



**AGENDA**

**Thursday, December 14, 2023: 4:00 PM**

**Historic District Commission**

**Community Development Building, 801 SE Service Road**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**3. PUBLIC HEARING**

**a. HD-14-23 Certificate of Appropriateness - Major Work for 155 W. Massachusetts Avenue; PARID 00033104**

**4. UNFINISHED BUSINESS**

**5. NEW BUSINESS**

**6. PUBLIC COMMENTS**

**7. ADJOURNMENT**

## MINUTES

### Town of Southern Pines Historic District Commission Regular Meeting October 12, 2023 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, October 12, 2023, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Vice Chair Elizabeth Oettinger, Robert Brown, Sandra Carroll and Michelle Peele.

Staff member present: Rachel Mann and Cindy Williams

Vice Chair Oettinger called the meeting to order at 4:00 PM.

Robert Brown made a motion, which was seconded by Michelle Peele, to approve the Minutes of the September 14, 2023 meeting. The motion carried.

#### PUBLIC HEARING

HD-11-23 Certificate of Appropriateness – Major Work for the installation of awnings on the building located at 125-127B SW Broad Street

Sammy McPeake of McPeake Hotels, Inc. submitted a request for a Certificate of Appropriateness Major Work to install three (3) new awnings on the side of the building at 125-127B SW Broad Street. The proposed awnings would be installed on the Pennsylvania Avenue side of the building to match the existing awnings on the front of the building. The subject parcel is identified as PIN 858106286526 (PARID 00033709). Per the Moore County tax records, the property owner is McPeake Hotels, Inc.

Robert Brown made a motion, which was seconded by Sandra Carroll, to open the public hearing. The motion carried.

Rachel Mann provided an overview accompanied by a Power Point presentation of the application.

Sammy McPeake stated that the purpose of the awnings is to help protect the wood trim around the windows of Betsy's Crepes from damage due to rain and sun. He stated that the awnings would extend approximately 2.10 feet from the building and consistent with the existing awnings.

Michelle Peele made a motion, which was seconded by Sandra Carroll, to close the public hearing. The motion carried.

## **ACTION OF THE COMMISSION**

Robert Brown made a motion, which was seconded by Michelle Peele, that as a finding of fact the application was complete and the facts submitted were relevant to the case because the request for a Certificate of Appropriateness – Major Work has met the specified submittal requirements of the Town of Southern Pines Unified Development Ordinance. The motion carried unanimously.

Robert Brown made a motion, which was seconded by Sandra Carroll, that as a finding of fact the application complies with UDO §2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (A) – (C) as set forth in Attachment A to the staff report and therefore, to approve HD-11-23 with the condition that the awnings be visually congruent with existing awnings. The motion carried.

## **UNFINISHED BUSINESS**

No unfinished business was discussed.

## **NEW BUSINESS**

Ideas to promote the Historic District were discussed.

Rachel Mann shared an email from Leslie Brians of Pines Preservation Guild regarding the upcoming tax credit class and stated that a new training credit year had begun.

Robert Brown made a motion, which was seconded by Sandra Carroll, to adjourn the meeting. The motion carried.

The meeting adjourned at 5:02 PM.

The audio recording of the proceedings and the Power Point presentation are available upon request.

Respectfully submitted:

Cindy Williams  
Secretary to the Historic District Commission

## Agenda Item

**To:** Historic District Commission

**From:** Rachel Mann, Planning & Development Specialist

**Subject:** HD-14-23 Certificate of Appropriateness: Major Works, Exterior Renovations; 155 W. Massachusetts Avenue; Applicant, Bonnie McPeake on behalf of McPeake Hotels, Inc.

**Date:** December 14, 2023

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### I. SUMMARY OF APPLICATION REQUEST:

Bonnie McPeake of McPeake Hotels, Inc. submitted an application requesting a Certificate of Appropriateness Major Work for exterior renovations at 155 W Massachusetts Avenue. Proposed renovations include removing vinyl siding on the exterior of the house to expose the original German siding, repainting or repairing the original siding, replacement of all windows, painting the exterior of the house and garage, and the addition of a new exterior staircase. The subject parcel is identified as PIN # 858105189198 and Parcel ID # 00033104. Per the Moore County tax records, the property owner is listed as McPeake Hotels, Inc. The subject property is zoned CB (Central Business).

### II. PROJECT INFORMATION:

#### A. Physical Address:

155 W Massachusetts Avenue  
Southern Pines, NC 28387

#### B. Owner:

McPeake Hotels, Inc  
PO Box 1497  
Southern Pines, NC 28388

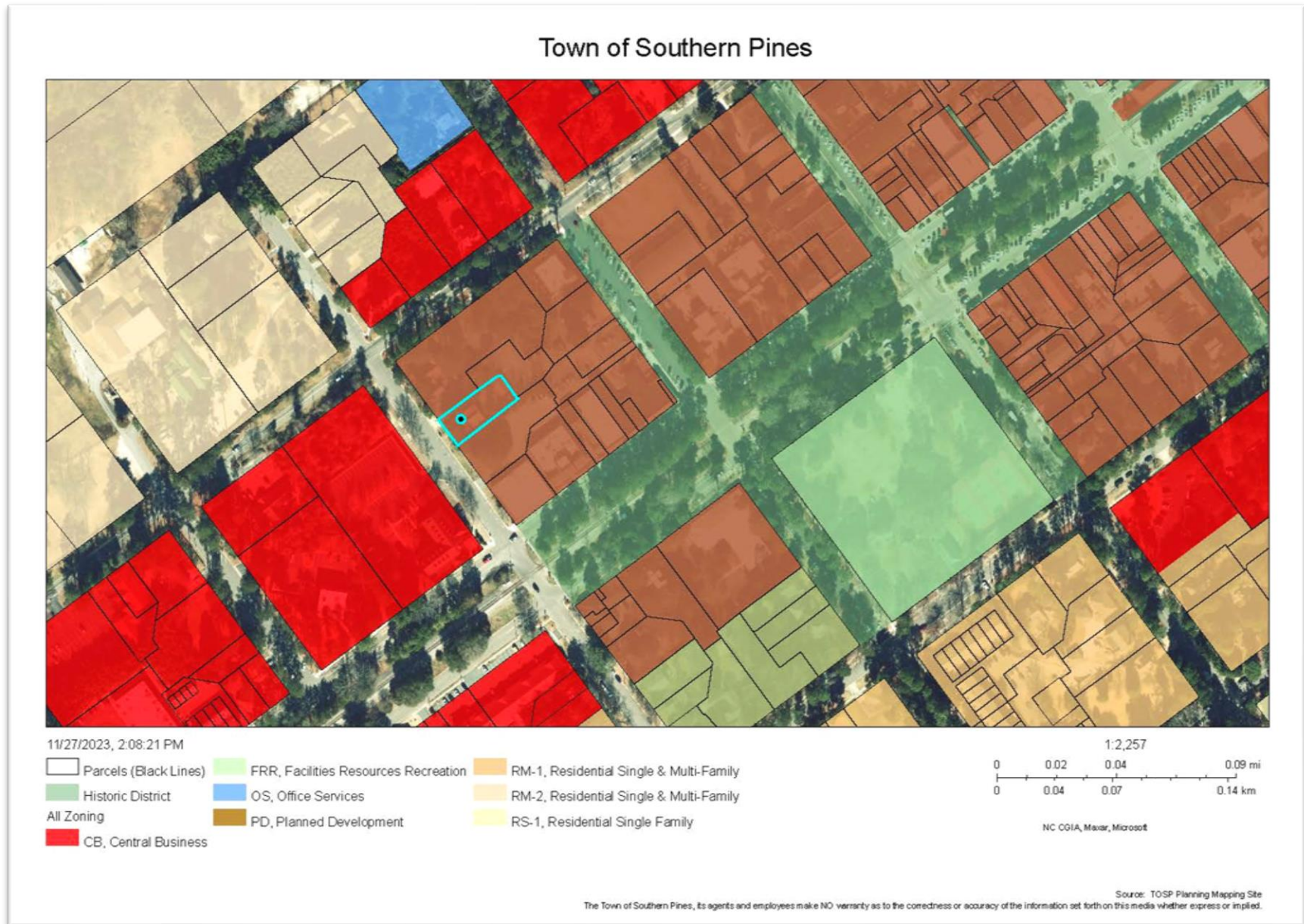
#### C. Applicant:

Bonnie McPeake  
McPeake Hotels, Inc.  
PO Box 1497  
Southern Pines, NC 28388

#### D. Zoning of Property:

The subject property is zoned CB (Central Business) and located within the Historic District. *See Figures 1 and 2 on the following pages.*

**Figure 1: Vicinity & Zoning Map (Subject Property is Outlined in Blue):**





**III. STAFF REVIEW:**

**A. Application Submittal Date**

- Application received: Monday, November 6, 2023
- Application deemed complete: Thursday, November 9, 2023
- Notice of Public Hearing:
  - Posted On-site: Wednesday, November 29, 2023
  - Mailed: Monday, November 27, 2023
  - Internet: Monday, November 27, 2023
- Historic District Commission Hearing: Thursday, December 14, 2023

**B. Criteria for Review**

The criteria for a Certificate of Appropriateness are found in UDO §2.28.10 and are included in this report, beginning on page 10. Staff comments follow, and are included after review of the Historic District Design Guidelines. The Commission shall take the criteria into consideration for purposes of deliberation and adoption of findings of fact.

**C. Application Materials**

The applicant has submitted a complete application packet including a narrative with descriptions and images to illustrate the request. The narrative states that the intent is to change the use of the existing structure from a building with two apartments to a building with four apartments. The proposed exterior renovations are to “rehabilitate” the existing structure for its new use as multifamily apartments (per the UDO, multifamily is defined as three or more dwelling units). The applicant’s written narrative states, “We plan to follow the Secretary of the Interior Guidelines for Rehabilitation. We plan a compatible use for the property to the current residential use, though plan to alter the newer additions to the house while we repair and preserve what historical features can be preserved from the original building. For any new replacement items, attempts will be made to choose aesthetically and historically appropriate, but modern items. It is our belief that removing some of the added-on features, and rehabilitating the house exterior will greatly improve the visual and historical appeal of the property, as well as the character of the building.”.

