



**HISTORIC PRESERVATION COMMISSION
SEPTEMBER 28, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. September 13, 2017
- III. Public Hearing
 - A. COA 17-078

A request for a metal fence in the front and side yards at 10 Midland Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015913. The applicant and the property owners are Roy and Anne Keys
 - B. COA 17-079

A request for an addition to the home at 45 McLeod Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021975. The applicant is Dandeneau Architecture & Cribbs Construction Company and the property owners are Richard and Karla Keating.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Report for 8/19/17 - 9/22/17
- V. Next Meeting Date
 - A. October 26, 2017
- VI. Comments from Attendees
- VII. Motion to Adjourn

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.



SEPTEMBER 13, 2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 September 13, 2017



**HISTORIC PRESERVATION COMMISSION
SEPTEMBER 13, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Commission Members in Attendance:

Jim Lewis, Chairman
Bob Farren, Vice-Chair
Christine Dandeneau, HPC Member
Judy Davis, HPC Member
Tom Schroeder, HPC Member

Commission Members Absent:

Molly Gwinn, HPC Member
Jim McChesney, HPC Member

Staff in Attendance:

Stephen Wensman, Planning and Inspections Director
Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

Alex Cameron, Planner introduced Stephen Wensman, Planning and Inspections Director to the Commission Members.

II. Approval of Minutes

A. August 24, 2017

Tom Schroeder made a motion to approve the August 24, 2017 Minutes; Bob Farron seconded the motion, which was unanimously approved.

III. Sworn In:

The following were sworn in: Alex Cameron, Planner; Barbara Wren, Applicant and Property Owner; Pat Molamphy, Craddock, LLC; Brandon Goodman, Red Brand, Inc.; and Alex Bowness, Bowness Custom Homes.

IV. Public Hearing

A. COA 17-071

A request for a change in the paint color that was previously approved and not in the Village of Pinehurst color palette for the home at 300 Nottingham Gate, Pinehurst, NC. This property can be identified as Moore County LRK# 20080571. The applicant and the property owners are Noel and Barbara Wren.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Barbara Wren, Applicant and Property Owner was present to answer any questions or address any concerns of the Commission.

Chairman Lewis stated that the proposed exterior color of the home is actually an approved trim color and it goes against the current guidelines. Chairman Lewis indicated that the Commission could grant this as an exception.

Christine Dandeneau recommended that the color palette be revisited as part of the updating process for the guidelines.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness as an exception, as the proposed paint color is not in the Village of Pinehurst color palette as an approved exterior color, at 300 Nottingham Road and to adopt the Findings of Fact; Bob Farren seconded the motion. The vote was 4-1 to approve. Tom Schroeder opposed.

B. COA 17-072

A request for new construction of a single family home at 140 Magnolia Rd., Pinehurst, NC. This property can be identified as Moore County PID# 00028973. The applicant is Red/Brand, Inc. and the property owner is Craddock, LLC.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Pat Molamphy, Craddock, LLC and Brandon Goodman, Red Brand, Inc. were present to answer any questions or address any concerns of the Commission.

After discussion Tom Schroeder made a motion to issue a Certificate of Appropriateness for the construction of a new single family home at 140 Magnolia Road and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.

C. COA 17-073

A request for the demolition of an accessory building, at 50 Village Green Rd. E., Pinehurst, NC. This property can be identified as Moore County LRK# 00020098. The applicant is Bowness Custom Homes and the property owners are Alison and Stuart Paul.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Alex Bowness, Bowness Custom Homes was present to answer any questions or address any concerns of the commission.

After discussion, Tom Schroeder made a motion to issue a Certificate of Appropriateness for the demolition of an accessory building at 50 Village Green Road E and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.

V. Next Meeting Date

A. September 28, 2017

VI. Motion to Adjourn

With no further discussion Tom Schroeder made a motion to adjourn. Christine Dandeneau seconded the motion, which was unanimously approved. The meeting was adjourned at 5:00 pm.



