



**HISTORIC PRESERVATION COMMISSION
AGENDA FOR WORK SESSION OF SEPTEMBER 28, 2023
ASSEMBLY HALL**

PINEHURST, NORTH CAROLINA

1. Call to Order.
2. Discuss Proposed Revisions to the Historic District Standards
3. Adjournment.

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**DISCUSS PROPOSED REVISIONS TO THE HISTORIC DISTRICT
STANDARDS
ADDITIONAL AGENDA DETAILS:**

FROM:

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CC:

acameron@vopnc.org; pgraham@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:

9/20/2023

MEMO DETAILS:

Please, see attached materials relating to this item.

ATTACHMENTS:

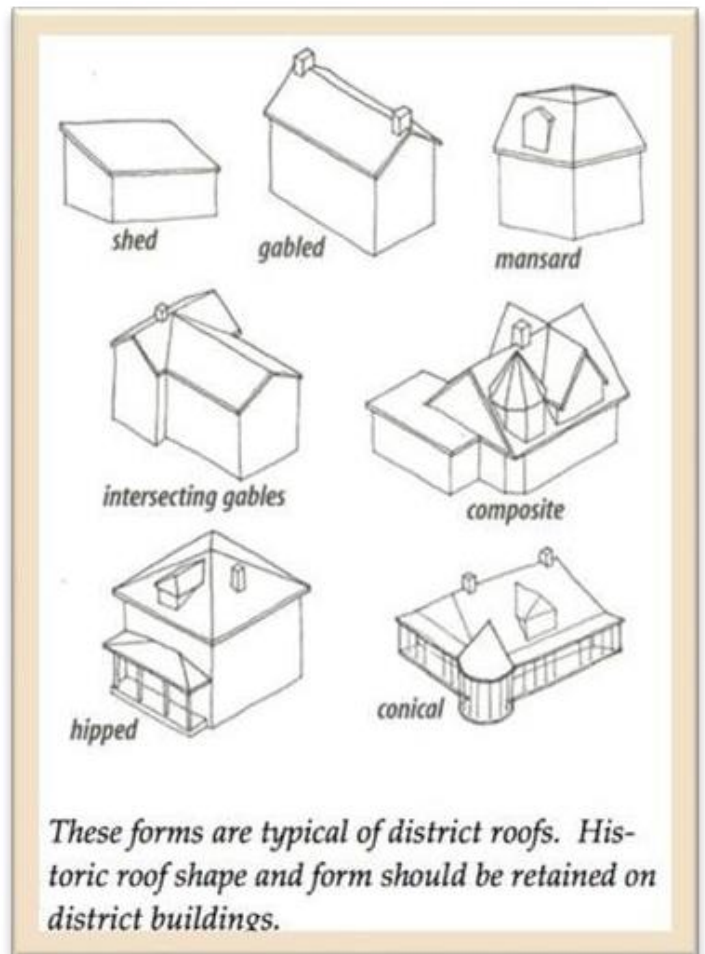
Description

- ▣ Proposed Revisions to III - A (Roofs)

A. ROOFS

1. Any changes or additions to the configuration of an existing roof must be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained.
3. If a roof feature, such as a dormer, is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material, and color with the architectural style of the existing roof.
4. If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern, and texture.
5. Metal roofs used to replace existing non-metal roofs are allowed but **must** be compatible with the existing structure. If painted, such roofing must match a color selected from the Village of Pinehurst Roofing Color Palette.

Unpainted, naturally weathering metals such as copper, terne, and zinc are also allowed. Exposed galvanized metal is not appropriate.
6. Vents, including soffit vents and low-profile ridge vents, must be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
7. Gutters and downspouts must be installed so that character-defining architectural features of the structure are not damaged or lost. Such gutters and downspouts must match a color selected from the Village of Pinehurst Color Palettes or a naturally weathering metal. Gutters and downspout colors should be harmonious with adjacent roof, wall, and trim colors.
8. Roof ventilators, attic fans, solar panels, and the like, should be located as inconspicuously as possible.
9. Skylights should be placed as inconspicuously as possible on the rear roof surface and should have a flat profile.
10. Glazed roofs such as can be found on greenhouses and conservatories are acceptable if compatible with the architecture of the existing house.



