PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Stephanie Goodrich, Senior Planner
DATE: 9/17/2018
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
August 23, 2018 MEETING
8/8/2018 to 8/22/2018

NORMAL MAINTENANCE
None

MINOR WORK – COA ISSUED

COA: 18-71
Application Date: 8/6/18
Approval Date: 8/7/18
Prop Owner: William & Nelda Huffstetler Address: 25 Medlin Rd LRK# 30125
Applicant: Code Plus Construction
Request: Fencing
Standards and Guidelines: 1.6.3.7

COA: 18-72
Application Date: 8/9/2018
Approval Date: 8/10/18
Prop Owner: Corey Rice Address: 105 Azalea Road LRK# 26072
Applicant: Same
Request: Fencing
Standards and Guidelines: 1.6.3.7

COA: 18-73
Application Date: 8/13/18
Approval Date: 8/13/18
Prop Owner: Bob & Jill Gooding Address: 100 Ritter Road LRK# 25850
Applicant: New View Landscaping
Request: Tree Removal and wall repair (fence wall)
Standards and Guidelines: 1.6.3.7; 10

COA: 18-74
Application Date: 8/13/18
Approval Date: 8/14/18
Prop Owner: Kelly & Jane Dawkins Address: 40 Woods Road LRK# 24685
Applicant: Same
Request: Repaint in VOP Approved Colors
Standards and Guidelines: 1.6.2

COA: 18-75
Application Date: 8/14/18
Approval Date: 8/14/18
Prop Owner: Bart Boudreaux Address: 10 Everett Rd LRK# 15216
Applicant: Dave's Tree Service
Request: Tree removal, side yard
Standards and Guidelines: 1.6.3.2

COA: 18-76
Application Date: 8/15/18
Approval Date: 8/16/18
Prop Owner: Bart Boudreaux Address: 210 Dundee Rd LRK# 17841/42
Applicant: Platt's Grading
Request: brush Removal/Lot Clearing, large trees to remain
Standards and Guidelines: 1.6.3.10

COA: 18-77
Application Date: 8/20/18
Approval Date: 8/20/18
Prop Owner: Caribou Partners/Don Fuquay Address: 110 Short Rd LRK#21823
Applicant: Same
Request: Repaint Shutters in approved Color
Standards and Guidelines: 1.6.3.6

COA: 18-78
Application Date: 8/21/18
Approval Date: 8/21/18
Prop Owner: Bart Boudreaux Address: 85 Short Rd LRK# 17850
Applicant: Reaves Landscaping
Request: Improve existing parking with bluestone
Standards and Guidelines: 1.6.3.5

COA: 18-79
Application Date: 8/22/18
Approval Date: 8/22/18
Prop Owner: Marion and Gregory Bryant Address: 85 Shaw Rd LRK# 14388
Applicant: same
Request: Fencing; after the fact COA, needs to be brought into compliance as of 9-17-2018
Standards and Guidelines: 1.6.3.7

COA: 18-80
Application Date: 8/23/18
Approval Date: 8/24/18
Prop Owner: David Navrati Address: 135 Medlin Rd LRK# 20030323
Applicant: NC Solar Now
Request: Install solar panels on rear roof – Not visible from ROW
Standards and Guidelines: 1.6.3.2

COA: 18-81
Application Date: 8/22/18
Approval Date: 8/27/18
Prop Owner: Pinehurst, LLC Address: Clubhouse #2, Donald Ross Grill LRK# 25800
Applicant: Parson's Construction
Request: replacement windows, Aluminum Clad, exterior and interior applied muntins to match existing
Standards and Guidelines: 1.6.3.20

COA: 18-82
Application Date: 8/22/18
Approval Date: 8/22/18
Prop Owner: Chris Grimm Address: 60 Shaw Rd LRK# 25807
Applicant: Duke Energy
Request: Remove tree in Duke Easement
Standards and Guidelines: 1.6.3.10

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 18-83 **5 Community Road** **Parcel ID #24847/10001345**
Additions/Alterations **PIN # 855212976249/494**

APPLICANT: **LKC Engineering**
PROPERTY OWNER(S): **Pinehurst Resorts, LLC**

RECEIVED: **9/4/2018**
MEETING DATE: **9/27/2018**

ZONING DISTRICT: **VMU**
LHD STATUS: **Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

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

NATURE OF PROJECT:

- **Demolish two newer additions, (rear wing, small wing on west side, part of the front awning/porch**
- **Replace roof**
- **Replace windows**
- **Reconfigure paving and parking**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The Manor Inn was built in 1923 to replace the Lexington hotel that stood on the site. The Inn has been remodeled a few times, including additions to the west side, a rear wing and extension of the front porch and accessibility ramp. It is currently covered in vinyl siding.

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 new additions that **is/is not** considered minor work.

B. SECTION 2.4.2 WINDOWS AND DOORS STANDARDS – *Windows and doors elicit a sense of proportion and depth, and are typically key design elements. They also exhibit craftsmanship not found today. Attention to details such as the number of panes or the size of panes or panels will contribute to the appropriateness of rehabilitation.*

1. The replacement windows **do/do not** retain their original size and dimension
2. The number and size of panes, mullion, and muntin, and all window hardware **are/are not** the same or similar to those of the original windows.

C. SECTION 2.6.2 PORCHES ENTRANCES AND BALCONIES STANDARDS – *Reconstruction of a missing porch, entrance, or balcony requires accurate evidence of the original configuration and detail. If complete documentation does not exist or if reconstruction is not desired, a new design that is compatible with the historic building in height, proportion, roof shape, material, texture, scale, detail, and color is appropriate.*

1. The proposed alteration **does/does not** retain and preserve historic porches, entrances, and balconies.

2. The proposed alteration **does/does not** retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
3. The proposed alteration **does/does not** retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim.

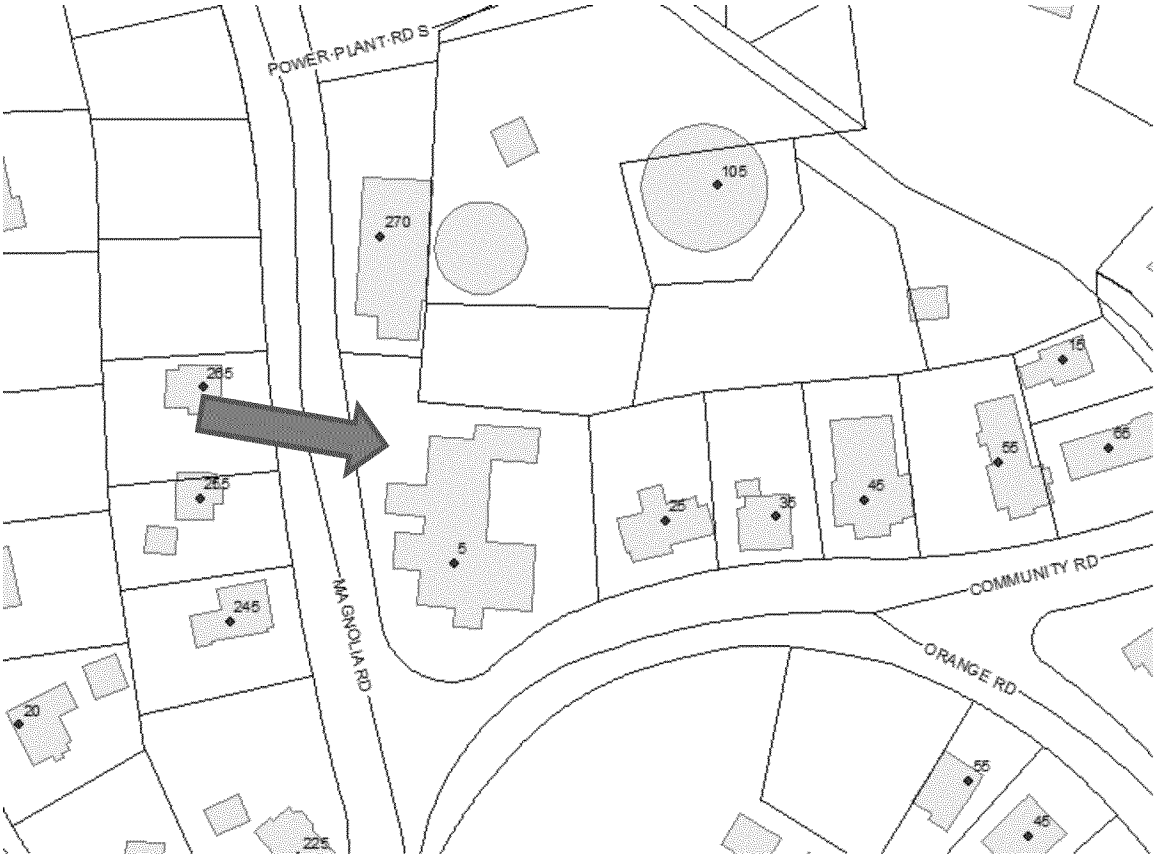
DEMOLITION OF:

D. SECTION 3.5 DEMOLITION – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The section of the structure proposed to be removed **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The section of the structure proposed to be removed **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.

E. SECTION 3.6.2 ACCESSIBILITY AND LIFE STANDARDS – *A need for public access to, a change in use of, or a substantial rehabilitation of a historic building may necessitate compliance with current Standards for life safety and accessibility. Both the North Carolina State Building Code and the federal Americans with Disabilities Act of 1990 include some flexibility in compliance when a historic building is involved.*

1. The proposed changes **are/are not** compatible with the building's historic character and setting or **will/will not** compromise them
2. The proposed change meets accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features **are/are not** preserved.
3. The additional means of access **are/are not** reversible and **do/do not** compromise the original design of a historic entrance or porch.



LOCATION

Photo showing the original exterior

1895
VILLAGE OF
PINEHURST

RECEIVED
SEP 04 2018
BY: .....

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): Pinehurst, LLC (Resorts of Pinehurst, Inc.) (Attn: Richard Higginbotham)

Business Name (if applicable): Manor Inn

Tenant Name (if applicable): _____

Physical Address: 5 Community Rd, Pinehurst, NC

Mailing Address (if different): PO Box 4000, Pinehurst, NC 28374

Phone #: 910-295-6811 Mobile #: 910-986-3038 (Calvin Burkley)

Zoning District: VMU LRK #: 24847, 10001345 PIN #: 855212976249, 855212976494

Applicant/Contractor Data

Name: LKC Engineering, PLLC

Contractor License #: _____

Phone #: 910-420-1437

E-mail Address)optional): perry@lkcengineering.com

Mailing Address: PO Box 888, Aberdeen, NC 28315

Estimate Cost of Construction: $ 5,000,000

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

Description of Project:

The renovation of the Manor Inn will center primarily on interior renovations of the rooms and common spaces. On the exterior, some architectural additions to the original building will be removed, including the rear wing, a small wing on the west side, and a portion of the porch. This will make the building mass appear more like the original structure. Although some exterior finishes and the windows will be replaced, the colors and materials will be consistent with the existing colors and materials.

The site is being renovated to rejuvenate the landscaping and to remove unnecessary paving. The existing patio is being rebuilt and the existing wall and fence enclosing the patio will be removed. The rear parking area is being redesigned to be more efficient and to provide a better dumpster location with an enclosure.

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Vinyl	White
Rear Elevation	Vinyl	White
Right Elevation	Vinyl	White
Left Elevation	Vinyl	White
Trim	Vinyl	White
Windows	Vinyl	White
Chimney	Stucco	White (existing)
Foundation	Stucco	White (existing)
Front Door	Wood	Brown
Shutters	N/A	
Garage Door	N/A	
Roof	Asphalt Shingles	Black
Roof Exhaust Vents	N/A	
Front Porch	Stone	Gray
Deck	Stone	Gray
Patio	Concrete	White
Sidewalk	Brick	Red
Sky Lights	N/A	
Driveway	Asphalt	Black
House Number	N/A	

Signature: _____ Date: 8.30.18

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

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: _____

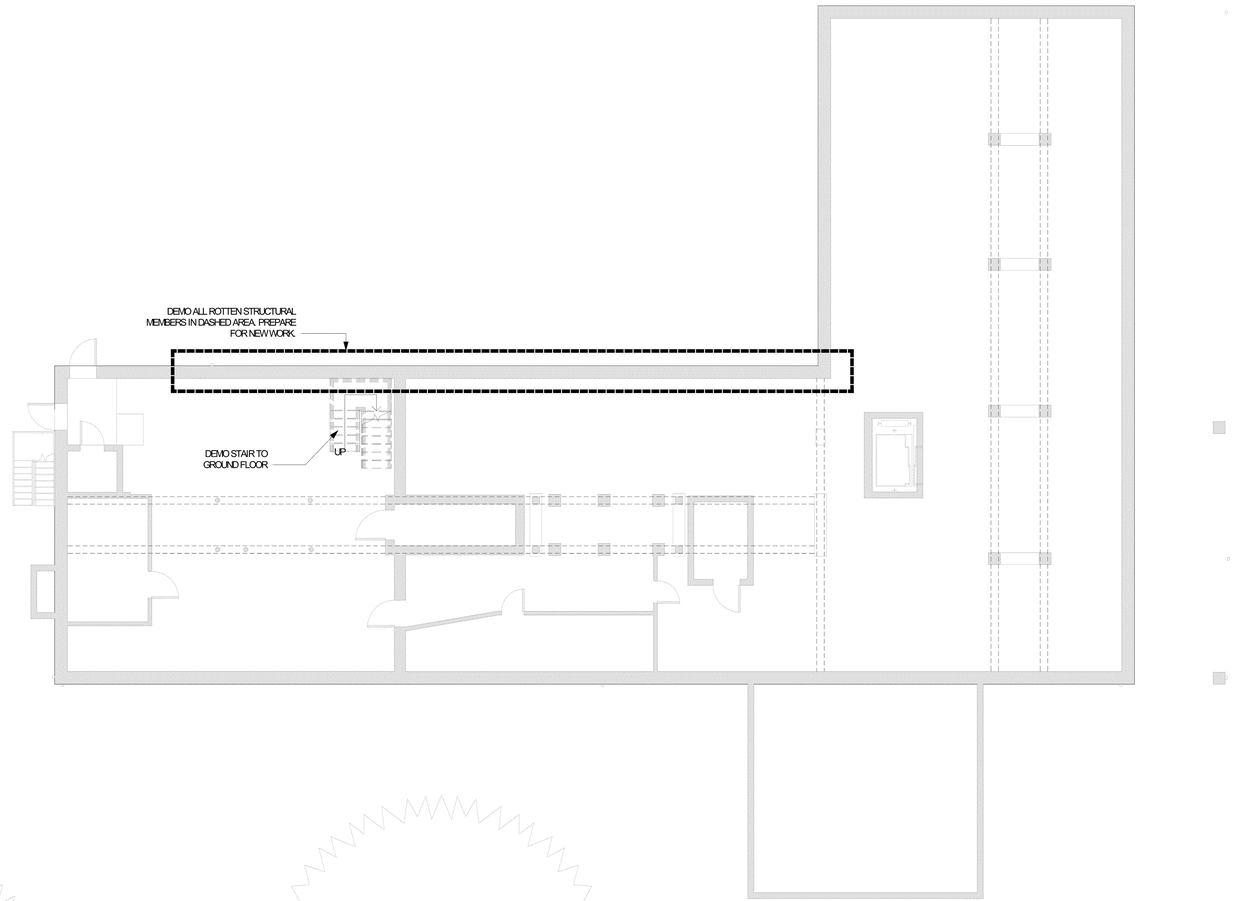
Conditions: _____

_____

LOCATION OF NEW E
NOT SO NICE H
COVERED POR

GENERAL NOTES

1. EXTERIOR VINYL SIDING TO REMAIN. REPAIR EXISTING SIDING AS NEEDED.
2. SOFFIT AT ROOF TO REMAIN. PATCH & REPAIR EXISTING CORNICE AS NEEDED.



