

3.0 Guidelines for Historic Building Rehabilitation

The original City Hall is a magnificent example of Greek Revival architecture with Federal elements such as the dome. The commercial building at the bottom of the page is an excellent example of Italianate commer-



3.1 Historic District Defined

The Historic District is defined on the map on page 2. It includes the areas shown in green.

3.2 Existing Architectural Styles in Goldsboro

Commercial Building Styles

Many of the buildings along Center and Walnut Streets still have most of their original architectural features intact. Others have their facades covered by more modern materials, so it is difficult to tell whether the original facade is intact behind the covering. One of the most distinguished buildings in the downtown is City Hall, which is a memorable Greek Revival building now being restored. The Wayne County Courthouse is another distinguished Greek Revival building.

Many commercial buildings are Italianate or have Italianate elements, especially on the upper facades. Italianate was a popular commercial building style in the early part of the last century (there are also many Italianate residential structures).

Other buildings include fine examples of Neoclassical, Federal, and Victorian styles, and there are a few interesting examples of other styles, such as the Art Deco County Administrative Office building on William Street.

Residential Building Styles

There are many fine examples of Italianate, Queen Anne, and Victorian houses in the residential areas surrounding the downtown. There are even a few Craftsman-style houses, and a few Colonial Revival houses. Even some of the smallest houses near the downtown show elements of Victorian style and attention to detail that make them a valuable part of the community's history and culture.



Historic Commercial and Civic Buildings

Clockwise from top left, Italianate, Classical Revival, Victorian and the Greek Revival Courthouse.



Historic Residential Buildings.

Clockwise from middle right, Craftsman, Foursquare, and Queen Anne architecture..



3.3 Historic Architecture Rehabilitation Guidelines



The house shown above is a classic example of Italianate architecture. Note the narrow vertical windows with arched tops, bracketed eaves, and elaborate porch.

The National Park Service has assembled a series of standards to guide renovation and restoration of historic structures (see the Appendix). These are called the Standards for Rehabilitation and are based on ten principles created to help preserve the distinctive character of an historic building and its site while allowing for reasonable change to meet new needs.

Buildings on American Main Streets and in older residential neighborhoods typically evolve and change over time so that today they are a mixture of newer and older buildings and the layers of changes incurred in them over time. This is particularly true in the commercial core where merchants have modified their storefronts, perhaps several times, to reflect the latest marketing approaches. Architecturally, historic commercial buildings often have “split personalities”

where the upper floors remain largely untouched, retaining their historic character, and the first floors have been modernized, masking their original appearance.

The Historic Design Guidelines outlined in this chapter are based on the Secretary’s standards. They are meant to guide the process whereby buildings are maintained in harmony with their historic past. Each building has its own particular history and architectural story to tell and therefore buildings should be considered in an individual manner.

If many of the original details of buildings to be rehabilitated have been lost over time, it is recommended that the owners try to find photographs of the building from near the time it was built, or study examples of similar buildings that have been restored in order to gather information on appropriate architectural details for each building type.

General Guidelines

- Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.

- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained. Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornaments should never be covered to avoid the need for maintenance, painting or refinishing.

Building owners should be particularly aware of the importance of the following guidelines as they consider improvements and changes to their properties.

Roofs, Gutters and Downspouts

Roofing material, historic or modern, has a finite life span and is one of the few things that must be replaced on almost any building over the course of its lifetime. As roofs are replaced the original material installed is often changed to a more modern replacement material. Historic roofing materials included wood shingles, slate, terra-cotta tiles, metal and asphaltic membrane. Modern replacement materials include asphalt shingles, cement tiles and rubber, asphalt or man-made membrane roofing. Selection of original roof materials was based on the form of the roof and the architectural style of the house. On historic and modern pitched roofs, shingles, slate or metal may be installed but due to the nature of the materials and attachment techniques, flat roofs require that metal or membrane be used.

Existing roof materials determined to be original or historically accurate should be repaired or replaced in-kind to match existing materials. If repair is not possible then replacement with historic materials appropriate to the roof form and style are required. If flat or very low-pitched roofs are not seen from the ground, then a rubber or man-made material may be used.

When replacing non-historic roof material or historic material that cannot be repaired, the existing roof should be removed.

Many older buildings have gutters that are integral with the roof structure. These should be repaired rather than replaced. Some houses have half-round metal gutters and round downspouts, and these should also be retained or repaired. Appropriate metals are copper, lead coated copper, turned metal or aluminum. Cor-

This close-up of the house on the next page shows how the gutter design is integrated into the architecture of the house. Such design details should be retained if possible.



This Queen Anne Victorian is an excellent example of appropriate restoration. Note the asymmetrical floor plan, patterned slate roof, paint colors, shutters, and porch and dormer details.



rugated downspouts and gutters with architectural profiles shall not be installed. Galvanized steel is not allowed because it rusts quickly.

Federal and Victorian buildings typically had pitched roofs steep enough to support shingle, metal, or slate roofing, Greek Revival roofs commonly had a very low pitch and would have been covered in metal. Italianate roofs in urban settings often had very low pitch and were originally clad in asphalt membrane or metal. The Gothic Revival style always had a gabled roof and was clad in metal, slate or wood shingles. On Gothic Revival buildings in urban settings metal was rarely used.

Changes in roof form or historic roof elements are generally inappropriate, including the removal or addition of dormers on the front of buildings. There may be specific cases where alterations to existing roof form are appropriate, such as when additions are planned or when problems with the integrity of the roof must be addressed through a change in form. These situations will be reviewed on a case by case basis.