COA 17-078

ADDITIONAL AGENDA DETAILS:

A request for a metal fence in the front and side yards at 10 Midland Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015913. The applicant and the property owners are Roy and Anne Keys

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applications
- ☐ Site Plan

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-078

10 Midland Rd.

Parcel ID # 00015913

Fence

PIN # 856209164503

APPLICANT:

Roy Keys/JBR Pool Construction, Inc.

PROPERTY OWNER(S):

Roy & Anne Keys

RECEIVED:

8/31/17

MEETING DATE:

9/28/17

ZONING DISTRICT:

R-10

LHD STATUS:

Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **ZONING APPROVAL**

NATURE OF PROJECT:

- **New metal fence in the side and front yard.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.7 MAJOR WORK – *Minor work items not approved by the Village Planner;*

1. This request is considered to be major work because it involves minor work items that **were/were not** approved by the Village Planner.

FENCE:

B. SECTION 2.17.1.1 FENCE GUIDELINES – *Residential street side fences should be wood picket or brick;*

1. The proposed fence **is/is not** wood picket or brick.

C. SECTION 2.17.1.2 FENCE GUIDELINES – *White wood picket fences are the preferred residential front yard fence type;*

1. The proposed fence **is/is not** a white wood picket fence.

D. SECTION 2.17.1.5 FENCE GUIDELINES – *All fences and walls should be compatible with the architecture of the structure(s) on the property;*

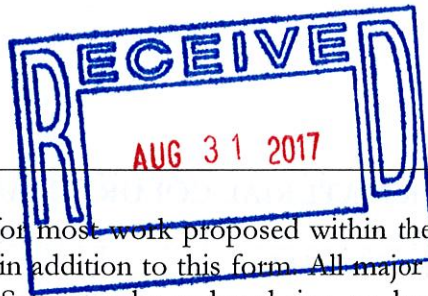
1. The proposed fence **is/is not** compatible with the architecture of the structures on the property.

E. SECTION 2.17.1.6 FENCE GUIDELINES – *Back and side yard fences shall not be taller than 6' in height and front yard fences shall not be taller than 3.5';*

1. The proposed side yard fence **is/is not** taller than 6' and the proposed front yard fence **is/is not** taller than 3.5'.

F. SECTION 2.17.1.8 FENCE GUIDELINES – *Fences over 3.5' in height shall be screened with native landscaping on sides visible from the street;*

1. The proposed fence **will/will not** be screened with native landscaping on sides visible from the street.



Application for
Local Historic District
(revised 3/14/17)

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required in addition to this form. All major work projects require at least 10 sets of plans and applications for review. Sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the HPC are required at least 3 weeks prior to any meeting. Single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements.

Property Data

Property Owner(s): Roy + Anne Keys Physical Address: 10 midland Rd.

Business/Tenant Name (if applicable): _____

Mailing Address (if different): _____

Telephone: 1-786-877-3167 Zoning District: R-10 Parcel ID#: 15913

Applicant/Contractor Data

Name: JBR Pool Construction Inc Address: 133 Garnet Dr

Contractor License #: _____ Telephone: 910-788-2888

E-mail Address (optional): airj7893@gmail.com

Description of Project:

New fence.



Application for
Local Historic District
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		

Signature: _____ Date: _____

****Office Use Only****

Project Type: Normal Maintenance Minor Work Major Work

Current Status: Contributing Non-contributing Vacant

COA# Date: Staff: HPC Mtg(s):

Other required approvals: _____

Conditions: _____



Application for
Fence, Wall & Column
(revised 3/14/17)

Fee \$50.00

PROPERTY OWNER

Name: Loy Keys Telephone: 1-786-877-3167
Mailing Address: 10 midland Rd 910 783 7888
Email Address (to receive your approval): airj7893@gmail.com

PROJECT LOCATION

Moore County Parcel ID: 15913 Lot Number: _____ Unit: _____ Zoning District: _____

Physical Address: 10 midland Rd

Is there a lake, pond or golf course next to your property? Yes No

If yes, on what side of the property? _____

Is your property in the Local Historic District? Yes No If yes, a Certificate of Appropriateness is required, prior to issuance of fence permit.

Is your house a corner lot? Yes No If yes, conditions apply to fences over 4 ft. in height.