A. ROOFS

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2. Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained ~~whenever possible~~.
3. If a roof feature, such as a dormer, is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material, and color with the ~~structure, roofline and the Pinehurst Historic District~~architectural style of the existing roof.
4. If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern, and texture.

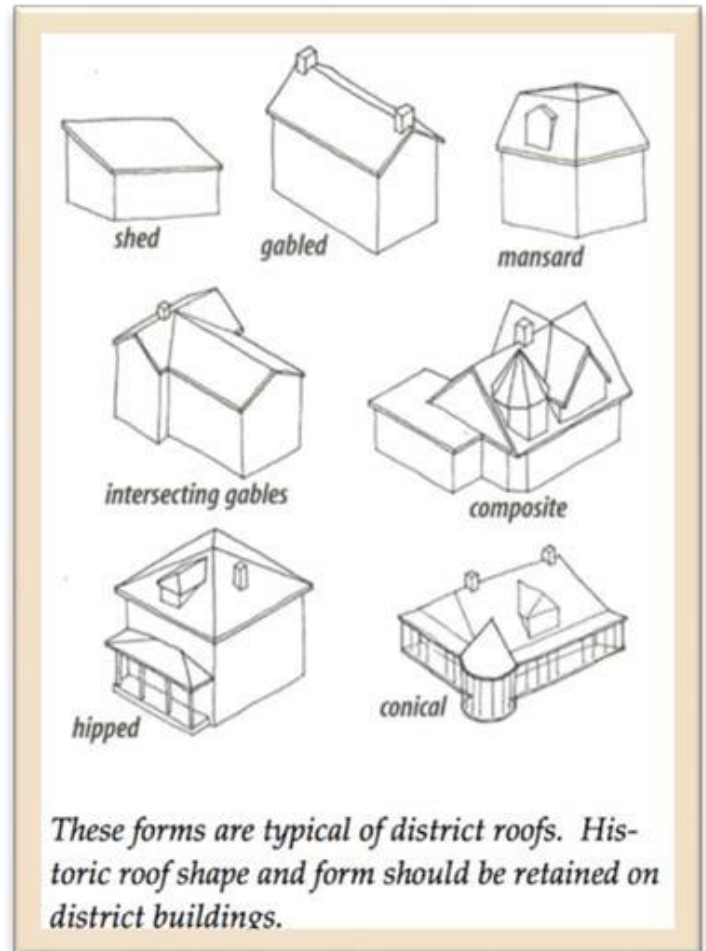
5. Metal roofs used to replace existing non-metal roofs are allowed but ~~the material must~~ be compatible with the existing structure ~~and the metal must be copper or one of the following colors:~~

~~weathered copper color, dark brown, dark bronze, dark gray, dark green, dark silver or black.~~ If painted, such roofing must match a color selected from the Village of Pinehurst Roofing Color Palette.

5. Unpainted, naturally weathering metals such as copper, terne, and zinc are also allowed. Exposed galvanized metal is not appropriate.

6. Vents, including soffit vents and ~~low profile~~ low-profile ridge vents, ~~should~~must be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
7. ~~New~~Gutters and downspouts ~~should~~must be installed so that character-defining architectural features of the structure are not damaged or lost. Such gutters and downspouts must match a color selected from the Village of Pinehurst Color Palettes or a naturally weathering metal. Gutters and downspout colors should be harmonious with adjacent roof, wall, and trim colors.
8. ~~Replacement gutters and downspouts should be coated with paint or a baked enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.~~