00_BASEMENT - DEMO

1/8" = 1'-0"

1

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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MANOR INN

5 COMMUNITY RD PINEHURST, NC

- Job Number: 1717
- Date: 08/30/2018
- Revisions: SCHEMATIC

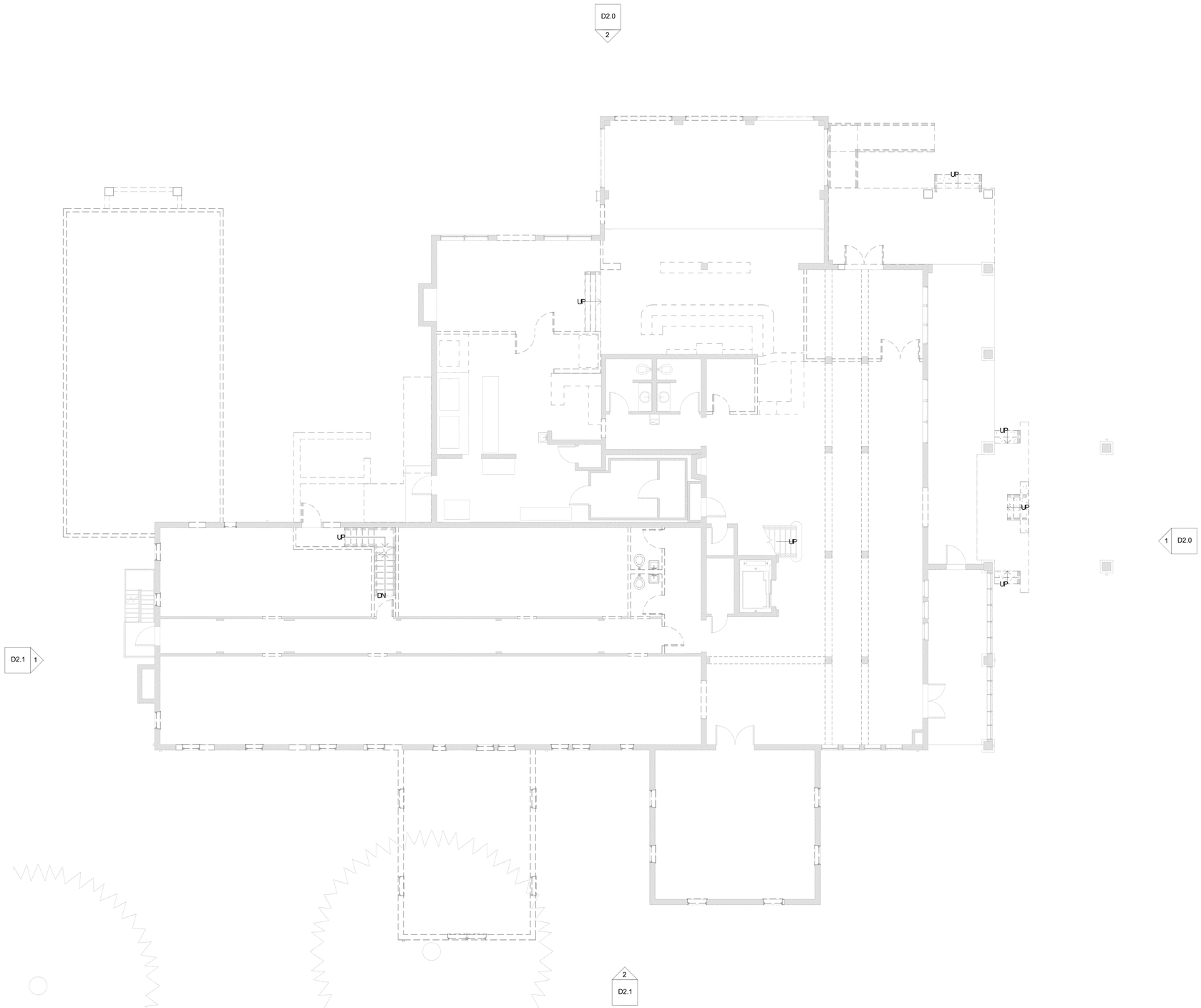
REV. NO.	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

BASEMENT DEMO PLAN

Sheet

D1.0



GENERAL NOTES

1. EXTERIOR VINYL SIDING TO REMAIN. REPAIR EXISTING SIDING AS NEEDED.
2. SOFFIT AT ROOF TO REMAIN. PATCH & REPAIR EXISTING CORNICE AS NEEDED.

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

01_GROUND FLOOR -DEMO 1

1/8" = 1'-0"

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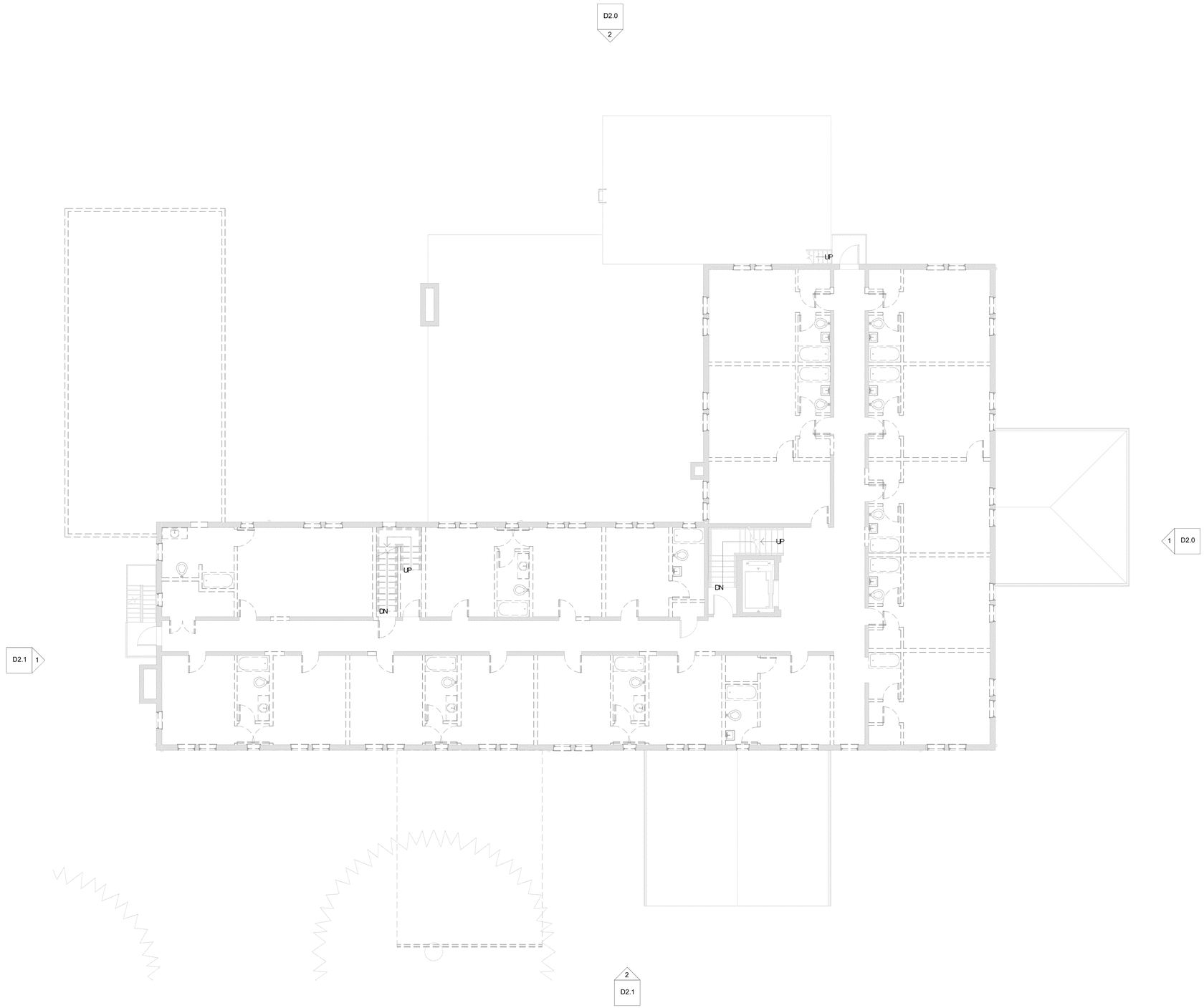
GROUND FLOOR DEMO PLAN

Sheet

D1.1



02_SECOND FLOOR - DEMO 1

1/8" = 1'-0"

GENERAL NOTES

1. EXTERIOR VINYL SIDING TO REMAIN. REPAIR EXISTING SIDING AS NEEDED.
2. SOFFIT AT ROOF TO REMAIN. PATCH & REPAIR EXISTING CORNICE AS NEEDED.

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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REV. NO.	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

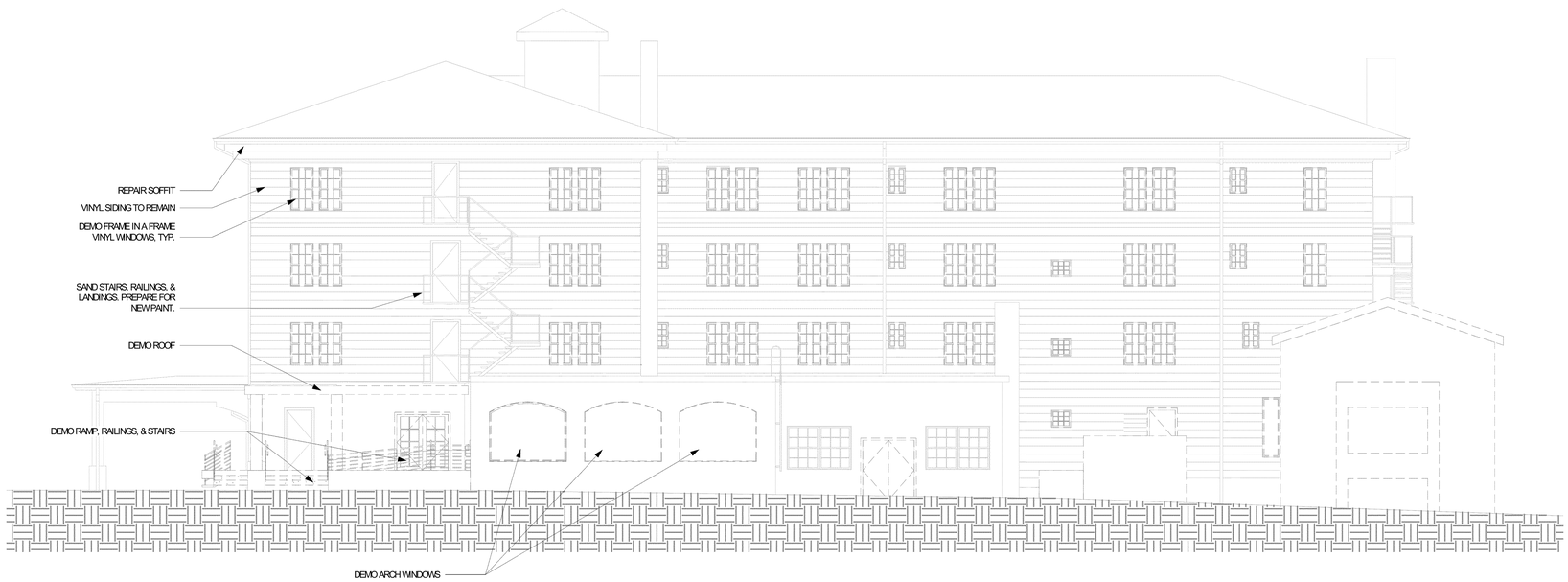
TYPICAL FLOOR DEMO PLAN

Sheet

D1.2

SOUTH ELEVATION - DEMO 1

1/8" = 1'-0"



EAST ELEVATION - DEMO 2

1/8" = 1'-0"

GENERAL NOTES

1. DEMO ALL EXTERIOR VINYL SIDING. PATCH & REPAIR EXISTING SURFACE AS NEEDED.
2. DEMO SOFFIT AT ROOF. PATCH & REPAIR EXISTING CORNICE AS NEEDED.
3. DEMO ALL EXISTING VINYL WINDOWS ON EXTERIOR. EXISTING WINDOW FRAMING TO REMAIN FOR NEW WINDOWS.
4. DEMO ALL WINDOW-MOUNTED A/C UNITS.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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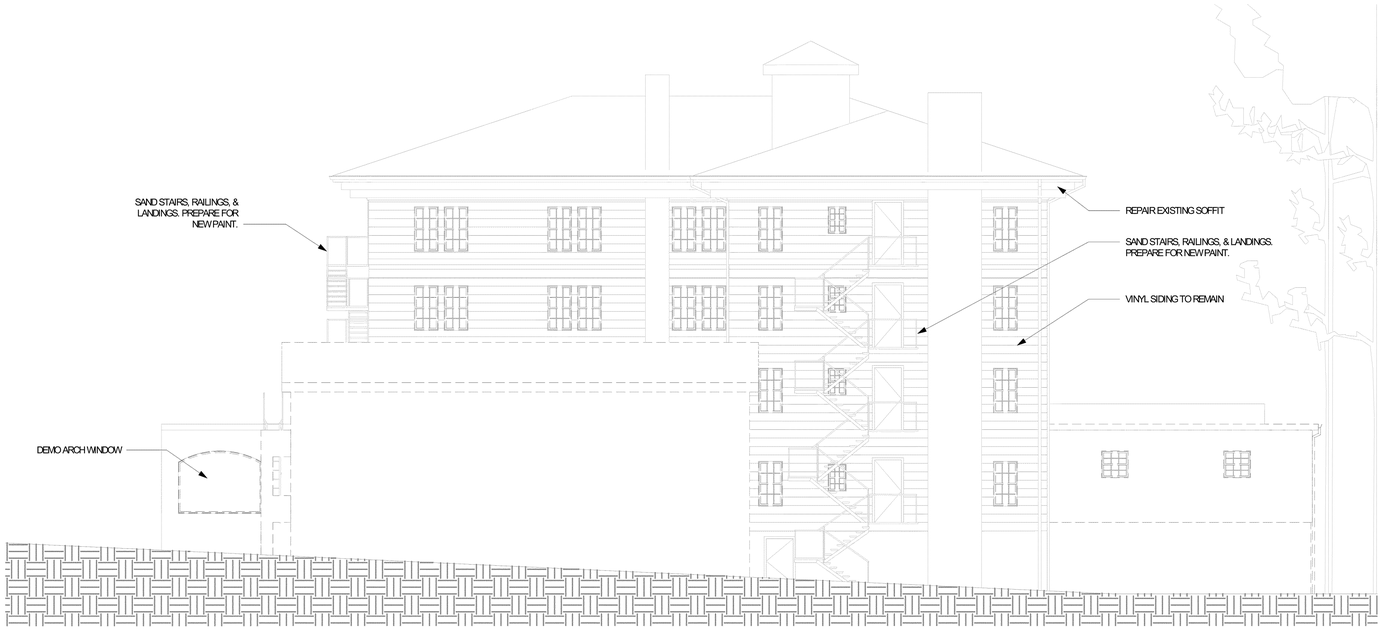
PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Sheet

D2.0



NORTH ELEVATION - DEMO 1

1/8" = 1'-0"

WEST ELEVATION - DEMO 2

1/8" = 1'-0"

