



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
AUGUST 22, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, August 22, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

HPC Members in Attendance:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Jim McChesney, Commissioner
John Taylor, Commissioner
Eric Von Salzen, Commissioner
Richard Vincent, Commissioner

HPC Members Not in Attendance:

Terry Lurtz, Commissioner

Staff in Attendance:

Darryn Burich, Planning and Inspections Director
Peter Hughes, Senior Planner
Kathy Liles, Senior Planner
Kelly Brown, Planning Administrative Assistant

In addition, there were approximately eight attendees.

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present.

II. Approval of Minutes

Regular Meeting July 25, 2019

Upon a motion by Mr. Schroeder, seconded by Mr. Von Salzen, the Commission unanimously approved the July 25, 2019 regular meeting minutes by a vote of 6-0.

III. Public Hearing

Chair Molly Gwinn stated that the Commission would be hearing cases in a different order than the provided agenda.

C. COA 19-077

Senior Planner Kathy Liles and Architect Mark Parson were sworn into the public meeting by Ms. Gwinn.

The purpose of this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include an addition of a roof over the entry at 115 Chinquapin Rd. Ms. Liles explained the background of the property and provided detail of the proposed project.

Mr. Parson explained the owner and applicant Ms. Whitfield proposed to match the existing façade to include the same color and textures with the brick columns.

Upon question by Mr. Schroeder, Ms. Liles stated the slab removal will be reviewed at staff level. Upon question by Mr. Von Salzen, Mr. Parson stated the proposal was only for the covered side entrance and will not include relocating the existing wall as depicted on the site plan.

Ms. Liles moved to enter the materials into the record that were included in the agenda packet: application, site plan, elevations, and draft findings of fact.

Upon due consideration of the application package submitted and the testimony given, the HPC concluded the following:

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

Upon a motion by Mr. Taylor, seconded by Mr. Von Salzen, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for an addition of a roof over the entry at 115 Chinquapin Road by a vote of 6-0.

B. COA 19-076

Owners and applicants Debbie and William Webb were sworn into the public meeting by Ms. Gwinn.

The purpose of this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include an addition of a roof over entry porch and new landing and steps at 160 Palmetto Road Unit 3. Ms. Liles explained the background of the property and provided detail of the proposed project.

The applicants provided additional supporting material during testimony, including a brick sample, roof sample, and sample of hardie plank to be used in the project.

Upon question by Mr. Taylor, Mr. Webb stated they had the permission of the homeowners' association to modify the exterior of the building. Mr. Taylor recommended the condition that the applicants provide proof of the approval by the homeowners' association.

Ms. Gwinn asked for public comment from those with legal standing. John Burns, a neighbor at the Palmetto House, was sworn into the public meeting by Ms. Gwinn. Mr. Burns stated his support for the proposed project and thanked the Commission for what they do.

Upon due consideration of the application package submitted and the testimony given, the HPC concluded the following:

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

Upon a motion by Mr. Von Salzen, seconded by Mr. Taylor, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to replace the existing entry porch and steps and add a roof over the entry and three windows at 160 Palmetto Road Unit 3 with the condition that the applicant will provide the letter of approval by the homeowners' association by a vote of 6-0.

A. COA 19-057

Owner and applicant Lee Manzo was sworn into the public meeting by Ms. Gwinn.

The purpose of this public hearing was to consider a request within the Pinehurst Historic District to renovate the front building façade at 20 Medlin Road.

Ms. Liles explained that this was request was a continuation from the last meeting and additional materials had been received, including a materials list and elevation drawings.

Ms. Manzo stated she had been working with Tyler Cook of Latitude Builders.

The Board commented that the elevation drawings were still incorrectly labeled as "existing: instead of "modified." The Board noted that the proposed elevation drawings depicted four-over-one windows, which were inconsistent with the proposed materials list.

Upon question by Mr. Schroeder, Ms. Manzo stated she had not picked out a specific door.

Commissioner Richard Vincent asked that the applicant provide clarity on the color of the front squared columns, as they were depicted as cedar in the drawing and white on the materials list.

The Board recommended that Ms. Manzo review her proposal with staff and have the builder or architect testify in front of the Commission.

Upon a motion by Mr. Von Salzen, seconded by Mr. Schroeder, the HPC unanimously agreed to continue the case at the next regular HPC meeting on September 26, 2019 by a vote of 6-0.

D. COA 19-078

Owner and applicant Moriah Brown and builder Wayne Haddock of Pinehurst Homes were sworn into public meeting by Ms. Gwinn.

The purpose of the public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include a porch addition, removal of an old deck with installation of a brick patio, a rear addition, a side entry addition and a garage addition at 65 Cherokee Road. Ms. Liles explained the background of the property and provided detail of the proposed project.

Mr. Haddock stated that the Board of Adjustment approved a variance in order to rebuild the front porch. Mr. Haddock provided an overview of the project and stated the applicant's intention to have the house look as it did when it was originally built in 1895.

Mr. Schroeder questioned Mr. Haddock's request to add to the proposal a white picket fence; Ms. Liles stated that the fence can be approved as a minor work as long as it follows historic guidelines, and would not need to be included in this proposal.

Mr. Haddock testified that two windows were being removed from the rear elevation of the house.

Upon due consideration of the application package submitted and the testimony given, the HPC concluded the following:

That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District.

Upon a motion by Mr. Taylor, seconded by Mr. Schroeder, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to include a porch addition, removal of an old deck with installation of a brick patio, a rear addition, a side entry addition and a garage addition at 65 Cherokee Road by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Report for 7/16/2019 to 8/15/2019

There were no comments from the Commission.

V. Next Meeting Date

A. Regular Meeting on Thursday, September 26, 2019

VI. Motion to Adjourn

Upon a motion by Mr. Von Salzen, seconded by Mr. Taylor, the Commission unanimously approved the motion to adjourn the regular meeting by a vote of 6-0 at 5:07 pm.

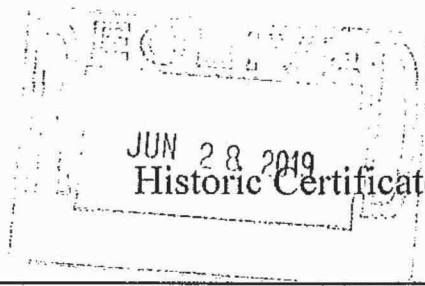
Respectfully Submitted,

Kelly Brown
Planning Administrative Assistant
Village of Pinehurst

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

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





Historic Certificate of Appropriateness (COA)
Major and Minor
(Revised 04/01/19)

☒ Major Work	☐ Minor Work
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COA 19-057

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	20 Medlin Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00028752

Owner Information			
Name	Lee F Manzo	Home Phone #	
Street Address	20 Medlin Road	Mobile Phone #	910-280-1761
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	lfn.spartan@gmail.com		

Applicant			
Name		Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	



LEG MANZO.
20 MAGNOLIA RD.

