

North Carolina  
Main Street

## Downtown Mapping Exercise Results and National Register Historic District

Pittsboro, N.C.

### Legend



Downtown Limits



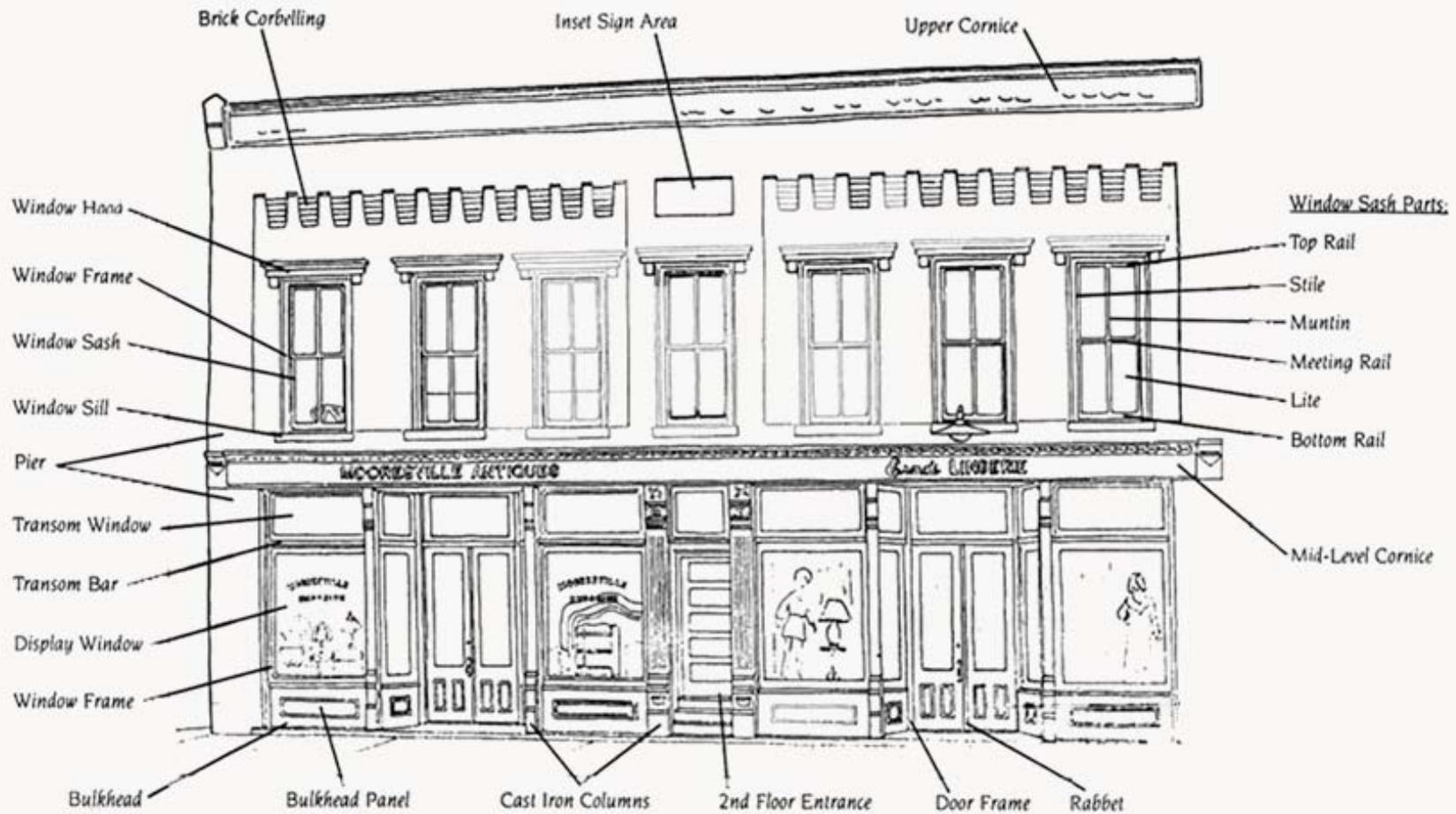
Existing Historic District

***Design Basics***  
***for***  
***Historic Downtowns***

T H R I V E

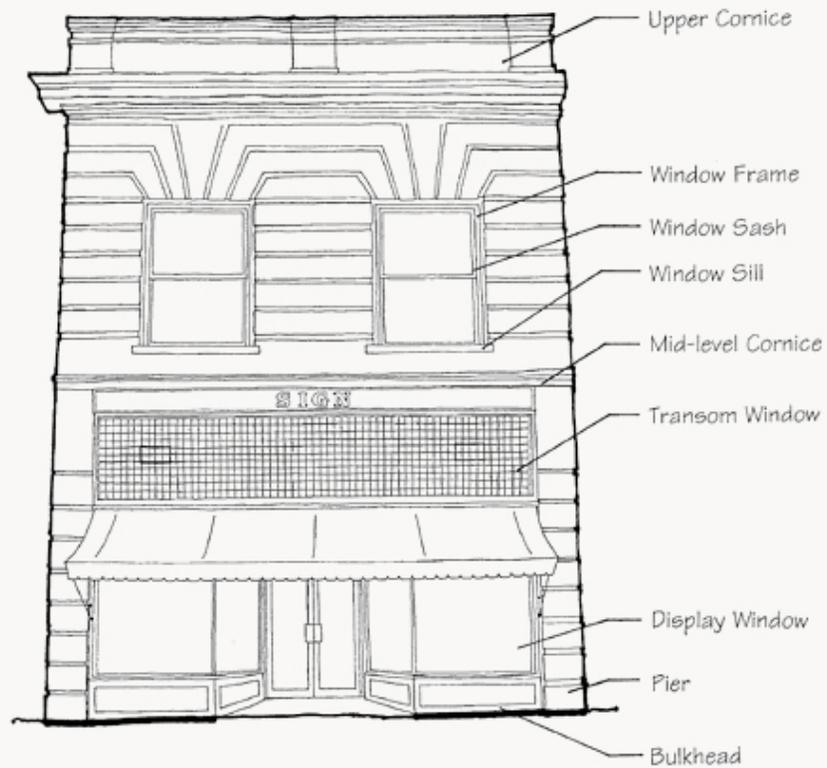
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# Building Parts



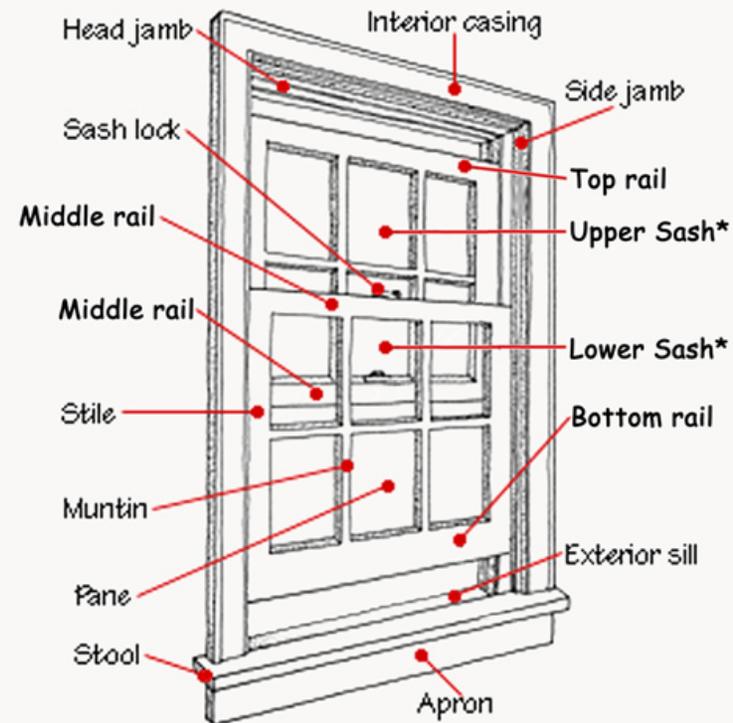
# Building Parts

Building Parts



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# Window Parts



\* The sash (either upper or lower) is the part of the window that moves. The sash is composed of panes, muntins, stiles and rails.

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# Visual Inspection

- Masonry
- Paint
- Extraneous wires/  
signs
- Awning style and  
condition
- Lighting



# Visual Inspection

- Gutters and Downspouts
- Vegetation



# Visual Inspection

- Windows
  - Lower
  - Upper
  - transoms
- Weather Tightness
  - Air
  - Water



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# Visual Inspection

- Roofs
  - Type/covering
  - Condition
  - Structure
  - Membrane breaks
  - Flashing
  - Drainage Obstructions



# Visual Inspection

- Exterior Walls

- Type

- Brick
    - Mortar
    - Stucco

- Condition

- Solid
    - Cracked
    - Failing



# Exterior Maintenance

- Cleaning/Painting/  
Paint Removal
  - Do not paint unpainted brick
  - Remove existing paint rather than repaint
  - If repainting, choose colors carefully.  
Keep body of building an earth tone.



- Sherwin Williams, Benjamin Moore and Lowe's have historic / preservation palettes.

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# Painted Brick



120 E. Main St.  
Clinton, NC

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# Repainted Brick



120 E. Main St.  
Clinton, NC

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# Exterior Maintenance

- Do not sandblast



# Exterior Maintenance

- Power wash
  - 200 psi or less

OR

- Use Chemical strippers if required



Test patch



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# Exterior Maintenance

- Repair Mortar
  - Re-pointing
    - Mortar matching
      - Color
      - Mixture



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# Primary Facades

- Maintain Building's Significant Features
  - Size
  - Proportion
  - Materials

(This applies to infill development, also.)



