# Wake County
# **Principles & Standards**

Wake County, North Carolina

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# Introduction

Wake County's locally designated historic landmarks represent a vital connection to the county's architectural, cultural, and social history. These places—ranging from early rural homesteads to twentieth-century architectural expressions—tell the story of the county's development and embody the traditions, craftsmanship, and community values that shaped the region. Landmark designation ensures that these historically significant properties are identified, protected, and preserved as essential components of Wake County's identity and heritage.

Local designation differs fundamentally from listing in the National Register of Historic Places. While National Register listing is primarily honorary and used to recognize historic significance at the state or national level, local landmark designation carries regulatory protection. Through Wake County's preservation ordinance, adopted under North Carolina General Statute 160D, significant alterations to landmarks designated by the county require review by the Wake County Historic Preservation Commission (WCHPC). This authority ensures that changes are evaluated carefully to preserve the integrity of each landmark while allowing continued use and sensitive adaptation over time.

The WCHPC serves as the steward of Wake County's designated landmarks, providing guidance rooted in established preservation practice. The Commission evaluates proposed modifications through the Certificate of Appropriateness (COA) process using the Wake County Principles and Standards, which outline preservation philosophy, appropriate treatment methods, and the Design Standards that govern work on designated landmarks. Together, these components ensure that changes remain compatible with a property's historic character. This collaborative review process encourages informed decision-making and supports property owners in the thoughtful care of their historic resources.

Historic preservation provides wide-ranging public benefits that extend far beyond the individual property. Preserved landmarks strengthen community identity,

Dr. Wiley S. Cozart House in Fuquay-Varina. Photograph by Loggia Preservation, 2025.

An outbuilding at the Seagroves Farm in Apex. Photograph by Loggia Preservation, 2025.

# Introduction

reinforce a sense of place, and contribute to the county's visual character. Preservation also supports economic vitality by fostering cultural tourism, maintaining stable property values, and encouraging reinvestment in established communities. Environmentally, preservation contributes to sustainability by extending the lifespan of existing buildings and reducing the waste associated with demolition and new construction.

The Wake County Principles and Standards serve as a practical tool for property owners, architects, contractors, and decision-makers. This document defines essential terminology, identifies character-defining features, and provides detailed design guidance to support compatible rehabilitation, careful maintenance, and thoughtfully planned changes. By consulting these standards early in the planning process, applicants can better anticipate WCHPC expectations and develop proposals that support long-term preservation goals while meeting contemporary needs.

Ultimately, preservation in Wake County is an ongoing partnership between property owners, the WCHPC, County staff, municipal partners, and the broader public. Through the consistent application of the Wake County Principles and Standards, the county ensures that its most important architectural and cultural resources remain protected for future generations. This Introduction establishes the purpose and spirit of the document and provides the framework for evaluating proposed changes to Wake County's historic landmarks.

### Key Words and Acronyms

**COA:** Certificate of Appropriateness

**WCHPC:** Wake County Historic Preservation Commission

**CAP:** Capital Area Preservation, Inc.

**SHPO:** North Carolina State Historic Preservation Office

**NPS:** National Park Service

**Historic Landmark:** A historic landmark is an individual property—such as a building, structure, site, object, or designed landscape—formally designated by Wake County or by the governing boards of municipalities that participate in the preservation program through the Interlocal Agreement, following a recommendation from the WCHPC. Landmark designation recognizes documented architectural, cultural, historical, or archaeological significance and places the property under the regulatory authority of the applicable preservation ordinance. Exterior changes to a designated landmark require a COA to ensure that character-defining features and historic integrity are preserved.

**Historic Resource:** A historic resource refers to any building, structure, site, object, landscape, or archaeological element that holds historical, architectural, cultural, or social significance—whether or not it is formally designated as a landmark. For designated landmarks, the historic resource includes the primary structure and all contributing site elements such as outbuildings, circulation patterns, mature vegetation, spatial relationships, and viewsheds. Together, these components express the full significance of the property and inform preservation decision-making.

# Introduction

## Wake County's Historic Landmarks

Wake County's Historic Landmarks are properties formally designated for their architectural, historical, cultural, and archaeological significance. These landmarks reflect important patterns of development, craftsmanship, land use, and community life and serve as irreplaceable physical records of Wake County's history. Local designation recognizes the full historic property—including buildings, structures, landscapes, site features, and spatial relationships—and affirms their value as shared community resources.

Designation as a Wake County Historic Landmark carries a responsibility of stewardship. While landmark properties remain in private ownership and active use, designation ensures that changes affecting their historic character are reviewed using adopted preservation standards. These standards are intended to guide thoughtful care, repair, and change so that historic resources remain legible, intact, and meaningful for present and future generations, while continuing to support viable use.

Wake County adopted its local historic preservation ordinance pursuant to North Carolina General Statutes, establishing a formal process to identify, designate, and protect properties possessing exceptional significance. Landmark designation follows evaluation and recommendation by the Wake County Historic Preservation Commission (WCHPC) and provides official recognition and regulatory protection for a property's defining features and historic context.

Designation also provides a meaningful public benefit. Landmark properties are eligible for a property tax deferral under state law, reflecting the public value of preservation and supporting the continued maintenance and rehabilitation of historic resources. This benefit remains in effect so long as the property retains its landmark status and complies with the applicable preservation ordinance and standards.
Once designated, exterior alterations—including additions, new construction, relocation, and demolition—are subject to review through the Certificate of Appropriateness (COA) process administered by the WCHPC. This review ensures that proposed work is compatible with the landmark's historic character, protects its integrity, and remains sensitive to its broader cultural and landscape context. The intent of the COA process is not to restrict use, but to guide responsible stewardship and ensure that change reinforces, rather than diminishes, historic significance.

Wake County's historic landmarks reflect the breadth and diversity of the county's past, encompassing rural and urban resources, vernacular and high-style architecture, agricultural and industrial landscapes, and associations with individuals and events that shaped the region. Collectively, these landmarks strengthen community identity, reinforce a sense of place, and provide lasting educational, cultural, and economic benefits. Through the coordinated efforts of property owners, the WCHPC, County staff, municipal partners, and Capital Area Preservation, these resources remain protected, celebrated, and integral to Wake County's heritage.

## List of Locally Designated Properties

Capital Area Preservation, Inc.'s website maintains an up-to-date list of local landmarks in Wake County: www.cappresinc.org

# Architectural Styles
# **of Wake County Historic Landmarks**

# Architectural Styles of Wake County Landmarks

Wake County's historic landmarks reflect more than two centuries of architectural development, from early vernacular building traditions to high-style expressions shaped by national trends, industrial growth, and modern design movements. Recognizing architectural style is an essential part of understanding a landmark's character, its evolution over time, and the context necessary for informed preservation decisions. While style is distinct from building type or form, the two often interact; a single form may appear in different styles, and a single style may be adapted across multiple forms.

The following summaries describe the major architectural styles represented among Wake County's designated landmarks. Each style entry identifies key visual characteristics, typical materials, and the broader historical context that shaped these buildings. Together, these style profiles support interpretation, COA review, and the long-term stewardship of Wake County's most significant historic properties.

Good Hope Baptist Church in Shotwell. Photograph by Capital Area Preservation, Inc.

Dr. Thomas H. Avera House near Wendell. Photograph by Capital Area Preservation, Inc.

# Vernacular

Vernacular buildings in Wake County express longstanding local building customs shaped by available materials, regional climate, and traditional construction knowledge rather than by formal architectural design. These buildings often began as modest dwellings—hall-and-parlor houses, side-gabled cottages, or I-houses—and expanded as families and needs grew. Their character lies in functional simplicity, straightforward craftsmanship, and a close relationship to the cultural and agricultural landscapes they supported.

Character-defining features typically include gable roofs, wood-frame construction, weatherboard siding, and minimal applied ornament. Windows and doors are practical in placement and size, porches may be shed-roofed with simple supports, and interior plans reflect pragmatic household organization. Despite their simplicity, vernacular buildings provide invaluable insight into everyday life, local building traditions, and the material culture of residents who shaped Wake County's rural and small-town communities.

Jesse Penny House near Raleigh. Photograph by Capital Area Preservation, Inc.


Maynard-Pearson House in Apex. Photograph by Capital Area Preservation, Inc.

# Federal (ca. 1780-1830)

The Federal style emerged after the American Revolution, reflecting the young nation's fascination with symmetry, refinement, and classical ideals. In Wake County, Federal-style buildings often represent early plantation seats and substantial rural dwellings constructed during the county's formative decades. These structures display modest but deliberate ornamentation, balancing simpler vernacular traditions with more formal architectural aspirations.

Character-defining features include symmetrical façades, side-gabled or hipped roofs, multi-pane wood sash windows (often six-over-six or nine-over-nine), and restrained decorative elements at windows and entries. Fanlights, sidelights, and delicately molded door surrounds may highlight primary entrances. Cornices are typically understated, and overall proportions lean toward verticality and refinement. Wake County's Federal examples communicate an early architectural sophistication that complements the county's earliest documented settlement patterns.

Beaver Dam Plantation in Knightdale. Photograph by Loggia Preservation, 2025.

Oaky Grove in Shotwell. Photograph by Capital Area Preservation, Inc.

# Greek Revival (ca. 1830–1860)

Greek Revival architecture became widely popular in North Carolina during the mid-nineteenth century, symbolizing democratic ideals and classical order. In Wake County, the style appears in both imposing residences with columned porticoes and simpler vernacular interpretations featuring characteristic trim and proportions. Greek Revival marked a shift toward bold massing, strong geometries, and pronounced classical references.

Character-defining features include low-pitched gable or hipped roofs, heavy entablatures, broad frieze boards, symmetrical façades, and entrances framed by pilasters or columns. Transoms and sidelights often accompany paneled doors. Some houses incorporate temple-front porticoes, while others express the style through prominent gable returns or simplified classical detailing. These buildings remain defining anchors in Wake County's mid-nineteenth century architectural landscape.

Alpheus-Jones House near Raleigh. Photograph by Capital Area Preservation, Inc.

Leslie-Alford-Mims House in Holly Springs. Photograph by Loggia Preservation, 2025.

# Italianate (ca. 1840–1885)

The Italianate style brought a new level of exuberance to nineteenth-century architecture, inspired by romanticized Italian villas. In Wake County, Italianate buildings appear in both residential and commercial contexts and frequently communicate prosperity, craftsmanship, and an embrace of picturesque design trends. Italianate buildings range from elaborately detailed dwellings to modest houses featuring bracketed cornices or arched window heads.

Character-defining features include low-pitched or hipped roofs with wide overhanging eaves supported by decorative brackets, tall narrow windows often with curved or arched tops, and elaborate porch elements such as chamfered posts or intricate balustrades. Commercial Italianate examples may include bracketed cornices, vertically proportioned upper-story windows, and ornate storefront trim. These buildings contribute significantly to the richness and variety of Wake County's nineteenth-century built environment.

Pugh House in Morrisville. Photograph by Loggia Preservation, 2025.

# Victorian Era – Queen Anne (ca. 1880–1910)

Queen Anne architecture is perhaps the most visually recognizable Victorian-era style in Wake County. Known for its variety in form, texture, and ornament, Queen Anne buildings reflect advances in sawmill technology, transportation networks, and the mass production of decorative components. They often occupy prominent lots and exhibit a lively interplay of materials and shapes.

Character-defining features include asymmetrical façades, steeply pitched and complex rooflines, projecting bays, wraparound porches, turned or chamfered porch posts, spindlework, decorative shingles, and ornate gable treatments. Some examples incorporate towers, turrets, or stained-glass windows, while more modest houses apply a restrained set of decorative elements to traditional forms. Queen Anne buildings remain some of Wake County's most architecturally expressive and richly detailed historic resources.

Upchurch-Williams House in Apex. Photograph by Capital Area Preservation, Inc.

Dr. Lawrence Branch Young House in Rolesville. Photograph by Loggia Preservation, 2025.

# Colonial Revival (ca. 1880–1955)

The Colonial Revival style drew from early American architectural precedents and became one of the most widespread and enduring architectural movements of the twentieth century. In Wake County, Colonial Revival appears in many high-quality residences as well as churches, schools, and civic buildings.

Character-defining features include symmetrical or near-symmetrical façades, classical entry surrounds (pediments, pilasters, sidelights, or fanlights), multi-pane double-hung sash windows, and side-gabled or hipped roofs. Brick is common, though wood siding appears in many examples. Details may be modest or elaborate, depending on the building's scale and ambition. Together, Colonial Revival buildings contribute a sense of continuity and traditionalism within Wake County's architectural landscape.


A typical Colonial Revival style entrance on the Wayland H. and Mamie Burt Stevens House in Fuquay-Varina. Photograph by Loggia Preservation, 2025.

Lewis-Mitchell House in Fuquay-Varina. Photograph by Capital Area Preservation, Inc.

# Neoclassical (ca. 1895–1950)

Neoclassical architecture reintroduced classical forms and monumentality at the turn of the twentieth century, drawing on Greek and Roman precedents revived through the Beaux-Arts tradition. In Wake County, Neoclassical buildings appear in both residential and institutional contexts, emphasizing formality, symmetry, and grandeur.

Character-defining features include symmetrical façades, full-height or one-story columned porticoes, pedimented gables, classical orders (Doric, Ionic, Corinthian), and elaborated entry surrounds. Windows are typically regularly spaced and often paired or tripled. Materials such as brick or wood are used to create crisp, formal compositions. Neoclassical buildings convey a sense of permanence and dignity and often serve as local landmarks in their own right.

J. Beale Johnson House in Fuquay-Varina. Photograph by Capital Area Preservation, Inc.

# Commercial Brick (late 19th–early 20th century)

Commercial Brick buildings form the backbone of many historic downtowns and crossroads communities across Wake County. Constructed during a period of expanding commercial activity, these buildings housed general stores, banks, offices, and essential services. Their sturdy masonry construction and modest detailing reflect both practicality and early local economic development.

Character-defining features include corbelled or stepped brick cornices, segmental or round-arched window openings, recessed storefront entrances, display windows with transoms, and regularly spaced upper-floor windows. Vertical brick pilasters, pressed-metal elements, and parapet walls often add subtle ornamentation. These buildings collectively create the cohesive historic character of Wake County's traditional commercial cores.


N.G. House Store in Knightdale. Photograph by Loggia Preservation, 2025.


Henry Bryan Store in Garner. Photograph by Loggia Preservation, 2025.

# Prairie (ca. 1900–1920)

The Prairie style developed in the early twentieth century, emphasizing horizontality, integration with the landscape, and simplified forms. Though less common in Wake County, Prairie-influenced houses appear in several notable examples and illustrate early modernist tendencies during a period still dominated by revival styles.

Character-defining features include low-pitched hipped roofs with wide eaves, strong horizontal lines expressed through grouped windows or belt courses, balanced massing, and restrained ornament. Many Prairie-style houses adopt an American Foursquare form enriched with Prairie elements. In Wake County, these buildings reflect refined craftsmanship and forward-looking architectural attitudes.

E.C. and Elvah Daniel House in Zebulon. Photograph by Capital Area Preservation, Inc.

George Sprite & Neva Barbee House in Zebulon. Photograph by Loggia Preservation, 2025.

# Craftsman (ca. 1900–1930)

Craftsman architecture emphasizes handcrafted detail, honest materials, and human-scale design. In Wake County, Craftsman houses appear in towns, mill villages, and rural areas, reflecting both national trends and local adaptation. The bungalow, strongly associated with the Craftsman movement, became one of the most popular house forms of the early twentieth century.

Character-defining features include low-pitched gable roofs with exposed rafter tails, wide eaves, prominent porches supported by battered or tapered columns (often on brick piers), and multi-light over single-light sash windows. Emphasis is placed on structural expression and natural materials. Craftsman buildings evoke warmth, simplicity, and high craftsmanship, making them enduringly beloved throughout Wake County.

M.C. and Martha Todd House in Wendell. Photograph by Capital Area Preservation, Inc.

The Jesse E. and Blake C. Howard House in Fuquay-Varina. Photograph by Loggia Preservation, 2025.

# Modern Movement (ca. 1920s–1960s)

The Modern Movement encompasses a range of styles that departed from historical precedent and embraced new technologies, materials, and design philosophies. In Wake County, Modern Movement buildings include Art Deco, Moderne, International Style, Contemporary, and hybrid mid-century forms. These structures reflect an era of experimentation, innovation, and civic ambition.

Art Deco and Moderne styles favor smooth wall surfaces, geometric ornament, stylized vertical or horizontal banding, and flat or low-pitched roofs. International Style buildings emphasize volume over mass, minimal ornamentation, extensive glazing, and the expression of structure through simple geometric forms. Contemporary and mid-century structures may feature broad roof planes, dramatic overhangs, exposed beams, or expanses of glass connecting interior and exterior spaces. Collectively, these buildings document Wake County's entry into modern architectural practice and remain important markers of twentieth-century design.

Apex Dome Building. Photograph by Capital Area Preservation, Inc.


J.S. Dorton Arena. Photograph by Capital Area Preservation, Inc.

# Ranch (ca. 1945–1975)

The Ranch style reflects post–World War II changes in housing preferences, emphasizing informality, efficiency, and integration with the outdoors. In Wake County, Ranch houses appear in early subdivisions and rural settings, representing the county's surge in mid-twentieth-century residential development. They demonstrate a shift toward horizontal massing and automobile-oriented design.

Character-defining features include low-pitched roofs with broad eaves, single-story horizontal forms, large picture windows, simple rectangular or L-shaped plans, and attached garages or carports. Materials often include brick veneer, wood siding, or a combination of both. Floor plans prioritize functional living spaces and connections to backyards or patios. Ranch homes are important records of changing lifestyles, transportation patterns, and suburban expansion in Wake County.

A drawing of a mid-century Ranch typical throughout Wake County.

The Garner Woman's Club. Photograph by Loggia Preservation, 2025.

# Historic Preservation Standards

# Historic Preservation Standards

These Historic Preservation Standards implement the Wake County historic preservation ordinance and provide the framework for evaluating work affecting designated landmarks and contributing resources. The standards are used by property owners, applicants, staff, and the Wake County Historic Preservation Commission to guide responsible stewardship and ensure that proposed changes are compatible with historic character.

The standards reflect established preservation principles and build upon Wake County's long-standing preservation program. They are intended to provide clear, consistent guidance while allowing flexibility for thoughtful change, recognizing that historic properties evolve over time and must remain viable for continued use.

Each section addresses specific site and building features and is organized to emphasize preservation of historic fabric, compatibility of new work, and long-term integrity of the landmark as a whole. Together, the standards support transparent decision-making through the Certificate of Appropriateness process and promote outcomes that reinforce Wake County's historic resources as meaningful, living places.

### Secretary of the Interior's Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties serve as the nation's primary professional guidance for making informed decisions about the care of historic buildings, structures, landscapes, and archaeological resources. First issued in 1977 and revised in subsequent decades, the Standards reflect widely accepted preservation philosophy and provide a consistent vocabulary for describing how historic resources should be maintained and adapted over time. The Standards are an essential interpretive framework that helps applicants, reviewers, and property owners understand the values that guide preservation practice at every level.

Photographer Frances B. Johnson photographed Yates Mill in 1938. Carnegie Survey of the Architecture of the South, Library of Congress.

Yates Mill with its newly installed replacement waterwheel. Photograph by Capital Area Preservation, Inc.

# Historic Preservation Standards

The Standards define four distinct approaches to working with historic properties. Each approach represents a different philosophy and responds to a different set of project goals.

- **Preservation** emphasizes ongoing maintenance, stabilization, and repair of existing historic fabric, allowing a resource to continue expressing its evolution over time.
- **Rehabilitation** accommodates compatible alterations and additions needed for contemporary use while retaining historic character; it is the approach most commonly applied to occupied historic buildings.
- **Restoration** aims to depict a property at a particular period of significance, removing later alterations and reconstructing missing elements only when supported by strong documentation.
- **Reconstruction** involves re-creating a non-surviving building or feature, typically for interpretive or educational purposes, and used only in rare, well-documented situations.

While Wake County's local Design Standards translate these concepts into practical, context-specific guidance for landmarks, the Secretary's Standards provide the intellectual foundation for understanding why certain treatments are considered sensitive, appropriate, or compatible with long-term preservation. They reinforce the importance of retaining original materials whenever possible, repairing rather than replacing, respecting distinctive architectural features, and ensuring that new work is compatible with—but clearly differentiated from—the historic resource.

The Standards also emphasize minimal intervention as a core preservation ethic. Changes should avoid removing sound historic material, obscuring character-defining features, or introducing conjectural elements that create a false sense of history. When additions or new construction are necessary, they should be placed so that the historic resource remains visually prominent, and their scale, materials, massing, and design should complement—without imitating—the landmark.


The Secretary of the Interior's Standards for the Treatment of Historic Properties, National Park Service.

In Wake County, the Secretary of the Interior's Standards offer broader philosophical principles help shape expectations for sensitive stewardship and provide valuable context for understanding the purpose and direction of the county's Design Standards. Property owners are encouraged to consult the complete Standards for the Treatment of Historic Properties, available through the National Park Service (NPS) at:
https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm

# Historic Preservation Standards

## Seven Aspects of Integrity

"Integrity" is the measure of a historic resource's authenticity—its ability to clearly express the physical, cultural, and architectural characteristics that convey its significance. The National Park Service identifies seven aspects of integrity, which together provide a structured way to understand how and why a historic property retains meaning. These aspects do not function as regulatory thresholds in Wake County but offer a valuable interpretive framework that helps applicants and reviewers evaluate changes and understand which features are most important to preserve.

In Wake County, the seven aspects of integrity help applicants and reviewers understand which features of a landmark contribute most strongly to its character and significance. While not used as regulatory criteria in COA decision-making, they provide a shared vocabulary for evaluating change, identifying preservation priorities, and interpreting the long-term impact of proposed alterations.

### Location

Location refers to the place where a historic resource was originally constructed or where an associated event occurred. A landmark's connection to its location often contributes significantly to its importance. Moving a building typically diminishes this aspect of integrity unless relocation is essential to prevent demolition or destruction. Understanding location helps clarify how a resource fits into its original cultural and physical landscape.

### Design

Design encompasses the overall composition of a historic resource—its form, floor plan, spatial arrangement, architectural style, structure, and decorative features. The relationships among these elements create the property's distinctive appearance. Alterations that change roof forms, window patterns, massing, or architectural detailing can weaken the integrity of design.

### Setting

Setting refers to the physical environment surrounding a historic resource, including topography, vegetation, spatial relationships, circulation patterns, and visual character. Changes to setting, such as incompatible paving, dense screening, altered grading, or loss of historic landscape patterns, can affect how a landmark is experienced and understood.

### Materials

Materials are the historic physical substances—wood, brick, stone, metal, plaster, and others—that express the craftsmanship and construction practices of a particular period. Retaining original materials is critical to preserving integrity. Repairs should retain as much historic material as possible, and replacement should match the original in appearance and character.

### Workmanship

Workmanship reflects the skill, artistry, and construction techniques of the period in which a resource was built. Features such as hand-tooled mortar joints, turned woodwork, decorative brickwork, or original framing methods provide direct evidence of historic craft traditions. Preserving workmanship allows a building to communicate the methods and values of its time.

### Feeling

Feeling describes the resource's ability to evoke a particular historic period or cultural context. It results from the combination of design, materials, setting, and workmanship. Even if some elements are altered, integrity of feeling can persist when enough character-defining attributes remain intact to convey the resource's historic identity.

### Association

Association refers to the direct link between a historic resource and the events, people, architectural movements, or cultural patterns that give it significance. A landmark retains integrity of association when it remains connected in a meaningful way to its historic context, whether through continued use, preserved physical characteristics, or strong interpretive relevance.

# Preservation Overview

## Why Preservation is Important

Historic preservation protects the buildings, landscapes, and places that embody Wake County's architectural, cultural, and social heritage. These resources offer tangible evidence of the people, events, and patterns that shaped local development—from crossroads communities and agricultural homesteads to mill villages, small towns, and early suburban neighborhoods. Preserving these places ensures that present and future generations can understand the county's evolution and the diverse stories embedded in its built environment.

