HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	John Taylor	Peter Hughes, Senior Planner
Tom Schroeder, Vice-Chairic Von Salzen		Kelly Brown, Administrative Specialist
Richard Vincent		Alex Cameron, Senior Planner
Anne Lucey		
David Herring		
Terry Lurtz		

DRAFT

I. Call to Order

Chair Von Salzen called the meeting to order at 4:07 pm and confirmed a quorum was present.

II. Approval of Minutes

A. 09-10-2020 Special Meeting Minutes
B. 08-27-2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the September 10, 2020 special meeting. Seconded by Mr. Schroeder Motion carried unanimously by a vote of 6-0.

Mr. Schroeder moved to approve the minutes of the August 27, 2020 regular meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 6-0.

III. Public Hearing

A. COA 2020-00123 (30 Caddell Road)

Mr. Lurtz moved to recess the regular meeting and open the public meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 6-0.

Commissioners disclosed they conducted site visits both sites and had no ex parte communication; Mr. Herring visited only 30 Caddell Road. Senior Planner Peter Hughes and applicant and property owner Amy Nicholas were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications to a primary structure within the Historic District at 30 Caddell Road. The exterior modifications include replacement of multiple windows, replacement of siding material, removal and replacement of existing decking, and painting of the

exterior of the structure. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #855212972275. The property owner and applicant is Amy Nicholas. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, findings of fact, and addendum to the staff report.

Ms. Nicholas amended her application to change the front covered porch flooring material from wood to concrete. She stated she may paint it a gray color. Ms. Nicholas stated she would remove the lattice from the front elevation and run a brick skirt underneath the front porch. She stated it would provide a consistent look to the home and correct the sloped porch.

Ms. Nicholas proposed to use composite boards for the rear deck flooring and wood boards for the front deck flooring as they matched existing material, but would like the option to use composite flooring for the front deck.

Ms. Nicholas amended her application to use Jeldwen windows with simulated divided light. Mr. Herring questioned the material being used for replacement of the Dutch lap siding; Ms. Nicholas stated matching the exact design of existing Dutch lap siding is out of budget and would like to use regular lap siding.

The Commission discussed the multiple amendments to the application and decided to continue the meeting so that the applicant could provide the Commission with an updated submission.

Mr. Schroeder moved to continue the hearing on COA 2020-00123 to the regular HPC meeting on October 22, 2020 at 4:00 pm in Assembly Hall. Seconded by Mr. Von Salzen. Motion carried by a vote of 4-2.

Roll Call

Mr. Vincent	No
Mr. Schroeder	Yes
Mr. Lurtz	No
Ms. Lucey	Yes
Mr. Herring	Yes
Mr. Von Salzen	Yes

B. COA 2020-00126 (125 Kelly Road)

Applicant and property owner Robert Wiltshire was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for the demolition of a primary structure within the Historic District at 125 Kelly Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856205089506. The property owner and applicant is Robert Wiltshire. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, findings of fact, and addendum to the staff report.

Mr. Wiltshire stated the Commission previously approved a COA for multiple exterior modifications for the primary residence at 125 Kelly Road in February 2020. He stated as the project got underway, he found it was going to be nearly impossible to bring the structure up to building code. Mr. Wiltshire stated they addressed footing and foundation issues, but could not bring insulation up to code. He stated to bring the second story floor joists up to code would

reduce the ceiling head height; a solution was to modify the roofline, but it was found the walls would not support the weight of a modified roof. Mr. Wiltshire stated he contacted multiple contractors about these issues. He stated he may remove the building and sell the lot.

Mr. Lurtz moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission ***is congruous*** *with the Pinehurst Historic District and* ***consistent*** *with Historic District Guidelines.*

Seconded by Mr. Herring. Motion unanimously carried by a vote of 6-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for demolition for 125 Kelly Road.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for August 15 to September 18, 2020

No comments from the Commission.

V. General Business

A. Discussion on Historic District Guideline Updates

The Commission discussed and provided feedback on a revised version of the Historic District Guidelines. The proposed changes were based staff and Commission recommendations from the August 12, 2020 Historic Preservation work session. The revisions included:

- Changes to the Basic, Minor, and Major Work sections to include fences, siding, roofing, shutters, and painted brick.
- Updates to be compliant with state statutes;
- Minor content changes throughout the document;
- Changing the name of the document to Historic District Standards.

VI. Next Meeting Date

A. Regular Meeting on October 22, 2020 at 4:00 pm

VII. Motion to Adjourn

Mr. Schroeder made a motion to adjourn the meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 6-0 at 5:55 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

A videotape of this meeting is available on the Village website at www.vopnc.org.

Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.

DRAFT

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for 30 Caddell Road**

Applicant:	Amy Nicholas
Owners:	Amy Nicholas
Professional:	Charles Brother Construction Company
Property Location:	30 Caddell Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212972275

Request and Background:

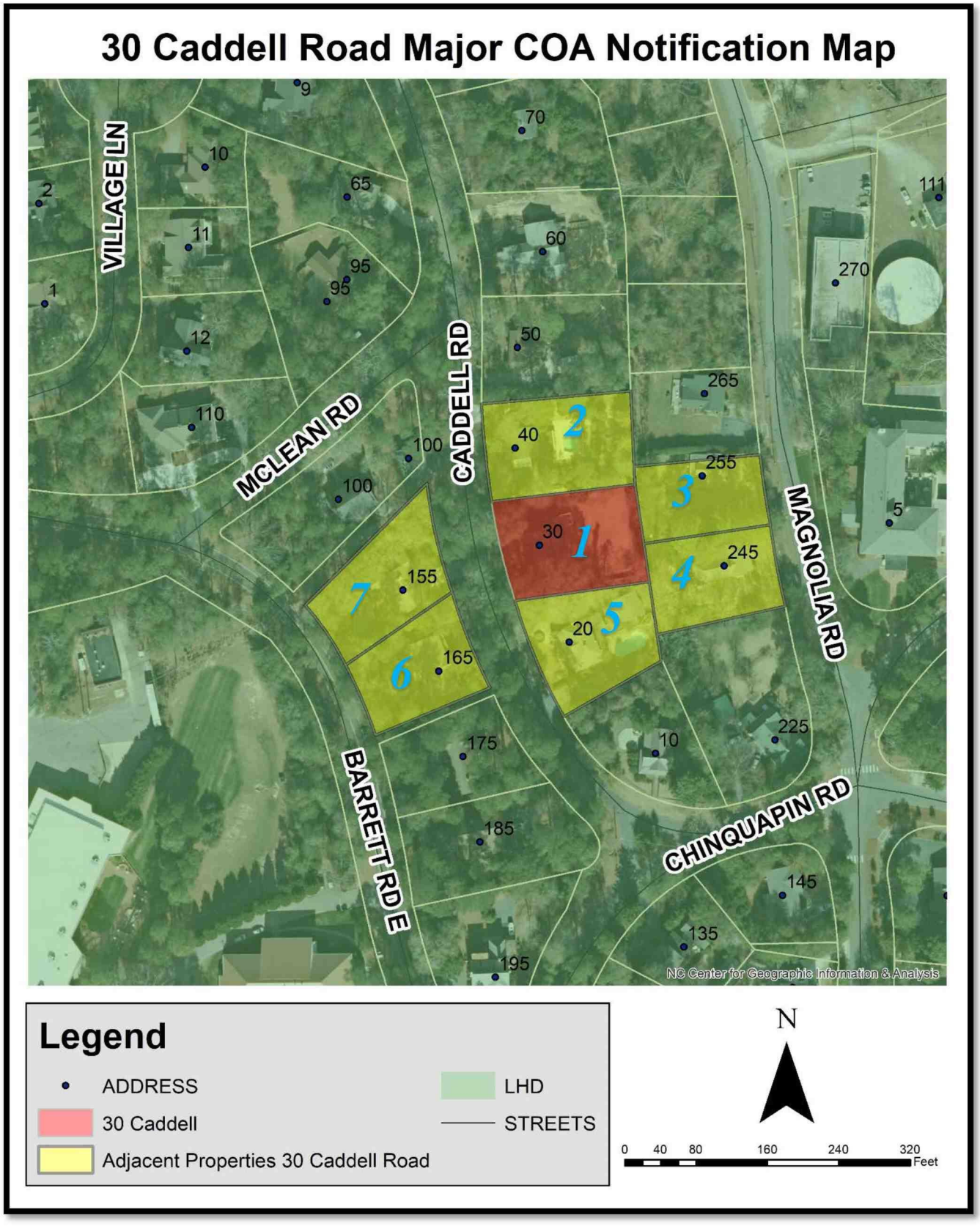
Amy Nicholas is requesting a Certificate of Appropriateness for multiple exterior modifications to a residence located within the Pinehurst Historic District at 30 Caddell Road. The exterior modifications include replacement of wood siding with a fiber cement product, replacement of four windows, replacement of existing decking, and repainting the exterior. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212972275. The property owner and applicant is Amy Nicholas.

Previous COA Issued		
Year	**Major or Minor**	**Project Scope**
2007	Major	Replacement of Windows
2018	Minor	Replace Paver Driveway with Crushed Bluestone

According to the National Historic Landmark Survey, the primary structure at 30 Caddell Road is a contributing structure. Most of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table below includes the brief histories of each property from the 1996 Landmark Survey and map on the following page shows the adjacent properties that were notified.

National Historic Landmark Survey Table for COA 2020-00123				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	30 Caddell	1915	Yes	German siding covers this one-and-a-story frame bungalow. Other features include a steep gable roof, a five-bay shed dormer across the front, interior chimneys, and an inset front porch.
2	40 Caddell	1915	Yes	This two-story, German-sided frame house features a gable roof, two-over-two sash windows, and a one-story shed porch with replacement posts and balustrade across the three-bay facade.
3	255 Magnolia	1910	No	Although built during Pinehurst's historic period of significance, this one-story frame worker's cottage has been greatly altered and no longer retains its architectural integrity. The combination of vinyl siding, replacement windows, replacement front porch, and added rear shed substantially disguise its early 20th century origin.
4	245 Magnolia	1914	Yes	S. T. Ritter purchased this property September 18, 1914, and by 1915 the house is shown on a village map. Local tradition claims it was built from part of the old bowling alley. The one-story worker's cottage had a gable roof, German siding, a three-bay facade, and a screened front porch,
5	20 Caddell	1911	Yes	This two-story frame house was built for Mrs. Fred C. Crutchfield. In 1920 it was sold to J. M. Brown, and in 1944 to Sylvester Roosevelt Ransdell, with whose family it has remained. In 1980 Ransdell's granddaughter named the house "The S. Roosevelt." The double-pile house is sheathed in German siding, has a hipped roof with a center front cross gable, a five-bay facade, and a wrap-around porch with turned posts and sawn brackets.
6	165 Barrett	Late 20 C.E.	No	This is a one-story ranch house clad in brown brick.
7	155 Barrett	Late 20 C.E.	No	Tan brick and a front ell characterize this one-story ranch house.
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA 30 Caddell Road

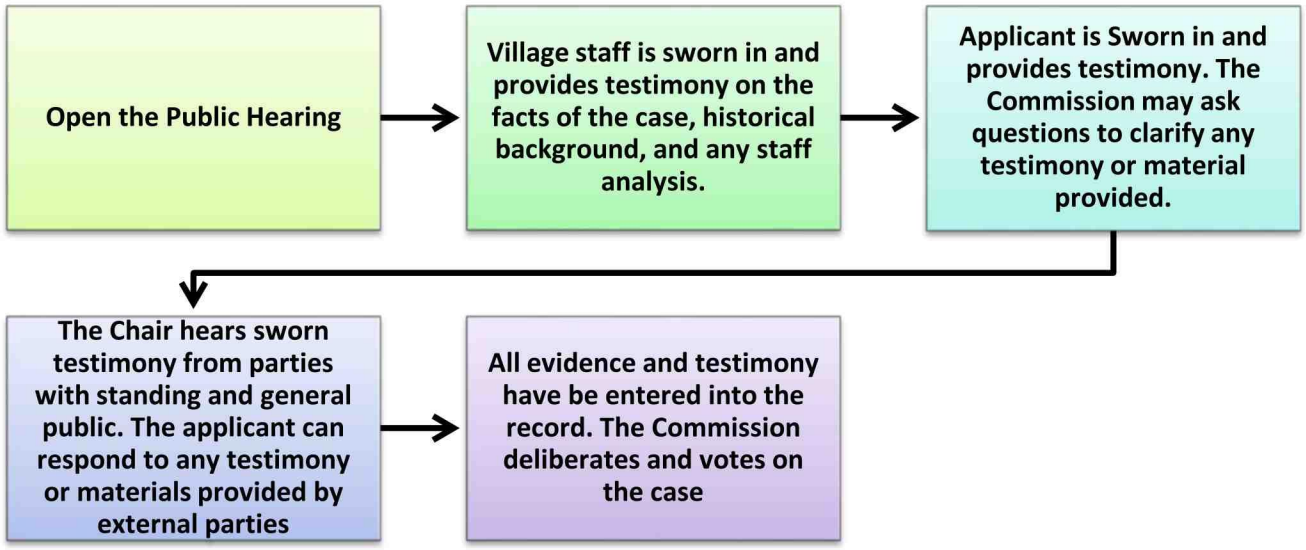


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines replacement of siding or resurfacing an exterior wall with a different material than existing is considered Major Work. The Commission heard this request on September 24, 2020 and continued the hearing to allow the applicant to provide additional evidence and formally amend their request based on testimony provided at the hearing.

The applicant's original request included the replacement of deteriorating wood siding with a fiber cement product, repainting the exterior of the structure with a different color, replacement of existing decking with comparable material, and replacement of four windows with like for like material. During the applicant's testimony, the applicant altered the request. The applicant's new request includes the replacement of deteriorating wood siding with a fiber cement product, repainting the exterior of the structure with a different color, replacement of existing decking with comparable material, replacement of front porch decking with a cement porch, replacement of lattice skirting along the front porch with a brick foundation, and replacement of four windows with like for like material. The applicant has submitted additional material to support the updated request.

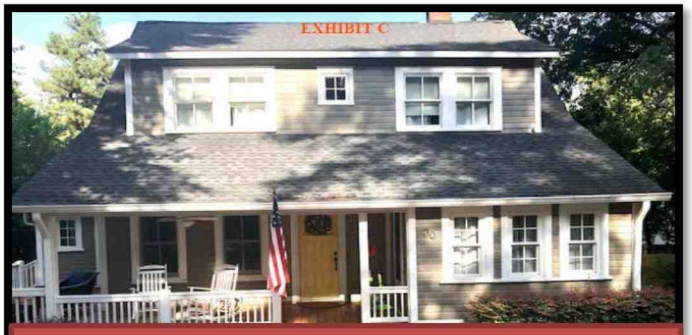
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

EXTERIOR WALLS AND TRIM

1. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and **must be congruous** with the character of the Pinehurst Historic District.

   The applicant is proposing to resurface the existing structure with a fiber cement product. The applicant stated in the application that the existing wood siding is deteriorating. Based on the application and submitted product samples, the applicant intends to change the existing dutch lap siding to simple horizontal lap siding.



Front Elevation of 30 Caddell Road

2. Section III.B.5 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.

   The applicant is not proposing to cover any wall material with coatings or materials such as vinyl or aluminum siding

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations should be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows should have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**.

    The applicant has proposed to replace a total of four existing windows, two second story windows on the rear and two second story windows on the left side of the home. The applicant intends to match the style of the replacement windows to the windows on the front elevation. The proposed window material is wood clad, double hung windows. It is unclear from the submitted material if snap-in muntins will be used.

Left Elevation Windows

Staff Photo Left Elevation

Rear Elevation Windows

Staff Photo Rear Elevation

2. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.

    Glass Block Windows have not been proposed.

3. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.

   Painted, tinted or filmed glass has not been proposed.

WOOD

1. Section III.K.1 - New wooden features or details or replacement of a missing feature or detail or element **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

   The applicant has proposed replacement windows that are wood. The replacement materials would appear to be compatible with the other existing wooden windows.

2. Section III.K.5 Vinyl, aluminum, Masonite or similar engineered wood product **must** not cover a wooden detail, element, or feature.

   The applicant is proposing to replace all existing siding with an engineered wood product, and if approved would not be covering any wooden details.

3. Section III.K.6 - Wooden surfaces and features **must** be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.

   The applicant is proposing to paint the siding Yarmouth Blue (HC-150) which is in the Village of Pinehurst Color Palette.

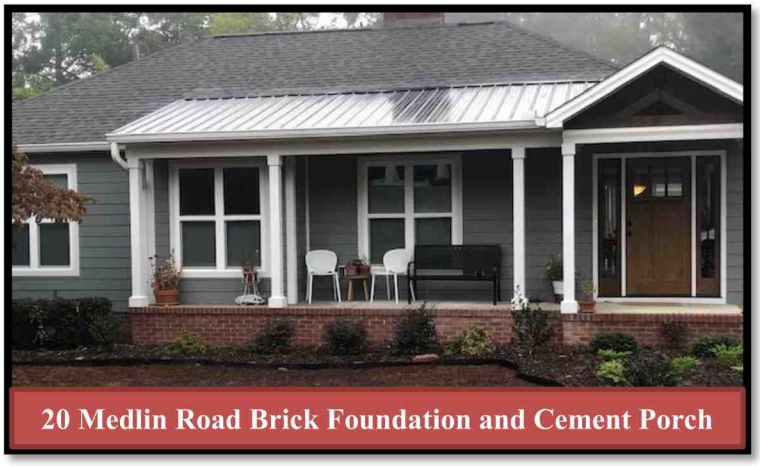
4. Section III.K.7 - Use of vertical siding or authentic board and batten should be limited to accents and not be a primary siding. Plywood siding is not permitted.

   Vertical siding and plywood are not proposed.

MASONRY

1. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

   The applicant is proposing the addition of a brick foundation to the front porch. The applicant has provided an example of another home in the historic district that has a brick front porch foundation.



20 Medlin Road Brick Foundation and Cement Porch

2. Section III. L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is not appropriate unless the surface was previously painted.

   The applicant has not proposed to paint any brick surfaces.

PAINT

1. Section N.I.3 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches must be compatible with the architectural character of the structure, must be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

   Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color. The proposed paint is Yarmouth Blue which is a soft, greyish, blue color.

Applicable Recommendations from the Historic District Guidelines:

EXTERIOR WALLS AND TRIM

1. Section III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

   As previously stated, the applicant is requesting to resurface the entire exterior of the structure. Based on the application and submitted product samples, the applicant intends to match the design of the existing lap siding.

WINDOWS AND DOORS

1. Section III.C.5 Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.

   Based on the submitted application materials, it appears that the proposed replacement windows will retain the existing size and dimension.

2. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.

   The applicant has indicated the intent to match the window style of the front elevation windows. The front elevation windows are 2 over 2 and 4 over 4 double hung windows.

Front Elevation of 30 Caddell Road

3. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

   The proposed windows on the left elevation would be visible from the street. The proposed replacement windows, as previously stated, will match the style of windows on the front elevation.

PORCHES, ENTRANCES AND BALCONIES

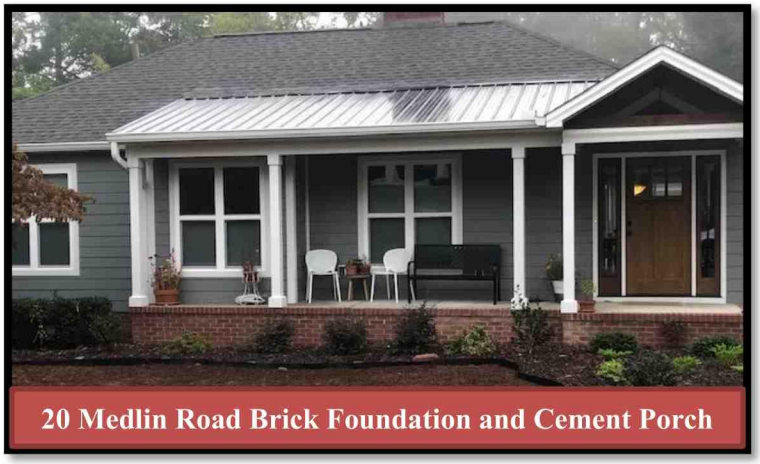
1. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
   a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim should be retained and preserved.
   b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim should be retained and preserved.
   c. An existing entrance or porch should not be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.
   d. A front porch or balcony should not be enclosed in any form unless historically accurate or compatible with the architectural character of the structure**.**
   e. If enclosure of a side or rear porch is required, the enclosure should be designed so the character and features of the porch are preserved.
   f. All decorative porch posts, railings, brackets, cornices and cornice trim should remain uncovered and preserved.

   The applicant is proposing two changes to the existing character of the front porch. The applicant is proposing to install a cement porch underneath the roofed portion of the front porch and replace the existing lattice with a brick foundation.

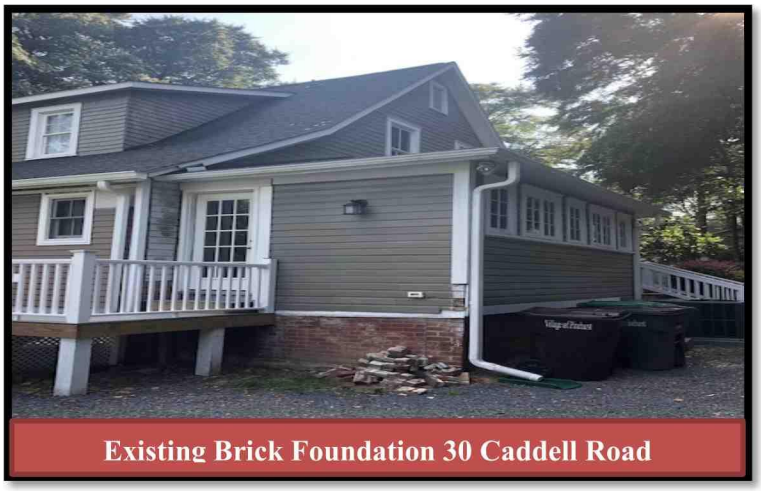
Existing Lattice and Front Porch

Existing Front Porch Flooring

The guidelines state that flooring and lattice should be retained and the applicant is requesting to alter the existing architectural details. Cement flooring is not uncommon in the historic district nor are brick foundations. The applicant has provided a photo of 20 Medlin's Road front porch showing a cement front porch and brick foundation. The applicant also submitted a photo showing that brick foundation material already exists at 30 Caddell Road.



20 Medlin Road Brick Foundation and Cement Porch



Existing Brick Foundation 30 Caddell Road

2. Section III.G.5 - If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used should match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

   The applicant is proposing to replace the existing decking material of the front porch. Based on the application and materials, the applicant intends to match the existing details of the porch. The applicant has not indicated that the footprint of the decking/porch will be increased. In addition to a COA, a deck permit would be required based on the level repair/replacement.

Existing Decking

Pressure Treated Decking Sample

Pressure Treated Hand Rail Sample

DECKS AND PATIOS

1. No applicable Guideline Recommendations

   The applicant has proposed to replace decking on the side and rear elevation of the structure. None of the deck/patio Guidelines address replacement or repair of decks.

WOOD

1. Section III.K.2 - Wooden features that contribute to the overall character of a structure and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim should be retained and preserved.

   The applicant is proposing to replace the existing wood lap siding with a fiber cement product that would simulate a wood appearance. The benefit of fiber cement products is the durability and longevity of the product. The Commission has previously approved resurfacing of structures with engineered products.

Siding Sample Provided by Applicant

2. Section III.K.3 - If a wooden feature is completely missing and is to be replaced, it should be replaced with a new feature based on an original feature or a new design compatible in scale, size, material, texture, and color with the structure.

   The applicant is proposing a fiber cement replacement that should simulate the existing wood appearance. The proposed paint color of the replacement siding is Yarmouth Blue (HC-150).

3. Section III.k.4 - If repair or replacement of an entire wooden feature, deteriorated detail, or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
   a. Substitute material should match the original material in composition, dimension, size, shape, color, pattern, texture and profile.
   b. Painted wooden siding that is sound should not be replaced or covered.

   The proposed replacement siding would appear to simulate the existing wood composition and match the dimension, size, texture, and profile. Based on the submitted photos and submitted color swatch, it does not appear that the existing paint color will be matched, however the Yarmouth Blue color selection is compliant with the Village of Pinehurst Color Palette.

PAINT

1. Section N.I.3 - Replacement gutters and downspouts should be coated with paint or a baked-on enamel finish in the Village of Pinehurst Color Palette, unless they are made of copper.

   New gutters have not been proposed based on the application and submitted materials.

Staff Comments:

The proposed modifications to the historic structure are all consistent with the Historic District Guidelines. The applicant is proposing to preserve and maintain the historic home by replacing the existing wood siding with a fiber cement product that will simulate the look of wood with the added benefit of increased durability and longevity. The applicant is proposing to replace wood clad windows with wood clad windows, a like for like replacement, which the Guidelines encourage. The applicant is proposing to replace the existing exposed decking and match the existing detail. The applicant is proposing cement flooring under the roofed portion of the front porch and a brick foundation, both architectural details that are similar to other porches and foundations within the historic district. The proposed paint color, Yarmouth Blue, is within the Village of Pinehurst Color Palette. The applicant has submitted a complete application and is proposing modifications that ensure the continued preservation of the existing structure. The proposed project appears to be consistent with the Historic District Guidelines.

EXHIBIT A

Record Id:	COA-2020-00123
File Date:	9/2/2020
Application Status:	In Review
Application Type:	Historic Certificate of Appropriateness - Major
Description of Work:	Replacement of exterior siding, trim, and decking/handrails
Application Name:	30 Caddel Rd Exterior Home Restoration
Address:	30 CADDELL Rd, PH 28374
Owner Name:	NICHOLAS, AMY
Owner Address:	30 CADDELL ROAD PINEHURST PINEHURST NC 28374
Parcel No:	00023675
Contact Info:	
Name:	Amy Nicholas
Organization Name:	
Contact Type:	Applicant
Contact Primary Address:	30 CADDELL ROAD PINEHURST NC 28374
Licensed Professionals Info:	
Primary:	N
License Number:	
License Type:	
Name:	
Business Name :	
Business License#:	
Job Value:	0.00
Total Fee Assessed:	500.00
Total Fee Invoiced:	500.00
Balance:	0.00
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GENERAL INFORMATION

Description of Changes to the Structure:	Removal and disposal of existing deteriorated wood siding and boxing. Replacement of siding, per material approval from the Village of Pinehurst (desired product: Nichia Fiber Cementitious Siding and Miratec Trim) Removal and replacement of 4 windows Removal of existing front and rear decking and handrail and replacement with new treated decking and PVC handrail and pickets Removal of the decking underneath the covered portion of the front porch with cement patio Replacement of lattice with a brick foundation. Painting of new exterior siding , boxing, door and window trim	Type of Work:	Alteration
Existing Use:	Single Family Low Density	Proposed Use:	Single Family Low Density

EXHIBIT A

Includes Demolition:		Includes Tree Removal:	
Estimated Cost of Construction:	59350	COA Number:	

PERMIT DATES

Application Expiration Date:	
Permit Issued Date:	
Permit Expiration Date:	

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
Wood Siding	Nichia Fiber Cementitious Siding	Yarmouth Blue

Rear Elevation

Existing Material	Proposed Material	Proposed Color
Wood siding	Nichia Fiber Cementitious Siding	Yarmouth Blue

Right Elevation

Existing Material	Proposed Material	Proposed Color
Wood siding	Nichia Fiber Cementitious Siding	Yarmouth Blue

Left Elevation

Existing Material	Proposed Material	Proposed Color
Wood siding	Nichia Fiber Cementitious Siding	Yarmouth Blue

Trim

Existing Material	Proposed Material	Proposed Color
Wood trim	Miratec Trim	white

Windows

Existing Material	Proposed Material	Proposed Color
Aluminum	aluminum-clad wood	white

Chimney

Existing Material	Proposed Material	Proposed Color

Foundation

Existing Material	Proposed Material	Proposed Color

Front Door

Existing Material	Proposed Material	Proposed Color

Shutters

Existing Material	Proposed Material	Proposed Color

EXHIBIT B

Charles Brothers Construction Company

Construction / Construction Management Services

704.609.4557

803.985.9448

August 26, 2020

Mrs. Amy Nicholas

30 Caddell Street

Pinehurst, NC 28374

Re: Siding Removal and Replacement

30 Caddell St, Pinehurst, NC

Mrs. Nicholas:

First of all, I would like to thank you for meeting with me for the opportunity to provide construction services for your home. It was a pleasure meeting you and you have a beautiful Home. It would by my pleasure to perform this work for you.

I have visited the site and have observed the conditions of the siding. The house siding appeared to be deteriorating and need of replacement. The age of the home appears to be of some age approximately 100 years. Thus, the existing siding will have dated materials that may contain led paint and will need to be addressed and abated accordingly. Replacement will need to be performed in stages to insure protection of your interior walls. I have developed a plan to provide coverage and protection from the elements while ongoing work is in progress. Scaffolding will be utilized for adequate accessibility while removing and installing the siding. Additionally, protection will be provided on the ground level to prevent any lead paint debris from collecting in the soil areas around the perimeter of the house. Protective gear will be provided and utilized for accommodation of the lead painted siding abatement and disposal.

Upon removal of the siding, observation will be made for identification of deteriorated or damaged areas in need of repair or replacement. These occurrences are considered outside of

this proposal, due to unforeseen conditions, and will be immediately identified and cost of repair will be addressed, prior to action.

This proposal includes the removal and disposal of the existing siding and boxing and replacement with new siding, as approved by the Village of Pinehurst. All labor material and equipment are included in the proposal. Charles Brothers Construction will be responsible for Disposal of all waste. A container will be provided on site for debris removal.

Scope of work includes:

Removal and disposal of existing siding and boxing.

Replacement of siding, per material approval from the Village of Pinehurst.

Product: (Nichia Fiber Cementitious Siding and Miratec Trim)

Window removal and replacement w new YKK windows (4)

Removal of existing decking and handrail and replacement with new treated decking and PVC handrail and pickets

Painting exterior siding, boxing, door and window trim,

Building protections and scaffolding.

Ground protection for debris collection.

Disposal Container on site for debris removal.

Any extra work not stated above will be priced upon discovery.

Note : This proposal does not include installation of substrate sheathing or insulation replacement. These are unforeseen conditions and will be addressed upon exposure, and priced accordingly.

We hereby propose to provide the services listed in the above Scope of Work Description for Fifty Nine Thousand Three Hundred Fifty Dollars and no Cents ($59,350.00).

Payment schedule as follows:

35%	Deposit ($20,770.00)	Upon execution of contract / start up
35%	First Draw ($20,770.00)	Upon Completion of Phase I

30% Final Draw ($17,810.00) Upon Completion of Phase II

Accepted:_____(Owner) Date:_____

Thank you again for the opportunity to provide you with construction services for your home.

Sincerely,

John E. Charles

Charles Brothers Construction Company

Managing Partner

EXHIBIT C

EXHIBIT D

EXHIBIT E

EXHIBIT F

EXHIBIT G

EXHIBIT H

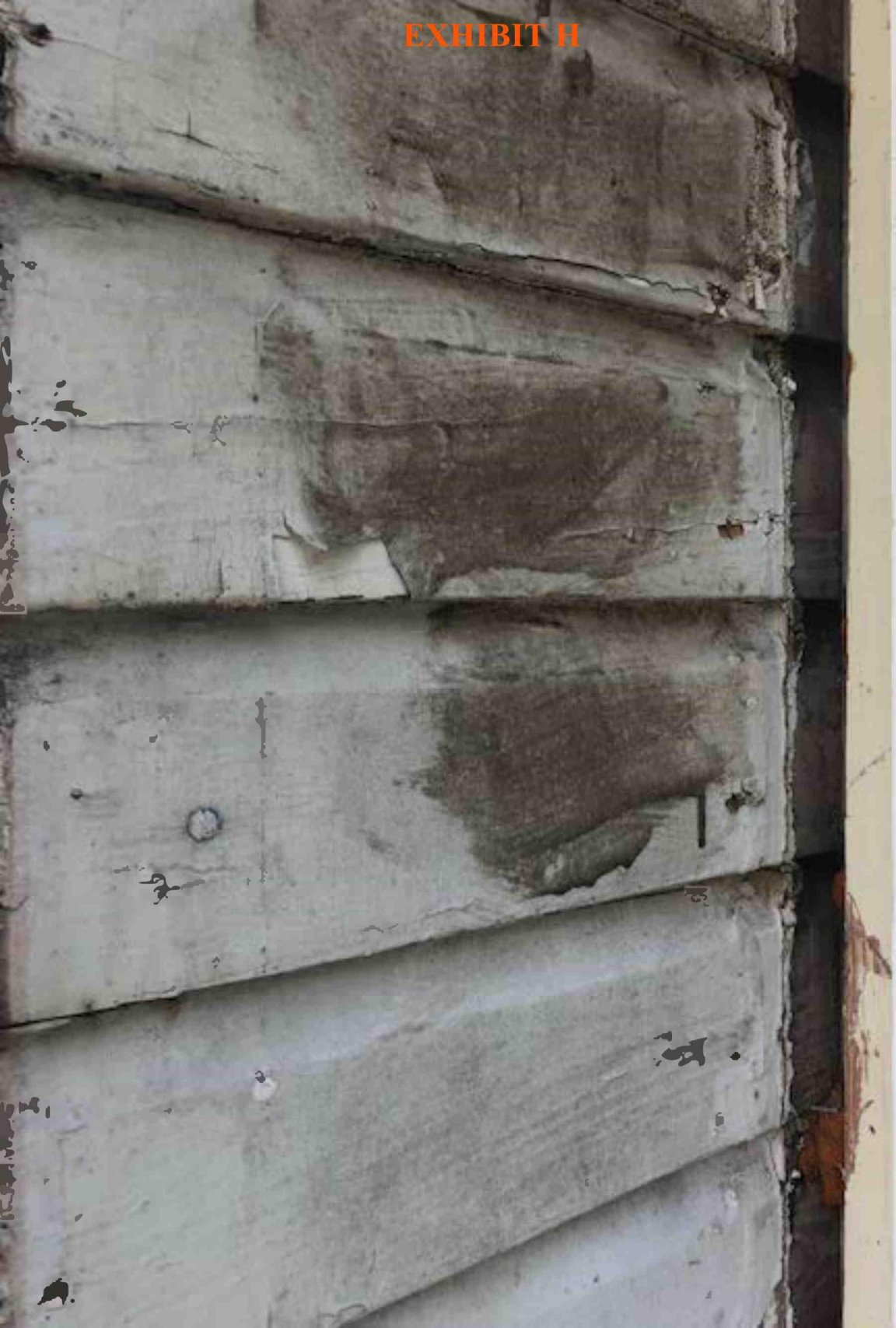


EXHIBIT I

MIRATEC by JELD-WEN | EXTIRA by JELD-WEN

MIRATEC TREATED EXTERIOR COMPOSITE TRIM

Made from the patented TEC™ process, MiraTEC Treated Exterior Composite trim combines the eye-catching beauty of authentic woodgrain with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC trim

EXHIBIT I

will not delaminate, is moisture, rot and termite resistant, and is backed by a 50-year limited warranty.

MiraTEC Treated Exterior Composite Trim is the first and only wood composite trim to earn an evaluation report from ICC Evaluation Service (ICC-ES). To view ESR-3043, visit the ICC website at: http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-3043.pdf

Competitive and long term performance testing shows MiraTEC resists moisture, rot and termites and outperforms the competition in several key areas:

- **Moisture resistant:** As measured by ASTM D1037 for water absorption and thickness swelling.
- **Rot resistant:**Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Group Contact: Horizontal Lap-Joint Method.
- **Termite resistant:** As measured by AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.

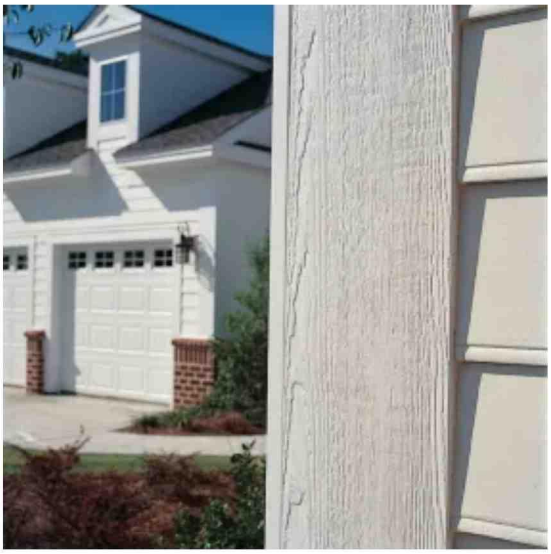
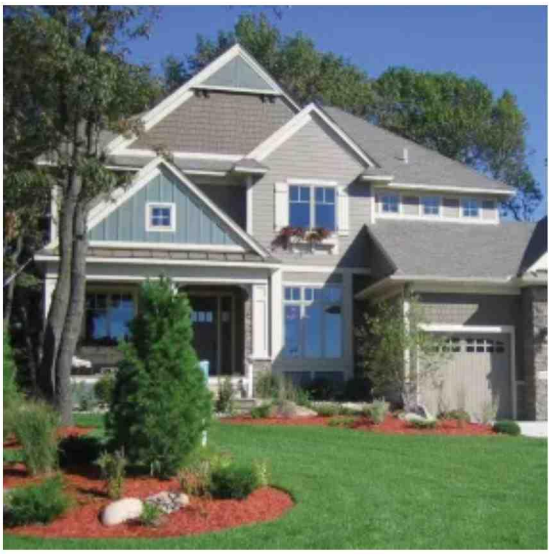


EXHIBIT I



1 2 Next

MIRATEC RESISTS MOISTURE, ROT AND TERMITES – UNLIKE WOOD

MIRATEC WON'T WARP, SPLIT OR CHECK – UNLIKE WOOD

MIRATEC IS ONE SOLID PIECE (NO FINGER JOINTS, NO LAMINATION) WITH UNIFORM DENSITY AND CONSISTENT PERFORMANCE IN EVERY PIECE

MIRATEC IS LOW MAINTENANCE; 50-YEAR LIMITED WARRANTY

EXHIBIT J

EXHIBIT K

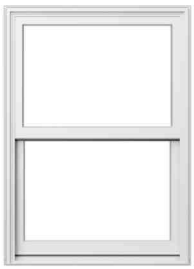
Our Message on Coronavirus/COVID-19(/notifications/covid19-response)

WHERE TO BUY (/EN-US/WHERE-TO-BUY) GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?JWCT_GETHELP=UTILITYLINKS) FOR INVESTORS (HTTP://INVESTORS.JELD-WEN.COM/) USA | PRO SIGN IN (/EN-US/SIGN-IN)

(/en-us)

SEARCH

Siteline® Clad-Wood Window: Double-Hung Pocket



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
28 Interior Finish Options

SCREEN & TRIM OPTIONS
2 Exterior Trim Options

FRAME OPTIONS
Pocket Replacement Window

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 9 finishes

CONSTRUCTION
Tilt Sash

MATERIALS
1 Wood Option

Grilles Between the Glass

Add architectural interest with our divided lite options. Enjoy increased visual appeal and decreased maintenance with our grilles between the glass, which consist of a spacer bar placed between the panes of the insulating glass. They are an ideal choice because they require no upkeep and will not interfere with window cleaning. We offer 5/8" or 7/8" flat grilles, as well as 5/8" or 1" contour grilles in several grille patterns. These grilles are available in the color that matches the exterior color of the patio door you choose.

FULL-SURROUND REMOVABLE WOOD GRILLES

Full-Surround Removable Wood Grilles

Add architectural interest to your windows with our divided lite options. Our full-surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. Grilles are available in 7/8", 1-1/8" and 1-3/8" widths in several grille patterns.

EXHIBIT K

SIMULATED DIVIDED LITES

Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

GRILLE DESIGNS

Colonial Grille

No Grille

Prairie Grille

EXHIBIT L

EXHIBIT M

EXHIBIT N

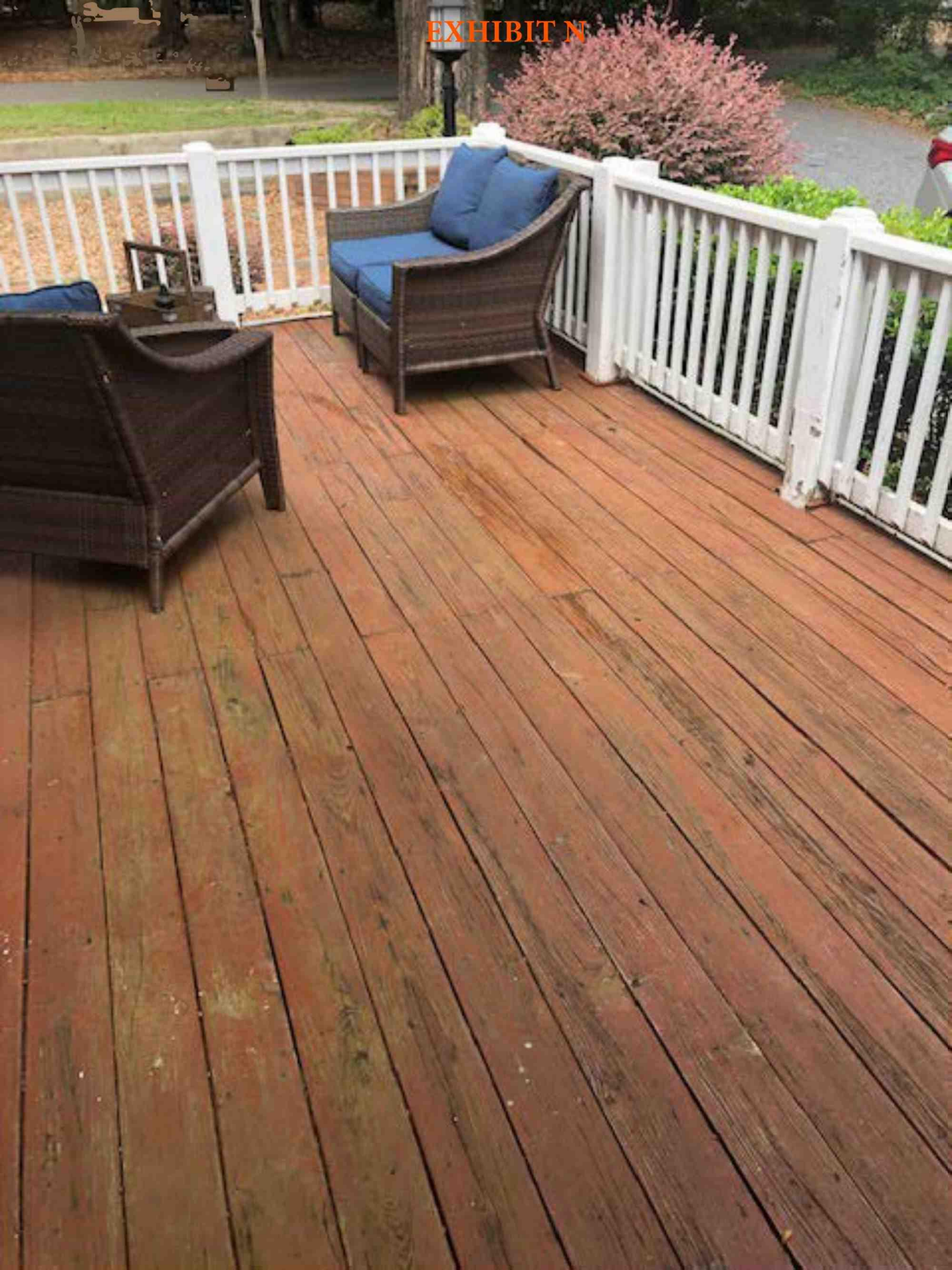


EXHIBIT O

EXHIBIT P

EXHIBIT Q

Internet #308558336 Model # 363329 Store SKU #1004153327

Live Chat

Save to Favorites

WeatherShield

1-5/32 in. x 6 in. x 16 ft. Pressure-Treated Southern Pine #1 Thick-Deck Decking Board

(14) Write a Review

$18.98

Save up to $100◇ on your qualifying purchase.
Apply for a Home Depot Consumer Card

How to Get It

Buy in Store	Ship to Home	Scheduled Delivery
Visit your store to check availability	Not available for this item	$79.00

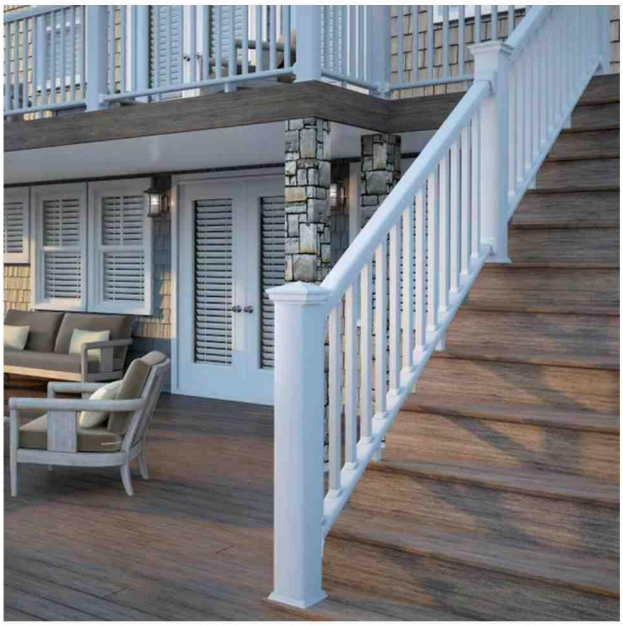
Schedule Express Delivery at your convenience.
How It Works

⚠ There's a $45 minimum purchase for Scheduled Delivery.

- 1 + Add to Cart

EXHIBIT R

Building Supplies / Decking / Deck Railing



+2

EXCLUSIVE

$109.00

19

View Q&A

Deckorators Grab and Go Stair White Composite Deck Rail Kit with Balusters

Item #1223163 Model #346701

- Includes a top rail, bottom rail, rail brackets and covers, square balusters, support block and hardware
- Use with 40-in upper and 48-in lower composite post sleeve kits (item #346702 and #354352)
- Extra brackets are model #356156

1

Qty

Add to Cart

Free Store Pickup
12 Available at
Southern Pines Lowe's
Aisle 18 | Bay 2

Delivery
Available

Feedback

Overview

The Deckorators Grab and Go Stair Railing Kit is deck railing made easy. The parts have already been pre-packaged so all you have to do is build the stair railing. This is a perfect outdoor project for a DIY-er. Made with a durable composite material, this kit contains 1 top rail, 1 bottom rail, 4 rail brackets and covers, balusters, 1 support block and hardware. This kit is backed by a 25-year limited warranty.

- Includes a top rail, bottom rail, rail brackets and covers, square balusters, support block and hardware
- Use with 40-in upper and 48-in lower composite post sleeve kits (item #346702 and #354352)
- Extra brackets are model #356156
- White composite stair rail kit for 36-in stair rail height
- Stair angle brackets are set to 35 degrees
- Measures 68-in between posts
- Measures 3-Ft x 5.67-Ft assembled
- Assembly required

Installation Guide
PDF

Warranty Guide
PDF

CA Prop 65
PDF

CA Residents: ⚠ Prop 65 Warning(s)

Specifications

Rating & Reviews 19

CHAT NOW

EXHIBIT S

Internet #202674738 Model # 132380 Store SKU #315110

Save to Favorites

Pressure-Treated 6 ft. Handrail

(152) Write a Review

$43^{48}

Save up to $100◊ on your qualifying purchase.
Apply for a Home Depot Consumer Card

How to Get It

Store Pickup	Ship to Home	Scheduled Delivery
Available (38.8 mi)	Not available for this item	As soon as Tomorrow
FREE		$35.00

Not in stock at Fayetteville.
17 in stock at **Fuquay Varina** (38.8 mi away).
Curbside pickup available.
Check Nearby Stores

⚠ Due to order volume, this item may not be available for pickup until **tomorrow.**

EXHIBIT T

SAVE YOUR COLORS

To save this color selection, share it or send yourself an email. Take it to your nearest Benjamin Moore retailer below to find the right style and finish.

Yarmouth Blue
HC-150 >
SHOP NOW >

To find the best paint & finish for your project, talk with your local Benjamin Moore retailer.

To save this color palette, share it.

EXHIBIT U

Charles Brothers Construction Company

Construction / Construction Management Services

704.609.4557

803.985.9448

October 2, 2020

Mrs. Amy Nicholas

30 Caddell Street

Pinehurst, NC 28374

Re: Siding Removal and Replacement

30 Caddell St, Pinehurst, NC

Mrs. Nicholas:

Again, I would like to thank you for meeting with me for the opportunity to provide construction services for your home.

Per conversations with you regarding the referenced siding replacement and preliminary meeting with the Village of Pinehurst Restoration Board, I have investigated the recommended siding for replacement.

The original siding submitted, as previously used on several homes in the Village, was "Nichia Cementitious Siding with wood grain finish"

Cost per piece	$6.00
Pcs per Square	14 pcs
Cost Per Square	$84.00
Squares needed	35 Sq
Cost for Nichia Siding	$2,940.00 plus tax
Total Nichia Lap	$3,160.50

EXHIBIT U

The proposed Dutch Lap Siding, manufactured by Boral, as suggested by the Village of Pinehurst cost is as follows:

Cost per piece (1x6)	$42.84
Pcs per Square	15 pcs
Cost per Square	$642.60
Squares needed	35 Sq
Cost for Boral Dutch Siding	$22,491.00 plus tax
Total Boral Dutch	$24,177.83

According to my evaluation, the cost difference to provide the "Boral Dutch Siding" will be an increase of $21,017.32, for material alone.

Please confirm the siding material to be utilized for your restoration, as I will order immediately upon confirmation and release.

Thank you again for the opportunity to provide you with construction services for your home.

Sincerely,

John E. Charles

Charles Brothers Construction Company

Managing Partner

EXHIBIT V

EXHIBIT W

EXHIBIT X

EXHIBIT Y

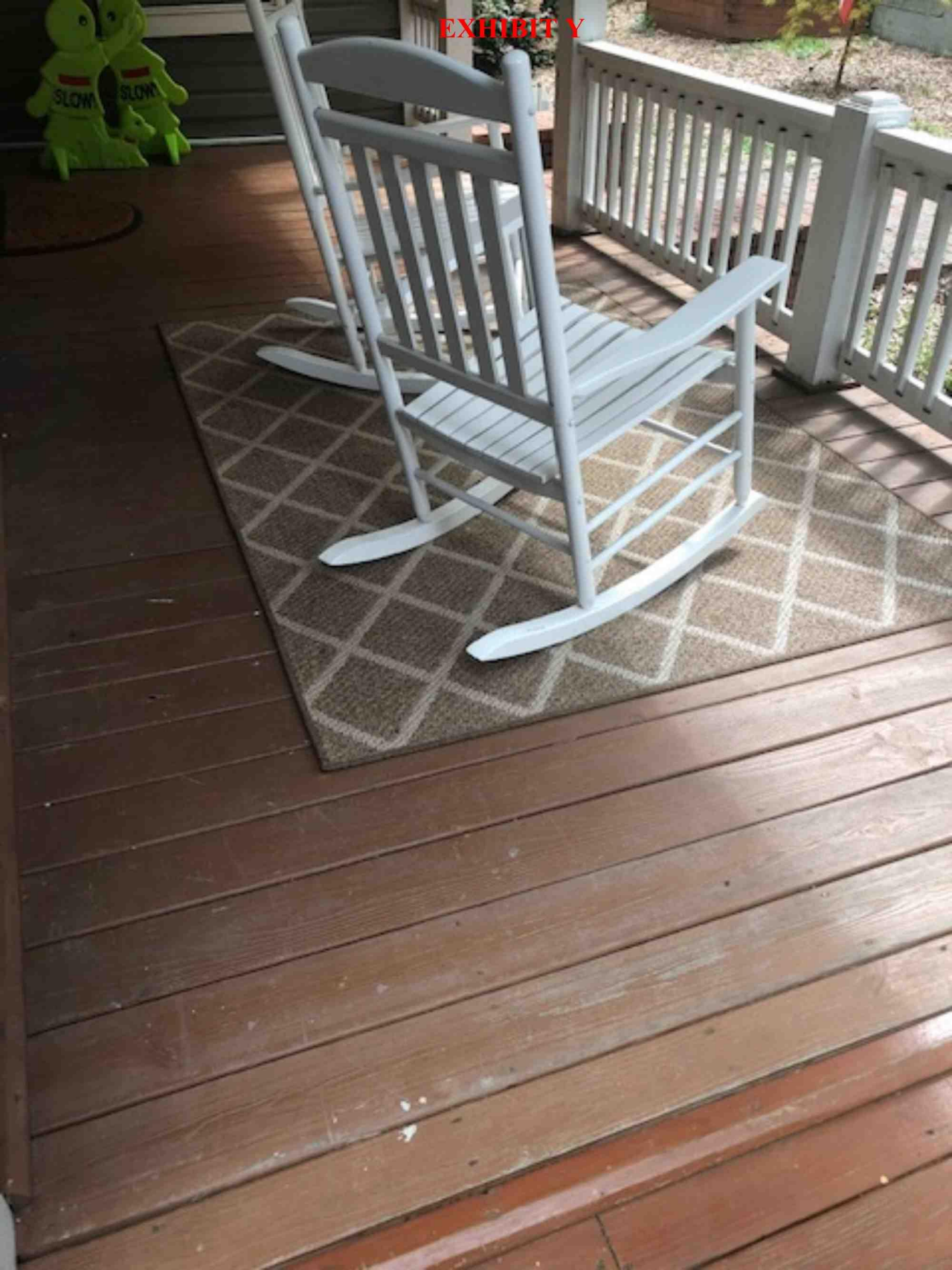


EXHIBIT Z

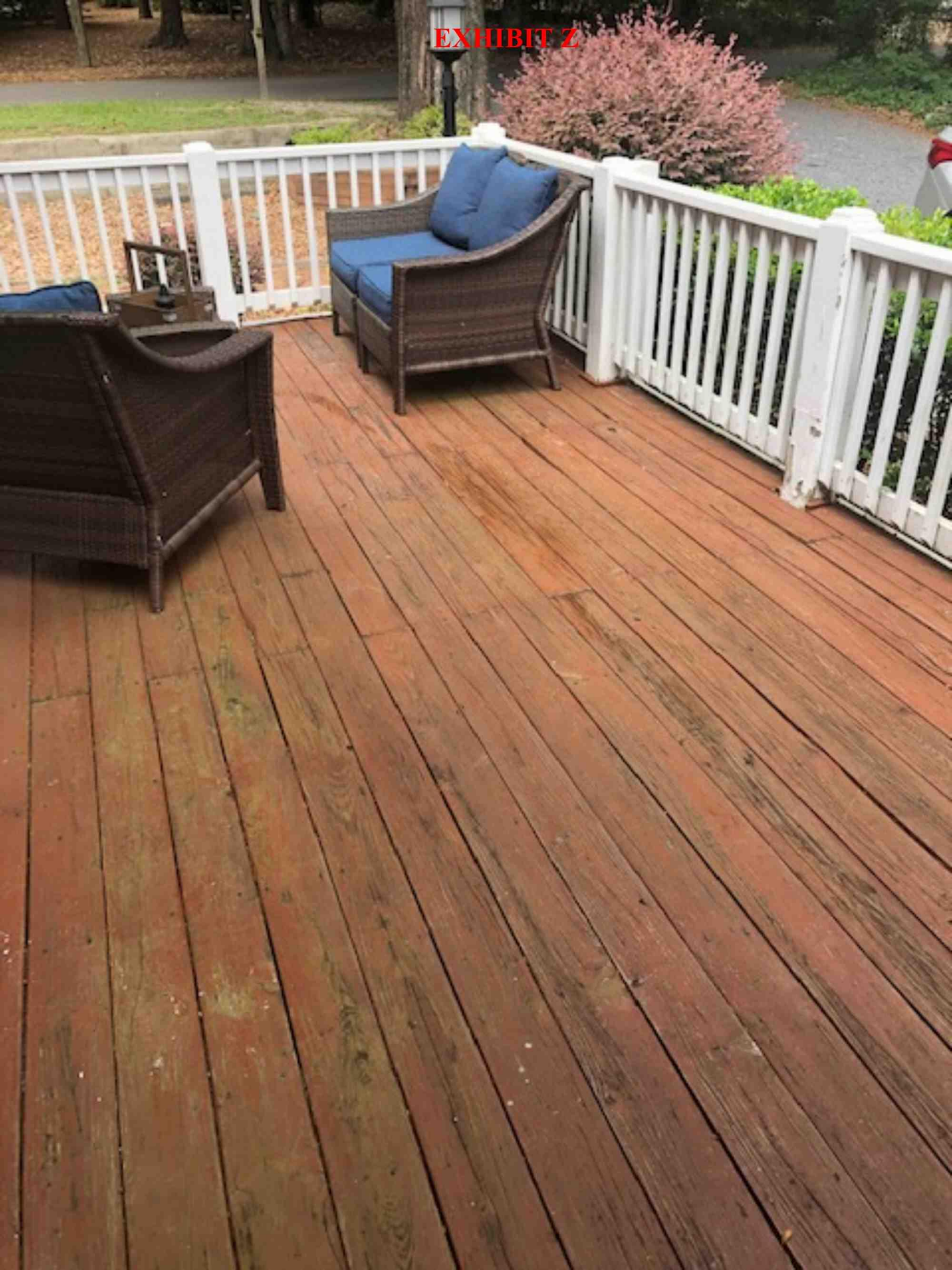


EXHIBIT AA

Building Supplies / Decking / Composite Deck Boards

$75.84

★★★★★ 2

View Q&A

Deckorators Voyage 16-ft Sierra Grooved Composite Deck Board

Item #1259006 Model #350306-16

- Mineral-based composite deck boards made with patented Eovations technology, for extreme strength and stability
- Easy to clean with mild soap and water, and requires no sealing or painting
- 25-Year structural, stain and fade, and removal and replacement warranty

Manufacturer Color/Finish: Sierra

Actual Length (Feet)
16

1

Qty

Add to Cart

Free Store Pickup
Ready for pickup: Estimated by Sep 22

Delivery
Ready for Delivery: Estimated on Sep 22

Overview

Feedback

EXHIBIT AA

These beautiful Voyage deck boards feature a gray, vertical grain design, with textured embossing for enhanced traction. These boards provide 34% greater surface traction than other composite deck boards. They can be installed in or near water, and absorb virtually no moisture. They are lightweight, and easy to install. Slotted profile boards can be installed with hidden fasteners for a fastener free look.

- Mineral-based composite deck boards made with patented Eovations technology, for extreme strength and stability
- Easy to clean with mild soap and water, and requires no sealing or painting
- 25-Year structural, stain and fade, and removal and replacement warranty
- Slotted profile boards can be installed with hidden fasteners for a fastener-free look
- Gray 'Sierra' color on our variegated boards
- Measures 16-ft x 5.5-in x 0.835-in
- Industry leading strength-to-weight ratio
- Features a stain- and fade-resistant cap stock
- Features textured embossing for enhanced traction

Installation Guide
PDF

Warranty Guide
PDF

CA Prop 65
PDF

CA Residents: ⚠ Prop 65 Warning(s)

Specifications +

Rating & Reviews ★★★★★ 2 +

Community Q & A +

Feedback

Related Searches

Composite Deck Boards | Gray Composite Deck Boards | Deckorators Composite Deck Boards | Voyage Composi

Back to Top

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email address | ZIP code | Sign Up

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STORES & SERVICES

EXHIBIT AA

CUSTOMER SERVICE

PRIVACY & USE

CONNECT WITH US

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Feedback

EXHIBIT BB

EXHIBIT CC

EXHIBIT DD

EXHIBIT EE

EXHIBIT FF

EXHIBIT GG

EXHIBIT HH

EXHIBIT II

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for 100 Fields Road (COA-2020-00056)**

Applicant:	Pinehurst Homes
Owners:	Dale and Mary Carey
Professional:	Pinehurst Homes
Property Location:	100 Fields Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205079778

Request and Background:

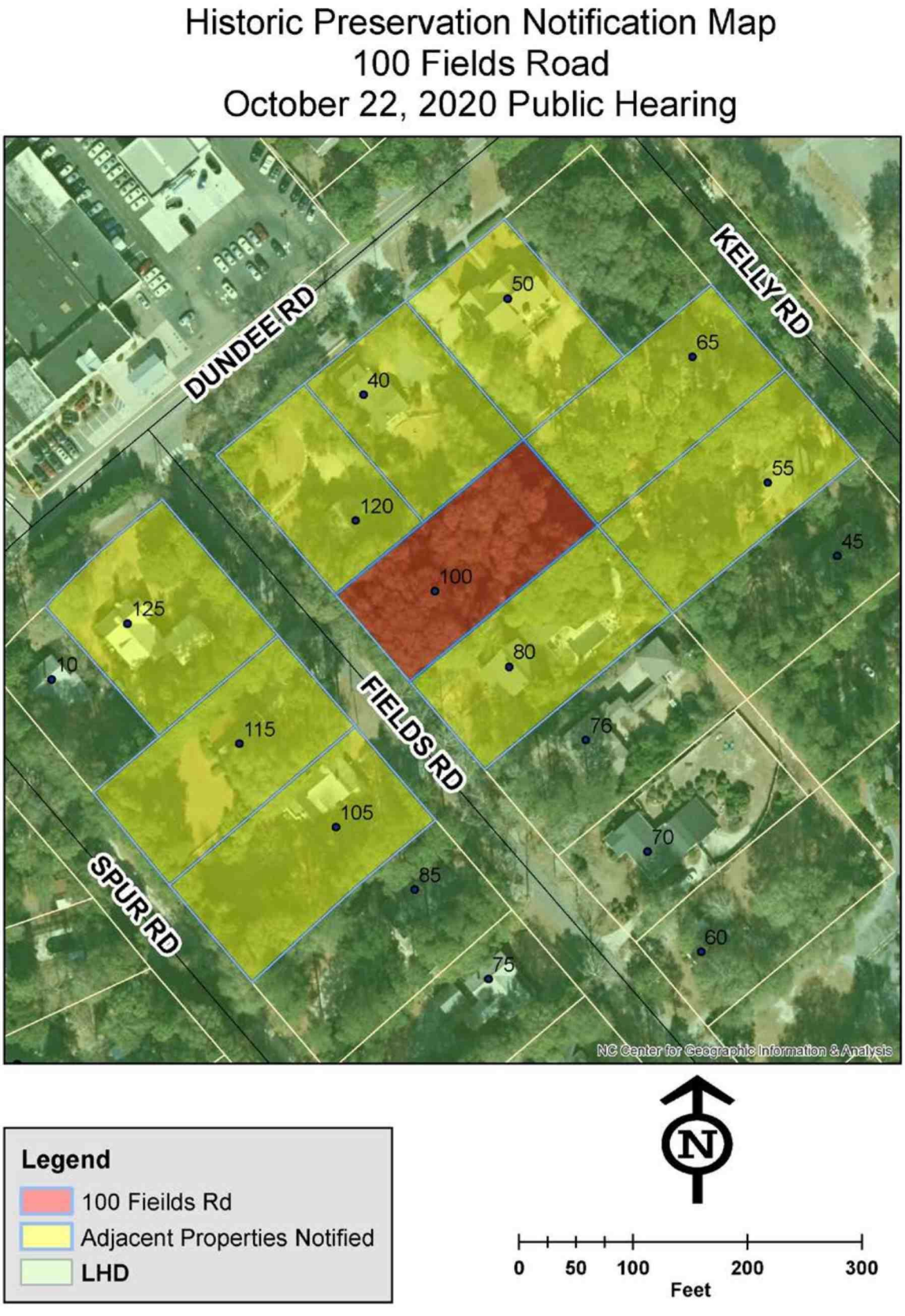
Wayne Haddock of Pinehurst Homes is requesting a Certificate of Appropriateness, on behalf of the property owners Dale and Mary Carey, for modification to a previously approved Major COA for 100 Fields Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778.

