

TOWN OF CARRBORO

VILLAGE MIXED USE & AFFORDABLE HOUSING VERNACULAR STANDARDS

referenced in:

SECTIONS 15-141.2, 15-177, 15-182.4

of the:

TOWN OF CARRBORO LAND USE ORDINANCE

Adopted by:

BOARD OF ALDERMEN

on:

MAY 25, 1999

I N T R O D U C T I O N

This booklet has been prepared to illustrate the architectural principles specified in the Town of Carrboro's Land Use Ordinance, Sections 15-141.2, 15-182.4, and 15-177. This document presents Carrboro's vernacular architecture and its detail and is to be used as a set of guidelines for new residential construction. The information that follows is not meant to be copied, but to provide an architectural language to ensure that the new residential structures in Carrboro have reference to Carrboro's history. This in turn will continue to provide Carrboro with an architecturally unique sense of place that distinguishes it from "anyplace U.S.A."

PURPOSE OF THE GUIDELINES

This booklet serves as a companion to the architectural and site design elements included in the town's Land Use Ordinance, and illustrates the architectural standards that are to be executed in new residential construction in villages, major subdivisions, or affordable housing units in Carrboro. The booklet provides the visual and written text to give structure to the concept of a village vernacular. The guidelines themselves have been selected to achieve several purposes, including:

1. Celebrating the historical events that defined the Town of Carrboro and are reflected in the built environment.
2. Provide a diversity of housing types, sizes, within a range of styles characteristic of mill-era architecture.
3. Maintain the scale of residential development in keeping with the historical precedent.
4. Reference traditional building forms and materials.
5. Provide a sense of place.

SUMMARY OF FOUR BUILDING STYLES

The illustrations represent the vernacular architecture of the Town of Carrboro and its environs during the period when mills were the defining features of the Town. It was in this era, roughly from 1890 to 1950, that the form of the community was established. These forms resulted from economics, topography, convention, craftsmanship and materials.

In Carrboro, four building styles comprise most of the architectural form for that period. These styles are presented below in chronological order. A brief commentary concerning their function in the community follows.

MILL HOUSE, *one-story* – These wood frame structures date to the earliest period of occupation that is directly associated with the mill operation in the Carrboro vicinity. These buildings are truly representative of Carrboro's earliest rental housing, built as they were to house the many individuals and families who migrated into this small town from outlying areas. As is typical of early industrial housing throughout the state, the houses are one-room deep, usually with a rear ell. The houses

were placed on lots large enough to include a garden plot, approximately 7,000 square feet. Simple, gable roofs, minimal decoration, and full, or nearly full, front porches, are typical features. Slightly more decorative elements are also found, including triple-A gables with shingles and vents, and sawn spandrels and chamfered porch posts. The main block usually contains a center hall and two rooms, although one type does have a separate entry for each of the two rooms.

MILL HOUSE, *two-story* – Dating to the same era are the two-story, mill houses. Including both the L-shaped houses, and the one-room deep versions, which typically included a one-story, rear ell. These structures are also of wood frame construction and served both as rental housing and private residences. Some of the larger structures were operated as boarding houses for unmarried laborers. The one-room deep variety can be seen with or without the dormer.

FOURSQUARE – The large spaces in the attics of these handsome houses provided extra space, primarily for families, and most were privately built. Dating to the earliest decades of the twentieth century, these two- or three-room deep, center hall plan, houses provide some variety in the Carrboro vernacular. These houses are found plain, or with gables or dormers. Most have three-quarter, or full, front porches.

CRAFTSMAN – The first of the four building types that can be considered to represent a national style, rather than the local vernacular, these structures are found in wood, as well as brick and stone. The one to one-and-a-half story structures were usually built as private residences.

SHARED OR COMMON ELEMENTS

Although the construction era for the four building styles spans nearly five decades, a number of characteristics are common to all. These characteristics include construction materials and practices, such as the use of wood for framing, sheathing, and decoration. The structures were almost always balloon framed and supported on masonry piers.

Finished floor elevations are usually minimal, ranging from 18 to 24 inches. The building facades are characterized by balanced or ordered fenestration; with window and door openings placed symmetrically and regularly spaced. Entry porches are commonly found with the main façade porch spanning between 80 and 100 percent of the main façade. Exterior lighting is minimal. Garages and other accessory structures are detached and usually set back behind the lot's principal building.