9.8. Roof ventilators, ~~solar~~ attic fans, ~~and~~ solar panels, and the like, should be located as inconspicuously



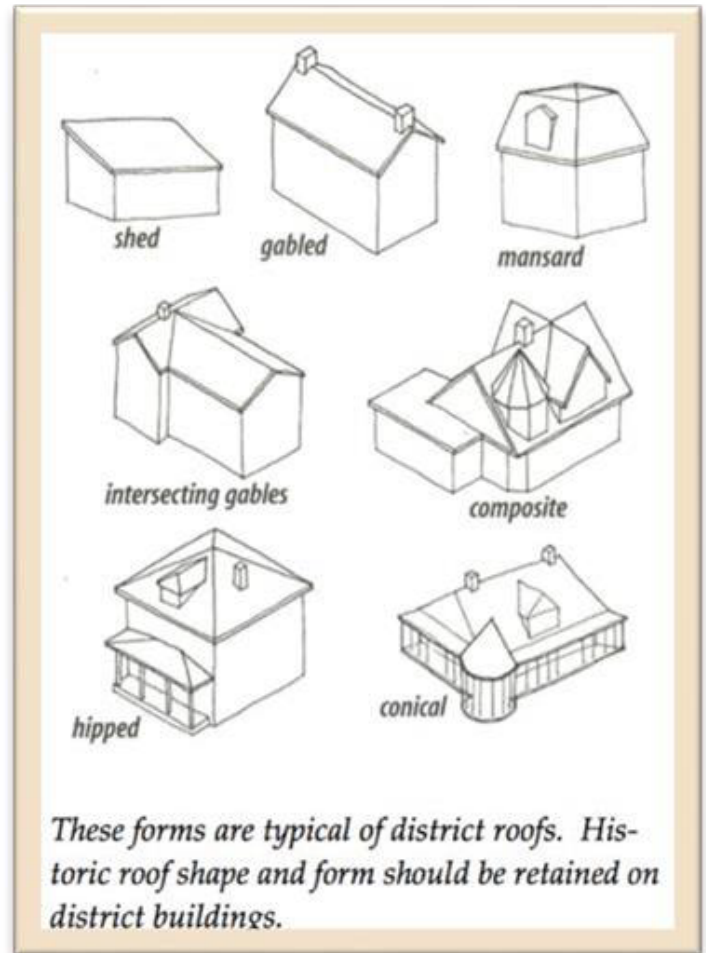
as possible.

9. Skylights ~~and skylight tubes~~ should be placed as inconspicuously as possible on the rear roof surface, and should have a flat profile.

~~10. Glazed roofs such as can be found on greenhouses and conservatories are acceptable if compatible with the architecture of the existing house.~~