GENERAL NOTES

1. DEMO ALL EXTERIOR VINYL SIDING. PATCH & REPAIR EXISTING SURFACE AS NEEDED.
2. DEMO SOFFIT AT ROOF. PATCH & REPAIR EXISTING CORNICE AS NEEDED.
3. DEMO ALL EXISTING VINYL WINDOWS ON EXTERIOR. EXISTING WINDOW FRAMING TO REMAIN FOR NEW WINDOWS.
4. DEMO ALL WINDOW-MOUNTED A/C UNITS.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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PRELIMINARY - NOT FOR CONSTRUCTION

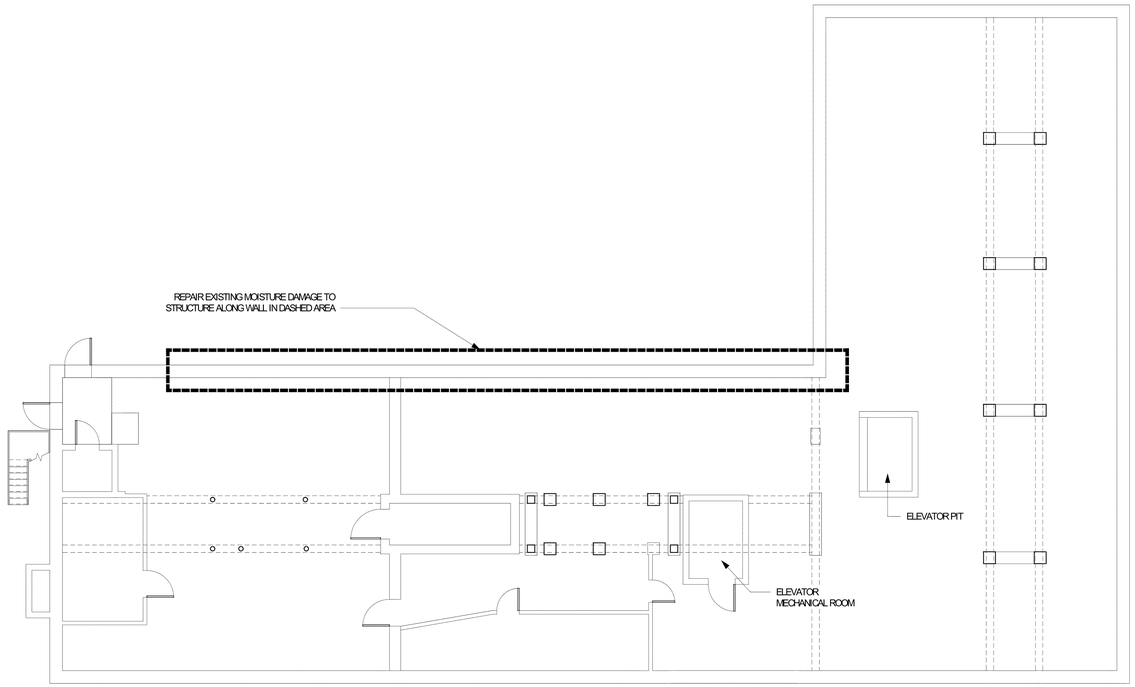
EXTERIOR ELEVATIONS

Sheet

D2.1

GENERAL NOTES

1. BASEMENT FLOOR PLAN SHOWN IS A CRAWL SPACE & NOT INTENDED FOR OCCUPANCY



00_BASEMENT 1

1/8" = 1'-0"

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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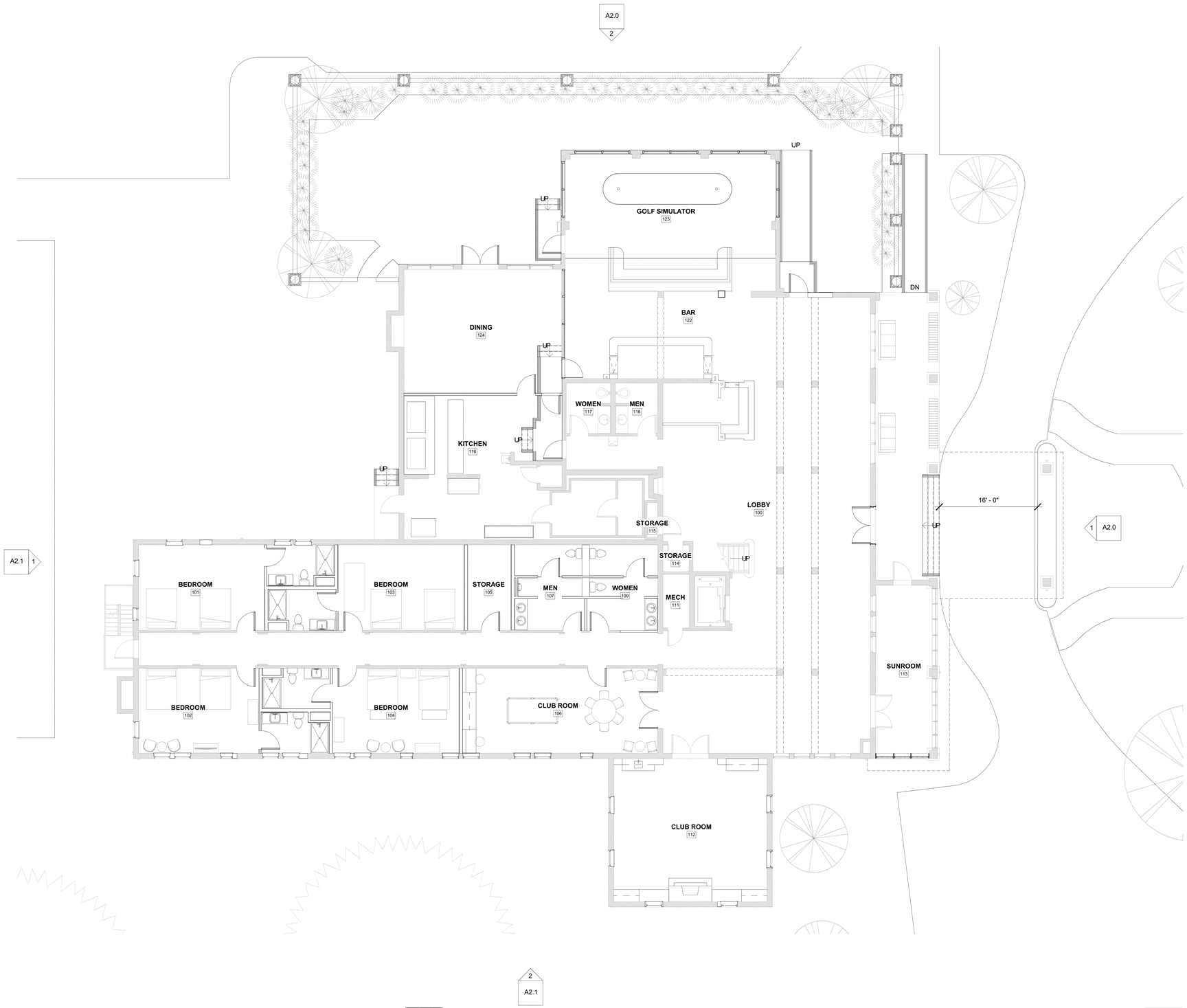
PRELIMINARY - NOT FOR CONSTRUCTION

FLOOR PLAN - BASEMENT

Sheet

A1.0



01_GROUND FLOOR 1

1/8" = 1'-0"

GENERAL NOTES

1. SEE CIVIL FOR TYPES & LOCATIONS OF LANDSCAPING
2. NEW FLOOR FINISHES THROUGHOUT
3. INCREASE WIDTH OF PORT COHERE TO 16' - 0" FROM FRONT OF STAIR TO FACE OF CURB

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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PRELIMINARY - NOT FOR CONSTRUCTION

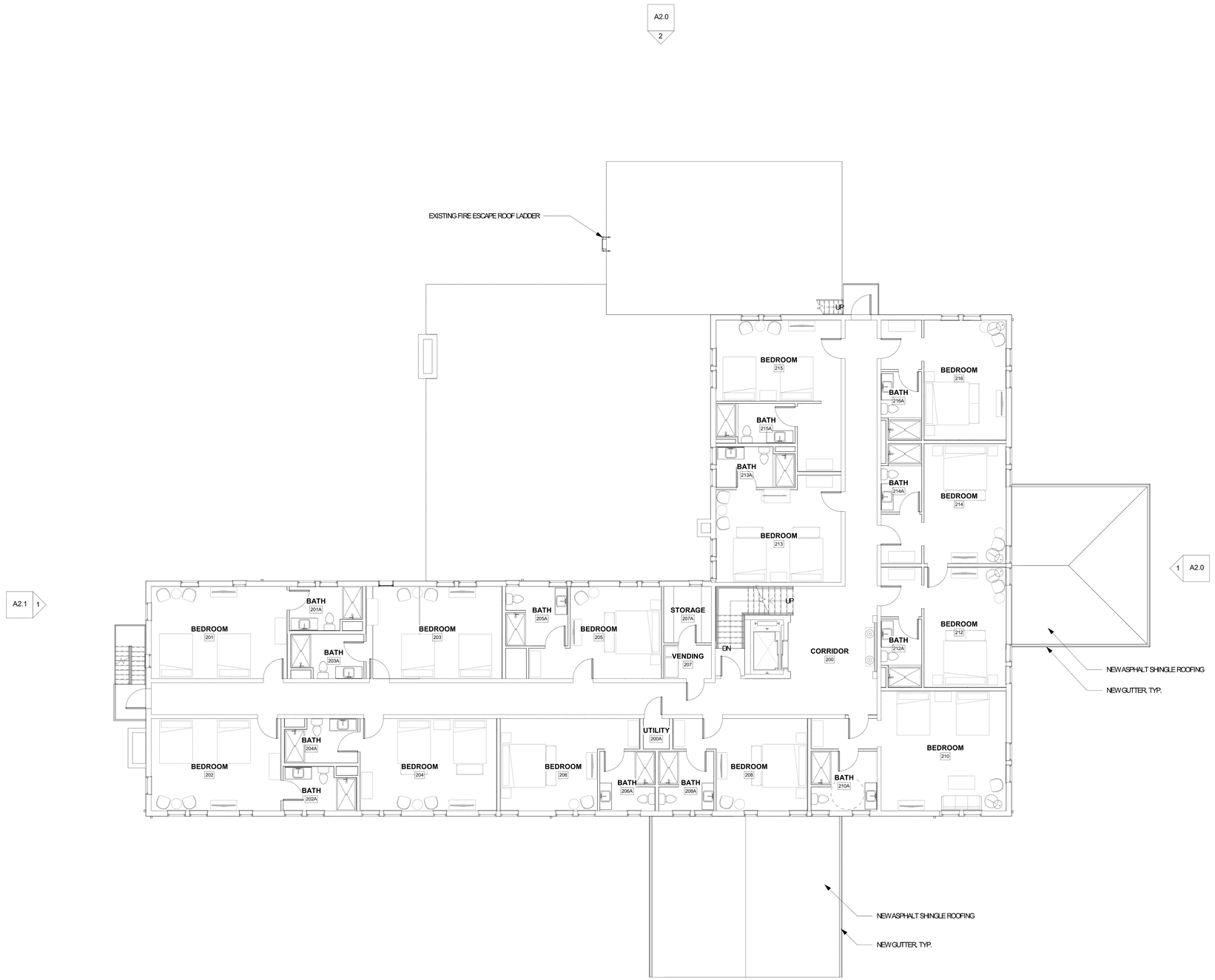
FLOOR PLAN - GROUND FLOOR

Sheet

A1.1

GENERAL NOTES

1. TYPICAL FLOOR PLAN SHOWN INCLUDES SECOND, THIRD, & FOURTH FLOORS.
2. NEW FLOOR FINISHES THROUGHOUT



02_SECOND FLOOR 1

1/8" = 1'-0"

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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PRELIMINARY - NOT FOR CONSTRUCTION

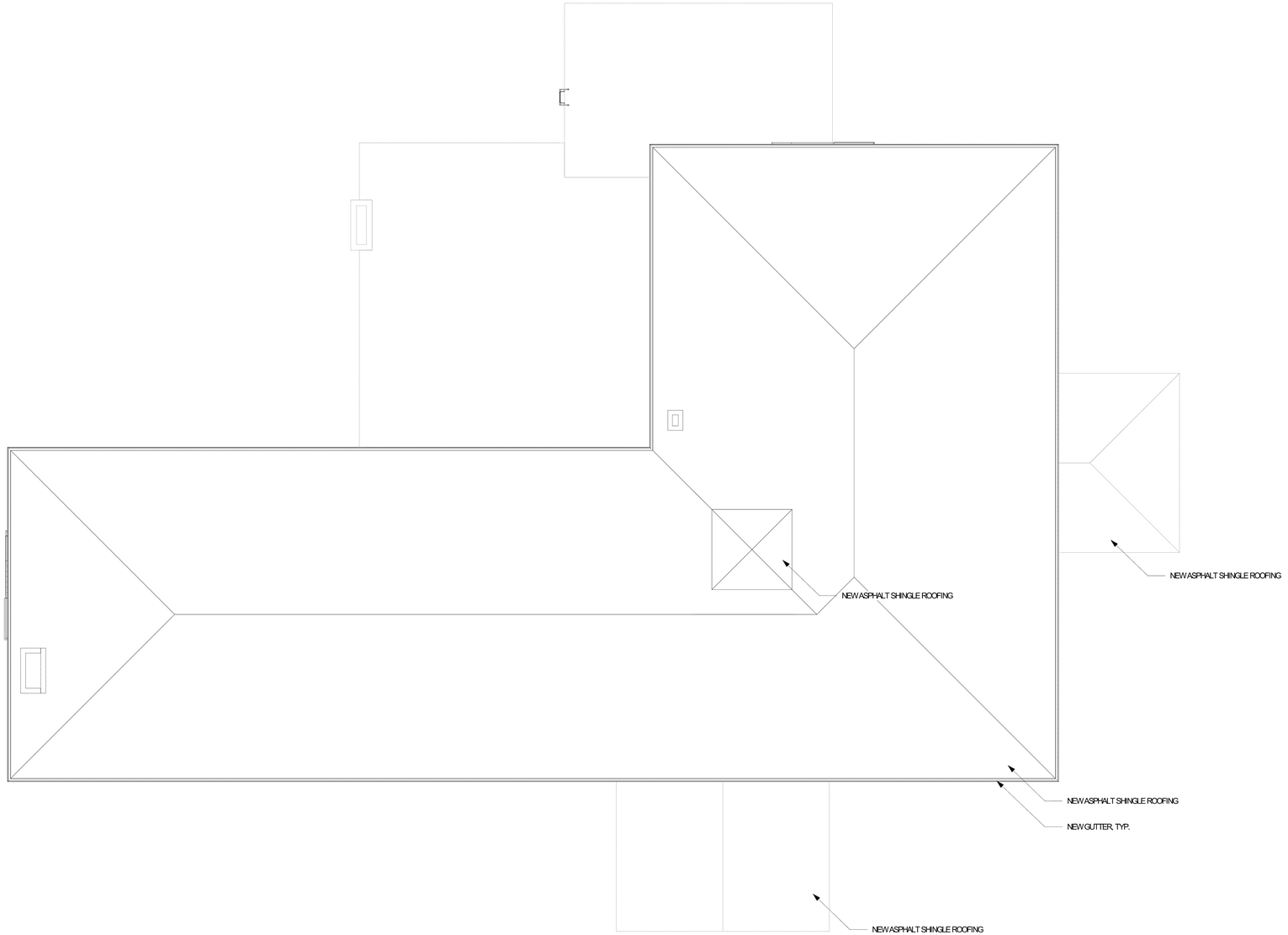
FLOOR PLAN - TYPICAL

Sheet

A1.2

GENERAL NOTES

1. NEW ASPHALT SHINGLE ROOFING. REPAIR WHERE REQUIRED.
2. NEW GUTTERS & DOWNSPOUTS, TYP. SEE ELEVATIONS FOR LOCATIONS.



05_ROOF
1/8" = 1'-0"