INDICATE TYPE OF PERMIT REQUESTED (check all that apply)

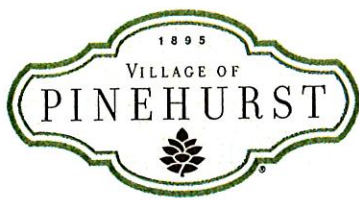
Picket Post and Rail Wrought Iron Brick/Stone Column Solid
Vinyl-coated Chain Link (non-residential uses) Shadowbox Wall
Other Aluminum

PROJECT DATA

Length: 180' Height: 4' Color: Bronze Material: Aluminum

Front yard Side yard Rear yard Pool (NC Building Code regs apply)

**** Finished side of fence must face out. ****



Application for
Fence, Wall & Column
(revised 3/14/17)

GENERAL INFORMATION

GUIDELINES FOR PLAN SUBMITTAL OF A FENCE, WALL, COLUMN, PET HOUSE, PET RUN OR SIMILAR STRUCTURE:

Paperwork required for submittal of fence application:

1. One (1) copy of completed application page (you do not need to copy/submit entire packet).
2. One (1) copy of the site plan, survey or map for the property, showing the location of the home on the lot and the location of the proposed structure.
3. One (1) copy of a picture or drawing of the type of structure to be installed. You may copy a picture from the allowable fence types located in the information packet..

GUIDELINES FOR PLAN SUBMITTAL OF A FENCE, WALL, COLUMN, PET HOUSE, PET RUN OR SIMILAR STRUCTURE:

To obtain property information such as the PIN number, the LRK number, the lot and unit numbers, the zoning district, as well as a map of your property, visit Moore County Government's website at www.moorecountync.gov. Select the "I want to" tab and look up "Real Property", "Property Records" and select the "Agree" tab in the lower right-hand corner, and then you may search for your property by owner or address. Once you hit search, there will be a map option on the bottom left that will enable you to print a copy of a map of your lot.

The Village accepts the following methods of payment: cash, check (made payable to the Village of Pinehurst), Visa and Master Card.

I, the undersigned, hereby make application for permits, inspections at the location designated as per approved plans and in accordance with the provisions of all ordinances and laws of the State of North Carolina, the County of Moore, and the Village of Pinehurst regarding all work specified herein. I have a legal contract with the property owner allowing me to improve the property as proposed. Such contract shall be made available to the Village if requested. I understand it is my responsibility to contact Moore County Public Utilities to ensure there are no water or sewer line encroachments.

Property Owner/Representative:  Date: 8-30-17

**THIS PERMIT SHALL EXPIRE 6 MONTHS AFTER DATE OF ISSUANCE AND
NO STRUCTURES ARE ALLOWED TO ENCROACH THE RIGHT-OF-WAY**

OFFICE USE ONLY

Zoning Official: _____ Approve ☐ Deny ☐ Date: _____

CHEROKEE RD

260 CHEROKEE RD

00023557

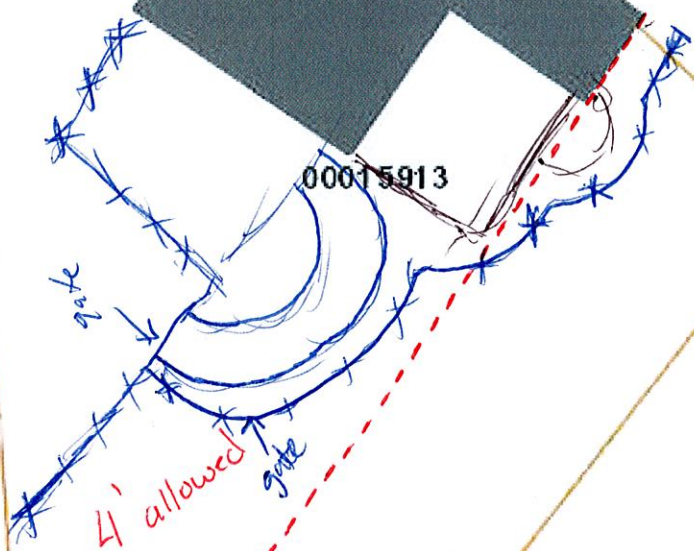
10 MIDLAND RD

00015913

10002189

00026128

120 PALMETTO RD



2



COA 17-079

ADDITIONAL AGENDA DETAILS:

A request for an addition to the home at 45 McLeod Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021975. The applicant is Dandeneau Architecture & Cribbs Construction Company and the property owners are Richard and Karla Keating.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Site Plan
- ☐ Elevations
- ☐ Rendering

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-079
Addition

45 McLeod Rd.

Parcel ID # 00021975
PIN # 856206287859

APPLICANT: **Dandeneau Architecture/Cribbs Construction**
PROPERTY OWNER(S): **Richard & Karla Keating**

RECEIVED: **9/12/17**
MEETING DATE: **9/28/17**

ZONING DISTRICT: **R-10**
LHD STATUS: **Non-Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:

- **Addition to the right elevation.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK - *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves a new addition that **is/is not** considered minor work.

ADDITION:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS - *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous and **will/will not** be on the rear elevation.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS - *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS - *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.4 ADDITIONS STANDARDS - *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **will/will not** be similar to those in the original building.

F. SECTION 3.1.2.5 ADDITIONS STANDARDS - *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

- G. SECTION 3.1.2.6 ADDITION STANDARDS** – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*
1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.
- H. SECTION 2.19.2.6 VEGETATION/LANDSCAPING STANDARDS** – *Arbors, trellises, and pergolas should be constructed in a manner that is congruous with the architecture of the structure; if attached to the existing structure, it shall be done in a way which does not materially affect the façade if removed in the future;*
1. The proposed pergola **is/is not** congruous with the architecture of the structure.
- I. SECTION 2.8.2.2 ROOF STANDARDS** – *Skylights shall only be on the rear roof surface and as inconspicuous as possible. Skylights shall be flat, rather than convex;*
1. The proposed skylight on the addition **will/will not** be on the rear of the roof and **will/will not** be flat.
- J. SECTION 2.22.2.9 UTILITIES AND ENERGY RETROFIT GUIDELINES** – *Skylights, ventilators, solar collectors, or mechanical equipment shall not be placed in locations that compromise character-defining roofs, or on roof slopes that are visible from the street;*
1. The proposed skylight **will/will not** be visible from the street.



**Application for
Local Historic District**

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): Richard & Carla Keating
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 45 McLeod Road
Mailing Address (if different): _____
Phone #: (910) 295-2940 Mobile #: _____
Zoning District: R 10 LRK #: 21975 PIN #: 856 206 287 859

Applicant/Contractor Data

Name: Christine Dandeneau, AIA / Russ Crabs
Contractor License #: _____
Phone #: (910) 690-4692
E-mail Address (optional): cdandeneau@gmail.com
Mailing Address: 10 Spur Rd
Estimate Cost of Construction: \$ 60,000

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☒ No: ☐



**Application for
Local Historic District**

Description of Project:

Small master bathroom addition
with adjacent outdoor shower, hot tub area.

All exterior finishes to match exist ~~to~~
house exactly. Contractor built original house.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation	Same	
Left Elevation		
Trim	as exist	
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____ Date: _____

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Joel C. Carner
D.B. 3660, PG 450

