



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

I. Call to Order

II. Approval of Minutes

A. August 24, 2017

III. Public Hearing

A. COA 17-071

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

B. COA 17-072

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

C. COA 17-073

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

IV. Next Meeting Date

A. September 28, 2017

V. Comments from Attendees

VI. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



AUGUST 24, 2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 August 24, 2017



**HISTORIC PRESERVATION COMMISSION
AUGUST 24, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Commission Member in Attendance:

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

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

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

II. Approval of Minutes

A. July 27, 2017

Tom Schroeder made a motion to approve the July 27, 2017 Minutes; Bob Farren seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work items

A. Report for 7/21/17 - 8/18/17

There were no comments from the Commission

IV. Sworn In:

Alex Cameron, Planner; Will Huffstetler, Applicant and Property Owner; Ann Ehrhardt Dixon, Property Owner; and Alex Bowness, Contractor;

V. Public Hearing

A. COA 17-065

This is a request for an addition to the home located at 25 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00030125. The applicant and the property owners are William and Nelda Huffstetler.

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

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

Chairman Lewis stated that the proposed addition is taller than the existing home and that is a violation of our guidelines.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness for an addition to the home at 25 Medlin Road with the condition that the garage is screened from the street; Judy Davis seconded the motion.

Christine Dandeneau made an amendment to the motion for an exception to the guidelines due to the low sloping roof renderings and to show a less obtrusive façade with screening and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was approved by a vote of 6-1.

B. COA 17-066

This is a request for the addition of a carport to the home located at 55 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00017843. The property owner is Ann Ehrhardt Dixon and the contractor is DH Whitesell.

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

Ann Ehrhardt Dixon, Property Owner was present to answer any questions or address any concerns of the Commission. Ms. Dixon explained to the Commission that her current garage was too small to park her vehicle.

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness for a carport to the home at 55 Fields Road and to adopt the Findings of Fact; Bob Farren seconded the motion, which was unanimously approved.

C. COA 17-067

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

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

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

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for the demolition of an accessory building, construction of new accessory building and an addition to a garage at 50 Village Green Road E. and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was unanimously approved.

D. Continuation of COA 17-058

A request for construction of a new single family home at 105 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028199. The applicant is Huntley Design Build, Inc. and the property owner is James Satterfield.

This project was withdrawn from this meeting.

VI. Motion to Adjourn

With no further discussion, Judy Davis made a motion to adjourn. Bob Farren seconded the motion, which was unanimously approved. The meeting was adjourned at 5:00 pm.



COA 17-071

ADDITIONAL AGENDA DETAILS:

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

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Proposed Colors

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-071
Paint Color

300 Nottinghill Gate

Parcel ID #20080571
PIN # 855200366248

APPLICANT: Oscar Romine
PROPERTY OWNER(S): Noel & Barbara Wren

RECEIVED: 8/25/17
MEETING DATE: 9/13/17

ZONING DISTRICT: R-30
LHD STATUS: Vacant

ADDITIONAL APPROVALS/PERMITS NEEDED: None

NATURE OF PROJECT:
Change of previously approved paint color to a color not in the color palette.

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

- A. SECTION 1.6.4.7 MAJOR WORK** - *Minor work items not approved by the Village Planner;*
1. This request is considered to be major work because it involves an item that was/was not approved by the Village Planner.
- B. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** - *When repainting, select paint colors appropriate to the historic building and district and in the Village of Pinehurst color palette.*
1. The proposed colors are/are not appropriate to the district and are/are not in the Village of Pinehurst color palette.



