

Making Buildings Fit (2005) Slide Show Script
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Virginia Faust, AICP
NC Division of Community Assistance
31 College Place, Building B
Asheville, NC 28801
828-251-6914 phone
yfaust@nccommerce.com

(Notes for title slide) In this presentation we'll be looking at ways to help make buildings fit in with neighboring buildings as well as the larger community. There are five sections in this presentation and our focus will be mainly on commercial buildings.

We'll be looking at rediscovering existing buildings as well as those that are serving a different purpose than what they were built for. We'll also take a look at newly-constructed individual buildings as well as buildings in groups, and the common characteristics buildings have when they fit. First, let's look at rediscovering existing buildings.

Section 1. Rediscover Existing Commercial Buildings

Buildings can reflect the tastes and interests of the people who own the property, the people who design and build them, as well as the period in history when they were built. Sometimes when ownership changes, the new owner wants to modify a building's appearance; it can also happen when people's ideas change of what looks good. Over time, however, people may decide the way the building looked originally is best.

Spanky's "restored;" Salisbury, NC

When we look at this building in downtown Salisbury, North Carolina, several things stand out about it. It is built next to the street corner, there are designs and fine detailing in the brickwork, there are large windows that encourage interaction between those walking by and the people eating or working inside – and overall it looks like it fits in with the town. It was constructed before the Civil War, in 1858-59, and was the tallest building in the state when it was built.

Spanky's before--green paint; Salisbury, NC

This is what the very same building looked like in 1986 before it was rehabilitated. Several of the characteristics are exactly the same – it is still located next to the street corner, there is a pattern in the brickwork and the windows are there, yet it looks a lot different – it doesn't really fit. The dull paint scheme, all 13 coats of them, obscures the beauty of the building.

Spanky's "after;" Salisbury, NC

Let's go back to the first picture – what changed? The paint on the brick was removed, the metal awnings were replaced with cloth, and one of the bricked-up windows on the side was re-opened. In addition, the empty upper floors were renovated; the third floor was converted to an apartment and the second floor now has offices, so the building's property value has increased. This is an example of historic preservation, where an older building has found new life while keeping its original architectural character.

Zimmerman with aluminum; Salisbury, NC

Let's look at a few other examples of buildings in downtown Salisbury where the "after" restores the architectural character of the building when it was first built. This is what the Zimmerman building, built in 1899, looked like for several decades starting in the 1950s. An aluminum "slipcover" was placed over the façades of two buildings in an effort to compete with the suburban shopping centers and make the buildings look "modern," but instead...

Zimmerman "after;" Salisbury, NC

... it hid all this striking brickwork and the unusual arched windows, concealing everything that made the buildings and streetscape unique and appealing. In the last 30 years as part of the Main Street downtown revitalization effort, city officials and property owners in Salisbury have done an exemplary job of historic preservation – to protect older buildings and at the same time strive to have new construction complement the existing fabric of the community.

Salisbury Post before; Salisbury, NC

On the right-hand side of this picture is the addition that the Salisbury Post newspaper, also located downtown, built in the 1960s. The completely blank walls are totally devoid of any human scale. Characterized by a local resident as a "three-story sugar cube," it was also noted that "how you tell bad architecture from good architecture is...

Picture upside down... when you turn it upside down, you can't see any difference."

Salisbury Post after; Salisbury, NC

Here is what it looks like now – it is difficult to believe it is the same building. In an unusual renovation the outer skin of the building was removed, and then the new façade was installed around it. During the entire renovation process, the newspaper continued its operation from the same site. In addition...

Second after; Salisbury, NC

...this view from the side shows that two buildings were removed to give more space for the enlarged building. The new windows and articulation – elements that project out or are recessed – create a more compatible design with neighboring buildings.

205 E. Council Street, before; Salisbury, NC

In 1997 the city of Salisbury purchased this building, along with several other industrial properties in a five-block area of downtown, for \$503,000. This particular building had formerly housed a bakery thrift shop, and before that, an automobile dealership. The city sponsored a design charrette that took place over several days, and at the end had a redevelopment plan ready for implementation.

205 E. Council, after; Salisbury, NC

The public investment, including the land purchase, infrastructure improvements and grant money, totaled \$1.9 million; based on the latest estimate (2004) the charrette sparked more than \$17.5 million in redevelopment and new construction, or a ratio of \$1 of public money to \$12.46 in private. This building was sold and has been renovated to

accommodate several offices. You can see that the three bays that housed the delivery trucks have been filled with large windows...

205 E. Council, after; Salisbury, NC

... and parking has been moved to the side to create an outside patio space oriented to the public.

Black and white photo of Grove Arcade in the 1920s; Asheville, NC

The Grove Arcade was the dream of E.W. Grove, a self-made millionaire who moved to Asheville in 1910. Mr. Grove conceived of the Arcade as “the most elegant building in America.” When it opened in 1929, it took up an entire city block and replaced the public market that had been located near City Hall several blocks away. For the next 13 years, the Arcade was highly successful and became home to a collection of local owner-operated shops as well as offices.

Grove Arcade, blocked up windows; Asheville, NC

In 1942, the Federal Government took over the space and evicted all retail and office tenants. The doorways that fronted on the streets were bricked up to maximize office space, so the view from the street became a vast expanse of blank wall. In this view and the next, reconstruction has started so the building is fenced off.

Grove Arcade, blocked up windows, other view; Asheville, NC

After the war, the Arcade continued under federal ownership and became home to the National Climatic Data Center. In the 1980s the Federal Government announced their intention relocate the Data Center to Denver. The City of Asheville lobbied the Federal Government to instead retain the jobs in Asheville and build a new facility downtown to house their offices as well as those of the other agencies located in the building.

Restored Grove Arcade outside; Asheville, NC

In the early 1990s a group of community leaders and concerned citizens formed the non-profit Grove Arcade Public Market Foundation, with the intent of converting the space back to its original purpose.

Restored Grove Arcade, view of vendor booths; Asheville, NC

In 1992 the federal government committed to this proposal, and a group of community leaders and concerned citizens in Asheville formed the Grove Arcade Public Market Foundation. The new federal building was completed in 1996...

Restored Grove Arcade, outside dining; Asheville, NC

... and the following year the City of Asheville acquired title to the Arcade at no cost under the National Monument Act.

Restored Grove Arcade, busy sidewalk scene; Asheville, NC

The City signed a 98-year lease with the Foundation for \$1.00 per year.

Restored Grove Arcade, busy sidewalk; Asheville, NC

The Arcade Foundation has made every effort to restore the architectural features both inside and out that made the building unique and special when it was first built.

Interior Grove Arcade, restored phone booths; Asheville, NC

The original phone booths have been converted into historic displays,

Grove Arcade exterior, close-up architectural features; Asheville, NC

...and there are interesting carvings on the building.

