



TOWN OF MANTEO

DESIGN GUIDELINES: The Manteo Way of Building

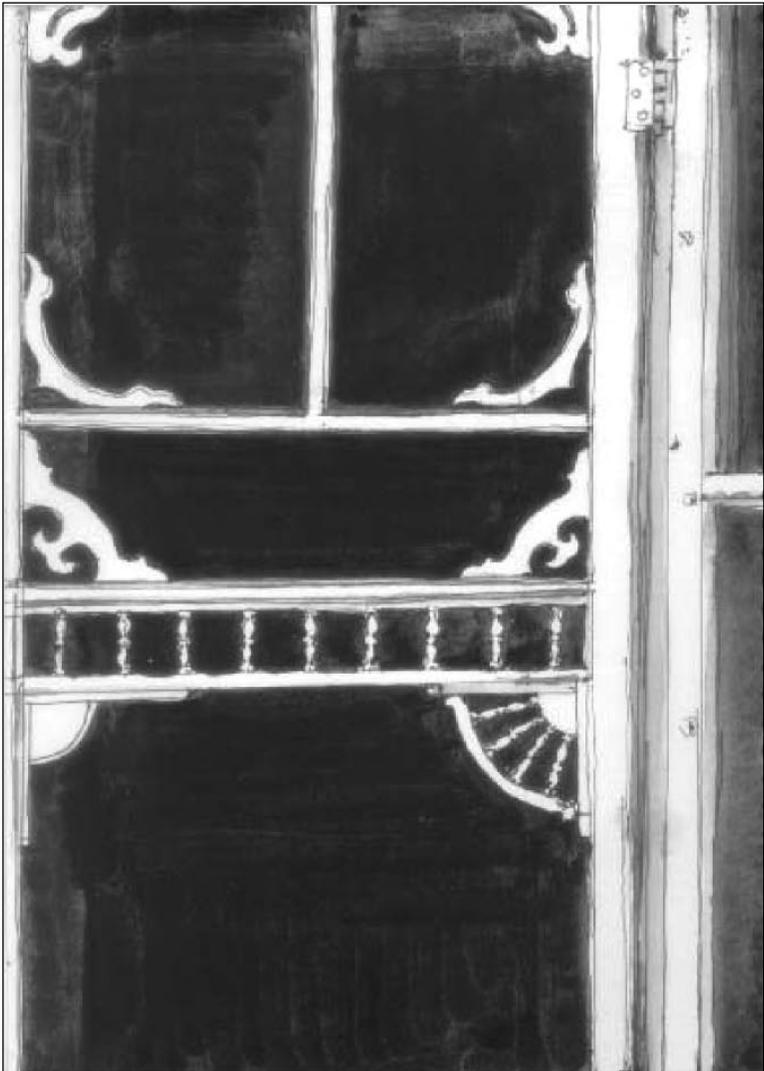




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HOW TO USE THIS GUIDE



This document serves as a companion to the Plan Update. It provides design guidelines to enable the builder and homeowner to follow the Design Guidelines: The Manteo Way of Building when making changes to buildings or creating new ones.

The guidelines augment the Plan and the zoning ordinance by providing more detail for project review. Both residents and developers recognize that Manteo's uniqueness has intrinsic value worth protecting. These guidelines explain how to do it.

In its architecture, the town's relationship to the landscape and water, the way the town does business, the way people neighbor, and the civic dreams the community has created and kept, Manteo has a unique sense of place precious to locals and evident to tourists. Yet Manteo faces formidable challenges in the upcoming decades. The three components of the plan, The Plan Update, the Zoning Ordinance and the Design Guidelines provide the means to address them. They show how to grow at a pace that is not overwhelming and that respects the traditional Manteo way of building. They provide the tools to extend public life along the waterfront as development occurs. They encourage second home projects to become real, full-time neighborhoods. And they envision a new, everyday town center where currently there is only a commercial strip that is congested, cluttered, and generally inhospitable.

These documents show how to address these challenges. The Guidelines are to be used by homebuilders and remodelers, developers, public agencies, the Town – any individual or organization who wants to be part of Manteo's future without freezing the town at a fixed point in time. When you anticipate building in Manteo you should read the introductory sections on the Design Guidelines: The Manteo Way of Building and Underlying Community Design Principles. Then you should determine where your project fits within the Preservation Continuum. The remaining sections provide guidelines for building depending on which district of Manteo your project is located in, starting on page 28. On pages 17 to 43 there are general guidelines discussing architectural precedent, the larger landscape,

site planning, streets, and neighborhoods. By following the guidelines anyone ought to be able to build or rebuild successfully in Manteo, and enhance the sense of community and place in so doing.

"Each and every building in Manteo is to be constructed, cared for, repaired, or reconstructed to serve its primary internal purpose. Each building must enhance the sense of community and place."



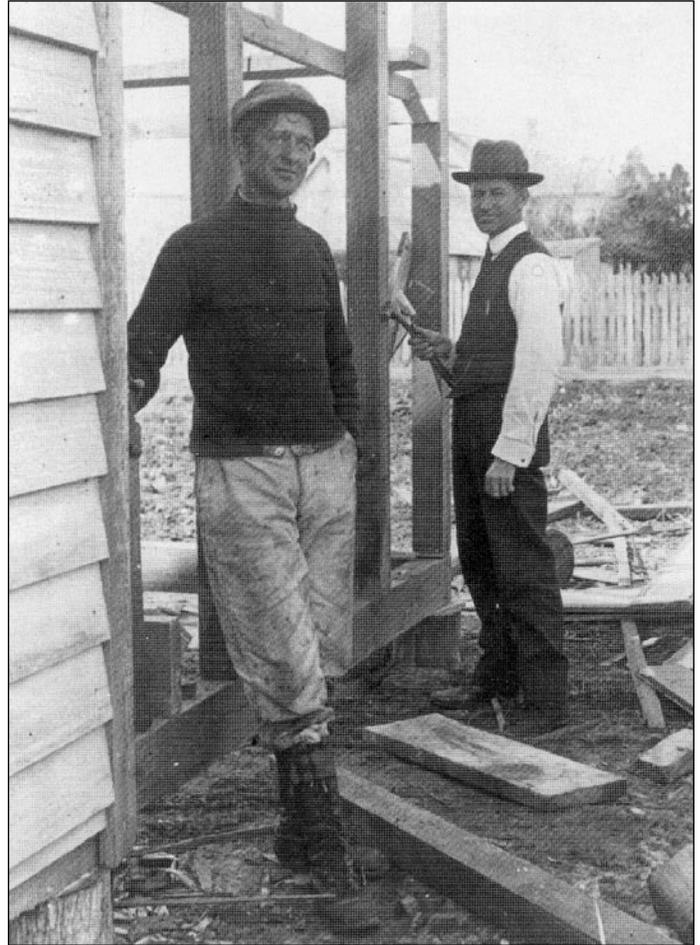
THE MANTEO WAY OF BUILDING



Manteo began as a farming, fishing and lifesaving community, quickly evolving into a mercantile and government center. Although local saw mills provided some lumber, most essential supplies came from nearby cities by boat. There was not a lot of money thus Manteo people had to be resourceful and build unpretentiously. Most buildings were carpenter built and honest. "An honest day's work" meant that at night your carpenter might sit on the front porch and cut shingles or turn posts so as to leave daylight hours for more pressing tasks. Most buildings used a few basic forms. But no two were the same because of nuanced variations and personal touches. And there were outside influences - Craftsman bungalow pattern houses and prefabricated molding, 2x2 double-hung sash windows, and doors from the Kramer Mill in Elizabeth City.

For most of its history Manteo was protected by its remoteness, with only occasional incursions from the outside. Largely because of the isolation there developed a unique way of building that continues today. The Manteo way is simple and in harmony with its climate, geography, and economic means. Its simplicity, however, masks an important complexity. Building in Manteo - whether an individual house or the whole town - has been more than construction to create shelter or enterprise. Uncompromising attention is paid to building a sense of community and a sense of place in every home and business. When a porch is constructed it is more than an architectural device that maintains Manteo's historic style. It is also a centuries-tested way to create a human scaled structure, provide a cooling refuge from heat, a comfortable place for families to share summer evenings, and a setting that encourages informal exchanges with neighbors and acquaintances from a semi-private distance. This attention to construction, siting, community, and place has enriched Manteo with wealth money can't buy. Every new project should respect these principles.

Manteo is special for other reasons as well. In the next section values that have long guided local decision-making will be discussed.



D. Victor Meekins photos at top and middle, Meekins Collection, Outer Banks History Center. Bottom photo courtesy of Natalie Gould Mandell, Outer Banks History Center.

MANTEO'S UNDERLYING PRINCIPLES OF COMMUNITY DESIGN



It would be easy to attribute Manteo's character to its old buildings or island landscape. But these are only two factors. Over the years residents have held steadfast to several values, which form the basis for each of the parts of the Plan. The Plan and the Zoning Ordinance concentrate on Principles One, Two and Three, while the Design Guidelines give substance to Principle Four:

PRINCIPLE ONE. Manteo, like most places, has pursued a vital economy but unlike most never pursues this mindlessly. Town leaders continue to encourage development with a surgeon's skill, choosing delicately what needs to be done, and making sure it is place-appropriate and community enhancing. Quick fixes have been rejected along the way.

PRINCIPLE TWO. As the town changes there has been near unanimous agreement on the need to protect the ecological systems where the town is located - the waterfront, wetlands, forests, and open space - as well as neighborhoods and historic sites. This does not translate into historic fixation. Innovation has been welcome in Manteo, but only if it fits traditional needs and solves new challenges, like the Shallowbag shad boat once did.

PRINCIPLE THREE. Manteo, different than most rural communities, has long embraced planning. Townspeople actively work together to envision the future, creating bold, civic plans, and stewarding them to fruition. With volunteer efforts, rare gifts to the community, and stubborn perseverance, the town turns impossible dreams into reality.

PRINCIPLE FOUR. Manteo residents have an unusual collective awareness that the design of their community matters and that quality workmanship matters, from the handmade shingle pattern of a gable roof to the creation of an entire neighborhood.

In a world where declining quality of construction is the norm, Manteo expects higher standards of care and attention to each building and its relationship to the whole. This creates buildings suitable for the place, construction that respects history and lasts, and a community that endures.

This also creates a whole town, greater than the sum of its parts.

These four principles underlie the Manteo way of building. They explain why Manteo has the internal resolve to do things other communities are unable to imagine. They must continue to guide Manteo in the next challenging decades.



Principle 1: Place-appropriate development.



Principle 2: Protecting the town and its environment.