Historic Certificate of Appropriateness (COA)
Major and Minor
(Revised 04/01/19)

Exterior Materials and Colors

No Change

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: _____			

Required Documents

- ☐ Site Plan/Survey or Sketch
☐ Floor Plans

- ☐ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature:

Leg Manzo

Date: 25 June 2019



LESS PLANNING
20 MAGNOLIA RD

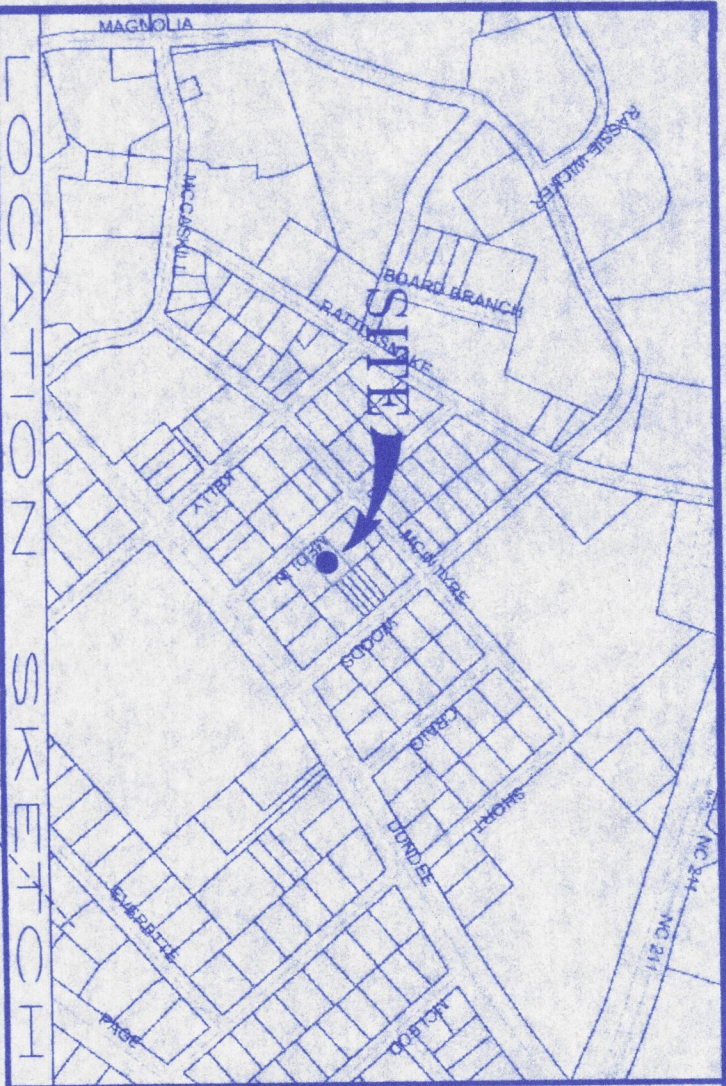
Historic Certificate of Appropriateness (COA) Major and Minor

(Revised 04/01/19)

General Information

Description of Changes to the Structure	ADDITION OF A FRONT PORCH AND OVERHANG (ROOF) WITH MODIFICATION OF FRONT ENTRY WAY, WITHIN THE CURRENT NON-COMPLIANT BOUNDS		
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use	Proposed Use		
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		
Includes Demolition	☐ Yes ☐ No		
Includes Tree Removal	☐ Yes ☒ No		
Estimated Cost of Construction	\$20,000 - \$25,000		





MEDLIN ROAD

GRAVEL DRIVE

TIE LINE
S88°25'50" W
77.99'

GRAVEL DRIVE

13,458 Sq. Feet
0.31 Acres

CONCRETE MONUMENT 0.73'
SOUTHWEST OF LINE

0.48' TO
EIP WEST OF CORNER

nail set in fence corner

153.74'
S86°55'56" W

81.57'
N41°08'02" E

93.86'
S41°08'12" E

22.1'

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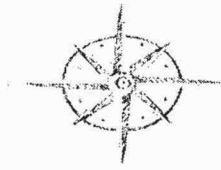
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LATITUDE BUILDERS

511 Grande Pines Vista
Jackson Springs, NC 28327
(910) 690-3969
License # 81465

August 20th, 2019

To: Village of Pinehurst

Ref: 20 Medlin – New porch – Exterior materials

- 2) new windows – white vinyl to match existing
- New stain grade craftsman style front door
- Siding – vinyl shakes to match existing
- Brick – to match existing
- 4) white 6" squared columns
- 1x6 T&G ceiling
- Broom finish concrete on porch
- 5v interlocking 29ga screw down metal – color black

If you have any questions please call me at (910) 690 3969

Tyler Cook

Owner

Peter Hughes

From: ty cook <cookty10@gmail.com>
Sent: Monday, September 16, 2019 2:22 PM
To: Peter Hughes
Subject: Re: 20 Medlin - material lists

1. Front door - early American by minwax for the stain color
2. Vinyl shakes - "grey" to match home.

On Wed, Sep 4, 2019 at 11:18 Peter Hughes <phughes@vopnc.org> wrote:

Hey Ty,

So I was looking over my notes from the meeting and annotated that the HPC expressed concern about the color of the door. Can you modify the material list to designate colors to mitigate the HPCs concerns?

- 2) new windows – white vinyl to match existing
- New stain grade craftsman style front door (color?)
- Siding – vinyl shakes to match existing (color?)
- Brick – to match existing
- 4) white 6" squared columns
- 1x6 T&G ceiling
- Broom finish concrete on porch
- 5v interlocking 29ga screw down metal – color black

Thanks for baring with us as we work through this process.

Respectfully,

Peter

Peter Hughes

Senior Planner

910-295-8659

phughes@vopnc.org

Peter Hughes

Senior Planner

Village of Pinehurst

[395 Magnolia Rd., Pinehurst, NC 28374](#)

910-295-8659  phughes@vopnc.org  www.vopnc.org

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Pursuant to North Carolina General Statutes, Chapter 132, et.seq., this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