Preservation strengthens community character by maintaining the distinctive elements that make Wake County recognizable and unique. In rapidly growing regions, historic landmarks lend stability and continuity, reinforce neighborhood identity, and contribute to the visual richness of the landscape. They also support economic vitality by attracting investment, anchoring revitalization efforts, and contributing to heritage tourism and the long-term resilience of communities.

Equally important, historic buildings serve as primary educational resources. Their materials, craftsmanship, and spatial organization reveal knowledge and cultural traditions that cannot be fully conveyed through documents or digital media. Preserving these resources maintains a physical archive of the county's history, ensuring authenticity and accessibility for generations to come.

## Historic Preservation and Sustainability

Historic preservation and sustainability share common goals related to resource conservation, community resilience, and long-term stewardship. Reusing historic buildings preserves embodied energy, minimizes construction waste, and reduces the need for new materials—all of which support responsible environmental performance. Many historic structures were inherently designed with climate-responsive features, such as operable

Dr. Thomas H. Avera House near Wendell. Photograph by Capital Area Preservation, Inc.

Bailey-Estes-Dillard House near Wake Forest. Photograph by Capital Area Preservation, Inc.

# Preservation Overview

sash, transoms, tall ceilings, porches, shutters, and thoughtful orientation, offering natural ventilation and shading strategies that remain effective today.

Wake County's preservation approach follows a practical, three-step strategy rooted in state and federal guidance:

1. Optimize existing passive and sustainable features within historic buildings and landscapes.
2. Improve performance through conservation, routine maintenance, and careful selection of materials and retrofit methods that respect historic character.
3. Integrate new technologies sensitively, including solar panels, efficient mechanical systems, insulation upgrades, and stormwater improvements, ensuring these interventions do not harm or obscure significant historic materials.

When applied thoughtfully, preservation contributes to long-term sustainability goals by supporting efficient land use, reducing environmental impacts, and reinforcing the cultural continuity of Wake County's built environment.

### Alterations Gaining Significance Over Time

Historic buildings often evolve through layers of change as owners adapt them to new needs, technologies, and architectural styles. Over time, these later alterations may themselves become historically significant if they illustrate important developments in the building's history or reflect broader cultural or architectural trends.

For example, a mid-nineteenth-century commercial structure may have received a stylish 1930s enamel-panel storefront reflecting Art Deco or Moderne influences. A simple vernacular farmhouse may include a later Queen Anne–style porch added in the late 1800s. These modifications—once considered

The Banks House in Garner. Photograph by Capital Area Preservation, Inc.

"non-original"—may now hold value equal to the earliest construction phase because they demonstrate meaningful moments in the building's evolution.

Preservation practice evaluates historic properties as layered records. Both original features and significant later alterations contribute to understanding a building's full history. When later changes possess integrity, craftsmanship, or associations with important periods or people, they should be retained. Respecting these layers ensures a comprehensive and honest interpretation of the landmark's development.

### Preservation of the Everyday

Historic preservation is not limited to grand architecture or properties associated with prominent figures. Many of Wake County's most meaningful historic resources are modest, utilitarian buildings

# Preservation Overview

Historic preservation is not limited to grand architecture. Modest buildings, such as the office building at the Joseph Blake Farm in Shotwell, convey important history about the site. Photograph by Capital Area Preservation, Inc.

Additions that imitate the original architectural style, like the addition on the right shown here, create a false sense of history and are not appropriate. Photograph from Google.

that reflect everyday life: farmhouses, tobacco barns, worker housing, rural stores, textile mill residences, crossroads service buildings, schools, and civic halls. These structures embody the lived experiences of the county's diverse communities and document traditions of work, family, culture, and neighborhood life.

Such buildings are often overlooked because they lack elaborate ornament or formal architectural pedigree. Yet their simplicity, ingenuity, and material authenticity offer a direct narrative of local craftsmanship, migration patterns, agricultural history, and grassroots community development. Their preservation is essential to maintaining a complete and inclusive historical record.

Preserving the everyday also helps maintain the character of rural landscapes, mill villages, and older neighborhoods. These resources collectively express the cultural and economic patterns that have long shaped Wake County's identity.

### Falsely Historic Alterations and Additions

Authenticity is one of the core values of historic preservation. Alterations or additions that imitate an earlier style or introduce conjectural features can create a false sense of historical development, distorting the landmark's true history and diminishing its integrity. The Secretary of the Interior's Standards caution against such treatments because they mislead the viewer and obscure the building's authentic evolution.

Examples of falsely historic work include adding decorative elements—columns, brackets, or cornices—that were never part of the building's historic design; reconstructing missing features without documentation or with incompatible materials; and designing new additions to mimic a historic style so closely that the distinction between old and new becomes unclear.

# Preservation Overview

New work should be compatible with the historic building but clearly identifiable as a contemporary intervention. Maintaining authenticity ensures that the landmark's story remains honest and legible, rather than artificially embellished or confused by inaccurate historical interpretations.

### Reversibility

Reversibility is a foundational preservation principle that ensures changes made today do not permanently compromise a historic resource. A reversible intervention can be removed in the future without damaging or obscuring original materials. This approach recognizes that preservation knowledge evolves and that future stewards may choose different treatment strategies based on new research or improved technologies.

Examples include installing storm windows rather than replacing historic sash, mounting mechanical systems without removing significant materials, or designing additions that attach at natural junctures rather than cutting through historic fabric. Reversibility protects long-term options and respects the authenticity and integrity of the landmark.

Reversible interventions, such as the storm windows shown here, can be installed without permanently altering the historic fabric. Photograph by Loggia Preservation, 2025.

Fuquay Springs Teacherage in Fuquay-Varina. Photograph by Loggia Preservation, 2025.

# Preservation Overview

### Local Historic Landmarks vs. National Register-Listed Properties

Wake County includes both National Register–listed properties and locally designated historic landmarks, but these programs serve different purposes and offer different forms of recognition and protection.

The **National Register of Historic Places**, administered by the National Park Service, is a federal recognition program that identifies properties significant for their architecture, history, or cultural associations. National Register listing is honorary and does not regulate private property owners unless historic tax credits, federal funding, permits, or licensing are involved and as long as the property is not also locally designated. Listing in the National Register provides eligibility for state and federal historic rehabilitation tax credits, offering important incentives for sensitive rehabilitation.

**Local historic landmark designation** is a regulatory tool authorized under NCGS 160D that provides formal protection through the Certificate of Appropriateness (COA) process. Exterior changes—including additions, demolition, and relocation—undergo local review to ensure compatibility with the landmark's historic character. In exchange, owners receive a 50% property tax deferral for as long as the landmark retains the characteristics that justify its designation. While state law also authorizes local governments to designate local historic districts, Wake County's program is intentionally focused on **landmarks only**.

Several municipalities in Wake County maintain their own historic preservation commissions, each administering local landmark or district programs within its jurisdiction. These include the Raleigh Historic Development Commission (RHDC), the Wake Forest Historic Preservation Commission (WFHPC), and the Cary Historic Preservation Commission (CHPC). Each local commission oversees designations and COA review within its respective corporate limits and extraterritorial jurisdiction. The sole exception is Raleigh's ETJ, where the Wake County Historic Preservation Commission (WCHPC)—not RHDC—administers local landmark designation and review. The WCHPC also oversees landmarks in unincorporated Wake County and in municipalities that participate through the Interlocal Agreement.

The Baucom-Olive House in Apex. Photograph by Capital Area Preservation, Inc.

Together, the National Register and local landmark programs create a complementary preservation framework: one provides broad recognition and access to tax incentives, while the other ensures sensitive, place-specific stewardship. Many historic resources in Wake County benefit from both forms of designation, ensuring protection, interpretation, and continuity across multiple levels of government.

Preserving historic properties requires long-term commitment and thoughtful investment. Because these resources provide significant public benefit—strengthening community identity, supporting economic development, and conserving embodied energy—federal, state, and local governments offer incentives to encourage sensitive stewardship. These programs can reduce the cost of rehabilitation and make preservation a feasible choice for property owners.

# Preservation Incentives

### Federal and State Historic Rehabilitation Tax Credits

Owners of income-producing historic properties may qualify for substantial financial incentives through the federal and state historic rehabilitation tax credit programs. To be eligible, properties must be individually listed in the National Register of Historic Places or must contribute to a National Register historic district. Rehabilitation projects must meet the Secretary of the Interior's Standards for Rehabilitation and undergo review by the State Historic Preservation Office (SHPO) and the National Park Service.

When used together, the state and federal programs can return a significant percentage of qualifying rehabilitation expenses. These incentives are especially valuable for commercial structures, rental housing, mixed-use buildings, and adaptive reuse projects—supporting both economic revitalization and long-term preservation outcomes.

North Carolina has also periodically offered tax incentives for the rehabilitation of non–income-producing historic homes. Because these programs change over time, property owners should consult the North Carolina State Historic Preservation Office (SHPO) for the most current information on eligibility, requirements, and application procedures. SHPO provides authoritative guidance to ensure that projects meet the standards needed to qualify for any available incentives.

### Local Property Tax Deferral for Historic Landmarks

The most significant local incentive available in Wake County is the 50% property tax deferral provided to owners of locally designated historic landmarks under NCGS 105-278. This deferral recognizes that preserving landmarks benefits the public and reduces the financial burden of maintaining historically significant properties.

This streetscape of commercial buildings in the Apex Historic District, listed in the National Register of Historic Places, illustrates how historic rehabilitation tax credits can support sympathetic repairs to income-producing properties. Photograph by Loggia Preservation, 2025.

# Preservation Incentives

As long as a designated landmark retains the characteristics that justify its designation, half of the assessed property tax is deferred each year. Deferred taxes remain in effect indefinitely unless the landmark loses its designation or no longer retains its historic integrity. Should a landmark lose its status, other than from accidental fire or natural disaster, the property owner is required to repay three years of the deferment per NCGS 105-278. This incentive has played a central role in the success of Wake County's local landmark program, encouraging stewardship, supporting sensitive rehabilitation, and offsetting ongoing maintenance costs.

## Historic Preservation Easements

A historic preservation easement is a voluntary legal agreement that protects a property's historic character while allowing continued private ownership and use. Recorded with the deed and typically granted in perpetuity, easements bind future owners to preservation obligations and protect significant architectural features, settings, and site elements. For properties listed in the National Register of Historic Places, donation of an easement may qualify as a charitable contribution eligible for federal income tax deductions.

Capital Area Preservation, Inc. (CAP) serves as a qualified nonprofit easement holder, responsible for monitoring properties, reviewing proposed changes, and enforcing easement terms. Through this role, CAP provides long-term stewardship, technical guidance, and legal protection to help ensure Wake County's historic resources are preserved for future generations.

## Additional Assistance and Support Programs

A range of additional programs may complement tax-based incentives. The North Carolina SHPO provides guidance on appropriate material conservation, energy efficiency improvements, and treatment methods consistent with federal standards. The National Park Service maintains extensive technical preservation briefs and sustainability guidance accessible to property owners and design professionals.

The John B. and Nancy Strain House near Fuquay-Varina is both a Fuquay-Varina Historic Landmark and has an easement held by Capital Area Preservation, Inc. Photograph by Capital Area Preservation, Inc.

Some municipalities also offer façade improvement grants, downtown revitalization programs, or planning initiatives that indirectly support historic preservation. When used in combination with state and federal incentives, these programs can significantly strengthen the financial feasibility of preservation projects.

## Coordinating Incentives with Project Planning

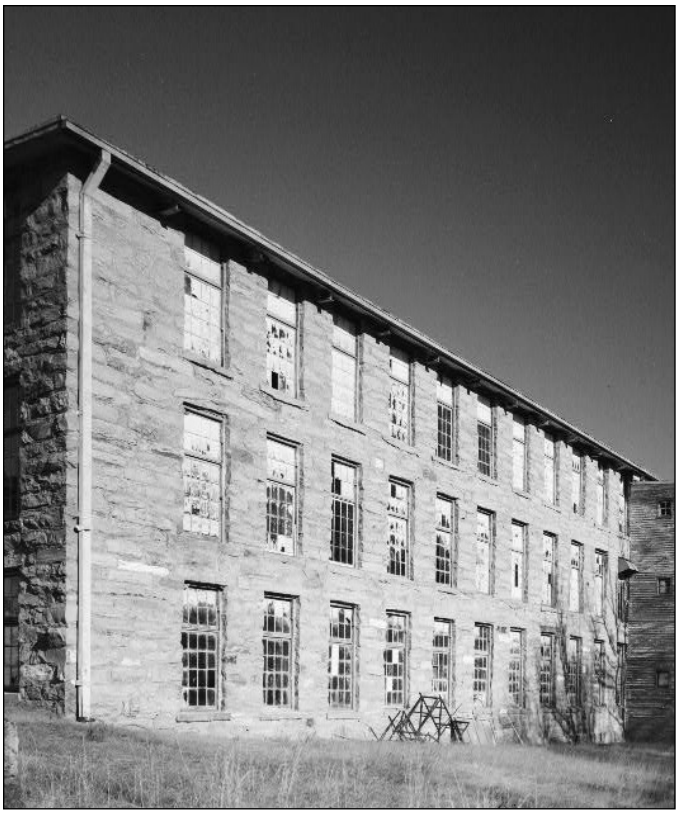
Most incentive programs require early consultation, specific documentation, and prior approval before work begins. Property owners are strongly encouraged to engage preservation staff at the outset of project planning. Coordinating local Certificate of Appropriateness (COA) requirements with state and federal tax credit processes helps ensure compliance, maximize incentives, and protect historic materials and character-defining features. When integrated thoughtfully, preservation incentives help ensure that historic properties remain viable, well maintained, and meaningful components of Wake County's evolving landscape.

# Preservation in Wake County

Wake County's historic preservation program was established to promote a comprehensive and coordinated approach to identifying, evaluating, and protecting historic resources throughout the county. The program began with a countywide historic resources survey authorized by the Wake County Board of Commissioners in 1988 and was formalized with the adoption of a historic preservation ordinance in 1992, which created the Wake County Historic Preservation Commission (WCHPC). In 1994, Wake County became a Certified Local Government (CLG). The CLG program is a partnership between local governments, SHPO, and the National Park Service that supports community-based historic preservation. Participating cities and counties maintain a historic preservation commission and ordinance, involve the public in preservation decisions, and help identify and protect historic resources. In return, CLGs receive technical assistance, training, and access to federal Historic Preservation Fund grants to support surveys, planning, and other preservation projects.

The preservation ordinance provides the legal framework for the designation of historic landmarks and districts, the review of Certificates of Appropriateness, and the integration of preservation principles into county and participating municipal planning efforts. Through interlocal agreements, the program functions as a cooperative countywide system that supports consistent preservation practices while recognizing the varied historic contexts found across Wake County.

In 2003, Wake County entered into a strategic partnership with Capital Area Preservation, Inc. (CAP) to strengthen and expand preservation services. Under this partnership, CAP provides professional preservation staffing and technical expertise in support of the County's planning and development functions, including staffing the WCHPC. CAP also advances preservation education and outreach initiatives and serves as a qualified nonprofit organization eligible to receive preservation easements and protective covenants on historic properties within Wake County.



Systematic preservation efforts began in Wake County in 1988 in order to ensure historic properties like the Falls of the Neuse Manufacturing Company (seen here) were preserved. Photograph from the Historic American Engineering Record, Library of Congress.

The WCHPC is charged with safeguarding the county's heritage by identifying and protecting historic landmarks and districts that embody significant architectural, cultural, historical, or archaeological values. The Commission's responsibilities include recommending properties for designation; reviewing Certificates of Appropriateness; maintaining and updating the countywide historic resources survey and database; initiating and commenting on National Register nominations; contributing to preservation planning efforts; and providing information and guidance to property owners, local governments, and the public.

Over time, the Commission has supported the designation and stewardship of numerous historic landmarks, advanced research and documentation

# Preservation in Wake County

Drawing of Midway Plantation in Knightdale from the Historic American Building Survey, Library of Congress.

initiatives, maintained the Wake County Historic and Architectural Survey, developed a landmark plaque program, and established a permanent historic preservation collection at the Olivia Raney Local History Library. These efforts reflect the County's long-standing commitment to informed, professional preservation practice.

The WCHPC's design review framework has evolved alongside the county's preservation program. Early guidelines were adapted from urban-focused standards and later revised to address Wake County's diverse building types, landscapes, and development patterns. Subsequent updates expanded guidance for rural resources, cemeteries, archaeological sites, post–World War II and Modern architecture, and the careful consideration of sustainability measures and alternative materials where appropriate.

This document represents the most current expression of that evolution, providing comprehensive design standards that support consistent, transparent decision-making while allowing for thoughtful change that respects historic character, context, and long-term preservation goals.

### Wake County's Historic Preservation Commission

The Wake County Historic Preservation Commission (WCHPC) is a quasi-judicial, local review body responsible for administering the county's historic landmark program in unincorporated Wake County, within Raleigh's Extraterritorial Jurisdiction (ETJ), and in municipalities that participate through the interlocal agreement. Established in 1992 under NCGS 160D, the Commission carries out Wake County's preservation ordinance and ensures that designated landmarks are sensitively maintained and reviewed for compatible change.

The WCHPC is appointed by the Wake County Board of Commissioners and operates with the professional support of Capital Area Preservation, Inc. (CAP), which has provided staffing services since 2003. The

# Preservation in Wake County

Commission's work focuses on landmark designation and design review, rather than the administration of local historic districts.

Core responsibilities of the WCHPC include:

- **Identifying, reviewing, and recommending local historic landmark designations** to the Wake County Board of Commissioners and to participating municipal governing boards.
- **Reviewing exterior changes to designated landmarks** through the Certificate of Appropriateness (COA) process to ensure compatibility with the property's historic character.
- **Conducting public hearings** related to landmark designation and design review.
- **Evaluating designation research and documentation**, including architectural surveys and landmark reports.
- **Advising Wake County and participating municipalities** on preservation matters affecting locally designated landmarks.

### Capital Area Preservation, Inc. (CAP)

Capital Area Preservation, Inc. (CAP) is a nonprofit organization founded in 1972 with a long-standing commitment to strengthening historic preservation in Wake County. CAP's vision is a Wake County that values and protects its historic resources. Its mission is to advocate and invest in the preservation of historic resources as an essential element of Wake County's growth.

Since 2003, Wake County has contracted with CAP to provide professional staffing support for the Wake County Historic Preservation Commission (WCHPC). In this role, CAP administers the day-to-day functions of the county's local landmark program, including managing the Certificate of Appropriateness (COA) process, preparing staff analyses, assisting with landmark designation materials, coordinating with applicants, conducting site visits, and supporting the Commission during public hearings and deliberations. CAP ensures that each designation request and COA application is evaluated according to consistent, research-based preservation principles.

Seagroves Farm in Apex. Photograph by Loggia Preservation, 2025.

CAP works closely with Wake County planning staff, participating municipalities, and the North Carolina State Historic Preservation Office to coordinate review responsibilities and maintain a high standard of technical accuracy in all preservation matters. CAP also serves as an important resource to property owners by providing guidance on appropriate treatments, navigating regulatory requirements, and helping ensure that proposed work aligns with the historic character of designated landmarks. Through its staffing role and its mission-driven advocacy, CAP contributes directly to the strength, stability, and effectiveness of Wake County's preservation program and reinforces the role of historic resources as a meaningful component of the county's long-term growth.

# Preservation in Wake County

## Landmark Owner Responsibilities

Owners of locally designated historic landmarks share responsibility for ensuring that their property's historic integrity is preserved. Landmark designation recognizes a property's significance, but it also carries an obligation to maintain the resource in good repair so that the features that justified its designation remain intact. Routine maintenance does not require approval, but it must be carried out in a way that does not damage historic materials or alter character-defining features. When questions arise about appropriate methods or materials, contacting CAP during the planning stages of a project—before any work begins—is considered best practice.

Exterior changes to a designated landmark—including additions, alterations, new construction, relocation, or demolition—require review through the Certificate of Appropriateness (COA) process. Owners should consult CAP early to determine when a COA is necessary and to ensure that proposed work aligns with the Wake County Principles and Standards. Landmark stewardship is a long-term commitment, and owners play a vital role in safeguarding the historic resources that contribute to Wake County's heritage.

## What does the WCHPC Review?

The Wake County Historic Preservation Commission (WCHPC) reviews changes to the exterior features of locally designated historic landmarks. Exterior features are defined in the Wake County Code of Ordinances, § 151.065 (Historic Preservation Ordinance), as:

"the architectural style, general design, and general arrangement of the exterior if a building or other structure, including the kind and texture of the building material, the size and scale of the building or other structure, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, 'exterior features' shall mean the style, material, size, and location of all such signs. In adopting an ordinance establishing a historic district, the local governing body may provide that 'exterior features' also include historic signs, color, and significant landscape, archaeological and natural features of the area."

The WCHPC's authority is limited to exterior features as defined above, unless specific interior features have been formally included in a landmark designation with the property owner's consent. Routine maintenance and in-kind repair that do not alter materials, design, or character-defining features do not require review. Proposals involving replacement that is not in-kind, including the use of alternative materials, constitute an alteration and require review through the Certificate of Appropriateness process.

## Design Review Process

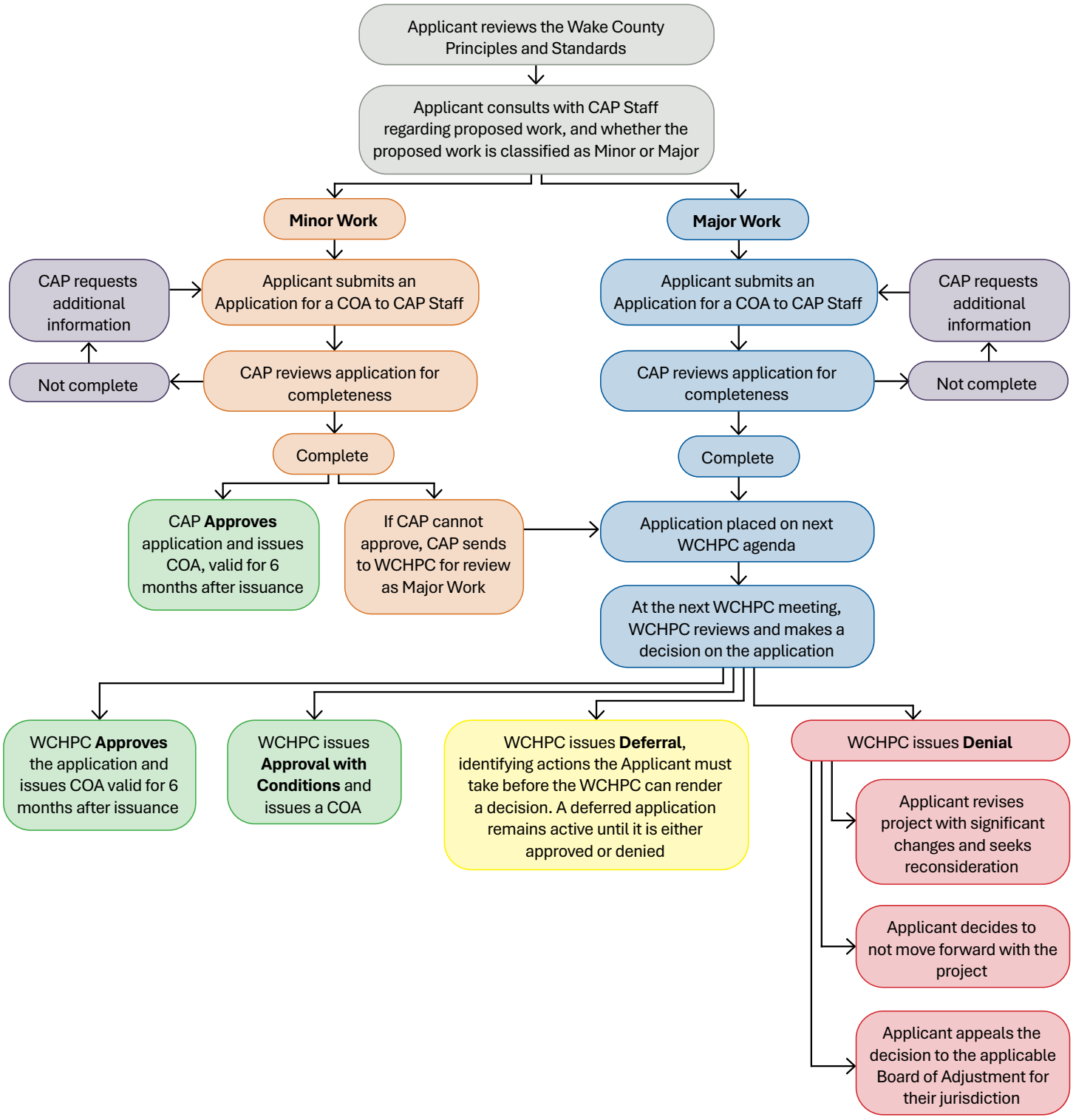
The Wake County Historic Preservation Commission (WCHPC) uses a formal design review process to evaluate proposed exterior changes to locally designated historic landmarks. This process ensures that work affecting a landmark is compatible with its historic integrity and with the Wake County Principles and Standards. Owners planning work on a landmark are strongly encouraged to contact Capital Area Preservation (CAP) early in the process to determine what information will be required and whether a Certificate of Appropriateness (COA) is necessary.