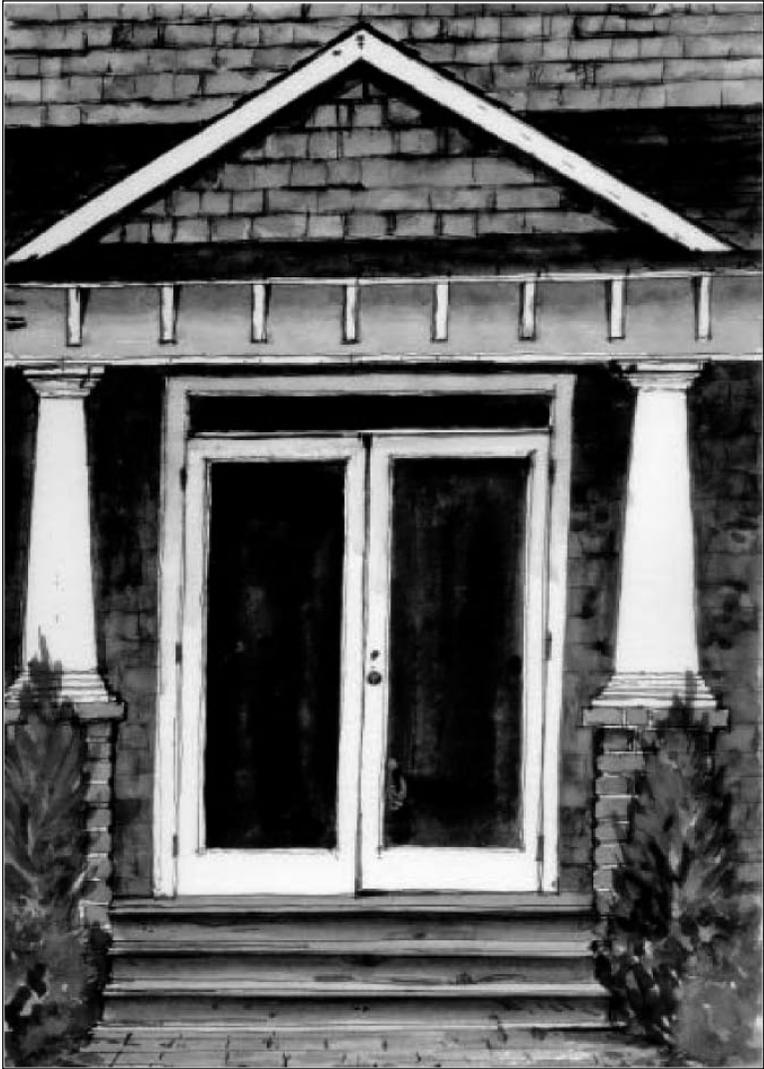


Principle 3: Community based planning.



Principle 4: Quality of design and workmanship.

THE PRESERVATION CONTINUUM



Today Manteo is the size of approximately six urban neighborhoods, which means one is able to accomplish many daily tasks without getting in a car. It is a relatively high-density rural settlement with some undeveloped surrounds and a healthy natural landscape. The spatial quality is relatively unique with a clear town/nature edge defined by urban village, pine forest, wetland, and water.

Manteo is also a village where residents live and tourists enjoy themselves in part because these patterns of building create an admirable distinctiveness. The challenge is how to keep Manteo a unique and special place. One way is to continue to articulate goals and intentions. There is community support for guidelines for development in Manteo. In the survey conducted for the 2003 Master Plan, 94% indicated that Manteo had a style that should be maintained. 82% felt this could best be accomplished through the adoption of design guidelines and the creation of an historic district. The plan and design guidelines have been written to respond to this need.

Where to start? Despite devastating fires there remains a healthy inventory of original buildings, particularly houses, to inform us. But in a historic town such as Manteo it is important to be clear about goals for preservation. In Manteo there are two buildings on the National Register of Historic Places: the George Washington Creef house and the Theodore Meekins house. This guide does not address this category of preservation because the rules, created by the National Trust for Historic Preservation, are designed to meet specific technical requirements.

Instead this guide addresses preservation as a continuum that includes six levels of activity that can protect the community's heritage while continuing to embrace the future. The new planning process, which requires public input from the beginning of any development, offers the means and opportunity for Town staff and fellow citizens to provide advice during the design and review stages to meet this challenge constructively and flexibly as they address the intentions of the proposed projects. For more modest efforts, including preservation and rehabilitation of older structures, these guidelines show how this can best be accomplished within the tradition, which has been termed the Manteo way of building.



PRESERVATION is the strictest category. Preservation is a process that retains the building or landscape's existing form, material, and structure. In layman's terms one might say we want to preserve that building exactly as it is.

A number of excellent examples of preservation in Manteo follow:

Cricketwood (Obediah Wescott House)

822 Wingina Street

An excellent example of Eastlake style millwork. Note the gable decoration, window casings, and Victorian front door. Built in 1892 by local carpenter George Twine. 2-story frame dwelling with center gable roof and 2-story rear ell. Original siding was replaced with wood shingles. Screened front porch with visible posts. One outbuilding (garage from the 30's), extensive planting (island and border plantings), arbor and other yard ornaments.



Cricketwood

Cora Mae Basnight House

319 Agona Street

A 1.5-story Craftsman bungalow built by Kitty Hawk carpenter Edward Baum noted for its wraparound hip porch. House has a front gable roof, gabled side dormers, and is covered with wood shingles. Mrs. Basnight played Agona in The Lost Colony for 25 seasons, and the street was renamed in her honor.



Basnight House

Maloyd Scarborough House

601 Sir Walter Raleigh Street

A classic example of the Arts and Crafts style. 1-story Craftsman bungalow built in the late 1930's. Wide hip roof porch supported by battered wood posts over brick piers. Art Deco gable detailing likely from Kramer Brothers. Workshop in the back. Scarborough was a U.S. Coast Guard surfman and carpenter.



Scarborough House

Clyde and Carolla Hassell House and Workshop

505 Croatan Street

Notable porch posts and roof bracket detail. 1.5-story Craftsman bungalow, materials that were acquired in their entirety from Sears Roebuck and Company Erected around 1930. Many features original. Side gable roof, decorative rakeboards, exposed rafter ends, engaged front porch, and exterior end brick flue chimney. Two



Hassell House

outbuildings. Hassell built lawn furniture and did finish carpentry on boats.

Susan and Tilman G. Midgett House

200 Uppowoc Avenue (front door on Agona)

The best example of small-scale livability in Manteo. Likely built between 1870-1889 as evidenced by the Gothic lintel profile of the window at the west end of the rear shed. After weathering a series of storms on Hatteras Island in the late 19th century, the Midgett family moved to Manteo, floating this tiny house across the sound. 1.5-story house retains its weatherboard siding and several sheds, one of which was once a sweet potato house.



S. & T. Midgett House

Edward and Alvania Etheridge House

612 Croatan Street

Typical of the two-room-deep house form found in Manteo. Built by John Etheridge in 1919. 2-story with 1-story rear ell. Front and side porch. Vinyl siding covers the original weatherboard but much else is the same. Outbuildings in current use as net sheds. Etheridge was a U.S. Coast Guard surfman.



Etheridge House

Lloyd Wescott House

616 Croatan Street

Cross-gabled roof is an excellent example of how to make habitable rooms in the attic. 1.5-story house built in the early 20th century Hip roof front porch with original Tuscan post supports, rear porch now enclosed. One net shed. Westcott was a fisherman and decoy carver.



Wescott House

Moncie L. and Belva M. Daniels House

308 Sir Walter Raleigh Street

Distinctive wraparound porch supported by Tuscan posts and a turned rail balustrade bought at an auction from the Dare County Court House. 2-story Queen Anne style T-plan house built between 1900-1905. The large lot contains a high hip roof weather-boarded garage and a shed as well as mature pecan trees.



Daniels House

RESTORATION is the act of recovering those key qualities that were present at a certain point in time. Another way of saying it is we want to restore that building to how it was in the 19xx's. Recent examples of restoration in Manteo include:

**Theodore S. and Rosa Midgett Meekins House
(The White Doe Inn)**

319 Sir Walter Raleigh Street

A Queen Anne Victorian noted for its carpenter-cut shingles in the gable. When the Meekins bought the lot in 1904 it contained a simple T farmhouse that the family added on to several times (ultimately 17 rooms). The building was restored in 1994, the kitchen replaced at that time. One of the two houses in Dare County listed on the National Register of Historic Places.



The White Doe Inn

Mount Olivet Methodist Parsonage

301 Devon Street

Noted for its carpenter-cut board porch railing and decorative center return gable (a "Triple A"). Building constructed at the turn of the 19th century, moved to this site in the 1940's, and restored in the late 1990's. 2-story frame building with 2-story rear ell.



The Parsonage

Etheridge and Essie Z. Liverman Midgett House

313 Ananias Dare Street

A 1.5-story house with a notable wraparound porch. Built around 1920 in a blend of Craftsman and Colonial Revival with an unusual clipped gable roofline pierced by two chimney flues and flanked by wide hip roof dormers at each end. Two-over-two double hung sash windows typical of those produced by the Kramer Mill between the 1880's-1930's. Midgett was in the U.S. Lifesaving Service.



E. & E. Midgett House

Nathaniel Gould House

507 Croatan Street

A large house with an original simple form that is broken down into smaller-scale pieces more in keeping with the neighborhood. 1.5-story Victorian built in 1903. Atypical of Manteo houses. Notable for the number of windows, mostly two-over-two double-hung sash, and the return gables. Despite additions and subtractions over the years, decorative millwork trim and diamond rail slatwork balustrades survive. A wing removed in the 1950's (and is now a freestanding house on South Street) was reconstructed recently. Gould built the Hotel Roanoke and owned the Tranquil House as well.



Gould House

George Washington Creef House

308 Budleigh Street

The only example left in Manteo of a board-and batten-Victorian. Built around 1900, the house is in the midst of restoration. It is one of two residences in Dare County on the National Historic Register. Creef was a boat builder - the interior walls are thin (1"), built like the interior partition in a boat.



G.W. Creef House

John and Sylvia Mackey House

612 Sir Walter Raleigh Street

One of the most substantial early 20th century houses to survive in Manteo's African American community. Built by the Mackey's between 1915- 1925. 2-story American Foursquare with a hip roof and side entrance. Mackey served at the Pea Island U.S. Coast Guard Station, the house has remained in the same family ownership.



Mackey House

RESTORATION WITH ADDITIONS will also occur because in some cases it is appropriate to add on to historic buildings. This should also be done in concert with the community's architectural heritage. These recent restorations are good examples:

Napoleon Midgett House

318 Sir Walter Raleigh Street

An excellent example of how to preserve through restoration the original materials while adhering to the standards set by the Secretary of Interior. Constructed by Midgett between 1885-1895. Center decorative gable. Shed roof front porch with square post and pilaster supports. Was once used as a doctor's office. Kitchen replaced and master bedroom added at that time.

Ann and Herbert A. Creef House

300 Budleigh Street

The only example of an Empire-style roof in Manteo. A 1-1/2-story bungalow designed by Ann in 1920. Colonial Revival with Craftsman elements. Original hip roof was modified after H.A. Jr. set house on fire with a chemistry set mishap. Other features include hip dormers and battered shingle posts on front porch. Posts at the end of the front sidewalk are remnants from a masonry wall when the property was inhabited by the Roanoke Academy. Restored recently, laundry and breezeway added at that time.

John Wesley and Rosa Brinkley Evans House

210 Sir Walter Raleigh Street

The entire west ell is new, making it an example of how a large addition can be done in a way that is sympathetic to the original structure. Farmhouse built between 1873-74 on several acres of land, originally facing Shallowbag Bay. The family moved from Norfolk to establish a mercantile business in Manteo; Mrs. Evans taught school. The house has remained in the same family ownership.

Forbes-Nixon House

400 Uppowoc Avenue

An addition recently built in the same style as the original structure to accommodate new bathrooms. Restored turn-of-the-century Colonial Revival-style house. 2-story frame with sidehall plan, molded weatherboard siding and high hip roof. W.G. Forbes was the first mayor of Manteo.



N. Midgett House



A. & H. Creef House



Evans House



Forbes-Nixon House

RECONSTRUCTION, accomplished through new construction, is the act of reproducing or emulating an old detail or form. Reconstructions should be so in keeping with the Manteo way of building that to most they will look like they have been in the town for decades:

Roanoke Marshes Lighthouse

Manteo Waterfront

A reconstruction of the last of 3 Roanoke Marshes Lighthouses which had been decommissioned in 1955



Roanoke Marshes Lighthouse

REHABILITATION returns a building or landscape to a functional condition. Other words such as repair and renovation apply here. In some cases adaptive reuse occurs in the rehabilitation process.

