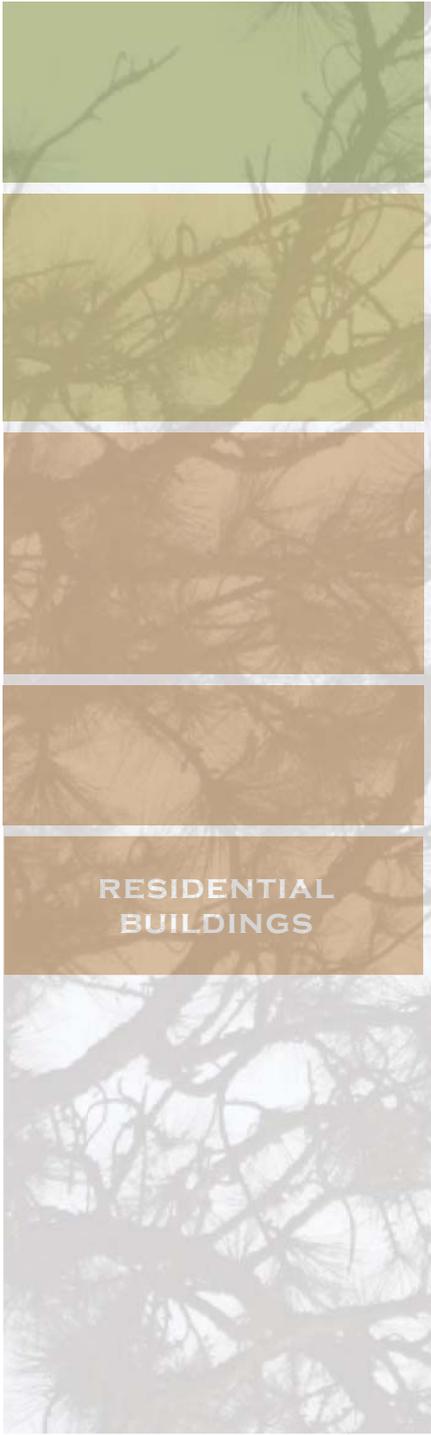


*This section provides guidance for residential buildings. If you own or lease space in a residential building, or operate a business in a building that was originally designed as a residence, these guidelines will assist you in determining the best methods for maintenance, repair, and new work on your building.*



RESIDENTIAL  
BUILDINGS



## RESIDENTIAL BUILDINGS

### BUILDING WALLS AND FOUNDATIONS

The exterior walls and foundation of a building are exposed surfaces that hold the building together. The exterior materials used on a building reflect the construction history of the building and the use of available materials and technology at the time of construction. In Southern Pines, wood was the initial exterior building material of choice because of its availability; however, as fire became more of a hazard, more resistant exterior materials, such as brick or stone, became more prevalent.

#### Defining Features of Building Walls and Foundations

When looking at building walls and foundations, understand the following components and their contribution to the larger building envelope:

- **Building Wall Elements** – These components include exterior wall cladding such as siding or masonry and may include specialty design features that add to the architectural character of the building. In addition, the building wall elements include wall openings for window and door features, usually located in a symmetrical pattern on the building face. Finally, a wall may host various detailing such as patterned brick or stone work, projecting pilasters, or applied trim features such as corner boards, frieze trim or a decorative cornice.
- **Foundation** – A foundation is essential for structural support of the main building. Typically, a foundation includes masonry components (brick, stone, or concrete) and includes some type of ventilation system to promote airflow and reduce damage from moisture. Windows in the foundation allow light into the basement area. Like wall elements, foundations may have decorative architectural features such as masonry piers, joint and mortar patterns, stucco treatment, windows (often with wells), or stylized vents.

#### Building Walls and Foundations – Recommended Practices

In addition to the General Design Principles found in these guidelines, the following practices are recommended:

- ✓ Retain and repair original exterior wall cladding and foundation materials;
- ✓ Replace deteriorated wall cladding or foundation walls only when repair is not an option;
  - Use replacement materials that replicate the original “in kind” in type, design, dimensions, mass, scale, orientation, color, detailing and texture.

### General Design Principles

*In addition to the recommended practices set forth in the following section, the following principles apply to all work on Residential Buildings:*

1. Identify and retain historic materials and features.
2. Maintain and protect historic building components and materials.
3. Repair and stabilize deteriorated historic building components.
4. Replace deteriorated components beyond repair with “in kind” or compatible materials that replicate or are similar to the design features.
5. Use approved construction methods that will not obscure, damage or remove contributing features or exterior walls.

- ✓ Match masonry and mortar types, patterns, joints, color and texture;
  - Use mortar that contains a high lime content, rather than one high in Portland cement. The softer lime mortar allows the sufficient expansion/contraction needed for historic masonry.
- ✓ Ensure that exterior gutters and downspouts are appropriately positioned on wall surfaces and functioning properly to drain away from the building;
- ✓ Clean exterior surfaces using gentle, approved methods that are not abrasive or damaging to exterior walls and foundations;
- ✓ Remove plant growth on walls and foundations to maintain structural integrity.