Grove Arcade interior, with skylight; Asheville, NC

The Arcade features locally-owned and operated shops and restaurants on the street level...

Grove Arcade schematic floor plan diagram; Asheville, NC

...and offices and apartments on the top two floors.

Summary, Rediscover Existing Commercial Buildings

- Remove false facades, aluminum awnings
- Use historically appropriate paint schemes; don't paint unpainted brick
- Reopen bricked-up windows, doors
- Place parking at side or rear of building
- Encourage outdoor dining
- Follow Secretary of the Interior *Standards for Rehabilitation*

Section 2. Rehabilitate for a Different Use

There are instances when a business has outgrown its quarters and needs to relocate, or has closed entirely; however just because times change doesn't mean the buildings need to be torn down. Historic buildings deserve to be preserved because of their architectural character and their contribution to the community's life and history. Communities across the country are finding that historic preservation also makes good economic sense. Here are some examples of buildings that have found a new life through adaptive reuse.

Yancey County Chamber of Commerce; Burnsville, NC

This building used to be a gas station; it now houses the Yancey County Chamber of Commerce in Burnsville, North Carolina.

Montford restaurant, "before;" Asheville NC

The Montford historic district, located within walking distance of downtown Asheville, North Carolina, is the site of this building. First it was a gas station and then it became a taxi business. Eventually it became vacant, and was boarded up and a neighborhood eyesore for several years.

Montford restaurant, "after;" Asheville, NC

It is now a market and deli.

"Fuel Pizza;" Davidson NC

In Davidson, North Carolina, a fast-growing area near Charlotte, a gas station has been

converted into a pizza parlor named “Fuel Pizza.” The sign and old gas pump are not cutesy add-ons; they are a reminder of the building’s original purpose and provide authentic character. The canopy supplies a place for outdoor seating.

Former home improvement store, first view; Asheville, NC

A former home improvement store located in the Biltmore Village area of Asheville, North Carolina, has gone through two renovations to make it into office and retail space. In the first renovation, seen here, the monolithic building received a facelift on the façade that added windows, awnings, and other elements to provide articulation, as well as a staircase and other renovations on the inside to convert it into a two-story building.

Former home improvement store, second view; Asheville, NC

This picture, taken in 2013, shows the further evolution of the building. New architectural details have been added, including more articulation and the use of different building materials. The façade is now divided into recognizable storefronts, which creates a sense of human scale and makes it more pedestrian-friendly. Heavy landscaping, including “green walls” as vines grow up the trellises on the columns, also enhances the building.

Asheville Hotel, aluminum façade; Asheville, NC

This building in downtown Asheville, North Carolina, was built in 1912 for the Elk’s Club and had meeting and guest rooms for its members. Later it became the Asheville Hotel. It had a large balcony on the second floor that was covered with a false facade in 1957, when the building was converted to retail use. The store closed in the early 1970s, and except for pigeons, raccoons, and other urban wildlife, stood vacant for the next 20 years.

Asheville Hotel, after construction; Asheville, NC

In 1995, the for-profit firm Public Interest Projects (PIP) located in Asheville, purchased this building and the white stone building on the right in the next block. The mission of PIP is to make urban areas more livable, and one of their primary aims is to provide a variety of downtown housing by renovating and re-using existing buildings.

Asheville Hotel and Smith-Carrier building; Asheville, NC

Public Interest Projects removed the aluminum façade of the Asheville Hotel, converted the first floor to retail use with approximately 5400 square feet, and converted the upper three floors to 29 apartment units; the at-grade basement is a restaurant with 4500 sf. The City of Asheville has experienced a substantial increase in property taxes with the renovation. Before construction started, the property paid \$3,800 in taxes. In 2013 the tax bill was for more than \$44,800; this does not include the sales taxes generated by the store and restaurant in the building.

“Mobilia” store view; Asheville, NC

The building next door, known as the Smith-Carrier, was first home to Belk’s department store and then Penny’s. Its renovation will be discussed in Section 2, *Housing Choices, of Recreating Neighborhoods*.

Belk's store with aluminum façade; Shelby NC

Shelby, North Carolina, has also managed to save a large vacant department store in the heart of its downtown. It was the home of Belk-Stevens, a regional chain in the Southeast, for almost 60 years before the store was moved to the newly-opened Cleveland Mall in 1982. A false aluminum façade was added to the building in the 1960s in an effort to modernize its appearance.

Vacant interior; Shelby, NC

Efforts to rent the building to other businesses were only marginally successful, and after 1984 it sat vacant and deteriorating for the next 13 years. There was discussion about razing the building for a gravel parking lot because the building was in need of so many repairs. Many dedicated individuals in the community realized this would create a gaping, non-income producing hole in the middle of the prime shopping block, and decided another solution had to be found.

Restored building exterior; Shelby, NC

After more than a decade of Herculean work and innovative financing, including the use of state and federal historic preservation tax credits, construction began in the building in 1997; it opened in 2000.

Restored building exterior; Shelby, NC

The project restored the original 1920s façade. The building now includes six 1,000 square feet retail shops on the ground floor, and 12 market-rate apartments with lofts on the second floor.

Courtyard before construction; Shelby, NC

The outside walls and structural steel frames were kept...

Courtyard after construction; Shelby, NC

...but two-thirds of the interior building was removed to provide 24 parking spaces in a spacious, enclosed courtyard. The geometry of the original columns and girders create unique shadow patterns in the parking area that change throughout the day.

Wafco Mills; Greensboro, NC

The Wafco Mill in Greensboro NC is a flour and feed mill that was built in the early 20th century. In the mid-1970s, after a number of years of deterioration, the City of Greensboro decided to purchase the property, along with several adjoining acres, as part of a revitalization project. During renovation the mill was divided into 28 apartments; they converted to for-sale units when the time period for the historic preservation tax credits expired.

Courtyard with condos; Greensboro, NC

The City's vision for the project also included 70 condominium units, pictured here, that were built on the adjoining property

Davidson Cotton Mill; Davidson, NC

November 2013

The Davidson Cotton Mill, located just blocks away from downtown Davidson, North Carolina, was converted in 1999 from its former use as a textile mill into 42,000 square feet of office space and an 8,000 square-foot restaurant.

Condos with Cotton Mill in background; Davidson, NC

The project also included a new adjoining three-story building, with 13 condominium units between 1200 and 1600 square feet in area.

Water Tower and mill, 2001; Morganton, NC

The City of Morganton, North Carolina, through a public/private partnership, undertook an ambitious project to rehabilitate a 100 year-old textile mill located one block from the Courthouse Square downtown. The old water tower, visible all over town and a landmark in the community, is the project's instantly identifiable symbol. This picture was taken in 2001 when the project was beginning construction.