Of the many architectural features, seven elements have been identified as necessary in order to achieve the objectives noted above. These elements include:

1. Porches that span 80 percent of the front façade.
2. Roof characteristics, as follows:
 - Main roof pitch between 10/12 and 12/12
 - Lower roof pitch between 3/12 and 4/12
 - Minimum roof overhang of 16 inches on all eaves and gables.
3. Clapboard or shingle siding with a four and a half to a five and a half-inch exposure.
4. Windows shall have a vertical to horizontal proportion of not less than two to one.

5. Columns, vents, gables and other details shall reflect those presented in this booklet.
6. Chimneys are to be located within the body of the house.
7. Garage doors shall be nine feet wide or under. Garage doors shall not face the street.

HOW TO USE THE MANUAL

This guide contains photographs, sketches, and text that depict residential structures from the four building styles. The information presented here is organized along four principal topic areas. Some repetition, in light of the shared elements among the building styles, may be noted.

Construction materials are to reflect antecedents. Metal roofs, brick foundations, and wood siding are to be used, wherever appropriate. Other materials may be acceptable if designed to maintain traditional proportions.

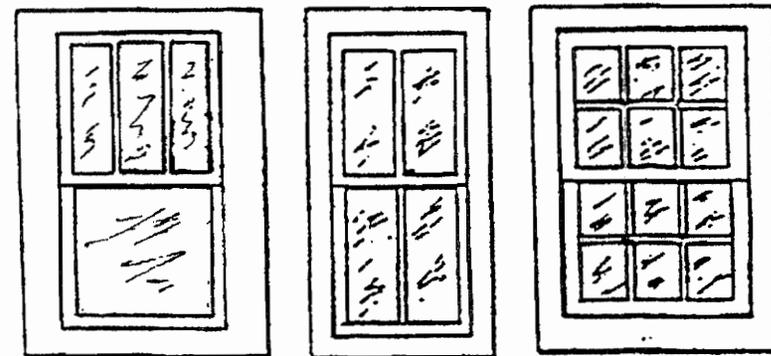
Information on the structure of the four building styles is presented in seven categories, building form, exterior materials, façade treatment, fenestration, gables and vents, porch trim and eaves. General descriptions are included for each category. There are exceptions or variations within each category, and even some architectural examples that are not included. The illustrations have been selected as they highlight the most common, or signature, elements of each building style.

The descriptions and details presented here will assist an applicant or designer to conform with the seven architectural elements described above as acceptable features and proportions are noted. The array of elements selected,

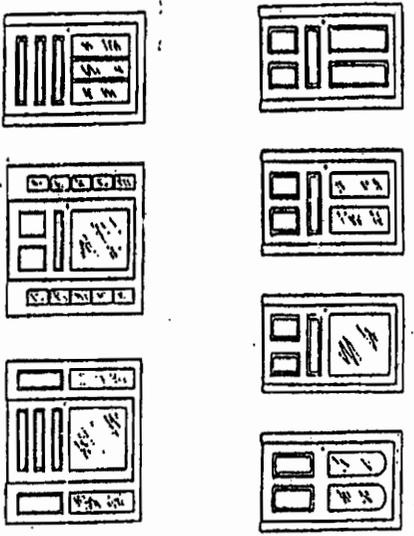
however, should occur within a particular style, with the exception of shared or common elements.

GUIDE TO TRIM AND FINISHING DETAILS

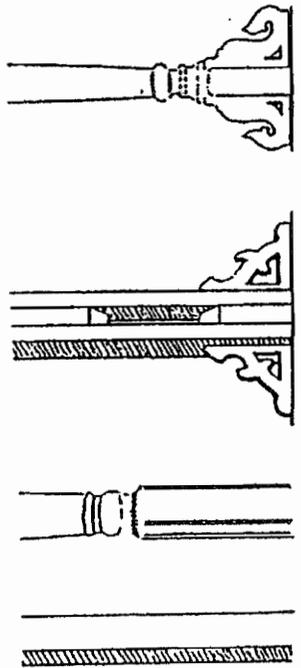
Sketches of five trim and finishing details, including windows, doors, columns, gables and vents, presented below provide simple illustrations of these building details.