A previous Major COA was granted in 2020 for construction of a new single family structure and accessory structure.

100 Fields Road is a vacant lot and not listed within the National Historic Landmark Survey. If approved the proposed new single family residence would be considered a non-contributing structure. None of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which, adjacent properties where notified and each property's National Historic Landmark survey status.

National Historic Landmark Survey Table 100 Fields Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	100 Fields	NA	NA	Vacant Land not listed in the National Historic Landmark Survey
2	80 Fields	1920s	Yes	This handsome house is a one-and-a-half-story wood-shingled bungalow. It has a gable roof of double pitch with overhanging braced eaves, a full-facade shed dormer, and a full-facade porch with Tuscan columns. Four French doors open to the porch.
3	105 Fields	1920s	Yes	This one-story frame house has German siding, a gable roof, and a front porch with lattice posts.
4	115 Fields	1922	No	Not listed in the National Historic Landmark Survey.
5	125 Fields	1930	NA	Vacant Land not listed in the National Historic Landmark Survey
6	120 Fields	1920s	Yes	This one-and-a-half-story frame bungalow is sheathed with rough-cut slab siding, a two-bay shed dormer, and a bracketed pent eave over the door.
7	40 Dundee	1920	Yes	This one-and-a-half-story frame bungalow with vinyl siding has a broad gable roof, a long shed dormer across the front, both a central chimney and a side chimney, and a full-facade porch with turned posts.
8	50 Dundee	2009	No	Not listed in the National Historic Landmark Survey.
9	65 Kelly	1995	No	Not listed in the National Historic Landmark Survey.
10	55 Kelly	1922	No	Not listed in the National Historic Landmark Survey.
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA 100 Fields Road

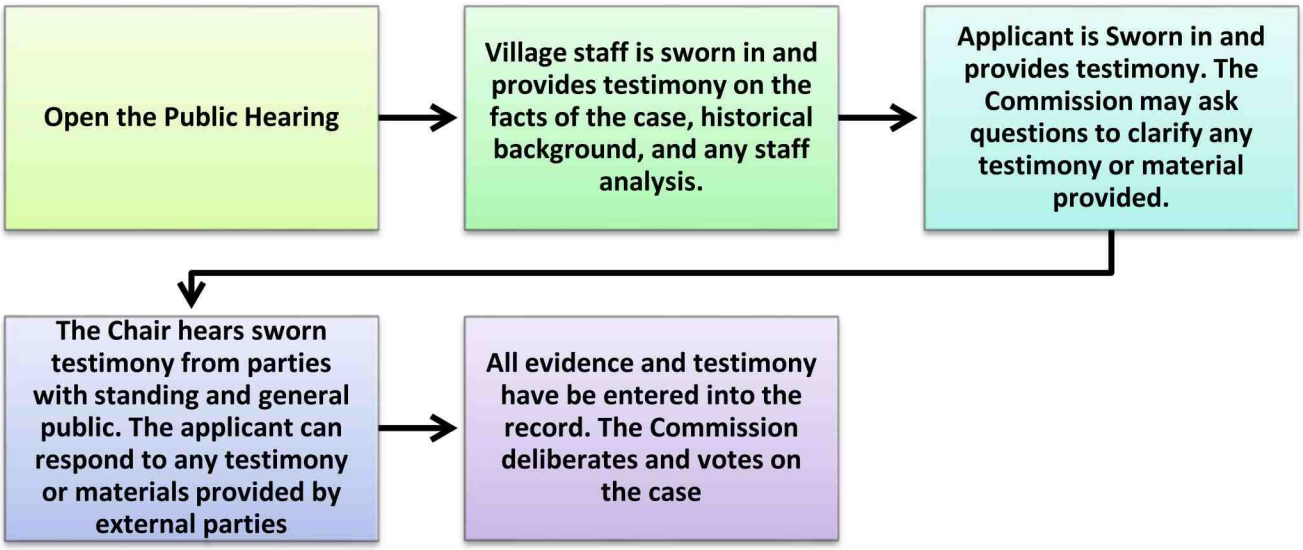


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because the applicant has proposed a modification to a previously approved Major COA that does not qualify as Minor Work. According to the historic district guidelines replacement of architectural details that changes the design or materials from the existing details and eliminating or adding windows and/or doors are considered major work. The applicant has proposed to enclose a portion of the previously approved accessory structure, add and entry door to the left elevation, replace a door with a window on the rear elevation and add a window to the front elevation. All Major Work must be approved by the Commission. The applicant is proposing construction of a new single family residence that will exhibit both craftsman and cottage architecture elements.

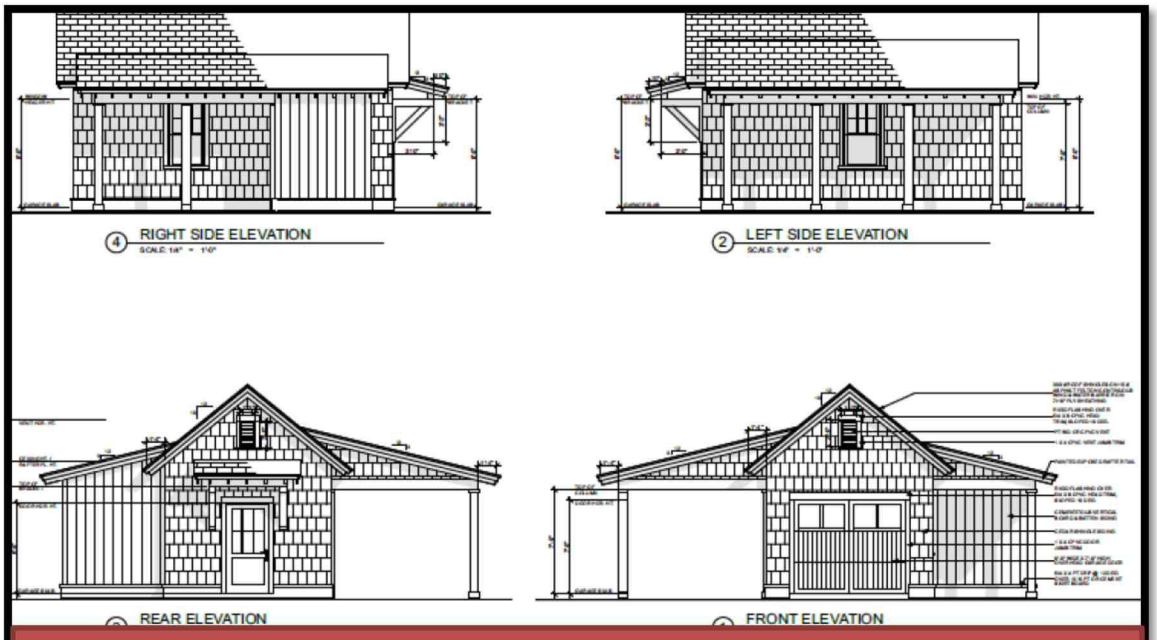
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, must be compatible with features of the principal structure and must be congruous with other accessory structures in the Pinehurst Historic District.

   The applicant has proposed to enclose a portion of golf cart carport, add and entry door to the left elevation, replace a door with a window on the rear elevation, and add a window to the front elevation. The applicant has provided side by side elevations of what was approved and the proposed modification.

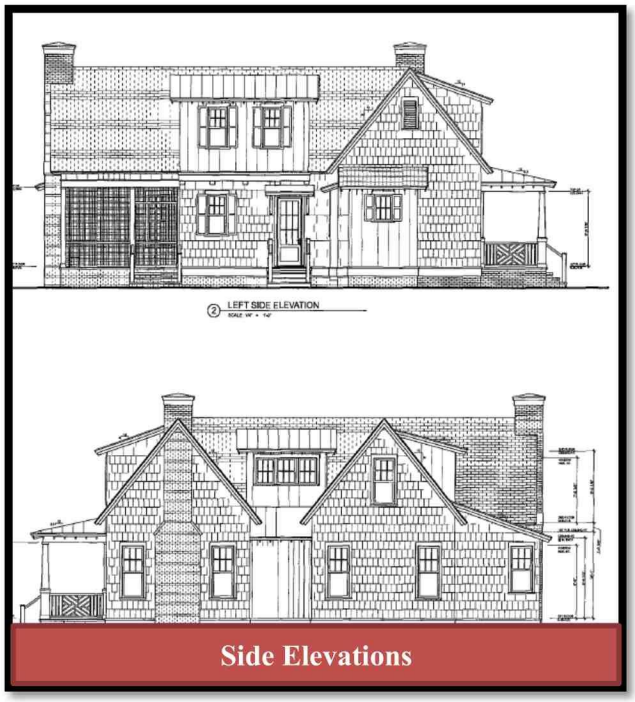


Approved Accessory Structure

Proposed Modifications to Accessory Structure

The new windows and doors appear to be compatible with the architecture of the previously approved primary structure. Below are the elevations that were approved previously by the commission.

Front and Rear Elevation



Side Elevations

The vertical siding would not be a unique architectural detail to the accessory structure, as the primary structure does have any vertical siding. Vertical siding is not uncommon in the Historic District.

2. Section IV.E.2 - Accessory buildings must be equal or lower in height than the primary structure and the roof should have an equal or lower slope than the primary structure.

   There are no proposed changes to the height of the accessory structure.

3. Detached garages and other accessory buildings for new residential construction must be set behind the front facade of the primary structure.

   There are no changes to the location of the accessory structure.

BUILDING MATERIALS

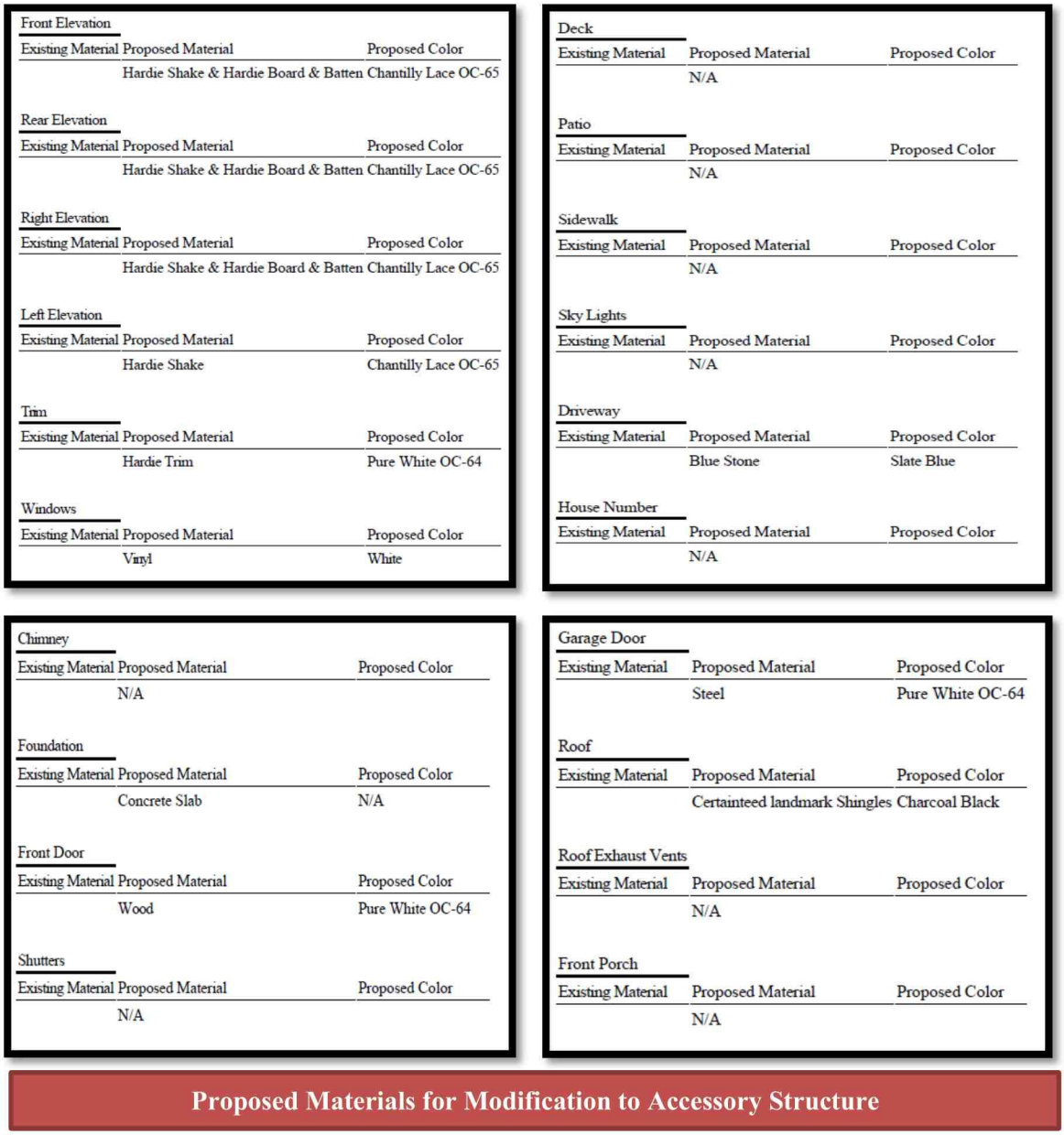
1. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures must be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Section IV.F.3 - The following materials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

The proposed material for the vertical siding and addition of windows and doors matches the material originally proposed.

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation		Hardie Shake	Chantilly Lace OC-65
Rear Elevation		Hardie Shake	Chantilly Lace OC-65
Right Elevation		Hardie Shake, Board & Batton	Chantilly Lace OC-65
Left Elevation		Hardie Shake, Board & Batton	Chantilly Lace OC-65
Trim		Hardie Trim	Pure White OC-64
Windows		Vinyl	Pure White OC-64
Chimney		Brick	Chantilly Lace OC-65
Foundation		Brick	Chantilly Lace OC-65
Front Door		Wood	Pure White OC-64
Shutters		Wood	Pure White OC-64
Garage Door		Steel	Pure White OC-64
Roof		Composite & Metal	Charcoal Black & Polar (White)
Roof Exhaust Vents		Metal	Comparable to Roof Color
Front Porch		Brick Paver	Chantilly Lace OC-65
Deck		N/A	N/A
Patio		N/A	N/A
Sidewalk		Blue Stone	Slate Blue
Sky Lights		N/A	N/A
Driveway		Blue Stone	Slate Blue
House Number		Brass	Brass

Previously Approved Materials



Front Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake & Hardie Board & Batten	Chantilly Lace OC-65

Rear Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake & Hardie Board & Batten	Chantilly Lace OC-65

Right Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake & Hardie Board & Batten	Chantilly Lace OC-65

Left Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake	Chantilly Lace OC-65

Trim

Existing Material	Proposed Material	Proposed Color
	Hardie Trim	Pure White OC-64

Windows

Existing Material	Proposed Material	Proposed Color
	Vinyl	White

Deck

Existing Material	Proposed Material	Proposed Color
	N/A	

Patio

Existing Material	Proposed Material	Proposed Color
	N/A	

Sidewalk

Existing Material	Proposed Material	Proposed Color
	N/A	

Sky Lights

Existing Material	Proposed Material	Proposed Color
	N/A	

Driveway

Existing Material	Proposed Material	Proposed Color
	Blue Stone	Slate Blue

House Number

Existing Material	Proposed Material	Proposed Color
	N/A	

Chimney

Existing Material	Proposed Material	Proposed Color
	N/A	

Foundation

Existing Material	Proposed Material	Proposed Color
	Concrete Slab	N/A

Front Door

Existing Material	Proposed Material	Proposed Color
	Wood	Pure White OC-64

Shutters

Existing Material	Proposed Material	Proposed Color
	N/A	

Garage Door

Existing Material	Proposed Material	Proposed Color
	Steel	Pure White OC-64

Roof

Existing Material	Proposed Material	Proposed Color
	Certainteed landmark Shingles	Charcoal Black

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
	N/A	

Front Porch

Existing Material	Proposed Material	Proposed Color
	N/A	

Proposed Materials for Modification to Accessory Structure

Applicable Recommendations from the Historic District Guidelines:

GENERAL

1. Section IV.B.3 - Color schemes should comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and should be compatible with the architecture of the structure.

   The applicant is not proposing any changes to the color scheme

WINDOWS AND DOORS

Guidelines have no recommendations for new construction.

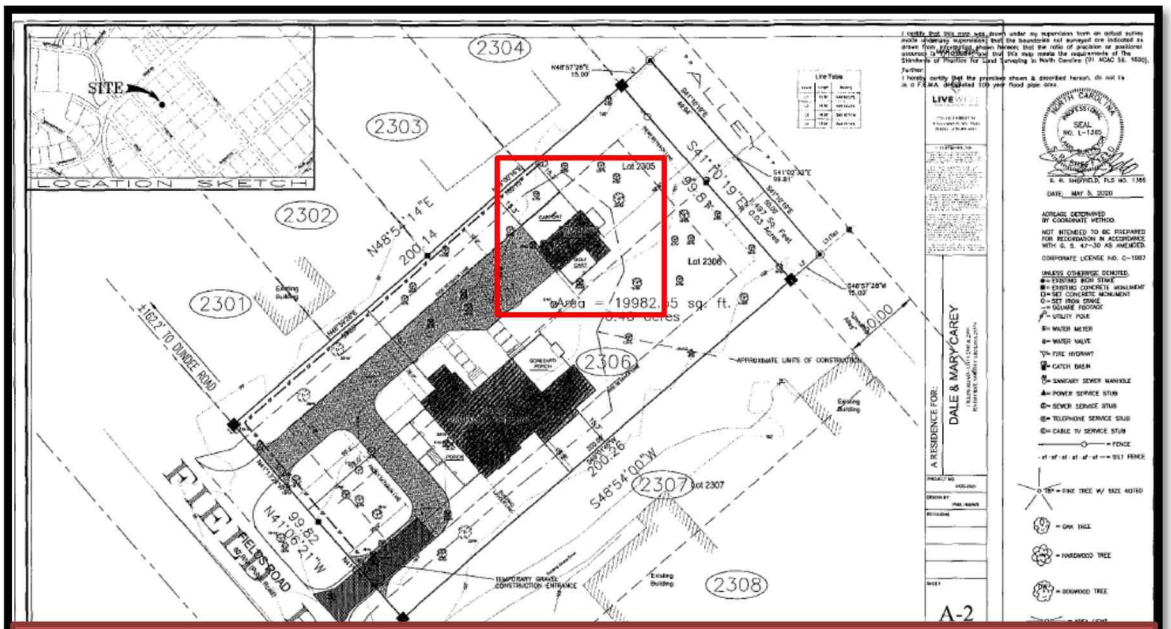
ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.6 - Detached garages should be positioned so that the garage doors open to the rear or side of the residence when possible.

   There are no changes to the orientation of the previously approved accessory structure. The proposed garage opens to the front and would be visible from the street.

2. Section IV.E.6 - A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.

   There is no change to the placement of the accessory structure. Based on the site plan submitted during the previous public hearing the garage is setback well over 10 feet from the front elevation of the residence.



Previously Approved Site Plan

Staff Comments:

The applicant has submitted a complete application and additional documentation supporting their request. The applicant is proposing changes that cannot be approved at the staff level. Enclosing the golf cart, car port and addition of windows and doors are Major Work Items that require Historic Preservation Commission approval. The applicant is proposing to use material that the Commission previously approved during the original Major COA request. The proposed windows and doors match the style of window and doors on the primary structure. The proposed board and batton siding that will be utilized to enclose the golf cart, car port match the board and batton elements on the primary structure. The proposed changes as a whole appear to be compatible with architecture of the accessory structure and principal structure.

EXHIBIT A

Record Id:	COA-2020-00130
File Date:	9/17/2020
Application Status:	In Review
Application Type:	Historic Certificate of Appropriateness - Major
Description of Work:	Changes to Elevations on COA#: COA-2020-00056 Enclosing the right side elevation golf cart carport.
Application Name:	Carey Garage
Address:	100 Fields Rd, Pinehurst, NC 28374
Owner Name:	Dale & Mary Carey
Owner Address:	206 Funches Street Raleigh Raleigh NC 27607
Parcel No:	00020116
Contact Info:	
Name:	
Organization Name:	Pinehurst Homes, Inc.
Contact Type:	Applicant
Contact Primary Address:	
Licensed Professionals Info:	
Primary:	N
License Number:	
License Type:	
Name:	
Business Name :	Pinehurst Homes, Inc.
Business License#:	
Job Value:	0.00
Total Fee Assessed:	500.00
Total Fee Invoiced:	500.00
Balance:	0.00
Custom Fields:	
GENERAL INFORMATION	

Description of Changes to the Structure:	Changes: 1. Right side elevation - Golf cart carport closed; addition of siding; and entry door added. 2. Rear elevation - Door replaced with window. 3. Front elevation - Window added	Type of Work:	New
Existing Use:	Vacant	Proposed Use:	Single Family Low Density
Includes Demolition:	No	Includes Tree Removal:	Yes
Estimated Cost of Construction:	52000	COA Number:	

EXHIBIT A

PERMIT DATES

Application Expiration Date:

Permit Issued Date:

Permit Expiration Date:

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake & Hardie Board & Batten	Chantilly Lace OC-65

Rear Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake & Hardie Board & Batten	Chantilly Lace OC-65

Right Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake & Hardie Board & Batten	Chantilly Lace OC-65

Left Elevation

Existing Material	Proposed Material	Proposed Color
	Hardie Shake	Chantilly Lace OC-65

Trim

Existing Material	Proposed Material	Proposed Color
	Hardie Trim	Pure White OC-64

Windows

Existing Material	Proposed Material	Proposed Color
	Vinyl	White

Chimney

Existing Material	Proposed Material	Proposed Color
	N/A	

Foundation

Existing Material	Proposed Material	Proposed Color
	Concrete Slab	N/A

Front Door

Existing Material	Proposed Material	Proposed Color
	Wood	Pure White OC-64

Shutters

Existing Material	Proposed Material	Proposed Color
	N/A	

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
	Steel	Pure White OC-64

Roof

Existing Material	Proposed Material	Proposed Color
	Certainteed landmark Shingles	Charcoal Black

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
	N/A	

Front Porch

Existing Material	Proposed Material	Proposed Color
	N/A	

Deck

Existing Material	Proposed Material	Proposed Color
	N/A	

Patio

Existing Material	Proposed Material	Proposed Color
	N/A	

Sidewalk

Existing Material	Proposed Material	Proposed Color
	N/A	

Sky Lights

Existing Material	Proposed Material	Proposed Color
	N/A	

Driveway

Existing Material	Proposed Material	Proposed Color
	Blue Stone	Slate Blue

House Number

Existing Material	Proposed Material	Proposed Color
	N/A	

Other

Existing Material	Proposed Material	Proposed Color
	N/A	

EXHIBIT B

VILLAGE OF PINEHURST

Certificate of Appropriateness

Property Owner: Dale Carey

Applicant:

Physical Address: 100 Fields Rd Pinehurst, 28374

Lot:

PIN: 00020116

COA#: COA-2020-00056

Date Issued: 5/29/2020

Nature of Work: New

Conditions, If Any: Acquire all necessary building permits and call for inspections when project is complete

Description of Work: *The construction of a new single family home and a detached garage*

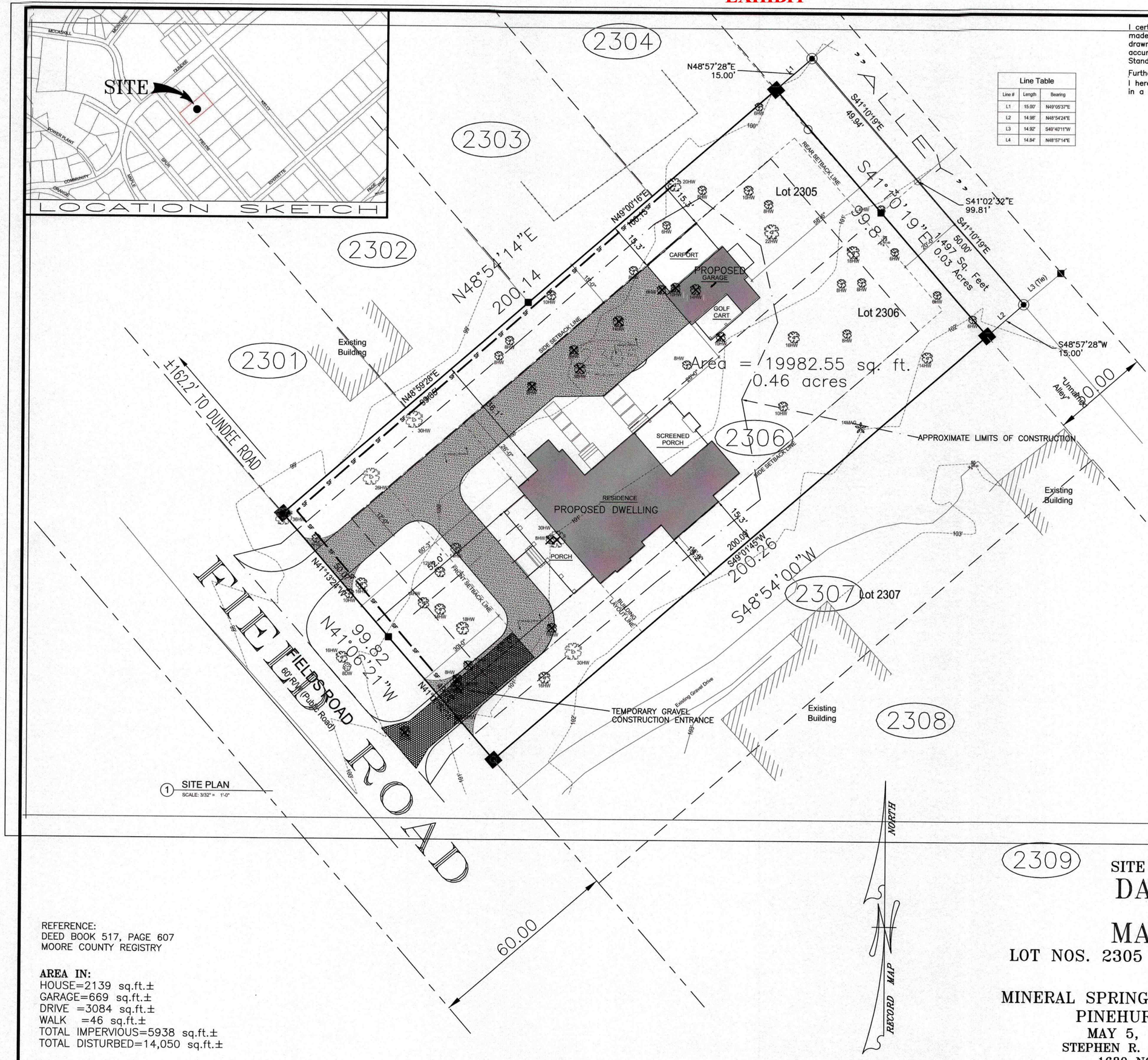
Approved By:

▢ Staff:_____

▢ HPC, DATE:_[redacted]

POSTING: WORK REQUIRING A CERTIFICATE OF APPROPRIATENESS SHALL NOT COMMENCE UNTIL THE PROPERTY OWNER OR HIS AGENT POSTS THIS PLACARD IN A CONSPICUOUS PLACE ON THE PREMISES. THE PLACARD SHALL BE MAINTAINED IN POSITION UNTIL THE FINAL INSPECTION IS CONCLUDED BY THE PLANNING DEPARTMENT. PLEASE CALL (910)295-2581 WHEN YOUR PROJECT IS COMPLETE TO SCHEDULE A HISTORIC INSPECTION.

EXHIBIT



1 SITE PLAN
SCALE: 3/32" = 1'-0"

Line Table		
Line #	Length	Bearing
L1	15.00'	N49°05'37"E
L2	14.98'	N48°54'24"E
L3	14.92'	S49°40'11"W
L4	14.84'	N48°57'14"E

I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:

I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

LIVEWELL
HOME DESIGN by PAUL HARMS
2226 TAFT STREET NE
MINNEAPOLIS, MN 55418
PHONE: (828) 808-6683

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A RESIDENCE FOR:
DALE & MARY CAREY
FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO: MOD-2001
DRAWN BY: PAUL HARMS
REVISIONS:

SHEET
A-2
OF 11

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR S. R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: MAY 5, 2020

ACREAGE DETERMINED BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

UNLESS OTHERWISE OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
SF = SQUARE FOOTAGE
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE
FH = FIRE HYDRANT
CB = CATCH BASIN
MH = SANITARY SEWER MANHOLE
▲ = POWER SERVICE STUB
S = SEWER SERVICE STUB
TS = TELEPHONE SERVICE STUB
CATV = CABLE TV SERVICE STUB
-o- = FENCE
- sf · sf · sf · sf · sf · sf -= SILT FENCE
18P = PINE TREE W/ SIZE NOTED
OAK = OAK TREE
HW = HARDWOOD TREE
DW = DOGWOOD TREE
= AREA LIGHT

REFERENCE:
DEED BOOK 517, PAGE 607
MOORE COUNTY REGISTRY

AREA IN:
HOUSE=2139 sq.ft.±
GARAGE=669 sq.ft.±
DRIVE =3084 sq.ft.±
WALK =46 sq.ft.±
TOTAL IMPERVIOUS=5938 sq.ft.±
TOTAL DISTURBED=14,050 sq.ft.±

TOTAL IMPERVIOUS= 5938 sq.ft.± / 21,479 SQ FT OF LOT = 28% COVERAGE BY IMPERVIOUS SURFACE

NOTE: SURVEY & TREE LOCATION BY OTHERS. HOUSE POSITION AND LOCATION BY SHEFFIELD.

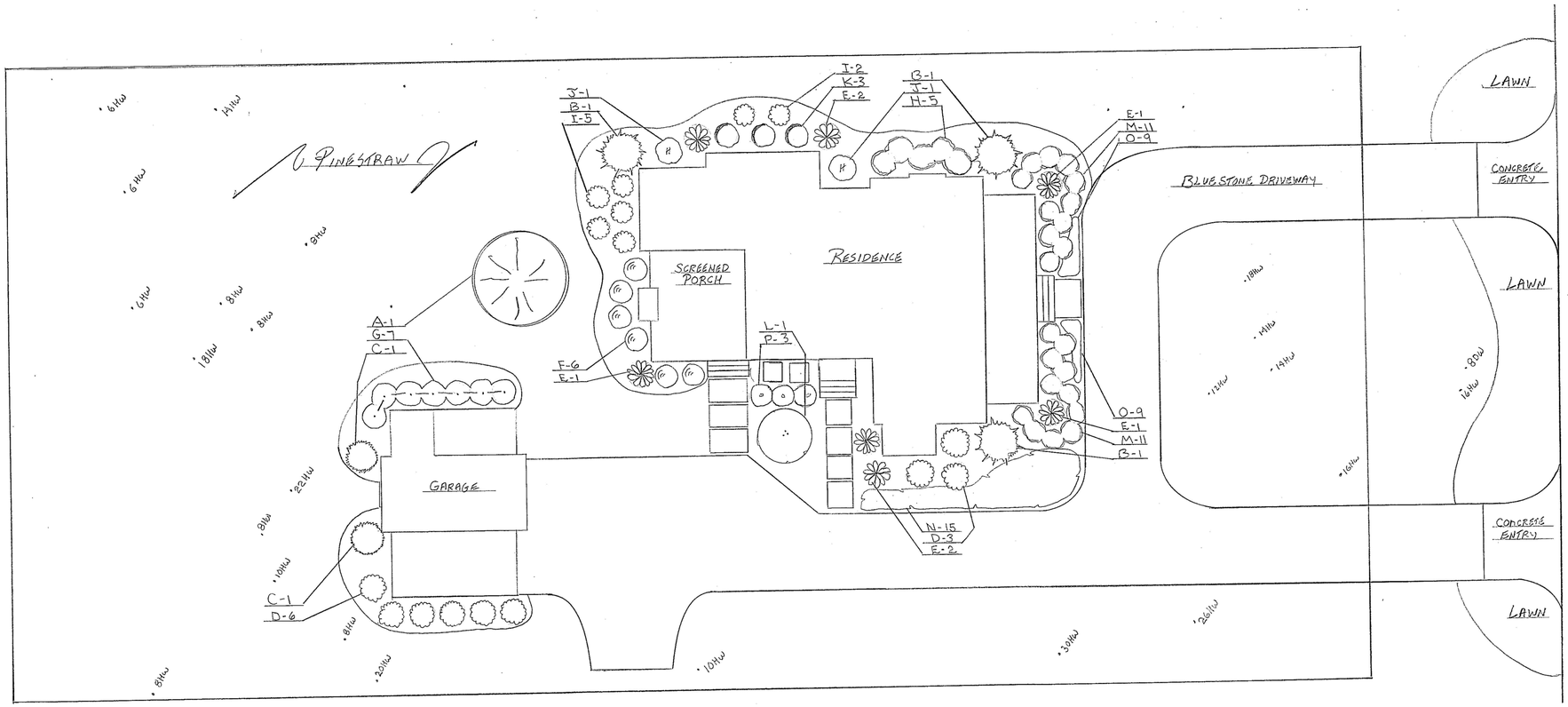
2305-2306OTPH2020.DWG

SITE PLAN SURVEY FOR
DALE CAREY
AND WIFE
MARY CAREY
LOT NOS. 2305 & 2306, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MAY 5, 2020 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

D:\Carlson Projects\2305-2306OTPH2020.dwg, 5/5/2020 2:47:23 PM

EXHIBIT



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	1	'NATCHEZ' CRAPE MYRTLE	7-9'
B	3	'ROBIN' HOLLY	4-5'
C	2	'CHRISTMAS JEWEL' HOLLY	4-5'
D	9	'DARK FIRE' LOROPETALUM	7GAL.
E	7	'INSPIRATION' SASANQUA CAMELLIA	7GAL.
F	6	'JUBILATION' GARDENIA	5GAL.
G	7	'CARISSA' HOLLY	7GAL.
H	5	'AUTUMN TWIST' ENCORE AZALEA	3GAL
I	7	'CRIMSON FIRE' LOROPETALUM	5GAL.
J	1	'ENDLESS SUMMER' HYDRANGEA	7GAL.
K	3	'KALEIDSCOPE' ABELIA	5GAL.
L	1	'RISING SUN' REDBUD	15GAL.
M	22	'AUTUMN CORAL' ENCORE AZALEA	3GAL.
N	15	'BLUE RUG' JUNIPER	3GAL.
O	18	'ROYAL PURPLE' LIRIOPE	1GAL.
P	3	'STEEDS' HOLLY	7GAL.

NORTH CAROLINA REGISTERED LANDSCAPE CONTRACTOR
NO. 0072
JOEL GUILL KENNEDY

REAVES LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC. 28373
(910) 281-5571
reaveslandscaping@windstream.net

DALE & MARY CAREY
FIELDS ROAD LOTS 2305 & 2306
PINEHURST N.C.

REVISIONS
1 2 3 4 5 6 7 8 9 10 11 12 13 14

SCALE: 1"=10'

DATE: 5-2-2020

DRAWN BY: RLAD

PAGE NO:

EXHIBIT E

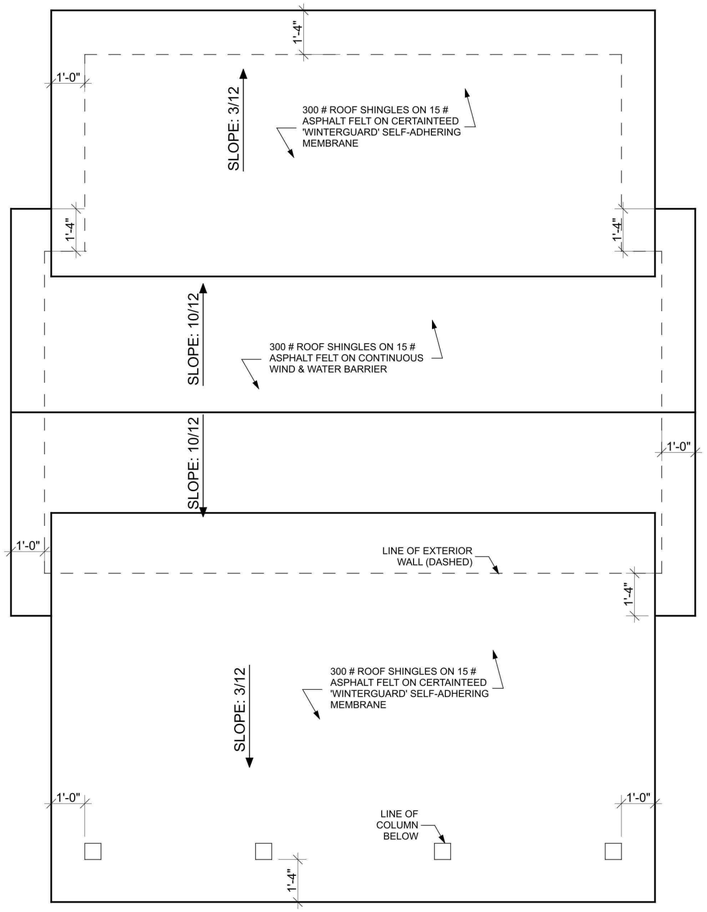
ELECTRICAL LEGEND	
NAME	SYMBOL
DOOR OPENER	
DUPLEX RECEPT.	
FLOURESCENT	
JUNCTION BOX	
SINGLE SWITCH	
SWITCH 3-WAY	
WALL SCONCE	

DOOR SCHEDULE

MARK	SIZE W	SIZE HT	MATERIAL	PANELS	GLASS	# OF LEAFS	OPERATION	TRANSOM HT.	TRANSOM GL.	HARDWARE	HEADER HT.	NOTES
d01	8'-0"	7'-0"	WOOD	2 FLAT			OVERHEAD			GARAGE	7'-1"	OVERHEAD GARAGE DOOR
d02	2'-8"	7'-0"	WOOD	1 FLAT	1/2- 6 LIGHT	1	SWING			ENTRY	7'-1"	

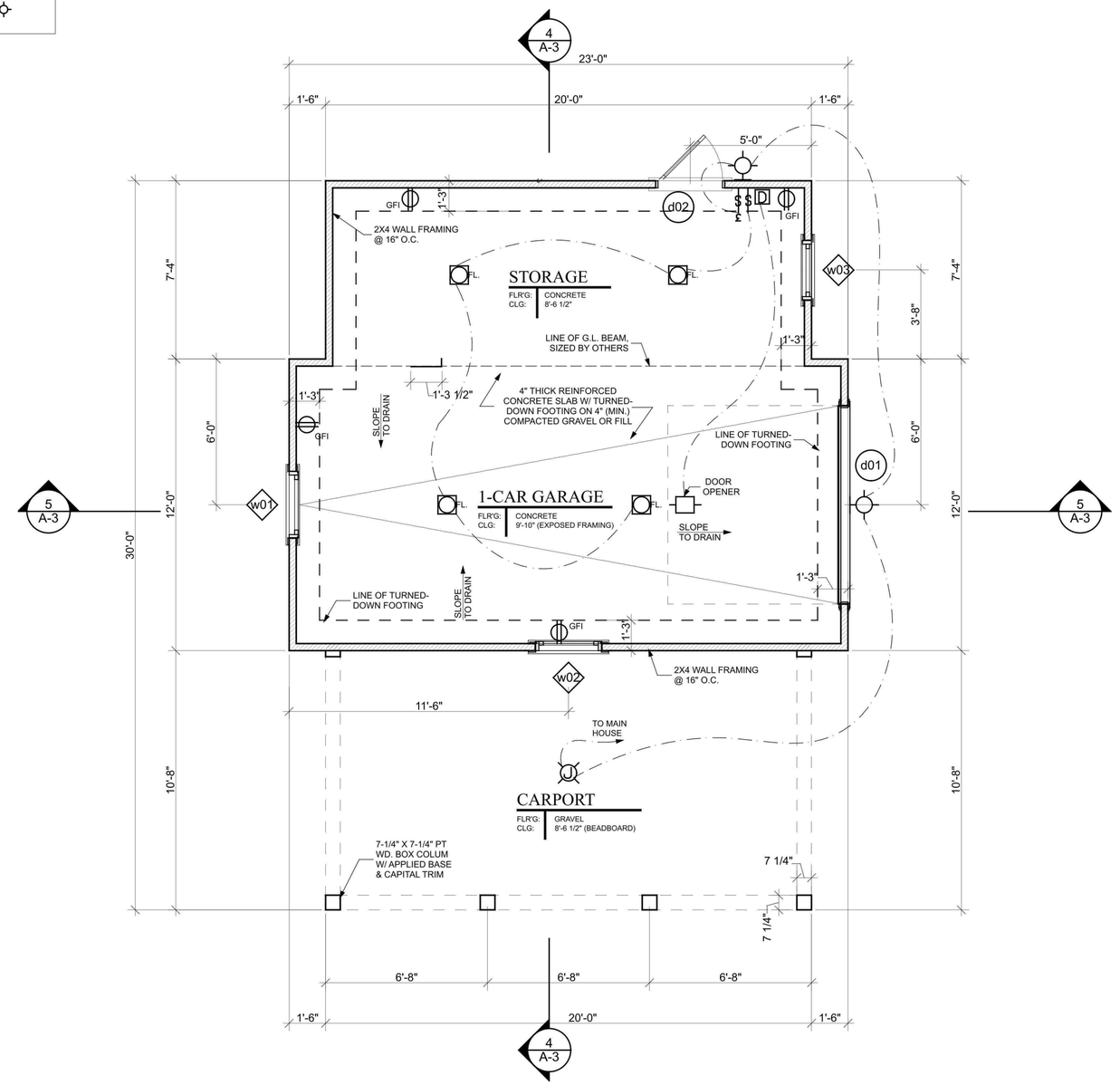
WINDOW SCHEDULE

MARK	UNIT ID	NO. UNITS	JOIN MULL	R.O. WIDTH	R.O. HEIGHT	HEADER HT.	TYPE	MAUNF.	NOTES
w01	CUDH2626	1		2'-8 3/8"	5'-1 1/2"	8'-0"	DOUBLE HUNG	MARVIN	
w02	CUDH2626	1		2'-8 3/8"	5'-1 1/2"	8'-0"	DOUBLE HUNG	MARVIN	
w03	CUCA2832	1		2'-5"	2'-7 5/8"	7'-1"	CASEMENT	MARVIN	



2 ROOF PLAN

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



1 FLOOR PLAN W/ ELECTRICAL PLAN

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

BUILDING AREA:	
TOTAL SQ.FT.:	637 SQ. FT.

DATE
AUG. 7, 2020

LIVEWELL
HOME DESIGN by PAUL HARMS

2226 TAFT STREET NE
MINNEAPOLIS, MN 55418
PHONE: (828) 808-6683

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DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO: MOD-2001

DRAWN BY: PAUL HARMS

REVISIONS:

SHEET

A-1

OF 3

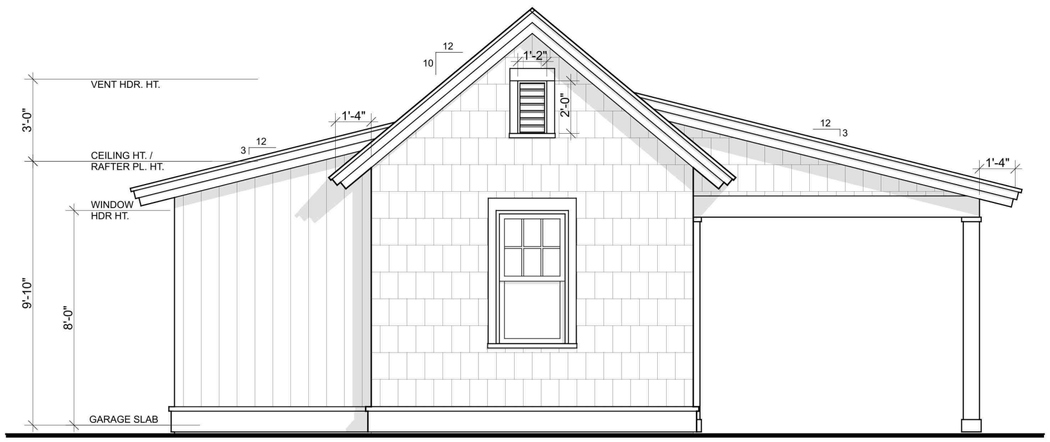
EXHIBIT

4 RIGHT SIDE ELEVATION

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

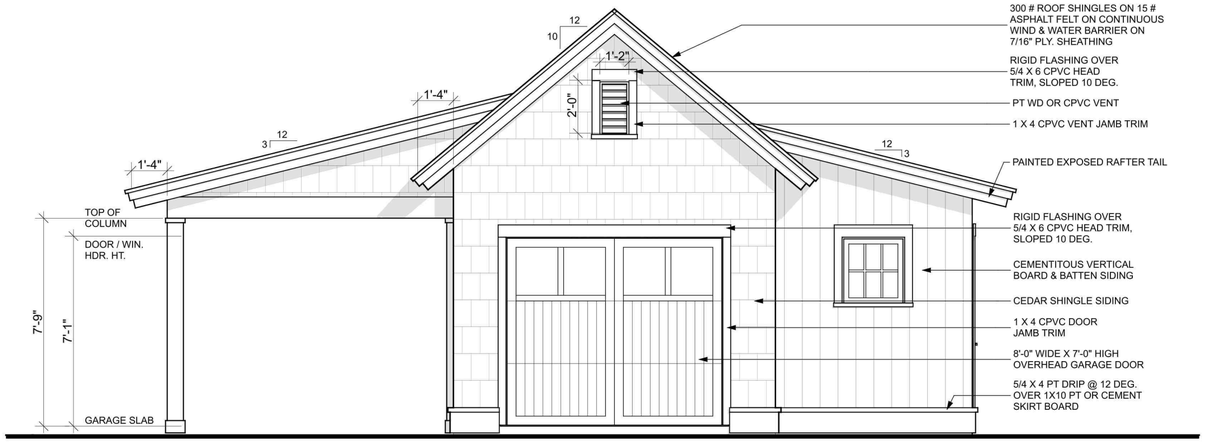
2 LEFT SIDE ELEVATION

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



3 REAR ELEVATION

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



1 FRONT ELEVATION

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

DATE

AUG. 7, 2020

LIVEWELL
HOME DESIGN by PAUL HARMS

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PHONE: (828) 808-6683

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DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO: MOD-2001

DRAWN BY: PAUL HARMS

REVISIONS:

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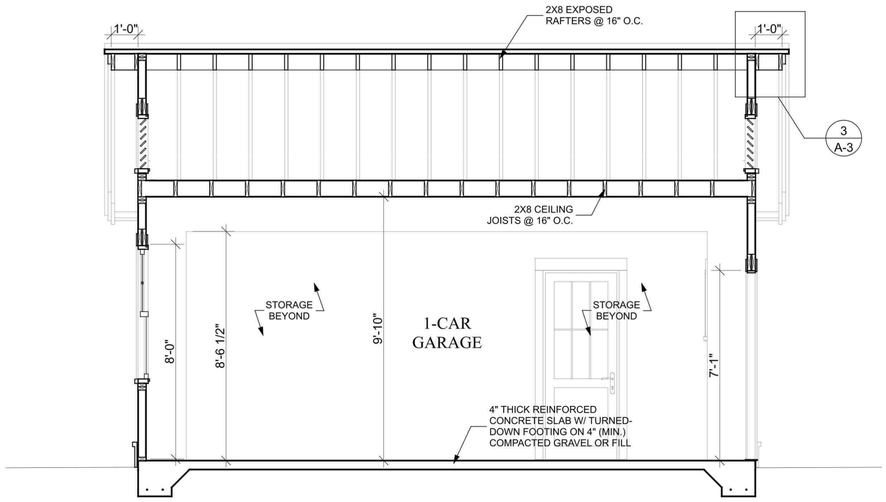
A-2

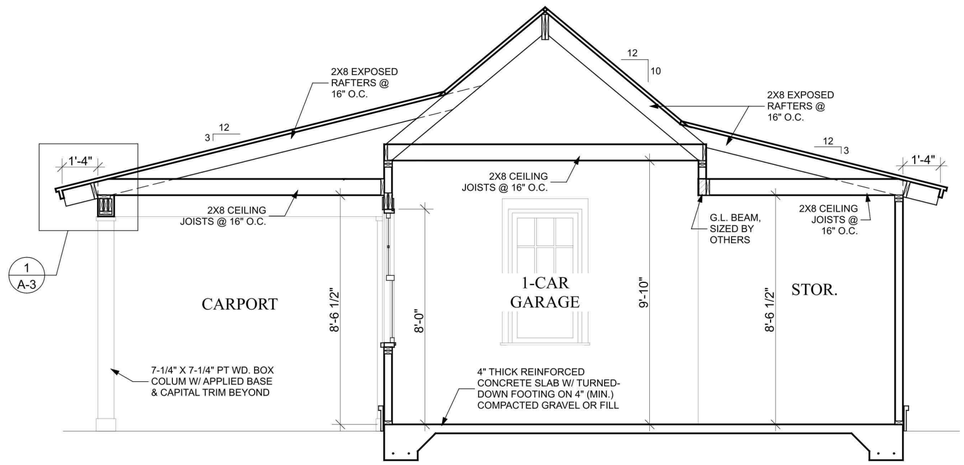
OF 3

EXHIBIT



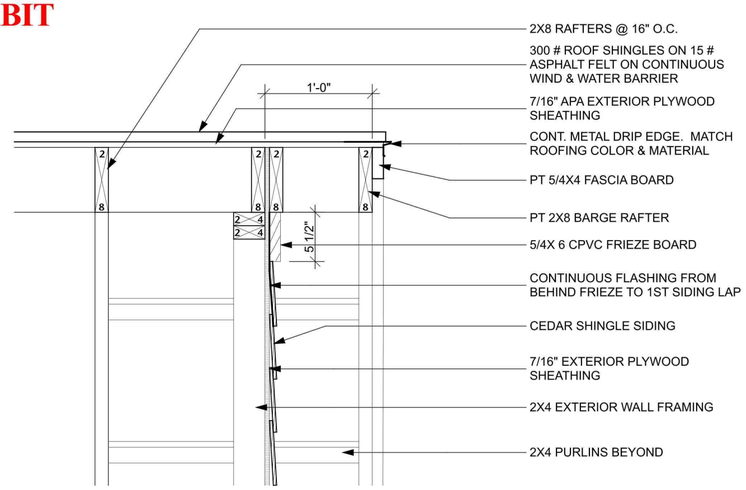
5 BUILDING SECTION #1

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



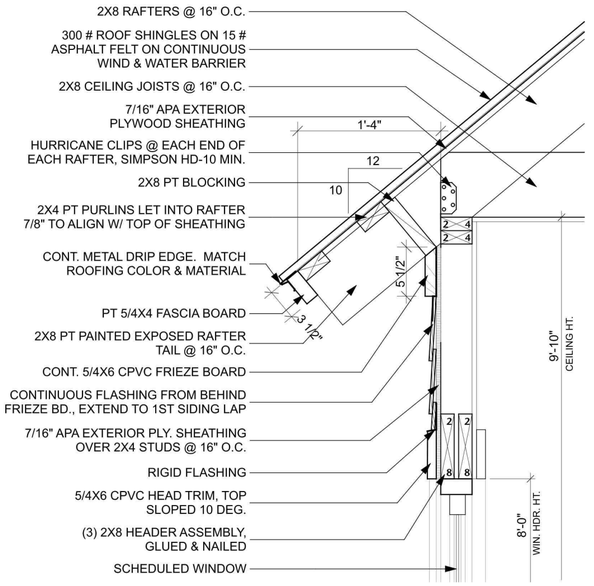
4 BUILDING SECTION #1

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



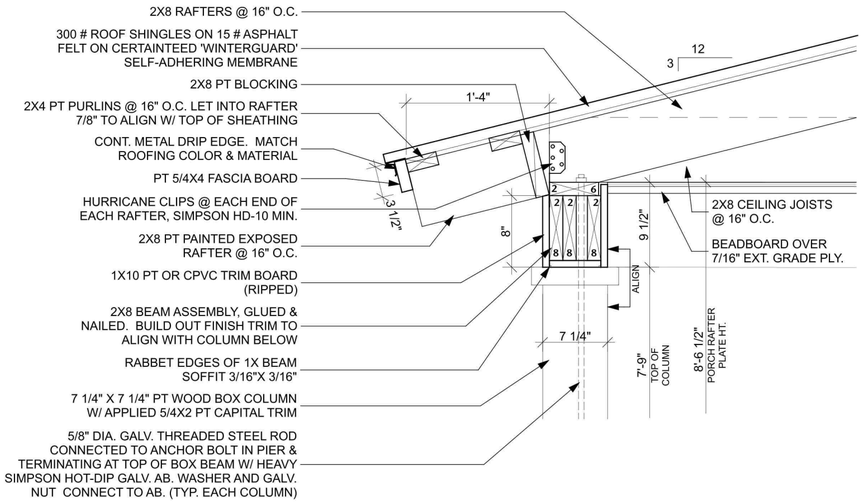
3 GABLE END DETAIL

SCALE: 1" = 1'-0"



2 EAVE DETAIL @ GARAGE

SCALE: 1" = 1'-0"



1 EAVE DETAIL @ CARPORT

SCALE: 1" = 1'-0"

DATE

AUG. 7, 2020

LIVEWELL
HOME DESIGN by PAUL HARMS

2226 TAFT STREET NE
MINNEAPOLIS, MN 55418
PHONE: (828) 808-6683

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A GARAGE FOR:

DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO: MOD-2001

DRAWN BY: PAUL HARMS

REVISIONS:

SHEET

A-3

OF 3

EXHIBIT H

PINEHURST HOMES INC.

CAREY- 100 FIELDS RD -EXTERIOR MATERIALS AND FINISHES

1 – **ROOFING:** CERTAINTEED LANDMARK SHINGLES; **COLOR:** SILVER BIRCH

2 – **SIDING:** JAMES HARDIE SHAKE & VERTICAL BOARD & BATTEN;
COLOR: BM OC-65 CHANTILLY LACE

3 – **FASCIA & TRIM** - JAMES HARDIE; **COLOR:** BM OC-64 PURE WHITE

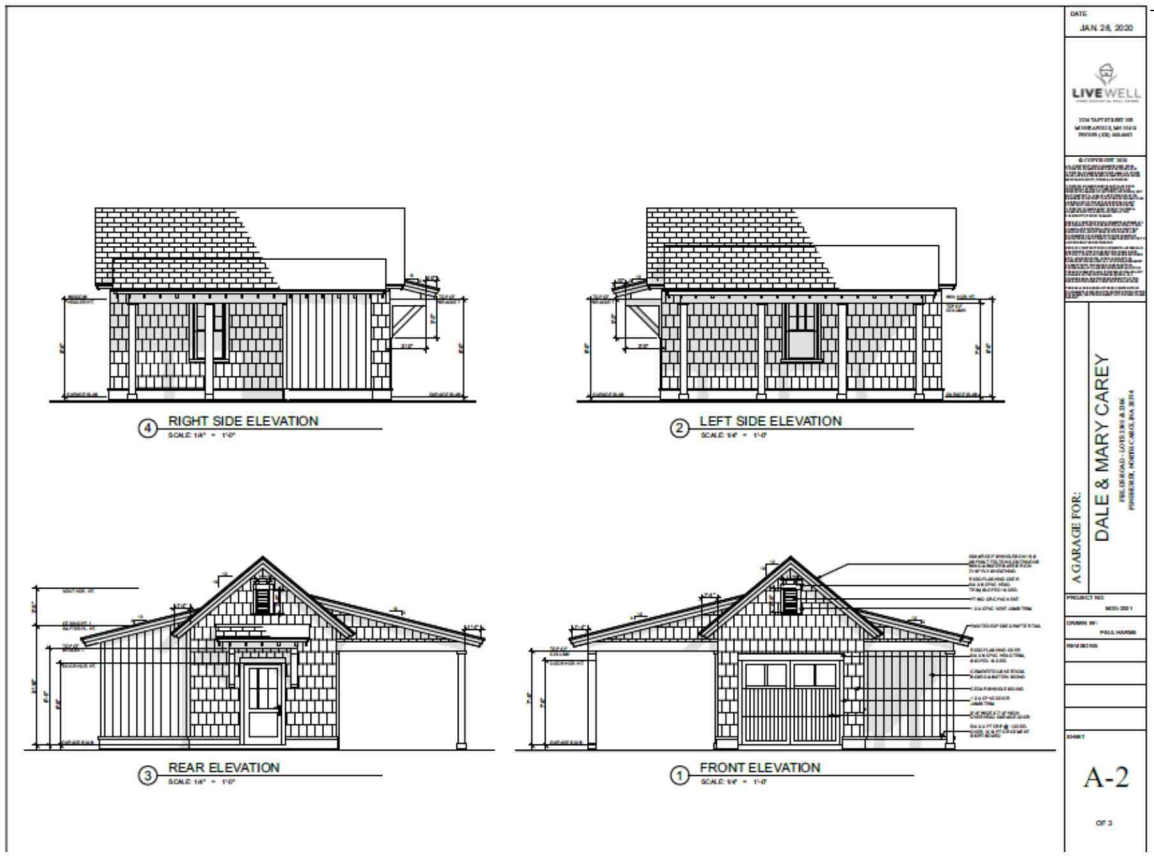
4 – **WINDOWS** - SINGLE HUNG; COLONIAL SDL; **COLOR:** WHITE

5 – **DOOR:** WOOD - SINGLE DOOR WITH 3/4 LITE CLEAR GLASS;
COLOR: BM OC- 64 PURE WHITE

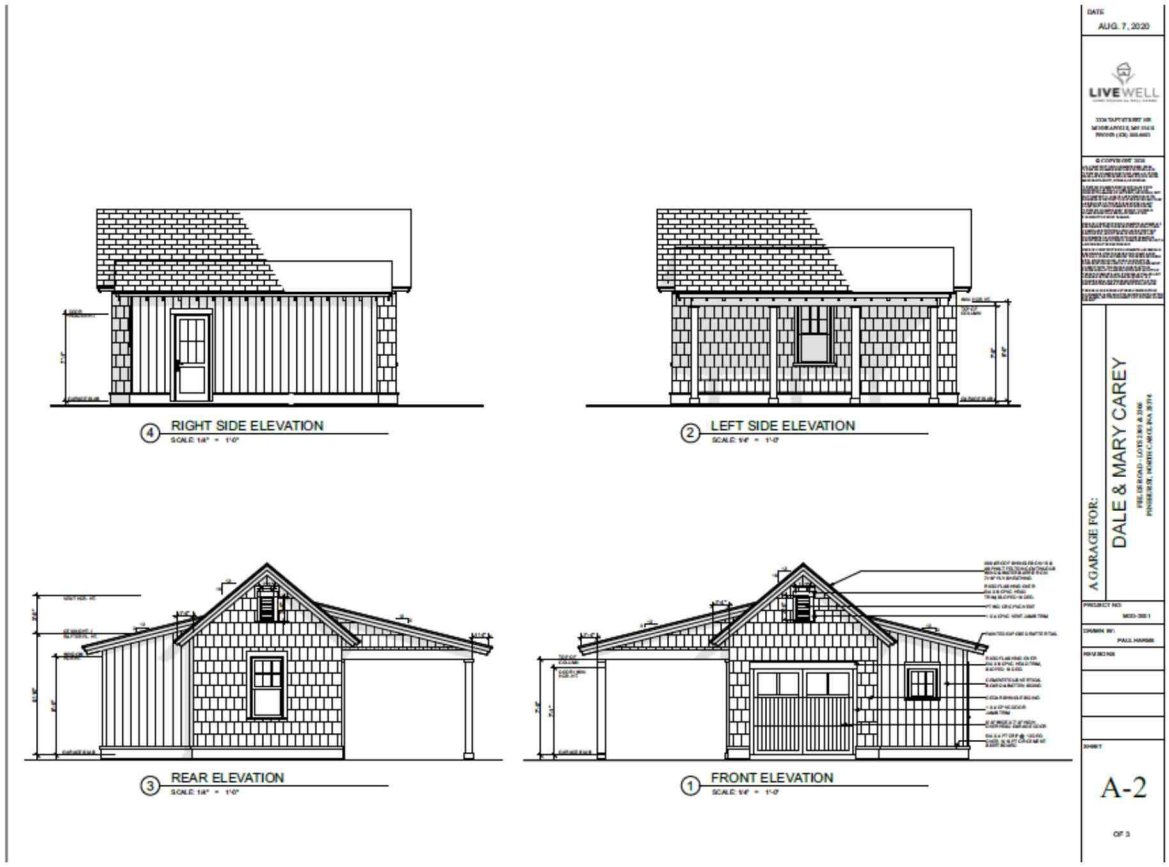
6 – **OVERHEAD DOOR** – WAYNE DALTON 9510 RIDGEFIELD DESIGN

EXHIBIT I

COA - APPROVED GARAGE



MODIFIED GARAGE PLAN



1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for 245 Magnolia Road**

Applicant:	Hope Maness
Owners:	Jeff and Dawn Clark
Professional:	Hope Maness
Property Location:	245 Magnolia Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212974240

Request and Background:

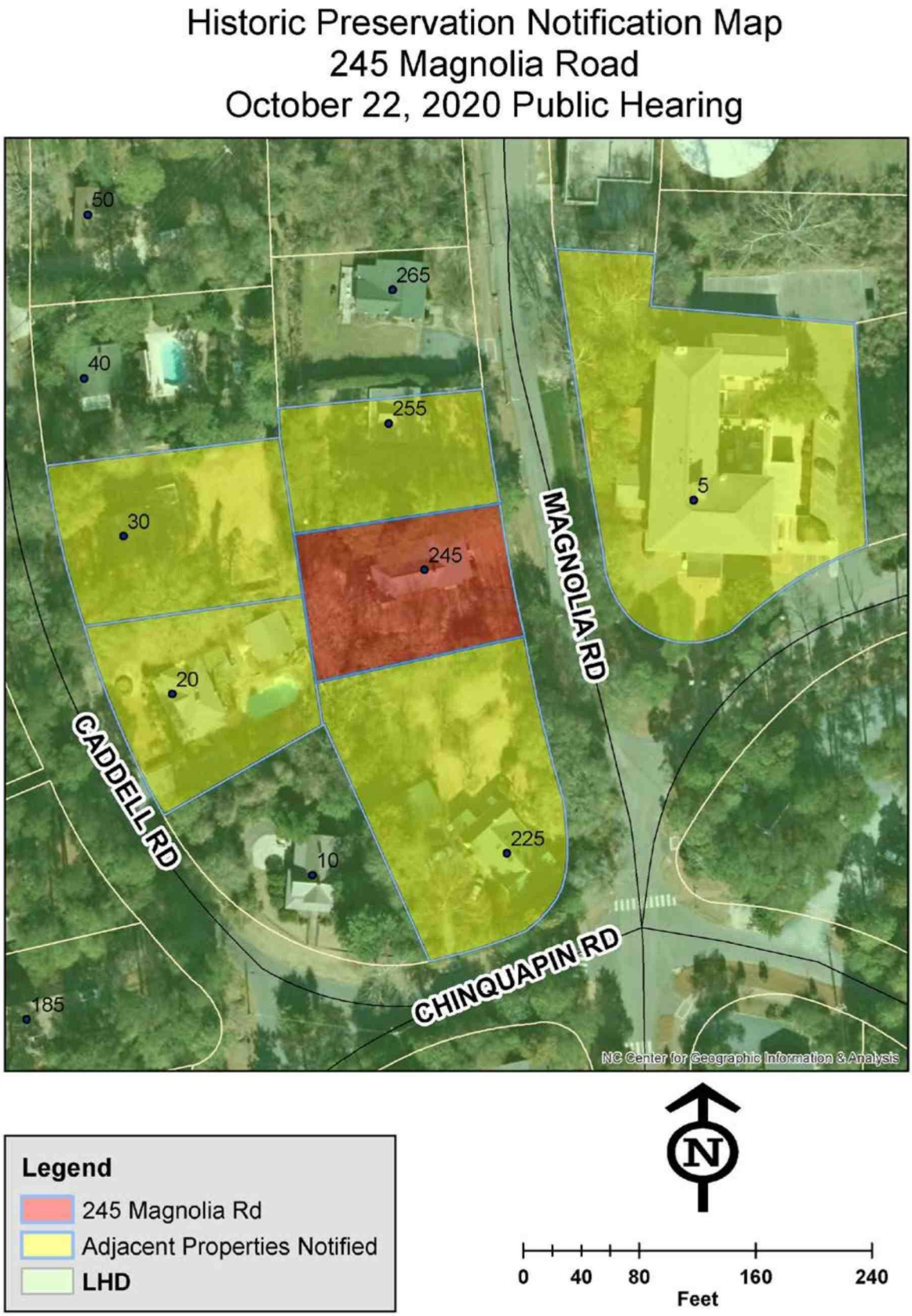
Hope Maness, on the behalf of Jeff and Dawn Clark, is requesting a Certificate of Appropriateness for construction of a new accessory structure at 245 Magnolia Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212974240. The property owners are Jeff and Dawn Clark and the applicant is Hope Maness.