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): Noel and Barbara Wren
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 300 Nottingham Gate, Pinehurst
Mailing Address (if different): _____
Phone #: 623/455-2110 Mobile #: _____
Zoning District: R-3D LRK #: 20050511 PIN #: 555200366248

Applicant/Contractor Data

Name: _____
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: ☐



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: _____



**Application for
Local Historic District**

Description of Project:

We are building the first house in Linder Clos.
Our desire is to paint our house a very dark gray.
We have chosen "Rock Bottom" Sherwin Williams 7062.
As an alternative, we would like to use
Anchor Gray, Benjamin Moore 2126-30 which is
an approved trim color.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581 - Fax (910) 295-1396 - www.villageofpinehurst.org
Page 2 of 4



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		Rock Bottom
Rear Elevation		Anchor Gray
Right Elevation		
Left Elevation		
Trim		white
Windows		
Chimney		
Foundation		
Front Door		Aqua
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

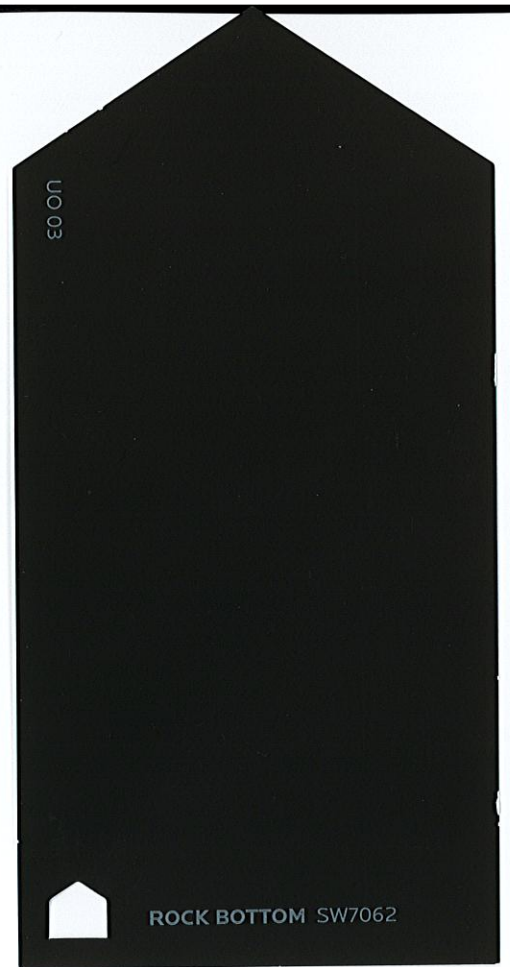
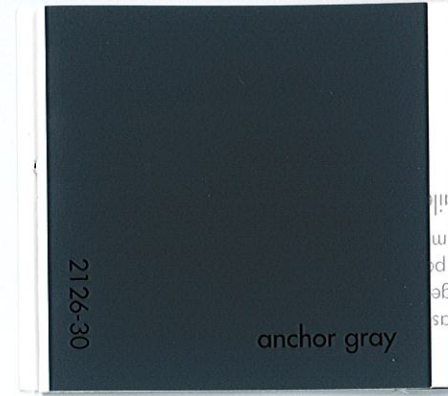
Siding

- 1st choice

- 2nd choice

Signature: _____

Date: 6/11





COA 17-072

ADDITIONAL AGENDA DETAILS:

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

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Elevations, Site Plan, Materials and Colors

**LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA: 17-072
New Construction

140 Magnolia Rd.

Parcel ID #00028973
PIN # 855212966895

APPLICANT: Craddock, LLC/RedBrand Inc.
PROPERTY OWNER(S): Craddock, LLC

RECEIVED: 8/29/17
MEETING DATE: 9/13/17

ZONING DISTRICT: R-10
LHD STATUS: Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

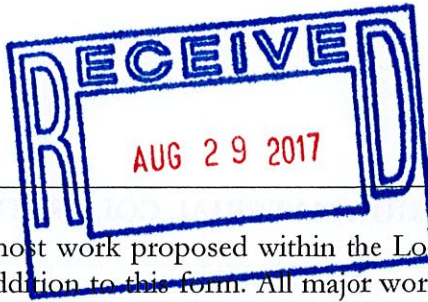
- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL – PRIOR TO PERMITTING

NATURE OF PROJECT:
New construction of a single family home.