#### Building Walls and Foundations – Discouraged Practices

- ✗ Installing vinyl or aluminum siding over wood siding or replacing wood siding with this type of siding;
- ✗ Repointing masonry joints in walls or foundations with mortar that does not match the existing historic mortar in composition, color, texture, size and tooling;
- ✗ Applying non-breathable chemical sealers to masonry surfaces. Applying a sealer can trap moisture inside the masonry causing deterioration;
- ✗ Using harsh chemical cleaners on building exteriors or sand (or other abrasive) blasting on masonry.

## RESIDENTIAL BUILDINGS

### PORCHES AND ENTRANCES

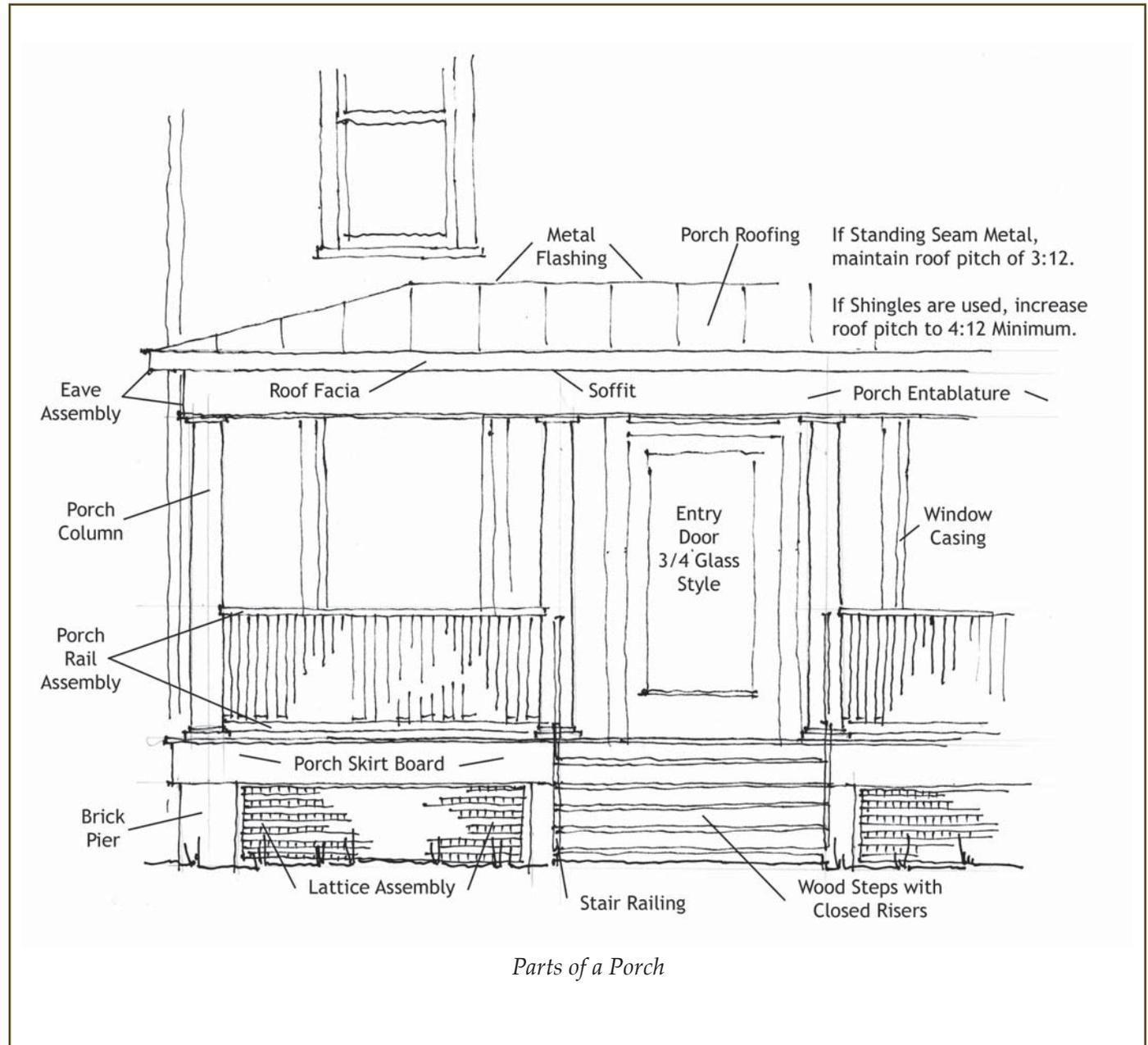
The porch of a residential structure is one of the most dominant architectural features of a house. In addition to welcoming visitors and providing weather-sheltered space for the primary entrance, the front porch adds character to the street and the larger neighborhood.