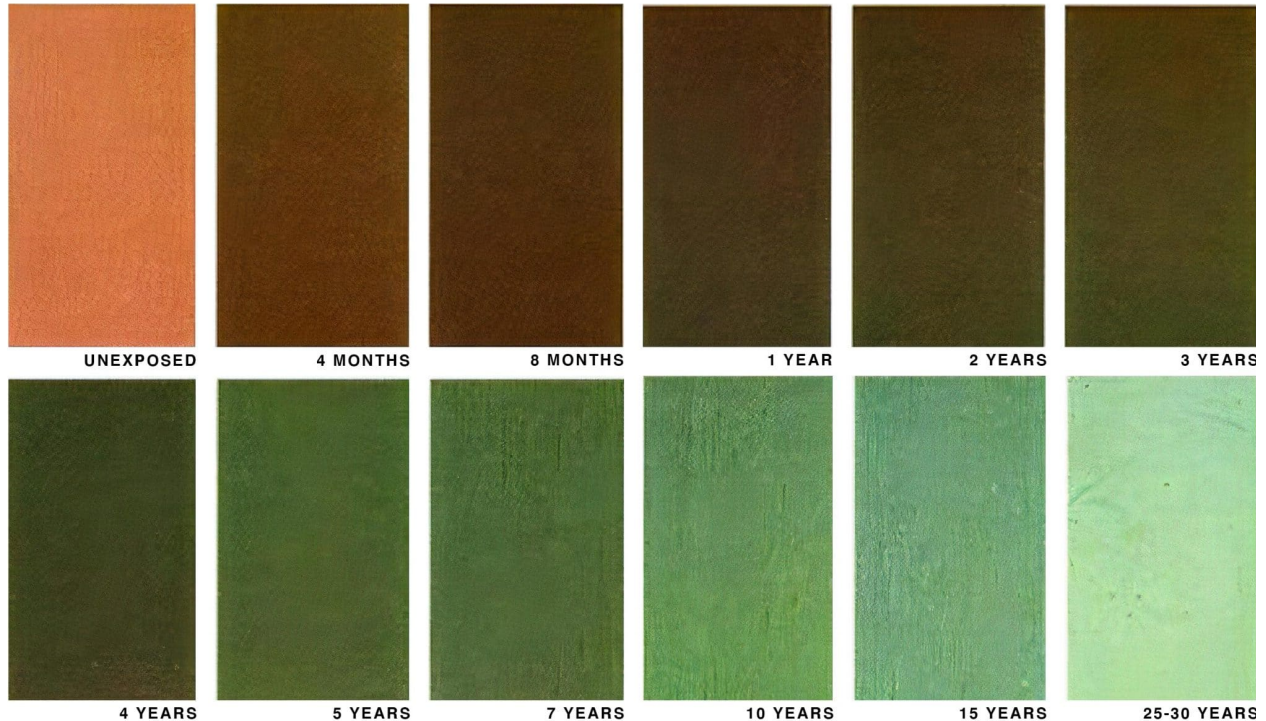
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weathered copper color, dark brown, dark bronze, dark gray, dark green, dark silver or black.
6. Vents, including soffit vents and low profile ridge vents should be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
7. New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.
8. Replacement gutters and downspouts should be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.
9. Roof ventilators, solar attic fans and solar panels should be located as inconspicuously as possible.
10. Skylights and skylight tubes should be placed as inconspicuously as possible on the rear roof surface, and should have a flat profile.



The Color of Copper Over Time

CHANGES IN APPEARANCE DURING WEATHERING CYCLES:



Copper oxidizes with exposure to the environment. Rather than rust, it morphs from a shiny yellow-orange to deep brown, then green finally becomes dull bluish-green. As the process occurs, the finish it develops is known as patina. Copper patina is called verdigris. The term comes from the French phrase “verte grez.”

The chart above shows how the color naturally advances from bright and new to rich, chocolaty brown to dark verdigris to the almost white of an old copper decoration.

| | | | | | |
|------------------|-----------------|---|------------------|------------------|------------------|
| | | | | | |
| ▲★ Cardinal Red | ▲★ Colonial Red | Burgundy | ▲★ Terra Cotta | ▲★ Sierra Tan | ▲★ Mansard Brown |
| | | | | | |
| ▲★ Stone White | ▲★ Granite | ▲★ Sandstone | ▲★ Almond | ▲★ Medium Bronze | ▲★ Dark Bronze |
| | | | | | |
| ▲★ Slate Gray | ▲★ Bone White | ▲★ Musket Gray | ▲★ Charcoal | Midnight Bronze | Matte Black |
| | | | | | |
| ▲★ Cityscape | Interstate Blue | ▲★ Hemlock Green | ▲★ Arcadia Green | ▲★ Patina Green | ▲ Hunter Green |
| | | | | | |
| ▲★ Military Blue | Award Blue | ▲ Teal | Hartford Green | Forest Green | ▲★ Evergreen |
| | | <p>●▲★ Denotes PAC-CLAD Metallic Colors ★ Denotes Energy Star® Colors ▲ Denotes PAC-CLAD Cool Colors</p> <p>Kynar 500® or Hylar 5000® pre-finished galvanized steel and aluminum for roofing, curtainwall and storefront applications.</p> | | | |
| ★ Berkshire Blue | ▲★ Slate Blue | | | | |