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

- A. **SECTION 1.6.4.1 MAJOR WORK** – *New construction or additions not considered to be minor;*
1. This request is considered to be major work because it involves new construction that **is/is not** considered minor work.
- 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.
- G. **SECTION 2.8.2.4 ROOF STANDARDS** – *All metal roofs excluding copper must be earth tone in hue.*
1. The proposed metal accent roof **is/is not** copper.
- H. **SECTION 2.8.2.5 ROOF STANDARDS** – *Metal roofs are not appropriate on residential structures in the district unless material is copper or one of the following colors: weathered copper color, dark brown, dark bronze, or dark gray.*
1. The proposed metal accent roof **is/is not** copper color.



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): CRADDOCK LLC Physical Address: 140 MAGNOLIA

Business/Tenant Name (if applicable): _____

Mailing Address (if different): PO 3221 PINEHURST NC 28374

Telephone: 704-985-9200 Zoning District: _____ Parcel ID#: 855212966895

Applicant/Contractor Data

Name: SELF / Rep BRAND Address: _____

Contractor License #: _____ Telephone: _____

E-mail Address (optional): _____

Description of Project:



EXTERIOR MATERIAL COLOR FORM



EXTERIOR	MATERIAL	COLOR
Front Elevation	CONCRETE LAP SIDING	WEST HIGHLAND WHITE
Rear Elevation	"	
Right Elevation	"	
Left Elevation	"	
Trim	"	
Windows	PVC	WHITE
Chimney	NONE	
Foundation	STUCCO	
Front Door	FIBERGLASS	BROOKSIDE
Shutters	"	BLACK
Garage Door	NONE	
Roof		WEATHER WOOD
Front Porch	ROOF	COPPER ACCENT
Deck		
Patio	EXISTING	
Sidewalk	EXISTING	
Sky Lights	NONE	
Driveway	BLUESTONE	

Signature: Pat Nolan

Date: 8/29/17

****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: _____

Magnolia Cottage Data

Heated First Floor	1541.00 Sq. Ft.
Heated Second Floor	1164.00 Sq. Ft.