1

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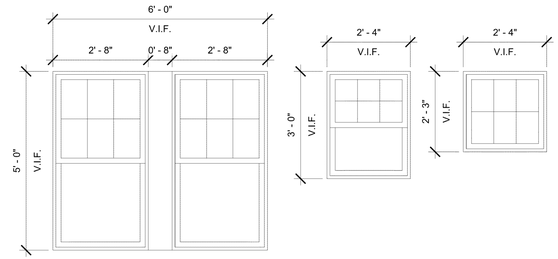
PRELIMINARY - NOT FOR CONSTRUCTION

ROOF PLAN

Sheet
A1.5



DOUBLE HUNG 6 OVER 1 W/ VINYL FRAME | DOUBLE HUNG 6 OVER 1 W/ VINYL FRAME | DOUBLE HUNG 6 OVER 1 W/ VINYL FRAME | FIXED 6-LITE W/ VINYL FRAME

WINDOW ELEVATIONS 3

1/2" = 1'-0"

SOUTH ELEVATION 1

1/8" = 1'-0"

EAST ELEVATION 2

1/8" = 1'-0"

GENERAL NOTES

1. ALL ASPHALT SHINGLE ROOFING TO BE DEMO'D & REPLACED WITH NEW ASPHALT SHINGLES. REPAIR ROOF AS NEEDED.
2. REPLACE ALL EXISTING VINYL FRAME-WITHIN-FRAME WINDOWS WITH DOUBLE GLAZED VINYL FRAME-WITHIN-FRAME WINDOWS.
3. EXISTING VINYL SIDING TO REMAIN. PATCH SIDING WHERE REQUIRED AFTER DEMO OF PREVIOUS ADDITIONS.
4. ALL EXTERIOR FIRE STAIRS TO BE SANDED & PAINTED TO MATCH HISTORIC IMAGES.
5. NEW GUTTERS & DOWNSPOUTS, TYP.
6. REPAIR VINYL SOFFIT AS NEEDED.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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MANOR INN

5 COMMUNITY RD
PINEHURST, NC

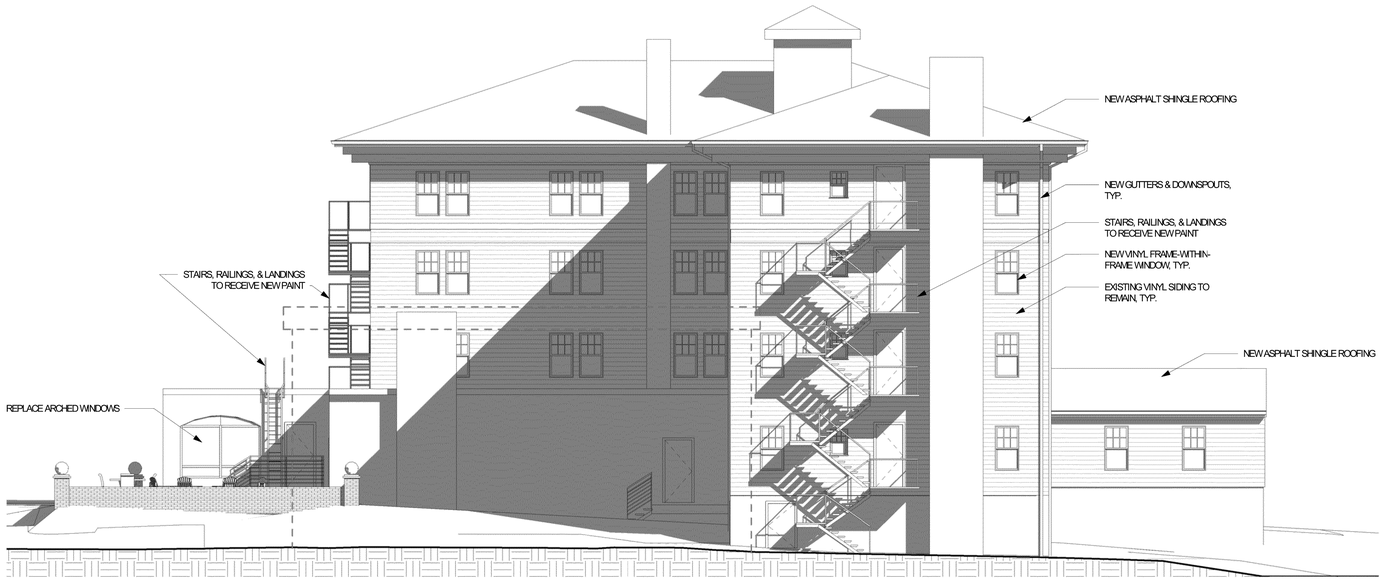
- Job Number: 1717
- Date: 08/30/2018
- Revisions: SCHEMATIC

REV. NO.	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

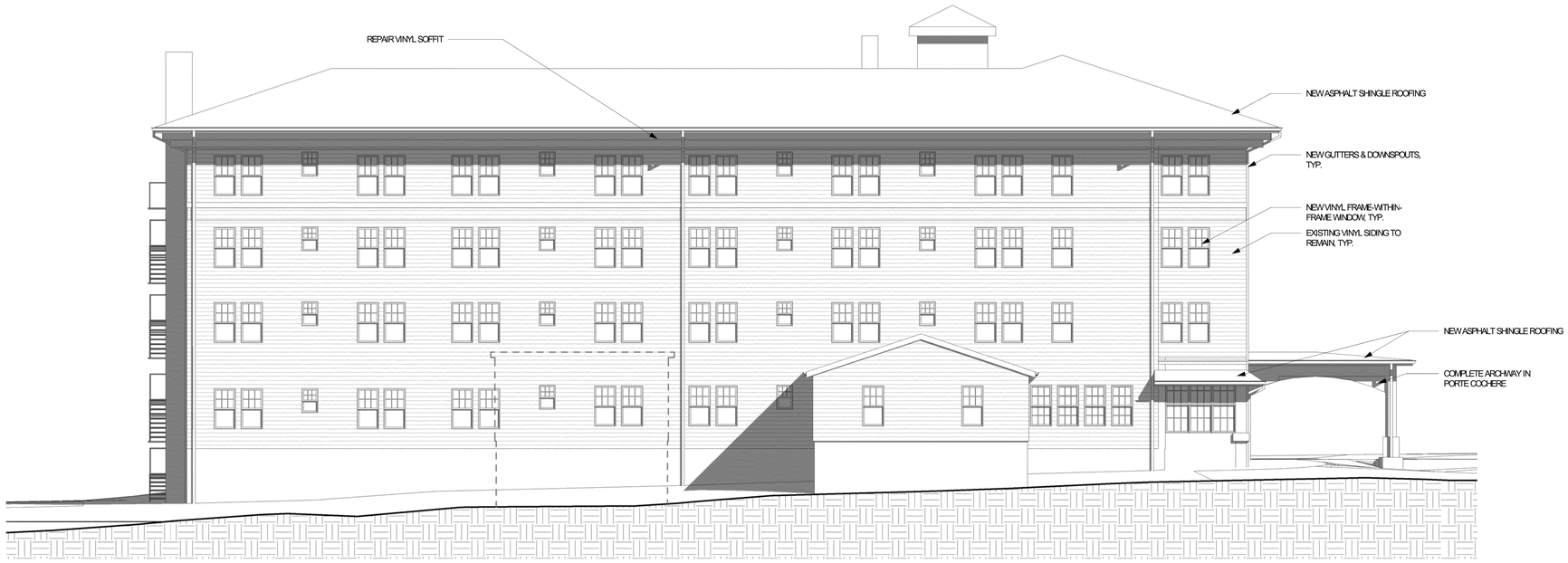
EXTERIOR ELEVATIONS

Sheet
A2.0



NORTH ELEVATION 1

1/8" = 1'-0"



WEST ELEVATION 2

1/8" = 1'-0"

GENERAL NOTES

1. ALL ASPHALT SHINGLE ROOFING TO BE DEMO'D & REPLACED WITH NEW ASPHALT SHINGLES. REPAIR ROOF AS NEEDED.
2. REPLACE ALL EXISTING VINYL FRAME-WITHIN-FRAME WINDOWS WITH DOUBLE GLAZED FRAME-WITHIN-FRAME WINDOWS.
3. EXISTING VINYL SIDING TO REMAIN. PATCH SIDING WHERE REQUIRED AFTER DEMO OF PREVIOUS ADDITIONS.
4. ALL EXTERIOR FIRE STAIRS TO BE SANDED & PAINTED TO MATCH HISTORIC IMAGES.
5. NEW GUTTERS & DOWNSPOUTS, TYP.
6. REPAIR VINYL SOFFIT AS NEEDED.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

TISE · KIESTER ARCHITECTS
TKa
119 E. Franklin St, Suite 300
Chapel Hill, NC 27514
telephone 919-967-0158
www.tisekiester.com

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MANOR INN

5 COMMUNITY RD PINEHURST, NC

- Job Number: 1717
- Date: 08/30/2018
- Revisions: SCHEMATIC

REV. NO.	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Sheet

A2.1

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 18-84 **600 Linden Road** **Parcel ID # 16367**
New Single Family House **PIN # 855210354455**

APPLICANT: **Riley and Walker Homes**
PROPERTY OWNER(S): **Riley and Walker Homes**

RECEIVED: **9/5/2018**
MEETING DATE: 9/**27/2018**

ZONING DISTRICT: **R-30**
LHD STATUS: **Non-Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:
- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:
- **New single family dwelling**

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 600 Linden Road was previously developed as a single family home with two ancillary buildings. In April 2018, the Historic Preservation Commission granted a demolition permit for the main structure. The two ancillary buildings remain on the property. This request is to build a new main dwelling on the site.

A. SECTION 1.6.4.7 MAJOR WORK – *New construction or additions not considered to be minor.*
1. This request is considered to be major work because it involves minor work items that **were/were not** approved by the Village Planner.

NEW CONSTRUCTION:

B. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS – *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*
1. The proposed new construction **will/will not** blend with the Local Historic District.

C. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS – *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture.*
1. The proposed new construction **will/will not** be of similar scale as existing structures in the neighborhood.
2. The proposed new construction **will/will not** be of similar style as other dwellings in the district.
3. The proposed new construction **will/will not** be of similar materials as other dwellings in the district.
4. The proposed new construction **will/will not** be of similar colors as other dwellings in the neighborhood and **are/are not** in the Village of Pinehurst Color Palette.
5. The proposed new construction **will/will not** be of similar texture as historic structures around the subject property.

D. SECTION 3.2.2.3 NEW CONSTRUCTION STANDARDS – *Consideration is often given to using or simplifying the details from neighboring buildings. This technique is used to "blend" the new structure with its neighbors. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.*

1. The proposed new construction **will/will not** blend with its neighboring buildings.

E. SECTION 3.2.3.1 PROJECT PLANNING AND SITE DESIGN – *New infill housing is very appropriate and very desirable in the Village of Pinehurst area. The designs shall follow the basic Design Standards and shall also repeat the same relationships of house to street and house to lot as their historic neighbors. Table 3.2.3.1 is a table of Architectural Styles to be used as a reference for Architecture found in the Local Historic District and will be used by the Commission and staff to determine if a proposal is consistent with the neighborhood.*

1. The proposed new architecture **is/is not** consistent with historic neighbors in the neighborhood.

F. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst Color Palette;*

1. The proposed colors for the new house **will/will not** be appropriate for the building and district and **are/are not** in the Village of Pinehurst Color Palette.

LOCATION

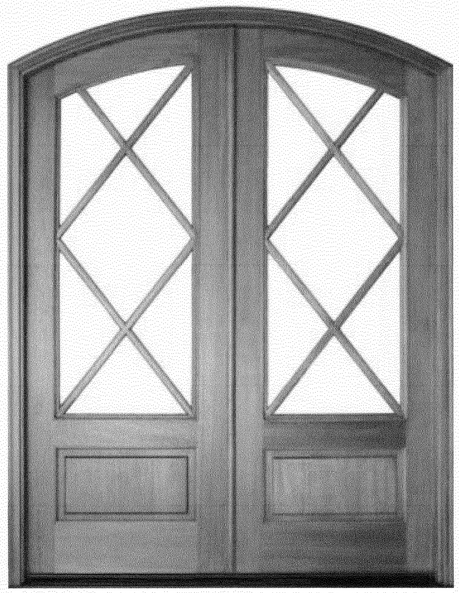
600 Linden Road
Pinehurst, NC

Brick/Siding Color

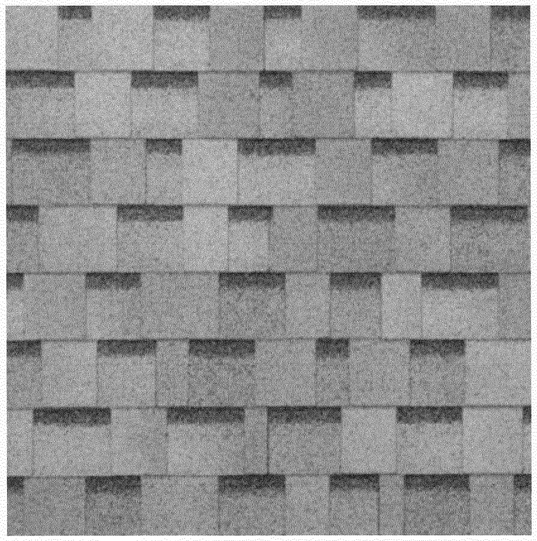
Front Door Color

sherwin williams sea salt

Front Door Style

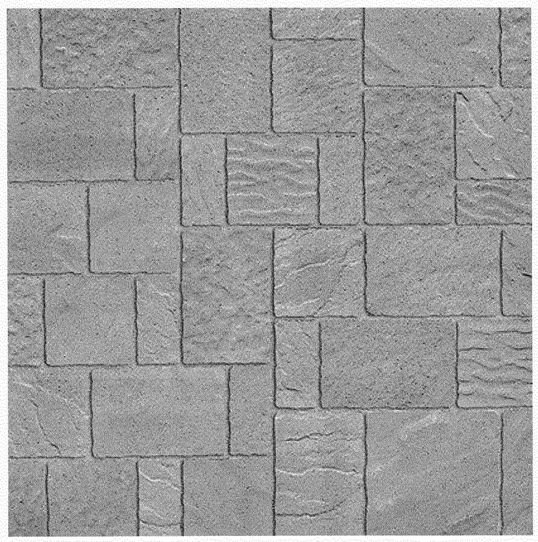


Shingle Color



Metal Roof Color

Paver Style & Color



SITE

Aberdeen, Carolina & Western RR

Vicinity Map - Not to Scale

Notes: This map is not prepared for recording in accordance with GS 47-30.

Area by coordinate method.

Contours interval at one foot, based on NAVD'88 elevation.

The property shown hereon lies within Zone X, minimal flood hazard area, per ncfloodmaps.com.

Subject property is currently zoned R-30.

