



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 23, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

The Historic Preservation Commissioner may at times determine that a proposed change or design which does not meet the Guidelines is, in fact, more congruous with the special character of the Pinehurst Historic District than if the property owner had followed the Guidelines. Conversely, an application meeting the Guideline could be determined to be incongruous with the character of the District. Strict adherence to the Guidelines in those cases is not required if the Historic Preservation Commission clearly states on the record the reasons why the proposed design or improvements are congruous or incongruous before issuing or denying a Certificate of Appropriateness.

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

- ☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the Pinehurst Historic District and consistent with Historic District Guidelines. Or
- ☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or
- ☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

Attachment A
Final Order
20 Medlin Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 20 Medlin Road:

The following conditions apply to approval of the Certificate of Appropriateness for 20 Medlin Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 20 Medlin Road based on the following:



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: February 6, 2020
Subject: Major COA Request for 20 Medlin Road (COA-2020-00016)

Applicant:	Lee Manzo
Owners:	Lee Manzo
Professional:	Tyler Cook of Latitude Builders
Property Location:	20 Medlin Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212976249

Request and Background:

Lee Manzo is requesting a Certificate of Appropriateness for multiple exterior modifications to a property located within the Historic District at 20 Medlin Road. The proposed exterior modifications include the addition of hardie board, lap siding on all four elevations of the structure and replacement of associated gutters. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212976249.

Ms. Manzo applied for a Major COA in June of 2019 for an exterior modification to her home at 20 Medlin Road. She went before the Historic Preservation Commission three times and received approval for her request on September 24, 2019. At the September meeting, Ms. Manzo was approved for the following exterior modifications:

1. The addition of a 28' wide porch addition
 - a. Four 6" squared columns
 - b. Broom finished concrete on porch
2. The relocation of the front door to the right end of the building

-
3. A brick exterior foundation to match the existing
 4. A 29 gauge black metal roof
 5. Replacement of two windows with matching materials (vinyl)
 6. Replacement of front elevation siding with vinyl shakes to match existing material

In the course of construction, Ms. Manzo realized that hardie board lap siding would be a more attractive and viable option than what she originally requested and was approved for in September 2019. After contacting staff, Ms. Manzo was notified that her request to change both material and the style of siding needed approval from the Commission.

20 Medlin Road is located on the edge of the Historic District, and according to the National Historic Landmark Survey it is not listed as a contributing structure. In fact, there is not a single structure on Medlin Road that is referenced in the National Historic Landmark Survey. The main structure on 20 Medlin Road was originally constructed in 1952 and the oldest structure on Medlin Road dates back to 1935. The newest structure constructed on Medlin Road dates back as recently as 2019. Below are pictures of other residences located on Medlin Road with lap siding:

1. 30 Medlin Road



2. 105 Medlin Road



3. 110 Medlin Road



4. 115 Dundee Road



Evidentiary Hearing Process:

The purpose of an evidentiary hearing is to gather factual evidence, not hearsay or public opinion about the popularity of the proposed project.

The hearing will begin with a staff presentation of the case, which explains the ordinance requirements, the application, any information in the file about it, and any staff analysis that has been made. The staff presentation is followed by the applicant's presentation of their case, and then hearing from those opposed to or in favor of the application, then hearing any response the applicant chooses to make. When all of the evidence is in, the Board moves to deliberation and decision of the case. All of this is done in an a public hearing.

Roles:

Staff acts as the initial witness providing a brief overview of the case and provides factual information as it relates to the application, and in this case the Historical District Guidelines. Staff, like any other witness, must be sworn in and are subject to cross-examination.

The Chair is responsible for calling witnesses, following the established procedures, ensuring that witnesses present relevant evidence only, and limits repetitious testimony.

Board Members listen and ask relevant questions, assess the credibility of all testimony, remain impartial, and vote on the case.

The applicant, or other witnesses, provide factual testimony for the Commission to consider before ruling on the outcome of the case. All witnesses need to be sworn in by the Chair.