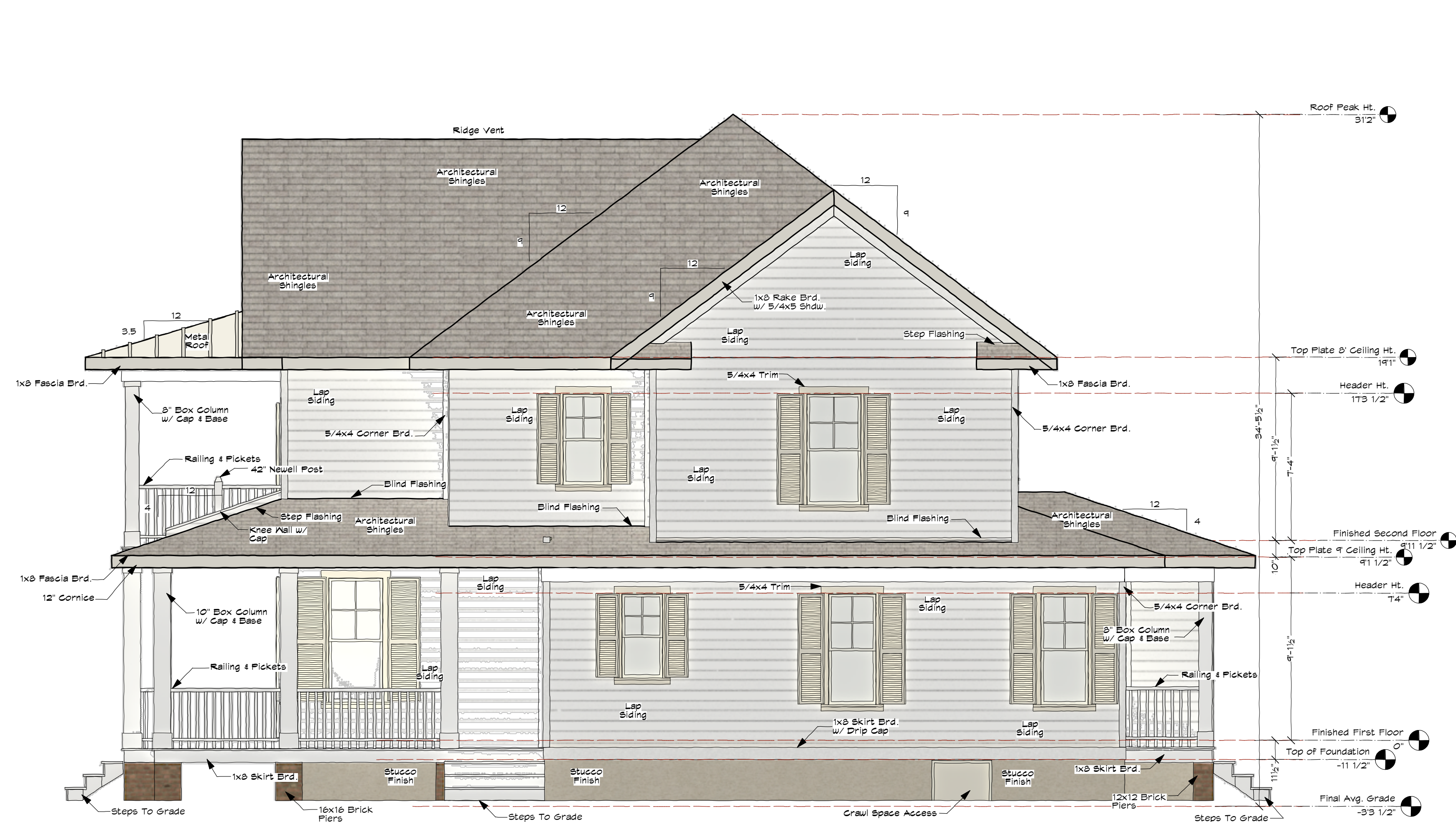
TOTAL HEATED 2705.00 Sq. Ft.

Front Porch	375.00 Sq. Ft.
Rear Porch	27.00 Sq. Ft.
Second Floor Porch	200.00 Sq. Ft.