Essex Square

101-109 Sir Walter Raleigh Street

An example of how to create a habitable third floor built into the roof of a commercial building. In 1978, architect John Wilson connected the historic Rogers and Lennon buildings with the new, connecting Ivy Building. Both brick and neo-Tudor Revival in style, with many exterior features including balconies. Barbershop has operated in the Rogers building since at least 1932.



Essex Square

Hotel Fort Raleigh

211 Budleigh Street

An excellent example of adaptive reuse, the hotel was converted to apartments and then offices. Manteo's first modern hotel developed by Carson Creek and Claude C. Duvall, built by Harry Lawrence and Robert L. Scarborough, and opened for business in 1931. Mission Revival style, 3-story, eight bays, exterior largely unaltered.



Hotel Fort Raleigh

Willie and Arnetta Simmons House

600 Sir Walter Raleigh Street

Look carefully at the two small windows above the porch, under the eaves. They are part of the knee-wall framing done to lift the roof enough to accommodate habitable space in the attic. Small farmstead with a story-and-a-jump house from the turn of the century. 1-story rear ell and side gable roof. Shed roof porch with battered wood posts. Simmons worked at the Pea Island U.S. Coast Guard Station and was Manteo's first African-American town commissioner.



Simmons House

Edna Evans Bell House

217 Budleigh Street

A large house scaled down by the use of a hipped roof. Built in the 1930's by Robert L. Scarborough. 2-story Colonial Revival with exterior Georgian Revival design details such as pedimented center bay and fluted pilasters. Ms. Bell operated a tourist home in the 1940's and was a founding member of the Roanoke Island Garden Club.



Bell House

NEW CONSTRUCTION needs to be considered in the preservation continuum because time does not stand still. Good examples contribute to the town vernacular by including elements taken from old buildings and follow the fundamental principles of the Guidelines. Below are good examples:

Sally Scarborough Cottage

325 Fernando Street

Built in 2003 in the Manteo way. An excellent example of a small-scale home that can be given considerable charm with attention to railings and other materials.



Scarborough Cottage

Tranquil House Inn

405 Ananias Dare Street

(at the corner of Queen Elizabeth)

An example of how a large building, when broken into several building pieces by changing vertical elements, can be brought down in scale. Note the return gables.



Tranquil House Inn

Garber House

310 Ananias Dare Street

A new house built in a style sympathetic to the architectural character of the neighborhood. Note the extensive gardens. Speculatively built by contractor Gary Lake in the 1990s.



Lake House - 310 Ananias Dare

Miller House

109 Devon Street

A class example of a new, modest house done in the Manteo way of building. Speculatively built by contractor Gary Lake in the 1990s.



Lake House - 109 Devon Street

The Coffee House

106 Sir Walter Raleigh Street

Part of a 3-unit common-wall development with ground-floor commercial and apartments upstairs. Note the 2-story front porch built in 1999 as part of the town's centennial.



The Coffee House

Malcolm Fearing Building

101 Budleigh Street

A new wood shingle building constructed in the Manteo way. Note the lovely porch with Craftsman posts.



Fearing Building

Lee and Lynn Tugwell House

605 Croatan Street

Located in a traditional Manteo neighborhood, an example of how a house in a new waterfront neighborhood might include a garage while still addressing flood concerns. Note lowered front entry that addresses the street in a friendly fashion.



Tugwell House

Pirates Cove

Village Landing

An example of how attached units in a new waterfront neighborhood should be designed. Relatively small scale. Four units with fenestration, porches, dormers and other details varying slightly to give each unit a distinctive appearance while maintaining the integrity of the whole. Note how the elevation contributes to pedestrian scale.



Pirates Cove - Village Landing

Pirates Cove

Pirates Way

An example of a house in a new waterfront neighborhood with a porch large enough to sit on. Fronts the street, is attached to the house to facilitate natural cooling, and steps lead directly to the street and sidewalk.



Pirates Cove - Pirates Way

TRADITIONAL MANTEO ARCHITECTURE



1. FARMSTEADS

For early farmers land on Roanoke Island provided limited and only moderately fertile land cut out of high land woods. Usually the farmhouse centered the property and faced the road, surrounded by large trees for shade, mostly live oaks and cedars with some elms and pecans. Behind the farmhouse were a detached kitchen, a dairy, and a complex of buildings including an outhouse, smokehouse, and sweet potato house. Barns for mules and machinery and a chicken house and run were located beyond a fence or hedge. Often grape arbors, fruit orchards, a kitchen garden, a few ornamental plants and pastureland surrounded the house. Servants or sometimes the family's younger generations lived in housing beyond. Today, some of the development on the north end of the island reflects this pattern.

Early fishermen living in town supplemented their livelihoods with home-scale farming. As a result housing in early Manteo retained the pattern of the farmstead complex, simply miniaturized to the size of a town lot and modified to accommodate water-related activities. The Manteo way of building remained organized around life's essentials - living, working, and enjoying the landscape.

The farmstead tradition suggests several guidelines critical to the Manteo vernacular:

a. On residential lots, there should be a complex of a main dwelling and smaller detached buildings rather than one large building under one roof.

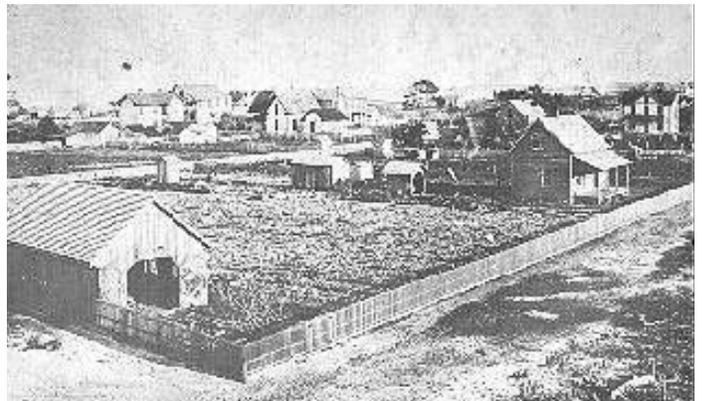
b. These buildings can provide for car, bike, tool, and machinery storage; boat repair and workshops; and second housing units.

c. Wooded sites should retain trees to provide shade, natural cooling, privacy, and screening from the street. In sites without trees, large trees should be planted for these purposes.

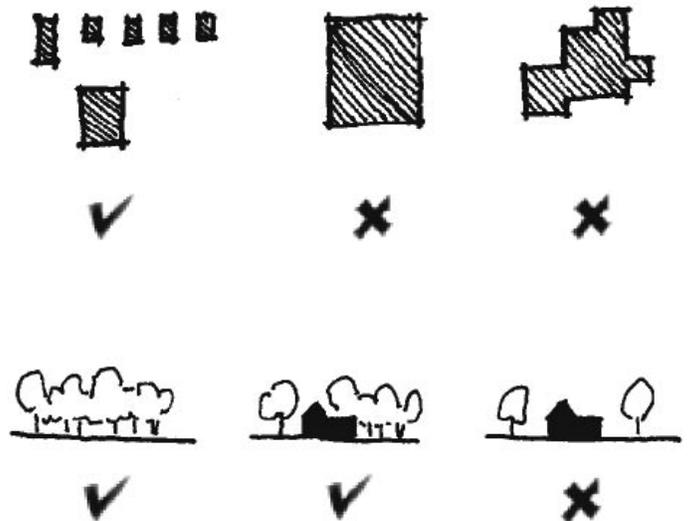
d. Orchards, fruit and nut trees, vineyard arbors, gardens, flowerbeds, and/or personalized ornamental landscaping should be incorporated into each yard.



D.R. Meekins photo, Outer Banks History Center



*View of Manteo, Dare (then Currituck) Co., ca 1895.
Photo courtesy Museum of the Albemarle*



2. DOWNTOWN WATERFRONT

The downtown of Manteo has developed and retained an unusual compactness throughout its history. Because much of the waterfront has been rebuilt multiple times over the last two centuries and good and desperate economic times have swept its doorsteps, it wears transparent layers of history. This legacy is grounded in the dreams and struggles, the sweat, tears, and celebrations of the hundreds of its collective ancestors, from its native namesake to African-American freedmen and lifesavers; to fishermen, merchants, inventive boat builders, and performers; and people next door. These lives are mythically and architecturally captured in the form of the waterfront.

Streets radiating from the water, public buildings defining prime locations and shared values, contextually crafted commercial buildings housing a wide range of uses, public access points to the water with pleasant walking throughout – each tells a story and creates a pattern distinctive to Manteo. This compact character, the architectural sense of scale, and the special public open spaces define the downtown waterfront today. They combine to make it an intimately scaled place with nooks, crannies, and niches for meaningful human interaction and civic discussion. Preservation and enhancement of these qualities was a key to the successful economic recovery of the town in recent decades and is essential to the future health of the community. These general rules should guide development and redevelopment of the downtown waterfront.

a. Buildings should have a small footprint, typically no more than 5000 sq. ft. Buildings with long front facades should be divided by vertical architectural elements including entrances every 30 feet.

b. Buildings should be no more than 3 habitable floors and seldom less. The third floor should be nestled in the roof using gables and dormers.

c. Buildings should be erected at a build line adjacent to sidewalk, with indented entryway at the first floor with balconies above.



Continue street pattern radiating out from the water.



A big building under one roof should be divided into smaller units by vertical elements and roof articulation.



Buildings should be 2-3 habitable floors.

d. Buildings should be constructed to protect finished floor levels from flooding, but not raised beyond expected flood levels. Transitions from these raised floors to the sidewalk should be made with porches and steps that are part of the public domain.

e. Multiple uses within a building are encouraged.

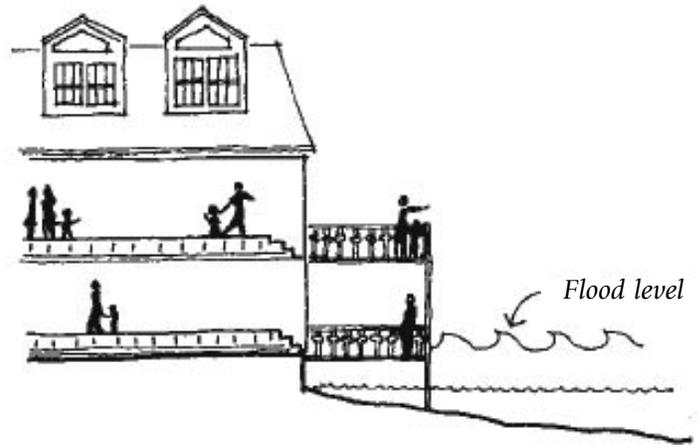
f. The scale of building facades should be constructed to the human figure; dimensions typically no more than 8 feet.

g. Fenestration should account for 50% of the upper level facades. To provide visual transparency and invite interest, the ground floor should have 80% fenestration. This glass should be divided into small panes approximately the size of a spread-hand wide and a hand-and-a-half tall.

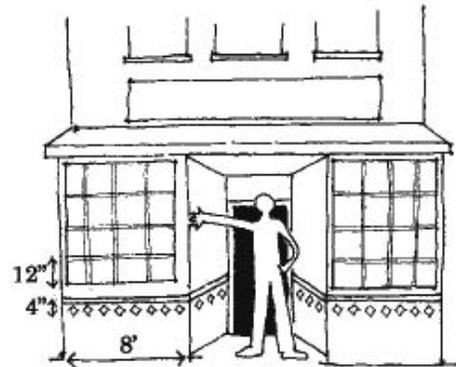
h. A variety of traditional Outer Banks building materials is appropriate in the downtown, such as horizontal siding, wood shingles, common red brick, and board and batten. Changes in building materials may be appropriate to break down bigness.

i. Some downtown businesses front on both a street and the waterfront. Such buildings should provide a public entrance and walkway at both fronts.