Action by the Historic Preservation Commission:

In considering the application, the Historic Preservation Commission shall review the application materials, the general purpose and standards set forth in the relevant sections of the Historic Guidelines for the granting of COAs, all testimony and evidence received at the public hearing, and most importantly the congruency of the proposal with the Historic District.

After conducting the public hearing, the Commission may:

- (1) Have the authority to subpoena witnesses and may request additional information;
- (2) Continue the public hearing on the requested variance;
- (3) Conduct an additional public hearing on the application;
- (4) Grant the requested variance;
- (5) Deny the requested variance;
- (6) Grant the requested COA with conditions. In granting any COA, the Commission may attach appropriate conditions, provided that the conditions are reasonably related to the request.

Any approval or denial of the request shall be by resolution, accompanied by written findings of fact that the COA request meets or does not meet each of the standards set forth in Historic Guidelines.

This memo along with material submitted by the applicant shall also be included as submitted evidence and made part of the record.

Standards of Review

This request is before the Commission because resurfacing buildings with different materials from that which was removed is considered a Major Work Item, according to the Village of Pinehurst Historic District Guidelines. The applicant is requesting replacement of existing vinyl siding with hardie board lap siding. All Major Work must be approved by the Commission.

In addition to the request to replace the existing siding, the applicant has included a request to replace the gutters. The replacement of gutters falls under the definition of minor work, but the applicant requested all changes to the structure fall under one permit.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request.

Applicable Guidelines Requirements:

WALLS AND TRIM

1. Section III.B.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.

While siding is not specifically mentioned above, the intent is clear that any changes to an exterior wall need to be compatible with the structure and congruous with the district. The transition from vinyl to hardie board is welcomed as it is a more aesthetically pleasing building material. The proposed design of lap siding is an architecture detail that is used throughout the Historic District. This request, if approved, would allow for a more congruous structure.

2. Section III.B.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**.

The applicant is not proposing to cover any wall material with coatings or materials, such as vinyl. The applicant is proposing to eliminate the vinyl siding and replace it with hardie board material.

BUILDING MATERIALS

1. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Sheets of plywood siding
 - c. Vinyl or aluminum siding
 - d. Plastic, sheet metal, or a similar material used as siding or panels
 - e. Any treatment of material that imparts a glossy or reflective finish to the material
 - f. Concrete, cinderblock, or glass block
 - g. Boxed chimneys

While this request is not for new construction, the applicant is proposing to utilize hardie board lap siding (the applicant has submitted a material sample), which would be an improvement to the existing vinyl siding. Vinyl siding as listed above is not permitted and the transition away from vinyl would make this structure more congruous with the character of the Historic District and come more into conformity with the Guidelines.

1. Section III.N.1 – Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must be compatible** with the architectural character of the structure, **must be congruous** with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

The applicant's choice to utilize a muted and simple color scheme of gray and white paints is congruous with the Guidelines (refer to the hardie board sample).

Applicable Guidelines Recommendations:

WALLS

1. Section III.B.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.

The applicant's request to use hardie board lap siding is more congruous with the Historic District Guidelines than the existing vinyl siding.

2. Section III.B.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 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.

The applicant is proposing to utilize hardie board, which is a material the Commission has approved of in the past.

Hardie board is a special siding material that uses cement fibers to create a more durable and attractive product. Cement is combined with sand, water and cellulose wood fibers to create a material particularly suited to protect home exteriors. One big key to the longevity is that cement does not retain moisture, so this siding never rots, swells or warps.

BUILDING MATERIAL

1. No recommendations that apply to this request.

ROOFS

1. Section III.A.8 – New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.

The applicant has not indicated how the gutters are to be installed. Gutters are a standard building fixture and when installed the proposed gutters will not detract from the structures character.

2. Section III.A.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.

The applicant has not indicated on the application or through other communication the color and finish for the gutters.

PAINT

1. Section III.N. – A simple color scheme will allow the building's features to shine. Choose three colors: the most muted and palest color for the walls, a major complementary color for the trim, and a more intense minor accent color for the front door. Consider the roof material as the fourth color.