The application, including narrative and supporting images, is enclosed in its entirety with this document. Those images include:

**Existing Conditions:**



**Brick Bond**

**Foundation**



**Cornice**



**Roof Material**

**General Form**



General Form



General Form



Window Style

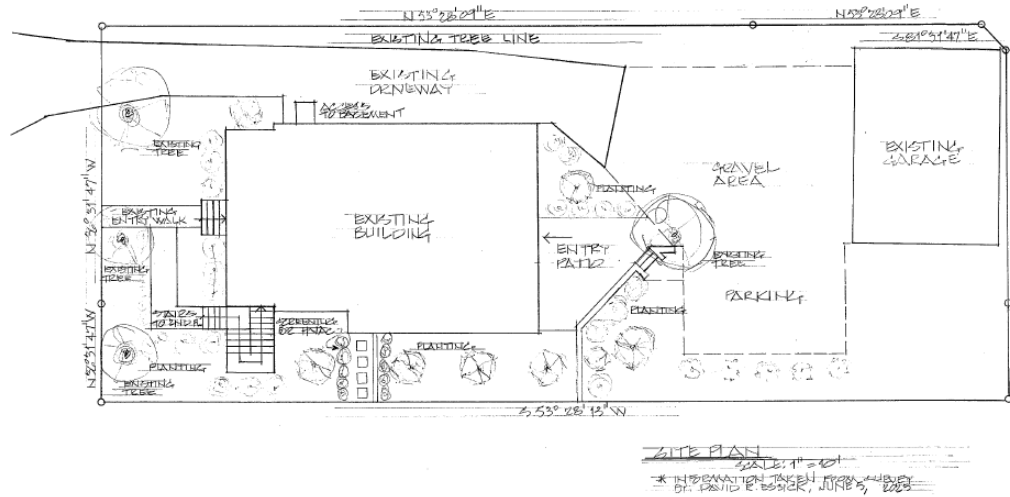


Door Style



Lintel

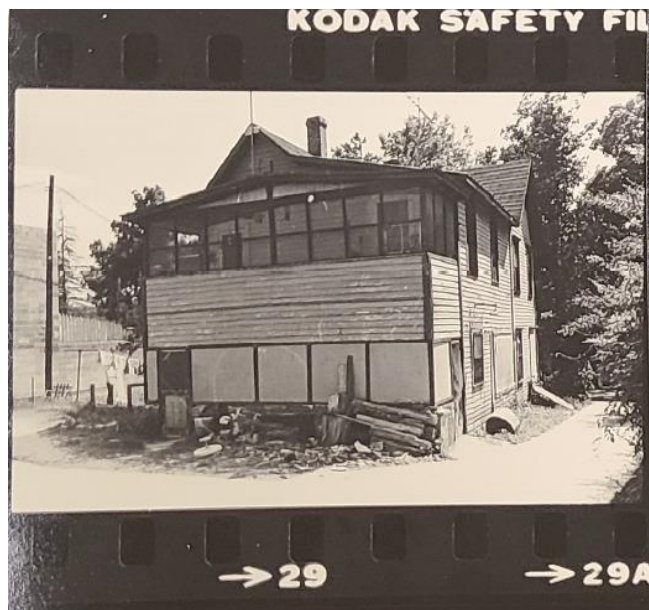
**Proposed Changes:** Site plan and colored rendering below. More images and renderings can be found in the application package.



#### D. Staff Comments

The Historic District Commission is considering a Certificate of Appropriateness – Major Works for the purpose of exterior renovations, including removing the existing vinyl siding on the structure, exposing and repairing the original German siding, replacing all windows, painting the exterior of the structures and installing new exterior stairs for apartment access. Regarding the building’s historic integrity, 155 W Massachusetts is not listed in Southern Pines’ Historic Buildings Inventory, nor is it included in the National Register of Historic Places District. However, it is known that this structure formerly served as the ‘Saunders Boarding House.’ This structure is located in Southern Pines’ Local Historic District but is non-contributing.

Staff contacted the NC State Historic Preservation Office requesting any guidance they might have specifically regarding the removal and/or replacement of the original German siding. Meghan Sullivan, Restoration Specialist, stated that “The owner can likely expect paint buildup on the German siding which may have to be dealt with, and potentially other issues exacerbated and covered up by the vinyl siding.” Meghan provided informational articles about German siding which are included with this staff report as attachments. Meghan also provided a historic photo of the site, included below. Jeff Adolphson, Senior Restoration Specialist, stated “vinyl siding can conceal and exacerbate any ongoing deterioration. Another issue, is that the vinyl may have been attached with furring strips and thus the historic siding may have nail holes that need filling. Other than that, it will be a normal scrape and paint job. Perhaps total paint removal is necessary if the paint is alligatored (cracks in a checkerboard pattern similar to alligator skin).” SHPO had no further comments, concerns, or recommendations regarding this project.



Saunders Boarding House, 1979 (SHPO Archives)

## E. UDO Zoning Compliance and Site Standards

Upon initial review, staff determined that the expansion of use from two dwelling units to four triggered some site nonconformities that must be brought into compliance for this project to move forward. The items are listed below, along with staff's determinations so the Historic District Commission can be aware of other site requirements mandated by UDO §7.3.4(A)(1). These nonconformities should not affect the HDC's determinations regarding this project, but the HDC should be aware of other relevant site considerations.

1. The Central Business zoning district where this site is located requires a maximum front setback of 5', per UDO Exhibit 3-8, but it appears that the front of the building is setback approximately 15' from the right-of-way.

*UDO criteria 2.28.10B states that the setback should be compared to existing setbacks of adjacent and opposite buildings. The current setback meets the character of this area. Per the applicant's written narrative, "This setback is approximately the same as the majority of the residential/commercial mix building to the right at 275 S Bennett Street. Please see the attached map from the GIS system. There are also existing large growth trees in front of the home that would have to be removed to decrease the set back."*

2. The site is in the high-quality water-protected area of the Watershed Protection Overlay (WPO) district, which only allows for a maximum of 24% built-upon area for sites that are less than an acre, per UDO Exhibit 3-14.

*The applicant applied for a 5/70 exemption, which was granted by the Planning Director.*

3. Two-family residences require two off-street parking spaces per dwelling unit, per UDO Exhibit 4-6, so the site is currently required to have four off-street parking spaces and with the change of use, would be required to have 2.5 off-street spaces per Dwelling Unit.

*This site is exempt from off-street parking requirements, per UDO 4.5.3A.*

4. The expansion to a 4-family residence triggers compliance with the town's Landscaping Code, per UDO 4.3.2(A), which has screening requirements for any proposed HVAC units, dog runs/pens, and dumpsters. The Certificate of Appropriateness can override this requirement if the Historic District Commission includes that in their approval of the major work request.

*No landscaping proposed.*

5. Technical Review Committee review of this project is required if COA is granted.

## F. COA Review Criteria in Detail

As previously stated, the primary criteria for consideration of a Certificate of Appropriateness are found in UDO §2.28.10. What follows is a recitation of each criterion (*italicized*), followed by a comment on compliance using the Recommended Practices in the Historic District Design Guidelines for interpretive guidance.

### ***Section 2.28 Certificate of Appropriateness – Major Work.***

#### ***2.28.10. Criteria***

*(A) In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural Significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public right-of-way. The Commission shall not consider interior arrangement or use.*

The applicant's proposed exterior changes reflect and attempt to restore the original character of the Saunders Boarding House building. Furthermore, the proposed renovations meet the standards of the Historic District Guidelines, specifically the General Design Principles for Historic Buildings, which include 1) Identify and retain historic materials and features, 2) Maintain and protect historic building components and materials, and 3) Repair and stabilize deteriorated historic building components.

Taken from the application narrative:

“We plan a compatible use for the property to the current residential use, though plan to alter the newer additions to the house while we repair and preserve what historical features can be preserved from the original building. For any new replacement items, attempts will be made to choose aesthetically and historically appropriate, but modern items. It is our belief that removing some of the added-on features, and rehabilitating the house exterior will greatly improve the visual and historical appeal of the property, as well as the character of the building.”

After reviewing the application materials submitted by the applicant, the proposed renovations are consistent with the historical and architectural significance of both the Saunders Boarding House and the area surrounding it because the renovations attempt to restore the structure's former historic character by exposing the historic German siding and stabilizing historic building components and the project will replace deteriorated components beyond repair with compatible materials that are similar to the original design features.

(A) *The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:*

1) *The height of the building in relation to the average height of the nearest adjacent and opposite buildings.*

Per applicant's written narrative, "The height of the building is not going to change with the proposed renovations. The house's current height is approximately the same height as the residential/commercial mix building adjacent on its right at 275 S Bennett Street. The commercial building adjacent to the houses' left at 290 SW Broad Street is approximately half the height of the house. The commercial building across the street at 300 SW Broad Street is taller than the house. Please see attached images labeled set back & heights and attached map from GIS system." This factor is not applicable to the proposal under review.

2) *The setback and placement on Lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.*

Per applicant's written narrative, "The current setback of the house is approximately 15'. This setback is approximately the same as the majority of the residential/commercial mix building to the right at 275 S Bennett Street. Please see the attached map from the GIS system. There are also existing large growth trees in front of the home that would have to be removed to decrease the set back." No change is proposed to the existing setback.

3) *Exterior construction materials, including texture and pattern.*

Per applicant's written narrative, "Exterior materials are going to be German lap siding (sample image attached). The colors for the exterior will be, Siding: Sherwin Williams 9586 "White Sesame," Roof: will remain current red/burgundy color, Trim: Sherwin Williams 9541 "White Snow." Please see color sample image attached. The porches will remain wood with square balusters and square posts. We have also attached images of the proposed windows, an Andersen 200 series, and proposed doors. The rest of the exterior is masonry and brick and will not change, please see photos labeled existing." Most of these materials are supported by the Historic District Guidelines, which state "Use materials of the same type and design, including dimensions, mass, scale, orientation, color, detailing, texture, etc; Use substitute materials only if they convey the same or a comparable visual appearance and design." However, the Historic District Guidelines state that original window glass should be repaired and retained if possible. The HDC should also note that the proposed colors are not pre-approved from

the Historic District Palette, though they are similar to some of the pre-approved colors.

4) *Architectural detailing, such as lintels, cornices, brick bond and foundation materials.*

Per the applicant's written narrative, "There are no existing architectural details to preserve. The rehabilitation planned will include new double-hung windows with trim reminiscent of the historical trim. An information sheet for the proposed window is attached. Please see the historical image of the house labeled windows-01 for an example of the trim we wish to emulate. The foundation material is brick and will not be changed. Please see photos labeled "existing" for the brick bond and general forms of roof, etc." The Historic District Guidelines recommend repairing, replacing, and retaining historic window trim. Furthermore, the Guidelines state "Ensure that windows and doors have sufficient trim to provide visible dimension and framing of the opening."

5) *Roof shapes, forms, and materials.*

No proposed change; This factor is not applicable to the proposal under review.

6) *Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.*

Windows and doors are proposed to be placed and sized the same as they historically have been, which meets the standards of the Historic District Guidelines, which state "Enlarging or filling in window or door openings is NOT recommended; Replacing historic windows with modern windows that do not match the size of the opening, the glazing exposure or the architectural features and profiles of the historic windows is NOT recommended."

7) *General form and proportions of buildings and structures.*

Per applicant's written narrative, "The form will be changed by opening up the back enclosed porches and adding stairs on the right side and back of the building to allow access to apartments upstairs." This does not appear to visually or functionally overwhelm the main structure. The staircase is clearly subordinate to the main entrance and the structure's façade, which is a recommended practice listed in the Historic District Guidelines.

8) *Appurtenant fixtures and other features such as lighting.*

The applicant's written narrative states, "Choices in lighting fixtures will be made to be reminiscent of historical fixtures." However, no lighting changes were proposed, so no lighting changes can be

approved at this time. New exterior lighting on a residential structure can be reviewed as a COA Minor Work.

- 9) *Structural conditions and soundness.*  
Per applicant's written narrative, "Structural conditions have been found through interior demolition to be distressed. The building appears to have had a fire at some time. This will unfortunately incur extra cost, but we are working with engineer Neal Smith from Aberdeen to plan remediation for these issues if they can be resolved."
- 10) *Architectural scale.*  
This factor is not applicable to the proposal under review.
- 11) *Secretary of the Interior Guidelines.*  
This is at the discretion of the Historic District Commission. Standards are provided on the final page of this report, with relevant items highlighted.