Previously Issued COAs for 245 Magnolia Road		
Description	**Year**	**Major or Minor**
Additions and Exterior Alterations	2012	Major
Replacement of Roofing	2010	Minor

The primary structure 245 Magnolia Road is listed within the National Historic Landmark Survey and is considered a contributing building. All, but one of the adjacent properties within the public hearing notification area, are listed as contributing structures. The table and notification map on the following pages illustrate, which properties where notified.

National Historic Landmark Survey Table 245 Magnolia Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	245 Magnolia	1914	Yes	Local tradition claims it was built from part of the old bowling alley. The one-story worker's cottage had a gable roof, German siding, a three-bay facade, a screened front porch, and a large rear ell.
2	255 Magnolia	1910	No	Although built during Pinehurst's historic period of significance, this one-story frame worker's cottage has been greatly altered and no longer retains its architectural integrity. The combination of vinyl siding, replacement windows, replacement front porch, and added rear shed substantially disguise its early 20th century origin.
3	5 Community	1923	Yes	In 1922 Mrs. E. C. Bliss, who built and for years operated the Pine Crest Inn (#157), purchased the Lexington, a two-story frame hotel of moderate size. The following year Bliss demolished the Lexington, and in its place, constructed a new four-story hotel, The Manor. The exterior of the L-shaped building is a concrete material called Kellastone (some of which has been covered with vinyl siding). A heavy cornice serves as the base of a low hipped roof, and a front porte-cochere identifies the main entrance. Hotel rooms are found on the top three floors, where the six-over-one sash windows are in pairs. The first floor houses the lobby, the dining room, and other public and service rooms.
4	225 Magnolia	1913	Yes	Rolin A. Barrett, Pinehurst's first postmaster, purchased this lot and the one next to it in 1912 and 1914. It is a two-part house with a hyphen connecting the front and rear sections. The house is German-sided and has a gable roof, central chimney, and partially-enclosed front porch. Of particular note is the brick gutter edging the property which runs northward along Magnolia
5	20 Caddell	1895	Yes	The double-pile house is sheathed in German siding, has a hipped roof with a center front cross gable, a five-bay facade, and a wrap-around porch with turned posts and sawn brackets.
6	30 Caddell	1915	Yes	German siding covers this one-and-a-story frame bungalow. Other features include a steep gable roof, a five-bay shed dormer across the front, interior chimneys, and an inset front porch.
*The numbers refer to the location of each property on the following notification map				

Notification Map for 245 Magnolia Road

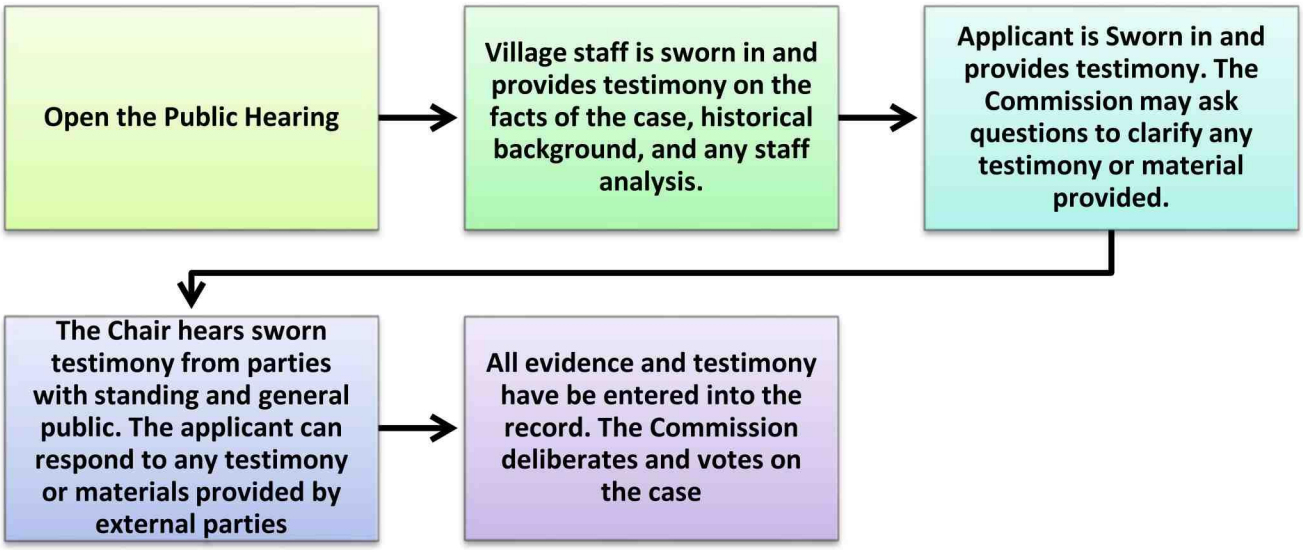


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines new construction or additions not considered to be Minor Work are considered Major Work. All Major Work must be approved by the Commission.

The applicant is proposing construction of a new detached single car garage. The proposed structure is zoning compliant and the applicant has stated that all building materials will match the existing material featured on the principal dwelling. In addition to the garage, there is one small, existing accessory structure (a shed) shown on the site plan and located in the Northwest corner of the lot.

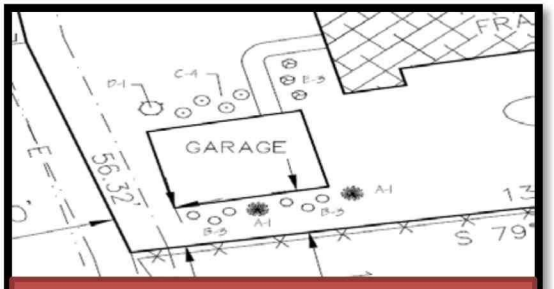
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.

   The scale of the proposed accessory structure, based on the submitted material, appears to be compatible with the character of the home. The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement). The accessory structure will not be taller than the principal structure, it will be located in the rear yard, and the proposed landscaping should enhance the character of the lot. The proposed structure would also appear to be congruous with other accessory buildings in the Pinehurst Historic District.



Landscaping Plan From Site Plan

2. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and **must** be smaller in scale than the primary structure.

   The proposed accessory structure based on the single story proposal will not be taller than the primary structure. The accessory structure, as proposed, would have a smaller footprint than the principal structure. The principal dwelling is 1,795 square feet and the proposed accessory structure is 520 square feet (28.96%). The applicant provided square footage information in a supplemental email to staff.

3. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.

   The accessory structure will be located in the rear yard of the lot.

Submitted Site Plan

4. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.

   The propose garage does not have multiple doors, but will be front facing and visible from the street.

BUILDING MATERIALS

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

   Each proposed building material will be reviewed below for compliance with the Guidelines and whether it is congruous with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

Front Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Rear Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Right Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Left Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Trim

Existing Material	Proposed Material	Proposed Color
	match existing	White

Windows

Existing Material	Proposed Material	Proposed Color
Wood Clad	match existing house	White

Chimney

Existing Material	Proposed Material	Proposed Color

Foundation

Existing Material	Proposed Material	Proposed Color
Block	match existing house	not provided

Garage Door

Existing Material	Proposed Material	Proposed Color
N/A	Paneled	White

Roof

Existing Material	Proposed Material	Proposed Color
Asphalt Shingle	match existing home	Match existing

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color

Front Porch

Existing Material	Proposed Material	Proposed Color

Submitted Material List

The applicant is proposing to match all the building material to the material on the existing single family home. No material samples where provided beyond the photos of the principal structure.

The proposed siding is wood Dutch lap to match the wood Dutch lap on the principal structure.

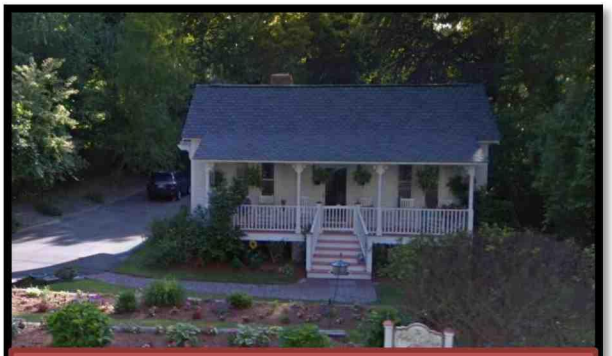
The proposed windows are wood clad to match the wood clad on the principal structure.

Based on the material provided the only new building materials would be the metal garage door and what appears to be metal accent roofing at the entrance of the garage.

WINDOWS AND DOORS

1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District

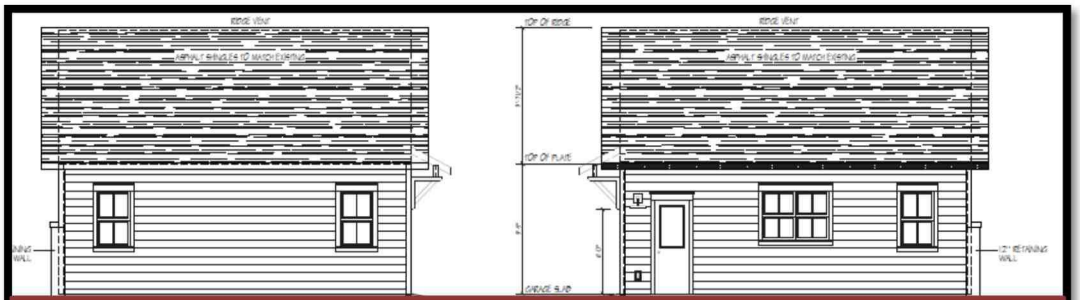
   Based on the submitted elevations, the style of window on the front elevation (labeled rear) of the accessory structure will have a slightly different architectural style than the windows on the principal dwelling.



Front Elevation of 245 Magnolia

Proposed Front Accessory Structure

Based on the submitted elevations, the accessory structure will feature double hung windows on the right and left elevations, which would match the windows on the principal structure.



Proposed Right and Left Elevation of Accessory Structure

The door featured on the right elevation (facing the house) appears to be a common style of door featured on accessory structures within the Historic District, however based on the material submitted it is unknown if it is similar to existing doors on the principal structure.

2. Section IV.C. 2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.

   The applicant did not indicate through the application or submitted material, if the windows will feature divided or simulated divided lights. The applicant also did not indicate through the application whether snap in muntins will be used.

PAINT

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

   The applicant has indicated the intent to match the existing color scheme accessory structure to the principal structure.

Applicable Recommendations from the Historic District Guidelines:

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.

   The applicant, as previous discussed, is proposing windows that appear to be similar to the windows on the principal structure. It is unclear if the one side entry door on the right elevation is similar to other doors on the principal structure.

2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.

   Based on the material submitted it is unknown whether the foundation of the accessory structure will align with the foundation of the principal structure. However, based on the topography of the existing lot it is likely that the foundation of the accessory structure will be lower than the principal structure's foundation.

3. Section III.I.12 - Attached or detached garages should open to the rear or side of the primary structure.

   The proposed garage will be visible from the street and open to the front.

4. Section IV.E. 2 - Accessory buildings **must** be equal or lower in height than the primary structure and the roof **should** have an equal or lower slope than the primary structure.

   It is unclear from the material submitted, if the accessory structure's roof has a steeper pitch than the principal structure.

5. Section IV.E.7 - A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.

   Based on the submitted site plan, the proposed garage will be set well behind the principal façade.

ROOFS

1. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.

   It appears that metal roofing has been proposed as an accent above the garage door entry. The application does not provide any specific information about metal roofing.

2. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.

   Roof specification, as to the thickness, was not provided with the application.

PAINT

No relevant recommendations

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing to construct a new accessory structure. The applicant, based on the material provided, is proposing to match the majority of the proposed materials to the existing materials of the principal dwellings. The placement of the garage is zoning compliant and it is set well behind the principal façade of the principal structure. The applicant intends to match the color scheme of the existing house. The proposed garage roof may have a steeper slope than the principal structure, the garage will be visible from the street, and the garage will open to the front (street). Some additional specifics may need to be addressed at the public hearing during the applicant's testimony.

DRAFT

FINAL ORDER – MAJOR COA REQUEST 75 Cherokee Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Pinehurst Homes, is requesting to demolish an existing accessory structure and construct a new 1,200 square foot accessory structure at 75 Cherokee Road.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions not considered major work
2. Demolition of an existing accessory structure (greater than 120 square feet)

Background (of the property and the location within the district)

1. Both the principal dwelling and the accessory structure at 75 Cherokee Road are considered contributing structures.
2. The principal structure was constructed in 1895.
3. The Plymouth was another of the first cottages built by James W. Tufts.
4. Local tradition claims that 245 Magnolia's primary structure was built from part of the old bowling alley.
5. 75 Cherokee Road's primary structure is a one-and-a-half-story frame cottage clad in both German siding and wood shingles. Its gable end faces the front, and it has hip-roofed gables on the sides. The front porch has been glazed and an addition has been built on the rear.
6. Previous COAs issued

Previously Issued COAs for 75 Cherokee Road		
Description	**Year**	**Minor or Major**
Replacement of Windows with Like for Like Material	2017	Minor
Removal of Pine Tree from the Yard	2017	Minor

7. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, site plan, landscape plan, photos of existing accessory structure, photos of other accessory structures within the Historic District, building materials, and building plans.
2. The applicant has stated that they will match the material of the existing building.
3. The existing accessory structure encroaches into the required 10 foot setback. The new structure if approved would sit approximately 10 feet off the side property line and 17.5 feet off the rear property line.
4. **The Commission must rule on the demolition of the existing shed prior to approving construction of the new accessory structure, according to the Guidelines.**
5. *The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement).*
6. *The principal dwelling is 4,039 square feet and the proposed accessory structure is 1,205 square feet (29.8%).*
7. *The proposed location of the new accessory structure will be located in the rear yard of the lot adjacent to the alley*
8. *The applicants are proposing wood lattice screening for the car port. The Guidelines do not specifically address lattice materials.*
9. *The applicant has indicated the intent to use a muted color scheme.*

Conclusions of Law

Guideline Requirements:

1. Section III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure should be retained and preserved. Removal or relocation of an accessory buildings **must comply** with the Guidelines in Section VIII.
2. Section III.I.11 - If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition **must be approved prior** to consideration of the new construction.
3. Section VII.B.3 – Prior to demolition of a primary structure, a record of the primary structure must be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation **must be provided to Village Staff** before the public hearing.
4. Section VII.B.6 - After demolition, all debris **must be removed** from the site within 30 days.
5. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be compatible** with the character and scale of the primary structure and **must be congruous** with the character of the Pinehurst Historic District.
6. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and **must** be smaller in scale than the primary structure.
7. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
8. Section IV.F.1 - The predominant materials and finishes for proposed new primary **structures must be congruous** with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
9. Section IV.F.3 - The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls, sheets of plywood siding, vinyl or aluminum siding, plastic, sheet metal, or a similar material used as siding or panels, any treatment of material that imparts a glossy or reflective finish to the material, concrete, cinderblock, or glass block, and boxed chimneys
10. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
11. Section III.C.2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
12. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
13. Section III.L.7 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted.
14. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

1. Section VII.B.1 – Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
2. Section VII.B.4 - Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.
3. Section VII.b.5 - Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials.
4. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
5. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.
6. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
7. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.
8. Section III.E.4 - Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

Order

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
75 Cherokee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 75 Cherokee Road:

The following conditions apply to approval of the Certificate of Appropriateness for 75 Cherokee Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 75 Cherokee Road based on the following:

EXHIBIT A

Record Id:	COA-2020-00137
File Date:	9/22/2020
Application Status:	In Review
Application Type:	Historic Certificate of Appropriateness - Major
Description of Work:	
Application Name:	245 Magnolia Rd
Address:	245 MAGNOLIA RD, PH 28374
Owner Name:	SNEAD, YVONNE RAY
Owner Address:	3331 SEVEN LAKES WEST WEST END WEST END NC 27376
Parcel No:	00026036

Contact Info:

Name:	Hope Maness
Organization Name:	
Contact Type:	Applicant
Contact Primary Address:	

Licensed Professionals Info:

Primary:	Y
License Number:	82216
License Type:	Contractor
Name:	
Business Name :	
Business License#:	
Job Value:	0.00
Total Fee Assessed:	500.00
Total Fee Invoiced:	500.00
Balance:	0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Addition of a 26 x 20 single car garage on the property	Type of Work:	New
Existing Use:	Single Family Medium Density	Proposed Use:	Single Family Medium Density
Includes Demolition:		Includes Tree Removal:	
Estimated Cost of Construction:	75000	COA Number:	

PERMIT DATES

Application Expiration Date:	
Permit Issued Date:	
Permit Expiration Date:	

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Rear Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Right Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Left Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Trim

Existing Material	Proposed Material	Proposed Color
	match existing	White

Windows

Existing Material	Proposed Material	Proposed Color
Wood Clad	match existing house	White

Chimney

Existing Material	Proposed Material	Proposed Color

Foundation

Existing Material	Proposed Material	Proposed Color
Block	match existing house	not provided

Front Door

Existing Material	Proposed Material	Proposed Color

Shutters

Existing Material	Proposed Material	Proposed Color

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
N/A	Paneled	White

Roof

Existing Material	Proposed Material	Proposed Color
Asphalt Shingle	match existing home	Match existing

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color

Front Porch

Existing Material	Proposed Material	Proposed Color

Deck

Existing Material	Proposed Material	Proposed Color

Patio

Existing Material	Proposed Material	Proposed Color

Sidewalk

Existing Material	Proposed Material	Proposed Color

Sky Lights

Existing Material	Proposed Material	Proposed Color

Driveway

Existing Material	Proposed Material	Proposed Color

House Number

Existing Material	Proposed Material	Proposed Color

Other

Existing Material	Proposed Material	Proposed Color

EXHIBIT B

From: ecdg.hope@gmail.com
To: Peter Hughes
Subject: FW: Revised Plan 245 Magnolia Rd.
Date: Wednesday, October 7, 2020 8:52:32 AM
Attachments: L-1 SITE PLAN REV.pdf
Clark Garage 1 Car.pdf

Good morning Peter, please find attached the revised plan for the garage on 245 Magnolia Rd. Please call me when you have a minute to review this plan.

Hope Maness
Eastcoast Development Group
PO Box 3519
Pinehurst, NC 28374
(910)-729=0277

From: jason grant <jasongrant24@gmail.com>
Sent: Tuesday, October 6, 2020 8:30 PM
To: Hope Maness <ECDG.Hope@gmail.com>
Cc: Jeff Clark <steepriver2@gmail.com>
Subject: Revised Plan

So the House footprint is 1795 sq. ft. per Foundation Survey
30% of that equals 538 Sq. ft.

New Footprint for Garage (26 X 20) is 520

Jason

EXHIBIT C

File name: D:\D13\9480TLT
FB: 7-21-97

I HEREBY CERTIFY THAT THE PREMISES SHOWN AND DESCRIBED HEREON, DO NOT LIE IN A F.E.M.A. DESIGNATED FLOOD PLAIN AREA.

S. R. SHEFFIELD, RLS NO. 1365

REFERENCE:
MAP BOOK 1 PAGE 64
MOORE COUNTY REGISTRY

RATIO OF PRECISION= 1/7500

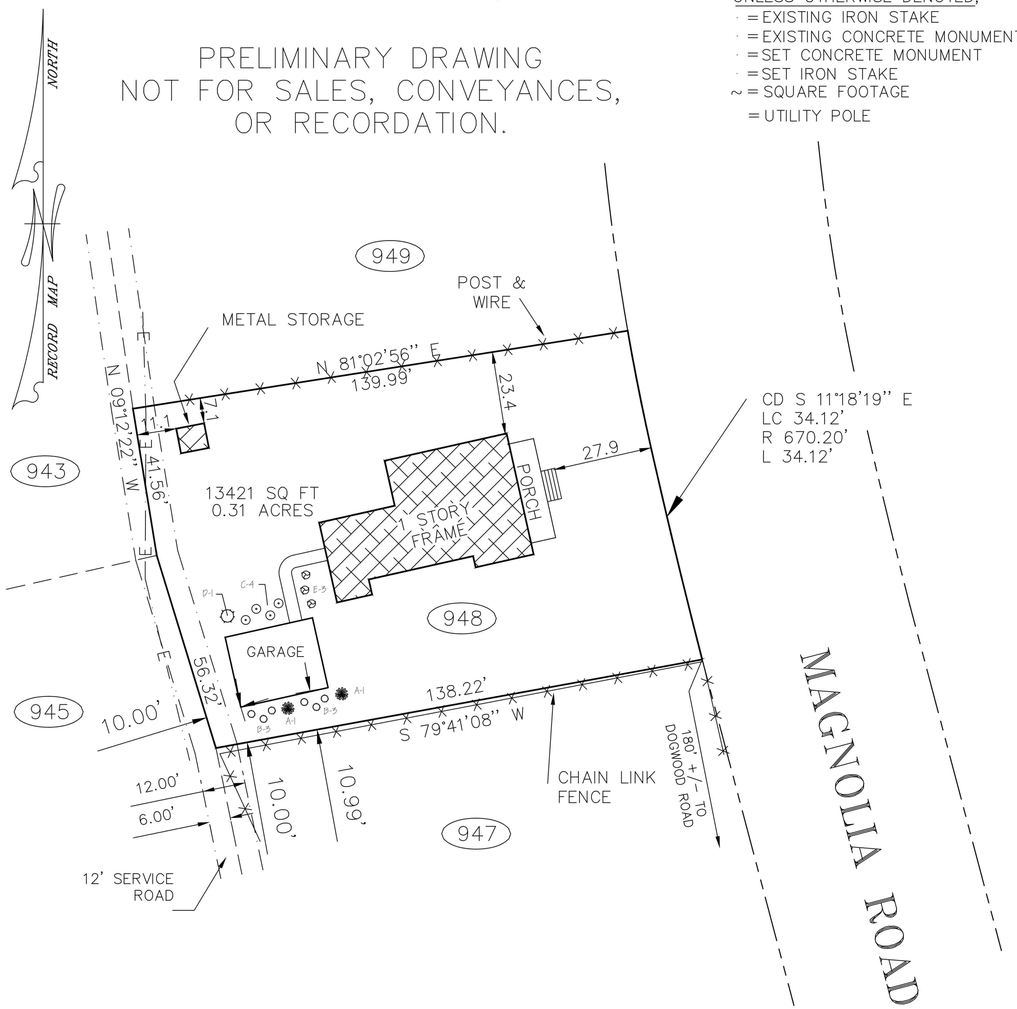
ACREAGE DETERMINED BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

UNLESS OTHERWISE DENOTED,
· = EXISTING IRON STAKE
· = EXISTING CONCRETE MONUMENT
· = SET CONCRETE MONUMENT
· = SET IRON STAKE
~ = SQUARE FOOTAGE
= UTILITY POLE

LOCATION SKETCH

PRELIMINARY DRAWING
NOT FOR SALES, CONVEYANCES, OR RECORDATION.



KEY:	QTY:	COMMON NAME:	SIZE:
A	2	SASANQUA CAMELIA	7 GAL
B	6	DRAWRF HOLLY	5 GAL
C	4	DARUMA LOROPETALUM	5 GAL
D	1	BLUE CASCADE DISTYLUM	7 GAL
E	3	LEMON LIME NANDINA	3 GAL
LAWN		EMPIRE ZOYSIA	00 SQ. FT.

BUILDER & DESIGNER:
EASTCOAST DEVELOPMENT
200 McCaskill Road
Pinehurst, NC 28374
910-995-2229
910-729-0277

EASTCOAST DEVELOPMENT

CLARK RESIDENCE
245 Magnolia Road
Pinehurst, NC 28374

Revisions:
10/5/2020
Drawn by:
JDG
Checked by:
X
Date:
9/1/2020

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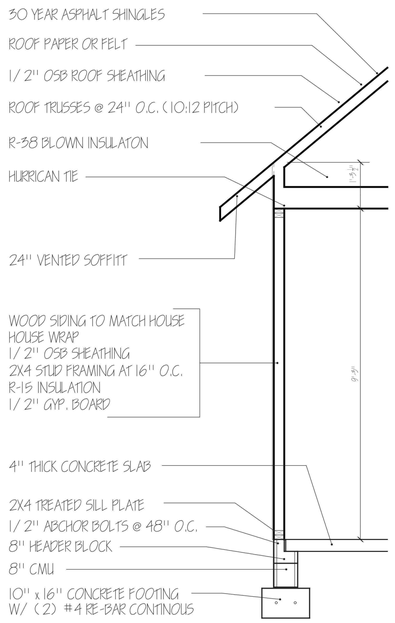
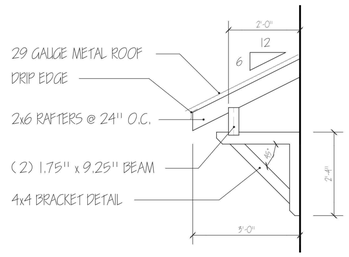
Of Sheets

EXHIBIT D



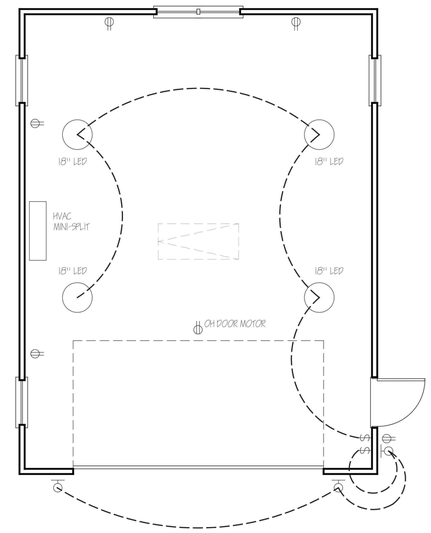
WALL SECTION

SCALE: 1/2" = 1'-0"



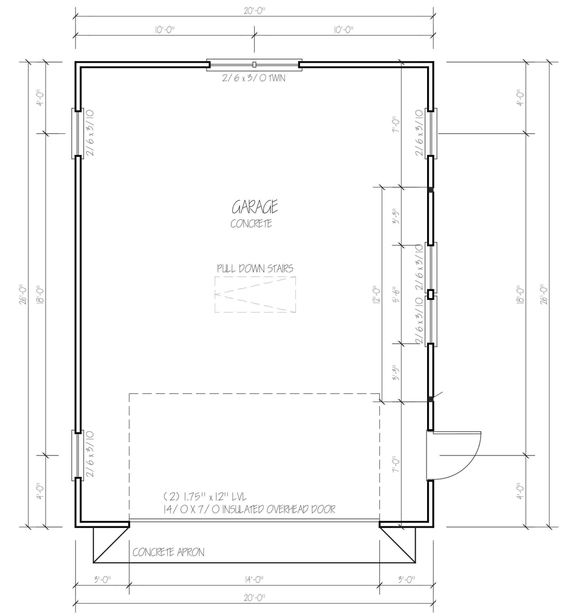
AIOI DETAIL

SCALE: 1/2" = 1'-0"



ELECTRICAL PLAN

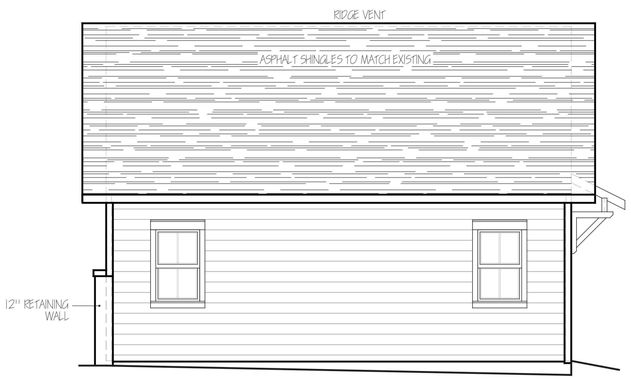
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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

GARAGE SQ. FEET	520



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

REAR ELEVATION

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

BUILDER & DESIGNER:
EASTCOAST DEVELOPMENT
200 McCaskill Road
Pinehurst, NC 28374
910-995-2229
910-729-0277

EASTCOAST DEVELOPMENT GROUP

CLARK GARAGE

245 Magnolia Road
PINEHURST, NC 28374

Revisions:
10/5/2020
Drawn by:
JDG
Checked by:
X
Date:
8/15/2020

A1

Of Sheets

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for 75 Cherokee Road**

Applicant:	Pinehurst Homes
Owners:	Thomas and Theresa Berry
Professional:	Pinehurst Homes
Property Location:	75 Cherokee Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212955985

Request and Background:

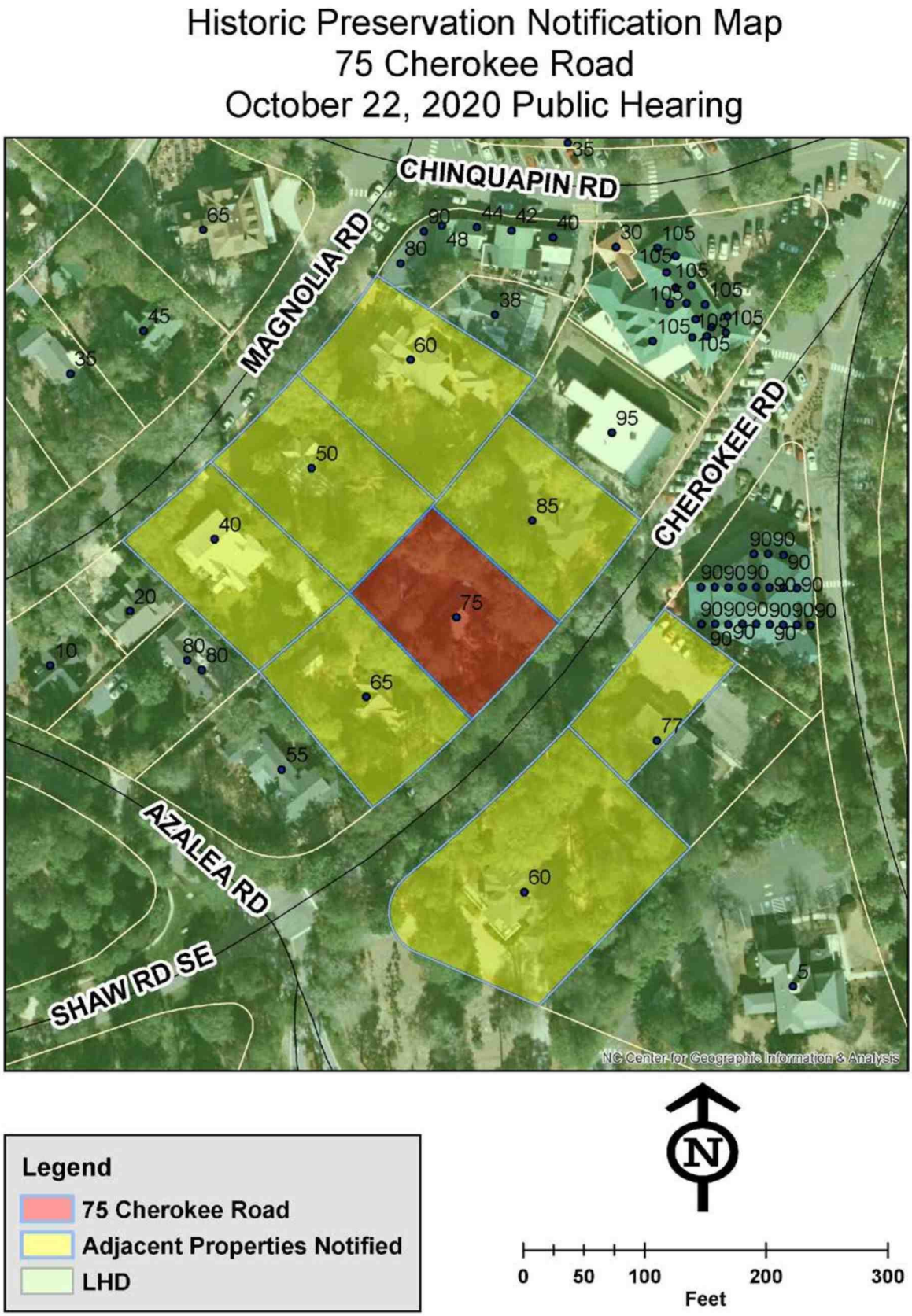
Pinehurst Homes, on the behalf of Thomas and Theresa Berry, is requesting a Certificate of Appropriateness for demolition of an existing accessory structure and construction of a new accessory structure at 75 Cherokee Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212955985. The property owners are Thomas and Theresa Berry and the applicant is Pinehurst Homes.

Previously Issued COAs for 75 Cherokee Road	
Description	**Year**
Replacement of Windows with Like for Like Material	2017 – MINOR COA
Removal of Pine Tree from the Yard	2017 – MINOR COA

Both the primary structure and the existing accessory structure at 75 Cherokee Road are listed within the National Historic Landmark Survey and are considered contributing structures. All, but one of the adjacent properties within the public hearing notification area, are listed as contributing structures. The table and notification map on the following pages illustrates, which properties where notified.

National Historic Landmark Survey Table 75 Cherokee Road				
#*	Address	Year Built	Contributing	Structure History
1	75 Cherokee	1895	Yes	The Plymouth was another of the first cottages built by James W. Tufts. The Plymouth is a one-and-a-half-story frame cottage clad in both German siding and wood shingles. Its gable end faces the front, and it has hip-roofed gables on the sides. The front porch has been glazed and an addition has been built on the rear. Behind the house is a two-bay garage which appears to date from the early 20th century.
2	85 Cherokee	1895	Yes	The Hale was built in preparation for Pinehurst's first season and was named for James W. Tufts's friend and associate, Dr. Edward Everett Hale. The Hale is a one-story frame cottage with a hipped roof, an engaged front porch with turned posts, and small additions on both sides of the house. It is sheathed with vinyl siding.
3	77 Cherokee	Late 20CE	No	This modern two-story brick commercial has a central two-story portico.
4	60 Cherokee	1897	Yes	The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace.
5	65 Cherokee	1895	Yes	This one-story frame cottage was one of the first built by James W. Tufts. The house suffered a fire ca. 1950, but it still retains many of its early features, such as its steep pyramidal roof, central chimney, and corner porch with turned posts and balusters. It is covered with asbestos shingles.
6	40 Magnolia	1898	Yes	Casa Yucca was originally a one-story frame cottage with a three-gable roof. It is a two-story, frame, Colonial Revival dwelling with a gambrel roof, shed dormers, three-bay facade, and a one-story side sun room. It is covered with vinyl siding.
7	50 Magnolia	1896	Yes	Hawthorne Cottage was another of the houses which James W. Tufts built in preparation for Pinehurst's second season. In 1919 they sold it to golf architect Donald Ross, who made it his home for the next several years. The Hawthorne is a richly decorated Victorian cottage with German siding on the first story and decorative wood shingles on the second. The house has a gabled roof, a large hip-roofed facade dormer, and fancy front and side porches with turned and sawn work detailing.
8	60 Magnolia	1896	Yes	The Nest was built by James W. Tufts in 1896. By 1901 the house was doubled in size and renamed "The Crown." In 1908 landscape designer Warren Manning designed a private garden which was greatly admired in the village. The house is a one-and-a-half-story German-sided cottage with multiple gables, facade porch, and picket fence.
*The numbers refer to the location of each property on the following notification map				

Notification Map for 75 Cherokee Road

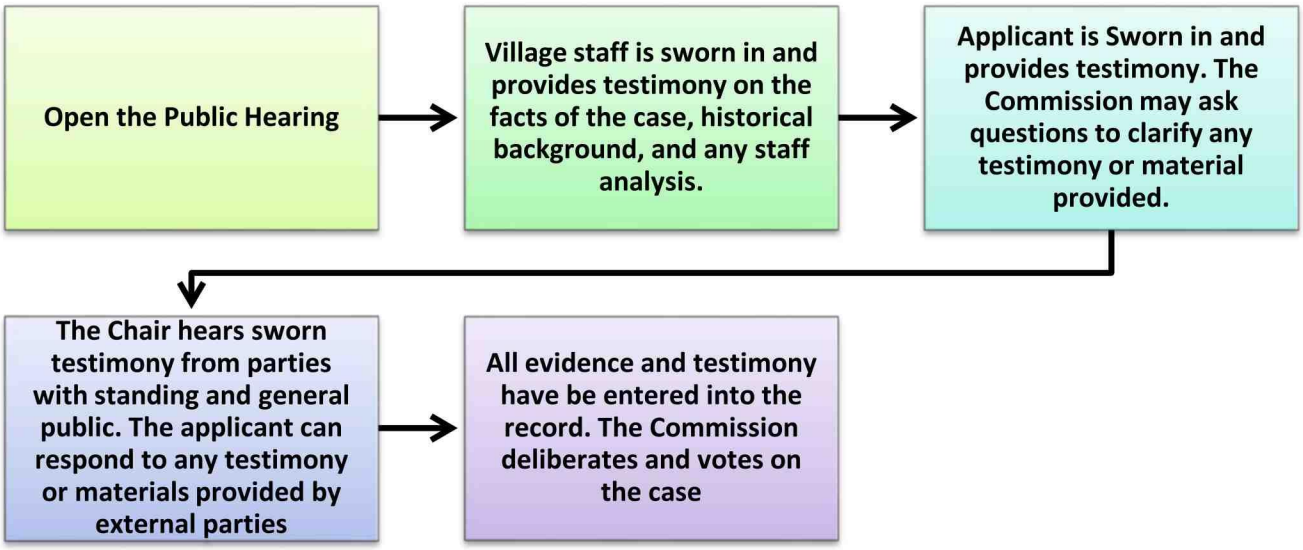


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines the addition of a new accessory building and demolition of an existing accessory structure (greater than 120 square feet) are considered Major Work. All Major Work must be approved by the Commission.

The proposed demolition is of a contributing two bay garage located in the rear yard of the property. The applicant is demolishing the structure to make space for construction of a new accessory structure. By demolishing the existing structure the applicant is becoming more zoning compliant by removing an existing non-conformity from the lot. The existing accessory structure encroaches into the required 10 foot setback. The new structure if approved would sit approximately 10 feet off the side property line and 17.5 feet off the rear property line. **The Commission must rule on the demolition of the existing shed prior to approving construction of the new accessory structure, according to the Guidelines.** This can be accomplished through one COA or one application, however the Commission will need to approve both requests through individual motions.

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

Applicable Guidelines Requirements for Demolition of Existing Accessory Structure:

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure should be retained and preserved. Removal or relocation of an accessory buildings must comply with the Guidelines in Section VIII.

   The applicant is proposing to demolish an existing accessory structure. Like the home, the existing accessory structure is listed as a contributing structure

   The applicant has submitted for demo permits and will comply with the Guidelines of section VII.

Existing Accessory Structure 75 Cherokee

2. Section III.I.11 - If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition must be approved prior to consideration of the new construction.

   The Commission will need to make a motion approving the demolition prior to the consideration of the request for construction of a new accessory structure.

DEMOLITIONS

1. Section VII.B.3 – Prior to demolition of a primary structure, a record of the primary structure must be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation must be provided to Village Staff before the public hearing.

   The proposed demolition is not of a primary structure, therefore the applicant does not need to submit a historical record of the structure. The applicant has provided photos documenting all four sides of the structure.

2. Section VII.B.6 - After demolition, all debris must be removed from the site within 30 days.

   The applicant will comply with this requirement and all building code requirements regarding demolition.

<u>Applicable Guidelines Recommendation for the Demolition of Existing Shed:</u>

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

No recommendations apply to the demolition request.

DEMOLITIONS

1. Section VII.B.1 – Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.

   The existing accessory structure is listed within the National Landmark Historic Survey as a contributing building. The applicant has not indicated in the application the intent to relocate the accessory structure.

2. Section VII.B.4 - Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.

   The applicant has not indicated whether there is or is not salvable material.

3. Section VII.b.5 - Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials.

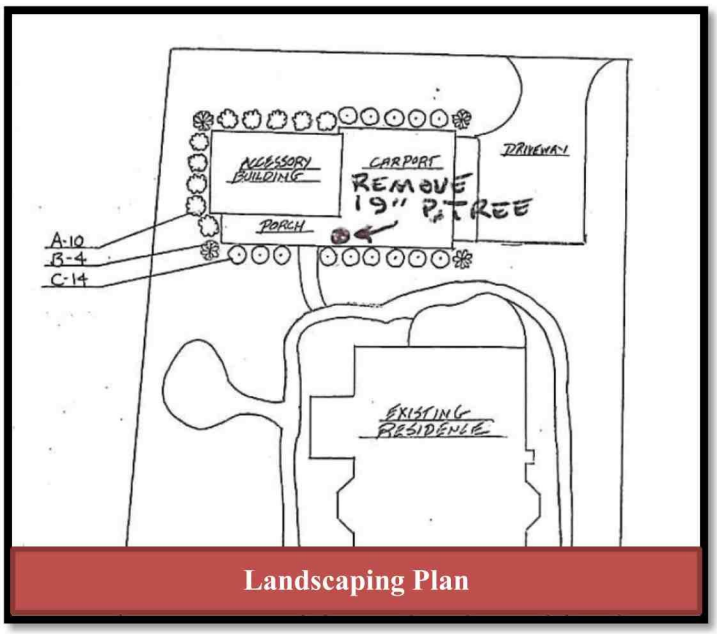
   The applicant will be notified of this requirement to protect adjacent properties during demolition.

Applicable Guidelines Requirements for the New Structure:

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.

   The scale of the proposed accessory structure based on the submitted material appears to be compatible with the character of the home. The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement). The accessory structure will not be taller than the principal structure, it will be located in the rear yard, and the proposed landscaping should enhance the character of the lot. The proposed structure would also appear to be congruous with other accessory buildings in the Pinehurst Historic District.



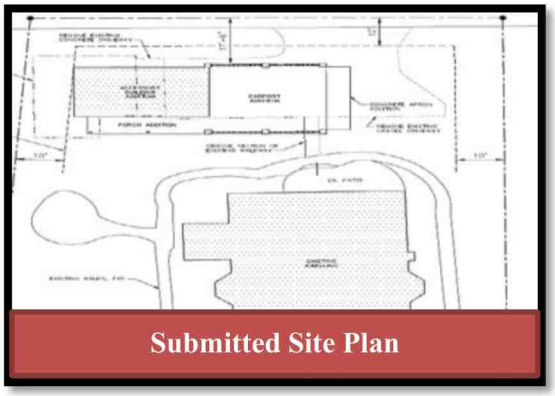
Landscaping Plan

2. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and **must** be smaller in scale than the primary structure.

   The proposed accessory structure based on the single story proposal will not be taller than the primary structure. The accessory structure as proposed would have a smaller footprint than the principal structure. The principal dwelling is 4,039 square feet and the proposed accessory structure is 1,205 square feet (29.8%). The applicant provided this information in a supplemental email.

3. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.

   The proposed location of the new accessory structure will be located in the rear yard of the lot adjacent to the alley.



Submitted Site Plan

BUILDING MATERIALS

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

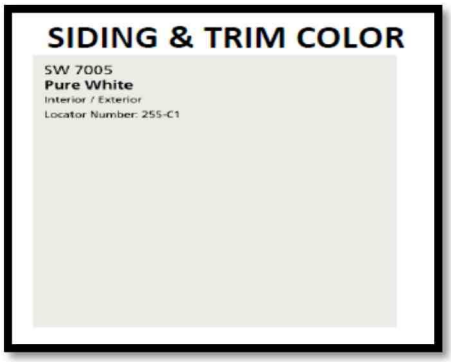
   Each proposed building material will be reviewed below for compliance with the Guidelines and whether it is congruous with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	N/A	Composite dutch lap & Shake	SW 7005 Pure White
Rear Elevation	N/A	Composite dutch lap & Shake	SW 7005 Pure White
Right Elevation	N/A	Composite dutch lap	SW 7005 Pure White
Left Elevation	N/A	Composite dutch lap & Shake	SW 7005 Pure White
Trim	N/A	Composite	SW 7005 Pure White
Windows	N/A	Vinyl	White
Chimney	N/A	N/A	N/A
Foundation	N/A	N/A	N/A
Front Door	N/A	Fiberglass	Black
Shutters	N/A	Wood	SW 0041 Dard Green
Garage Door /Carport Column	N/A	Brick	Aberdeen
Roof	N/A	Metal / Fiberglass	Hunter Green / Moire Black
Roof Exhaust Vents	N/A	N/A	N/A
Front Porch	N/A	Concrete	N/A
Deck	N/A	N/A	N/A
Patio	N/A	N/A	N/A
Sidewalk	Existing	Existing	N/A
Sky Lights	N/A	N/A	N/A
Driveway	Gravel	Pinestraw	N/A
House Number	N/A	N/A	N/A
Other: Lattice	N/A	Wood	SW 2827 Colonial Revival Stone

The proposed siding material is composite Dutch lap and shake siding. The use of composite material is allowable if the material emulates the composition, scale, pattern, detail, texture, finish, and color of the original or historic material. Based on the material samples provided the proposed material would emulate the characteristics of wood siding.

The proposed trim material is to be a composite wood like material. The proposed trim color and proposed siding color is SW 7005 Pure White, which is consistent with the Historic District color palette.



The proposed shutters are to be wood and are proposed to be painted SW 0041 Dard Green, which is consistent with the Pinehurst Historic District color palette.

The proposed front entry is proposed to feature a fiberglass front door with a screen door. Fiberglass has become an industry standard for doors because the longevity of the product and ability to withstand the elements. The Historic District Guidelines do not list fiberglass as appropriate or inappropriate material, however many homes and especially new construction use fiberglass doors. The Front door is proposed to be black and the screen door is proposed to be HC-142 Stratton Blue, both are consistent with the Pinehurst Historic District color palette.

The proposed roofing material is a combination of asphalt shingles and metal roofing. Both asphalt shingles and metal roofing are compliant with the Guidelines. The shingles are proposed to be Moire Black (charcoal) and the metal roofing is proposed to be fern (green), which is consistent with the Pinehurst Historic District color palette.

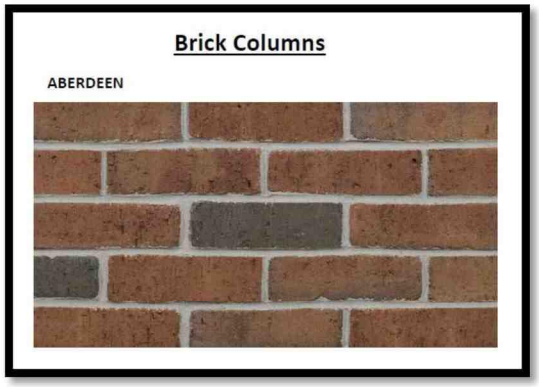
Roofing Material

The proposed windows (specifically the framing) is proposed to be vinyl. Vinyl windows are permitted in the Historic District. The windows are proposed to be painted white, which is consistent with the Pinehurst Historic District color palette.

The applicants are proposing wood lattice screening for the car port. The Guidelines do not specifically address lattice materials, however the use of wood material is compliant with the Guidelines. The lattice is proposed to be painted SW 2827 Colonial Revival Stone, which is consistent with the Pinehurst Historic District Guidelines color palette.

Car Port Wood Lattice Material

The proposed columns of the car port are to be brick. Brick is a compliant material and would be similar to other columns in the Historic District.



WINDOWS AND DOORS

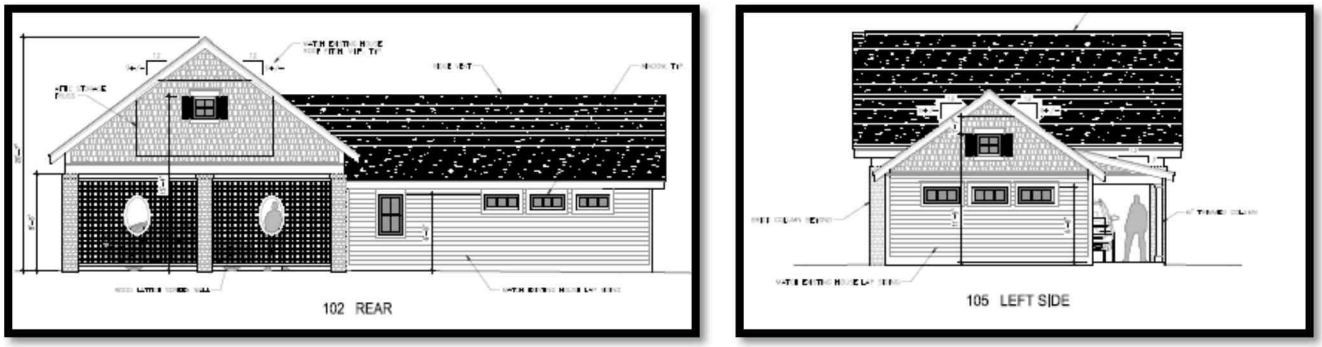
1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District

   The proposed double hung window and front door on the proposed accessory structure would appear to be similar to other accessory buildings in the district and compatible to the architecture of the existing home.

Existing Front Elevation of 75 Cherokee Road

Proposed Front Accessory Structure

From the submitted elevation the accessory structure will also feature transom windows on the rear and left elevations. It is unclear from the submitted material if there are transom windows on the principal structure, however transom windows are not uncommon within the Historic District.



Proposed Rear and Left Elevation of Accessory Structure

2. Section IV.C. 2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.

   The applicant did not indicate through the application or submitted material, if the windows will feature divided or simulated divided lights. The applicant also did not indicate through the application whether snap in muntins will be used.

SHUTTERS

1. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.

   From the materials provided it is unclear if the primary structure has shutters, however the proposed shutters on the accessory structure appear to be similar to shutters within the Historic District.

MASONRY

1. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

   The applicant is proposing brick columns. Brick columns are not uncommon in the Historic District. Aside from the brick pathways, there are no brick features on the principle dwelling.

2. Section III.L.7 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted.

   Based on the application material, the proposed brick features are not to be painted.

PAINT

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

   The applicant has indicated the intent to use a muted color scheme. The majority of the building (siding and trim) being painted Pure White, the front door is to be black and the screen door is to be Stratton Blue, the windows are to be white, the shutters are to be dard green and the roofing is to be black shingles and green metal roofing. The proposed paint scheme is compatible with existing primary structure and congruous with Historic District.

Applicable Recommendations from the Historic District Guidelines:

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.

   The applicant as previous discussed is proposing doors windows that appear to be similar to the windows and doors on the principal dwelling.

2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.

   Based on the material submitted it is unknown whether the foundation of the accessory structure will align with the foundation of the primary structure. Staff has reached out to the applicant and will provide this information prior to the public hearing.

3. Section III.I.12 - Attached or detached garages should open to the rear or side of the primary structure.

   The proposed garage/car port will open to the side of the structure.

ROOFS

1. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.

   The proposed metal roofing is to be used over the porch addition of the accessory structure. It appears that the principle structure does not feature any metal roofing. The accessory structure would not be highly visible from the street. The proposed metal roofing is to be green.

2. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.

   Roof specification, as to the thickness, was not provided with the application.

SHUTTERS

1. Section III.E.4 - Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
    a. If the original shutter was operable, the replacement should be operable or appear to be operable.
    b. Each shutter should be equal to the height of the window opening, and one half the width.
    c. Shutters on arched windows should have an arched head as well.
    d. Shutter color should be compatible with the structure and should be in the Village of Pinehurst Color Palette.

It is unclear if the proposed shutters are operable. It appears based on the elevation that the shutters are equal to the height of the window opening, but it is unclear if the shutters are half the width of the windows. The proposed shutter color is within the Pinehurst Color Palette.

PAINT

No relevant recommendations

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing to demolish an existing contributing accessory structure and construct a new accessory structure. The Commission can only delay the proposed demolition for 365 days, the Commission cannot deny the request for demolition. The applicant is proposing to match the majority of the proposed materials to the existing materials of the principal dwelling. Placement of the structure will bring the property more into compliance because the new structure will be built within the required setback. All proposed colors are within the Historic District color palette. Some additional specifics may need to be addressed at the public hearing during the applicant's testimony.

DRAFT

FINAL ORDER – MAJOR COA REQUEST 245 Magnolia Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Hope Maness, is requesting to construct a 520 square foot accessory structure at 245 Magnolia Road.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions not considered major work

Background (of the property and the location within the district)

1. 245 Magnolia Road was constructed in 1914 and is listed as a contributing structure.
2. Local tradition claims that 245 Magnolia's primary structure was built from part of the old bowling alley.
3. 245 Magnolia Road's primary structure is a one-story worker's cottage that has a gable roof, German siding, a three-bay facade, a screened front porch, and a large rear ell.
4. Previous COAs issued

Previously Issued COAs for 245 Magnolia Road		
Description	**Year**	**Major or Minor**
Additions and Exterior Alterations	2012	Major
Replacement of Roofing	2010	Minor

5. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: proposed elevations and site plan
2. The applicant has stated that they will match the material of the existing principal structure.
3. *The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement).*
4. *The accessory structure will not be taller than the principal structure and it will be located in the rear yard.*
5. *The principal dwelling is 1,795 square feet and the proposed accessory structure is 520 square feet (28.96%).*
6. *The applicant has indicated the intent to match the existing color scheme accessory structure to the principal structure*
7. *The proposed garage will be visible from the street.*

Conclusions of Law

Guideline Requirements:

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
2. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and **must** be smaller in scale than the primary structure.
3. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
4. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
5. Section IV.C. 2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.
6. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

1. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.
3. Section III.I.12 - Attached or detached garages should open to the rear or side of the primary structure.
4. Section IV.E. 2 - Accessory buildings **must** be equal or lower in height than the primary structure and the roof **should** have an equal or lower slope than the primary structure.
5. Section IV.E.7 - A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.
6. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
7. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.

Order

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
245 Magnolia Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 245 Magnolia Road:

The following conditions apply to approval of the Certificate of Appropriateness for 245 Magnolia Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 245 Magnolia Road based on the following:

DRAFT

FINAL ORDER – MAJOR COA REQUEST 30 CADDELL ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on September 24, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant and property owner, Amy Nicholas, is requesting multiple exterior modification.

1. Replacement of existing wood, lap siding with fiber cement, lap siding
2. Repaint the exterior of the structure Yarmouth Blue
3. Replace the existing decking with compatible materials
4. Replace the covered portion of the deck flooring with cement
5. Replace the existing lattice on the front elevation with a brick foundation.
6. Replace four windows (two on left elevation and two on rear elevation) with compatible materials

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. The replacement of existing siding with different material is considered Major Work requiring a Certificate of Appropriateness from the Historic Preservation Commission.

Background (of the property and the location within the district)

1. The residential structure at 30 Caddell Road is a two story contributing structure built in 1910s.
2. German siding covers this one-and-a-story frame bungalow.
3. Other features include a steep gable roof, a five-bay shed dormer across the front, interior chimneys, and an inset front porch.
4. Adjacent properties 20 Caddell, 30 Caddell, and 245 Magnolia also exhibit German lap siding.
5. The applicant submitted an application for Major work in 2007 (Window Replacement) and Minor Work in 2008 (Driveway Maintenance/Replacement)

For the Record

1. The applicant has submitted a material package which includes: proposed material, existing site photos, letters from their contractor, and photos of other historic properties.
2. The proposed fiber cement siding would simulate the look of wood siding.
3. The applicant has submitted photos of the existing structure, documenting the existing conditions.
4. The applicant has stated that they will match the existing decking like for like and will not be increasing the footprint of the deck.
5. The applicant has stated that the proposed window replacement will match the style of windows seen on the front elevation of the structure
6. The front elevation windows are 2 over 2 and 4 over 4 double hung windows
7. The proposed brick foundation is to match the existing brick foundation on the rest of the structure.

Conclusions of Law

Guideline Requirements:

1. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must be compatible** with the architecture of the structure and **must be congruous** with the character of the Pinehurst Historic District.
2. Section III.B.5 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, **is not appropriate**.
3. Section III.C.4.d – snap-in muntins are **not appropriate**
4. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
5. Section III.K.1 - New wooden features or details or replacement of a missing feature or detail or element **must be** compatible with the architectural character of the structure and **must be** congruous with the Pinehurst Historic District.
6. Section III.K.5 Vinyl, aluminum, Masonite or similar engineered wood product **must not** cover a wooden detail, element, or feature.
7. Section III.K.6 - Wooden surfaces and features **must be painted** or stained and should be in colors that are in the Village of Pinehurst Color Palette.
8. Section III.K.7 - Use of vertical siding or authentic board and batten should be limited to accents and **not be a primary siding**. Plywood siding is not permitted.
9. Section N.I.3 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must be compatible** with the architectural character of the structure, **must be congruous** with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

1. Section III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
2. Section III.C.5 Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
4. Section III.G.5 - If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used should match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
5. Section III.K.2 - Wooden features that contribute to the overall character of a structure and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim should be retained and preserved.
6. Section III.K.3 - If a wooden feature is completely missing and is to be replaced, it should be replaced with a new feature based on an original feature or a new design compatible in scale, size, material, texture, and color with the structure.
7. Section III.k.4 - If repair or replacement of an entire wooden feature, deteriorated detail, or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.

Order

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

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
30 Caddell Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 30 Caddell Road:

The following conditions apply to approval of the Certificate of Appropriateness for 30 Caddell Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 30 Caddell Road based on the following:

DRAFT

FINAL ORDER – MAJOR COA REQUEST 100 Fields Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Pinehurst Homes is request multiple modification to a previously approved accessory structure:

1. Right side elevation – enclose golf cart carport, addition of siding, and addition of a entry door
2. Rear elevation – replace proposed door with window
3. Front elevation – add a window

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. Replacement of architectural details that changes the design or materials from the existing details is considered major work.
2. Eliminating or adding windows and/or doors is considered major work.

Background (of the property and the location within the district)

1. 100 Fields Road is a vacant lot and not listed within the National Historic Landmark Survey.
2. If approved the proposed new single family residence would be considered a non-contributing structure.
3. None of the adjacent properties within the public hearing notification area are listed as contributing structures
4. Previous COAs issued for the construction of a new single family home and accessory structure in 2020
5. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, site plan, and previously approved COA.
2. The applicant has intends to match the material previously approved.
3. There is no change to the footprint of the structure.
4. *There is no change to the location of the accessory structure.*
5. *The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement).*
6. The applicant is not proposing any changes to the color scheme

Conclusions of Law

Guideline Requirements:

1. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, must be compatible with features of the principal structure and must be congruous with other accessory structures in the Pinehurst Historic District.
2. Section IV.E.2 - Accessory buildings must be equal or lower in height than the primary structure and the roof should have an equal or lower slope than the primary structure.
3. Section IV.E.6 - Detached garages and other accessory buildings for new residential construction must be set behind the front facade of the primary structure.
4. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures must be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
5. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls, sheets of plywood siding, vinyl or aluminum siding, plastic, sheet metal, or a similar material used as siding or panels, any treatment of material that imparts a glossy or reflective finish to the material, concrete, cinderblock, or glass block and boxed chimneys

Guideline Recommendations:

1. Section IV.B.3 - Color schemes should comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and should be compatible with the architecture of the structure.
2. Section IV.E.6 - Detached garages should be positioned so that the garage doors open to the rear or side of the residence when possible.
3. Section IV.E.6 - A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.
4. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
5. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.

Order

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
100 Fields Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 100 Fields Road:

The following conditions apply to approval of the Certificate of Appropriateness for 100 Fields Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 100 Fields Road based on the following:

DRAFT

FINAL ORDER – MAJOR COA REQUEST 160 Palmetto Road Unit 9
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST
Kustom Konstruct is requesting a Certificate of Appropriateness for the addition of a covered entry at 160 Palmetto Road Unit 9

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New Construction and additions not considered to be Minor Work are considered Major Work.
2. Changes to rooflines (addition of a roof line) is considered Major Work.