Legend: IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
CMS= Concrete Monument Set
Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
FH= Fire Hydrant
S/T= Sewer Tap

Reference: Book 4982 Page 148
Moore County Registry

Tree Legend:
12P= 12"Dia. Pine
24Mag= 24"Dia. Magnolia
6DW= 6"Dia. Dogwood
Crepe Myrtle

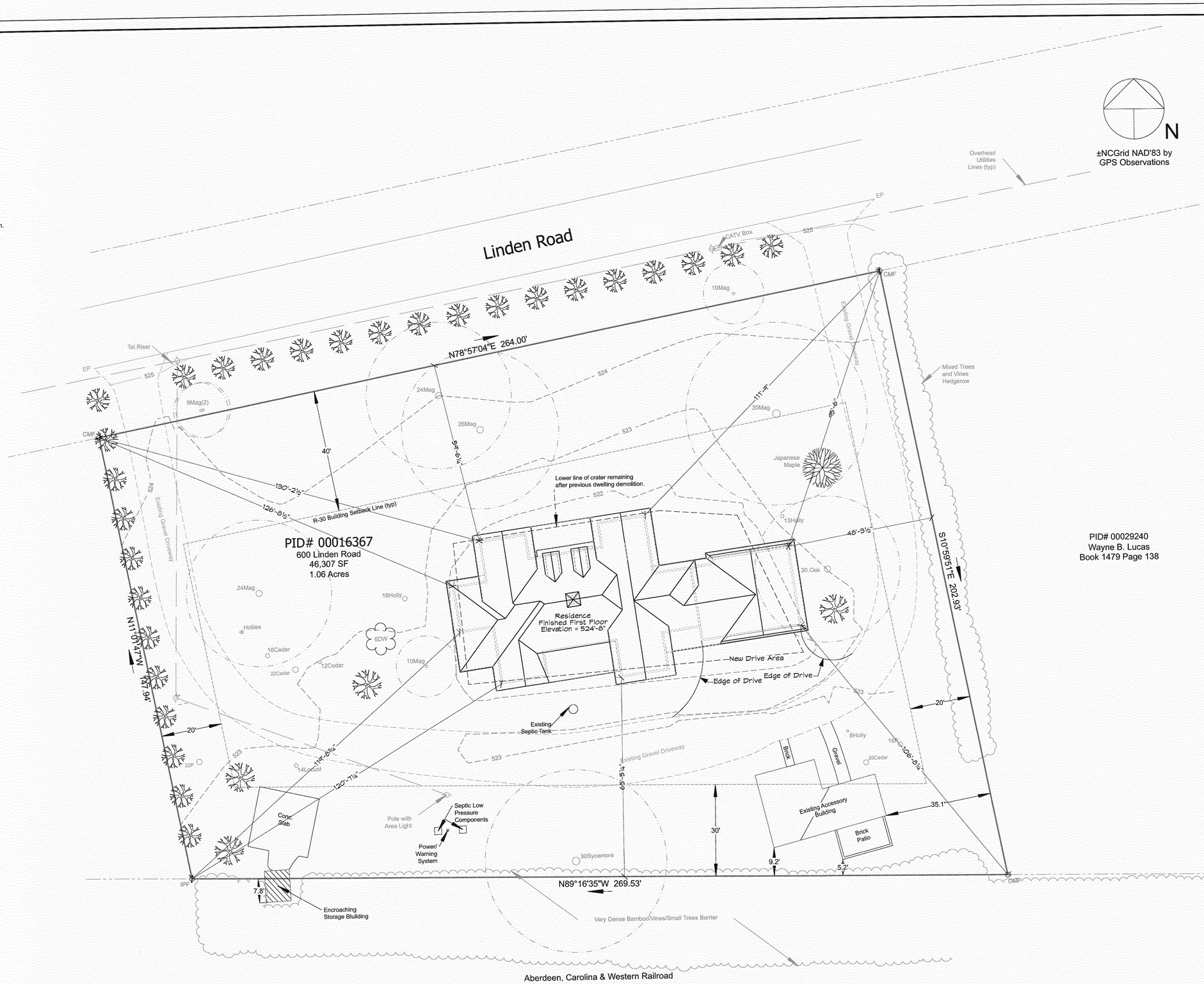
PID# 00029363
Robert Forsyth
Book 4889 Page 493

I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book ? Page ?; that the boundaries not surveyed are indicated as drawn from information in Book ? Page ?; that the ratio of precision is better than 1:7500; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 17th Day of August, 2018.

Emmett S. Raynor, PLS L-2521

Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703



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DAVID NICHOLS .DESIGN
E-Mail: David@davidnichols.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	08/29/2018
Revision	Final
Project ID	Linden Spec
Drawing Code	VWDS 2018
CAD File	Linden Spec.vwx
Plot Date	08/29/2018
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	B. Riley
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: 600 Linden Road
Mineral Springs Twsp., Moor Co.
Pinehurst, North Carolina

Sheet Title: Proposed Site Plan
Residence Location
Lot Data-Legend

Scale: 1" = 15' - 0"

Sheet No. S-1.1 of 7

These Blueprints are provided for the construction of a single house on a single lot. The design and plans are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, or do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

DRAWN BY: ESR	APPROVED BY:	REVISIONS 08.25.18 Labeled railroad property.	PROJECT Survey of PID# 00016367 600 Linden Road Mineral Springs Township, Moore County, Pinehurst, North Carolina
DATE: 08.17.2018	PROJ. NO.		SHT. NAME The Property of Riley and Walker Homes, LLC
DWG. NO.:	DWG. 600_LindenRd.dwg	Center of RR Tracks	SHT. NO.

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LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 18-85 **25 Medlin Road** **Parcel ID # 30125**
Side Yard Pool **PIN # 85620518037**

APPLICANT: **Pristine Pools**
PROPERTY OWNER(S): **William and Nelda Huffsteter**

RECEIVED: **8/17/2018**
MEETING DATE: **9/27/2018**

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

ADDITIONAL APPROVALS/PERMITS NEEDED:
- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:
- **Addition of a pool in the side yard**

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 25 Medlin Road is a single family home built in 1960 in a simple ranch form. It has recently undergone a major exterior renovation.

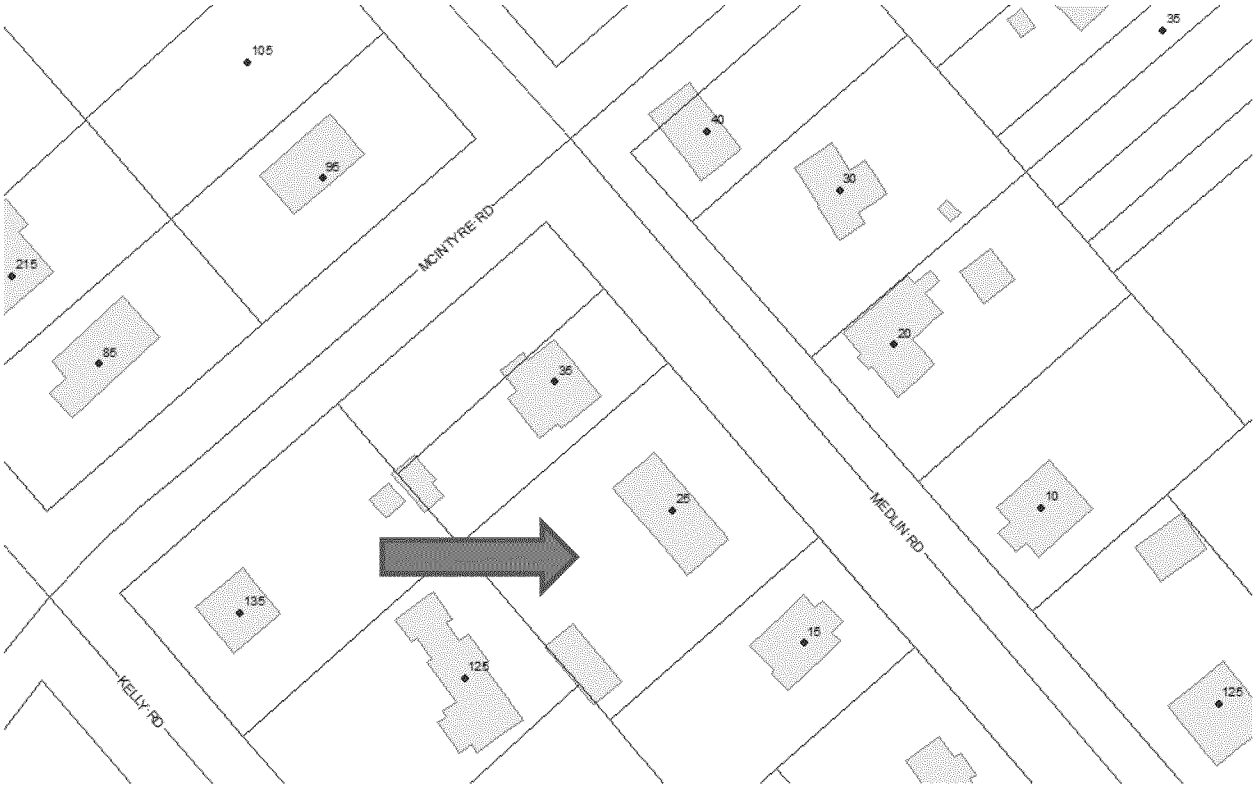
A. SECTION 1.6.4.1 MAJOR WORK – *New construction or additions not considered to be minor;*
1. This request is considered to be major work because it involves new additions that **are/are not** considered minor work.

POOL:

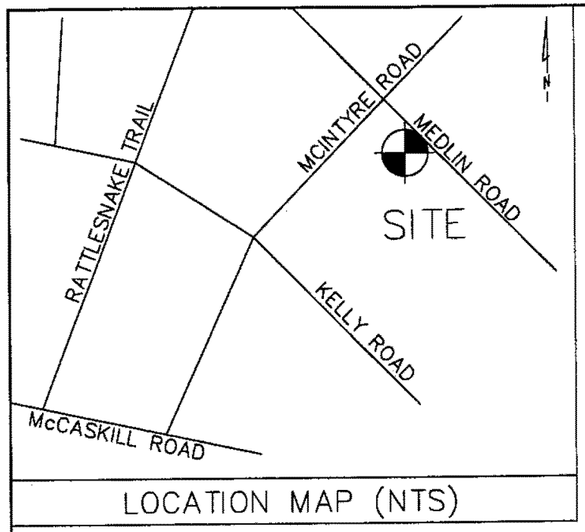
B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations;*
1. The proposed pool addition **will/will not** be located in the rear yard.

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 compatible with the character of the existing home.

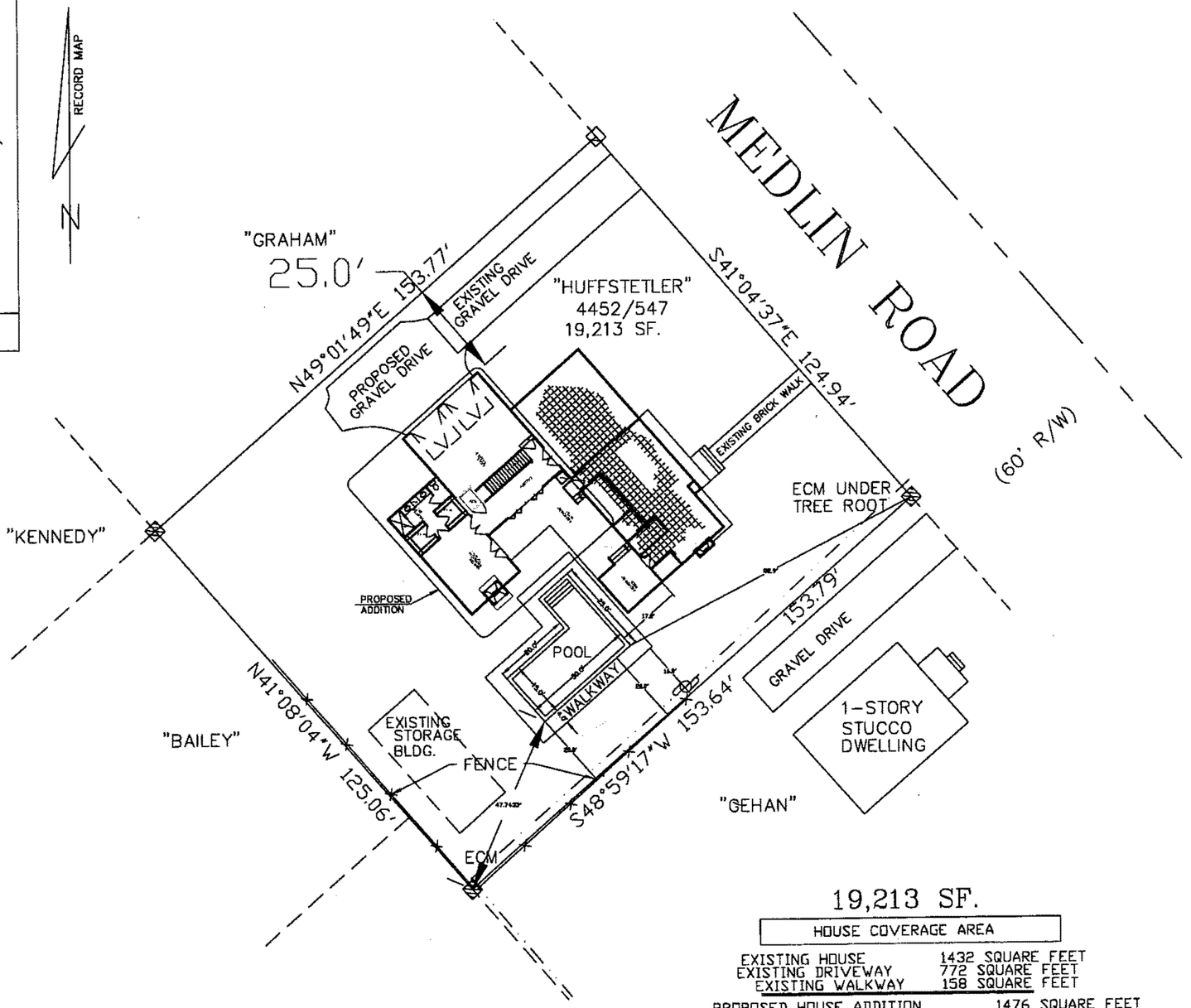
D. SECTION 2.22.1.6 UTLITIES AND ENERGY RETROFIT GUIDELINES – *Locate new mechanical equipment and utilities, including heating and air conditioning units, meters, exposed pipes, and underground fuel tanks, in the most inconspicuous area, usually along a building's rear elevation. Screen them from view with plantings;*
1. The pool equipment **will/will not** be inconspicuous and screened from view.


105
95
215
85
MCINTYRE RD
35
40
30
20
35
25
10
MEDJIN RD
135
125
15
125
KELLY RD

LOCATION



LOCATION MAP (NTS)



19,213 SF.