It is important to understand the “parts of a porch” and recognize the relationship of the parts and the function of each element, as these are very important to the overall architectural and structural integrity of the porch and the larger building.

#### Defining Features of a Porch

The defining features or “parts” of a porch include:

- **Roof** – The porch roof functions as both an architectural feature as well as a structural support feature for weather protection and drainage. Note that a porch roof includes some type of characteristic roofing material (shingles, metal, slate, etc.), flashing where it meets the building, and an eave assembly (contains gutters, fascia board, porch soffit, and porch entablature) that functions to add proper drainage and dimension.
- **Columns** – These elements may be simple or decorative. Certain decorative porch columns are associated with various architectural styles. Columns are very important features that function as structural supports for the overall porch. The dimensions of the column are important as it relates to specific architectural styles and to the overall proportions of the porch and the house.
- **Rail Assembly** – Porch railings may be simple or decorative. Often associated with various styles, rail assemblies for front porches display important construction details that deserve special attention. Front porch rail construction on historic buildings is very different from the railing construction done today. The height of the railing is also important as it relates to the overall proportions and appearance of the porch. The historically-correct height of a railing needs to be balanced with the modern code requirements for safety.
- **Foundation** – The porch foundation is important to the structural support of the porch, as well as the finished architectural look of the porch.
- **Entrance** – The porch entrance is a distinguishing feature of the building that directs visitors to the front door. Entrances vary in design depending on the topography of the property and the architectural style of the building. Stairs may be wood or masonry, depending on the character of the building architecture. Walkways and landscaping are used to enhance the entrance and guide visitors to the porch and front door.



### Porches and Entrances – Recommended Practices

In addition to the General Design Principles found in these guidelines, the following practices are recommended:

- ✓ Retain existing porches and character-defining features and materials of a porch;
- ✓ Retain and repair porch elements such as gutters, columns, foundation components, roof, railings, etc.;
  - If an element must be replaced, use components that match the existing element in material and design, including dimension, detailing, material, color, and texture. These little architectural elements make a huge difference in the overall character of the porch and the building!
- ✓ Maintain proper porch roof pitch to ensure proper drainage and ensure that roofing material is appropriate for the pitch;
- ✓ Install porch elements properly, especially railings and lattice under-pinning; (See recommended detailing for porch rail assembly and porch foundation.)
  - Attach balusters to top and bottom railings, rather than directly to the floor framing or porch skirting.
  - Retain historically correct height for porch railings whenever possible - slope grade up to meet porch where appropriate to avoid adding or increasing the height of an existing railing to meet current code requirements. In some cases it is possible to receive a code variance.
  - Use proper spacing of balusters.
  - Prime and paint porch elements, rather than using unpainted, treated lumber.
- ✓ Use tongue-in-groove flooring on porches installed perpendicular to the front of the building (not parallel);
- ✓ Incorporate handicap access by using a side ramp or changing the front grade slightly to incorporate a sloped accessible walk; make any new handicap ramp removed when no longer needed;
- ✓ Use closed risers on stairs to help secure the stairs to the ground visually and structurally;
- ✓ Where a new railing on the stairs is required by code, use a simple railing design, preferably painted black, to minimize its visual impact on the porch and stairs;
- ✓ Use lighting fixtures that are simple and appropriate to the residential style of the building;

**Did You Know?**

Some terms related to porches and entrances:

**Column:** A vertical support that usually consists of a base, a round shaft, and a decorative upper capital.

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

**Fascia:** A plain, wide horizontal band, supported by columns or posts.

**Gable:** The triangular upper part of a wall formed by a pitched roof.

**Pier:** A vertical structural support that is usually rectangular.

**Riser:** The vertical upright element of a stair between the treads.

**Soffit:** The underside of a roof overhang.

- Keep fixtures in scale with the architectural features of the building. Fixtures should be secondary to the design element on which they are mounted.
- Install fixtures so that they do not alter or destroy any character defining features of the porch or building.
- Direct lighting so that it does not extend beyond the property.

#### Porches and Entrances - Discouraged Practices

- × Removing or enclosing a front porch;
- × Changing the porch roof pitch or architectural roofing material;
- × Replacing historic porch elements (columns, balusters, foundation components) with modern ones of a different architectural style;
- × Using treated lumber that does not match historic building materials;
- × Using vinyl replacement materials and elements for rail assemblies, columns or porch roof soffits;
- × Replacing or reconstructing a historic railing with a new higher railing when not absolutely necessary for safety and required by code;
- × Installing stairs with open risers;
- × Extending porch railings to the stairs when stairs did not originally have a railing;
- × Removing historic lighting fixtures;
- × Installing a handicap ramp at the front of a historic building.