Entrance with city logo on door; Morganton, NC

The project is known as the Morganton Trading Company. The entrance to City Hall is right under the water tower.

Interior of City Hall, 2013; Morganton, NC

The city staff moved into their new, more spacious quarters in April, 2002. Whenever possible, existing features of the textile mill were saved including the flooring, ceiling, large beams and window openings so the feel of the original structure is honored.

Fountain in Trading Company courtyard, 2013; Morganton, NC

This fountain serves as a focal point for...

Trading Company courtyard, 2013; Morganton, NC

... this spacious courtyard. The courtyard also serves as a buffer between City Hall and the rest of the project. A deli-style restaurant with outside dining is now complete along with numerous professional offices. In addition, 43 1-, 2-, and 3-bedroom apartments have been built in the building seen to the right.

Trading Company buildings, 2001; Morganton, NC

This is what the same courtyard looked like in August 2001, as construction was underway.

Trading Company buildings, 2013; Morganton, NC

Here is a similar view in 2103.

Morganton Trading Company sign, 2013; Morganton, NC

Notice how the glass block in the sign echoes the glass block in the restored mill buildings.

Bench; Morganton, NC

This bench is unique to Morganton because it depicts the vista observed in the distance of Table Rock, a local landmark. It was handcrafted by a local artist and sponsored by a

local family. Development of the Trading Company has spurred other commercial construction nearby; these projects will be shown in the *Infill Construction* section of this presentation. For more information on residential construction that has been developed in the vicinity of the Trading Company, please see Section 2, *Housing Choices*, in *Recreating Neighborhoods*.

Brick building with “The Landmark” sign; Waynesville, NC

Old schools can have a new lease on life. Here is one example in Waynesville, North Carolina, where the former city high school, located just blocks from Main Street, has been converted into condominiums. People who can no longer drive are still able to live independently as they may conveniently walk to town for their daily needs, or take a short taxi ride.

Farmers’ Market, exterior, 2001; Shelby, NC

A downtown building that was originally built as a wholesale produce business was purchased in 1980 by the city of Shelby, North Carolina, as shown in this view from 2001,

Interior view of market; Shelby, NC

...and converted into a farmers’ market. It has since found a third life...

Farmers’ Market, exterior, 2013; Shelby, NC

...as condominiums.

Brick building with boarded-up windows—Orange Peel “before;” Asheville, NC

This building in downtown Asheville was built around 1949 and was an indoor roller skating rink for many years; there was also an auto repair shop in the basement.

Interior of Orange Peel “before;” Asheville, NC

In the mid-1970s it became the “Orange Peel,” a music and dance club featuring local groups as well as more nationally-known artists. It was very popular for a number of years, and was then converted into a warehouse for an auto parts store located on the adjoining property to the rear.

Exterior of Orange Peel building, 2013; Asheville, NC

The space in the building was larger than the needs of the auto parts store, and the firm Public Interest Projects (referred to earlier in this section) became interested in the property.

Exterior showing side of building with event sign, 2013; Asheville, NC

There were several hurdles to overcome before the rehabilitation could begin. The property owners were not interested in selling the property but were willing to negotiate a long-term lease for 40 years.

Interior, showing performance area, 2012; Asheville, NC

The developer undertook multiple building analyses using different provisions of the North Carolina State Building Code then available, but encountered major construction hurdles that added greatly to the cost of the renovation. Upon adoption of the

International Building Code by North Carolina effective 2001, the developer applied this new code to the project and found great advantages that made the project economically feasible.

Interior, showing “Orange Peel” sign on wall, 2012; Asheville, NC

The new building code requirements under the International Building Code enabled the project to be a financial success. It is a very popular space for dancing and listening to music in the evenings and is used by additional groups for fitness classes and other activities during the day.

Restaurant and trolley; Charlotte NC

The new trolley line in Charlotte NC has sparked a great deal of development and redevelopment along the route. An old textile mill has been converted into this restaurant, and a station for the trolley has been built next to the tracks. More information about Charlotte’s light rail line and development that has occurred as a result of its construction will be forthcoming in future slide shows.

Former train depot, Marion, VA

Another transportation-related building is this railroad station located in Marion Virginia. It has been converted into offices...

Sign with insulators, Marion, VA

...and the sign creatively uses the design of a utility pole topped by electric wire insulators, which reminds us again of the building’s age and history.

Summary, Rehabilitate for a Different Use

- Retain signs, other historic elements that illustrate building’s first use
- Explore use of state and federal historic preservation tax credits
- If “big box” building, then add awnings, windows, doors, other forms of articulation to create human scale, make more pedestrian-friendly

Section 3. Older Home to Commercial or Office Use

There are neighborhoods in most cities that have spacious homes that were built at the turn of the 20th century for large families and households. Times have changed, families are smaller, and the neighborhood may have changed as well – it may make more sense to use a house in another way. But how can the changes happen so the building still looks like it belongs in the neighborhood, and how can new buildings be built so they fit in as well?

Large green house; Asheville, NC

This building, located in one of Asheville, North Carolina’s National Register historic districts, was used as a residence until recently, and looks like it still might be,

Sign in yard; Asheville, NC

...except for the presence of a sign in the front yard.

November 2013

Building from the back, with fence; Asheville, NC

Parking is located in the back yard, so it is not obtrusive.

Chestnut Inn; Asheville, NC

Here is another historic home in the same neighborhood; it has been converted into a bed and breakfast. From the front, with the exception of a small sign, it has also kept its original appearance. This street seems like an appealing place to take a walk.

New large building; Asheville, NC

This building just down the street looks like it also might be a large home built about the same time...

Same building further back; Asheville, NC

...but it isn't – it is a modern medical office. So why does this building look like it belongs in the neighborhood? The city zoning regulations for this district require the parking lot to be located at the side or rear of the building, and the front setback to be comparable to the setbacks of neighboring structures; this preserves the front lawn. The property owners made the decision to use architectural details from the neighborhood in the building design such as the roof shape, colors, window treatment and overall massing.

Sign for building; Asheville, NC

They also chose to make the sign small and in keeping with the character of the building and neighborhood.

Two story building, red roof; Asheville, NC

This picture, taken in 2001, shows additional examples in the same neighborhood of modern office buildings that look like they fit in. Both the teal-colored building in the foreground with the red roof, and the two story yellow building further down the block, are modern construction. As noted previously the city ordinance requires the setbacks in this district to be comparable to those of neighboring structures.

Same view in 2013; Asheville, NC

Here is a picture taken of the same view 12 years later, in 2013. The landscaping has matured so the adjacent building can no longer be seen from this vantage point. The newer buildings now blend in with existing construction even better than when they were first built. The streetscape is appealing, with a comfortable feeling of being in an outdoor room, and a balance of prospect and refuge.