PAC-CLAD Metallic Colors

| | | | | | |
|----------|------------|------------------|-----------------|---------------|--------------------|
| | | | | | |
| ●▲★ Zinc | ●▲★ Silver | ●▲★ Copper Penny | ●▲★ Aged Copper | ●▲★ Champagne | ●▲★ Weathered Zinc |

PETERSEN ALUMINUM CORPORATION

HQ: 1005 Tonne Road
 Elk Grove Village, IL 60007
 P: 800-PAC-CLAD
 F: 800-722-7150

9060 Junction Drive
 Annapolis Junction, MD 20701
 P: 800-344-1400
 F: 301-953-7627

10551 PAC Road
 Tyler, TX 75707
 P: 800-441-8661
 F: 903-581-8592

350 73rd Ave., NE, Ste 1
 Fridley, MN 55432
 P: 877-571-2025
 F: 866-901-2935

102 Northpoint Pkwy Ext, Bldg 1, Ste 100
 Acworth, GA 30102
 P: 800-272-4482
 F: 770-420-2533

PAC-CLAD® COLOR AVAILABILITY

| PAC-CLAD STANDARD COLORS | REFLECTIVITY | EMISSIVITY | 3 YEAR EXPOSURE | SRI | STEEL | | | ALUMINUM | | | ENERGY STAR® |
|--------------------------|--------------|------------|-----------------|-----|-------|-------|------|----------|------|------|--------------|
| | | | | | 24GA. | 22GA. | .032 | .040 | .050 | .063 | |
| Almond | 0.56 | 0.83 | 0.57 | 64 | ✓ | ✓ | ✓ | ✓ | ✓ | | • |
| Arcadia Green | 0.33 | 0.84 | 0.32 | 33 | ✓ | | ✓ | | | | • |
| Bone White | 0.71 | 0.85 | 0.71 | 86 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • |
| Cardinal Red | 0.42 | 0.84 | 0.41 | 45 | ✓ | | ✓ | | ✓ | | • |
| Charcoal | 0.28 | 0.84 | 0.28 | 27 | ✓ | | ✓ | | ✓ | | • |
| Cityscape | 0.37 | 0.85 | 0.34 | 39 | ✓ | | ✓ | ✓ | ✓ | | • |
| Colonial Red | 0.34 | 0.85 | 0.33 | 35 | ✓ | | ✓ | ✓ | ✓ | | • |
| Dark Bronze | 0.27 | 0.85 | 0.26 | 26 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • |
| Evergreen | 0.27 | 0.85 | 0.25 | 26 | ✓ | | ✓ | | | | • |
| Granite* | 0.36 | 0.84 | 0.35 | 37 | ✓ | ✓ | ✓ | ✓ | ✓ | | • |
| Hemlock Green | 0.30 | 0.85 | 0.31 | 30 | ✓ | ✓ | ✓ | | ✓ | | • |
| Hunter Green | 0.26 | 0.84 | 0.26 | 24 | ✓ | | ✓ | | | | • |
| Mansard Brown | 0.26 | 0.84 | 0.24 | 24 | ✓ | ✓ | ✓ | ✓ | ✓ | | • |
| Medium Bronze | 0.30 | 0.85 | 0.29 | 30 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • |
| Military Blue | 0.29 | 0.84 | 0.28 | 28 | ✓ | | ✓ | | | | • |
| Musket Gray | 0.32 | 0.84 | 0.31 | 32 | ✓ | ✓ | ✓ | | ✓ | | • |
| Patina Green | 0.34 | 0.85 | 0.33 | 35 | ✓ | | ✓ | | | | • |
| Sandstone | 0.51 | 0.83 | 0.51 | 57 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • |
| Sierra Tan | 0.38 | 0.85 | 0.35 | 40 | ✓ | ✓ | ✓ | ✓ | ✓ | | • |
| Slate Blue | 0.25 | 0.84 | 0.27 | 23 | ✓ | | ✓ | | | | • |
| Slate Gray | 0.38 | 0.84 | 0.37 | 40 | ✓ | ✓ | ✓ | ✓ | ✓ | | • |
| Stone White | 0.61 | 0.86 | 0.59 | 72 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | • |
| Teal | 0.26 | 0.85 | 0.26 | 24 | ✓ | | ✓ | | | | • |
| Terra Cotta | 0.37 | 0.84 | 0.37 | 39 | ✓ | | ✓ | | ✓ | | • |

