

TOWN OF NORTH WILKESBORO DESIGN GUIDELINES

Attachment 1: Painting

Use high quality and appropriate paint. Use colors that are compatible with other buildings and that are true to the style and age of the structure. See Design Guidelines pages 2 and 4.

- Provide samples of colors chosen for the project.*
- Statement or picture indicating body color and accent colors.*
- Submit written estimate on company letterhead from painter.*
- Attach color photos of property's current condition.*

Attachment 2: Landscape Modifications

Project Design: The project design should feature elements such as:

- *Native or other water-efficient plants*
- *Erosion control (reducing sediment runoff into the street or alley)*
- *Use of mulches to reduce erosion and water loss*
- *Replicability – a project that lends itself to be replicated on other properties*
- *Aesthetic Appropriateness – The project design complements nearby architecture and adjacent landscapes*
- *Applicability for area – priority is given to project which are relevant to its location*

- Landscape Plan, drawn to scale on a site survey, fully dimensioned with plant list, location and irrigation plan.*
- Submit written estimate on company letterhead from contractor.*
- Written documentation of estimate is attached.*

Attachment 3: General Façade – Cosmetic and Structural Alterations

- Provide samples of colors / materials chosen for the project.*
- Statement or picture indicating body color and accent colors.*
- Submit written estimate(s) on company letterhead.*
- Attach color photos of property's current condition.*

Awnings: *See Design Guidelines, page 3*

Building Materials: *See Design Guidelines, page 2 & 3*

Cleaning: *See Design Guidelines, page 2 & 3*

Masonry and Cornices: *See Design Guidelines, page 1 & 4*

Exposed Roofs: *See Design Guidelines, page 4*

Storefronts: *See Design Guidelines, page 4*

Windows: *See Design Guidelines, page 4*

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I. Introduction

The **Secretary of Interior's Standards for Rehabilitation** will be used as guidelines in making improvements to the façade of the structure.

A. General Guidelines

1. The distinguishing original qualities or character of the building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
2. All exterior work estimated over \$500 shall make application for Town of North Wilkesboro construction permit, subject to Historic Downtown North Wilkesboro architectural review and approval.
3. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
4. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural

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designs or the availability of different architectural elements from other buildings or structures.

5. Contemporary design for alterations and additions to existing properties is discouraged when such alterations and additions destroy significant historical, architectural or cultural material, and when such design is incompatible with the size, scale, color material and character of the property and surrounding area.
6. Wherever possible, new additions or alterations to structures should be done in such a manner that the existing structure's essential form and integrity are unimpaired.
7. New and renovated buildings should be compatible with Downtown's significant buildings but not necessarily the same style. They should be in harmony with the character of the area and establish a continuity of pedestrian-oriented frontages between adjacent buildings.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
9. Side and rear walls should be treated as other walls. The development of rear or side entrances with appropriate design is encouraged.

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10. All changes must conform to the Town of North Wilkesboro's Zoning Ordinance and all building codes, as well as sign regulations.

II. Construction and Materials

- A. Scale and Proportion: The height, width and general proportions of a building should conform generally to other buildings in the district. Ratio of wall surface to openings and the ratio of the width and height of windows and doors should also be consistent with the district. Buildings should remain "pedestrian-scaled" in order to protect views, sunlight and street character
- B. Awnings: Awning design should relate to the shape and color of the building and be appropriate for its architectural style. In addition, they should be in harmony with the character of the Downtown and in coordination with the shape, color and design of adjacent awnings. All awnings must meet city code requirements for size, materials and projections and shall be well maintained. Metal, fiberglass or plastic awnings are not appropriate. Painting or applying other materials directly to an awning is not allowed.
- C. Building Codes: All work must conform to existing Town and State Building, Zoning and Fire Codes. Consult with the Town Planning and Building Inspections Department when planning a project.
- D. Building Materials: Use natural materials that relate to the building's original construction and are allowed by code. Imitation or synthetic materials such as aluminum or vinyl siding, imitation brick or stone, or plastic will generally be deemed inappropriate. Any use of these materials will require specific approval. Removing all inappropriate materials and coverings is strongly encouraged. Building architecture should be consistent with North Wilkesboro's regional context in using indigenous materials whenever possible.
- E. Cleaning: Cleaning a building's exterior must be undertaken with great care. Use the gentlest means possible and never sandblast. Testing the results of a chosen method on an inconspicuous place is highly recommended.

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- F. Masonry and Cornices: The re-pointing of masonry should be done carefully. Mortar and tooling techniques should match the original as closely as possible. Mortar should never be spread over the face of brick. Re-pointing should be done following exterior cleaning. The retention and repair of existing cornices is strongly encouraged. The re-creation of missing cornices should be done with care, using the building's existing cornices as a guide.
- G. Exposed Roofs: Wood, slate or asphalt shingles are appropriate. Roll roofing, built-up tar and gravel, plastic or other fiberglass roofing materials are not appropriate. On flat roofs that are not visible from the public area, other roof materials may be considered. The nature of the roofline should be compatible with existing buildings.
- H. Painting: use high quality and appropriate paint for each situation. Avoid covering unpainted brick or stone unless it is necessary to hide existing defects or mismatching materials. Use colors that are compatible with other buildings in the area and that are true to the style and age of the structure. Avoid strong or bold colors. Limit color combinations to three: one base and two accent colors.
- I. Storefronts: Facades are major elements of the overall streetscapes of downtown North Wilkesboro. Try to retain or re-create as much of the storefront's original shape and configuration as possible. Good design incorporates the following elements: (1) bottom bulkhead, (2) large open and airy display windows and (3) transom sign panel and cornices. Avoid inappropriate period designs.
- J. Windows: Repair or replace all broken windows, glass, sash and frames. Retain existing windows where possible or replace with similar material. Metal or plastic window frames are unacceptable unless anodized or painted. Boarding up windows is inappropriate. Interior blinds, shades or curtain should be clean and in good repair.

Approved by the Town of North Wilkesboro Board of Commissioners:

March 6, 2001