A COA application must include enough information for the Commission to clearly understand the scope and impact of the proposed work. Typical materials include photographs, drawings, material descriptions, site plans, and other documents that illustrate the changes being proposed. CAP reviews each submittal for completeness and may request additional information before the case is scheduled for review.

To request a COA application or assistance from CAP staff, call (909) 833-6404 and/or email at info@cappresinc.org

# Preservation in Wake County

## Design Review Flowchart



# Preservation in Wake County

Major work COA applications require review at a public, quasi-judicial hearing, where the WCHPC considers the application, staff analysis, and any public comments before making a decision. The Commission evaluates whether the proposal is or is not incongruous with the historic integrity of the landmark. The WCHPC may approve the application, approve it with conditions, defer it for additional information, or deny it if the proposal does not meet the standards. Minor work may be reviewed and approved administratively by CAP on behalf of the WCHPC.

A Certificate of Appropriateness must be issued before any work begins. The COA is issued only after the WCHPC or CAP (for Minor Work) has approved the proposed changes. No exterior work requiring a COA may proceed until the property owner is in possession of an approved COA. Work undertaken prior to securing a COA constitutes a violation of the Wake County Historic Preservation Ordinance. After-the-fact COA applications are reviewed on a corrective basis, require WCHPC review and approval, and may incur additional review fees in some jurisdictions, including Wake County.

**Work Categories: Routine Maintenance, Minor Work, Major Work**

The Wake County Historic Preservation Ordinance establishes three categories of work for locally designated historic landmarks. Each category determines whether a Certificate of Appropriateness (COA) is required and whether the review is handled administratively by Capital Area Preservation (CAP) or heard by the Wake County Historic Preservation Commission (WCHPC).

**Routine Maintenance**

Routine maintenance includes ordinary, day-to-day upkeep that preserves existing materials and features without altering them. **This work does not require a COA** and may be carried out at any time, provided it does not involve removing historic materials, replacing features with new materials, or making any change in design, appearance, or texture. Routine maintenance is intended to keep the property in good repair and prevent deterioration.


This photograph shows the highway near Wendell, from the Farm Security Administration, Library of Congress.

# Preservation in Wake County

**Minor Work**
Minor work involves changes to exterior features that are consistent with the Wake County Principles and Standards and that do not significantly alter the landmark's historic integrity. **Minor work requires a COA, but review may be completed administratively by CAP on behalf of the WCHPC**. This category typically includes small-scale alterations that maintain the building's established character and appearance.

**Major Work**
Major work includes changes that have the potential to alter the historic integrity, scale, or design of a landmark. **Major work requires a COA and must be reviewed by the WCHPC at a public hearing**. This category includes substantial alterations, additions, new construction, relocation, and demolition. Because major work can significantly affect the character of a landmark, it requires full Commission review.

All work on a locally designated historic landmark must follow the appropriate review process based on the category of work. For both minor and major work, the approved Certificate of Appropriateness (COA) must be posted on the property in a visible location during the period of construction, typically in the permit display box or another conspicuous location near the primary entrance. This ensures that inspectors, contractors, and the public can verify that the proposed work has been reviewed and authorized. Beginning work without an issued and posted COA violates the Wake County Historic Preservation Ordinance and may result in enforcement action.

An application for the installation of storm windows, such as those shown here, is considered minor work and is reviewed by CAP on behalf of the WCHPC. Photograph by Loggia Preservation, 2025.

Construction of a compatible modern garage at the Thompson House near Wake Forest was a major work approved by the WCHPC. Photograph by Capital Area Preservation, Inc.

# Preservation in Wake County

**Examples of Minor Works**

- Alteration, addition, and/or removal of exterior surfaces and/or materials
- Alteration of exposed foundations
- Exterior painting when there is a change in color and/or finish
- Alteration, addition, installation, and/or removal of windows
- Alteration, addition, and/or removal of storm windows
- Installation of window air conditioners
- Alteration, addition, installation, and/or removal of exterior doors
- Alteration, addition, installation, and/or removal of storm doors
- Alteration, addition, and/or removal of roof coverings
- Alteration of roof form
- Installation of satellite dishes and/or television antennas
- Alteration, installation, and/or removal of vents and/or ventilators
- Alteration, installation, and/or removal of gutters and downspouts
- Alteration, addition, and/or removal of architectural details
- Alteration, addition, and/or removal of existing awnings, canopies, and/or shutters
- Alteration, installation, and/or removal of exterior lighting
- Alteration, installation, and/or removal of signs
- Alteration, addition, and/or removal of decks and/or patios
- Alteration, addition, construction, and/or removal of walkways
- Alteration, addition, construction, and/or removal of exterior steps, stairs, and/or stairways
- Alteration, repair, addition, constriction, and/or removal of fences or walls
- Removal of trees 8 inches and greater in diameter, measured 4 ½ feet above ground level
- Significant pruning of trees 8 inches and greater in diameter, measured 4 ½ feet above ground level
- Removal of dead, diseased, or dangerous trees
- Alteration, addition, construction and/or removal of driveways
- Alteration, addition, and/or removal of parking lots
- Alteration, addition, construction, and/or removal of temporary features that are necessary to ease difficulties associated with a medical condition
- Alteration and/or additions to existing accessory buildings and/or outbuildings
- Removal of existing accessory buildings and/or outbuildings which are not architecturally or historically significant
- Alteration, addition, construction, and/or removal of other appurtenant features and accessory site features not specifically listed
- Any work for which a previously issued certificate of appropriateness (COA) has expired, where there is no significant change to the application

**Examples of Major Works**

- New construction and/or building additions
- Demolition of any building
- Demolition of any part of a building
- Relocation of buildings
- Removal and/or alteration of archaeologically significant features
- Removal and/or alteration of character defining features
- New construction of accessory buildings and/or outbuildings
- Removal of existing accessory buildings and outbuildings which are architecturally or historically significant
- Removal of carports
- Construction of new decks and/or patios
- Construction of new parking lots
- Construction of swimming pools

# Preservation in Wake County

Porch detail from the Walter-Aiken House in Fuquay-Varina. Photograph by Loggia Preservation, 2025.

## Design Review Outcomes

When reviewing a Certificate of Appropriateness (COA) application, CAP staff and the WCHPC evaluate the proposed work against the adopted Wake County Principles and Standards. Four possible outcomes may result:

**Approval**
If CAP staff (for Minor Work) or the WCHPC (for Major Work) determines that the proposed work complies with the Principles and Standards, a COA is issued. An issued COA authorizes the property owner to proceed with the work exactly as described in the approved application and accompanying documents. No work may begin until the COA is issued and posted on-site.

**Approval with Conditions**
If the WCHPC finds that an application generally complies with the Principles and Standards but requires limited adjustments to ensure full compatibility, the Commission may issue an Approval with Conditions. The applicant may perform the work only as conditioned in the modified COA. Any changes from the approved conditions must be resubmitted for review.

**Deferral**
If the WCHPC concludes that an application lacks sufficient information, or if additional documentation is needed to determine compliance with the Principles and Standards, the Commission may issue a Deferral. The deferral identifies the missing information and outlines what actions the applicant must take before the Commission can render a decision. A deferred application remains active but incomplete until re-submitted.

**Denial**
If the WCHPC finds that a proposed change does not comply with the Principles and Standards, the Commission will issue a Denial. Work that has been denied may not proceed. Applicants may revise the proposal to address the identified concerns and reapply in the future.

# Preservation in Wake County

## Appeals Process

Decisions of the Wake County Historic Preservation Commission (WCHPC) regarding Certificates of Appropriateness (COAs) may be appealed in accordance with North Carolina General Statutes and the applicable local jurisdictional framework.

For properties located within participating municipalities under interlocal agreement, appeals of Commission decisions are made to the Board of Adjustment of the jurisdiction with zoning authority, not necessarily the Wake County Board of Adjustment. For properties located in unincorporated areas of Wake County, appeals are made to the Wake County Board of Adjustment, as provided by law.

Any party aggrieved by a final decision of a Board of Adjustment may further appeal that decision to Wake County Superior Court through the filing of a petition for writ of certiorari, as authorized under NCGS 160D. For state-owned historic landmarks, appeals of decisions affecting exterior alterations, relocation, or demolition are subject to separate statutory procedures. In such cases, review authority rests with the North Carolina Historical Commission, in accordance with state law governing publicly owned historic properties. These appeals do not proceed through local Boards of Adjustment.

This appeals process ensures due process while respecting the differing regulatory frameworks that apply to local, municipal, and state-owned historic resources.

## Compliance

All work performed on a designated historic landmark must comply with the terms of the approved Certificate of Appropriateness (COA). Work that deviates from the approved COA, or work begun without an issued COA when one is required, constitutes a violation of the Wake County Historic Preservation Ordinance and may result in enforcement action. Property owners are responsible for ensuring that contractors and subcontractors understand the approved scope of work before construction begins. CAP and the WCHPC may conduct site visits to verify compliance, and deviations must be corrected or brought back for additional review. Maintaining compliance protects the landmark's historic integrity and upholds the standards that guide Wake County's preservation program.

The Walter-Aiken House in Fuquay-Varina. Photograph by Loggia Preservation, 2025.


# Supporting Preservation Guidance

# Supporting Preservation Guidance

The following guidance sections provide contextual direction that supports and informs the Design Standards that follow. These sections are not intended to replace or override specific standards, but to clarify underlying preservation principles that are applied consistently throughout the document. Together, they establish a shared framework for decision-making, interpretation, and long-term stewardship of Wake County landmark properties.

**Regular Maintenance**

Regular maintenance is the single most effective preservation tool for protecting historic landmark properties. Historic buildings are inherently durable when properly maintained, and routine care prevents minor deterioration from becoming major structural failure or material loss. Deferred maintenance is one of the most common causes of irreversible damage to historic resources and often leads to unnecessary replacement rather than repair.

Historically, landmark buildings were maintained through cyclical upkeep—repainting wood, clearing gutters, repairing roofs, repointing masonry, and addressing moisture intrusion before damage accelerated. These routine actions preserved original materials and allowed buildings to function for generations without wholesale replacement. Maintenance was understood as an ongoing responsibility rather than a reactive response to failure.

Neglect allows moisture, biological growth, corrosion, and structural stress to compound over time. When maintenance is deferred, deterioration can reach a point where repair becomes more complex, expensive, or impossible—resulting in loss of historic fabric that could otherwise have been retained. Preservation standards therefore consistently prioritize early intervention and proactive care.

Regular maintenance does not require altering historic character or upgrading materials. Instead, it reinforces the preservation hierarchy embedded throughout these standards: maintenance first, repair second, and replacement only when deterioration is beyond repair. Property owners are encouraged to plan for routine inspections and cyclical maintenance as an essential component of long-term stewardship.

Routine maintenance forms the basis of responsible stewardship, protecting historic landmarks by addressing deterioration early and reducing the need for extensive repair or replacement. Samuel Bartley Holleman House near Holly Springs. Photograph by Capital Area Preservation, Inc.

# Supporting Preservation Guidance

### Alternative Materials

Historic preservation prioritizes the retention and repair of original materials. Historic materials embody craftsmanship, construction practices, and material performance that cannot be fully replicated. As a result, in-kind repair and replacement remain the preferred approach for preserving character-defining features of landmark properties.

In limited circumstances, however, alternative materials may be considered. The use of alternative materials does not represent a relaxation of preservation standards, nor does it imply acceptance of modern substitutions for convenience or cost. Rather, alternative materials are evaluated as a narrowly defined preservation tool when historic material is missing or deteriorated beyond repair and when faithful replication using original materials is not an option.

The acceptability of an alternative material is based on visual and functional equivalency, not on literal material sameness. Because alternative materials are, by definition, not the original material, their evaluation focuses on whether they convincingly replicate the historic appearance and performance characteristics of the feature they replace. This includes accurate replication of profile, scale, dimension, surface texture, detailing, finish, and—where applicable—paintability and assembly patterns. An alternative material must also perform in a manner that does not accelerate deterioration, trap moisture, or otherwise compromise adjacent historic fabric.

Alternative materials may be considered for both character-defining and non-character-defining features only when they meet these strict criteria. Their use must not create a false historic appearance, obscure evidence of historic construction, or introduce materials that are visually dominant, incompatible, or irreversible. Approval of alternative materials is never automatic and must be demonstrated through documentation, samples, and contextual evaluation during the Certificate of Appropriateness review process.

The standards that follow apply this framework on a feature-by-feature basis, identifying where alternative materials may be considered and establishing clear expectations for compatibility, durability, and long-term preservation outcomes.

Preservation Brief 16, published by the National Park Service, provides comprehensive guidance on the use of alternative materials for historic buildings:
https://www.nps.gov/orgs/1739/upload/preservation-brief-16-substitute-materials-2023.pdf

One pitfall of alternative siding material, shown here, is the surface texture. Historic wood siding has a smooth texture and does not show graining. Photograph by John Sandor in Preservation Brief 16.

# Supporting Preservation Guidance

### Disaster Preparedness & Resiliency

Historic landmark properties are increasingly vulnerable to extreme weather events, flooding, severe storms, and other climate-related hazards. Proactive disaster preparedness and resiliency planning are essential components of responsible preservation, helping to reduce damage, improve recovery outcomes, and safeguard historic resources before emergencies occur.

Historically, many buildings incorporated resilient design features—elevated foundations, durable materials, generous roof overhangs, operable windows, and passive ventilation—that contributed to long-term survival. Preserving and maintaining these features is often the first line of defense against disaster-related damage. Modern interventions should build upon these inherent strengths rather than undermine them.

Disaster preparedness focuses on planning, documentation, and risk reduction prior to an event. This includes maintaining roofs and drainage systems, securing vulnerable architectural elements, protecting archaeological resources, documenting existing conditions, and identifying emergency response strategies that minimize harm to historic fabric. Preparedness also includes understanding which interventions are appropriate in advance, rather than making reactive decisions during emergencies.

Resiliency strategies must be carefully evaluated to ensure they do not compromise historic character or introduce irreversible changes. Improvements should be compatible, reversible, and tailored to the specific risks affecting the property. Wholesale alteration of historic features under the guise of resiliency is not appropriate when less invasive measures can achieve protection.

Wake County's approach aligns with guidance developed by the North Carolina Department of Natural and Cultural Resources and the UNC School of Government. Readers are encouraged to consult the following resource for detailed best practices:
https://hrp.sog.unc.edu/wp-content/uploads/2023/10/HRP_Primer_Web_2023-10-26.pdf

Resilient design features like the deep wraparound porch, tall roof, and elevated foundation of the Reverend Robert E. Atkins House in Morrisville illustrate historic methods for mitigating heat and weather. Photograph by Loggia Preservation, 2025.


# Design Standards

# 1. Setting

The setting of a Wake County Historic Landmark encompasses the physical and spatial context that surrounds the historic resource and gives it meaning. Setting includes the landmark's placement on its site; its orientation, scale, and relationship to surrounding features; and the broader landscape elements that shape how the property is experienced and understood. Together, these factors establish a landmark's sense of place and connect it to historic patterns of development, land use, and community life.

Historically, landmark buildings were carefully sited in response to topography, access routes, agricultural or urban patterns, and relationships to neighboring structures and landscape features. Roads, paths, fences, walls, plantings, and views were not incidental, but integral to how the property functioned and was perceived. Even subtle changes to grade, orientation, or spatial relationships can significantly affect the legibility and integrity of a historic setting.

Preservation of setting requires retaining these relationships and protecting the features that define them. While change to a site may be necessary over time, such changes must reinforce—rather than diminish—the historic character of the landmark and its surroundings. This section establishes the overarching framework for evaluating site-related changes, with more specific guidance provided in subsequent sections addressing individual site features.

**Standards**

1. Preserve the historic relationship between the landmark and its site. The historic setting of a landmark—including its placement, orientation, and spatial relationship to surrounding features—must be retained. Changes that alter the historic relationship between the building and its site are not appropriate.
2. Preserve significant landscape features and site characteristics. Significant site features such as topography, views and vistas, roads, walkways, fences, walls, and plantings that contribute to the historic character of the landmark must be preserved. Removal or alteration of significant features is not appropriate.
3. Protect archaeological resources and site integrity. Archaeological features and resources associated with a landmark site must be protected. Ground-disturbing activities that may adversely affect archaeological resources should be avoided or appropriately mitigated.
4. Ensure that changes to the site are compatible with the historic setting. New site features or alterations must be compatible with the historic character of the landmark and its setting in terms of scale, design, materials, and location. Changes that introduce visually intrusive or incompatible elements into the historic setting are not appropriate.

# 1. Setting

A long driveway and deep setback from the road preserves the historic rural character of the Hartsfield-Perry Farm near Rolesville. Photograph by Loggia Preservation, 2025.

Viewed from the dam, the Lake Myra Store's setting encompasses the southern end of the lake, reflecting its historic ties to mill activity and later recreational use. Photograph by Capital Area Preservation, Inc.

# 2. Site Features and Plantings

Site features and plantings are integral components of a historic landmark's setting and contribute directly to its character, spatial organization, and sense of place. Elements such as topography, vegetation, circulation patterns, open spaces, and small-scale site features work together to frame the landmark building, define historic land use, and convey the evolution of the property over time.

Historically, site features and plantings were shaped by functional needs, regional practices, and the period of development of the landmark. Landscape elements such as lawns, gardens, tree groupings, hedgerows, and informal plantings were typically arranged to complement the architecture rather than dominate it. Site features—including paths, terraces, yard structures, and utilitarian elements—were modest in scale and designed to support the use of the property while reinforcing historic spatial relationships and views.

Preservation of site features and plantings requires retaining historic patterns, relationships, and materials. Inappropriate alteration, removal, or introduction of incompatible site elements can disrupt historic organization, obscure significant views, and diminish the landmark's integrity. New work within the site must respect historic development patterns, remain visually subordinate to the landmark building, and reinforce the overall historic character of the property and its setting.

**Standards**

1. Historic site features and landscape patterns must be preserved. The historic organization of the site—including yards, open spaces, circulation routes, and functional relationships between buildings and landscape—must be retained. Alterations that disrupt historic spatial patterns are not appropriate.
2. Mature trees, hedgerows, gardens, and other significant plantings and vegetation that contribute to the historic character of the site must be retained and maintained. Removal of significant vegetation without justification related to health, safety, or preservation necessity is not appropriate.
3. Replacement of historic plantings must be compatible. When historic plantings are lost due to age, disease, or damage, replacement should reflect the scale, form, and character of the original planting. Introductions that alter historic landscape character are not appropriate.
4. Site grading and topography must be preserved. Historic grades, slopes, and landforms must be retained. Regrading that alters drainage patterns, obscures foundations, or changes the historic relationship between buildings and the landscape is not appropriate.
5. New site features must be compatible with the historic setting. New landscape elements, site furnishings, or amenities must be subordinate in scale and compatible in placement and appearance with the historic site. Features that introduce visual clutter or dominate the landscape are not appropriate.
6. Landscape changes must not obscure historic buildings or views. Plantings or site features must not block significant views to or from historic buildings or diminish their visibility and prominence within the site.
7. Maintenance and site work must protect historic fabric. Routine landscape maintenance, tree work, and site improvements must avoid damage to historic buildings, foundations, archaeological resources, and character-defining site features.
8. Archaeological resources must be protected.

# 2. Site Features and Plantings

Historic site grading, slopes, and topography were often intentionally designed to manage drainage and protect the building from water as shown at the Dr. Lawrence Branch Young House in Rolesville. Photograph by Loggia Preservation, 2025

Ground-disturbing activities must be planned and executed to avoid damage to known or potential archaeological resources. Disturbance of archaeologically sensitive areas without thorough investigation is not appropriate.

9. Incremental site changes must not cumulatively erode historic character.
10. Individually minor alterations to site features or plantings must be evaluated for their cumulative impact on the historic setting. Gradual changes that collectively diminish historic integrity are not appropriate.


Significant historic plantings and vegetation were often intentionally placed to complement the architecture of the building as seen at the Fuquay-Varina Woman's Club. Photograph by Loggia Preservation, 2025.

# 3. Fences and Walls

Fences and walls are important components of a historic landmark's setting and contribute significantly to its spatial organization, sense of enclosure, and relationship to the public realm. Their location, height, materials, transparency, and detailing help define property boundaries, frame views, and reinforce historic patterns of development. Because fences and walls are often highly visible from public rights-of-way, they play a critical role in conveying historic character.

Historically, fences and walls associated with landmark properties were constructed of materials such as wood, masonry, wrought iron, or early metal systems and were designed to be modest in scale and visually compatible with the architecture and site. Front-yard and street-facing fences were typically lower and more transparent, reinforcing openness and visual connection, while taller or more solid fences were generally confined to rear yards, service areas, or agricultural settings. Retaining walls were integrated into site topography and constructed using materials and methods consistent with historic landscape practices.

Preservation of fences and walls requires retaining historic materials, locations, configurations, and visual relationships. Inappropriate replacement, relocation, or introduction of visually dominant or incompatible fencing systems can disrupt historic site organization and diminish a landmark's character. New fences and walls must reinforce historic patterns, remain visually subordinate to the landmark building, and support — rather than compete with — the historic setting.

**Standards**

1. Historic fences and walls must be preserved and maintained. Removal of repairable historic fences or walls is not appropriate.
2. Replacement of historic fences or walls is permitted only when deterioration is beyond repair.
3. The historic location, alignment, height, and configuration of fences and walls must be retained. Relocation or reconfiguration that alters historic site organization or boundary patterns is not appropriate.
4. Front-yard and street-facing fences must remain visually permeable and modest in height. Tall, solid, or visually dominant fences along primary elevations or street frontages are not appropriate.
5. When replacement of a historic fence or wall is necessary due to deterioration beyond repair, the replacement must replicate the historic feature in overall height, spacing, profile, material appearance, and detailing. Simplified or visually incompatible replacements are not appropriate.
6. New fences and walls must be compatible with the historic character of the landmark property and its setting. Design, scale, transparency, and materials must reinforce historic development patterns and must not visually compete with the landmark building.
7. Fences and walls must not obscure, damage, or alter character-defining site features or architectural elements. Installation that compromises historic views, significant landscape features, or building façades is not appropriate.
8. Retaining walls must be compatible in material, scale, and construction with historic site conditions. Oversized, visually dominant, or incompatible retaining systems are not appropriate.
9. Decorative detailing, finishes, and colors must be historically appropriate. Highly ornamental, stylistically incongruent, or visually conspicuous designs are not appropriate.
10. Alternative materials may be considered for new fences or walls where no historic fence or wall exists, provided the alternative is visually equivalent

# 3. Fences and Walls

The low wood picket fence at the Duncan-White House in Apex allows views between the house and the street while remaining historically appropriate. Photograph by Loggia Preservation, 2025.

in overall height, scale, transparency, profile, and finish, is compatible with the landmark property and its setting, and does not detract from the historic character of the site.

Historic site features like gate posts and fences must be retained and preserved. Photograph by Loggia Preservation, 2025.

# 4. Walkways, Driveways, and Parking Areas

Walkways, driveways, and parking areas are key elements of a historic landmark's site design and circulation pattern. Their placement, materials, scale, and alignment influence how a property is approached, experienced, and understood. These features often reflect historic movement patterns, functional relationships between buildings and landscapes, and the period in which the property developed.

