

DESIGN GUIDELINES FOR DOWNTOWN GOLDSBORO

The Downtown Goldsboro Development Corporation
The City of Goldsboro, North Carolina

Revised April, 2009

Design Guidelines for Downtown Goldsboro

**Goals for the Downtown
Historic Rehabilitation Guidelines
Site Design
Commercial Buildings
Residential Buildings
Streetscape Design Standards**

Revised April, 2009

For:

**The City of Goldsboro
Goldsboro, NC**

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How to Use this Manual

This manual is set up to help you get the information you need for the particular type of project you are going to undertake, without the need to read the entire set of guidelines. Everyone should read the introduction and Section 2, Design Principles for Successful Downtowns, since they apply to all work in the downtown. Then you would only need to print out the relevant sections. If, for example, you are renovating an historic house, you would print or save sections 1 and 2, and Section 3, Historic Design Guidelines. If you are building a new house, you would need sections 1, 2, and 5, Guidelines for New Residential Buildings. If you are renovating an historic commercial building, you would need sections 1, 2, 3 and 4. And so on.

1.0 Introduction

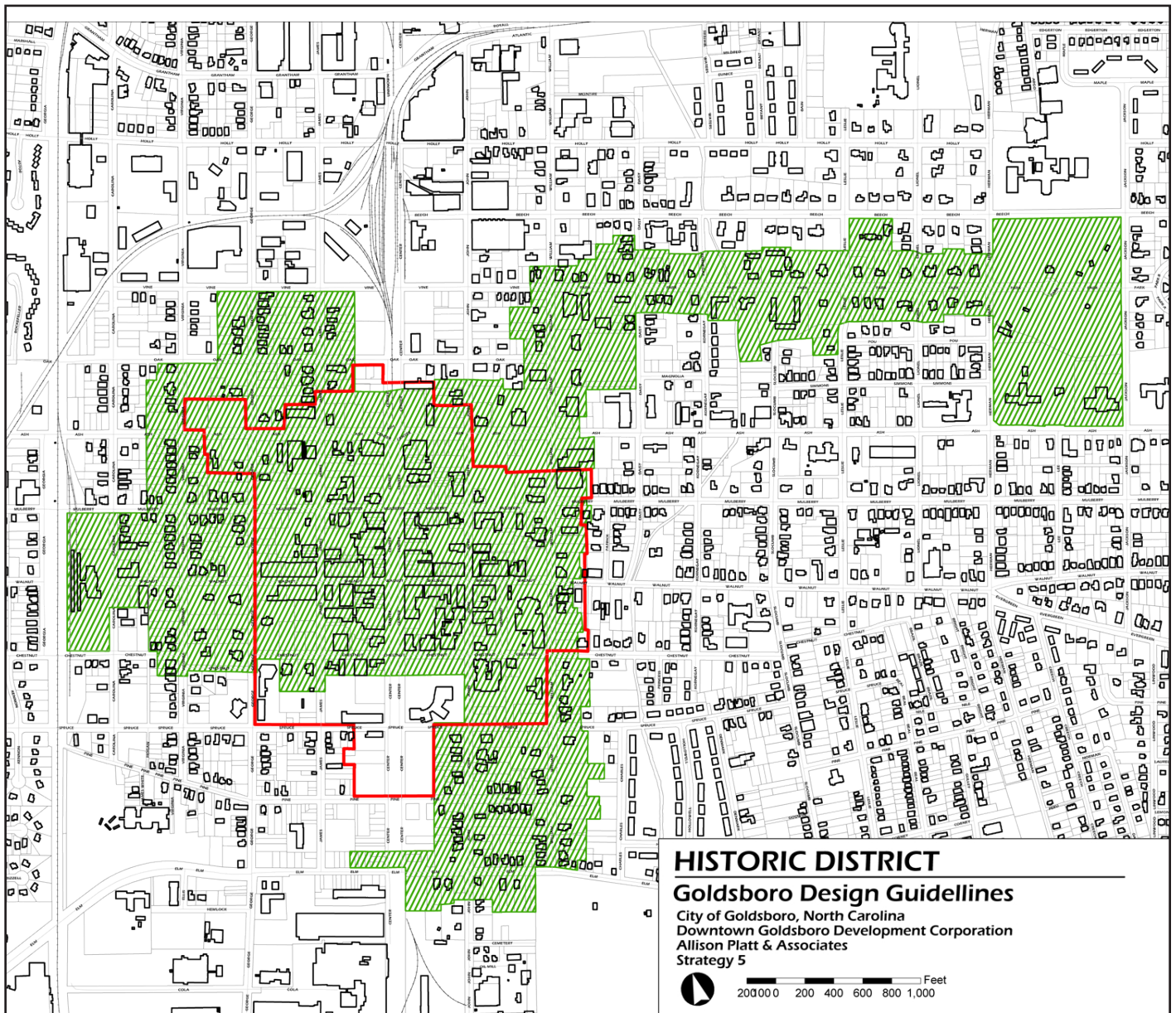
These design guidelines are organized into seven sections:

- After this introduction, the second section introduces the basic design principles and goals incorporated in this document. These design principals include quality architecture, urban design, and pedestrian priority. These principals apply to the entire downtown
- The third section, Guidelines for Historic Building Rehabilitation, provides the design guidelines and standards to be applied to all types of historic buildings throughout the Historic District as shown in the map on page 2, including commercial, civic, institutional, and residential buildings. They are meant to preserve and enhance the rich architectural legacy of Goldsboro's past.
- Sections four-six provide design guidelines for the three types of new development in the historic district and the downtown: the Central Business District (the historic commercial/civic core), Residential, and Commercial Corridor development. Each section refers to the areas delineated in the map on page 3.
- The final section presents guidelines for public space improvements, primarily in the form of streetscape cross-sections and accompanying text.

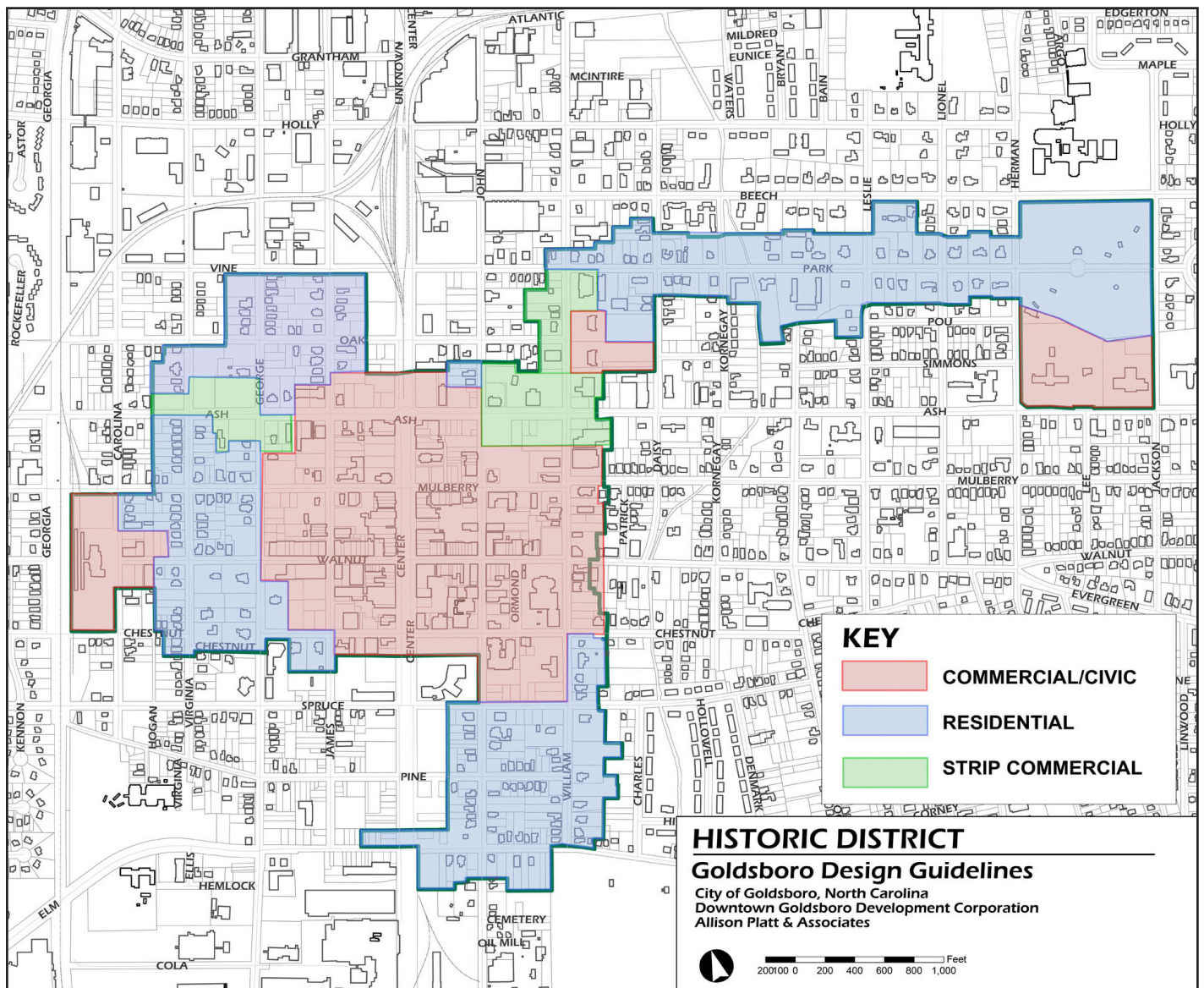
Also shown for reference on page 4 is the master plan for the downtown, from which the guidelines were developed.