*Southern Pines examples of porches and porch details*

## RESIDENTIAL BUILDINGS

### ROOFS, CHIMNEYS AND GUTTERS

Next to the exterior building walls and front porch, the roof of a residential structure is one of the most dominant visual features of a house. Besides protecting the main structure from the weather, a roof defines the building's massing and architectural style. Roof configurations, pitch and roofing materials reflect the building traditions and styles of the period during which they were constructed.

#### Defining Features of a Roof

Some of the defining features of a roof include:

- **Configuration** – Roofs occur in generally three shapes: gabled (two sloping planes supported by triangular wall extensions), hipped (four sloping planes), and flat. In Southern Pines, most of the residential structures have gabled roofs. There are a variety of gabled roof forms – front, side, intersecting – and these are often combined with other roof forms and dormers.
- **Pitch** – The pitch of a roof refers to steepness or rise of the roof structure from the wall to the ridge or peak of the roof. In Southern Pines, the slope may be moderate (4/12 to 5/12 pitch) to steep (8/12 pitch to 12/12 pitch) depending on the architectural style and the material.
- **Chimneys** – When visible from the front of the building, chimneys contribute to the architectural style and general appearance of the building. Chimneys may include decorative features such as a cap or corbelled collar. Other chimneys that are utilitarian in nature are located generally at the rear of the building and are smaller in size with no detailing, such as a simple chimney flue.
- **Flashing** – Flashing is critical to the proper functioning of the roof system as it creates a seal at all intersecting angles to avoid water infiltration.
- **Accessory Elements** – Some roofs contain additional accessory elements such as dormers, gable vents, hidden gutters, or exposed rafters.



*Left to right: front gable, side gable, and hipped roof forms*



*Example of tile as a historic roofing material*

*Did You Know?*

*A porch roof needs to have sufficient pitch to drain water; shingles must be of sufficient quality to shed water. This is why older roofs exhibit specific design features and materials. It is not just about the look of the roof – it is about its function!*



*hidden gutters (on left) and surface gutters (on right)*

#### Roofs and Gutters - Recommended Practices

In addition to the General Design Principles discussed in these guidelines, the following practices are recommended:

- ✓ Maintain and inspect the roof and guttering regularly;
  - Repair any leaks or damage as soon as possible.
  - The roof and gutter systems are critical elements for historic buildings as they serve to shed water and carry it away from the building.
- ✓ Retain roof pitch and eaves;
- ✓ Retain and repair historic roofing materials, including flashing;
  - These character-defining architectural elements make a big difference in the appearance of a historic building.
  - Replace any damaged or missing materials with those that match in size, shape, pattern, color, and texture.
- ✓ Retain and repair roof accessory features such as chimneys, dormers, or decorative elements;
- ✓ Maintain, repair and attach gutters properly;
  - Gutters are integrated architectural features of the roof drainage system.
  - Gutter design and positioning are important features for functional purposes, as well as aesthetics.
  - Proper maintenance of gutters is critical to their ability to function and protect the building.

- ✓ Position any new roof feature at the rear of the building so that it is not visible from the street (e.g., skylight, chimney, solar panel, vents).
  - Mount mechanical or communication equipment on the ground and in the rear or side yard.

#### Roofs and Gutters – Discouraged Practices

- × Replacing a metal, slate, or tile roof with asphalt shingles;
  - Roof replacement with an alternative material is acceptable only after repairing has been thoroughly exhausted and after the most appropriate architectural material has been evaluated.
- × Removing hidden gutters or replacing half-round gutters with modern gutters;
- × Removing a chimney or other accessory element that is a contributing architectural feature of the historic building;
- × Installing a satellite dish on the roof of a historic building.

*Did You Know?*

Some terms to know related to windows:

**Glazing:** Another term for glass that is used in a window.

**Mullion:** A vertical member separating and supporting windows and doors.

**Muntin:** The wood trim that divides the panes of glass in a window or transom.

**Transom:** Rectangular or arched glass over a door, window or storefront, to gain additional light or ventilation.

**Sash:** The frame around the window glass, either fixed or moveable.

**Sill:** The lower horizontal member of a door or window opening.

**Surround:** The framework and trim around a door or window.

## HISTORIC DISTRICT DESIGN GUIDELINES

## RESIDENTIAL BUILDINGS

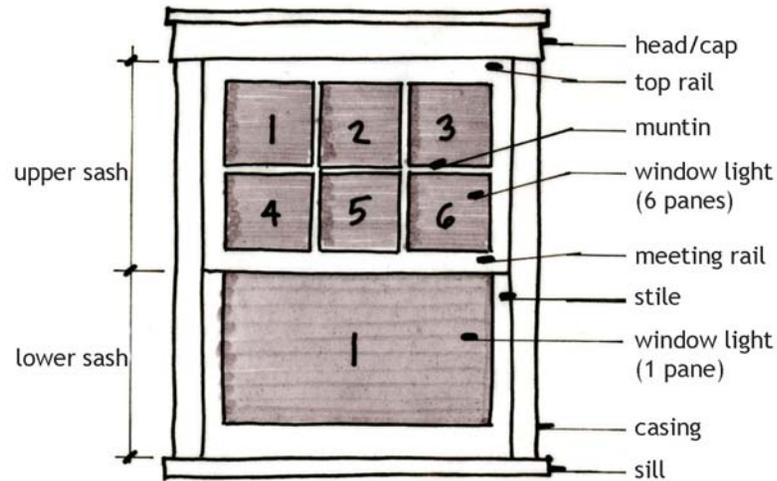
### WINDOWS AND DOORS

Windows and doors add architectural character to a building. They are prominent features that are visible from the street and functional for residents, providing access to the building, ventilation for the interior, light and views of the outdoors. Their location and design often reflect the use of interior spaces such as bay windows in dining rooms or living rooms and small, high windows at kitchen sinks, bathrooms and stair landings.

#### Defining Features of Windows and Doors

The configuration of windows and doors can be complex. Look carefully at the materials and the design of historic windows and doors. Attention to detail is important! Some of the defining features are:

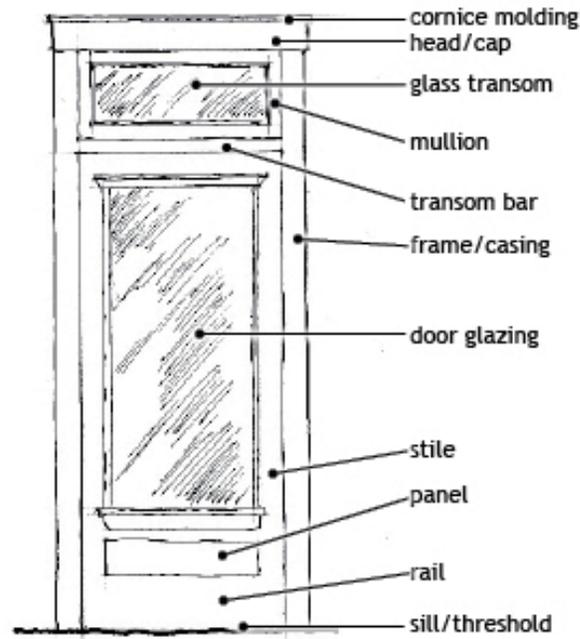
- **Window Type** – Window types in a residential building will vary based on their location and function as well as the style and date of the building. A fixed window does not open and simply provides light to the interior. Bay windows project from the plane of the wall to capture more light. The most common operable windows in a house are sash (typically double-hung) and casement windows.



- **Surround Casing and Trim** – The outer framing, or surround casing, for windows and doors and any trim elements contribute greatly to the architectural design of these elements. The casing and trim may be very simple or detailed with a distinctive profile. Door surrounds may include a transom window above the door and sidelights to provide more light to the interior entry.
- **Glazing** – The term “glazing” refers to the glass surfaces of a window or door. Glazing may include single panes of glass or multiple panes of glass of varying sizes, sometimes arranged in a decorative pattern to form the window light. The dividing element between smaller panes of

glazing within a window is called the muntin, while the dividing element between two or more windows that are grouped together is called the mullion. The glass found in older windows has very desirable visual characteristics with fabricated irregularities that reflect and refract light differently.

- **Patterns** – Typically, doors and windows portray architectural patterns that range from simple to ornate. Carefully look at an existing window and door to identify the architectural features of the window and door, paying attention to the arrangement and the design details.
- **Door and Window Assembly and Function** – As seen in the diagram below, a door or window is assembled from many parts. Historically, these doors and windows are designed to operate and close tightly to provide a weather tight seal at the opening. Weather-stripping and locks are a key component to their ability to function properly.

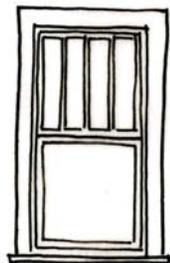
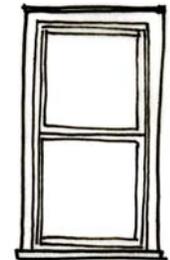
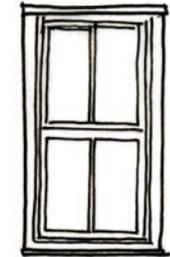


*Parts of a Door*

**Windows and Doors – Recommended Practices**

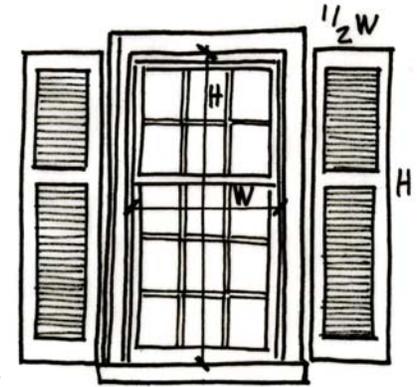
In addition to the General Design Principles discussed in these guidelines, the following practices are recommended:

- ✓ Retain and repair historic windows and doors, including broken or missing glass, sash cords, and the weather stripping;
- ✓ Replace only windows and doors that are deteriorated and beyond repair;
  - Maintain and match the size of the opening in the wall and the glazing exposure, as well as the surround, trim, and sash profiles, and the characteristic architectural patterns;
  - Use modern materials as substitutions only if they match the original configuration in design, profile, size, pattern, texture, durability, etc.
- ✓ Maintain historic windows as recommended in these guidelines to increase energy efficiency, or consider using interior or exterior storm windows;



*various window configurations*

- ✓ Add shutters to a window only where there is evidence that it existed historically;
  - Install the shutters properly as if they were to function in the correct location and with the slats shedding water when in the closed position.
- ✓ Add a transom and/or sidelights to a door only where there is evidence that it existed historically;
- ✓ Remove inappropriate design treatments and restore window and door features based on physical or photographic documented evidence;
- ✓ Place window air conditioning units on the sides or rear of a building and in a position to ensure that condensation and drainage does not damage the window sill.



*Install shutters so that they fit the window properly*

#### Windows and Doors – Discouraged Practices

- ✗ Enlarging or filling in window or door openings;
- ✗ Replacing historic windows with modern windows that do not match the size of the opening, the glazing exposure or the architectural features and profiles of the historic windows;
- ✗ Replacing a historic door with a modern door that does not match the size of the opening, or one that introduces new architectural features inconsistent with the style of the building;
- ✗ Replacing historic door hardware with modern hardware.



*Examples of Residential Doors and Entrances*

## RESIDENTIAL BUILDINGS

### ACCESSORY STRUCTURES

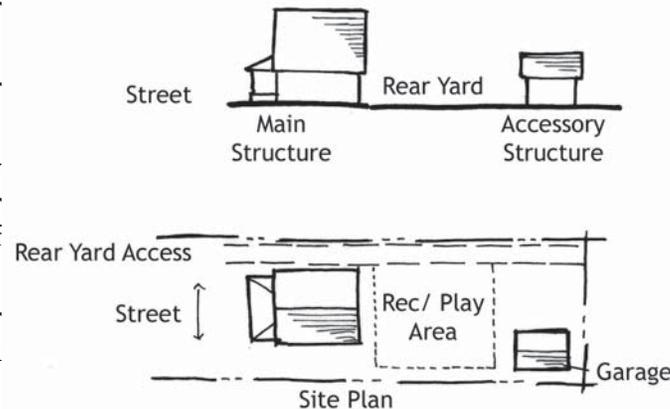
Accessory structures include secondary buildings and structures on a residential property such as a detached garage, deck, exterior stairs, fence, or outdoor light fixture. These structures are incidental to the primary building, but can have a dramatic effect on the overall architectural character of the historic property.

In addition, some accessory structures that have survived over time may be contributing to the overall history of a property.

#### Accessory Structures - Recommended Practices

##### *Garages and Outbuildings*

- ✓ Retain historic outbuildings, such as a detached garage or other structure that may have significance to the history of the building;
- ✓ Maintain and repair decorative architectural features on accessory structures;
- ✓ Construct a new detached outbuilding or garage at the rear of the property;
- ✓ Setback an attached garage back at least ten feet from the main body of the residential structure and attach in a manner that can be reversed with minimal impact on the historic structure;
- ✓ Use detailing and materials that compliment the main building and surrounding buildings;
- ✓ Choose wood or masonry exterior materials instead of vinyl siding;
- ✓ Use a complimentary roof pitch for the accessory structure;
- ✓ Minimize driveway pavement by using either pavement drive strips or limiting width to ten feet (width of one car);
- ✓ Orient garage doors to the side or rear so that they are not highly visible from the street.



#### *Important Tip!*

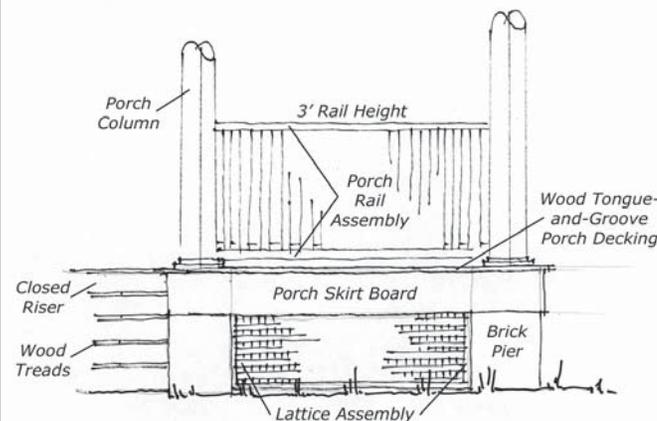
*Be sure to check the local Unified Development Ordinance requirements for any setback, height, location requirement, or size limitation for accessory buildings or structures.*