PAC-CLAD METALLIC COLORS

| | | | | | | | | | | | |
|------------------|------|------|------|----|---|--|---|---|---|--|---|
| Aged Copper | 0.27 | 0.83 | 0.25 | 25 | ✓ | | ✓ | | ✓ | | • |
| Champagne | 0.45 | 0.78 | 0.41 | 57 | ✓ | | ✓ | ✓ | ✓ | | • |
| Copper Penny | 0.45 | 0.82 | 0.42 | 49 | ✓ | | ✓ | ✓ | ✓ | | • |
| Silver | 0.53 | 0.80 | 0.51 | 59 | ✓ | | ✓ | ✓ | ✓ | | • |
| Weathered Zinc | 0.27 | 0.80 | 0.27 | 23 | ✓ | | ✓ | | ✓ | | • |
| Zinc | 0.30 | 0.85 | 0.30 | 30 | ✓ | | ✓ | | ✓ | | • |
| Galvalume Plus** | 0.68 | 0.14 | 0.55 | 57 | ✓ | | | | | | |

PAC-CLAD STANDARD COLORS (DO NOT MEET COOL ROOF REQUIREMENTS)

| | | | | | | | | | | | |
|-----------------|------|------|------|----|---|---|---|---|---|---|---|
| Award Blue | | | | | ✓ | | ✓ | | ✓ | | |
| Berkshire Blue* | 0.25 | 0.84 | 0.22 | 23 | ✓ | | | | | | • |
| Burgundy | | | | | ✓ | | ✓ | | ✓ | | |
| Forest Green | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| Hartford Green | | | | | ✓ | | ✓ | ✓ | ✓ | | |
| Interstate Blue | | | | | ✓ | | ✓ | | ✓ | | |
| Matte Black | | | | | ✓ | | ✓ | ✓ | ✓ | ✓ | |
| Midnight Bronze | | | | | | | | ✓ | | | |

PAC-CLAD® Metallic finishes are available from stock at a moderate extra cost. PAC-CLAD® Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM C-1549. *Low Gloss/Low Sheen, full Kynar 500® or Hylar 5000® finish **Acrylic coated, non-Kynar Finish.

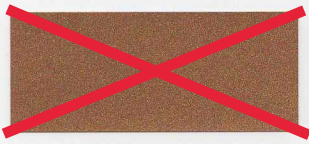
Energystar® Performance Criteria: Emissivity uses ASTM C1371. Reflectivity uses ASTM C1549.
Samples: These color reproductions are as accurate as modern printing technology will permit. Free material samples are available on request.
Technical Data for Kynar 500®/ Hylar 5000® Coating:
 • Life Expectancy: 20 years exposure: Chalk – rating of 8 or better. Color - <5ΔE (Hunter Units) change.
 • Accelerated Weathering: (ASTM G-23 Type EH Apparatus) 5,000 hours: Chalk – rating of 8 or better. Color: ≤2ΔE (Hunter Units) color change.

• Solvent Resistance: (NCCA procedure 11-18, no comparable ASTM test) – Pass.
 • Humidity Resistance: (ASTM D 2247, Apparatus A1) - 2,000 hours, hot dipped Galvanized, or 3000 hours, Aluminum: No field blisters.
 • Salt Spray Resistance: (ASTM B 117), 3,000 hours, aluminum – No creep from scribe; no blisters. 1000 hours, hot dipped galvanized – creep from scribe not to exceed 1/16"; no blisters.
 • Chemical/Acid Pollution Resistance: (ASTM D 1308) - Pass.
 • Formability: (ASTM D 4145) – 1T – 3T, No loss of adhesion.