From: ty cook <cookty10@gmail.com>

Sent: Wednesday, September 4, 2019 10:08 AM

To: Peter Hughes <phughes@vopnc.org>

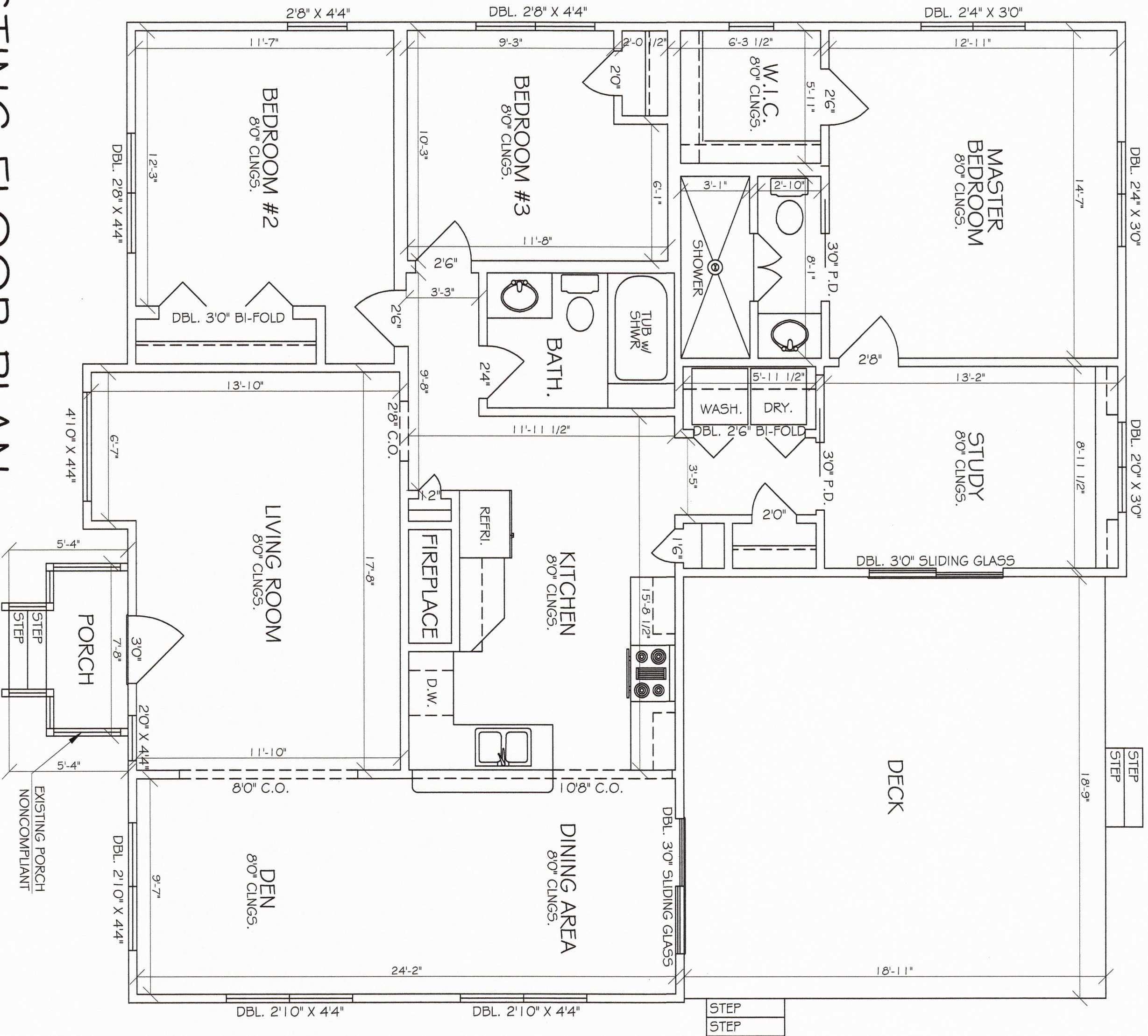
Subject: 20 Medlin - material lists

Sent from my iPhone

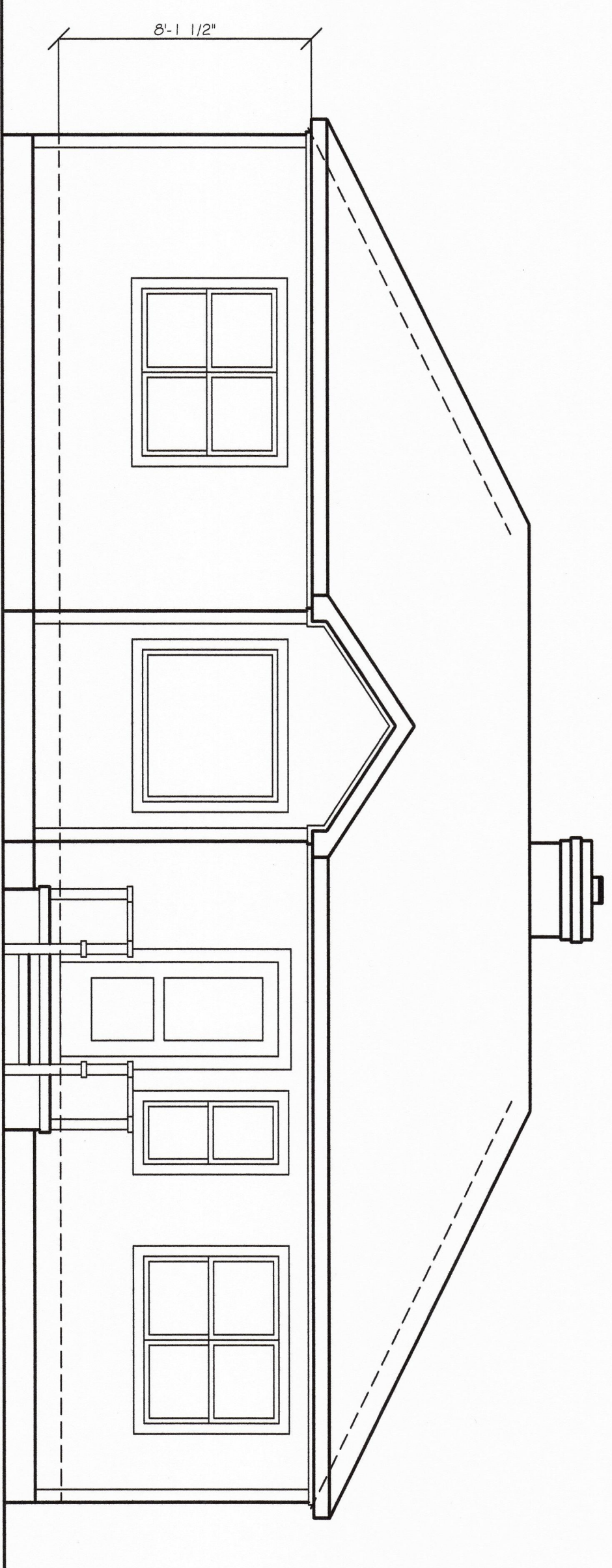
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Respectfully; Tyler Cook 910-690-3969

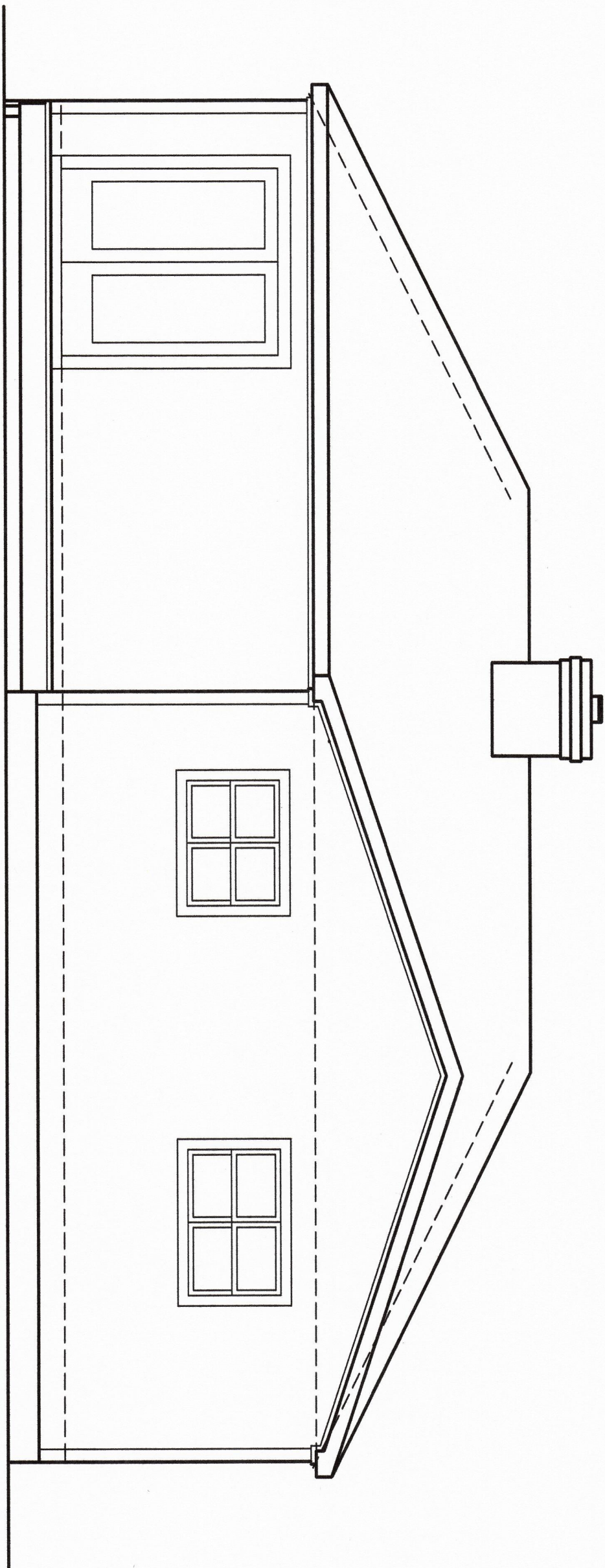
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