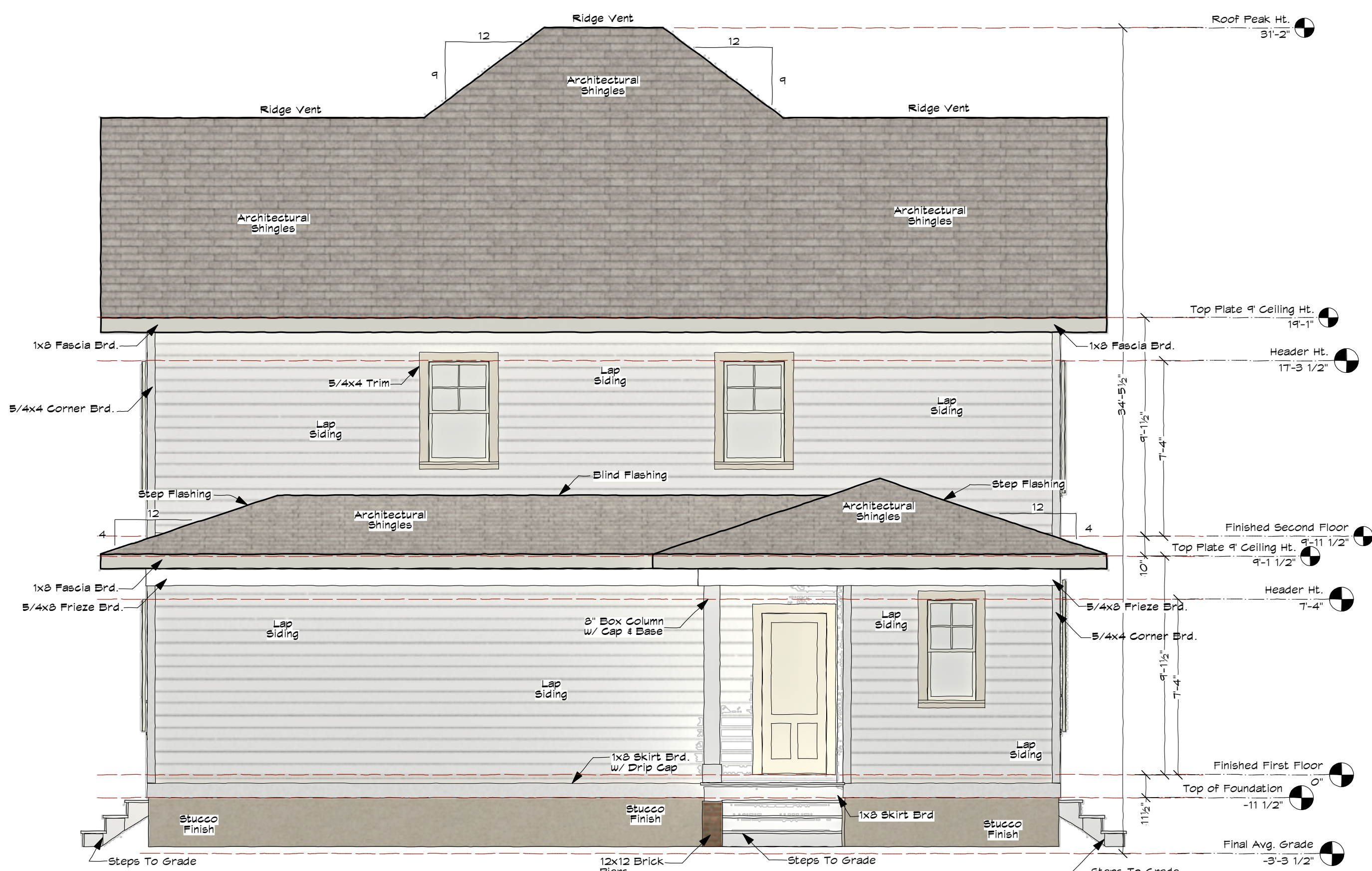
Total Under Roof 3307.00 Sq. Ft.