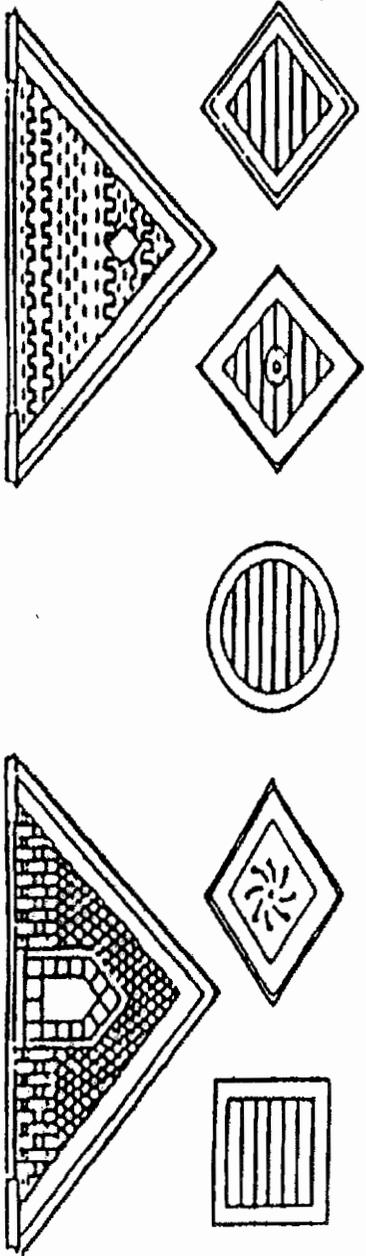
WINDOWS



DOORS



COLUMNS



GABLES &

VENTS

{This page is purposely blank.}

BUILDING FORM

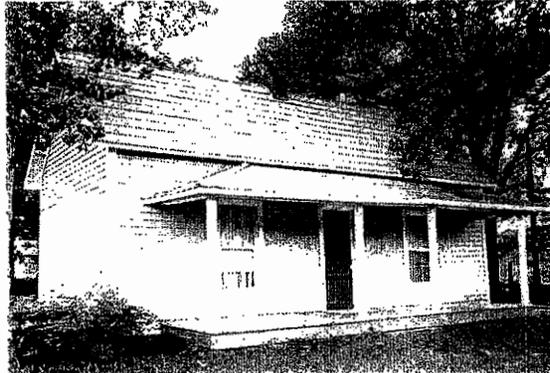
MILL HOUSE: ONE-STORY

MASSING

- ◆ One- to One-and a-half story
- ◆ One room deep with rear ell
- ◆ 800 – 1,000 square feet

ROOF

- ◆ Side gable
- ◆ Triple 'A' or cross-gable
- ◆ Porch roof – shed or hipped
- ◆ Boxed eave and gable end returns or open eave



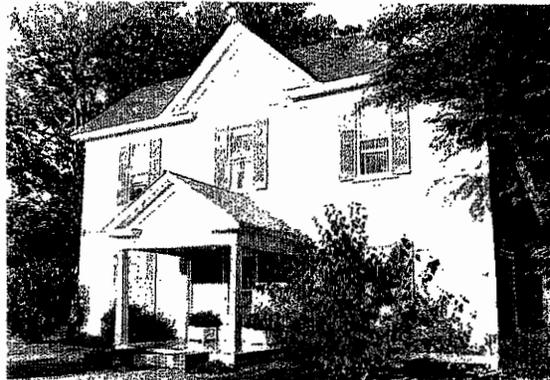
MILL HOUSE: TWO-STORY

MASSING

- ◆ Two stories
- ◆ One room deep with rear ell
- ◆ I-house or Gable-and-wing
- ◆ 1,400 – 1,700 square feet

ROOF

- ◆ Side gable
- ◆ Triple 'A' or Cross gable
- ◆ Porch roof – shed or hipped
- ◆ Boxed eave and gable end returns or open eave



BUILDING FORM

FOURSQUARE

MASSING

- ◆ One- to One-and a-half story
- ◆ Two rooms deep with center hall
- ◆ 1,200 – 1,600 square feet

ROOF

- ◆ High hipped
- ◆ Plain, or Triple 'A' with dormer
- ◆ Porch roof –hipped or recessed



CRAFTSMAN

MASSING

- ◆ One- to One-and a-half story
- ◆ Two or three rooms deep
- ◆ Center hall or modified L-plan
- ◆ 1,200 – 1,800 square feet

ROOF

- ◆ Front gable
- ◆ Side gable with dormer(s)
- ◆ Porch roof –shed and integrated with main roof or recessed



EXTERIOR MATERIALS

MILL HOUSE: ONE-STORY

WALLS

- ◆ Lapped siding with 4 - 5-inch reveal
- ◆ Plain trim boards, 4 to 6 inches in width surround doors and windows
- ◆ Wood