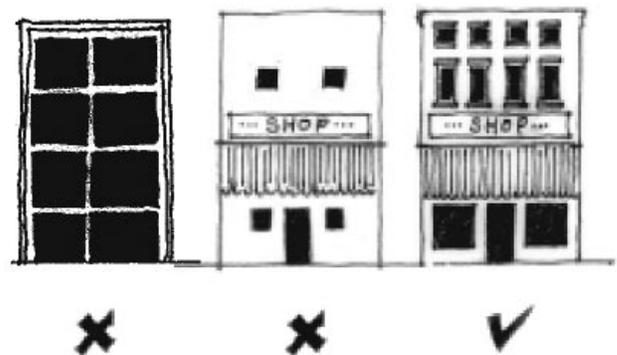
j. Walking and hiking in the downtown should be encouraged with bike racks and less formal storage areas provided throughout downtown and by each new business.



Construct buildings to protect from flooding.



Scale should be human-sized.



Provide adequate fenestration.

3. THE UPLAND HOUSE

Houses in Manteo's in-town neighborhoods were raised 1 to 2 feet above the ground, upland from the water and away from the worst flooding. They were typically built on small lots, originating from two simple plans that were repeatedly used and modified: a long rectangle and a near square. An ell or tee attaching what previously was a detached kitchen created two more basic footprints. The rectangle plan tended to be either balloon frame construction built from 18-foot studs that allowed for 2-1/2 stories or the "story-and-a-jump". These houses can be seen in all the turn-of-the-century Manteo neighborhoods, rich or poor, black or white. By the 1920s the near square Craftsman style house was introduced, often 1-1/2 stories. For all these houses gabled roofs were steeply pitched to remain weather-tight and to provide extra living space.

Techniques were shared. Outside innovations, such as the architecture of lifesaving stations and pattern books were adopted only if appropriate to land, climate, and temperament. Useless devices were discarded; the essential ones replicated. The spacious front porch leading directly to the street cooled the house and often was the only cool place in a house on a hot summer night. It provided a shaded working area, a family gathering space, and a setting for informal exchanges with neighbors. Fenestration was simple and reflected interior functions. Windows were double-hung, never more than 3 feet by 5 feet, and formed symmetrical geometries. No matter how modest, the simple and similar houses were personalized, often with rich details. Shingle patterns, porch brackets and railings and fencing, gable fretwork, moldings, were handcrafted, providing subtle works of art. Equally personalized landscaping provided visual gifts to the public passersby, landscaping that has now matured to create a treed canopy.

These simple and small house shapes provide basic building blocks. The following guidelines should be followed to ensure unity of residential architecture essential to the character of Manteo neighborhoods.

a. A Manteo house should begin with a small, simple plan, a rectangle (x by 2x) or a near square footprint (y by 2/3y) that was typical of traditional balloon frame, Craftsman,

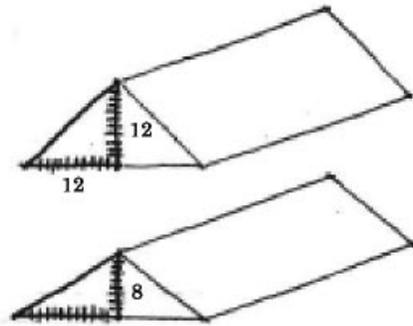


Upland house.



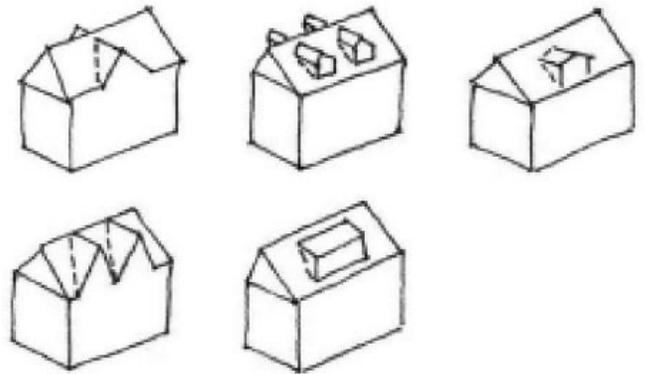
Upland house.

and story-and-a-jump dwellings. The x by 2x rectangle should be 2 1/2 stories with 18-foot high walls. It may well incorporate a 1-1/2 or 2-1/2-story ell or tee. This was typical of balloon-framed houses, now replaced with similar but safer framing. Craftsman or story-and-a-jump style houses should be 1-1/2 stories and may also feature a tee or ell.



b. Typically Manteo houses were built close to the ground. A Manteo house should sit on a foundation or piers elevating it 2 feet above the ground, or as close to the ground as flood elevation allows.

c. The main roof should be gabled with a roof pitch of 12/12 to 8/12. Other roof forms such as hipped roofs may be appropriate in some few cases.

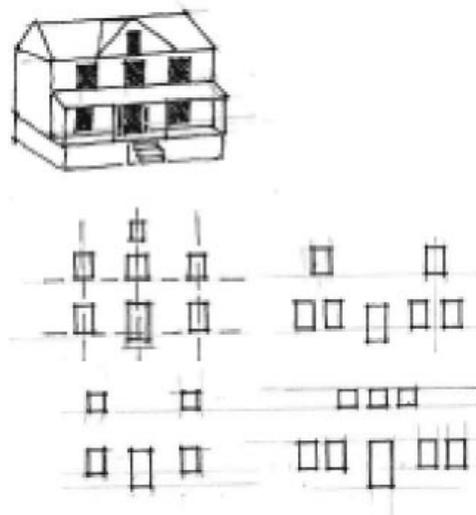


d. A Manteo house should use dormers to maximize useable attic space. Dormers may be in several forms but generally should be gabled and maintain the roof pitch of the main building. Pop-up dormers are also appropriate if they do not extend more than half the length of the main roof, begin below the main roof ridge, and have a shed roof that reflects the porch roof pitch (which typically should be 4 in 12).

e. A Manteo house should have a front porch a minimum of 8 feet deep, and possibly other porches. Manteo houses do not have decks. The porch should either be integrated under the main roof or, most appropriately, under a shed roof with a pitch. It is preferred that porches cover half or extend the entire front of the building. Porches may wrap from the front around one or both sides, and extend part or all the way along the sides. Secondary porches on the side or in the back are common.



f. The front fenestration and doorway should make up approximately 1/5 of the area of the front facade. For Craftsman style houses with dormers in front it should be 1/3 the area. The front doorway should be articulated and lead directly to the street. Windows should be symmetrically arranged, double-hung, and the same size and proportion. No single window should be larger than 3 feet by 5 feet, the vertical dimension the greater. The number of lights should generally be the same throughout the windows of the front facade. The exception is dormer



or gable windows, or rooms with a special function.

g. A Manteo house should be sided in weatherboard, cedar shingles, or board-and-batten. Weatherboard and board-and-batten should typically be painted white. In some cases muted tones with white trim may be acceptable. Cedar shingles may be unpainted, painted, or stained. Shingles should have a maximum of 6-inch exposure.

h. A Manteo house should be set back from the street no more than 20 feet so that a conversation can be had between someone on the porch and the street.

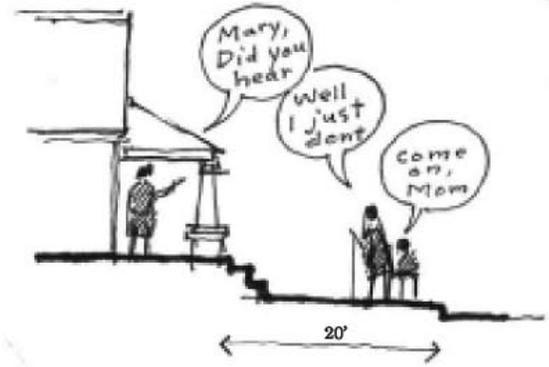
i. A Manteo house should be personalized by craftsman-like details of patterned shingles, fretwork in gables and brackets, porch columns and rails, door and window frames, fences, and chimneys.

j. A Manteo house should have outbuildings for bicycle, tool, and machinery storage, boat repair, workshops, second housing units, and accessory sheds. These should be detached rather than under a single roof. They should reflect the proportion, roof pitch, materials, and details of the main house.

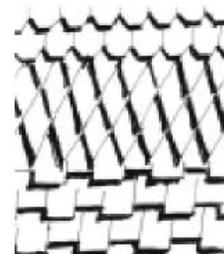
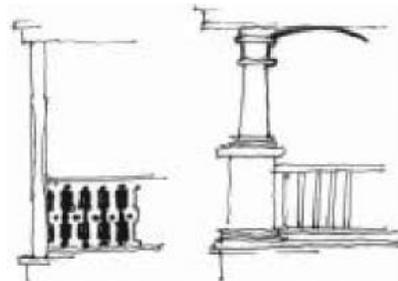
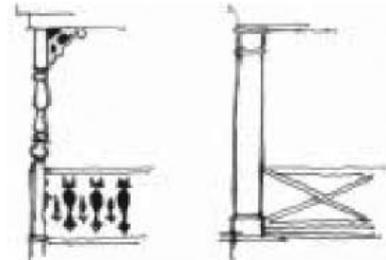
k. Instead of one big residential building that encloses both primary and secondary domestic functions, lots should have a small, primary house with outbuildings for garages, workshops, and accessory dwelling units. Most Manteo houses do not have garages. If there is no on-street parking and an automobile shelter is necessary, it should be incorporated into a detached secondary building.

l. The main house should front the primary residential street.

m. Decorative picket fences, originally known as "paling fences," are encouraged.



Setbacks no more than 20 feet from the street.

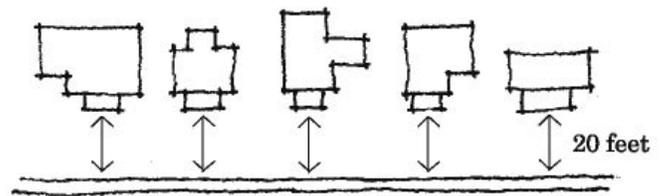




1. RESIDENTIAL BLOCKS

Manteo's character is also a result of the form of blocks, streets, and neighborhoods. A row of houses and gardens, individual and respectful of each other, creates distinct blocks and neighborhoods. The way groups of houses form a block produces powerful unity and interesting diversity. Consistent small house size front yard setbacks, front porches and larger structural plantings in front of the houses unify Manteo blocks. Slight variations of the limited palette of house forms and gardens create diversity.

- a. When a house is built in an existing neighborhood, or a new subdivision is being laid out, each house should front squarely to the street with a 20-foot setback (outside curb to building front). There should be no ambiguity about the front and back of the house.
- b. Lots should generally be the same width within a block. Houses should have roughly the same building mass not varying by more than 30% on any block.
- c. To provide diversity, houses in a single block should be a mixture of historic types — Craftsman bungalow, two-story tee and ell, and story-and-a-jump. Two houses just alike typically should not be built side-by-side. When multiples of the same type are in the same block, they should vary by materials and details.
- d. There should be a place to walk without interruption along the front of every block – sidewalk, walkway, or street – with very slow traffic.
- e. In each block of a new subdivision there should be some distinctive micro-neighborhood open space for informal gathering and identity, a place maintained by the neighborhood. These spaces may be as small as a mini-park around an old tree, a place to sit or for tots to play, or a small water feature.



Front houses squarely to the street with a 20 foot setback.



