



**HISTORIC PRESERVATION COMMISSION
AGENDA FOR WORK SESSION OF JANUARY 27, 2022
ASSEMBLY HALL**

**DISCUSS AND CONSIDER REVISIONS TO THE HISTORIC DISTRICT STANDARDS
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 & Shannon Konstantinou

DATE OF MEMO:

1/21/2022

MEMO DETAILS:

In order to continue progress on discussing and considering revisions to the Historic District Standards, staff has prepared suggested changes to the Exterior Materials and Windows and Door sections along with revisions to Major and Minor Work. Attached to this agenda item is a document showing these changes in redline strikethrough format.

The Commission and staff can discuss

ATTACHMENTS:

Description

- ☐ Windows, Doors & Exterior Materials - Major/Minor Work Redline

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 a compatible, substitute material matching the original in style, dimension, depth and profile
- 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 allowable 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

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 facades
- 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

B. 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**.

C. 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.
- 1.2. Adding or changing original window and door openings are **not permitted** on the principal facade. If new uses for the structure require an additional door or a window, they should be located where they are not visible from a street.
- 2.3. 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.
- 3.4. 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.
- 4.5. 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**.

~~5-6.~~ Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.

~~6-7.~~ 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.

~~7-8.~~ 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.

~~8-9.~~ 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.

~~9-10.~~ _____ 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.

~~10-11.~~ _____ 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.

~~11-12.~~ _____ Glass Block windows are **not permitted** on street-facing elevations.

~~12-13.~~ _____ Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.

~~13-14.~~ _____ Sliding doors are **not permitted** on street-facing elevations.

~~14-15.~~ _____ 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.

D. 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.

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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.

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