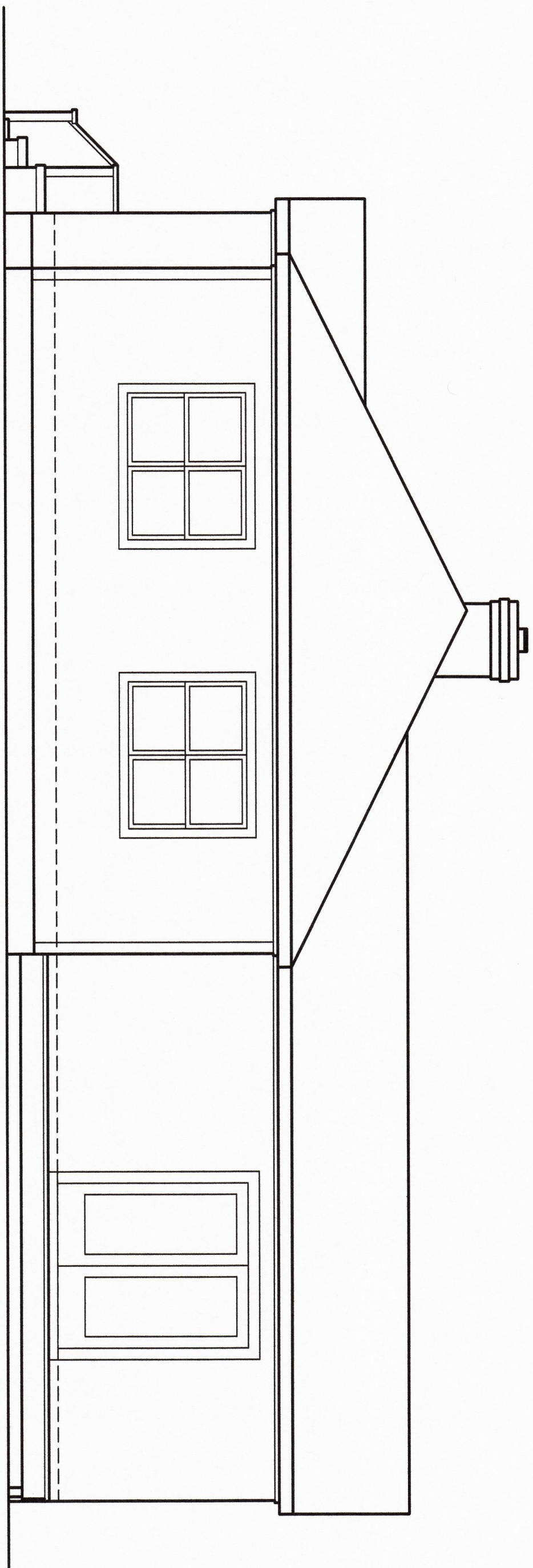
EXISTING FLOOR PLAN



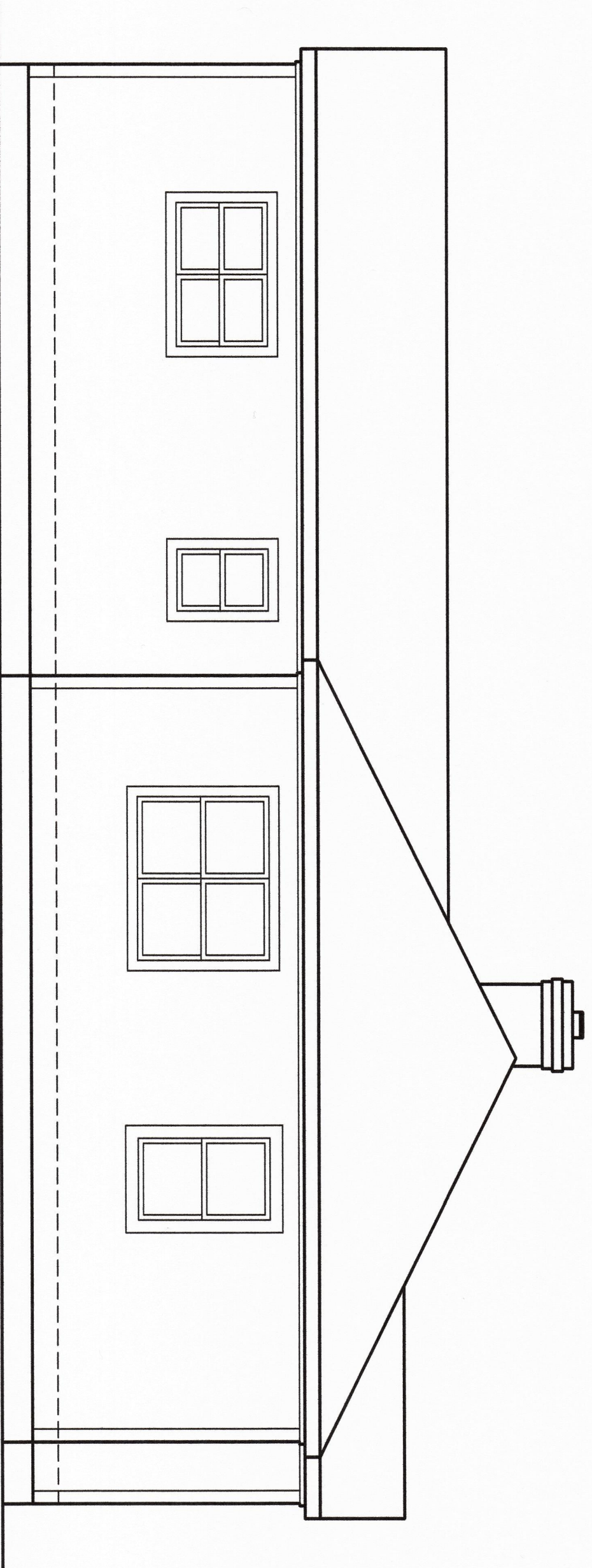
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



Emque J. Artiga
(910)-637-0350

Location:

Mrs. Lee Manzo
20 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 FLOOR 1,591 HTG. SQ. FT.

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

Drafting By:

JER 04/01/19

Sheet Name:

EXISTING CONDITIONS

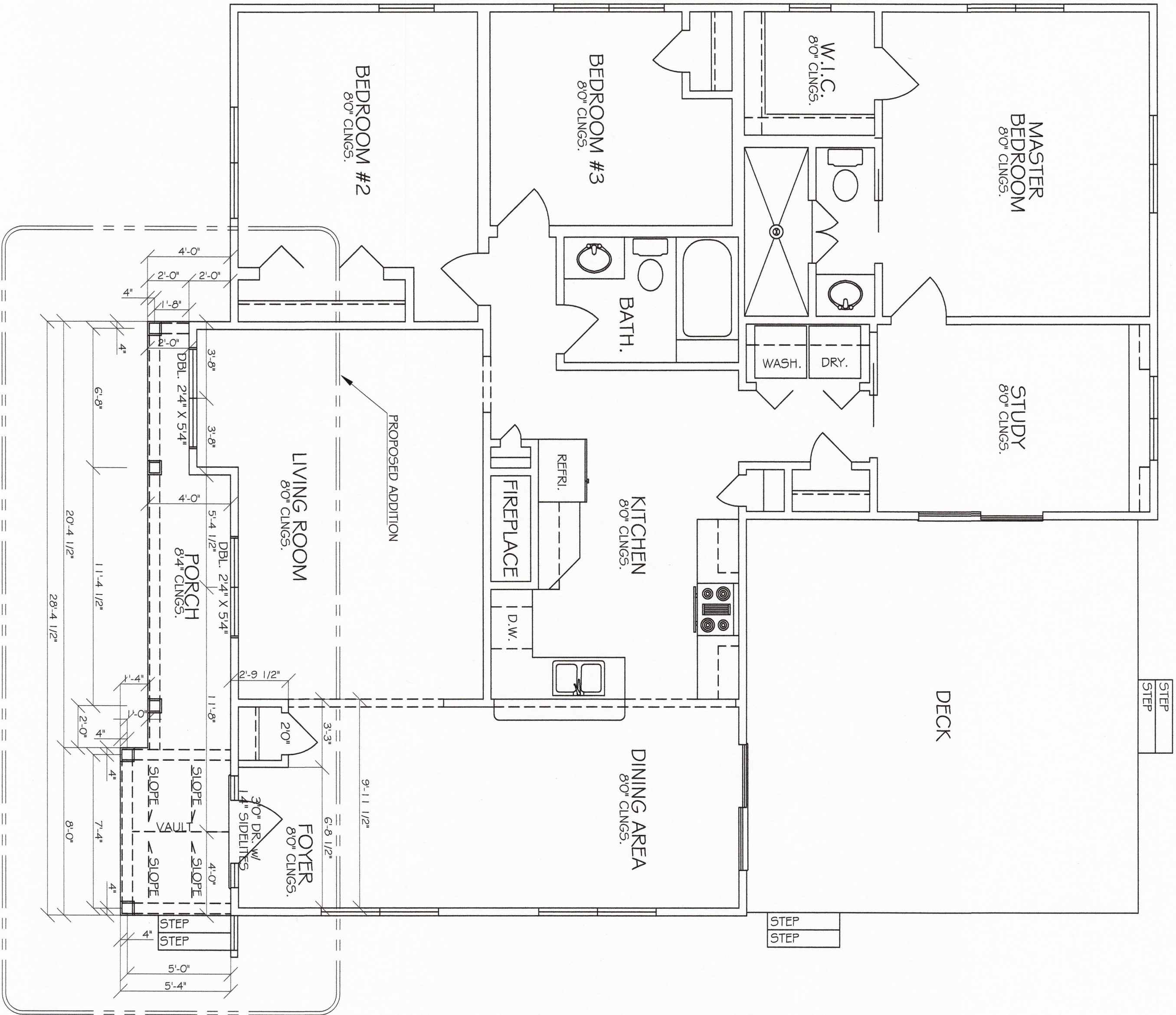
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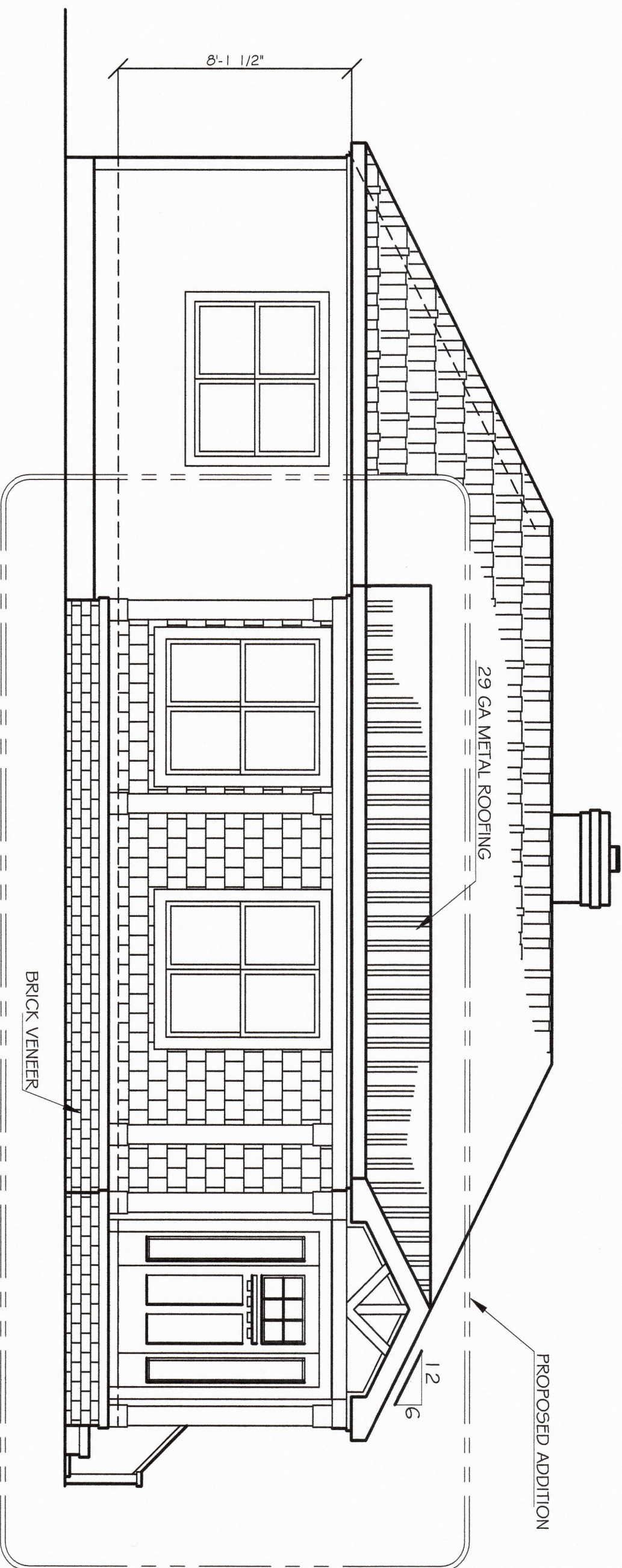
Sheet Number:

01 of 1

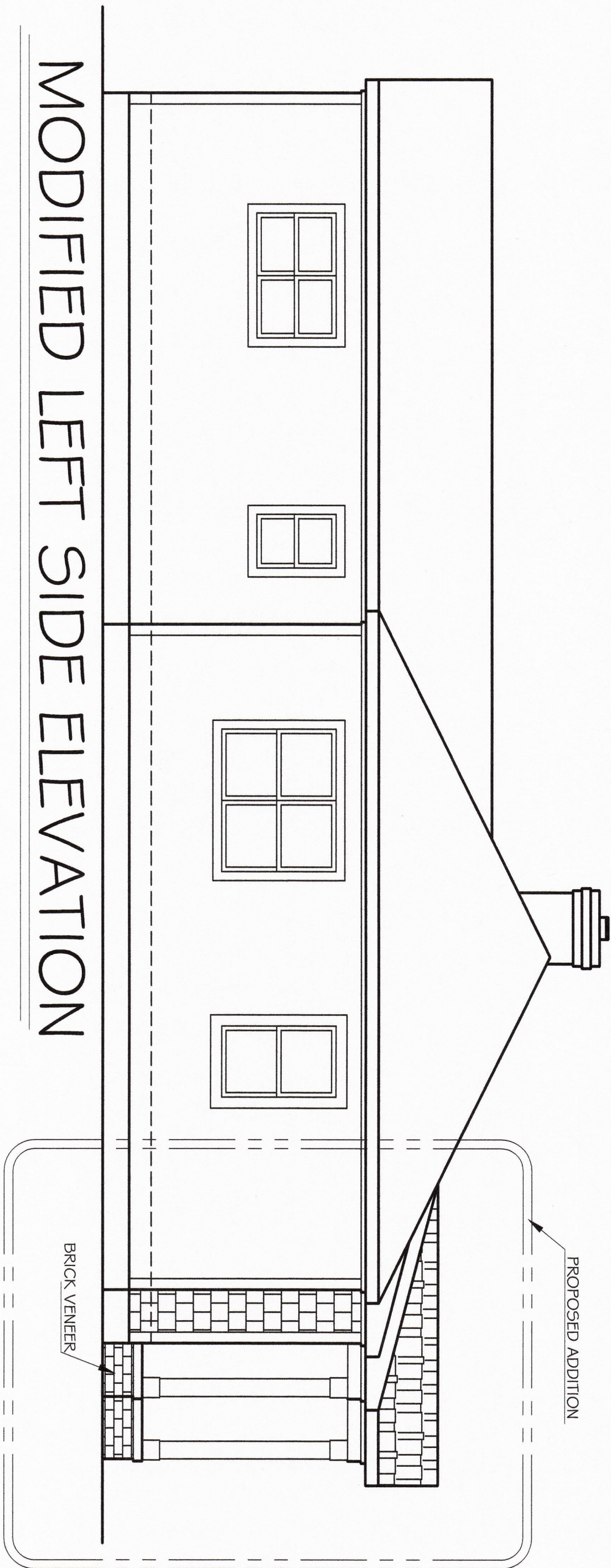
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