After reviewing all factors used when determining if the application is congruent with the historical aspects of the historic district, including such requirements as setbacks and placement, construction materials, architectural detailing, and general form and proportions, the application appears to be congruent due to the following factors: The setback and placement of the structure meet the existing character of the Local Historic District, and the applicant proposes materials and architectural details inspired by those that were found on the Saunders Boarding House and that are supported by recommendations from the Historic District Guidelines.

- (B) *Prior to approving the application, the Commission shall make the following findings:*
  - 1) *Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;*
  - 2) *Work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and*
  - 3) *Work is consistent with the adopted design guidelines for the historic district.*

After reviewing the application materials provided by the applicant,

including photos of the subject property, and carefully reviewing architectural details of the proposed work against the Historic District Guidelines, and comparing the guidelines to the underlying Unified Development Ordinance standards, the proposed exterior renovations retain the historic character of the property for a variety of reasons: 1) The applicant is proposing materials and renovations to restore the historic character of the building, 2) the work does not damage or remove any existing character-defining features of the site, and 3) the work is consistent with the Historic District Design Guidelines except for the replacement of historic window glass.

#### **G. ATTACHMENTS:**

1. COA Major Works Application
2. “It’s Worth the Effort: Lessons Learned in Repair vs Replacement of Historic Materials- Wood” by Reid Thomas
3. “Artificial Siding” by Jeff Adolphson

#### **IV. HISTORIC DISTRICT COMMISSION ACTION:**

UDO Section 2.28.4(A) states that the HDC shall approve, approve with conditions, or deny an application for a COA Major Works based on the criteria established in UDO Section 2.28.20. To either approve or deny a *Certificate of Appropriateness – Major Work* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete. The Historic District Commission shall then vote on whether the application complies with the Criteria for a Certificate of Appropriateness, including the Principles and Guidelines of the Historic District. Staff has prepared Draft Findings of Fact for the Commission which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

##### **Finding of Fact #1**

1. **I move** that as a finding of fact the application is complete and that the facts submitted are relevant to the case because the request for Certificate of Appropriateness Major Work has met the specified submittal requirements as required in the Town of Southern Pines Unified Development Ordinance.

##### **Finding of Fact #2**

1. **I move** that as a finding of fact the application **complies** with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (A)-(C) as set forth in Attachment A of the staff report.

**-OR-**

2. **I move** that as a finding of fact the application **complies** with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (A)-(C) as set forth in Attachment A of the staff report and as further modified by the HDC at the August 10 meeting.

**-OR-**

3. **I move** that as a finding of fact the application does not comply with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (A)-(C) as set forth in Attachment A of the staff report as modified by the HDC at the August 10 meeting.

**Therefore, I move to:**

- Approve HD-14-23

**- OR -**

- Approve HD-14-23 with the following conditions of approval:

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**- OR -**

- Deny HD-14-23, based on the following:

## U.S. Department of the Interior:

### The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Attachment “A”**  
**Draft HDC Findings of Fact**  
**COA Major Work Application HD-14-23**

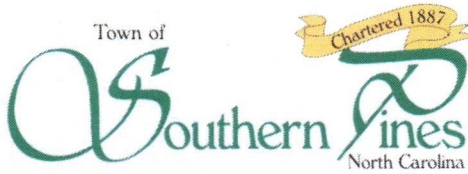
**Finding of Fact #1:**

The HDC finds that the application is complete and that the facts submitted are relevant to the case because the request for COA Major Work approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a COA Major Work, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

**Finding of Fact #2:**

The HDC finds that the application complies with UDO §2.28.10 Criteria C 1-3, in that:

1. **Criteria (A):** After reviewing the application materials submitted by the applicant, the proposed renovations are consistent with the historical and architectural significance of both the Saunders Boarding House and the area surrounding it because the renovations attempt to restore the structure’s former historic character by exposing the historic German siding and stabilizing historic building components and the project will replace deteriorated components beyond repair with compatible materials that are similar to the original design features.
2. **Criteria (B):** After reviewing all factors used when determining if the application is congruent with the historical aspects of the historic district, including such requirements as setbacks and placement, construction materials, architectural detailing, and general form and proportions, the application appears to be congruent due to the following factors: The setback and placement of the structure meet the existing character of the Local Historic District, and the applicant proposes materials and architectural details inspired by those that were found on the Saunders Boarding House and that are supported by recommendations from the Historic District Guidelines.
3. **Criteria (C):** After reviewing the application materials provided by the applicant, including photos of the subject property, and carefully reviewing architectural details of the proposed work against the Historic District Guidelines, and comparing the guidelines to the underlying Unified Development Ordinance standards, the proposed exterior renovations retain the historic character of the property for a variety of reasons: 1) The applicant is proposing materials and renovations to restore the historic character of the building, 2) the work does not damage or remove any existing character-defining features of the site, and 3) the work is consistent with the Historic District Design Guidelines except for the replacement of historic window glass.



# Certificate of Appropriateness Major Work

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Case No.: HD-\_\_\_\_-\_\_\_\_

**Project Information:**

Street Address: **155 West Massachusetts Ave**

PIN: **858105189198**

Parcel ID: **00033104**

Site Size: **.22 acres**

Zoning: **CB**

**Applicant:**

Name(s): **Bonnie McPeake**

Email: **bonnie@mcpeakehotels.com**

Phone: **910-528-9607**

Mailing Address: **PO Box 1497, Southern Pines, NC 28388**

**Authorized Agent, if different from Applicant:**

Name(s): **Sammy McPeake**

Email: **sammy@mcpeakehotels.com**

Phone: **910-528-9535**

Mailing Address: **PO Box 1497, Southern Pines, NC 28388**

**Legal Property Owner(s), if different from Applicant:**

Name(s): **McPeake Hotels, Inc**

Email: **sammy@mcpeakehotels.com**

Phone: **910-692-2240**

Mailing Address: **PO Box 1497, Southern Pines, NC 28388**

**TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:**

I submit this application for a Certificate of Appropriateness – Major Work to make the following change(s) which may alter the exterior appearance of property within the Town of Southern Pines Historic District:

**We plan to remove the vinyl siding on the exterior of the house and garage. We will replace or repair the original German siding underneath. We will replace all windows. We will paint the exterior of the house and garage. The garage will have parking for one car and the balance of the space will be three storage units for tenants. The driveway, sidewalk, and brick foundation were repaired as maintenance tasks after purchase. Stairs will be added to the exterior for apartment access. The interior of the building is currently two apartments. It will be gutted and divided in to four apartments. All will be totally rewired, plumbed, and receive new ducting for new HVAC units. Each apartment will be a one bedroom space with a kitchen and one bath.**

Date: 10/30/23

  
Applicant

**Note: The attached Appointment of Agent form must be submitted if the Applicant is not the property owner.**

PLANNING DEPARTMENT  
TOWN OF SOUTHERN PINES  
801 SE Service Road, Southern Pines, NC 28387  
[plan@southernpines.net](mailto:plan@southernpines.net) (910) 692-4003 [www.southernpines.net](http://www.southernpines.net)

1/12/22

APPOINTMENT OF AGENT

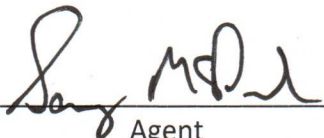
The undersigned owner(s), Bonnie McPeake, hereby appoint(s) Sammy McPeake as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a **Certificate of Appropriateness – Major Work** on the property described in the attached application. The owner(s) hereby agrees that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Historic District Commission for the issuance of a **Certificate of Appropriateness – Major Work** on the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a **Certificate of Appropriateness – Major Work** under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 30th day of October, 2023.

  
\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner  
  
\_\_\_\_\_  
Agent

**UDO §2.28.10. Criteria for a Certificate of Appropriateness – Major Work**

- (A) In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public right-of-way. The Commission shall not consider interior arrangement or use.
- (B) The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:
1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
  2. The setback and placement on a Lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.
  3. Exterior construction materials, including texture and pattern.
  4. Architectural detailing, such as lintels, cornices, brick bond and foundation materials.
  5. Roof shapes, forms and materials.
  6. Proportion, shape, positioning and location, pattern and size of any elements of fenestration.
  7. General form and proportions of buildings and structures.
  8. Appurtenant fixtures and other features such as lighting.
  9. Structural conditions and soundness.
  10. Architectural scale.
  11. Secretary of the Interior Guidelines.
- (C) Prior to approving the application, the Commission shall make the following findings:
1. Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;
  2. Work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and
  3. Work is consistent with the adopted design guidelines for the historic district.

## Compliance with UDO 2.28.10

(B)

- (1) The height of the building is not going to change with the proposed renovations. The house's current height is approximately the same height as the residential/commercial mix building adjacent on its right at 275 S Bennett Street. The commercial building adjacent to the houses' left at 290 SW Broad Street is approximately half the height of the house. The commercial building across the street at 300 SW Broad Street is taller than the house. Please see attached images labeled set back & heights and attached map from GIS system.
- (2) The current setback of the house is approximately 15'. This setback is approximately the same as the majority of the residential/commercial mix building to the right at 275 S Bennett Street. Please see the attached map from the GIS system. There are also existing large growth trees in front of the home that would have to be removed to decrease the set back. Because these setbacks are existing, and for aesthetic reasons, we are requesting an exemption to the required 5' setback in the historic overlay district, UDO 3-8. Please see attached letter requesting exemption and pictures labeled setback & heights.
- (3) Exterior materials are going to be German lap siding (sample image attached). The colors for the exterior will be, Siding: Sherwin Williams 9586 "White Sesame," Roof: will remain current red/burgundy color, Trim: Sherwin Williams 9541 "White Snow." Please see color samples image attached. The porches will remain wood with square balusters and square posts. We have also attached images of the proposed windows, an Andersen 200 series and proposed doors. The rest of the exterior is masonry and brick and will not change, please see photos labeled "existing."
- (4) Please see drawings labeled front, back, left, and right-side elevations. There are no existing architectural details to preserve. The rehabilitation planned will include new double hung windows with trim reminiscent of the historical trim. An information sheet for the proposed window is attached. Please see the historical image of the house labeled windows-01 for an example of the trim we wish to emulate. The foundation material is brick and will not be changed. Please see photos labeled "existing" for the brick bond and general forms of roof, etc.
- (5) The roof shapes will not change. For current roof shapes, please see front, back, left, and right-side elevation drawings that are attached and photos labeled "existing."
- (6) Please see attached elevation drawings for placement of windows and doors.
- (7) Please see attached elevation drawings and site plan for form and structure of building. The form will be changed by opening up the back enclosed porches and adding stairs on the right side and back of the building to allow access to apartments upstairs.
- (8) There are no existing appurtenant fixtures or lighting of historical value. Choices in lighting fixtures will be made to be reminiscent of historical fixtures.
- (9) Structural conditions have been found through interior demolition to be distressed. The building appears to have had a fire at some time. This will unfortunately incur extra cost, but we are working with engineer Neal Smith from Aberdeen to plan remediation for these issues if they can be resolved.
- (10) Scale used in drawings is  $\frac{1}{4}'' = 1'$
- (11) We plan to follow the Secretary of the Interior Guidelines for "Rehabilitation." We plan a compatible use for the property to the current residential use, though plan to alter the newer additions to the house while we repair and preserve what historical features can be preserved from the original building. For any new replacement items, attempts will be made to choose aesthetically and historically appropriate, but modern items. It is our belief that removing some of the added-on features, and rehabilitating the house exterior will greatly improve the visual and historical appeal of the property, as well as the character of the building.