Dormers and Cornices

Dormer and cornice details often reflect and even enhance the architectural style of a building. Details such as dentils, brackets, and pilasters shall not be covered over or enclosed to reduce the need for maintenance. Dormers and cornices in new construction and additions shall relate appropriately to the details of the original building.

Windows

As with roof form and material, window types change with the architectural styles of the period. The size of individual panes in historic windows was a result of the size of glass available to the builder. The pane sizes in window sashes typically increased from the Federal period, where smaller panes of glass set in muntins were used to make up a sash, to the Modern period where sashes were typically made from a single large pane of glass.

In each of the building periods included in these guidelines, the typical operation of window units was either double or single-hung. These types of windows had two glazed sashes, one hung above the other. In the single-hung type, only the lower sash is operable, whereas both sashes are operable in a double hung window.

Windows in the Italianate period were typically double-hung with two long rectangular panes of glass per sash. Many houses in this period also have a larger single pane of glass in each sash.

Existing windows shall be repaired if possible. Adding screens and storm windows to historic windows will make them more usable. If replacement is required then new windows shall match the original windows in materials, operation and glazing style. Sashes with multiple panes shall be replaced with single glazed sashes that are truly divided to match the original pattern. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single glazed sashes.

Window openings shall not be modified to accommodate replacement windows. Original openings shall be maintained. Window units in upper floors of commercial buildings and in residential structures shall be wood and may be clad if not to be painted a color. In commercial storefronts, if the original structure remains or if there are records of its original appearance it shall be restored; if the storefront has been modified and there are no records of its original appearance, renovation should reflect the likely appearance of a building of that style and period.

The following window options are unacceptable: Replacement windows for multi-paned sashes with snap-in muntins to replicate the original pattern, tinted glass in replacement windows, and vinyl or metal replacement windows.

Exceptions to these requirements may be made for rear facades of buildings or facades not visible from the street. These will be considered on a case by case basis.



Windows add not only light, but interest. Note the various types of trim and moldings on the cornices and windows of these buildings



Historic commercial buildings such as these on Center Street have had their original facades covered by aluminum siding. This siding should be removed and original facades restored.

The color scheme for this Foursquare Victorian, including lavender paint with white and purple trim, is appropriate for a house of this period and design. This house also illustrates appropriate working shutters on the second floor.



Exterior Wall Cladding and Trim

Maintaining original material for the exterior walls is required. Wood siding and trim shall be repaired and then repainted in lieu of installing new siding. Patching areas of deterioration with materials to match the existing materials shall be required rather than residing or replacing the entire wall surface.

Covering existing wood siding or residing with aluminum or vinyl siding is not permitted within the historic district. Other inappropriate materials include T1-11 plywood, vertical siding and composite shingles.

Corner boards, window trim, and door surrounds shall be reused or recreated in the original material. Covering detailed wood trim with flat stock aluminum or vinyl is unacceptable. The cadence or spacing of the original siding shall be recreated. For example, if the original siding had a four-inch exposure then new siding with the same spacing should be installed. Where it is not possible to save existing clapboard and trim, Hardy Plank and other modern equivalents may be used to replicate original woodwork, with approval of the design review committee. Because the technology of modern restoration is advancing, substitutes will be considered on a case-by-case basis.

New materials shall match original materials when repairing or repointing historic masonry buildings. Brick installed in openings created by inappropriate modifications or damaged material shall be toothed into the original brick pattern to minimize the appearance of the repair. Special care must be used in the selection of new brick used to rebuild facades. Simply selecting salvaged brick or patterns termed “historic” often produces results in the wrong color or texture for the building.

Repointing of historic masonry should be done with a mortar that is as soft as or softer than the material originally used. Testing of the original material should be done to determine the strength that the existing masonry can tolerate. New mortar joints shall match the tooling, color and joint size of the original joints and any trim constructed of masonry, like brick corbelling, shall be repaired or reconstructed rather than covered.

In several cases along Center Street brick facades have been covered with aluminum siding or stucco. Removal of these later materials to improve the integrity of the building should be considered carefully and is required if the original brick will not suffer significant damage in the process.

Shutters

Shutters are common on many types of historic buildings. Shutters should follow their historic purpose, which was to provide covering for windows in varying conditions throughout the year. First floor shutters in some buildings had solid panels to provide security for the street level. Shutters on the upper levels were typically louvered to ensure ventilation while also shielding the rooms on those levels from the weather. Shutters were proportioned to completely cover the windows and were always operable. This functionality shall be followed in any replacement shutters.

Paint Colors

Historically, paint colors varied with changes in tastes reflected in changes of period and style. The following are guidelines for selecting paint colors based on the specific period and style of each building type. It must be understood that this is only a guide for selection.

Paint schemes for Federal and Greek Revival buildings often used colors with high contrast in an attempt to replicate traditionally used marble materials. These buildings usually had white trim with shutters painted a dark color such as green or black. In paint schemes for Italianate style buildings wood siding was often painted to resemble masonry with grays and earth tones being most popular. Trim was painted in contrasting colors including browns, grays and fawn. Victorian houses often used bright colors, with the darkest colors reserved for the trim, and often with the use of more than two colors. There are many printed and online resources discussing color palettes for Victorian-era houses. Although bright colors were common in Victorian houses, it may be wise to consider the context: the brilliant colors of San Francisco Victorians may be a little out of place among more conservatively painted houses in Goldsboro. Gold, yellow, sage green, dark red, and dark blue with white or cream trim appear to have been common colors used in the Victorian era in Goldsboro. There is information available locally and nationally about period-appropriate color choices, and many paint brands now carry historic or even “National Trust”-approved colors.