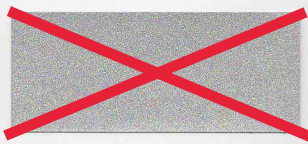
• Pencil hardness: (ASTM D 3363) – HB to 2H.
 • Specular Gloss (ASTM D 523) – At 60 degrees; Typical; 20 – 35 (low gloss/low sheen available).
 • Abrasion Resistance: (ASTM D 968) – 65±10 liters.
 • Adhesion: (ASTM D 3359) – No loss of adhesion.
 • Impact Resistance: (ASTM D 2794) – 1/2" ball indenter, Gardner Impact tester: No cracking; no loss of adhesion.
 • Flame Test (ASTM E 84) – Class A coating
Recycled Content: For information on recycled content, contact your PAC representative or visit www.pacgreeninfo.com

COLOR LOC FLUROPON COATINGS

24 Gauge



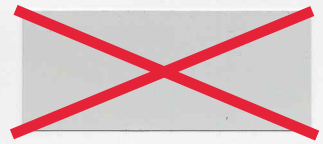
Classic Copper
PREMIUM COLOR



Silver Metallic
PREMIUM COLOR



Ruby Red
PREMIUM COLOR



Coastal White



Patina



Charcoal



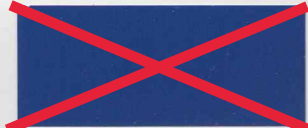
Sand Stone



Sahara Tan



Beaufort Blue



Biscayne Blue
PREMIUM COLOR



Stone Gray



Colonial Red



Dark Bronze



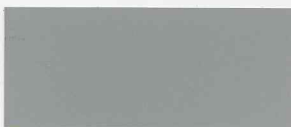
Hilton Head Green



Medium Bronze



Onyx Black



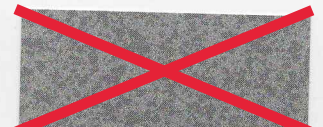
Cityscape



Bone White



Pre-Weathered Galvalume
PREMIUM COLOR

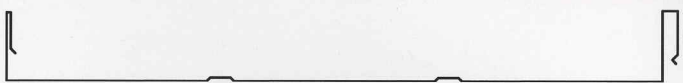


Acrylic Coated Galvalume

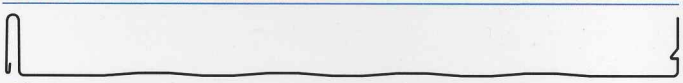
Colors are represented as closely as possible.