The applicant's choice to utilize a muted and simple color scheme of gray and white paints is congruous with the Guidelines.



Historic Certificate of Appropriateness (COA) Major and Minor

(Revised 04/01/19)

☒ Major Work <i>LM 1/24/20</i>	☐ Minor Work
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Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Guidelines that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Guidelines. A map of the Local Historic District and the Historic District Guidelines can be accessed at www.vopnc.org/historicdistrict.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	20 MEDLIN ROAD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	

Owner Information			
Name	LEE MAUEO	Home Phone #	910.280.1761
Street Address	20 MEDLIN RD.	Mobile Phone #	
City, State, Zip Code	PINEHURST NC	Business Phone #	
Email	LFM.SPARTAN@GMAIL.COM		

Applicant			
Name	SAME AS OWNER	Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	



LM



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

General Information

Description of Changes to the Structure	<i>Replace existing siding with new Hardie board lap siding, gutter & soffit replacement as needed to match front elevation.</i>		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use	Proposed Use		
☐ Vacant ☐ Single Family Low Density ☒ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	☐ Vacant ☐ Single Family Low Density ☒ Single Family Medium Density <i>phr 1/31/2020</i> ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		
Includes Demolition	☐ Yes ☒ No		
Includes Tree Removal	☐ Yes ☒ No		
Estimated Cost of Construction	<i>20,000 phr 1/31/2020</i>		



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

Exterior Materials and Colors

pnh 1/31/2020

	Existing Material	Proposed Material	Proposed Color
Front Elevation	Vinyl	hardie board	gray
Rear Elevation	Vinyl	hardie board	gray
Right Elevation	Vinyl	hardie board	gray
Left Elevation	Vinyl	hardie board	gray
Trim		wood	white
Windows	NO Change		
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: _____			

Required Documents

☒ Site Plan/Survey or Sketch	☒ Elevation Drawings	<i>pnh 1/31/2020</i>
☒ Floor Plans	☐ Landscaping Plan	

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature:

[Handwritten Signature]

Date:

1.31.2020

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 - www.vopnc.org

[Handwritten Initials]