Background (of the property and the location within the district)

1. 160 Palmetto Road Unit 9 was constructed in 1921 and is listed as a contributing structure.
2. This one-and-a-half-story stuccoed building had four garage bays (now enclosed)--one for each apartment--with living quarters above. Paired and tripled windows, a round-headed central door with round-arched window above, dormers, and widely overhanging braced eaves over the garage bays characterize the well-designed building.
3. All, but one of the adjacent structures is listed as contributing.
4. Previously Issued COAs

Previously Issued COAs For 160 Palmetto Road		
Description	**Year**	**Major or Minor**
Unit 10 Addition of an Awning	2014	Major COA
Unit 3 Addition of a Covered Entry	2019	Major COA
Unit 10 Addition of a Covered Entry	2020	Major COA

5. Refer to the staff report for additional information on the adjacent structures.

For the Record

1. The applicant has submitted a material package which includes: existing site photos and an elevation drawing of the proposed covered entry.
2. In the past 18 months this will be the third request for a covered entry and third Major COA for 160 Palmetto Road.
3. The proposed addition of a covered entry would be a smaller version of the covered entry that was approved and constructed on Unit 3.
4. *The proposed covered entry would not be on a street facing elevation.*

Conclusions of Law

Guideline Requirements:

1. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District.
2. Sections III.G.3 - New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.
3. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
4. Section III.K.1 -New wooden features or details or replacement of a missing feature or detail or element must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
5. *Section III.K.5 - Vinyl, aluminum, Masonite or similar engineered wood product must not cover a wooden detail, element, or feature.*
6. *Section III.K.6 - Wooden surfaces and features must be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.*

7. *No recommendations apply to this proposed covered entry.*

Guideline Recommendations:

1. No recommendations apply to this proposed covered entry.

Order

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
160 Palmetto Road Unit 9

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 160 Palmetto Road Unit 9:

The following conditions apply to approval of the Certificate of Appropriateness for 160 Palmetto Road Unit 9.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 160 Palmetto Road Unit 9 based on the following:

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for 160 Palmetto Road Unit 9**

Applicant:	Kevin Steed
Owners:	Debbie Webb
Professional:	Kustom Konstruct (Kevin Steed)
Property Location:	160 Palmetto Road, Unit 9
Zoning:	R-MF (Residential Multi-Family District)
Current Land Use:	Residential Multi-Family
Proposed Land Use:	Residential Multi-Family
PID#	856209161810

Request and Background:

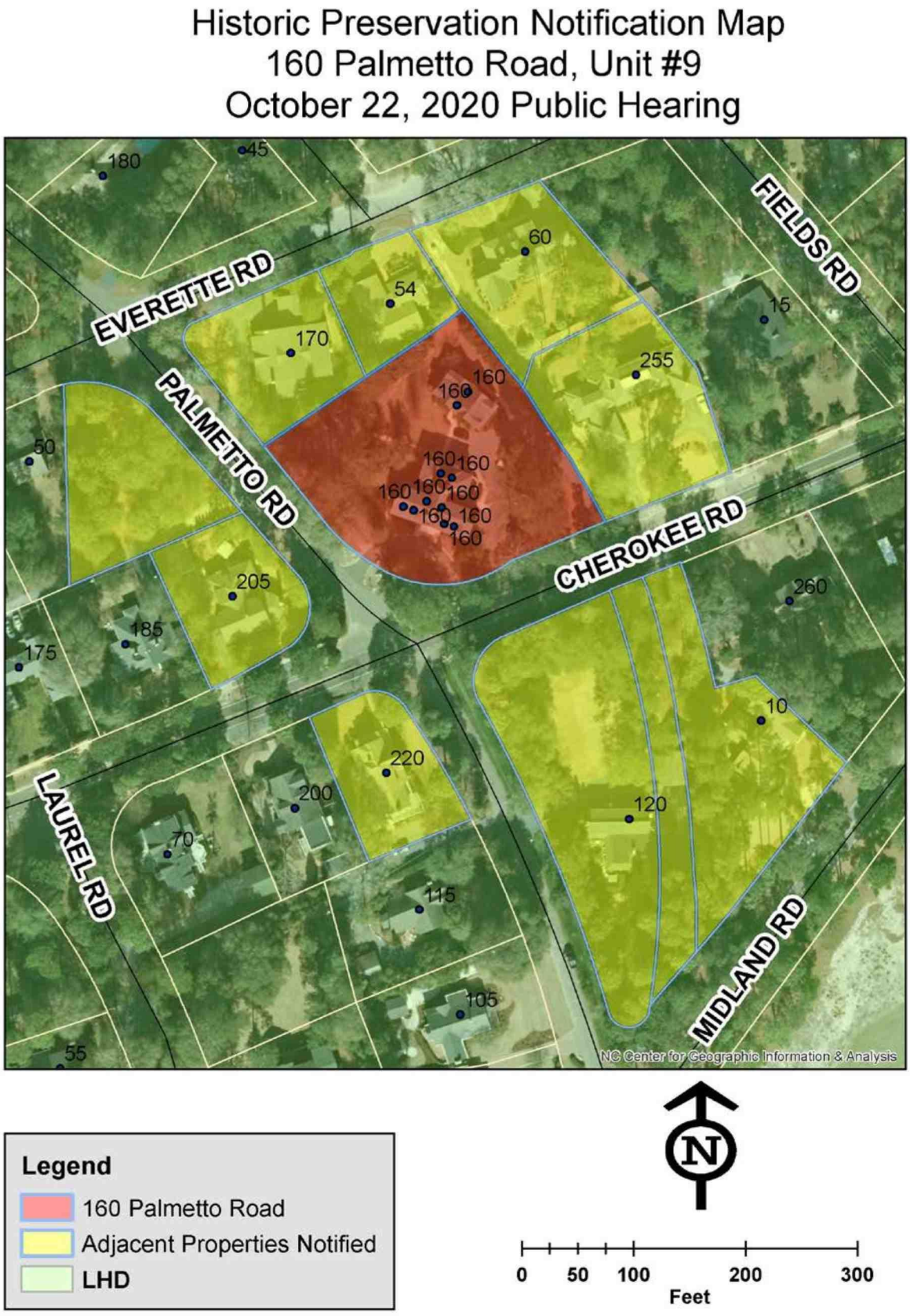
Kustom Konstruct is requesting a Certificate of Appropriateness, on behalf of the property owner Debbie Webb, for an exterior modification to a property located within the Historic District at 160 Palmetto Road. The proposed exterior modification includes the addition of a covered entry. The property owners have permission from the homeowner's association, the Palmetto House, to make the proposed modification to the exterior of the building. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209161810.

Previously Issued COAs For 160 Palmetto Road		
Description	**Year**	**Major or Minor**
Unit 10 Addition of an Awning	2014	Major COA
Unit 3 Addition of a Covered Entry	2019	Major COA
Unit 10 Addition of a Covered Entry	2020	Major COA

According to the National Historic Landmark Survey, the structure at 160 Palmetto Road was originally constructed in 1921 and is listed as a contributing building. 160 Palmetto Road is located within the historic core and all adjacent properties are listed as contributing. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 20-00026				
#	Address	Year Built	Contributing	Structure History
1	160 Palmetto	1921	Yes	This one-and-a-half-story stuccoed building had four garage bays (now enclosed)--one for each apartment--with living quarters above. Paired and tripled windows, a round-headed central door with round-arched window above, dormers, and widely overhanging braced eaves over the garage bays characterize the well-designed building.
2	54 Everette	1920s	Yes	This one-story wood-shingled duplex may originally have been associated with the Willow Oaks duplex behind which it stands.
3	205 Cherokee	1917	Yes	This two-story Colonial Revival frame house was first owned by Clyde Davis, but in 1918 was sold to Miss May Chapman for the Cottage Colony School. The house has a gambrel roof, a long shed dormer across the facade, grouped windows, a classical center bay entrance, and vinyl siding.
4	220 Cherokee	1896	Yes	Heartsease began as a four-room cottage and grew to meet the rental needs in Pinehurst. In 1922 the house was sold to Isham C. Sledge, Secretary-Treasurer of Pinehurst Inc. Heartsease is a one-and-a-half-story frame cottage with a gable-end facade, vinyl siding, hipped dormers, a front porch, and several small additions.
5	120 Palmetto	1930	Yes	Mrs. Frank Easton of Providence, R. I. was the original owner of this unusual one-and-a-half-story frame house. It is sheathed with mitered-corner log slabs, has gable-end rubble stone chimneys, and long shed dormers. The house has had additions on the east side and rear. The house is placed in the center of a triangular block, and the landscaping shelters it from the surrounding roads. (Lot #2104)
6	170 Palmetto	1922	Yes	Mr. O. H. Stutts built this handsome rental bungalow. It is a large one-and-a-half-story wood-shingled building with a broad gable roof, off-center side chimneys, side bay windows, and round-arched braced hoods over the two front entrances. A deck has been added to the east side.
7	Vacant Land	NA	NA	Owned by Tim Wright
8	255 Cherokee	1953	NA	Not listed in NHL survey
9	60 Everette	1920s	Yes	This house is a simple one-story stuccoed dwelling with a low hipped roof and an engaged corner porch.

Notification Map for 160 Palmetto Road, Unit 9

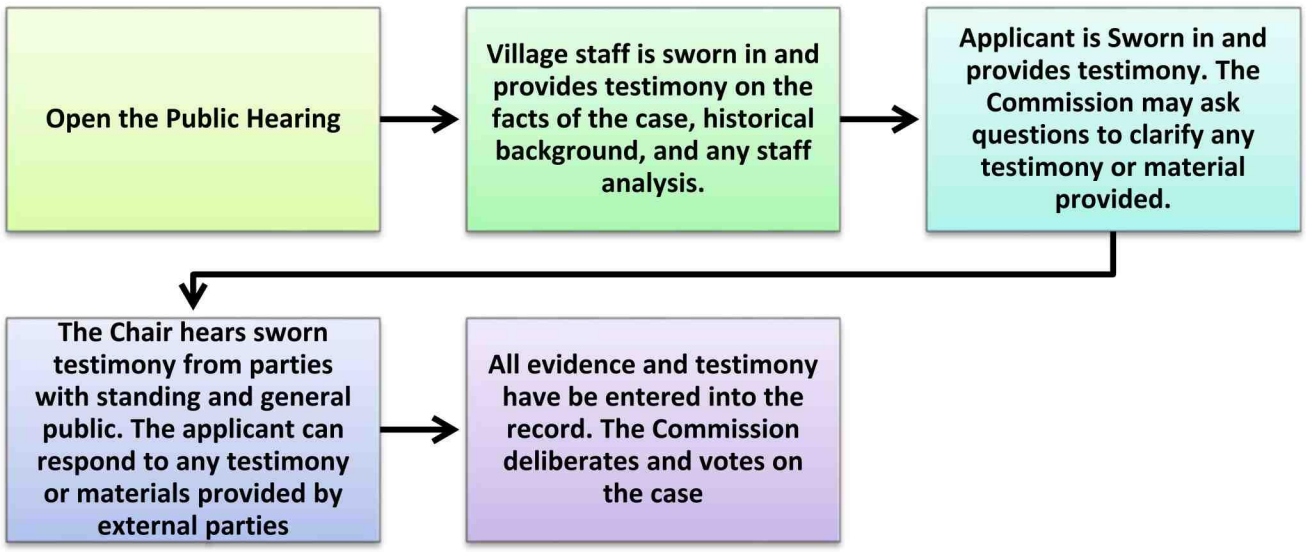


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines additions not considered to be Minor Work and changes to rooflines (addition of a roof line) are considered Major Work. In the past 18 months this will be the third request for a covered entry and third Major COA for 160 Palmetto Road.

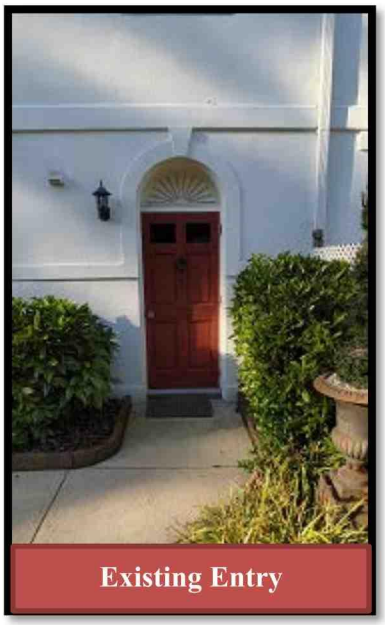
All Major Work **must** be approved by the Commission. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request.

Applicable Guidelines Requirements:

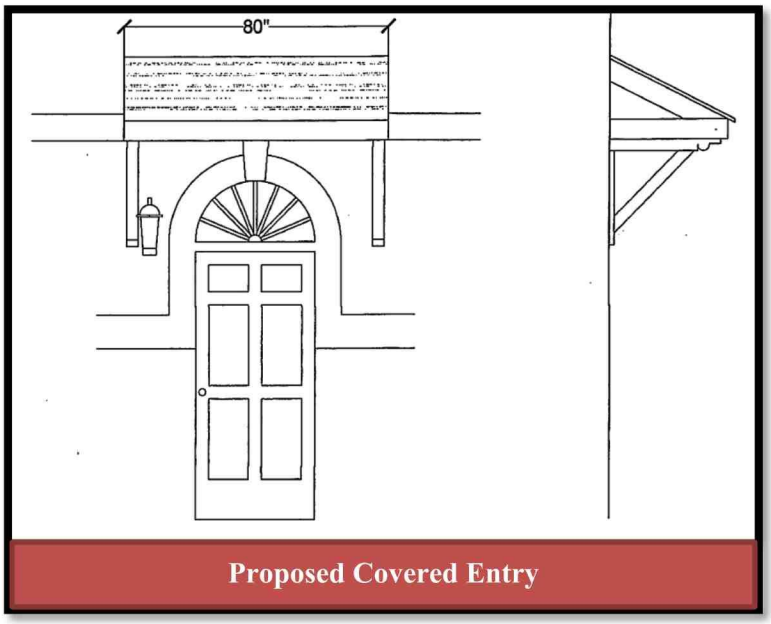
PORCHES, ENTRANCES, AND BALCONIES

1. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.

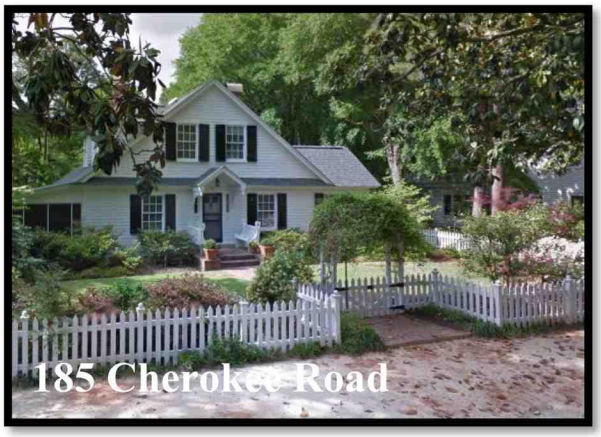
   The proposed addition of a covered entry would be a smaller version of the covered entry that was approved and constructed on Unit 3. Given that there is a similar entry existing on site, the proposed architecture of the covered entry could be deemed compatible. As previously stated, there are two existing covered entries on site, however covered entries are common throughout the Historic District. In the immediate area homes at the following addresses feature covered entries 220 Cherokee Road, 185 Cherokee Road, 155 Everette and 165 Everette Road.



Existing Entry



Proposed Covered Entry



2. Sections III.G.3 - New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.

   The proposed covered entry would not be on a street facing elevation.

EXTERIOR WALLS AND TRIM

1. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.

   The proposed covered, entry would be a modification to an exterior wall. Based on the submitted material, the project would appear to be compatible with the Historic District.

WOOD

1. Section III.K.1 -New wooden features or details or replacement of a missing feature or detail or element must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

   The applicant is proposing to use hardie board as the main building material. Hardie Board is a fiber cement engineered wood product that simulates the characteristics of wood. Hardie Board was used for the covered entry on Unit 3 and is a material used throughout the Historic District. A material sample was not provided, but can be provided at the time of the meeting.

2. *Section III.K.5 - Vinyl, aluminum, Masonite or similar engineered wood product must not cover a wooden detail, element, or feature.*

   The existing exterior of the building is stucco. The proposed hardie board would not be covering any wood detail, element, or feature.

3. *Section III.K.6 - Wooden surfaces and features must be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.*

   The hardie board is to be painted white, which is within the Village of Pinehurst Color Palette.

Applicable Recommendations from the Historic District Guidelines:

1. *No recommendations apply to this proposed covered entry.*

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing to add a covered entry to a rear elevation entry that is not visible from the street. The proposed covered entry is a smaller version of the covered entry that was approved, for Unit 3, by the Commission in 2019. The Historic exhibits a variety of different architectural styles for covered entries within the Historic District. The applicant is using material that is compliant with the Historic District Guidelines and the color scheme matches the existing colors of the existing structure.

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	75 Cherokee Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00017726

Owner Information			
Name	Thomas Berry	Home Phone #	201-404-4375
Street Address	33 Inwood Circle	Mobile Phone #	
City, State, Zip Code	Chatham, NJ 07928	Business Phone #	
Email	thomasberry2020@gmail.com		

Applicant			
Name	Pinehurst Homes, Inc	Other Phone #	910-295-5400
Email	admin@pinehursthomesinc.com	Street Address	PO Box 3190
Mobile Phone #	910-603-1390	City, State, Zip Code	Pinehurst, NC 28374

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	28728
Name	Pinehurst Homes, Inc
Street Address	6895 NC Hwy 211
City, State, Zip	West End, NC 27376
Phone #	910-295-5400
Email	admin@pinehursthomesinc.com

General Information

Description of Changes to the Structure	Demolition of existing structure. Construction of new accessory building in same location. Materials to match existing home.		
Type of Work	☐ Addition	☐ Alteration	☒ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☒ Office / Accessory ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☒ Yes ☐ No	
Includes Tree Removal		☒ Yes ☐ No	
Estimated Cost of Construction		$173,000.00	

EXHIBIT A

VILLAGE OF PINEHURST 1895

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	N/A	Composite dutch lap & Shake	SW 7005 Pure White
Rear Elevation	N/A	Composite dutch lap & Shake	SW 7005 Pure White
Right Elevation	N/A	Composite dutch lap	SW 7005 Pure White
Left Elevation	N/A	Composite dutch lap & Shake	SW 7005 Pure White
Trim	N/A	Composite	SW 7005 Pure White
Windows	N/A	Vinyl	White
Chimney	N/A	N/A	N/A
Foundation	N/A	N/A	N/A
Front Door	N/A	Fiberglass	Black
Shutters	N/A	Wood	SW 0041 Dard Green
Garage Door /Carport Column	N/A	Brick	Aberdeen
Roof	N/A	Metal / Fiberglass	Hunter Green / Moire Black
Roof Exhaust Vents	N/A	N/A	N/A
Front Porch	N/A	Concrete	N/A
Deck	N/A	N/A	N/A
Patio	N/A	N/A	N/A
Sidewalk	Existing	Existing	N/A
Sky Lights	N/A	N/A	N/A
Driveway	Gravel	Pinestraw	N/A
House Number	N/A	N/A	N/A
Other: Lattice	N/A	Wood	SW 2827 Colonial Revival Stone

Required Documents

☒ Site Plan/Survey or Sketch	☒ Elevation Drawings
☒ Floor Plans	☒ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: 9/30/2020

EXHIBIT B

75 CHEROKEE MAIN HOUSE

EXHIBIT B

DEMOLTION OF EXISTING ACCESSORY BUILDING

FRONT

EXHIBIT B

DEMOLTION OF EXISTING ACCESSORY BUILDING - Continued

RIGHT SIDE

EXHIBIT B

DEMOLTION OF EXISTING ACCESSORY BUILDING - Continued

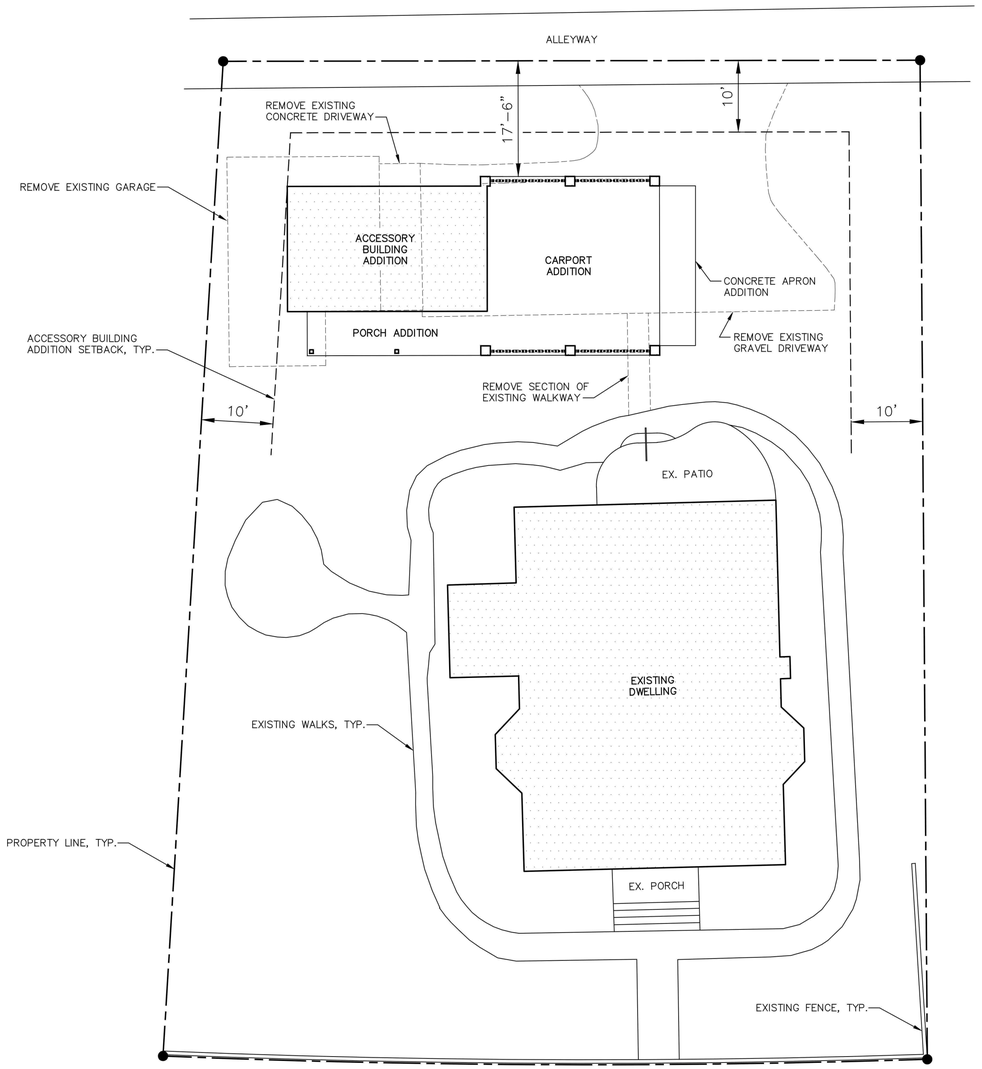
REAR

EXHIBIT B

DEMOLTION OF EXISTING ACCESSORY BUILDING - Continued

LEFT SIDE

EXHIBIT C



CHEROKEE ROAD

EXISTING IMPERVIOUS SQUARE FOOTAGE TABULATION	
GRAVEL DRIVE:	1,389.9 S.F.
PAVEMENT IN ALLEYWAY:	331.6 S.F.
CONCRETE APRON:	119.1 S.F.
DWELLING:	2,045.2 S.F.
WALKS & PATIOS:	1,492.0 S.F.
GARAGE:	566.6 S.F.
TOTAL EXISTING SITE IMPERMEABLE:	5,944.0 S.F.
(5,944.0 / 14,289):	41.6% TOTAL IMPERVIOUS

PROJECT ADJUSTED IMPERVIOUS SQUARE FOOTAGE TABULATION	
PAVEMENT IN ALLEYWAY:	331.6 S.F.
DWELLING:	2,045.2 S.F.
WALKS & PATIOS:	1,479.0 S.F.
ACCESSORY BUILDING ADDITION:	1,205.0 S.F.
CONCRETE APRON ADDITION:	112.0 S.F.
TOTAL PROJECT SITE IMPERMEABLE:	5172.8 SF
(5172.8 / 14,289):	36.2% TOTAL IMPERVIOUS

SITE NOTES

1. SURVEY INFORMATION: THIS SITE PLAN WAS BASED UPON SURVEY BY MATTHEW A. CALLAHAN SURVEYING, P.O. BOX 938, VASS, N.C., (910)-245-2980 DATE: FEBRUARY 17, 2020.
2. COORDINATE UTILITY TIE-INS TO EXISTING UTILITY LINES. VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CLEARING AND GRADING OPERATIONS.
3. ALL UTILITIES MAY NOT BE DEPICTED HEREON. BEFORE COMMENCING WITH CONSTRUCTION CHECK FOR LOCATION OF UNDERGROUND UTILITIES. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO ANY EXCAVATION, DEMOLITION OR ADDITION CONSTRUCTION
4. DRIVEWAY ADDITION SHALL BE CONSTRUCTED OF PERMEABLE SURFACE TO BE DETERMINED.

NORTH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

101 ACCESSORY BUILDING ADDITION SITE PLAN SCALE: 1" = 10'-0"

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES INC.

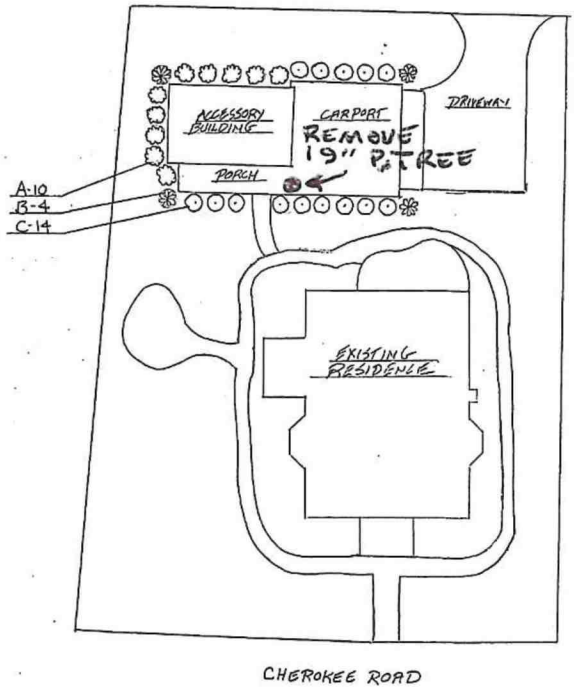
BERRY RESIDENCE
ACCESSORY BUILDING ADDITION

75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- ACCESSORY BUILDING ADDITION SITE PLAN
- SCALE : 1" = 10'-0"
- DATE : 9 / 30 / 2020
- DRAWING NO. :

S-1

EXHIBIT D



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	10	'DARKFIRE' LOROPETALUM	7GAL.
B	4	'INSPIRATION' SASANQUA CAMELLIA	7GAL.
C	14	'DWARF YAUPOUN' HOLLY	5GAL.

REAVES LANDSCAPE & DESIGN INC
P.O. BOX 1213
PINEBLUFF NC 28373
(910) 281-5571

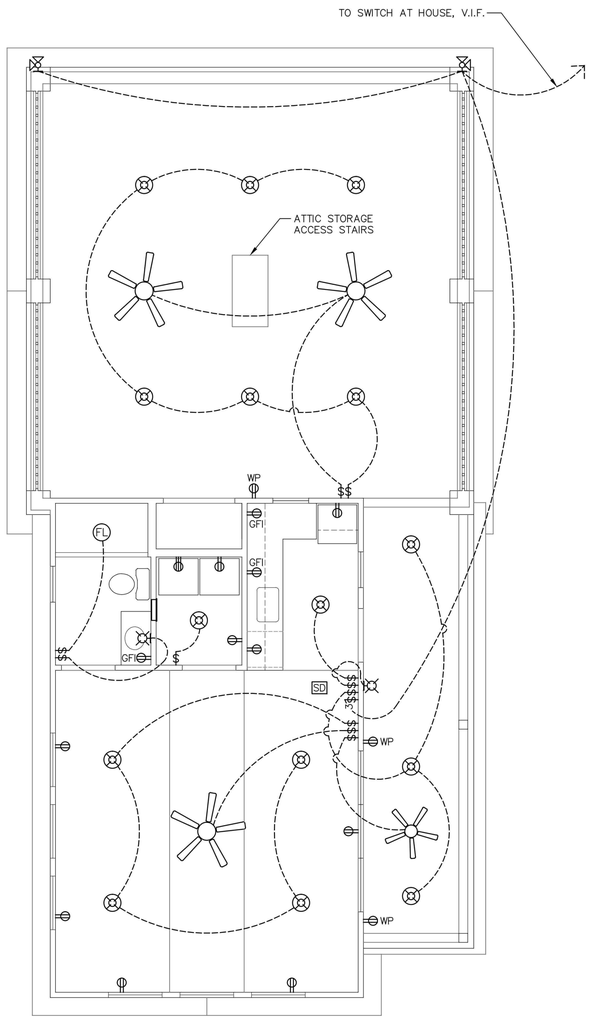
BERRY RESIDENCE
75 CHEROKEE ROAD
PINEHURST N C

REVISIONS
1 2 3 4 5 6 7 8 9 10 11 12 13 14

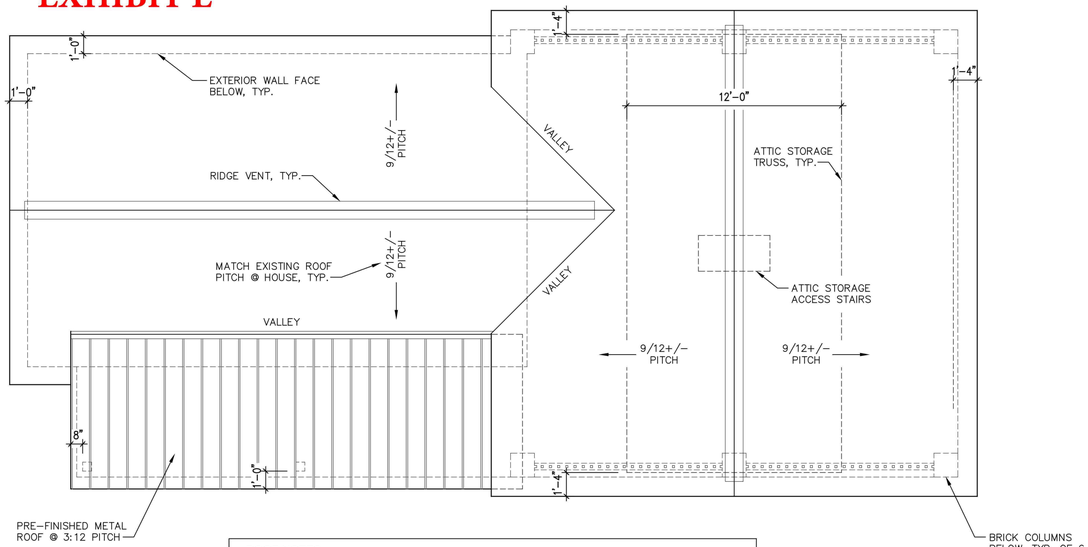
SCALE: 1" = 20'
DATE: 9-30-2020
DRAWN BY: RLAD
PAGE NO:

EXHIBIT E

FOUNDATION NOTES			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(F)	EXHAUST FAN		ELECTRICAL OUTLET
	CEILING FAN		220V ELECTRICAL OUTLET
			CEILING OUTLET
			FLOOR MOUNTED OUTLET
			SWITCHED OUTLET
(FL)	EXHAUST FAN W/ CAN LIGHT		BREAKER BOX
	PENDANT LIGHT	▽	T.V. / DATA
	6" RECESSED CAN LIGHT	SD	SMOKE DETECTOR
	SURFACE MOUNTED LIGHT	$	SWITCH
	FLOOD LIGHT	3	THREE WAY
	WALL MOUNTED LIGHT	4	FOUR WAY
		GFI	GROUND FAULT INTERRUPT
		WP	WATERPROOF
			ELECTRICAL WIRE

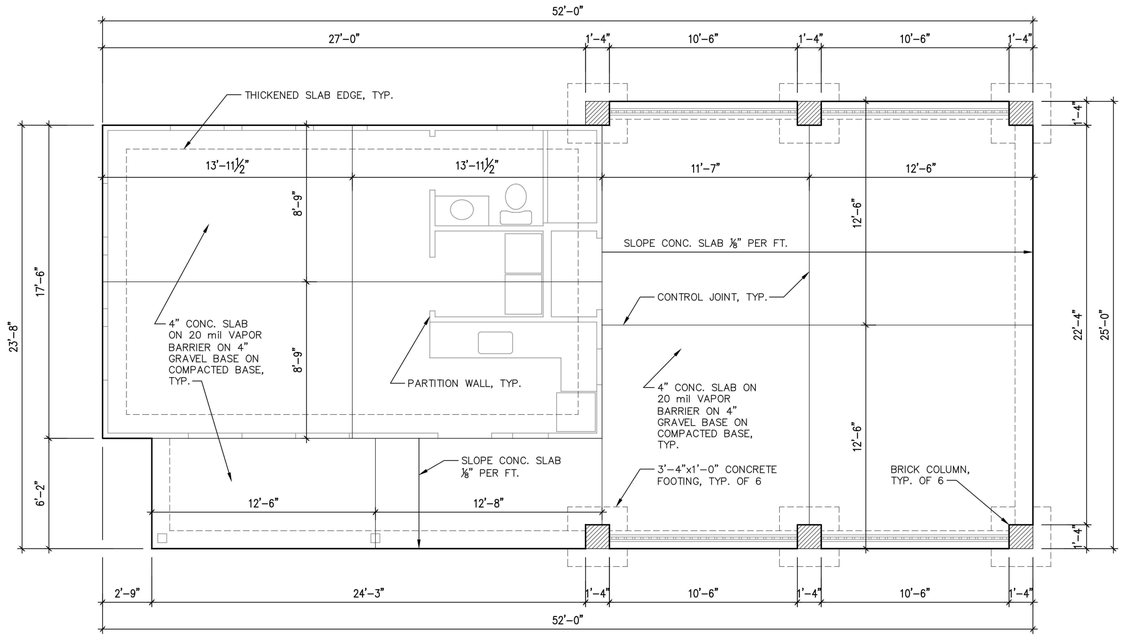


203 ACCESSORY BUILDING LIGHTING & ELECTRICAL PLAN SCALE: ¼" = 1'-0"



ROOF NOTES
1. PROVIDE HURRICANE CLIPS AT ALL ROOF MEMBER TO WALL FRAMING CONNECTIONS.
2. PROVIDE SELF ADHERING WATERPROOF MEMBRANE UNDER PRE-FINISHED METAL ROOFING.

202 ACCESSORY BUILDING ROOF PLAN SCALE: ¼" = 1'-0"



FOUNDATION NOTES
1. CONSTRUCT CARPORT BRICK PIERS BEFORE INSTALLING ACCESSORY BUILDING CONCRETE SLAB. PROVIDE CONTROL JOINTS BETWEEN BRICK COLUMNS AND CONCRETE SLAB, TYP..
2. FOUNDATIONS ARE DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY MEETS OR EXCEEDS THIS VALUE. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-1557).
3. ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.

201 ACCESSORY BUILDING FOUNDATION PLAN SCALE: ¼" = 1'-0"

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES INC

BERRY RESIDENCE
ACCESSORY BUILDING ADDITION

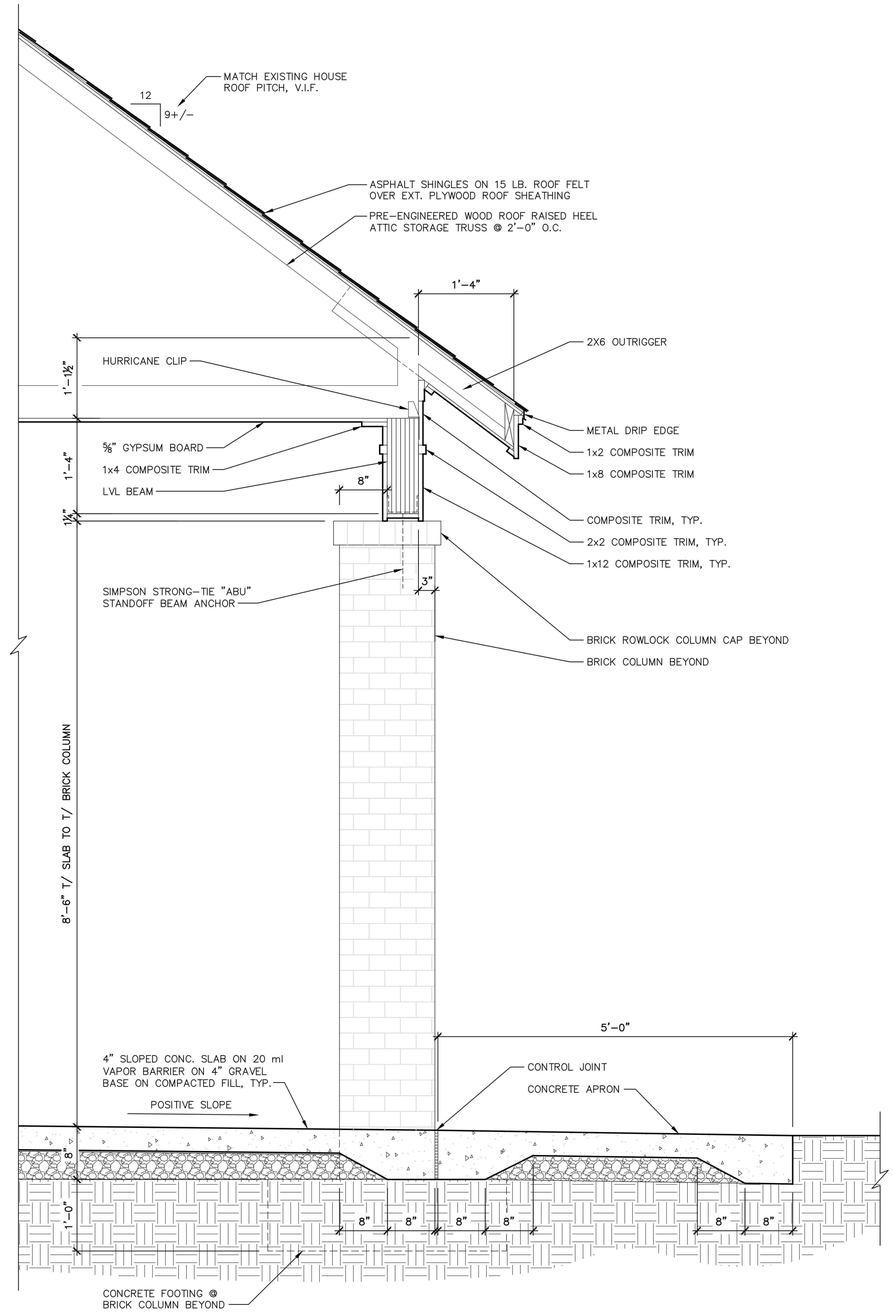
75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- ACCESS. BUILDING ADD. FOUND., ROOF, LIGHTING PLANS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 30 / 2020

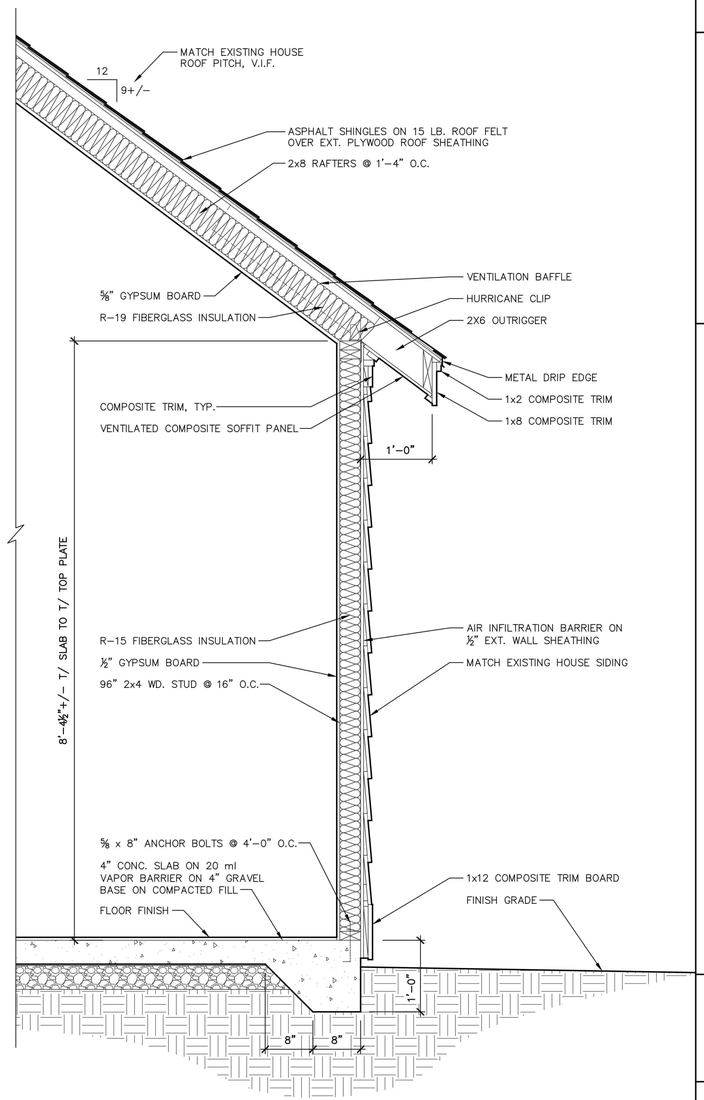
- DRAWING NO. :

H-2

EXHIBIT F



302 CARPORT WALL SECTION



301 OFFICE WALL SECTION

ACCESSORY BUILDING WALL SECTIONS SCALE: 1" = 1'-0"

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES INC

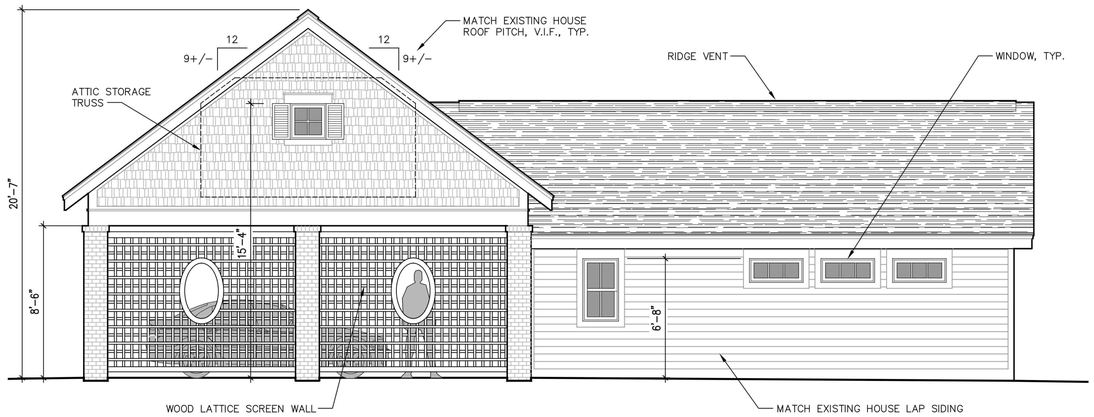
BERRY RESIDENCE
ACCESSORY BUILDING ADDITION
75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- ACCESSORY BUILDING ADDITION WALL SECTIONS
- SCALE : 1" = 1'-0"
- DATE : 9 / 30 / 2020

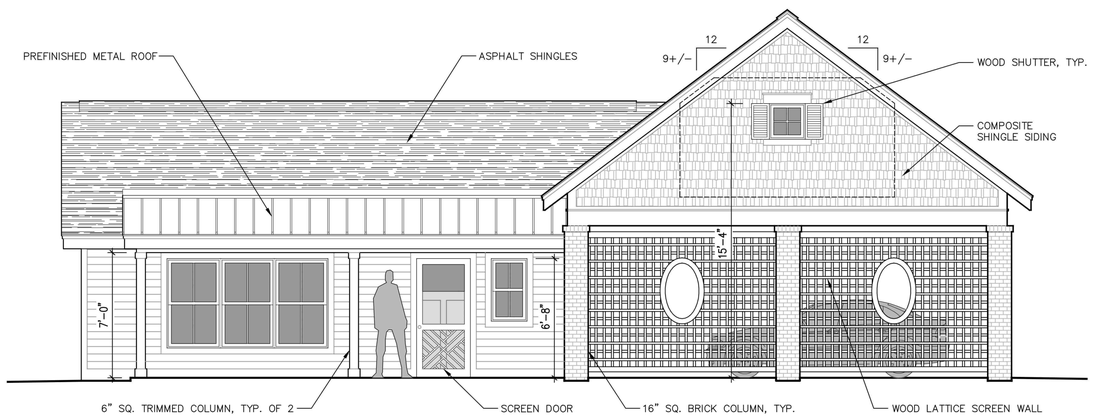
- DRAWING NO. :

H-3

EXHIBIT G

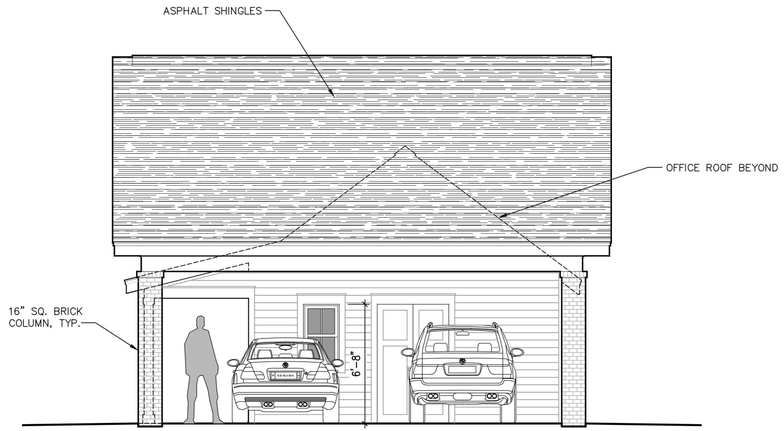


102 REAR

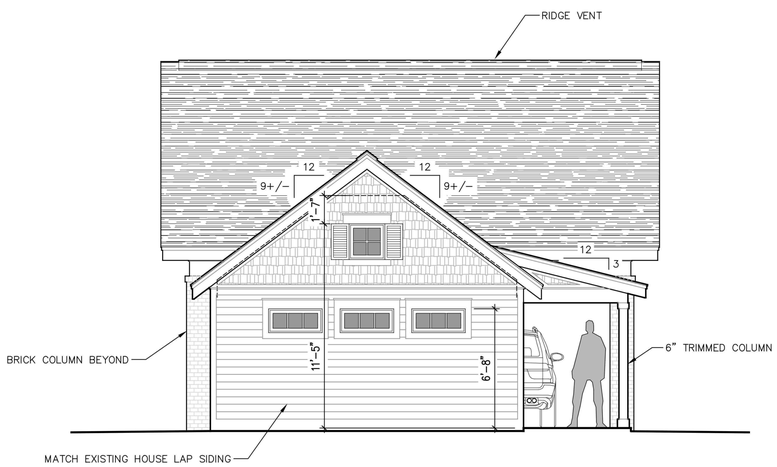


103 FRONT

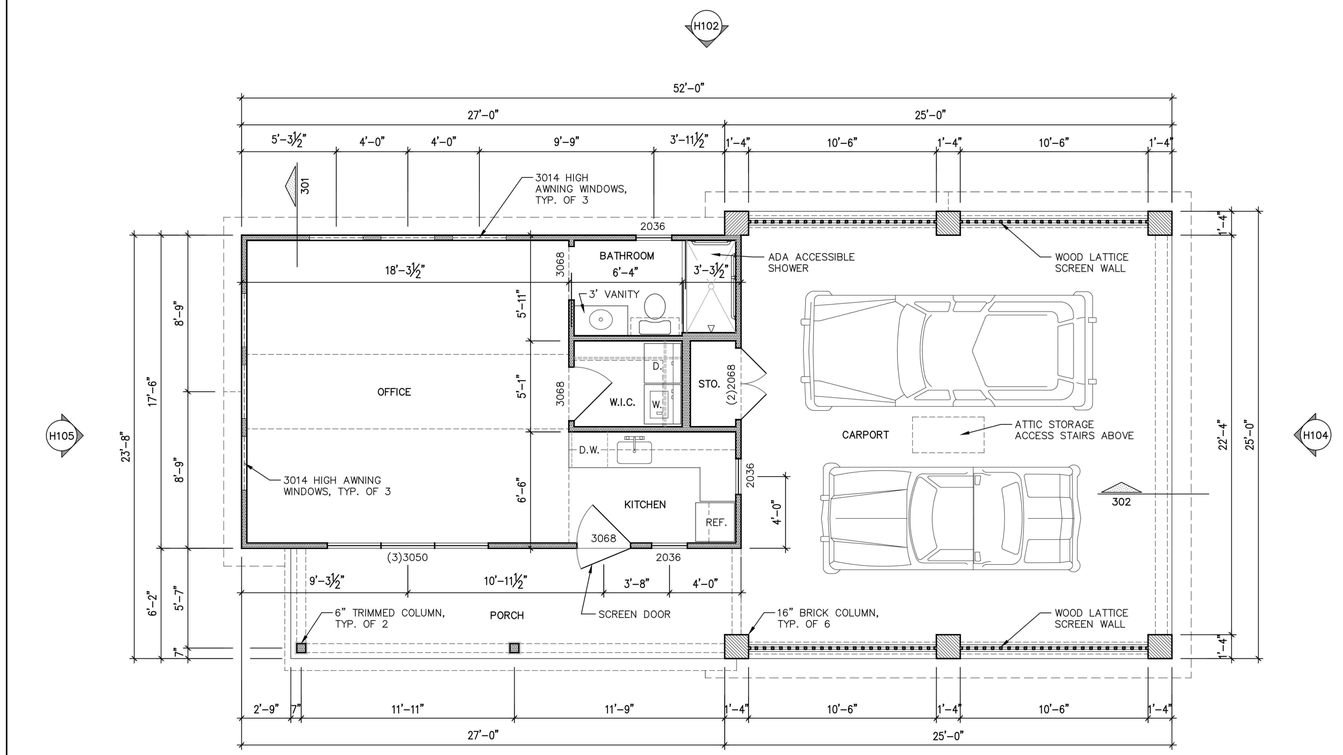
ACCESSORY BUILDING EXTERIOR ELEVATIONS SCALE: ¼" = 1'-0"



104 RIGHT SIDE



105 LEFT SIDE



101 ACCESSORY BUILDING FLOOR PLAN SCALE: ¼" = 1'-0"

GENERAL NOTES

1. ALL WINDOWS ARE DOUBLE-HUNG UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING.
3. VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC.S OF PRODUCT SELECTED.
4. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.
6. G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.

SQUARE FOOTAGE TABULATION

OFFICE CONDITIONED:	489 S.F.
CARPORT:	560 S.F.
PORCH:	156 S.F.
ACCESSORY BUILDING TOTAL:	1,205 S.F.

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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PINEHURST HOMES INC

BERRY RESIDENCE
ACCESSORY BUILDING ADDITION

75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

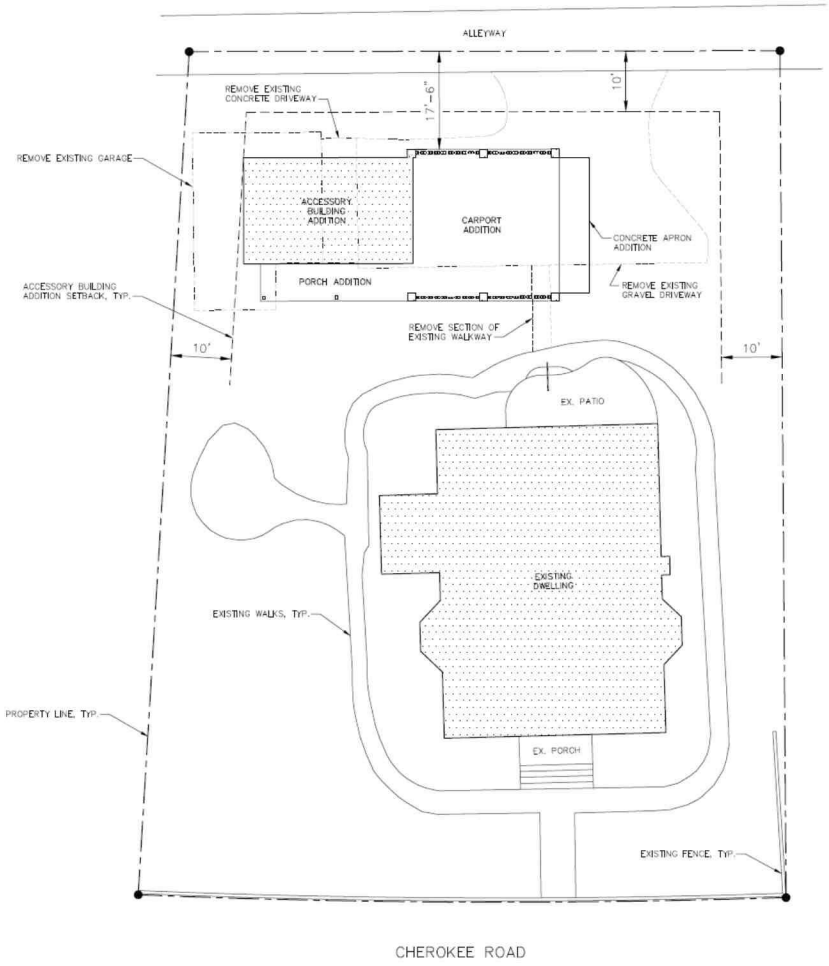
- ACCESSORY BUILDING ADDITION PLAN / ELEVATIONS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 30 / 2020

- DRAWING NO. :

H-1

EXHIBIT H

75 CHEROKEE ACCESSORY BLDG – SITE PLAN

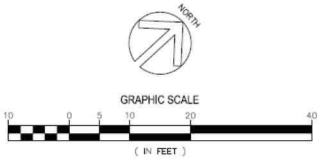


EXISTING IMPERVIOUS SQUARE FOOTAGE TABULATION	
GRAVEL DRIVE:	1,389.9 S.F.
PAVEMENT IN ALLEYWAY:	331.6 S.F.
CONCRETE APRON:	119.1 S.F.
DWELLING:	2,045.2 S.F.
WALKS & PATIOS:	1,492.0 S.F.
GARAGE:	566.6 S.F.
TOTAL EXISTING SITE IMPERMEABLE:	5,944.0 S.F.
(5,944.0 / 14,289):	41.6% TOTAL IMPERVIOUS

PROJECT ADJUSTED IMPERVIOUS SQUARE FOOTAGE TABULATION	
PAVEMENT IN ALLEYWAY:	331.6 S.F.
DWELLING:	2,045.2 S.F.
WALKS & PATIOS:	1,479.0 S.F.
ACCESSORY BUILDING ADDITION:	1,205.0 S.F.
CONCRETE APRON ADDITION:	112.0 S.F.
TOTAL PROJECT SITE IMPERMEABLE:	5172.8 SF
(5172.8 / 14,289):	36.2% TOTAL IMPERVIOUS

SITE NOTES

1. SURVEY INFORMATION: THIS SITE PLAN WAS BASED UPON SURVEY BY MATTHEW A. CALLAHAN SURVEYING, P.O. BOX 938, VASS, N.C., (910)-245-2980 DATE: FEBRUARY 17, 2020.
2. COORDINATE UTILITY TIE-INS TO EXISTING UTILITY LINES. VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CLEARING AND GRADING OPERATIONS.
3. ALL UTILITIES MAY NOT BE DEPICTED HEREON. BEFORE COMMENCING WITH CONSTRUCTION CHECK FOR LOCATION OF UNDERGROUND UTILITIES. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO ANY EXCAVATION, DEMOLITION OR ADDITION CONSTRUCTION
4. DRIVEWAY ADDITION SHALL BE CONSTRUCTED OF PERMEABLE SURFACE TO BE DETERMINED.