Side view of building, with parking in rear; Asheville, NC

Parking is required to be located at the side – or in this case, the rear – of the building. Since this neighborhood is not located in a local historic district, the city does not require any kind of design compatibility – it was the decision of the property owners to use architectural details from the neighborhood as a guide to designing their buildings.

Two story yellow building; Asheville, NC

Here is a close-up of the modern office building located next to the one in the previous pictures. Notice how the roof shape, windows, overall proportions, and color work together to create a building that fits.

Smaller historic home; Asheville, NC

Here is a smaller home around the corner from the first one we saw in this Section that was built around the same time, at the turn of the 20th Century. It has also been converted into office use, but with the parking located behind the building,

View up sidewalk; Asheville, NC

...the streetscape is preserved. Here is the view up the block.

View down sidewalk; Asheville, NC

This is what you see, however, if you turn around in this same place and look in the other direction down the block. What happened to the streetscape and balance of prospect and refuge we have seen nearby in this neighborhood?

View of new office; Asheville, NC

In this case, the new construction was set back from the street, and parking placed in front, with grass as the only landscaping. As a result, there is no streetscape or sense of refuge.

Modern office building; Asheville, NC

The office building next door continues this pattern of a large setback in front of the building, with a paved parking lot instead of a front yard.

Same office building, other view; Asheville, NC

The loss of streetscape and sense of refuge continues around the block,

Same office building, other view; Asheville, NC

...since the building is built on the corner.

Sidewalk and historic building; Asheville, NC

This is what it looks like directly across the street, where trees have been planted or preserved, and parking is screened from view. Walking is much more appealing because there is shade; it is also possible to see and appreciate the architecture of the buildings from the street. Because the streetscape is preserved, there is a better balance of prospect and refuge.

Two-story brick building; Raleigh, NC

In contrast, this building located in Raleigh, North Carolina, shows what happens when no effort takes place to use “good neighbor” architecture so a building fit in with its surroundings. The paved parking lot in front,

View of building and adjacent home; Raleigh, NC

...box-like shape, and brick construction and make it look completely unlike the houses around it. While the setbacks and two story features are similar to the neighboring house, otherwise it sticks out like the proverbial sore thumb.

Green older home, sign in yard; Asheville, NC

This building in Asheville, North Carolina, is another example of a house that has been converted into an office; they have located their parking in the backyard so the front yard is preserved. Immediately next door, on the right,

Blue house, gravel front yard; Asheville, NC

...is another older home that has been converted into an office. However, when this picture was taken in 2000, gravel was placed in the front yard for parking. It makes a big difference in the streetscape. Fast forward 13 years...

Blue house, lawn in front yard; Asheville, NC

...and see what has happened. The front yard has been re-established, and all parking is now located in the back. This is a big improvement to the streetscape.

House with lawn in front; Morganton, NC

In Morganton, North Carolina, a number of homes are located along a major road leading into town. Notice the building in the background – it looks very similar to the house in the foreground,

Office close-up; Morganton, NC

...but it is actually a new office building. The building's main entrance is to the side and parking is located there, however, the front yard has been kept intact with landscaping and the setback is comparable to the neighboring buildings.

Summary, Older Home to Office or Commercial Use

- Preserve front lawn – locate parking at side or rear of building
- For new construction, make setbacks comparable with existing buildings
- Use architectural details (roof shape, colors, window treatment, overall scale and massing) from neighborhood
- Ensure signs are in scale (height and size) with neighborhood; indirect lighting is most appropriate

Section 4, Part 1. Infill Construction

Infill is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed. Infill development can bring about a more efficient and economic way to use the community's resources, including land and infrastructure, as well as additional choices in housing and savings for local government budgets.

Group of 3 buildings; Davidson, NC

This is a picture from downtown Davidson NC. Can you tell which is the new building in this group of three? Notice that the pattern in the brickwork of the one-story building painted white and the two-story building to the left is the same. The new building is the one on the left, partially hidden by the tree; it was built in 2000 and replaced a one-story building in that location.

Close-up view of brick detail; Davidson, NC

Here is a detail of the windows. By using the same brickwork pattern as the neighboring building, the designers helped preserve the feeling of continuity and respected the local architectural character. The building is a seamless fit in the streetscape because it complements the existing architecture.

Restaurant with awnings on street corner, 2013; Morganton, NC

This restaurant in downtown Morganton, North Carolina, is located a block away from the Trading Company project discussed in Section 2, and was built in 2002. The restaurant anchors the corner because it is built to the sidewalk, and the outside dining area promotes a lively, pedestrian-oriented atmosphere.

Movie theater; Morganton, NC

A multi-screen theater has been completed in the same block downtown,

Close-up of original theater building; Morganton, NC

... along with a restaurant and a new upstairs luxury loft apartment in the building next door, which was the original movie theater building. Notice that the original marquee is used as a sign for the restaurant. All these projects bring more people downtown.

Gateway project; Salisbury, NC

This picture shows the metal façades being removed from a group of three buildings on East Innes Street in Salisbury, North Carolina. The Chamber of Commerce, Visitor and Convention Bureau, Economic Development Commission, and other offices decided to relocate from their separate, scattered locations and build a “gateway” to Salisbury.

Gateway before, group of buildings; Salisbury, NC

The original plan involved demolishing the three buildings. Downtown Salisbury, Inc. (a non-profit organization dedicated to revitalizing the downtown area) decided to become a partner in the project and convinced the Gateway project owners to change the location of their proposed building to further up the block. Downtown Salisbury, Inc. bought the three buildings, restored the facades, and resold them so now the properties are generating additional tax revenue.

Gateway building, 2001; Salisbury, NC

The Gateway Center opened in 2000 and is approximately 18,000 square feet in area. Parking is located behind the building. This is how it appeared in 2001,

Gateway building, 2013; Salisbury, NC

...and how it looks in 2013.

Gateway close-up, 2013; Salisbury, NC

Here is a closer view of the adjacent buildings. Notice what appear to be signs on the side of the building with the striped awning.

Side of building, 2013; Salisbury, NC

They are not signs, however,

Side of building close-up, 2013; Salisbury, NC

...but rather enlargements of historic city post cards.

Streetscape with trees; Greensboro, NC

The Greensboro zoning ordinance requires buildings in this historic district to be built to the edge of the street, which contributes to the pedestrian-oriented atmosphere. Parking is behind the building. Notice the Kinko's sign further down the street.

Kinko's; Greensboro, NC

The historic district regulations are not in force here. As a result, parking is located in front of the building, which has completely changed the feel of the street. The sidewalk and adjacent space are barren and unappealing with no sense of refuge, in contrast to the stores right next door.