ROOF

- ◆ Moderate overhang (10 – 18 inches)
- ◆ Tin or shingle
- ◆ Open eave with fascia, but no soffit



MILL HOUSE: TWO-STORY

WALLS

- ◆ Lapped siding with 4 – 5-inch reveal
- ◆ Plain boards, 4 to 6 inches in width surround doors and windows
- ◆ Wood

ROOF

- ◆ Moderate overhang (10- 18 inches)
- ◆ Boxed eave
- ◆ Tin or shingle



EXTERIOR MATERIALS

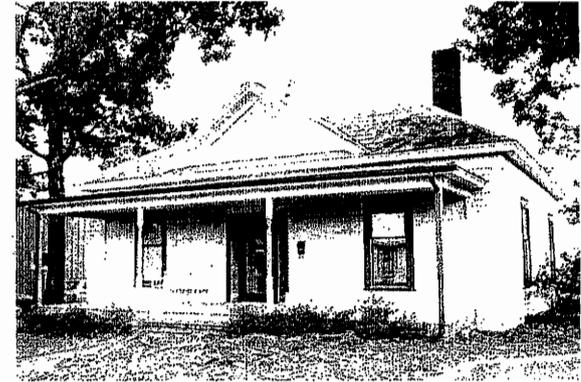
FOUR SQUARE

WALLS

- ◆ Lapped siding with 4 – 5-inch reveal
- ◆ Plain boards, 4 to 6 inches wide surround doors and windows
- ◆ Wood

ROOF

- ◆ Moderate overhang (10 – 18 inches)
- ◆ Boxed eave
- ◆ Tin or shingle



CRAFTSMAN

WALLS

- ◆ Lapped siding with 4 – 5-inch reveal
- ◆ Occasionally german siding, novelty board, or brick.
- ◆ Plain boards, 4 to 6 inches in width surround doors and windows
- ◆ Wood

ROOF

- ◆ Wide overhang (24 – 28 inches deep)
- ◆ Rafter ends exposed or false rafter ends
- ◆ Tin or shingle



FAÇADE TREATMENT

MILL HOUSE: ONE-STORY

FENESTRATION

- ◆ Double-hung windows
- ◆ Symmetrical, three- or four-bay façade
- ◆ One or two front doors centered on façade

PORCH

- ◆ Centered on main façade
- ◆ At least 80 percent of the length of the façade
- ◆ Six to eight feet deep



MILL HOUSE: TWO-STORY

FENESTRATION

- ◆ Double-hung windows
- ◆ Symmetrical, one window per bay

PORCH

- ◆ Porches on I-house same as one-story
- ◆ Porches on L-plan are either wrap-around or corner porches at entry
- ◆ Six to eight feet deep



F A Ç A D E T R E A T M E N T

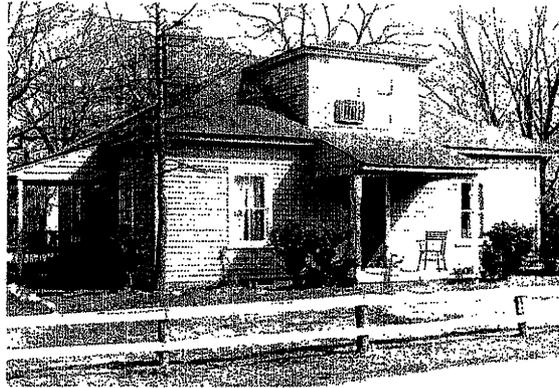
FOURSQUARE

FENESTRATION

- ◆ Double-hung windows
- ◆ Symmetrical, one window per bay
- ◆ Multiple in dormers and occasionally in front

PORCH

- ◆ Porches are centered and run about 80 percent of the façade. Entry porches are also found.
- ◆ Six to eight feet deep



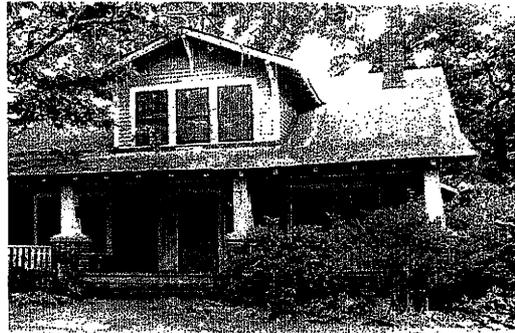
CRAFTSMAN

FENESTRATION

- ◆ Double-hung,
- ◆ Usually two or more windows per bay,

PORCH

- ◆ Continuous porch found on bungalow style. Recessed or hip (centered) on front-gable type. Wraparound also found.
- ◆ Porch railings commonly found.
- ◆ Six to eight feet deep