Southern Pines  
Planning Director  
801 SE Service Road  
Southern Pines, NC 28387

**RE: Modification request for setback and WPO district requirements at 155 W  
Massachusetts Ave**

Mr. Grieve,

This letter serves to request a modification of to the Unified Development Ordinance for the Town of Southern Pines UDO exhibit 3-8 and 3-14 regarding setbacks and permeable/non permeable areas.

The building setback is currently approximately 15' from the right-of-way and would need to be extended 10' towards the right-of-way. Conforming with UDO 3-8 to extend the setback in this way would increase the impermeable area of the property, which is .22 acres, and would likely exceed the allowed percentage of built-upon area. We would therefore like to request a 5/70 exemption allocation for this ordinance.

We also believe that in regard to exhibit 3-8, adding to the front of the house would decrease the look and appeal of the property and detract from our intended rehabilitation of the historic look of the property. It is our intent to restore any historic features that we can during the rehabilitation, including replacing/repairing the original German siding. Adding to the front of the building to meet setback requirements would also require the removal of three large old growth trees, which would further damage site drainage and the appeal of the site overall. Because of these reasons, we respectfully request an exception to this ordinance, as we feel that the overall look of the property will be improved, and setback will match with the other residential properties located on this block.

Thank you for taking the time to consider our request. If you have any questions or require any further information from us, please feel free to contact me directly at 910.528.9535 or [sammy@mcpeakehotels.com](mailto:sammy@mcpeakehotels.com).

Respectfully,

Sammy McPeake  
Vice President  
McPeake Hotels, Inc.

PO Box 1497  
120 West Pennsylvania Avenue  
Southern Pines, NC 28387

phone: (910)692-2240  
fax: (910)692-2044



**275 S Bennett Street**

**155 W Massachusetts Ave**

**UDO 2.28.10 (B) (1) & (2) - Set back & heights**



155 W Massaschusetts Ave

290 SW Broad Street

UDO 2.28.10 (B) (1) & (2) - Set back & heights



155 W Mass

300 SW Broad Street

290 SW Broad Street

UDO 2.28.10 (B) (1) & (2) - Set back & heights

Existing



Window Style



Door Style



Lintel

Existing



Brick Bond

Foundation



Cornice



Roof Material

General Form

**Existing**

**UDO 2.28.10 (B) (3) & (4)**



**General Form**



**General Form**

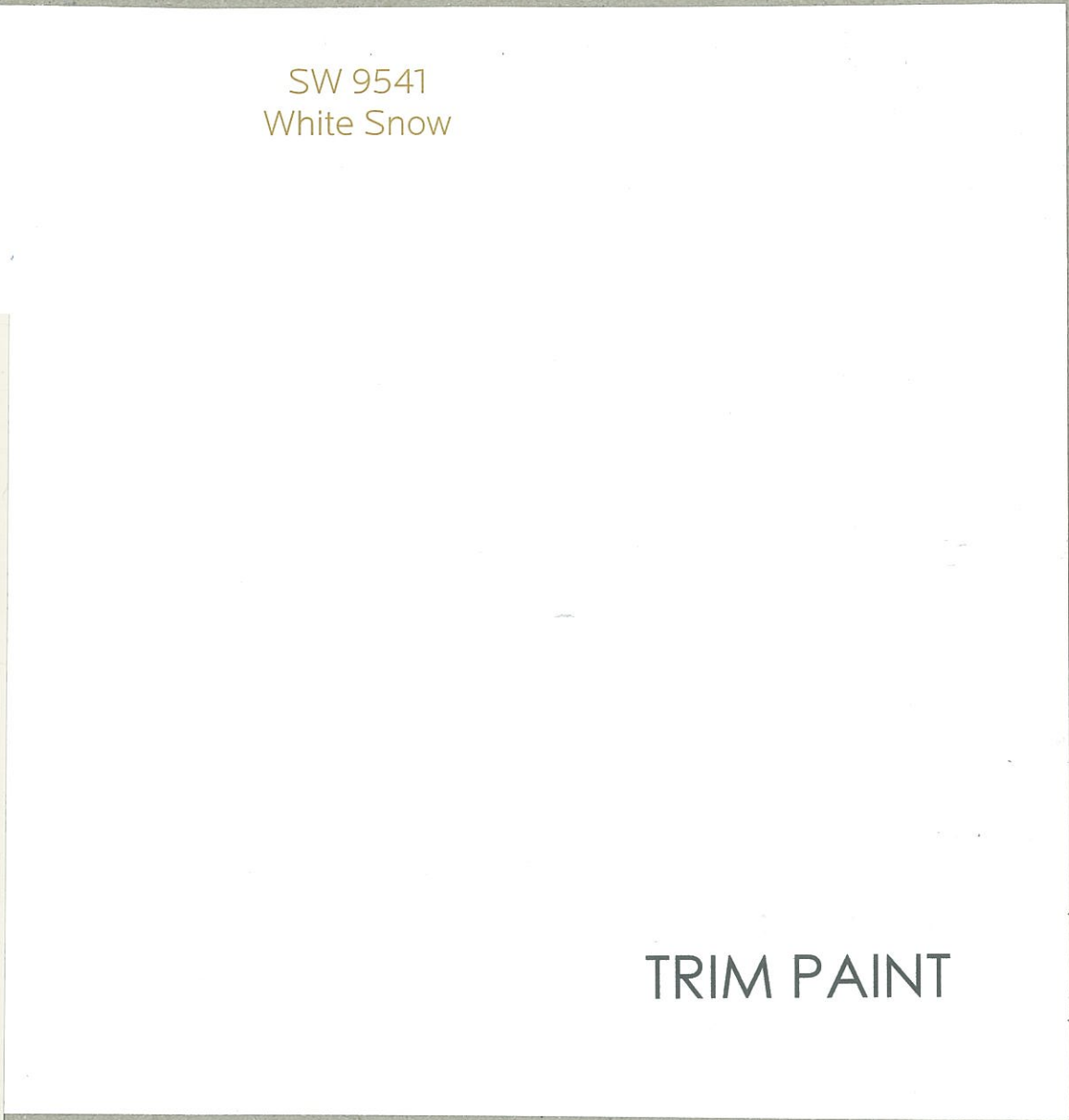


UDO 2.28.10 (B) (3) - Sample image of German lap siding 1x6 - not actual material

EXISTING ROOF COLOR



SW 9541  
White Snow



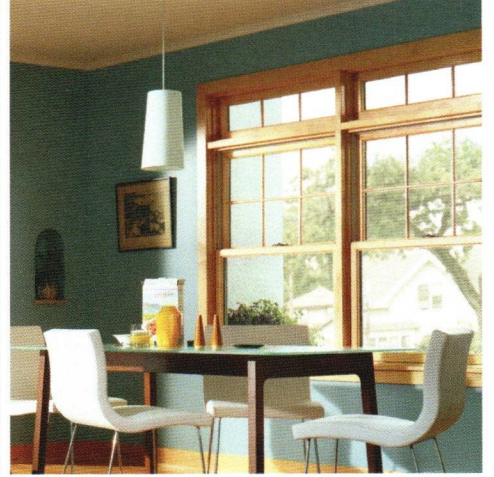
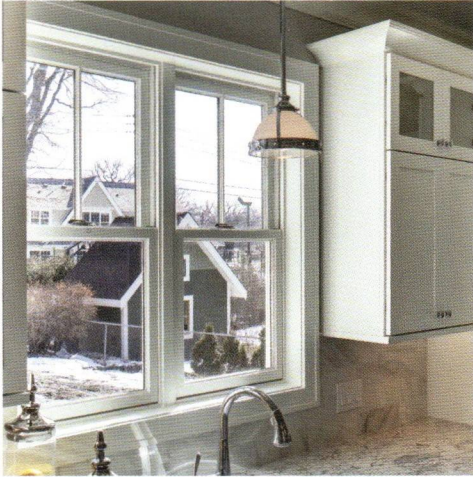
TRIM PAINT

SW 9586  
White Sesame



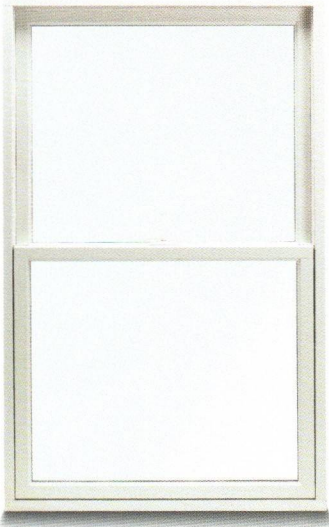
SIDING PAINT

**155 WEST MASSACHUSETTS**



## DESIGN AND EFFICIENCY

200 Series products deliver Andersen quality at an uncommon value. Built with the right materials in the right places, they offer durability, long-term beauty and options to fit your project needs. And like all Andersen® products, they are supported by over 115 years of commitment to quality and service that can only come from one of the most trusted names in the industry.



- Weather-resistant construction for greater comfort and energy efficiency
- Exclusive Andersen Perma-Shield® system give our windows a tough, protective shell that safeguards the wood inside. It repels water, resists dents\* and stays beautiful for years.
- Variety of Low-E glass options available to help control heating and cooling in any climate
- Narrow profiles maximize light and view
- Gliding windows feature a single operating sash for ventilation
- Add curb appeal with grilles and exterior trim

### PRODUCT TYPES

- Tilt-wash double-hung windows
- Gliding windows
- Picture & half circle windows



**UDO 2.28.10 (B) (3) & (4)**

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) or contact your Andersen supplier for details.

PRODUCT OPTIONS

GLASS OPTIONS

- Low-E glass
- Low-E glass with HeatLock® technology
- Low-E SmartSun™ glass
- Low-E SmartSun glass with HeatLock technology

Additional glass options, including tempered glass and patterned glass, are available. Contact your Andersen supplier for availability.



EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS\*

TILT-WASH DOUBLE-HUNG

Standard



Lock & Keeper

Standard: Stone | **White**  
 Optional: Antique Brass | Black  
 Bright Brass | Oil Rubbed Bronze  
 Satin Nickel

Stone finish is standard with wood interior units. White finish standard with prefinished white interiors.

Bold name denotes finish shown.

Classic Series™



Optional Lift

Stone | **White**

GLIDING WINDOW

Standard



Lock & Keeper  
 Stone | **White**

Classic



Pull  
 Stone | **White**

ACCESSORIES

- **Window Opening Control Device**  
Limits sash travel to less than 4" when the window is initially opened.
- **Grilles**  
Choose from a variety of grille types and patterns included convenient Finelight™ grilles-between-the-glass for easy cleaning.
- **Exterior Trim**  
Add curb appeal with exterior trim, made of Fibrex® composite material and available in 11 colors.



For more information, visit [andersenwindows.com/200series](http://andersenwindows.com/200series)

\*Hardware is sold separately, except standard hardware.