101 ACCESSORY BUILDING ADDITION SITE PLAN SCALE: 1" = 10'-0"

MARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES INC

BERRY RESIDENCE
ACCESSORY BUILDING ADDITION
75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

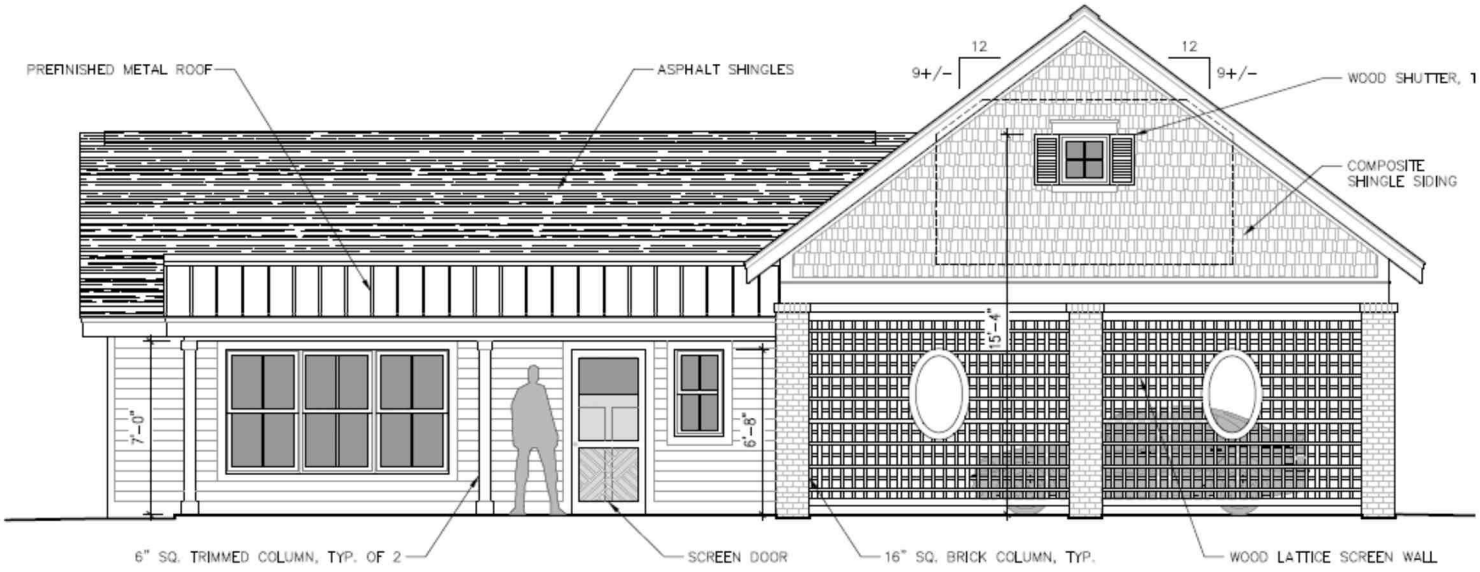
- ACCESSORY BUILDING ADDITION SITE PLAN
- SCALE : 1" = 10'-0"
- DATE : 9 / 30 / 2020

- DRAWING NO. :

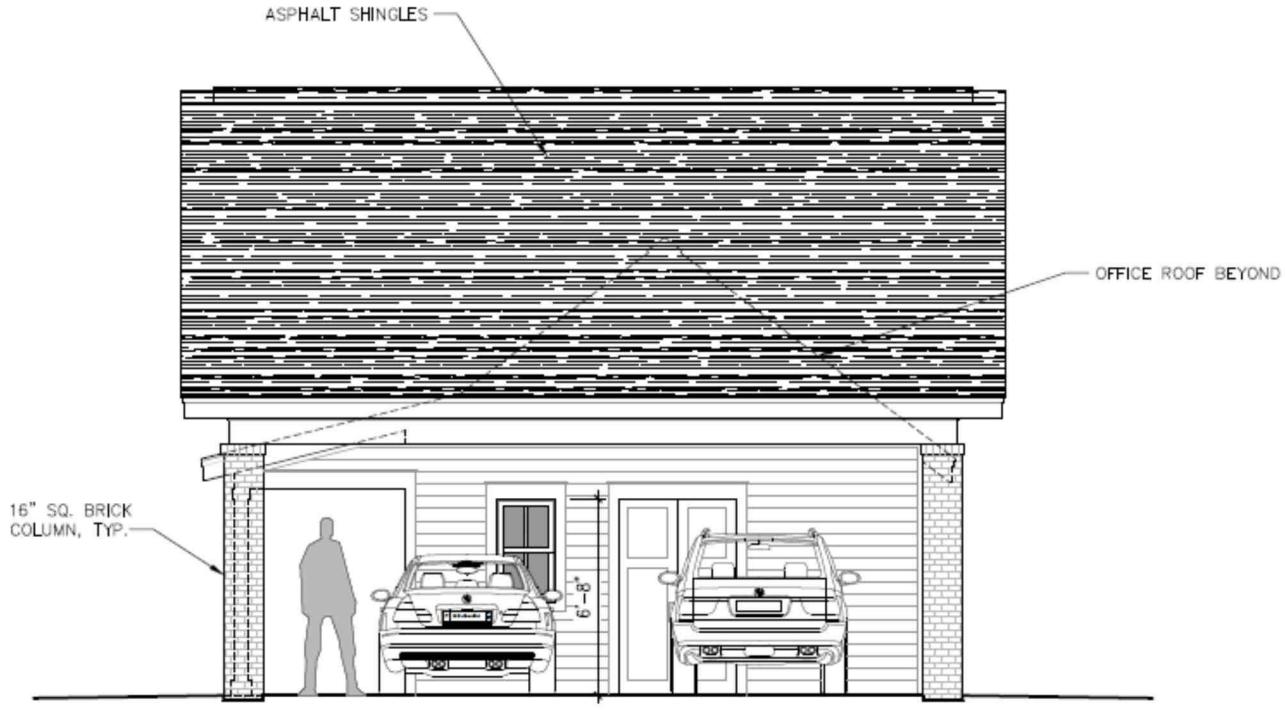
S-1

EXHIBIT I

NEW ACCESSORY BUILDING



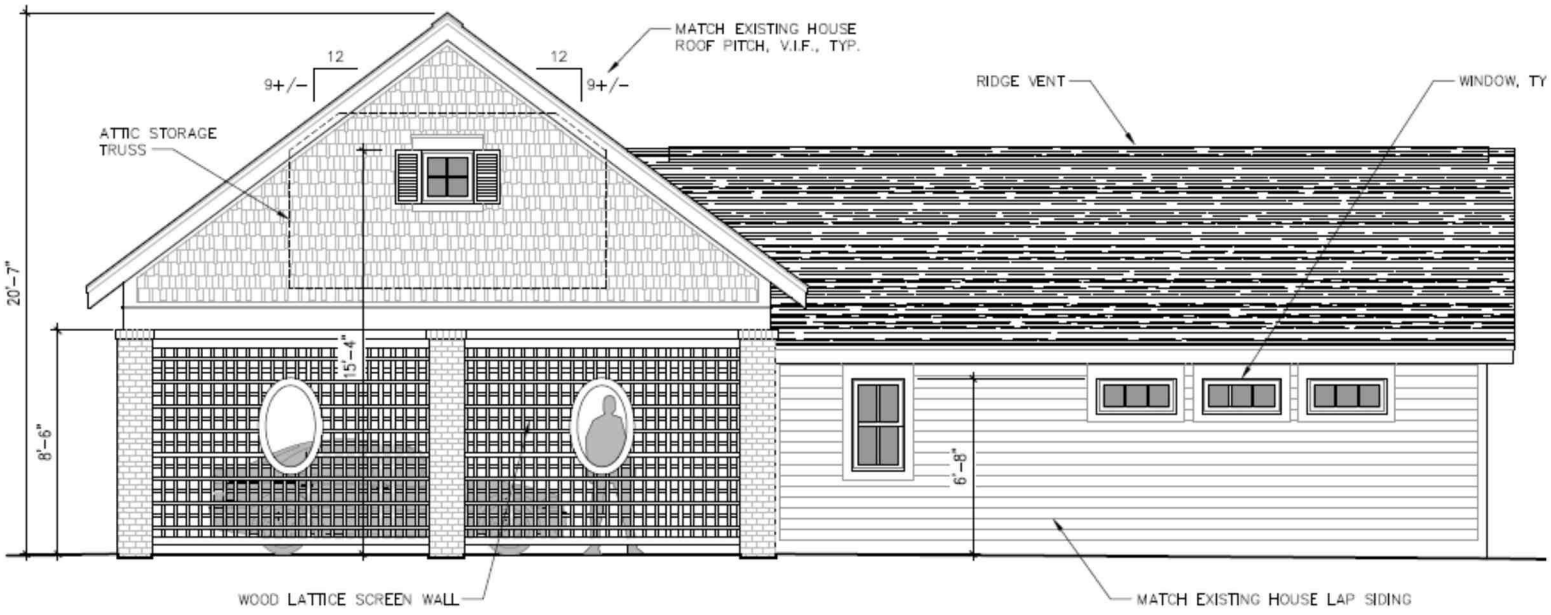
103 FRONT



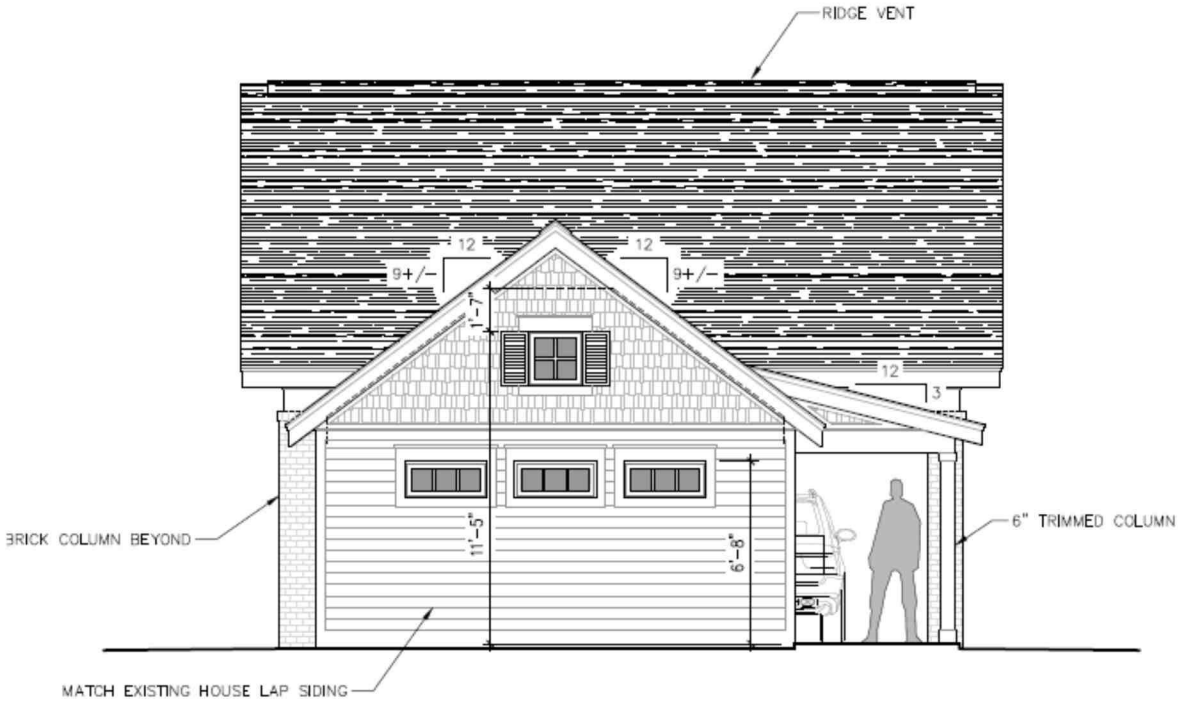
104 RIGHT SIDE

EXHIBIT I

NEW ACCESSORY BUILDING - Continued



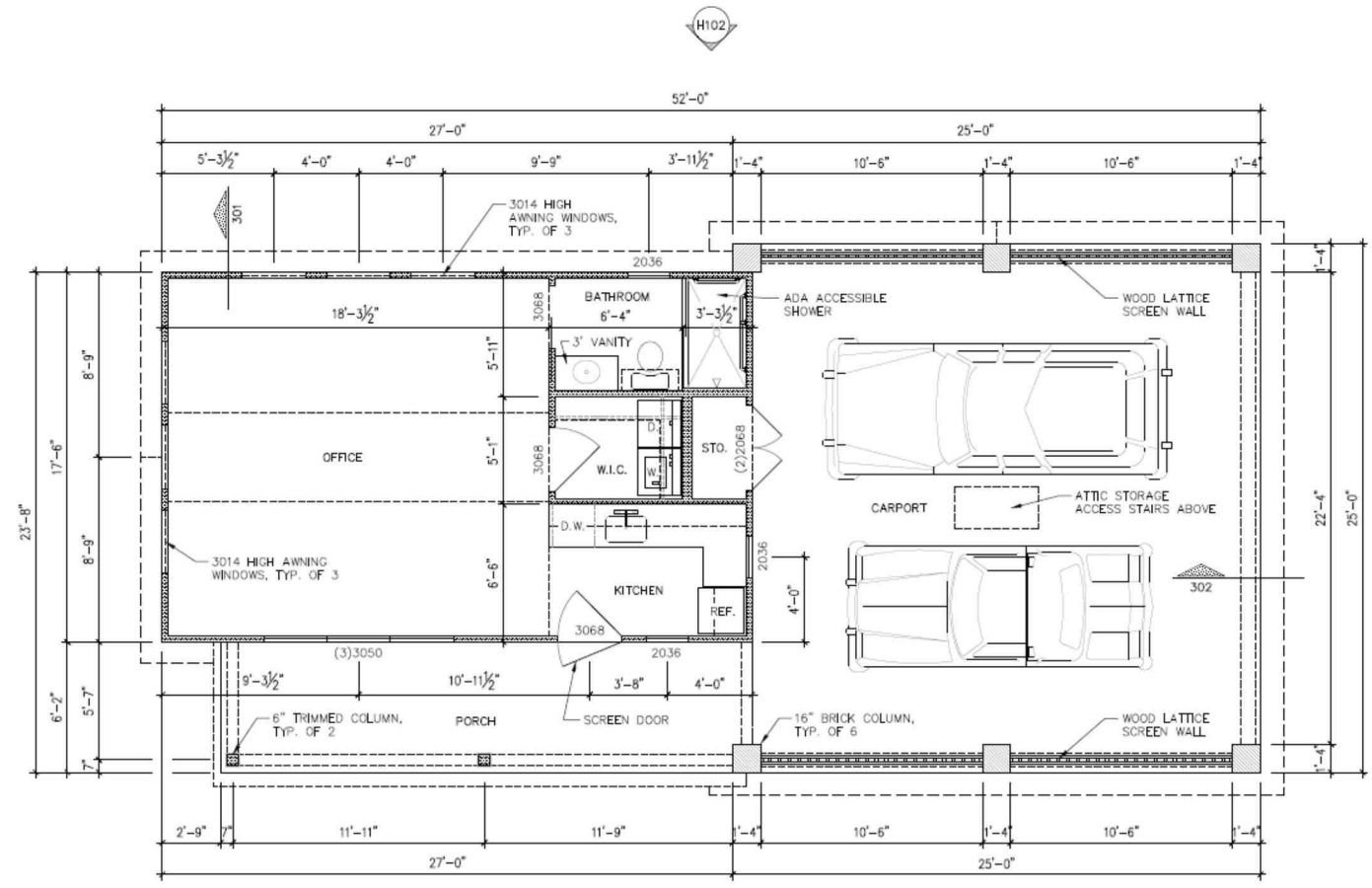
102 REAR



105 LEFT SIDE

EXHIBIT J

NEW ACCESSORY BUILDING - Continued



H103

ENERAL NOTES

ALL WINDOWS ARE DOUBLE–HUNG UNLESS NOTED OTHERWISE.

ALL DIMENSIONS ARE TO FACE OF FRAMING.

VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC.S OF PRODUCT SELECTED.

ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.

G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.

SQUARE FOOTAGE TABULATION

OFFICE CONDITIONED:	489 S.F.
CARPORT:	560 S.F.
PORCH:	156 S.F.
ACCESSORY BUILDING TOTAL:	1,205 S.F.

101 ACCESSORY BUILDING FLOOR PLAN S(

EXHIBIT K

NEIGHBORING ACCESSORY BUILDINGS

40 Magnolia - Front

40 Magnolia - Rear

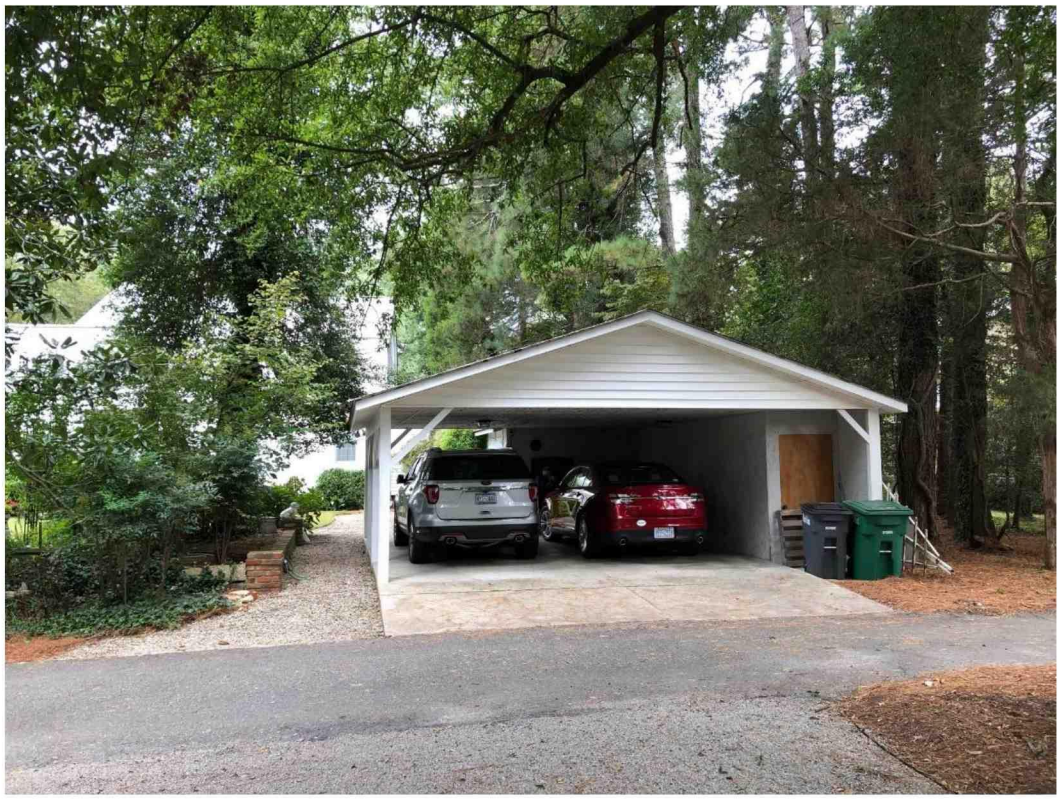
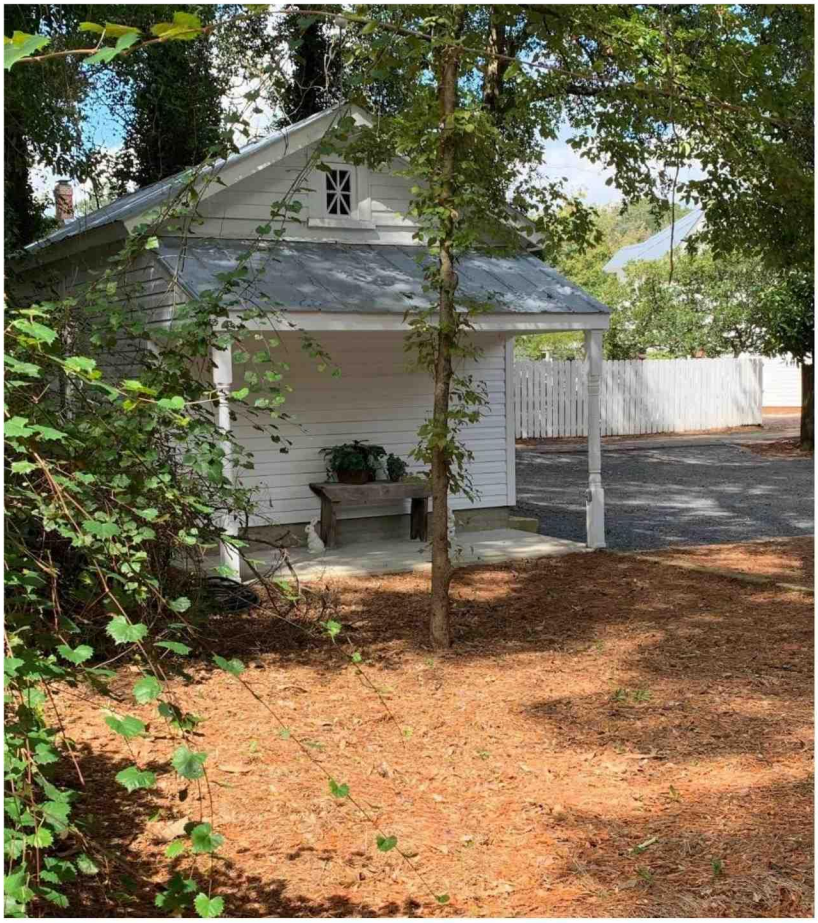


EXHIBIT L

NEIGHBORING ACCESSORY BUILDINGS - Continued

85 Cherokee Road – Front



85 Cherokee Road - Side / Rear View

EXHIBIT M

NEIGHBORING ACCESSORY BUILDINGS - Continued

65 Cherokee Road

EXHIBIT N

75 CHEROKEE ACCESSORY BLDG MATERIALS

COMPOSITE DUTCH LAP

SHAKE SIDING

SIDING & TRIM COLOR

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

WINDOWS

COLOR – WHITE

SHUTTERS

COLOR - SW 0041 DARD GREEN

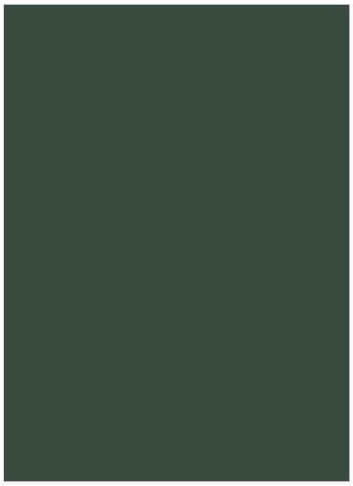
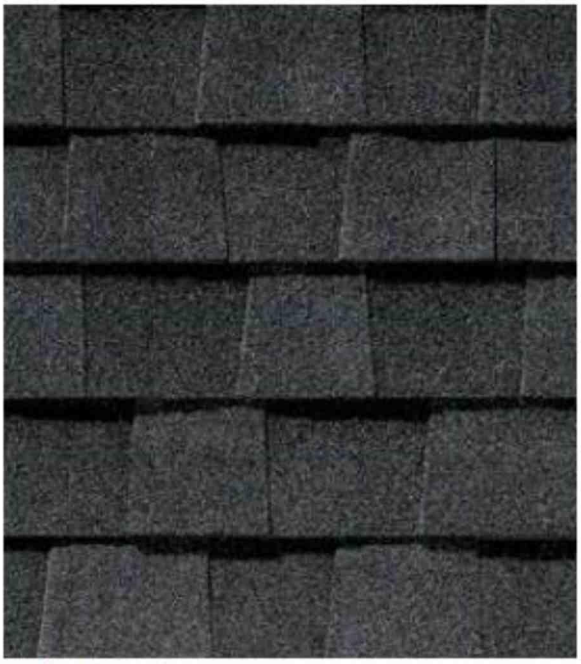


EXHIBIT N

SHINGLE ROOF



Moire Black

METAL ROOF

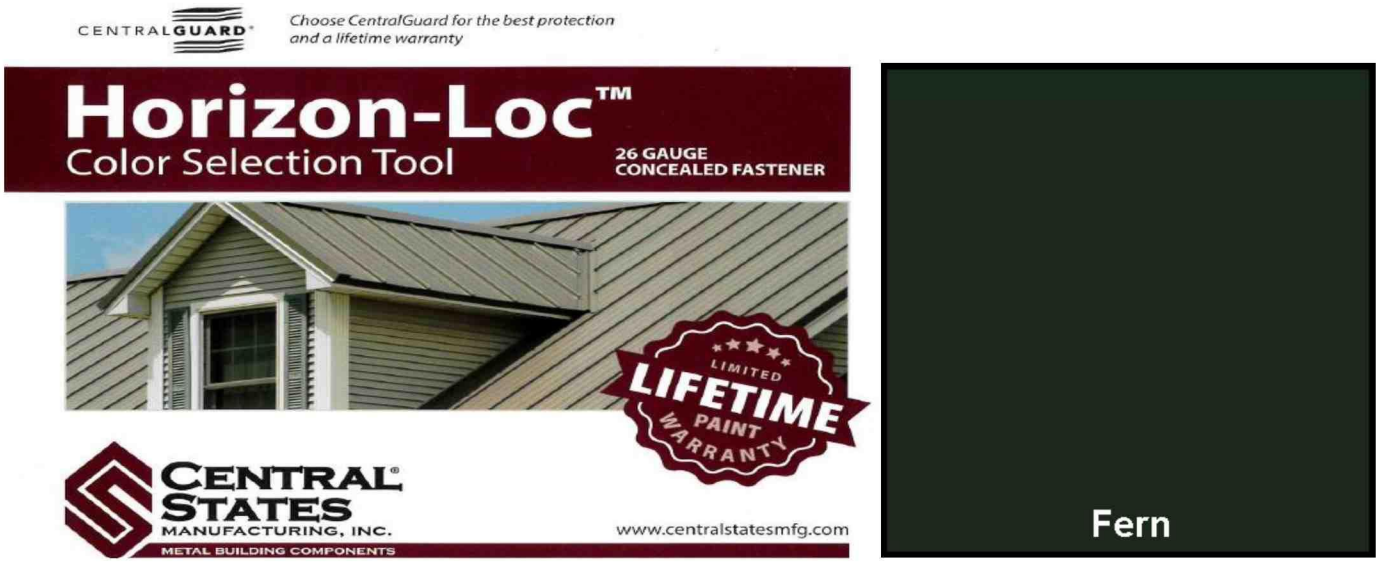


EXHIBIT N

WOOD LATTICE

LATTICE COLOR – SW

Brick Columns

ABERDEEN

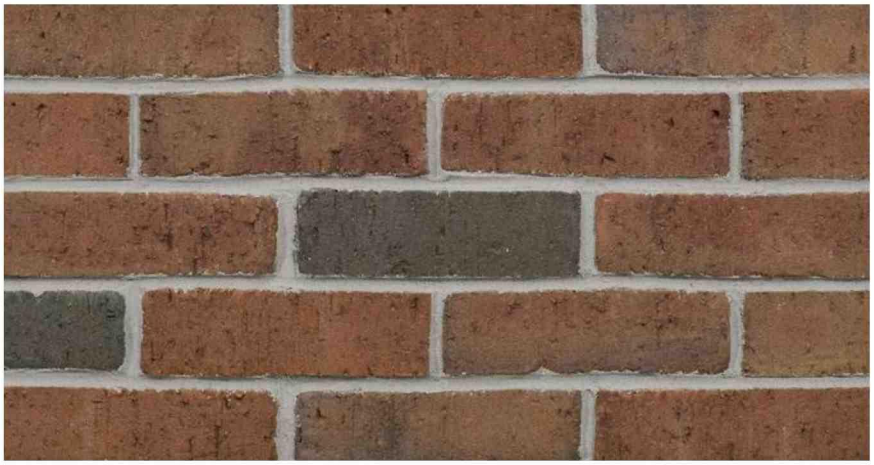


EXHIBIT N

Front Entry

FRONT DOOR
COLOR - BLACK

SCREEN DOOR
COLOR – HC-142 STRATTON BLUE

PORCH LIGHT

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	160 Palmetto Road #9
City, State, Zip Code	Pinehurst, NC 28370
Parcel ID #	

Owner Information			
Name	Debbie Webb	Home Phone #	
Street Address		Mobile Phone #	(910) 995.1522
City, State, Zip Code		Business Phone #	
Email			

Applicant			
Name	Kevin Steed	Other Phone #	
Email	KustomKonstruct@gmail.com	Street Address	123 Westview Rd
Mobile Phone #	(910) 639.5390	City, State, Zip Code	Carthage, NC 28327

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	Adding Covered entryway over entry door to unit #9.		
Type of Work	☑ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☑ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☑ No	
Includes Tree Removal		☐ Yes ☑ No	
Estimated Cost of Construction		$5000.00	

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	Block	Hardi Board	White
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof	Shingles (Asphalt)	Asphalt Shingles	Black
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____			

Required Documents

☐ Site Plan/Survey or Sketch
☐ Floor Plans
☐ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature: Kenstud Date: 10-1-2020

EXHIBIT B

EXHIBIT C

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for 35 Orange Road**

Applicant:	Thomas O'Connor
Owners:	Thomas O'Connor
Professional:	TBD
Property Location:	35 Orange Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856209061956

Request and Background:

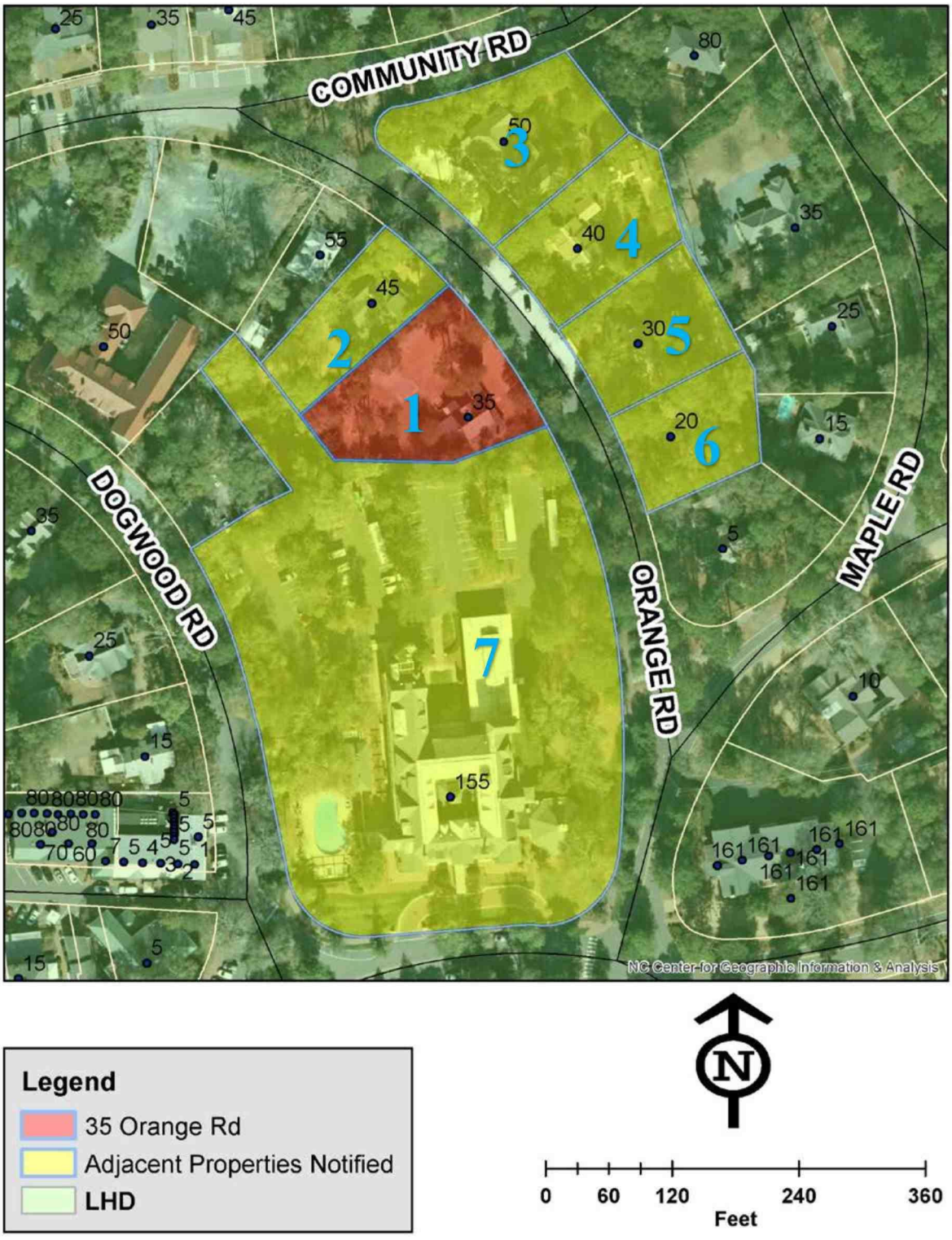
Thomas O'Connor is requesting a Certificate of Appropriateness for exterior modification to 35 Orange Road. The applicant is proposing to add a small addition, replace 37 windows, add a French style hinge double patio door to the rear, replace the front door with different material, align the front door frame with adjacent windows, raise the front stoop, remove existing wood siding and replace it with a fiber cement material, remove rear stoop and replace it with red brick and black iron rails, and restore the existing accessory structure. The property owner is Thomas O'Connor and can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212971112.

Previously Issued COAs 35 Orange Road		
Description	**Year**	**Minor or Major?**
Demolition of an Accessory Dwelling and Garage	2007	Major
Relocation of utilities and addition of 3.5 white picket fence	2007	Minor
Re-shingle roof, repaint/restore existing windows, and addition of new gutters	2020	Minor
Modification to a the front elevation roof line	2020	Major

According to the National Historic Landmark Survey, the primary structure at 35 Orange was constructed in 1916 and is listed as a contributing building. Many of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for 35 Orange Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	35 Orange	1916	Yes	The Holly is a one-and-a-half-story frame cottage with a gable-end facade, gabled dormers, molded siding, and an enclosed front porch with additions.
2	45 Orange	1918	Yes	Pinecrest Lodge is a one-and-a-half-story frame dwelling with German siding, a gable roof with front shed dormers, and a hip-roofed front porch.
3	40 Orange	1920	Yes	Afterglow is a one-and-a-half-story frame cottage with wide German siding, a clipped gable roof, three shed dormers on the facade, casement windows, French doors, and an arched hood over the central entrance.
4	30 Orange	1920	Yes	This one-story house is stuccoed, has a gable roof, front ell, and classical front and side entrances. In 2020, this home was issued a Major COA to reside the home using hardie board lap siding.
5	20 Orange	1917	Yes	This one-story frame house has a form typical of the period, but is unusual in being sided with ceramic blocks. The gables are stuccoed, and there is a screened corner porch.
6	155 Cherokee	1970s	No	In 1976 the Radcliffe was torn down and thereafter this large apartment or condominium building was erected in its place. It is a two-story structure with both brick and frame sections with Colonial Revival details. It is broken down into several attached blocks to minimize the bulk of the place.
*The numbers refer to the location of each property on the following notification map				

Notification Map for 35 Orange Road

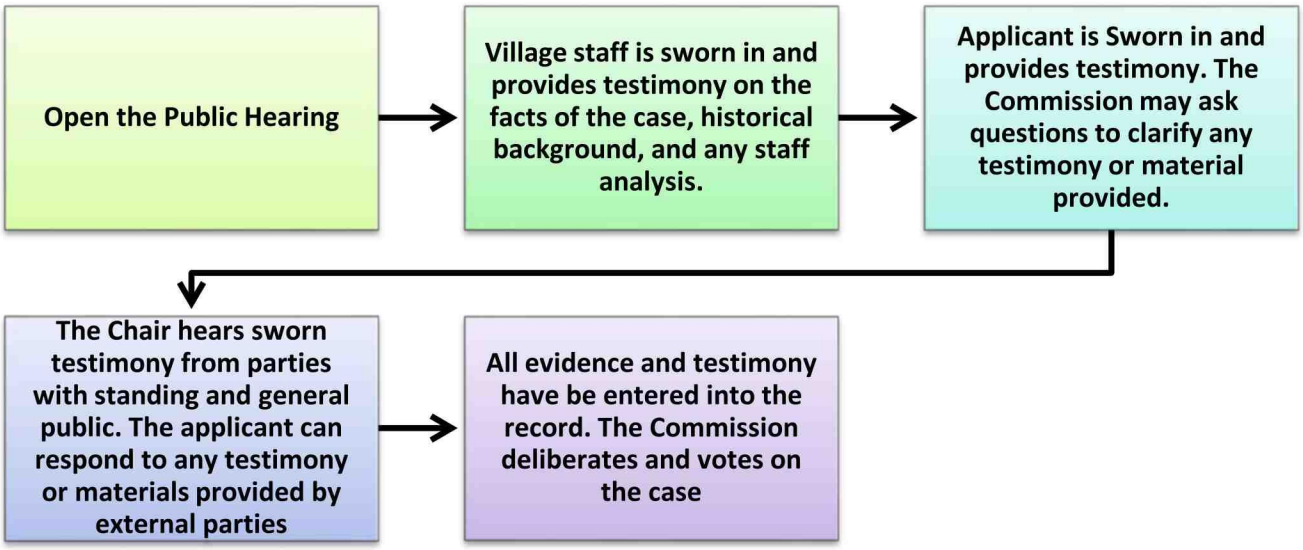


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because new construction or additions not considered major work, replacement of architectural details that changes the design or materials from the existing details, replacement of windows and doors that are not compatible with existing windows and doors, and resurfacing building with different materials from which were removed are considered Major Work. The applicant has provided a detailed description of the proposed modification to the structure. In summary the modifications include the following

1. Frame in and enclose 4'x4' existing cinder block foundation
2. Replacement of 37 windows (32 first floor, 5 second floor) in order to upgrade window quality and create uniform cottage look
3. Replace vinyl front door with a wood front door
4. Align the front door frame to the adjacent windows (raise the door frame 3 inches)
5. Raise the front stoop steps 3 inches to align with new door height
6. Remove existing wood horizontal lap siding and replace with fiber cement lap siding (5" reveal)
7. Remove all existing rear stoop materials and replace with red brick and black iron rails
8. Accessory Building
    a. Replace existing siding (German lap siding), trim, 2 windows (same style, material, and size), roofing material (same style, size, and color) and vertical slate wood doors (same, style, size, and color)
9. Painting
    a. Siding → Powder Sand (OC-113)
    b. Trim → Moonlight White (2143-60)
    c. Door → Jumel Peach Tone (HC-54)

All Major Work **must** be approved by the Commission.

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

Applicable Guidelines Requirements:

ROOFS

1. Section III.A.1 - 1. Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.

    The proposed 4X4 addition on the left elevation will result in additional roofing. Based on the submitted elevation the new roofline should align with the existing roofline and because the addition is filling out an existing "bump out", the addition should not be visible from the street or alter the street facing elevation. This proposed change would appear to be compatible with the existing architecture and match other rooflines with the Historic District.

Left Elevation Existing

Left Elevation Proposed

EXTERIOR WALLS AND TRIM

1. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.

   The applicant is proposing to resurface the principal structure. The existing siding is wood, horizontal lap siding and vertical board and batton siding. The applicant is proposing to replace all existing siding with fiber cement lap siding that would have a 5" reveal. Lap siding is featured throughout Historic District and fiber cement, as well as other engineered wood products, have been approved by the Commission in the past. The proposed siding change would appear to be compatible with existing architecture of 35 Orange Road and consistent with the Historic District Guidelines.

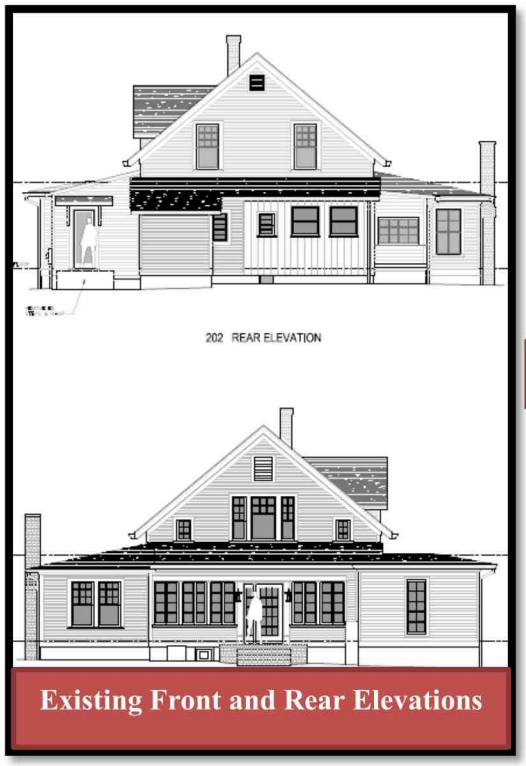
WINDOWS AND DOORS

1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.

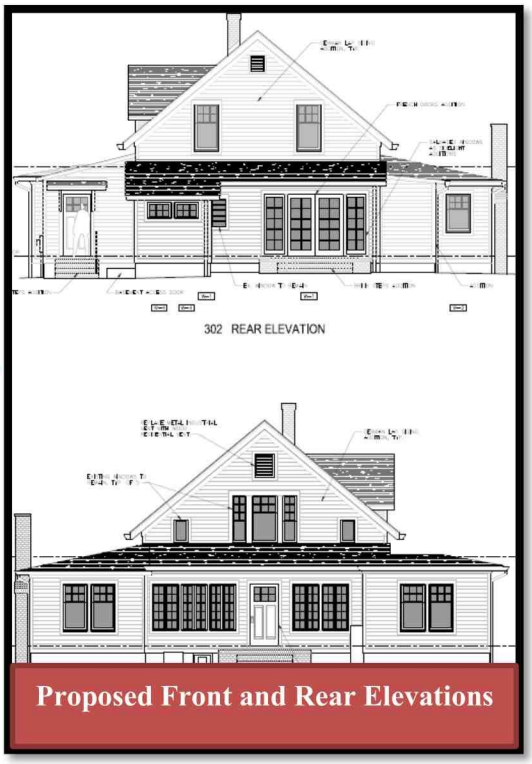
   The applicant is proposing to replace windows. Based on the application it does not appear any window openings are to be added, however it is clear that the replacement windows will result in the alteration of existing openings. The applicant stated the intent is to improve the quality of windows and also have uniform window design that enhances the cottage architecture of the structure. Based on the material submitted the proposed windows would appear consistent with other cottage windows within the Historic District

2. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
   a. Wooden windows on street-facing elevations should be replaced in kind.
   b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
   c. Windows should have true or simulated divided lights.
   d. Snap-in muntins are not appropriate.

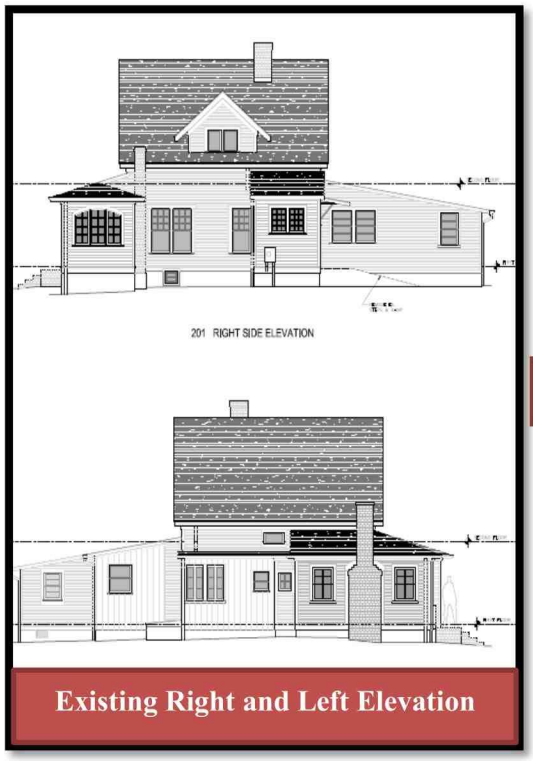
   As previously stated, the applicant is proposing to replace 37 windows. The proposed replacements will not match the design of the existing windows. The overhaul and replacement of the windows is intended to bring uniformity to the window design and enhance the cottage look with the proposed 6 over 1 design. The applicant, while not matching the design of the windows, is replacing them with compatible material. It is unclear from the submitted material if the texture, composition, and size of the proposed windows will match existing.



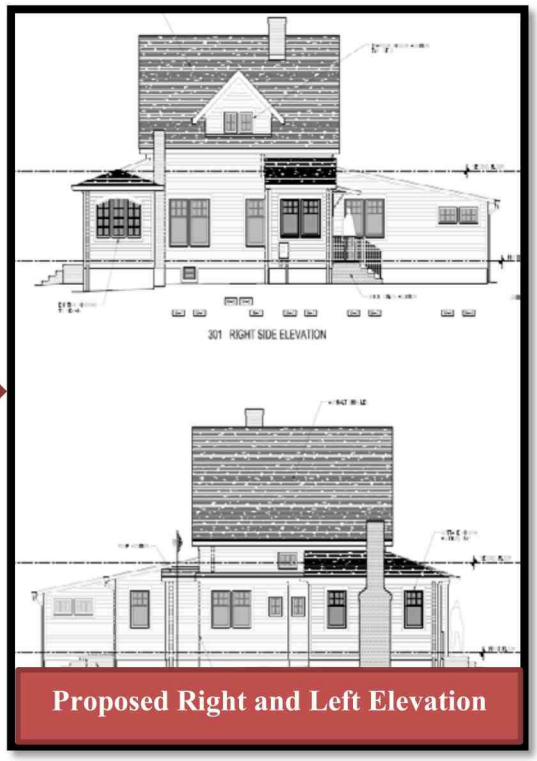
Existing Front and Rear Elevations



Proposed Front and Rear Elevations



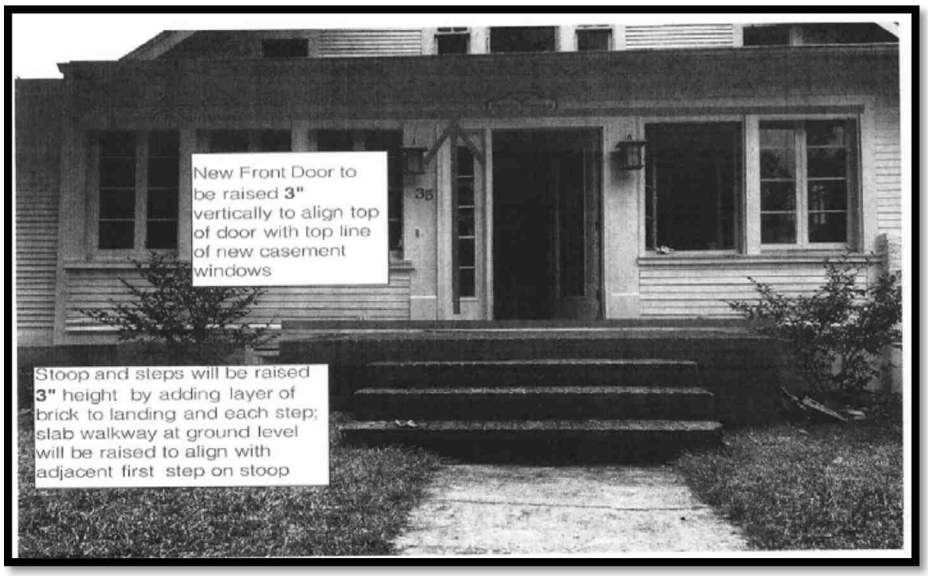
Existing Right and Left Elevation



Proposed Right and Left Elevation

In is unclear from the submitted material if the windows will feature simulated or true divided light. It is also unclear if snap in muntins will be used.

The applicant is also proposing to replace the vinyl door with a wood door. Wood material is preferable to vinyl material. This change in material is bringing the structure more into compliance with the Historic District Guidelines.



3. Section III.C.11 - Glass Block windows are not permitted on street-facing elevations.

   Glass blocks have not been proposed.

4. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

   Painted, tinted, or filmed glass has not been proposed.

5. Section III.C.13 Sliding doors are not permitted on street-facing elevations.

   A sliding glass door has not been proposed.

FRONT PORCHES, ENTRANCES, AND PATIOS

1. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District.

   The applicant is proposing the alignment of the front door to adjacent windows, which requires the door frame to be raised 3 inches. As a result of the door frame alignment, the applicant is requesting to raise the front porch features 3 inches and use brick to match the existing brick. This change to the front entrance is minimal and should not impact the character of the structure negatively if approved.

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.

   The applicant is proposing a 4x4 addition, in order to enclose an existing (and roofed) foundation on the left elevation of the home. The proposed addition would result in the removal of a peculiarity from the site and a more balance looked to the structure. The proposed addition would align with the existing foundation and roofline of the structure and maintain the scale and character of the structure.

Left Elevation Existing

Left Elevation Proposed

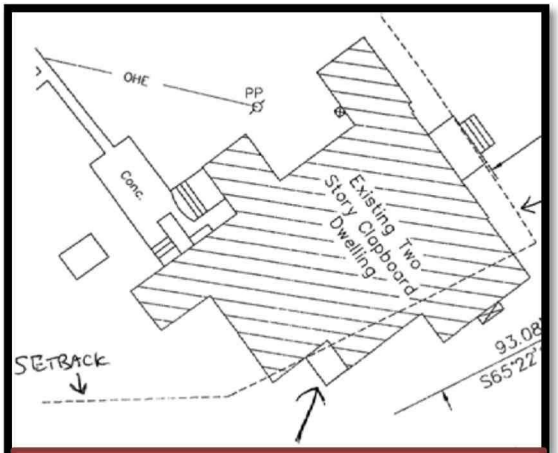
The applicant is also proposing to restore the existing accessory structure on the property. In application, the applicant stated that they will match all existing material. Replace existing siding (German lap siding), trim, 2 windows (same style, material, and size), roofing material (same style, size, and color) and vertical slate wood doors (same, style, size, and color)

2. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

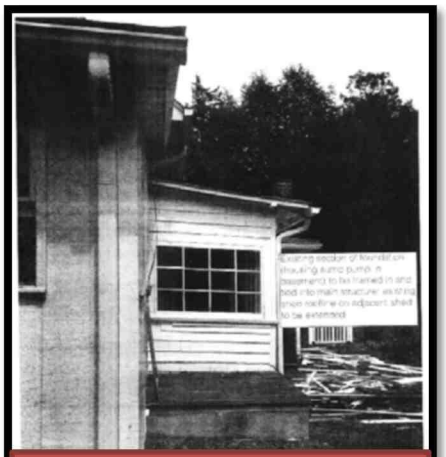
   The foundation of the addition appears to align to the primary structure.

3. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings must be located as inconspicuously as possible, in rear or side yards.

   The proposed addition is on the left elevation and will be shielded from view by the existing footprint of the structure.



Submitted Site Plan



Existing Footprint Photo

4. Section III.I.10 - An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.

   The proposed addition will not obscure, damage, or destroy the character-defining features of an historic primary structure.

MASONRY

1. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

   The applicant is proposing removal of the rear stoop and replacing it with a brick stoop with black iron rails. The existing stoop is wood and the applicant intends to match the new masonry feature to the brick front stoop. This change would be compatible with the existing architecture and would appear to be consistent with other masonry stoops in the historic district.

2. Section III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is not appropriate unless the surface was previously painted.

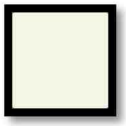
   None of the masonry material is proposed to be painted.

PAINT

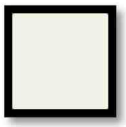
1. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches must be compatible with the architectural character of the structure, must be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette.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

   The applicant has proposed using paint colors that are all listed with in the Pinehurst Historic District Color Palette.

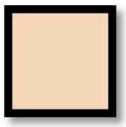
Siding → Powder Sand (OC-113)



Trim → Moonlight White (2143-60)



Door → Jumel Peach Tone (HC-54)



Applicable Guidelines Recommendation:

ROOFS

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

   The applicant did not indicate in the Major COA application the installation of new gutters, however staff has informed the applicant of this provision when issued a minor COA for the re-shingling of the roof, new gutters, and repainting/restoration of existing windows.

EXTERIOR WALLS AND TRIM

1. Section III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

   It appears that the proposed fiber cement siding would emulate the characteristics of the existing wood siding. It is unclear from the material provided if the new siding matches the existing dimensions of the wood siding.

WINDOWS AND DOORS

1. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

   The applicant is proposing to replace 37 windows in order to eliminate the variety of existing windows styles and bring a consistent cottage window design to the structure. The replacement of existing windows will not maintain the existing look of the structure, but if approved may enhance the historic form of the structure through uniform window design.

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

   Based on the existing verses proposed elevations, it appear some of the new windows will not match existing window sizing or dimensions.

   The applicant is proposing to align the front door with the adjacent windows, by elevating the door frame by 3 inches. This decision to align the window and door frame is consistent with the design goals within the Historic District Guidelines.

3. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.

   The applicant will not be matching the number and size of panes, mullions, and muntins of the existing windows. The applicant is proposing to replace 37 windows with a 6 over 1 design in order to create uniformity among the window design, which does not currently exist. The variety of existing window/pane design includes the following: 2x3 grid pattern, one over one, 2 over 2, 6 over 1 , 6 over 6, 3x5 grid pattern, and 4 over 4.

4. Section III.C.10 - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

   If approved for the proposed window replacement the front façade will feature a more cottage window design than it currently exhibits.

Existing Front Elevation

Proposed Front Elevation

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure should be retained and preserved.

   As previously stated, during the restoration of the accessory structure the applicant intends to match the existing material retain the existing design of the accessory structure.

2. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
    a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
    b. If the material used on the primary structure is non-conforming with the current Pinehurst Historic District Guidelines, the same material is permitted on additions and accessory buildings.

    The applicant stated in the application the intent to match the existing materials of the accessory structure. The applicant also stated that they would attempt to source historic barn siding if possible.

3. Section III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.

    New features have not been proposed.

4. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.

    The applicant intends to match the existing windows of the accessory structure (2 over 2), which would be similar to some of the windows on the primary structure, however the majority of windows on the primary structure are intended to be 6 over 1.

5. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

    The foundation of the addition appears to align to the primary structure.

STAFF COMMENTS

The applicant's proposed changes to 35 Orange Road equate to a large restoration project. The applicant is proposing a small addition on the left elevation that will bring more balance and remove a peculiarity from the site. For the primary structure, the applicant is proposing new material, which meet the requirements of the Historic District Guidelines. The applicant is proposing to replace a total of 37 windows in an attempt to create a more uniform cottage window design. The applicant is proposing the restoration of the accessory structure on the property using like for like material. Based on the material submitted and the narrative provided by the applicant, this project appears to be compliant with the Historic District Guidelines.

DRAFT

FINAL ORDER – MAJOR COA REQUEST 35 Orange Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant and property owner, Tom O'Connor, is requesting multiple exterior modifications.

1. Frame in and enclose 4'x4' existing cinder block foundation
2. Replace 37 windows (32 first floor, 5 second floor)
3. Replace vinyl front door with a wood front door
4. Align the front door frame to the adjacent windows (raise the door frame 3 inches)
5. Raise the front stoop steps 3 inches to align with new door height
6. Remove existing wood horizontal lap siding and replace with fiber cement lap siding (5" reveal)
7. Remove all existing rear stoop materials and replace with red brick and black iron rails
8. Accessory Building

   Replace existing siding (German lap siding), trim, 2 windows (same style, material, and size), roofing material (same style, size, and color) and vertical slate wood doors (same, style, size, and color)

9. Painting

   Siding → Powder Sand (OC-113)
   Trim → Moonlight White (2143-60)
   Door → Jumel Peach Tone (HC-54)

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions not considered minor work.
2. Replacement of architectural details that changes the design or materials from the existing details.
3. Replacement of windows and doors that are not compatible with existing windows and doors.
4. Resurfacing building with different materials from which were removed.

Background (of the property and the location within the district)

1. The residential structure at 35 Orange Road was built in 1910s.
2. 35 Orange is one-and-a-half-story frame cottage with a gable-end facade, gabled dormers, molded siding, and an enclosed front porch with additions.
3. The applicant submitted an application for Major work in 2020 (Roofline adjustment) and in 2007 (Demolition of Accessory Structures)
4. The applicant also submitted applications for Minor Work in 2007 (Relocation of Utilities and addition of picket fence) and 2020 (Re-roofing, addition of gutters, and restoration of existing windows)

For the Record

1. The applicant has submitted a material package which includes: proposed siding material, proposed window material, and proposed front door material.
2. The proposed fiber cement siding would simulate the look of wood siding.
3. The applicant has submitted photos of the existing structure, documenting the specific changes
4. The applicant has submitted existing and proposed architectural elevations.
5. The applicant has submitted a letter to the board describing the project and Mr. O'Connor's previous experience restoring old homes
6. The applicant has stated that they will match the material of the existing accessory building.
7. The proposed addition will not be visible from the street.
8. The proposed rear stoop modification will not be visible from the street.
9. The applicant is proposing to replace 37 windows.

Conclusions of Law

Guideline Requirements:

1. *Section III.A.1* - 1. Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must be compatible** with the architecture of the structure and **must be congruous** with the character of the Pinehurst Historic District.
3. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must be** congruous with the Pinehurst Historic District.
4. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
5. Section III.C.11 - Glass Block windows are not permitted on street-facing elevations.
6. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.
7. Section III.C.13 Sliding doors are not permitted on street-facing elevations.

8. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District.
9. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
10. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.
11. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings must be located as inconspicuously as possible, in rear or side yards.
12. Section III.I.10 - An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.
13. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
14. Section III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is not appropriate unless the surface was previously painted.
15. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches must be compatible with the architectural character of the structure, must be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

1. Section III.A.8 - New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.
2. Section III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
3. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
4. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
5. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
6. Section III.C.10 - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
7. Section III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure should be retained and preserved.
8. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
9. Section III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
10. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
11. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

Order

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
35 Orange Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 35 Orange Road:

The following conditions apply to approval of the Certificate of Appropriateness for 35 Orange Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 35 Orange Road based on the following:

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for 1 Carolina Vista**

Applicant:	Pinehurst LLC
Owners:	Resorts of the Pinehurst Inc
Professional:	Calvin Burkley
Property Location:	1 Carolina Vista
Zoning:	H (Hotel/Resort)
Current Land Use:	Golf and Tennis Club
Proposed Land Use:	Golf and Tennis Club
PID#	856213032663

Request and Background:

Calvin Burkley of Pinehurst LLC is requesting a Certificate of Appropriateness for construction of an addition to 1 Carolina Vista (Pinehurst No.2 Golf Club). The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856213032663.

The previously issued COAs table is on the next page.

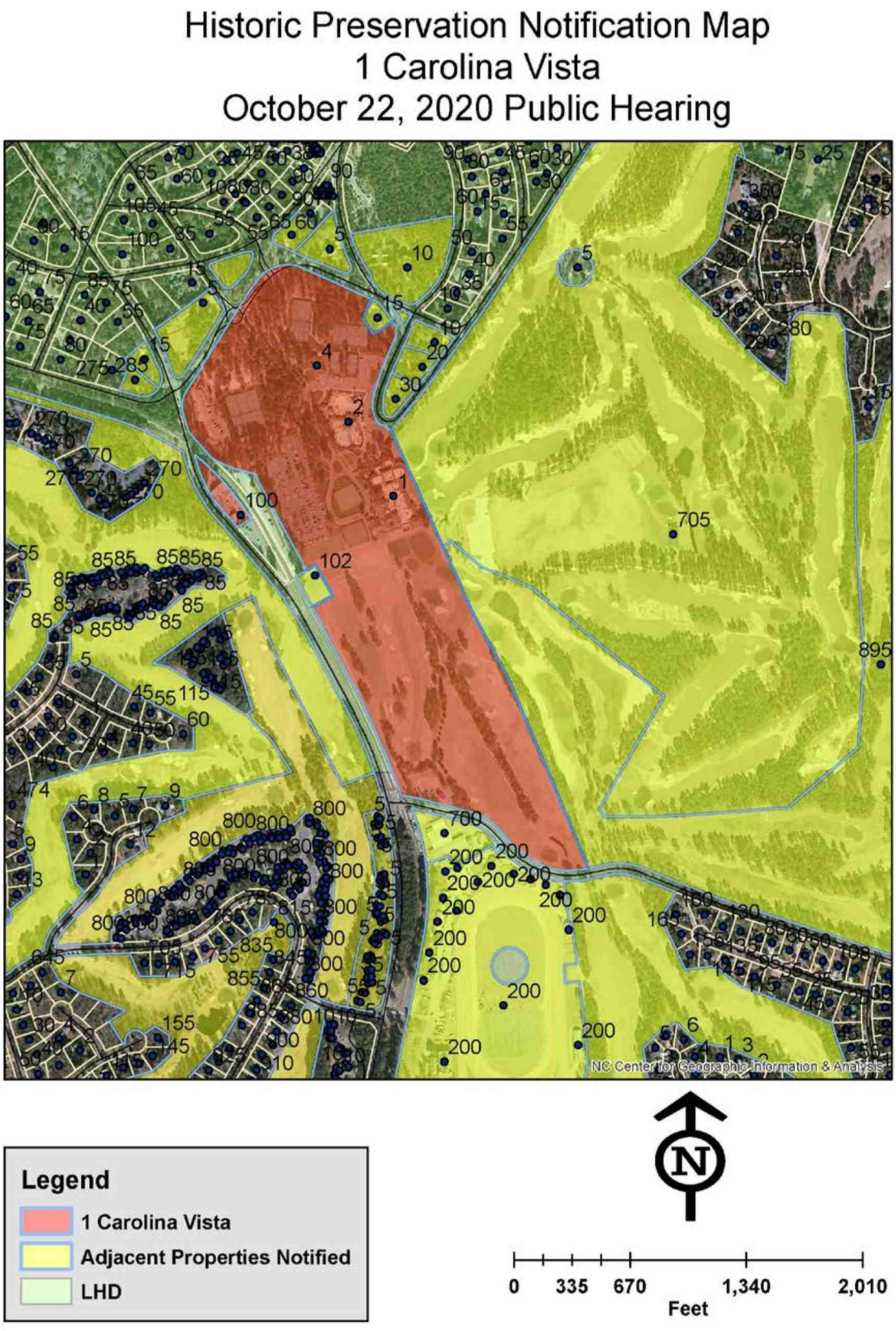
1 Carolina Vista is listed as a contributing structure according to the National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which, adjacent properties where notified and each property's National Historic Landmark survey Status.

Previously Issued COAs 1 Carolina Vista		
Descriptions	**Year**	**Major or Minor**
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefrab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor

National Historic Landmark Survey Table 1 Carolina Vista				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	1 Carolina Vista	1922	YEs	Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses.
2	60 Cherokee Road	1897	Yes	The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace. The house was remodeled in the 1930s. (Lot #504; other names - Stanwood, Thenewold)
3	5 Village Green West	1913	Yes	Lot #501 was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
4	10 Azalea Road			The Village Chapel is a handsome Colonial Revival brick church with a tetrastyle Tuscan portico and a spire which reaches 126 feet into the air. Round arches define doors and windows. Compatible one-story brick additions were added to the rear and side of the church in 1961 and 1991. The Village Chapel was the first building to be built on the Village Green and, with the Given Memorial Library (#139), remains one of only two buildings on the green today.
5	15 Azalea Road	Early 19th C.E.	Yes	The Sandhills Woman's Exchange was founded in 1922 to help support local women through the sale of home crafts. In 1923 the organization moved into a one-room log cabin in the Pine Grove just south of the Village Green. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It dates from the early 19th century and was the home of the Ray family, and after the Civil War, the McKenzie family.
6	Vacant Village Property	NA	NA	NA
7	10 Village Green Road	1920s	Yes	This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell.
8	20 Village Green Road	1930s	Yes	This two-story stuccoed house has a hipped roof, metal casement windows, and a projecting gabled entrance.

#	Address	Year Built	Contributing	Structure History
9	30 Village Green Road	1915	Yes	It is an expansive one-story shingle-clad frame house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner.
10	200 Beulah Hill Road	1910-1942	Yes	The Pinehurst Race Track was placed on the National Register in 1992. It is a complex of barns, stables and other horse-related buildings and paddocks arranged around two oval-shaped race tracks. The Pinehurst Race Track is the oldest continuously operating equine sports facility in North Carolina. It is also the site of the oldest surviving early twentieth-century fair exhibition hall in the state. It is a unique example in the state of an early twentieth-century resort-oriented sports facility that also served as a county fairground for the Sandhills region of the state.
11	700 Morgantown Road	1970s	No	This is a large, L-shaped concrete and pre-fab metal building with numerous garage doors. A chain link fence surrounds the property
12	5 Pine Tree Road	1970s	No	Not located within the historic district
13	102 Beulah Hill Road	1925	Yes	The Pinehurst Warehouses were built and enlarged in the mid-1920s to supply those things not found in the ordinary dry goods and grocery stores. A strategic location between the railroad tracks and NC 5 was select as the site. Warehouses carried such things as builders' supplies, hardware, paints, tools, tractors, and fertilizer. The buildings are arranged in a U shape and are both one and two-story brick structures with corbelled cornices and decorative parapets
14	285 McKenzie Road		No	Not mentioned within the Historic Landmark Survey
15	15 Beulah Hill Road		No	Not mentioned within the Historic Landmark Survey
16	5 Carolina Vista	1919	Yes	Halfway House was built for Mrs. T. T. Watson in 1919. It is a one-and-a-half-story shingle-clad frame bungalow with a double-pitched gable roof and long shed dormers across the front and rear. Windows are grouped in pairs and triples. A picket gate within a privet hedge is located at the head of the front walk
17	Vacant Village Property	NA	NA	NA
*The numbers refer to the location of each property on the following notification map				

Notification Map for 1 Carolina Vista

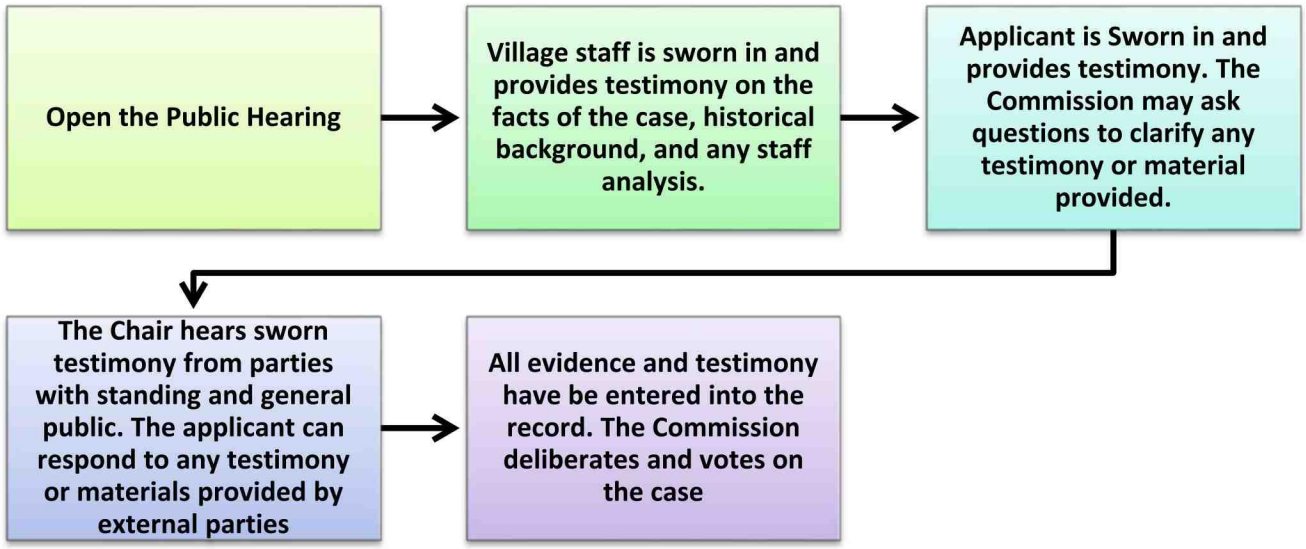


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the historic district guidelines new construction or additions not considered minor work are considered Major Work. The applicant is proposing make an addition to Pinehurst No. 2 pro shop by converting an existing uncovered porch into conditioned space. Because the applicant is proposing to enclose an existing porch, there is no increase to the building footprint. The location of the addition is not a primary façade, but what could be considered the rear and side of the structure. All Major Work must be approved by the Commission.