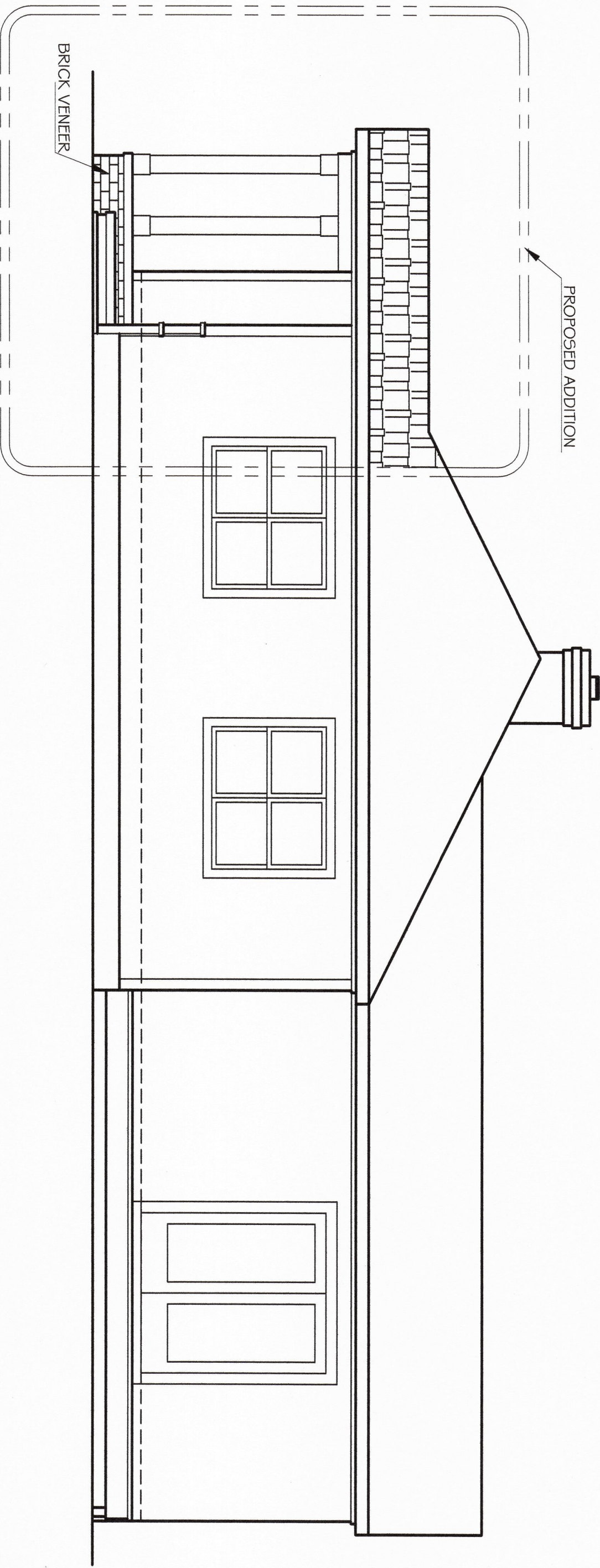
MODIFIED FLOOR PLAN



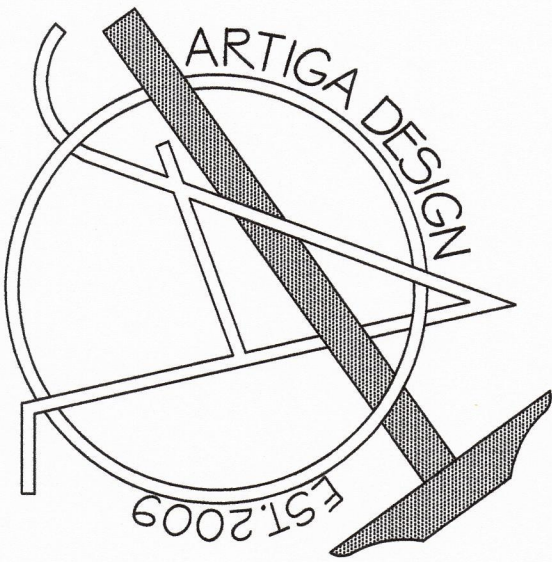
MODIFIED FRONT ELEVATION



MODIFIED LEFT SIDE ELEVATION



MODIFIED RIGHT SIDE ELEVATION



Enrique J. Artiga
(910)-637-0350

Location:

Mrs. Lee Marro
20 Medlin Rd.
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
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5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:
EXISTING FLOOR 1,591 HTG. SQ. FT.
MODIFIED PORCH 102 SQ. FT.

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

Drafting By:

JER 04/01/19

Sheet Name:

MODIFIED FLOOR PLAN
MODIFIED ELEVATIONS

Scale:

1/4" = 1'0"

Sheet Number:

2 of 2



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on September 26, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Property owner Lee F. Manzo requests a Certificate of Appropriateness for an exterior modification of the front of the house to add a front porch and overhang with modification of the front entry way at 20 Medlin Rd.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Exterior structural modifications of a principal residential dwelling are considered a Major Work requiring a Certificate of Appropriateness from the Historic Preservation Commission.

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

1. The residential structure at 20 Medlin Rd is a noncontributing structure built in 1952.

Porches, Entrances and Balconies

1. The applicant proposes to modify the front and side exterior of the home by adding a 28' wide porch addition, moving the door to the end on the right front of the building.
2. The materials are proposed to match materials and colors of the existing structure.
3. The foundation is proposed to be brick to match existing house.
4. A 29 gauge metal roof is shown on the plans for the porch roof. The plan also shows 30 year architectural shingles as roofing material.
5. The underside of the addition is proposed to be bead board.

6. The existing roof pitch is 6/12. The porch roof is proposed for 3/12.

Conclusions of Law

Guideline Requirements:

1. Article 3.B, Changes to Existing Structures, Exterior Walls and Trim states that “any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.” The applicant proposes to move the door opening from the center front to the right front. The structure is listed as noncontributing. The house appears to have characteristics of a bungalow and a ranch. There is a very small existing porch protrusion with small gable. Moving the location of the entrance shifts the house from a modified bungalow/ranch type of appearance to a more modern ranch with the inclusion of a wider porch with lower roof elevation and pitch. Both ranch and bungalow style homes are typical of the district.

Guideline Recommendations:

1. The guidelines contain a design goal to replace materials in kind, matching the original in composition, dimension, size, shape, color, pattern and texture. The applicant proposes to match materials, including shingles, brick, paint color.