FENESTRATION

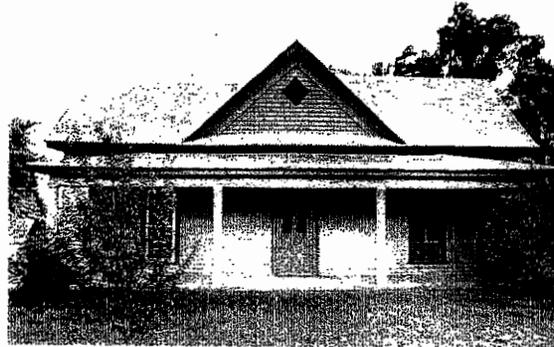
MILL HOUSE: ONE-STORY

WINDOWS

- ◆ Double-hung
- ◆ Light pattern, 2/2, 4/4, 6/6
- ◆ Minimum vertical to horizontal proportion of two to one

DOORS

- ◆ Single entry doors
- ◆ Multi-paneled, wood
- ◆ With or without glazing in upper half of door



MILL HOUSE: TWO-STORY

WINDOWS

- ◆ Double-hung
- ◆ Light pattern, 2/2, 4/4, 6/6
- ◆ Minimum vertical to horizontal proportion of two to one

DOORS

- ◆ Single entry doors
- ◆ Multi-paneled, wood
- ◆ With or without glazing in upper half of door



FENESTRATION

FOUR SQUARE

WINDOWS

- ◆ Double-hung
- ◆ Light pattern, 2/2, 4/4, 6/6
- ◆ Minimum vertical to horizontal proportion of two to one

DOORS

- ◆ Single entry doors
- ◆ Multi-paneled, wood
- ◆ With or without glazing in upper half of door
- ◆ Sidelights and transoms



CRAFTSMAN

WINDOWS

- ◆ Double-hung
- ◆ Light pattern, 3/1, 4/1
- ◆ Minimum vertical to horizontal proportion of two to one

DOORS

- ◆ Single entry doors
- ◆ Multi-paneled, wood
- ◆ With or without glazing in upper half of door
- ◆ Sidelights



GABLES AND VENTS

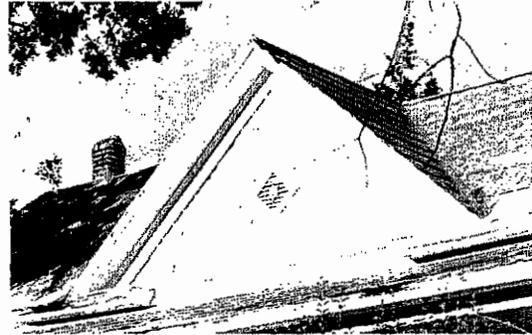
MILL HOUSE: ONE-STORY

GABLES

- ◆ Triple – 'A' or cross gable on main façade, centered above door
- ◆ Often decorated with scalloped, sawtooth, or split shakes

VENTS

- ◆ Used in triple-A gable or gable ends
- ◆ Diamond-shaped
- ◆ Horizontal louvers or pinwheel cutout



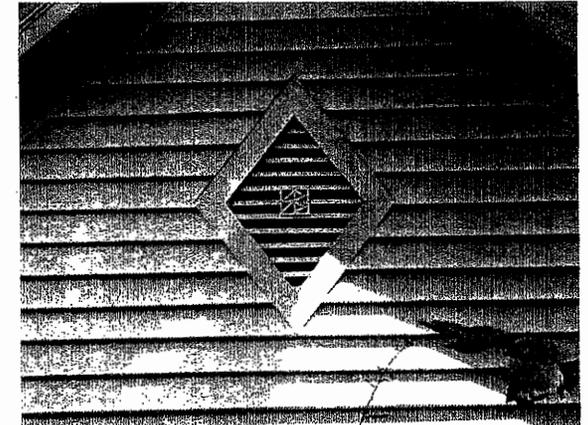
MILL HOUSE: TWO-STORY

GABLES

- ◆ Triple – 'A' or cross gable on main façade
- ◆ Cross gable often decorated with scalloped, sawtooth, or split shakes