Oil rubbed bronze is a "living" finish that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

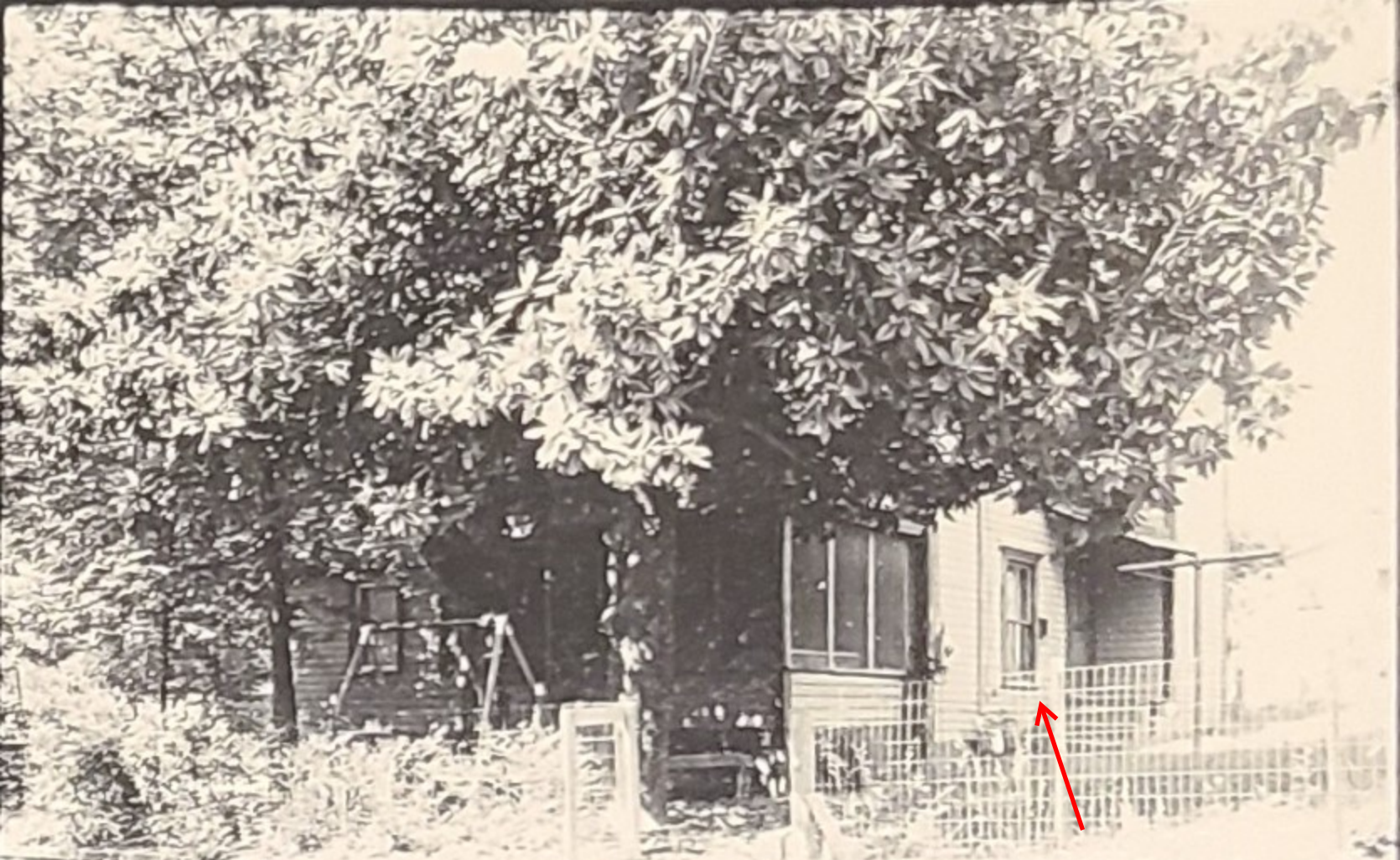
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Builders FirstSource  
 3189 NC Hwy 5  
 Aberdeen, NC 28315  
 (910) 944-2516  
 www.blldr.com

UDO 2.28.10 (B) (3) & (4)



**UDO 2.28.10 (B) (4)**

**Windows - 01**

Page 37 of 63



Smooth-Star®

Fiber-Classic® & Smooth-Star®



**S128\_**  
 2'8" x 6'8" ‡  
 2'10" x 6'8" ‡  
 3'0" x 6'8" ‡



**S141\_**  
 2'8" x 6'8" ‡  
 2'10" x 6'8" ‡  
 3'0" x 6'8" ‡  
 3'6" x 6'8"



**S108\_**  
 2'8" x 6'8" ‡  
 2'10" x 6'8" ‡  
 3'0" x 6'8" ‡



**S6063\_**  
 2'8" x 6'8" ‡  
 2'10" x 6'8" ‡  
 3'0" x 6'8" ‡  
 3'6" x 6'8"



**S82\_**  
 2'8" x 6'8"  
 2'10" x 6'8"  
 3'0" x 6'8"



**S92\_**  
 2'8" x 6'8"  
 2'10" x 6'8"  
 3'0" x 6'8"



**S881\_**  
 2'8" x 8'0"  
 2'10" x 8'0"  
 3'0" x 8'0"



**S822\_**  
 2'8" x 8'0"  
 2'10" x 8'0"  
 3'0" x 8'0"



**S262\_**  
 2'8" x 6'8" ‡  
 2'10" x 6'8" ‡  
 3'0" x 6'8" ‡



**S6022\_**  
 2'8" x 6'8" ‡  
 2'10" x 6'8" ‡  
 3'0" x 6'8" ‡



**S6042\_**  
 2'8" x 6'8"  
 2'10" x 6'8"  
 3'0" x 6'8"



**S32\_**  
 2'8" x 6'8"  
 2'10" x 6'8"  
 3'0" x 6'8"



**S8321\_**  
 2'8" x 8'0"  
 2'10" x 8'0"  
 3'0" x 8'0"



**S832\_**  
 2'8" x 8'0"  
 2'10" x 8'0"  
 3'0" x 8'0"



**S807\_**  
 2'8" x 6'8"  
 2'10" x 6'8"  
 3'0" x 6'8"



**S93203\_**  
 2'8" x 6'8"  
 2'10" x 6'8"  
 3'0" x 6'8"



**S831203\_**  
 2'8" x 8'0"  
 2'10" x 8'0"  
 3'0" x 8'0"



**S308\_SL**  
 12" x 6'8"  
 14" x 6'8"



**S1170\_SL**  
 10" x 6'8"  
 12" x 6'8" ‡  
 14" x 6'8" ‡



**S82\_SL**  
 12" x 6'8"  
 14" x 6'8"



**S881\_SL**  
 12" x 8'0"  
 14" x 8'0"



**S263\_SL**  
 12" x 6'8"  
 14" x 6'8"



**S3487\_SL**  
 12" x 8'0"  
 14" x 8'0"

**Privacy & Textured Glass Options**

Add the code to the blank in the style number for the desired door and glass combination. For details on glass options, see page 125.

**XG = Geometric**  
**XE = Satin Etch**

**XC = Chord**  
**XJ = Chinchilla**

**XR = Rainglass**  
**XN = Granite**

\*Not recommended for use behind storm doors or to be painted dark colors, if exposed to direct sunlight.  
 Note: See page 275 for important product details that may help with your purchase decision.



