Meeting Agenda & Instructions for Remote Zoom Participation

Spencer Historic Preservation Commission
Regular Meeting Agenda
Monday, May 20, 2024, 7:00 P.M.

- Call the Meeting to Order ..... Leslie Ann Talbott, Chair
- Introduction & Pledge of Allegiance..... Volunteer from the Board
- Formal Roll Call..... Leslie Ann Talbott, Chair
  - [Determination of a Quorum (**3** Regular Business)]
- Approval of Agenda
  - Adoption of Agenda for May 20, 2024, Regular Meeting.

New Business:

1. **CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:**

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

This is an after-the-fact COA permit application. This means that a project was carried out without approved permits in violation of Town of Spencer Code of Ordinances Chapter(s) 32.43 "Certificate of Appropriateness Required". The Town of Spencer is authorized to enforce code requirements including levying civil penalties and seeking a court order from Rowan County requiring the owner to correct the violation. See also: Code of Ordinances Chapter 35 (Civil Citations).

COA-24-002– 500 South Carolina Avenue – Sarah & Roger-Paul Sorkin (owner/applicant)
Rowan County Parcel ID: 033 348

Proposed Project:

- Replace existing pressed tin metal shingle roof with new standing seam metal panel roof.

2. **CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:**

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

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COA-24-003– 607 3rd Street – BAILEYS NEXTLEVEL LLC & MENDOZA APARICIO HOLDINGS LLC; Rowan County Parcel ID: 033 275
Proposed Project:

- Replacement of original wood 4-over-1 authentic divided lite (ADL) grid windows with 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows.

- **Public Comment**
- **Comments from Staff**
- **Comments from Board Members**
- **Announcements**
  - Next meeting is Monday, June 17, 2024, 7:00 P.M. (Regular Meeting)
- **Adjourn**

INSTRUCTIONS FOR ZOOM PARTICIPATION:

All interested persons are invited to participate in the public hearing at Town Hall. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website or contact the Town Planner.

Zoom Participation:

Remote Meetings: If you choose to participate in the meeting remotely by Zoom, please use the link below. If you choose to participate remotely, you are advised to contact the Town Planner prior to the meeting:
Join Zoom Meeting:

https://us02web.zoom.us/j/87232609059?pwd=QjlyL1dma0hMSFVMMnpnYWdVMmZ3UT09

Or call 301 715 8592
Meeting ID: 872 3260 9059, Passcode: 226177
One tap mobile
+13017158592,,87232609059#,,,,*226177#

Meeting Notice & Instructions for Remote Zoom Participation

SPENCER HISTORIC PRESERVATION COMMISSION (HPC)
NOTICE OF PUBLIC MEETING & EVIDENTIARY HEARINGS

The Historic Preservation Commission (HPC) for the Town of Spencer has scheduled a public meeting and quasi-judicial evidentiary hearings for **Monday, May 20, 2024, at 7:00 P.M**. The meeting will be held at Spencer Town Hall located at 460 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the HPC to conduct the following items of Business:

New Business:

1. **CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:**

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

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COA-24-002– 500 South Carolina Avenue – Sarah & Roger-Paul Sorkin (owner/applicant)
Rowan County Parcel ID: 033 348

Proposed Project:

- Replace existing pressed tin metal shingle roof with new standing seam metal panel roof.

2. **CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:**

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

This is an after-the-fact COA permit application. This means that a project was carried out without approved permits in violation of Town of Spencer Code of Ordinances Chapter(s) 32.43 "Certificate of Appropriateness Required". The Town of Spencer is authorized to enforce code requirements including levying civil penalties and seeking a court order from Rowan County requiring the owner to correct the violation. See also: Code of Ordinances Chapter 35 (Civil Citations).

COA-24-003– 607 3rd Street – BAILEYS NEXTLEVEL LLC & MENDOZA APARICIO HOLDINGS LLC; Rowan County Parcel ID: 033 275
Proposed Project:

- Replacement of original wood 4-over-1 authentic divided lite (ADL) grid windows with 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows.

All interested persons are invited to participate in the public hearing at Town Hall. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website or contact the Town Planner. Please contact the Town Planner for information on how to participate remotely by Zoom.

Planning & Zoning Administration:
Certificate of Appropriateness (COA) Staff Report

HEARING DATE:	May 20, 2024
SUBJECT:	Certificate of Appropriateness (COA) Staff Report
CASE PLANNER:	Kyle Harris, Town Planner
CASE:	COA-24-002
APPLICANT:	Carmen R. Sorkin & Roger-Paul Sorkin (Owner/Applicant)
ADDRESS:	500 South Carolina Avenue (Spencer Local Historic District)
PARCEL ID:	033 348
PROJECT TYPE:	*Roof Replacement* ***AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION***
EXISTING LAND USE:	Historic Residential
EXISTING ZONING:	RMST (Residential Main Street Transition) | Corporate Limits
REPORT PREPARED BY:	Kyle Harris, Town Planner

Per Town Code Sec. 32.43, no exterior portion of any building or other structure located in Spencer's Historic District shall be erected, altered, restored, moved, or demolished until after an application for a Certificate of Appropriateness (COA) has been submitted to and approved by the Historic Preservation Commission.

Applicant Proposal:

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

This is an after-the-fact COA permit application. This means that a project was carried out without approved permits in violation of Town of Spencer Code of Ordinances Chapter(s) 32.43 "Certificate of Appropriateness Required". The Town of Spencer is authorized to enforce code requirements including levying civil penalties and seeking a court order from Rowan County requiring the owner to correct the violation. See also: Code of Ordinances Chapter 35 (Civil Citations).

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-002– 500 South Carolina Avenue – Sarah & Roger-Paul Sorkin (owner/applicant)

Rowan County Parcel ID: 033 348

Proposed Project:

- Replace existing pressed tin metal shingle roof with new standing seam metal panel roof.

Exhibits:

1. Notice of Violation (NOV) with Staff Photographs (dated March 28, 2024)
    - Exhibit 1-A: Staff Photographs of Exterior Changes in Violation of Code
    - Exhibit 2-B: Google Streetview Imagery (dated June 2023)
    - Exhibit 3-C: Staff Photographs of Previous & New Roofing Materials
2. NOV Follow-Up Correspondence (dated April 3, 2024)
3. NOV Follow-Up Correspondence (dated April 16, 2024)
4. Applicant Evidence Submittal Email (dated May 4, 2024)
5. Applicant-Submitted Evidence & Documentation (dated May 4, 2024)
    - Exhibit 5-A: COA Application Form
    - Exhibit 5-B: Letter of Response to Justify Re-Roofing (The Golden Space Inc.)
    - Exhibit 5-C: Eric Langille's Letter
    - Exhibit 5-D: Photo Documentation Addendum
    - Exhibit 5-E: Historical Reference Letters
        - Exhibit 5-E-1: Second Letter of Response (The Golden Space Inc.)
        - Exhibit 5-E-2: Historic Reference Standards for Replacement
        - Exhibit 5-E-3: History of Metal Roofing
        - Exhibit 5-E-4: Supporting Documents from Wilmington NC
        - Exhibit 5-E-5: Historical Information re Corrugated Steel Roofing
6. Follow-Up Email Correspondence (dated May 8, 2024)
7. Historic District Inventory Property Description
8. National Park Service, Preservation Brief #4, Roofing for Historic Buildings
9. Public Notice with Mailing Labels
10. Staff Research - Metal Roof Supplier Correspondence
    - Exhibit 10-A: Berridge Manufacturing Company
        - Exhibit 10-A-1: Berridge Product Brochure
        - Exhibit 10-A-2: Berridge Sales Rep Email Correspondence
    - Exhibit 10-B: Best Buy Metals
        - Exhibit 10-B-1: Best Buy Metals Product Brochure
        - Exhibit 10-A-2: Best Buy Metals Sales Rep Email Correspondence
    - Exhibit 10-C: W.F. Norman Corporation
        - Exhibit 10-C-1: W.F. Norman Corp. Product Brochure
        - Exhibit 10-C-2: W.F. Norman Corp. Sales Rep Email Correspondence

Staff Discussion:

This Staff Report represents the staff's prepared analysis and testimony. All suggested "findings of fact" and other recommendations should be considered preliminary until all testimony and evidence have been presented at the hearing, and all parties have had the opportunity to cross-examine witnesses. The staff does not draw any conclusions about applicant-presented facts but does provide certain analysis of the applicant-presented facts with points for the HPC to consider. The HPC is not bound by the staff's recommendations or guidance.

Background & Context:

- The applicant has removed the home's historic embossed metal shingle roof (likely tin) and replaced it with a new standing seam metal roof. This project was completed ***without*** an approved Certificate of Appropriateness (COA) permit.
    - Photographs of the (removed) embossed shingles are available in Exhibit 1 (NOV).
- The Town's Historic District Standards for architectural metals (Section 2.3, pp. 27-28) and roofs (Section 2.5, pp. 30-31) states that architectural metal features and roofing materials that contribute to the overall historic character of a building should be retained and preserved (Standard 2.3.1 & Standard 2.5.1).
- The subject property is listed in the Historic District Inventory as a "Pivotal (P)" structure (Exhibit 7). This classification is reserved only for "those properties which because of their historical, architectural and/or cultural characteristics play a primary, central or "pivotal" role in establishing the qualities for which the district is significant" (Exhibit 7, p. 13).
- Additionally, the subject property, which is a highly visible corner lot, is described as "dominating its immediate surroundings" and "is one of the most imposing Queen Anne residences in Spencer" (p. 46).

When Replacing an Entire Roof Area:

- The Standards recognize that, in certain cases when replacing a historic roof with identical materials would pose a technical challenge, appropriate "contemporary substitute materials" may be used instead.
- The Standards state that "when an entire roof area must be replaced, contemporary substitute materials that closely imitate historic roofing materials appropriate to the structure, and that have demonstrated a record of quality and durability, may be used" (Standard 2.5.7).
- The Commission should consider if the replacement *standing seam metal* roof meets the criteria established by Standard 2.5.7 (e.g. closely imitative of historic roofing materials appropriate to the structure and with a record of quality and durability).
- Preservation Brief # 4 offers some helpful guidance in evaluating substitute materials, saying that "…if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material…asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slate, or tile" (p. 7).

- The Commission should consider if the replacement standing seam metal roof matches "the scale, texture, and coloration" of the original embossed metal shingles.

A Perspective from the Secretary of the Interior's Standards:

- Embossed tin shingles were popular throughout the country in the late 19th century as an inexpensive textured roofing material (Exhibit 7, p. 3).
- Preservation Brief 4 recognizes that "in a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specialty fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building" (p. 7).
- The brief continues, "…if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material…asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slate, or tiles" (p. 7).
- When replacement of a material is appropriate, the Secretary of the Interior's Standards for the Treatment of Historic Properties recommends "replacing in kind extensively deteriorated or missing components of metal features when there are surviving prototypes…or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish" (p. 43).

Mitigating Factors:

- The Commission should consider if there may be "mitigating factors" in this case which may warrant a less strict interpretation and enforcement of the Standards. Some suggested mitigating factors are:
    - The overall character of the structure at 500 S. Carolina Ave. is not characterized primarily by its roofing material, but rather is characterized by its other significant and distinctive architectural features and elements, including its three-stage corner tower with bell-cast top, its wrap-around curved porch supported by ionic columns, the porch's prominent projecting cornice with dentil banding, and the stone lintels and sills on windows across the house. Therefore, the Commission should consider whether, when considered as a whole, the roof material may not be the dominant contributing factor to the home's historic or architectural character.
    - According to the Historic District Standards, p. 65, "Spencer's buildings are characterized by…[the] mixing and matching of architectural styles and different design elements…this eclecticism has created a unique style that defines Spencer." Additionally, "the expansion of the shops from 1907 to 1913 created another surge in population…the newer homes reflected the freedom to combine characteristics from pattern books and magazines…these homes are made up of a combination of styles and design elements that truly defines the architectural character of Spencer" (p. 66)

- Historical evidence suggests that Queen Anne residences in Spencer sometimes features more "tempered", that is, more moderate, design elements: "The exuberance of the Queen Anne design, color and ornamentation was tempered in Spencer…the elements all exist, but in a reserved manner" (p. 68). This "temperance" of design on Queen Anne residences (of which 500 S. Carolina Ave. is the leading example) may allow some flexibility when evaluating the appropriateness of compatible substitute materials.

- The Commission may disagree with a certain number of the applicant's arguments but may still find that there are sufficient mitigating factors to approve the permit. Careful consideration is needed to evaluate whether the preponderance of facts and evidence warrants approval or denial of the permit.

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Burden of Proof & Evidentiary Requirements:

- The burden of proof is on the property owner(s)/applicant(s) to present *substantial, competent, and material evidence* that the proposed project meets the Historic District Standards, and that the project is not incongruous with the special character of the district.
- Key applicable standards and their corresponding evidentiary requirements are listed in the table below:

Applicable Standard	Evidentiary Requirement(s)
Standard 2.5.1. Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.	▪ Evidence should show that the original embossed metal shingle roof was not essential to the overall historic character of the home. ▪ Evidence should show that other architectural features of the home are more significant contributing factors to its overall character.
Standard 2.5.5. If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, color, and detail such as ridge and hip caps. Consider compatible substitute materials only if using the original material is not technically feasible.	▪ Evidence should show that it was "necessary" to fully replace the entire roof rather than simply repairing or partially replacing only the deteriorated areas. ▪ Evidence should show that the entire previous roof was deteriorated beyond repair. ▪ Evidence should show that it was "not technically feasible" to replace the previous roof "in kind", that is, "matching the original in scale, detail, pattern, design, material, color, and detail". ▪ Evidence should show that the replacement roofing material is a "compatible substitute material".
Standard 2.5.7. When an entire roof area must be replaced, contemporary substitute materials that closely imitate historic roofing materials appropriate to the structure, and that have demonstrated a record of quality and durability, may be used. The physical properties of the new roof area should closely match or compliment other roofed areas on the building. When a Certificate of Appropriateness is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new material as well as the existing material that is being replaced.	▪ Evidence should show that the replacement roofing material "closely imitates historic roofing material appropriate to the structure" and has "a record of quality and durability".
Standard 2.5.8. It is not appropriate to remove a roof feature that is important in defining the overall historic character of a building, rather than repair or replace it.	▪ Evidence should show that the original embossed metal shingle roof was not essential to the overall historic character of the home. ▪ Evidence should show that other architectural features of the home are more significant contributing factors to its overall character.

Summary & Analysis:

- The applicant makes four (4) main arguments in support of their request:
    - Argument # 1: It was necessary to fully replace the entire original pressed metal shingle roof because the entire roof was deteriorated beyond repair.
    - Argument # 2: It was not technically feasible to replace the previous roof with matching materials because pressed metal shingles are either (A.) not available, (B.) prohibitively expensive, or (C.) have 6–12-month delivery lead times.
    - Argument #3: The proposed standing seam metal roof is a compatible substitute material because it closely imitates historic roofing materials appropriate to the structure.
    - Argument #4: A standing seam metal roof is the most appropriate compatible substitute material because other the alternatives were not technically feasible. Specifically, asphalt shingles would not have been an appropriate solution because (A.) the roof's widespread rafters could not support shingles because the shingles would sag between spans; (B.) asphalt particulate matter would clog the built-in gutter system; and (C.) shingles would not be able to convey water to the built-in gutter system.
- The applicant's position is established in detail in Exhibit 5 (Applicant-Submitted Evidence & Documentation):
    - Exhibit 5-A: COA Application Form
    - Exhibit 5-B: Letter of Response to Justify Re-Roofing (The Golden Space Inc.)
    - Exhibit 5-C: Eric Langille's Letter
    - Exhibit 5-D: Photo Documentation Addendum
    - Exhibit 5-E: Historical Reference Letters
        - Exhibit 5-E-1: Second Letter of Response (The Golden Space Inc.)
        - Exhibit 5-E-2: Historic Reference Standards for Replacement
        - Exhibit 5-E-3: History of Metal Roofing
        - Exhibit 5-E-4: Supporting Documents from Wilmington NC
        - Exhibit 5-E-5: Historical Information re Corrugated Steel Roofing
- In the sections below, staff provides a summary and analysis of each argument individually. Staff recommends that while the applicant has satisfactorily proven that the original roof was deteriorated beyond repair (Argument #1), it is contested whether the applicant has met the evidentiary requirements for Arguments #2-4. Analysis follows in the next section.

Argument # 1: It was necessary to fully replace the entire original pressed metal shingle roof because the entire roof was deteriorated beyond repair.

- The applicant argues that the original roof had developed "dangerously severe" leaks (Exhibit 5-B) and that the "entire roof was literally falling apart" (Exhibit 5-B).
- Mr. Alan Odom & Mr. Eric Langille were consulted to provide their professional opinions, and both were in consensus that the entire original roof was deteriorated beyond repair (Exhibits 5-B & 5-C).
- The applicant submitted photographic documentation (Exhibit 5-D) purporting to show "roof failure", "substantial degeneration with tar rust and weathering", "sufficient to demonstrate the necessity to replace all rotting surface membrane materials", and that "the old tin could not be repaired due to the severity of the denigration".
- Staff Analysis & Recommendation: It appears that Exhibit 5-D (photographic evidence) sufficiently demonstrates that the original roof was deteriorated beyond repair. Staff recommends the evidentiary requirement to prove "deterioration beyond repair" (Standard 2.5.5) has been met, and the HPC should accept Argument #1 as an uncontested fact.

Argument # 2: It was not technically feasible to replace the previous roof with matching materials because pressed metal shingles are either (A.) not available, (B.) prohibitively expensive, or (C.) have 6–12-month delivery lead times.

- The applicant argues that "in an attempt to replicate the formerly existing stamped metal roofing system, no similar materials were available" (Exhibit 5-A).
- The applicant argues that "there were no stamped metal shingles available except by special order and extreme expense and at least six months to a year delay. Even this was a guess and no party we contacted could or would deliver this tin roofing" (Exhibit 5-B).
- In Mr. Langille's Letter (Exhibit 5-C), Mr. Langille also argues that "no stamped tin shingles were available as replacements".
- Staff Analysis: It is a contested fact whether it was not technically feasible to match the original material in-kind.
    - The applicant testifies that "there were no stamped metal shingles available except by special order and extreme expense and at least six months to a year delay. Even this was a guess and no party we contacted could or would deliver this tin roofing" (Exhibit 5-B, Letter of Response to Justify Re-Roofing, The Golden Space Inc.).
    - Staff testified that, based on research and phone/email correspondence with multiple metal roofing suppliers, matching products are available with short delivery lead times. Specifically, staff contacted (1) Berridge Manufacturing Company, (2) Best Buy Metals, and (3) W.F. Norman Corporation to inquire about product availability and delivery lead times. All three firms supply substantially equivalent Victorian-style embossed metal shingle products. Additionally, all three (3) firms stated that their products can be delivered within 2-6 weeks. The product brochures and correspondence with sales reps of all three firms are available in Exhibit 10.

- Staff Recommendation: Staff recommends that it is a contested fact whether the applicant has provided sufficient evidence to demonstrate that it was not technically feasible to match the original material in-kind. Such evidence could include supplier correspondence or information about extended delivery lead times. Therefore, staff recommends that the evidentiary requirement for "technical infeasibility" (Standard 2.5.5) has not been met, and the HPC should not accept Argument #2 without further evidence. Staff recommends that Argument #2 is contested.

Argument # 3: The proposed standing seam metal roof is a compatible substitute material because it closely imitates historic roofing materials appropriate to the structure.

- The applicant argues that standing seam metal roofing was "historically significant having been developed in the early 1800s. It was a precursor to the stamped shingle style shingle" (Exhibit 5-B).

- In Mr. Langille's Letter (Exhibit 5-C), Mr. Langille states that "due to the style of the built-in gutter systems…my professional opinion would be to recommend a standing seam roofing system. Mr. Langille also says that standing seam metal "would be an historically appropriate option. Due to its unique design and metal structure, it embodies both the best type of roofing with the correct aesthetic and historical standards. This would preserve and ensure the construction techniques of multiple roofing systems dating back to 1828."
- The applicant provides the following argument in Exhibit 5-E (Historical Reference Letters): "Around 1825 the expanded development of metal roofing systems included Standing Ridge metal roofing. The 500 S. Carolina Ave home was built in the late 1800s and early 1900s. The Standing Ridge metal roofing system was a predominant system during that period. When the roof repair was under way, and it became apparent that the denigration of the stamped metal roofing was all encompassing a decision to replace the entire disintegrating roof membrane was made. No metal stamped shingle systems could be found. A decision to utilize an historically relevant stand seam metal roofing system was made."
- Staff Analysis:
    - Procedurally, if it is a contested fact whether it was not technically feasible to use matching materials, then the Commission should not yet even consider substitute materials. Procedurally, the applicant must meet the evidentiary requirement for "technical feasibility" as a prerequisite step to evaluating substitute materials.
    - For the sake of argument, if it is assumed that the original embossed metal shingles were not technically feasible, then the next best alternative would be to identify a "compatible" (Standard 2.5.5) or "contemporary substitute material" (Standard 2.5.7) that "closely imitate[s] historic roofing materials appropriate to the structure" (Standard 2.5.7).
    - Note Carefully: The applicant appears to be arguing that standing seam metal roofing, even though it is a different type of roof compared to the embossed shingles, is inherently "appropriate to the structure" because, as he argues, "the standing ridge metal roofing system was a predominant system during [the late 1800s and early 1900s]" (Exhibit 5-E). In other words, he appears to be arguing that the use of standing seam metal roofs would have been "predominant" when the house was originally built, and so therefore should be approved as a "compatible substitute material".

Determining the validity of Argument #3 is key to this case. In the table below, I provide the main facts in support of and against the validity of Argument #3.

Argument # 3: The proposed standing seam metal roof is a compatible substitute material because it closely imitates historic roofing materials appropriate to the structure.	
Facts in Support	**Facts Against**
Staff's independent research suggests that standing seam metal roofs were indeed common for new construction in the early 20th century. This house was built ca. 1910-1913.	Standing seam metal roofs were typically used on smaller and less significant structures, such as rural farmhouses or non-residential buildings. This 2.5-story structure is a highly visible corner residence, described as "dominating its immediate surroundings" and "one of the most imposing Queen Anne residences in Spencer" (Exhibit 7). The original decorative metal shingles were likely selected to reflect the residence's grandeur and the status of the original owner.
	Just because a certain material was available during a certain time period does not necessarily mean it is appropriate to be used on any structure anywhere. By that same logic, wood shingles or Spanish Mission clay barrel tiles would be suitable for 500 S. Carolina Ave. Context is important when determining appropriateness of materials.
Standing seam metal roofs, while not predominant, are found elsewhere within the historic district.	The property is listed in the Historic District Inventory as a "Pivotal (P)" structure. This classification is reserved only for "those properties which because of their historical, architectural and/or cultural characteristics play a primary, central, or 'pivotal' role in establishing the qualities for which the district is significant." Therefore, proposed changes to a "pivotal" structure must be carefully scrutinized to ensure that no features are diminished which help to establish the overall qualities for which the district is significant. Additionally, the property is a highly visible corner lot, described as "one of the most imposing Queen Anne residences in Spencer" and "dominating its immediate surroundings" (Exhibit 7). These descriptions further emphasize that the structure is significant not only because of its inherent architectural qualities, but also that it relates to and contributes to the historic district's overall historic setting and environment.
The replacement standing seam metal roof, while different in design to the original, matches the original embossed shingles in their material (metal) and color (silver-grey).	The standing seam metal panels have a much stronger vertical orientation when compared to the original individual shingles, which originally gave an overall appearance of horizontality to the roof. Note for reference the appearance of the conical corner tower, which presents as stacked horizontal layers.
	The standing seam metal panels lack the decorative embossed detailing/pattern of the original metal shingles, significantly diminishing the overall historic and architectural character of not only the roof, but also the overall property and the immediate setting within the historic district.
	Metal panels entirely different type of roof material (i.e. large sheets/panels v. individual shingles)

- Staff Recommendation (Argument #3):
    - Staff recommends that it is a contested fact whether the applicant has provided sufficient evidence to demonstrate that the proposed standing seam metal roof is a compatible substitute material for the original embossed metal shingles, or that it closely imitates historic roofing materials appropriate to the structure (Standard 2.5.7).
        - The applicant testified that "the standing ridge metal roofing system was a predominant system during [the late 1800s and early 1900s]" (Exhibit 5-E)
        - Staff testifies that, while standing seam metal roofing may have been available during the time period the home was constructed, it does not necessarily follow that the material is compatible with – or appropriate to - the specific subject property or the specific local historic district in which it is located. Staff testifies that a standing seam metal roof is not compatible with – or appropriate to- either the specific structure or the overall historic district because:
            - The historic structure at 500 S. Carolina Ave. is listed in the Historic District Inventory (Exhibit 7) as a "Pivotal (P)" structure. This classification is reserved only for "those properties which because of their historical, architectural and/or cultural characteristics play a primary, central, or 'pivotal' role in establishing the qualities for which the district is significant." Therefore, proposed changes to a "pivotal" structure must be carefully scrutinized to ensure that no features are diminished which help to establish the overall qualities for which the district is significant. The property description for this structure specifically describes the "shingled, third stage", suggesting the significance of the original embossed metal shingles.
            - Additionally, the property is a highly visible corner lot, described as "one of the most imposing Queen Anne residences in Spencer" and "dominating its immediate surroundings" (Exhibit 7). These descriptions further emphasize that the structure is significant not only because of its inherent architectural qualities, but also because it meaningfully relates to and contributes to the historic district's overall historic setting and environment.
            - The proposed standing seam metal panels lack the decorative embossed detailing/pattern of the original metal shingles and would significantly diminish the overall historic and architectural character of the property and its immediate setting within the historic district.
    - Therefore, staff recommends that the evidentiary requirement for "compatibility" (Standard 2.5.5) and "closely imitative of historic roofing materials" (Standard 2.5.7) has not been met, and the HPC should not accept Argument #3 without further evidence. Staff recommends that Argument #3 is contested.

<u>Argument # 4</u>: A standing seam metal roof is the most appropriate compatible substitute material because other the alternatives were not technically feasible. Specifically, asphalt shingles would not have been an appropriate solution because (A.) the roof's widespread rafters could not support shingles because the shingles would sag between spans; (B.) asphalt particulate matter would clog the built-in gutter system; and (C.) shingles would not be able to convey water to the built-in gutter system.

- The applicant argues that asphalt shingles could not be a solution for several reasons:
  - (A.) The roof's widespread rafters could not support shingles because the shingles would sag between the spans.
    - (Exhibit 5-B) According to the applicant, asphalt shingles are not feasible because the roof's "widespread rafters" require "additional support", and shingles "have little structural capabilities".
    - In Mr. Langille's Letter (Exhibit 5-C), Mr. Langille states that "because of the distance between the rafters…shingles would sag and funnel water against areas it should not encounter, possibly…causing additional leaking."
  - (B.) Asphalt particulate matter would clog the built-in gutter system.
    - In Mr. Langille's Letter (Exhibit 5-C), Mr. Langille states that "the built-in gutter system could easily be clogged by asphalt particulate matter."
  - (C.) Shingles would not be able to convey water to the built-in gutter system.
    - In Mr. Langille's Letter (Exhibit 5-C), Mr. Langille claims that the style of the roof's built-in gutter system (wherein the gutters are built into the soffits) requires the roofing material to "span about 8 inches to reach the gutter." He says, "the material utilized must have the structural capabilities to sustain itself and span the width of the soffit in order to carry water to the gutter…shingles cannot be used for this distance. They will sag and funnel water back against the house causing water intrusion."
- <u>Staff Analysis (Argument #4):</u>
  - Based on the submitted evidence, the applicant does not appear to have evaluated alternative materials such as a metal panel product having the appearance of individual embossed tiles, i.e. a metal panel or sheet having the appearance of multiple shingles per panel. The HPC may wish to question the applicant about whether such alternatives were evaluated.
  - The Commission should ensure that the applicant has provided sufficient evidence to demonstrate that it was not technically feasible to use a compatible substitute material substantially replicating the qualities and overall appearance of the original material (such as the metal panels mentioned above).
  - Theoretically, alternative materials such as a metal panel having the appearance of individual embossed shingles could solve several of the technical problems the applicant claimed earlier, including: (1) the widespread rafters supposedly not supporting individual shingles, (2) asphalt

shingles supposedly shedding particulate matter and clogging the gutters, and (3) the shingles supposedly not being structurally sufficient to convey water to the built-in gutter system.

- The applicant made several unsupported claims about the infeasibility of alternative roofing materials, particularly shingles, and did not appear to explore potential solutions to the purported problems with such materials. Specifically:
    - Unsupported claim that widespread rafters could not support shingles or that shingles would sag between spans. Potential solutions to the claimed problem such as modifications to roof decking were not explored.
    - Unsupported claim that asphalt particulate matter would clog gutters. Potential solutions to the claimed problem such as non-asphalt shingles were not explored.
    - Unsupported claim that shingles would not be able to convey water to built-in gutters. Potential solutions to the claimed problem such as installing an extended drip edge or waterproofing strategies were not explored.
- The Commission may wish to seek clarification from the applicant about the above claims.
- However, notwithstanding the above, the appropriateness or lack thereof of asphalt shingles is not necessarily pertinent to the case at this time, as the decision to approve or deny the permit will likely rest on other arguments and other findings of fact. Therefore, staff recommends that the HPC should not make any conclusive determinations regarding Argument #4.

END OF SECTION: SUMMARY & ANALYSIS

Applicable Historic District Standards:

(*Based on 2022 Updated Standards)*

Section 2.3. Architectural Metals (pp. 27-28)

- Standard 2.3.1. Retain and preserve architectural metal features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as roofing, flashing, storefronts, cornices, railings, hardware, casement windows, and fences.
- Standard 2.3.2. Retain and preserve architectural metals, such as copper, tin, brass, cast iron, wrought iron, lead, and terneplate, that contribute to the overall historic character of the district.
- Standard 2.3.6. If replacement of an entire historic architectural metal feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Section 2.5. Roofs (pp. 30-31)

- Standard 2.5.1. Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.
- Standard 2.5.4. If replacement of a partially deteriorated historic roof feature is necessary, replace only the deteriorated portion in kind to match the original feature in design, dimensions, detail, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.5.5. If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, color, and detail such as ridge and hip caps. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.5.7. When an entire roof area must be replaced, contemporary substitute materials that closely imitate historic roofing materials appropriate to the structure, and that have demonstrated a record of quality and durability, may be used. The physical properties of the new roof area should closely match or compliment other roofed areas on the building. When a Certificate of Appropriateness is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new material as well as the existing material that is being replaced.
- Standard 2.5.8. It is not appropriate to remove a roof feature that is important in defining the overall historic character of a building, rather than repair or replace it.

Staff Suggested Findings:

FINDINGS OF FACT

(Note: The likely contested facts of the case are plainly identified below. The Commission should evaluate both sides of a contested fact, weigh the merit of arguments for and against, and render a final decision or "finding" on each contested fact. It is the Commission's prerogative to decide what testimony is convincing, factual, and supported by evidence.)