Kerr Drug; Charleston, SC

This drugstore is located in Charleston, South Carolina, at the edge of the historic district. It is built to the street, with the parking lot located beside the building. The pattern in the brickwork and roof pitch reflects the architectural style of the historic warehousing district to the east, while the brick sign and landscaping add to the character.

King St.; Charleston, SC

This is King Street in Charleston's historic district. You will notice there is a wide variation in the buildings in the picture – they are different heights, colors and even ages yet they seem to all work together to make a whole. You can see a newer building in the second block on the right-hand side of the street; we'll see this building again shortly in a close-up shot. The buildings in the foreground are older, ranging in age from the 1880s to the early 20th century.

Distant view of Omni; Charleston, SC

In this view both sides of the street are visible. Notice the buildings are three stories or more tall, there are wide sidewalks, and the street has two travel lanes and parking on one side. In this case the ratio of street width to building height is approximately one to one, which gives an enhanced feeling of enclosure and increases the feeling of being in an outdoor room.

Close-up of storefront; Charleston, SC

In addition, the storefronts have tall windows and many of the doors are recessed, which increases the sense of refuge. This street feels extremely comfortable and inviting for pedestrians, and motorists naturally drive slowly.

Close-up across street; Charleston, SC

This building across the street is from the late 20th century, but thanks to its use of articulation, a good ratio of solids to voids, and interesting building materials it has a human-scale – in other words, it is a good architectural neighbor.

Charleston Place; Charleston, SC

Here is a close-up picture of Charleston Place that we saw earlier, formerly known as the Omni Center; it was completed in 1987. This infill project occupies an entire city block and contains a 400-room hotel, conference facilities, parking deck, offices, apartments,

two restaurants and 70,000 square feet of retail space. The project sparked a number of renovations of buildings in the surrounding neighborhood as well.

Kroger store; Savannah, GA

The Kroger grocery store pictured here is located in Savannah, GA and is actually part of two historic districts – the store itself is in one district and occupies one block,

Parking lot with fence and sidewalk; Savannah, GA

...while the parking lot occupies another block. The “driveway” dividing the grocery store from the parking lot is actually a public street, which preserves the existing street grid network. There is a clearly-marked pedestrian walkway between the store and parking lot. Notice the wide tree lawn with mature trees between the street and sidewalk, and landscaping on the other side of the sidewalk next to the fence and parking lot. This makes a comfortable and inviting place for people walking, and adds to the feeling of being in an outdoor room.

Kroger, close-up of building; Savannah, GA

The store was constructed in 1990, and the historic district regulations require that the building be built to the street line. Attention to the area’s architectural character is a key component for ensuring new development fits in and gains neighborhood acceptance.

Kroger, side of building; Savannah, GA

With the landscaping and pattern in the brickwork, even the side of the building is pleasant to walk by so the pedestrian atmosphere of the streetscape is maintained. The city staff is concerned that Savannah’s tree canopy, which is an integral part of the city’s identity and character, be preserved. To achieve this, the city ordinance has landscaping requirements that each project must meet, based on a system that awards points for trees as well as for other landscaping.

Biltmore Village streetscape; Asheville, NC

These next several pictures are from the locally-designated historic district of Biltmore Village in Asheville, North Carolina. The Village was built before the turn of the 20th century by George W. Vanderbilt. According to the history book *Around Biltmore Village*, Vanderbilt’s goal in creating Biltmore Village...

Biltmore Village store; Asheville, NC

...was to present an aesthetically pleasing prelude to the entrance of his estate; to create institutions to serve as a framework for his philanthropic endeavors to benefit the people of the area;

Biltmore Village streetscape; Asheville, NC

...and to create a self-contained and self-sustaining community that would also provide rental income. These are three of the many of the original buildings in Biltmore Village that are still standing.

New Morning Gallery, original part; Asheville, NC

This building is also located in Biltmore Village and is on the National Register of Historic Places.

New Morning Gallery sign; Asheville, NC

Here is a view of the same building around the corner from the previous picture. The New Morning Gallery features crafts and artwork from regional artists, and they wanted to expand their store in the same location. The new part of the building is past the green awning on the first floor.

Connection between new and old buildings; Asheville, NC

You can see how one building is connected to the other; would you believe that the first floor of the building on the left is a parking lot?

Parking lot; Asheville, NC

This area was originally the parking lot for the gallery. When the owner decided to expand he worked with an architect and the Asheville Historic Resources Commission to come up with a design that would be in keeping with the original part of the building,...

Parking lot and streetscape; Asheville, NC

...preserve the streetscape, and encourage pedestrian traffic.

Close-up of parking lot fence; Asheville, NC

The solution was to partially enclose the parking lot with brick columns and an attractive iron fence running between them, and construct enclosed display space at the corners.

Before view of parking lot; Asheville, NC

This is what the site looked like from the front, before the building was constructed.

Overall view from front of building; Asheville, NC

Here is the same view in 2000, after construction. The project transformed the intersection because the new building fronts on two streets and creates a streetscape. Floor space in the gallery was expanded by constructing a second floor that is connected with the original gallery building.

Same view from front of building; Asheville, NC

This picture was taken in 2013. To the left of the building, additional construction of a hotel has taken place in the intervening years, expanding the streetscape even further.

Pebbledash building; Asheville, NC

This building is also located in historic Biltmore Village in Asheville and originally served as a hospital; it was constructed in 1916. The building material is called "pebbledash" and consists of cement and exposed coarse aggregate; many structures in Biltmore Village are constructed with this finish material. The building has been renovated and is now used for offices.

One story brick Colonial-style building; Asheville, NC

A few steps away from the building in the previous picture (visible to the rear) is this office building. It is in the colonial style, which is not authentic to the time period when Biltmore Village was developed, and therefore not a good architectural neighbor.

After view of building, same prospect; Asheville, NC

This is the building that is there now, thanks to the requirements in the local historic district regulations, the work of the local Historic Resources Commission, and the architect for the project. It uses pebbledash construction, and looks as if it might have been built around the time of the hospital shown in the previous picture based on the rooflines, windows, and other architectural details. It is obvious that every effort was made to reflect the architecture, setbacks, and landscaping of the original structures, so it is now a “seamless fit” in the neighborhood.

Side view of building; Asheville, NC

This is a view of the building from the side; notice the inviting streetscape that is welcoming to pedestrians. In addition, there is a comfortable feeling of both prospect and refuge as a result of planting trees between the street and sidewalk, as well as having windows along the side of the building.

Old McDonald's; Asheville, NC

This is what the McDonald's in Biltmore Village used to look like. It could have been located anywhere, and a person looking at it would not have any hints about what part of the county it might be in.