Historically, circulation systems evolved over time and were shaped by use, technology, and context. Early landmark properties often featured narrow paths, informal drives, or modest carriageways constructed of materials appropriate to their era, such as gravel, compacted earth, brick, stone, or early concrete. The scale and material of these features were closely tied to the building's age, function, and setting, and they were designed to complement — not dominate — the historic landscape.

Preservation of historic walkways, driveways, and parking areas requires retaining original alignments, materials, and spatial relationships. Inappropriate widening, reconfiguration, or introduction of visually incompatible materials can disrupt historic circulation patterns and alter the character of the site. New or modified circulation features must be period-appropriate, visually compatible with the landmark property, and designed to respect historic patterns while accommodating contemporary needs.

**Standards**

1. Historic walkways, driveways, and parking areas must be preserved and maintained. Removal or replacement of repairable historic circulation features is not appropriate.
2. The historic location, alignment, width, and configuration of walkways and driveways must be retained. Alterations that disrupt established circulation patterns or site organization are not appropriate.
3. New walkways, driveways, and parking areas must be compatible with the historic circulation patterns and site organization of the landmark property. New routes should respect traditional alignments, relationships, and hierarchy, without requiring replication of historic layouts.
4. Walkway, driveway, and parking materials must be compatible with the landmark's period of significance and historic character. Materials, finishes, and detailing should reflect those historically associated with the property's era and setting, rather than introducing utilitarian or contemporary surfaces inconsistent with the historic context.
5. Walkways and driveways must remain visually subordinate to the historic building and landscape. Overly wide, visually dominant, or heavily engineered circulation features are not appropriate.
6. Parking areas must be located to minimize visual impact. Placement in front yards, along primary façades, or in prominent viewsheds is not appropriate.
7. Changes to grading associated with walkways, driveways, or parking areas must be minimized. Extensive regrading, retaining systems, or site alterations that disrupt historic topography are not appropriate.
8. Historic site features, including steps, curbs, edging, and associated landscape elements, must be preserved and repaired where they exist. Removal or alteration without evidence of deterioration beyond repair is not appropriate.
9. Lighting, striping, curbing, signage, and other

# 4. Walkways, Driveways, and Parking Areas

Historic driveways and walkways, like the ribbon driveway pictured here, are significant in defining the overall historic character of the landmark site. Photograph by Loggia Preservation, 2025.

associated features must be minimal and compatible with the historic setting. Highly visible, modern, or visually intrusive treatments are not appropriate.

A stabilized aggregate walkway provides the appearance of a natural gravel path while creating a durable walking surface. Photograph by Capital Area Preservation, Inc.

# 5. Outbuildings and Accessory Structures

Outbuildings and accessory structures—including garages, barns, sheds, smokehouses, carriage houses, workshops, and similar secondary buildings—are essential components of many historic landmark properties. These structures often illustrate historic patterns of use, labor, storage, and daily life and contribute to the broader understanding of how a property functioned over time. When viewed collectively with the principal building, outbuildings help define the historic character, spatial organization, and hierarchy of the site.

Historically, outbuildings were intentionally designed to be subordinate to the primary structure in scale, form, and architectural expression. Their placement on the site reflected functional relationships, circulation patterns, and historic land use, while their construction materials and detailing were appropriate to their utilitarian purpose. Even modest or vernacular outbuildings may possess significance due to age, craftsmanship, or their contribution to the historic setting and should not be dismissed as incidental features.

Preservation of outbuildings and accessory structures helps maintain the historic setting and functional relationships that define a landmark property. Alterations or replacements that disrupt established site relationships, introduce incompatible scale or character, or diminish the legibility of the historic setting can undermine the integrity of the landmark property as a whole. Careful stewardship ensures that outbuildings continue to support, rather than compete with, the historic resource they serve.

**Standards**

1. Historic outbuildings and accessory structures must be preserved and maintained. Removal or replacement of repairable historic outbuildings is not appropriate.
2. The historic location, orientation, and relationship of outbuildings to the primary building must be retained. Relocation or reconfiguration that alters historic site organization or functional relationships is not appropriate.
3. Outbuildings must remain visually subordinate to the primary historic building. Alterations that increase height, massing, or architectural prominence and cause the outbuilding to compete with the landmark are not appropriate.
4. Historic outbuilding forms, roof shapes, materials, and openings must be preserved. Alterations that significantly change scale, proportion, roof form, or character-defining features are not appropriate.
5. Repair of deteriorated outbuilding materials must be prioritized over replacement. Wholesale replacement due to localized deterioration or deferred maintenance is not appropriate.
6. When replacement of an existing outbuilding is unavoidable due to deterioration beyond repair, the replacement must reflect the historic footprint, scale, form, roof shape, and visual character of the original structure.
7. Openings, doors, and windows on outbuildings must remain compatible in proportion and placement. Enlarged, prominently glazed, or visually dominant openings are not appropriate.
8. Existing outbuildings and accessory structures must not be altered in ways that compromise significant views, spatial relationships, or historic circulation patterns associated with the landmark property.

# 5. Outbuildings and Accessory Structures

This accessory structure is a contributing outbuilding associated with the Wakefield Barn, near Wake Forest, and reflects the property's historic use as a dairy farm. Photograph by Loggia Preservation, 2025.

A small raised red barn on stone piers at the Thompson House near Wake Forest. Photograph by Capital Area Preservation, Inc.

Outbuildings such as barns, milking sheds, and chicken coops are essential components of many historic landmark properties. Photograph by Loggia Preservation, 2025.

# 6. Pools and Play Structures

Pools, spas, hot tubs, and play structures are modern amenities that can significantly impact the historic character of a landmark property if not carefully sited and designed. Because these features introduce new forms, materials, and activity zones into the landscape, they must be treated as clearly secondary, reversible site elements. Their placement, scale, and appearance must not compromise historic spatial organization, views, or the visual primacy of the landmark's buildings and grounds.

Historically, landmark properties did not include in-ground swimming pools, hot tubs, plastic play equipment, or large manufactured play systems. Outdoor recreation typically took the form of lawns, gardens, orchards, and informal play areas in open yard spaces. The introduction of modern pools and play structures therefore represents a distinctly contemporary layer that must be carefully managed so that it does not obscure or distort the historic character of the property.

If thoughtfully planned, modern recreational features can be accommodated in secondary yard areas, screened from primary views, and designed with subdued materials that minimize visual impact. Inappropriate placement—such as in front yards or prominent side yards—or the use of visually dominant designs, bright colors, extensive hardscaping, or elevated decks can disrupt historic patterns and permanently alter the perception of the landmark. Preservation requires that pools and play structures remain clearly subordinate, reversible, and compatible with the historic setting.

**Standards**

1. Pools, spas, and hot tubs must be located in rear or secondary yard areas. Placement in front yards, side yards visible from public rights-of-way, or other prominent locations is not appropriate.
2. Pools, spas, and hot tubs must remain visually subordinate to the landmark and its setting. Installations that visually dominate open space or compete with the historic building are not appropriate.
3. The size, scale, and configuration of pools, spas, and hot tubs must be minimized. Oversized or visually intrusive installations are not appropriate.
4. Ground disturbance associated with pools, spas, or hot tubs must not begin without completion of archaeological review. Initiating excavation, grading, or subsurface disturbance for these features prior to archaeological review is not appropriate.
5. Pools, spas, and hot tubs must not require removal, relocation, or alteration of historic buildings, foundations, porches, walkways, terraces, or other character-defining site features.
6. Associated fencing or safety features must be visually unobtrusive and compatible with the historic site. Tall, opaque, or visually dominant enclosures are not appropriate.
7. Play structures must be located in rear yard areas and remain visually unobtrusive. Placement in front yards or highly visible areas is not appropriate.
8. Play structures must be modest in scale and simple in design. Large, highly contemporary, or visually dominant play equipment is not appropriate.
9. Play structures must not compromise historic views, vistas, or the spatial relationship between the landmark and its setting.
10. Play structures must be temporary, reversible, and freestanding. Permanent installations, fixed foundations, or structures that require excavation, grading, or alteration of historic site features are not appropriate.
11. Play structures and playground equipment constructed of vinyl, plastic, composite, or other

# 6. Pools and Play Structures

Located within a rear secondary yard, the pool at the J. Beale Johnson House near Fuquay-Varina is scaled and sited to remain visually subordinate to the historic landmark. Photograph by Capital Area Preservation, Inc.

synthetic materials with a manufactured or visually dominant appearance are not appropriate. Materials and finishes must remain visually subdued and compatible with the historic character of the landmark property and its setting.

The playground equipment is located in the rear yard and is visually unobtrusive. Photograph by Capital Area Preservation, Inc.

Following archaeological review, this modestly scaled pool was installed in the rear yard of the Ballentine-Spence House in Fuquay-Varina to minimize visual impact. Photograph by Capital Area Preservation, Inc.

# 7. Signage

Signage is a highly visible component of a historic landmark's setting and can significantly affect the perception of scale, character, and architectural integrity. On landmark properties, signage must reinforce — not compete with — the historic building, its materials, proportions, and relationship to the public realm. Inappropriate signage can obscure architectural features, disrupt façade composition, and introduce visual clutter inconsistent with historic character.

Historically, signage associated with landmark properties was modest in size, limited in number, and carefully integrated into the building's architecture. Signs were typically painted, carved, or mounted flat against façades, hung from simple brackets, or displayed within storefront systems. Materials, lettering styles, illumination, and placement were restrained and directly related to the building's period of significance and use. Signage was intended to identify a business or property without dominating the building or streetscape.

Preservation of historic character requires that signage remain clearly subordinate to the landmark building and its architectural features. New signage must be compatible in scale, placement, materials, and design, and must not obscure, damage, or permanently alter historic fabric. The cumulative impact of signage — including multiple signs, lighting, and mounting systems — must be carefully evaluated to ensure the historic resource remains visually primary.

**Standards**

1. Historic signs must be preserved and maintained. Removal or replacement of repairable historic signs is not appropriate.
2. Signage must be subordinate to the historic building. Signs that visually dominate the façade, overwhelm architectural features, or compete with the landmark's form and detailing are not appropriate.
3. Sign placement must respect historic architectural features. Signs must not obscure, damage, or alter character-defining elements such as windows, doors, transoms, pilasters, cornices, trim, or decorative detailing.
4. Sign size, scale, and proportion must be historically appropriate. Oversized signs, excessive sign coverage, or signs that disrupt established façade rhythm or storefront composition are not appropriate.
5. Sign materials and construction must be compatible with historic character. Traditional materials such as wood or metal with painted, carved, or applied lettering are appropriate. Plastic-faced signs, internally illuminated cabinets, or materials with a manufactured or synthetic appearance are not appropriate.
6. Lettering style, graphics, and finishes must be historically compatible. Lettering that is oversized, overly stylized, fluorescent, metallic, or clearly contemporary in appearance is not appropriate.
7. Illumination must be external and subdued. Internally illuminated signs, backlit panels, exposed LED lighting, digital displays, animated signage, or other lighting that creates a bright, visually dominant, or contemporary commercial appearance are not appropriate.
8. Mounting methods must be reversible and must not damage historic fabric. Installation that requires cutting, drilling, or permanently altering historic materials or architectural features is not appropriate.
9. The number of signs must be limited. Multiple signs on a single façade, excessive branding, or cumulative signage that creates visual clutter is not appropriate.

# 7. Signage


Sign design and materials must be compatible with the landmark building's historic character, favoring traditional materials such as wood or metal. Photograph by Loggia Preservation, 2025.

10. Temporary signs must remain truly temporary. Banners, window signs, or other short-term signage must be limited in size, duration, and placement and must not obscure architectural features or establish a permanent visual presence.
11. Alternative materials may be considered only for new signage where no historic sign exists, provided the sign is visually compatible in scale, material appearance, finish, lettering style, and placement, remains subordinate to the historic building, and does not detract from the character of the landmark property or its setting.


Signs must be appropriately scaled to the historic building and located to avoid obscuring or damaging historic materials. Photograph by Loggia Preservation, 2025.


Lettering style, graphics, and finishes must be historically compatible. Photograph by Loggia Preservation, 2025.

# 8. Exterior Lighting

Lighting is an important functional element of historic landmark properties, affecting safety, visibility, and nighttime use, while also shaping the character of the site after dark. The location, intensity, color, scale, and fixture design of lighting can either reinforce historic character or introduce visual intrusion that diminishes the integrity of the setting. Because lighting is often visible from public rights-of-way, it must be carefully controlled.

Historically, exterior lighting was minimal, utilitarian, and low in intensity. Fixtures were modest in scale, limited in number, and designed to illuminate specific areas rather than entire sites. Light sources emphasized warm tones and downward illumination, reinforcing architectural features and circulation paths without overwhelming the building or landscape.

Preservation of historic settings requires that lighting remain subordinate to the landmark and its site. New lighting must be compatible in scale, placement, fixture design, and illumination level, must avoid visual clutter, and must not create a contemporary or commercial appearance inconsistent with the historic character of the property.

Character defining light fixtures must be retained. Photograph by Loggia Preservation, 2025.

**Standards**

1. Character-defining historic lighting fixtures must be preserved and maintained. Removal or replacement of such light fixtures is not appropriate except where deterioration is beyond repair.
2. New exterior lighting must be compatible with the historic character of the landmark and its setting. Fixtures that introduce a contemporary, commercial, or institutional appearance are not appropriate.
3. Lighting levels must be low-intensity and controlled. Excessive brightness, site-wide floodlighting, or illumination that overwhelms the building or landscape is not appropriate.
4. Lighting must be directed downward and shielded. Uplighting, silhouetting, or glare-producing fixtures that illuminate walls, roofs, trees, or the sky are not appropriate.
5. Fixture scale, height, and placement must be visually subordinate. Oversized fixtures, tall poles, or prominent mounting locations that compete with historic buildings or site features are not appropriate.
6. Lighting must be limited to functional needs such as entries, walkways, steps, and parking areas. Decorative or ornamental lighting must be historically appropriate in design, scale, and appearance and must not introduce stylized, thematic, or visually dominant fixtures that conflict with the historic character of the landmark property.
7. Fixture design and materials must be historically compatible. Highly stylized, faux-historic, industrial, or contemporary designs are not appropriate.
8. Light color must be warm and compatible with historic materials. Cool, blue-white, or color-changing light sources are not appropriate.
9. Lighting must not obscure, damage, or visually dominate character-defining architectural or site features. Installations that compromise historic fabric or views are not appropriate.
10. Associated wiring, conduits, and equipment must be concealed to the greatest extent possible. Exposed conduits, surface-mounted wiring, or visually intrusive hardware are not appropriate.
11. Lighting must not create light spillover onto adjacent properties or public rights-of-way. Fixtures that contribute to glare or light pollution are not appropriate.

# 9. Archaeological Sites and Resources

Archaeological sites and resources are fragile, nonrenewable components of Wake County's historic landscape. These resources include prehistoric and historic archaeological deposits, subsurface features, artifact concentrations, foundations, wells, privies, agricultural features, cemeteries, and cultural landscapes that may not be visible at the surface but are essential to understanding the history and use of a landmark property.

Historically, archaeological resources provide information not always documented in written records or visible in standing structures. They can reveal patterns of land use, domestic life, labor, agriculture, industry, and cultural practices associated with a property over time. Because archaeological resources are often encountered during ground-disturbing activities, they are particularly vulnerable to inadvertent damage or loss.

Preservation of archaeological sites and resources requires avoiding disturbance and ensuring that any necessary ground disturbance is carefully evaluated, documented, and mitigated. Archaeological review is an essential component of stewardship for landmark properties and must occur prior to ground disturbance to ensure that significant resources are identified and protected.

For more information, visit the North Carolina Office of State Archaeology at https://archaeology.ncdcr.gov/.

**Standards**

1. Archaeological sites and resources must be preserved and protected. Ground disturbance that damages, displaces, or destroys significant archaeological resources is not appropriate.
2. Ground-disturbing activities must be planned to avoid known or potential archaeological resources. Site planning, layout, and design must prioritize avoidance rather than mitigation.
3. Archaeological review must be completed prior to any ground disturbance on a landmark property. Beginning excavation, grading, trenching, or other subsurface disturbance without completion of archaeological review is not appropriate.
4. Archaeological investigations must be conducted by qualified professionals meeting applicable state standards. Informal assessments or unqualified evaluations are not appropriate.
5. Archaeological resources identified during review must be protected, documented, and treated in accordance with professional standards. Removal, disturbance, or destruction of identified resources without appropriate documentation and mitigation is not appropriate.
6. Where archaeological resources are identified, modification of the proposed project design, construction methods, or site layout may be required to avoid, minimize, or mitigate impacts to resources.
7. Previously unidentified archaeological resources encountered during construction must result in immediate cessation of work in the affected area. Work must not resume until appropriate archaeological evaluation and mitigation, if needed, have been completed.
8. Landscape alterations, utility installation, pools, foundations, retaining walls, and similar improvements must be evaluated for archaeological impact. Undertaking such work without prior archaeological consideration is not appropriate.
9. Archaeological resources must not be removed for convenience, cost savings, or schedule considerations. Preservation decisions must be based on significance and feasibility, not expediency.

# 10. Cemeteries and Burial Grounds

Cemeteries and burial grounds are among the most sensitive and significant historic resources found on landmark properties. They embody cultural traditions, religious practices, family histories, and community development patterns that may span multiple generations. Their location, layout, markers, plantings, boundaries, and relationship to the surrounding landscape are essential components of their historic character.

Historically, burial grounds were carefully sited and organized, often reflecting period beliefs about landscape, permanence, and memory. Grave markers, headstones, footstones, vaults, fencing, and associated features were crafted using materials and designs characteristic of their era. Weathering, patina, and irregularities are expected conditions and contribute to historic authenticity rather than signaling neglect.

Preservation of cemeteries and burial grounds requires a respectful, conservative approach that prioritizes protection of gravesites, markers, and spatial organization. Any intervention must avoid disturbance of human remains, preserve historic materials and layouts, and ensure that cemeteries remain legible as historic cultural landscapes.

Grave markers, headstones, footstones, vaults, and other cemetery features must be preserved in place. Photograph by Capital Area Preservation, Inc.

**Standards**

1. Historic cemeteries and burial grounds must be preserved and protected. Disturbance of graves, markers, or burial features is not appropriate.
2. The historic layout, boundaries, circulation patterns, and spatial organization of cemeteries must be retained. Regrading, reconfiguration, or reorganization that alters historic relationships is not appropriate.
3. Grave markers, headstones, footstones, vaults, curbing, fencing, and associated features must be preserved in place. Removal, relocation, or replacement of repairable historic elements is not appropriate.
4. Repair of historic grave markers and features must use conservation-based methods appropriate to the material. Abrasive cleaning, sandblasting, power washing, chemical treatments, or untested repair methods are not appropriate.
5. Resetting or stabilization of grave markers may be permitted where necessary to prevent loss or damage. Such work must be undertaken using professional conservation practices and must not alter inscriptions, profiles, or finishes.
6. Ground disturbance within or adjacent to cemeteries must not occur without prior archaeological review. Excavation, grading, trenching, or utility installation that risks disturbing burials is not appropriate.
7. New pathways, fencing, signage, or site features within cemeteries must be visually unobtrusive and compatible. Installations that introduce modern character or dominate the historic setting are not appropriate.
8. Vegetation management must protect grave markers and burial features. Tree removal, planting, or root disturbance that damages historic materials or alters historic patterns is not appropriate.
9. Cemeteries must remain accessible and identifiable as burial grounds. Uses or alterations that obscure, repurpose, or diminish their commemorative function are not appropriate.

# 11. Hardscaping

Hardscaping features are integral components of a historic landmark's setting and landscape and play a significant role in organizing outdoor space, circulation, and use of the site. These features include ground-level paved areas, site walls, steps, edging, fire features, and other constructed landscape elements that shape how the property is experienced. When appropriately designed, hardscaping can support functional use of the site while reinforcing historic character and spatial relationships.

Historically, hardscaping associated with landmark properties was modest in scale, utilitarian in purpose, and constructed of durable materials appropriate to the period of development. Paving patterns, site steps, garden walls, and similar features were typically integrated into the natural topography and were visually subordinate to the primary building. Large expanses of hardscape, ornamental site features, or highly stylized outdoor amenities were not characteristic of historic landscapes.

Preservation of historic settings requires that hardscaping remain compatible with the landmark property, respect historic site organization, and avoid suburban or recreational character that competes with the historic building. New hardscaping must be carefully located, limited in extent, and designed to reinforce — rather than overwhelm — the historic landscape.

**Standards**

1. Historic hardscaping features, including paving, site steps, walkways, edging, and landscape walls, must be preserved and maintained. Removal or replacement of repairable historic hardscaping is not appropriate.
2. New hardscaping must be compatible with the historic character of the landmark property and its setting. Scale, location, materials, and visual impact must reinforce historic site patterns and remain visually subordinate to the landmark building.
3. Hardscaping must respect historic site organization, circulation patterns, and spatial relationships. New features that disrupt established movement, views, or landscape hierarchy are not appropriate.
4. Hardscaping materials must be visually compatible with the historic landmark and its setting. Contemporary materials may be appropriate when they are discreet, subordinate, and do not detract from the historic character of the site.
5. Large expanses of continuous paving are not appropriate. Hardscaping must be limited in extent and broken down visually to avoid overwhelming the historic landscape.
6. Site features such as seat walls, low decorative walls, fire pits, outdoor cooking or grilling areas, and similar elements must be modest in scale, discreetly located, and visually subordinate. Prominent, oversized, or visually dominant features are not appropriate.
7. Hardscaping must be integrated with existing topography and must not require excessive grading, terracing, or alteration of natural landforms. Artificial leveling or extensive recontouring of historic sites is not appropriate.
8. Hardscaping must not obscure, damage, or visually compete with character-defining site features or architectural elements. Installations that compromise significant views, historic landscape features, or building façades are not appropriate.
9. Ground disturbance associated with new hardscaping must comply with archaeological review

# 11. Hardscaping

Low stone walls form a traditional hardscape feature at the Alpheus-Jones house near Raleigh. Photo by Capital Area Preservation, Inc.

requirements where applicable. Hardscaping that proceeds without required archaeological review is not appropriate.

10. Alternative materials may be considered for new hardscaping features where no historic hardscaping exists, provided the materials are visually compatible in scale, texture, pattern, and finish, reinforce the historic character of the site, and do not detract from the landmark property or its setting.

Hardscaping must follow existing topography and avoid unnecessary grading or landform alteration. Photograph by Loggia Preservation, 2025.

A pavilion structure with stone-faced outdoor kitchen elements is integrated into the surrounding hardscape. Photo by Capital Area Preservation, Inc.

# 12. Wood

Wood is one of the most prevalent and character-defining materials found on historic landmark buildings. It appears in siding, trim, porches, columns, railings, windows, doors, cornices, brackets, and decorative detailing, and it plays a critical role in conveying architectural style, craftsmanship, scale, and proportion. Because wood elements are often highly visible and finely detailed, their preservation is essential to maintaining the authenticity and integrity of historic resources.

Historically, exterior wood was milled, assembled, and finished using traditional construction methods that allowed for repair, replacement of individual components, and ongoing maintenance. Wood elements were designed to weather gradually and to be repainted, repaired, or selectively replaced over time without wholesale loss of historic fabric. Evidence of age, minor irregularities, and repair are inherent characteristics of historic wood construction and do not, by themselves, justify removal or replacement.

Preservation of wood requires prioritizing repair over replacement, addressing underlying causes of deterioration, and retaining historic profiles, proportions, and detailing. While replacement may sometimes be necessary, inappropriate removal, concealment, or substitution of wood elements can permanently alter the appearance and character of a historic building. Careful stewardship ensures that wood remains a durable, expressive, and authentic material rather than a disposable surface.