Planning staff recommends the following Findings of Fact (preliminary only):

1. The applicant has provided sufficient evidence demonstrating that it was necessary to replace the entire original embossed metal shingle roof because the entire roof was deteriorated beyond repair (Standard 2.5.5, p. 30). Specifically, Exhibit 5-D (Photo Documentation Addendum) sufficiently demonstrates the need for "full replacement" (Standard 2.5.5, p. 30) through convincing pictorial evidence. (Staff recommends that this is not a contested fact.)

    a. The applicant testified that the original roof had developed "dangerously severe" leaks (Exhibit 5-B) and that the "entire roof was literally falling apart" (Exhibit 5-B).

    b. Mr. Alan Odom & Mr. Eric Langille were consulted to provide their professional opinions, and both were in consensus that the entire original roof was deteriorated beyond repair (Exhibits 5-B & 5-C).

    c. The applicant submitted photographic documentation (Exhibit 5-D) showing "roof failure", "substantial degeneration with tar rust and weathering", "sufficient to demonstrate the necessity to replace all rotting surface membrane materials", and that "the old tin could not be repaired due to the severity of the denigration".

2. It is a <u>contested fact</u> whether it was not technically feasible to match the original material in-kind.

    a. The applicant testified that "there were no stamped metal shingles available except by special order and extreme expense and at least six months to a year delay. Even this was a guess and no party we contacted could or would deliver this tin roofing" (Exhibit 5-B, Letter of Response to Justify Re-Roofing, The Golden Space Inc.). In Mr. Langille's Letter (Exhibit 5-C), Mr. Langille also testified that "no stamped tin shingles were available as replacements".

    b. Staff testified that, based on staff research and phone/email correspondence with multiple metal roofing suppliers, matching products are available with short delivery lead times. Specifically, staff contacted (1) Berridge Manufacturing Company, (2) Best Buy Metals, and (3) W.F. Norman Corporation to inquire about product availability and delivery lead times. All three firms supply substantially equivalent Victorian-style embossed metal shingle products. Additionally, all three (3) firms stated that their products can be delivered within 2-6 weeks. The product brochures and correspondence with sales reps of all three firms are available in Exhibit 10.

3. Standard 2.5.5 stipulates that compatible substitute materials shall only be considered if using the original material is not "technically feasible". It is a contested fact whether the applicant has sufficiently demonstrated that it was not technically feasible to use matching materials. Procedurally, the applicant must meet the evidentiary requirement for "technical feasibility" as a prerequisite step to considering substitute materials.

4. It is a contested fact whether the applicant has provided sufficient evidence to demonstrate that the proposed standing seam metal roof is a compatible substitute material for the original embossed metal shingles, or that it closely imitates historic roofing materials appropriate to the structure (Standard 2.5.7).

    a. The applicant testified that standing seam metal roofing was "historically significant having been developed in the early 1800s. It was a precursor to the stamped shingle style shingle" (Exhibit 5-B). The applicant also testified that "around 1825 the expanded development of metal roofing systems included Standing Ridge metal roofing. The 500 S. Carolina Ave home was built in the late 1800s and early 1900s. The Standing Ridge metal roofing system was a predominant system during that period" (Exhibit 5-E). In Mr. Langille's Letter (Exhibit 5-C), Mr. Langille states that standing seam metal "would be an historically appropriate option. Due to its unique design and metal structure, it embodies both the best type of roofing with the correct aesthetic and historical standards. This would preserve and ensure the construction techniques of multiple roofing systems dating back to 1828."

    b. Staff testified that, while standing seam metal roofing may have been available during the time period the home was constructed, it does not necessarily follow that the material is compatible with – or appropriate to - the specific subject property or the specific local historic district in which it is located. Staff testified that a standing seam metal roof is not compatible with – or appropriate to- either the specific structure or the overall historic district because:

        i. The historic structure at 500 S. Carolina Ave. is listed in the Historic District Inventory (Exhibit 7) as a "Pivotal (P)" structure. This classification is reserved only for "those properties which because of their historical, architectural and/or cultural characteristics play a primary, central, or 'pivotal' role in establishing the qualities for which the district is significant." Therefore, proposed changes to a "pivotal" structure must be carefully scrutinized to ensure that no features are diminished which help to establish the overall qualities for which the district is significant. The property description for this structure specifically describes the "shingled, third stage", suggesting the significance of the original embossed metal shingles.

        ii. Additionally, the property is a highly visible corner lot, described as "one of the most imposing Queen Anne residences in Spencer" and "dominating its immediate surroundings" (Exhibit 7). These descriptions further emphasize that the structure is significant not only because of its inherent architectural qualities, but also because it meaningfully relates to and contributes to the historic district's overall historic setting and environment.

iii. The proposed standing seam metal panels lack the decorative embossed detailing/pattern of the original metal shingles and would significantly diminish the overall historic and architectural character of the property and its immediate setting within the historic district.

5. However, notwithstanding the above findings of fact, staff recommends that there are several Mitigating Factors in this case which provides for some leniency from strictly applying the Standards. These mitigating factors are as follows:

   a. The overall character of the structure at 500 S. Carolina Ave. is not characterized primarily by its roofing material, but rather is characterized by its other significant and distinctive architectural features and elements, including its three-stage corner tower with bell-cast top, its wrap-around curved porch supported by ionic columns, the porch's prominent projecting cornice with dentil banding, and the stone lintels and sills on windows across the house. Therefore, staff recommends that, when considered as a whole, the roof material is not the dominant contributing factor to the home's historic or architectural character.

   b. According to the Historic District Standards, p. 65, "Spencer's buildings are characterized by…[the] mixing and matching of architectural styles and different design elements…this eclecticism has created a unique style that defines Spencer." Additionally, "the expansion of the shops from 1907 to 1913 created another surge in population…the newer homes reflected the freedom to combine characteristics from pattern books and magazines…these homes are made up of a combination of styles and design elements that truly defines the architectural character of Spencer" (p. 66) Therefore, the qualities which make the historic district significant include its eclectic use of materials, allowing for some flexibility when changing roof materials.

   c. Historical evidence suggests that Queen Anne residences in Spencer sometimes features more "tempered", that is, more moderate, design elements: "The exuberance of the Queen Anne design, color and ornamentation was tempered in Spencer…the elements all exist, but in a reserved manner" (p. 68). This "temperance" of design on Queen Anne residences (of which 500 S. Carolina Ave. is the leading example) grants some flexibility when evaluating the appropriateness of compatible substitute materials.

   d. The proposed standing seam metal roof, while different in overall type and style, matches the original roof in material (metal) and color (silver-grey.

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Therefore, in due consideration of the above Findings of Fact, including the identified Mitigating Factors, staff recommends the Commission find that the following proposal is **not incongruous** with the character of the District:

- Replace existing pressed tin metal shingle roof with new standing seam metal panel roof.

Because: The preponderance of facts and evidence suggests that there are sufficient mitigating factors in this case to warrant replacement of the original embossed metal shingle roof with a different type and style standing seam metal roof. Particularly, the overall character of the structure at 500 S. Carolina Ave. is not characterized primarily by its roofing material, but rather is characterized by its other significant and distinctive architectural features and elements, including its three-stage corner tower with bell-cast top, its wrap-around curved porch supported by ionic columns, the porch's prominent projecting cornice with dentil banding, and the stone lintels and sills on windows across the house. Therefore, the Commission finds that, when considered as a whole, the roof material is not the dominant contributing factor to the home's historic or architectural character. Additionally, the proposed standing seam metal roof, while different in overall type and style, matches the original roof in material (metal) and color (silver-grey) (Standard 2.5.5).

MOTION (TO APPROVE)

Staff Recommendation:

Based on the above Findings of Fact and the applicable standards of the Spencer Historic District Standards, planning staff recommends that the Commission **APPROVE** a COA for the proposal heretofore described at 500 South Carolina Avenue (Tax Parcel ID # 033 348), located in the Spencer Local Historic District, **subject to the following conditions:**

1) Per Appendix A (Fees & Charges) of the FY 2023-24 Town Budget, the applicant remains chargeable $250.00 for the after-the-fact application fee (p. 41).
2) Planning staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a Minor Work, prior to commencement of that portion of the project.

Contact:
Kyle Harris, Town Planner
Email: kharris@spencernc.gov.
Phone: 704-633-2231 ext. 20

END OF REPORT

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NOTICE OF VIOLATION

SORKIN CARMEN R & HUS
SORKIN ROGER-PAUL
500 S CAROLINA AV
SPENCER, NC 28159-2120

March 28, 2024

This letter is to inform you that the structure and/or property located at **500 S. Carolina Ave., Spencer NC 28159 (Rowan County Parcel ID # 033 348)** is in violation of the Town of Spencer Code of Ordinances Chapter(s): **32.43 CERTIFICATE OF APPROPRIATENESS REQUIRED.** The Town of Spencer Planner/Historic Preservation Commission Liaison observed the following violation(s):

> The following work was carried out without an approved Certificate of Appropriateness (COA) permit from the Spencer Historic Preservation Commission (HPC): **Replacement of existing roof materials (including decorative pressed tin metal shingles) with new standing seam metal roofing panels.**

Staff photographs of the exterior changes that are in violation of the Town Code are attached as **EXHIBITS A-C**, and are described below:

- **Exhibit A**: Staff Photographs of Exterior Changes in Violation of Code (including roof detail of new standing seam metal roof panels from site visit dated 3-24-2024); and
- **Exhibit B**: Google Streetview imagery showing previous roof (image capture dated June 2023); and
- **Exhibit C**: Staff Photographs of Previous & New Roofing Materials (including detail of new standing seam metal panels and detail of previous (removed) decorative pressed tin metal shingles (from site visit dated 2-21-2024).

To review the specific sections of the Town Code and/or the Spencer Development Ordinance (SDO) of which you are in violation, visit the Town's website at www.spencernc.gov.

As the owner of the property, **you or an authorized agent have until Monday, April 15, 2024,** to correct the violation, or the Town will take further steps to enforce the requirements of the Spencer Code of Ordinances, which may include levying civil penalties and seeking a court order from Rowan County requiring you to correct the violation.

704-633-2231
townofspencer.com

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Post Office Box 45
Spencer, NC 28159-0045

To correct the violation, you must do the following: **Attend a public quasi-judicial evidentiary hearing scheduled for Monday, April 15, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue. The hearing will take place at the regularly scheduled meeting of the Spencer Historic Preservation Commission (HPC). Contact Kyle Harris, Planner, at kharris@spencernc.gov or 704-633-2231 ext. 20, if you have any questions.**

Please carefully note the following:

- Per Town Code Sec. 32.43 CERTIFICATE OF APPROPRIATENESS REQUIRED, "no exterior portion of any building or other structure…shall be…altered [or] restored…within the historic district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Commission… 'exterior features' shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs and other appurtenant features".
- Per Town Code Sec. 32.51. ENFORCEMENT AND REMEDIES: "Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Zoning Administrator. Failure to comply with the Certificate shall be a violation of the zoning ordinance and is punishable according to the established procedures and penalties for such violations".
- Per North Carolina General Statute §160D-404 ENFORCEMENT, "If a building or structure is…altered…in violation of this Chapter or of any development regulation or other regulation made under this Chapter, the local government, in addition to other remedies, may institute any appropriate action or proceedings to prevent the unlawful…alteration; to restrain, correct or abate the violation".

If you have any questions, please contact Kyle Harris, Planner, at 704-633-2231 ext. 20 or kharris@spencernc.gov.

John Howard
Code Enforcement Office
Spencer Police Department

Code Enforcement Office

Exhibit 1: Notice of Violation (NOV) with Staff Photographs (dated March 28, 2024)

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 1 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 2 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Code Enforcement Office

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 3 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Code Enforcement Office

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 4 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Code Enforcement Office

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 5 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 6 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Code Enforcement Office

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 7 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Code Enforcement Office

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 8 Roof Detail (New Standing Seam Metal Panels). Site Visit 3-25-2024 by Kyle Harris, HPC Liaison.

Code Enforcement Office

Exhibit 1-A: NOV: Staff Photographs of Exterior Changes in Violation of Code

Exhibit B: Google Streetview Imagery (June 2023)

Figure 1 Google Streetview image showing previous roof.

(image capture dated June 2023)

Exhibit 1-B: NOV: Google Streetview Imagery (dated June 2023)

Exhibit 1-B: NOV: Google Streetview Imagery (dated June 2023)

Exhibit B: Google Streetview Imagery (June 2023)

Figure 2 Google Streetview image showing previous roof.

(image capture dated June 2023)

Code Enforcement Office

Exhibit 1-B: NOV: Google Streetview Imagery (dated June 2023)

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 1 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: New standing seam metal panels in shipping packaging.

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 2 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: New standing seam metal panel, individual panel.

Code Enforcement Office

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 3 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: New standing seam metal panel, individual panel.

Code Enforcement Office

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 4 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: New standing seam metal panel, individual panel.

Code Enforcement Office

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 5 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: Previous (removed) roofing material, decorative pressed tin metal shingles.

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 6 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: Previous (removed) roofing material, decorative pressed tin metal shingles.

Code Enforcement Office

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 7 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: Previous (removed) roofing material, decorative pressed tin metal shingles.

Code Enforcement Office

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 8 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: Previous (removed) roofing material, decorative pressed tin metal shingles.

Code Enforcement Office

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 9 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: Previous (removed) roofing material, decorative pressed tin metal shingles.

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

Exhibit C: Staff Photographs of Previous & New Roofing Materials

Figure 10 Site Visit 2-21-24 by Kyle Harris, HPC Liaison.

Shown above: Previous (removed) roofing material, decorative pressed tin metal shingles.

Code Enforcement Office

Exhibit 1-C: NOV: Staff Photographs of Previous & New Roofing Materials

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SORKIN CARMEN R & HUS
SORKIN ROGER-PAUL
500 S CAROLINA AV
SPENCER, NC 28159-2120

April 3, 2024

This letter is in reference to the Notice of Violation (NOV) dated March 28, 2024, for the structure and/or property located at **500 S. Carolina Ave., Spencer NC 28159 (Rowan County Parcel ID # 033 348).** This case is identified by the case number COA-24-002.

This letter is to confirm that, at the request of the property owner, the public quasi-judicial evidentiary hearing for case # COA-24-002, originally scheduled for Monday, April 15, 2024, at 7:00 P.M. has been postponed to the following date and time: Monday, May 20, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue.

To correct the violation specified in the NOV letter dated March 28, 2024 , you must do the following: **Attend a public quasi-judicial evidentiary hearing scheduled for Monday, May 20, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue. The hearing will take place at the regularly scheduled meeting of the Spencer Historic Preservation Commission (HPC).**

If you have any questions, please contact Kyle Harris, Planner, at 704-633-2231 ext. 20 or kharris@spencernc.gov.

Sincerely,

Kyle Harris
Planner
Town of Spencer

Kyle Harris

From: Kyle Harris
Sent: Tuesday, April 16, 2024 12:17 PM
To: Sarah Sorkin; rshome19@yahoo.com
Subject: Update on 5/20 Hearing
Attachments: COA Application - revised July 2022 - fillable.pdf; Letter 4-16-24.pdf

Dear Sarah and Roger-Paul,

Please find, attached, a new letter with important information regarding your Certificate of Appropriateness (COA) case # COA-24-002. The letter offers some additional guidance to help you prepare for the upcoming quasi-judicial evidentiary hearing, which is scheduled for Monday, May 20, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue.

Please be sure to submit a signed COA permit application, along with all supporting evidence, to me by email no later than Monday, May 6, 2024. If you have any questions about this case, the Notice of Violation letter, the HPC, the COA permit review process, or quasi-judicial evidentiary hearings, please feel free to reach out.

A copy of the attached letter will be sent to the mailing address on record.

Warm regards,

Kyle Harris
Planner
Town of Spencer
Office: (704)-633-2231 ext. 20
Cell: (704)-989-9471 (text only)

Exhibit 3: NOV Follow-Up Correspondence (dated April 16, 2024)

Exhibit 3: NOV Follow-Up Correspondence (dated April 16, 2024)

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SORKIN ROGER-PAUL
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April 16, 2024

This letter is in reference to the Notice of Violation (NOV) dated March 28, 2024, for the structure and/or property located at **500 S. Carolina Ave., Spencer NC 28159 (Rowan County Parcel ID # 033 348).** This case is identified by the case number COA-24-002.

The purpose of this letter is to provide some additional guidance to help you prepare for the upcoming quasi-judicial evidentiary hearing, which is scheduled for Monday, May 20, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue.

As the property owner(s)/applicant(s), the burden of proof is on you to present substantial, competent and material evidence that the proposed project (i.e. the replacement roof) meets the Town's Historic District Standards. In accordance with state regulations for quasi-judicial evidentiary hearings, the Commission must make its decisions based on the written and oral evidence presented by the applicant(s). If you do not provide sufficient evidence showing that your project meets the standards, then there is a higher likelihood that the Commission will deny your application. Specifically, you have the burden of proof to:

- Produce sufficient substantial, competent, and material evidence for the HPC to conclude that your proposal complies with the Historic District Standards; and
- The proposed project is not incongruous with the special character of the historic district.

All supporting evidence must be submitted to me by email (kharris@spencernc.gov) no later than **Monday, May 6, 2024**. The following documentation should be submitted with the application:

- Detailed Project Description: Submit a clear, detailed description of the full scope of the project for which you are seeking a permit. Typed descriptions are preferred. For your roof replacement proposal, the description should describe the original roofing material being replaced as well as detailed specifications for the replacement roofing material.
- Specifications: Submit any necessary illustrative information necessary to explain the application. Such information may include detailed plans showing existing and proposed conditions, material samples or product information, photographs, etc. For your roof

Exhibit 3: NOV Follow-Up Correspondence (dated April 16, 2024)

Exhibit 3: NOV Follow-Up Correspondence (dated April 16, 2024)

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replacement proposal, a manufacturer's brochure or specifications for the replacement roofing material are requested.

- Digital Photographs: Town staff have already taken photographs of the new roofing material from ground-level. However, if the roofer or any other party took any relevant photographs before, during, or after installation of the roof, those photographs are requested to be included with the application.
- Certificate of Appropriateness (COA) Permit Application: Please submit a completed, signed COA permit application. A copy of the application form is enclosed with this letter. You should attach any other necessary supporting documentation to fully convey the scope of your project and your arguments/evidence for approval.

As the applicant, you should limit your testimony to the applicable approval criteria (i.e. the standards). Below, I have listed the Historic District Standards that are applicable to your proposal. You can access the full Historic District Standards document on the Town's website at www.spencernc.gov/preservation, or by request to the Town Planner.

Section 2.5. Roofs

(Historic District Standards, pp. 30-31)

- Standard 2.5.1. Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.
- Standard 2.5.3. Repair historic roofs and their distinctive features through recognized preservation methods for resetting and reinforcing.
- Standard 2.5.4. If replacement of a partially deteriorated historic roof feature is necessary, replace only the deteriorated portion in kind to match the original feature in design, dimension, detail, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.5.5. If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, color, and detail such as ridge and hip caps. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.5.7. When an entire roof area must be replaced, contemporary substitute materials that closely imitate historic roofing materials appropriate to the structure, and that have demonstrated a record of quality and durability, may be used. The physical properties of the new roof area should closely match or complement other roofed areas on the building. When a Certificate of Appropriateness is being sought for the use of synthetic materials, the applicant

Exhibit 3: NOV Follow-Up Correspondence (dated April 16, 2024)

Exhibit 3: NOV Follow-Up Correspondence (dated April 16, 2024)

704-633-2231
spencernc.gov

SPENCER NORTH CAROLINA
Rowan's Original Gateway.

Post Office Box 45
Spencer, NC 28159-0045

should include with the application a sample of the new material as well as the existing material that is being replaced.

- Standard 2.5.8. It is not appropriate to remove a roof feature that is important in defining the overall historic character of a building, rather than repair or replace it.

When preparing evidence to demonstrate that your proposal meets the above standards, I would advise you to consider submitting the following evidence:

- ✓ To prove that it was "necessary" (Standard 2.5.5) to fully replace the entire roof rather than simply repairing or partially replacing only the deteriorated areas, you should submit evidence that the entire previous roof was deteriorated beyond repair.
- ✓ It might be helpful to argue that the previous roofing material was not essential to the overall historic character of the building (Standards 2.5.1 & 2.5.8). You might consider arguing that other architectural features of the building are more significant contributing factors to its overall historic character.
- ✓ You should submit evidence that it was "not technically feasible" (Standard 2.5.5) to replace the previous roof "in kind", that is, "matching the original in scale, detail, pattern, design, material, color, and detail".
- ✓ You should submit evidence that the replacement roofing material is a "compatible substitute material" (Standard 2.5.5).
- ✓ You should submit evidence that the replacement roofing material "closely imitates historic roofing material appropriate to the structure" and has a "record of quality and durability" (Standard 2.5.7).

If you have any questions about this case, the Notice of Violation letter, the Historic Preservation Commission (HPC), the Certificate of Appropriateness (COA) permit review process, or quasi-judicial evidentiary hearings, please contact me at 704-633-2231 ext. 20 or kharris@spencernc.gov.

Sincerely,

Thomas Kyle Harris

Kyle Harris
Planner
Town of Spencer

Exhibit 3: NOV Follow-Up Correspondence (dated April 16, 2024)

Kyle Harris

From: Roger Sorkin <rshome19@yahoo.com>
Sent: Saturday, May 4, 2024 7:55 PM
To: Kyle Harris; Roger Sorkin
Subject: Certificate of Appropriateness for 500 S Carolina Ave Spencer NC 1 of 3
Attachments: Certificate of appropriateness Spencer NC 05 01 2024.pdf; Letter of response to justify ReRoofing by TGS 05 02 2024.doc; Letter Part I (1)rev 05 03 2024.pdf; Letter Part II 2 rev 05 03 2024.pdf

To Kyle Harris Town Planner Officer of Spencer NC
kharris@spencernc.gov
704 633 2231 ext. 20

From Roger Sorkin CEO TGS Inc
323 301 8987 or 323 481 5021
rshome19@yahoo.com

re Certificate of Appropriateness for 500 S Carolina Ave Spencer NC
05 04 2024

Kyle Harris Town Planner,
In order to provide complete documentation to address the hearing called in reference to the roof repair installed at 500 South Carolina Ave. and in preparation to attend the hearing on 05 20 2024, I have attached the following documentation for submission as evidence of our understanding and as the basis of requesting the issuance of a certificate of appropriateness.

Your timely response will be appreciated

Regards
Roger Sorkin CEO TGS Inc
323 301 8987 or 323 481 5021
rshome19@yahoo.com

Please note the attached documents are being sent in several emails as they are too large as files to be attached in one email.

please find enclosed the first set of documents for the submission.
It will include the following:
1. The Certificate of Appropriateness application form
2. The letter from The Golden Space Inc.
3. The Letter from Eric Langille parts 1 and 2
1-3 Attached sent
4. The photo Documents Addendum - part 2
5. The Historical Reference Letters - part 3
sent in separate emails.

Exhibit 4: Applicant Evidence Submittal Email (dated May 4, 2024)

Exhibit 5-A: Applicant-Submitted Evidence & Documentation - COA Application Form

SPENCER
NORTH CAROLINA
Rowan's Original Gateway.

Historic Preservation Commission

Certificate of Appropriateness

Permit Application Form

Spencer Town Hall • 460 South Salisbury Ave, Spencer NC 28159
Office: (704)-633-2231 ext. 20 • khorris@spencernc.gov

Property owners within Spencer's Historic District must receive an approved permit from the Town prior to making any changes to the exterior appearance of the property. The Historic Preservation Commission (HPC) reviews all proposed projects for the construction, reconstruction, alteration, restoration, moving, or demolition of buildings or other significant features within the historic district. The HPC is empowered to deny permits for projects that would damage or diminish the special character of the district.

All projects in the historic district are governed by the Spencer Historic District Standards. The permit review process allows Town staff to ensure that your proposed project meets all applicable standards. For help and guidance regarding Spencer's historic review process, visit www.spencernc.gov/preservation.

OFFICE USE ONLY

Filing Date: 04 17 2024	☐ Major Work	☐ Minor Work
Permit #	☑ After-the Fact COA	☐ $250.00 Fine

GENERAL INFORMATION

Property Address: 500 South Carolina Ave	Rowan County Parcel ID:
Property Owner Name:	Property Owner Phone:
Property Owner Email: rshome19@yahoo.com	
Property Owner Mailing Address (City, State, Zip): 500 South Carolina Ave Spencer NC 28159	

APPLICANT INFORMATION (if different from owner)

Applicant Name: Roger P Sorkin	Applicant Phone: 323 301 8987
Applicant Email: rshome19@yahoo.com	
Property Owner Mailing Address (City, State, Zip): 500 South Carolina Ave Spencer NC 28159	

PROJECT INFORMATION

Project Type

☑ Exterior Modification (walls, trim, foundation, windows, doors, entrances, porches, roofs, repainting, etc.)	☐ New Construction of Primary Buildings (single-family or multi-family residential and non-residential)
☐ Site Design (walkways, driveways, off-street parking, fences, walls, lighting, etc.)	☐ New Construction of Accessory Buildings (garages, sheds, accessory dwelling units, etc.)
☐ Tree Removal and/or Major Pruning	☐ Addition (residential and non-residential)
☐ New Signage	☐ Demolition or Relocation

Project Description

Please provide a clear and detailed description of the full scope of the Project for which you are seeking a permit. Omissions of important details may result in delays in reviewing your Project. Attach extra pages as needed.

The roof of 500 S Carolina Ave had devloped severe leaks and during the recent rainy season in 2023-24 repair was urgently required to prevent destruction of the interior due to rain entering the ceilings and walls. In an attempt to repicate the formerly existing stamped metal roofing system no similar materials were available. An alternate metal roofing was selected that has hystoric significance having been utilized for the past 150 years +/-. Since the repair of roofs in rowan county do not require issuance of a permit and the urgent danger to the house was imminent the repair was begun. Upon beginning the repair it was discovered that the old metal roofing was falling apart (note attached document.)

Exhibit 5-A: Applicant-Submitted Evidence & Documentation - COA Application Form

Exhibit 5-A: Applicant-Submitted Evidence & Documentation - COA Application Form

OTHER PROJECT CONTACTS

Project Contact 1 Name: Roger Sorkin	Project Contact 1 Phone: 323 301 8987
Project Contact 1 Email: rshome19@yahoo.com	
Project Contact 2 Name: Carmon Ramona Sorkin	Project Contact 2 Phone: 909 953 5708
Project Contact 2 Email: artpworkshop@gmail.com	

APPLICATION CHECKLIST

Major Work applications must be filed no fewer than fifteen (15) days prior to the next month's regularly scheduled HPC meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue. (Minor Work applications, which do not require HPC review, can be accepted and reviewed by staff at any time and are typically approved within 1-2 business days.)

Application Requirements	Completed by Applicant	Completed by Planning & Development Staff	
	YES	YES	NO
1. Detailed Project Description. Attach a clear, detailed description of the full scope of the project for which you are seeking a permit. Typed descriptions are strongly preferred. If handwritten, please write legibly. Incomplete or vague project descriptions will not be accepted.	☑	☐	☐
2. Drawings, Samples, Site Plans, Specifications, Etc. Submit plans, elevations, photographs, or other illustrative information necessary to explain the application. Such information may include detailed plans showing existing and proposed conditions, material samples or product information, descriptions of building materials, landscaping/site plans, photographs, etc. All plans must be clearly legible.	☐	☐	☐
3. Digital Photographs. High-quality, color, digital photographs showing existing conditions are required for most applications.	☐	☐	☐

SIGNATURE

By signing below, you certify that all information provided on this application is accurate and that all work will be performed to meet the laws of the state of North Carolina, the standards of the Spencer Development Ordinance, the Spencer Historic District Standards (www.spencernc.gov/preservation), and all other applicable regulations.

- ☑ I understand that all applications that require review by the HPC must be submitted no fewer than fifteen (15) days prior to the next month's regularly scheduled meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue.
- ☑ The required documentation is attached to fully explain the scope of my project.
- ☑ I am familiar with the Historic District Standards pertaining to my project (www.spencernc.gov/preservation).
- ☑ I am aware that HPC members and/or Town staff may enter upon private property at reasonable times to inspect the work or the site solely in performance of their duties.
- ☑ I am aware that if I complete any major work without a permit, I may be subject to fines and penalties for the violation. Additionally, the Town may enforce the requirements of the Town Code, including levying civil penalties and seeking a court order from Rowan County requiring me to correct the violation.

Signature of Applicant: Roger Sorkin	Date: 04 17 2024	
Approved By:	Date:	

(OFFICE USE ONLY) Staff Notes: _____

Exhibit 5-A: Applicant-Submitted Evidence & Documentation - COA Application Form

To Kyle Harris
Spencer North Carolina Town Planner Officer
kharris@spencernc.gov
704 633 2231

From Roger Sorkin CEO The Golden Space Inc. (TGS)
500 South Carolina Ave Spencer NC 28159
323 301 8987 or 323 481 5021
rshome18@yahoo.com

Re: Certificate of Appropriateness and Permit Application
After the fact installation of a reroof application of Standing Ridge Metal Roofing
Re: 500 S. Carolina Ave. Spencer NC the Sorkin Family Historic Residence

05 02 2024,

Kyle Harris, Town Planner,
Thank you for your assistance in the matter before us of the installation of a standing ridge metal roofing system for the Sorkin Family's Historic home located at 500 S. Carolina Ave. Upon reviewing your letter and instructions please admit the attached letter and accompanying documents into evidence for the hearing of 05 20 2024 to clarify our reasons for the urgent installation of a legitimate metal roofing system to seal the roof membrane from further incursion of rainwater. We did a sympathetic rehabilitation technique to preserve our building.

As you may know I run an architectural and Engineering firm in Southern California. We have a team of twelve licensed engineers and three licensed architects and a large number of subcontractors for our construction division. For over sixty years we have specialized in Historic residential and commercial buildings. We implement the IBC which is universal and applied in almost the entirety of the USA. In the last years we completed technical analysis of The Rosenheim Mansion and a series of other historic buildings in Los Angeles. The HPOZ standards and the Building and Safety Codes are far stricter in LA than in Spencer NC. As a technical witness I am required to provide my adjudication as to the appropriateness of architectural and construction applications that are a well-defined standard for the acceptance of renovation to historic monuments and to buildings designated as having historic value. One of the key ingredients for determining historic acceptability is availability of historically relevant substitute materials so as to keep the ageless nature of each edifice and also maintain the ability of the structure to survive the elements in this modern age of

Exhibit 5-B: Applicant-Submitted Evidence & Documentation -
Letter of Response to Justify Re-Roofing (Roger Sorkin, The Golden Space Inc.)

Exhibit 5-B: Applicant-Submitted Evidence & Documentation -
Letter of Response to Justify Re-Roofing (Roger Sorkin, The Golden Space Inc.)

materials. Having delivered a vast array of construction projects, many of historic significance the key to maintain the historic integrity while ensuring the utility of each building has been a critical issue in almost every project.

The 500 Spencer North Carolina residential building is not only the Sorkin family home it is a true historic building representing an era of elegant residential buildings from the early nineteenth century. The roof and the walls and the gutter system and the interior each are vital parts of the building. Preserving the interior during the severe rains of the North Carolina Rainy season has proven to be a major challenge in our voyage into our historic restoration. However, as the walls and ceilings and windows bled more and more rusty water pouring through the damaged roof, the interior began to fall apart to an untenable degree. Therefore, we searched for a roofer who could provide an affordable solution to repairing the damaged roof and still be historically sensitive. We established a roof repair permit and began repairing the damage and placing pots under running water on rainy days and nights.