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

Applicable Guidelines Requirements:

GENERAL GUIDELINES

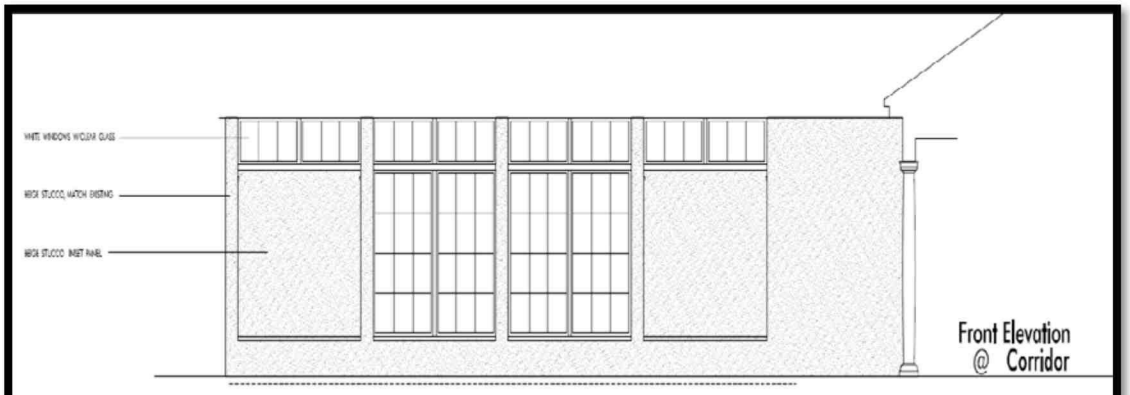
1. Section V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

   The applicant is proposing to enclose a portion of an existing uncovered porch patio and increase the size of the existing pro shop. As a previously stated, there will not be an increase to the building footprint, but an increase to the conditioned space of the structure. As a result of the addition, there will be changes to the existing roofline and fenestration, however the applicant intends to match the architectural details and building materials to the existing as much as possible.

   All new exterior wall and foundation material will match the existing stucco of the historic commercial structure. The foundation will have brick accents in order to match the existing brick accents of the existing foundation.

   The windows are proposed to be metal clad wood with white trim to match other windows existing on the historic structure. The applicant is also proposing to match the window styles of the new fenestration to the existing window style.

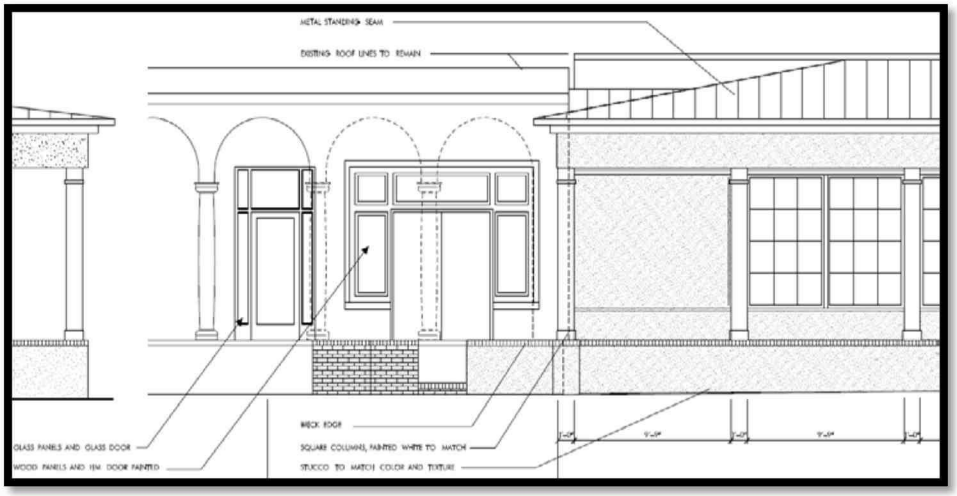
   The roofing material is proposed to be red, standing seam metal to match the adjacent roofing material.



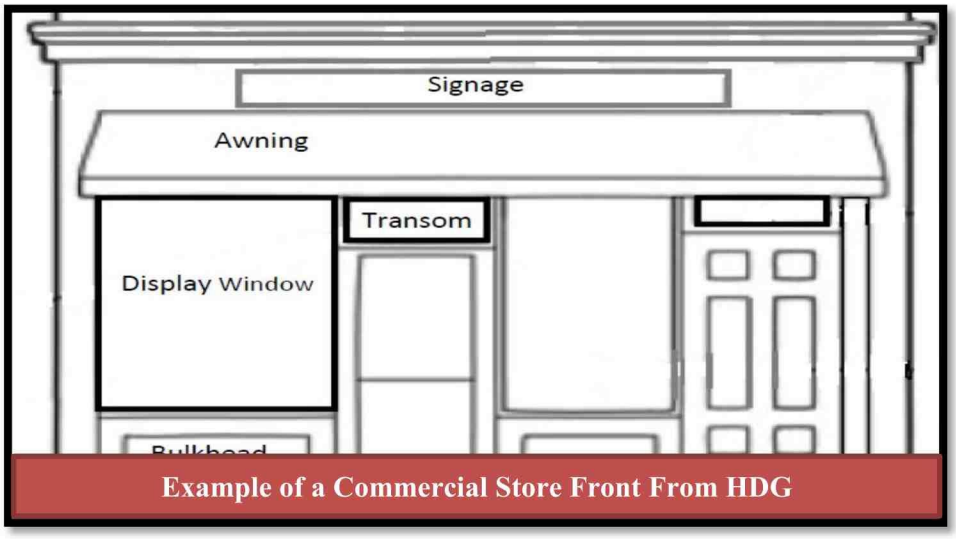
Front Elevation Corridor

Based on the submitted elevations a new entry into the pro shop is proposed. The front door is to be framed by wood paneling and glass panes similar to the diagram from the Historic District Guidelines.

Based on the material submitted the applicant also intends to continue the architectural detail of exterior columns, which are feature along the rear façade of the historic commercial structure



Submitted Elevation



Example of a Commercial Store Front From HDG

Based on the material submitted the applicant appears to be meeting this requirement of the Historic District Guidelines and appears to be similar to the existing architecture of commercial structures within the Historic District.

2. Section V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.

   The applicant is not proposing to cover any wall material with coatings or other materials such as vinyl or aluminum siding.

3. Section V.A.7 - Wall murals are not permitted in the Pinehurst Historic District.

   A wall mural has not been proposed

ADDITIONS

1. Section V.D.1 - Additions to commercial buildings **must** be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and **must** be congruous with the Pinehurst Historic District.

   As discussed above, the applicant intends to match most of the building material and architectural detail to the existing material and detail of the historic commercial structure.

   The mass of the building appears to be compatible with the existing mass of the structure. As stated above, the building footprint is not increasing, but the conditioned space is increasing. Based on the submitted elevation the roofline and massing of the proposed addition appears to blend in with the existing architecture of the structure. The height of the proposed addition appears to be equal or slightly shorter than adjacent rooflines. The proposed addition is approximately 650 square feet, based on the dimensions showed on the submitted floor plan (14'5"x45'). The existing country club is 34,419 square and the proposed addition is approximately a 1.9 percent increase in the conditioned space.

2. Section V.D.4 - Rooftop additions should be avoided but, if necessary, they must be compatible with the character of the building.

   New roofing is proposed, however a vertical rooftop addition has not been proposed.

BUILDING MATERIALS

   There are no specific building material requirements for commercial structures outside of what is mentioned above.

<u>Applicable Guidelines Recommendation:</u>

GENERAL GUIDELINES

1. Section V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.

   The proposed addition will result in the addition of fenestration and the applicant has indicated the intent to match additional architectural details.

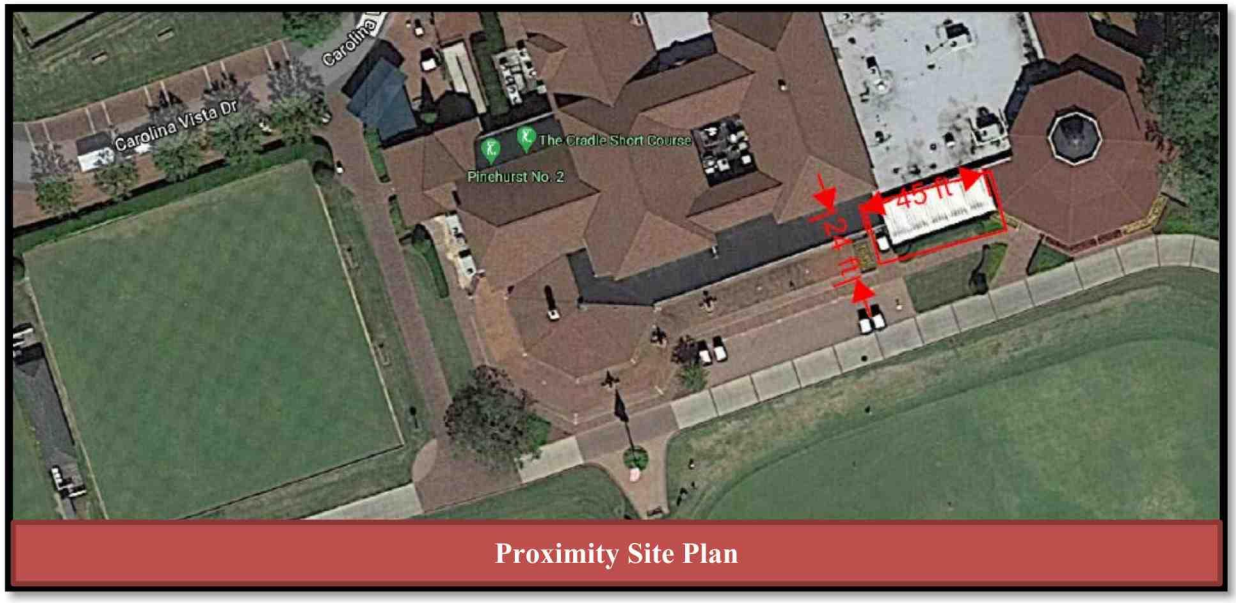
2. Section V.A.4 - Paint colors should be in the Village of Pinehurst Color Palette.

   The applicant is proposing to match the existing color scheme.

ADDITIONS

1. Section V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.

   The addition is proposed on the rear of the structure, which is not highly visible from a street perspective. There may be some visibility of the addition from Beulah Hill Road.



Proximity Site Plan

2. Section V.D.3 - Additions should be avoided on primary elevations and placed in the least conspicuous location.

   Based on the goal of increasing the retail space of the existing golf shop, the proposed addition is located as conspicuously as possible.

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing an addition to the historical Pinehurst No.2 Golf Club house. The addition is located conspicuously on the rear/side of the structure. The applicant has submitted building elevations that appear to integrate the existing architectural detail in the designs of the addition. The applicant has stated on the exterior building material list, intent to match the existing building material. The proposed addition appears to be proportional and in scale with the existing structure.

DRAFT

FINAL ORDER – MAJOR COA REQUEST 1 Carolina Vista
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Calvin Burkley, is requesting a Certificate of Appropriateness for construction of an addition on the right/rear of Pinehurst No. 2 Golf Club House.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions not considered major work

Background (of the property and the location within the district)

1. 1 Carolina Vista is listed as a contributing structure.
2. The Country Club was constructed in 1922 and is dominated by a Mediterranean-style character.
3. The Majority of adjacent properties are contributing structures as well.
4. Previous COAs issued

Previously Issued COAs 1 Carolina Vista		
Descriptions	**Year**	**Major or Minor**
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefrab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, proximity map, and site plan
2. The applicant has stated that they will match the material of the existing building.
3. The addition is located on the rear of the structure
4. The addition would be visible from Beulah Hill Road
5. The proposed addition is approximately 600 Square feet.

Conclusions of Law

Guideline Requirements:

1. Section V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. Section V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.
3. Section V.A.7 - Wall murals are not permitted in the Pinehurst Historic District. Section V.D.1 - Additions to commercial buildings **must** be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and **must** be congruous with the Pinehurst Historic District.
4. Section V.D.4 - Rooftop additions should be avoided but, if necessary, they **must be** compatible with the character of the building.

Guideline Recommendations:

1. Section V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.
2. Section V.A.4 - Paint colors should be in the Village of Pinehurst Color Palette.
3. Section V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
4. Section V.D.3 - Additions should be avoided on primary elevations and placed in the least conspicuous location.

Order

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
1 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 1 Carolina Vista:

The following conditions apply to approval of the Certificate of Appropriateness for 1 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 1 Carolina Vista based on the following:

EXHIBIT A

COA 2020-00145

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	1 CAROLINA VISTA
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	25800

Owner Information			
Name	PINEHURST, LLC (RESORTS OF PINEHURST)	Home Phone #	
Street Address	80 CAROLINA VISTA	Mobile Phone #	910-986-3038
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	910-295-6811
Email	CALVIN.BURKLEY@PINEHURST.COM		

Applicant			
Name	CALVIN BURKLEY	Other Phone #	910-295-6811
Email	CALVIN.BURKLEY@PINEHURST.COM	Street Address	80 CAROLINA VISTA
Mobile Phone #	910-986-3038	City, State, Zip Code	PINEHURST, NC 28374

EXHIBIT A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	4582
Name	Tise Kiester Architects, PA
Street Address	119 E. Franklin Street
City, State, Zip	Chapel Hill, NC 27514
Phone #	919.967.0158
Email	dtise@tisekiester.com

General Information

Description of Changes to the Structure	This is an addition to the south end of the Pinehurst No. 2 Clubhouse. It is an extension of the existing Pro Shop. The new conditioned space does not create any additional building footprint. The proposed structure is being constructed over what is currently and uncovered porch. A recent storm detached a small metal roof structure from the larger building. The new massing will follow the lines of the arcade to the west and the Pro Shop colonnade to the east. The roofing materials will blend with existing roofs. The exterior skin will be stucco to match adjacent structures punctuated by windows and a small wood wainscot. The windows are articulated to blend with existing windows.

Type of Work	☒ Addition	☐ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☐ No
Includes Tree Removal	☐ Yes ☐ No
Estimated Cost of Construction	$200,000

EXHIBIT A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	STUCCO	STUCCO	MATCH EXISTING (BEIGE)
Rear Elevation	n/a		
Right Elevation	n/a		
Left Elevation	STUCCO	STUCCO	MATCH EXISTING (BEIGE)
Trim	BUILDING TRIM = BEIGE | COLUMNS = WHITE (BOTH TO MATCH EXISTING)		
Windows	n/a	METAL CLAD WOOD	WHITE TRIM | CLEAR GLASS
Chimney	n/a		
Foundation	MATCH EXISTING - STUCCO WITH BRICK ACCENTS		
Front Door	n/a		
Shutters	n/a		
Garage Door	n/a		
Roof	n/a	STANDING SEAM METAL	RED (COLOR TO MATCH ADJCENT ROOFS)
Roof Exhaust Vents	n/a		
Front Porch	n/a		
Deck	n/a		
Patio	n/a		
Sidewalk	BRICK	BRICK	BRICK TO MATCH
Sky Lights	n/a		
Driveway	n/a		
House Number	n/a		
Other:_____			

Required Documents

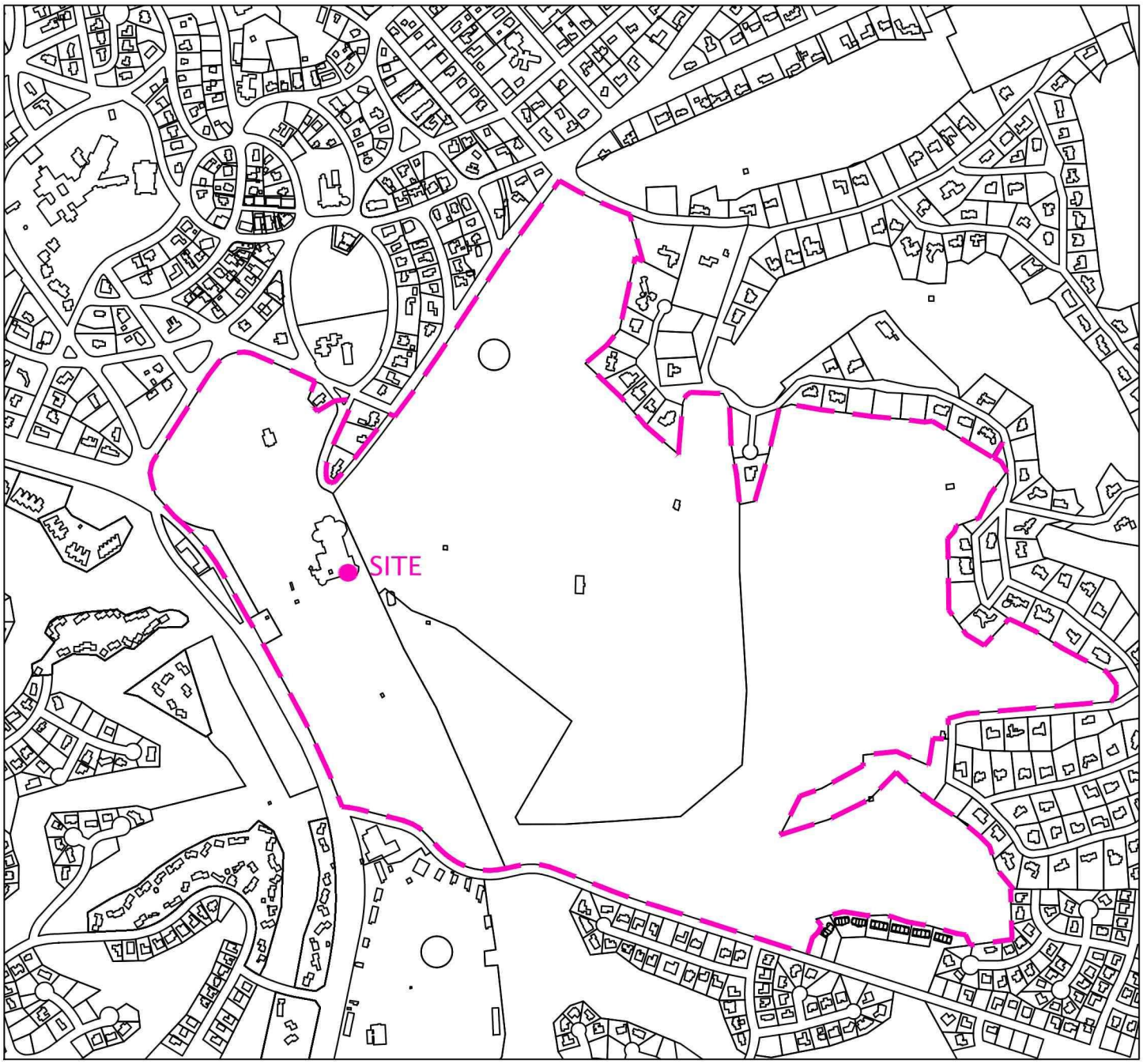
☐ Site Plan/Survey or Sketch	☐ Elevation Drawings
☐ Floor Plans	☐ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: 9-23-2020

EXHIBIT B



NORTH

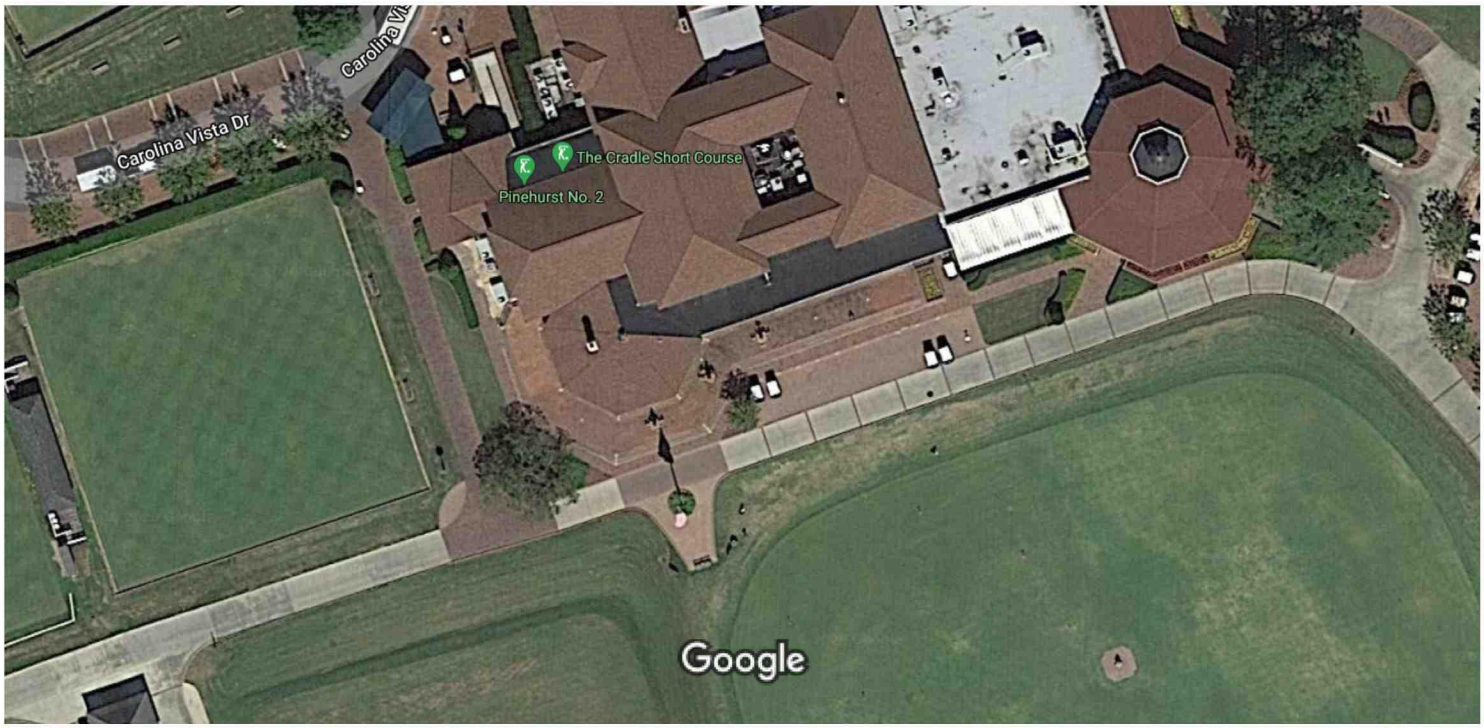
1000 0 500 1000 2000

1
C-00

VICINITY MAP

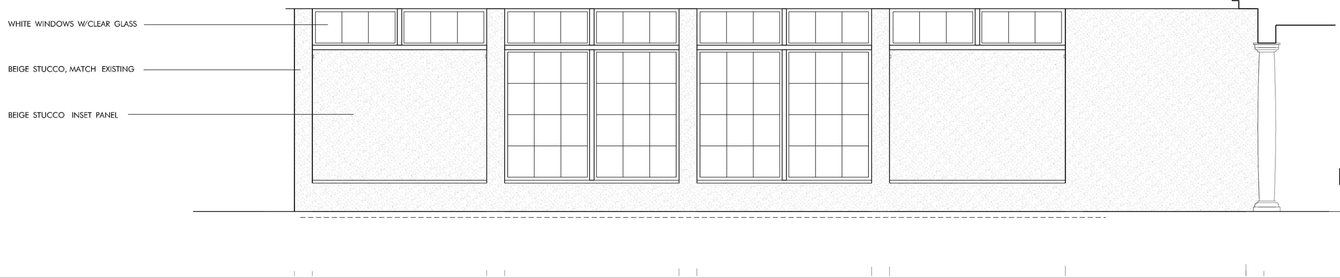
SCALE: 1" = 1000'-0"

Google Maps

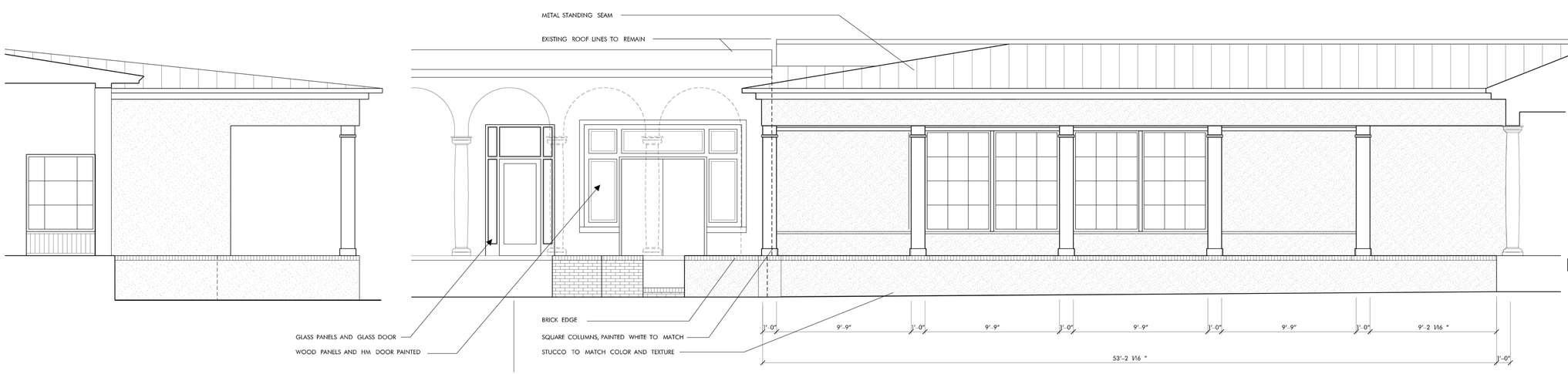


Imagery ©2020 Maxar Technologies, Map data ©2020 20 ft

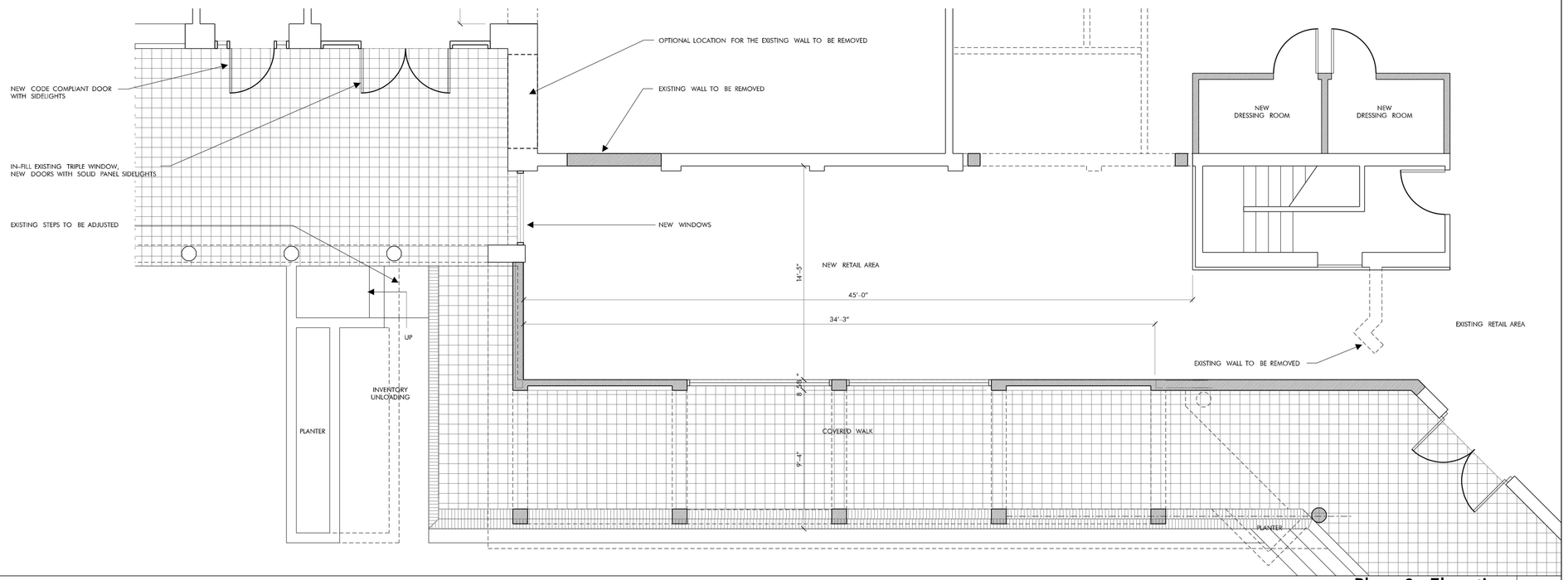
EXHIBIT D



Front Elevation @ Corridor



Front Elevation @ Columns



Plan & Elevation

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

1

TISE·KIESTER ARCHITECTS

TKa

119 E. Franklin St., Suite 300
Chapel Hill, NC 27514
Tel. 919.967.0158
Fax 919.967.0159
www.tisekiester.com

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

PRO SHOP

PINEHURST, NC

- Job Number: –
- Date: 2020-1012
- Revisions:

PRELIMINARY – NOT FOR CONSTRUCTION

BUILDING PLANS

Sheet

A1.1

$DATE$ $FILE$

EXHIBIT A

COA-2020-00144

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	35 ORANGE ROAD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	00028352

Owner Information			
Name	THOMAS OCONNOR	Home Phone #	—
Street Address	11220 ANGUS PL	Mobile Phone #	301 646-0411
City, State, Zip Code	POTOMAC MD 20854	Business Phone #	—
Email	tocetrustdfs.com		

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

SCANNED

EXHIBIT A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	SEE ATTACHMENTS		
Type of Work	☑ Addition	☑ Alteration	☐ New
Existing Use		**Proposed Use**	
☐ Vacant ☐ Single Family Low Density ☑ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☑ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition	—	☐ Yes ☑ No	
Includes Tree Removal	—	☐ Yes ☑ No	
Estimated Cost of Construction	[illegible]	$100,000	

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	wood	fiber cement lap	
Rear Elevation	"		SEE
Right Elevation	"		ATTACHMENT
Left Elevation	"		
Trim			
Windows	wood	wood/vinyl	
Chimney			
Foundation			
Front Door	vinyl	wood	
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____			

Required Documents

☐ Site Plan/Survey or Sketch	☑ Elevation Drawings
☐ Floor Plans	☐ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: 9/30/20

EXHIBIT B

Description of the Changes to 35 Orange Road– Phase Two

1. **Addition**: Frame in and enclose 4'x4' existing cinder block foundation on south side elevation (facing rear yard); see Drawing #H-1 "O'Connor Residence Renovation & Addition" and enclosed photos

2. **Windows:** Replace 32 existing first floor (all elevations) and 5 existing second floor (rear and right side elevations; 2 double-hung windows and 2 casement) to upgrade window quality (energy efficient) and create uniform cottage look on all elevations. Current windows are hodgepodge of various styles, sashes, and shapes. The primary window type on the primary floor will be 6-over-1 cottage style (wood interior/vinyl exterior with simulated divided light/SDL grilles) and larger lower sashes;

   Install French-style hinged double patio door in bedroom acing rear elevation (right side) with adjoining brick steps to ground level (patio to be constructed at later date);

   NOTE: all other historic windows (10) on structure to be restored - 5 on second story/front elevation, 3 on first story/right side elevation, and 1 on front elevation and 1 adjacent to same on right side elevation/hidden in drawings (these last 2 are to be moved to rear elevation and placed as sidelites on either side of French patio doors on rear elevation

   See "Window Schedule" and individual window replacement descriptions on see Drawing #H-1 "O'Connor Residence Renovation & Addition"

3. **Front Door and Stoop**: Replace current pre-hung vinyl door and sidelite with wood door with top fixed transom; door and frame to be raised approximately 3 inches to align door top rail with casement windows (current door assembly sits lower than windows on front elevation).

   Front stoop and steps to be raised approximately 3 inches (one layer of brick across all surfaces) to align stop with new door height;

4. **Siding:** Remove all existing wood (mix of wood plank and plywood) and replace with fiber cement lap siding (5" reveal)

5. **Back Stoop**: Remove all existing stoop materials (wood steps laid over cinder block) and replace with red brick (matching front stoop and rear patio door steps); black iron rails on either side.

EXHIBIT B

6. **Accessory Building**: Replace existing siding (German lap siding), trim, 2 windows (same style, material, size), roofing material (same style, size, and color), and vertical slat wood doors (same style, size, and color); if sourced, recycled historic barn wood to be used

7. **Painting**: Per VOP approved color palette, the following colors are selected for the entirety of the structure-
   a. Siding - Powder Sand OC-113
   b. Trim - Moonlight White 2143-60
   c. Door - Jumel Peachtone HC-54

EXHIBIT C

October 1, 2020

Historic Preservation Commission (HPC)
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

Dear Ladies and Gentlemen of the Commission:

This application for a Certificate of Appropriateness (COA) is the second of two I am presenting to the Commission. (The first was submitted on June 4, 2020, reviewed and approved (COA # COA-2020-00077).

I come to the HPC requesting a Certificate of Appropriateness (COA) for remaining major work on the subject property, 35 Orange Road Pinehurst, NC 28374

Descriptions of the subject property, its historic considerations, and information about the property owner are presented in my earlier memo entitled "HPC Memo June 2020", already in the Commission's file on this project.

Thank you for your consideration of this request.

Most respectfully,

Thomas J. O'Connor
35 Orange Road
Pinehurst, NC 28374

EXHIBIT B

EXHIBIT D

June 4, 2020

Historic Preservation Commission (HPC)
Village Of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

Dear Ladies and Gentlemen of the Commission:

I am commencing a full restoration of 35 Orange Road over the coming months. I come to the HPC requesting a Certificate of Appropriateness (COA) for major work for the first phase, a realignment and repair of a front-facing section of the roofline. (I am submitting two separate applications for major work due to the pacing and planning of the work to be completed).

This first application to change this section of the front-facing roof-line is needed to align the entirety of the street-facing roofline and gutters. (I will be submitting a second application for a COA/major work for the majority of rehabilitation/restoration - siding, doors, etc. - after we complete the requested minor work and the roof re-alignment.

Subject Property

35 Orange Road, a half acre parcel (Lot 1308) which borders the Holly Inn parking lot to the south and an outparcel owned by the Pinehurst Corporation to the west. This parcel has a main 2 story cottage ("Holly House") facing Orange Road, and storage building/garage along the back (southwest) property line.

Your property file will show a demolition permit granted in 2007 to remove a dilapidated cottage and this same storage building/garage back. These structures are identified in the (previously submitted) Raynor Survey (dated 4/27/07) as "1 Story Cottage" and "Storage Building". At the time, I demolished the cottage *but upon further consideration of the historical value of the garage, I preserved it for future restoration.* Its rehabilitation will occur later this year or next. Your file will also how a COA granted for a white picket fence and gate in 2018. I never added the picket fence but plan to do so upon completing the rehabilitation to the house.

Historic Considerations

The subject property's main 2 story cottage ("Holly House") was built in 1914, and deemed within and 'contributing' to the Pinehurst historic district by the 1973 National

EXHIBIT B

EXHIBIT D

Register Historic District survey. The original structure was a square-shaped cottage with laid brick foundation and a 45degree gable roof; the street facing shed additions were first added and shown on he 'Maps of Pinehurst by R.E. Wicker, Dates 1928 thru 1966', and subsequent side and rear shed additions added at later dates with no record of when.

Currently, the structure has several fixed and double hung original windows, including the casement windows facing the street. There is also a mix or non-historic double hung windows that have been installed on the side and rear sides of the house over the years.

In the 15 years I have owned this house, there has been no structural changes to the house. I have made 3 changes to the utilities; 1) re-routing the electrical line from above ground to underground (2010), removing the oil-burning furnace and outside tank (2018) and adding a modern central natural gas and air conditioning system (2018).

About the Owner

Thomas J. O'Connor has conducted historic preservation in Wilmington, NC 2003 – 2009 Under company banner Osprey Holdings, LLC, Mr. O'Connor completed the Federally certified historic preservations of the Curtis Foster House, an Italianate-style structure circa 1865 and the Horace Bagg House, a Queen Anne -style structure circa 1880. Each were granted Preservation of the Year Awards by the Historic Wilmington Foundation (2009 and 2006 respectively). Prior to this planned restoration or 35 Orange Road, Mr. O'Connor restored the cottage and garage at 100 Kelly Road in the Village in 2005.

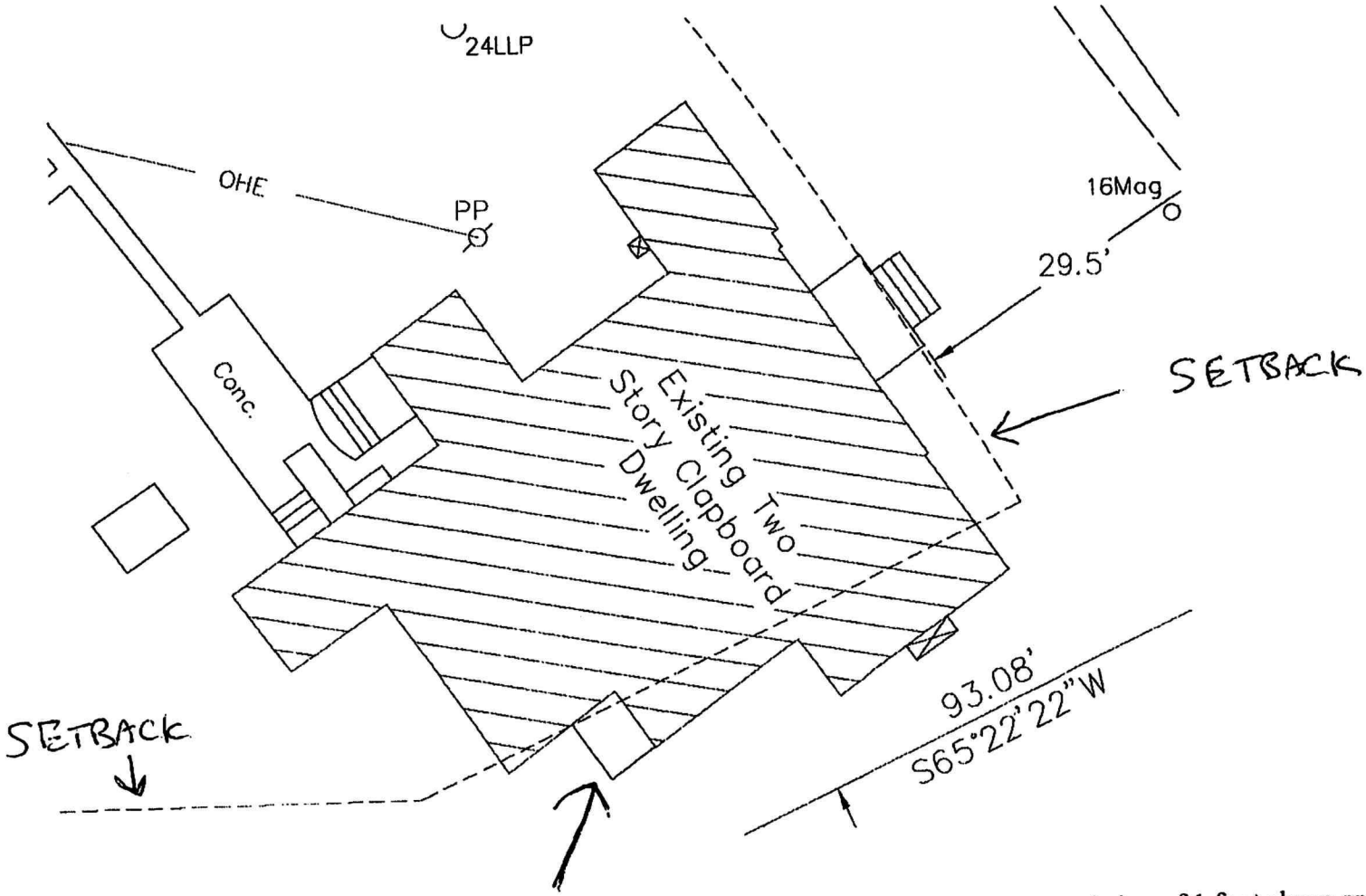
Thank you for your consideration of this request.

Most respectfully,

Thomas J. O'Connor
35 Orange Road
Pinehurst, NC 28374

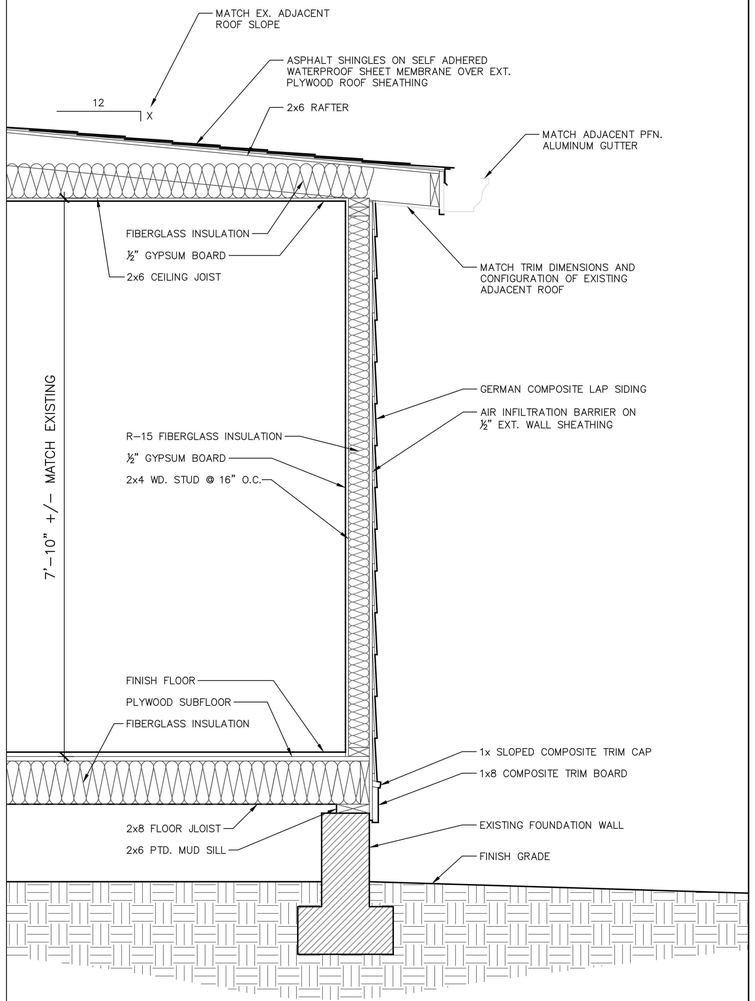
EXHIBIT E

Exhibit 1

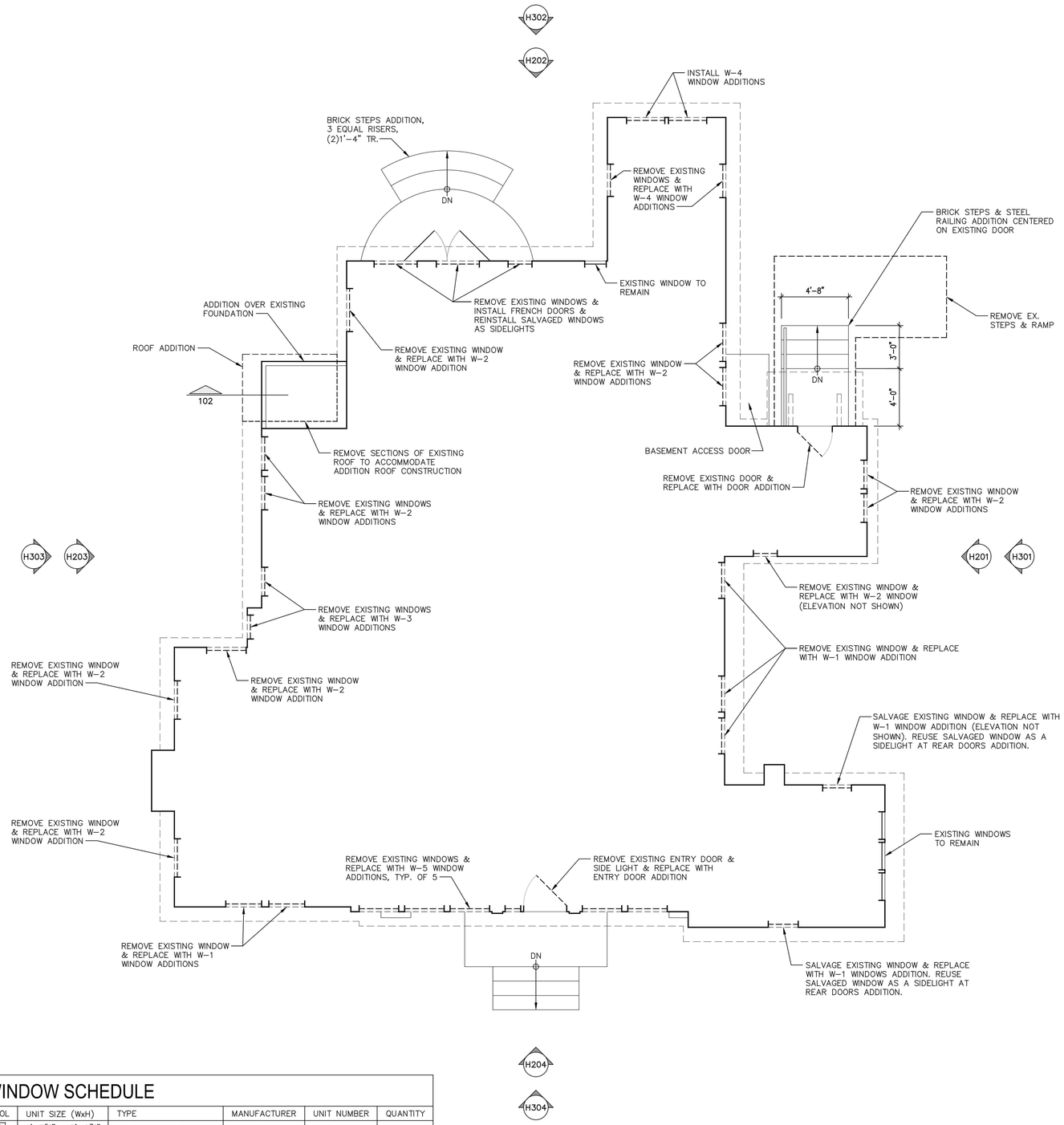


Existing cinder-blocked "hatch" with shed roof that is 4ft wide x 4ft long x 7ft deep, consisting of 1 foot above ground (plus several vertical inches of roofing) and 6 feet below grade and tied into existing subterraneous foundation); to be framed and tied into existing south elevation and new roof section to be tied into existing roofline (see photos of existing "hatch")

EXHIBIT F



102 ADDITION WALL SECTION SCALE: 1" = 1'-0"



101 RENOVATION & ADDITIONS FLOOR PLAN SCALE: ¼" = 1'-0"

WINDOW SCHEDULE

SYMBOL	UNIT SIZE (WxH)	TYPE	MANUFACTURER	UNIT NUMBER	QUANTITY
W-1	2'-7⅝" x 5'-0⅞"	DOUBLE HUNG COTTAGE	ANDERSEN	TW26410C	10
W-2	2'-7⅝" x 4'-0⅞"	DOUBLE HUNG COTTAGE	ANDERSEN	TW26310C	11
W-3	1'-9⅝" x 2'-1⅝"	TRANSOM	ANDERSEN	TWT18111	2
W-4	2'-7⅝" x 1'-9⅝"	TRANSOM	ANDERSEN	TW2617	7
W-5	1'-5" x 4'-11⅞"	MULLED CASEMENT	ANDERSEN	(2) CR115	5
W-6	1'-9⅝" x 2'-3⅝"	TRANSOM	ANDERSEN	TWT1821	2

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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O'CONNER RESIDENCE
RENOVATION & ADDITIONS

35 ORANGE ROAD, PINEHURST, NORTH CAROLINA

- FLOOR PLANS / ADDITION WALL SECT.
- SCALE : AS NOTED
- DATE : 9 / 28 / 2020
- DRAWING NO. :

H-1

EXHIBIT G

201 RIGHT SIDE ELEVATION

202 REAR ELEVATION

203 LEFT SIDE ELEVATION

204 FRONT ELEVATION

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

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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O'CONNER RESIDENCE
RENOVATION & ADDITIONS

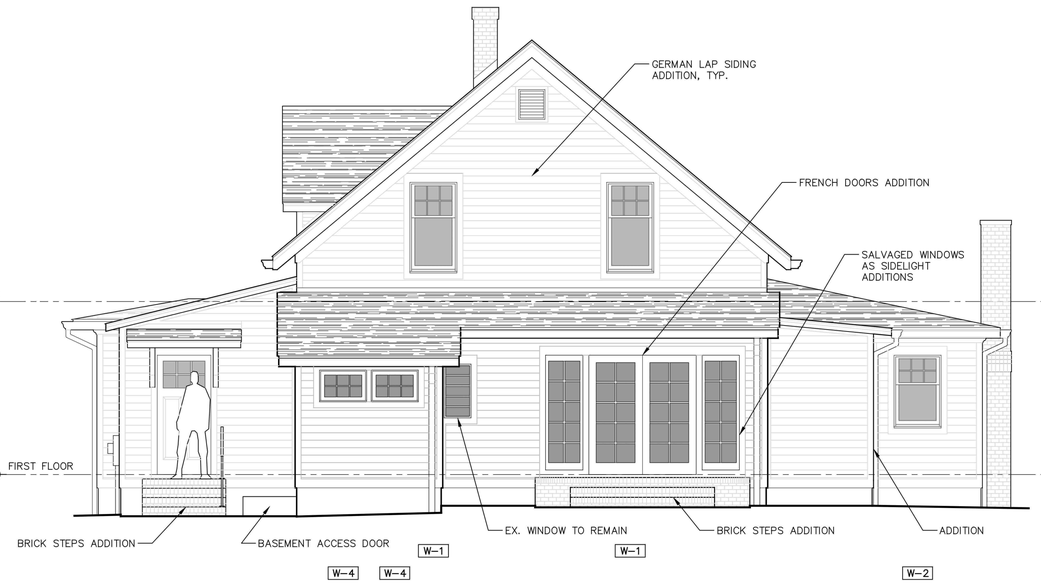
35 ORANGE ROAD, PINEHURST, NORTH CAROLINA

- EXISTING ELEVATIONS
- SCALE : 1/4" = 1'-0"
- DATE : 9 / 28 / 2020
- DRAWING NO. :

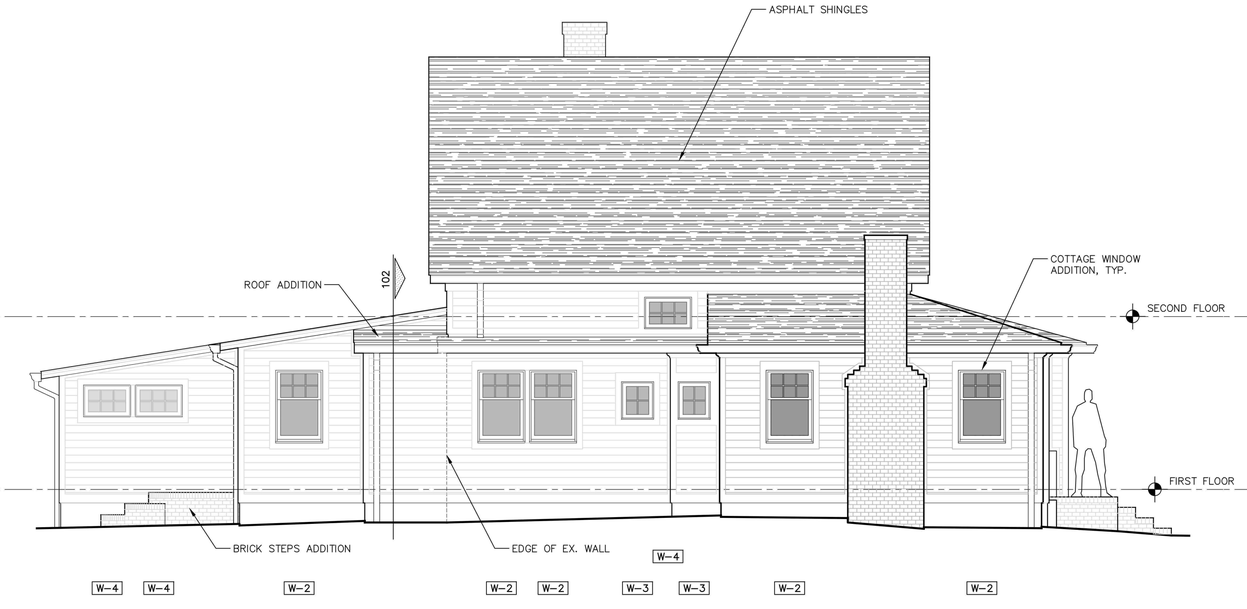
H-2

EXHIBIT H

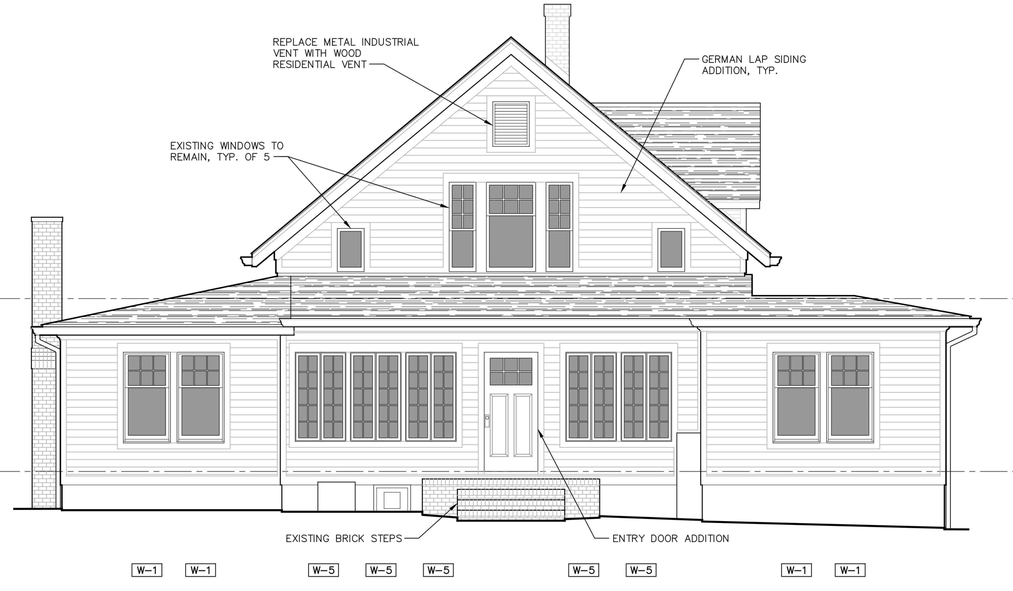
301 RIGHT SIDE ELEVATION



302 REAR ELEVATION



303 LEFT SIDE ELEVATION



304 FRONT ELEVATION

RENOVATION & ADDITIONS ELEVATIONS SCALE: ¼" = 1'-0"

Imark Design
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(910)-944-3486
imark.drafting@yahoo.com

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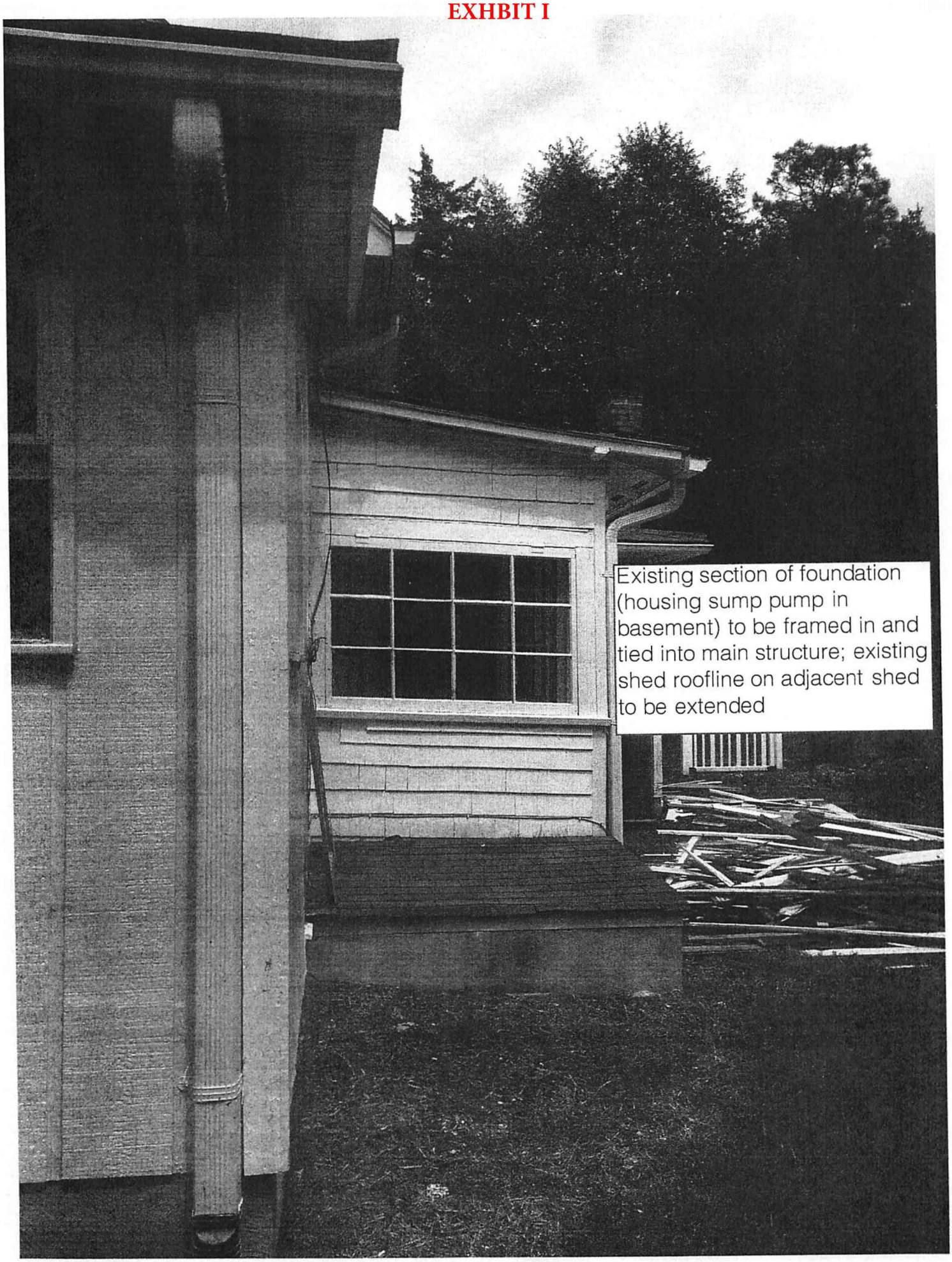
O'CONNER RESIDENCE
RENOVATION & ADDITIONS

35 ORANGE ROAD, PINEHURST, NORTH CAROLINA

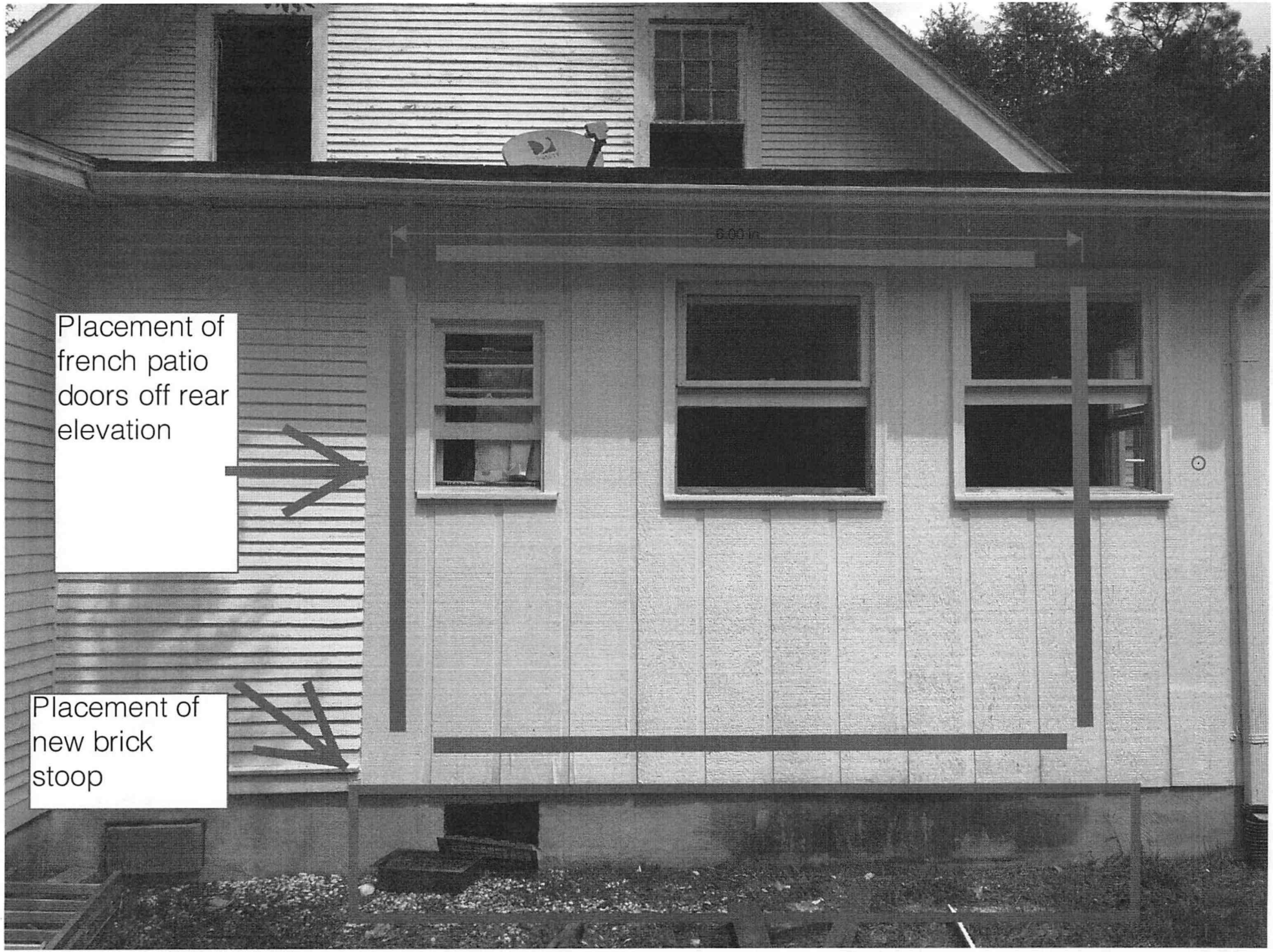
- RENOVATION & ADDITIONS ELEVATIONS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 28 / 2020
- DRAWING NO. :

H-3

EXHBIT I


Existing section of foundation (housing sump pump in basement) to be framed in and tied into main structure; existing shed roofline on adjacent shed to be extended

EXHBIT J


Placement of french patio doors off rear elevation
Placement of new brick stoop

EXHBIT K

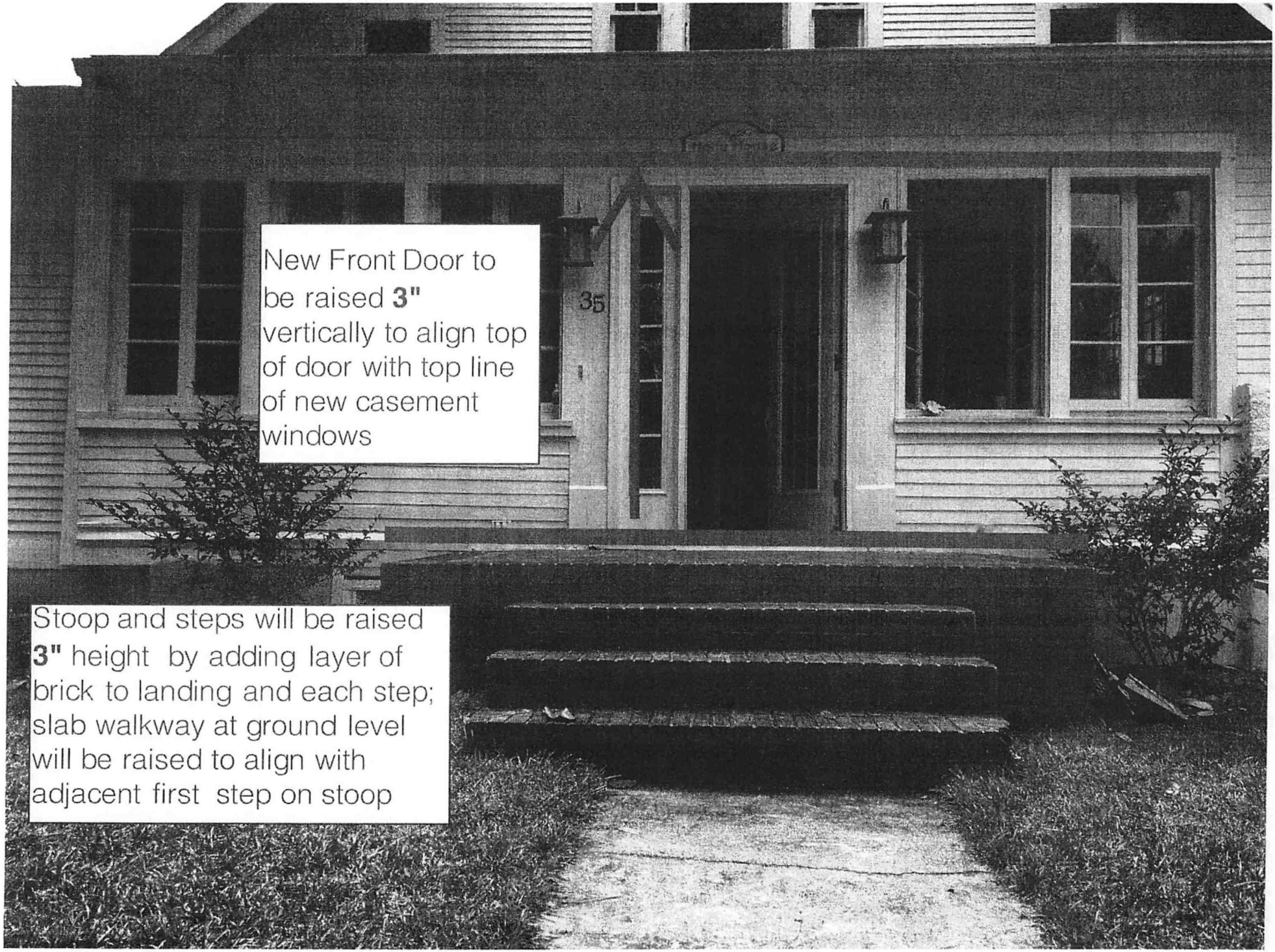

New Front Door to be raised **3"** vertically to align top of door with top line of new casement windows
35
Stoop and steps will be raised **3"** height by adding layer of brick to landing and each step; slab walkway at ground level will be raised to align with adjacent first step on stoop

EXHIBIT L

Andersen WINDOWS • DOORS

400 SERIES

TILT-WASH FULL-FRAME WINDOWS

Table of Tilt-Wash Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)

CUSTOM WIDTHS – 21 5/8" to 45 5/8"

CUSTOM HEIGHTS – 36 7/8" to 92 7/8"

3'-0 7/8" (937)	3'-0 7/8" (937)	13 15/16" (354)	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210
3'-4 7/8" (1038)	3'-4 7/8" (1038)	15 15/16" (405)	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832
3'-8 7/8" (1140)	3'-8 7/8" (1140)	17 15/16" (456)	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836
4'-0 7/8" (1241)	4'-0 7/8" (1241)	19 15/16" (506)	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310
4'-4 7/8" (1343)	4'-4 7/8" (1343)	21 15/16" (557)	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842
4'-8 7/8" (1445)	4'-8 7/8" (1445)	23 15/16" (608)	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046◊	TW3446◊	TW3846◊
5'-0 7/8" (1546)	5'-0 7/8" (1546)	25 15/16" (659)	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410◊	TW30410◊	TW34410◊	TW38410◊
5'-4 7/8" (1648)	5'-4 7/8" (1648)	27 15/16" (710)	TW1852	TW2052	TW2452	TW2652	TW2852◊	TW21052◊	TW3052◊	TW3452◊	TW3852◊
5'-8 7/8" (1749)	5'-8 7/8" (1749)	29 15/16" (760)	TW1856	TW2056	TW2456	TW2656◊	TW2856◊	TW21056◊	TW3056◊	TW3456◊	TW3856◊
6'-0 7/8" (1851)	6'-0 7/8" (1851)	31 15/16" (811)	TW18510	TW20510	TW24510◊	TW26510◊	TW28510◊	TW210510◊	TW30510◊	TW34510◊	TW38510◊
6'-4 7/8" (1953)	6'-4 7/8" (1953)	33 15/16" (862)	TW1862	TW2062	TW2462◊	TW2662◊	TW2862◊	TW21062◊	TW3062◊	TW3462◊	TW3862◊

continued on next page

Custom-size windows are available in 1/8" (3) increments

Cottage or reverse cottage sash ratio available for these heights in all widths. Size tables for cottage or revserse cottage sash are avilable at **andersenwindows.com.**

Cottage | Reverse Cottage

LARGER LOWER SASH

- "Window Dimension" always refers to outside frame to frame dimension.
- **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Dimensions in parentheses are in millimeters.