 = PINE TREE W/ SIZE NOTED
 = OAK TREE
 = HARDWOOD TREE
 = DOGWOOD TREE
 = AREA LIGHT

25500TPH2019.DWG



1/29/2020 *epw*
JAMES/HARDIE VISUALIZATION

EXHIBIT D



20 MEDLIN
(FRONT)

EXHIBIT D



20 MEDLIN
(LEFT)

EXHIBIT D

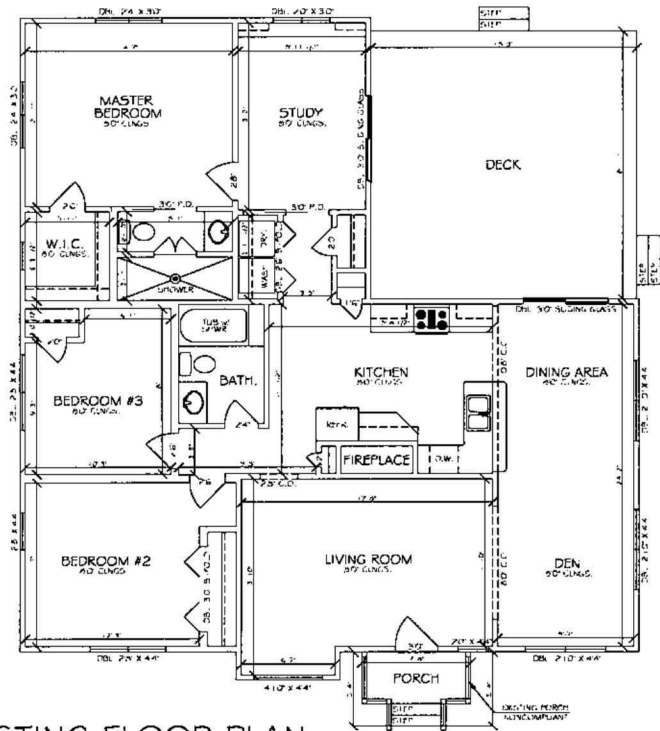


20 MEDLIN
RIGHT



20 MEDLIN
(BACK)

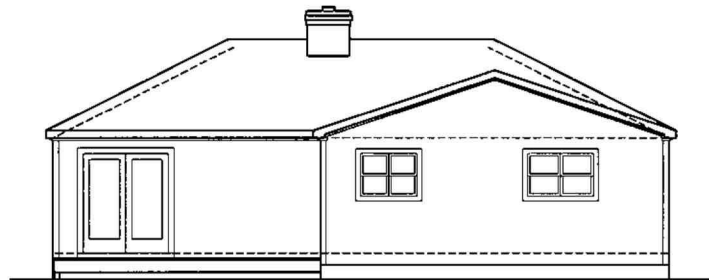
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



EXISTING FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



Location:
Mrs. Lee Manzo
20 Maple Rd
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS. DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:
EXISTING FLOOR 1,591 HTG. SQ. FT.

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date: 06/19/19
EJA
Drafting By: 04/10/19
JER

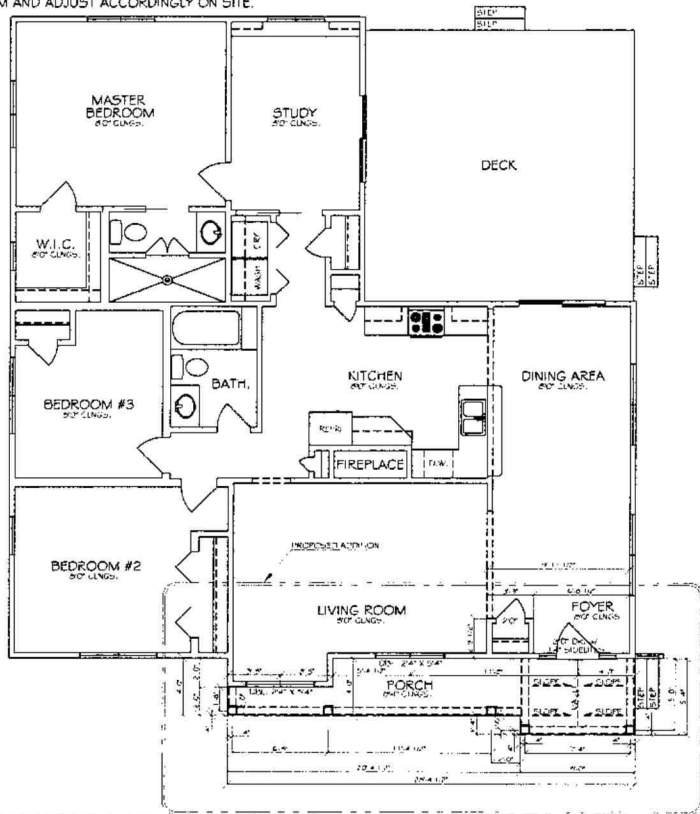
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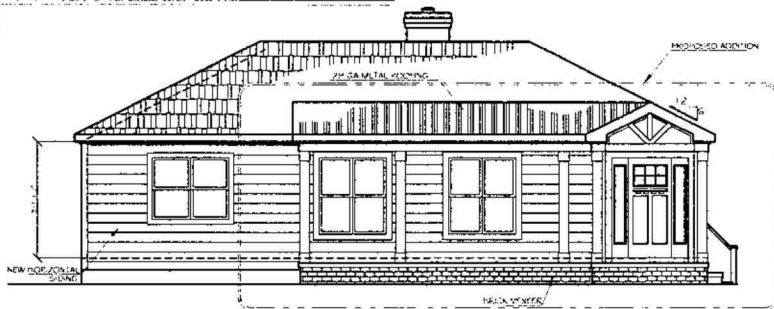
Sheet Number:

01 of 1

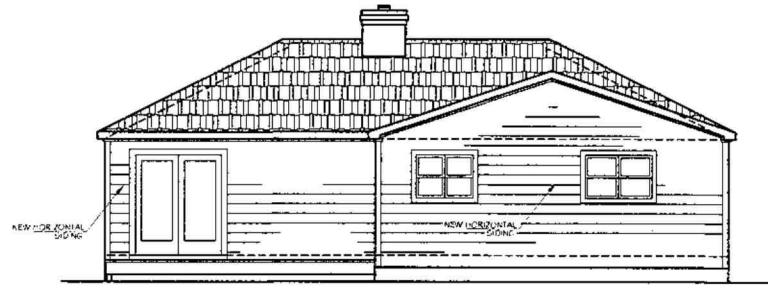
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE.
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN.
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



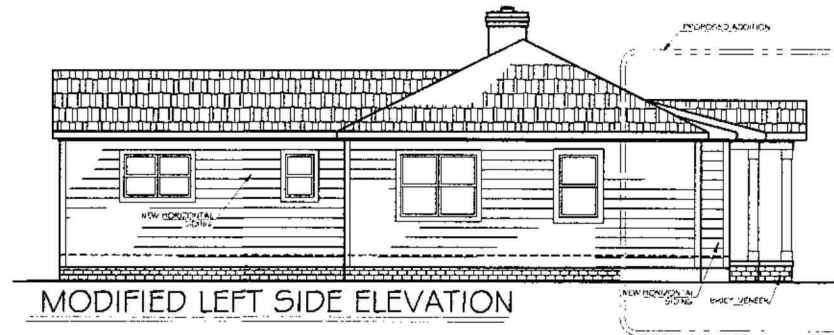
MODIFIED FLOOR PLAN



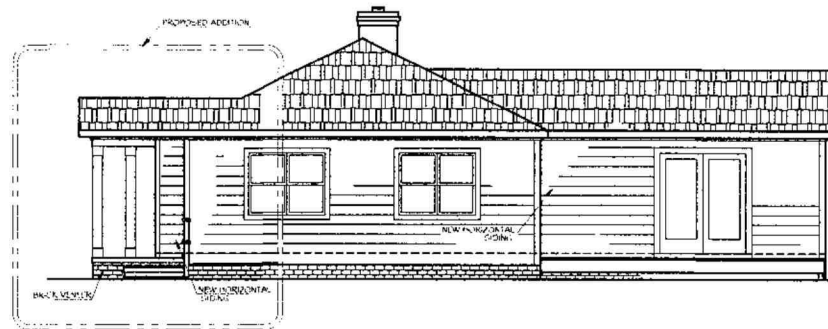
MODIFIED FRONT ELEVATION



EXISTING REAR ELEVATION



MODIFIED LEFT SIDE ELEVATION



MODIFIED RIGHT SIDE ELEVATION



Location:
Mrs. Lee Mango
20 Medlin Rd.
Fayetteville, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:
EXISTING FLOOR 1,591 MTG. SQ. FT.
MODIFIED PORCH 102 SQ. FT.

HEATED TOTAL 1,591 MTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date: 01/30/20