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# Primary Facades

- Especially important/  
impression
- Three Parts
  - Storefront



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# Primary Facades

- Especially important/  
impression
- Three Parts
  - Storefront



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# Primary Facades

- Especially important/  
impression
- Three Parts
  - Storefront
  - Upper floor



# Primary Facades

- Especially important/ impression
- Three Parts
  - Storefront
  - Upper floor
  - Cornice(s)



# Cornices

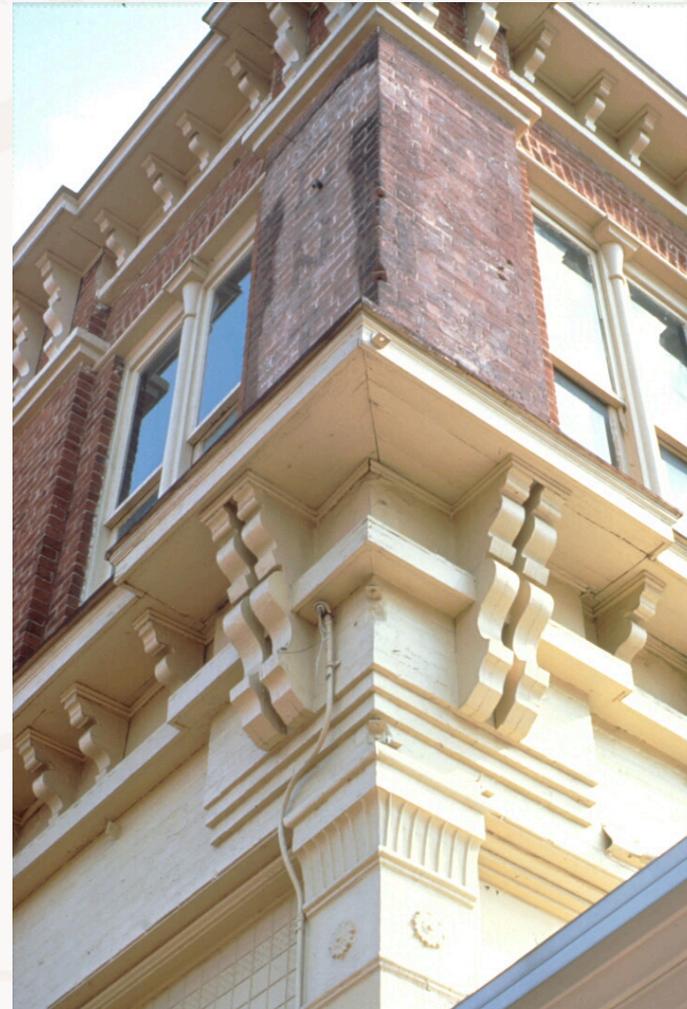
- Two Types
  - Top of Building
  - Above the Storefront
  - Sometimes mid-building
    - Ornate or simple
    - Masonry, metal or wood



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# Cornices

- Can Be Quite Elaborate/ Decorative



# Upper Facades

- Generally Filled with windows
  - Wood
  - Double-hung
- REPAIR rather than replace sashes
- If windows missing, replace with WOOD as per original



# Windows



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# Slipcovers

- Aluminum
- Vinyl
- Wood paneling
- Covers up original building details
- REMOVE!



# Storefronts

- Retain/Restore Original Design
- Remove unattractive or inappropriate elements, such as:
  - Metal Canopies
  - Mansard Roofs
  - Oversized/improperly located signs
  - Uncover windows



# Transoms

- Retain/Restore  
Decorative Glasses



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# Secondary Facades

- Consider as storefront
- Remove wires, weeds
- Paint windows, doors
- Correct drainage
- Add awning, sign, lighting



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# Secondary Facades



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# Doors

- Retain/repair original doors
- Use old photographs if replaced



# Doors



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# Signs



R I V E  
N O R T H  
C A R O L I N A

# Signs

- Quality/professional signs
- Locate in appropriate location



# Signs

- Use awning valance
- Store window/door
- Local ordinances



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# Awnings

- Historically appropriate
- Shade, shelter and color
- Location on the building
- Fit the opening
- Colors in keeping with building color scheme
- Maintain



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# Awnings



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# Color

- Reflect the building's style and period
- Preparation, preparation, preparation
- Never use flat paint
- Quality paint
- Brick or Masonry Tones



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# Murals

- Appropriate location
- Appropriate subject
- Professionals Only!
- Maintenance



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# Lighting

- Appropriate for the building's exterior
- Stylized period lighting/reproductions
- Simple, unobtrusive modern