**Standards**

1. Historic wood elements must be preserved and maintained. Repair of deteriorated wood, including consolidation, splicing, dutchman repairs, and selective replacement of damaged portions, must be prioritized over full replacement. Removal of repairable wood is not appropriate.
2. Replacement of wood elements is permitted only when deterioration is beyond repair. Wholesale replacement of wood features due to localized deterioration is not appropriate. Routine weathering, surface decay, or limited damage does not justify full replacement.
3. When replacement of wood elements is unavoidable, the replacement must replicate the existing element exactly in profile, dimension, thickness, detailing, texture, installation method, and paintability. Simplified, generic, or approximate replacements are not appropriate.
4. Replacement wood elements must be installed to match traditional construction practices, including trim buildup, reveals, shadow lines, joinery, and attachment methods. Modern installation techniques that alter historic proportions or visual depth are not appropriate.
5. Historic wood siding, including weatherboard, board-and-batten, shingles, and flush boards, must retain original exposure, coursing, and orientation. Altering exposure, reversing orientation, or introducing modern patterns is not appropriate.
6. Decorative and character-defining wood features, including cornices, brackets, vergeboards, columns, balusters, railings, and trim, must be preserved and repaired. Removal or replacement of these features without evidence of deterioration beyond repair is not appropriate.
7. Wood finishes must remain historically appropriate. Paint buildup that obscures detail, synthetic coatings that create a plastic appearance, or finishes inconsistent with historic practice are not appropriate.
8. Wood elements must not be concealed or wrapped

# 12. Wood

A cyclical maintenance schedule can help prevent excessive deterioration. When work is required, the repair of deteriorated wood must be prioritized over full replacement. Photograph by Loggia Preservation, 2025.

with aluminum, vinyl, PVC, composite cladding, or similar materials. Covering wood elements is not appropriate.

9. Moisture-related deterioration must be addressed at its source. Replacement of wood without correcting underlying drainage, flashing, ventilation, or roofing issues is not appropriate.
10. Alternative materials may be considered only when wood elements are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects, including profile, dimension, color, texture, finish, and paintability, and the material does not adversely affect the long-term preservation of surrounding historic fabric.

The wood shingles and trim are character-defining features of the Queen Anne-style Harward House in Apex. Photograph by Loggia Preservation, 2025.

# 13. Masonry

Masonry is one of the most durable and character-defining materials found on historic landmark properties. It includes brick, stone, terra cotta, historic concrete, mortar, stucco, chimneys, foundations, steps, retaining walls, and site structures. Masonry materials convey craftsmanship, regional building traditions, construction technology, and architectural style, and often form some of the most visually prominent and structurally significant features of a historic resource.

Historically, masonry was constructed using locally available materials and lime-based mortars that allowed buildings to accommodate moisture movement and seasonal expansion. Brick bonds, stone coursing, mortar joint profiles, tooling, and surface textures were integral to the appearance and performance of masonry construction. These systems were intended to weather gradually over time, and evidence of age, minor cracking, or surface wear is often part of their historic character rather than an indication of failure.

Preservation of masonry requires retaining historic materials, maintaining vapor permeability, and using compatible repair methods that do not damage surrounding fabric. Inappropriate cleaning, repointing, coating, or replacement can permanently alter the appearance and performance of masonry and accelerate deterioration. Careful stewardship ensures that masonry remains both structurally sound and historically legible.

**Standards**

1. Historic masonry materials, including brick, stone, mortar, stucco, and historic concrete, must be preserved and maintained. Removal of repairable historic masonry is not appropriate.
2. Repair of deteriorated masonry must be prioritized over replacement. Repointing, patching, consolidation, or localized repair must be used to address deterioration before replacement is considered.
3. Replacement of masonry materials is permitted only when deterioration is beyond repair. Routine cracking, weathering, surface erosion, or cosmetic damage does not justify full replacement.
4. When replacement of masonry is unavoidable, replacement materials must match the existing masonry in unit size, color, texture, finish, and coursing or bonding pattern. Simplified, generic, or visually incompatible replacements are not appropriate.
5. Mortar used for repointing or repair must be compatible with the historic masonry in composition, strength, color, joint width, and tooling profile. Mortars that are harder or less permeable than the historic masonry are not appropriate.
6. Masonry cleaning must use the gentlest means possible. Abrasive and/or water-intensive cleaning methods, including sandblasting, grinding, high-pressure washing, or chemical treatments that damage masonry surfaces, are not appropriate.
7. Historically unpainted masonry must remain unpainted. Application of paint, waterproof coatings, sealants, or surface treatments that alter appearance or trap moisture is not appropriate.
8. Historic masonry features, including chimneys, foundations, steps, retaining walls, arches, and decorative detailing, must be preserved and repaired. Removal or alteration of these features without evidence of deterioration beyond repair is not appropriate.
9. Moisture-related masonry deterioration must be addressed at its source. Repair or replacement of masonry without correcting underlying drainage,

# 13. Masonry

Contrasting blonde and red brick with stone lintels and sills at the Wakelon School in Zebulon constitutes a character-defining masonry feature that must be retained and preserved. Photograph by Loggia Preservation, 2025.

The North Carolina State Commercial and Agricultural Building features exterior stucco, a red clay tile roof, a masonry parapet, and other decorative masonry elements. Photograph by Capital Area Preservation, Inc.

flashing, roof, or site conditions is not appropriate.

10. Alternative materials may be considered only when masonry elements are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects, including unit size, color, texture, finish, and pattern, and the material does not adversely affect the long-term preservation of surrounding historic fabric.

Painting previously-unpainted historic brick is not appropriate. Coatings trap moisture and accelerate spalling and mortar deterioration. Photograph by Loggia Preservation, 2025.

# 14. Architectural Metals

Architectural metals are important character-defining materials found on many landmark properties, including roofs, gutters, downspouts, flashing, cornices, storefront components, railings, fences, grilles, doors, windows, hardware, decorative panels, and ornamental features. These materials reflect historic construction technology, craftsmanship, and architectural style, and often contribute significantly to the visual detailing and durability of historic buildings.

Historically, architectural metals such as iron, steel, tin, copper, zinc, lead, aluminum, and early alloys were selected for their strength, workability, and longevity. Decorative metalwork was frequently custom-fabricated, hand-formed, or cast, and its profiles, seams, fasteners, and finishes were integral to the overall architectural composition. Over time, historic metals were intended to weather naturally, developing patina or surface oxidation that contributes to historic character rather than detracting from it.

Preservation of architectural metals requires prioritizing retention and repair of existing material, addressing corrosion and failure at their source, and avoiding unnecessary replacement. When intervention is required, repairs must respect original fabrication methods, profiles, and finishes. Replacement should occur only when deterioration is beyond repair, and new work must match the historic appearance and performance of the original material.

**Standards**

1. Historic architectural metal elements must be preserved and maintained. Repair of deteriorated metal, including patching, welding, brazing, mechanical fastening, or selective replacement of damaged portions, must be prioritized over full replacement. Removal of repairable historic metal is not appropriate.
2. Replacement of architectural metal is permitted only when deterioration is beyond repair. Wholesale replacement of metal features due to localized corrosion, surface rust, or finish failure is not appropriate.
3. When replacement of architectural metal is unavoidable, the replacement must replicate the historic element exactly in profile, dimension, thickness, configuration, detailing, texture, finish, and visual depth. Simplified, generic, or approximate replacements are not appropriate.
4. Replacement metal elements must be fabricated and installed to match historic construction practices, including seam type, joint treatment, fastening method, spacing, attachment points, and visual shadow lines. Modern fabrication methods that alter historic proportions or appearance are not appropriate.
5. Historic metal roofing systems, including standing-seam and decorative metal roofs, must retain original seam height, spacing, panel width, and detailing. Introduction of modern ribbed, corrugated, snap-lock, or exposed-fastener systems is not appropriate.
6. Decorative and character-defining metal features, such as cornices, cresting, railings, grilles, balconies, storefront elements, columns, lintels, and ornamental panels, must be preserved and repaired. Removal or replacement of these features without evidence of deterioration beyond repair is not appropriate.
7. Historic metal finishes must be preserved and maintained. Cleaning, coating, or refinishing must use methods appropriate to the metal type and must not remove historic tooling, surface texture, or detailing. Abrasive cleaning that damages historic metal is not

# 14. Architectural Metals

The metal cornice trim above the storefront window of the Hinton and Son Hardware Store in Apex is a character-defining architectural feature. Photograph by Loggia Preservation, 2025.

appropriate.

8. Corrosion and deterioration must be addressed at their source. Replacement of metal elements without correcting underlying moisture, drainage, flashing, galvanic action, or attachment issues is not appropriate.
9. Architectural metal elements must not be concealed, wrapped, or replaced with incompatible modern systems. Aluminum capping, vinyl wrapping, composite covers, or coatings that alter historic appearance or trap moisture are not appropriate.
10. Alternative materials may be considered only when metal elements are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects, including profile, dimension, color, texture, finish, seam or joint pattern where applicable, and visual depth, and the material does not adversely affect the long-term preservation of surrounding historic fabric.

The metal cupola vents on top of the Wakefield Barn, near Wake Forest, reflect historic agricultural ventilation design. Photograph by Loggia Preservation, 2025.

The metal clad geodesic dome roof of the Apex Dome building reflects its distinctive mid-century architectural design. Photograph by Capital Area Preservation, Inc.

# 15. Exterior Walls, Trim, and Ornament

Exterior walls, trim, and architectural ornament form the visual framework of a historic building and are among the most important contributors to its character and craftsmanship. These elements establish proportion, rhythm, depth, and detail, and together define the architectural style, hierarchy, and composition of the façade. Their materials, profiles, and assembly reflect historic construction practices and must be preserved to maintain authenticity.

Historically, exterior wall systems were constructed as integrated assemblies, with trim and ornament designed specifically for the wall material, exposure, and architectural intent. Wood, masonry, stucco, metal, and early composite systems were detailed to shed water, allow ventilation, and express structural logic. Trim and ornament were not applied decoration, but functional and visual components carefully scaled and proportioned to the building.

Preservation of exterior walls, trim, and ornament requires retaining historic material, profile, and depth; repairing localized deterioration; and avoiding simplification or concealment. Replacement is appropriate only when deterioration is beyond repair. Any intervention must respect original construction methods, detailing, and visual relationships.

**Standards**

1. Historic exterior wall materials must be preserved and maintained. Repair of localized deterioration must be prioritized over replacement. Removal of repairable historic wall material is not appropriate.
2. Replacement of exterior wall material is permitted only when deterioration is beyond repair. Wholesale replacement due to localized damage, weathering, or finish failure is not appropriate.
3. Historic trim and ornament, including corner boards, window and door surrounds, cornices, friezes, belt courses, brackets, moldings, pilasters, panels, and applied detailing, must be preserved and repaired. Removal or replacement of these elements without evidence of deterioration beyond repair is not appropriate.
4. When replacement of trim or ornament is unavoidable, the replacement must replicate the historic element exactly in profile, dimension, thickness, detailing, texture, installation method, and visual depth. Simplified or generic replacements are not appropriate.
5. Exterior wall systems must retain historic coursing, exposure, orientation, pattern, and joint treatment. Altering these characteristics is not appropriate.
6. Trim and ornament must be installed to match historic construction practices, including buildup, reveals, shadow lines, joinery, and attachment methods. Modern installation techniques that alter historic proportions or flatten visual depth are not appropriate.
7. Exterior wall materials must not be concealed, covered, or wrapped with incompatible systems. Aluminum capping, vinyl siding, EIFS, synthetic panels, or composite coverings that obscure historic fabric are not appropriate.
8. Moisture-related deterioration must be addressed at its source. Replacement of exterior wall material, trim, or ornament without correcting underlying drainage, flashing, ventilation, or roof issues is not appropriate.

# 15. Exterior Walls, Trim, and Ornament

Corner boards and window trim frame exterior wall openings and define the edges of the wood siding. Photograph by Loggia Preservation, 2025.

9. Surface treatments, coatings, or finishes must remain historically appropriate. Treatments that seal walls, trap moisture, obscure texture, or create a synthetic appearance are not appropriate.
10. Exterior ornament must not be removed or altered to accommodate modern features, equipment, or installations. Alterations that compromise historic detailing are not appropriate.
11. Alternative materials may be considered only when exterior wall elements, trim, or ornament are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects, including profile, dimension, color, texture, finish, joint or panel pattern where applicable, and visual depth, and the material does not adversely affect the long-term preservation of surrounding historic fabric.


The Pugh House in Morrisville features a decorative porch balustrade, columns, and spandrels that help convey its historic character. Photograph by Loggia Preservation, 2025.

# 16. Paint and Paint Colors

Paint is a critical protective and visual component of historic landmark properties. It serves as the primary defense against moisture, ultraviolet exposure, and biological deterioration for materials such as wood and metal, and in some cases historically painted masonry. Beyond protection, paint contributes significantly to architectural character through color, sheen, and application, reinforcing design intent, craftsmanship, and period expression.

Historically, paint colors and finishes reflected available pigments, regional practices, and architectural styles. Exterior palettes were typically restrained in tone, with subtle contrasts used to articulate trim, doors, and architectural detailing. Finishes were generally matte or low-sheen, allowing surface textures and profiles to remain legible. Over time, repainting was a routine and expected form of maintenance that preserved materials without altering their form or character.

Appropriate paint work requires careful preparation, compatible materials, and historically sensitive color selection. Improper paint removal, incompatible coatings, excessive sheen, or visually dominant color schemes can damage historic materials or distort architectural composition. Preservation requires maintaining painted finishes as part of ongoing stewardship while ensuring that repainting reinforces, rather than diminishes, historic character.

**Standards**

1. Painted historic materials must be maintained as a protective finish. Failing, peeling, or deteriorated paint must be addressed in a timely manner using methods compatible with historic materials.
2. Paint removal must use the gentlest effective means necessary. Hand scraping, limited chemical softeners, and low-impact techniques are appropriate. Abrasive cleaning methods, including sandblasting, grinding, high-pressure washing, or heat methods that scorch or damage surfaces, are not appropriate.
3. Historically unpainted masonry must not be painted. Removal of paint from masonry that was historically painted must be undertaken cautiously using non-abrasive, masonry-appropriate methods.
4. Paint colors must be compatible with the building's period of significance and architectural style. Color schemes that are visually dominant, high-contrast, neon, metallic, or clearly contemporary are not appropriate.
5. Siding colors must remain historically appropriate in tone and saturation and must not distort the perceived scale or proportions of the building. Trim colors may be used to articulate architectural detail but must not create exaggerated contrast.
6. Paint finishes must be historically appropriate in sheen and appearance. Flat, satin, or semi-gloss finishes may be appropriate depending on material and function. High-gloss or highly reflective finishes that produce a modern appearance are not appropriate.
7. Paint application must preserve the clarity of historic profiles and detailing. Excessive paint buildup that obscures moldings, joints, edges, or surface texture is not appropriate.
8. Primers and coatings must be compatible with historic substrates and allow materials to breathe. Elastomeric coatings, heavy acrylic sealants, or film-forming systems that trap moisture are not appropriate.
9. Previously painted metal features, including gutters,

# 16. Paint and Paint Colors

Contrasting trim accents the gambrel roof and facade detailing of the Harward House in Apex. Photograph by Capital Area Preservation, Inc.

downspouts, railings, and decorative elements, must continue to be painted unless there is clear evidence that the metal was historically unfinished.

10. Color changes that significantly alter the appearance of the building require review to ensure compatibility with historic character. Introducing complex or multicolored schemes that emphasize minor features is not appropriate.
11. When historic paint evidence exists—such as paint analysis, early photographs, or documentation—it should inform color selection. Repainting without regard to available evidence is not appropriate where such evidence exists.

The subdued, earth tone paint colors with lighter contrasting trim highlight the Italianate architectural detailing of the Pugh House in Morrisville. Photograph by Loggia Preservation, 2025.


Contrasting paint defines the window surrounds, rooflines, and trim of the Morrisville Christian Church. Photograph by Loggia Preservation, 2025.

# 17. Windows

Windows are among the most character-defining features of historic landmark buildings. Their size, proportion, placement, operation, materials, glazing, and detailing are fundamental to a building's architectural expression and historic integrity. Historic windows establish façade rhythm, define scale, admit natural light, and contribute to the craftsmanship and authenticity of the building. Because of their significance, the preservation of historic windows is a central priority of these standards.

Historically, windows on Wake County landmark properties were constructed of wood and featured true divided lights (TDLs), often glazed with wavy or hand-blown glass. These windows were assembled with finely milled muntins of narrow, historically distinct profiles and were designed as repairable systems. Routine maintenance—including repainting, reglazing, replacement of sash cords, and repair of joints—allowed historic windows to function effectively for generations without replacement. Their operability, subtle glass distortion, and dimensional profiles are integral to historic character.

Preservation of historic windows requires retaining original window units and maintaining their material integrity, operability, and detailing. Modern window systems—including vinyl, composite, aluminum-clad, fiberglass, or bulk-manufactured units with insulated glass, snap-in grids, simplified muntins, or false divided lights—are fundamentally different in appearance, construction, and performance. Even when marketed as "historic," most modern windows lack the profile depth, light refraction, joinery, and tactile authenticity of original windows. Preservation therefore requires repair rather than replacement, with replacement permitted only when deterioration is so extensive that repair is no longer possible.

**Standards**

1. Historic windows must be preserved and maintained. Repair of deteriorated windows—including reglazing, sash repair, consolidation, splice repairs, replacement of sash cords, and selective repair of components—must be prioritized over replacement. Removal of repairable historic windows is not appropriate.
2. Replacement of historic windows is permitted only when deterioration is beyond repair. Wholesale replacement of windows due to localized deterioration, routine weathering, or deferred maintenance is not appropriate.
3. When replacement of a historic window is unavoidable, the replacement must replicate the historic window exactly in material, profile, dimension, muntin configuration, sash thickness, operation, glazing type, and finish. Simplified, generic, or approximate replacements are not appropriate.
4. Historic window openings must not be altered. Enlarging, reducing, reconfiguring, or filling window openings, or altering head heights, sill heights, or proportions, is not appropriate.
5. True divided light (TDL) windows must be retained where they exist. Simulated divided light (SDL) windows, snap-in muntins, applied grids, or false divided light systems are not appropriate replacements for historic windows on landmark buildings.
6. Vinyl, composite, aluminum-clad, fiberglass, or other synthetic window systems are not appropriate for historic landmark buildings due to incompatible materials, profiles, and appearance.
7. Historic window sash, frames, muntins, and surrounds must retain their original profiles and detailing. Replacements that alter profile depth, muntin width, joinery, or shadow lines are not appropriate.
8. Only exterior-visible window hardware and appurtenances are subject to review. Interior hardware and mechanisms not visible from the exterior are not regulated unless specifically designated.

# 17. Windows

6-over-1 wood windows at the Wayland H. and Mamie Burt Stevens House in Fuquay-Varina are distinctive elements of the building's Colonial Revival exterior. Photograph by Loggia Preservation, 2025.

9. Historic glass must be preserved and maintained. Replacement of historic glass with flat, tinted, reflective, or visually incompatible glass is not appropriate unless necessary for safety and approved as compatible.
10. Windows must remain operable where historically operable. Sealing, fixing, or permanently disabling operable historic windows is not appropriate.
11. Installation methods must follow historic construction practices. Modern installation techniques that alter proportions, conceal frames, or introduce visually intrusive trim or cladding are not appropriate.
12. Alternative materials may be considered only when window elements are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects—including profile, dimension, color, texture, finish, glazing appearance, and paintability—and the material does not adversely affect the long-term preservation of surrounding historic fabric.

The large 9-over-9 wood windows at the Panther Branch Rosenwald School maximize natural light while defining the building's historic educational design. Photograph by Capital Area Preservation, Inc.

The 3-over-1 wood windows at the Craftsman-style JF and Mary Lelia Keith House in Knightdale contribute to the historic rhythm and proportion of the facade. Photograph by Loggia Preservation, 2025.

# 18. Storm Windows, Storm Doors, and Screens

Storm windows, storm doors, and screens are secondary features intended to protect historic openings and improve comfort without altering or obscuring character-defining elements. When appropriately designed and installed, these features can enhance durability and energy performance while remaining visually subordinate to the historic building. When poorly designed, however, they can obscure proportions, alter profiles, and introduce modern visual elements inconsistent with historic character.

Historically, storm windows and screens were simple, removable, and utilitarian, designed to supplement — not replace — primary windows and doors. Early examples were typically wood-framed, seasonally installed, and closely aligned with the proportions and detailing of the historic opening. Storm doors, where used, were modest in scale and transparency, allowing the historic door to remain visible.

Preservation requires that storm windows, storm doors, and screens remain clearly secondary, reversible, and visually unobtrusive. These elements must not obscure, damage, or permanently alter historic windows, doors, frames, trim, or openings. Their design, color, fit, and installation must reinforce — not compete with — the historic fabric they protect.

**Standards**

1. Storm windows, storm doors, and screens must be visually subordinate to the historic windows and doors they protect. Installations that obscure, alter, or dominate historic openings are not appropriate.
2. Historic windows and doors must remain fully visible and legible. Storm products that conceal muntins, rails, stiles, panels, glazing patterns, or trim profiles are not appropriate.
3. Storm windows must align with the proportions and divisions of the historic window opening. Misaligned frames, heavy profiles, or false muntin patterns that conflict with historic sash are not appropriate.
4. Storm doors must be simple, transparent, and compatible in scale and appearance. Full-view designs that allow the historic door to remain visible may be appropriate; solid, decorative, or stylistically dominant storm doors are not appropriate.
5. Screens must be minimal in profile and visually unobtrusive. Thick frames, decorative patterns, or materials that draw attention away from historic windows or doors are not appropriate.
6. Color and finish of storm windows, storm doors, and screens must be compatible with the historic window or door frame. Bright, contrasting, metallic, or reflective finishes are not appropriate.
7. Installation must be fully reversible and must not damage historic materials. Drilling into historic sash, frames, doors, or trim, or altering historic fabric to accommodate storm products, is not appropriate.
8. Storm products must not alter the perceived depth, shadow lines, or proportions of historic openings. Installations that flatten or visually reframe openings are not appropriate.
9. Storm windows, storm doors, and screens must not be used as a substitute for repair of historic windows or doors. Deterioration of historic elements must be addressed directly rather than concealed.

# 18. Storm Windows, Storm Doors, and Screens

Storm windows must match the color of the existing sash and align with the muntin divisions, as shown above on the Dr. Wiley S. Cozart House in Fuquay-Varina. Photograph by Loggia Preservation, 2025.

Storm doors on the Alpheus Jones House. Photograph by Capital Area Preservation, Inc.

Storm windows must be installed so that the historic sash and detailing remain fully visible, as illustrated at the Fuquay-Varina Women's Club building. Photograph by Loggia Preservation, 2025.

# 19. Doors

Doors are among the most prominent and character-defining features of historic landmark buildings. Their materials, proportions, panel configurations, glazing, hardware, and relationship to surrounding trim convey critical information about a building's age, craftsmanship, architectural style, and hierarchy of entrances. Primary entry doors, in particular, serve as focal points and are integral to the architectural composition of the façade.

Historically, exterior doors were constructed of solid wood using traditional stile-and-rail joinery, with raised or recessed panels, true divided-light glazing where present, and substantial thickness that conveyed durability and craftsmanship. Door surrounds, transoms, sidelights, thresholds, and hardware were designed as integrated systems, carefully proportioned to the building and intended to be maintained and repaired over time rather than replaced. Even when weathered, historic doors retain material integrity and detailing that cannot be authentically replicated by most modern products.

Preservation of historic doors requires prioritizing repair, retaining original materials and configurations, and maintaining the visual and physical relationship between the door and its opening. Replacement is appropriate only when deterioration is beyond repair. New doors, storm doors, or security features must not obscure, simplify, or alter the appearance of historic doors or their associated architectural elements.

**Standards**

1. Historic exterior doors must be preserved and maintained. Repair techniques such as consolidation, dutchman repairs, panel repair, reglazing, and hardware repair must be prioritized over replacement. Removal of repairable historic doors is not appropriate.
2. Replacement of historic doors is permitted only when deterioration is beyond repair. Wholesale replacement due to localized damage, surface wear, or functional concerns is not appropriate.
3. When replacement of a historic door is unavoidable, the replacement must replicate the historic door exactly in material, thickness, panel configuration, stile-and-rail proportions, glazing pattern, profile, detailing, and paintability. Simplified, generic, or approximate designs are not appropriate.
4. Historic door openings must be preserved. Enlarging, reducing, relocating, or infilling door openings, or altering their proportions or depth, is not appropriate.
5. Transoms, sidelights, fanlights, and decorative glazing associated with historic doors must be preserved and repaired. Removal, concealment, or replacement with simplified or modern systems is not appropriate.
6. Historic door hardware—including hinges, knobs, locks, escutcheons, and other functional or decorative elements—must be preserved. Replacement hardware, when necessary, must be compatible in design, scale, and finish.
7. Doors must remain visually subordinate to the surrounding historic trim and façade composition. Designs or alterations that draw disproportionate attention to the door or disrupt established hierarchy are not appropriate.
8. Metal, fiberglass, vinyl, composite, hollow-core, or faux-historic doors are not appropriate on historic buildings because they lack the material qualities, proportions, and detailing of historic wood doors.
9. Alternative materials may be considered only when door elements are missing or deteriorated beyond repair, the alternative is visually equivalent

# 19. Doors

The primary entrance of the Hales-Tunnell-Bunn House in Wendell features an ornate door surround with a decorative transom and sidelights. Photograph by Loggia Preservation, 2025.

in all respects—including profile, dimension, color, texture, finish, and paintability—and the material does not adversely affect the long-term preservation of surrounding historic fabric.