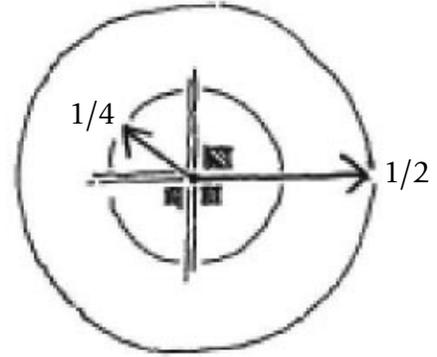
Provide a diversity of housing types within the limited traditions.



New subdivision open space.

2. NEIGHBORHOODS

Until recently Manteo neighborhoods were distinctive. Most still are. They are within walking distance of the waterfront, shopping, and public services – almost every resident lives within 1/2 mile of these essential daily activities and many people live within 1/4 mile. Today these older neighborhoods have absorbed newer housing styles, but they retain the overall flavor of the century old patterns. Although there are some noticeable variations in these neighborhoods by income and race, they are much more alike than they are different. They all share the same roots of the Manteo way of building.



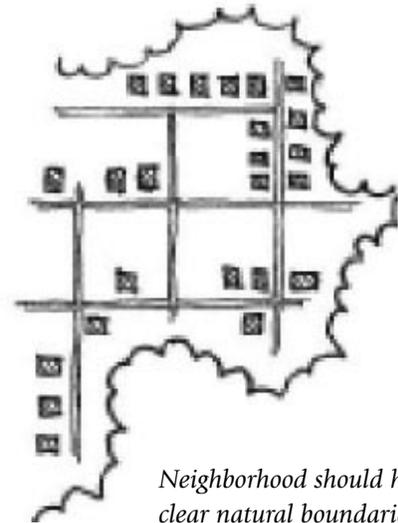
Locate neighborhood within 1/4 - 1/2 mile of services.

a. Future plans should locate neighborhoods within 1/2 mile of existing daily services, preferably within 1/4 mile.

b. Neighborhoods should have clear natural boundaries of water, wetlands, or woods.

c. New neighborhoods must connect with the existing street grid.

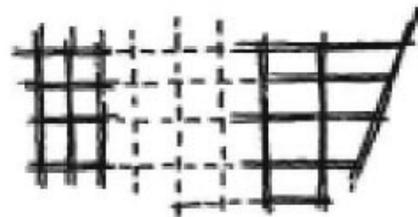
d. In new neighborhoods there should be a mix of housing size and type and a range of owner and renter choices for local residents.



Neighborhood should have clear natural boundaries.

e. The plan strongly encourages new developments, both residential and commercial to include affordable housing. A general rule of thumb suggests that 20% of new units in a new development should be affordable.

f. The plan establishes a hierarchy of open space and recreational uses which should be followed in the development of new neighborhoods.



Connect new neighborhoods to the existing grid.

3. MAJOR STREETS

In comparison to most cities and suburbs major streets in Manteo are narrow, tree-lined, and pleasant to travel along by any mode. It is easy to orient oneself even as a visitor. The woeful exception is the Main Highway, also known as old Highway 64. This has been addressed in some detail in the Plan, and the guidelines provide additional considerations for the designers or planners of changes and improvements.

- a. Major streets should be narrow to achieve slow but steady traffic flow.
- b. Improve streets when orientation is not clear.
- c. Implement a redesign and redevelopment along the Main Highway as called for in the Plan, working with private developers as properties are brought forward for changes.



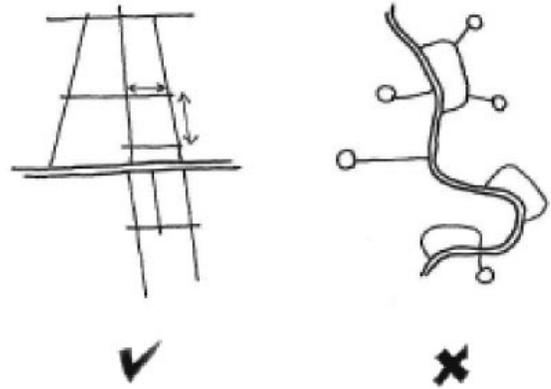
Major street.



Redevelopment showing placement of possible buildings on Main Highway. Drawing N. Cashwell

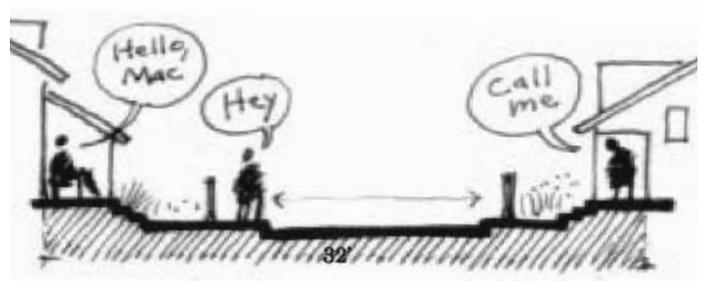
4. NEIGHBORHOOD STREETS

Street patterns define neighborhoods, encourage neighboring, and make connections between areas of town. Historically in Manteo there weren't dead ends or cul-de-sacs separating residential areas. There were no "loop and lollipop" streets. Houses fronted both sides of most streets. On-street, residential parking was the norm. Today neighborhood streets are typically straight, forming a grid of blocks seldom larger than 200'x 400' (although they may deflect to avoid an environmental hazard). These patterns should persist:



a. As called for in the Plan, residential streets should be designed to follow the established grid as much as possible. They should generally be straight. Overly large blocks greater than 200 feet by 400 feet should be avoided.

b. Residential streets should be narrow so that neighbors can talk to each other across the street. Seldom should they be wider than 32 feet. Parking generally should be on the street.



Make streets narrow enough for residents to talk to neighbors.

c. Streets should provide a safe place to drive, walk, and bike. This does not necessarily require sidewalks. If there is no sidewalk, traffic calming devices should slow traffic to a speed safe for bikes, cars, and pedestrians.

d. When a street follows or terminates at a natural feature, it should provide a view to water, wetlands, sky, and woods.

e. Water that runs off residential streets should go into swales perpendicular to the roadway.

f. Residential streets should be tree-lined.



Safe streets for all.



Beyond the particular patterns of the town’s relationship to the landscape and the form of buildings, yards, blocks, streets, and neighborhoods, the character of distinct districts within town defines Manteo. The farmstead, the downtown waterfront, and the upland neighborhoods made up different parts of Roanoke Island in the past.

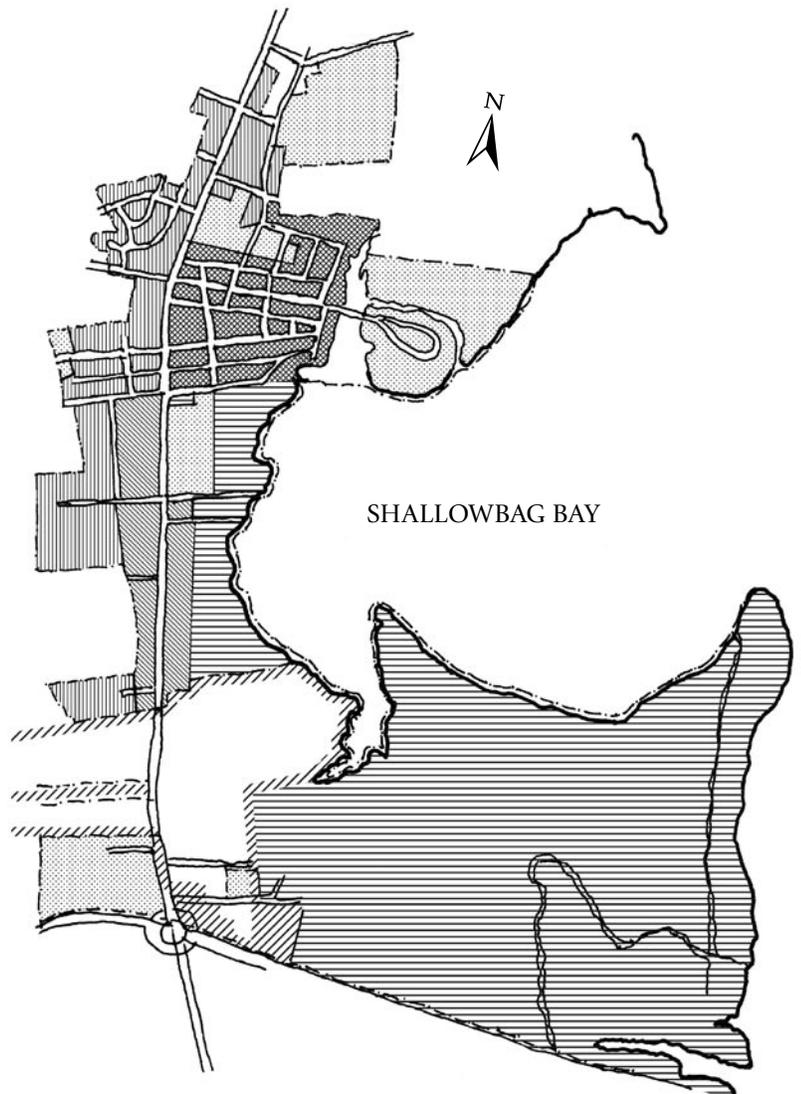
These distinctive districts historically reflected different purposes – farming, fishing, commerce, civic, and domestic life. Each purpose was apparent in its form. Each district provided legibility community, identity, and a sense of place, orientation, and a worldview. These are fundamental needs for human health and development, not merely aesthetic preference. The character of these distinct, traditional districts needs to be maintained and enhanced by following guidelines described previously. These districts are worthy of designation as a historic district.

Manteo may be seen as a collection of small districts forming a totality. While they have their unique characteristics, the districts also relate in many ways to each other. The Plan has been written to emphasize their common points, while the design guidelines analyze the differences in style based on their functional relationships to the Town as a whole.



Photo: D. Victor Meekins, Meekins Collection, Outer Banks History Center.

- Shore Line 
- Village Neighborhoods 
- Historic Town 
- Soundfront Neighborhoods 
- Everyday Town Center 
- Midway Entrance 
- Public Space 



THE DISTRICTS

1. Historic Town

Once the center of commerce and public life for Roanoke Island, by the 1970's the waterfront had declined as the commercial center in favor of scattered businesses elsewhere in the county. Through a remarkable community effort, plans were successfully implemented to renew the waterfront's life as the heart of Manteo. In the process the downtown grew, government and everyday public service shifted. Yet the Manteo way of building continues to apply equally to emerging functions as well as traditional ones in the downtown waterfront. Any new development should follow guidelines detailed in the section on Traditional Manteo Architecture: Downtown Waterfront.



Photo: D. Victor Meekins, Meekins Collection, Outer Banks History Center.

2. Village Neighborhoods

The upland neighborhoods have changed little in overall form in recent decades. Most notably, houses that were once rundown have been repaired and today more attention is given, not only to homes but also outbuildings, yards, and gardens. They are personalized while in keeping with the traditional way of building. Any major renovation, infill or new residential development, including small apartment units, should follow guidelines on Traditional Manteo Architecture: The Upland House. In some instances the Site Planning, Yards, and Gardens; and Blocks, Streets, and Neighborhoods section also apply to these conditions.

Although the architecture is similar in the various Manteo neighborhoods, there are subtle differences that tell stories of the Freedmen's Colony, boat building, fishing and crabbing, life saving, and other professions. These need to be reflected and enhanced through the process of change, be it through restoration or new construction that maintains the character of the neighborhoods.

3. Rural Residential

Few farmsteads remain on Roanoke Island, yet a rural residential form continues to dot the unincorporated areas of the island. While not in town these areas depend upon Manteo for goods and services, are part of the Manteo community, and make up districts with distinct character. These areas should follow guidelines detailed in the section on Traditional Manteo Architecture: Farmsteads.