◊ Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

EXHBIT L

400 Series Tilt-Wash Transom Window (TWT) (2006 to Present)

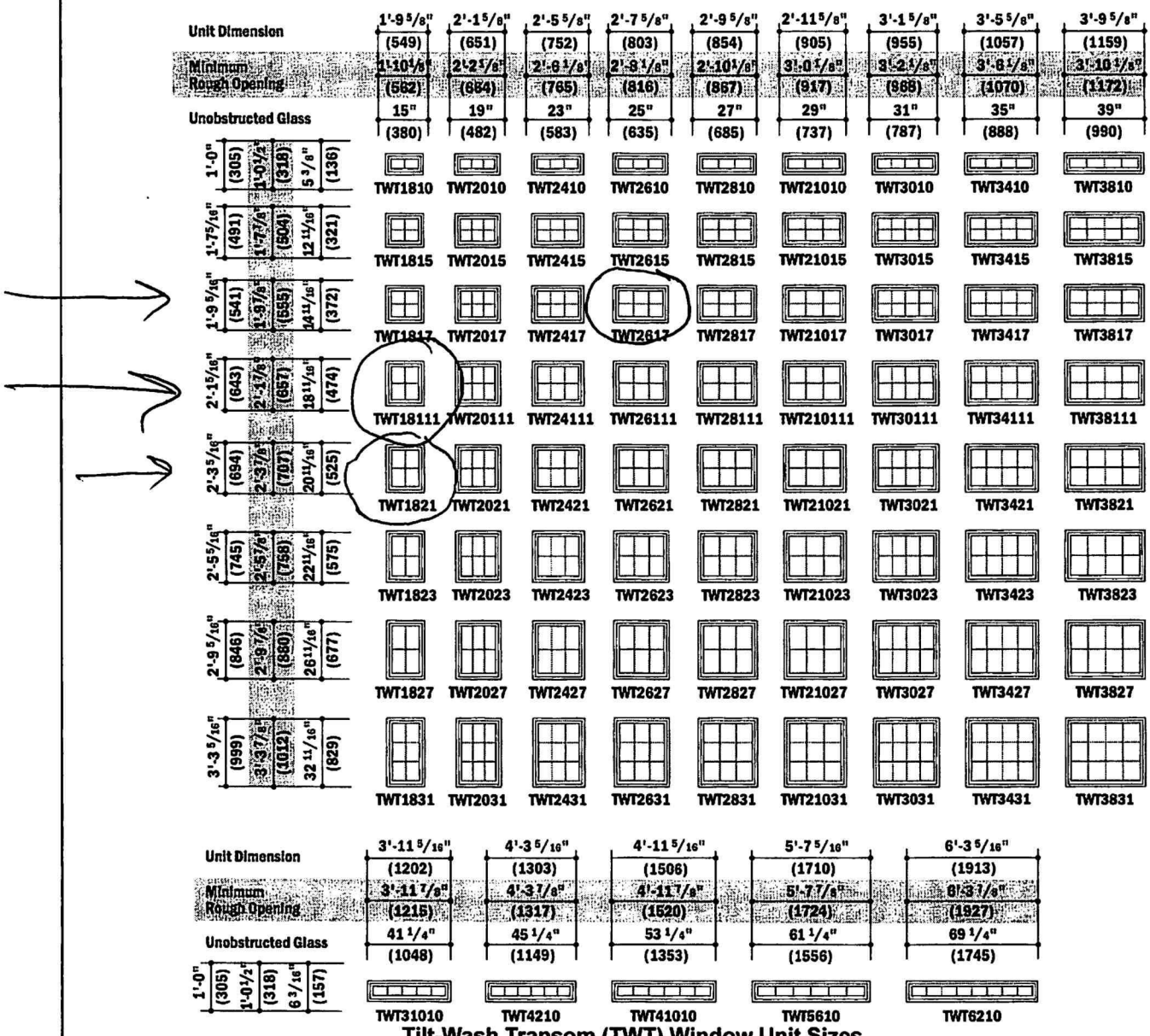
Transom Windows

Unit Sizes

Unit Size Chart - Transom Windows

Note:
Unit Dimension refers to overall outside-to-outside frame. Unobstructed Glass refers to visible glass dimensions. Numbers in parentheses are metric measurements.

Table of Transom Unit Sizes Scale 1/8" = 1'-0" (1:96)

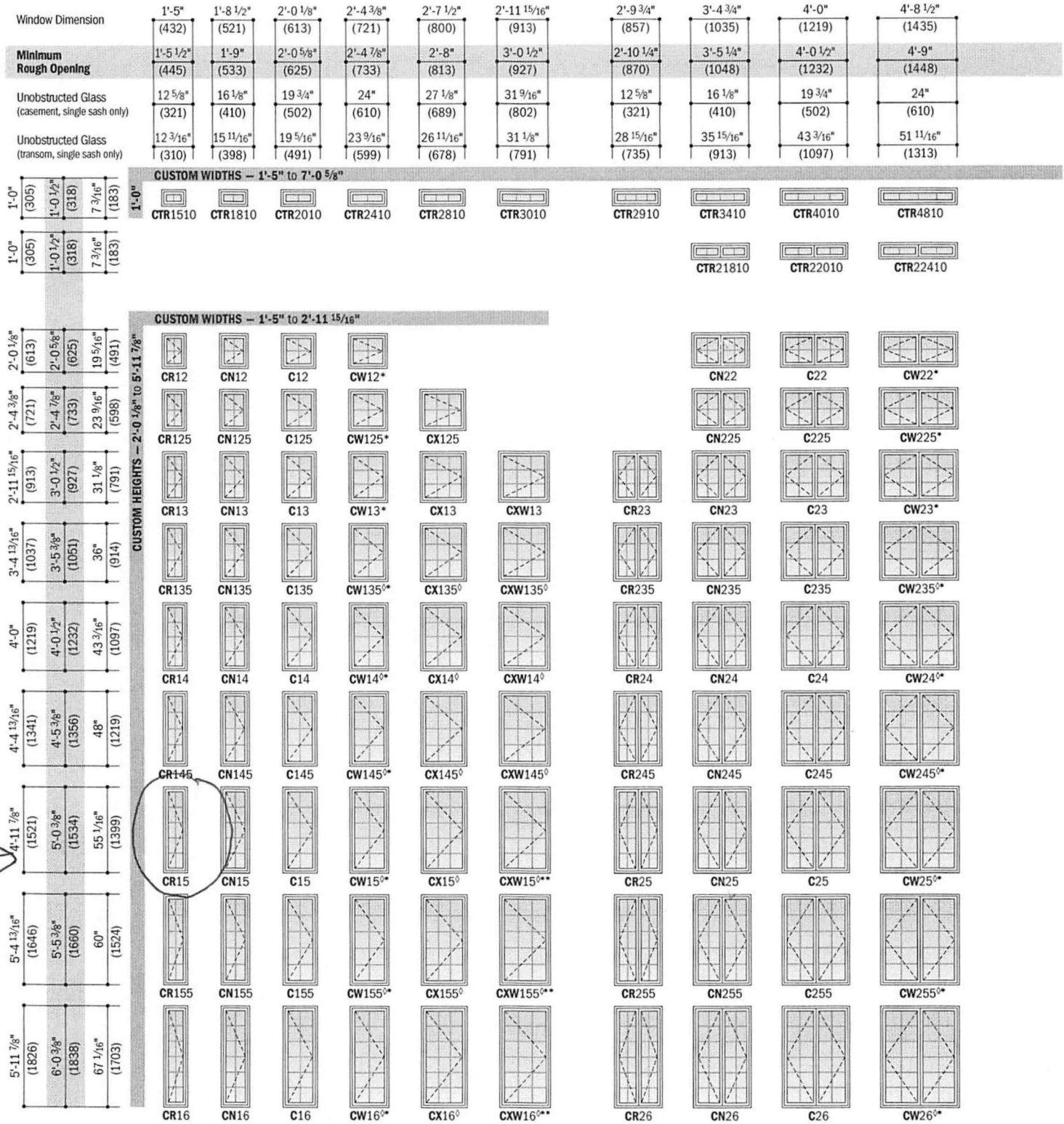


Tilt-Wash Transom (TWT) Window Unit Sizes

Unit viewed from exterior.

Table of Casement and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96



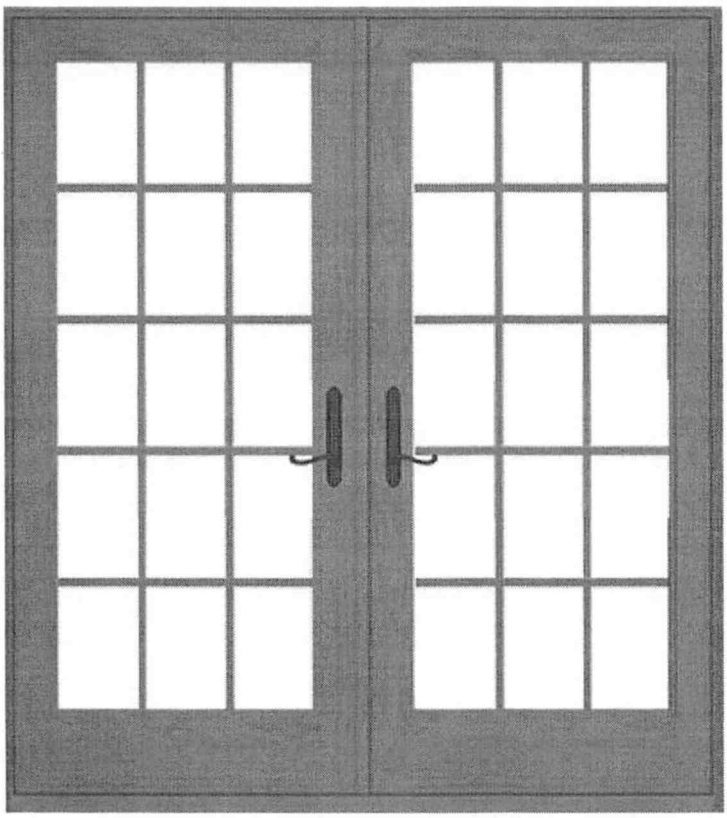
- "Window Dimension" always refers to outside frame to frame dimension.
- **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Dimensions in parentheses are in millimeters.

◊ Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hardware, straight or split arm operator, specified.

*Meet clear opening width of 20" (508) using sill hinge control bracket with split arm operator specified (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) with straight arm operator specified.

**Available with straight arm operators only.

EXHIBIT L



Interior Exterior

400 SERIES

FRENCHWOOD® HINGED PATIO DOOR

★★★★½ 4.3 (35)

400 Series hinged patio doors make a dramatic statement and add great ventilation. Their French door styling goes well with any home style. Made of wood protected by a vinyl exterior, it's our best-selling hinged patio door.

- Opens into the room to provide maximum patio space
- Wood protected by vinyl exterior
- Durable and time-tested
- Blinds-between-the-glass option
- Available in standard sizes as single panel, 2-panel and 3-panel configurations. Custom sizes also available.

Need help with installation? Find an Andersen Certified Contractor in your area.

EXHBIT N

allura™
Making the Material Difference

Fiber Cement Siding Specification Sheet
Section 07466

PART 1 GENERAL

1.1 Section Includes

A. Siding panels.

B. Soffit panels.

C. Accessories and trim.

1.2 Related Sections

D. Section 06100 - Rough Carpentry: Framing and Sheathing.

E. Section 07900 - Joint Sealers.

F. Section 09900 - Paints and Coatings: Field painting.

1.3 References

A. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants

B. ASTM C 1185 - Standard Test Methods for Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards

C. ASTM C 1186 - Standard Specification for Flat Non-Asbestos Fiber Cement Sheets

D. ASTM E 72 - Standard Test Methods of Conducting Strength Tests of Panels for Building Construction

E. ASTM E 84 -- Standard Test Method for Surface Burning Characteristics of Building Materials

F. ASTM E 136 - Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 Degrees C

G. ASTM E 330-97 – Structural Performance of exterior windows, curtain walls and doors by uniform static air pressure difference.

1.4 Submittals

A. Make submittals under provisions of Section 01300.

B. Product Data: Manufacturer's data sheets on each product to be used, including:

1. Preparation instructions and recommendations.

2. Storage and handling requirements and recommendations.

3. Installation methods, including nailing patterns.

4. Applicable model code authority evaluation report (ICC, CCMC, etc.)

1.5 Quality Assurance

A. Installer Qualifications: Provide installer with not less than three years of experience with products similar to those specified.

1.6 Delivery, Storage, and Handling

A. Store products off the ground, on a flat surface, and under a roof or separate waterproof covering.

1.7 WARRANTY

A. Provide Allura 50 year limited siding warranty.

B. Allura ColorMax Finish – provide 15 year limited paint warranty

C. Register manufacturer's warranty, made out in Owner's name, with copy to Owner.

PART 2 PRODUCTS

2.1 Manufacturer

A. Allura by Plycem, 396 W. Greens Rd Suite 300 Houston, Texas 77067
main: (844) 4 ALLURA or (844) 425-5872 email: info@elementia.com www.alluraUSA.com

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 Panels

A. Fiber Cement Board Panels - General: Allura Fiber Cement Board Panels consist of cement, cellulose fiber and specialty additives formed under high pressure into boards with integral surface texture; complying with ASTM C 1186 Type A Grade II; machined edges; for nail attachment.

1. Surface Burning Characteristics: Flame spread index of 0, smoke developed index of 5, maximum; when tested in accordance with ASTM E 84 (Class I/A).
2. Flammability: Noncombustible, when tested in accordance with ASTM E 136.
3. Flexural Strength: At least 1450 psi (10 MPa) when in equilibrium condition, and at least 1015 psi (7 MPa) when in wet condition, tested in accordance with ASTM C 1185.
4. Coefficient of Thermal Expansion: Less than 1 x 10^-5/inch/inch/degree F (0.5 x 10^-5/degree C), when tested in accordance with ASTM E 228.
5. Freeze Thaw Resistance: At least 80 percent flexural strength retained, when tested in accordance with ASTM C 1185.
6. UV Resistance: No cracking, checking, or erosion, when tested for 2000 hours in accordance with ASTM G 26.
7. Water Tightness: No water droplets on underside, when tested in accordance with ASTM C 1185.

B. Horizontal Siding: Allura Lap Siding.

1. Thickness: 5/16 inch (7.9 mm), plus or minus .04 inch (1 mm).
2. Length: 12 feet (3657 mm), plus 0, minus 1/8 inch (3 mm).
3. Style: Smooth or Traditional Cedar lap siding.
    a. Width: 5-1/4 inches (133 mm) wide.
    b. Width: 6-1/4 inches (159 mm) wide.
    c. Width: 7-1/4 inches (185 mm) wide.
    d. Width: 8-1/4 inches (210 mm) wide.

e. Width: 9-1/4 inches (235 mm) wide.

f. Width: 12 inches (305 mm) wide.

4. Sealant/Primer: Our Primary Sealant/Primer.

5. Field Finish Paint: 100 percent acrylic latex as specified in Section 09900.

6. Factory Finish: Factory applied ColorMax Finishing System by Allura with 100 percent acrylic solid color as follows:

a. Snow
b. Linen
c. Sterling Gray
d. Desert Tan
e. Caramelized Pears
f. Grey Heron
g. Savannah Wicker
h. Natural Clay
i. Taupe
j. Plunge Pool
k. Olive
l. Pewter
m. Bark
n. Knights Armor
o. Autumn Red
p. Sable Brown
q. Red Rock Falls
r. Flagstone
s. Pacific Blue
t. Rock Cliffs
u. Granite Gray
v. Hearthstone
w. Ashen
x. Cavalry
y. Cool Charcoal

7. Factory Stain Finish (Traditional Cedar only): Factory applied Allura Fiber Cement Siding Premium Stain color as follows:

a. Cinder
b. Cedar
c. Mahogany
d. Maple
e. Slate

C. Simulated Shingle Siding: Allura Shakes.

1. **Style:** Perfection shingle, grooved, 7 inches (178 mm) exposure, 7/16" thickness 8-1/4 inches (210 mm) wide by 12 feet (3657 mm), plus 0, minus 1/8 inch (3 mm).
2. **Style:** Random square straight edge, cut between shingles, 5 inches (127 mm) exposure, 12 inches (305 mm) wide by 48 inches (1219 mm) long. ¼" or 5/16" thickness
3. **Style:** Random square straight edge, cut between shingles, 7 inches (178 mm) exposure, 16 inches (406 mm) wide by 48 inches (1219 mm) long. ¼" or 5/16" thickness
4. **Style:** Random square staggered edge, cut between shingles, 7 inches (178 mm) exposure, 16 inches (406 mm) wide by 48 inches (1219 mm) long. ¼" or 5/16" thickness
5. **Style:** Half-rounds full cut between shingles, 7 inches (178 mm) exposure, 16 inches (406 mm) wide by 48 inches (1219 mm) long. ¼" or 5/16" thickness
6. **Style:** Octagons full cut between shingles, 7 inches (178 mm) exposure, 16 inches (406 mm) wide by 48 inches (1219 mm) long. ¼" or 5/16" thickness
7. **Sealant/Primer:** Our primary Sealant/Primer.
8. **Field Finish Paint:** 100 percent acrylic latex as specified in Section 09900.
9. **Factory Finish:** Factory applied ColorMax Finishing System by Allura with 100 percent acrylic solid color as follows:

a. Snow
b. Linen
c. Sterling Gray
d. Desert Tan
e. Caramelized Pears
f. Grey Heron
g. Savannah Wicker
h. Natural Clay
i. Taupe
j. Plunge Pool
k. Olive
l. Pewter
m. Bark
n. Knights Armor
o. Autumn Red
p. Sable Brown
q. Red Rock Falls
r. Flagstone
s. Pacific Blue
t. Rock Cliffs
u. Granite Gray
v. Hearthstone
w. Ashen
x. Calvary
y. Cool Charcoal

10. Factory Stain Finish: Factory applied Allura Fiber Cement Siding Premium Stain color as follows:

a. Cinder
b. Cedar
c. Mahogany
d. Maple
e. Slate

11. Simulated Shingle Siding: Allura Shakes.
12. Thickness: ¼ inch (6.4 mm) plus or minus .031 inch (.8mm)

13. Style: Individual Shakes, 8" reveal with 18" length. Package comes with all 3 widths to apply in a straight or staggered appearance:
    a. Width: 6 ¼"
    b. Width: 8 ¼
    c. Width: 12"
14. Sealant/Primer: Our primary Sealant/Primer.
15. Field Finish Paint: 100 percent acrylic latex as specified in Section 09900.

D. Vertical Siding: Allura Vertical Siding.

1. Thickness: 5/16 inch (7.9 mm), plus or minus .04 inch (1 mm).
2. Size: 48 by 96 inches (1220 by 2440 mm). 3.

Size: 48 by 108 inches (1220 by 2743 mm). 4.

Size: 48 by 120 inches (1220 by 3048 mm).

5. Style: Smooth panel.
6. Style: Stucco texture panel.
7. Style: Cedar panel, no grooves.
8. Style: Cedar panel, 3/8 inch (9.5 mm) wide grooves at 8 inches (200 mm) on center.
9. Style: Ship Lap panel 3/8 inch (9.5 mm) wide grooves at 8 inches (200 mm) on center.
10. Sealant/Primer: Our primary Sealant/Primer.
11. Field Finish Paint: 100 percent acrylic latex as specified in Section 09900.
12. Factory Finish: Factory applied ColorMax Finishing System by Allura with 100 percent acrylic solid color as follows:

a. Snow
b. Linen
c. Sterling Gray
d. Desert Tan
e. Caramelized Pears
f. Grey Heron
g. Savannah Wicker
h. Natural Clay
i. Taupe
j. Plunge Pool
k. Olive
l. Pewter
m. Bark
n. Knights Armor
o. Autumn Red
p. Sable Brown
q. Red Rock Falls
r. Flagstone
s. Pacific Blue
t. Rock Cliffs
u. Granite Gray
v. Hearthstone
w. Ashen
x. Cavalry
y. Cool Charcoal

E. Soffit Panel: Allura Fiber Cement Soffit Panel.

¼" soffit panels are Type A, grade II. 5/16" soffit panels are Type A, grade I

1. Thickness: 1/4 inch (6 mm), (6.35 mm, plus or minus 0.8 mm).
2. Thickness: 5/16 inch (8mm) (Beadboard only)
3. Width: 48 inches (1220 mm).
4. Length: 8 feet (2440 mm), plus 0, minus 1/8 inch (3.17 mm).
5. Style: Smooth texture
6. Style: Cedar texture
7. Style: Beadboard texture
8. Sealant/Primer: Sealant/Primer.
9. Field Finish Paint: 100 percent acrylic latex as specified in Section 09900.

10. Thickness: 1/4 inch (6.35 mm), plus or minus 1/32 inch (0.8 mm).
11. Length: 12 feet (3657 mm), plus 0, minus 1/8 inch (3 mm).
12. Style: Smooth texture
    a. Width: 12 inches (305 mm) wide.
    b. Width: 16 inches (406 mm) wide.
    c. Width: 24 inches (610 mm) wide.
13. Style: Cedar texture
    a. Width: 12 inches (305 mm) wide.
    b. Width: 16 inches (406 mm) wide.
    c. Width: 24 inches (610 mm) wide.
14. Ventilated soffit.
15. Non-ventilated soffit.
16. Combination of Ventilated and Non-ventilated as indicated on the Drawings.
17. Sealant/Primer: Our primary Sealant/Primer.
18. Field Finish Paint: 100 percent acrylic latex as specified in Section 09900.
19. Factory Finish: Factory applied ColorMax Finishing System by Allura with 100 percent acrylic solid color as follows:

a. Snow
b. Linen
c. Sterling Gray
d. Desert Tan
e. Caramelized Pears
f. Grey Heron
g. Savannah Wicker
h. Natural Clay
i. Taupe
j. Plunge Pool
k. Olive
l. Pewter
m. Bark
n. Knights Armor
o. Autumn Red
p. Sable Brown
q. Red Rock Falls
r. Flagstone
s. Pacific Blue
t. Rock Cliffs
u. Granite Gray
v. Hearthstone
w. Ashen
x. Cavalry
Y. Cool Charcoal

20. Factory Stain Finish: Factory applied Allura Fiber Cement Siding

Premium Stain color as follows:

a. Cinder

b. Cedar

c. Mahogany

d. Maple

e. Slate

2.3 Accessories

A. Trim: Allura Trim/Fascia Board

Trims have been tested according to ASTM C-1 186 and ASTM C-1 185 standards and are classified as Type "A". Grade 1 fiber cement sheets intended for exterior applications, subjected to the direct action of sun, rain, or snow.

1. Size:

a. Thickness: 7/16 inch (11 mm) plus or minus (1 mm).

1) Width:

i. 3-1/2 inch (89 mm)

ii. 5-1/2 inch (140 mm)

iii. 7-1/4 inch (185 mm)

iv. 9-1/4 inch (235 mm) x.

11-1/4 inch (286 mm)

2) Length: 12 feet (3.657 m) plus or minus 1/8 inch (3.17 mm).

b. Thickness: 4/4" (3/4")

1) Width:

i. 2" (59 mm)

ii. 3" (76 mm)

iii. 4" (102 mm)

iv. 6" (153 mm)

x. 8" (203 mm)

xi. 10" (254 mm)

xii. 12" (305 mm)

2) Length: 12 feet (3.657 m) plus or minus 1/8 inch (3.17 mm).

c. Thickness: 5/4" (1")

1) Width:

i. 3" (76 mm)

ii. 4" (102 mm)

iii. 5" (127 mm).

iv. 6" (153 mm).

x. 8" (203 mm).

xi. 10" (254 mm).

xii. 12" (305 mm).

2) Length: 12 feet (3.657 m) plus or minus 1/8 inch (3.17 mm).

d. Thickness: 8/4" (1 ½")

i. 2" (59mm)

ii. 4" (102mm)

iii. 6" (153mm)

2. Sealant/Primer: Our primary Sealant/Primer.

B. Provide the following trim:

1. Starter strip for lap siding.
2. Outside corners, butted to siding.
3. Outside corners, overlapping siding.
4. Fascia board.

C. Sealant: Paintable, 100 percent acrylic latex caulk complying with ASTM C 920.

D. Sheet Metal Flashing: Minimum 26 gauge hot-dipped galvanized steel sheet, or coated aluminum.

E. Nails: Length as required to penetrate minimum 1-1/4 inch (32mm) into solid backing; hot-dipped galvanized or stainless steel.

F. Building Paper: Kraft or bituminous paper; not polyethylene or foil.

G. Field Finish Paint: 100 percent acrylic latex as specified in Section 09900.

PART 3 EXECUTION

3.1 Examination

A. Prior to commencing installation, verify governing dimensions of building and condition of substrate.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 Preparation

C. Examine, clean, and repair as necessary any substrate conditions that would be detrimental to proper installation.

D. Do not begin installation until unacceptable conditions have been corrected.

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: October 15, 2020
Subject: **Major COA Request for Northern Portion of 155 Everette Road (30 Kelly Road)**

Applicant:	Riley Walker Homes
Owners:	Judith Frances Davis Trustee
Professional:	Riley Walker Homes
Property Location:	Northern Portion of 155 Everette Road (30 Kelly Road)
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
Parcel ID#	Northern Portion of 00024457

Request and Background:

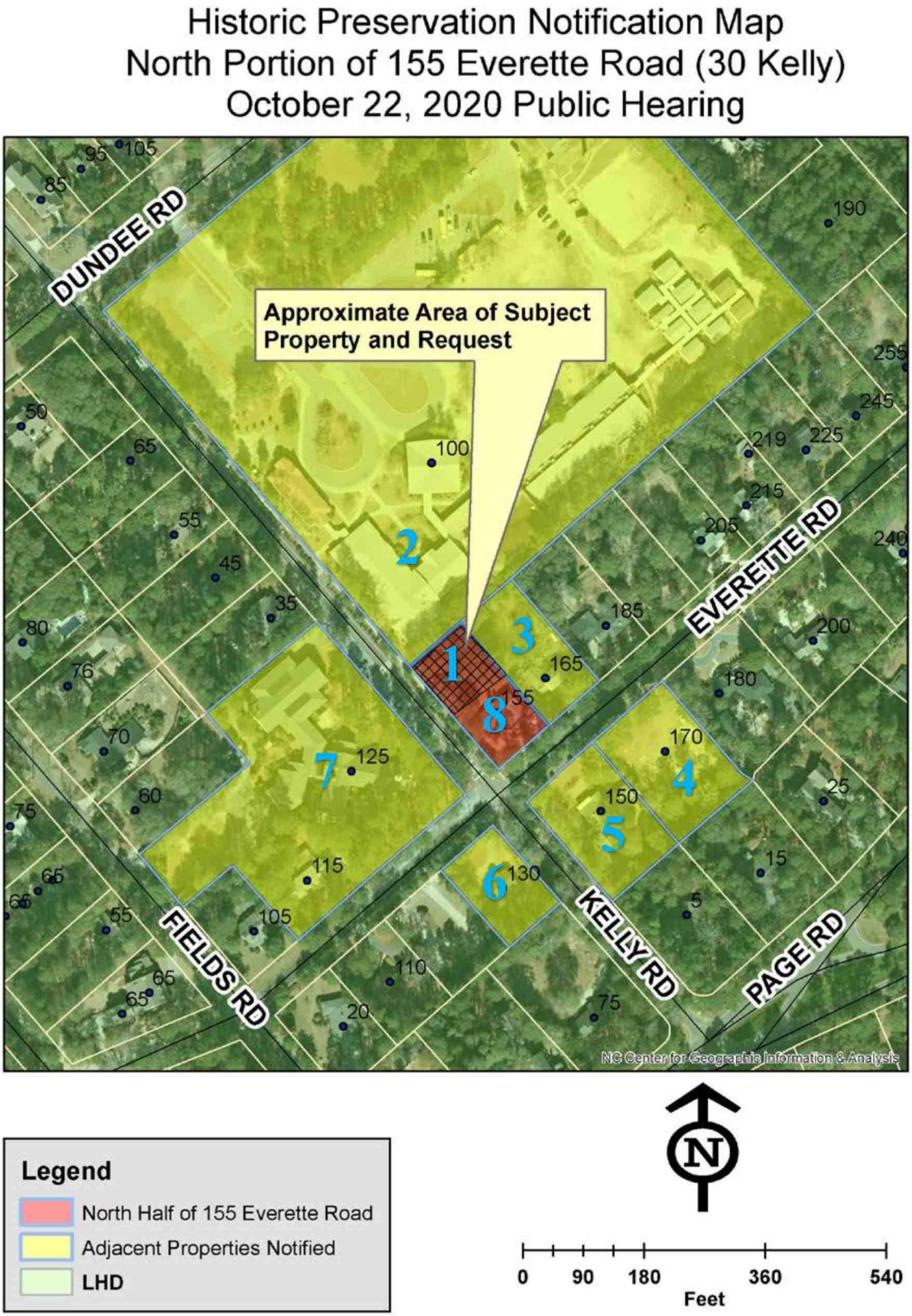
Riley Walker Homes is requesting a Certificate of Appropriateness for construction of a new single family residence located within the Pinehurst Historic District on the northern portion of 155 Everette Road (30 Kelly Road). The property can be further identified in the Moore County Tax Registry by Moore County parcel ID #00024457. The property owner is Judith Frances Davis Trustee and the applicant is Riley Walker Homes.

No previous applications have been submitted for this property.

30 Kelly Road is a vacant lot and not listed within the National Historic Landmark Survey. If approved the proposed new single family residence would be considered a non-contributing structure. Only one of the adjacent properties within the public hearing notification area is listed as a contributing structure. The table and map on the following pages indicates which, adjacent properties where notified and each property's National Historic Landmark survey status.

National Historic Landmark Survey Table for COA 30 Kelly Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	30 Kelly Road	NA	No	Not listed within the 1996 National Historical Landmark Survey
2	100 Dundee Road	NA	No	Not listed within the 1996 National Historical Landmark Survey
3	165 Everette Road	1928	No	Not listed within the 1996 National Historical Landmark Survey
4	170 Everette Road	2017	No	Not listed within the 1996 National Historical Landmark Survey
5	150 Everette Road	2002	No	Not listed within the 1996 National Historical Landmark Survey
6	130 Everette Road	NA	No	Not listed within the 1996 National Historical Landmark Survey
7	125 Everette Road	1930	Yes	The Community Church was organized in 1920, and services were held in the old Community House. On March 2, 1929, the cornerstone was laid, and the first service was held on September 7, 1930. The church is a handsome Colonial Revival brick structure with a classical tetrastyle portico, a cupola, round-arched windows, and side wings at the rear.
8	155 Everette Road	1983	No	Not listed within the 1996 National Historical Landmark Survey
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA 30 Kelly Road

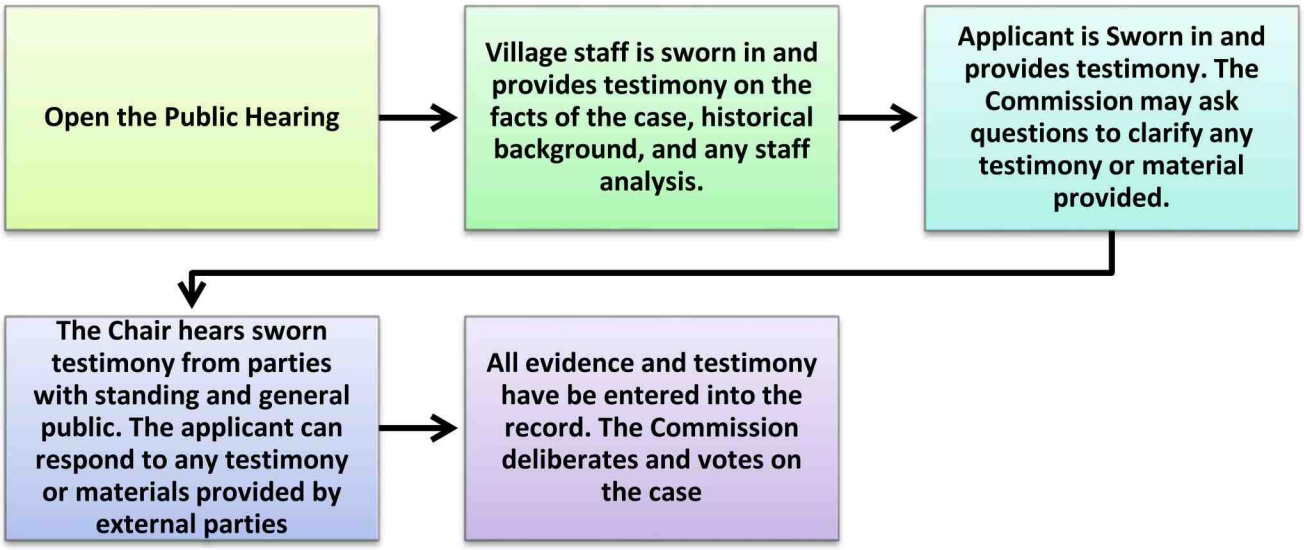


Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing.



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because new construction according to the Village of Pinehurst's Historic District Guidelines is considered Major Work. All Major Work **must** be approved by the Commission.

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

Applicable Guidelines Requirements:

GENERAL GUIDELINES

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.

   The proposed structure has elements of different architectural styles featured in the Historic District. The submitted building elevations illustrate the following: vertical (board and batton) siding, two front facing garage doors, a front entry featuring sidelight windows, two dormer windows on the front elevation, a screened-in porch on the rear elevation, multiple transom windows on the rear and side elevations, an architectural shingled roof, and metal accent roofing above the garage, dormer windows, and rear porch.

   The proposed project is adjacent to multiple large non-residential structures. Because of proximity to these non-residential structures (Village Chapel and Pinehurst Elementary) it is difficult to determine the compatibility of the proposed structure with the adjacent structures. However, there are existing homes in the Historic District that are of this proposed size and congruity is based on the district as a whole.

National Historic Landmark Survey Table for COA 2020-00106			
#*	Address	Number of Stories	Square Footage (Moore County GIS)
1	30 Kelly Road	2	2,895
2	100 Dundee Road	3	Not a Residential Structure
3	165 Everette Road	2	1,800
4	170 Everette Road	1	4,310
5	150 Everette Road	1	2,400
6	130 Everette Road	0	Not a Residential Structure (Parking Lot)
7	125 Everette Road	3	Not a Residential Structure
8	155 Everette Road	1	1,900

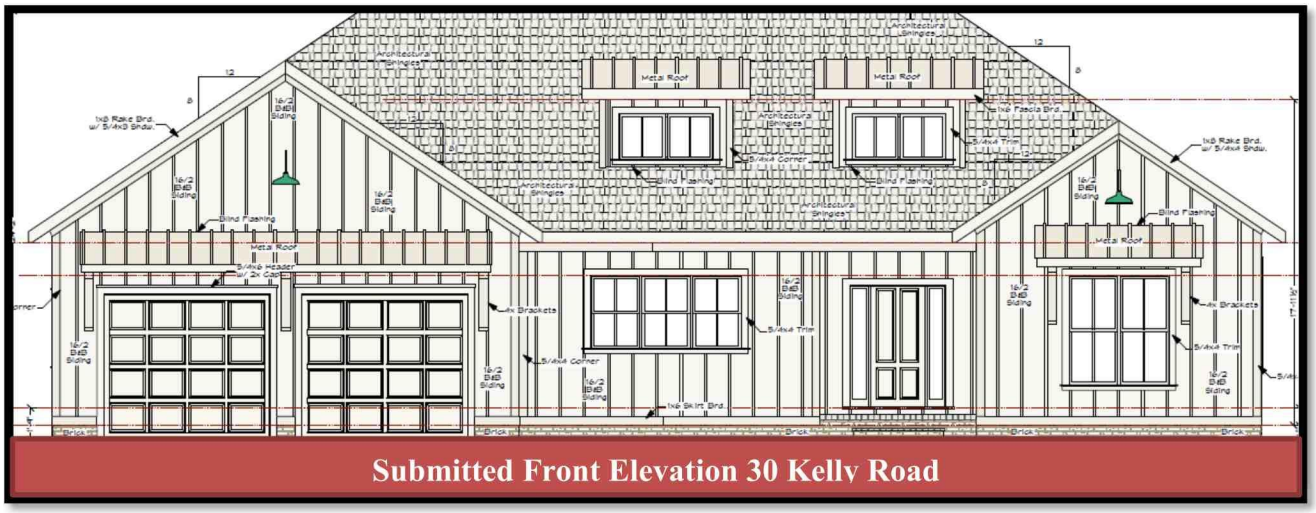
2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Guidelines herein as appropriate to specific projects.

The new residential structure meets the zoning requirements of the PDO. The proposed structure meets the height restrictions, setback restrictions, impervious surface restrictions, and landscaping requirements. Once a building application has been submitted the proposed project will be reviewed and approved in accordance the current building code.

WINDOWS AND DOORS

1. Section IV.C.1 - Window and door openings must be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.

The proposed doors and windows appear to be similar to other primary structures in the Pinehurst Historic District. The front elevation (street elevation) features mainly two over two vinyl windows and the front door is proposed to an oak door framed by vertical sidelight windows.



Submitted Front Elevation 30 Kelly Road

2. Section IV.C.2- Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.

It is unclear from the application materials if the windows will have true divided or simulated divided lights. It is also unclear from the application materials if snap if muntins will be used.

3. Section IV.C.3 - Glass block windows are not allowed on street-facing elevations.

Glass block windows have not been proposed based on the submitted application and elevations.

4. Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is not appropriate on street-facing elevations.

The application does not indicate whether paint, tint, or darkening film will be applied to any street facing elevations.

5. Section IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.

   Sliding doors have not been proposed on street facing elevations based on the submitted application and elevations.

SHUTTERS

1. Section IV.D.1 - Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.

   Shutters have not been proposed based on the submitted application and elevations.

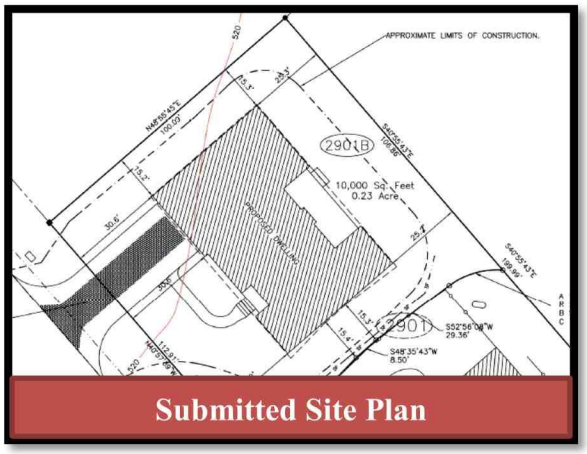
ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, must be compatible with features of the principal structure and must be congruous with other accessory structures in the Pinehurst Historic District.

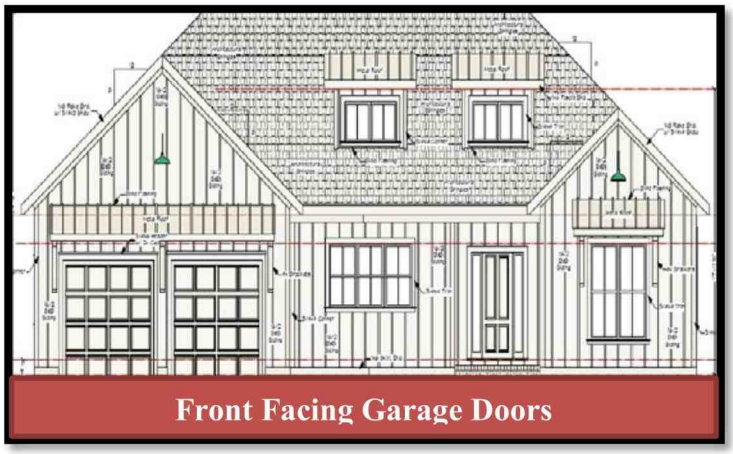
   The proposed new construction only includes an attached garage and a rear screened in porch. The garage is front facing and will be visible from the street. The screened-in porch will not be visible from the street because of its location in the rear yard.

2. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.

   The proposed garage is front facing and will feature multiple garage doors.



Submitted Site Plan


Front Facing Garage Doors

BUILDING MATERIALS

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

The proposed new construction will utilize a mix of exterior materials that is consistent with Guidelines. The main body of the structure including the trim, will be painted SW 7006 Extra White and the black windows, black front door, and brick foundation will be the accent colors for the structure. The proposed color scheme is consistent with the Guidelines.

Exterior Materials and Colors

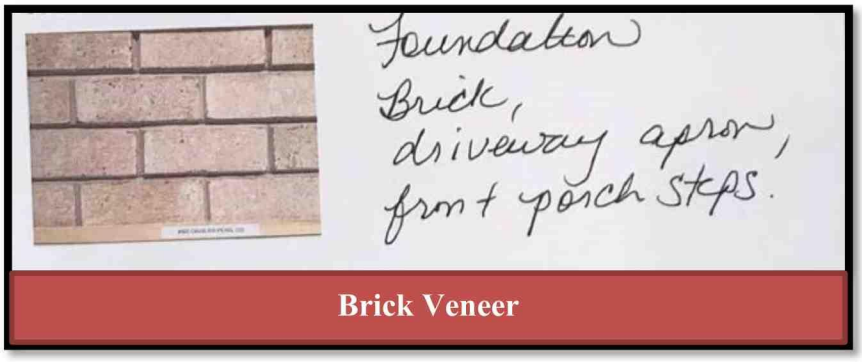
Element	Proposed Material	Proposed Color
All Elevations	B&B (Fiber Cement)	SW 7006 Extra White (BM OC 65 Chantilly Lace)
All Trim		SW 7006 Extra White (BM OC 65 Chantilly Lace)
Windows	Vinyl	Black Outside/White Inside
Chimney - none		
Foundation	Brick Façade	Cavalier Pearl (Lee Brick)
Front Door	Fiber Glass	Black (See picture)
Shutters – None		
Garage Door	Steel Clad	White (see picture)
Roof	Architectural Shingle	Black
Roof – Shed Dormers	Metal	Black
Roof Exhaust Vents – NA		
Front Porch	Cement with Brick Edge Step Lighting	Cavalier Pearl (Lee Brick) Black
Deck (Screened Porch) Steps to Grilling Pad	Cement, Tinted Cement, Tinted Step Lighting	Light Gray Light Gray Black
Patio (Grilling Pad)	Cement, Tinted	Light Gray
Sidewalk	Cement	Textured
Skylights – NA		
Driveway	Apron @ Street Brick Herring Bone Pattern Main – Gravel	Cavalier Pearl (Lee Brick) Light Blue Gray (Gray Blue?)
House Number		Black

Each proposed building material will be reviewed below for compliance with the Guidelines and whether it is consistent with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

The siding is proposed to be fiber cement siding in the vertical board and batton style. The material and design of the siding are compliant with the Guidelines for New Construction. The Guidelines do state that vertical siding should be limited to accents, however this only appears in the section for existing structures.

The application does not indicate the material selected for the trim. The proposed color for the trim is SW 7006 Extra White.

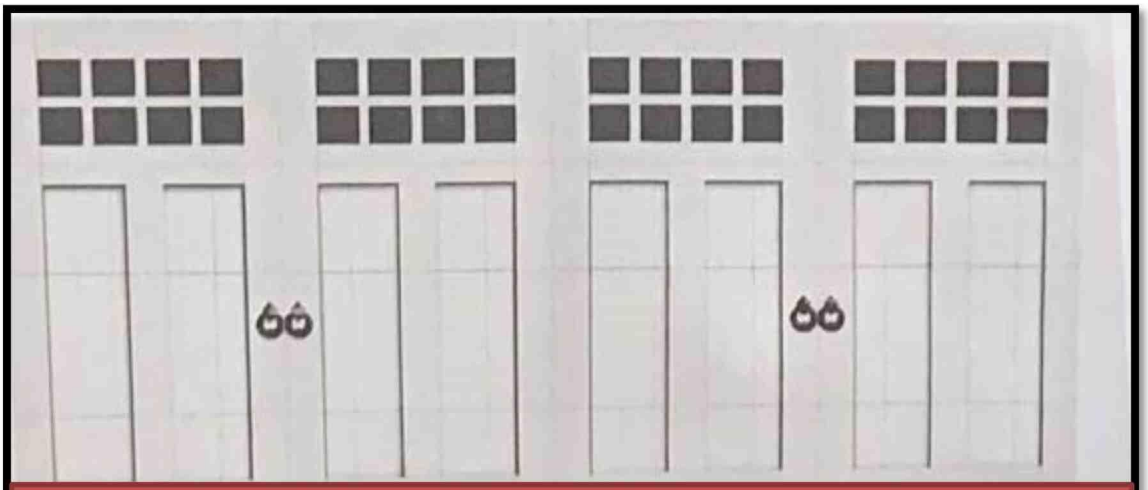
The proposed foundation, front porch steps, and driveway apron material is a brick veneer. The brick veneer for the foundation, steps, and driveway apron is compliant with the Historic District Guidelines and would appear similar to other brick features within the Historic District.



Brick Veneer

The windows are proposed to vinyl and the framing is to be black on the outside and white on the inside. There are variety of window styles featured on the home, however the front elevation features consistent window design of two over two. Multiple transom windows are featured on the sides and rear of the home. A specific window sample was not provided with the application, however vinyl windows are compliant with the Guidelines and consistent with other windows in the Historic District.

The garage doors are proposed to be steel clad and will feature accent windows at the top. The proposed color for the garage door is White. The proposed garage doors material and door color are compliant with the Historic District Guidelines and would appear similar to other doors within the Historic District.



Garage Door from Application Elevation

The front door is proposed to be fiberglass and painted black. The proposed door material and door color are compliant with the Historic District Guidelines and would appear similar to other doors within the Historic District.

Submitted Door Sample

LANDSCAPING AND VEGETATION

1. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.

It is unclear from the submitted documentation how many mature trees are being removed.

<u>Applicable Recommendations from the Historic District Guidelines:</u>

GENERAL

1. Section IV.B.3 - Color schemes should comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, Paint, and should be compatible with the architecture of the structure.

    A softer color scheme has been proposed that utilizes a base color of Pure White against the accents of the black windows and front door.

2. Section IV.B.6 - Roof forms should be congruous with the Pinehurst Historic District.

    The Guidelines state that well-proportioned roof design with simple lines is preferred and compatible with the Historic District. The proposed roof form, appears to be a combination of the simplistic and complex roofline examples shown below. However the proposed roof form is similar to other roof forms within the Historic District.

Did You Know?

Traditional, turn-of-the-century homes typically had simple, pitched rooflines to minimize leaks. Simpler rooflines contribute to a harmonious streetscape in Pinehurst and are less expensive.

DESIGN GOAL

The houses to the right have the same floor plan. The one on the far right with multiple pitches may seem more interesting, yet the roofs serve no purpose to support the structure. The house on the left reflects a simple, well-proportioned house that is compatible with the Pinehurst Historic district.

Preferred

A well-proportioned design with simple lines

Not Recommended

A house with overly decorative, complex roof lines

Excerpt from the Historic District Guidelines

Proposed Roof Design

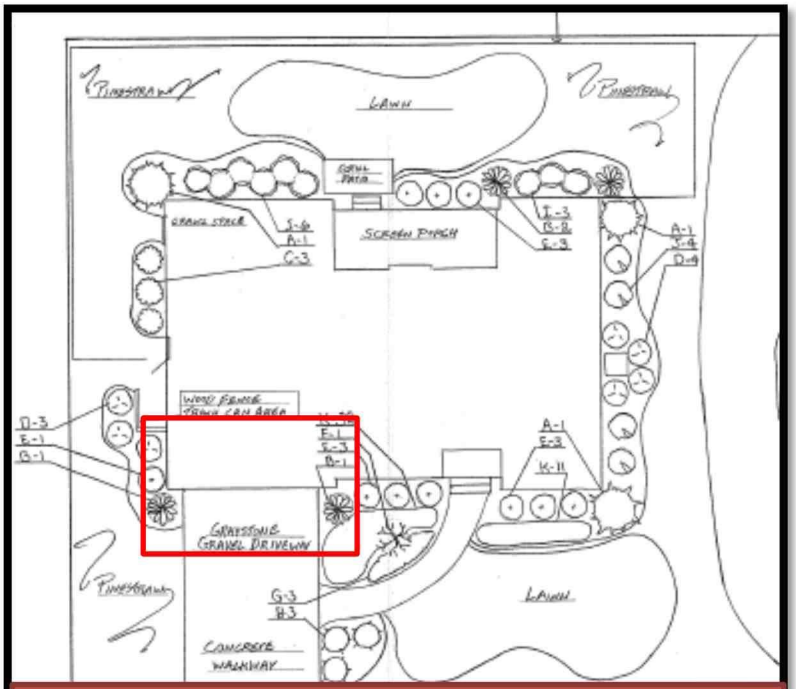
WINDOWS AND DOORS

Guidelines have no recommendations for new construction.

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.4 - Attached garages should not be prominent on the street-facing elevation and should be set behind the front facade of the primary structure. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.

   The proposed garage will be positioned on the left side of the home and appears to be either be in line with the plane of the front façade of the primary structure or just slightly set forward the front entry of the home. The garage will be visible from the street,



Submitted Landscape Plan

LANDSCAPING AND VEGETATION

1. Section IV.E.4 - Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

   It is unclear from the material submitted, how existing mature trees were incorporated into the design.

Staff Comments:

The applicant has submitted a complete application. The new construction is proposed to utilize vertical board and batton siding. The guidelines state that for alteration and additions to existing structures that vertical siding be limited to accents, however this restriction does not apply to new construction. From a scale perspective the proposed structure appears to be consistent with other homes in the Historic District. All the proposed building materials and the proposed color scheme are consistent with the Guidelines. The applicant is proposing multiple front facing garage doors, which is not consistent with Historic District Guideline Standards, however the orientation and size of lot are limiting factors. The proposed roof is unique, however the street facing elevation is similar to other homes within the Historic District. The application does not indicate specifically, how many trees are to be removed, however based on staffs, site visit approximate 5 mature trees will be removed as a result of the proposed building footprint. The Commission is to base its decision on the evidence submitted and the testimony given. The applicant can provide additional evidence at the time of the meeting and provide testimony to add additional context or clarity to their request.

DRAFT

FINAL ORDER – MAJOR COA REQUEST 30 Kelly Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Braden Riley, is requesting to construct a new single family home at 30 Kelly Road.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions not considered major work

Background (of the property and the location within the district)

1. 30 Kelly Road is a vacant lot that was created when 155 Everette Road was subdivided in 2019.
2. If approved the proposed structure would not be considered contributing because it will have been built outside the period of influence (After 1946).
3. Only one of the adjacent properties within the public hearing notification area is listed as a contributing structure.
4. No previous COAs have been issued.
5. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, site plan, building material, and landscape plan.
2. The applicant is proposing to use building material consistent with the Historic District Guidelines.
3. The applicant is proposing to use vertical Board and Batton Siding.
4. As a result of the proposed project, multiple trees will be removed.
5. The applicant is proposing multiple front facing garage doors.
6. The proposed new construction is compliant with the Pinehurst Development Ordinance.