Recently the water poured down in a number of rooms like a waterfall down the walls and threatening to damage our collection of very rare antique furniture and art works. After months of searching Mr. Alan Odom, a North Carolina Licensed Roofing contractor, was highly recommended to us. He met with Mrs. Sarah Sorkin and did an evaluation of the roof. We hoped a repair would be possible as the leaks were dangerously severe. Mr. Odom examined the walls, the roofs, the ceilings, the gutter system, the shingles, and the structural members of the roof itself. He then offered to repair our entire roof. As a specialist in historic roofs and a master roofer his advice was critical. Although his estimate was quite high, we considered it as an urgent and vital means of saving our home and preserving the historic building in the best way possible. He clarified that there were choices of roofing materials available. There were asphalt tiles that had little structural capabilities and had the tendency to shed particulate matter.

We discussed this with our associate and construction expert Eric Longille. He explained that we should use a metal roofing system if possible. However, there were no stamped metal shingles available except by special order and extreme expense and at least six months to a year delay. Even this was a guess and no party we contacted could or would deliver this tin roofing. Mr. Odom then recommended Standing Seam Metal Roofing. This type of roofing was historically significant having been developed in the early 1800s. It was a precursor to the stamped shingle style shingle and was structurally senior to the

Exhibit 5-B: Applicant-Submitted Evidence & Documentation -
Letter of Response to Justify Re-Roofing (Roger Sorkin, The Golden Space Inc.)

Exhibit 5-B: Applicant-Submitted Evidence & Documentation -
Letter of Response to Justify Re-Roofing (Roger Sorkin, The Golden Space Inc.)

shingle for the 500 S. Carolina Ave residence due to the widespread rafters requiring some additional support be provided by the roof membrane itself.

Upon examination and additional research, it was discovered that the current version of the standing seam metal roofing was enamel coated and provided excellent structural support capabilities. Furthermore, it aligned with the aesthetics of the town and the buildings. Additionally, it would work well with the unique gutter system. Most important the material was available now when the damage was getting more and more severe to the point where we felt we might lose the building.

We committed to reroofing the home and shortly thereafter Mr. Odom recovered from the Carona Virus and began the installation. Eric Longille served as our technical advisor while the project was underway. We hoped that we could do a repair until it became obvious that the entire roof was literally falling apart. The tin was stripped off the roof. It had been layered with hot tar and other filth but was no longer a waterproof membrane. The amount of water damage was severe but in answer to our prayers the rafters and joists and the gutter system were all intact. The chimneys all needed additional flashing and waterproofing. The window headers and king studs began drying out.

As we moved forward, for a brief window and heavy windstorms and the rains stopped as if by prayer alone. That same day with the crumbling tin shingles laying in piles in the back yard Kyle Harris appeared to inspect the project. Suddenly he commanded that we stop all work. As the well-known Town Planner for Spencer NC our contractor acted upon his authority and called a halt to the work. Later that day Mr. Harris realized the danger to the property. He returned and authorized the completion of the repair. As Town Planner of Spencer North Carolina, he was authorizing the completion with the city's tacit authorization. His instruction to complete the reroof installation to save this beautiful building with the historically significant metal standing ridge roofing system re-energized the application. Mr. Odom proceeded and completed the roof installation. Now with a legitimate waterproof membrane our home has begun to dry out and we can now begin to complete the repairs necessary to those areas of our home that were damaged by the incursion of rainwater.

Please note the attached documents and attestations from our technical team and from our contractor. Please also note our neighbors and associated members of Spencer have unanimously come forward to support our actions to

Exhibit 5-B: Applicant-Submitted Evidence & Documentation -
Letter of Response to Justify Re-Roofing (Roger Sorkin, The Golden Space Inc.)

Exhibit 5-B: Applicant-Submitted Evidence & Documentation -
Letter of Response to Justify Re-Roofing (Roger Sorkin, The Golden Space Inc.)

not only improve the survival of our home but to enhance its aesthetic appeal with historically relevant metal standing ridge roofing.

This letter is a request to issue a permit for the roofing project as delivered and to sign our request for an after the fact accomplishment of the reroof by issuing a certificate of appropriateness. We understand it is a different look but that it is historically relevant. Please find enclosed the filled-out application for a Certificate of Appropriateness. We still have much to do to accomplish our restoration and your guidance and support are valued.

Your timely response will be appreciated.

Sincerely,
Roger Sorkin CEO TGS Inc
323 301 8987 or 323 481 5021 or rshomee19@yahoo.com

Note the attached photographs and documents that illustrate and verify our statements and justify our request for acceptance for what we are accomplishing and your issuance of a Certificate of Appropriateness.

Exhibit 5-B: Applicant-Submitted Evidence & Documentation -
Letter of Response to Justify Re-Roofing (Roger Sorkin, The Golden Space Inc.)

DEN RENO

Eric Langille
Phone number: (980)280-7230
e-mail: ericlelandlangille@gmail.com

My name is Eric Langille, I have been remodeling residential and commercial properties for almost 20 years. I have been an owner and a project manager of 5 different companies that do whole home remodeling, building new homes as well as some historical preservation. My professional opinion is that the roof in question was unrepairable, and had started leaking in multiple spots, and water started pouring into the house. I am also a witness to Mr. Alan Odom a licensed roofing contractor located in North Carolina who advised that the old rotting roof be replaced and gave a quote to replace the roof. This was due to the condition of the tin tiles, and the type of roofing material. Upon detailed inspection he stated that it would be impossible to patch or replace sections of the roof. The whole roof would need to be replaced and upon inspection I noted the extensive denigration of the tin tiles and agreed with this statement.

Furthermore, due to the style of the built-in gutter systems that are not visible from the street, and built into the soffits, my professional opinion would be to recommend a standing seam roofing system. This type of roofing would be an historically appropriate option. Due to its unique design and metal structure, it embodies both the best type of roofing with the correct aesthetic and historical standards. This would preserve and ensure the construction techniques of multiple roofing systems dating back to 1828.

Upon review of other types of roof applications, an asphalt shingle system would not be a good option. Since the existing roof has a built-in gutter system that could easily be clogged by asphalt particulate matter. This would be a continuous danger if installed. Due to the style of the gutter system and its design, the addition of asphalt tile could therefore exacerbate the vulnerability of the gutter system. This condition could cause more water intrusion. Also, because of the distance between the rafters, and how far the metal must span, a ridged self-supporting metal standing ridge roofing system could span the rafters without sagging. These would also be compatible with the gutter system. Asphalt shingles would sag and funnel water against areas it should not encounter, possibly damaging the gutter system and defeating the purpose of re-roofing by causing additional leaking. It is and was my recommendation that standing ridge roofing would be historically correct as a replacement system and fulfill its function to provide a waterproof membrane with proven longevity. Please look at photos of the metal roofing with the built-in gutter system, the last row of screws is very close to where the sheeting ends and the metal must span about 8 inches to reach the gutter due to the structure of the soffit. Furthermore, with an asphalt shingle all the particulate matter that comes off the shingles would fill up the built-in gutter system. A lift would be required to be able to clean the gutters, once clogged due to the degrading of the asphalt shingles over time. This would set the stage for additional future expensive repairs.

Exhibit 5-C: Applicant-Submitted Evidence & Documentation - Eric Langille's Letter

Exhibit 5-C: Applicant-Submitted Evidence & Documentation - Eric Langille's Letter

DEN RENO

Eric Langille
Phone number: (980)280-7230
e-mail: ericlelandlangille@gmail.com

Multiple factors in evidence offered a best solution to the damage being wrought by the inclement weather as follows:
1. The roof repair permit issued by the Spencer NC Building and Safety Department had given Mrs. Sorkin the right to fix the leaking roof.
2. Upon detailed examination the stamped tin roof was denigrating to a point that it could not be repaired.
3. Mr. Odom Licensed Roofing Contractor Advised that a simple repair alone would simply exacerbate the leaking of water through the roof into the residence and a reroofing of the roof membrane was necessary to accomplish integrity of the membrane.
4. No stamped tin shingles were available as replacements.
5. Standing ridge metal roofing is an historically relevant material from the same period. Developed in the early 1800s, it carries the vision of the historic buildings of that era. It is currently available and manufactured with an enamel coating for excellent water proofing properties with comparable aesthetic qualities.
6. The water damage was severe enough to warrant immediate action to limit further destruction.
7. Upon inspection during construction, the city inspector Kyle at first stopped the project and then authorized its completion. He realized the critical nature of the repair to save the interior of the building from further incursion of rainwater.
8. The project was carried out by a Licensed North Carolina roofing contractor. Due to the extreme urgency of the repair/replacement a new permit was not applied for as it was a repair underway. Therefore, this letter is my recommendation that a permit by the Building and Safety Department of Spencer NC be issued with a certificate of Appropriateness for this roof replacement project.

Note Attached documents as follows:
1. History of Metal roofing to validate the historic appropriateness of Standing Ridge Roofing.
2. Photos of the roof to document the condition of the gutter system.
3. Photographs of the interior walls, ceilings and various aspects of the 500 S Carolina Ave property to document the level of damage caused by rainwater leaking through the roof prior to the repair. This documents the critical nature of the danger to the home requiring immediate attention to save the building from additional damage.
4. Other relevant articles documenting the history of the project and work delivered to resolve the issues of water damage.

Your timely response will be appreciated.
Sincerely,
Eric Langille
North Carolina Builder for over 20 years

Exhibit 5-C: Applicant-Submitted Evidence & Documentation - Eric Langille's Letter

PHOTO DOCUMENTATION SECTION:
500 S. CAROLINA AVE SPENCER NORTH CAROLINA

Section A. Documentation of Roof failure by Photos of the former existing roof condition reveal substantial degeneration with tar rust and weathering. These are sufficient to demonstrate the necessity to replace all rotting surface membrane materials. The old tin could not be repaired due to the severity of the denigration. This documents the cause of the damage to the interior due to passage of rainwater through the porous broken surface of the roof prior to removal and replacement. A new roof membrane is and was therefore required.
Section B. These are followed by photographs of the new roof and gutter system.
Section C. A photo of the chimney looking upward is to illustrate the size of the extending soffit so that the structural requirements for the new roofing material are shown. The material utilized must have the structural capabilities to sustain itself and span the width of the soffit in order to carry the water to the gutter system.
Section D. Water Intrusion into the interior is shown in clear images taken within the 500 S. Carolina Residence demonstrating the current extent of damage caused by the broken roof surface now addressed by installing an historically relevant structurally effective replacement standing ridge metal roofing system.

Section A:

1. **PHOTOS OF ORIGINAL ROOFING SYSTEM LOOKING IN MULTIPLE DIRECTIONS:**
   - **a.** You can see the tar like sealer has come off approximately 60 to 80 percent of the roofing tiles.
   - **b.** In areas the tin tiles have been exposed the longest have rusted to a point where they are completely falling apart and causing water intrusion.
   - **c.** My professional opinion the tiles are degraded to the point no amount of sealer would stop water from making its way through with the Roofing system.

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

DESECRATED ROOF TILES NO 1.

DESECRATED ROOF TILES NO 2.

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

DESECRATED ROOF TILES NO 3

DESECRATED ROOF TILES NO 4

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

SECTION B:

2. **PHOTOS OF NEW ROOF AND BUILT IN ORIGINAL GUTTER SYSTEM:**
   a. In these photos, you can see the panels overhanging and lining up in the middle of the built-in gutter system.
   b. What you cannot see is how wide the soffit is with the built-in gutter system in the middle. It is approximately 24 inches in width with the new roofing system overhanging almost half of that distance to line up with the gutter.
   c. I am explaining this due to the fact that you cannot utilize non-self-supporting roofing materials to waterproof the extending soffit.
   d. Asphalt shingles cannot be used for this distance. They will sag and funnel water back against the house causing water intrusion into the walls below.

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

NEW STANDING SEAM METAL ROOFING ABUTTING EXISTING GUTTER SYSTEM NO 1

NEW STANDING SEAM METAL ROOFING ABUTTING EXISTING GUTTER SYSTEM NO 2

SECTION C:

3. **PERSPECTIVE VIEW OF CHIMNEY ILLUSTRATING THE DEPTH OF THE OVERHANGING SOFFIT:**
   a. I am showing you this picture because from the viewpoint above the roof you cannot see the true size of the flat area that encompasses the built-in gutter system and
   b. This exposes a clear example of how far the metal roofing must span, traveling to meet the gutter system,

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

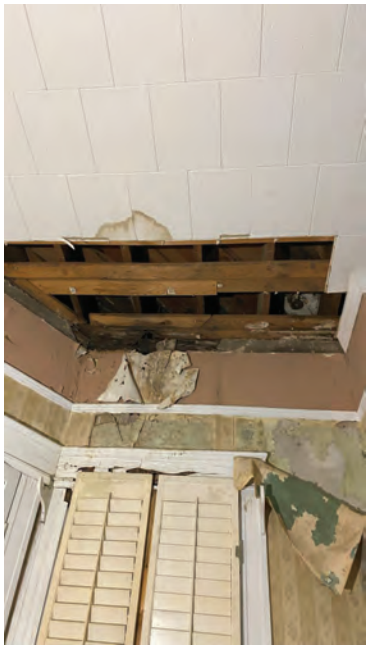
   c. In this picture it shows you the full width of the soffit with the built-in gutter system with a down spout showing where the gutter system sits in the soffit.
   d. The estimated extension from the exterior façade of the vertical brick wall is around 24 inches. This is beyond the scope of asphalt tiles to support. Therefore, I truly believe the standing seam metal roofing materials chosen by the licensed roofing contractor are the correct type for the situation.

EXISTING VERTICAL PERSPECTIVE VIEW OF CHIMNEY PASSING THROUGH BOTTOM OF EXISTING SOFFIT, NO 1

4. **Section D.**
   a. Water Intrusion into the interior is shown in clear images taken within the 500 S. Carolina Residence demonstrating the current extent of damage caused by the broken roof surface.

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

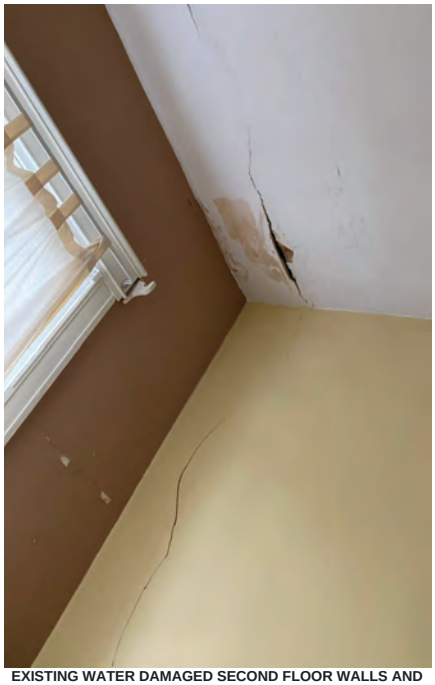


EXISTING WATER DAMAGED DINING ROOM WALL AND CEILING ON FIREPLACE WALL TOWARDS REAR OF HOUSE NO 1

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

EXISTING WATER DAMAGED DINING ROOM WALL AND CEILING ON FIREPLACE WALL TOWARDS REAR OF HOUSE NO 2

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum



EXISTING WATER DAMAGED SECOND FLOOR WALLS AND CEILING. ROOM AT REAR OF HOUSE NO 3

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

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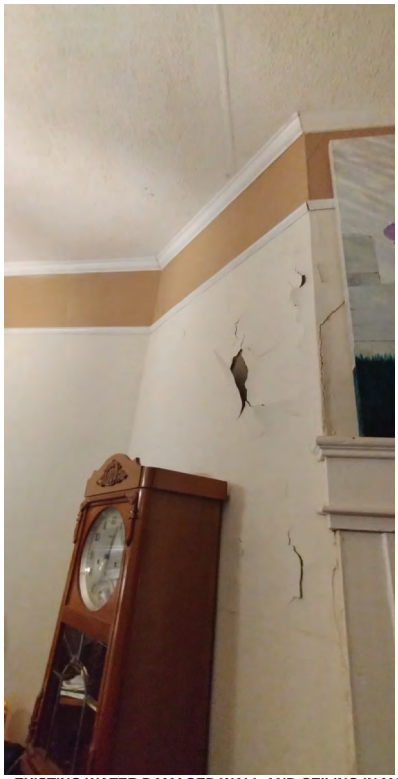
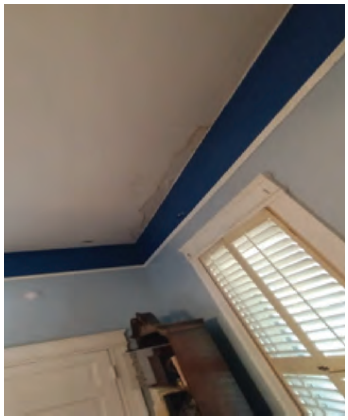
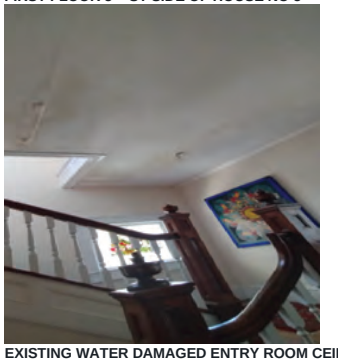


EXISTING WATER DAMAGED WALL AND CEILING IN MAIN HALL ON FIRST FLOOR NO 4

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum



EXISTING WATER DAMAGED BEDROOM CEILING ON FIRST FLOOR 5TH ST SIDE OF HOUSE NO 5



EXISTING WATER DAMAGED ENTRY ROOM CEILING AT FRONT OF HOUSE NO 6

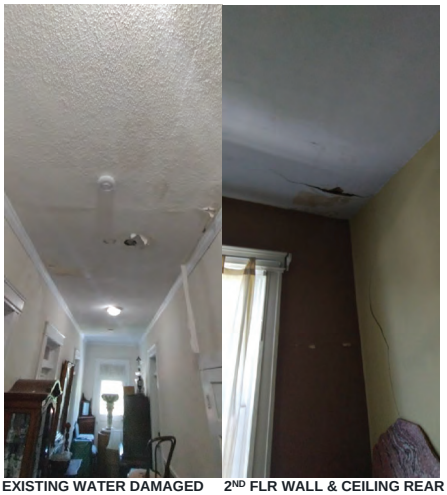
Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

EXISTING WATER DAMAGED 2ND FLOOR BED ROOM CEILING 1ST FLOOR 5TH ST SIDE WALL AND NO 7

Page 12

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum



EXISTING WATER DAMAGED 2ND FLR WALL & CEILING REAR 2ND FLOOR CEILING NO 8

EXISTING WATER DAMAGED 2ND FLR REAR BED ROOM NO 9

Page 13

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

EXISTING WATER DAMAGED BEDROOM WALL CEILING AND FLOOR TOWARDS REAR OF BLDG. ABOVE DINING ROOM NO 10

Page 14

Exhibit 5-D: Applicant-Submitted Evidence & Documentation - Photo Documentation Addendum

Kyle Harris

From: Roger Sorkin <rshome19@yahoo.com>
Sent: Wednesday, May 15, 2024 9:51 PM
To: Kyle Harris; Roger Sorkin; Sarah Sorkin
Subject: Certificate of Appropriateness for Roof of 500 S Carolina Ave Spencer NC
Attachments: Historic Reference Standards for replacement 05 15 2024.docx; History of Metal Roofing 05 15 2024.docx; Supporting_Documents from Wilmington NC 05 15 2024.pdf; Historical Information re Corregated Steel Roofing 05 15 2024.docx; Letter of Response to Kyle 05 15 2024 Fnl.doc

To Kyle Harris Spencer
North Carolina Town
Planner Officer kharris@spencernc.gov
704 633 2231

From Roger Sorkin CEO The Golden Space Inc. (TGS)

500 South Carolina Ave Spencer NC 28159

323 301 8987 or 323 481 5021

rshome18@yahoo.com

Re: Certificate of Appropriateness

After the fact installation of a reroof application of Standing Ridge Metal Roofing

Re: 500 S. Carolina Ave. Spencer NC the Sorkin Family Historic Residence

05 15 2024,

Kyle Harris, Town Planner,

Thank you for your assistance in the matter before us of the installation of a standing ridge metal roofing system for the Sorkin Family's Historic home located at 500 S. Carolina Ave. Please find attached the Historic reference documentation which placed standing ridge and corrugated steel roofing as a material just prior to and during the same period as Metal Stamped roofing shingles. Around 1825 the expanded development of metal roofing systems included Standing Ridge metal roofing. The 500 S. Carolina Ave home was built in the late 1800s and early 1900s. The Standing Ridge metal roofing system was a predominant system during that period. When the roof repair was under way, and it became apparent that the denigration of the stamped metal roofing was all encompassing a decision to replace the entire disintegrating roof membrane was made. No metal stamped shingle systems could be found. A decision to utilize an historically relevant stand seam metal roofing system was made.

Attached please find documentation of the history of this system of roofing which places it accurately during the period of construction of the 500 S. Carolina Ave edifice. As per Section 4.5-Roofs, Page 30, Sections 5-6-7 Design Guidelines for Historic District Landmarks when a precise duplicate of an existing historic roofing system cannot be made in the act of replacement, a comparable roofing system may be utilized as similar as possible based upon availability of such and due to a necessity to ensure the longevity of the edifice. Note the quoted sections as follows:

"5. If full replacement of a deteriorated roofing material or feature is necessary, replace it in kind, matching the original scale, detail, pattern, material, color and detail such as ridge and hip caps. Consider compatible substitute materials only if using the original material is not technically feasible.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
Historical Reference Letters Submittal Email

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
Historical Reference Letters Submittal Email

6. If a historic roof feature is completely missing, replace it with a new feature, based on accurate documentation of the original feature or a new design compatible in scale, size, material and color with the historic building district.

7. When an entire roof area must be replaced, contemporary substitute materials that closely imitate historic roof materials appropriate to the structure, and that have demonstrated a record of quality and durability, may be used. The physical properties of the new roof area should closely match or compliment other roofed areas on the building. When a certificate of Appropriateness is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new materials as well as the existing material to be replaced."

Upon reviewing your letter and instructions please admit the attached letter and accompanying documents into evidence for the hearing of 05 20 2024 to clarify our reasons for the urgent installation of a legitimate metal roofing system to seal the roof membrane from further incursion of rainwater. We did a sympathetic rehabilitation technique to preserve our building.

We discussed this with our associate and construction expert Eric Longille. He explained that we should use a metal roofing system if possible. However, there were no stamped metal shingles available except by special order and extreme expense and at least six months to a year delay. Even this was a guess and no party we contacted could or would deliver this tin roofing. Mr. Odom then recommended Standing Seam Metal Roofing. This type of roofing was historically significant having been developed in the early 1800s. It was a precursor to the stamped shingle style shingle and was structurally senior to the shingle for the 500 S. Carolina Ave residence due to the widespread rafters requiring some additional support be provided by the roof membrane itself.

Upon examination and additional research, it was discovered that the current version of the standing seam metal roofing was enamel coated and provided excellent structural support capabilities. Furthermore, it aligned with the aesthetics of the town and the buildings. Additionally, it would work well with the unique gutter system. Most important the material was available now when the damage was getting more and more severe to the point where we felt we might lose the building.

Please note the attached documents and attestations from our technical team and from our contractor. Please also note our neighbors and associated members of Spencer have unanimously come forward to support our actions to not only improve the survival of our home but to enhance its aesthetic appeal with historically relevant metal standing ridge roofing.

This letter is a request to issue a certificate of Appropriateness for the roofing project as delivered and to sign our request for an after the fact accomplishment of the reroof by issuing a certificate of appropriateness. It is similar metal and is historically relevant and is structurally adequate to bridge the gap over the soffit to the gutter system. Please find enclosed the filled-out application for a Certificate of Appropriateness. We still have much to do to accomplish our restoration and your guidance and support are valued.

Your timely response will be appreciated.

Sincerely,

Roger Sorkin CEO TGS Inc

323 301 8987 or 323 481 5021 or rshomee19@yahoo.com

Note the attached photographs and documents that illustrate and verify our statements and justify our request for acceptance for what we are accomplishing and your issuance of a Certificate of Appropriateness.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
Historical Reference Letters Submittal Email

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-1: Second Letter of Response to Kyle 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
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To Kyle Harris Spencer North Carolina Town Planner Officer
kharris@spencernc.gov
704 633 2231

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500 South Carolina Ave Spencer NC 28159
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5-E-1: Second Letter of Response to Kyle 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
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Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-1: Second Letter of Response to Kyle 05-15-24

THE GOLDEN SPACE, INC.

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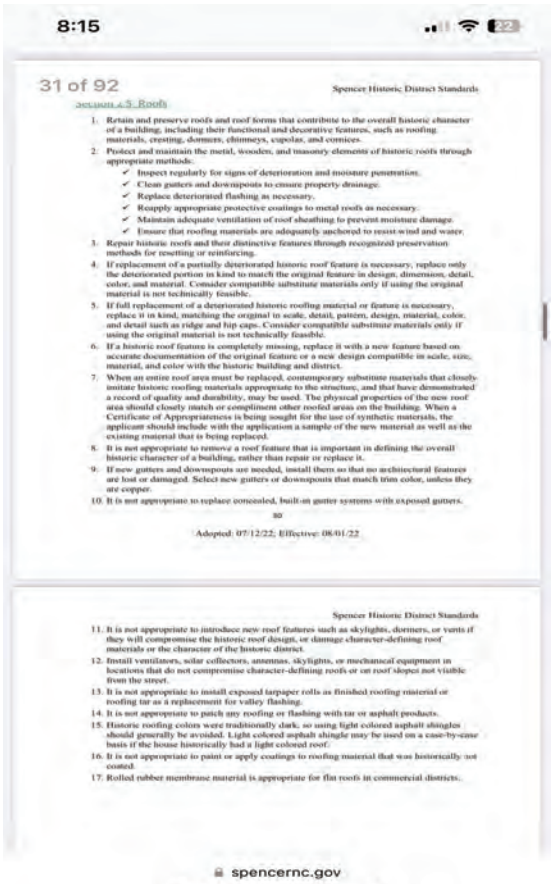
Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-1: Second Letter of Response to Kyle 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-2: Historic Reference Standards for Replacement 05-15-24



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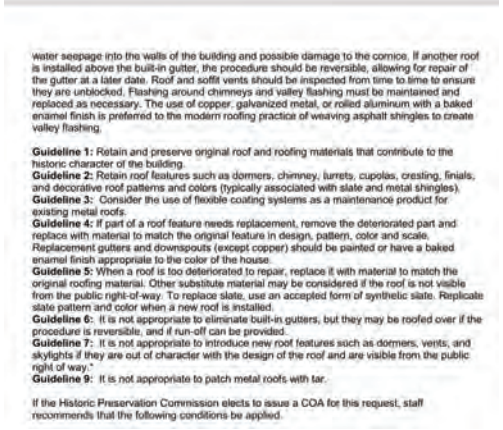
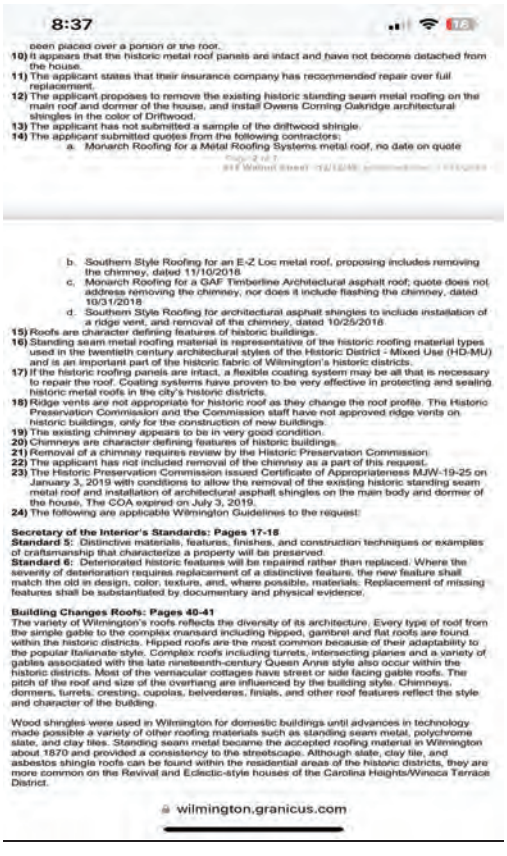
5-E-2: Historic Reference Standards for Replacement 05-15-24


water seepage into the walls of the building and possible damage to the cornice. If another roof is installed above the built-in gutter, the procedure should be reversible, allowing for repair of the gutter at a later date. Roof and soffit vents should be inspected from time to time to ensure they are unblocked. Flashing around chimneys and valley flashing must be maintained and replaced as necessary. The use of copper, galvanized metal, or rolled aluminum with a baked enamel finish is preferred to the modern roofing practice of weaving asphalt shingles to create valley flashing.

Guideline 1: Retain and preserve original roof and roofing materials that contribute to the historic character of the building.
Guideline 2: Retain roof features such as dormers, chimney, turrets, cupolas, cresting, finials, and decorative roof patterns and colors (typically associated with slate and metal shingles).
Guideline 3: Consider the use of flexible coating systems as a maintenance product for existing metal roofs.
Guideline 4: If part of a roof feature needs replacement, remove the deteriorated part and replace with material to match the original feature in design, pattern, color and scale. Replacement gutters and downspouts (except copper) should be painted or have a baked enamel finish appropriate to the color of the house.
Guideline 5: When a roof is too deteriorated to repair, replace it with material to match the original roofing material. Other substitute material may be considered if the roof is not visible from the public right-of-way. To replace slate, use an accepted form of synthetic slate. Replicate slate pattern and color when a new roof is installed.
Guideline 6: It is not appropriate to eliminate built-in gutters, but they may be roofed over if the procedure is reversible, and if run-off can be provided.
Guideline 7: It is not appropriate to introduce new roof features such as dormers, vents, and skylights if they are out of character with the design of the roof and are visible from the public right of way."
Guideline 9: It is not appropriate to patch metal roofs with tar.

If the Historic Preservation Commission elects to issue a COA for this request, staff recommends that the following conditions be applied.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-2: Historic Reference Standards for Replacement 05-15-24



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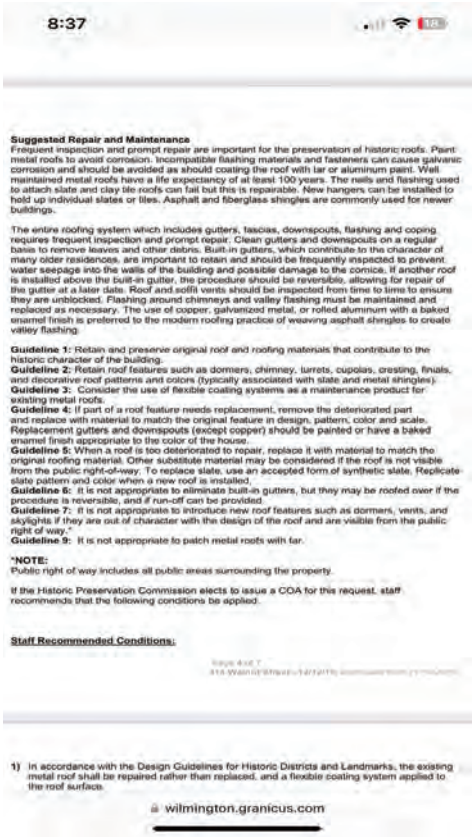

8:37

Suggested Repair and Maintenance
Frequent inspection and prompt repair are important for the preservation of historic roofs. Paint metal roofs to avoid corrosion. Incompatible flashing materials and fasteners can cause galvanic corrosion and should be avoided as should coating the roof with tar or aluminum paint. Well maintained metal roofs have a life expectancy of at least 100 years. The nails and flashing used to attach slate and clay tile roofs can fail but this is repairable. New hangers can be installed to hold up individual slates or tiles. Asphalt and fiberglass shingles are commonly used for newer buildings.