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# Lighting

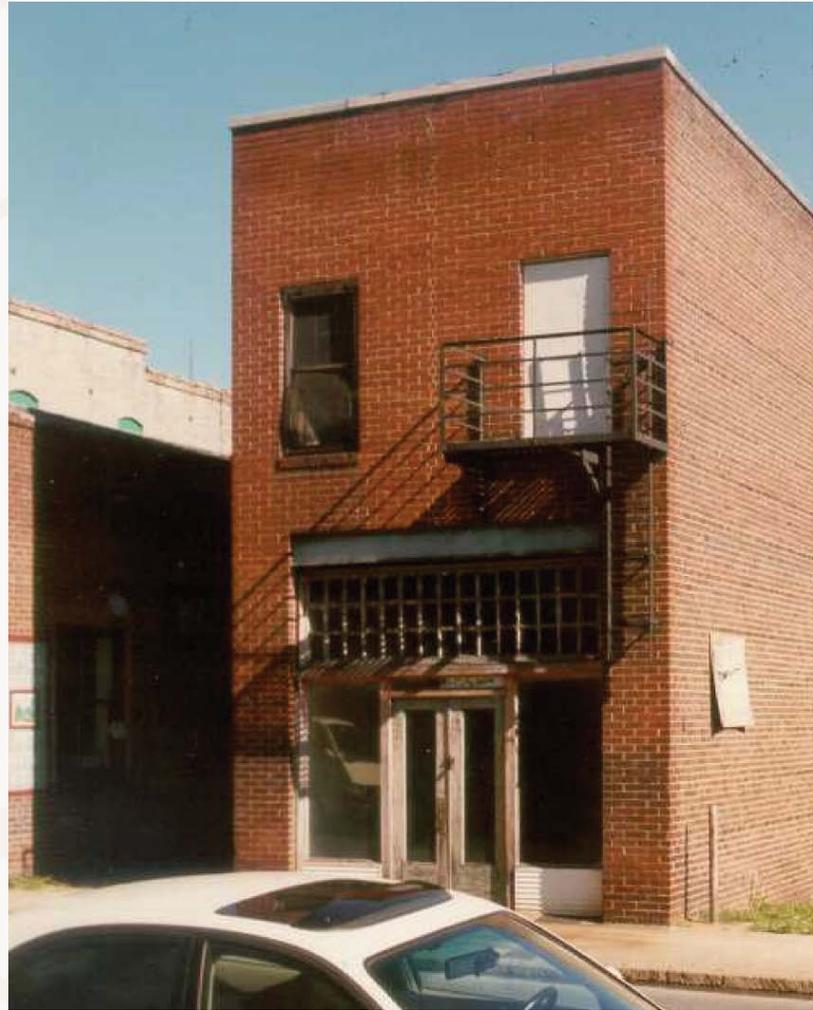


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# Main Street Improvements Examples

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116 East Council  
Street Before  
Renovation (1997)  
Salisbury



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Upper floor - Apartment

Downstairs - Office

116 East Council  
Street After  
Renovation (1999)  
Salisbury



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Maxton Hardware, Maxton (Before)

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Maxton Hardware, Maxton (After cleaning)

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121 King Street, Windsor (Before)

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121 King Street, Windsor (In Progress)

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Southern Florist, La Grange  
(before)

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Southern Florist, La Grange  
(proposed )

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Southern Florist, La Grange  
(proposed )

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Bannister's Florist and Gifts,  
La Grange (after)

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Goldsboro Drug, Before

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Goldsboro Drug, After

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Main Street Cafe, Roseboro (Before)



Main Street Cafe, Roseboro (After)



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Buildings before renovation  
Elizabeth City

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Buildings after renovation  
Elizabeth City

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News & Brew, Rocky Mount (Before)



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News & Brew, Rocky Mount (After)



Parking lot, before – Concord

Multiple owners, unpaved,  
unmanaged

Parking lot, after – Concord

Unified management,  
coordinated parking, clean



Attractive, well maintained, appropriately renovated and designed downtown buildings and spaces create a positive impact on the entire community, defining it's "sense of place" and separating downtown businesses from the suburban competition.

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# Downtown Walkabout

## Goals:

- To verify downtown district as it pertains to STMS program,
- To better understand street characteristics that contribute to a vibrant streetscape, and
- To examine the buildings and overall initial impressions of the downtown district.

# Downtown Walkabout

## 8 Characteristics of Great Streets:

1. Places for people to walk with leisure,
2. Physical Comfort,
3. Definition,
4. Visual Interest,



# Downtown Walkabout

## 8 Characteristics of Great Streets:

5. Quality in Design & Construction (craftsmanship & materials),
6. Transparency,
7. Complementary,
8. Maintenance.



# Downtown Walkabout

?

**December 8, 2011**

Meeting Place – Woodwright's Shop?

Time – 3:00 p.m.

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