There are many distinguished historic buildings in downtown Goldsboro, both residential and commercial, and the historic architectural guidelines address the preservation and restoration of these buildings. The preservation of the most significant of these buildings is essential to the preservation of the image, history, and culture of the community. As new development occurs, these guidelines will help to create a coherent style that complements the historic character of Goldsboro without being imitative. It is important to understand that these guidelines do not require that existing buildings necessarily be restored, removed, or altered. However, when existing buildings are modified in any way other than cosmetically, or when buildings are replaced and new buildings are constructed, the design guidelines will apply.

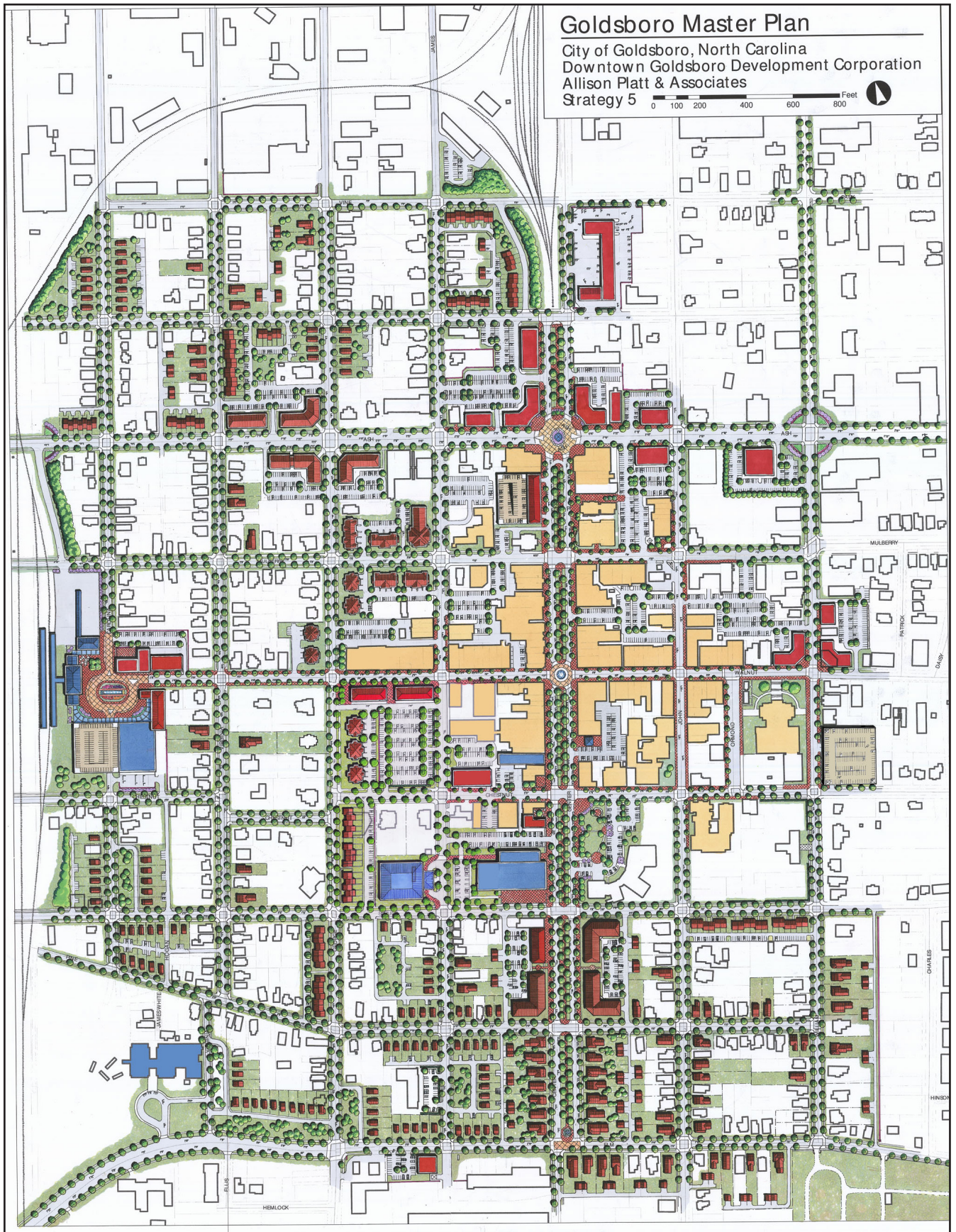
The appendix specifies the United States Secretary of the Interior's Ten Standard for Rehabilitation.



The map above shows the locally designated and National Park Service recognized historic district in Goldsboro in green. For reference, the Municipal Service District, which contains most of the downtown historic commercial buildings, is shown as a red outline.



The above map shows the different subdistricts within the Historic District. Sections 4 through 6 of these guidelines deals with each of these subdistricts.



The Goldsboro Downtown Master Plan.