The entire roofing system which includes gutters, fascias, downspouts, flashing and coping requires frequent inspection and prompt repair. Clean gutters and downspouts on a regular basis to remove leaves and other debris. Built-in gutters, which contribute to the character of many older residences, are important to retain and should be frequently inspected to prevent water seepage into the walls of the building and possible damage to the cornice. If another roof is installed above the built-in gutter, the procedure should be reversible, allowing for repair of the gutter at a later date. Roof and soffit vents should be inspected from time to time to ensure they are unblocked. Flashing around chimneys and valley flashing must be maintained and replaced as necessary. The use of copper, galvanized metal, or rolled aluminum with a baked enamel finish is preferred to the modern roofing practice of weaving asphalt shingles to create valley flashing.

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Guideline 7: It is not appropriate to introduce new roof features such as dormers, vents, and skylights if they are out of character with the design of the roof and are visible from the public right of way.*
Guideline 9: It is not appropriate to patch metal roofs with tar.

***NOTE:**
Public right of way includes all public areas surrounding the property.

If the Historic Preservation Commission elects to issue a COA for this request, staff recommends that the following conditions be applied.

Staff Recommended Conditions:

1) In accordance with the Design Guidelines for Historic Districts and Landmarks, the existing metal roof shall be repaired rather than replaced, and a flexible coating system applied to the roof surface.

wilmington.granicus.com

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-2: Historic Reference Standards for Replacement 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-3: History of Metal Roofing 05-15-24

By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the South was installed on the U.S. Mint in New Orleans. The Mint was thereby " fireproofed" with a 20gauge galvanized, corrugated iron roof on iron trusses.

Tinplate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standing seam tin roof on "Monticello" (ca. 17701802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin-plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.
Source: http://www.historichomeworks.com/hhw/pbr...

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-3: History of Metal Roofing 05-15-24

The History of Metal Roofing...

Here is some good information on the U.S. History of Metal Roofing...

Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

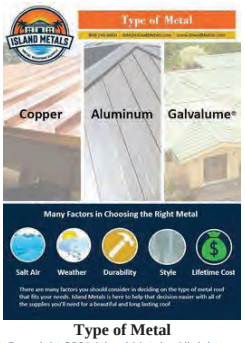
The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-3: History of Metal Roofing 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-3: History of Metal Roofing 05-15-24

See what Metal Roofing products Island Metals can help you out with



Type of Metal

METAL ROOFING PRODUCTS
CUSTOM TRIM
ACCESSORIES FOR METAL ROOFING

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-3: History of Metal Roofing 05-15-24

Historic Preservation Commission April 14, 2022

Certificate of Appropriateness Application

Agenda Item 3

Address	505 Ann Street
District	Historic District - Residential (HD-R)
Request	After-the-fact change in roof materials
Property owner	Revitalize ILM LLC Allen Tyndall, Agent 400 Carl Street, Suite 201 Wilmington, NC 28403
Applicant/agent	Kyle Kelsay 315 Dawson Street Wilmington, NC 28401
Staff	Megan Bacik, 910-772-4165, megan.bacik@wilmingtonnc.gov

505 Ann Street, front (south) façade (3/16/2022)

Case Overview

The applicant requests after-the-fact approval of the removal of the historic standing seam metal roof on the main body and front porch of the house and the installation of the 5V metal roof. The replacement metal roof is designed with crimps at the center of the panels.

Details as shown on the drawings, plans, photographs, submittals, and narrative statement contained in the application, and supplemental materials and statements made at the April 14, 2022 meeting are a part of this request unless otherwise noted.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

Property Description

The following property description is adapted from the Wilmington Historic District Boundary Expansion and Additional Documentation report, dated 2003 (originally listed 1974).

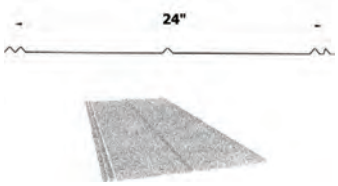
Built in the 1890s, the building is a two-story Queen Anne house with a one-story partial front porch. The left side of the front façade features a two-story polygonal, cutaway bay with a front gable roof. The house features pendant drops, sawn trim, a transom above the front door, turned balusters, and Eastlake style porch frieze and brackets.

The 1893 Sanborn Fire Insurance Map shows the site as vacant. By 1898, a two-story dwelling with a projecting bay, one-story partial front porch, and a rear one-story porch had been constructed; this matches the form of the current building. By 1904, the rear, one-story porch had been modified to a two-story porch. At some point, the lower level of the rear porch was enclosed. From 1898 to 1910, a one-story accessory building was in the northwest corner of the property.

The house is a contributing resource to the Historic District - Residential (HD-R). This property was originally zoned Historic District (HD), which was established on June 13, 1962, and then rezoned to Historic District – Residential (HD-R) on March 28, 1989.

Proposed Findings of Fact

1. The subject property is a contributing resource in the Historic District – Residential (HD-R). Revisions to all facades of a building and the site are subject to design review in this district.
2. The front (south) and sides (east and west) facades of the house are primary facades and character-defining elevations due to their visibility from the public right-of-way.
3. The applicant seeks to replace the historic metal standing seem roof with CMP 5V 26G metal roof in the color Galvalume. The 5V roof would have a crimp seam at the center of each panel. The applicant states the existing roof is beyond repair and needs to be replaced.
4. The roof panel would be 24" wide and have a decorative crimp seam at the mid-point of the panel creating the visual that the panels would look to be 12" wide.



5. The following applicable certificate of appropriateness has been issued for the property.
   a. July 19, 2021: (MJW-22-2): Enclose the second story rear porch measuring 14'-6" x 6'3" D x 11'-6" H. All window frames shall be wood. All window glazing shall be clear with no tinting
6. Staff found the following recent approvals of similar requests for roofs in the HD-R.
   a. 415 Orange Street (MJW-10-27): Replace standing-seam metal roof with a modern pre-formed silver color Galvalume standing-seam metal roof by Triad Corrugated Metal, Inc. The seam shall be 1" high. The pan to pan width shall be 16" to 17". The ridge cap shall be the lowest and narrowest made by the manufacturer
   b. 201 Church Street (MJW-11-11): Replace the original standing-seam metal roof with a modern Union Corrugating Company Advantage-Lok prefabricated standing-seam metal roof with a flat ride cap. The seam shall be no higher than 1 3/8" and the pans shall be flat

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

   c. 508 S 4th Street (MJW-11-22): Replace the original standing-seam metal roof with a Coastal Metal Service silver modern pre-formed standing-seam metal roof. The seam shall be narrow. The ridge cap shall be the narrowest made by the manufacturer
   d. 316 N 5th Avenue (MJW-16-31): Existing metal roof with Atlas architectural asphalt shingle in the color of Dove.
   e. 507 Nun Street (MJW-16-28): Replace the existing historic metal roof with an 5V crimped metal roofing. Applicant originally proposed to replace the original and new metal roof with Owens Coming architectural asphalt shingles, then later modified their application at the HPC meeting to request 5V crimped metal roofing to replace the original roof to match the new metal roof on east gable
   f. 209 N 7th Street (MJW-20-40): Remove existing historic standing-seam metal roof and install a new Union metal, 24 gauge standing-seam, flat panel, metal roof in the color galvalume. Panels width shall not exceed 17". The seam height shall not exceed 1". The panels shall be flat with no ribs, striations, or exposed fasteners.
7. Staff found the following recent denials of similar requests for change of roof materials on lots in the HD-R.
   a. 516 South 5th Street (MJW-22-7): Denial of after-the-fact the installation of a standing seam metal roof with striations and the installation of HardiePlank siding on the garage with the textured side out with the reveal of five inches
   b. 119 South 7th Street (2016): Denial of after-the-fact removal of the true standing seam metal roof and the installation of new metal roofing material on the front porch roof.
8. No gutters, downspouts, or new vents are proposed
9. The roof is a character-defining feature. The texture, depth, design, and form of a standing-seam metal roof are physical elements that contribute to its defining features. The roof on the subject property is visible from both S. 5th Avenue and Ann Street.
10. The design standards note the diversity and variety of Wilmington's roofs. Technological advancements allowed for other roof materials beyond the original wood shingle such as standing seam metal, polychrome slate, and clay tiles.
11. The design standards recommend retaining and preserving character-defining roof materials that contribute to the historic character of the building. If a portion of the roof needs replacement, replace it with material to match the original or historically appropriate feature in design, pattern, color, and scale.
12. The following design standards are applicable to this request.

1.6 Secretary of the Interior's Standards Pages 33-34

- **Standard 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.
- **Standard 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.
- **Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- **Standard 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.

3.1 General Building Changes – Roofs Pages 57-58

- **Standard 1:** Retain and preserve character-defining roof configurations and roofing materials that contribute to the historic character of the building.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

- **Standard 4:** If part of a roof needs replacement, remove the deteriorated part and replace with material to match the original or historically- appropriate feature in design, pattern, color and scale
- **Standard 6:** When a roof covering is too deteriorated to repair, replace it with material to match the original or historically appropriate roofing material.
- **Standard 8:** It is not appropriate to introduce new roof features such as dormers, vents, and skylights if they are out of character with the design of the roof and or are visible from the public right-of-way.*

Conditions

If the commission elects to issue a certificate of appropriateness for this request, the following conditions shall be applied.

1. The roof shall be a 5V metal Galvalume colored roof.
2. The panel shall be 24" wide.
3. The panels shall not display decorative crimped seams.
4. All construction shall comply with the regulations and requirements imposed by the Land Development Code and other applicable federal, state, or local law, ordinance, or regulation, including the North Carolina Building Code. All required permits shall be obtained.
5. Changes to the project from that described in the application and submittals, shall be reviewed by the Historic Preservation Commission, or if minor in nature as specified in the *Wilmington Design Standards for Historic Districts and Landmarks*, by staff through the administrative bypass process.

Neighborhood Contact

Verification of Sign Posted	3/30/2022	*Advertisement Date(s)*	4/1/2022
Property Owner Letters	3/30/2022	*Other – Contact(s)*	None

Attachments

1) Application (dated received 2/25/2022 and 3/24/2022)
2) Case map (dated 3/7/2022)
3) District map (dated 3/7/2022)

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

South elevation, 1979, city archives

Southeast elevation, 1982, city archives

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

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5-E-4: Supporting Documents from Wilmington NC 05-15-24

Close up of roof from front elevation, 2021, Applicant Submittal

Close up of roof from front elevation, 9-1-2021, Code Enforcement Records

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

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5-E-4: Supporting Documents from Wilmington NC 05-15-24

CERTIFICATE OF APPROPRIATENESS APPLICATION

Application for major work in local historic districts and local landmarks

Historic Preservation Commission (HPC)

The HPC generally meets on the second Thursday of the month at 5:30 PM. See the meeting schedule below.

Application Submittal

1. Applications are due by 1:00 PM and are submitted by appointment only at the planning office at 305 Chestnut Street, 3rd floor. Call 910-254-0900 to schedule an appointment.
2. Do not drop off, email, or mail in an application.
3. Application fees must be paid at the time of submission. If you wish to pay over the phone, please call 910-254-0900 to make arrangements for credit card payment.
4. Applications will be reviewed for completeness before they are accepted. Incomplete applications will not be scheduled for HPC review.
5. A pre-application meeting is **required** for all major works applications; applications cannot be accepted without a pre-application meeting. Pre-application meetings may be scheduled by calling 910-254-0900.
6. Applicants are responsible for posting sign(s) before hearings. If signs are not posted, the case cannot be heard by the HPC.
7. All applicable items listed on the submittal checklist (page 4) are required for an application to be considered complete.

Application Fees

Estimated Project Cost	Application Fee
Up to $17,999	None
$18,000—$24,999	$20
$25,000—$49,999	$25
$50,000—$99,000	$35
$100,000—$499,000	$50
$500,000 or more	$100
Approval after-the-fact (work completed without a COA)	$100, plus base fee (above)

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MAR 25 2022
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2022 Historic Preservation Commission Meetings

Meeting Date	Submission Deadline
January 13	December 7, 2021
February 10	January 4
March 10	February 1
April 14	March 8
May 12	April 5
June 9	May 3
July 14	June 7
August 11	July 5
September 8	August 2
October 13	September 6
November 10	October 4
December 8	November 1
January 12, 2023	December 6
February 9, 2023	January 3, 2023

Exhibit 5-E: Applicant-Submitted Evidence & D
5-E-4: Supporting Documents from Wilmington NC 05-15-24

ATTACHMENT 1

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please type or print

Property Information

Street Address: 505 Ann St, Wilmington NC 28401

RECEIVED
By Megan Bacik at 9:59 am, Mar 23, 2022

Tax Parcel Number(s): R05405-013-007-000

Property Owner Information

If the applicant is not the property owner, an agent form (see page 3) is required to be signed by the property owner and submitted with an application. Application must be signed by all legal property owner's.

Owner(s) name(s): Revitalize ILM

Mailing address: 400 Carl St. Suite 201 Wilmington, NC 28403

Phone: 919 609 3646 Email address: Contractingsolutions910@gmail.com

Signature: Allen Tyndall dotloop verified 02/25/22 3:57 PM EST D6XV-CE87-4GGR-OTI4 Date: 02-23-22

Date of pre-application meeting: 02-25-22

Topics discussed: After the fact approval of roof

Application Type— Please circle all that apply

Windows or doors	Addition, including porches	Life safety and ADA alterations
Change in roofing materials	Storefront alterations	Landscaping
Major exterior alterations	Signs	Demolition, including reduction of stay
After-the-fact approval	New construction	Construction of accessory building or structure
Restoration of missing features	Moving a building or structure	Reconstruction
Fences, walls, and site features	Other (please specify):	

Exhibit 5-E: Applicant-Submitted Evidence & D
5-E-4: Supporting Documents from Wilmington NC 05-15-24

ATTACHMENT 1

CERTIFICATE OF APPROPRIATENESS APPLICATION

Agent Form

RECEIVED
By Megan Bacik at 8:32 am, Mar 24, 2022

This form is required if the applicant is anyone other than the property owner.

I, Allen Tyndall , the undersigned owner,

do hereby appoint Kyle Kelsay to act on

my behalf for the purpose of petitioning the city of Wilmington Historic Preservation Commission for a certificate of appropriateness, as applicable to the property described in the attached petition.

I do hereby covenant and agree with the city of Wilmington that said person (agent) has the authority to do the following acts for or on behalf of the owner:

1. Submit property petition and required supplemental materials;
2. Appear at public meetings to give testimony and make commitments on behalf of the owner;
3. Accept conditions or recommendations made for the issuance of the certificate of appropriateness on the owner's property; and
4. Act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out any petition for a certificate of appropriateness.

This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Owner(s) name(s) (print): Allen Tyndall

Owner(s) signature(s): Allen Tyndall dotloop verified 03/23/22 6:55 PM EDT DBDS-HIAY-LEWE-SAWG Date:

Designated agent name: Kyle Kelsay

Designated agent address: 315 Dawson St, Wilmington, NC 28401

Agent phone: 919-609-3646 Email: contractingsolutions910@gmail.com

Exhibit 5-E: Applicant-Submitted Evidence & D
5-E-4: Supporting Documents from Wilmington

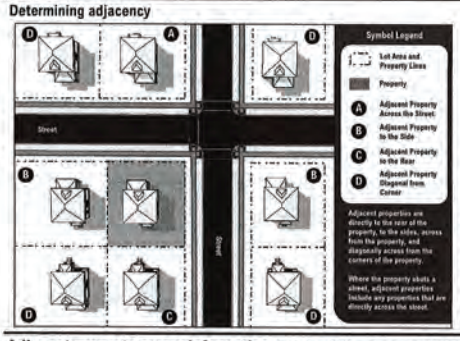
ATTACHMENT 1

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

CERTIFICATE OF APPRORIATENESS APPLICATION

Adjacent Properties Information

Determining adjacency



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ATTACHMENT 1

Include the city return address on the envelopes:
City of Wilmington
Planning Department
PO Box 1810
Wilmington, NC 28402-1810

Adjacent property owner information (attach additional sheets, if necessary)

Name: POTTS JOHN L LINDA J
Mailing address: 221 S. 5th Ave Wilmington, NC 28401
Tax parcel number: R05405-013-005-000

Name: Harper Gloria Debouse
Mailing address: 504 Ann St Wilmington, NC 28401
Tax parcel number: R05405-022-028-000

Name: DEBELLO THOMAS C PATRICIA T LIFE ESTATE
Mailing address: 4940 Merrick Rd, Unit 346 Massapequa Park, NY 11762
Tax parcel number: R05405-013-004-000

Name: Oliver William
Mailing address: 917 Lord Thomas Rd Wilmington, NC 28405
Tax parcel number: R05405-022-027-000

Name: SALVATORE PROPERTY GROUP LLC
Mailing address: ~~607 ANN ST WILMINGTON, NC 28401~~ Shaily Pathak 18708 Ambrose Ln Huntington Beach CA 92648
Tax parcel number: R05405-013-008-000

Name: SOUTHERN BLAIR M ELENA
Mailing address: 9,908 Erinsbrook Dr Raleigh, NC 27617
Tax parcel number: R05405-022-026-000

Name: 304 Water St LLC Oliver, William/Gloria
Mailing address: 917 Lord Thomas Rd Wilmington NC 28405
Tax parcel number: R05405-022-001-000 Travis, Michael Etux 304 Water St, Wilmington NC 28401

Name: Southern Blair M Elena
Mailing address: 9,908 Erinsbrook Dr Raleigh, NC 27617
Tax parcel number: R05405-022-025-000

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

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5-E-4: Supporting Documents from Wilmington NC 05-15-24

CERTIFICATE OF APPROPRIATENESS APPLICATION

New Construction Information

Complete one sheet for each new building or structure in order to address all of the project components.

BUILDING ELEMENT	PROPOSED MATERIALS, DIMENSIONS, COLORS
Roof (roof pitch / material / color)	6/12, 5V Galvalume
Main	6/12 5v Galvalume
Front porch/Side porch/Rear porch	
Height, measured from average grade to peak of roof	
Siding	
Siding (body, include type, reveal, finish, mortar color)	
Accent siding and trim	
Foundation	
Materials (plus color and height)	
Porch materials & dimensions	
Columns (cap and base)	
Stairs & railing, including dimensions	
Decking (floorboards)	
Balustrade/railing	
Individual balusters	
Top rail cap and bottom rail	
Ceiling (material, design, dimensions)	
Screened porch	
Columns (cap and base)	
Stairs & railing, including dimensions	
Decking (floorboards)	
Balustrade—top rail	
Balustrade—individual balusters	
Balustrade—top cap and bottom rail	
Screening (material and color)	
Foundation (material, height, color)	
Roof (materials, pitch, height)	
Deck materials & dimensions	
Posts	
Balustrade (top rail/cap, balusters, bottom rail)	
Foundation (height, materials)	
Entry steps and railing	
Doors (material / color)	
Front entry	
Sides	
Rear	
Windows (material, style, SDL/GBG)	
Front	
Sides	
Rear	
Drainage (material, style, color)	
Gutters and downspouts	
Driveway and parking	
Fencing	
Pool	
Landscaping	

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Exhibit 5-E: Applicant-Submitted Evidence & D
5-E-4: Supporting Documents from Wilmington

ATTACHMENT 1

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

ADRIADRS	ADR	AI	CITYNAME	OWN1	OWNE	OWNER_STREET	OWIO	OWNE	OWI	OWNER_CITY	OW	OWNE
221	5TH	AVE	S	WILMINGTON	POTTS JOHN L LINDA J	221	5TH	AVE	S	WILMINGTON	NC	28401
507	ANN	ST		WILMINGTON	PATHAK SHAILY ETAL	18708	AMBROSE	LN		HUNTINGTON BEACH	CA	92648
223	5TH	AVE	S	WILMINGTON	REVITALIZE ILM LLC	400	CARL	ST	SUITE	201	WILMINGTON	NC	28403
508	ANN	ST		WILMINGTON	OLIVER WILLIAM C GLORIA	917	LORD THOMAS	RD			WILMINGTON	NC	28405
504	ANN	ST		WILMINGTON	HARPER GLORIA DEBOUSE	504	ANN	ST			WILMINGTON	NC	28401
219	5TH	AVE	S	WILMINGTON	DEBELLO THOMAS C PATRICIA T LIFE ES	4940	MERRICK	RD	UNIT	346	MASSAPEQUA PARK	NY	11762

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

ATTACHMENT 1

Verified 3/4/22 cmh

ADRNO	ADRADD	UNITNO	ADRSTR	ADRSUF	ADRDIR	CITYNAME	OWN1	OWNER_N
221			5TH	AVE	S	WILMINGT	POTTS JOH	221
505			ANN	ST		WILMINGT	REVITALIZE	400
507			ANN	ST		WILMINGT	PATHAK SH	18708
223			5TH	AVE	S	WILMINGT	REVITALIZE	400
303			5TH	AVE	S	WILMINGT	TRAVIS MI	304
508			ANN	ST		WILMINGT	OLIVER WI	917
504			ANN	ST		WILMINGT	HARPER GL	504
219			5TH	AVE	S	WILMINGT	DEBELLO T	4940

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OWNER_AI	OWNER_AI	OWNER_AI	MUNI	NBHD	LUC	CLASS	R_CARD	C_CARD
			WM	H4B05H		10 RES	1	0
			WM	H4B05H		10 RES	1	0
			WM	H4B05H		10 RES	1	0
			WM	H4B05H		11 RES	1	0
			WM	H4B05H		17 RES	1	0
			WM	H4B05H		958 RES	0	0
			WM	H4B05H		10 RES	1	0
			WM	H4B05H		10 RES	1	0

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SALE_BOO	SALE_PAGE	SALE_PRIC	SUBDIV	ACRES	LEGAL1	SUBIDKEY	SUBID	BOOKPAGE
4925	703	317500		0.06	NW PT 6 BI	-999	-999	NOSUBDIV
6418	2923	1600000		0.06	WM 6 WILI	-999	-999	NOSUBDIV
6508	1179	210000		0.05	WM 5/6 BL	-999	-999	NOSUBDIV
6418	2923	1600000		0.07	SW PT 6 BL	-999	-999	NOSUBDIV
6482	611	0			PT LOT 1 BI	-999	-999	NOSUBDIV
6318	2279	0			PT LOT 1 BI	-999	-999	NOSUBDIV
9994	00E794	0			PT WM 1 V	-999	-999	NOSUBDIV
5238	212	0		0.22	W 5 BLK 13	-999	-999	NOSUBDIV

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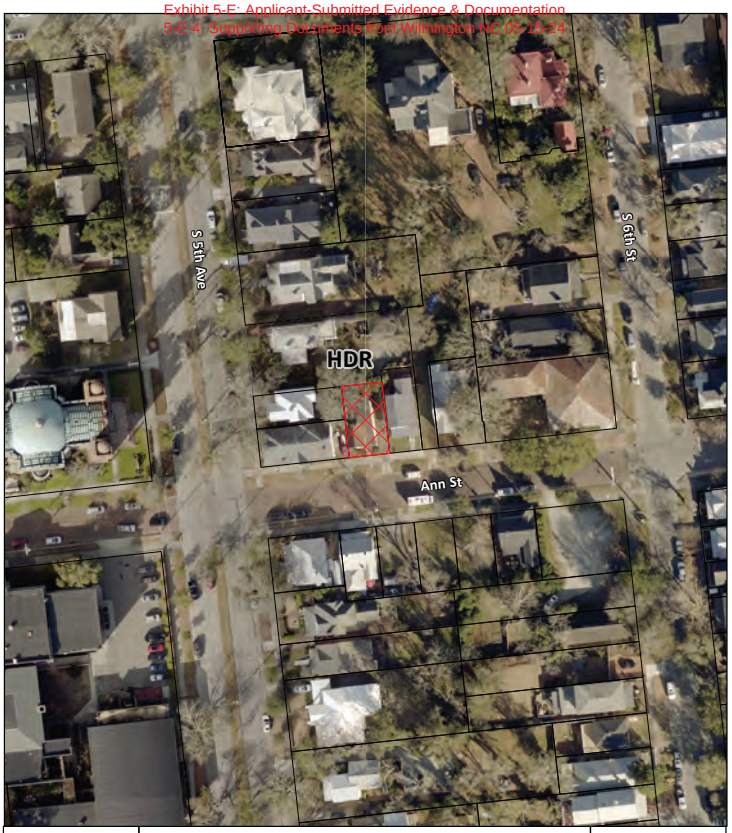
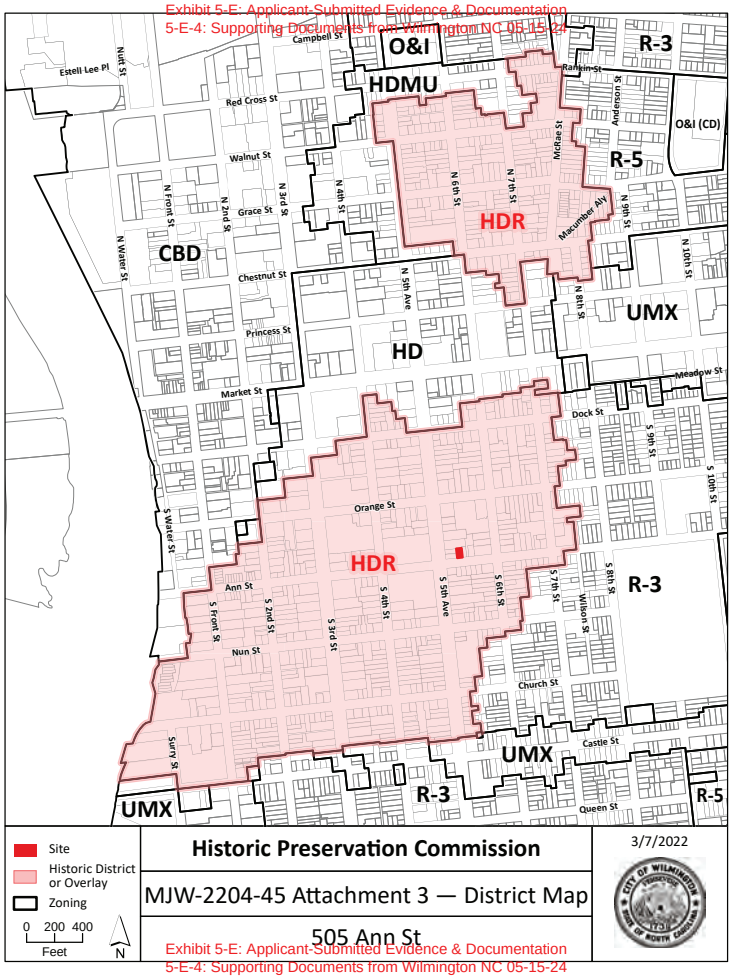
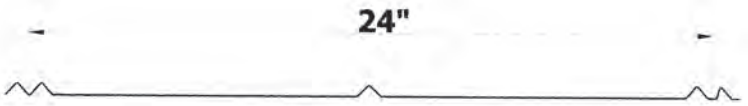




The existing metal roofing material at 505 Ann st was damaged beyond repair and was subsequently torn down and replaced with a closely matching design and color we found in CMP 5V 26G in the Galvalume color.



ATTACHMENT 4

CMP

Construction Metal Products, Inc.

CMP manufactures a variety of metal roof and wall panels in 26 gauge and/or 29 gauge material. Please see the back of this chart to view the profiles that are available.

CMP's 40-year Silicon Polyester paint system, with Cool Roof Technology, provides solar reflectance ratings to meet today's Energy Star requirements. The 40-year paint system and galvalume steel guarantees a winning combination of weather-tested paint performance and superior corrosion resistance.

29/26 Gauge Color Chart

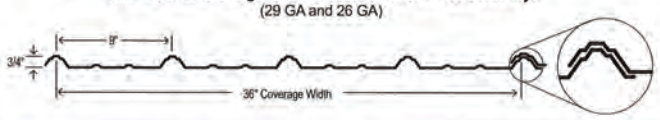
Polar White	(Blanco Polar)	Charcoal Grey	(Griz Oscuro)
Light Stone	(Piedra Clara)	Burnished Slate	(Griz Carbón)
Sahara Tan	(Arena)	Forest Green	(Verde Selva)
Ash Grey	(Griz Ceniza)	Gallery Blue	(Azul Royal)
Hawaiian Blue	(Azul Cielo)	Cocoa Brown	(Coco)
Burgundy	(Vino)	Country Red	(Terracota)
Brite Red	(Rojo Sangre)	Copper Penny	(Cobre Metálico)
Coal Black	(Onyx Negro)	Galvalume	(Galvalume)

Colors shown here are as accurate as the printing process permits. Slight variations should be expected in the actual coil product.

ATTACHMENT 5

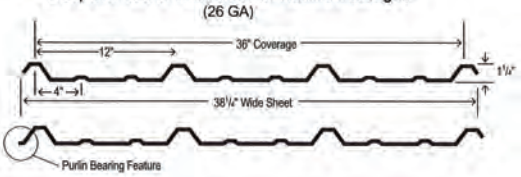
CMP MULTI-RIB

CMP MULTI-RIB Design Is Unmatched In Performance Durability.
(29 GA and 26 GA)



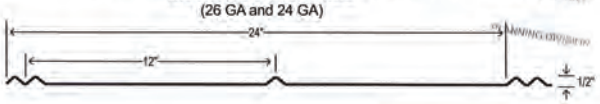
CMP R-PANEL

A Superior Roof or Wall Panel with Maximum Strength.
(26 GA)



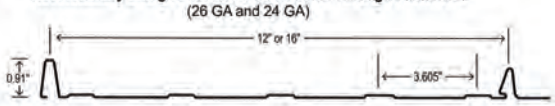
CMP 5-V

The 5-V's Stunning Design Makes it Very Popular with Residential and Commercial Customers.
(26 GA and 24 GA)



CMP NAIL STRIP

Revolutionary Design Eliminates the need for Through Fasteners.
(26 GA and 24 GA)



ATTACHMENT 5

SAFETY PRECAUTIONS

Gloves should be worn to prevent injury while handling steel panels. Safety glasses should be worn to prevent eye injury when cutting or drilling steel panels with power tools.
Use care when walking, sitting or kneeling on a steel roof to avoid a fall. Steel panels may become slippery when wet. Do not work on the steel panels when wet or when climatic conditions are not suitable for safe installation.
Failure to comply with these procedures relieves the manufacturer of responsibility for any resultant damage to or deterioration of the product and VOIDS ALL WARRANTIES. THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-4: Supporting Documents from Wilmington NC 05-15-24

Corrugated Iron Architecture

Tim Nicholson

Loathe it or love it, corrugated iron (CI) has woven its way into our cultural landscape. Its unique qualities have captured the imagination of engineers, designers and ordinary people for almost 180 years, resulting in a diverse architectural legacy that has touched the lives of millions around the globe.