*Decks and Patios*

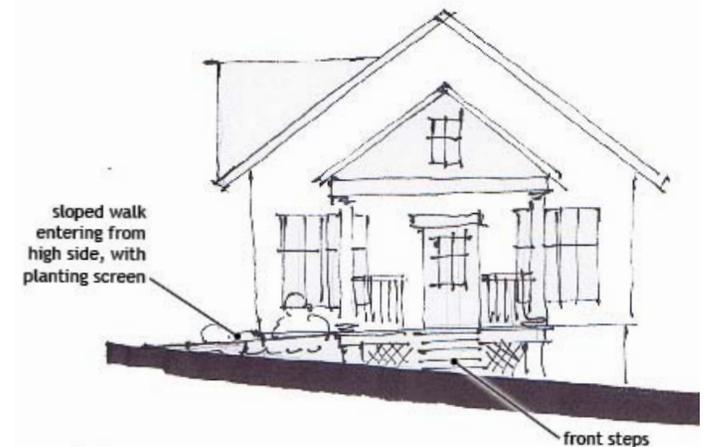
- ✓ Locate decks and patios on the rear of the house where they are not visible from the street;
- ✓ Use closed risers on stairs;
- ✓ Use traditional rail assembly details with a top and bottom rail construction, rather than the modern construction technique that attaches the railing directly to the deck skirt board;
- ✓ Paint or stain any untreated lumber within six months;

*Stairs and Access Ramps*

- ✓ Retain original walks and stairs as they relate to the building materials of the period;
- ✓ Use closed risers on stairs;
- ✓ Minimize the visual effects of a handicap ramp on a house by locating it to the side of the house, or orienting it so that it works with the front entrance;
  - Approach from the side of the house rather than the front, adapting and supplementing the front entrance;
  - Consider minor sloping of the grade to minimize the vertical rise of a new access ramp;
  - Add landscaping to enhance visual aspects and views of the front of the house.



*Example of Porch Railing, Stair, and Lattice Detail*



*Example of Access Ramp for House with Front Stair*

*Fences*

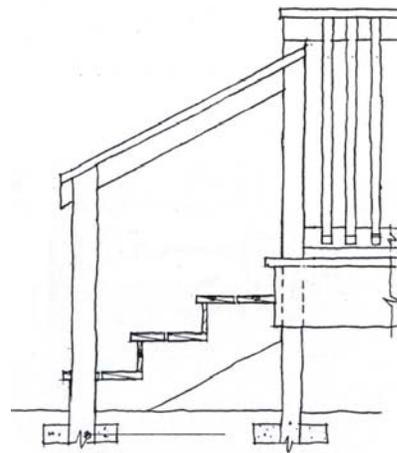
Please see the Site Development section within Landscape Design Guidelines for information on fences.

*Lighting and Utility Structures*

- ✓ Install utility structures such as HVAC units, satellite dishes and trash bins so that they are in the rear yard where they are not visible from the street (or if appropriate, the side yard may be an option);
- ✓ Use native landscaping to minimize visibility, taking into consideration the functioning of the utility structure;
- ✓ Use free-standing, directed lighting fixtures that are historically appropriate for the architectural style of the building;
- ✓ Use simple exterior lighting fixtures that compliment the historic building;
- ✓ Keep the scale, design and location of new lighting fixtures consistent with the architectural style of the building and time period;
- ✓ Mount lighting fixtures so that they do not damage or remove any decorative features of the main building.

## Accessory Structures - Discouraged Practices

- ✗ Removing historic buildings that are contributing to the history of the property;
- ✗ Using vinyl or aluminum siding on accessory outbuildings or garages;
- ✗ Using open risers on stairs;
- ✗ Paving large areas of front yards for driveways or parking;
- ✗ Installing utility structures in front yards or in highly visible areas;
- ✗ Installing chain link fencing;
- ✗ Using unpainted or unstained fencing.



*Avoid modern deck railing assemblies*

## RESIDENTIAL BUILDINGS

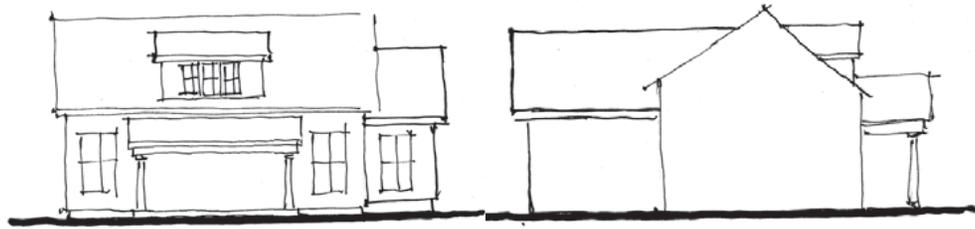
### ADDITIONS AND NEW BUILDINGS

Additions to a historic building or the construction of new infill buildings in a historic area provide opportunities for new investment and updated living spaces, such as a new bathroom, bedroom, family room, or sun porch. Often, the evolution of a historic house can be understood by looking at any additions.