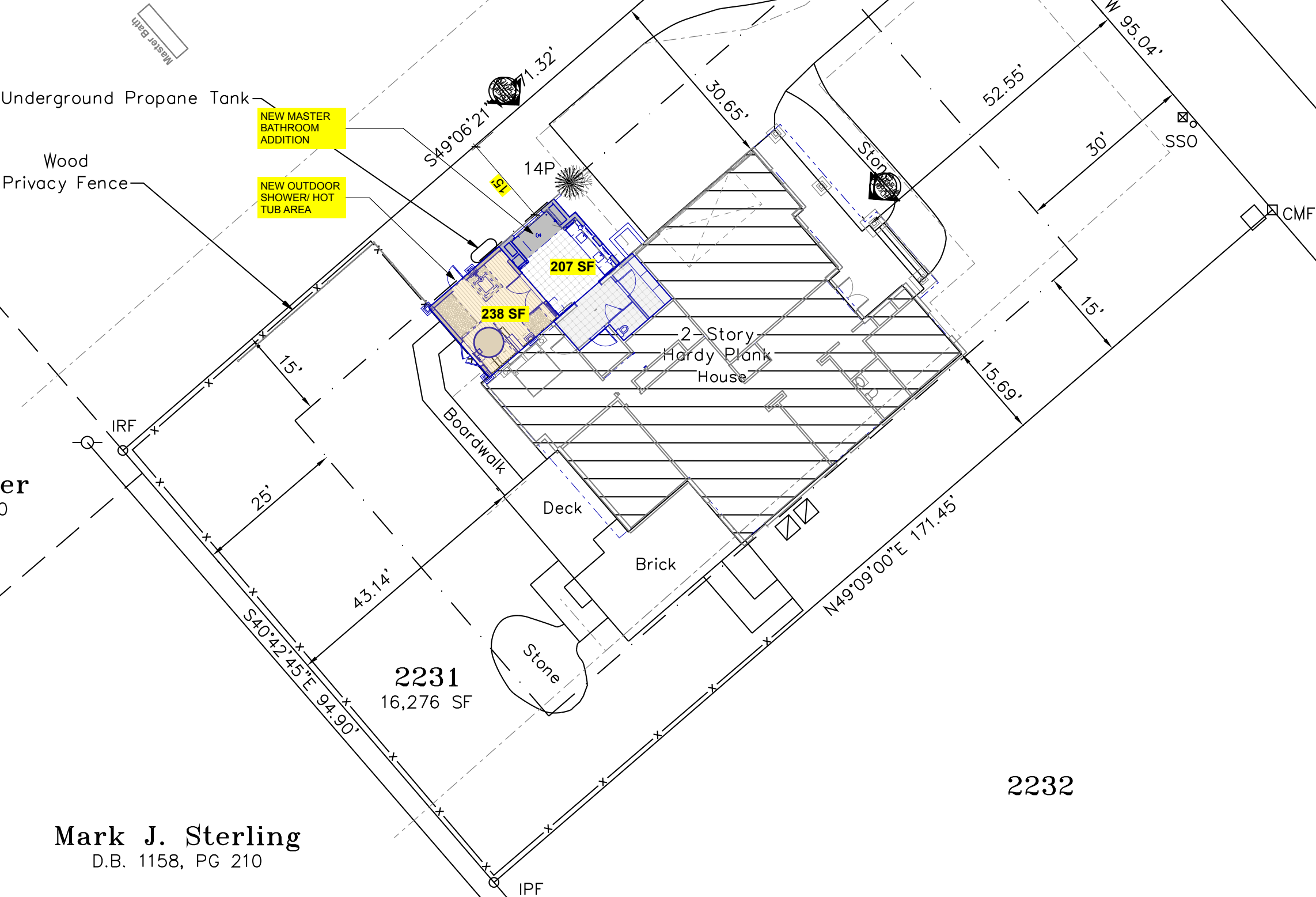
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Mark J. Sterling
D.B. 1158, PG 210

Impervious Area	
House, Porches	= 2,900 SF
Driveways, Walks, Patios	= 2,124 SF
Total	= 5,024 SF
Percentage Coverage	= 31%

NEW IMPERVIOUS AREA	
HOUSE, PORCHES,	= 3,345 SF
DRIVEWAYS, WALKS, PATIOS	= 2,124 SF
TOTAL	= 5,469 SF
PERCENTAGE COVERAGE	= 33.6%

