



**HISTORIC PRESERVATION COMMISSION  
AGENDA FOR WORK SESSION OF MAY 26, 2022  
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA**

1. Call to Order.
2. Discuss and Consider 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 AND CONSIDER REVISIONS TO THE HISTORIC DISTRICT  
STANDARDS  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Alex Cameron

**CC:**

Darryn Burich, Alfred Cassidy, Maria Carpenter, Shannon Konstaninou

**DATE OF MEMO:**

5/19/2022

**MEMO DETAILS:**

This agenda item is to continue progress and discussion on considering revisions to the Historic District Standards. Staff has prepared suggested changes to the sections for roofs, exterior materials, and windows and doors along with revisions to items classified as Major and Minor Work.

Attached to this agenda item is a document which shows the potential revisions in redline strikethrough format along with areas highlighted for additional consideration and discussion.

**ATTACHMENTS:**

Description

- ☐ Roofs, Materials, Windows, Doors & Major/Minor Work Revisions

### C. MINOR WORK CONTINUED

- Replacement of existing siding, trim, porch flooring, steps, shutters, awnings, etc., as long as replacement materials match the original or existing materials in detail and color
- Resurfacing buildings with an allowed substitute material matching the original in style, dimension, depth and profile
- Replacement of roofing material of the same style, size, and color or an approved material and color
- Replacement and new installation of doors and windows that are the same style, material, size, and color as the existing doors and windows or an allowed substitute material compatible in style, proportion, shape, positioning, pattern, size and color with the structure
- Replacement of missing details, including missing or deteriorated siding and trim, porch floors, ceilings, columns, balustrades, or other architectural details, with new materials that are compatible with existing details
- Installation of storm windows and doors
- Installation of accessory buildings of the same architectural style, materials and colors of the principal building or structure and located in the rear yard with no dimension greater than 12 feet
- Demolition of small outbuildings that are 144 square feet or less or if a structure is ordered to be demolished by a Code Official as required due to public safety, unsafe or dangerous condition and certified in writing by the official

**Commented [AC1]:** This language is already in the standard III.B.4.

**Commented [AC2]:** Discuss considering a different dimension along with the language if ordered to by a code official.

### D. MAJOR WORK

- Replacement of architectural details that changes the design or materials from the existing details
- Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s)
- Eliminating or adding windows and/or doors on street facing elevations
- Resurfacing buildings with different materials that are not compatible to the original in style, dimension, depth and profile from that which was removed

### III. CHANGES TO EXISTING RESIDENCES

#### A. ROOFS

1. Any changes or additions to the configuration of an existing roof shall 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 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.
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 ~~should~~ are allowed but the -material must be compatible with the architecture of the existing structure and the material ~~should~~ must be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
6. If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.
7. 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.
8. New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.

**Commented [AC3]:** Any other colors we should consider that are muted and/or earth tone?

**Commented [AC4]:** Do we consider a thickness?

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9. 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.
10. Roof ventilators, solar attic fans and solar panels should be located as inconspicuously as possible.
11. Skylights and skylight tubes should be placed as inconspicuously as possible on the rear roof surface, and should have a flat profile.

### EXTERIOR WALLS AND TRIM

1. Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Exterior walls that contribute to the historic form and character of a structure should be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
3. If an existing exterior wall feature 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 character of the structure.
4. Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and ~~should~~ **must** be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
5. Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.

**Commented [ACS]:** Do we list specific allowed substitute materials?  
Fiber cement, wood composite, etc.

### B. WINDOWS AND DOORS

1. Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

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3. If a window, door or feature is completely missing and is to be replaced, it should be replaced with a new window, door or feature based on the original or a new design compatible in scale, size, material and color with the character of the structure.
4. If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
  - a. Wooden windows on street-facing elevations should be replaced in kind.
  - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
  - c. Windows should have true or simulated divided lights.
  - d. Snap-in muntins are **not appropriate**.
5. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
6. Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
7. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
8. New dormer windows on street-facing elevations should be compatible with the size and placement of existing windows on primary elevations and should not compromise the architecture of the structure.
9. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
10. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
11. Glass Block windows are **not permitted** on street-facing elevations.
12. Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
13. Sliding doors are **not permitted** on street-facing elevations.
14. Security bars should be installed in a way that avoids damages to the historic fabric. Custom security bars should align with the vertical and horizontal dividing elements of doors and windows

and are preferred over standard expandable models.

### C. STORM WINDOWS AND DOORS

1. Storm windows and storm doors **must not** compromise the architectural character of the openings or casings to which they are applied and **must** be congruous with the Pinehurst Historic District.
2. Storm windows and doors should be installed inside the casing and not cover the casing.
3. Storm windows with a meeting rail should align with the meeting rail of the window to which they are applied. They should be installed so that existing windows and frames are not damaged or obscured.
4. Storm doors should have full view glass or mullions that align with the meeting rails and mullions of the door.
5. Storm windows and storm doors should be factory-finished vinyl, painted wood, or painted or baked enamel finished aluminum.
6. Storm or screen doors should be painted in a color that matches the walls or trim of the structure and the color should be in the Village of Pinehurst Color Palette.

~~7.~~ It is preferable to use interior storm windows over exterior, if possible.