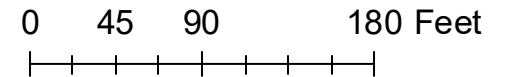
1 inch = 100 feet  
 October 31, 2023



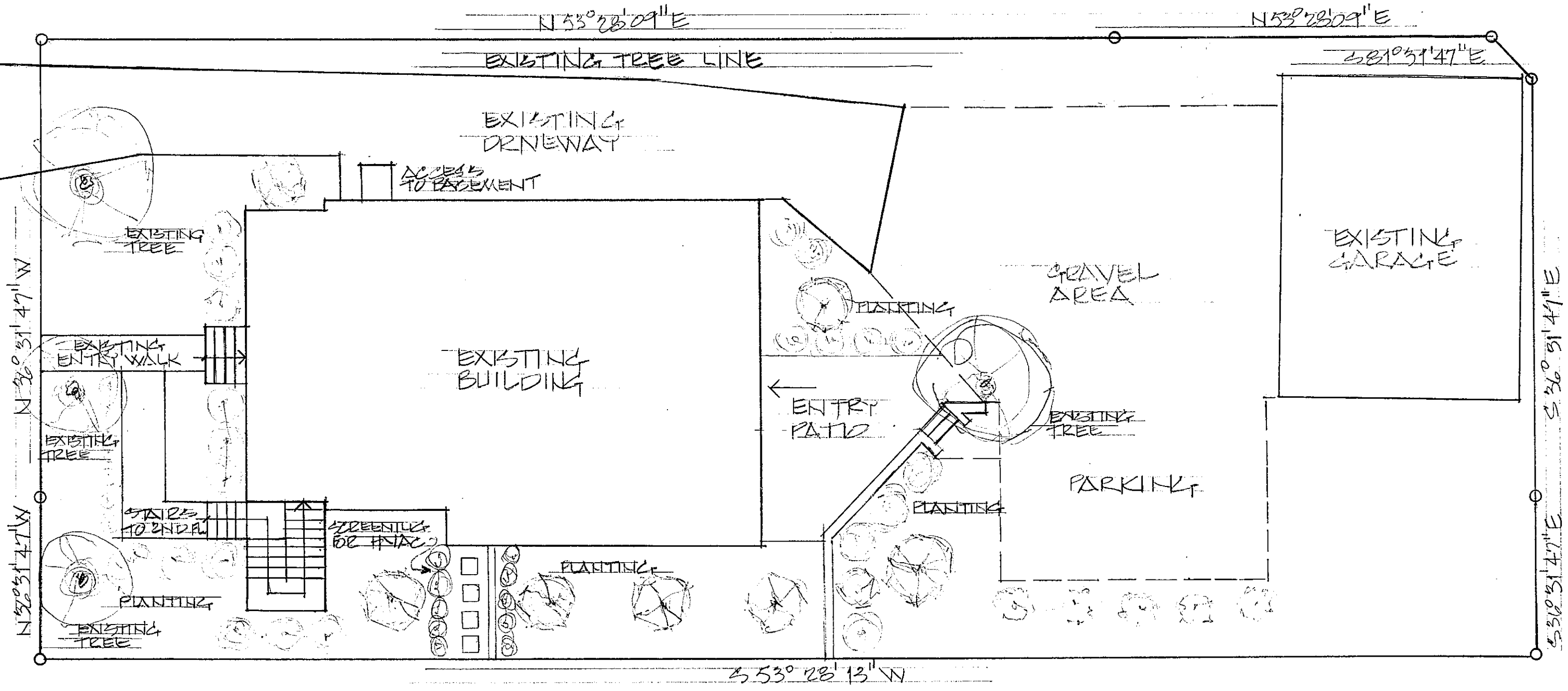
Name: MCPEAKE HOTELS, INC

Parcel ID: 00033104

Deeded Acres: 0.215



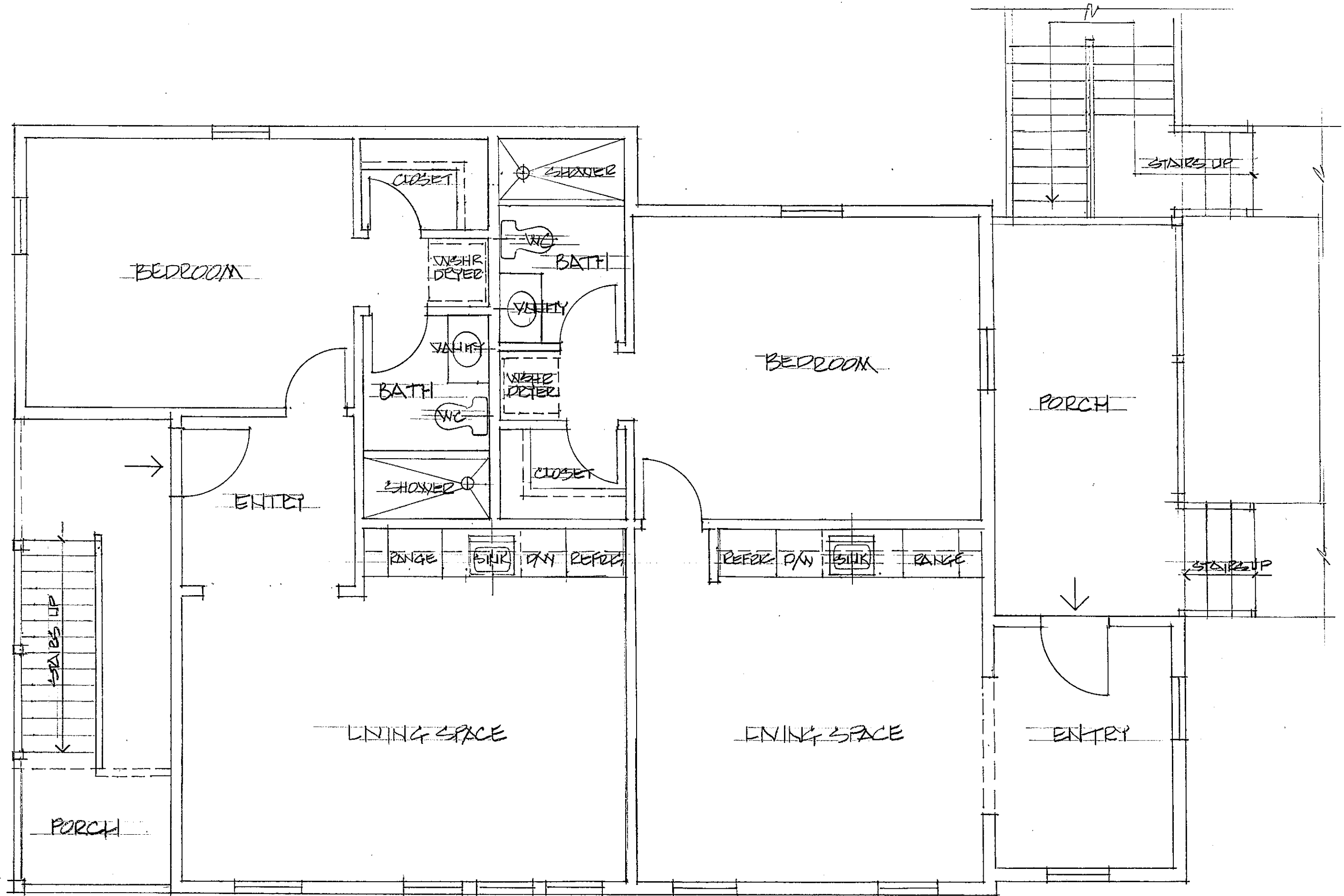
## UDO 2.28.10 (B) (1) & (2) - GIS system map



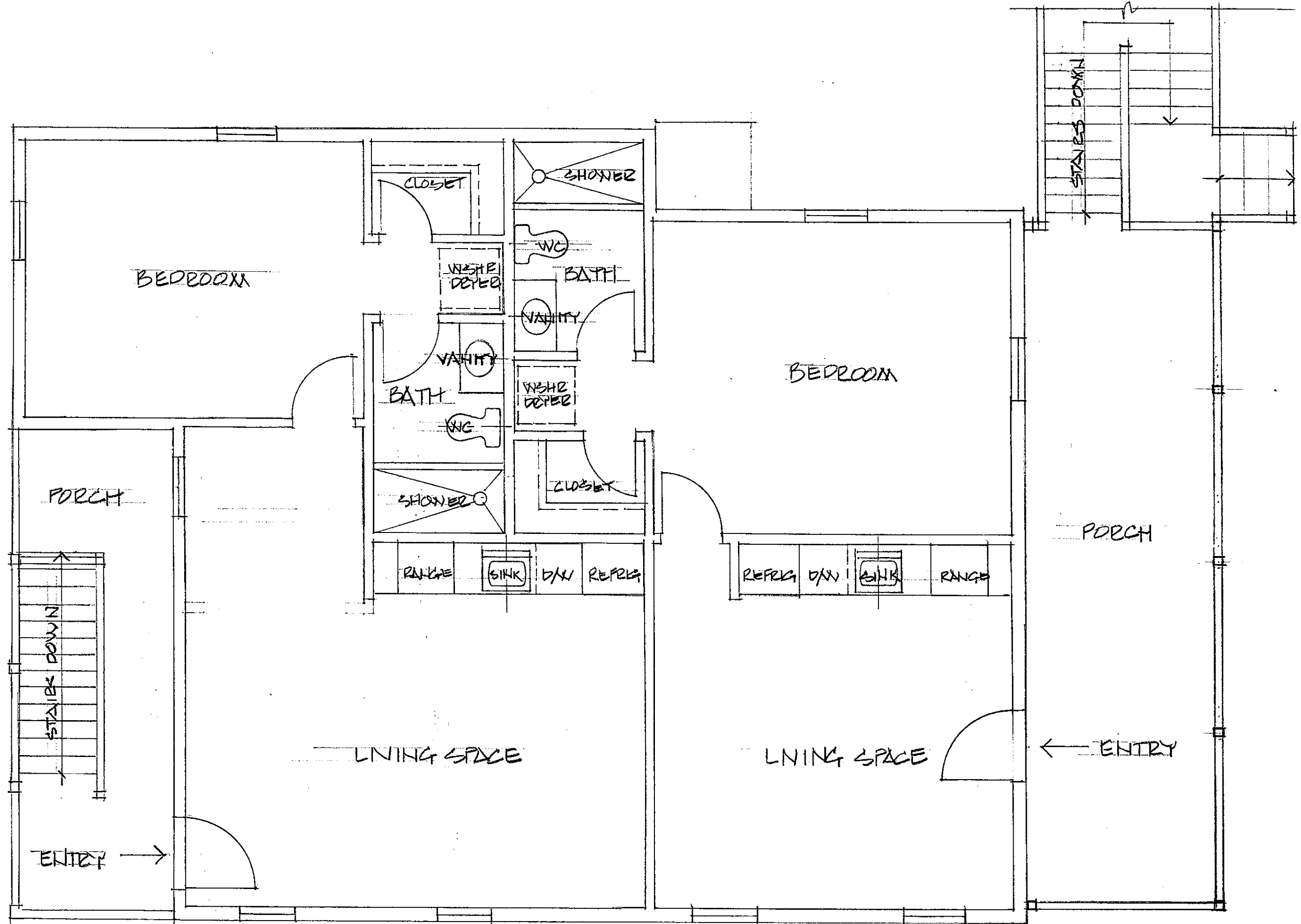
SITE PLAN

SCALE: 1" = 40'

\* INFORMATION TAKEN FROM SURVEY  
BY DAVID R. ESSICK, JUNE 5, 2023



FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

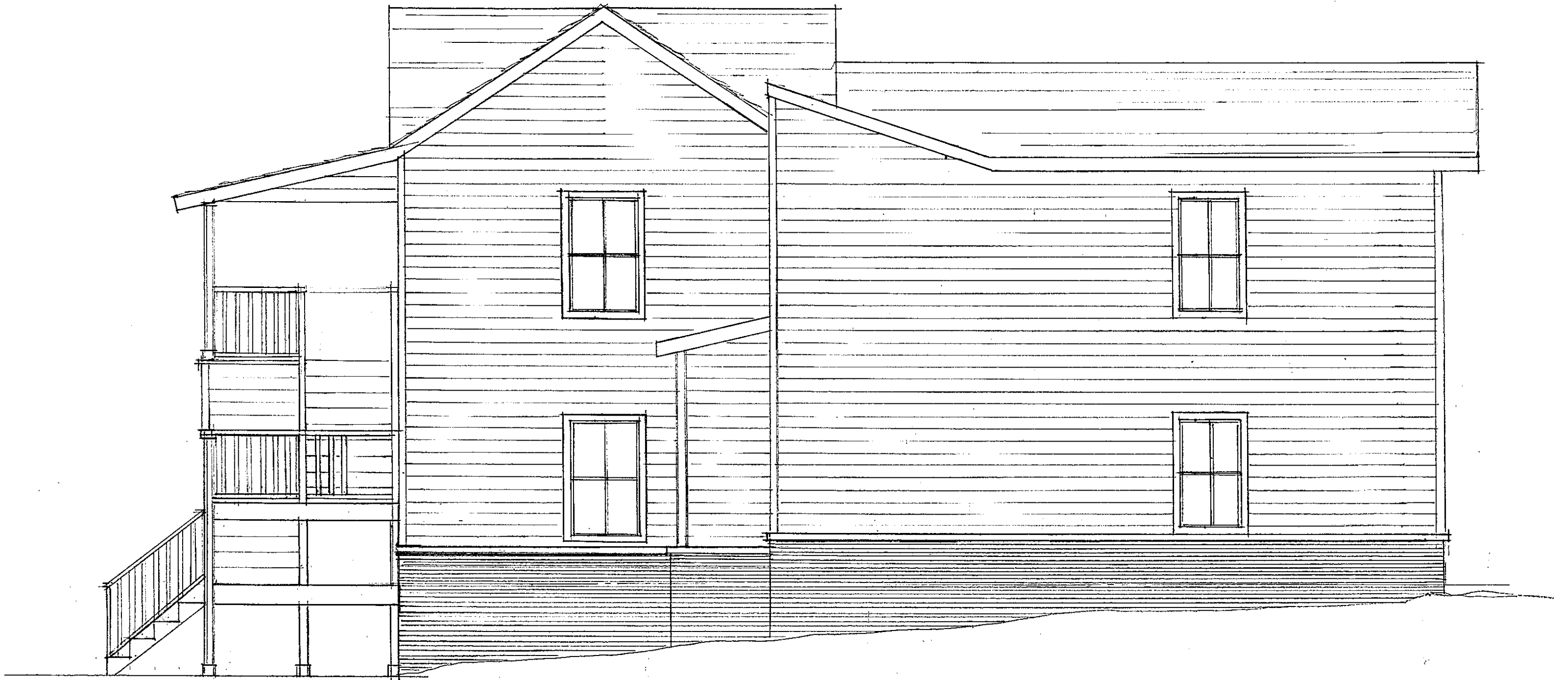


SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



BACK ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

For Registration Register of Deeds  
William Britton

Moore County, NC

Electronically Recorded

July 12, 2023 3:33:29 PM

Book: 6041 Page: 91 - 93 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$900.00

Instrument# 2023009299

---

This instrument was prepared by Marsh Smith, PO Box 1075, Southern Pines NC 28388  
No Title Search Requested of or Performed by Drafting Attorney  
Brief description for the Index: Parcel# 00033104, McNeill Township, Moore County, North Carolina  
Excise Tax: \$900.00

### GENERAL WARRANTY DEED

**THIS GENERAL WARRANTY DEED** dated 12<sup>th</sup> of July, 2023 by and between **Robert R. Dyer, Jr.**, and wife, **Barbara J. Dyer**, of 161 Michael Road Carthage, NC 28327 (hereafter the "Grantor") and **McPeake Hotels, Inc.**, a North Carolina Corporation, having a mailing address of PO Box 1497, Southern Pines, NC 28388-1497 (hereafter the "Grantee").