4. Everyday Town Center

One of the most important challenges facing Manteo in the upcoming decades is to recreate a town center from the fragments of the old core that were dispersed in the development along the Main Highway. The Plan shows how to connect the scattered ingredients essential to everyday life and to overcome placeless

strip development, manage traffic congestion, connect the center to nearby neighborhoods for safe pedestrian access, improve the economic competitiveness of local businesses, and make a place that reflects noble values representative of the best dreams Manteo residents keep. The Guidelines formalize the specific types of design treatments that are called for in the Plan.

4.1. Center

a. Over the next 20 years many buildings along the strip will be renovated, added to, or replaced. A master plan for this process has been laid out in the Plan. A more detailed set of proposals based on the Plan will then be developed by property owners and developers working with Town officials and residents as these properties become ready for change. The goal is to implement the new vision for the Main Highway in keeping with the Design Guidelines. As the Plan is applied, it will reinforce the character of the town while at the same time serving the needs of residents and visitors. The measure of the success of this plan will be that 20 years from now the businesses and services on the Main Highway, those at the waterfront, and those in between will each have achieved clear definition consistent with the Manteo style of building, and through this mechanism, create a unified whole. The Main Highway would function as a “Main Street” and have an appropriate name as such.

b. The Town of Manteo will provide leadership by locating important public functions in strategic spots in the everyday town center, by adopting appropriate zoning, by financing public improvements in the area, and by creating public/private partnerships necessary for its implementation.

4.2 Buildings

a. Buildings in the everyday town center district should have a small footprint, typically no more than 5000 sq. ft., although under special circumstances, buildings along the Main Highway may be permitted as large as 20,000 sq. ft. Structures providing infill in the rest of the town would be kept to a footprint of under 5,000 sq. ft. Buildings with long front facades should be divided by varying roof pitches and vertical architectural elements every 30 feet and by accompanying entrances. Buildings seeking larger square footage may be aggregated with open space between buildings. In some cases it is desirable to retain the existing buildings for warehouse, storage, or special events. These should be identified and addressed in the overall plan.

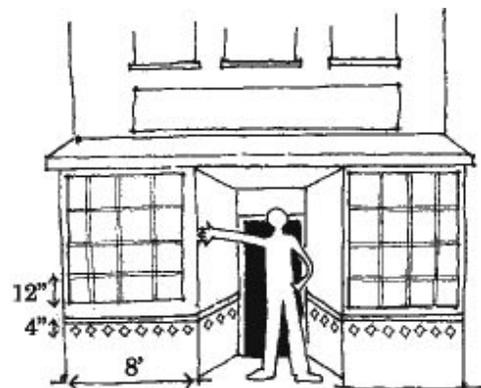
b. Buildings should be 2 to 3 habitable floors with the third nestled into the roof and built to a build line adjacent to a 5- to 10-foot sidewalk.



Commercial district on main highway Photo: D. Stein



Buildings should be 2-3 habitable floors.



c. There should be a continuous row of buildings with indentions of entrances and seating in some indentions. Porches, overhangs, and balconies above are encouraged. Individual buildings should form blocks with other buildings.

d. Buildings should front on a street or open space not a parking lot.

e. Multiple uses within buildings are desirable to the extent possible.

f. Changes in building materials may also break down bigness of a large facade. The scale of building facades should be constructed to the human figure: dimensions typically no more than 8 feet. Building details similar to those in the downtown waterfront are encouraged.

g. Fenestration should account for at least on third wall surfaces on facades of upper floors. At the ground floor facades along walking routes should have one half in fenestration.

h. Exterior materials should be traditional Outer Banks building materials: horizontal siding, wood shingles, common red brick, and board and batten.

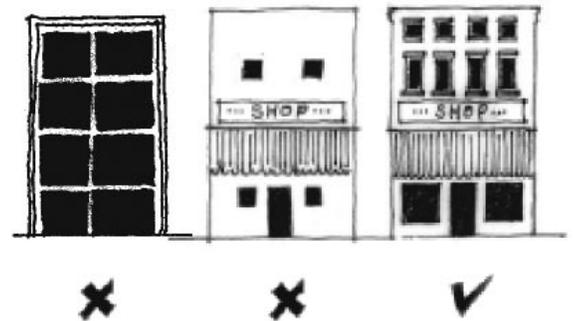


Continuous row of houses forms blocks.

5. Soundfront Neighborhoods

Historically in Manteo residential areas developed away from the water which was reserved for water-related industry, commerce, and fishing. In recent years there is a demand for a new form of housing, i.e. resort residential. Although of a different form than earlier Manteo neighborhoods, Privates Cove and smaller waterfront developments have brought new people to Manteo, enriching the town's life. In the future there will be special challenges in designing these new waterfront neighborhoods to maximize new purposes and integrate them into the overall fabric of the town.

It is important to call out the ways in which this new housing is reversing traditional Manteo patterns. For example, to maximize views and access to the water, development is locating in flood prone areas and, in some cases, areas of high velocity wave action. As a result houses are often raised on stilts to avoid interior water damage. Older houses, as they are remodeled, are also being required to be lifted above flood level under CAMA regulations. This has created a number of design issues. Designs for new and remodeled buildings need to be carefully done in order to avoid creating unsightly spaces beneath homes and buildings that are out of proportion as a result of adding the additional height to the ground floor level.



Provide adequate fenestration.

New waterfront houses are being oriented to the water views, often turning their backs to the street, whereas houses in traditional upland neighborhoods oriented to the street, with a public face in front and more private areas in the back. As a consequence, these public and/or private domains are less clear in waterfront neighborhoods.

Some distance often separates new waterfront neighborhoods from existing neighborhoods and the center of town. Street grids and walkways connected upland neighborhoods approaching the water on the perpendicular. In contrast streets in new waterfront neighborhoods parallel the water with secondary cul-de-sacs.

Waterfront neighborhoods are typically a different housing type from that found in traditional Manteo neighborhoods, favoring 2 to 3-story attached housing and institutional landscaping with few out buildings or trees. Waterfront neighborhoods provide little housing that is affordable for purchase or rent by lower income families.

Because waterfront neighborhoods add to the life of Manteo, the guidelines should build on the assets of this new neighborhood type while better integrating them in the future with the Manteo way of building both physically and socially.

5.1 Flood Protection and Traditional Form

a. Raise the finished floor levels above the anticipated flood level but no more. When the finished floor elevation is less than 3 feet above ground, use trellis and planting to obscure the crawl space. When that elevation exceeds 3 feet, use covered porches to transition to the ground. Make the transitions in less-than-3-foot increments, not all at once. In all cases enclose the portion of the house that is raised above the flood level with trellis and other material to solidify the house to the ground.

b. Sides of waterfront houses where there is an expanse of trellis should be landscaped with plants that transition downward to the ground. Generally, the plants next to the house should be evergreen, native to the area, and well suited for the proximity to the wind and water.

c. Generally cars should not be parked under the main house. In cases where a car is parked in the stilted part of a house, it should be in a trellised garage with a door that can be closed.

5.2 Public and Private Domains

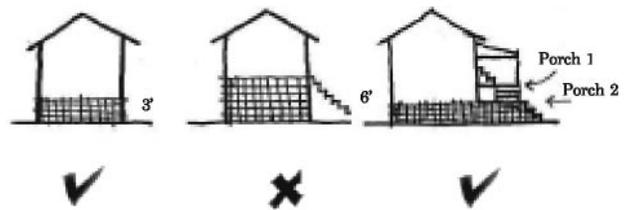
a. Housing in waterfront neighborhoods should front on a public street or walkway. There should be a porch large enough to sit on, fronting the street and attached to the house



New waterfront houses oriented to the water.



Old Waterfront neighborhoods.



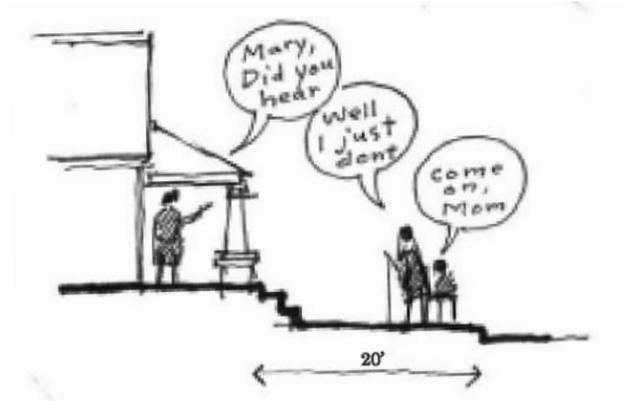
Step down in 3 foot increments.



Transition evergreen plants to the ground.

to facilitate natural cooling. Steps should lead directly to the street and sidewalk. The porch should be set back from the street no more than 20 feet to allow both partial privacy and conversation with neighbors passing by. Streets, pedestrian and bike trails, and waterfront boardwalks should connect waterfront neighborhoods to other neighborhoods and parts of town. These connections should provide public access.

b. In some cases houses that are located directly on the water will have two public faces and outdoor privacy will be provided on a raised balcony or porch. The front to the water may be a public pedestrian walkway, not a street. In this case the lower porch should be designed to facilitate eye contact, conversation and neighboring with people passing by on the walkway.



Set backs nor more than 20 feet from the street

5.3 Soundfront House Form

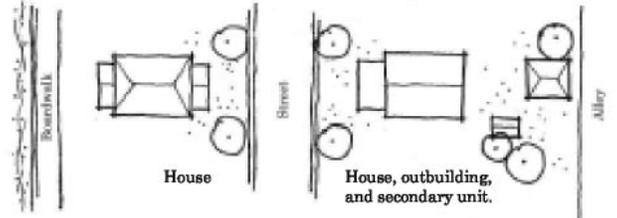
a. To promote the Manteo way of building and to provide affordable housing, housing in waterfront neighborhoods should be primarily single family with second units on the property. The house form should be derived from the types described in the Traditional Manteo Architecture: The Upland House section and should follow these guidelines.

b. When attached units are built they should be designed with no more than four units under a connected roof. In these cases fenestration, porches, dormers, fretwork and other details should vary slightly to give each unit a distinctive appearance while maintaining the integrity of the whole unit. Houses should be small in scale. When attached, facades should be subdivided into dimensions similar to single-family houses. Porches, dormers, and varying rooflines should be used to create human scale.

c. Waterfront houses should be no more than 2-1/2 stories above ground level.

d. In large projects justifying commercial uses, the residential buildings with commercial uses might be 3 habitable floors with the third floor nestled into the roof if the footprint of the building is no more than 5000 sq. ft., it steps down to adjacent 2-1/2 story buildings, and 20% affordable housing or comparable public benefit is provided. In these cases such buildings will be reviewed by criteria in the Traditional Manteo Architecture: Downtown Waterfront section and for compatibility with surrounding residential uses.

e. For waterfront houses a few simple plans should be used with variation provided in porches, additions, appendages, and outbuildings.



Develop second units accessible off alley ways.



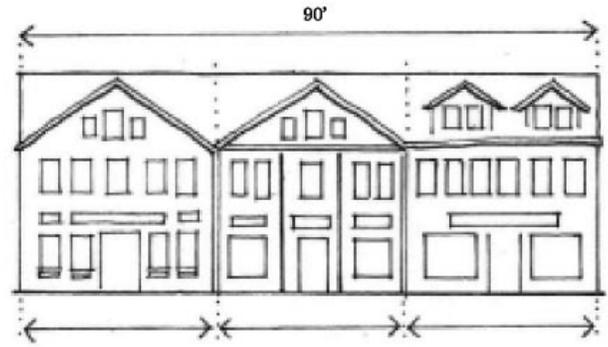
Attached units should vary in details. There should be no more than four units under a connected roof.

f. Facade materials should generally be weather-board, cedar shingle or board-and-batten.

g. Fenestration should be 1/3 to 1/5 of the front facade with double hung windows consistently and symmetrically spaced.

h. The front door should be centered and visible from the street. The front porch should be a minimum of 6 feet deep.

i. Waterfront houses should be personalized by craftsman details of patterned shingles, fretwork in gables and brackets, porch columns and rails, door and window frames, fences, and chimneys. These details can be found in existing upland houses. Examples are shown in the Traditional Manteo Architecture section.