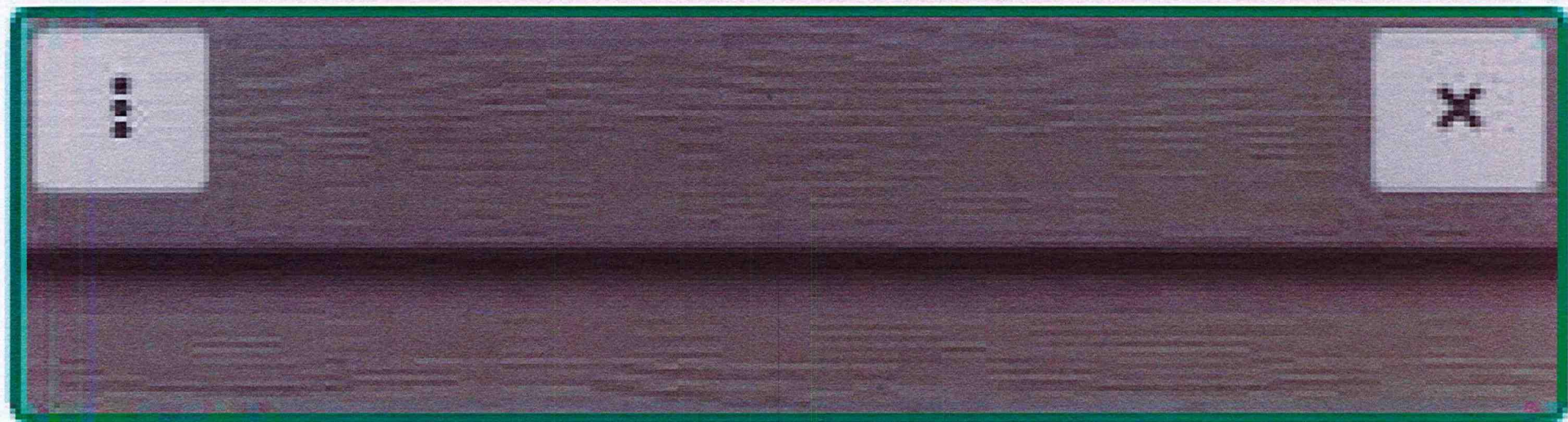
Drafting By: JER 04/01/19 06/19/19

Sheet Name: MODIFIED FLOOR PLAN
MODIFIED ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet Number:

2 of 2



Siding 2

HardiePlank® Select Cedar mill 6" Exposure

James Hardie

Gray Slate

EXHIBIT G

ALUMINUM SEAMLESS GUTTERS

Most popular, affordable material and very resilient to weather

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On This Page: [BRANDS](#) | [ACCESSORIES](#) | [MORE INFORMATION](#)

OTHER PRODUCTS

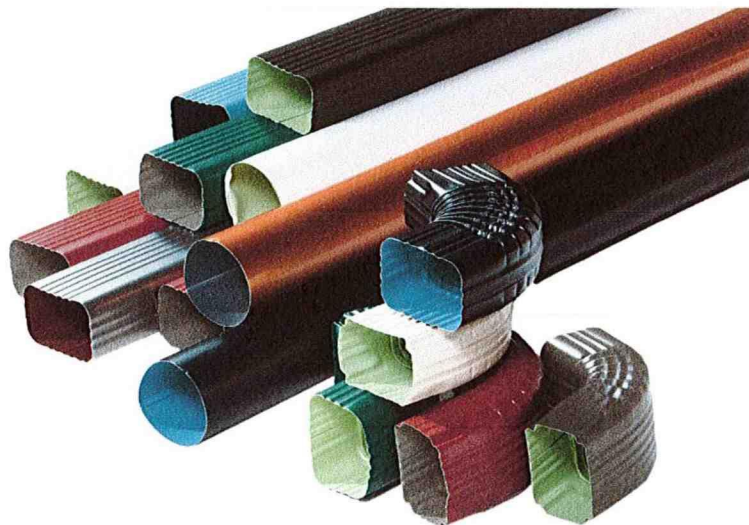
- > [Copper Seamless Gutters](#)
- > [Aluminum Seamless Gutters](#)
- > [Steel Seamless Gutters](#)
- > [Galvalume Seamless Gutters](#)
- > [Gutter Machine Equipment](#)

THE BRANDS YOU TRUST

AVAILABLE ALUMINUM SEAMLESS GUTTER COLORS

Service Partners aluminum seamless rain gutters come in a variety of color options to fit your home or building style. Please check your local branch for availability.