New McDonald's; Asheville, NC

When the company was ready to update the building, it had to meet the compatibility requirements of the historic district. The new building fits in with the character of the neighborhood much better now,

New McDonald's, side and front view; Asheville, NC

... with the roofline, sign, two story height, windows, materials and color all reflecting the historic area's design themes. The sidewalks were also improved.

New McDonald's view of drive-through window; Asheville, NC

There is also a drive-through window, yet everything about this building says that it is part of the Biltmore Village historic district, which makes it a good architectural neighbor.

Interior view; Asheville, NC

The unique interior features 16-foot copper and wood coffered ceilings, a baby grand player piano, and a fireplace. The restaurant has been publicized as “The World's Classiest” by the company.

Section 4, Part 2. Infill Construction

Cornelius Town Hall; Cornelius, NC

Cornelius, North Carolina, is in the fast-growing area north of Charlotte. A large textile mill had been built in the early 20th century in the middle of town, right on Main Street. After it closed the town decided to hold a design charrette in 1998 to determine the best use of the property. The charrette generated a great deal of interest in creating a true

town center. The decision was made to demolish the mill, build the new town hall shown here, and construct a downtown with more retail and “on the street” liveliness.

Live-work units; Cornelius, NC

Pictured here are live-work units on Catawba Avenue just down the street from the town hall. They are constructed so that it is possible to have a small commercial area with access from the street on the ground floor...

Live-work units, rear; Cornelius, NC

...and living quarters on the upper two floors with access from the rear and parking lot.

First Citizens Bank, front; Hendersonville, NC

This is the First Citizens Bank in Hendersonville, North Carolina. It was constructed on Main Street in the late 1980s at the most prominent intersection downtown. It is built next to the sidewalk on each street, but it leaves a landscaped court with trees and benches in front. A sculpture with a fountain depicting the mountains in the region was installed in 2013.

Close-up of fountain; Hendersonville, NC

It provides an inviting place to sit, visit, pose for pictures, and listen to the water.

Back parking lot; Hendersonville, NC

Parking for the bank is located on a deck behind the building and extends to the next street; there is also a lower level for employee parking. Notice that the parking lot side of the building has an imposing entrance as well as the street side, so the building has two front doors – one for people who arrive on foot and one for people who drive.

Landscaped street; Hendersonville, NC

This is the parking lot entrance from Church Street, one block west of Main Street. The brick and iron wall, along with the landscaping, form an attractive edge next to the sidewalk.

Bank of America building, 2001; Hendersonville, NC

In contrast, notice how the bank building in the next block is set back from both corners of the intersection and the parking lot is in front of the building. As a result, the streetscape is missing so it is less interesting for pedestrians to walk along the block, and there is not a feeling of refuge. However, the parking lot is screened from the sidewalk with shrubs, which provides a partial edge and makes it more appealing than walking along a row of cars. This picture was taken in 2001.

Bank of America building, 2013; Hendersonville, NC

The City of Hendersonville completed a major upgrade of their downtown in 2013, including redesigning this block. Additional trees have been planted, new streetlights installed, and at this intersection, new pedestrian bump-outs are visible so it is a shorter walk across the street.

Front view of building, 2001; Hendersonville, NC

Here is another view of the building and parking lot in 2001.

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Front view of building, 2013; Hendersonville, NC

The improved pedestrian crossing is more visible in this view, also taken in 2013. This is the major intersection of downtown Main Street and the road leading from the Interstate exit, so artwork was added to emphasize its importance.

Close-up of logo; Hendersonville, NC

Here is a close-up of Hendersonville's new logo; it is lighted at night and creates a lovely and welcoming impression.

Urban League building; Charlotte, NC

This picture shows the headquarters of the Urban League near the Third Ward in Charlotte, taken in 2001 shortly after its construction next to the (then) new Gateway Village. This building also has two front doors, one for pedestrians arriving via the sidewalk...

Back view Urban League building; Charlotte, NC

...and one for people who drive, at the parking lot in back.

Pardee medical office building; Hendersonville, NC

The medical office complex picture here, located in Hendersonville, North Carolina, was built around 2000. The building is set close to Highway 64 and presents an attractive aspect from the road, although the only entrance is located on the parking lot side of the building.

Medical office building; Hendersonville, NC

Just a little ways back towards town in Hendersonville, you can see what a difference it makes when the parking is placed in front of the building. Since this doctor's office building is on a corner and set back from the street,

Corner of building and parking lot; Hendersonville, NC

... the streetscape is missing along both streets. As a result, not only is there an unappealing view of a parking lot,

Sidewalk and parking lot; Hendersonville, NC

...a pedestrian walking on the sidewalk feels exposed on both sides with no sense of refuge.

City Public Works building complex; Asheville NC

The Public Works complex for the City of Asheville is sited along a major gateway into downtown. In the late 1980s the City Council decided to consolidate the many functions of the Department of Public Works into one location. One option was to relocate the operations to an area of junkyards and abandoned industrial buildings on the French Broad River a mile from downtown. Another possibility, advocated by the architectural firm hired for the project and supported by the city manager at the time, was to recycle the current site being used for some of the facilities and enlarge it to make it more efficient. This was challenging because the five-acre site – left over from an urban

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renewal project that took place in the 1970s – was long, narrow, and steep in some places.

Same view, mature landscaping; Asheville, NC

Here is approximately the same view, taken in 2013, about 15 years later than the previous picture. Notice how much the landscaping has matured in the intervening years.

Close-up of building with City Hall in the background; Asheville, NC

The Public Works facility incorporates elements from the iconic City Hall building – the structure with the cupola in the background – such as the juxtaposition of several shades of pink and brick. The use of split-faced block, utility brick and pre-cast concrete provide a civic presence for the project, and yet the construction came in well under the budgeted amount.

Dispatch tower; Asheville, NC

The dispatcher's control tower monitors the movement of all vehicles and equipment within the complex.

Inside building, in atrium; Asheville, NC

The administration building contains a two-story atrium that brings light into the center of the building and serves as a gathering place for city employees every morning before the day's work begins.

View of façade; Asheville, NC

A city street divides the property; located on one side is the administration building and one-stop permitting, while the other side houses the equipment maintenance yard. This long east façade shields from public view...

View from other side showing vehicles; Asheville, NC

... more than 200 vehicles and pieces of equipment as well as the heated vehicle storage building, sheds, a signage and vehicle paint building, and a storage building for salt and sand.

Missing building—before; Salisbury NC

This is the one hundred block of South Main Street in downtown Salisbury, North Carolina. There was a fire here in 1964 that created a hole in the streetscape, like a tooth that has been knocked out leaving a gap in the smile. This space remained empty for more than 30 years.