Order

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

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
310 Dundee Road

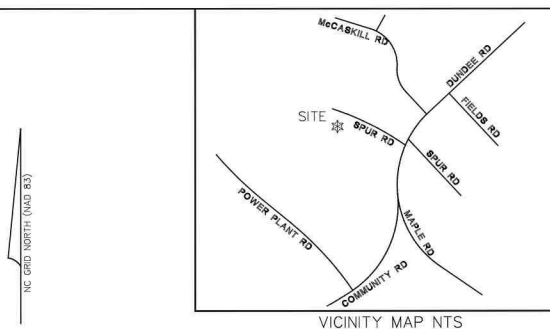
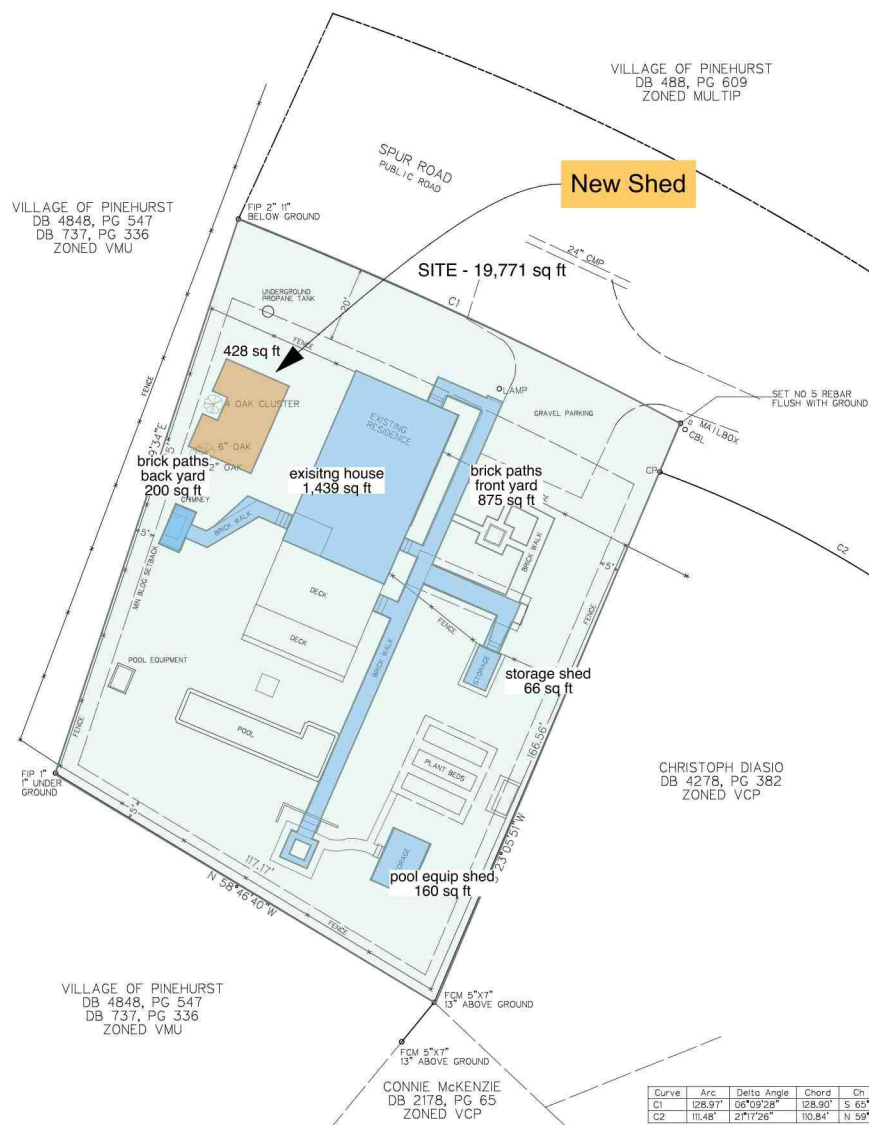
The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 310 Dundee Road:

The following conditions apply to approval of the Certificate of Appropriateness for 310 Dundee Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 310 Dundee Road based on the following:



DEED REFERENCE: DEED BOOK 4053, PAGE 292



3,170 / 19,771 = 16.03 % < 24% required

NOTE:

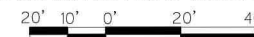
LOT CONTAINS 19700 SQ. FT.
AREA BY COORDINATE METHOD
PROPERTY IS NOT IN A SPECIAL FLOOD
HAZARD AREA ACCORDING TO MAP NUMBER
3710856200J OF THE FEDERAL EMERGENCY
MANAGEMENT AGENCY. EFFECTIVE DATE:
OCTOBER 17, 2006
PIN 856205072732, LRK 00013897
ZONED VCP

CERTIFICATE OF SURVEY AND ACCURACY
BENNY L. BROWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION. BROWN, AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED
DESCRIPTION RECORDED AS SHOWN ON MAP, THAT THE BOUNDARIES NOT
SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND
IN THE REFERENCE THAT THE TOTAL AREA OF THE PLOT IS CALCULATED IS
5.00000. THIS MAP MEETS THE REQUIREMENTS OF THE
STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA
(21 NCAC 56. 1600). THIS 5TH DAY OF JUNE, 2019

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BENNY L. BROWN, L-3031. ON 6/05/
THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L3031

© 2019 BENNY L. BROWN, ALL RIGHTS RESERVED



LEGEND

- ☐ O FIP FOUND IRON PIPE
- ☐ O SIP SET IRON PIPE
- ☐ O FCM FOUND CONCRETE MONUMENT
- ☐ O SCMS SET COTTON MILL SPINDLE
- ☐ O FMN FOUND MAG NAIL
- ☐ O SMN SET MAG NAIL
- ☐ O CP COMPUTED POINT
- ☐ O CBL CABLEVISION EQUIPMENT
- ☐ O TP TELEPHONE PEDESTAL
- ☐ ET ELECTRICAL TRANSFORMER
- ☐ O PP POWER POLE
- ☐ O WM WATER METER
- ☐ O SQO SEWER CLEANOUT

SURVEY FOR:

MARILYN E. BARRETT
1000 W WASHINGTON BLVD, # 141
CHICAGO, IL 60607

DATE 8/11/18

6/14/12
FILE NO.

FILE NO.
8112

SCALE
1" = 20'



BENNY L. BROWN
Professional Surveyor

5318 NC HWY 211
P.O. BOX 307
WEST END, N.C. 27376
(910) 673-1446



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

☐ Major Work☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	[REDACTED]
City, State, Zip Code	[REDACTED]
Parcel ID #	[REDACTED]

Owner Information			
Name	[REDACTED]	Home Phone #	[REDACTED]
Street Address	[REDACTED]	Mobile Phone #	
City, State, Zip Code	[REDACTED]	Business Phone #	
Email	[REDACTED]		

Applicant			
Name	[REDACTED]	Other Phone #	[REDACTED]
Email	[REDACTED]	Street Address	[REDACTED]
Mobile Phone #	[REDACTED]	City, State, Zip Code	[REDACTED]



Historic Certificate of Appropriateness (COA) **Major and Minor** (Revised 04/01/19)

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☒ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☒ No	
Includes Tree Removal		☐ Yes ☒ No	
Estimated Cost of Construction			



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: _____			

Required Documents

- ☒ Site Plan/Survey or Sketch
☒ Floor Plans

- ☒ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature: _____

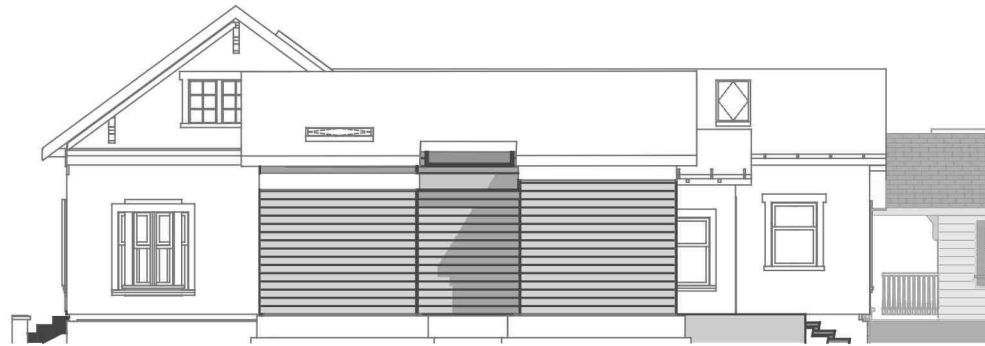
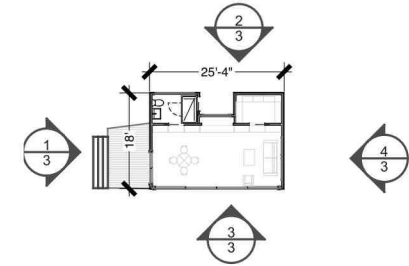
Date: _____



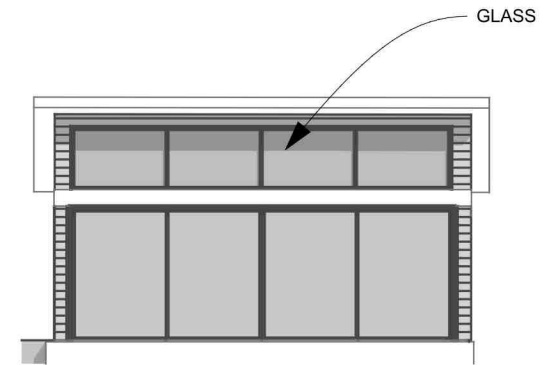
DANDENEAU
ARCHITECTURE, P.L.L.C.