The significance of CI is now recognised particularly in countries such as Australia and Iceland where it is commonly found in both historic and modern contexts. In contrast, the UK has been comparatively slow to accept the cultural value of CI, many observers considering it subordinate to more permanent and traditional materials. Considerable numbers of historic CI structures still survive, but many of these are under increasing threat from neglect, development pressures and changing social and economic conditions.

This article explores the development of corrugated iron and considers the problems and opportunities for conserving existing historic structures and adapting them for economically viable and sustainable alternative uses.

Herd Groyne Lighthouse (1881), South Shields, Tyne and Wear (Photo: Emma Joice)

HISTORY AND DEVELOPMENT

Henry Robinson Palmer, who recognised its potential for covering wide span roofs, patented corrugated iron in 1829. The following year, Palmer, who was an engineer and architect with the London Dock Company, built a large shed at the docks roofed entirely of self-supporting corrugated iron sheets and spanning 40 feet. The use of CI quickly proliferated and notable examples from this early period include parts of Chatham Dockyard in Kent and Liverpool Lime Street Station. Eminent engineers including Isambard Kingdom Brunel embraced its unique characteristics in iconic structures such as London's Paddington Station.

The iron building revolution was inexorable in its influence on architects, engineers and progressive members of the manufacturing community who saw the wider potential and developed a type of construction that is uniquely resonant in the collective architectural consciousness: prefabricated corrugated iron buildings.

EARLY PREFABRICATION

By the 1840s the production of fully prefabricated CI buildings was established in Britain. Many of these buildings fed the requirements of colonial expansion into countries such as Australia and South Africa. The domestic market for prefabricated buildings was also growing, and as transport links improved, the pallet of locally available materials was expanded to include sheet iron. Public fascination with this new and exciting material was such that in 1845 an 'iron palace' built in Liverpool for export to Africa was displayed to the public, who paid a small fee to view it.

However, the public love affair with corrugated iron during the first half the 19th century does not appear to have been unanimous or unconditional. Contemporary reports suggest that some bishops were unwilling to consecrate iron churches and that the public would not tolerate it in their towns and cities.

SOCIAL AND ECONOMIC INFLUENCES

The latter half of the 19th century was characterised by increasing industrialisation and a steady migration from the country into the towns and cities. Many of these urban settlers endured difficult working and living conditions, and found comfort in religion which played an increasingly important part in people's lives during much of the 19th century.

Regular painting is often all that is needed to ensure that iron cladding remains in good condition. Simple features such as this decorative ridge piece require particular attention to ensure the character of the building is preserved.

Companies such as William Cooper and Boulton & Paul helped to feed the demand for chapels, churches and Sunday schools along with many other types of CI building, which were sold in large numbers and transported across the country. Many of these religious buildings survive today as a visible reminder of the prevalence of CI buildings during the 19th and early 20th centuries.

CI AS A REPLACEMENT MATERIAL

Rural landscapes changed forever during the late 19th and early 20th centuries as corrugated iron replaced materials that had persisted in local building traditions for centuries. Thatch in particular, which had become associated with rural poverty, was often replaced or sheeted over with corrugated iron. As a consequence, local vernacular styles were partially eroded but, paradoxically, CI also extended the lives of many rural buildings.

MILITARY USES

Until the early 20th century most military structures had been permanent. However, the first world war acted as a catalyst to the development of one of the once most ubiquitous of CI buildings, the Nissen hut. Named after their designer, Captain Peter Nissen, these distinctive structures were cheap to manufacture, easy to transport and simple to erect, and they solved the huge logistical problem of housing millions of troops. Nissen huts continued in military service through both world wars and beyond.

Following the first world war, attempts were made to develop the Nissen hut design for the residential housing market but this proved to be uneconomical and only a handful were ever built. Many Nissen huts survive today and have been successfully adapted to a wide variety of uses, a testament to their versatility and robustness.

New building types proliferated in Britain during and between the two world wars. Many were associated with the newly formed RAF, but one in particular was produced on an enormous scale. At least 1½ million Anderson shelters were distributed to British households during the second world war to help protect the population from German bombing, making it possibly the most widely produced prefabricated structure ever seen in Britain and one that is deeply embedded in the memories of a generation.

SIGNIFICANCE

The idea that corrugated iron could have any sort of cultural significance has been slow to take hold in Britain. This has been a particular problem for the smaller prefabricated structures, many of which have been demolished.

The significance of a building is not always apparent from its appearance. Stripped of its corrugated iron cladding, this early 20th-century structure forms part of a peat processing plant and is a rare survivor of an industry dating back to medieval times. The structure is Grade II* listed and a scheduled ancient monument.

Nevertheless, the architectural and historic significance of CI is now more widely recognised and there is a greater understanding of the less obvious attributes of these structures such as innovation in design and construction, associations with people and places, positive contribution to urban and rural landscapes, and economic value. Some examples have been given statutory protection and several have been carefully dismantled and erected at open air museums.

Despite greater awareness and understanding, however, the significance of many CI buildings remains undervalued. In some cases comparatively good but isolated examples remain quietly undiscovered, while other examples may fail to become part of the historic environment records due to difficulties in making comparative value judgements.

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-5: Historical Information re Corrugated Steel Roofing 05-15-24

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-5: Historical Information re Corrugated Steel Roofing 05-15-24

plinth which was built prior to the arrival of the building. Many of these buildings have surprisingly comfortable, sometimes even elaborate, interiors. Roof structures vary enormously, from simple scissor trusses to impressive arched-braced collar trusses.

COMMON DEFECTS

Often thought of as an ephemeral material, corrugated iron has in many cases far exceeded its expected service life, but condition is often a reflection of the building's use and the owner's willingness to undertake simple but regular maintenance.

Corrosion of corrugated iron cladding is often the result of changes in ground level.

Galvanising was perfected in this country soon after CI was introduced and offered a long-lasting and economical means of preventing corrosion by applying a thin coat of zinc to the metal sheets. Ultimately this coating degrades or becomes damaged in some way allowing the unprotected metal to become exposed to the atmosphere, resulting in corrosion.

Corrosion often begins where two sheets overlap, the small gap setting up a capillary attraction which allows the joint to hold water. This can lead to an electrochemical reaction that causes the zinc coating to preferentially corrode beneath the overlapping sheets. This type of reaction can also occur in positions where fixings made from a different type of metal have been used. This process is likely to be accelerated in marine locations and areas subject to acid rain due to the increased conductivity of the electrolyte solution that connects the metals and allows the electrochemical reaction to occur.

Rapid and extensive corrosion can also be found where CI wall cladding has been partially buried due to changes in ground levels or alterations to the plinth. Most corrugated iron will have been painted at some point during its life, if this has been done regularly the incidence of serious corrosion is normally far lower.

MECHANICAL DAMAGE

Holes can sometimes be seen in the CI cladding where sheets have been removed or replaced and fixing bolts placed in different locations. This can lead to water ingress and accelerated corrosion around the hole. Impact damage caused by vehicles can often be seen on industrial or military buildings, and it is common to see sheets peeling away from their supporting structure where fixings have been damaged.

SUPPORTING STRUCTURES

Large CI buildings often have iron or steel frames supporting the cladding. Metal ties, rods and brackets are also common, and where these components are concealed they are at particular risk from undetected water ingress.

The majority of small prefabricated buildings are constructed with softwood frames and a large number of other timber components. Simple maintenance is often all that is required to ensure the timber remains in good condition. Unfortunately, neglect is common and timber

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VULNERABILITY

The threats to historic CI structures are not as obvious as those facing more mainstream buildings. Climate change legislation may lead to the loss of CI buildings as unimaginative owners, designers and planners fail to appreciate how many of these buildings can be successfully adapted to provide valuable, efficient and comfortable spaces.

Poor maintenance can lead to the loss of important visual elements.

Long-term vacancy and often minimal security leaves many historic CI buildings vulnerable to theft, vandalism and arson. The relatively high fire loads of CI buildings and the often secluded locations may mean that any arson attack would very quickly lead to total destruction of the building.

Many former religious buildings are located in picturesque rural locations, and although there is normally a presumption in favour of retaining existing buildings, the arguments for demolition and redevelopment can be persuasive. The same buildings are often sold subject to a number of restrictive covenants which can severely restrict their market appeal and lead to further problems associated with long term vacancy.

The single biggest threat to corrugated iron is undoubtedly neglect. Fluctuating economic fortune, the abandonment of buildings, and a failure to undertake even the most basic maintenance all precipitate the decline and, in some cases, loss of these vulnerable buildings.

TYPICAL CONSTRUCTION

Historic CI sheets were produced in a variety of lengths, widths, weights and profiles. Typically sheet sizes are 3-10 feet long and 1830 inches wide although other sizes were made to order. Profiles tend to conform to the ridge and furrow or wave pattern with an average pitch of 3-5 inches. Historically, CI sheets were produced according to the Standard Wire Gauge (SWG) system of measurement. Sheets used for roofing were typically 18 SWG (1.2mm) thick and weighed around 1.2kgs per square foot. This compares with commonly available modern sheets which weigh around 0.7kgs per square foot.

Most corrugated iron was galvanised but sheets were occasionally supplied as 'black iron' (ungalvanised). The quality of the metal varied along with the quality of the materials and the proficiency of the workers employed in the galvanising process. Along with other factors, this variation in quality has undoubtedly had an impact on the long term survival of corrugated iron.

Prefabricated buildings of all shapes and sizes were constructed using simple lightweight timber and metal frames to support the CI cladding. While many agricultural and industrial buildings merely required the corrugated iron to form a weather-tight shell, large numbers of CI buildings were constructed with elaborate interiors.

Most of the chapels, pavilions, mission rooms and other small prefabricated buildings that survive are constructed using a framework of 100 x 50mm (4 x 2 inch) softwood timber. Floors are usually suspended timber, with the entire building normally sitting on a masonry

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decay is often found in external joinery items such as windows, doors, barge boards and fascia. Unless there has been long term neglect and water ingress, the timber frames and floors are often in excellent condition.

REPAIR AND CONSERVATION

Regardless of the type or age of a structure, the principles of conservation and maintenance are largely the same. The process must start with a clear understanding of the structure gained through documentary research and physical examination and recording. The significance of the structure needs to be identified at an early stage in order to assess how any repairs, alterations or changes in use will impact on the special qualities of the building. Typically this will involve retaining the visual characteristics and as much of the historic building fabric as possible.

This semi-derelict estate church manufactured by Boulton & Paul Ltd during the 19th century demonstrates how some corrugated iron roofs imitated roof structures of a much grander status

Clearly it is important that any historic corrugated iron is repaired whenever possible. There are several appropriate techniques. Where there has been a total failure of the paint system, this should be taken back to sound metal. This can be achieved in situ by using a combination of hand tools and the application of a suitable chemical paint stripper. If the CI sheets are to be removed from the building a wet blast system may be useful for removing large areas of paint. This approach has the advantage of eliminating any toxic dust where lead paints have been used. Localised areas of damaged paint should be rubbed back (using a wet abrasive for the same reason) and repainted.

If the metal has started to corrode, areas of light rusting can be removed with wire brushes or abrasive papers and any remaining rust treated with a rust converter. More serious corrosion can be removed by carefully controlled low pressure wet or dry blasting or by the application of an acid gel, although these techniques are best carried out in a controlled environment.

Where there has been extensive corrosion, these areas can be repaired by welding in new sections of CI, ideally cut from a sacrificial sheet salvaged from the same building. This approach requires that one or more sheets will probably need to be replaced but ensures that the material used in the repair is totally compatible. When new sheets are required to make up any shortfall these should be an exact match in size, weight and profile, and the type of fixings and method used to attach the sheets should also match the original.

MAINTENANCE

CI buildings require only basic measures to ensure their long term survival, but as many are left unoccupied for long periods it is important to ensure that regular planned maintenance is carried out.

Organic or other types of debris left lying on a roof creates areas where moisture can become trapped. Steeply pitched roofs tend to be self-clearing, shallower pitches should be inspected

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
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and cleared on a regular basis. Similarly, gutters, downpipes and gullies should also be checked to ensure they are working properly.

Many prefabricated buildings have large voids or undercrofts beneath the floor and it is important to check that air bricks or other openings are kept clear to enable the ventilation of these spaces.

Arguably the most important task is to ensure that all the exterior paintwork is kept in good order. Localised failures, especially in external joinery, can allow water to penetrate into the structural frame and lead to corrosion of the corrugated iron inside the wall cavity. Many modern paints now have excellent anti-corrosion properties and long renewal cycles. However, these need to be considered carefully in light of any important historic decorative schemes.

ADAPTING CI BUILDINGS FOR ALTERNATIVE USES

Part of a former historic iron works: notice the distinctive pattern of corrosion to the roof covering, which corresponds with the fixing points and sheet overlaps.

Increasing pressure to develop existing sites, climate change legislation, and changing economic and social trends mean more CI buildings are threatened with demolition or inappropriate alteration. With a little imagination and the political will, many of these buildings could provide viable and sustainable spaces for a wide range of alternative uses. Large numbers of CI aircraft hangars are being used for storage, light engineering, transport and leisure purposes. The London Science Museum, for example, has successfully used a former RAF hangar to house its large object collection.

The exteriors of CI buildings are sensitive to change and if they are to retain their special qualities and visual identity all external elements normally need to be retained. Internal spaces are usually less sensitive to change and provide a flexible space capable of sub-division. Many smaller prefabricated CI buildings offer opportunities for adaptation to residential, business, leisure and community uses. If done with sensitivity and imagination, redundant mission rooms, chapels, hospitals and other CI structures can be adapted to provide energy-efficient, sustainable buildings that respond to the increasing pressure to conserve energy.

Most small prefabricated buildings are built on a simple modular timber framework that provides a clear cavity between the inner and outer cladding of around four inches. Inserting rigid or other forms of insulation into this cavity can be achieved with little or no visual impact and can enable the thermal performance of the building to comply with current building codes.

Obtaining insurance and finance for CI buildings adapted for residential and other uses can be challenging but is possible through a number of companies which specialise in buildings of non-standard construction. Typically, insurance premiums will be higher and the number of risks covered will be limited. Mortgage companies are also likely to require detailed surveys and ask for larger deposits.

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Advisory bodies and associations

Architects

Cast iron

Historical researchers

Paints and decorative finishes

Wrought Iron

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THE FUTURE

With improved understanding and a greater awareness and interest in these once ubiquitous buildings, the future looks brighter for the relatively few remaining examples. Buildings that until recently were often considered eyesores and unfit for purpose are now being rescued as their contribution to our architectural landscape is more widely appreciated.

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Recommended Reading

J Davies, *Galvanized Iron: Its Manufacture and Uses*, E & FN Spon, London, 1899

G Herbert, *Pioneers of Prefabrication*, Johns Hopkins University Press, London, 1978

DS Mitchell, *INFORM – Care and Maintenance of Corrugated Iron*, Historic Scotland, Edinburgh, 2008

A Mornement and S Holloway, *Corrugated Iron: Building on the Frontier*, Francis Lincoln, London, 2007

I Smith, *Tin Tabernacles: Corrugated Iron Mission Halls, Churches and Chapels of Britain*, Camrose Organisation, Pembroke, 2004

B Walker, *Technical Advice Note 29 – Corrugated Iron and other Ferrous Metal Cladding*, Historic Scotland, Edinburgh, 2004

The Building Conservation Directory, **2013**

Author

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Further information

RELATED ARTICLES

Conservation principles

Metals

Paint

RELATED PRODUCTS AND SERVICES

Exhibit 5-E: Applicant-Submitted Evidence & Documentation
5-E-5: Historical Information re Corrugated Steel Roofing 05-15-24
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Kyle Harris

From: Kyle Harris
Sent: Wednesday, May 8, 2024 2:28 PM
To: Roger Sorkin
Subject: RE: re Certificate of Appropriateness for 500 S Carolina Ave Spencer NC 3 of 3

Roger,

This email is to confirm receipt of the following documentation/exhibits for the upcoming hearing:

- Certificate of appropriateness Spencer NC 05 01 2024 (PDF)
- Letter of response to justify ReRoofing by TGS 05 02 2024 (Word)
- Letter Part I (1)rev 05 03 2024 (PDF)
- Letter Part II 2 rev 05 03 2024 (PDF)
- PAGE 6 WITH SOFFIT 05 04 2024 (PDF)
- Photo Documents Pages 7-14 05 04 2024 (Word)
- Photo Documentstion pages 1-5 05 04 2024 (Word)

Please let me know if the above list accurately reflects all the exhibits you would like to submit into evidence. The deadline to submit exhibits was this past Monday, May 6, 2024, per my April 16th letter. Thank you for submitting the requested exhibits by the deadline.

Sincerely,

Kyle Harris
Planner
Town of Spencer
Office: (704)-633-2231 ext. 20
Cell: (704)-989-9471 (text only)

From: Roger Sorkin <rshome19@yahoo.com>
Sent: Saturday, May 4, 2024 8:01 PM
To: Kyle Harris <kharris@spencernc.gov>; Roger Sorkin <rshome19@yahoo.com>
Subject: re Certificate of Appropriateness for 500 S Carolina Ave Spencer NC 3 of 3

To Kyle Harris Town Planner Officer of Spencer NC
kharris@spencernc.gov
704 633 2231 ext. 20

From Roger Sorkin CEO TGS Inc
323 301 8987 or 323 481 5021

Exhibit 6: Follow-Up Email Correspondence (dated May 8, 2024)

Exhibit 6: Follow-Up Email Correspondence (dated May 8, 2024)

rshome19@yahoo.com

re Certificate of Appropriateness for 500 S Carolina Ave Spencer NC
05 04 2024

Kyle Harris Town Planner,
In order to provide complete documentation to address the hearing called in reference to the roof repair installed at 500 South Carolina Ave. and in preparation to attend the hearing on 05 20 2024, I have attached the following documentation for submission as evidence of our understanding and as the basis of requesting the issuance of a certificate of appropriateness.

Your timely response will be appreciated

Regards
Roger Sorkin CEO TGS Inc
323 301 8987 or 323 481 5021
rshome19@yahoo.com

Please note the attached documents are being sent in several emails as they are too large as files to be attached in one email.

please find enclosed the first set of documents for the submission.
It will include the following:
1. The Certificate of Appropriateness application form
2. The letter from The Golden Space Inc.
3. The Letter from Eric Langille parts 1 and 2
1-3 Attached sent
4. The photo Documents Addendum - part 2 sent
5. The Historical Reference Letters - part 3 attached
sent in separate emails.

Exhibit 6: Follow-Up Email Correspondence (dated May 8, 2024)

156. Chapman House
500 S. Carolina Ave.
built between 1910 and 1913 (1910 directory; 1913 Sanborn map)
P

Dominating its immediate surroundings, this residence of J. R. Chapman, conductor on the Southern, is one of the most imposing Queen Anne residence in Spencer.

Erected between 1910 and 1913, this two-and-one-half-story, brick dwelling was run as a boarding house in its early years.

Set with its narrow side to Carolina Avenue and broader facade with projecting bay to Fifth Street, the most prevalent feature of the house is the three-stage corner tower. Originally capped by a conical roof, it currently retains a bell-cast top over the shingled, third stage. Stone lintels and sills secure all of the windows. Ionic columns uphold the veranda which curves at the corner; porch entries have shallow gables. Two second-story doors and early photographs show that the porch was originally topped with a balcony.

4 PRESERVATION BRIEFS

Roofing for Historic Buildings

Sarah M. Sweetser

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

HABS

Significance of the Roof

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitable fail. A poor roof will permit the accelerated deterioration of historic building materials—masonry, wood, plaster, paint—and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

Historic Roofing Materials in America

Clay Tile: European settlers used clay tile for roofing as early as the mid-17th century; many pantiles (S-curved tiles), as well as flat roofing tiles, were used in Jamestown, Virginia. In some cities such as New York and Boston, clay was popularly used as a precaution against such fire as those that engulfed London in 1666 and scorched Boston in 1679.

Tiles roofs found in the mid-18th century Moravian settlements in Pennsylvania closely resembled those found in Germany. Typically, the tiles were 14–15" long, 6–7" wide with a curved butt. A lug on the back allowed the tiles to hang on the lathing without nails or pegs. The tile surface was usually scored with finger marks to promote drainage. In the Southwest, the tile roofs of the Spanish missionaries (mission tiles) were first manufactured (ca. 1780) at the Mission San Antonio de Padua in California. These semicircular tiles were

Repairs on this pantile roof were made with new tiles held in place with metal hangers. (Main Building, Ellis Island, New York).

made by molding clay over sections of logs, and they were generally 22" long and tapered in width.

The plain or flat rectangular tiles most commonly used from the 17th through the beginning of the 19th century measured about 10" by 6" by ½", and had two holes at one end for a nail or peg fastener. Sometimes mortar was applied between the courses to secure the tiles in a heavy wind.

In the mid-19th century, tile roofs were often replaced by sheet-metal roofs, which were lighter and easier to install and maintain. However, by the turn of the century, the Romanesque Revival and Mission style buildings created a new demand and popularity for this picturesque roofing material.

Slate: Another practice settlers brought to the New World was slate roofing. Evidence of roofing slates have been found also among the ruins of mid-17th-century Jamestown. But because of the cost and the time required to obtain the material, which was mostly imported from Wales, the use of slate was initially limited. Even in Philadelphia (the second largest city in the English-speaking world at the time of the Revolution) slates were so rare that "The Slate Roof House" distinctly referred to William Penn's home built late in the 1600s. Sources of native slate were known to exist along the eastern seaboard from Maine to Virginia, but difficulties in inland transportation limited its availability to the cities, and contributed to its expense. Welsh slate continued to be imported until the development of canals and railroads in the mid-19th century made American slate more accessible and economical.

Slate was popular for its durability, fireproof qualities, and

Exhibit 8: National Park Service, Preservation Brief #4, Roofing for Historic Buildings

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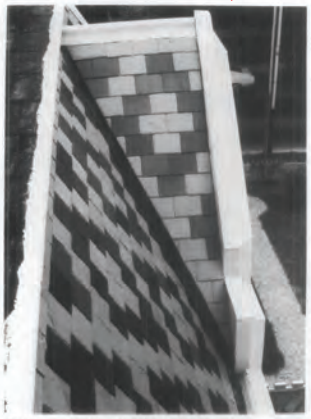

The Victorians loved to used different colored slates to create decorative patterns on their roofs, an effect which cannot be easily duplicated by substitute materials. Before any repair work on a roof such as this, the slate sizes, colors, and position of the patterning should be carefully recorded to assure proper replacement. (Ebenezer Maxwell Mansion, Philadelphia, Pennsylvania, photo courtesy of William D. Hershey)

Replacement of particular historic details is important to the individual historic character of a roof, such as the treatment at the eaves of this rounded butt wood shingle roof. Also note that the surface of the roof was carefully sloped to drain water away from the side of the dormer. In the restoration, this function was augmented with the addition of carefully concealed modern metal flashing. (Mount Vernon, Virginia)

Galvanized sheet-metal shingles imitating the appearance of pantiles remained popular from the second half of the 19th century into the 20th century. (Episcopal Church, now the Jerome Historical Society Building, Jerome, Arizona, 1927)

aesthetic potential. Because slate was available in different colors (red, green, purple, and blue-gray), it was an effective material for decorative patterns on many 19th-century roofs (Gothic and Mansard styles). Slate continued to be used well into the 20th century, notably on many Tudor revival style buildings of the 1920s.

Shingles: Wood shingles were popular throughout the country in all periods of building history. The size and shape of the shingles as well as the detailing of the shingle roof differed according to regional craft practices. People within particular regions developed preferences for the local species of wood that most suited their purposes. In New England and the Delaware Valley, white pine was frequently used: in the South, cypress and oak; in the far west, red cedar or redwood. Sometimes a protective coating was applied to increase the durability of the shingle such as a mixture of brick dust and fish oil, or a paint made of red iron oxide and linseed oil.

Commonly in urban areas, wooden roofs were replaced with more fire resistant materials, but in rural areas this was not a major concern. On many Victorian country houses, the practice of wood shingling survived the technological advances of metal roofing in the 19th century, and near the turn of the century enjoyed a full revival in its namesake, the Shingle Style. Colonial revival and the Bungalow styles in the 20th century assured wood shingles a place as one of the most fashionable, domestic roofing materials.

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th-century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727–1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Galvanizing with zinc to protect the base metal from rust was developed in France in 1837. By the 1850s the material was used on post offices and customhouses, as well as on train sheds and factories. In 1857 one of the first metal roofs in the

Exhibit 8: National Park Service, Preservation Brief #4, Roofing for Historic Buildings

Repeated repair with asphalt, which cracks as it hardens, has created a blistered surface on this sheet-metal roof and built-in gutter, which will retain water. Repairs could be made by carefully heating and scraping the surface clean, repairing the holes in the metal with a flexible mastic compound or a metal patch, and coating the surface with a fibre paint. (Roane County Courthouse, Kingston, Tennessee, photo courtesy of Building Conservation Technology, Inc.)

South was installed on the U.S. Mint in New Orleans. The Mint was thereby "fireproofed" with a 20-gauge galvanized, corrugated iron roof on iron trusses.

Tin-plate iron, commonly called "tin roofing," was used extensively in Canada in the 18th century, but it was not as common in the United States until later. Thomas Jefferson was an early advocate of tin roofing, and he installed a standing-seam tin roof on "Monticello" (ca. 1770–1802). The Arch Street Meetinghouse (1804) in Philadelphia had tin shingles laid in a herringbone pattern on a "piazza" roof.

However, once rolling mills were established in this country, the low cost, light weight, and low maintenance of tin plate made it the most common roofing material. Embossed tin shingles, whose surfaces created interesting patterns, were popular throughout the country in the late 19th century. Tin roofs were kept well-painted, usually red; or, as the architect A. J. Davis suggested, in a color to imitate the green patina of copper.

Terne plate differed from tin plate in that the iron was dipped in an alloy of lead and tin, giving it a duller finish. Historic, as well as modern, documentation often confuses the two, so much that it is difficult to determine how often actual "terne" was used.

Zinc came into use in the 1820s, at the same time tin plate was becoming popular. Although a less expensive substitute for lead, its advantages were controversial, and it was never widely used in this country.

A Chicago firm's catalog dated 1896 illustrates a method of unrolling, turning the edges, and finishing the standing seam on a metal roof.

Tin shingles, commonly embossed to imitate wood or tile, or with a decorative design, were popular as an inexpensive, textured roofing material. These shingles 9⅜ inch by 12½ inch on the exposed surface) were designed with interlocking edges, but they have been repaired by surface nailing, which may cause future leakage. (Ballard House, Yorktown, Virgina, photo by Gordie Whittington, National Park Service)

Other Materials: Asphalt shingles and roll roofing were used in the 1890s. Many roofs of asbestos, aluminum, stainless steel, galvinized steel, and lead-coated copper may soon have historic values as well. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive preservation treatments.

Locating the Problem

Failures of Surface Materials

When trouble occurs, it is important to contact a professional, either an architect, a reputable roofing contractor, or a craftsman familiar with the inherent characteristics of the particular historic roofing system involved. These professionals may be able to advise on immediate patching procedures and help plan more permanent repairs. A thorough examination of the roof should start with an appraisal of the existing condition and quality of the roofing material itself. Particular attention should be given to any southern slope because year-round exposure to direct sun may cause it to break down first.

Wood: Some historic roofing materials have limited life expectancies because of normal organic decay and "wear." For example, the flat surfaces of wood shingles erode from exposure to rain and ultraviolet rays. Some species are more hardy than others, and heartwood, for example, is stronger and more durable than sapwood.

Ideally, shingles are split with the grain perpendicular to

Exhibit 8: National Park Service, Preservation Brief #4, Roofing for Historic Buildings

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grain, moisture may enter the grain and cause the wood to deteriorate. Prolonged moisture on or in the wood allows moss or fungi to grow, which will further hold the moisture and cause rot.

Metal: Of the inorganic roofing materials used on historic buildings, the most common are perhaps the sheet metals: lead, copper, zinc, tin plate, terne plate, and galvanized iron. In varying degrees each of these sheet metals are likely to deteriorate from chemical action by pitting or streaking. This can be caused by airborn pollutants; acid rainwater; acids from lichen or moss; alkalis found in lime mortars or portland cement, which might be on adjoining features and washes down on the roof surface; or tannic acids from adjacent wood sheathings or shingles made of red cedar or oak.

Corrosion from "galvanic action" occurs when dissimilar metals, such as copper and iron, are used in direct contact. Corrosion may also occur even though the metals are physically separated; one of the metals will react chemically against the other in the presence of an electrolyte such as rainwater. In roofing, this situation might occur when either a copper roof is decorated with iron cresting, or when steel nails are used in copper sheets. In some instances the corrosion can be prevented by inserting a plastic insulator between the dissimilar materials. Ideally, the fasteners should be a metal sympathetic to those involved.

Iron rusts unless it is well-painted or plated. Historically this problem was avoided by use of tin plating or galvinizing. But this method is durable only as long as the coating remains intact. Once the plating is worn or damaged, the exposed iron will rust. Therefore, any iron-based roofing material needs to be undercoated, and its surface needs to be kept well-painted to prevent corrosion.

One cause of sheet metal deterioration is fatigue. Depending upon the size and the gauge of the metal sheets, wear and metal failure can occur at the joints or at any protrusions in the sheathing as a result from the metal's alternating movement to thermal changes. Lead will tear because of "creep," or the gravitational stress that causes the material to move down the roof slope.

Slate: Perhaps the most durable roofing materials are slate and tile. Seemingly indestructable, both vary in quality. Some slates are hard and tough without being brittle. Soft slates are more subject to erosion and to attack by airborne and rain-

This detail shows slate delamination caused by a combination of weathering and pollution. In addition, the slates have eroded around the repair nails, incorrectly placed in the exposed surface of the slates. (Lower Pontalba Building, New Orleans, photo courtesy of Building Conservation Technology, Inc.)

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to delaminate, or to break. In winter, slate is very susceptible to breakage by ice, or ice dams.

Tile: Tiles will weather well, but tend to crack or break if hit, as by tree branches, or if they are walked on improperly. Like slates, tiles cannot support much weight. Low quality tiles that have been insufficiently fired during manufacture, will craze and spall under the effects of freeze and thaw cycles on their porous surfaces.

Failures of Support Systems

Once the condition of the roofing material has been determined, the related features and support systems should be examined on the exterior and on the interior of the roof. The gutters and downspouts need periodic cleaning and maintenance since a variety of debris fill them, causing water to back up and seep under roofing units. Water will eventually cause fasteners, sheathing, and roofing structure to deteriorate. During winter, the daily freeze-thaw cycles can cause ice floes to develop under the roof surface. The pressure from these ice floes will dislodge the roofing material, especially slates, shingles, or tiles. Moreover, the buildup of ice dams above the gutters can trap enough moisture to rot the sheathing or the structural members.

Many large public buildings have built-in gutters set within the perimeter of the roof. The downspouts for these gutters may run within the walls of the building, or drainage may be through the roof surface or through a parapet to exterior downspouts. These systems can be effective if properly maintained; however, if the roof slope is inadequate for good runoff, or if the traps are allowed to clog, rainwater will form pools on the roof surface. Interior downspouts can collect debris and thus back up, perhaps leaking water into the surrounding walls. Exterior downspouts may fill with water, which in cold weather may freeze and crack the pipes. Conduits from the built-in gutter to the exterior downspout may also leak water into the surrounding roof structure or walls.