The designated Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**WITNESSETH**, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in McNeill Township, Moore County, North Carolina, and more particularly described as follows:

**That certain lot, with the buildings thereon, situated on Massachusetts Avenue in the Town of Southern Pines and shown and designated as Lot Number Twenty-Two (22) and the alley between Lots Nos. 22 and 23, both in Block M & 4, as shown on a map entitled "A Map of Southern Pines, Moore County, North Carolina", which is duly recorded in the Office of the Register of Deeds of Moore County and being the same property conveyed to Bernice I. Reynolds by Nettie May Reynolds, by deed dated April 5, 1945, and recorded in Deed Book 142 at Page 341 of the Moore County Registry.**

This conveyance is made subject to: (i) ad valorem taxes for the current year, which taxes shall be prorated at closing; (ii) utility easements of record; and (iii) restrictions enforceable against the property, if any.

The property does not contain the Grantor's primary residence and was acquired by Grantor by instrument recorded in **Deed Book 5592, Page 360** of the Moore County Registry.

submitted electronically by "Robbins May & Rich LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Moore County Register of Deeds.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple;

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinabove stated.

Barbara J. Dyer joins in this conveyance solely to release her marital interest in the property conveyed herein.

**IN WITNESS WHEREOF**, the Grantor has duly executed the foregoing instrument as of the day and year first written above.

[SIGNATURE AND NOTARY PAGE FOLLOWS]

Robert R Dyer Jr (SEAL)

Robert R. Dyer, Jr.

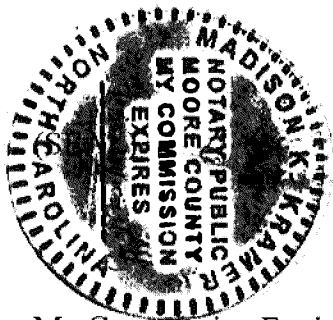
Barbara J Dyer (SEAL)

Barbara J. Dyer

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

I, Madison K. Kramer, Notary Public for Moore County, North Carolina, certify that Robert R. Dyer, Jr., personally came before me this day acknowledging to me his due execution of the foregoing document.

Witness my hand and official stamp or seal, this 12<sup>th</sup> day of July, 2023.



Madison K Kramer  
Notary - Signature

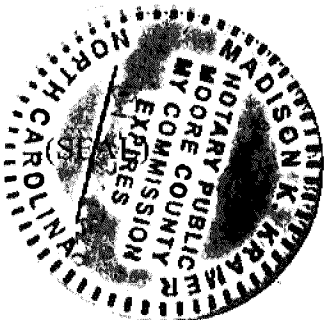
Madison K. Kramer  
Notary - typed or printed name

My Commission Expires: 01/02/2028

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

I, Madison K. Kramer Notary Public for Moore County, North Carolina, certify that Barbara J. Dyer personally came before me this day acknowledging to me her due execution of the foregoing document.

Witness my hand and official stamp or seal, this 12<sup>th</sup> day of July, 2023.



Madison K Kramer  
Notary - Signature

Madison K. Kramer  
Notary - typed or printed name

My Commission Expires: 01/02/2028

Adjacent Property Owners

MVOC, LLC  
270 SW Broad Street  
Southern Pines, NC 28387

Southern National Bank of NC  
PO Box 167  
Winston Salem, NC 27102-1290

Mary Sisk  
190 Spring Road  
Southern Pines, NC 28387

Carol Diane McCormac  
PO Box 1077  
Southern Pines, NC 28388

First Bank  
101 N Spring Street  
Greensboro NC 27401

Krausen Holdings, LLC  
25 McDonald Road East  
Pinehurst, NC 28374

CDA Golf Properties, Inc  
275 S Bennett Street  
Southern Pines, NC 28387

Maser Capital Management  
PO Box 1133  
Southern Pines, NC 28388

Robert Levy  
230 SW Broad Street  
Southern Pines NC 28387

Michael Warren  
2059 Youngs Road  
Vass, NC 28394

## **It's Worth the Effort:**

### **Lessons Learned in Repair vs. Replacement of Historic Materials - Wood**

By Reid Thomas, Restoration Specialist in the Eastern HPO Office

What if, for a moment, you set aside the value of preserving historic materials and focused on the repair cost alone. Let's say you own a 6,000 square-foot, 1920s brick commercial building with original yellow pine flooring. Although the flooring is repairable, it needs extensive patching and refinishing and much of the first floor needs to be taken up to access and replace decayed floor beams. Your contractor's estimate to repair the original flooring is more than what it would cost to install a floor out of newly milled pine. You also learn that the higher estimate is partly due to the cost of locating and acquiring quarter-sawn tight-grain heartwood flooring to match the original. To save money you opt for new pine floors and have them stained to mimic the aged finish on of the original.

The dollars saved by replacing the floor in this example may appear to be a good cost-saving measure up front, but in the long run the lesser-quality flooring will not hold up as well to normal wear and tear, will scratch and dent more easily, expand and contract more with changes in humidity, and require greater maintenance than the original. The yellow pine tongue-and-groove flooring in fig. 1, shows the difference in appearance and quality of 90-year-old flooring to the left next to a replaced section to the right. The patch was installed about a decade ago and the entire floor was refinished at that time. The new flooring is already scratched and dented from normal use and gaps have opened-up from expansion and contraction, trapping sand, dust and debris in the grooves from foot traffic.



**Fig. 1.** 90-year-old tight-grain yellow pine quarter-sawn flooring to the left and flat-sawn yellow pine patch to the right. While flat-sawn lumber was commonly used for flooring, quarter-sawn lumber is more expensive due to the method of cutting a log into four quarters followed by plain sawing each quarter. There is also more waste material with this method but the result is a lumber that is more stable (absorbs less moisture with the tighter grain and grain orientation) and less likely to cup and warp. Older flat-sawn and quarter-sawn flooring typically contains more heartwood and less sapwood than today's lumber.

For a second example, let's consider replacing a section of wood siding on your home with new wood. Replacement appears to be a reasonable choice considering the number of repairs needed and cost involved in patching the siding in addition to removing peeling paint, prepping, and repainting the wood. You call a local building supply store and order their premium select 1" by 7" yellow pine boards, a grade with few knots. While the newly installed and painted siding looks good, the smooth boards lack the aged look from years of weathering caused by exposure to the elements. However, you feel that the new siding should last several decades.

A little over 20 years ago a couple of homeowner replaced a section of wood siding on the north wall of historic home. Although not original to the construction period of the home, the existing siding appeared to have been installed in the 1930s or 1940s and was in serviceable condition. The homeowners chose to replace portions of this non-original siding since the boards were thinner and not as wide as the historic siding. Within six years the new wood, carefully installed and even back-primed, begin to show signs of decay. A decade after replacing this siding, the owners had to re-replace this entire section (fig 2). The homeowners mentioned the costly lesson learned was that the older wood, even with areas of rot, was more decay resistant than the new material and they would have been better off repairing the 50-plus-year-old siding.



**Fig. 2.** 10-year old decayed replacement siding.

In a little over a quarter of a century I have seen numerous examples of property owners having to make substantial repairs to or totally replace woodwork they had installed - in some cases just a few years earlier. In addition to siding, trim (fig. 3) and flooring, I have seen replacement porch elements, windows, and even storefronts on historic commercial buildings in need of major repair or replacement on newly replaced wood elements.



**Fig. 3.** Decay and paint failure on 6-year old replacement siding and trim on a historic Rosenwald School.

Lumber used in the construction of older and historic buildings typically contains more decay-resistant, old growth heartwood than what is readily available today. Builders often selected tighter-grain and resin-rich wood for siding, trim, porch elements, windows, and doors. Lesser quality lumber, i.e. sapwood, was reserved for use in drier locations less prone to decay, such as for attic and wall framing.

Naturally decay-resistant heart wood is harder to find today and where available is often quite expensive. In the long run, it is generally more cost-effective to repair older decay-resistant woodwork if it is in repairable condition vs. wholesale replacement. Figure 4 illustrates a partial repair to a wood cornice on a mid-19<sup>th</sup>-century farmhouse where only the decayed sections of the cornice were replaced. It is likely that the older wood on this cornice will outlast the repaired area. Figure 5 shows a traditional “Dutchman” repair to a structural wall member. The repair to the decayed base of this corner brace was done by an experienced restoration carpenter.



**Fig. 4.** Cornice repairs on a mid-19<sup>th</sup>-century Pitt County farmhouse. This corner was decayed due to long-term roof leaks.



**Fig. 5.** Traditional "Dutchman" repair

Historic wood features are important to preserve for many reasons including craftsmanship, design, and patina. Older wood elements add to the overall historic

character of a building. An original wood storefront in a historic commercial property, for example, is often what catches the eye, drawing attention and interest to the building – and to the business within be it a restaurant, shop, office, or other.

*The Secretary of the Interior's Standards for Rehabilitation* offers what I refer to as “common sense” guidance for the rehabilitation of a historic buildings. A link to the recently updated guidelines can be found on the National Park Service Technical Preservation Services website at this link: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.htm>.

Fifty Preservation Briefs published by The National Park Service offer a wealth of technical information and guidance on a wide range of subjects from the repair of historic woodwork to improving energy efficiency in historic buildings. The briefs, written by experienced historic preservation professionals, are available on the National Park Service's website at this link: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>.

## ARTIFICIAL SIDING

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The North Carolina State Historic Preservation Office (HPO) does not recommend the installation of artificial siding (vinyl and aluminum) on historic buildings. General Statute 160A-400.3. defines historic districts and by inference historic buildings as something "deemed to be of special significance in terms of their history, prehistory, architecture, and/or culture, and to possess integrity of design, setting, materials, feeling, and association." Artificial siding is a comparatively new man-made product that does not convey the imagery of the aforementioned characteristics.

The HPO applies *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* when reviewing Investment Tax Credit projects, Section 106 projects (projects that use federal or state money and will impact National Register properties; projects that require a federal or state license or permit and will impact National Register properties; or projects that use federal money or require a federal license or permit and will impact properties that are eligible for listing in the National Register of Historic Places), and state owned National Register properties.

The *Standards for Rehabilitation* are ten statements that are intended to preserve the historic integrity of a building that will be rehabilitated. By definition, rehabilitation acknowledges the need to "provide for an efficient contemporary use" of a building, but it guards against the removal of characteristic materials, features, and spaces. The installation of artificial siding violates *Standards 2, 5, and 6*. The *Guidelines* recommend that original materials be preserved and repaired and not replaced unless they are severely deteriorated. Substitute materials are discouraged.

*Standard 2* states that the historic character of a property shall be retained and preserved and that the removal or alteration of historic features shall be avoided. When wood siding is covered or removed and decorative features covered, removed, or altered, the historic character of a property has been compromised.

*Standard 5* is similar to Standard 2 and states that distinctive features, finishes, and construction techniques or examples of craftsmanship shall be preserved. Removing or covering those items is a violation of the standard.