After view; Salisbury, NC

This infill construction fills in the gap in the smile. It has decorative elements on the façade, elements of articulation, and windows that face the street, all of which contribute to the streetscape. The building was designed by Charlotte architect Ron Morgan. Notice the buildings on either side have aluminum "slipcovers" that hide the original façade.

Later after view; Salisbury, NC

This picture, taken in 2013, illustrates the further evolution of the streetscape. While the building on the left has retained its aluminum façade, the building on the right has been resurrected...

Innes Street Drug building; Salisbury, NC

...and brought back to its original appearance, with arched windows and interesting brickwork patterns – a big improvement to the streetscape.

Parking lot, Council and Lee St.; Salisbury, NC

This parking lot in downtown Salisbury had several buildings on it that were removed during the late 1970s as part of urban renewal. This property is located in the next block from the bakery that has been turned into offices, shown earlier in the *Renovation* section of this presentation.

“East Council Place” building, corner view; Salisbury, NC

As part of the multi-block revitalization effort downtown, a \$1.5 million, 12,000 square foot building was completed on the property around 2000. Called “East Council Place,” the building is a condominium, and although retail space was available on the first floor it became evident the market demand was for office space and the building quickly sold out for that use. These units sold on average for about \$140 per square foot; one unit is occupied by the project architect who designed the building.

Side view; Salisbury, NC

Although no photographs could be found of the previous structures on the property, there were some sketches available that were used to help design the appearance of the new buildings. Notice they front on the sidewalk, have large windows to promote interaction between people inside and outside, and have a mix of architectural details and awning colors that emphasize the different storefronts as well as create human scale.

Close-up of wall; Salisbury, NC

The parking lot, located at the side of the building, is partially screened by this wall; this helps continue the edge of the streetscape.

Norman Building, Salisbury, blue tiles; Salisbury, NC

This is the Norman building in Salisbury NC, as it appeared until recently. The blue tiles and aluminum canopy you see here had been added in the 1950s to “modernize” the façade, which originally looked like...

Black and white photo; Salisbury, NC

...this, when the building was built in the 1920s. Notice that there is a vacant lot to the left of the building, and an alley to the right. The alley was later closed.

Norman building with new construction; Salisbury, NC

You will notice that the building façade has been restored to its original appearance in a major renovation, and a companion five-story structure has been built on what was on the vacant lot to the left. Notice that the floors of both buildings are at the same height so the pattern of the windows continues from one building to another. Office condominiums have been constructed in both buildings.

Close-up of alley sign; Salisbury, NC

The alley, called “Easy Street,” has been reopened,

Alley view; Salisbury, NC

...re-establishing the link to the train depot located a few blocks away.

Summary, Infill Construction

- Complement existing architecture – use details of brickwork patterns and other design elements from neighboring buildings
- Add elements of ornamentation, trim, color, articulation to add visual interest to buildings
- Preserve streetscape by placing buildings close to street
- Place parking at side or rear of buildings; have two “front doors” for entry from street as well as parking lot

Section 5. Groups of Buildings

In this section there will be examples of new construction of groups of buildings or shopping centers in rural as well as urban areas. It is essential to incorporate design elements for people walking as well as for people arriving by car.

Red metal building with High Country sign; Haywood County, NC (outside Waynesville)

This picture is from Haywood County, North Carolina, where a furniture store opened in the early 2000s. It is located on US Highway 276, which is a main thoroughfare between Waynesville and Maggie Valley, in a less built-up part of the county.

Red metal buildings; Haywood County, NC

There are several buildings in the complex and they are all built of red metal siding without windows.

Parking lot landscaping; Haywood County, NC

The parking lot is landscaped with berms bordered by large rocks with many flowers and shrubs,

Red metal buildings; Haywood County, NC

...and the effect is that of several large barns. Along with the landscaping, using red metal siding as opposed to another color helps make the buildings feel like they are part of the rural landscape. We think of barns as not having windows, so the fact that there aren't any in these buildings doesn't look odd or foreboding.

Thad Woods sign; Haywood County, NC

Just a few miles away further west is this antique and outlet mall. The large metal buildings and associated parking lots encompass several acres and the development has required extensive grading to make it level. There is no landscaping in the parking lot and the complex looks out of place in a rural area.

Two story building with pointed roof; Davidson, NC

This is a small office complex and shopping center in Davidson, North Carolina. The form-based code ordinance requires that the buildings be built to the street,

Second picture of development; Davidson, NC

...which creates a streetscape and a more interesting view when walking or driving. Note the presence of on-street parking, which buffers pedestrians from passing traffic and increases a feeling of safety.

Picture of office buildings and courtyard; Davidson, NC

Shown here is a view of the live-work units at one end of the complex; they can be used as offices on both floors, or an office on one floor and an apartment above.

West Catawba Avenue; Cornelius, NC

This is a commercial center in Cornelius, North Carolina on West Catawba Avenue. The city's ordinance requires that new commercial construction be built to the street – in this case, the future right-of-way of the road when it is widened. The sidewalk is separated from the roadway so pedestrians have a feeling of safety. Each storefront has two “front doors” – one that is accessed from the sidewalk along the main road,

View of parking lot; Cornelius, NC

...and one from the parking lot, which is located behind the buildings.

Gas station; High Point, Rt. NC 68

Highway NC 68 runs between High Point and Greensboro. The City of High Point enacted corridor protection regulations for this road because it is a “front door” entry corridor from the airport. The ordinance requires that signs be set close to the ground and limited in size.

Gas pumps behind building; Rt. 68, High Point, NC

Another requirement of the ordinance calls for convenience stores to have the store portion fronting on the highway, while the gas pumps are behind the building. This creates a more interesting and visually appealing scene from the road.

Gas pumps behind building; Rt. 68, High Point, NC

Access to the property is from a service road that runs parallel to the main road.

Shopping center from street; Mt. Pleasant, SC

These next several pictures are of a shopping center in Mt. Pleasant SC. The first thing we notice is that the buildings are set close to the street and there is a sidewalk with landscaping along the road. Pedestrians could feel safer walking along this road, and the windows encourage interaction between people inside and outside the building.

Shopping center from street, entrance driveway; Mt. Pleasant, SC

The entrance driveway is paved with a material of a different color and texture so pedestrians are aware that traffic will be turning here. The taller buildings anchor the corners and form an edge that strongly defines the entrance.

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Shopping center from street, with trees along buildings; Mt. Pleasant, SC

The trees planted along the building provide shade to the people walking by and make the buildings cooler. You will see that each store has an entrance from the sidewalk, so it is possible to enter from the street...

Parking lot; Mt. Pleasant, SC

...or parking lot.

Courtyard; Mt. Pleasant, SC

This is the outside seating area for the coffee shop, which is located across from...

Grocery store; Mt. Pleasant, SC

...the grocery store.