2230



2231
16,276 SF

2232

RYAN
McBEE

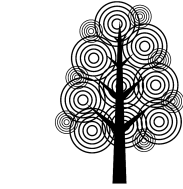
LAND SURVEYING • F

License #: C-268

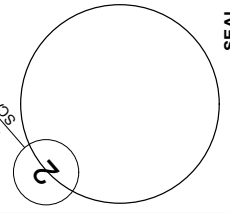
A0.05

Plotted On: 9/12/17

SITE PLAN



DANDENEAU
ARCHITECTURE, P.L.L.C.
P.O. BOX 1074
SOUTHERN PINES, NC
28388
CDANDENEAU@GMAIL.COM

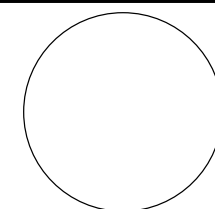
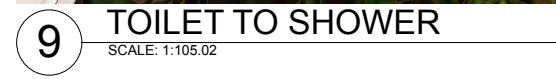
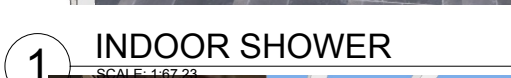
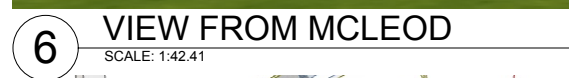
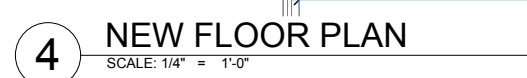
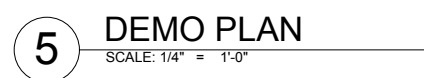


45 Mcleod
*** CLIENT ***
Street Address
City, State *****
Tel ***-***-****

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY REVISIONS DATE

Date: 9/12/17
Scale: AS NOTED
Drawn:
Job:
Sheet:



45 Mcleod

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
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Date:	9/11/17
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Scale:	AS NOTED
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Drawn:	
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Job:	
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Sheet	
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A0.01

Plotted On: 9/11/17

RENDERINGS



**REPORT FOR 8/19/17 - 9/22/17
ADDITIONAL AGENDA DETAILS:**

ATTACHMENTS:

Description

📎 Report for 8/19/17 - 9/22/17



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planner
DATE: 9/22/17
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
SEPTEMBER 28, 2017 MEETING
8/19/17– 9/22/17

NORMAL MAINTENANCE

None to report.

MINOR WORK – COA ISSUED

COA: 17-069

Application Date: 8/16/17

Approval Date: 8/21/17

Prop Owner: Ann Cameron

Address: 270 McCaskill Rd. E Unit A LRK# 30253

Applicant: JoAnn Sullivan for “Blo Haus A Hair Solon”

Request: New signage.

Standards and Guidelines: 1.6.3.14

COA: 17-070

Application Date: 8/29/17

Approval Date: 8/29/17

Prop Owner: DGH Management, LLC

Address: 135 Medlin Rd.

LRK# 20030323

Applicant: Quality Built Advantage

Request: Shadowbox fence in the side and rear yards.

Standards and Guidelines: 1.6.3.7

COA: 17-074

Application Date: 8/29/17

Approval Date: 9/5/17

Prop Owner: Charles & Olivia Collini

Address: 3 Village Ln.

LRK# 28602

Applicant: Kashmer Tree

Request: Removal of a pine tree.

Standards and Guidelines: 1.6.3.10

COA: 17-075

Application Date: 9/6/17

Approval Date: 9/7/17

Prop Owner: Noel Wren

Address: 300 Nottingham Gate

LRK# 20080571

Applicant: Reaves Landscaping & Design, Inc./Lotus Designs

Request: Fencing, column, driveway, walkway & patio.

Standards and Guidelines: 1.6.3.5, 7 & 8

COA: 17-076

Application Date: 9/6/17

Approval Date: 9/8/17

Prop Owner: Hedgehog Development Co. Inc

Address: 215 Everette Rd.

LRK# 15658

Applicant: Lee Huckabee Homes Inc

Request: New accessory dwelling & garage.

Standards and Guidelines: 1.6.3.17

COA: 17-077

Application Date: 9/14/17

Approval Date: 9/15/17

Prop Owner: Bart & Lynel Boudreaux

Address: 210 Dundee Rd.

LRK# 15658

Applicant: Bart Boudreaux

Request: Remove chimney & awning, new paint, roof & window, add shutters.

Standards and Guidelines: 1.6.2.1 and 1.6.3.1, 6 & 20