HOUSE COVERAGE AREA	
EXISTING HOUSE	1432 SQUARE FEET
EXISTING DRIVEWAY	772 SQUARE FEET
EXISTING WALKWAY	158 SQUARE FEET
PROPOSED HOUSE ADDITION	1476 SQUARE FEET
PROPOSED DRIVEWAY ADDITION	713 SQUARE FEET
PROPOSED POOL WALKWAY ADDITION	504 SQUARE FEET
TOTAL EXISTING COVER	2362 SQUARE FEET
TOTAL PROPOSED COVER	2693 SQUARE FEET
TOTAL COVER	5055 SQUARE FEET

THIS PROPOSED DWELLING WILL COVER 14.00% OF LOT

TOTAL IMPERVIOUS COVER 26.30% OF LOT

PINEHURST, NORTH CAROLINA
SCALE 1" = 20'

0 40 80 120 160

ARTIGA DESIGN
Enrique J Artiga
(910)-315-27-10

Client:

Mr. William & Mrs. Nelda Huffst
25 Medlin Rd.
Pinehurst, NC
28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

EXISTING FIRST FLOOR	1419 HTG. SQ
MODIFIED FIRST FLOOR	826 HTG. SQ
MODIFIED SECOND FLOOR	1356 HTG. SQ
BALCONY	102 SQ. FT
GARAGE	620 FT
TOTAL HTG.	3601 HTG. SQ. F

Issue Date: 08/16/1

Drafting By:
EJA 01/31/16
02/01/17
03/09/17

Sheet Name: SITE PLAN

Scale: 1=20

Sheet Number:

S--1

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 18-86 **60 Blue Road** **Parcel ID #18891**
Additions/Alterations **PIN # 855212756729**

APPLICANT: **Kevin Drum and Jennifer Stoddard**
PROPERTY OWNER(S): **Same**

RECEIVED: **8/6/2018**
MEETING DATE: **9/27/2018**

ZONING DISTRICT: **R-20**
LHD STATUS: **Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

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

NATURE OF PROJECT:

- **Demolish detached garage (non-contributing)**
- **Add breezeway and porch on south elevation**
- **New guest cottage attached via breezeway**
- **New in ground pool**
- **Detached 3 car garage**
- **Reconfigure driveway and walkways**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 60 Blue Road was developed in 1917 as a single family home with one detached non-contributing garage. The National Historic Landmark Nomination (1994) lists the house as While-A-Way and describes it as "This one and a half story frame house of asymmetrical design has a multi-gabled roof, gable-end stone chimneys, sash windows, and no clearly identifiable façade." The HPC approved entrance alterations on the Shaw Road side, awnings, porch, pergola, paint and gutters in February 2017. The Blue Street side does not have a discernable entrance and over time the southern elevation had become the "front" of the house, even though it is on the interior of the lot.

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 new additions that **is/is not** considered minor work.

SOUTH ELEVATION 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.
3. The proposed work/structures **will/will not** be compatible with neighboring buildings.

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.

SOUTH BREEZEWAY ADDITION:

H. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations;*

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

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

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

J. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings;*

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

K. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings;*

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

L. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions;*

2. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

GUEST HOUSE:

M. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES – *Locate New garages and outbuildings in rear yards and in traditional relationships to the main buildings;*

1. The proposed detached guest house **will/will not** be located in the rear yard and in a traditional relationship to the main building.

N. SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house;*

1. The proposed guest house **will/will not** be smaller in scale than the main house.

O. SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *New garages and outbuildings must use traditional roof forms, materials and details compatible with the main building or historic outbuildings in the district;*

1. The proposed guest house **will/will not** have traditional roof forms, materials and details that are compatible with the main house.

DETACHED GARAGE:

P. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES – *Locate New garages and outbuildings in rear yards and in traditional relationships to the main buildings;*

1. The proposed detached garage **will/will not** be located in the rear yard and in a traditional relationship to the main building.

Q. SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house;*

1. The proposed garage **will/will not** be smaller in scale than the main house.

R. SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *New garages and outbuildings must use traditional roof forms, materials and details compatible with the main building or historic outbuildings in the district;*

1. The proposed garage **will/will not** have traditional roof forms, materials and details that are compatible with the main house.

LOCATION

Photo taken from Blue Road showing existing garage

Blue Road facing façade of main dwelling

Southern facing façade seen from Shaw Road

Another view of Southern façade showing garage

1895
VILLAGE OF
PINEHURST

RECEIVED
SEP 05 2018

BY: .....

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): Riley & Walker Homes, LLC

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 600 Linden Road

Mailing Address (if different): _____

Phone #: 919-601-1217 Mobile #: _____

Zoning District: R-30 LRK #: _____ PIN #: 00016367

Applicant/Contractor Data

Name: Riley & Walker Homes, LLC

Contractor License #: 76980

Phone #: 919-601-1217

E-mail Address)optional): Rileyandwalkerhomes@gmail.com

Mailing Address: PO Box 3248, Pinehurst, NC 28374

Estimate Cost of Construction: $ $450,000

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

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

Description of Project:

Construct a new single family dwelling.

1895
VILLAGE OF
PINEHURST

Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Painted Brick & Shake	SW Oyster White
Rear Elevation	Painted Brick & Shake	SW Oyster White
Right Elevation	Painted Brick	SW Oyster White
Left Elevation	Painted Brick	SW Oyster White
Trim	Miratec Composite	SW Oyster White
Windows	Vinyl	White
Chimney	N/A	
Foundation	Painted Brick	SW Oyster White
Front Door	Mahogany	SW Sea Salt
Shutters	Fir	SW Repose Gray
Garage Door	Aluminum	SW Repose Gray
Roof	Asphalt Shingle/Aluminum	Dual Grey/Burnished Slate
Roof Exhaust Vents	PVC	Black
Front Porch	Techo Bloc Paver	Mista Sandlewood
Deck	N/A	
Patio	N/A	
Sidewalk	Crushed Stone	
Sky Lights	N/A	
Driveway	Crushed Stone	
House Number	Metal	Black

Signature: Braden Riley Date: 9/4/2018

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

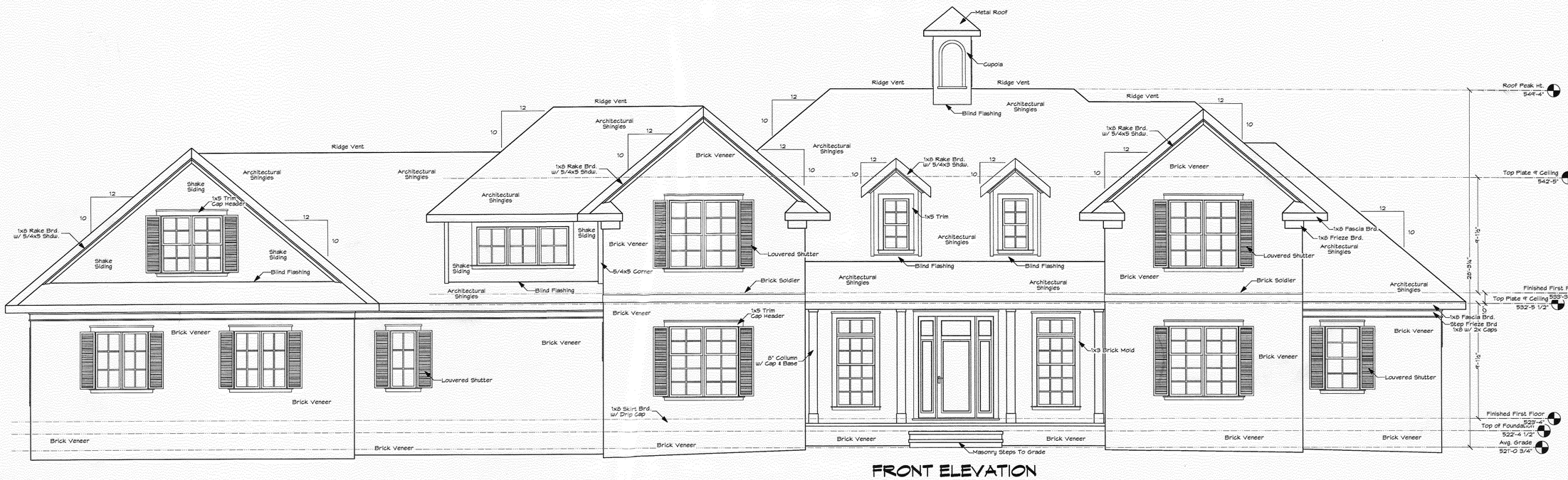
Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA#_____Date: _____Staff: _____HPC Mtg(s): _____

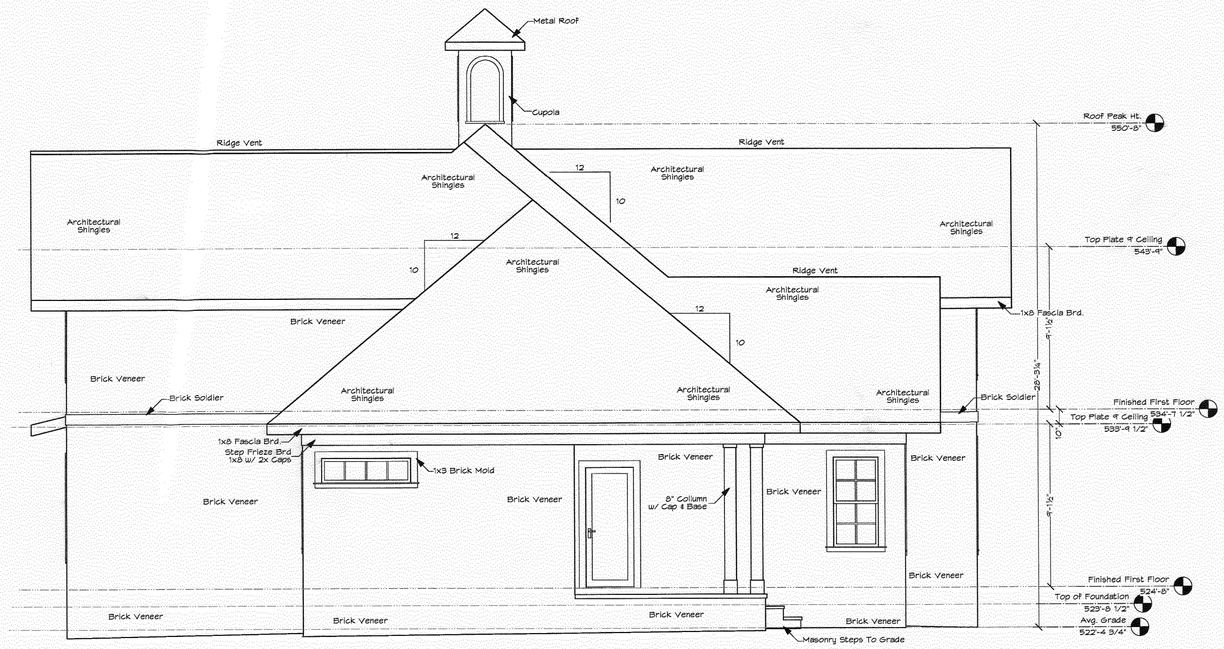
Other required approvals: _____

Conditions: _____

_____



FRONT ELEVATION



RIGHT ELEVATION

RECEIVED
SEP 05 2018
BY: .....

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DAVID NICHOLS .DESIGN

E-Mail: David@davidnichols.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.
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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.

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	B. Riley
Reviewed By	B. Riley
Submitted By	Anderson Nichols Design
Project Manager	Braden Riley
Date	08/29/2018
Revision	Final
Project ID	Linden Spec
Drawing Code	VWDS 2018
CAD File Name	Linden Spec.vwx
Plot Date	08/29/2018

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: 600 Linden Road, Mineral Springs Twsp., Moor Co., Pinehurst, North Carolina

Sheet Title: FRONT ELEVATION, RIGHT ELEVATION

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

Sheet No. A-1.5 of 7

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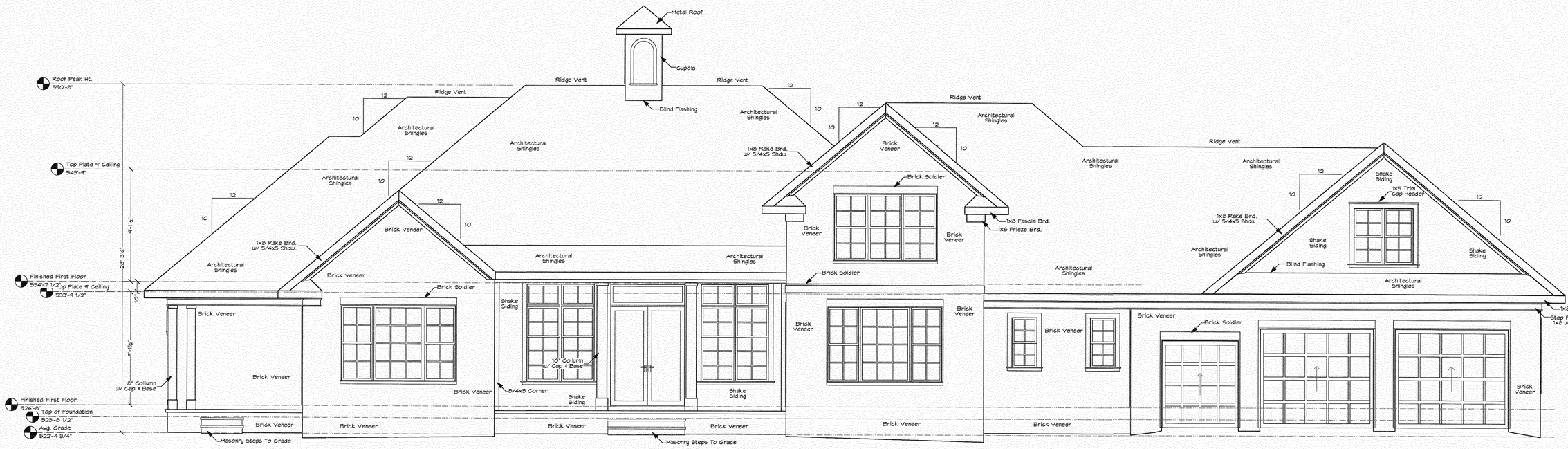
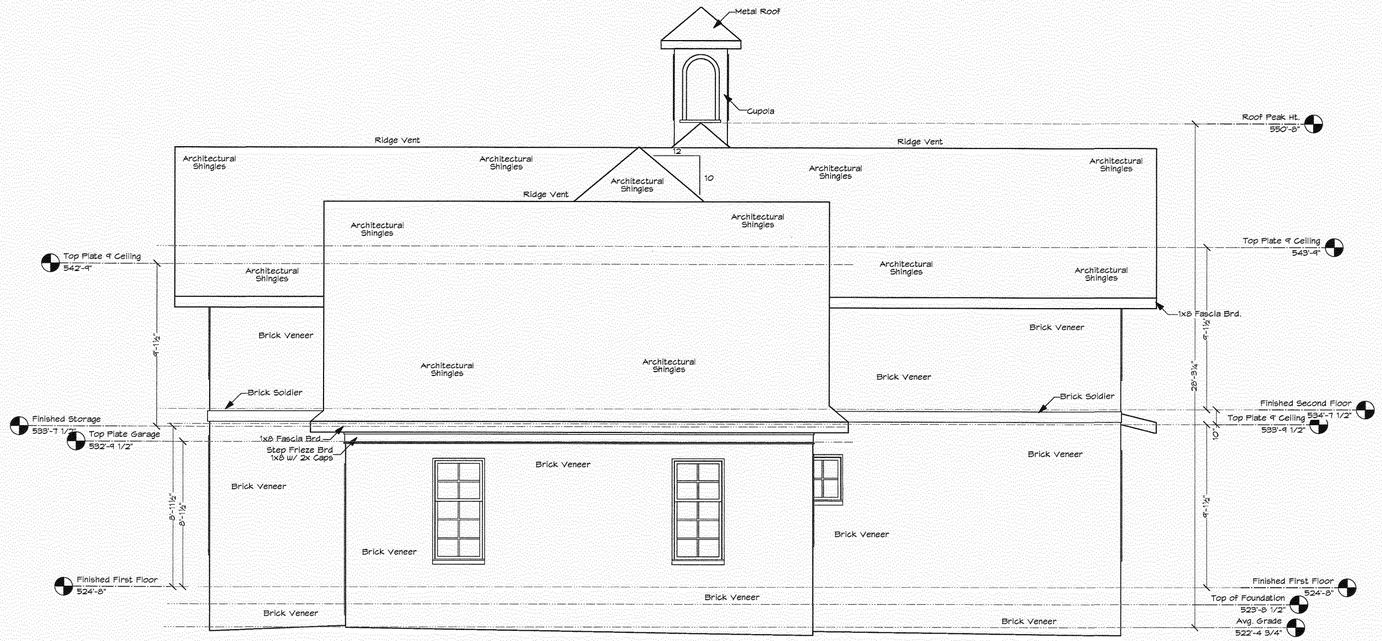