The paired wood doors are the centerpiece of the storefront entrance of the Sellars Building in Apex. Photograph by Loggia Preservation, 2025.

The primary entrance of the Thompson House near Wake Forest features an ornate door surround with a decorative transom and sidelights. Photograph by Capital Area Preservation, Inc.

# 20. Awnings and Shutters

Awnings and shutters are secondary architectural elements that can significantly influence the visual character of historic landmark buildings. When historically appropriate, these features were carefully scaled and proportioned to complement window openings, reinforce architectural style, and provide functional benefits such as shading and weather protection. Because of their prominent placement on façades, awnings and shutters must be compatible in design, material, and installation and must never obscure or distort character-defining features.

Historically, shutters were constructed of solid wood and sized to fully cover the window opening they served. They were mounted on hinges, designed to operate, and detailed with traditional panel or louver configurations appropriate to the building's style and period. Awnings, by contrast, were lightweight, reversible features made of fabric—typically canvas—supported by simple frames or operable arms. They were used selectively and never intended as permanent architectural alterations.

Preservation of awnings and shutters requires retaining historic examples where they exist, ensuring that new installations are historically appropriate, and avoiding modern products that create a false historic appearance. Decorative, oversized, or incompatible materials can disrupt façade composition, obscure window detailing, and diminish the authenticity of the historic building.

**Standards**

1. Historic awnings and shutters must be preserved and maintained. Removal or replacement of repairable historic features is not appropriate..
2. Awnings and shutters must be consistent with the building's historic character, scale, and architectural style. Features that appear oversized, visually dominant, or stylistically incompatible are not appropriate.
3. Awnings must be retractable and fabric-based. Fixed, rigid, internally illuminated, plastic, or metal awnings are not appropriate on historic landmark buildings.
4. Awnings must be located within window or door openings and aligned with architectural bays. Awnings that extend across multiple openings, obscure trim, or disrupt façade rhythm are not appropriate.
5. Shutters must be operable or appear operable. Shutters that are undersized, fixed flat to the wall, lack appropriate hardware, or cannot visually function to cover the window opening are not appropriate.
6. Shutters must be sized to fully cover the associated window opening when closed. Decorative-only shutters that do not match window proportions are not appropriate..
7. Shutters must use historically appropriate materials, profiles, and mounting methods. Vinyl, plastic, composite, or molded shutters with false detailing are not appropriate.
8. Mounting hardware for shutters must be visible and historically appropriate. Hinges, pintles, holdbacks, and fasteners must reinforce the appearance of operability.
9. Color and finish of awnings and shutters must be historically compatible. Bright, fluorescent, metallic, or visually dominant colors are not appropriate.
10. Alternative materials may be considered only when awnings or shutters are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects—including profile, dimension, color, texture, finish, and paintability—and the material does not adversely affect the long-term preservation of surrounding historic fabric.

# 20. Awnings and Shutters

Replacement shutters at the Harward House in Apex are designed to appear operable. Photograph by Loggia Preservation, 2025.

Sloped fabric awnings above storefront openings at the Hinton and Son Hardware Store in Apex. Photograph by Loggia Preservation, 2025.


Storefront awnings historically displayed business names, as shown here in Apex. Photograph by Loggia Preservation, 2025.

# 21. Porches, Entrances, and Balconies

Porches, entrances, and balconies are among the most prominent and character-defining features of historic landmark properties. These elements establish scale, rhythm, and hierarchy at primary façades and often serve as the architectural focal point of a building. Their form, materials, detailing, and relationship to the street convey both function and status and are essential to the historic character of the property.

Historically, porches and entrances were designed as transitional spaces between public and private realms, providing shelter, ventilation, and social interaction. They were constructed using durable materials and carefully detailed components—columns, posts, railings, balusters, flooring, ceilings, stairs, and decorative trim—proportioned to the building and reflective of its architectural style and period of significance. Balconies, where present, were similarly integrated into the building's design and were typically restrained in size and ornamentation.

Preservation of porches, entrances, and balconies requires retaining original form, materials, and detailing. Alterations that enclose, simplify, resize, or replace these features can fundamentally change the building's appearance and diminish its historic integrity. Preservation prioritizes repair over replacement, retention of historic configurations, and compatibility of any necessary interventions with the original design intent.

**Standards**

1. Historic porches, entrances, and balconies must be preserved and maintained. Removal or replacement of repairable historic features is not appropriate.
2. The original form, footprint, height, depth, and configuration of historic porches, entrances, and balconies must be retained. Alterations that change proportions, massing, or spatial relationships are not appropriate.
3. Enclosure of historic porches or balconies is not appropriate. Screening, glazing, or solid infill that alters the open character of these features is not appropriate.
4. Historic porch and balcony components—including columns, posts, railings, balusters, flooring, ceilings, stairs, and decorative trim—must be preserved and repaired. Removal or simplification of character-defining elements is not appropriate.
5. Wholesale replacement of porch or balcony components due to localized deterioration is not appropriate. Selective repair and replacement of damaged portions must be prioritized.
6. When replacement of historic porch, entrance, or balcony features is unavoidable due to deterioration beyond repair, the replacement must replicate the historic feature exactly in profile, dimension, thickness, detailing, texture, installation method, reveals, shadow lines, and visual depth. Simplified or approximate replacements that fail to meet these criteria are not appropriate.
7. Historic entrance doors, surrounds, transoms, sidelights, pilasters, and pediments must be preserved and repaired. Removal or alteration of these features without evidence of deterioration beyond repair is not appropriate.
8. Porch and entrance stairs must retain their historic configuration, width, rise, and materials. Reconfiguring stairs in a manner that alters historic proportions or symmetry is not appropriate.
9. Historic porch floors must be preserved and repaired. When replacement is unavoidable, porch

# 21. Porches, Entrances, and Balconies

The Harward-Bagley House in Apex features a prominent wraparound porch. Photograph by Loggia Preservation, 2025.

Fluted columns, decorative capitals, entablature, and painted porch ceilings are character-defining features at the Walter-Aiken House in Fuquay-Varina. Photograph by Loggia Preservation, 2025.

flooring must replicate historic tongue-and-groove construction, including board width, thickness, orientation perpendicular to the building, and slight pitch to shed water. Flat installations, altered orientation, or flooring systems that do not replicate historic construction are not appropriate.

10. Porch ceilings must retain historic materials and finishes. Replacement with incompatible materials or finishes that alter texture or appearance is not appropriate.
11. Balconies must remain visually subordinate to the primary façade. Enlargement, structural alteration, or introduction of visually dominant balcony systems is not appropriate.
12. Mechanical systems, lighting, ceiling fans, and other modern fixtures associated with porches, entrances, or balconies must be discreetly installed and visually subordinate. Prominent or visually dominant installations are not appropriate.
13. Alternative materials may be considered only when porch, entrance, or balcony elements are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects—including profile, dimension, color, texture, finish, and paintability—and the material does not adversely affect the long-term preservation of surrounding historic fabric.

# 22. Roofing and Roof Features

Roofing is one of the most visually prominent and functionally critical components of historic landmark properties. Roof form, pitch, materials, detailing, and secondary features such as chimneys, dormers, and eaves are essential to a building's architectural character and contribute significantly to its overall massing and silhouette. Because roofs are highly visible from public rights-of-way and closely tied to architectural style, their preservation is fundamental to maintaining historic integrity.

Historically, roofs were constructed using materials, profiles, and detailing appropriate to the building's style, scale, and era. Seam spacing, panel width, shingle exposure, ridge and eave treatments, dormers, chimneys, and drainage systems were integral components of the overall design and were intended to weather, be maintained, and be repaired over time without altering the building's form.

Incompatible roofing materials, profiles, or modern systems can significantly alter a landmark's appearance and undermine its historic character. Preservation requires retaining historic roof forms and features, repairing existing materials, and ensuring that any replacement remains visually compatible and subordinate to the historic building.

**Standards**

1. Historic roofs, roof forms, and roof features must be preserved and maintained. Character-defining elements such as eaves, overhangs, rafter tails, dormers, chimneys, cornices, cresting, cupolas, and decorative vents must be retained.
2. Replacement of historic roofing materials or features is appropriate only when deterioration is beyond repair. Routine weathering, surface wear, localized failure, or deferred maintenance does not justify full replacement.
3. Replace a missing, deteriorated, damaged, or incompatible roof or roof feature with a roof or roof feature that is compatible with the historic and architectural character of the landmark property. Where documentation of historic roof materials or design exists, replacement should reflect that evidence. Where such evidence does not exist, replacement roofing must be visually compatible with the building's age, form, roof shape, and architectural character.
4. Roof replacement must be approached as a unified system. Piecemeal replacement, mixing of incompatible roofing materials, of phased replacement that results in inconsistent appearance across visible roof planes is not appropriate.
5. Standing-seam metal roofing is appropriate only when it reflects traditional double-lock construction with appropriate seam height, spacing, and panel width. Faux standing-seam products, mechanically attached panel systems, and visually similar look-alike products are not appropriate.
6. Modern metal roofing systems with exposed fasteners, ribbed or corrugated profiles, snap-lock panels, or industrial or agricultural character are not appropriate on historic landmark properties.
7. Roof features such as chimneys, dormers, vents, flashing, and roof penetrations must be retained and repaired. Removal or relocation of highly visible historic roof features is not appropriate.
8. New roof penetrations, vents, or equipment must be minimized and discreetly located. Installations that

# 22. Roofing and Roof Features

The decorative slate roof at the Wayland E. Poole House near Garner highlights the use of patterned slate as an ornamental architectural feature. Photograph by Capital Area Preservation, Inc.

are prominently visible from public rights-of-way or that disrupt historic roof forms are not appropriate.

9. Gutters, downspouts, and flashing must be compatible in size, profile, placement, and visual character with historic construction. Oversized, visually dominant, or incompatible drainage systems are not appropriate.


The Apex Union Depot features a distinctive bell-cast hipped roof clad in individually pressed metal shingles. Photograph by Loggia Preservation, 2025.

# 23. Solar Panels

Solar panels are contemporary energy-generation systems that can have significant visual and physical impacts on historic landmark properties if not carefully planned. Because they introduce modern materials, reflectivity, and mounting systems, solar installations must be treated as clearly secondary features that do not compromise historic integrity, character-defining features, or the visual prominence of the historic resource.

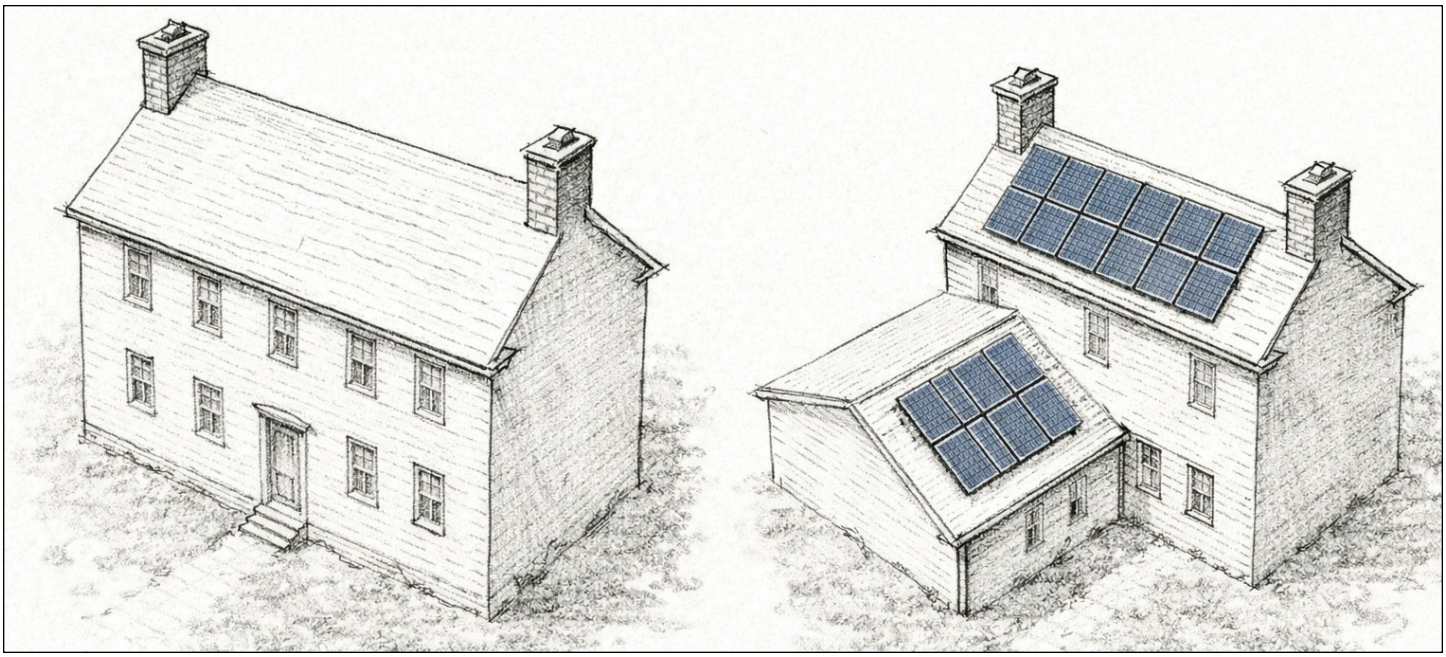
Historically, landmark properties did not include photovoltaic systems, and their roofs, façades, and site layouts were not designed to accommodate such installations. Roof forms, materials, ridgelines, and elevations—particularly those visible from public rights-of-way—are often among the most character-defining aspects of historic buildings. Poorly placed or visually prominent solar panels can disrupt historic roof profiles, obscure significant features, and introduce a contemporary character that conflicts with the landmark's period of significance.

Preservation requires that solar panels be located and designed to minimize visual impact, avoid damage to historic materials, and remain reversible. Priority must be given to siting solar installations where they are least visible, least intrusive, and most compatible with the historic property. Solar panels should never dictate alterations to historic roofs, materials, or forms in order to accommodate modern technology.

**Standards**

1. Solar panels must be located to minimize visibility from public rights-of-way. Installation on primary façades, primary roof slopes, or highly visible elevations is not appropriate.
2. Solar panels must not obscure, alter, or visually compete with character-defining features, including historic roof forms, ridgelines, chimneys, dormers, or decorative roof elements.
3. Installation of solar panels must not require removal, replacement, or irreversible alteration of historic materials or roof systems. Modifying historic construction to accommodate panels is not appropriate.
4. Solar panels must be installed using reversible mounting systems that allow for future removal without permanent damage to historic fabric.
5. Panel arrays must remain visually subordinate to the historic building. Large or visually dominant installations that overwhelm roof planes or site features are not appropriate.
6. Preferred locations for solar panels include secondary roof slopes, rear elevations, accessory structures, or discreet ground-mounted locations where visual impact is minimized.
7. Ground-mounted solar panels must be located in rear or secondary yard areas and must not disrupt historic spatial organization, viewsheds, or archaeological resources.
8. Solar panels must be low-profile and non-reflective. Highly reflective surfaces, bright frames, or visually contrasting mounting systems are not appropriate.
9. Associated conduit, wiring, and equipment must be concealed to the greatest extent possible, and exposed components on primary elevations or roof slopes are not appropriate.

# 23. Solar Panels



Solar panels installed on rear roof slopes represent appropriate placement, minimizing visibility from the public right-of-way and preserving the historic character of the landmark.

Solar panels installed on flat roofs of commercial buildings can be concealed behind parapets and remain out of view from the public right of way. Image from Ipsun Solar.

Solar panels must not be installed on primary facades, primary roof slopes, or highly visible elevations. Image from Google.

# 24. Commercial Storefronts

Historic commercial storefronts are among the most visually prominent and character-defining elements of landmark commercial buildings. Their composition—typically including display windows, transoms, bulkheads, recessed entries, doors, framing systems, and signage zones—was carefully designed to create transparency, rhythm, and pedestrian engagement at the street level. These features convey a building's period of significance and are essential to understanding its historic function and architectural expression.

Historically, storefronts were constructed of wood, masonry, and metal components assembled into cohesive systems with consistent proportions and detailing. Large areas of glass provided visibility and light, while bulkheads and transoms established vertical hierarchy and scale. Recessed entrances created depth and shelter, reinforcing storefront rhythm along the streetscape. These systems were intended to be maintained and repaired over time, not replaced wholesale or simplified.

Alterations that remove, conceal, or substantially alter historic storefront components—such as infilling display windows, eliminating transoms, flattening recessed entries, or installing incompatible modern systems—can irreversibly damage a landmark's character. Preservation requires retaining historic storefronts and ensuring that any alterations or replacements reinforce historic proportions, transparency, and craftsmanship.

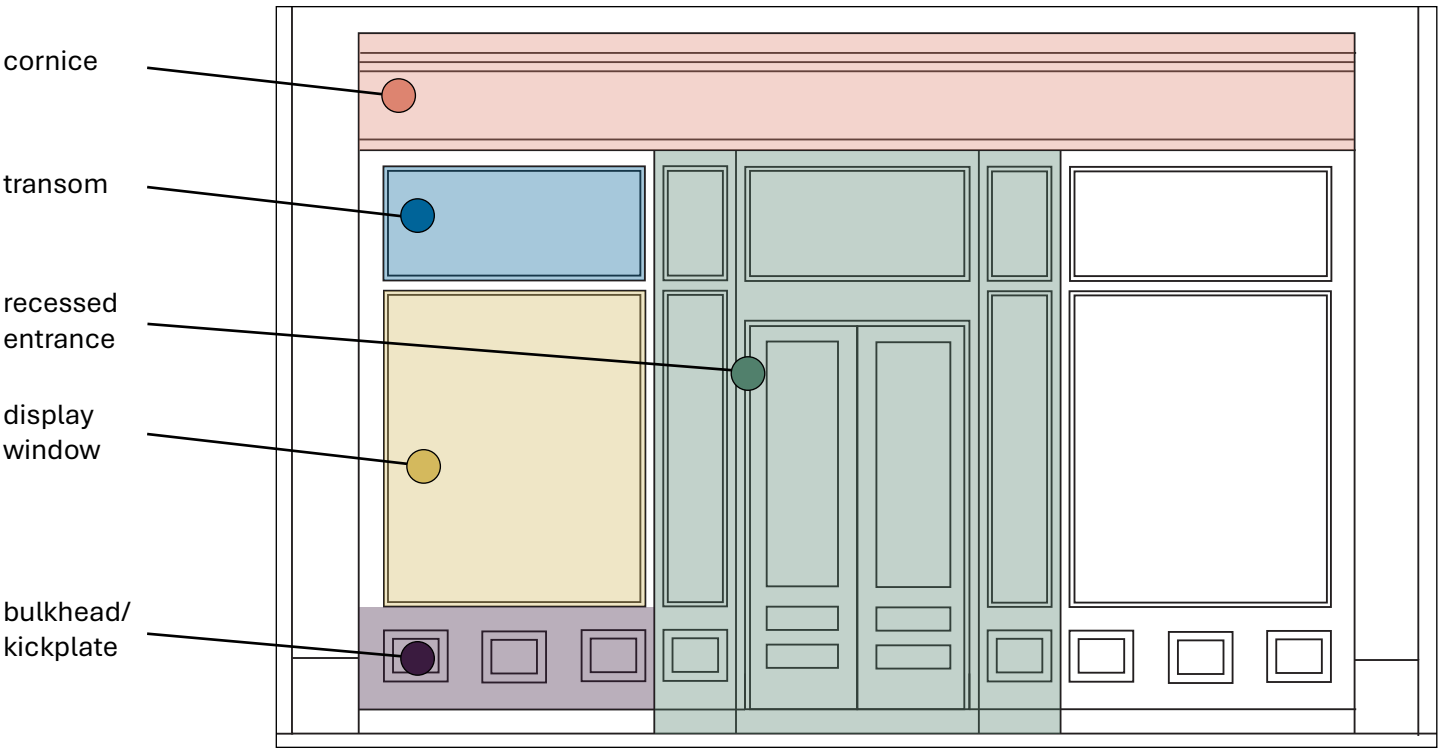
**Standards**

1. Historic storefronts must be preserved and maintained. Removal or replacement of repairable historic storefront systems or components is not appropriate.
2. The original storefront configuration must be retained. This includes the location and proportion of display windows, transoms, bulkheads, doors, and recessed entries. Alterations that change the established rhythm, transparency, or scale of the storefront are not appropriate.
3. Historic display windows and transoms must remain open and transparent. Infill with opaque materials, permanent coverings, or applied panels that obscure these features is not appropriate.
4. Bulkheads must retain historic proportions and materials. Replacement or alteration that increases bulkhead height, introduces incompatible materials, or disrupts the visual balance of the storefront is not appropriate.
5. Recessed storefront entries must be preserved. Filling in recessed entrances or projecting new storefront elements forward of the historic plane is not appropriate.
6. Storefront framing systems—including wood or metal posts, piers, mullions, and surrounds—must be preserved and repaired. Removal or replacement with simplified, oversized, or incompatible framing systems is not appropriate.
7. New storefront elements or infill within historic openings must be visually compatible. New work must align with historic proportions, sightlines, and transparency and must not introduce false historic detailing or contemporary commercial systems that conflict with the building's character.
8. Historic storefront doors must be preserved and repaired. Replacement doors must replicate the historic configuration, proportions, glazing pattern, and visual depth. Solid, opaque, or visually incompatible doors are not appropriate.
9. Alternative materials may be considered only when

# 24. Commercial Storefronts


Transom windows above the storefront entrance at the Sellars Building in Apex allow abundant natural light to flood the interior. Photograph by Loggia Preservation, 2025.

storefront elements are missing or deteriorated beyond repair, the alternative is visually equivalent in all respects—including profile, dimension, color, texture, finish, and paintability—and the material does not adversely affect the long-term preservation of surrounding historic fabric.




Typical storefront elements are highlighted in the diagram above. Diagram by Loggia Preservation, 2025.

# 25. Decks, Patios, and Terraces

Decks, patios, and terraces are secondary site and building features that can affect the setting, character, and spatial relationships of historic landmark properties. When carefully designed and located, these elements can provide functional outdoor space without diminishing historic integrity. When poorly designed or prominently placed, however, they can disrupt historic massing, obscure character-defining features, and alter established relationships between buildings and their sites.

Historically, outdoor living spaces associated with landmark properties were modest in scale and closely tied to the building's form, materials, and site context. Raised decks were uncommon, while patios and terraces were typically constructed of simple materials and located at the rear or side of buildings. These features were subordinate in design and never intended to compete visually with the primary structure.

Preservation requires that new decks, patios, and terraces remain clearly secondary to the historic building, be sensitively located, and be designed to minimize visual impact. New construction must not result in the removal of historic fabric or the alteration of character-defining features, and must reinforce—not detract from—the historic setting.