VENTS

- ◆ Used in triple-A gable or gable ends
- ◆ Diamond-shaped
- ◆ Horizontal louvers or pinwheel cutout



GABLES AND VENTS

FOURSQUARE

GABLES

- ◆ Cross gable on front or side
- ◆ Small, functional windows



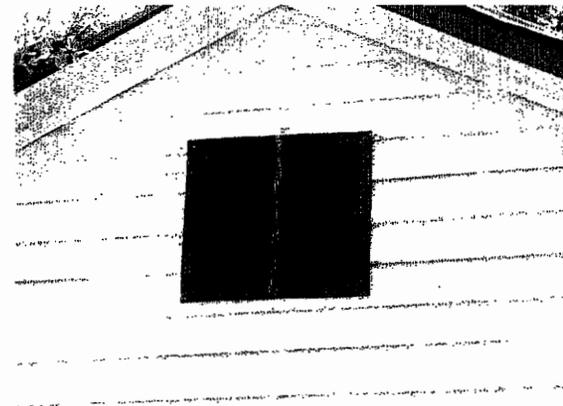
CRAFTSMAN

GABLES

- ◆ No true gables but large, projecting dormers typically found

VENTS

- ◆ Half-circle, diamond, or square vents with louvers in front gable type.

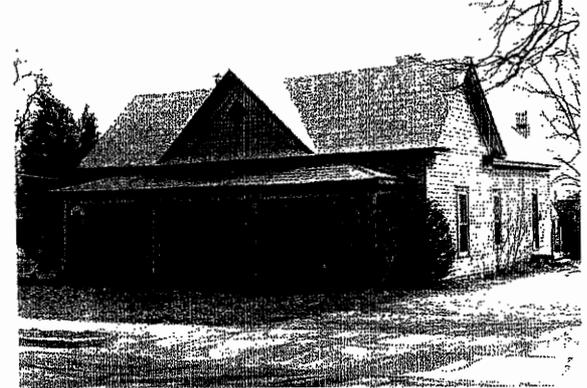


PORCH TRIM

MILL HOUSE: ONE-STORY

SPANDRELS AND COLUMNS

- ◆ Turned spindles with decorative spandrels or chamfered post
- ◆ Porch railings



MILL HOUSE: TWO-STORY

SPANDRELS AND COLUMNS

- ◆ Turned spindles with decorative spandrels or chamfered post
- ◆ Porch railings



PORCH TRIM

FOURSQUARE

SPANDRELS AND COLUMNS

- ◆ Turned spindles with decorative spandrels
- ◆ Chamfered posts
- ◆ Square or tapered posts on brick piers



CRAFTSMAN

SPANDRELS AND COLUMNS

- ◆ Paired box posts on brick plinths
- ◆ Chamfered posts
- ◆ Square or tapered posts on brick piers

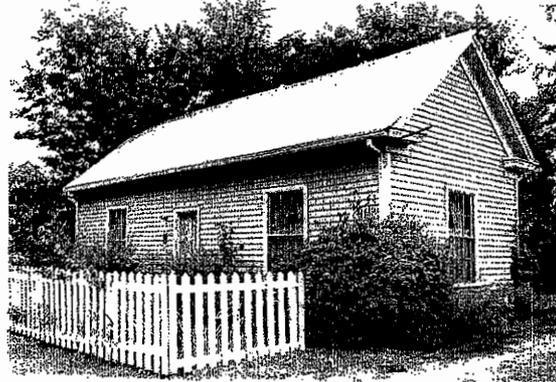


EAVES

MILL HOUSE: ONE-STORY

16" – 18" wide, in two designs:

- ◆ Boxed eave with horizontal soffits, frieze board, mitered eave returns on gable end.
- ◆ Exposed rafter with visible rafter tails and minimal trim.



MILL HOUSE: TWO-STORY

16" – 18" wide, in two designs:

- ◆ Boxed eave with horizontal soffits, frieze board, mitered eave returns on gable end. Contains rake and frieze board
- ◆ Exposed rafter with visible rafter tails and minimal trim.



EAVES

FOURSQUARE

18" – 24" overhang

- ◆ Boxed eave
- ◆ 8" – 10" rake and frieze board



CRAFTSMAN

18" 24" overhang

- ◆ Open eaves
- ◆ Exposed rafters
- ◆ Decorative brackets added under eaves