A big building under one roof should be divided into smaller units by changing vertical elements and roof articulation.

6. New Neighborhoods

a. New neighborhoods should be located within 1/2 mile of centers of essential shopping and public services, or such services should be incorporated into the design of new neighborhoods. Safe and convenient walking routes continuous to that center should be created.

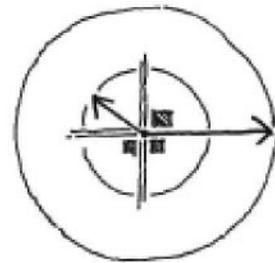
b. All parts of the neighborhood should be connected with a street grid. The grid should be extended to connect to other neighborhoods and districts.

c. A mix of housing sizes and types should be provided within each neighborhood and a range of owner and renter choices for local residents.

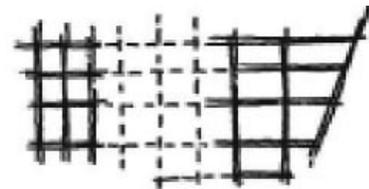
d. New neighborhoods should be designed so that at least 20% of the housing units are affordable for local people to rent or buy in order to have a critical mass of full time residents.

e. Waterfront neighborhoods, by their very location, offer a unique opportunity for clear identity. New waterfront neighborhoods should be defined by natural boundaries of water, wetlands, and woods.

f. Public neighborhood open space should be provided in each new large development to provide for informal gathering and recreation.



Locate neighborhoods within 1/4 to 1/2 mile of services.



Connect new neighborhoods to the existing grid.



Neighborhoods should have clear natural boundaries.

THE TOWN IN THE LANDSCAPE



Manteo's landscape is cloaked in myth woven with the pragmatic constraints of island life. It has never been an easy place to build or safely inhabit, surrounded by perils of climate and topography, dry land only by the grace of winds and tides. Yet fragile habitats at the water's edge buffered storms, incubated a fishing industry, and offered safe harbor. The edge, hummocky land, and resulting plant communities created different niches for building boats, crab shedding, going to school, engaging in commerce, worship, or civic life. Roads radiated out from the water, connecting to the island's highland, lacing together a grid of streets. Homes huddled upslope for protection. A compact, walkable town emerged, an intertwined landscape and history that should guide the future:

The Manteo way of building is expressed in its architecture but also in the way the town fits into the landscape. Patterns particular to an island culture persist. For example boatworks or crab shedding operations, edged by navigable water and wetlands, can still be found in the backyard of a lowland residence. Vegetation continues to play many roles. Trees are planted around the house to provide shade and decorate the public front, creating a pleasant walking environment in the neighborhood. Wax myrtle, pittosporum, and oleander hedges define boundaries. Vegetable gardens, grape arbors, and fruit trees provide food and beauty. Flowerbeds full of hydrangea, azalea, and day lilies offer spots of color. Gardening between porch and street provides a way to engage in neighboring informally.

Maintaining these patterns is fundamental to Manteo's character and way of life, they and should guide future siting and planting of yards and gardens:

- a. Maintain the clear natural boundaries of town - water's edge, wetland, and wooded upland.
- b. Design buildings to fit into the ecological niches to blend with the town's architecture that developed suitable for each niche. Dramatize the character by maintaining the natural elements of each niche.



Maintain natural elements.

1. PUBLIC PLACES

Manteo has an unusual number of diverse and special institutions that are central to the community's identity and cultural life, from public schools and churches, Town Hall and County facilities, to the Maritime Museum, Lost Colony, Aquarium, and Festival Park. As these institutions grow and change particular attention should be paid to their form.

The architecture and site layout of institutions should be compatible in character and scale with the existing town. Institutions should use the patterns described in the Traditional Manteo Architecture, Site Planning, Yards, and Gardens, and Blocks, Streets, and Neighborhoods sections. The size of institutional facilities is especially important. Primary buildings should be large enough to accommodate their special purpose and give a sense of their importance but should not be out of scale with other Manteo architecture. Rather than placing everything under one roof, institutional buildings should be conceived as clusters of buildings utilizing outdoor space to connect various functions. Architectural character might borrow from either domestic or waterfront forms.

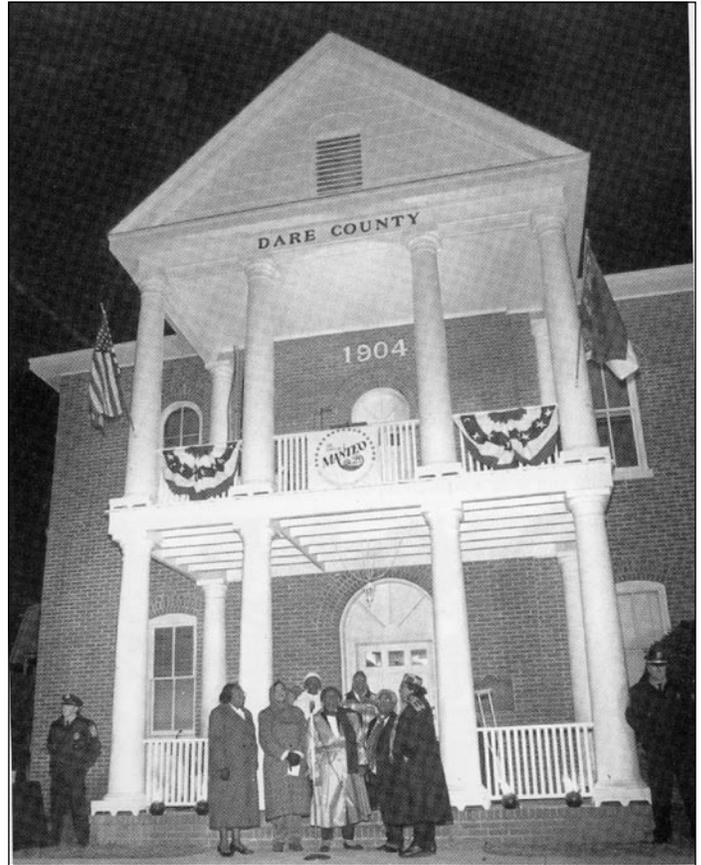
a. Similarly, institutional parking should not create large seas of cars. Parking should be accommodated in small lots and on internal streets.

b. Institutional buildings should integrate with surrounding land uses and in most cases provide a mix of land uses on site rather than being segregated.

c. Institutions, like other districts, should be integrated into street grids to provide multiple access from different directions and avoid congestion.

Institutional open space should define districts and serve multiple community purposes. These open spaces should serve as landmarks and community gathering places.

d. The Plan proposes variety of public outdoor spaces in the town center to encourage walking, strolling, gathering, outdoor eating, informal socializing, laying, working, and community rituals. This concept should be followed throughout the town as new development occurs.

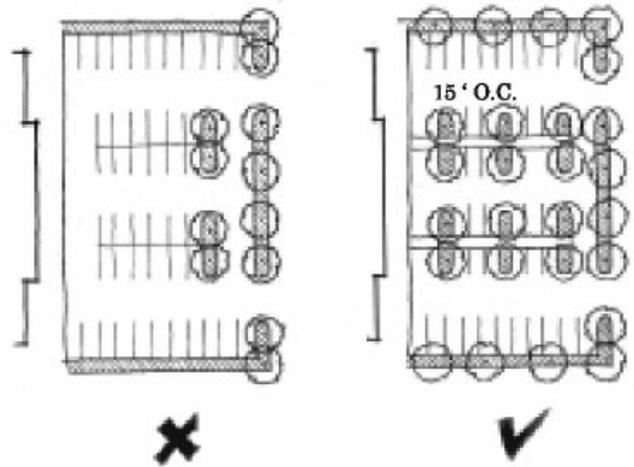
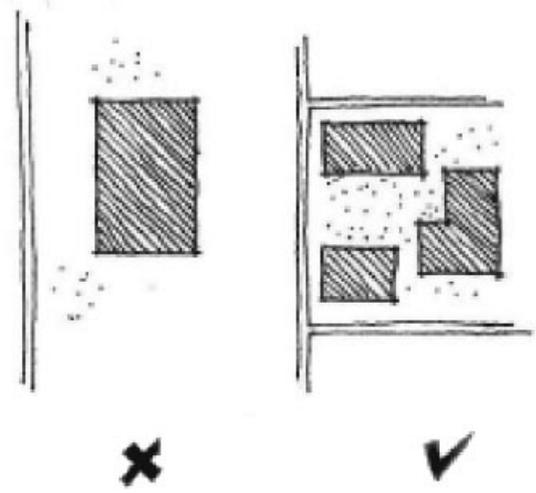


Institutional parking should be distributed in small lots and internal spaces.

Developers should clearly identify the steps they are taking to meet these needs. At the building scale, building owners should create small entrance open spaces for sitting to wait or having chat. The main sidewalks should encourage strolling. There should be flowers and displays and places to sit within every block. Seating should be arranged to provide places to sit and watch the action and to sit in a near circle and have face-to-face conversations with a friend or a group.

e. Street trees and special landscaping should define major walking and driving routes in the everyday town center. The Plan establishes a palette of planting materials and placement techniques for public places, which developers and the town should follow consistently.

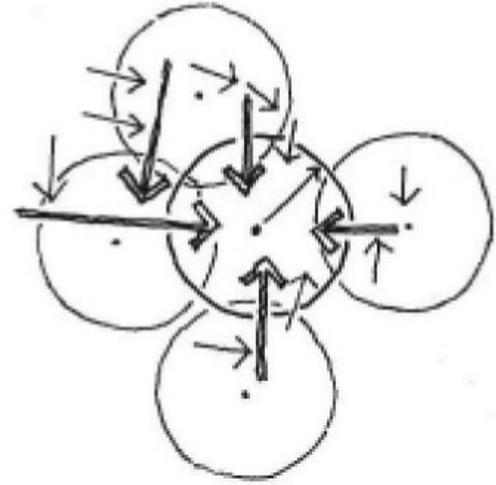
f. Large structural trees in front yards or between the walkways and street should unify the block.



Plant and screen parking adequately.

2. BLOCKS AND STREETS

The Plan calls for the extension of the grid system of streets, and the integration of bike and pedestrian routes so that residents of every nearby neighborhood can go directly to the town center and from neighborhood to neighborhood without the need to use the Main Highway. It is especially critical in new designs to create paths for walking and hiking that connect neighborhoods along convenient, safe, and pleasant routes, not to the backs of buildings with fences, dumpsters, trash, and junk. The town will work with property owners and developers to remove such barriers to walking and hiking from existing areas as well as to ensure their provision in new developments. Amenities that enhance hiking and walking to the center should be added.



Connect neighborhoods to the center.

a. Waterfront neighborhoods should follow the same guidelines detailed in the section on Blocks, Streets, and Neighborhoods. Blocks of single-family homes should follow precisely. Attached housing should follow the principles.

b. To allow economy in large subdivisions the same floor plan may be repeated, but not more than 20% of any subdivision may be the same plan. Different porches, outbuildings, and details should individualize each house. In cases of attached housing in units of 4 under the same roof, this housing should vary only in detail among the units.