Failure of the flashing system is usually a major cause of roof deterioration. Flashing should be carefully inspected for failure caused by either poor workmanship, thermal stress, or metal deterioration (both of flashing material itself and of the fasteners). With many roofing materials, the replacement of flashing on an existing roof is a major operation, which may require taking up large sections of the roof surface. Therefore, the installation of top quality flashing material on

Temporary stabilization or "mothballing" with materials such as plywood and building paper can protect the roof of a project until it can be properly repaired or replaced. (Narbonne House, Salem, Massachusetts)

These two views of the same house demonstrate how the use of a substitute material can drastically affect the overall character of a structure. The textural interest of the original tile roof was lost with the use of asphalt shingles. Recent preservation efforts are replacing the tile roof. (Frank House, Kearney, Nebraska, photo courtesy of the Nebraska State Historical Society, Lincoln, Nebraska)

a new or replaced roof should be a primary consideration. *Remember, some roofing and flashing materials are not compatible.*

Roof fasteners and clips should also be made of a material compatible with all other materials used, or coated to prevent rust. For example, the tannic acid in oak will corrode iron nails. Some roofs such as slate and sheet metals may fail if nailed too rigidly.

If the roof structure appears sound and nothing indicates recent movement, the area to be examined most closely is the roof substrate—the sheathing or the battens. The danger spots would be near the roof plates, under any exterior patches, at the intersections of the roof planes, or at vertical surfaces such as dormers. Water penetration, indicating a breach in the roofing surface or flashing, should be readily apparent, usually as a damp spot or stain. Probing with a small pen knife may reveal any rot which may indicate previously undetected damage to the roofing membrane. Insect infestation evident by small exit holes and frass (a sawdust-like debris) should also be noted. Condensation on the underside of the roofing is undesirable and indicates improper ventilation. Moisture will have an adverse effect on any roofing material; a good roof stays dry inside and out.

Repair or Replace

Understanding potential weaknesses of roofing material also requires knowledge of repair difficulties. Individual slates can be replaced normally without major disruption to the rest of the roof, but replacing flashing on a slate roof can require substantial removal of surrounding slates. If it is the substrate or a support material that has deteriorated, many surface materials such as slate or tile can be reused if handled carefully during the repair. Such problems should be evaluated at the outset of any project to determine if the roof can be effectively patched, or if it should be completely replaced.

Will the repairs be effective? Maintenance costs tend to multiply once trouble starts. As the cost of labor escalates, repeated repairs could soon equal the cost of a new roof.

The more durable the surface is initially, the easier it will be to maintain. Some roofing materials such as slate are expensive to install, but if top quality slate and flashing are used, it will last 40–60 years with minimal maintenance. Although the installation cost of the roof will be high, low maintenance needs will make the lifetime cost of the roof less expensive.

Historical Research

In a restoration project, research of documents and physical investigation of the building usually will establish the roof's history. Documentary research should include any original plans or building specifications, early insurance surveys, newspaper descriptions, or the personal papers and files of people who owned or were involved in the history of the building. Old photographs of the building might provide evidence of missing details.

Along with a thorough understanding of any written history of the building, a physical investigation of the roofing and its structure may reveal information about the roof's construction history. Starting with an overall impression of the structure, are there any changes in the roof slope, its configuration, or roofing materials? Perhaps there are obvious patches or changes in patterning of exterior brickwork where a gable roof was changed to a gambrel, or where a whole upper story was added. Perhaps there are obvious stylistic changes in the roof line, dormers, or ornamentation. These observations could help one understand any important alteration, and could help establish the direction of further investigation.

Because most roofs are physically out of the range of careful scrutiny, the "principle of least effort" has probably limited the extent and quality of previous patching or replacing, and usually considerable evidence of an earlier roof surface remains. Sometimes the older roof will be found as an underlayment of the current exposed roof. Original roofing may still be intact in awkward places under later features on a roof. Often if there is any unfinished attic space, remnants of roofing may have been dropped and left when the roof was being built or repaired. If the configuration of the roof has been changed, some of the original material might still be in place under the existing roof. Sometimes whole sections of the roof and roof framing will have been left intact under the higher roof. The profile and/or flashing of the earlier roof may be apparent on the interior of the walls at the level of the alteration. If the sheathing or lathing appears to have survived changes in the roofing surface, they may contain evidence of the roofing systems. These may appear either as dirt marks, which provide "shadows" of a roofing material, or as nails broken or driven down into the wood, rather than pulled out during previous alterations or repairs. Wooden headers in the roof framing may indicate that earlier chimneys or skylights have been removed. Any metal ornamentation that might have existed may be indicated by anchors or unusual markings along the ridge or at other edges of the roof. This primary

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evidence is essential for a full understanding of the roof's history.

Caution should be taken in dating early "fabric" on the evidence of a single item, as recycling of materials is not a mid-20th-century innovation. Carpenters have been reusing materials, sheathing, and framing members in the interest of economy for centuries. Therefore, any analysis of the materials found, such as nails or sawmarks on the wood, requires an accurate knowledge of the history of local building practices before any final conclusion can be accurately reached. It is helpful to establish a sequence of construction history for the roof and roofing materials; any historic fabric or pertinent evidence in the roof should be photographed, measured, and recorded for future reference.

During the repair work, useful evidence might unexpectedly appear. It is essential that records be kept of any type of work on a historic building, before, during, and after the project. Photographs are generally the easiest and fastest method, and should include overall views and details at the gutters, flashing, dormers, chimneys, valleys, ridges, and eaves. All photographs should be immediately labeled to insure accurate identification at a later date. Any patterning or design on the roofing deserves particular attention. For example, slate roofs are often decorative and have subtle changes in size, color, and texture, such as a gradually decreasing coursing length from the eave to the peak. If not carefully noted before a project begins, there may be problems in replacing the surface. The standard reference for this phase of the work is *Recording Historic Buildings*, compiled by Harley J. McKee for the Historic American Buildings Survey, National Park Service, Washington, D.C., 1970.

Replacing the Historic Roofing Material

Professional advice will be needed to assess the various aspects of replacing a historic roof. With some exceptions, most historic roofing materials are available today. If not, an architect or preservation group who has previously worked with the same type material may be able to recommend suppliers. Special roofing materials, such as tile or embossed metal shingles, can be produced by manufacturers of related products that are commonly used elsewhere, either on the exterior or interior of a structure. With some creative thinking and research, the historic materials usually can be found.

Because of the roof's visibility, the slate detailing around the dormers is important to the character of this structure. Note how the slates swirl from a horizontal pattern on the main roof to a diamond pattern on the dormer roofs and side walls. (18th and Que Streets, NW, Washington, D.C.)

Craft Practices

Careful mimicking of craft practices used in the installation of a historic roof is another major concern in roof restoration. Early builders took great pride in their work, and experience has shown that the "rustic" or irregular designs commercially labled "Early American" are a 20th-century invention. For example, historically, wood shingles underwent several distinct operations in their manufacture including splitting by hand, and smoothing the surface with a drawknife. In modern nomenclature, the same item would be a "tapersplit" shingle which has been dressed. Unfortunately, the rustic appearance of today's commercially available "handsplit" and re-sawn shingle bears no resemblance to the hand-made roofing materials used on early American buildings.

Good design and quality materials for the roof surface, fastenings, and flashing minimize roofing failures. This is essential on roofs such as on the National Cathedral where a thorough maintenance inspection and minor repairs cannot be done easily without special scaffolding. However, the success of the roof on any structure depends on frequent cleaning and repair of the gutter system. (Washington, D.C., photo courtesy of John Burns, A.I.A.)

Early craftsmen worked with a great deal of common sense; they understood their materials. For example they knew that wood shingles should be relatively narrow; shingles much wider than about 6" would split when walked on, or they may curl or crack from varying temperature and moisture. It is important to understand these aspects of craftsmanship, remembering that people wanted their roofs to be weather-tight and to last a long time. The recent use of "mother-goose" shingles on historic structures is a gross underestimation of the early craftsman's skills.

Supervision: Finding a modern craftsman to reproduce historic details may take some effort. It may even involve some special instruction to raise his understanding of certain historic craft practices. At the same time, it may be pointless (and expensive) to follow historic craft practices in any construction that will not be visible on the finished product. But if the roofing details are readily visible, their appearance should be based on architectural evidence or on historic prototypes. For instance, the spacing of the seams on a standing-seam metal roof will affect the building's overall scale and should therefore match the original dimensions of the seams.

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Many older roofing practices are no longer performed because of modern improvements. Research and review of specific detailing in the roof with the contractor before beginning the project is highly recommended. For example, one early craft practice was to finish the ridge of a wood shingle roof with a roof "comb"—that is, the top course of one slope of the roof was extended uniformly beyond the peak to shield the ridge, and to provide some weather protection for the raw horizontal edges of the shingles on the other slope. If the "comb" is known to have been the correct detail, it should be used. Though this method leaves the top course vulnerable to the weather, a disguised strip of flashing will strengthen this weak point.

Detail drawings or a sample mock-up will help ensure that the contractor or craftsman understands the scope and special requirements of the project. It should never be assumed that the modern carpenter, slater, sheet metal worker, or roofer will know all the historic details. Supervision is as important as any other stage of the process.

Special problems inherent in the design of an elaborate historic roof can be controlled through the use of good materials and regular maintenance. The shape and detailing are essential elements of the building's historic character, and should not be modified, despite the use of alternative surface materials. (Gamwell House, Bellingham, Washington)

Alternative Materials

The use of the historic roofing material on a structure may be restricted by building codes or by the availability of the materials, in which case an appropriate alternative will have to be found.

Some municipal building codes allow variances for roofing materials in historic districts. In other instances, individual variances may be obtained. Most modern heating and cooking is fueled by gas, electricity, or oil—none of which emit the hot embers that historically have been the cause of roof fires. Where wood burning fireplaces or stoves are used, spark arrestor screens at the top of the chimneys help to prevent flaming material from escaping, thus reducing the number of fires that start at the roof. In most states, insurance rates have been equalized to reflect revised considerations for the risks involved with various roofing materials.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardent building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire cause many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on overambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Temporary Stabilization

It may be necessary to carry out an immediate and temporary stabilization to prevent further deterioration until research can determine how the roof should be restored or rehabilitated, or until funding can be provided to do a proper job. A simple covering of exterior plywood or roll roofing might provide adequate protection, but any temporary covering should be applied with caution. One should be careful not to overload the roof structure, or to damage or destroy historic evidence or fabric that might be incorporated into a new roof at a later date. In this sense, repairs with caulking or bituminous patching compounds should be recognized as potentially harmful, since they are difficult to remove, and at their best, are very temporary.

Precautions

The architect or contractor should warn the owner of any precautions to be taken against the specific hazards in installing the roofing material. Soldering of sheet metals, for instance, can be a fire hazard, either from the open flame or from overheating and undected smoldering of the wooden substrate materials.

Thought should be given to the design and placement of any modern roof appurtenances such as plumbing stacks, air vents, or TV antennas. Consideration should begin with the placement of modern plumbing on the interior of the building, otherwise a series of vent stacks may pierce the roof membrane at various spots creating maintenance problems as well as aesthetic ones. Air handling units placed in the attic space will require vents which, in turn, require sensitive design. Incorporating these in unused chimneys has been very successful

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in the past.

Whenever gutters and downspouts are needed that were not on the building historically, the additions should be made as unobtrusively as possible, perhaps by painting them out with a color compatible with the nearby wall or trim.

Maintenance

Although a new roof can be an object of beauty, it will not be protective for long without proper maintenance. At least twice a year, the roof should be inspected against a checklist. All changes should be recorded and reported. Guidelines should be established for any foot traffic that may be required for the maintenance of the roof. Many roofing materials should not be walked on at all. For some—slate, asbestos, and clay tile—a self-supporting ladder might be hung over the ridge of the roof, or planks might be spanned across the roof surface. Such items should be specifically designed and kept in a storage space accessible to the roof. If exterior work ever requires hanging scaffolding, use caution to insure that the anchors do not penetrate, break, or wear the roofing surface, gutters, or flashing.

Any roofing system should be recognized as a membrane that is designed to be self-sustaining, but that can be easily damaged by intrusions such as pedestrian traffic or fallen tree branches. Certain items should be checked at specific times. For example, gutters tend to accumulate leaves and debris during the spring and fall and after heavy rain. Hidden gutter screening both at downspouts and over the full length of the gutter could help keep them clean. The surface material would require checking after a storm as well. Periodic checking of the underside of the roof from the attic after a storm or winter freezing may give early warning of any leaks. Generally, damage from water or ice is less likely on a roof that has good flashing on the outside and is well ventilated and insulated on the inside. Specific instructions for the maintenance of the different roof materials should be available from the architect or contractor.

Summary

The essential ingredients for replacing and maintaining a historic roof are:

- Understanding the historic character of the building and being sympathetic to it.
- Careful examination and recording of the existing roof and any evidence of earlier roofs.
- Consideration of the historic craftsmanship and detailing and implementing them in the renewal wherever visible.
- Supervision of the roofers or maintenance personnel to assure preservation of historic fabric and proper understanding of the scope and detailing of the project.
- Consideration of alternative materials where the original cannot be used.
- Cyclical maintenance program to assure that the staff understands how to take care of the roof and of the particular trouble spots to safeguard.

With these points in mind, it will be possible to preserve the architectural character and maintain the physical integrity of the roofing on a historic building.

This Preservation Brief was written by Sarah M. Sweetser, Architectural Historian, Technical Preservation Services Division. Much of the technical information was based upon an unpublished report prepared under contract for this office by John G. and Diana S. Waite. Some of the historical information was from Charles E. Peterson, FAIA, "American Notes," *Journal of the Society of Architectural Historians.*

The illustrations for this brief not specifically credited are from the files of the Technical Preservation Services Division.

This publication was prepared pursuant to Executive Order 11593, "Protection and Enhancement of the Cultural Environment," which directs the Secretary of the Interior to "develop and make available to federal agencies and State and local governments information concerning professional methods and techniques for preserving, improving, restoring and maintaining historic properties." The Brief has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcome and can be sent to Mr. Nelson at the above address. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated. February 1978.

Decorative features such as cupolas require extra maintenance. The flashing is carefully detailed to promote run-off, and the wooden ribbing must be kept well-painted. This roof surface, which was originally tin plate, has been replaced with lead-coated copper for maintenance purposes. (Lyndhurst, Tarrytown, New York, photo courtesy of the National Trust for Historic Preservation)

Additional readings on the subject of roofing are listed below.

Boaz, Joseph N., ed. *Architectural Graphic Standards.* New York: John Wiley and Sons, Inc., 1970. (Modern roofing types and detailing)

Briggs, Martin S. *A Short History of the Building Crafts.* London: Oxford University Press, 1925. (Descriptions of historic roofing materials)

Bulletin of the Association for Preservation Technology. Vol. 2 (nos. 1–2) 1970. (Entirely on roofing)

Holstrom, Ingmar; and Sandstrom, Christina. *Maintenance of Old Buildings: Preservation from the Technical and Antiquarian Standpoint.* Stockholm: National Swedish Building Research, 1972. (Contains a section on roof maintenance problems)

Insall, Donald. *The Care of Old Buildings Today.* London: The Architectural Press, 1972. (Excellent guide to some problems and solutions for historic roofs)

Labine, R.A. Clem. "Repairing Slate Roofs." *The Old House Journal* 3 (no. 12, Dec. 1975): 6-7.

Lefer, Henry. "A Birds-eye View." *Progressive Architecture.* (Mar. 1977), pp. 88-92. (Article on contemporary sheet metal)

National Slate Association. *Slate Roofs.* Reprint of 1926 edition, now available from the Vermont Structural Slate Co., Inc., Fairhaven, VT 05743. (An excellent reference for the many designs and details of slate roofs)

Peterson, Charles E. "Iron in Early American Roofs." *The Smithsonian Journal of History* 3 (no. 3). Edited by Peter C. Welsh. Washington, D.C.: Smithsonian Institution, 1968, pp. 41–76.

Waite, Diana S. *Nineteenth Century Tin Roofing and its Use at Hyde Hall.* Albany: New York State Historic Trust, 1971.

——. "Roofing for Early America." *Building Early America.* Edited by Charles E. Peterson. Radnor, Penn.: Chilton Book Co., 1976.

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Exhibit 9: Public Notice with Mailing Labels

SPENCER
NORTH CAROLINA
Rowan's Original Gateway.

May 8, 2024

NOTICE TO ADJACENT PROPERTY OWNER

SPENCER HISTORIC PRESERVATION COMMISSION (HPC)
NOTICE OF PUBLIC MEETING & EVIDENTIARY HEARING

This Notice is to inform you that you own property within one-hundred and fifty (150) feet of a property which is the subject of a Certificate of Appropriateness (COA) application. The Spencer Historic Preservation Commission (HPC) has scheduled a public quasi-judicial evidentiary hearing for **Monday, May 20, 2024, at 7:00 P.M**. The meeting will be held at Spencer Town Hall located at 460 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the Commission to consider a COA application for a project, described below, which is in the Spencer Historic District:

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

This is an after-the-fact COA permit application. This means that a project was carried out without approved permits in violation of Town of Spencer Code of Ordinances Chapter(s) 32.43 "Certificate of Appropriateness Required". The Town of Spencer is authorized to enforce code requirements including levying civil penalties and seeking a court order from Rowan County requiring the owner to correct the violation. See also: Code of Ordinances Chapter 35 (Civil Citations).

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-002– 500 South Carolina Avenue – Sarah & Roger-Paul Sorkin (owner/applicant)
Rowan County Parcel ID: 033 348

Proposed Project:

- Replace existing pressed tin metal shingle roof with new standing seam metal panel roof.

All interested persons are invited to participate in the public hearing at Town Hall. Applicants and other individuals who participate in the evidentiary hearings at this meeting will be required to sign-up and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 12:00 P.M. on Monday, May 20, 2024. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov as soon as possible. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website at www.spencernc.gov/preservation or contact the Town Planner.

Office Telephone: (704)-633-2231 ext. 20. www.spencernc.gov/preservation

Exhibit 9: Public Notice with Mailing Labels

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SORKIN CARMEN R & HUS
SORKIN ROGER-PAUL
500 S CAROLINA AV
SPENCER, NC 28159-2120

ART PLANET ATELIERS LLC (THE)
117-119 5TH ST
SPENCER, NC 28159-2125

GOODJOHN LYNNE
504 SOUTH CAROLINA AV
SPENCER, NC 28159-2120

OSWALD ROBERT H & WF
OSWALD VIRGINIA A
2370 OLIVET CHURCH RD
WINSTON SALEM, NC 27106

RJ PROPERTY RENTALS LLC
PO BOX 4588
HIGH POINT, NC 27263-4588

KINLEY JUDY A
409 5TH ST
SPENCER, NC 28159-2131

MORAN ELIZABETH WHITTAKER &
MORAN BARBARA MICHELS
411 5TH ST
SPENCER, NC 28159-2131

MORRIS SUSAN
118 POLO DR
SALISBURY, NC 28144

PLEASANT VALLEY RENTALS LLC
C/O SCOTT HERALD
661 JARRELL RD
LEXINGTON, NC 27292-6111

MARK WICKMAN/MANX PROPERTIES LLC
717 BREEZEWOOD DR
CHARLOTTE, NC 28262-1457

HAGER NORMAN RAY
415 S CAROLINA AVE
SPENCER, NC 28159

DEAL BRITTANY
414 S CAROLINA AVE
SPENCER, NC 28159-2212

BATES DELORES KRESEN
PO BOX 2
SPENCER, NC 28159-0002

IVY JENNIFER H & HUS
IVY MASON W
421 S IREDELL AV
SPENCER, NC 28159-2228

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DEAL MICHAEL GRANT
417 S CAROLINA AVE
SPENCER, NC 28159-2211

SCOTT DOMINIQUE DIANE
419 S CAROLINA AVE
SPENCER, NC 28159-2211

CALVARY LUTHERAN CHURCH
PO BOX 23
SPENCER, NC 28159

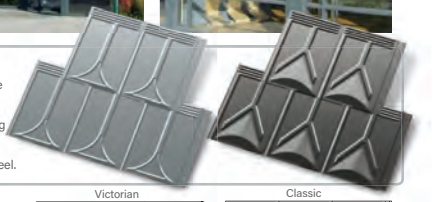
ROCHE EDWARD III & WF
ROCHE TONYA R
507 S CAROLINA AV
SPENCER, NC 28159-2119

Exhibit 9: Public Notice with Mailing Labels

Berridge Victorian & Classic Shingles

SHINGLE SYSTEM

The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical traditional feel.

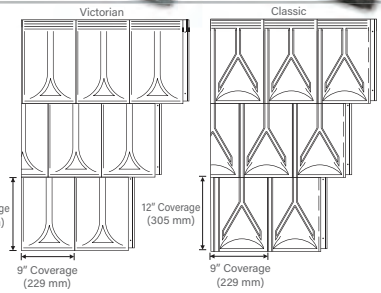


Materials
24 Gauge Steel

Specifications
Uses: Roof, Wall, Fascia
Finishes: Victorian or Classic embossed pattern
Fasteners: Concealed
Applications: Solid sheathing
Coverage: 9" wide and 12" tall

Installation
- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square quantities, minimum order of one square
- Use J-Clip continuously at ridge, hip, gables, endwalls, valleys, etc.*
- Use 4" ridge/hip cap continuously at ridges and hips*
- Use drip flashing continuously at eaves and gables*

* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



Pictured Above
Panel: Classic
Project: Sinclair Hille Studio
Architect: Sinclair Hille
General Contractor and Installer: Brester Construction
Color: Zinc Grey

Pictured Right
Panel: Victorian

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

Exhibit 10-A-1: Berridge Product Brochure

BERRIDGE VICTORIAN & CLASSIC SHINGLES TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■ Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
ROOF LISTINGS	■ Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422.2 (24 GA-Wood Deck) FL# 11241.3 (24 GA-Plywood)
	■ Miami Dade	TAS 125	Miami Dade County approval of building products directly related to the structural wind resistance	NOA # 17-0808.05
	■ TDI Listed	UL 580	Texas Department of Insurance Listing for wind capacities	RC-231 (24 GA-Plywood)

■ - Steel only ❑ - Steel and Aluminum
For further details please visit www.berridge.com

BERRIDGE
Roofs of Distinction
CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

Exhibit 10-A-1: Berridge Product Brochure

Exhibit 10-A-1: Berridge Product Brochure

BERRIDGE MANUFACTURING COMPANY

(800) 669-0009
www.Berridge.com

Standard Colors

Premium Colors

Premium colors require a nominal surcharge.

Natural Metal Finish

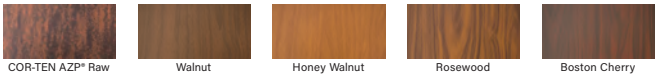
Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.

Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

Print Pattern Finishes

Consult BMC on print pattern pricing and availability.



Please consult the BMC Technical department at Technical@Berridge.com for LEED compliance information.
Due to limitations in the printing process, please request actual color chips for accurate color viewing.

Exhibit 10-A-1: Berridge Product Brochure

BERRIDGE STOCK AVAILABILITY AND COLOR DETAILS

S - Stock Color N - Non-Stocking Color N/A - Not Available

Standard Colors	24 Gauge 48"	24 Gauge 42"	22 Gauge* 48"	22 Gauge* 42"	0.032 Aluminum* 48"	0.032 Aluminum* 42"	0.040 Aluminum* 48"	0.040 Aluminum* 42"	SR	EM	SRI
Aged Bronze	S	S	S	N	N	N	N	N	0.31	0.85	31
Almond	S	S	S	N	N	N	N	N	0.65	0.86	77
Bristol Blue	S	S	N	N	N	N	N	N	0.33	0.85	33
Buckskin	S	S	S	N	N	N	N	N	0.43	0.83	46
Burgundy	S	S	N	N	N	N	N	N	0.32	0.84	32
Charcoal Grey	S	S	S	S	N	N	N	N	0.29	0.84	28
Cityscape	S	S	S	S	N	N	N	N	0.48	0.85	54
Colonial Red	S	S	N	N	N	N	N	N	0.35	0.83	35
Copper Brown	S	S	N	N	N	N	N	N	0.32	0.85	32
Dark Bronze	S	S	S	S	N	N	N	N	0.28	0.85	27
Deep Red	S	S	N	N	N	N	N	N	0.41	0.84	44
Evergreen	S	S	S	N	N	N	N	N	0.30	0.83	29
Forest Green	S	S	S	N	N	N	N	N	0.30	0.83	29
Hartford Green	S	S	S	N	N	N	N	N	0.27	0.83	25
Hemlock Green	S	S	N	N	N	N	N	N	0.31	0.84	31
Matte Black	S	S	S	S	N	N	N	N	0.26	0.83	24
Medium Bronze	S	S	S	S	N	N	N	N	0.31	0.85	31
Parchment	S	S	S	N	N	N	N	N	0.60	0.85	71
Patina Green	S	S	N	N	N	N	N	N	0.34	0.85	35
Royal Blue	S	S	N	N	N	N	N	N	0.27	0.85	26
Shasta White	S	S	S	N	N	N	N	N	0.61	0.85	73
Sierra Tan	S	S	S	N	N	N	N	N	0.39	0.85	42
Teal Green	S	S	N	N	N	N	N	N	0.26	0.84	25
Terra - Cotta	S	S	N	N	N	N	N	N	0.36	0.84	38
Zinc Grey	S	S	S	S	N	N	N	N	0.39	0.85	42
Acrylic-Coated Galvalume®	S	S	S	S	N/A	N/A	N/A	N/A	0.67	0.20	59
Premium Colors*											
Award Blue	S	S	N	N	N	N	N	N	0.17	0.83	11
Natural White	S	S	N	N	N	N	N	N	0.71	0.85	86
Metallic Colors*											
Antique Copper-Cote	S	S	N	N	N	N	N	N	0.33	0.84	34
Champagne	S	S	N	N	N	N	N	N	0.40	0.85	43
Copper-Cote™	S	S	N	N	N	N	N	N	0.51	0.85	59
Lead-Cote™	S	S	N	N	N	N	N	N	0.36	0.86	38
Preweathered Galvalume®	S	S	N	N	N	N	N	N	0.40	0.85	43
Zinc-Cote™	S	S	N	N	N	N	N	N	0.53	0.83	59
Print Pattern Finishes**											
COR-TEN AZP® Raw	S	N	N	N	N/A	N/A	N/A	N/A	0.32	0.89	34
Walnut	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Honey Walnut	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Rosewood	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Boston Cherry	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-

Testing results for Kynar 500® or Hylar 5000® PVDF Resin-Based Color Finishes coil coating applications:
- Specular Gloss: (ASTM D-523) Low and medium gloss only
- Color Uniformity: (ASTM D-2244) Color controlled both instrumentally and visually
- Dry Film Thickness: (ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15) Primer 0.20 ± 0.05 mil, topcoat 0.75 ± 0.05 mil
- Hardness: (ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils) HB Minimum
- Adhesion (X-Cut): (ASTM D-3359) No adhesion loss
- Adhesion (Crosshatch): (ASTM D-3359) No adhesion loss
- Abrasion Coefficient: (ASTM D-968) 100 liters/mil topcoat
- Direct Impact Flexibility: (ASTM D-2794, Gardner Impact Tester, 1/10" Distortion) Excellent, no removal
- Reverse Impact Flexibility: (NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness) Excellent, no cracking or loss of adhesion
- Formability: (ASTM D-4145, 180° T-Bend on 1/8 Mandrel) No cracks or loss of adhesion
- Erosion: (20 years, 45° South Florida) Maximum 15% loss
- Humidity Resistance: (ASTM D-2247) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Acid Resistance: (ASTM D-1308, Proc. 3.11, 10% Sulfuric Acid spot test, 24 hour exposure) Excellent, no effect
- Salt Spray Resistance: (ASTM B-117) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Alkali Resistance: (ASTM D-1308, Proc. 5.2, 10% Sodium Hydroxide, 24 hour exposure) Excellent, no effect
- Detergent Resistance: (ASTM D-2248, 72 hours immersion in 3% solution at 100°F) Excellent, no effect
- Resistance to Acid Pollutants: (ASTM D 1308 Proc. 3.11, 24 hour exposure 10% HNO^3 vapors) Excellent, no effect
- Weathering - Color Retention: (ASTM D-2244, 20 years, 45° South Florida) Maximum 5 NBS units color change
- Weathering - Chalk Resistance: (ASTM D-4214, 20 years, 45° South Florida) Not worse than No. 8 rating

Notes:
1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coating Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International Inc.
4. Kynar 500® is a registered trademark belonging to Arkema, Inc.
5. Hylar 5000® is a registered trademark belonging to Solvay Solexis, Inc.

S Stock Color: Not subject to a minimum order
N Non-Stock Color: Subject to inventory on hand; 4,500 of minimum order for 27 Gauge and 0.032 & 0.040 Aluminum
N/A Not Available
* Consult BMC on product availability. Premium and Metallic finishes are subject to a nominal surcharge, contact BMC for additional information.
** Consult Berridge on pricing and availability for Print Pattern Finishes.

BMC SAN ANTONIO
6515 Frett Rd.
San Antonio, TX 78218
(210) 650-3050
Fax (210) 650-0379

BMC HOUSTON
1720 Maury St.
Houston, TX 77026
(713) 223-4971
Fax (210) 650-0379

BMC DALLAS
2015 California Crossing
Dallas, TX 75220
(972) 506-8496
Fax (210) 650-0379

BMC DENVER
7505 E. 41st Ave.
Denver, CO 80216
(303) 322-3703
Fax (210) 650-0379

BMC CHICAGO
1175 Carolina Dr.
W. Chicago, IL 60185
(630) 231-7495
Fax (210) 650-0379

BERRIDGE FLORIDA SALES CORPORATION***
8802 Venture Cove
Tampa, FL 33637
(813) 335-4505
Fax (210) 650-0379

BMC PHOENIX
5717 W. Washington St.
Phoenix, AZ 85043
(602) 385-1237
Fax (210) 650-0379

BMC ATLANTA
319 Lee Industrial Blvd.
Austell, GA 30168
(770) 941-5141
Fax (210) 650-0379

BMC OKLAHOMA CITY
1400 Exchange Ave.
Oklahoma City, OK 73108
(405) 248-7404
Fax (210) 650-0379

BMC KANSAS CITY
1235 Southwest Blvd.
Kansas City, KS 66103
(913) 227-0855
Fax (210) 650-0379

BERRIDGE CALIFORNIA SALES CORPORATION***
8442 Sultana Ave.
Fontana, CA 92335
(562) 402-2081
Fax (210) 650-0379

CORPORATE & SALES HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(210) 650-3050
Fax (210) 650-0379

MANUFACTURING FACILITY
2201 Rudeloff Road
Seguin, TX 78155
(830) 401-5200
Fax (210) 650-0379

*** Berridge California and Florida Sales Corporations are separate entities from Berridge Manufacturing Company.

CRRC CERTIFIED RATED PRODUCT

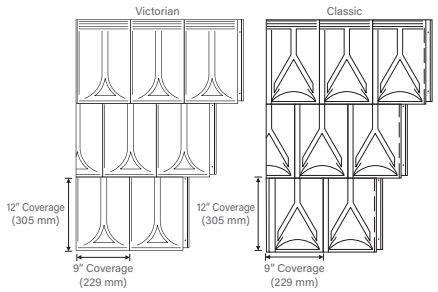
WWW.BERRIDGE.COM

Rev. 08_2022

Exhibit 10-A-1: Berridge Product Brochure

Berridge Victorian & Classic Shingles Load Chart

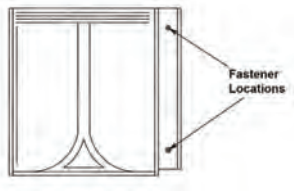
PLYWOOD



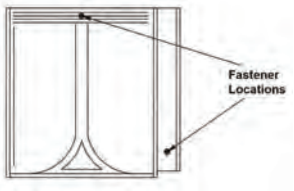
Plywood (Galvalume Substrate)						
Gauge of Panel	Sheathing (in)	Detail	Fastener	Fastener Quantity	Allowable (psf)	Ultimate (psf)
24	15/32	A	#10-9	2	123.50	247
24	19/32	A	#10-9	2	131	262
24	1/2	B	#12 Panhead	2	118.50	237

NOTES:
1) All test results determined through UL580/ UL1897 testing standards.