Conclusions of Law

Guideline Requirements:

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Guidelines herein as appropriate to specific projects.
3. Section IV.C.1 - Window and door openings must be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
4. Section IV.C.2- Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.
5. Section IV.C.3 - Glass block windows are not allowed on street-facing elevations.
6. Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is not appropriate on street-facing elevations.
7. Section IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.
8. Section IV.D.1 - Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
9. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, must be compatible with features of the principal structure and must be congruous with other accessory structures in the Pinehurst Historic District.
10. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures must be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
11. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District. asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls, sheets of plywood siding, vinyl or aluminum siding, plastic, sheet metal, or a similar material used as siding or panels, any treatment of material that imparts a glossy or reflective finish to the material, concrete, cinderblock, or glass block, boxed chimneys
12. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Guideline Recommendations:

1. Section IV.B.3 - Color schemes should comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, Paint, and should be compatible with the architecture of the structure.
2. Section IV.B.6 - Roof forms should be congruous with the Pinehurst Historic District.
3. Section IV.E.4 - Attached garages should not be prominent on the street-facing elevation and should be set behind the front facade of the primary structure. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.
4. Section IV.E.4 - Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

Order

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

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

Attachment A
Final Order
30 Kelly Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 30 Kelly Road:

The following conditions apply to approval of the Certificate of Appropriateness for 30 Kelly Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 30 Kelly Road based on the following:

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 10/15/2020
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
October 22, 2020 MEETING
9/16/2020 TO 10/15/2020

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Re-roof	2020-00150	10/7/2020	10/8/2020	245 Dundee	Amy Griggs
Fence	2020-00149	10/6/2020	10/7/2020	170 Palmetto Road	Clay Sessoms
Sign	2020-00147	10/2/2020	10/6/2020	100 Magnolia Road	Gregory Girard
Residing	2020-00138	9/24/2020	9/30/2020	50 Rattlesnake	Dwight Gilley
Fence Installation	2020-00136	9/23/2020	9/23/2020	55 Page Road	Natalie Hawkins

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	123 Kelly Rd.
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	20000000

Owner Information			
Name	Judith Frances Davis	Home Phone #	
Street Address	TRUST	Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

Applicant			
Name	Riley & Walker Homes	Other Phone #	N/A
Email	rileyandwalkerhomes@gmail.com	Street Address	PO Box 3248
Mobile Phone #	(919) 601-1217	City, State, Zip Code	Pinehurst, NC 28374

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	76980
Name	Riley and Walker Homes, LLC
Street Address	PO Box 3248
City, State, Zip	Pinehurst, NC 28374
Phone #	(919) 601-1217
Email	rileyandwalkerhomes@gmail.com

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☑ New
Existing Use		**Proposed Use**	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☑ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☑ No	
Includes Tree Removal		☑ Yes ☐ No	
Estimated Cost of Construction		$ 300,000.00	

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation		Board & Batten Fiber cement	SW 7006 Extra White
Rear Elevation		" "	" "
Right Elevation		" "	" "
Left Elevation		" "	" "
Trim		Fiber Cement	SW 7006 Extra White
Windows		Vinyl	Black Framed
Chimney		N/A	N/A
Foundation		Brick Facade	Cavalier Pearl (Lee Brick)
Front Door		Fiberglass	Black & glass & sidelights
Shutters		N/A	N/A
Garage Door		steel clad	White, black hardware
Roof		shingles	Dual Black
Roof Exhaust Vents		N/A	N/A
Front Porch		cement & Brick	cavalier pearl
Deck		Cement	light gray tint
Patio		cement	light gray tint
Sidewalk		Cement	textured
Sky Lights		N/A	
Driveway		gravel & Apron	Apron- Cavalier pearl gravel- light gray/blue
House Number			Black
Other: Front elevation Roof/Shed Dormers		metal	

Required Documents

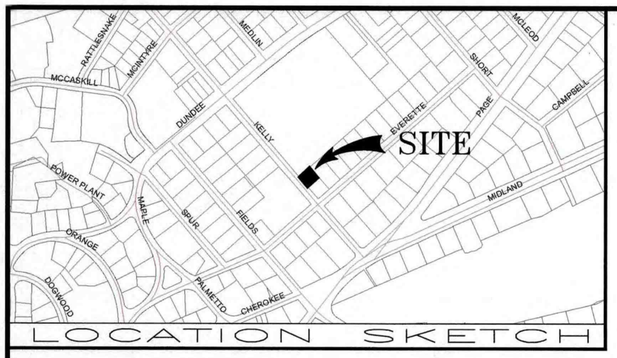
☐ Site Plan/Survey or Sketch	☐ Elevation Drawings
☐ Floor Plans	☐ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: _____

EXHIBIT B



I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:

I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
PLAT CAB. 18, SL. 280
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

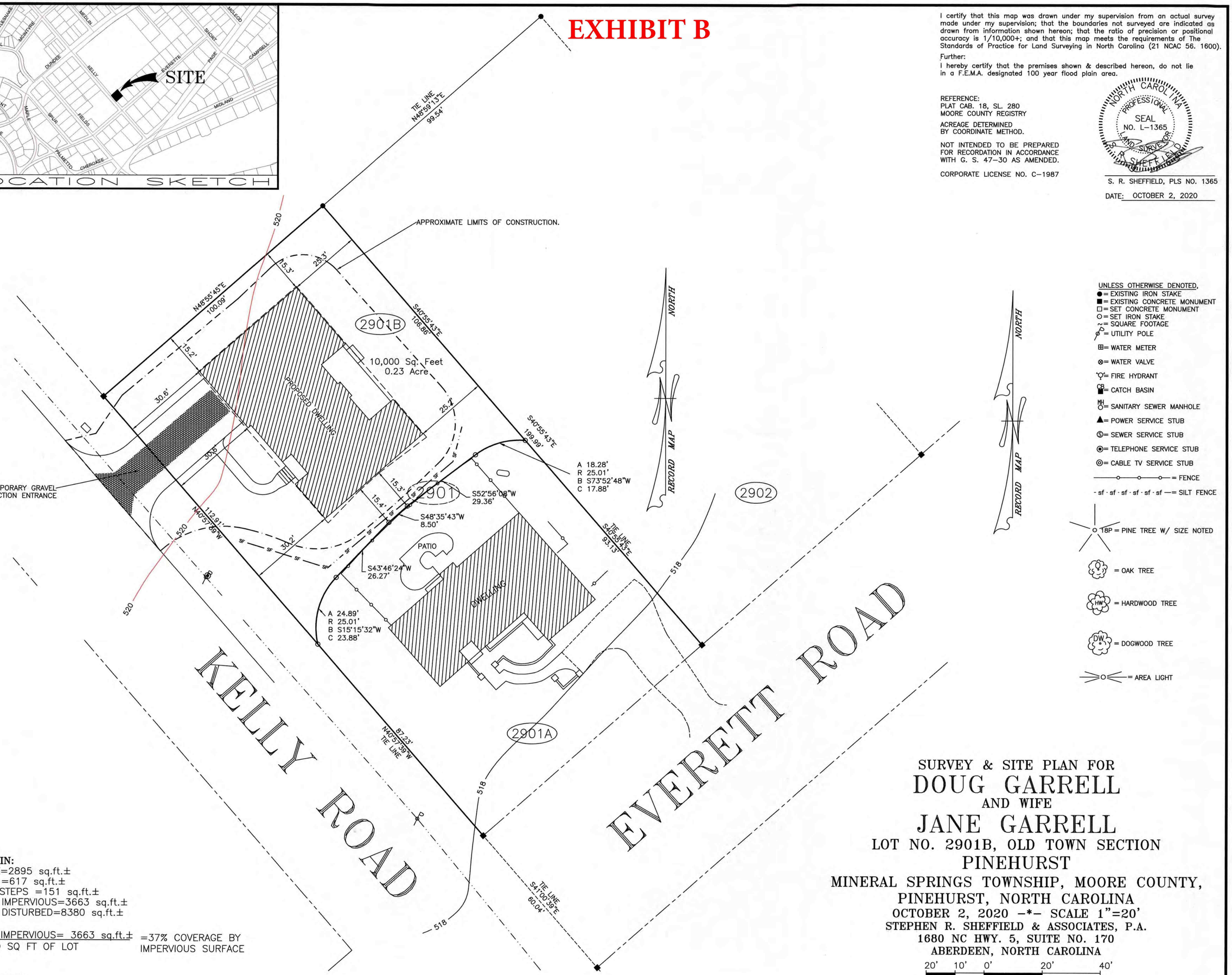
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR S. R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: OCTOBER 2, 2020



UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- ~ = SQUARE FOOTAGE
- ⌀ = UTILITY POLE
- ⊞ = WATER METER
- ⊗ = WATER VALVE
- = FIRE HYDRANT
- CB = CATCH BASIN
- MH = SANITARY SEWER MANHOLE
- ▲ = POWER SERVICE STUB
- Ⓢ = SEWER SERVICE STUB
- ◉ = TELEPHONE SERVICE STUB
- ◎ = CABLE TV SERVICE STUB
- -o-o-o-o- = FENCE
- -sf-sf-sf-sf-sf- = SILT FENCE
- 18P = PINE TREE W/ SIZE NOTED
- = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT

AREA IN:
HOUSE=2895 sq.ft.±
DRIVE =617 sq.ft.±
WALK/STEPS =151 sq.ft.±
TOTAL IMPERVIOUS=3663 sq.ft.±
TOTAL DISTURBED=8380 sq.ft.±

TOTAL IMPERVIOUS= 3663 sq.ft.± =37% COVERAGE BY
10,000 SQ FT OF LOT IMPERVIOUS SURFACE

SURVEY & SITE PLAN FOR

DOUG GARRELL

AND WIFE

JANE GARRELL

LOT NO. 2901B, OLD TOWN SECTION

PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA

OCTOBER 2, 2020 -*- SCALE 1"=20'

STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

2901BOTPH2020.DWG

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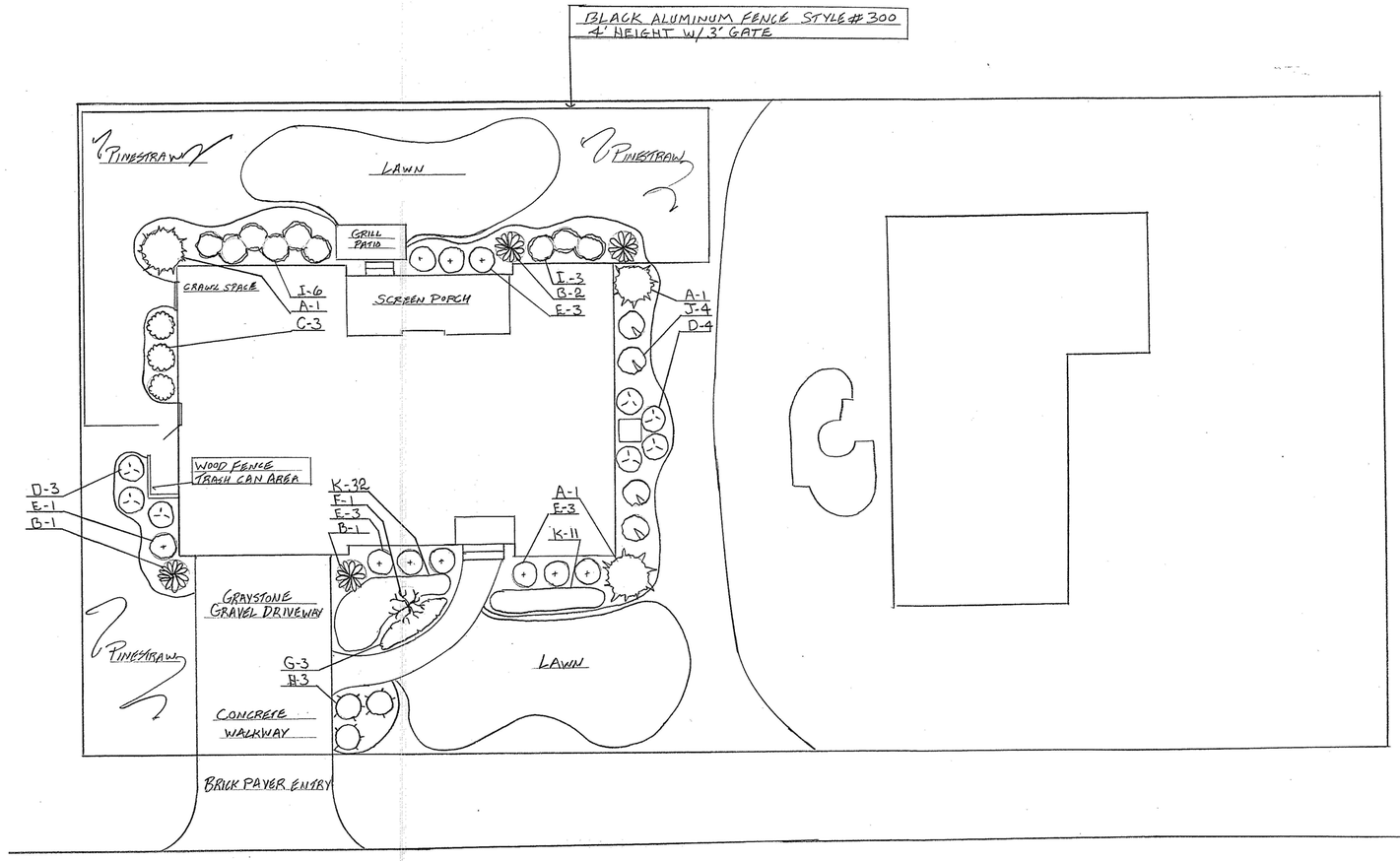
EXHIBIT C



PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	3	'ROBIN' HOLLY	4-5'
B	4	'INSPIRATION' SASANQUA CAMELLIA	7GAL.
C	3	'DARKFIRE' LORDPETALUM	7GAL.
D	7	'STEEDS' HOLLY	7GAL
E	10	'WINTERGREEN' BOXWOOD	7GAL.
F	1	'TAMAKEYUMA' CUTLEAF MAPLE	7GAL.
G	3	'BLUE RUG' JUNIPER	3GAL.
H	3	'ADAGIO' MAIDEN GRASS	3GAL.
I	9	'AUTUMN CORAL' ENCORE AZALEA	3GAL.
J	4	'GREY OWL' JUNIPER	3GAL.
K	43	'ROYAL PURPLE' LIRIOPE	4"POT

REAVES
LANDSCAPE & DESIGN INC
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
(910) 281-0450 FAX
reaveslandscapin@skitel.net

GARRELL RESIDENCE
KELLY ROAD LOT-290-B
PINEHURST N. C.

REVISIONS
1 2 3 4 5 6 7 8 9 10 11 12 13 14

SCALE: 1"=10'

DATE: 10-1-2020

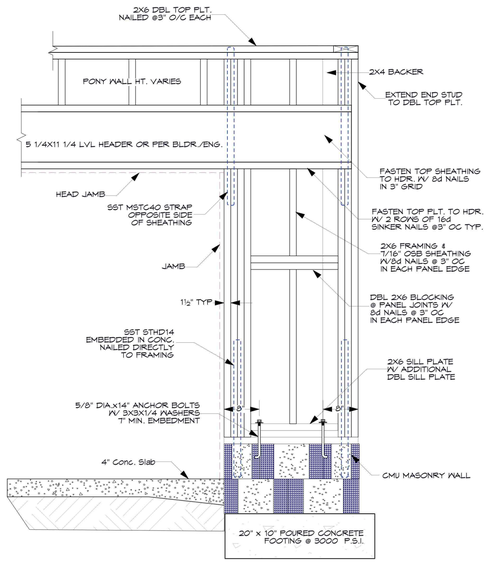
DRAWN BY: RLAD

PAGE NO:

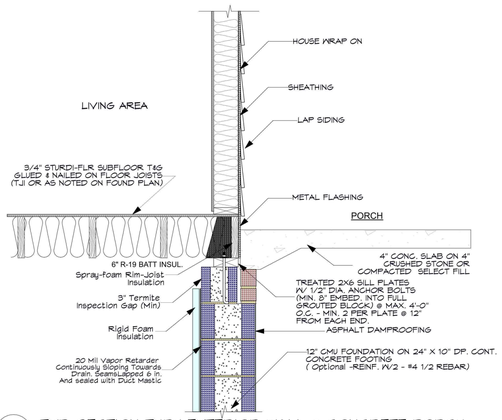
SOUTHERN PHOTO - GREENSBORO N152082

EXHIBIT D

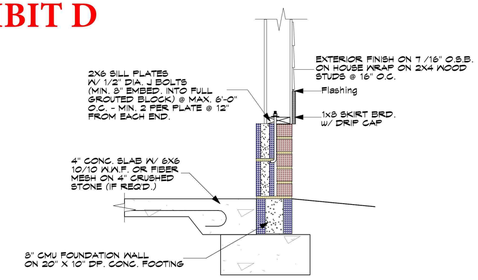
EXEMPT SUBDIVISION SURVEY FOR
JUDITH FRANCES DAVIS
TRUSTEE OF
JUDITH FRANCES DAVIS TRUST
LOT NO. 2901, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
OCTOBER 30, 2018 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



3 TYP. SECTION @ GARAGE PORTAL WALL
Scale: 3/4" = 1'-0"

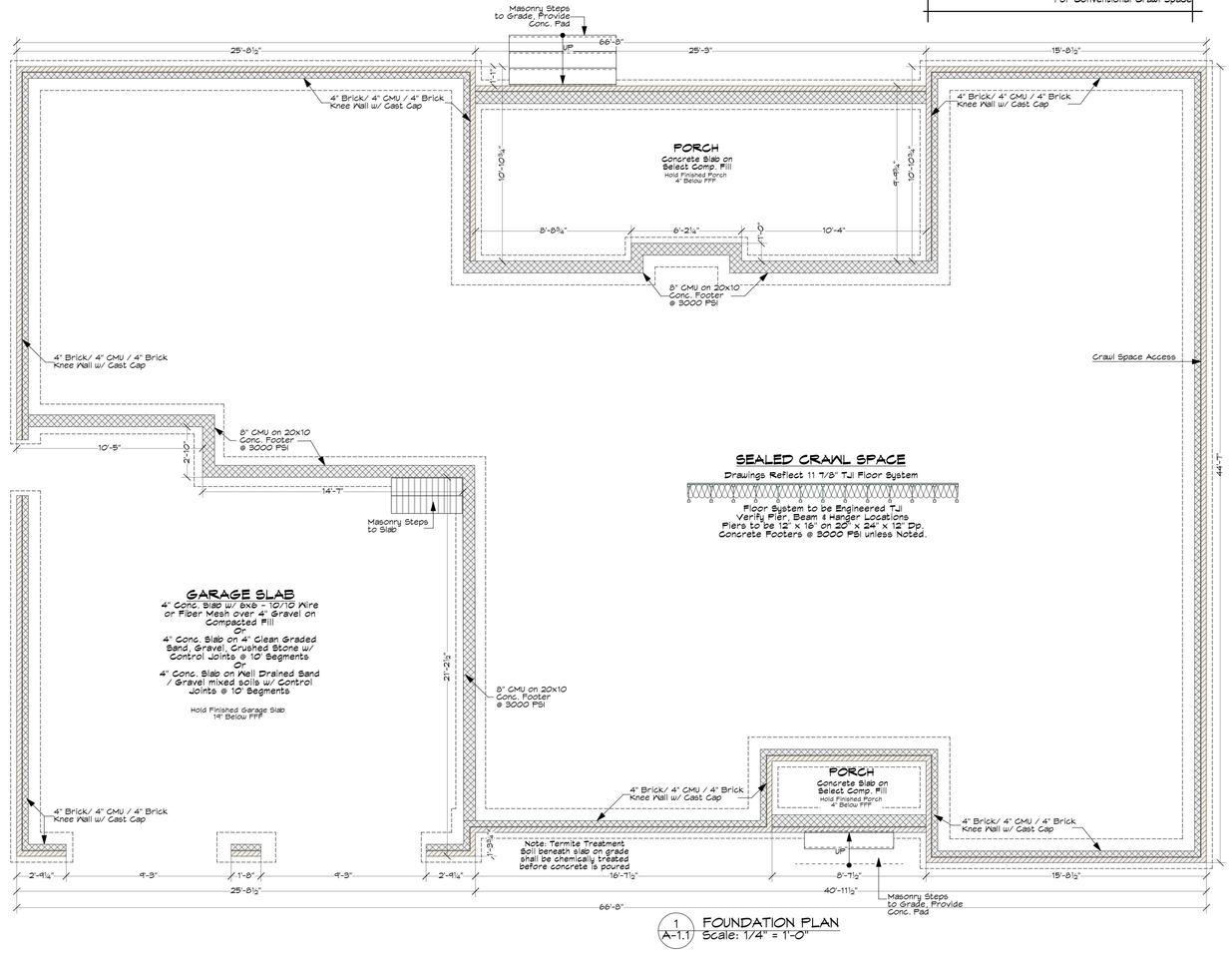


4 TYP. SECTION THRU EXTERIOR WALL @ CONCRETE PORCH
Scale: 3/4" = 1'-0"

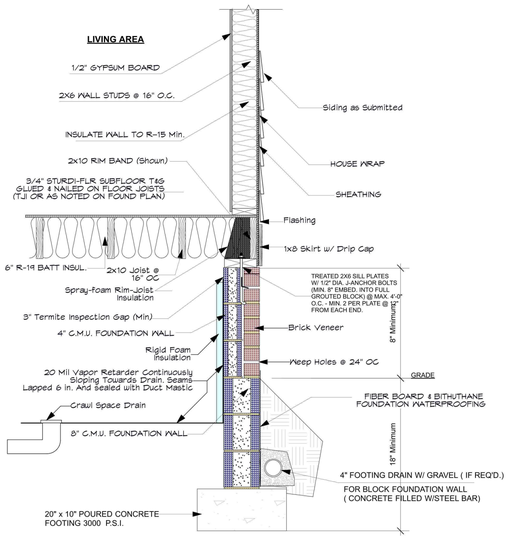


5 FOUNDATION DETAIL @ GARAGE
Scale: 3/4" = 1'-0"

Crawl Space Ventilation Data	
280.45 Lin. Ft. Foundation 1884.86 Sq. Ft. Crawl Space	= 5.11 Sq. Ft. Vent Req'd. = 6.05 Sq. Ft. Vent Req'd
11.16 Sq. Ft. Vent Req'd. @ 5 Sq. Ft. Free Air Space per Vent	= 22.32 Vents Req'd.
Reduced by 1/2 for Vapor Barrier = 11 Vents Req'd. For Conventional Crawl Space	



1 A-1.1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"



2 TYP. SECTION THRU EXTERIOR BRICK VENEER - SIDING WALL
Scale: 3/4" = 1'-0"

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DAVID NICHOLS .DESIGN

E-Mail: Davidedavidnichols.design

David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction:
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson
Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	9/26/20
Revision	Revision
Project ID	
Drawing Code	VWDS 2020
CAD File Name	Garrell Residence.vwx
Plot Date	09/26/2020
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	D. Garrell
Reviewed By	Braden Riley
Submitted By	Anderson Nichols Design
Project Mgr	Braden Riley

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Braden Riley
Riley Walker Homes

Project Title: LOT NO. 2901, OLD TOWN SECTION
PINEHURST, NC
MINERAL SPRINGS TWSP., MOORE CO.

Sheet Title: FOUNDATION PLAN
Section Details
Crawl Space Vent Data

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

Sheet No. A-1.1 of 7

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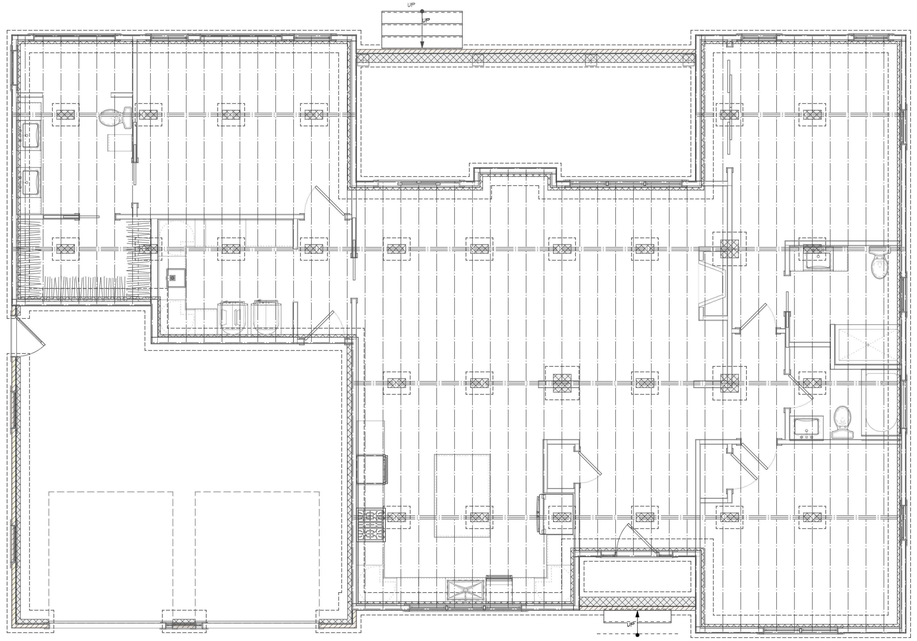
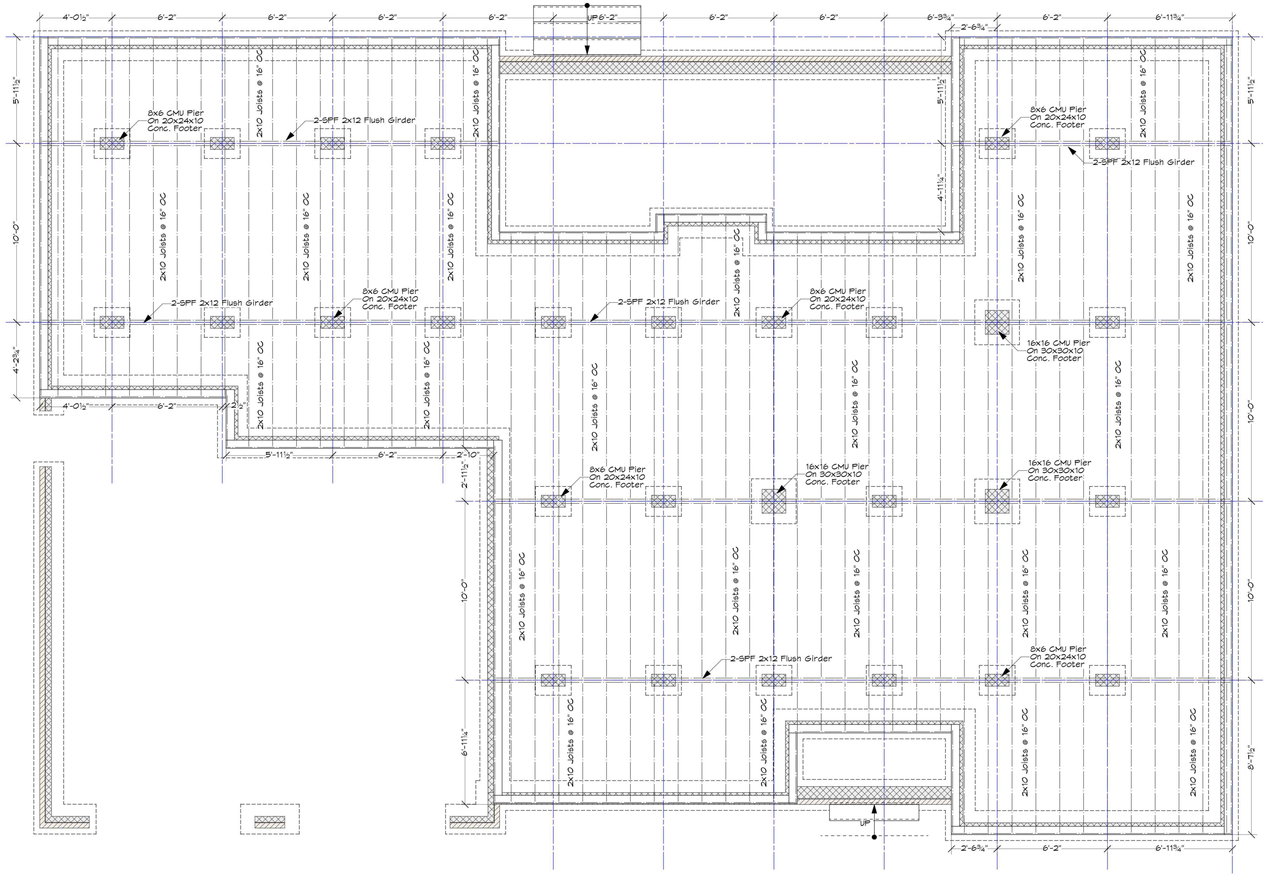
EXHIBIT E

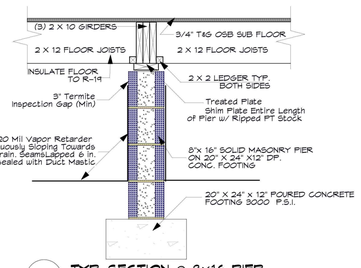
EXEMPT SUBDIVISION SURVEY FOR
JUDITH FRANCES DAVIS
TRUSTEE OF
JUDITH FRANCES DAVIS TRUST
LOT NO. 2901, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
OCTOBER 30, 2018 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



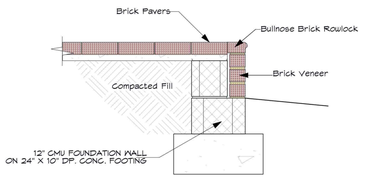
2 A-1.2 FOUNDATION FRAMING / 1st FLOOR - STACKED
Scale: 3/16" = 1'-0"



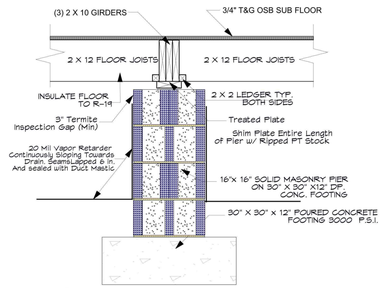
1 A-1.2 FOUNDATION FRAMING PLAN
Scale: 1/4" = 1'-0"



5 TYP. SECTION @ 8x16 PIER
Scale: 3/4" = 1'-0"



6 FOUNDATION DETAIL @ PORCH & PATIO'S
Scale: 3/4" = 1'-0"



4 TYP. SECTION @ 16x16 PIER
Scale: 3/4" = 1'-0"

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Drawing Code	VWDS 2020
CAD File Name	Garrell Residence.vwx
Plot Date	09/26/2020

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	D. Garrell
Reviewed By	B. Riley
Submitted By	Anderson Nichols Design
Project Mgr	Braden Riley

Design Firm
David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant
Braden Riley
Riley Walker Homes

Project Title
LOT NO. 2901, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TWSP., MOORE CO.

Sheet Title
FOUNDATION FRAMING PLAN
Section Details
Stack View - Foundation / First Floor

Scale
1/4" = 1' - 0"

Sheet No.
A-1.2
of
7

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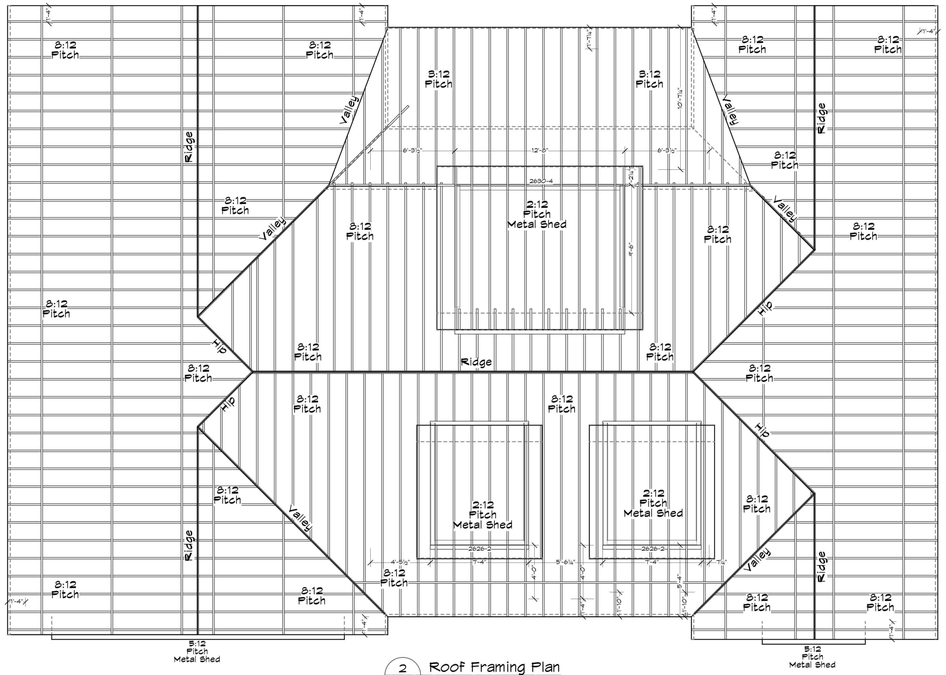
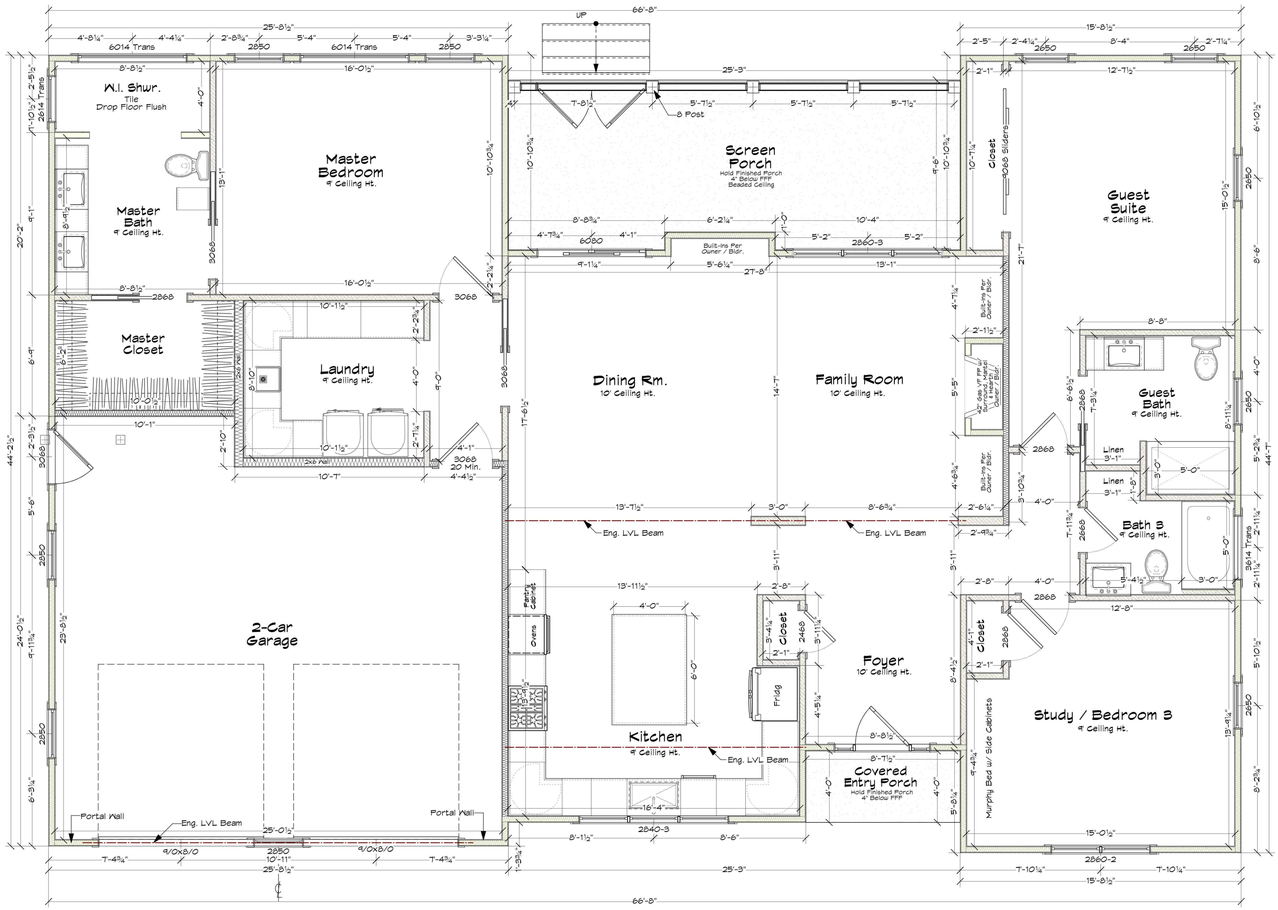
EXHIBIT F

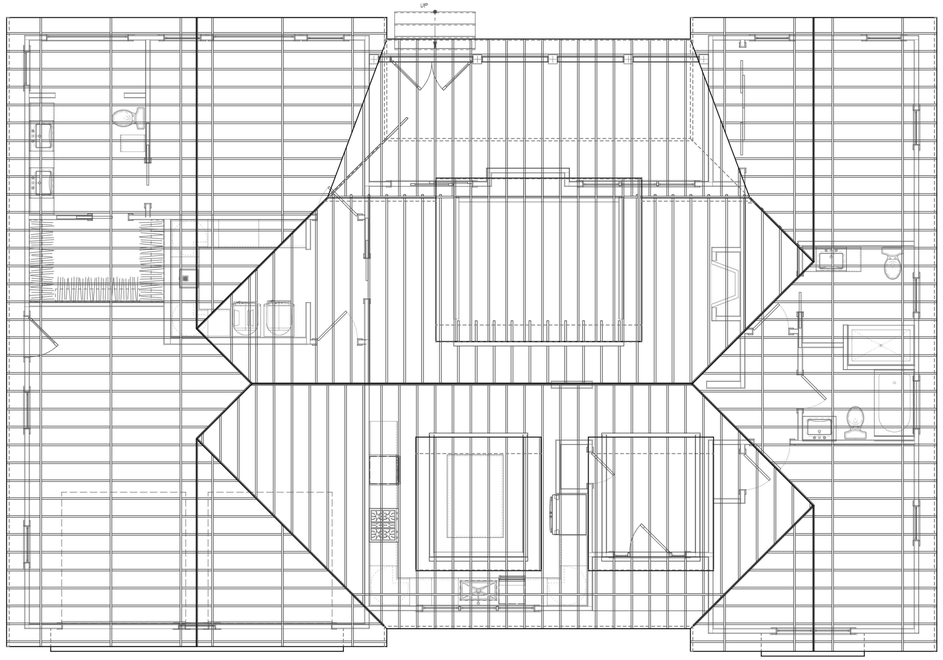


2 A-1.3 Roof Framing Plan
Scale: 3/16" = 1'-0"

Residence Data	
Heated First Floor	2050.00 Sq. Ft.
Total Heated	2050.00 Sq. Ft.
Garage	566.00 Sq. Ft.
Front Porch	34.00 Sq. Ft.
Screen Porch	234.00 Sq. Ft.
Total Under Roof	2884.00 Sq. Ft.



1 A-1.3 First Floor Plan
Scale: 1/4" = 1'-0"



3 A-1.3 Roof Framing - First Floor
Scale: 3/16" = 1'-0"

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CAD File Name	Garrell Residence.vwx
Plot Date	09/27/2020
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	D. Garrell
Reviewed By	B. Riley
Submitted By	Anderson Nichols Design
Project Manager	Braden Riley

Design Firm: David Nichols Design, 1744 NC Hwy 5 - Suite C, Aberdeen, NC 28315, 910-215-9901

Consultant: Braden Riley, Riley Walker Homes

Project Title: LOT NO. 2901, OLD TOWN SECTION, PINEHURST, NC, MINERAL SPRINGS TWSP., MOORE CO.

Sheet Title: First Floor Plan, Roof Framing Plan Overviews, Residence Data

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

Sheet No. A-1.3 of 7

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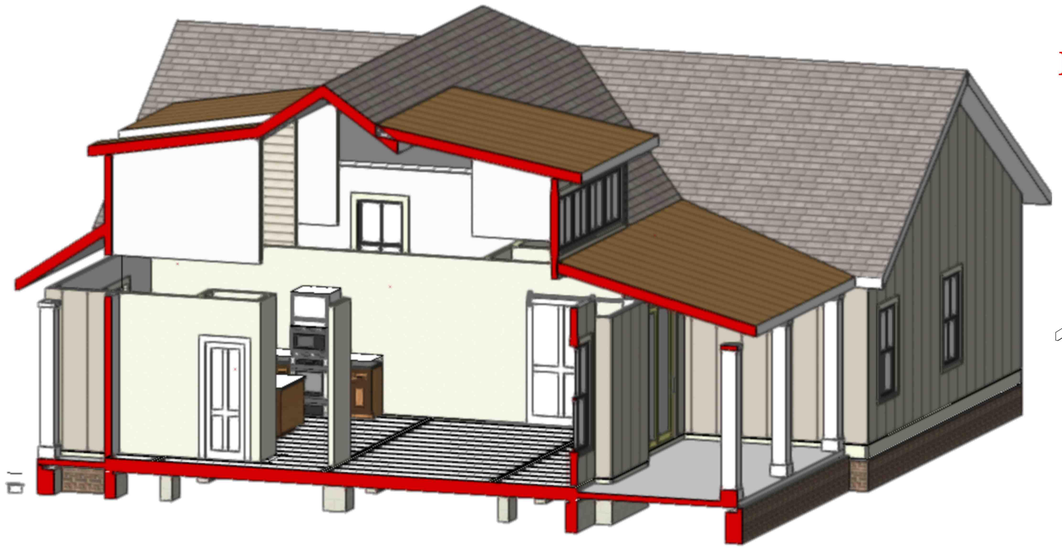
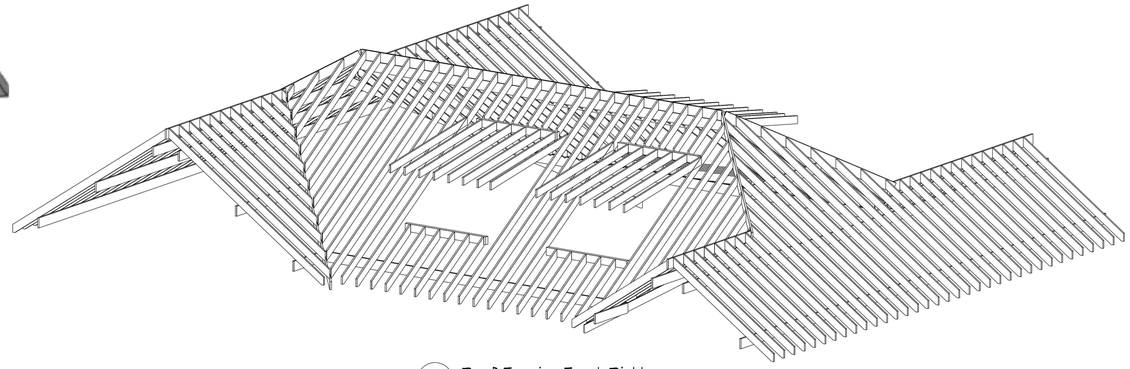
EXHIBIT G

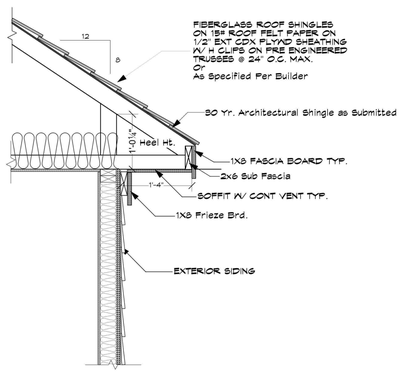


3 A-1.4 Rear Right Section-Clip Cube
Scale: 1/4" = 1'-0"

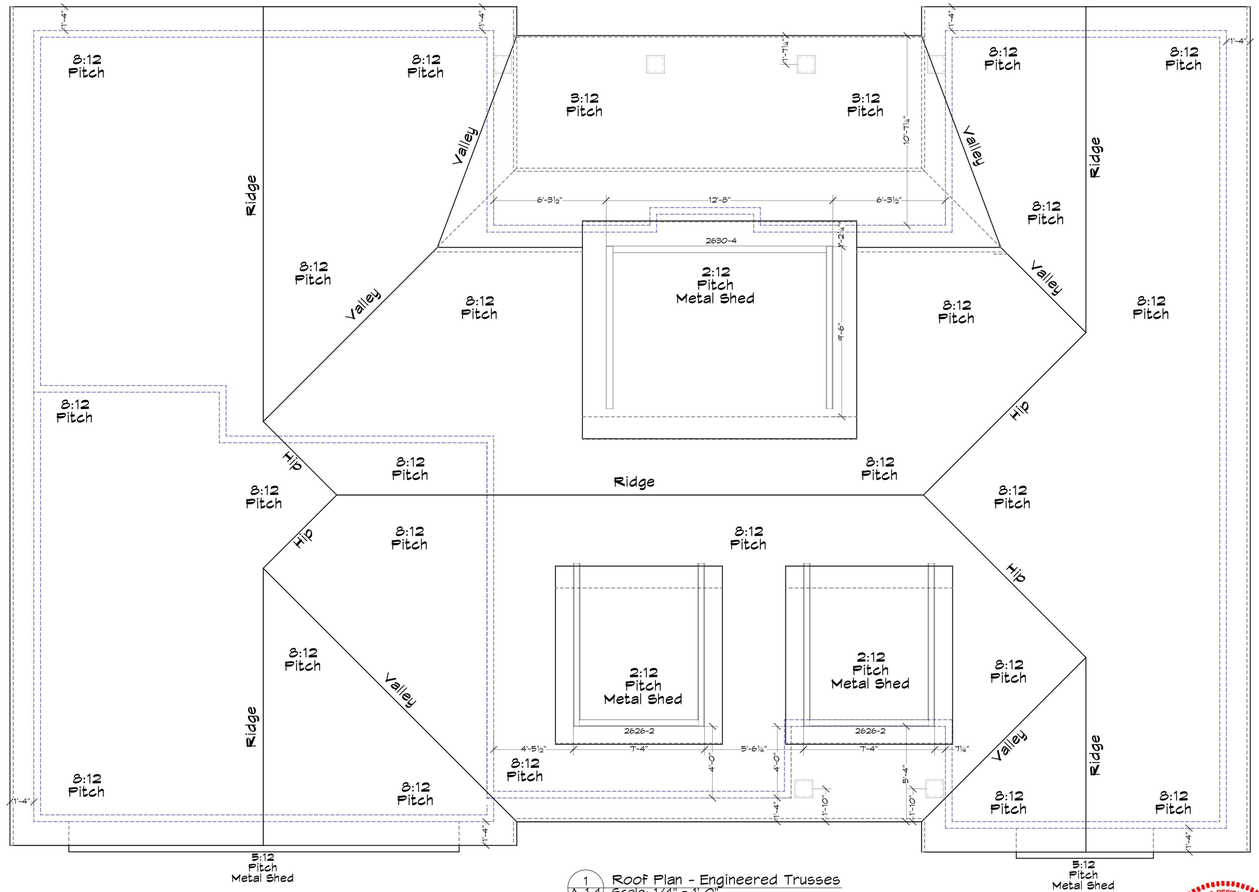


5 A-1.4 Roof Framing Front Right
Scale: 3/16" = 1'-0"

2 A-1.4 Section @ Rear Shed Dormer
Scale: 1/4" = 1'-0"



4 Eave Detail @ Exterior Siding Wall w/ 8:12 Pitch
Scale: 3/4" = 1'-0"



1 A-1.4 Roof Plan - Engineered Trusses
Scale: 1/4" = 1'-0"

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910-215-9901

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Date	9/26/20
Revision	Revision
Project ID	
Drawing Code	VWDS 2020
CAD File Name	Garrell Residence.vwx
Plot Date	09/26/2020

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	D. Garrell
Reviewed By	B. Riley
Submitted By	Anderson Nichols Design
Project Manager	Braden Riley

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Braden Riley
Riley Walker Homes

Project Title: LOT NO. 2901, OLD TOWN SECTION
PINEHURST, NC
MINERAL SPRINGS TWSP., MOORE CO.

Sheet Title: Roof Plan
Roof Section Views
Eave Section Views

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

Sheet No. A-1.4 of 7

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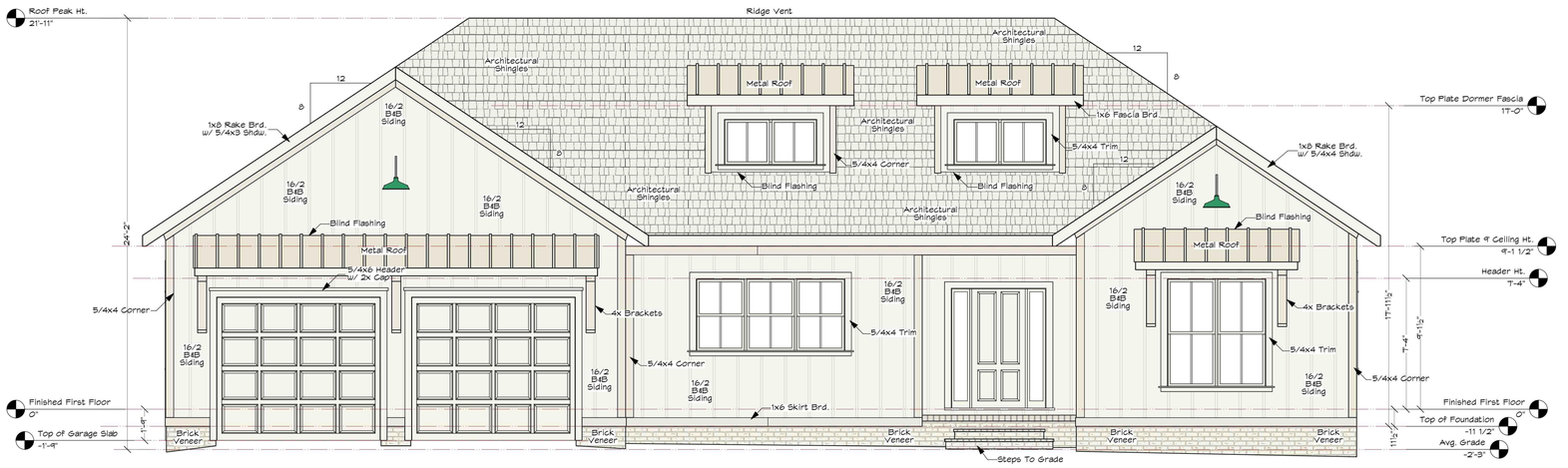
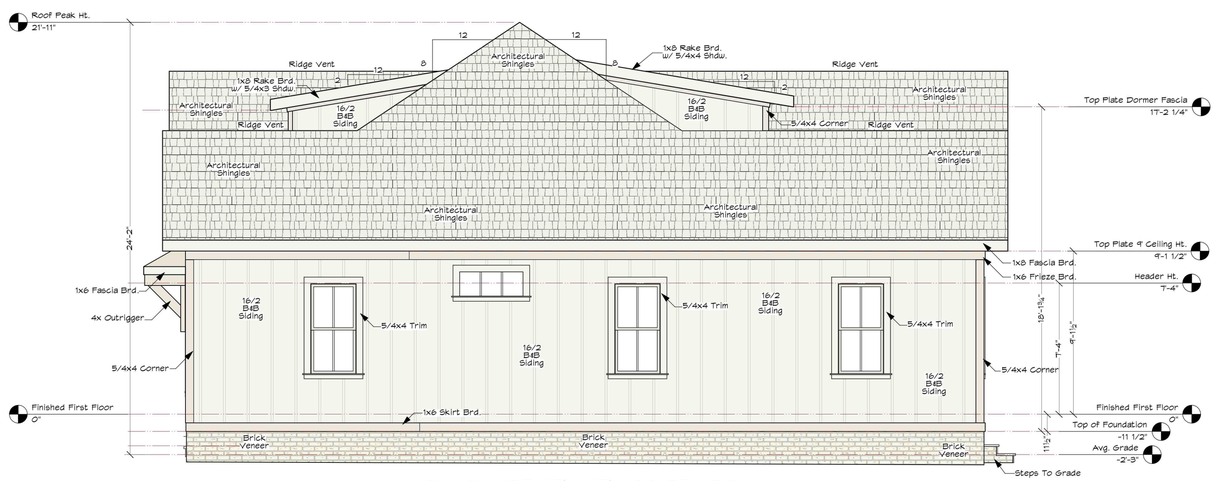
EXHIBIT H



FRONT ELEVATION



RIGHT ELEVATION

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David A. Nichols
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Suite C
Aberdeen, NC 28315
910-215-9901

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Designed By	David Nichols
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Checked By	D. Garrell
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Project Manager	Braden Riley

Design Firm
David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant
Braden Riley
Riley Walker Homes

Project Title
LOT NO. 2901, OLD TOWN SECTION
PINEHURST, NC
MINERAL SPRINGS TWSP., MOORE CO.

Sheet Title
Front Elevation
Right Elevation

Scale
1/4" = 1' - 0"

Sheet No.
A-1.5
of
7

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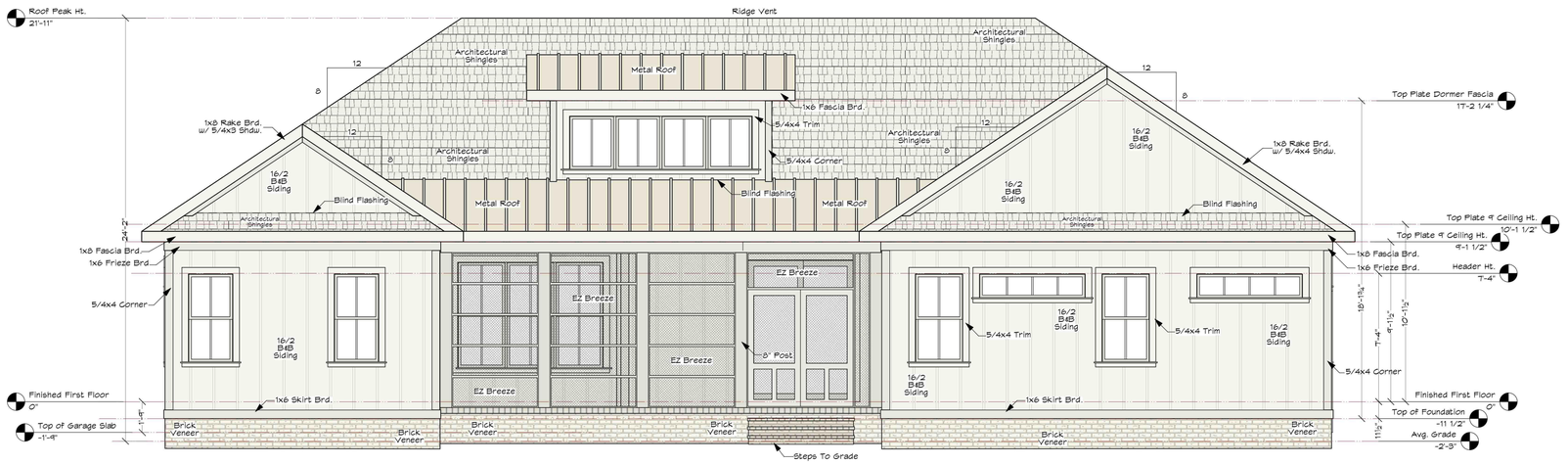
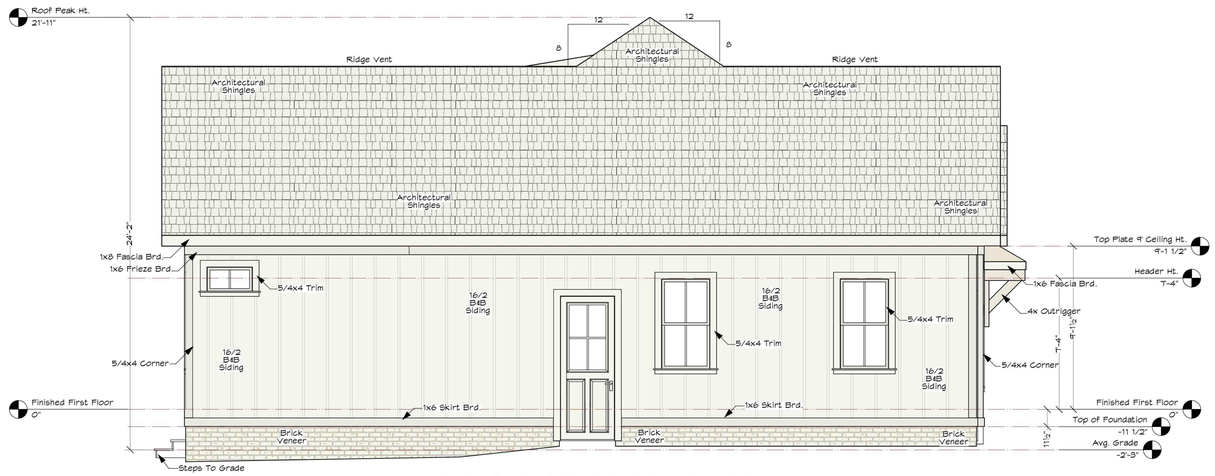
EXHIBIT I



REAR ELEVATION



LEFT ELEVATION

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DAVID NICHOLS .DESIGN

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David A. Nichols
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1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

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Project Manager	Braden Riley

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Braden Riley
Riley Walker Homes

Project Title: LOT NO. 2901, OLD TOWN SECTION
PINEHURST, NC
MINERAL SPRINGS TWSP., MOORE CO.

Sheet Title: Rear Elevation
Left Elevation

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

Sheet No.: A-1.6 of 7

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EXHIBIT J

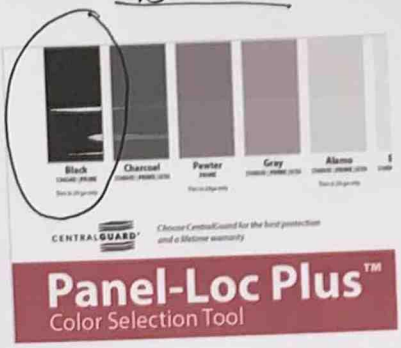
Dual Black
IKO Shingles, Roof

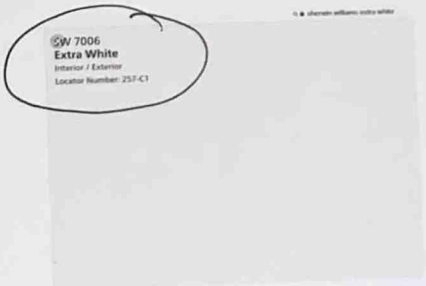
Architectural Roofing Shingles ...

front elevation
metal roof on shed dormers

centralstatesmfg.com

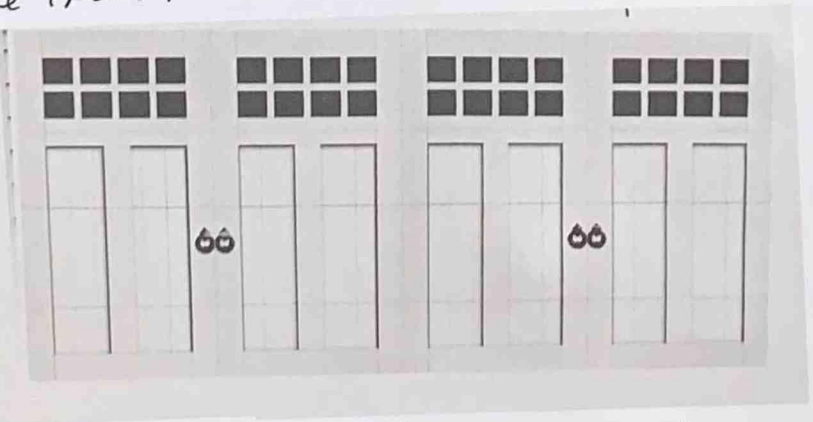
Black





Board & Batten
Fiber cement
Siding with
Same trim

Foundation
Brick,
driveway apron,
front porch steps.



Fiberglass
front door,
Tricorn Black
with sidelights

Two garage doors,
White, amour doors.
Steel clad.

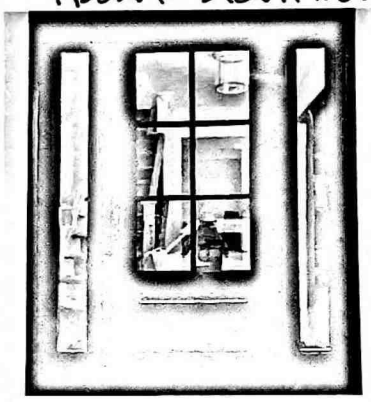
EXHIBIT K

VOP COA Information

Exterior Materials and Colors

Element	Proposed Material	Proposed Color
All Elevations	B&B (Fiber Cement)	SW 7006 Extra White (BM OC 65 Chantilly Lace)
All Trim		SW 7006 Extra White (BM OC 65 Chantilly Lace)
Windows	Vinyl	Black Outside/White Inside
Chimney - none		
Foundation	Brick Façade	Cavalier Pearl (Lee Brick)
Front Door	Fiber Glass	Black (See picture)
Shutters – None		
Garage Door	Steel Clad	White (see picture)
Roof	Architectural Shingle	Black
Roof – Shed Dormers	Metal	Black
Roof Exhaust Vents – NA		
Front Porch	Cement with Brick Edge Step Lighting	Cavalier Pearl (Lee Brick) Black
Deck (Screened Porch) Steps to Grilling Pad	Cement, Tinted Cement, Tinted Step Lighting	Light Gray Light Gray Black
Patio (Grilling Pad)	Cement, Tinted	Light Gray
Sidewalk	Cement	Textured
Skylights – NA		
Driveway	Apron @ Street Brick Herring Bone Pattern Main – Gravel	Cavalier Pearl (Lee Brick) Light Blue Gray (Gray Blue?)
House Number		Black

CEDAR COLUMNS FRONT ELEVATION



CEDAR

STAINED, PROVINCIAL

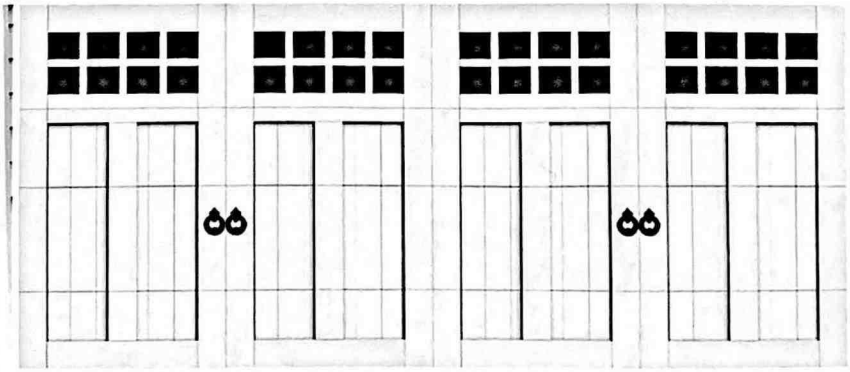
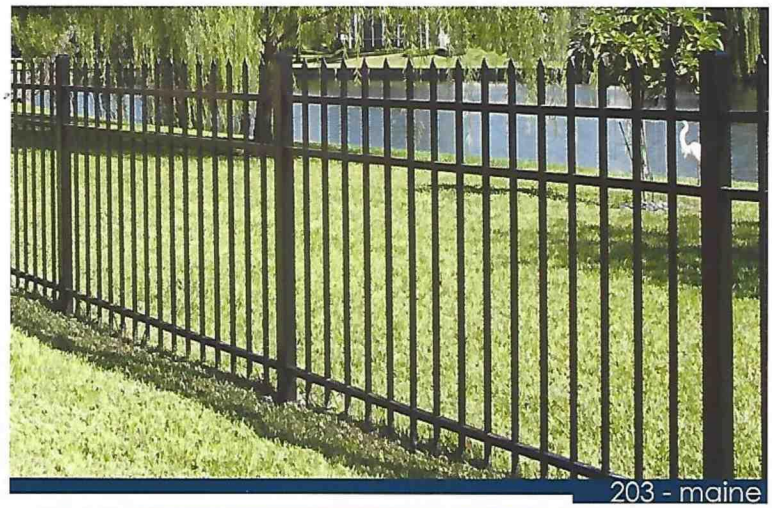
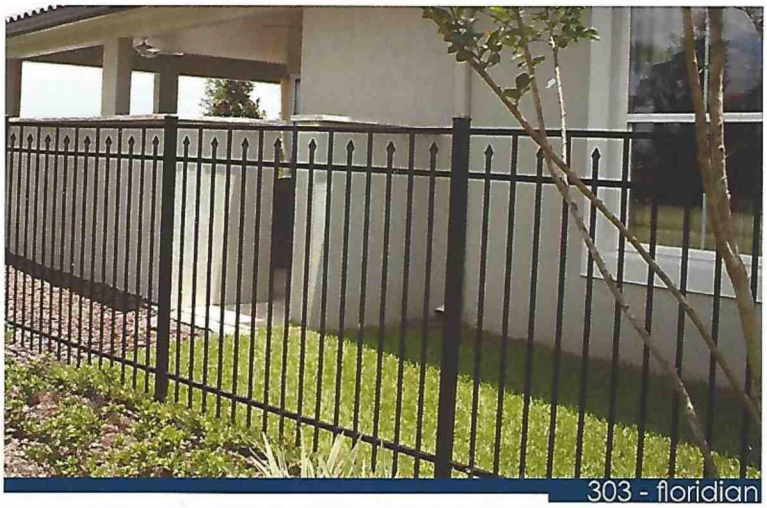


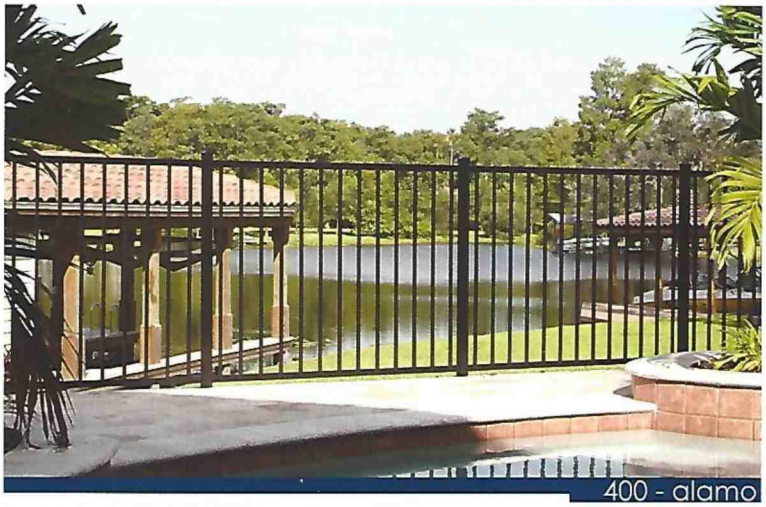
EXHIBIT L

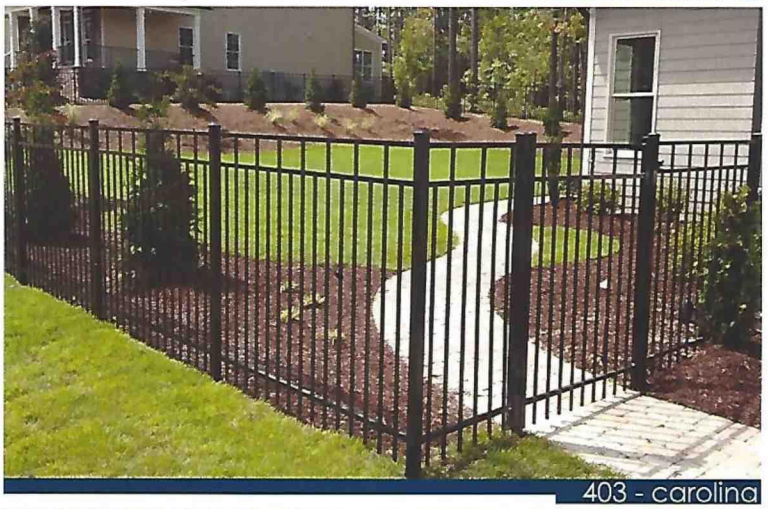
200 - californian


203 - maine

300 - long islander


303 - floridian


400 - alamo


403 - carolina

600 - finials

900 - new yorker