—38'-0"—

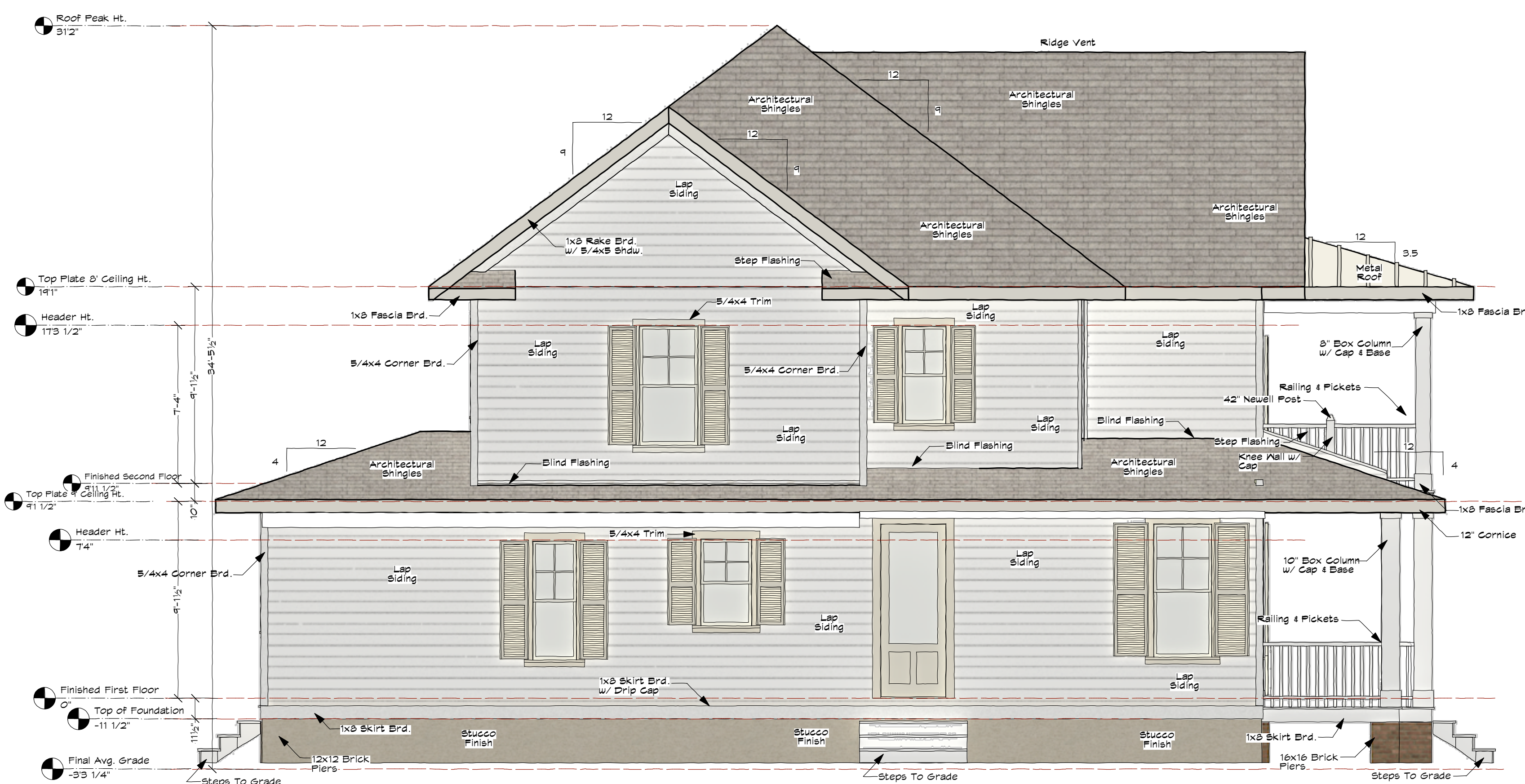
Sent from my iPhone



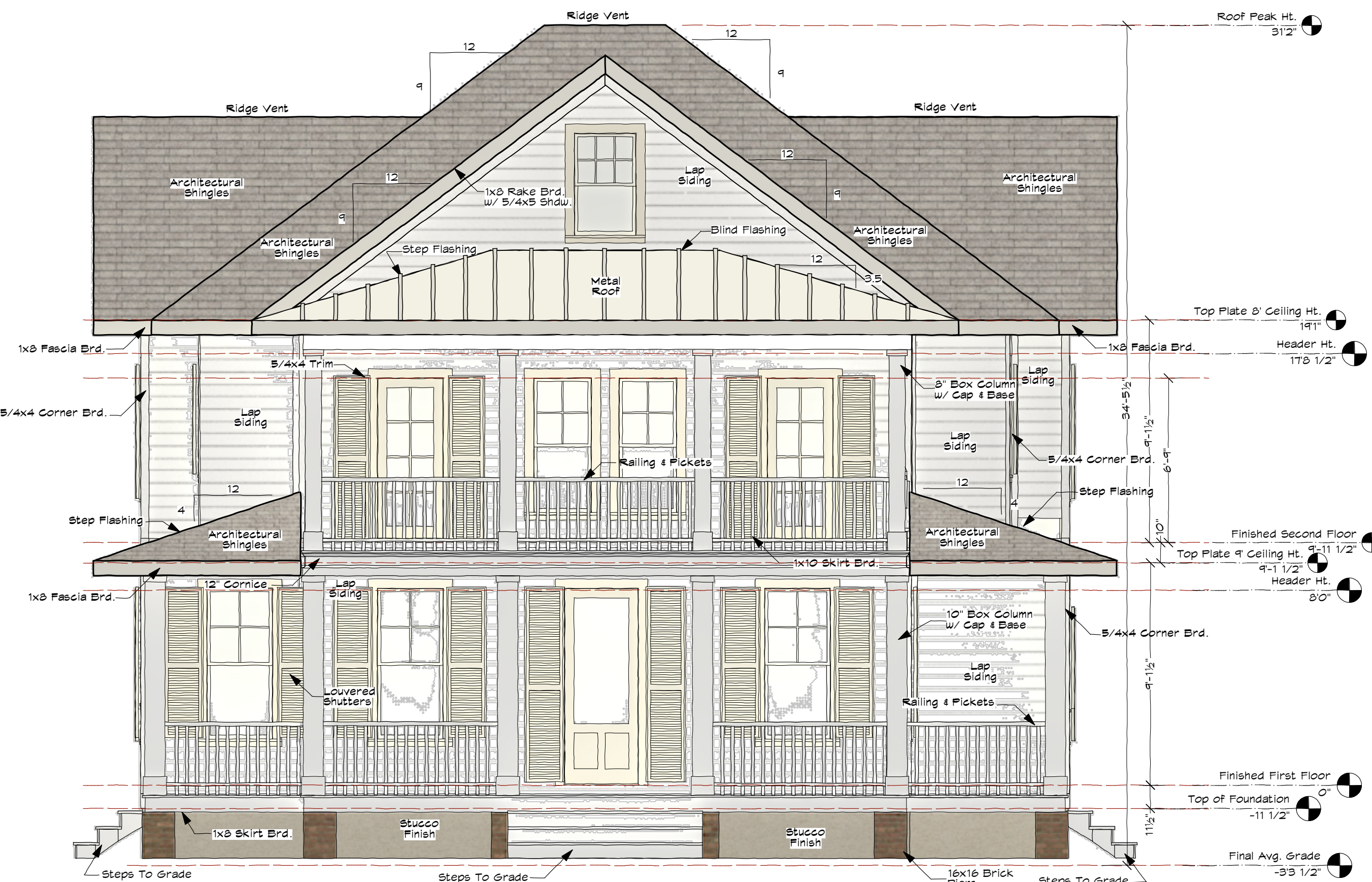
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



Built By:
RED/BRAND

Developed By:

Project Design By:
ANDERSON NICHOLS Design

No.	Date	Issue Notes	Revision Notes
1	08/27/2017	Final	

Design Firm	Anderson Nichols Design
Project Title	1744 NC Hwy 5 - Suite C
Location	Aberdeen, NC 28315
Scale	1/4" = 1' - 0"
Sheet Title	Front & Right Elevations
Sheet No.	A-1.5

Design Firm	Anderson Nichols Design
Project Title	1744 NC Hwy 5 - Suite C
Location	Aberdeen, NC 28315
Scale	1/4" = 1' - 0"
Sheet Title	Front & Right Elevations
Sheet No.	A-1.5

Design Firm	Anderson Nichols Design
Project Title	1744 NC Hwy 5 - Suite C
Location	Aberdeen, NC 28315
Scale	1/4" = 1' - 0"
Sheet Title	Front & Right Elevations
Sheet No.	A-1.5

Design Firm	Anderson Nichols Design
Project Title	1744 NC Hwy 5 - Suite C
Location	Aberdeen, NC 28315
Scale	1/4" = 1' - 0"
Sheet Title	Front & Right Elevations
Sheet No.	A-1.5

140 Magnolia Rd

SW 7566

Westhighland White

Interior / Exterior

Locator Number: 255-C3

Exterior Color
Body and Trim
Lap Siding either LP Smart
Siding or Allura Cement
siding

Front Door Color
Richards Paint
Brookside

Roofing:
Architectural
“Weathered
Wood” with
standing seam
copper over
front porch