Detail A



Detail B



CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

Exhibit 10-A-1: Berridge Product Brochure

Exhibit 10-A-2: Berridge Sales Rep Email Correspondence

Kyle Harris

From: Mike Shelton <mike@integratedproductsgrp.com>
Sent: Thursday, May 16, 2024 10:56 AM
To: Kyle Harris
Subject: Re: Berridge Victorian Shingle

Thank you for your call and email. Victorian Shingles by Berridge are manufactured in Seguin TX and have a 3-4 week lead time.

Please let me know if you have any additional questions.

Thanks.

Mike Shelton
Integrated Products Group
704-984-2466 (c)
mike@integratedproductsgrp.com

Click below for access to Babcock-Davis submittal documents
Babcock-Davis Submittal Documents

www.integratedproductsgrp.com

On Thu, May 16, 2024 at 10:30 AM Kyle Harris <kharris@spencernc.gov> wrote:

> Good morning,
>
> I'm reaching out on behalf of a homeowner here in Spencer, NC, who has an early 19th-century Victorian/Queen Anne residence. The home's original roof was an embossed metal shingle roof almost identical to the Victorian Shingles in Berridge's catalogue. Product: https://www.berridge.com/products/shingle-systems/victorian-shingles/#product-info

Exhibit 10-A-2: Berridge Sales Rep Email Correspondence

Exhibit 10-A-2: Berridge Sales Rep Email Correspondence

- Is that product available?
- What is the estimated lead time on delivery?

Thank you for your help! I can be reached at 704-989-9471 (cell).

Sincerely,

Kyle Harris

Planner

Town of Spencer

Office: (704)-633-2231 ext. 20
Cell: (704)-989-9471 (text only)

Exhibit 10-A-2: Berridge Sales Rep Email Correspondence

Exhibit 10-B-1: Best Buy Metals Product Brochure

Traditional Formed Design

victorian shingle

Quality steel roofing, affordably priced

Since their invention in the 1800s, Victorian style metal shingles have protected and beautified roofs across America. It is with this in mind we offer two classic designs, formed from 26 gauge steel, and protected with an advanced Galvalume finish. These shingles offer a hidden fastener interlocking side-lap design.

Diamond Pattern

Horseshoe Pattern

Exhibit 10-B-1: Best Buy Metals Product Brochure

victorian shingle

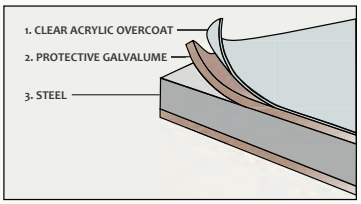
Timeless, Inspired, Permanent

Timeless
Not every metal shingle can claim a heritage of over 100 years. Our Victorian shingles are designed from a shingle found on buildings across America in the 1880's. Many roofs with this design are still functioning, over 100 years later.

Inspired
Noticing a church with a gorgeous metal shingle roof, a man discovered the roof was over 100 years old and still functional. Amazed at the beauty and performance, he set out to recreate this long-lost work of art.

Permanent
Install it and be done with it. These shingles are easy to install, and last decades with virtually no maintainance. The Galvalume® zinc-aluminum protective finish is designed to last longer than older galvanized zinc technology.

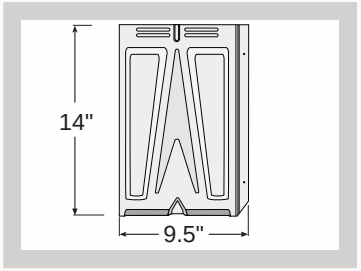
Tested and Tried Coating
For a long and useful life, our Victorian shingles are finished with an advanced Galvalume (zinc-aluminum) coating



Galvalume: This 55% zinc, 45% aluminum finish is long lasting and much more corrosive resistant than galvanized (zinc) finishes.

Steel: A heart of high-tensile steel guarantees strength and endurance, ensuring Victorian shingles are ready to weather anything nature throws its way.

Specifications:
- 50 Year Warranty
- 26 Gauge
- 9.5" Width
- 14" Height
- 138 Shingles per SQ
- Fire, Hail, & Wind Resistant
- Walkable
- Energy Efficient
- Mill Finish Galvalume®
- Installs Over Solid Decking
- Minimum Slope: 4:12



BEST BUY METALS Roofing That Lasts

1652 South Lee Highway
Cleveland, Tennessee 37311

www.bestbuymetals.com

(800) 728-4010

Exhibit 10-B-1: Best Buy Metals Product Brochure

Exhibit 10-B-1: Best Buy Metals Product Brochure

BEST BUY METALS Roofing That Lasts

800-728-4010

bestbuymetals.com

Victorian Metal Shingle Pricing

50 Yr Warranty

Shingles	Roofing SQ	Square Ft
Galvalume - 26 Gauge	$336.00	$3.36

Trim, 10' Long	Price
One Piece Ridge	$46.00
Flat Ridge (Add 2 J-Clip)	$23.00
Eave	$17.00
Rake (Add J-Clip or Open J-Clip)	$15.00
Valley	$44.00
Sidewall (Add J-Clip or Open J-Clip)	$18.00
One Piece Endwall	$27.00
Endwall (Add J-Clip)	$18.00
Transition (Add J-Clip)	$22.00
Gambrel (Add J-Clip)	$22.00
Upper Chimney or Upper Skylight	$50.00
High Side (Add J-Clip)	$24.00
J-Clip or Open J-Clip	$12.00
Reglet	$13.50
Flat Sheet	$44.70

Custom trim is also available

Fasteners & Accessories	Price
1" Pancake Screws (250 pcs)	$18.00
1.5" Pancake Screws (250 pcs)	$21.00
1.5" Painted Screws (250 pcs)	$34.00
Pop Rivets (250 pcs)	$19.00
Tube Sealant	$9.10
#1 Pipe Boot (1/4"-2")	$16.70
#3 Pipe Boot (1/4"-4")	$25.50
#5 Pipe Boot (4"-7")	$36.00
#7 Pipe Boot (6"-11")	$64.00
#8 Pipe Boot (7"-13")	$78.00
#10 Pipe Boot (12"-26")	$175.00
Electrical/Split Pipe Boot (1/4"-4")	$62.00

Underlayment & Tools	Price
Palisade Underlayment (1000 sq ft)	$167.00
Ice & Water Shield (200 sq ft)	$124.00
TurboShear - Drill Shear Attachment	$130.00
Steel Roofing Shear	$1,250.00
Long Cut Tin Snips	$21.00
6" Hand Seamers	$90.00
Roof Safety Kit (safety harness, lifeline, anchor)	$112.00
Rubber Coated Grip Gloves	$6.00

Exhibit 10-B-1: Best Buy Metals Product Brochure

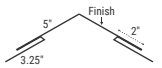
Exhibit 10-B-1: Best Buy Metals Product Brochure

BEST BUY METALS Roofing That Lasts

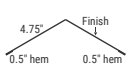
800-728-4010

bestbuymetals.com

Victorian Shingle Trim

One Piece Ridge


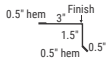
Specify Slope

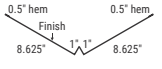
Flat Ridge (add 2 J-Clip)


Specify Slope

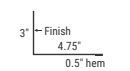
Eave


Specify Slope

Rake (add J-Clip)


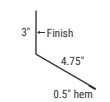
Valley


Specify Slope

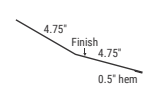
Sidewall (add J-Clip)


One Piece Endwall


Specify Slope

Endwall (add J-Clip)


Specify Slope

Transition (add J-Clip)


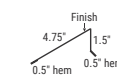
Specify Slopes

Gambrel (add J-Clip)

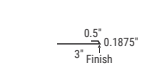

Specify Slopes

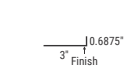
Upper Chimney


Specify Slope

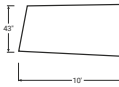
High Side (add J-Clip)


Specify Slope

J-Clip


Open J-Clip


Reglet


Flat Sheet


All trim is 10' long. Custom trim is available.

Exhibit 10-B-1: Best Buy Metals Product Brochure

Exhibit 10-B-1: Best Buy Metals Product Brochure

Kyle Harris

From: James Rodriguez <james@bestbuymetals.com>
Sent: Thursday, May 16, 2024 11:16 AM
To: Kyle Harris
Subject: Re: Victorian Shingle Metal Roof
Attachments: Victorian Shingle - Brochure.pdf; Victorian Shingle - Prices.pdf; Victorian Shingle - Trim.pdf; Victorian Shingle - Install Guide.pdf

Hi Kyle,

Per our conversation, we are a metal roofing manufacturer and distributor.

Current lead time is estimated to be around 3-4 weeks. If you or the homeowner has a roof plan or drawings with dimensions, feel free to send those to me and we would be more than happy to work up materials for you.

Please see attached pricing and information.

Check out our content! Metal Life YouTube

BEST BUY METALS Roofing That Lasts

James Rodriguez
Project Manager
Best Buy Metals Nationwide

800-728-4010
james@bestbuymetals.com
bestbuymetals.com

Get Quote from Google Map Address

On Thu, May 16, 2024 at 11:01 AM Kyle Harris <kharris@spencernc.gov> wrote:

> Good morning,

Thanks for talking to me on the phone just now. I'm reaching out on behalf of a homeowner here in Spencer, North Carolina, who has an early 19th-century Victorian/Queen Anne residence. The home's original roof was an embossed metal shingle roof very similar to the Victorian Shingle in your catalogue.

I had two main questions:

- Is that product currently available?
- What is the estimated lead time on delivery?

The home is 4,800 square feet, and the address (for reference) is 500 South Carolina Avenue, Spencer NC 28159. Google Streetview screenshot is attached.

Thank you for your help! I can be reached at 704-989-9471 (cell).

Sincerely,

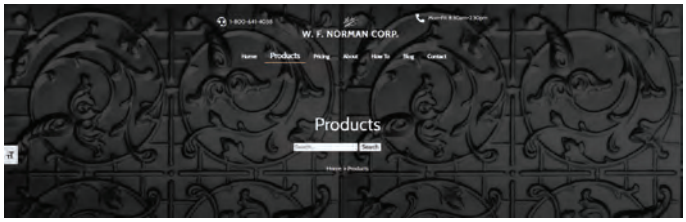
Kyle Harris

Planner

Town of Spencer

Office: (704)-633-2231 ext. 20
Cell: (704)-989-9471 (text only)

Exhibit 10-B-2: Best Buy Metals Sales Rep Email Correspondence



SPECIAL SALE ON FACTORY SECONDS! Follow this link for information, availability and pricing. >>>

OUR METALS

Tin-plated steel is the standard metal we use for our ceilings, centers, cornices and moldings. Tinplate is steel that is coated on both sides with tin in order to offer some protection from rust. Stamped copper, brass, zinc and galvanized metal can all be special ordered. Copper and brass may be ordered as either raw or cleaned, polished and clear-coated. Galvanized metal is a sheet of steel coated on both sides with zinc.

We offer our exterior siding panels and roofing shingles in galvanized steel or solid copper in order to be used for outside conditions. We can stamp the galvanized in both "Dull" and "Shiny" with the "Dull" being easier to paint. The standard metal we use for our ornaments is solid sheet zinc, although copper, brass and lead-coated copper can be special ordered. Please inquire for prices and details for special orders. Our decorative metal balls are made from sheets of zinc, aluminum, copper, brass or gold leaf.

METAL SHINGLE ROOFING

Our original 1908 line of W. F. Norman Victorian Roof Shingles are still available with a variety of hip and ridge finishes. Norman shingles are produced in galvanized steel or solid copper.

PLEASE NOTE: Galvanized steel from the factory can vary in color and shine from one piece to another. If left unpainted they may discolor unevenly after installation. If color variation is not acceptable, we recommend the galvanized be painted.

These two classic styles A and C are offered, along with ornamental ridge tiles, finials, hip shingles, cresting and folded valley needed for installation. Click below for more images and visit the [Pricing] page to see the roofing price list.

Exhibit 10-C-1: W.F. Norman Corp. Product Brochure

Kyle Harris

From: jason@wfnorman.con <jason@wfnorman.com>
Sent: Thursday, May 16, 2024 2:22 PM
To: Kyle Harris
Subject: Re: Metal Shingle Roofing

Hi Kyle,

Thanks for the inquiry.

Our style A shingles are still available.

You'd be looking at around 6 weeks before we would have them ready for delivery.

Looking at the turret roof I'm a little concerned. Our shingles are made to be placed on a flat surface.

I think it would be best if we were to send a couple of samples to you for approval?

Thank you

Jason

On 5/16/2024 9:48 AM, Kyle Harris wrote:

> Good morning,
>
> Thanks for talking to me on the phone just now. I'm reaching out on behalf of a homeowner here in Spencer, North Carolina, who has an early 19th-century Victorian/Queen Anne residence. The home's original roof was an embossed metal shingle roof similar to the Style A Shingle in WF Norman's catalogue.
>
> I had two main questions:
>
> 1. Is that product currently available?
> 2. What is the estimated lead time on delivery?
>
> The home is 4,800 square feet, and the address (for reference) is 500 South Carolina Avenue, Spencer NC 28159. Google Streetview screenshot is attached.
>
> Thank you for your help! I can be reached at 704-989-9471 (cell).
>
> Sincerely,
>
> Kyle Harris

Exhibit 10-C-2: W.F. Norman Corp. Sales Rep Email Correspondence

Exhibit 10-C-2: W.F. Norman Corp. Sales Rep Email Correspondence

Planner
Town of Spencer
Office: (704)-633-2231 ext. 20
Cell: (704)-989-9471 (text only)

--
Jason
W.F. Norman Corp.
P.O. Box 323
214 N. Cedar St.
Nevada, MO 64772
jason@wfnorman.com
1-800-641-4038
1-417-667-5552
1-417-667-2708 Fax
www.wfnorman.com
Our shop starts its day early, at 6:00 am Central Time. We answer the phone between 8:30 am and 2:30 pm Central Time. You can email or Fax us 24/7.

Exhibit 10-C-2: W.F. Norman Corp. Sales Rep Email Correspondence

Planning & Zoning Administration:
Certificate of Appropriateness (COA) Staff Report

HEARING DATE:	May 20, 2024
SUBJECT:	Certificate of Appropriateness (COA) Staff Report
CASE PLANNER:	Kyle Harris, Town Planner
CASE:	COA-24-003
APPLICANT:	Yetta Tailor Bailey, Baileys Next Level LLC (Owner/Applicant)
ADDRESS:	607 3rd Street (Spencer Local Historic District)
PARCEL ID:	033 275
PROJECT TYPE:	*Original Wood Window Replacement* ***AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION***
EXISTING LAND USE:	Historic Residential
EXISTING ZONING:	RMST (Residential Main Street Transition) | Corporate Limits
REPORT PREPARED BY:	Kyle Harris, Town Planner

Per Town Code Sec. 32.43, no exterior portion of any building or other structure located in Spencer's Historic District shall be erected, altered, restored, moved, or demolished until after an application for a Certificate of Appropriateness (COA) has been submitted to and approved by the Historic Preservation Commission.

Applicant Proposal:

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

This is an after-the-fact COA permit application. This means that a project was carried out without approved permits in violation of Town of Spencer Code of Ordinances Chapter(s) 32.43 "Certificate of Appropriateness Required". The Town of Spencer is authorized to enforce code requirements including levying civil penalties and seeking a court order from Rowan County requiring the owner to correct the violation. See also: Code of Ordinances Chapter 35 (Civil Citations).

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-003– 607 3rd Street – BAILEYS NEXTLEVEL LLC & MENDOZA APARICIO HOLDINGS LLC; Rowan County Parcel ID: 033 275

Proposed Project:

- Replacement of original wood 4-over-1 authentic divided lite (ADL) grid windows with 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows.

Exhibits:

1. Notice of Violation (NOV) with Staff Photographs (dated March 28, 2024)
    - Exhibit 1-A: Staff Photographs of Exterior Changes in Violation of Code
2. NOV Follow-Up Email Correspondence (dated March 30, 2024)
3. NOV Follow-Up Email Correspondence (dated April 2, 2024)
4. NOV Follow-Up Correspondence (dated April 3, 2024)
5. NOV Follow-Up Correspondence (dated April 16, 2024)
6. Applicant-Submitted COA Application Form
7. Applicant-Submitted Inspection Report
8. Historic District Inventory Property Description
9. Public Notice with Mailing Labels

Procedural Notes:

- Note on Fines/Penalties: The applicant has already paid the required $250.00 after-the-fact application fee that was owed.
- If the Commission ultimately denies a permit for the project, the Town's Code Enforcement Office will follow the procedures in the Code of Ordinances for civil penalties. The Commission should avoid any discussion of fines or civil penalties at the meeting. The Commission should focus ***strictly*** on whether to retroactively approve a permit for the project.

Staff Discussion:

This Staff Report represents the staff's prepared analysis and testimony. All suggested "findings of fact" and other recommendations should be considered preliminary until all testimony and evidence have been presented at the hearing, and all parties have had the opportunity to cross-examine witnesses. The staff does not draw any conclusions about applicant-presented facts but does provide certain analysis of the applicant-presented facts with points for the HPC to consider. The HPC is not bound by the staff's recommendations or guidance.

Background & Context:

- On March 28, 2024, the Town issued a Notice of Violation (NOV) for the property for the following violation: "The following work was carried out without an approved Certificate of Appropriateness (COA) permit from the Spencer Historic Preservation Commission (HPC): Replacement of original wood 4-over-1 authentic divided lite (ADL) grid windows with 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows."
    - The Notice of Violation with staff photographs is available in Exhibit 1.
- In a response email (Exhibit 2) dated March 30, 2024, the applicant Yetta Taylor Bailey, Baileys Next Level LLC, stated that "I was not aware nor disclosed this house was in the historic district by the previous owner or the closing attorney. All windows were replaced because they were falling apart (missing and broken glass), had mold growing on them. Also, since they had missing and cracked glass. This allowed rain to come in and rot the pillars. The makes the foundation unstable. I am more than happy to have a structural letter from a licensed GC, explain what I am stating above."
- In a follow-up email (Exhibit 3) dated April 2, 2024, the applicant stated "I will have a letter from the contractor speaking to every window and pictures of the ones we took. The windows contained lead paint and were disposed of in the proper manner…My goal is to make the area better not cause any issues. I have pulled permits for other work done on the house (electric/plumbing) no one informed me that I needed a permit for windows or I would have reached out prior."
- In a follow-up letter (Exhibit 5) dated April 16, 2024, staff provided the following guidance the applicant concerning the Town's standards for the treatment of original wood windows. Staff's letter is quoted at length below (across the following pages):

[Exhibit 5, Begin Quote]

o As the property owner(s)/applicant(s), the burden of proof is on you to present substantial, competent and material evidence that the proposed project (i.e. the replacement of all original wood windows with vinyl windows) meets the Town's Historic District Standards. In accordance with the regulations for quasi-judicial evidentiary hearings, the Commission must make its decisions based on the written and oral evidence presented by the applicant(s). If you do not provide sufficient evidence showing that your project meets the standards, then there is a higher likelihood that the Commission will deny your application. Specifically, you have the burden of proof to:

- Produce sufficient substantial, competent, and material evidence for the HPC to conclude that your proposal complies with the Historic District Standards; and

- The proposed project is not incongruous with the special character of the historic district.

- All supporting evidence must be submitted to me by email (kharris@spencernc.gov) no later than Monday, May 6, 2024. The following documentation should be submitted with the application:
  - Detailed Project Description: Submit a clear, detailed description of the full scope of the project for which you are seeking a permit. Typed descriptions are preferred. For your window replacement proposal, the description should describe the original windows being replaced as well as detailed specifications for the replacement windows.
  - Specifications: Submit any necessary illustrative information necessary to explain the application. Such information may include detailed plans showing existing (original) and proposed (current) conditions, material samples or product information, photographs, etc. For your window replacement proposal, a manufacturer's brochure or specifications for the replacement windows are requested.
  - Digital Photographs: Town staff have already taken photographs of the new windows. However, if any party took any relevant photographs before, during, or after installation of the new windows, those photographs are requested to be included with the application.
  - Certificate of Appropriateness (COA) Permit Application: Please submit a completed, signed COA permit application. A copy of the application form is enclosed with this letter. You should attach any other necessary supporting documentation to fully convey the scope of your project and your arguments/evidence for approval.
- As the applicant, you should limit your testimony to the applicable approval criteria (i.e. the standards). Below, I have listed the Historic District Standards that are applicable to your proposal. You can access the full Historic District Standards document on the Town's website at www.spencernc.gov/preservation, or by request to the Town Planner.

- When preparing evidence to demonstrate that your proposal meets the above standards, I would advise you to consider submitting the following evidence:

✓ To prove that it was "necessary" (Standard 2.7.5) to replace all the original wood windows rather than simply repairing them or partially replacing only the deteriorated features/units, you will need to prove that all the original windows were "deteriorated beyond repair" (Standard 2.7.6). Evidence should ideally be provided for each window individually.

- Note: The HPC would likely be unable to approve a permit without some form of professional report or evaluation on the condition of the original windows sufficient to demonstrate that they were deteriorated beyond repair. Although not necessarily required, ideally the evaluation would be prepared by a professional with experience repairing historic wood windows, or who is otherwise experienced in the field of historic preservation, rehabilitation, restoration, or reconstruction. The HPC may reject the conclusions of a report that is not prepared by a qualified individual or firm, or which at minimum includes sufficient evidence. The report should ideally provide sufficient visual, technical, or other evidence clearly demonstrating that the original windows deteriorated beyond repair. To be "deteriorated beyond repair", a window should be in such an advanced state of deterioration that it is not technically feasible to repair it.

- ✓ You should submit evidence that it was "not technically feasible" (Standard 2.7.6) to replace the previous windows "in kind", that is, "matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials".
    - o Note: Even if the HPC were to hypothetically approve vinyl as an acceptable substitute material, you would still need to justify that the replacement windows match the original windows as closely as possible, that is, "matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, [and] detailing", except that the material will be different (Standard 2.7.6).
    - o Note: When reviewing the design of proposed replacement windows, the Commission often considers the grid pattern/divided lites. Usually, if an original authentic divided lite wood window is being replaced, it should be replaced with at least a simulated divided lite (SDL) window. Grilles-between-the-glass (GBGs) are the least historically appropriate replacement option because it may not substantially replicate the appearance and lighting qualities of the original divided lites.
- ✓ You should submit evidence that the replacement vinyl windows are "compatible substitutes" (Standard 2.7.6) to the original wood windows.
- ✓ You should submit evidence that the replacement window units fit within the original openings and duplicate the original units in overall size and design (Standard 2.7.16).

Please be advised that the Town has relatively strict standards for window replacement projects. In most cases, it is not appropriate to replace any original windows unless they are "deteriorated beyond repair". Prior to replacing any window, the applicant must submit sufficient evidence that the windows are "deteriorated beyond repair". Such evidence may include photographs, written assessments, professional opinions, or any other evidence of the condition of the windows sufficient to demonstrate that they cannot feasibly be repaired. Evidence should ideally be provided for each window being replaced.

If a window is proved to be deteriorated beyond repair, then the standards specify that its should be replaced with a matching window. "Matching" means matching the design and dimensions of the original sash or panels, pane configuration, architectural trim, detailing, and materials.

Concerning the proposal to use vinyl windows, substitute materials, such as vinyl, can only be considered if the original material is not "technically feasible". To receive approval for vinyl, you would have to prepare justification that wood is not technically feasible. Cost is not admissible as a reason against using wood windows.

In general, I always advise owners of historic properties to explore all feasible alternatives to replacing original windows. And in general, it is not appropriate to replace original wood windows with new vinyl windows. Such requests are reviewed on a case-by-case basis, and the burden of proof is on the applicant to prepare sufficient evidence and justification for removal/replacement.

[Exhibit 5, End Quote]

[Staff Report Continues as Normal Below]

- The applicant submitted an inspection report (Exhibit 7) written by Jerry Bently, Bentley Construction Co. Mr. Bentley claims the following credentials:
    - N.C. Licensed Commercial General Contractor No. 35929
    - North Carolina License Home Inspections No. 142
    - N.C. approved as a certified training instructor for inspectors.
    - "Certified Master Inspector" (International Association of Certified Home Inspectors)
    - EPA approved as RRP, lead paint inspector
    - Member of the Central Carolina Association of Realtors
    - Member of the North Carolina Licensed Home Inspectors Association
    - Member of the American Society of Home Inspectors (ASHI)
- Please Note: A search on the N.C. licensing board verification portal confirms that Mr. Bentley has an active "building" license classification. However, a search of the N.C. Home Inspector Licensure Board for license no. "142" did not yield any results. A second search using the surname "Bentley" also did not yield any results. Additional confirmation of Mr. Bentley's qualifications may be needed to confirm the competence and validity of the inspection report.
- According to the inspection report (Exhibit 7), "it is of my professional opinion that the home located at 607 Third Street, Spencer, NC, 28159, is in need of total window replacement of all windows…the windows are deteriorated to the point where repairs are impossible. Many of the windows had broken glass and over the years water leaked down to wood members in the foundation…my professional opinions are based on thirty-five years in the building industry, possession and in good standings of a North Carolina Commercial General Contractors License. My opinions are also based on the circumstances and conditions of this building on the day of inspection".
- The inspection report includes six (6) photographs. However, it does not appear that any of the submitted photos offer a clear view with sufficient detail to convey the condition of the original windows. In most cases, such a report should provide sufficient visual, technical, or other evidence clearly demonstrating that the original windows were deteriorated beyond repair.
- The original windows were wood 4-over-1 authentic divided lite (ADL) grid windows. The replacement windows are 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows.
- At the time of publishing this report, the applicant has not submitted any evidence or even attempted to argue that it was not "technically feasible" (Standard 2.7.6) to replace the previous windows in-kind, that is, "matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials".
- The applicant testified that the replacement vinyl windows are "compatible substitutes" (Standard 2.7.6) to the original wood windows because the vinyl replacement windows "matched the neighborhood. All homes beside and in front of this property have vinyl replacement windows" (Exhibit 7).
- Staff suggests that the vinyl replacement windows are not compatible substitutes because they do not match the original wood windows in terms of pane configuration (new 6-over-6 grids v. original 4-over-1

grid), detailing (new GBGs grilles-between-the glass v. original ADL authentic divided lites), or materials (new vinyl v. original wood).

- Staff suggests that the original 4-over-1 authentic divided lite (ADL) wood windows significantly contributed to the overall character of the structure, being one of its most visible, significant, and distinctive architectural elements. The Historic District Inventory Property Description (Exhibit 8) acknowledges that the original siding had already been removed or covered over with asbestos shingle siding, lending even greater importance to those original features which did remain intact. Staff suggests that, when considered as a whole, the original wood windows were a dominant contributing factor to the home's architectural character.
- In summary, staff recommends that the applicant has not submitted sufficient evidence to demonstrate any of the following requirements:
    - That the original windows were "deteriorated beyond repair" (Standard 2.7.6).
    - That it was not "technically feasible" to match the original material (Standard 2.7.6).
    - That the replacement vinyl windows are "compatible substitutes" (Standard 2.7.6).
    - That the replacement windows matches the original in design, dimension, material, and quality of material (Standard 2.7.6).
- The Commission should consider if there are any mitigating factors in this case which may possibly warrant some flexibility from strictly applying the standards.

Applicable Historic District Standards:

(*Based on 2022 Updated Standards)*

Section 2.7. Windows & Doors (*Standards, p. 34)*

- Standard 2.7.1. Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, shutter, and blinds.
- Standard 2.7.3. Protect and maintain the wood and metal elements of historic windows and doors through appropriate methods:
    - Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
    - Provide adequate drainage to prevent water from standing on nearly flat, horizontal surfaces such as windows and door sills.
    - Clean the surface using the gentlest means possible.
    - Limit paint removal and reapply protective coatings as necessary. Remove heavy paint buildup on windows and doors to facilitate their operation.
    - Reglaze sash as necessary to prevent moisture infiltration.
    - Weatherstrip windows and doors to reduce air infiltration and increase energy efficiency.
- Standard 2.7.4. Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- Standard 2.7.5. If replacement of a deteriorated historic window or door feature is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, material, and quality of material. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.7.6. If a historic window or door unit is deteriorated beyond repair, replace the unit in kind, matching the design and dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.7.11. It is not appropriate to remove original doors, windows, shutters, blinds, hardware, and trim from a character-defining façade.
- Standard 2.7.12. It is not appropriate to remove any detail or material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
- Standard 2.7.14. If exterior storm windows are desired, select ones that are coated with paint or a baked enamel finish in a color appropriate to the trim color of the building. Install so that existing windows and frames are not damaged or obscured.

- Standard 2.7.16. It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.

Section 2.1. Wood (*Standards, p. 23-24*)

- Standard 2.1.10. It is not appropriate to replace or cover historic wooden siding, trim, or window sashes with contemporary substitute materials.
- Standard 2.1.12. Certain synthetic materials such as cementitious siding can be reviewed on a case-by-case basis, provided:
    - They are installed only when the original material is no longer available or feasible;
    - They are installed in a traditional manner that includes the installation of corner boards, architectural trim around windows and doors, etc.
    - They match the original in width of exposure, thickness, profile, texture, grain, color, and overall outer appearance.
    - Their texture must be a smooth, non-grained (e.g. faux woodgrain) finish.
- Standard 2.1.3. When a Certificate of Appropriateness is being sought for the use of synthetic materials, the applicant should include with the application a sample of the new material as well as the material being replaced.

Section 2.9. Sustainability & Energy Retrofit (*Standards, p. 38-39)*

- Standard 2.9.4. If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Size exterior storm windows to fit tightly within the existing window openings without the need for a subframe or panning (filler panel) around the perimeter. Select exterior storm windows with a painted or baked enamel finish color that is compatible with the sash color. Bare aluminum storm windows may be appropriate for post-1945 buildings. For double-hung vinyl windows, operable storm window dividers should align with the existing meeting rails.

Staff Suggested Findings:

FINDINGS OF FACT

(Note: The likely contested facts of the case are plainly identified below. The Commission should evaluate both sides of a contested fact, weigh the merit of arguments for and against, and render a final decision or "finding" on each contested fact. It is the Commission's prerogative to decide what testimony is convincing, factual, and supported by evidence.)