Bank; Mt. Pleasant, SC

The bank, which is part of the shopping center, is also a part of the streetscape because the parking is located in back. The trees and sidewalks frame the building and the driveway in front, which leads to...

Back of bank; Mt. Pleasant, SC

...the drive-through area at the back of the building.

Market Square entrance, 2001; Huntersville, NC

The Rosedale-Market Square center in Huntersville is two side-by-side commercial developments located on Sam Furr Road, off Interstate-77. It was built around 2000 according to the town's form-based code. Notice that the buildings are set close to the road, and have roof lines and awnings that vary within the same building as well as within the groups of buildings; this is all required by the form-based code regulations. This picture was taken in 2001.

Market Square entrance, 2013; Huntersville, NC

Here is the same view in 2013. Under the previous zoning code they would have been conventional shopping centers, in other words, large plain buildings with blank walls surrounded by parking lots. With the form-based code they form a coherent group of brick buildings with public streets that have on-street parking, and additional parking in landscaped courtyards. There is also a residential neighborhood within walking distance behind the commercial area, which is examined in more detail in *Recreating Neighborhoods*, Section 4, *Integrating Uses*.

Rosedale sign, 2001; Huntersville, NC

A sidewalk was installed along the road frontage, and trees were planted to buffer pedestrians from passing traffic.

Rosedale sign, 2013; Huntersville, NC

This picture was taken 11 years after the previous one, in 2012. Notice how the landscaping has matured, creating a feeling of refuge and enclosure along this part of the road. Pedestrians feel safer, and the shade makes it more comfortable to walk along this sidewalk.

CVS building, 2001; Huntersville, NC

There is a low wall all around the perimeter of each shopping center, which gives the project a defined edge.

CVS building and perimeter wall, 2013; Huntersville, NC

These next two “after” views from 2013 and 2012 shows how much the passage of time has improved the appearance of the entire development as the landscaping has filled in.

CVS parking lot, 2013; Huntersville, NC

No text – just photograph

CVS building and entrance road, 2001; Huntersville, NC

This is how the road between the two shopping centers looked in 2001; it continues on past the stores towards a large residential neighborhood.

CVS building and entrance road, 2013; Huntersville, NC

This picture and the next show the same view in 2013. The trees now form a canopy overhead, both in the median and sidewalk, creating a very pleasant environment for pedestrians and motorists.

CVS building and entrance road, 2013; Huntersville, NC

A feeling of being in an outdoor room as well as a sense of refuge has been created with the trees and landscaping.

Quizno’s building, 2001; Huntersville, NC

In 2001 when this picture was taken, we see a building with a restaurant at the first major intersection in the commercial area. It is two stories tall, is built to the street, and has outside dining. The increased height of the building anchors the corner and provides an edge for the street.

Donut King, 2013; Huntersville, NC

In 2013, a different restaurant is located in the building, but all the other features remain the same. It still anchors the corner of the intersection and provides an edge for the street.

Street sign, 2001; Huntersville, NC

As this picture from 2001 shows, it is a street, not a private internal driveway. The internal streets are designed for pedestrians and cars, not just for vehicles. The streets are publicly maintained,

Sidewalk, 2001; Huntersville, NC

...with parallel parking and sidewalks and trees. All of these elements work together to create a friendly and inviting atmosphere for both pedestrians and motorists reminiscent of traditional downtowns.

Rosedale street, 2013; Huntersville, NC

Here is the same street in 2013.

Sidewalk by parking lot, 2001; Huntersville, NC

This view from 2001 shows the parking lot is separated from the stores by the public street and a row of trees on either side of the sidewalk.

Sidewalk by parking lot, 2012; Huntersville, NC

Twelve years later, the maturing trees have added to what was already a comfortable and inviting streetscape.

Harris Teeter, 2001; Huntersville, NC

While the grocery store is the largest tenant in this development, other stores are located along the street. The facades are visibly different from one another, there are elements of articulation, and they have prominent windows so there is no overwhelming, monolithic building that dominates the view. This creates human scale while enhancing the feeling of refuge, as illustrated by this picture from 2001.

Harris Teeter, 2013; Huntersville, NC

Maturing landscaping adds to this feeling.

Parking lot, 2001; Huntersville, NC

Within the parking lot are clearly delineated landscaped bays. Because the parking lot is in a courtyard with the other stores right there, it is possible to “park once” and visit several places at the same time without having to move the car.

Parking lot, 2013; Huntersville, NC

As the trees have grown, they are creating an overhead tree canopy and providing substantial shade, while the shrubs are creating an edge.

Bi-Lo store, 2001; Huntersville, NC

There is another grocery store in the adjacent development, with a well-marked pedestrian street crossing, as shown in this picture from 2001.

Store with awning, 2001; Huntersville, NC

Other groups of buildings in this shopping center are close by, again forming an inner courtyard for a “park once” opportunity. Notice how articulation in the façade of this building creates a sense of human scale.

Store with awning, 2013; Huntersville, NC

Here is the same store in 2013.

Wal-Mart; Shelby NC

This shopping center in Shelby, North Carolina, has a totally different feel. The large parking lot has no sense of enclosure or refuge,

Wal-Mart parking lot; Shelby, NC

...so it is not a comfortable and inviting place to linger.

View of other stores across parking lot; Shelby, NC

The other stores that are part of the development are located across a parking lot without marked pedestrian areas or sidewalks, so chances are most people would not feel safe walking that distance. The “park once” concept would not work here – people are much more likely to get in their cars and drive the few hundred feet in order to feel safe.

Summary, Groups of Buildings

- Vary rooflines, architectural details to create human scale
- Install signs low to ground
- Build parking courtyards to facilitate parking once; plant substantial landscaping
- Create public streets within large developments; allow on-street parking
- Enhance safety by differentiating parking lot walkways through color and materials

Conclusion

Zimmerman building; Salisbury, NC

In conclusion, good design, like a good building, doesn't just happen – it takes effort and time by civic leaders, property owners, developers, and the community as a whole. Good buildings relate to the street, to neighboring buildings, and to the wider community. Each building that is well designed adds an element to the built environment that we would miss if it weren't there.

Malaprop's and JC Penney buildings; Asheville, NC

Older buildings are a key part of our cultural heritage and are an economic resource. Historic preservation connects us with our past and has been shown many times that it benefits the economy.

New Morning Gallery; Asheville, NC

Successful infill construction continues the existing community fabric, reduces sprawl, and uses resources efficiently.

McDonald's; Asheville, NC

Attention to the surrounding area's character helps ensure new development fits in and gains neighborhood acceptance.

Rosedale shopping center; Huntersville, NC

It is particularly important in large developments to design places that meet the needs of pedestrians, bicyclists and motorists – in other words, places that people and cars can share. Pedestrian safety while walking in parking lots needs to be a key design element.