REAR ELEVATION



LEFT ELEVATION

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DAVID NICHOLS .DESIGN

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Drawn By	D. Nichols
Checked By	B. Riley
Reviewed By	B. Riley
Submitted By	Anderson Nichols Design
Project Manager	Braden Riley
Date	08/29/2018
Revision	Final
Project ID	Linden Spec
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CAD File Name	Linden Spec.vwx
Plot Date	08/29/2018

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: 600 Linden Road, Mineral Springs Twsp., Moor Co., Pinehurst, North Carolina

Sheet Title: REAR ELEVATION, LEFT ELEVATION

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

Sheet No. A-1.6 of 7

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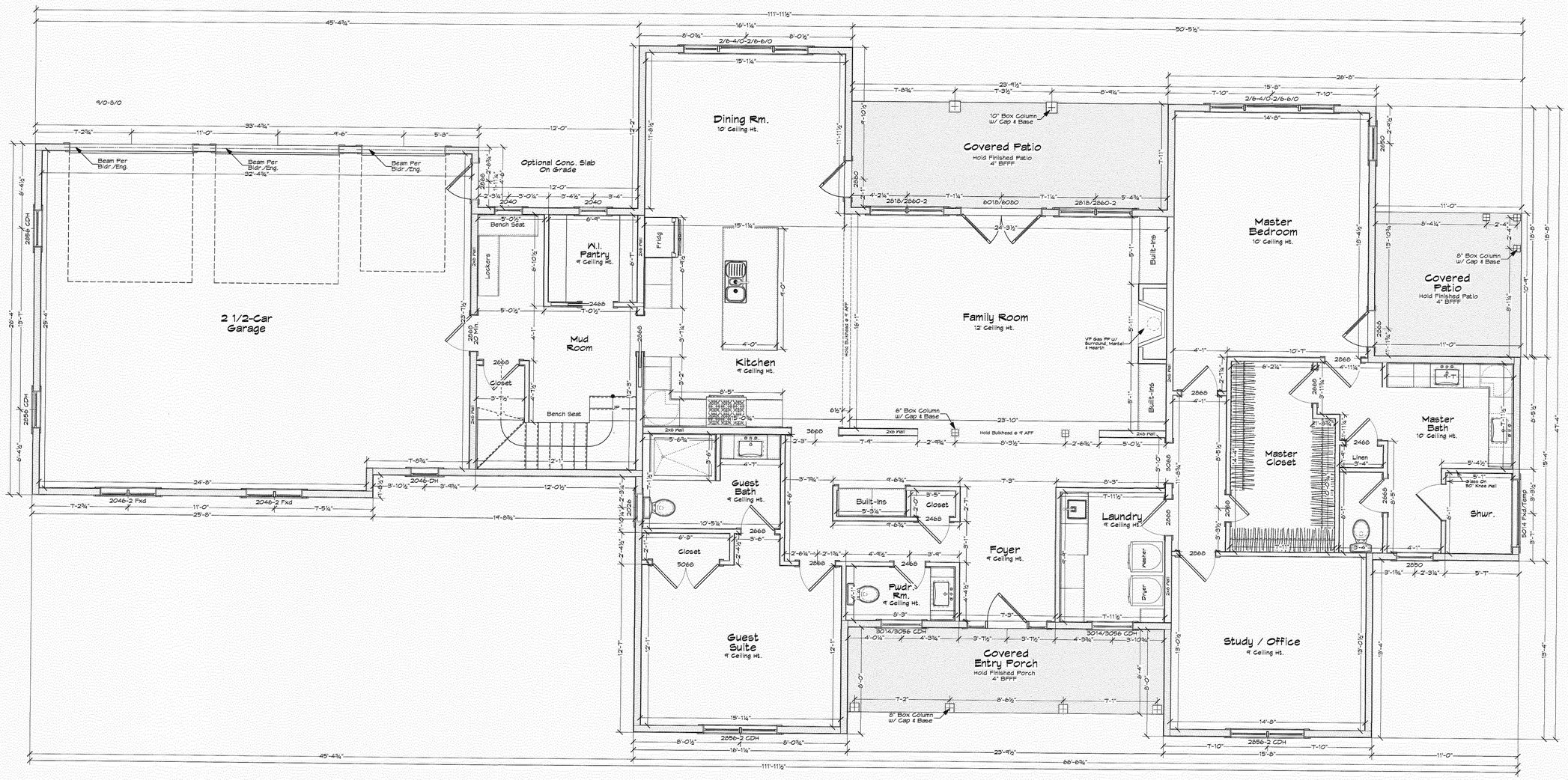
N

Residence Data	
Heated First Floor	2681.00 Sq. Ft.
Heated Second Floor	1593.00 Sq. Ft.
Total Heated	4274.00 Sq. Ft.
Garage	866.00 Sq. Ft.
Front Porch	152.00 Sq. Ft.
Rear Porch	188.00 Sq. Ft.
Side Porch	118.00 Sq. Ft.
Unfinished Storage	525.00 Sq. Ft.
Total Under Roof	6128.00 Sq. Ft.



1 / A-1.2 First Floor Plan
Scale: 1/4" = 1'-0"

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E-Mail: David@davidnichols.design
David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

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Date	08/27/2018
Revision	Final
Project ID	Linden Spec
Drawing Name	WDS 2018
CAD File Name	Linden Spec.vwx
Plot Date	08/27/2018
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	B. Riley
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: 600 Linden Road, Mineral Springs Twsp., Moor Co., Pinehurst, North Carolina
Sheet Title: First Floor Plan, Residence Data, Engineered Floor System by Others

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

Sheet No. A-1.2 of 7

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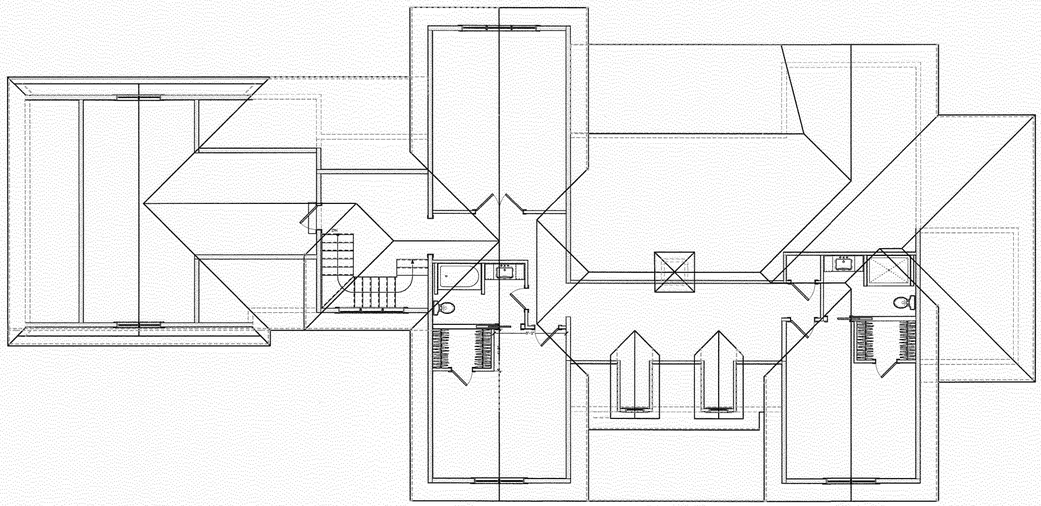
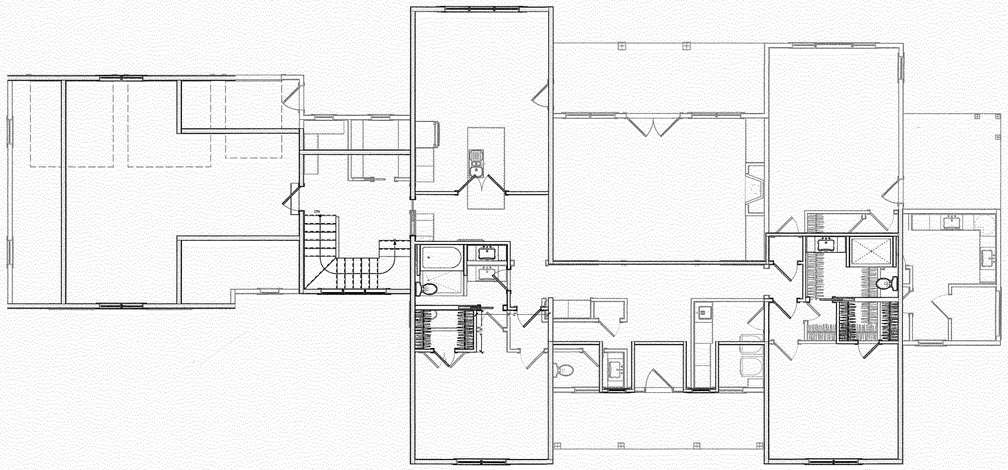
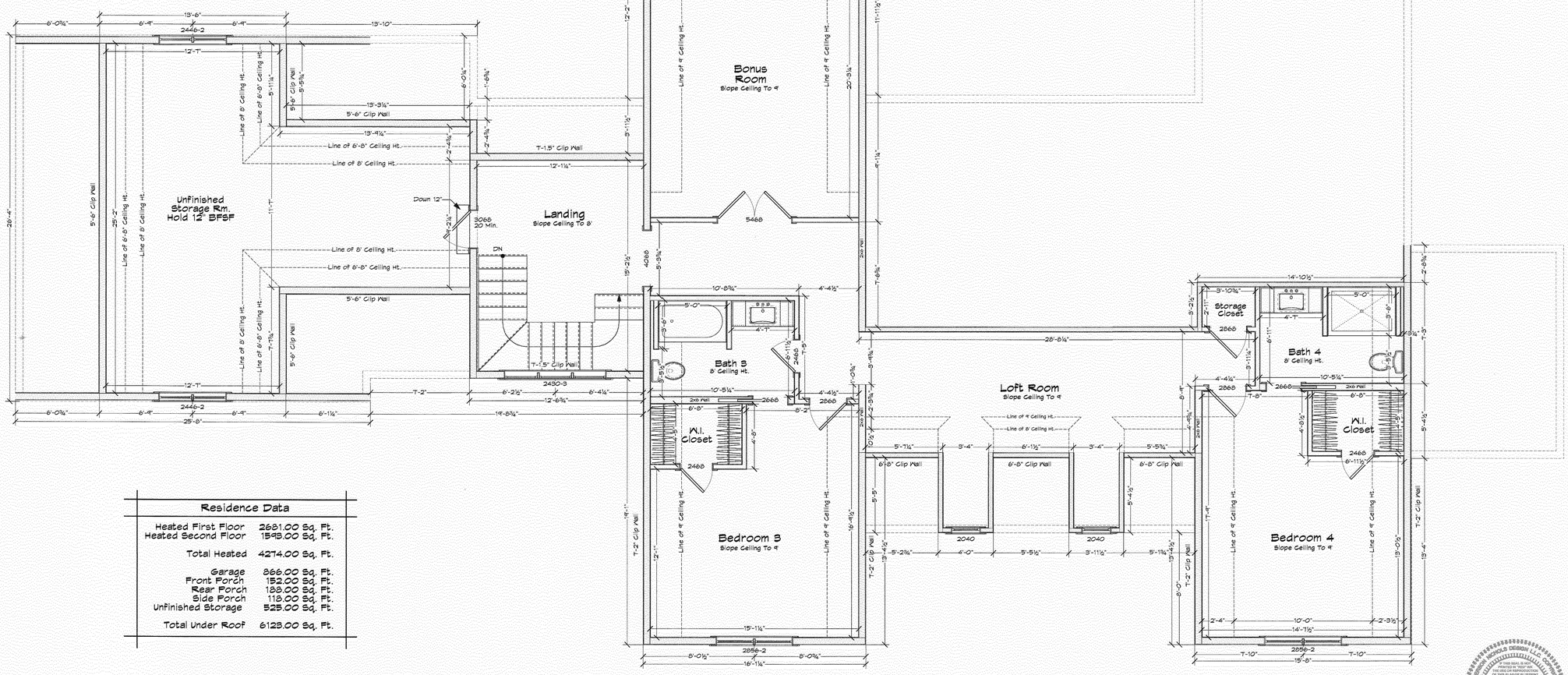


2 A-1.3 Second Floor / First Floor / Roof Stacked
Scale: 1/8" = 1'-0"



3 A-1.3 Second Floor / First Floor - Stacked
Scale: 1/8" = 1'-0"



1 A-1.3 Second Floor Plan-Storage Room
Scale: 1/4" = 1'-0"

Residence Data	
Heated First Floor	2681.00 Sq. Ft.
Heated Second Floor	1593.00 Sq. Ft.
Total Heated	4274.00 Sq. Ft.
Garage	866.00 Sq. Ft.
Front Porch	152.00 Sq. Ft.
Rear Porch	188.00 Sq. Ft.
Side Porch	118.00 Sq. Ft.
Unfinished Storage	525.00 Sq. Ft.
Total Under Roof	6123.00 Sq. Ft.

N

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Designed By	David Nichols
Drawn By	D. Nichols
Checked By	B. Riley
Reviewed By	B. Riley
Submitted By	Anderson Nichols Design
Paper Size	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: 600 Linden Road
Mineral Springs Twsp., Moor Co.
Pinehurst, North Carolina

Sheet Title: Second Floor Plan
Residence Date-Stack View 1st & 2nd Floors
Stack View- 1st / 2nd & Roof

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

Sheet No.
A-1.3
of
7

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VILLAGE OF PINEHURST

RECEIVED
AUG 17 2018
BY:

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): William & Nelda Huffstetler Physical Address: 25 Medlin Rd.