1 ELEVATION



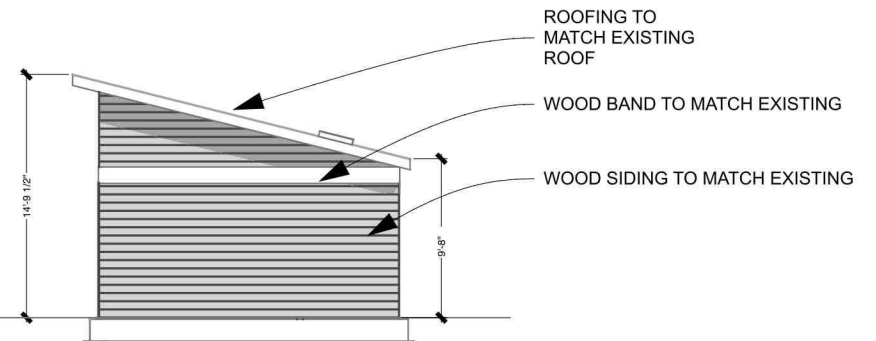
2 ELEVATION



3 ELEVATION



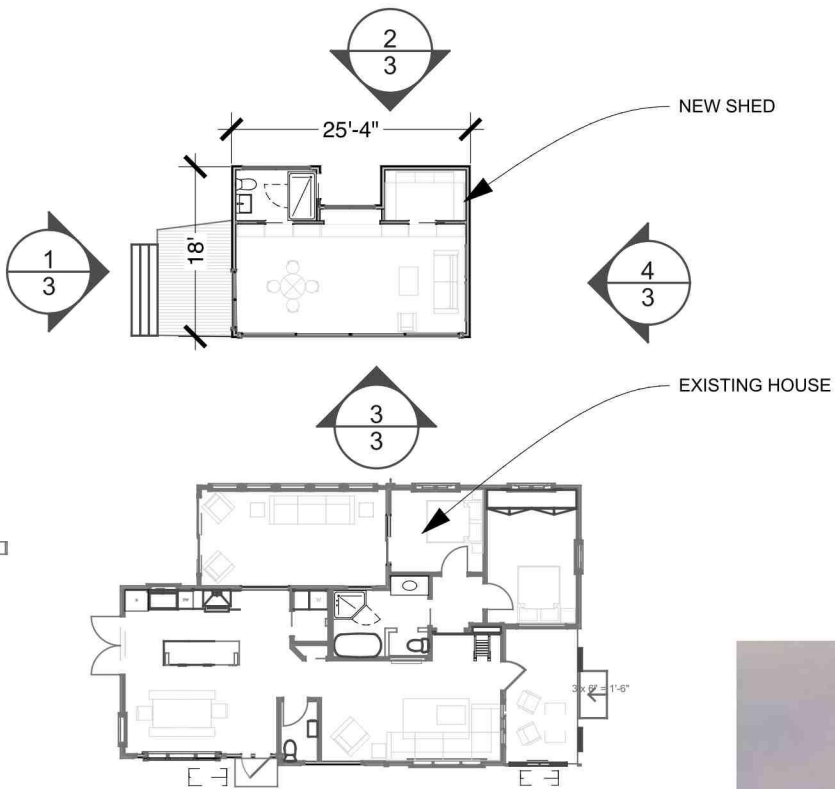
4 VISIBLE ELEVATION



ROOFING TO
MATCH EXISTING
ROOF

WOOD BAND TO MATCH EXISTING

WOOD SIDING TO MATCH EXISTING



PLAN



VIEW FROM SPUR ROAD



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on September 26, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Property owner Marilyn Barrett requests a Certificate of Appropriateness for an exterior modification in the form of an accessory structure to the rear yard at 20 Spur Road.

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

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions not considered to be Minor Work are considered a Major Work requiring a Certificate of Appropriateness from the Historic Preservation Commission.

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

1. The residential structure at 20 Spur Rd is a contributing structure built in 1925.

Accessory Structures

1. The applicant proposes to modify the rear yard with the addition of 428 square foot accessory building and an accompanying deck.
2. The materials are proposed to match materials and colors of the principle structure (single family residence), existing deck, and existing landscape.
3. All elevations of the accessory building are proposed to be painted wood siding to match the existing principle structure.
4. The foundation is proposed to be a crawlspace to match the existing principle structure.
5. The roof material is proposed to be asphalt shingles which would match existing roofing on the principle structure.
6. A sidewalk composed of brick/crushed stone, to match existing site conditions, is proposed to connect the proposed accessory building to the existing pathway network.

Conclusions of Law

Guideline Requirements:

1. Article 4.E.1, *All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, must be compatible with features of the principal structure and must be congruous with other accessory structures in the Pinehurst Historic District.* The applicant is proposing an accessory structure that will be compatible with the features of the existing principal structure and will be congruous with other accessory structures
2. Article 4.E.2, *Accessory buildings must be equal or lower in height than the primary structure and the roof should have an equal or lower slope than the primary structure.* The accessory building is proposed have a height of approximately 14.8', which is not taller than the primary structure, and the roof slope is proposed to be equal to the slope of the primary structure.
3. Article 4.E.5, *detached garages and other accessory buildings for new residential construction must be set behind the front facade of the primary structure.* The accessory building is proposed to be located in the rear yard.

Guideline Recommendations:

1. *The guidelines contain a design goal to replace materials in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.* The applicant proposes to match materials, including shingles, brick, and paint color.
2. *Addition of a porch will contribute to the human scale of the structure and provide a congruent and welcoming space.* The proposed accessory building includes the addition of an attached deck to the structure meeting the intent of this design goal as a rear accessory building.
3. *A lower roof slope for an accessory building creates appropriate spatial definition of the two structures. The slanted verses a more common pitched roof meets this design goal.*
4. *New construction should not visually overpower nearby structures.* While the structure design to utilize natural light could be considered more modern, the location of the structure and exterior details do not visually overpower nearby structures and meet the intent of the design goal.

Order

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

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
310 Dundee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 310 Dundee Road:

The following conditions apply to approval of the Certificate of Appropriateness for 310 Dundee Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 310 Dundee Road based on the following:



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 9/20/19
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT

August 22, 2019 MEETING
08/16/19 TO 09/15/19

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Replace Siding on Barn 17	19-079	8/19/2019	8/21/2019	200 Beulah Hill Road	Village of Pinehurst,
Replace Windows on Barn 15	19-080	8/28/2019	8/29/2019	200 Beulah Hill Road	Village of Pinehurst,
Minor Changes to an Approved COA	19-081	8/28/2019	8/29/2019	74 Midland Road	Mike Lazzo
Minor Changes to an Approved COA	19-082	8/22/2019	8/29/2019	105 Saville Row	Linden Clos LLC
New fence	19-085	9/11/2019	9/11/2019	135 Blue Road	Richard Warren