*Standard 6* states that historic features shall be repaired rather than replaced, and when the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. New wood siding that matches the original can be installed where original boards are severely deteriorated. In other cases, a dutchman or small section of siding can be used to replace damaged sections of siding or epoxy consolidants can be used to repair severely deteriorated siding. The installation of artificial siding is not an acceptable alternative to making necessary repairs or circumventing routine maintenance such as painting.

Objections against the installation of any new material over the intact wood siding is equitably and steadfastly applied regardless of the proposed material. In addition to not recommending the use of artificial siding on historic buildings, the *Standards* recommend that buildings NOT be faced with brick or metal or plastic panels. New siding that matches the original in size, section, quality, or species is also not recommended, unless the original siding is severely deteriorated. New facing materials have been used in the past because the owners have wanted to modernize a building or decrease the time and money spent for maintenance. However, all new facing

materials diminish the architectural history of a building as well as its integrity of design, materials, feeling, and association (as called out in G.S. 160A-400.3) by creating a false sense of history.

In *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, the retention of original materials is discussed in section VIII, *How to Evaluate the Integrity of a Property*. Some buildings with artificial siding have been listed in the National Register; however, those nominations were not listed for Criterion C, which is associated with architecture or with an architect, but they were listed under Criteria A or B for their association with an event or person.

Under Criteria A and B, the original material is not as critical as in Criterion C. For Criteria A and B, it is stated that a property "is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)." However, under Criterion C, it is stated that a property "must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style."

As stated above, the HPO does not recommend the use of artificial siding on historic buildings. Listed below are the technical reasons for that viewpoint. These points are broken into three categories of aesthetics, historic integrity/structural integrity, and economics.

## **DISADVANTAGES TO ARTIFICIAL SIDING**

### **AESTHETICS**

1. Architectural details which are character defining to each building are often removed or hidden. Details include but are not limited to: brackets, door and window surrounds, eaves, soffits, corner boards, moldings and other trim, drip edge, and of course the siding itself.
2. After the installation of artificial siding, much of the trim is recessed instead of standing proud. This is because the J-mold protrudes past the face of the trim. On such an installation, the shadow lines change and the window and door openings appear recessed.
3. The hand-crafted quality and patina of a wood sided building is lost when covered with artificial siding. New artificial siding is uniform and appears machine-like upon completion.
4. The faux wood grain is not realistic.
5. The vertical seam cuts across two boards and can be seen from a distance since it is lapped and not sealed. This repeating vertical break is not as visible in buildings covered with wood siding. In addition, the vertical joints in a wood-sided building are usually staggered.
6. Aluminum siding is easily dented, and vinyl siding can be shattered in extreme cold temperatures. This is also an economic consideration.
7. The palette of colors for artificial siding is limited. If the artificial siding is to match the original wood siding in all aspects, the color may not match up with the historic or desired color. Major paint manufacturers can produce literally thousands of colors that can easily be applied to

wood sided buildings; however, the siding industry is usually limited to a few dozen color selections at best. If an exact color match is required for a historically significant building, the limited number of colors may pose a problem.

8. Many installers cannot provide a match to the original siding of the building. The original siding should be matched in size (height and depth of the board) and profile or style such as beaded, molded, German, shingle, board-and-batten, etc.

9. If replacement artificial siding becomes necessary in the future, purchasing new siding to match the original artificial siding may prove to be extremely difficult. This is because manufacturers probably will not continue to produce styles and colors that are not popular. If the exact product is accessible, small quantities may be expensive. In addition, an exact color match probably cannot be obtained due to fading of the original artificial siding or color changes made by the manufacturer in the meantime. Such a scenario may force the owner to paint the artificial siding earlier than predicted. This defeats what was probably the original purpose for installing artificial siding -- reduced maintenance costs.

#### HISTORIC INTEGRITY/STRUCTURAL INTEGRITY

1. Installation of the new artificial siding damages the underlying material. The new siding is either directly nailed into the original siding or onto furring strips or backer boards that are nailed into the original siding.

2. If an owner decides to remove the siding at a later time, the underlying material may be further damaged. At a minimum, there will be numerous nail holes from fastening the furring strips or siding to the structure. These holes will always be a weak point in the exterior shell of the building where moisture may eventually penetrate.

3. The installation of artificial siding over wood siding can initiate or accelerate moisture problems. The vertical seams of the siding can allow water to penetrate behind the siding since they are not caulked. When water and moisture are allowed access behind the siding, the structure and original wood siding are in danger of decaying since the vinyl and aluminum do not breathe (allow water to evaporate) as well as the siding by itself or as well as artificial siding installed in new construction.

If moisture problems already exist, they must be solved or the new siding will conceal the problems and accelerate deterioration. As stated above, the second layer of siding will greatly reduce the rate of evaporation.

4. Future potential purchasers may wonder if the siding is a conscious effort to conceal any damage to the structure of the building.

5. All buildings should be inspected periodically for signs of rot or insect damage. Such an investigation will require a good visual examination of the hidden areas such as crawl spaces and attics. Surfaces behind the artificial siding present access problems for making a physical examination, and damage may actually go undetected from the exterior.

6. There are no fire retardant qualities in artificial siding. Aluminum siding will actually contain the fire and intensify the heat. Vinyl siding will melt in a fire and possibly produce toxic fumes.

## ECONOMICS

1. The longevity of the siding and its finish is in question. Phone calls to five artificial siding companies produced a wide variety of responses as to the expected life of the finish. Two of the five companies called offered aluminum siding. The expected life of the finish on the aluminum siding ranged from 20 to 35 years. All five companies called offered vinyl siding. The expected life of the finish on the vinyl siding ranged from 15 years to "forever". Remember that NOTHING lasts forever.

In the article "Alternative Materials: A Feeble Effect on Paint Market" in the journal *American Painting Contractor*, it is stated that painting of vinyl siding is generally required within five to ten years due to chalking and fading. The article further states that assuming a contractor repaints the house, "prefinished siding products would have to be maintenance free for a 17 year period for the siding to pay for itself." The article further states that "For the do-it-yourself painter, there is not a practical payback period on the cost of installing prefinished siding as the siding would have to be maintenance free for 75 years to be economically justified."

The actual life expectancy is probably between what the artificial siding industry and the *American Painting Contractor* journal claim. However, the following points should be considered. First, dark colors fade faster than light colors. This probably explains the wide range for life expectancy of the finish. Light colors, rather than dark colors, may be used exclusively in hopes of delaying future painting. Second, companies use different formulations in applying the finish. Some will last longer than others. Third, a good paint job on wood (a high quality paint on a well prepared surface) should last at least eight to ten years. Fourth, painting artificial siding defeats the purpose of installing it in the first place - specifically for its purported lack of maintenance and painting requirements. And fifth, some dark colors will absorb thermal energy to the extent that the vinyl siding can warp!

2. The painting of artificial siding is an ever increasing business. In the March, 1995, *American Painting Contractor* article entitled "Discovering a New Side to Old Siding -- Paint Rescues Aluminum and Vinyl," it is stated of the painting contractor, "if you are not actively pursuing jobs on aluminum- and vinyl-sided structures, you could be missing the opportunity to penetrate a very profitable market." The article further states, "The aluminum siding, eagerly purchased 20 years ago by homeowners and commercial builders as maintenance-free, has aged, weathered and faded. The vinyl siding sold a decade later as the most durable choice for siding has now succumbed to dirt, mildew, and fading." In addition, most paint specification catalogs provide technical information for surface preparation and painting of artificial siding.

3. The maintenance requirements of artificial siding are also questionable. Remember that NOTHING is maintenance-free. As stated above, the siding will eventually require painting. In addition, the siding will need to be cleaned off periodically as determined by individual owners. A power washer, which will make the job go faster, will be necessary instead of the usual assortment of the typical painters' tools such as ladder(s), brushes, and hoses. However, it will also cost more to rent or purchase a power washer than for the painters' assortment of tools.

4. Aluminum siding is easily dented, and vinyl siding can be shattered in extreme cold temperatures. This is also an aesthetic consideration.

5. There is no insulating value to artificial siding. In 1980, the Federal Trade Commission issued a report that states that artificial siding has little if no insulating value. The backer boards that the artificial siding is attached to will only have a nominal insulating value. Most of the heat loss in a historic building is through the attic and window and door openings.

6. The initial cost of vinyl siding can be three to five times the cost of a professional paint job. A building owner could take the initial savings and invest the money elsewhere in the property. For instance, if a paint job will cost \$5,000 versus \$15,000 for the installation of vinyl siding, then the building owner could invest the \$10,000 difference to use toward future painting jobs or other building expenses.

## **ALTERNATIVES TO ARTIFICIAL SIDING**

1. Repair existing paint problems. As stated above, NOTHING is maintenance-free and NOTHING lasts forever - not wood siding or artificial siding. EVERYTHING requires some maintenance at some point of its life.

The oil base paints are not as flexible as the newer acrylic-base latex paints. The old oil based paints typically alligator (excessive perpendicular cracks in the paint layers) when there are 16 to 32 paint layers covering the substrate. If one assumes that two coats of paint are applied each time the building is painted and that each paint job lasts eight years, then one can calculate that paint on a building will last anywhere from 64 years to 128 years before alligating becomes a problem that needs to be corrected. These estimations can be supported by field surveys where the earliest buildings that require major paint preparation date from the 1920s. However, most buildings easily surpass the 64 year period before they require major preparation prior to painting.

A minimum of 64 years is not a bad track record for a typical maintenance item. Many plumbing and electrical systems that are that age are in need of repair or overhaul. In addition, there are not too many 128 year old plumbing and electrical systems still in use in the country! One is very lucky if a mechanical system lasts half of the 64 year time period.

When painted surfaces reach the point where alligating is a severe problem, the surface should be properly prepared and painted. At a minimum, all loose paint should be scraped, bare substrate surfaces primed, and two coats of finish paint applied. In lieu of scraping, the old layers of paint can be totally removed and the substrate covered with primer and finish paint. While all of the paint history is lost in the latter method, the building should be free of the alligating paint for a number of years.

The preferred method to remove paint from wood is with heat. A heat pad and heat gun may be used together to remove paint from level and irregular surfaces. Once the paint is removed, the wood surface should be primed and painted. Chemical treatment of wood painted surfaces is not recommended. If chemical treatments are used to remove paint from wood surfaces, caution MUST be exercised to prevent the grain of the wood from being raised.

For additional information, see the National Park Service *Preservation Brief #10 Exterior Paint Problems on Historic Woodwork*.

2. Repair moisture and water problems. Covering existing problems with artificial siding is not a viable solution. Once the source of the water is corrected, the painted surfaces can be repaired and repainted.

3. Repair damaged siding and wood features. Epoxy consolidants and fillers and paint removal techniques can be used to preserve siding and prepare it for painting. Epoxy consolidants are used to consolidate deteriorated wood and provide a surface for the epoxy filler to adhere to. The filler is used to build up the wood surface so that it can be painted.

4. Preserve existing wood features. Bare wood surfaces should be primed and painted to protect the wood. Flat surfaces, such as door sills and heads, should be treated with a water repellent prior to painting.

5. Maintain existing structures. A regular maintenance schedule, that includes the four previously mentioned items, should be undertaken. This is the key to the longevity of any building regardless of whether or not it has artificial siding or wood siding.