**Standards**

1. Decks, patios, and terraces must be subordinate to the historic building in scale, height, massing, and design. Features that visually compete with or dominate the historic structure are not appropriate.
2. Decks, patios, and terraces must be located at the rear or secondary elevations. Placement on primary façades or highly visible elevations is not appropriate.
3. New decks, patios, and terraces must not obscure, damage, or require removal of character-defining features, including foundations, siding, trim, windows, doors, or architectural detailing.
4. Decks must not alter the historic building's foundation expression or perceived height. Tall, multi-level, or elevated deck systems that visually overpower the building are not appropriate.
5. Patios and terraces must respect historic site grading, circulation patterns, and spatial relationships. Designs that disrupt historic topography, landscape features, or archaeological resources are not appropriate.
6. Deck railings, stairs, and guard systems must be simple, restrained, and visually subordinate. Bulky, decorative, or stylistically dominant railing systems are not appropriate.
7. Decks, patios, and terraces must be designed to be reversible. Construction methods that permanently alter or damage historic fabric are not appropriate.
8. Connections to the historic building must minimize physical and visual impact. Attachment points must be limited, discreet, and designed to avoid damage to historic materials.
9. Decks, patios, and terraces must not introduce contemporary design elements that conflict with the historic character of the property. Highly ornamental, thematic, or stylized designs are not appropriate.
10. Alternative materials may be considered only where they are visually compatible in scale, proportion, texture, color, and finish, are clearly subordinate to the historic building, and do not adversely affect the long-term preservation of the historic building or site.

# 25. Decks, Patios, and Terraces

A brick rear terrace at the Upchurch-Williams House in Apex is sensitively integrated into the sloping landscape, remaining secondary in visibility and compatible with the historic setting. Photograph by Capital Area Preservation, Inc.

A simple deck on the rear of the Alsey Thomas Olive House in Apex minimizes the visual and physical impact on the landmark building. Photograph by Capital Area Preservation, Inc.

The screened-in porch addition to the Cook's House at the J. Beale Johnson House near Fuquay-Varina is simple, restrained, and visually subordinate to the rest of the building. Photograph by Capital Area Preservation, Inc.

# 26. Accessibility and Life Safety

Accessibility and life-safety improvements are essential to ensuring that historic landmark properties remain usable, safe, and inclusive. These features must be carefully designed to balance functional needs with preservation of historic character. When sensitively integrated, accessibility and safety improvements can enhance long-term stewardship without compromising architectural integrity.

Historically, landmark buildings were constructed before modern accessibility and life-safety requirements existed. As a result, interventions such as ramps, lifts, handrails, lighting, alarms, and egress features must be introduced in ways that minimize visual impact and physical alteration to historic materials. Poorly designed solutions can overwhelm façades, obscure character-defining features, or permanently damage historic fabric.

Preservation requires that accessibility and life-safety features be treated as additive and subordinate elements, not as drivers of architectural change. Solutions must prioritize discreet placement, reversibility, and compatibility with historic materials, forms, and spatial relationships.

**Standards**

1. Accessibility and life-safety features must be designed to minimize visual and physical impact on historic buildings and sites. Features that dominate, obscure, or fundamentally alter character-defining elements are not appropriate.
2. Primary façades and principal entrances must be preserved. Accessibility and life-safety features should be located at secondary elevations or rear areas where they are less visually prominent.
3. Historic materials and architectural features must not be removed or substantially altered to accommodate accessibility or life-safety improvements. Where conflicts arise, solutions that avoid loss of historic fabric must be prioritized.
4. Accessibility routes, ramps, lifts, and platforms must be simple, restrained, and clearly subordinate to the historic building. Oversized, visually dominant, or architecturally expressive systems are not appropriate.
5. Handrails, guardrails, and protective barriers must be compatible in scale, profile, and appearance with the historic building. Bulky, industrial, or visually intrusive systems are not appropriate.
6. Life-safety features such as lighting, alarms, signage, and emergency equipment must be discreetly located and visually unobtrusive. Prominent placement on primary façades or character-defining features is not appropriate.
7. New openings, penetrations, or structural alterations for accessibility or life safety must be minimized. Where required, they must be located to avoid damage to historic materials and must not alter façade composition or proportions.
8. Accessibility and life-safety improvements must be reversible. Installations that permanently alter or destroy historic fabric are not appropriate.
9. Site features associated with accessibility, including walks, landings, and ramps, must respect historic site design, grading, circulation patterns, and landscape features. Alterations that disrupt historic spatial

# 26. Accessibility and Life Safety

A simple metal railing leading to the secondary entrance of the Fuquay-Varina Woman's Club. Photograph by Loggia Preservation, 2025.

organization are not appropriate.

10. Alternative materials may be considered only where required to achieve accessibility or life-safety objectives, the alternative is visually compatible in scale, proportion, texture, color, and finish, and the material does not adversely affect the long-term preservation of the historic building or site.

An accessibility ramp provides entry at the rear of the Panther Branch Rosenwald School, away from the primary facade. Photograph by Loggia Preservation, 2025.

# 27. Additions

Additions to historic landmark properties introduce new construction while remaining physically connected to historic buildings. When carefully designed, additions can accommodate evolving needs while preserving the historic building's form, character, and architectural hierarchy. Poorly designed additions, however, can overwhelm historic fabric, obscure character-defining features, or create confusion between historic and new construction.

Historically, additions were typically secondary in scale, placed on rear or less visible elevations, and designed to respect the massing, proportions, and materials of the original building without duplicating it. Successful additions maintain the legibility of the historic structure while clearly expressing their own time of construction.

Preservation of landmark properties requires that additions remain visually subordinate, compatible in design, and clearly differentiated from historic fabric. Because additions are new construction, they represent the primary context in which alternative materials may be appropriately considered, provided such materials reinforce compatibility and do not compromise the integrity of the historic resource.

**Standards**

1. Additions must be secondary and subordinate to the historic building in scale, massing, height, and visual prominence. Additions that overwhelm, dominate, or compete with the historic structure are not appropriate.
2. Additions must be located on rear or secondary elevations. Placement on primary façades or highly visible elevations is not appropriate where it diminishes the historic building's prominence.
3. The historic building must remain visually legible after the addition is constructed. Additions must not obscure, conceal, or significantly alter character-defining features, materials, or architectural relationships.
4. Additions must be compatible with the historic building in overall form, proportion, rhythm, roof shape, and alignment, while avoiding direct replication of historic designs or details.
5. Additions must be clearly differentiated from the historic building upon close inspection. New construction must not create a false historic appearance or blur the distinction between historic and contemporary fabric.
6. Additions must respect the historic building as the primary visual and architectural focus. The scale, massing, height, and placement of additions must ensure that the historic building remains clearly dominant and visually legible, without being obscured, overwhelmed, or diminished by the new work.
7. Roof forms, wall planes, and structural systems of additions must remain subordinate to those of the historic building. Additions that introduce incompatible roof shapes or disrupt historic massing are not appropriate.
8. Connections between additions and historic buildings must minimize loss of historic fabric. Additions must attach at secondary locations and must not require removal of significant historic materials or features.
9. Additions must not require the removal or enclosure

# 27. Additions

A contemporary addition to the former Apex Town Hall is differentiated from the historic building while maintaining compatible scale and form. Photograph by Loggia Preservation, 2025.

of historic porches, entrances, or balconies. Alteration or relocation of historic windows or doors should be avoided and may be considered only when no reasonable alternative exists, the original opening is preserved or sensitively infilled, and the relocated element remains legible, subordinate, and compatible within the new addition.

10. Alternative materials may be used in additions provided that they are visually compatible with the historic building in scale, proportion, profile, color, texture, and finish; are clearly differentiated from historic fabric upon close inspection; and do not adversely affect the long-term preservation of the historic resource. Alternative materials must not be used in a manner that creates false historicism, obscures the distinction between old and new construction, or visually overwhelms the historic building.

A rear addition linked by a hyphen is set back and softened by landscape buffering to minimize visual impact at the Baucom-Olive House in Apex. Photograph by Capital Area Preservation, Inc.

A contemporary addition at the Harward House in Apex steps down in scale from the historic house and remains secondary in massing and prominence. Photograph by Capital Area Preservation, Inc.

# 28. New Construction

New construction on historic landmark properties or within landmark sites introduces entirely new buildings that were not historically present. Because new construction can significantly affect the setting, spatial organization, and visual integrity of historic resources, its design must be carefully controlled to ensure compatibility without imitation.

Historically, new buildings within historic settings reflected the prevailing construction practices of their time while respecting established patterns of scale, massing, orientation, and site relationships. Successful new construction did not replicate earlier buildings, but instead reinforced the hierarchy and legibility of historic resources through compatible proportions, materials, and placement.

Preservation requires that new construction remain clearly subordinate to historic buildings, respect established site patterns, and avoid false historicism. New buildings should read as contemporary interventions that are compatible with, but not confused for, historic resources. Because new construction is not historic fabric, it is the primary context in which alternative materials may be appropriately employed, provided they reinforce compatibility and do not undermine the historic setting.

**Standards**

1. New construction must be compatible with the historic character of the landmark property in scale, massing, height, proportion, and overall form. Buildings that visually dominate or compete with historic resources are not appropriate.
2. New construction must be subordinate to historic buildings on the site. The historic resource must remain the primary visual focus, with new buildings clearly secondary in hierarchy and prominence.
3. New construction must respect established site patterns, including orientation, setbacks, spacing between buildings, circulation patterns, and relationships to the landscape. Disruption of historic spatial organization is not appropriate.
4. The design of new construction must be compatible with the historic setting without replicating historic styles, forms, or details. False historicism or direct imitation of historic architecture is not appropriate.
5. Roof forms, wall planes, and building massing must be compatible with surrounding historic resources. Roof shapes, pitch, and orientation must reinforce, rather than disrupt, the historic context.
6. New construction must not require removal, relocation, or alteration of historic buildings, structures, or character-defining site features. Construction that compromises historic integrity is not appropriate.
7. Openings, façade articulation, and solid-to-void relationships must be compatible with the surrounding historic context. Overly blank façades, exaggerated glazing, or incompatible rhythms are not appropriate.
8. New construction materials must be compatible in scale, texture, color, and finish with historic buildings on the site. Materials that are visually harsh, reflective, or incompatible with the historic environment are not appropriate.
9. New construction must be clearly identifiable as contemporary upon close inspection. Design approaches that intentionally blur the distinction

# 28. New Construction

A contemporary outbuilding compatible in scale, form, and materials is sited to remain secondary to the historic residence at the Harward House in Apex. Photograph by Loggia Preservation, 2025.

between historic and new construction are not appropriate.

10. Alternative materials may be used in new construction provided that they are visually compatible with the historic setting in scale, proportion, profile, color, texture, and finish; reinforce the subordinate role of new construction; and do not create a false historic appearance or diminish the integrity of adjacent historic resources.

A compatible modern garage complements the historic Thompson House near Wake Forest in scale and form while remaining visually distinct and secondary. Photograph by Capital Area Preservation, Inc.

# 29. Relocation

Relocation involves the physical removal of a historic building or structure from its original site and setting. While relocation may preserve a building's physical fabric, it permanently alters its historic context, spatial relationships, and associative integrity. Because setting and location are fundamental aspects of historic significance, relocation must be approached with caution and evaluated as a substantial intervention.

Historically, landmark properties derive significance not only from individual buildings but also from their placement, orientation, relationship to other site features, and connection to the surrounding landscape. Moving a historic resource can disrupt these relationships and diminish the ability to interpret the property's historical development and use. For these reasons, preservation prioritizes retention of historic buildings in their original locations.

Relocation may be considered only when retention in place is no longer viable and when relocation offers a clear preservation benefit compared to demolition. These standards distinguish between contributing historic resources and non-contributing buildings and guide evaluation accordingly.

The Upchurch-Williams House moving to its present location in Apex. Photograph by Capital Area Preservation, Inc.

**Standards**

1. Relocation of contributing historic buildings or structures is not appropriate except where retention in place is no longer viable due to documented threats to the structure's survival.
2. Relocation must not be used as a substitute for maintenance, repair, rehabilitation, or site planning. Economic considerations, development preferences, or convenience alone do not justify relocation of historic resources.
3. When relocation of a contributing historic resource is proposed, the applicant must demonstrate that all reasonable alternatives to relocation have been explored, including repair, stabilization, adaptive reuse, or redesign of proposed development to accommodate the resource in place.
4. Relocation may be considered only when it will result in greater long-term preservation of the historic resource than leaving it in place, and when demolition would otherwise be the likely outcome.
5. The proposed relocation site must be compatible with the historic resource in terms of setting, orientation, scale, topography, and context. Placement that creates a false historical relationship or distorts interpretation is not appropriate.
6. Historic buildings must retain their original orientation and general spatial relationships following relocation. Placement that creates a false sense of historical development, alters the building's primary façade orientation, or disrupts traditional setback, spacing, or site relationships is not appropriate.
7. Relocation must not result in loss or alteration of character-defining features. Buildings must be moved intact, and partial dismantling or removal of significant elements is not appropriate.
8. Relocation of non-contributing or non-historic buildings may be appropriate when removal or movement does not adversely affect the integrity, setting, or significance of the landmark property.
9. Relocation must not be used to facilitate new construction that would otherwise be incompatible with the landmark property's character, scale, or spatial organization.

# 30. Demolition

Demolition represents the most irreversible intervention affecting a historic landmark property. Because demolition permanently removes historic fabric and eliminates the ability to understand, interpret, and experience a resource, it must be approached with the highest level of scrutiny. Preservation prioritizes the retention, repair, and continued use of historic buildings as the foundation of stewardship.

Historically designated landmark properties are valued not only for individual buildings but also for the collective integrity of their sites, settings, and contributing resources. The loss of a contributing historic building fundamentally diminishes the significance of the landmark as a whole. Demolition therefore stands in direct opposition to the intent of designation except in the most limited and clearly justified circumstances.

At the same time, not all buildings located on a landmark property contribute to its historic significance. Non-contributing or non-historic buildings may, in some cases, be removed without adverse effect on the landmark's integrity. These standards distinguish clearly between demolition of contributing historic resources and removal of non-contributing structures, and they guide evaluation accordingly.

**Standards**

1. Demolition of contributing historic buildings or structures on a landmark property is not appropriate except in cases where it can be clearly demonstrated that no preservation alternative exists.
2. Demolition of repairable historic buildings or structures is not appropriate. Claims of deterioration must be supported by professional documentation demonstrating that preservation alternatives, including stabilization, rehabilitation, or relocation, are not possible.
3. Demolition must not be used as a substitute for maintenance, repair, or rehabilitation. Deferred maintenance, neglect, or economic considerations alone do not justify demolition of historic resources.
4. When demolition of a contributing historic resource is proposed, the applicant must demonstrate that all reasonable alternatives have been explored, including repair, stabilization, adaptive reuse, relocation on site, or relocation to another appropriate site.
5. Demolition proposals must consider the impact on the landmark property as a whole, including loss of historic fabric, alteration of spatial relationships, and effects on setting, views, and site integrity.
6. Partial demolition that removes character-defining features or compromises the historic integrity of a building is not appropriate. Incremental or selective demolition that results in de facto loss of the historic resource is not appropriate.
7. Demolition of non-contributing or non-historic buildings may be appropriate when the removal does not adversely affect the integrity, setting, or significance of the landmark property.
8. Demolition of non-historic or non-contributing buildings, structures, or features that do not contribute to the significance of a landmark property may be appropriate, provided that such demolition does not adversely affect the historic character, setting, or integrity of the designated landmark.

# Appendices

# Architectural and Historic Preservation Terms

ALKYD RESIN PAINT—A common modern paint using alkyd (one group of thermoplastic synthetic resins) as the vehicle for the pigment; often confused with oil paint.

ALUMINUM SIDING—Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and the 1960s.

ARCH—A structure formed of wedge-shaped stones, bricks, or other objects laid to maintain one another firmly in position. A rounded arch generally represents classical or Romanesque influence whereas a pointed arch denotes Gothic influence.

ARCHAEOLOGICAL RESOURCE— Archaeological sites and associated artifacts.

ARCHITRAVE—The lowest part of a classical entablature, symbolizing a beam laid across capitals of columns, or as more commonly used in connection with houses, the molded trim around a door or window opening.

ASBESTOS SIDING—Dense, rigid board containing a high proportion of asbestos fibers bonded with portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied as large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

ASHLAR—A squared building stone.

ASPHALT SHINGLE—A shingle manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather.

ASPHALT SIDING—Siding manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather. It is sometimes designed to imitate brick or stone. Asphalt siding was applied to many buildings in the 1950s.

ATTIC VENTILATOR—In houses, a screened or louvered opening, sometimes in decorative shapes, located on gables or soffits. Victorian styles sometimes feature sheet soffits or metal ventilators mounted on the roof ridge above the attic.

AWNING—A roof like covering of canvas, often adjustable, over a window, door, storefront, etc., to provide protection against sun, rain, and wind. Aluminum awnings were developed in the 1950s.

BALUSTRADE—A low barrier formed of balusters, or uprights, supporting a railing.

BAND, BAND COURSE, BANDMOLD, BELT—Flat trim running horizontally in the wall to denote a division in the wall plane or a change in level.

BARGEBOARD (ALSO VERGEBOARD)—A wooden member, usually decorative, suspended from and following the slope of a gable roof. Bargeboards are used on buildings inspired by Gothic forms.

BAY—Within a structure a regularly repeated spatial element usually defined in plan by beams and their supports, or in elevation by repetition of windows and doors in the building facade.

BEVELED GLASS—Glass panes whose edges are ground and polished at a slight angle so that patterns are created when panes are set adjacent to one another.

BLINDS—External or internal louvered wooden shutters on windows or doors that exclude direct sunlight but admit light when the louvers are raised.

BOARD AND BATTEN—Closely applied vertical boards, the joints of which are covered by vertical narrow wooden strips; usually found on Gothic Revival style buildings.

BOND—The laying of bricks or stones regularly in a wall according to a recognized pattern for strength. Masonry bond is essential to brickwork when wire reinforcement is not used.

BRACKET—A symbolic cantilever, usually of a fanciful form, used under the cornice in place of the usual muffle or modillion. Brackets were used extensively in Victorian era architecture and gave rise to a style known as Bracketed Victorian.

BULKHEAD—The area below the display windows on a

# Architectural and Historic Preservation Terms

storefront.

CAPITAL—The top or head of a column. In classical architecture there exist orders of columns including Doric, Ionic, Corinthian, Tuscan, and Composite.

CASEMENT WINDOW— A window sash that opens on hinges fixed to its vertical edge.

CASING—The exposed trim molding, framing, or lining around a door or a window; may be either flat or molded.

CAST IRON—Iron that has been shaped by being melted and cast in a mold.

CAULKING—A resilient mastic compound, often having a silicone, bituminous, or rubber base; used to seal cracks, fill joints, prevent leakage, and/or provide waterproofing.

CHALKING—The formation of a powder surface condition from the disintegration of a binder or an elastomer in a paint coating; caused by weathering or an otherwise destructive environment.

CHAMFER—A beveled edge or corner.

CHECKING—Small cracks in a film of paint or varnish that do not completely penetrate to the previous coat; the cracks are in a pattern roughly similar to a checkerboard.

CHIMNEY—A structure containing one or more flues through which smoke and fumes from fireplaces, furnaces, or boilers escape to the outside. A chimney also provides a draft for fireplaces.

CLADDING—The application of one material over another to create a protective or decorative skin on a building's exterior.

CLAPBOARD—Horizontal wooden boards, tapered at the upper end and laid so as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than 6 inches wide. This was a common cladding of nineteenth and early twentieth century buildings.

CLASSICAL—A general term to describe the architecture of ancient Greece and Rome and later European offshoots, the Renaissance, Baroque, and Rococo styles. In the United States, several popular architecture styles embrace classical elements like the Georgian, Federal, Greek Revival, and Renaissance Revival (or Neoclassical) styles.

CLERESTORY—Windows relatively high up in a wall that are typically placed in a continuous band. This was a feature of many Gothic cathedrals and was later adapted to many Revival styles found here.

COLONIAL ARCHITECTURE—Architecture transplanted from the colonial powers to overseas colonies, such as English Georgian architecture of the eighteenth century in the North American colonies and Dutch Colonial architecture in New York.

COLUMN—A vertical shaft or pillar that supports or appears to support a load.

CORBEL—A projecting block, sometimes carved or molded, that acts as a means of support for floor and roof beams as well as other structural members.

CORNICE—The projection at the top of a wall; the top course or molding of a wall when it serves as a crowning element; the upper projection of the entablature in classical architecture.

COURSE—A horizontal row of bricks, stones, or other masonry units. The meaning of the term is often extended to include any material arranged in a row (e.g., roof shingles).

DORMER—A window projecting from the slope of a roof; usually provided with its own roof.

DOUBLE-HUNG WINDOW—A window having two operable sashes that slide up and down.

EAVE—The portion of the roof which overhangs the exterior walls, sometimes with exposed rafters.

ENTABLATURE—A horizontal part in classical architecture that rests on the columns and consists of architrave, frieze, and cornice.

FLASHING—A thin impervious material placed in construction to prevent water penetration, to provide water drainage, or both, especially between a roof and a wall.

FLAT ARCH—An arch with a flat underside – e.g. not arched.

# Architectural and Historic Preservation Terms

FLUSH SIDING—Wooden siding that lies on a single plane; commonly applied horizontally except when applied vertically to accent an architectural feature.

FLUTING—A system of vertical grooves (flutes) in the shaft of columns like the Ionic, Corinthian, or Composite orders. Doric columns have portions of the cylindrical surface of the columns separating the flutes.

FOUNDATION—The supporting portion of a structure below the first-floor construction, or below grade, including footings.

FRENCH WINDOW—A long window reaching to floor level and opening in two leaves like a pair of doors.

FRETWORK—A geometrically meandering strap pattern; a type of ornament consisting of a narrow fillet or band that is folded, crossed, and interlaced.

FRIEZE—The intermediate member, usually ornamented, of a classical entablature set beneath the cornice and above the architrave; also a horizontal decorative panel. A frieze is a feature of the Greek Revival style but may be found in other types of architecture.

GABLE—The vertical triangular piece of a wall at the end of a ridged roof, from the base of the eaves to the summit.

GALVANIZE—To coat steel or iron with zinc, as, for example, by immersing it in a bath of molten zinc.

GAMBREL ROOF—A roof having a double slope on two side of a building, with the upper slope having a shallower pitch than the lower slope.

GERMAN SIDING—Wooden siding with a concave upper edge that fits into a corresponding rabbet in the siding above.

GINGERBREAD—Thin, curvilinear ornamentation produced with machine-powered saws.

GLAZING COMPOUND—A weather-resistant sealant used to secure and seal glass panes into window sashes and/or door frames, creating an airtight and watertight barrier. Historically, it was made from linseed oil and calcium carbonate.

GLUE-CHIP GLASS—A patterned glass with a surface resembling frost crystals; common in turn-of-the-century houses and bungalows.

GUTTER—A shallow channel of metal or wood set immediately below or built in along the eaves of a building to catch and carry off rainwater.

HEADER—A brick laid across the thickness of a wall to bond together different wythes of a wall; the exposed end of a brick.

HIPPED ROOF—A roof formed by four pitched roof surfaces.

HISTORIC LANDMARK— A building, structure, site, area, or object that is designated as a historic landmark by the WCHPC and the Wake County Board of Commissioners

HOOD—A protective and sometime decorative cover found over windows, doors, or other features.

JAMB—The vertical sides of an opening, usually for a door or a window.

JERKINHEAD ROOF—A roof form characterized by a slipped, or truncated, gable; sometimes called clipped gable.

LATEX PAINT—A paint having a latex binder, where the binder is an emulsion of finely dispersed particles of natural or synthetic rubber or plastic materials in water.

LATTICE—A network, often diagonal, of interlocking lath or other thin strips used as screening, especially in the base of a porch.

LIGHT—A pane of glass.

LINTEL—A horizontal member spanning an opening and supporting construction above; a beam.

LUNETTE—A semicircular opening.

MANSARD ROOF—A modification of the hipped roof in which each side has two slopes, with the upper being more shallow than the lower slope. This roof is characteristic of the Second Empire style.

MILDEW—A fungus that grows and feeds on paint, cotton

# Architectural and Historic Preservation Terms

and linen fabrics, etc., that are exposed to moisture; causes discoloration and decomposition of the surface.

MOLDING—A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around openings.

MORTAR—A mixture of portland cement, lime, putty, and sand in various proportions, used for laying bricks or stones. Until the use of hard portland cement became commonplace, much softer lime-clay or lime-sand mortars and masonry cement were common.

MULLION—A vertical member dividing a window area and forming part of the window frame.

MUNTIN—A molding forming part of the frame of a window sash and holding one side of a pane.

NEWEL POST—A vertical member or post, usually at the start of a stair or at any place a stair changes direction. Usually large and ornate, it is the principal support for the handrail.