Coastal Metal Service • Goldsboro, NC • 888-267-6153

Products Available



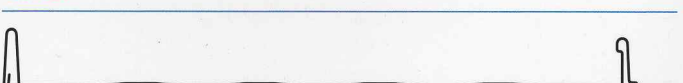
EZ LOC



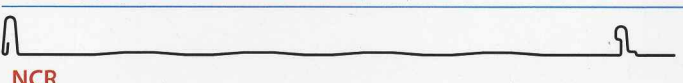
SS 150



SS 24



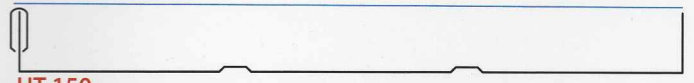
NCR 150



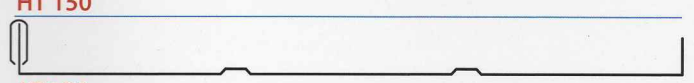
NCR



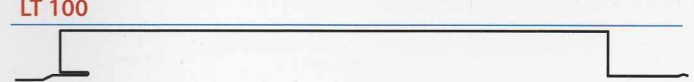
CLASSIC BATTEN



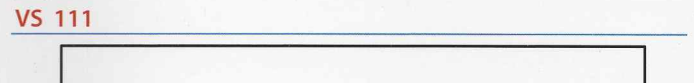
HT 150



LT 100



VS 111

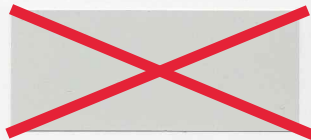


VS 12



ULTRA 5V

SILICONIZED POLYESTER 29 Gauge and 26 Gauge



Seafoam White



Sunrise Red



Scarlet Red
PREMIUM COLOR



Teak Brown



Sand Dune



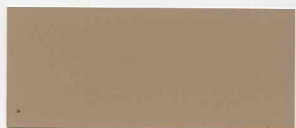
Gulfstream Blue
PREMIUM COLOR



Marsh Gray



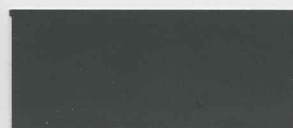
Deep Green



Sun Tan



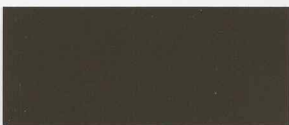
Black Beard



Charcoal



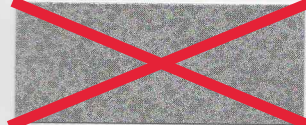
Burgundy



Burnished Slate



Copper Penny
PREMIUM COLOR



Acrylic Coated Galvalume

Colors are represented as closely as possible.

Coastal Metal Service • Goldsboro, NC • 888-267-6153

Products Available



DRI LOC

29 Gauge



RIB LOC

29 and 26 Gauge



5V

29 and 26 Gauge



NCR

26 Gauge



SS 26

26 Gauge

CLASSIC SIL-POLY
 AVAILABLE IN 29G

SOLAR REFLECTIVITY

PREMIUM KYNAR
 AVAILABLE IN 26G & 24GV

SOLAR REFLECTIVITY

| | |
|----------------|-----|
| Light Stone | 53% |
| Sierra Tan | 48% |
| Clay | 43% |
| Light Brown | 29% |
| Dark Brown | 30% |
| Bronze | 26% |
| Brite Red | 34% |
| Country Red | 32% |
| Berry | 27% |
| Colonial Green | 34% |
| Fern Green | 28% |
| Forest Green | 35% |
| Hawaiian Blue | 29% |
| Gallery Blue | 26% |
| Brite White | 73% |
| Polar White | 71% |
| Light Gray | 47% |
| Dark Gray | 38% |
| Matte Black | 26% |
| Glossy Black | 29% |
| Brite Yellow | 57% |
| Brite Orange | 38% |

| | |
|-----------------|-----|
| Snowdrift White | 71% |
| Almond | 55% |
| Silver | 51% |
| Champagne | 42% |
| Sierra Tan | 47% |
| Roman Bronze | 38% |
| Copper Penny | 38% |
| Banner Red | 42% |
| Colonial Red | 36% |
| Cordovan | 32% |
| Mansard Brown | 37% |
| Dark Bronze | 36% |
| Slate Blue | 42% |
| Royal Blue | 35% |
| Slate Gray | 42% |
| Musket Gray | 39% |
| Charcoal Gray | 31% |
| Matte Black | 30% |
| Aged Copper | 39% |
| Classic Green | 32% |
| Ivy Green | 31% |
| Hartford Green | 31% |

METALS

| |
|--------------------|
| Galvanized |
| Galvalume® |
| Copper |
| Aluminum |
| Painted Galvalume® |

*Colors shown are matched as accurately as possible, but may vary slightly from finished product. Samples are available upon request.

MATCHING OLD TERNE WITH NEW TERNE



Terne, like copper and zinc, will weather over time. To what extent and how quickly are determined by the application and the environment in which the building is located.

Restoration can require adding new material next to the old. The colors of the new material will take time to even out, but they will do so given time.