#### Additions – Recommended Practices

##### *Additions*

- ✓ Make the addition subordinate and distinctive in detailing from the main historic structure;
  - Use simple, compatible, and distinctive architectural details and materials;
  - Maintain the scale of the addition so that it does not overwhelm or compete with the main building (a good rule of thumb is to limit the addition to approximately one-third the size of the original structure);



*Side and rear additions should be subordinate to the main body of the house*

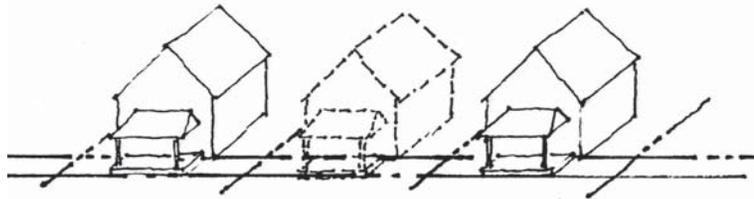
- Set the addition back from the face of the existing building to distinguish it from the main building wall;
- Place an addition to the side or rear, if possible;
- Minimize the physical impact on the historic building by limiting the area of connection and not damaging or removing significant architectural features and maintaining existing door and window openings;
- ✓ Enclose a side or rear porch for additional interior space only if you can retain contributing features and maintain the feel of the original, open porch by using glass, retaining porch bays,

columns, etc.;

- ✓ Install an addition so that it can be removed later, if desired.

#### *New Buildings*

- ✓ **Generally** - Design new buildings to fit in with the surrounding building and development patterns;
  - Use the information presented in these guidelines on “How to Look at a Building” to help identify important building features and development patterns in the neighborhood.
  - Look at predominant building forms (one-story, two-story), arrangement on the street, location of porches, roof and window configurations, exterior materials, etc.
- ✓ **Orientation** - Position and orient buildings so that they face the primary street and are set back



*Size and position a new building so that it is similar in height form and scale to existing buildings.*

consistent with other buildings on the street;

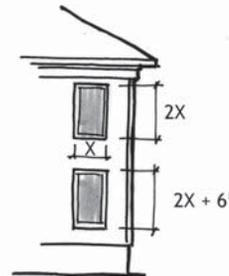
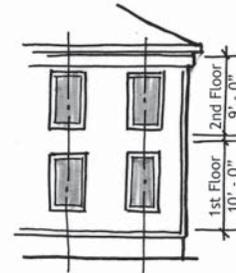
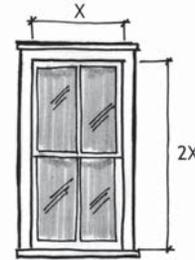
- ✓ **Mass and Scale** - Size buildings that that they are similar in height, form, and scale to existing houses on the street;
- ✓ **Architectural Style** - Avoid reproduction of an existing historic building;
  - Incorporate similar, compatible design features.
  - Consider contemporary approaches that compliment the details of historic buildings.
- ✓ **Exterior Materials** - Use exterior materials and colors that are complimentary to those found in the neighborhood;
  - Choose wood or masonry for building wall materials.
  - Choose colors from the approved color palette for the historic district.

**Important Tip!**

*It is important that an addition be recognized as a product of its own time and not match the historic building exactly in detailing.*

*Be sure to check Unified Development Ordinance regulations for specific setback and lot coverage requirements!*

- ✓ **Roof** - Use roof forms that pitch in the neighborhood;
- ✓ **Front Porch** - Include a front porch similar in design and scale to
- ✓ **Windows and Doors** - sized windows and doors on the street;
  - Include windows on all
  - Locate windows
  - Position doors so that and centered within a
  - Ensure that windows to provide visible opening.
- ✓ **Accessory Structures** - of the property consistent accessory structures;
- ✓ **Walks, Parking and driveways** and parking so that appropriately landscaped



*Ensure that windows are sized proportionately and include sufficient trim. Make sure that they are symmetrical on the building.*

reflect the existing roof patterns and porch on the new building that is other front porches on the street; Include appropriately detailed and similar to those found on other houses exterior walls. symmetrically on a building wall. they are clearly visible from the street focused entrance. and doors have sufficient trim dimension and framing of the

Locate accessory structures to the rear with the guidelines established for new

**Landscaping** - Position walkways, they function with entrances and are with native plant materials.

- Discouraged Practices add interior space; that overwhelms the main historic manner that damages or removes features and materials of the historic front or side of a house in such a manner that compete with the architecture and historic entrance of the main building;

Additions and New Buildings

- × Enclosing a front porch to
- × Constructing a large addition building;
- × Building an addition in a significant architectural building;
- × Attaching a garage to the that the garage doors are prominently visible features that compete with the architecture and historic entrance of the main building;