OGEE ARCH—An opening topped with a double curve formed by the combination of a convex and concave line, similar to an S-shape.

OIL PAINT—A paint in which a drying oil, usually linseed oil, is the vehicle for the pigment; rarely used as a house paint since the mid-twentieth century when it was commonly replaced by alkyd resin paints.

PANEL—A thin, flat piece of wood framed by stiles and rails as in a door or fitted into grooves of thicker material with molded edges for decorative wall treatment.

PANTILE— A roof tile curved to form an S-shaped section, fitted to overlap its neighbor.

PARAPET—A low wall along a roof, directly above an outer wall.

PATIO—An open, outdoor living space adjacent to a building, usually surfaced with stone, tiles, or concrete and at ground level.

PEDIMENT—A triangular gable bounded on all sides by a continuous cornice; characteristic of classical architecture.

PILASTER—A flat or half-round decorative member applied at a wall suggesting a column; sometimes called an engaged column.

POINTED ARCH—An arch with a strong center point, usually seen in Gothic Revival style buildings.

PORCH—A covered entrance or semi-enclosed space projecting from the wall plane of a building; may be open sided, screened, or enclosed.

PORTE COCHERE—A roofed passageway large enough for wheeled vehicles to pass through.

PORTICO—A small entrance porch or covered walk consisting of a roof supported by open columns.

PORTLAND CEMENT—A very hard and strong hydraulic cement (one that hardens under water) made by heating a slurry of clay and limestone in a kiln.

PRESERVATION—The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

PRIMER—A paint applied as a first coat that serves the function of sealing and filling on wood, plaster, and masonry.

QUARTER ROUND—A small molding that has the cross-section of a quarter circle.

QUOIN—In masonry, a hard stone or brick used, with similar ones, to reinforce an external corner or edge of a wall or the like; often distinguished decoratively from adjacent masonry.

RAFTERS—The wooden structural support beams for a rood, sometimes visible on the exterior for certain building types and styles.

RAKE—Trim members that run parallel to a roof slope and form the finish between the wall and a gable roof.

RECESSED LIGHT—A light that has been placed into a surface so that its face is flush with the surface of a ceiling

# Architectural and Historic Preservation Terms

or a wall.

RECONSTRUCTION—The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REHABILITATION—The act or the process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or the features that convey the property's historical, cultural, or architectural values.

REPOINTING—Raking out deteriorated mortar joints and filling them with a surface mortar to repair the joint.

RESTORATION—The act or the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period.

RHYTHM—The pattern produced by the size and spacing between building elevations, such as the relationship between solid walls and openings.

RISER—The vertical portion of a stair, connecting two steps.

ROOFING TILE—A tile for roofing, usually of burnt clay; available in many configurations and types, such as plain tiles, single-lap tiles, and interlocking tiles.

RUSTICATED STONE—Masonry or wood in which each principal face is rough or highly patterned with a tooled margin.

SANDBLASTING—An extremely abrasive method of cleaning brick, masonry, or wood that involves directing high-powered jets of sand against a surface.

SANDING, FLATTENING DOWN, RUBBING—Smoothing a surface with abrasive paper or cloth, either by hand or by machine.

SASH—The framework into which glass panes are set; the moving part of a window.

SAWNWORK—Ornamentation in cutout planking, formed with a bandsaw. Popular in the 1880s and the 1890s, this decorative detailing is flat.

SEGMENTAL ARCH—An arch formed by an arc or by the segment of a circle.

SEMICIRCULAR ARCH—An arch in the form of a half circle.

SHEET METAL—A flat, rolled metal product, rectangular in cross-section and form; when used as roofing material, usually terne- or zinc-plated.

SHINGLE—A roofing or cladding unit of wood, asphalt, slate, tile, or other material cut to stock lengths, widths, and thicknesses; an exterior covering on roofs and applied in an overlapping fashion; wood cut in various flat patterns, such as half-rounds or scallops, and applied to portions of the exterior of a building. Shingles were generally used in Queen Anne style buildings. Surface textures are often found in diamond, scallop, staggered butt, or composite patterns.

SHUTTERS—Small wooden louvered or solid panels hinged on the exterior of windows, and sometimes doors, to be operable.

SIDELIGHTS—A narrow window beside an exterior door, generally seen in Greek Revival style.

SILL—The lowest horizontal member in a wall opening.

SOFFIT—The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

SPALLING—Deterioration of masonry due to moisture infiltration.

STEPPED GABLE—A gable concealing the end of a roof with a stepped parapet.

STRETCHER—A brick or a stone laid with its length parallel to the length of the wall.

STUCCO—An exterior finish, usually textured, composed of portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than portland cement.

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SURROUND—The molded trim around a door or window opening.

TAR PAPER—A roofing material manufactured by saturating a dry felt with asphalt and then coating it with a harder asphalt mixed with a fine material.

TERNEPLATE—Sheet metal coated with terne metal, which is an alloy of lead containing up to 20 percent tin.

TERRA-COTTA—Hard unglazed fired clay, used for ornamental work and roof and floor tile; also fabricated with a decorative glaze and used as a surface finish for buildings in the Art Deco style.

TONGUE—The projecting rib along the edge of a member that fits into a corresponding groove in an adjacent member.

TONGUE AND GROOVE—A joinery system in which boards are milled with a tongue on one side and a groove on the other so that they can be tightly joined with a flush surface alignment.

TRABEATED ENTRANCE—A standard classical entrance featuring a transom light and sidelights.

TRACERY—An ornamental division of an opening, especially a large window, usually made with wood. Tracery is found in buildings of Gothic influence.

TRANSOM, OR OVERDOOR LIGHT—A glazed panel above a door or a storefront, sometimes hinged to be opened for ventilation.

TREAD—The horizontal surface of a step.

TRIM—The finish material on a building, such as moldings applied around openings or at the floors and the ceilings of rooms.

TURRET—A small tower, usually corbelled from a corner.

VERANDA, VERANDAH—A covered porch or balcony extending along the outside of a building.

VINYL SIDING—Sheets of thermal plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard.

WATERBLASTING—A cleaning method similar to sandblasting except that water is used as the abrasive. As in sandblasting, high-pressure water jets can damage wood and masonry surfaces.

WATER TABLE—A belt course differentiating the foundation of a masonry building from its exterior walls.

WEATHERBOARDING—Wooden clapboard siding.

WROUGHT IRON—Iron that is rolled or hammered into shape, never melted.

WYTHE—A vertical section of a masonry wall that is one unit thick. Masonry walls can contain one or multiple wythes.

# Preservation Resources

**Capital Area Preservation**
Capital Area Preservation (CAP) is a non-profit organization dedicated to preserving Wake County's historic landmarks. CAP maintains a knowledgeable staff and website which allows landmark owners to gather resources on historic preservation, learn about Wake County's history, and learn about the programs CAP offers.
https://cappresinc.org

**North Carolina State Historic Preservation Office**
Extensive preservation resources are located on North Carolina's State Historic Preservation Office (SHPO) website.
https://www.hpo.nc.gov/

**North Carolina Office of State Archaeology**
Archaeology resources and programs throughout the state of North Carolina.
https://archaeology.ncdcr.gov/

**Preservation North Carolina**
Preservation North Carolina is a non-profit organization active in preservation advocacy throughout the state.
https://www.presnc.org/

**Secretary of the Interior's Standards for Rehabilitation**
The Secretary of the Interior's Standards for Rehabilitation provides direction in making appropriate choices in planning the repairs, alterations, and additions that are encountered during preservation projects. The National Park Service also publishes Guidelines for Rehabilitating Historic Buildings and Guidelines on Sustainability for Rehabilitating Historic Buildings which describe specific treatments that do and do not meet the Standards.
https://www.nps.gov/orgs/1739/secretary-standardstreatment-historic-properties.htm

Grimmer, Anne E. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Revised edition. U.S. Department of the Interior, National Park Service, 2007.
https://www.nps.gov/orgs/1739/upload/treatmentguidelines-2017-part1-preservation-rehabilitation.pdf

Grimmer, Anne E., Jo Ellen Hensley, Liz Petrella, and Audrey T. Tepper. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*. U.S. Department of the Interior, National Park Service, 2011.
https://www.nps.gov/orgs/1739/upload/sustainability-guidelines.pdf

**National Park Service**
Technical Preservation Services, part of the National Park Service, has information and guidance on sustainability and historic preservation. Topics include weatherizing historic buildings, installing solar panels, and incorporating green roofs into historic buildings.
https://www.nps.gov/orgs/1739/sustainability.htm

**University of North Carolina Historic Resilience Project**
The Historic Resilience Project pioneered by North Carolina State University and the University of North Carolina at Chapel Hill offers several resources which can be used to empower local communities to protect and preserve their historic and cultural assets against more frequent and more severe natural threats like flooding, storms, and high winds.
https://hrp.sog.unc.edu/resources/

**North Carolina Enabling Legislation**
General Statute Chapter 160D, Article 9, Part 4.
https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_160d.html

**Wake County's Historic Preservation Ordinance**
Wake County's historic preservation ordinance is located in Chapter 151 of the county's Code of Ordinances.
https://codelibrary.amlegal.com/codes/wakecounty/latest/wake_nc/0-0-0-2578

**Preservation Incentives**
Historic landmarks in Wake County may be eligible for the federal historic preservation tax credit and the North Carolina state historic preservation tax credit. Each program has specific criteria, is open to certain categories of properties, and requires an application. More information about these programs can be found at the sites below.

**Federal Historic Preservation Tax Credit:**
https://www.nps.gov/subjects/taxincentives/index.htm

**North Carolina State Historic Preservation Tax Credit:**
https://www.hpo.nc.gov/rehabilitation-tax-credits-income-producing-historic-properties

**Books and Magazines**
Brand, Stewart. *How Buildings Learn: What Happens After They're Built*. New York: Penguin Books, 1994.

Johnson, K. Todd. *Historic Wake County: The Story of Raleigh and Wake County*. Historical Pub. Network, 2010.

Lally, Kelly A. *The Historic Architecture of Wake County, North Carolina*. Raleigh: Wake County, Raleigh, 1994.

# Preservation Resources

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2019.

Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to American Domestic Architecture (1600-1940)*. New York: John Wiley & Sons, 1994.

Poppeliers, John C., and S. Allen Chambers, Jr. *What Style is it? A Guide to American Architecture*. Hoboken, NJ: John Wiley & Sons, 2003.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, MA: The MIT Press, 1969.

*Old House Journal*, https://www.finehomebuilding.com/old-house-journal

*Preservation Magazine*, https://savingplaces.org/preservation-magazine

*Traditional Building*, https://www.traditionalbuilding.com/

Building Technology Heritage Archive, https://www.traditionalbuilding.com/

US Modernist Archive, https://usmodernist.org/library.htm

**National Register of Historic Places Bulletins and Best Practices Review**

The National Register of Historic Places (NRHP) publishes guidelines, bulletins, and reviews of best practices that aid in the evaluation of numerous types historic resources, ranging from buildings and subdivisions to cultural landscapes.
https://www.nps.gov/subjects/nationalregister/publications.htm

NRHP guidelines of particular interest for landmark owners in Wake County include:

**Cemeteries and Burial Places**

Potter, Elisabeth Walton, and Beth M. Boland. *Guidelines for Evaluating and Registering Cemeteries and Burial Places*. National Register Bulletin 41. U.S. Department of the Interior, National Park Service.
https://www.nps.gov/subjects/nationalregister/upload/NRB41-Complete.pdf

**Historic Landscapes**

Keller, Timothy J., and Genevieve P. Keller. *How to Evaluate and Nominate Designed Historic Landscapes*. National Register Bulletin 18. U.S. Department of the Interior, National Park Service.
https://www.nps.gov/subjects/nationalregister/upload/NRB18-Complete.pdf

**Historic Residential Suburbs**

Ames, David L., and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. National Register Bulletin 46. U.S. Department of the Interior, National Park Service, 2002.
Part 1: https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf
Part 2: https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part2_508.pdf

**Researching Historic Properties**

O'Donnell, Eleanor. *Researching a Historic Property*. National Register Bulletin 39. U.S. Department of the Interior, National Park Service, 1998.
https://www.nps.gov/subjects/nationalregister/upload/NRB39-Complete.pdf

**Rural Historic Landscapes**

McClelland, Linda Flint, J. Timothy Keller, Genevieve P. Keller, and Robert Z. Melnick. *Guidelines for Evaluating and Documenting Rural Historic Landscapes*. National Register Bulletin 30. U.S. Department of the Interior, National Park Service.
https://www.nps.gov/subjects/nationalregister/upload/NRB30-Complete.pdf

Articles from the National Park Service's quarterly Best Practices Review include:

"Assessing Integrity, Not Condition." *Best Practices Review*. Issue 9, September 2024.
https://irma.nps.gov/DataStore/DownloadFile/709290

"Evaluating Common Resources." *Best Practices Review*. Issue 4, July 2023.
https://www.nps.gov/subjects/nationalregister/upload/BPR_common-resources-2023-07-27-REV.pdf

"Evaluating Garages and Outbuildings in Historic Districts." *Best Practices Review*. Issue 2, January 2023.
https://www.nps.gov/subjects/nationalregister/upload/BPR_garages-and-outbuildings-2022-01-06.pdf

"Evaluating Non-Historic Exteriors." *Best Practices Review*. Issue 1, September 2022.
https://irma.nps.gov/DataStore/DownloadFile/702443

**Technical Preservation Services Publications**

The National Park Service provides a webpage with links to technical resources regarding the preservation of buildings

# Preservation Resources

and sites.
https://www.nps.gov/orgs/1739/tps-publications.htm

**National Park Service Preservation Briefs**
The National Park Service (NPS) has published several informational briefs on maintaining, repairing, and preserving historic buildings. The briefs are part of the NPS technical preservation services and are intended to inform owners of historic buildings on appropriate methods for the preservation of historic character and materials.

Preservation Briefs of interest to historic landmark owners in Wake County include:

**General**
Preservation Brief #17: Architectural Character–Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
https://www.nps.gov/orgs/1739/upload/preservationbrief-17-architectural-character.pdf

Preservation Brief #35: Understanding Old Buildings–The Process of Architectural Investigation
https://www.nps.gov/orgs/1739/upload/preservationbrief-35-architectural-investigation.pdf

**Roofing**
Preservation Brief #4: Roofing for Historic Buildings
https://www.nps.gov/orgs/1739/upload/preservationbrief-04-roofing.pdf

Preservation Brief #19: The Repair and Replacement of Historic Wooden Shingle Roofs
https://www.nps.gov/orgs/1739/upload/preservationbrief-19-wood-shingle-roofs.pdf

Preservation Brief #29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
https://www.nps.gov/orgs/1739/upload/preservationbrief-29-slate-roofs.pdf

Preservation Brief #30: The Preservation and Repair of Historic Clay Tile Roofs
https://www.nps.gov/orgs/1739/upload/preservationbrief-30-clay-tile-roofs.pdf

**Exterior**
Preservation Brief #47: Maintaining the Exteriors of Small and Medium Size Historic Buildings
https://www.nps.gov/orgs/1739/upload/preservationbrief-47-exteriors-small-medium-buildings.pdf

Preservation Brief #10: Exterior Paint Problems on Historic Woodwork
https://www.nps.gov/orgs/1739/upload/preservationbrief-10-paint-problems-exterior-woodwork.pdf

Preservation Brief #45: Preservation of Historic Wooden Porches
https://www.nps.gov/orgs/1739/upload/preservationbrief-45-wood-porches.pdf

Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings
https://www.nps.gov/orgs/1739/upload/preservationbrief-02-repointing.pdf

Preservation Brief #7: The Preservation of Historic Glazed Architectural Terra-Cotta
https://www.nps.gov/orgs/1739/upload/preservationbrief-07-terra-cotta.pdf

Preservation Brief #15: Preservation of Historic Concrete
https://www.nps.gov/orgs/1739/upload/preservationbrief-15-concrete.pdf

Preservation Brief #22: The Preservation and Repair of Historic Stucco
https://www.nps.gov/orgs/1739/upload/preservationbrief-22-stucco.pdf

Preservation Brief #42: The Maintenance, Repair and Replacement of Historic Cast Stone
https://www.nps.gov/orgs/1739/upload/preservationbrief-42-cast-stone.pdf

Preservation Brief #27: The Maintenance and Repair of Architectural Cast Iron
https://www.nps.gov/orgs/1739/upload/preservationbrief-27-cast-iron.pdf

Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors
https://www.nps.gov/orgs/1739/upload/preservationbrief-16-substitute-materials.pdf

Preservation Brief #38: Removing Graffiti from Historic Masonry
https://www.nps.gov/orgs/1739/upload/preservationbrief-38-graffiti.pdf

# Preservation Resources

**Windows**

Preservation Brief #9: The Repair of Historic Wooden Windows
https://www.nps.gov/orgs/1739/upload/preservationbrief-09-wood-windows.pdf

Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows
https://www.nps.gov/orgs/1739/upload/preservationbrief-13-steel-windows.pdf

Preservation Brief #33: The Preservation and Repair of Historic Stained and Leaded Glass
https://www.nps.gov/orgs/1739/upload/preservationbrief-33-stained-leaded-glass.pdf

**Cleaning and Maintenance**

Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings
https://www.nps.gov/orgs/1739/upload/preservationbrief-06-abrasive-cleaning.pdf

Preservation Brief #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
https://www.nps.gov/orgs/1739/upload/preservationbrief-39-controlling-moisture.pdf

**Commercial**

Preservation Brief #11: Rehabilitating Historic Storefronts
https://www.nps.gov/orgs/1739/upload/preservationbrief-11-storefronts.pdf

Preservation Brief #25: The Preservation of Historic Signs
https://www.nps.gov/orgs/1739/upload/preservationbrief-25-signs.pdf

Preservation Brief #44: The Use of Awnings on Historic Buildings – Repair, Replacement, and New Design
https://www.nps.gov/orgs/1739/upload/preservationbrief-44-awnings.pdf

**Interior**

Preservation Brief #18: Rehabilitating Interiors in Historic Buildings – Identifying and Preserving Character-defining Elements
https://www.nps.gov/orgs/1739/upload/preservationbrief-18-interiors.pdf

Preservation Brief #21: Repairing Historic Flat Plaster–Walls and Ceilings
https://www.nps.gov/orgs/1739/upload/preservationbrief-21-flat-plaster.pdf

Preservation Brief #23: Preserving Historic Ornamental Plaster
https://www.nps.gov/orgs/1739/upload/preservationbrief-23-ornamental-plaster.pdf

Preservation Brief #40: Preserving Historic Ceramic Tile Floors
https://www.nps.gov/orgs/1739/upload/preservationbrief-40-ceramic-tile-floors.pdf

Preservation Brief #49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement
https://www.nps.gov/orgs/1739/upload/preservationbrief-49-metal-ceilings-walls.pdf

**Other**

Preservation Brief #3: Improving Energy Efficiency in Historic Buildings
https://www.nps.gov/orgs/1739/upload/preservationbrief-03-energy-efficiency.pdf

Preservation Brief #24: Heating, Ventilating, and Cooling Historic Buildings–Problems and Recommended Approaches
https://www.nps.gov/orgs/1739/upload/preservationbrief-24-heating-cooling.pdf

Preservation Brief #14: New Exterior Additions to Historic Buildings – Preservation Concerns
https://www.nps.gov/orgs/1739/upload/preservationbrief-14-exterior-additions.pdf

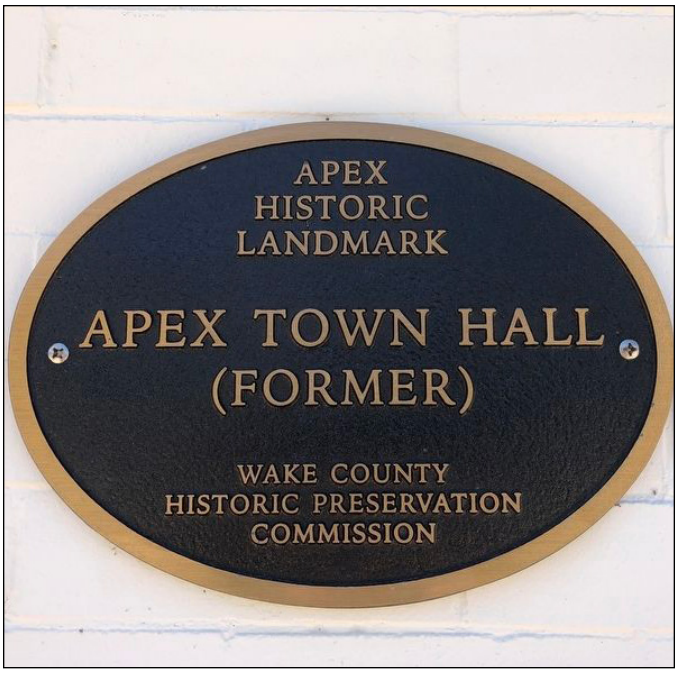
Preservation Brief #32: Making Historic Properties Accessible
https://www.nps.gov/orgs/1739/upload/preservationbrief-32-accessibility.pdf

Preservation Brief #36: Protecting Cultural Landscapes–Planning, Treatment and Management of Historic Landscapes
https://www.nps.gov/orgs/1739/upload/preservation-brief4-36-cultural-landscapes.pdf

# WCHPC Bronze Plaque Mounting Standards

The Wake County Historic Preservation Commission presents landmark owners with a bronze, oval plaque that officially recognizes designated Wake County Landmarks. To provide consistency across the county, the WCHPC requests that landmark owners mount the plaque according to the following standards:

1. The oval bronze landmark plaque should be mounted on the right side of the primary entrance of the house or building.
2. The plaque should be mounted fifty inches (50”) from the surface of the porch floor or front entry elevation, measured to the bottom center of the oval plaque.
3. The plaque should be positioned eight inches (8”) to the right of the primary entrance casing or brick mold.
4. In some cases where the primary entrance does not permit mounting the plaque on the right side, it is permissible to mount the plaque on the left side of the primary entrance. The mounting dimensions should remain the same.
5. The graphic below provides additional clarification.




An example of a WCHPC bronze plaque on the former Apex Town Hall. Image from the Historical Marker Database.

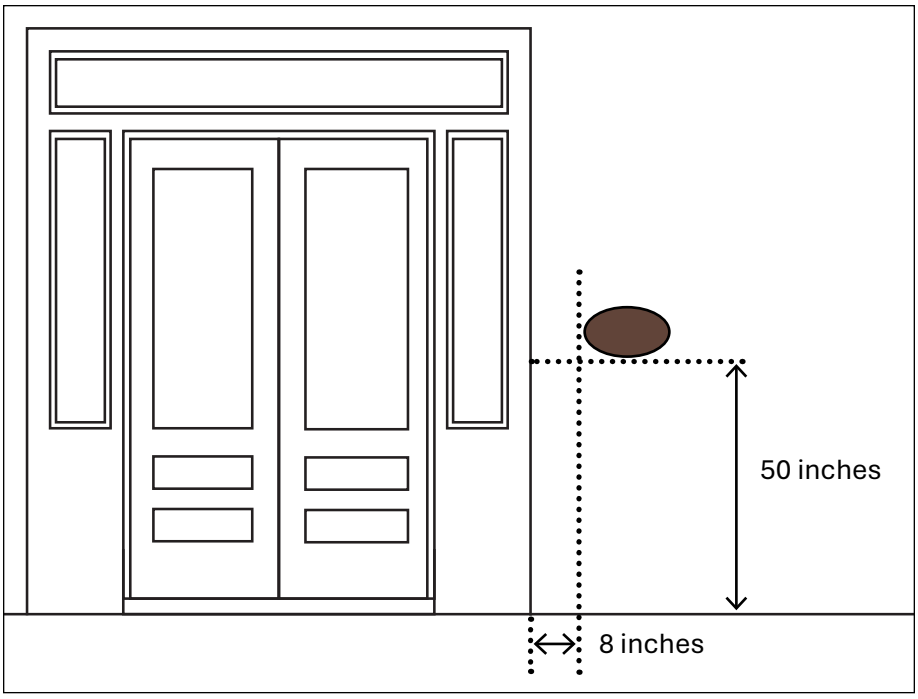



Diagram of plaque mounting guidelines. Created by Loggia Preservation, based on diagram prepared by Dan Turner and Kevin Allen.