[View our full list of colors.](#)



SEAMLESS ALUMINUM GUTTER COIL GAUGE AND SIZES

[CONTACT YOUR BRANCH](#)
Find Your Branch (Change Location)



Rain gutter coil is used in the installation process to form the gutter trough, which is used in the aluminum rain gutter system to collect rainwater as it moves off the roof of the building or home.

[Get Directions](#)

[Request a Quote](#)

EXHIBIT G



Service Partners is happy to cut coil to any length you need. We have coil in stock to produce:

- > 5" gutters
- > 6" gutters
- > 7" gutters

CONTACT YOUR LOCAL BRANCH

Call Your Local Branch
[Find Local Branch](#)

[START ONLINE](#)

COMMON ACCESSORIES

RAIN GUTTER PROTECTION	RAIN BARRELS	RAIN CHAINS
Protects rain gutters from debris, including covers and screens	Useful for catching rainwater that comes from rain gutters	Visually pleasing replacement for downspouts that let water flow down the chain

MORE INFO **BENEFITS** **PRODUCT TYPES** **COMMON QUESTIONS**

ABOUT ALUMINUM SEAMLESS GUTTERS

Aluminum seamless rain gutters are weather resistant, easy to work with, and cost-effective. Aluminum gutters create an integral rainwater management system that controls the flow of a building or home's rainwater.

WHAT ARE ALUMINUM SEAMLESS GUTTERS?

Aluminum seamless gutters are made of a weather resistant material that is easy to work with and cost-effective for producing rain gutter systems. Aluminum gutters are designed specifically for each building application, with the gutter trough, elbows, and downspouts as the main components. Aluminum seamless gutters provide a continuous design that helps prevent leaks and the flow of rainwater off of a roof from going into the basement or foundation, as well as keeping water from splashing mud or debris onto the siding. Aluminum rain gutters are available in .027 and .032 gauge, and over 20 colors.

WE MANUFACTURE AND DISTRIBUTE ALUMINUM SEAMLESS GUTTERS NATIONWIDE

Service Partners is a trusted nationwide manufacturer and distributor of seamless aluminum rain gutter products, utilizing modern SMA machines and an innovative stamping facility in Fredericksburg, VA for manufacturing. Gutter installation specialists design our aluminum rain gutter parts and supplies to fit the specific needs of the industry. Our strategically located gutter distribution facilities allow us to serve you, no matter your location, with the aluminum rain gutter parts and supplies you need, when you need them.

ALUMINUM SEAMLESS GUTTER SUPPLIES NEAR YOU

When you're looking for a one-stop seamless gutter parts and supplies store, look no further than your local Service Partners branch. We carry a full line of rain gutter products for sale at an affordable price, from coil, miters, screws, and caulk to splash blocks, tools, machines, and more. We have **over 75 local branches** to meet your needs, no matter your location or project. Contact your local team to let us help you find the aluminum rain gutter supplies you need today!

THE SERVICE PARTNERS DIFFERENCE

 **CONTACT YOUR BRANCH**
Find Your Branch (Change Location)

 **Call Your Local Branch**

 **Get Directions**

 **Request a Quote**

SEAMLESS GUTTER

MATERIAL COLOR SELECTION*



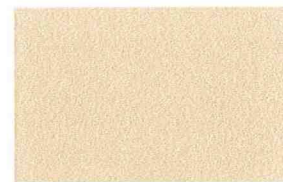
Sage



High Gloss White



Light Pecan



Cream



Low-Gloss White



Heritage Creme



Herringbone



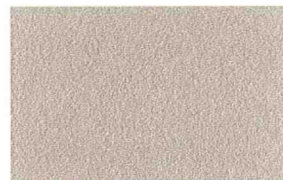
Traditional Cream



Willow



Sandcastle



Wicker



Colonial Grey



Red



Pearl Grey



Green



Clay



Blue



Dark Grey



Buckskin Brown



Royal Brown



Terratone



Musket Brown



Bronze



Black



Beaver Brown



Wood Beige



Tuxedo Grey

**Note: Actual colors may vary from the above colors due to limitations in the printing process and colors vary by location.*