Business/Tenant Name (if applicable): _____

Mailing Address (if different): 410 Fairway Drive Southern Pines, NC 28387

Telephone: 910-638-5780 Zoning District: _____ Parcel ID#: 00030125
910-638-8259*

Applicant/Contractor Data

Name: Pristine Pools Address: _____

Contractor License #: _____ Telephone: 910-215-7359

E-mail Address (optional): _____

Description of Project:

VILLAGE OF PINEHURST

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	Concrete	gray
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: _____

1895
VILLAGE OF
PINEHURST

RECEIVED
AUG - 6 2018

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 the Planning Technician first and the Community Appearance Commission; 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): Kevin Drum and Jennifer Stoddard

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 60 Blue Road

Mailing Address (if different): _____

Phone #: 910-599-4521 Mobile #: 910-603-0477

Lot #: 309 Zoning District: R-30 LRK #: 00018891 PIN #: 855212756729

Applicant/Contractor Data

Name: Kevin Drum and Jennifer Stoddard (contractor TBD)

Contractor License #: _____

Phone #: _____

E-mail Address)optional): _____

Mailing Address: _____

Estimate Cost of Construction: $ _____

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

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

Description of Project:

- Front porch and breezeway addition
- Extended side entrance porch (shed roof)
- New Guest Cottage (attached to existing dwelling with breezeway)
- New 3-car garage
- New pool (in-ground)
- Reconfigured driveways and walkways

Signature: Kathi Parson for Mark W Parson Date: 8/3/18

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: _____

_____

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Siding to match existing	white
Rear Elevation	Siding to match existing	white
Right Elevation	Siding to match existing	white
Left Elevation	Siding to match existing	white
Trim	(to match existing)	white
Windows	Clad	white
Chimney	Brick	--
Foundation	Brick	--
Front Door	(Existing to remain)	--
Shutters	N/A	--
Garage Door	Metal	white
Roof	Asphalt shingle	(to match existing)
Roof Exhaust Vents	N/A	--
Front Porch	Floor: brick herringbone	--
Deck	N/A	--
Patio	Concrete/brick	--
Sidewalk	Concrete/brick	--
Sky Lights	N/A	--
Driveway	Gravel w/ concrete apron	--
House Number	(Existing to remain)	--

Signature: Kathy Parson for Marcie Parson Date: 8/3/18

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

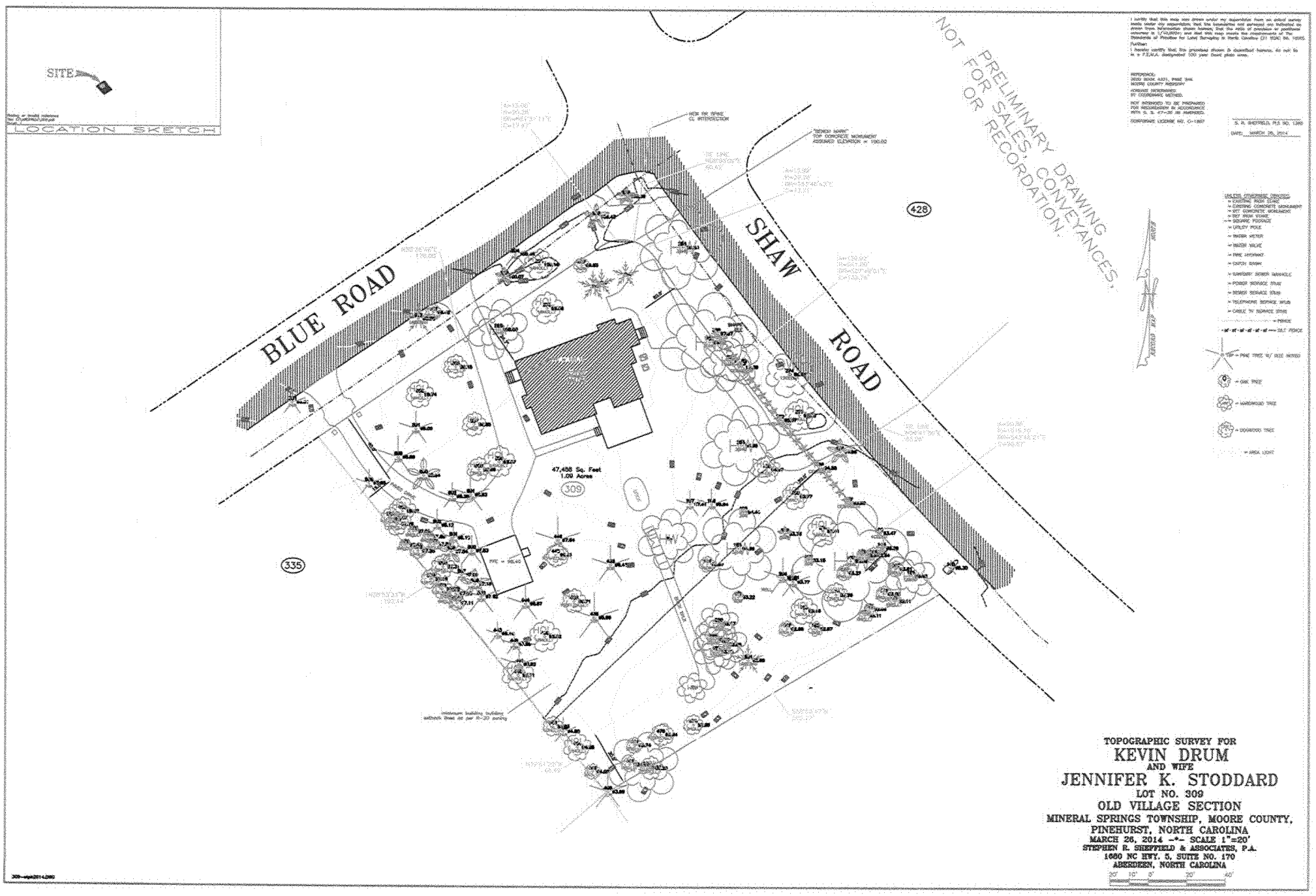
Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA#_____Date: _____Staff: _____HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

_____


SITE
LOCATION SKETCH
BLUE ROAD
SHAW ROAD
428
335
309
47,458 Sq. Feet
1.09 Acres
NOT PRELIMINARY DRAWING
FOR SALES, CONVEYANCES,
OR RECORDATION.
TOPOGRAPHIC SURVEY FOR
KEVIN DRUM
AND WIFE
JENNIFER K. STODDARD
LOT NO. 309
OLD VILLAGE SECTION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MARCH 26, 2014 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1660 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

NOTES

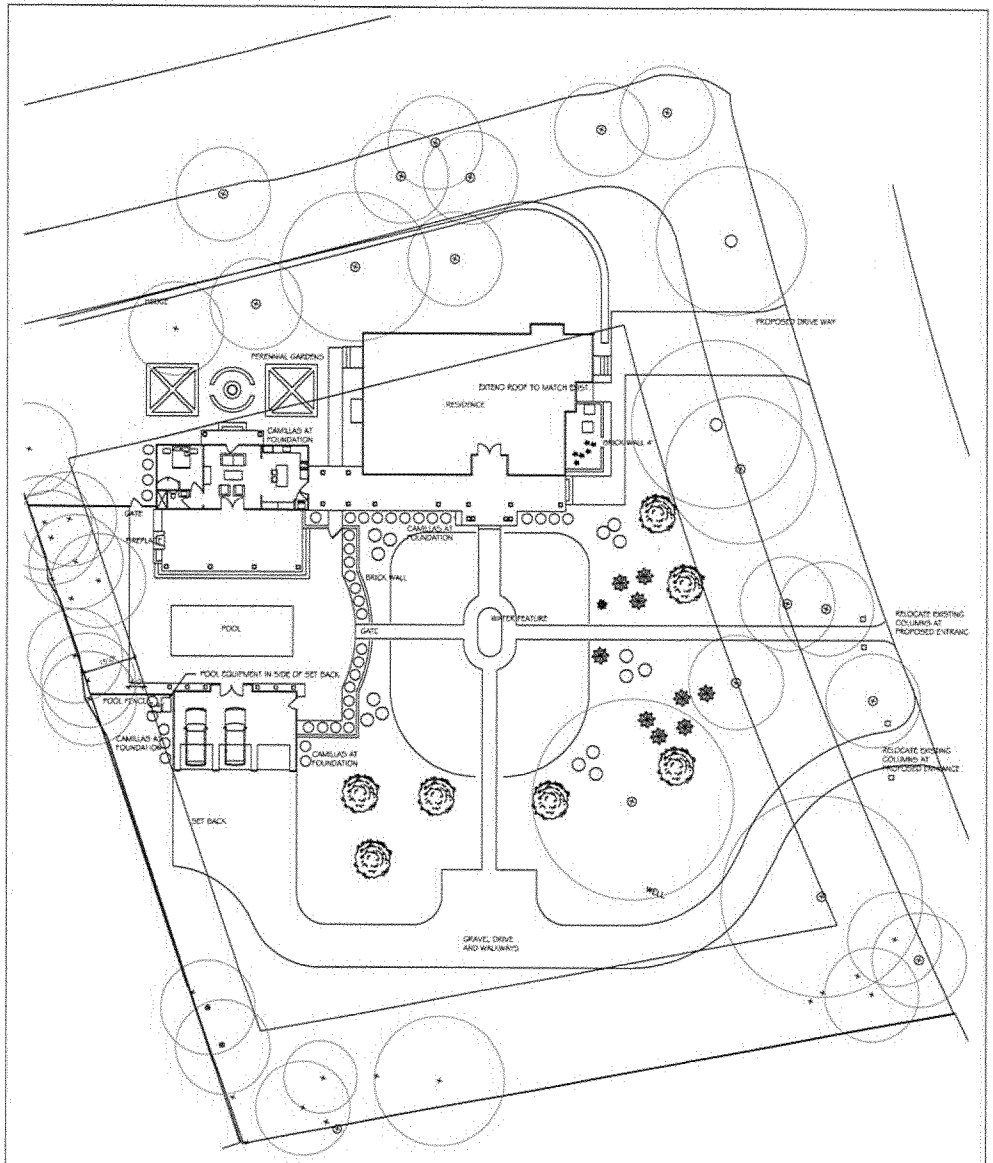
1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION.
   THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7. THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

SYMBOLS LEGEND

DRAWING TITLE	(#/##) DRAWING NAME / SCALE
SECTION	(#/##)
ELEVATION	(#/##)
WINDOW NUMBER	#
DOOR NUMBER	#
CEILING/ELEVATION HEIGHT	CH - FF

ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
DIA	DIAMETER
DWG	DRAWING
EQ	EQUAL
FLR	FLOOR
GLS	GLASS
GYP	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OPP	OPPOSITE
PT	PAINT
SIM	SIMILAR
SF	SQUARE FEET
SHT	SHEET
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WD	WOOD



1 / A0 SITE PLAN
SCALE: 1" = 20'

C:\Users\mwes\OneDrive\Documents\[PLAN-STODDARD Drum Stoddard_Location Map.PNG

2 / A0 LOCATION MAP
N.T.S.

PROJECT INFORMATION

ZONE:	R-30	
AREAS:		
EXISTING HEATED	6,000 SF	
PROPOSED GARAGE	805 SF	(13.4% OF EXISTING HTD)
PROPOSED BUILDING FOOTPRINT	5,653 SF (UNDER ROOF) (INCLUDING GARAGE & NEW GUEST COTTAGE)	
LOT AREA	47,458 SF	
% UNDER-ROOF	11%	
SMALL DRIVEWAY 709 SQ FT		
SIDEWALK TO BREEZEWAY 167SQ FT		
POOL DECK 1712 SQ FT		
BACK WALKWAY 1010 SQ FT		
BACK DRIVEWAY 3755 SQ FT		
TOTAL IMPERVIOUS 13006 SQ FT	27.4%	

DRAWING LIST

A0	COVERSHEET & SITE PLAN
A1	FOUNDATION PLANS & ROOF PLANS
A2	DETAILS
A3	FLOOR PLANS
A4	LIGHTING/REFLECTED CEILING PLANS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
L1	LANDSCAPE & HARDSCAPE PLAN

mark wesley parson
P.O. BOX
PINEHURST, NC 28374
OFFICE: 910.692.8550
CELL: 910.690.6378
www.markwesleyparson.com

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DRUM-STODDARD RESIDENCE
60 HOLLY ROAD
PINEHURST, NC

DATE: AUGUST 3, 2018
REVISIONS:

COVER SHEET
SITE PLAN

SHEET NUMBER
A0

V 4' encroachment into setback

HISTORIC PRESERVATION COMMISSION
AUGUST 23, 2018
ASSEMBLYHALL
395 MAGNOLIA ROAD PINEHURST, NORTH CAROLINA
4:00 PM

Commission Members in Attendance:

Molly Gwinn, Chair
Christine Dandeneau, HPC Member
Bob Farren, HPC Member
Jim McChesney, HPC Member
Mark Parson, HPC Member
Tom Schroeder, HPC Member
John Taylor, HPC Member

Staff in Attendance:

Stephanie Goodrich, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

1. **Call to Order**

Chair Molly Gwinn introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn 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.

2. **Approval of Minutes A. July 26, 2018**

Bob Farren made a motion to approve the July 26, 2018 Minutes; Tom Schroeder seconded the motion, which was unanimously approved.

3. **Election of Vice-Chair**

Chair Gwinn asked for a nomination for Vice-Chair. Jim McChesney made a motion to appoint Christine Dandeneau as Vice-Chair. The Board voted unanimously for Christine Dandeneau to be Vice-Chair.

4. **Discussion and edits of the Draft Proposal of the Pinehurst Historic District Design Guidelines**

The Commission discussed that editing should be done by next month and once the editing is complete, the Guidelines will be forwarded to Village Attorney for review.

5. **Sworn in:**

The following were sworn in: Stephanie Goodrich, Senior Planner; Kevin Bartlett, Bartlett Construction; and Alan Staagard, Staagard and Chao Architects

6. **Public Hearing**

A. **COA 18-68 A request to construct a single family home at 105 Saville Row, Pinehurst, NC. The property can be identified as a section of Moore County LRK# 20170038. The applicant is Bartlett Construction and the property owner is Shaun Grady.**

Stephanie Goodrich read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Kevin Bartlett, Bartlett Construction was present to answer any questions or address any concerns of the Commission.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness to construct a new single-family home at 105 Saville Road and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was approved by a vote of 5-1.

B. **COA 18-70 A request for permanent signage at 300 Magnolia Road, Pinehurst, NC. The property can be identified as a section of Moore County LRK# 25797. The applicant is Progressive Contracting Co., and the property owner is Pinehurst, LLC.**

Stephanie Goodrich read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Alan Staagard, Staagard & Chao Architects was present to answer any questions or address any concerns of the Board.

Bob Farren, HPC Member recused himself due to his affiliation with Pinehurst, LLC.

After discussion, Christine Dandeneau made a motion to issue a Certificate of Appropriateness for the permanent signage at 300 Magnolia Road; and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was approved by a vote of 5-0.

6. **Review of Normal Maintenance and Minor Work items**

A. **Report for 7/11/2018 - 8/6/2018**

There were no comments from the Commission Members.

7. Next Meeting Date A. September 27, 2018

9. Motion to Adjourn

With no further discussion, Bob Farren made a motion to adjourn; Tom Schroeder seconded the motion, which was unanimously approve. The meeting adjourned at 5:00 p.m.

Copies of the recording and video of this meeting can be found on our website at www.vopnc.org or through the Planning Department.

1895
VILLAGE OF
PINEHURST

Application For
Residential & Non-residential Demolition

PROPERTY OWNER:
Name: Jennifer Stoddard
Address: 60 Blue Rd Pinehurst NC 28374
Telephone Number: 910-215-9079
will let you know once I decide on contractor

CONTRACTOR:
Company name _____ License Number _____
Contact Person _____ Address _____
Telephone Number _____ Cell Number _____ Fax Number _____

PROJECT LOCATION:
Moore County PIN Number _____
Physical Address _____ Subdivision/Unit _____
Lot number _____ LRK Number _____

FLOOD PLAIN ☐ Yes ☒ NO PANEL Number _____ Date _____

(IF Yes, INDICATE FEMA FLOOD ZONE) ☐ A ☐ AE ☐ X ☐ X500

If lot is located within FEMA FLOOD ZONE (You should obtain this information from a licensed surveyor) you must include an Elevation Certificate with your application. Site Plan to indicate finished floor elevation two (2) feet above established flood elevation. Plans will not be accepted without the certificate.

TYPE OF WORK: (check applicable)
☐ Electrical ☐ Framing ☐ Plumbing ☐ Mechanical ☐ Insulation ☐ Irrigation

DEMOLITION - Brief description of work
Removal of existing garage on property

1895
VILLAGE OF
PINEHURST

see 60 Blue Rd. construction application from Mark Pauson

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: 8/20/18

****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: _____

VILLAGE OF PINEHURST
1895

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): Jennifer Stoddard + Kevin Drum Physical Address: 60 Blue Rd.

Business/Tenant Name (if applicable): _____

Mailing Address (if different): same

Telephone: 215-9079 Zoning District: _____ Parcel ID#: _____

Applicant/Contractor Data contractor to be determined - in bidding process

Name: _____ Address: _____

Contractor License #: _____ Telephone: _____

E-mail Address (optional): _____

Description of Project:

Removal of existing garage.
Likely 1965-1980 construction
not original to house
will be replaced with more
congruent structure.
application pending