Planning staff recommends the following Findings of Fact (preliminary only):

1. It is a contested fact whether the applicant has provided sufficient evidence to demonstrate that all the original wood windows were "deteriorated beyond repair" (Standard 2.7.6).
    a. The applicant submitted as evidence an inspection report (Exhibit 7) prepared by Mr. Jerry Bentley, Bentley Construction Company testifying that the original wood windows were deteriorated beyond repair.
    - Mr. Jerry Bentley provided his qualifications, stating to be (1) a N.C. Licensed Commercial General Contractor (License No. 35929), (2) a North Carolina Licensed Home Inspector (License No. 142), and (3) a "Certified Master Inspector" (International Association of Certified Home Inspectors), among other stated credentials.
    b. In the inspection report (Exhibit 7), Mr. Bentley states that "it is of my professional opinion that the home located at 607 Third Street, Spencer, NC, 28159, is in need of total window replacement of all windows…the windows are deteriorated to the point where repairs are impossible. Many of the windows had broken glass and over the years water leaked down to wood members in the foundation…my professional opinions are based on thirty-five years in the building industry, possession and in good standings of a North Carolina Commercial General Contractors License. My opinions are also based on the circumstances and conditions of this building on the day of inspection".
    c. Staff testified that a search on the N.C. licensing board verification portal confirms that Mr. Bentley has an active "building" license classification. However, a search of the N.C. Home Inspector Licensure Board for license no. "142" did not yield any results. A second search using the surname "Bentley" also did not yield any results.
    d. Staff testified that the inspection report only includes six (6) photographs, none of which offers a clear view with sufficient visual detail to convey the condition of the original windows.
2. The original windows were wood 4-over-1 authentic divided lite (ADL) grid windows. (Staff recommends this is an uncontested fact.)
3. The replacement windows are 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows. (Staff recommends this is an uncontested fact.)
4. The applicant has not submitted any evidence or attempted to argue that it was not "technically feasible" (Standard 2.7.6) to replace the previous windows in-kind, that is, "matching the design and the

dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials". (Staff recommends this is an uncontested fact.)

5. It is a contested fact whether the replacement vinyl windows are "compatible substitutes" (Standard 2.7.6) to the original wood windows.
    a. The applicant testifies that the replacement vinyl windows are compatible substitutes because the vinyl replacement windows "matched the neighborhood. All homes beside and in front of this property have vinyl replacement windows" (Exhibit 7).
    b. Staff testified that the vinyl replacement windows are not compatible substitutes because they do not match the original wood windows in terms of pane configuration (new 6-over-6 grids v. original 4-over-1 grid), detailing (new GBGs grilles-between-the glass v. original ADL authentic divided lites), or materials (new vinyl v. original wood).
6. Staff testified that the original 4-over-1 authentic divided lite (ADL) wood windows significantly contributed to the overall character of the structure, being one of its most visible, significant, and distinctive architectural elements. The Historic District Inventory Property Description (Exhibit 8) acknowledges that the original siding had already been removed or covered over with asbestos shingle siding, lending even greater importance to those original features which did remain intact. Staff recommends that, when considered as a whole, the original wood windows were a dominant contributing factor to the home's architectural character and to the special character of the district.

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FINDINGS OF FACT (Cont.)

Therefore, in due consideration of the above Findings of Fact, staff recommends the Commission find that the following proposal is **INCONGRUOUS** with the character of the District:

- Replacement of original wood 4-over-1 authentic divided lite (ADL) grid windows with 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows.

Because: The preponderance of facts and evidence demonstrates that the applicant failed to show that it was not "technically feasible" (Standard 2.7.6) to match the original windows in-kind, that is, "matching the design and dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials" (Standard 2.7.6). Specifically, the applicant failed to show that it was not technically feasible to match the original in material (wood), design (4-over-1 grids), and detail (authentic divided lites).

The original 4-over-1 authentic divided lite (ADL) wood windows significantly contributed to the overall character of the structure, being one of its most visible, significant, and distinctive architectural elements. The Historic District Inventory Property Description (Exhibit 8) acknowledges that the original siding had already been removed or covered over with asbestos shingle siding, lending even greater importance to those original features which did remain intact. Staff recommends that, when considered as a whole, the original wood windows were a dominant contributing factor to the home's architectural character and to the special character of the district, and should therefore be preserved.

MOTION (TO DENY)

Staff Recommendation:

Based on the above Findings of Fact and the applicable standards of the Spencer Historic District Standards, planning staff recommends that the Commission **deny** a COA for the proposal heretofore described at 607 3rd Street (Tax Parcel ID # 033 275), located in the Spencer Local Historic District.

Contact:
Kyle Harris, Town Planner
Email: kharris@spencernc.gov.
Phone: 704-633-2231 ext. 20

END OF REPORT

704-633-2231
townofspencer.com

SPENCER
NORTH CAROLINA
Rowan's Original Gateway.

Post Office Box 45
Spencer, NC 28159-0045

NOTICE OF VIOLATION

BAILEYS NEXTLEVEL LLC &
MENDOZA APARICIO HOLDINGS LLC
401 OAK FOREST LANE
SALISBURY, NC 28146-0000

March 28, 2024

This letter is to inform you that the structure and/or property located at **607 3rd Street, Spencer NC 28159 (Rowan County Parcel ID # 033 275)** is in violation of the Town of Spencer Code of Ordinances Chapter(s): **32.43 CERTIFICATE OF APPROPRIATENESS REQUIRED.** The Town of Spencer Planner/Historic Preservation Commission Liaison observed the following violation(s):

> The following work was carried out without an approved Certificate of Appropriateness (COA) permit from the Spencer Historic Preservation Commission (HPC): **Replacement of original wood 4-over-1 authentic divided lite (ADL) grid windows with 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows.**

Staff photographs of the exterior changes that are in violation of the Town Code are attached as **EXHIBIT A**, and described below:

- **Exhibit A**: Staff Photographs of Exterior Changes in Violation of Code (including window detail of new vinyl replacement windows from site visit dated 3-26-2024).

To review the specific sections of the Town Code and/or the Spencer Development Ordinance (SDO) of which you are in violation, visit the Town's website at www.spencernc.gov.

As the owner of the property, **you or an authorized agent have until Monday, April 15, 2024,** to correct the violation, or the Town will take further steps to enforce the requirements of the Spencer Code of Ordinances, which may include levying civil penalties and seeking a court order from Rowan County requiring you to correct the violation.

To correct the violation, you must do the following: **Attend a public quasi-judicial evidentiary hearing scheduled for Monday, April 15, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue. The hearing will take place at the regularly scheduled meeting of the Spencer Historic Preservation Commission (HPC). Contact Kyle Harris, Planner, at kharris@spencernc.gov or 704-633-2231 ext. 20, if you have any questions.**

704-633-2231
townofspencer.com

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Please carefully note the following:

- Per Town Code Sec. 32.43 CERTIFICATE OF APPROPRIATENESS REQUIRED, "no exterior portion of any building or other structure…shall be…altered [or] restored…within the historic district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Commission… 'exterior features' shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs and other appurtenant features".
- Per Town Code Sec. 32.51. ENFORCEMENT AND REMEDIES: "Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Zoning Administrator. Failure to comply with the Certificate shall be a violation of the zoning ordinance and is punishable according to the established procedures and penalties for such violations".
- Per North Carolina General Statute §160D-404 ENFORCEMENT, "If a building or structure is…altered…in violation of this Chapter or of any development regulation or other regulation made under this Chapter, the local government, in addition to other remedies, may institute any appropriate action or proceedings to prevent the unlawful…alteration; to restrain, correct or abate the violation".

If you have any questions, please contact Kyle Harris, Planner, at 704-633-2231 ext. 20 or kharris@spencernc.gov.

John Howard
Code Enforcement Office
Spencer Police Department

Exhibit 1: Notice of Violation (NOV) with Staff Photographs (dated March 28, 2024)

Figure 1 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 2 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 3 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 4 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit 1: Notice of Violation (NOV) with Staff Photographs (dated March 28, 2024)

Figure 5 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 6 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Code Enforcement Office

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 7 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Code Enforcement Office

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 8 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Code Enforcement Office

Exhibit 1: Notice of Violation (NOV) with Staff Photographs (dated March 28, 2024)

Figure 9 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 10 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 11 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit A: Staff Photographs of Exterior Changes in Violation of Code

Figure 12 Window Detail (New Vinyl Replacement Windows). Site Visit 3-26-2024 by Kyle Harris, HPC Staff Liaison.

Exhibit 1: Notice of Violation (NOV) with Staff Photographs (dated March 28, 2024)

Kyle Harris

From: Yetta Taylor <yetta1971@yahoo.com>
Sent: Saturday, March 30, 2024 5:34 PM
To: Kyle Harris
Subject: Coa -24-003-607 3rd st

Good afternoon,
i received a letter about replacing windows in a home Baileys Next Level and Mendoza Aparacio Holdings Llc owns .
I was not aware nor disclosed this house was in the historic district by the previous owner or the closing attorney .
All windows were replaced because they were falling apart(missing and broken glass) , had mold growing in them . Also, since they had missing and cracked glass . This allowed rain to come in and rot the pillars . This makes the foundation unstable . I am more than happy to have a structural letter from a licensed GC, explain what i am stating above . I am leaving for Africa on 4/12 and not returning till 4/23 as a volunteer . Unfortunately , my partner doesn't speak very good english to represent our companies .
Further ,
i will be glad to have my attorney send a letter on our behalf as well .
Please respond on what you need and where to send due to being out of the country during the Town Hall hearing on Case Coa -24-003
607 3rd st
Spencer , nc.
Yetta Taylor Bailey
owner / Baileys Next Level Llc

Exhibit 2: NOV Follow-Up Email Correspondence (dated March 30, 2024)

Kyle Harris

From: Yetta Taylor <yetta1971@yahoo.com>
Sent: Tuesday, April 2, 2024 3:21 PM
To: Kyle Harris
Subject: Re: Coa -24-003-607 3rd st

Thank you for getting back to me .
i am going to need till May 20th for the hearing as i will be out of town during the one on April 15th .
i will have a letter from the contractor speaking to every window and pictures of the ones we took .
The windows contained lead paint and were disposed of in the proper manner .
do you have a link/ website for me to pay the $250 permit fee ?

My attorney will also be sending you a letter on where this house is located in historic district and how it is not disclosed properly .

Question : This home had a carport which was torn down and we are putting up another ? something i need a permit on before you are sending me another violation letter .

Jon Overbey will be responding with an email i will make a copy of for the hearing . My goal is to make the area better not cause any issues . I have pulled permits for other work done on the house (electric / plumbing) no one informed me that i needed a permit for windows or i would have reached out prior .
thanks
yetta Taylor Bailey

Good afternoon Yetta,

Thank you for reaching out. I am sorry the historic designation of this property was not properly disclosed to you by the appropriate parties. Yes, we can postpone that hearing to a later date. Does Monday, May 20, 2024, at 7:00 PM work for you?

I can confirm the property at 607 3rd Street is located within Spencer's Local Historic District. You can find a copy of the historic district map, attached. A Certificate of Appropriateness (COA) permit is required before making any exterior change to a home in the district. Permits are always required when replacing original wood windows with vinyl windows.

All changes to historic properties are regulated by the Spencer Historic District Standards, which are available online here: https://spencernc.gov/wp-

Exhibit 3: NOV Follow-Up Email Correspondence (dated April 2, 2024)

content/uploads/2022/12/Historic-District-Standards_Final-Draft_For-Publication-Updated-11-30-2022.pdf.

Section 2.7. Windows & Doors can be reviewed on pages 34-35 of the Standards.

The Standards do not support removing and replacing original wood windows unless they are 'deteriorated beyond repair' (Standards, Section 2.7, pp. 34-35). For all window replacement projects where the existing window is an original wood window, the applicant is typically asked to submit a professional evaluation report on the condition of the original wood windows sufficient to demonstrate that they are 'deteriorated beyond repair' (Standard 2.7.6).

A copy of the structural report would be helpful for the case to meet the above requirement. Thank you for offering to send that info.

When a professional evaluation report is submitted into evidence, the Commission considers if the report is credible, if it demonstrates a good faith effort to accurately prove that the windows are 'deteriorated beyond repair' (Standard 2.7.6), and if it contains sufficient justifying evidence and related support information and documentation to prove 'deterioration beyond repair'. Such evidence includes visual, technical, or other evidence.

The report should typically evaluate each window individually.

If a window is deteriorated beyond repair, it should be replaced with a matching window. 'Matching' means matching the design and dimensions of the original sash or panels, pane configuration, architectural trim, detailing, and materials. We also use 'substantial similarity' as a review criterion, which is evaluated in terms of design, dimension, material, quality of material, sash and panel design, pane configuration, architectural trim, and detailing.

In some cases, alternate materials may be reviewed if the original (wood) is no longer feasible. Vinyl or aluminum clad wood windows may be appropriate if they substantially replicate the qualities of the original window in terms of overall appearance.

Exhibit 3: NOV Follow-Up Email Correspondence (dated April 2, 2024)

There is a $250 after-the-fact COA application fee which, at minimum, the property owner(s) will need to pay before permits can be issued.

Please let me know if I can provide any additional guidance or support on this project.

Warm regards,

Kyle Harris

Planner

Town of Spencer

Office: (704)-633-2231 ext. 20
Cell: (704)-989-9471 (text only)

From: Yetta Taylor <yetta1971@yahoo.com>
Sent: Saturday, March 30, 2024 5:34 PM
To: Kyle Harris <kharris@spencernc.gov>
Subject: Coa -24-003-607 3rd st

Good afternoon,

i received a letter about replacing windows in a home Baileys Next Level and Mendoza Aparacio Holdings Llc owns .

I was not aware nor disclosed this house was in the historic district by the previous owner or the closing attorney .

All windows were replaced because they were falling apart(missing and broken glass) , had mold growing in them . Also, since they had missing and cracked glass . This allowed rain to come in and rot the pillars . This makes the foundation unstable . I am more than happy to have a structural letter from a licensed GC, explain what i am stating above . I am leaving for Africa on 4/12 and not returning till 4/23 as a volunteer . Unfortunately , my partner doesn't speak very good english to represent our companies .

Further ,

i will be glad to have my attorney send a letter on our behalf as well .

Please respond on what you need and where to send due to being out of the country during the Town Hall hearing on Case Coa -24-003

607 3rd st

Spencer , nc.

Yetta Taylor Bailey

owner / Baileys Next Level Llc

Exhibit 3: NOV Follow-Up Email Correspondence (dated April 2, 2024)

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townofspencer.com

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Spencer, NC 28159-0045

BAILEYS NEXTLEVEL LLC &
MENDOZA APARICIO HOLDINGS LLC
401 OAK FOREST LANE
SALISBURY, NC 28146-0000

April 3, 2024

This letter is in reference to the Notice of Violation (NOV) dated March 28, 2024, for the structure and/or property located at **607 3rd Street, Spencer NC 28159 (Rowan County Parcel ID # 033 275).** This case is identified by the case number COA-24-003.

This letter is to confirm that, at the request of the property owner, the public quasi-judicial evidentiary hearing for case # COA-24-003, originally scheduled for Monday, April 15, 2024, at 7:00 P.M. has been postponed to the following date and time: Monday, May 20, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue.

To correct the violation specified in the NOV letter dated March 28, 2024 , you must do the following: **Attend a public quasi-judicial evidentiary hearing scheduled for Monday, May 20, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue. The hearing will take place at the regularly scheduled meeting of the Spencer Historic Preservation Commission (HPC).**

If you have any questions, please contact Kyle Harris, Planner, at 704-633-2231 ext. 20 or kharris@spencernc.gov.

Sincerely,

Kyle Harris
Planner
Town of Spencer

704-633-2231
spencernc.gov

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Post Office Box 45
Spencer, NC 28159-0045

BAILEYS NEXTLEVEL LLC &
MENDOZA APARICIO HOLDINGS LLC
401 OAK FOREST LANE
SALISBURY, NC 28146-0000

April 16, 2024

This letter is in reference to the Notice of Violation (NOV) dated March 28, 2024, for the structure and/or property located at **607 3rd Street, Spencer NC 28159 (Rowan County Parcel ID # 033 275).** This case is identified by the case number COA-24-003.

The purpose of this letter is to provide some additional guidance to help you prepare for the upcoming quasi-judicial evidentiary hearing, which is scheduled for Monday, May 20, 2024, at 7:00 P.M. at Spencer Town Hall, 460 South Salisbury Avenue.

As the property owner(s)/applicant(s), the burden of proof is on you to present substantial, competent and material evidence that the proposed project (i.e. the replacement of all original wood windows with vinyl windows) meets the Town's Historic District Standards. In accordance with the regulations for quasi-judicial evidentiary hearings, the Commission must make its decisions based on the written and oral evidence presented by the applicant(s). If you do not provide sufficient evidence showing that your project meets the standards, then there is a higher likelihood that the Commission will deny your application. Specifically, you have the burden of proof to:

- Produce sufficient substantial, competent, and material evidence for the HPC to conclude that your proposal complies with the Historic District Standards; and

- The proposed project is not incongruous with the special character of the historic district.

All supporting evidence must be submitted to me by email (kharris@spencernc.gov) no later than **Monday, May 6, 2024**. The following documentation should be submitted with the application:

- Detailed Project Description: Submit a clear, detailed description of the full scope of the project for which you are seeking a permit. Typed descriptions are preferred. For your window replacement proposal, the description should describe the original windows being replaced as well as detailed specifications for the replacement windows.

- Specifications: Submit any necessary illustrative information necessary to explain the application. Such information may include detailed plans showing existing (original) and proposed (current) conditions, material samples or product information, photographs, etc.

704-633-2231
spencernc.gov

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Spencer, NC 28159-0045

For your window replacement proposal, a manufacturer's brochure or specifications for the replacement windows are requested.

- Digital Photographs: Town staff have already taken photographs of the new windows. However, if any party took any relevant photographs before, during, or after installation of the new windows, those photographs are requested to be included with the application.

- Certificate of Appropriateness (COA) Permit Application: Please submit a completed, signed COA permit application. A copy of the application form is enclosed with this letter. You should attach any other necessary supporting documentation to fully convey the scope of your project and your arguments/evidence for approval.

As the applicant, you should limit your testimony to the applicable approval criteria (i.e. the standards). Below, I have listed the Historic District Standards that are applicable to your proposal. You can access the full Historic District Standards document on the Town's website at www.spencernc.gov/preservation, or by request to the Town Planner.

Section 2.7. Windows & Doors

(Historic District Standards, pp. 34-35)

- Standard 2.7.1. Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
- Standard 2.7.4. Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- Standard 2.7.5. If replacement of a deteriorated historic window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, material, and quality of material. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.7.6. If a historic window or door unit is deteriorated beyond repair, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
- Standard 2.7.11. It is not appropriate to remove original doors, windows, shutters, blinds, hardware, and trim from a character-defining façade.
- Standard 2.7.16. It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.

Exhibit 5: NOV Follow-Up Correspondence (dated April 16, 2024)

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spencernc.gov

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Spencer, NC 28159-0045

When preparing evidence to demonstrate that your proposal meets the above standards, I would advise you to consider submitting the following evidence:

- ✓ To prove that it was "necessary" (Standard 2.7.5) to replace all the original wood windows rather than simply repairing them or partially replacing only the deteriorated features/units, you will need to prove that all the original windows were "deteriorated beyond repair" (Standard 2.7.6). Evidence should ideally be provided for each window individually.
    - o Note: The HPC would likely be unable to approve a permit without some form of professional report or evaluation on the condition of the original windows sufficient to demonstrate that they were deteriorated beyond repair. Although not necessarily required, ideally the evaluation would be prepared by a professional with experience repairing historic wood windows, or who is otherwise experienced in the field of historic preservation, rehabilitation, restoration, or reconstruction. The HPC may reject the conclusions of a report that is not prepared by a qualified individual or firm, or which at minimum includes sufficient evidence. The report should ideally provide sufficient visual, technical, or other evidence clearly demonstrating that the original windows deteriorated beyond repair. To be "deteriorated beyond repair", a window should be in such an advanced state of deterioration that it is not technically feasible to repair it.
- ✓ You should submit evidence that it was "not technically feasible" (Standard 2.7.6) to replace the previous windows "in kind", that is, "matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials".
    - o Note: Even if the HPC were to hypothetically approve vinyl as an acceptable substitute material, you would still need to justify that the replacement windows match the original windows *as closely as possible*, that is, "matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, [and] detailing", except that the material will be different (Standard 2.7.6).
    - o Note: When reviewing the design of proposed replacement windows, the Commission often considers the grid pattern/divided lites. Usually, if an original authentic divided lite wood window is being replaced, it should be replaced with at least a simulated divided lite (SDL) window. Grilles-between-the-glass (GBGs) are the least historically appropriate replacement option because it may not substantially replicate the appearance and lighting qualities of the original divided lites.
- ✓ You should submit evidence that the replacement vinyl windows are "compatible substitutes" (Standard 2.7.6) to the original wood windows.
- ✓ You should submit evidence that the replacement window units fit within the original openings and duplicate the original units in overall size and design (Standard 2.7.16).

704-633-2231
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Please be advised that the Town has relatively strict standards for window replacement projects. In most cases, it is not appropriate to replace any original windows unless they are "deteriorated beyond repair". Prior to replacing any window, the applicant must submit sufficient evidence that the windows are "deteriorated beyond repair". Such evidence may include photographs, written assessments, professional opinions, or any other evidence of the condition of the windows sufficient to demonstrate that they cannot feasibly be repaired. Evidence should ideally be provided for each window being replaced.

If a window is proved to be deteriorated beyond repair, then the standards specify that its should be replaced with a matching window. "Matching" means matching the design and dimensions of the original sash or panels, pane configuration, architectural trim, detailing, and materials.

Concerning the proposal to use vinyl windows, substitute materials, such as vinyl, can only be considered if the original material is not "technically feasible". To receive approval for vinyl, you would have to prepare justification that wood is not technically feasible. Cost is not admissible as a reason against using wood windows.

In general, I always advise owners of historic properties to explore all feasible alternatives to replacing original windows. And in general, it is not appropriate to replace original wood windows with new vinyl windows. Such requests are reviewed on a case-by-case basis, and the burden of proof is on the applicant to prepare sufficient evidence and justification for removal/replacement.

If you have any questions about this case, the Notice of Violation letter, the Historic Preservation Commission (HPC), the Certificate of Appropriateness (COA) permit review process, or quasi-judicial evidentiary hearings, please contact me at 704-633-2231 ext. 20 or kharris@spencernc.gov.

Sincerely,

Thomas Kyle Harris

Kyle Harris
Planner
Town of Spencer

SPENCER
NORTH CAROLINA
Rowan's Original Gateway.

Historic Preservation Commission

Certificate of Appropriateness

Permit Application Form

Spencer Town Hall • 460 South Salisbury Ave, Spencer NC 28159
Office: (704)-633-2231 ext. 20 • kharris@spencernc.gov

Property owners within Spencer's Historic District must receive an approved permit from the Town prior to making any changes to the exterior appearance of the property. The Historic Preservation Commission (HPC) reviews all proposed projects for the construction, reconstruction, alteration, restoration, moving, or demolition of buildings or other significant features within the historic district. The HPC is empowered to deny permits for projects that would damage or diminish the special character of the district.

All projects in the historic district are governed by the Spencer Historic District Standards. The permit review process allows Town staff to ensure that your proposed project meets all applicable standards. For help and guidance regarding Spencer's historic review process, visit www.spencernc.gov/preservation.

OFFICE USE ONLY		
Filing Date:	☐ Major Work	☐ Minor Work
Permit #	☑ After-the Fact COA	☒ $250.00 Fine

GENERAL INFORMATION	
Property Address: 607 3rd St Spencer	Rowan County Parcel ID: 033275
Property Owner Name: Baileys Northwood LLC	Property Owner Phone: 336-927-1738
Property Owner Email: yetta1971@yahoo.com	
Property Owner Mailing Address (City, State, Zip): 1402 Oak Forest Lane Salisbury NC 28146	

APPLICANT INFORMATION (if different from owner)	
Applicant Name:	Applicant Phone:
Applicant Email:	
Property Owner Mailing Address (City, State, Zip):	

PROJECT INFORMATION

Project Type

- ☒ Exterior Modification (walls, trim, foundation, windows, doors, entrances, porches, roofs, repainting, etc.)
- ☐ Site Design (walkways, driveways, off-street parking, fences, walls, lighting, etc.)
- ☐ Tree Removal and/or Major Pruning
- ☐ New Signage
- ☐ New Construction of Primary Buildings (single-family or multi-family residential and non-residential)
- ☐ New Construction of Accessory Buildings (garages, sheds, accessory dwelling units, etc.)
- ☐ Addition (residential and non-residential)
- ☐ Demolition or Relocation

Project Description

Please provide a clear and detailed description of the full scope of the Project for which you are seeking a permit. Omissions of important details may result in delays in reviewing your Project. Attach extra pages as needed.

Dec contractor tech

OTHER PROJECT CONTACTS

Project Contact 1 Name: Letha Taylor	Project Contact 1 Phone: 336-927-1738
Project Contact 1 Email: lethal971@yahoo.com	
Project Contact 2 Name: Antonio Aparacio	Project Contact 2 Phone: 704-298-2931
Project Contact 2 Email: antonio-aparacio77@hotmail.com	

APPLICATION CHECKLIST

Major Work applications must be filed no fewer than fifteen (15) days prior to the next month's regularly scheduled HPC meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue. (Minor Work applications, which do not require HPC review, can be accepted and reviewed by staff at any time and are typically approved within 1-2 business days.)

Application Requirements	Completed by Applicant	Completed by Planning & Development Staff	
	YES	YES	NO
1. Detailed Project Description. Attach a clear, detailed description of the full scope of the project for which you are seeking a permit. Typed descriptions are strongly preferred. If handwritten, please write legibly. Incomplete or vague project descriptions will not be accepted.	☑	☐	☐
2. Drawings, Samples, Site Plans, Specifications, Etc. Submit plans, elevations, photographs, or other illustrative information necessary to explain the application. Such information may include detailed plans showing existing and proposed conditions, material samples or product information, descriptions of building materials, landscaping/site plans, photographs, etc. All plans must be clearly legible.	☑	☐	☐
3. Digital Photographs. High-quality, color, digital photographs showing existing conditions are required for most applications.	☑	☐	☐

SIGNATURE

By signing below, you certify that all information provided on this application is accurate and that all work will be performed to meet the laws of the state of North Carolina, the standards of the Spencer Development Ordinance, the Spencer Historic District Standards (www.spencernc.gov/preservation), and all other applicable regulations.

- ☑ I understand that all applications that require review by the HPC must be submitted no fewer than fifteen (15) days prior to the next month's regularly scheduled meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue.
- ☑ The required documentation is attached to fully explain the scope of my project.
- ☑ I am familiar with the Historic District Standards pertaining to my project (www.spencernc.gov/preservation).
- ☑ I am aware that HPC members and/or Town staff may enter upon private property at reasonable times to inspect the work or the site solely in performance of their duties.
- ☑ I am aware that if I complete any major work without a permit, I may be subject to fines and penalties for the violation. Additionally, the Town may enforce the requirements of the Town Code, including levying civil penalties and seeking a court order from Rowan County requiring me to correct the violation.

Signature of Applicant: Letha Taylor Dooley	Date: 4/28/24	
Approved By:	Date:	

(OFFICE USE ONLY) Staff Notes: _____

Bentley
CONSTRUCTION CO.
"Do It Right The First Time"
P.O. Box 1030 • Concord, NC 28026

Jerry Bentley
Owner

Exhibit 7: Applicant-Submitted Inspection Report

N.C. Licensed Commercial General Contractor No. 35929
North Carolina License Home Inspections No. 142
N.C. approved as a certified training instructor for Inspectors.
"Certified Master Inspector" (International Association of Certified Home Inspectors, in excess of 1,000 inspections)
EPA approved as a RRP, lead paint inspector
Member of the Central Carolina Association of Realtors.
Member of the North Carolina Licensed Home Inspector Association
Member of American Society of Home Inspectors (ASHI)

Date: April 4, 2024

To Whom It May Concern: Town of Spencer. To the attention of historic association, regulation department.

Reference: 607 Third Street, Spencer, N.C.
Window replacement necessary.

Dear Sir/Madam,

The field inspection and observation was completed personally. It is of my professional opinion that the home located at 607 Third Street, Spencer, NC, 28159, is in need of total window replacement of all windows which matched the neighborhood. All homes beside and in front of this property have Vinyl replacement windows. Additional factors to use vinyl double pane was energy efficiency.

The windows are deteriorated to the point where repairs are impossible. Many of the windows had broken glass and over the years water leaked down to wood members in the foundation, The other deciding factor was the possibility of lead-based paint applied before 1978.
My professional opinions are based on thirty-five years in the building industry, possession and in good standings of a North Carolina Commercial General Contractor License. My opinions are also based on the circumstances and conditions of this building on the day of inspection.

Thank you,

Jerry Bentley

President/Owner

Exhibit 7: Applicant-Submitted Inspection Report

Exhibit 7: Applicant-Submitted Inspection Report

Exhibit 7: Applicant-Submitted Inspection Report

Exhibit 7: Applicant-Submitted Inspection Report

Exhibit 7: Applicant-Submitted Inspection Report

321. House
607 Third St.
built by 1913 (Sanborn map)
C

One-story front-gable frame bungalow with knee braces in gable ends. Galed portico over entry supported by paired posts with rellis between. Paired 4/1 sash windows. Asbestos shingle siding.

SPENCER
NORTH CAROLINA
Rowan's Original Gateway.

May 8, 2024

NOTICE TO ADJACENT PROPERTY OWNER

SPENCER HISTORIC PRESERVATION COMMISSION (HPC)
NOTICE OF PUBLIC MEETING & EVIDENTIARY HEARING

This Notice is to inform you that you own property within one-hundred and fifty (150) feet of a property which is the subject of a Certificate of Appropriateness (COA) application. The Spencer Historic Preservation Commission (HPC) has scheduled a public quasi-judicial evidentiary hearing for **Monday, May 20, 2024, at 7:00 P.M**. The meeting will be held at Spencer Town Hall located at 460 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the Commission to consider a COA application for a project, described below, which is in the Spencer Historic District:

AFTER-THE-FACT COA IN REMEDIATION OF VIOLATION

This is an after-the-fact COA permit application. This means that a project was carried out without approved permits in violation of Town of Spencer Code of Ordinances Chapter(s) 32.43 "Certificate of Appropriateness Required". The Town of Spencer is authorized to enforce code requirements including levying civil penalties and seeking a court order from Rowan County requiring the owner to correct the violation. See also: Code of Ordinances Chapter 35 (Civil Citations).

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-003– 607 3rd Street – BAILEYS NEXTLEVEL LLC & MENDOZA APARICIO HOLDINGS LLC;
Rowan County Parcel ID: 033 275
Proposed Project:

- Replacement of original wood 4-over-1 authentic divided lite (ADL) grid windows with 6-over-6 grilles-between-the-glass (GBG) grid vinyl replacement windows.

All interested persons are invited to participate in the public hearing at Town Hall. Applicants and other individuals who participate in the evidentiary hearings at this meeting will be required to sign-up and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 12:00 P.M. on Monday, May 20, 2024. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov as soon as possible. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website at www.spencernc.gov/preservation or contact the Town Planner.

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MENDOZA APARICIO HOLDINGS LLC
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DP HOLDING COMPANY LLC
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CHARLOTTE, NC 28269-7035

KIKER CHASITY
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