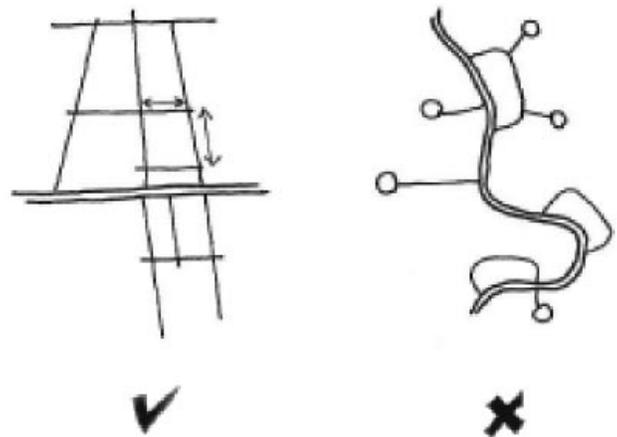
c. Streets in waterfront neighborhoods should connect in a grid within the neighborhood and to the adjoining parts of the town.

d. Streets should be narrow with houses on both sides except at the waters edge. On streets with parking the street should be no more than 32 feet wide, if without parking it should be no more than 20 feet wide.

e. A safe, pleasant place to walk should be provided along each street. This does not require sidewalks but must have an intentional plan to ensure bike and pedestrian safety.

f. Streets should provide dramatic and distinctive views for the public approaching the water, wetlands, forest, and sky.

g. Manteo has recently adopted a plan for the management of stormwater. In addition, the plan includes several suggestions on approaches to handling run-off using on-site collection and bio-remediation treatment methods. These should be incorporated as much as possible. On larger sites, it is required under state regulation. Stormwater runoff from streets should be collected in swales rather than running directly into a culvert, the bay, or sound.



Residential streets should form a grid not a lollipop pattern



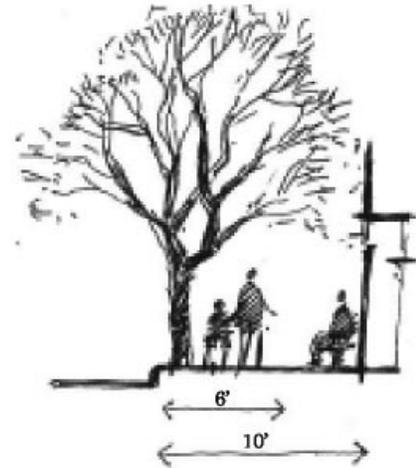
Attached units should vary in detail. There should be no more than 4 units under a connected roof.

3. PEDESTRIANS

a. The Plan calls for sidewalks to be generally wide not narrow, in the main part of the town center, 5 feet minimum, and 10 feet in major walking areas. Sidewalks should be designed to be pleasant and comfortable with landscaping and trees to provide continuous shade and distinctiveness. There should be benches for sitting along major walking routes.

b. Where pedestrians cross, streets should be necked down to no more than 20 feet in width.

c. New streets should generally be narrow, not wide. There is no reason for streets to be wider than 36 feet. This accommodates 2 lanes of traffic and parking.



Sidewalks should provide landscaping for pedestrian comfort.

4. PARKING

a. Except on the Main Highway, on-street parking is encouraged.

b. Parking in alleys and garages approached from the alleys is encouraged where on-street parking is not possible or desired.

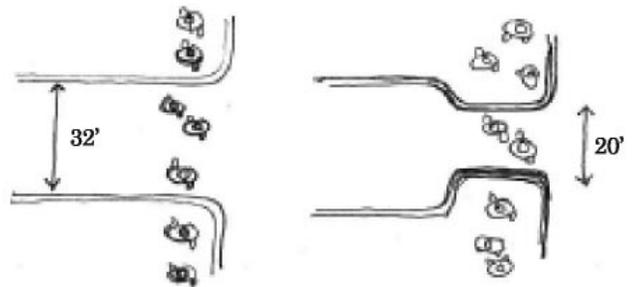
c. Parking under houses on stilts is the least desirable.

d. Additional parking areas should be in small clusters behind or between buildings except where parking is not encouraged between a building and a public boardwalk. Parking for oversized vehicles should be provided in designated areas. Seas of parking should be avoided.

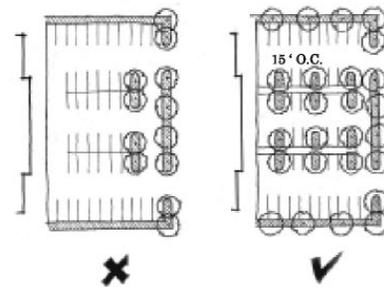
e. Off-street parking should be screened with vegetation and green walls. Trees should be planted to provide shade as provided in the Zoning Ordinance. A 5-foot hedge of evergreen shrubs or vines should separate sidewalks from parking. Surfaces should be at least 80% permeable.

f. Bicycle parking and access should be provided in the most convenient and safe locations close to desired destinations.

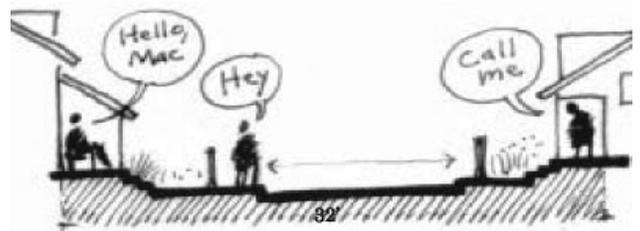
g. Parts of town that provide different everyday functions between the waterfront and the Main Highway along Budleigh should be connected with distinctive streetscape, planting, sidewalks, and utilities.



Neckdown streets.



Plant and screen parking adequately.



h. Sidewalks generally should be no less than 5 feet in the downtown. There should be street trees of at least 3-inch caliper along main walking routes for shade and greenery.

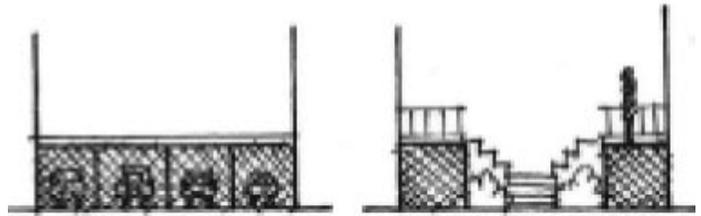
i. Streets should be narrow, with two lanes of traffic and on-street parking in most places. Several major streets should maintain views to the water.

j. Additional parking should be located in a variety of nooks and crannies known primarily to local people. Parking shared with Festival Park, old Highway 64 businesses, and remote locations should be encouraged.

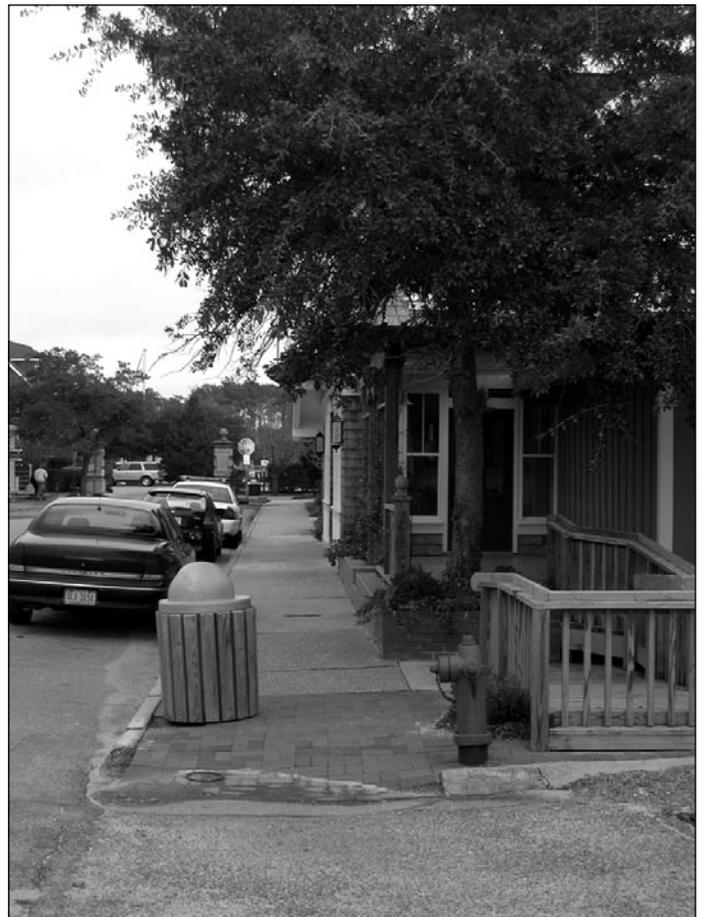
k. The majority of on-site parking should be behind buildings. Parking lots should be permeable surfaces and should be screened with vegetation and green walls. Trees should be planted to provide shade as provided in the Zoning Ordinance.

l. In cases where parking must be accommodated under a building, the parking level cannot be more than 8 feet. There should be no more than two points of ingress and egress. The rest of the building facade must have direct access to primary internal functions, or porches and stairways. Parked cars should be visible to the passerby only at ingress and egress points. The rest of the building facade should be visually interesting and inviting to the pedestrian. In large buildings no more than half of the building footprint can be raised beyond the 3 habitable floors guideline to accommodate parking.

m. Generally the car should be parked on the street, but if on-site parking is desired, the car should be stored in an accessory building. Driving surfaces on residential lots should be narrow (8 feet maximum) and permeable.



When parking is at ground level, screen and provide direct public access to primary internal functions.



Parking on the street.

5. SITE DESIGN, YARD AND GARDEN ELEMENTS

a. Larger trees should be planted for shade and natural cooling, to provide shaded walking places, and to give structure to the landscape.

b. Individualized expressions of flower planting, birdbaths, wildlife feeders, and yard ornaments should be encouraged as long as they are in scale with the residential landscape.

c. Front gardens should be planted to distinguish one household from another, provide seasonal color, and contribute to interesting walking in the neighborhood. Arbors, fruit and nut trees should be incorporated on suitable sites.

d. There should be outbuildings associated with waterfront houses that provide parking, workshops, storage, and second units.

e. Landscaping for each unit, even when attached, should be personalized, not institutionalized. Individual flower planting, birdbaths, wildlife feeders, and yard ornaments are encouraged as long as they are in scale with the residential landscape.



Trees for shade.



Personalized landscape.

MAKING THE WHOLE



Although these neighborhoods and districts make up distinctive areas within Manteo they are all interdependent. The health of one affects all the others. They must all contribute to a unified character of the whole town in order to receive the benefits of a strong sense of place and community. People in Manteo want their community to remain a friendly small town. As the town changes and prospers, this can only be accomplished by consciously safe guarding the physical attributes that enable that friendly small town character. A friendly small town happens not by chance but because people plan the town and they work hard at making it so.

Each part of Manteo has its special qualities, its history, its sense of identity. These guidelines can only be successful if they encourage those who build and rebuild within Manteo to follow the traditions. This is not only through attention to detail, but keeping within the spirit of the town so that the end result is more than the sum of the parts.

a. Each building in one district should fit the architectural context not only of its own district but also of the adjacent districts.

b. Each act of building should contribute to the overall enhancement of the character of Manteo, its sense of place and community, and its identity.

c. New construction adjacent to existing structures on a site or additions to existing structures may be constructed in the architectural style of the existing building. For example, new construction at Manteo High School may be designed and constructed in the style of existing buildings on the site; additions to a 1950s ranch house or flat-roofed motel may be designed and constructed in the style of the existing building.



ACKNOWLEDGEMENTS

This report was prepared for the Town of Manteo

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Dellerva Collins, Mayor Pro Tem
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