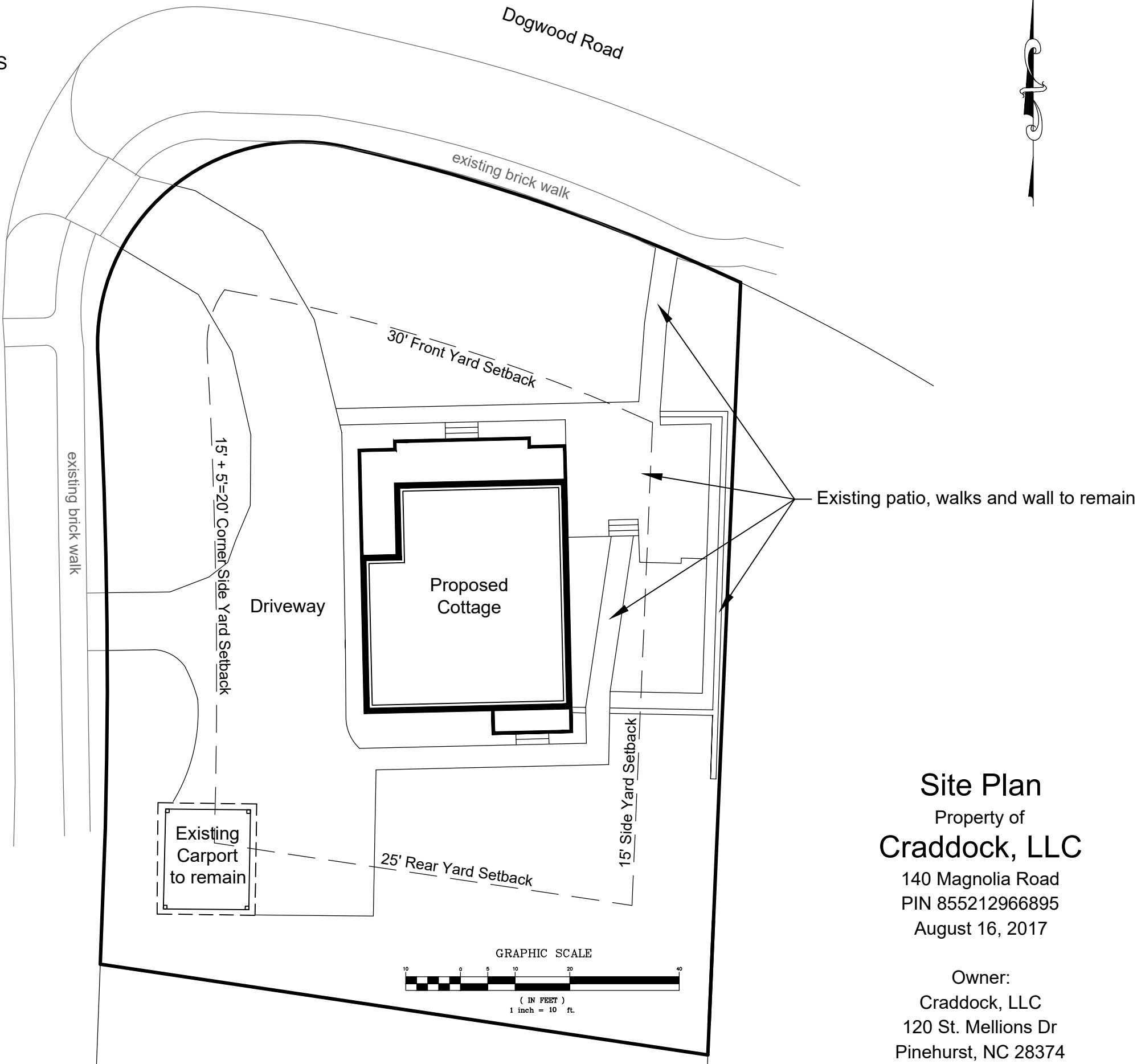
Windows: PlyGem Pro
Classic PVC with Black
Louvered shutters



ZONING DATA

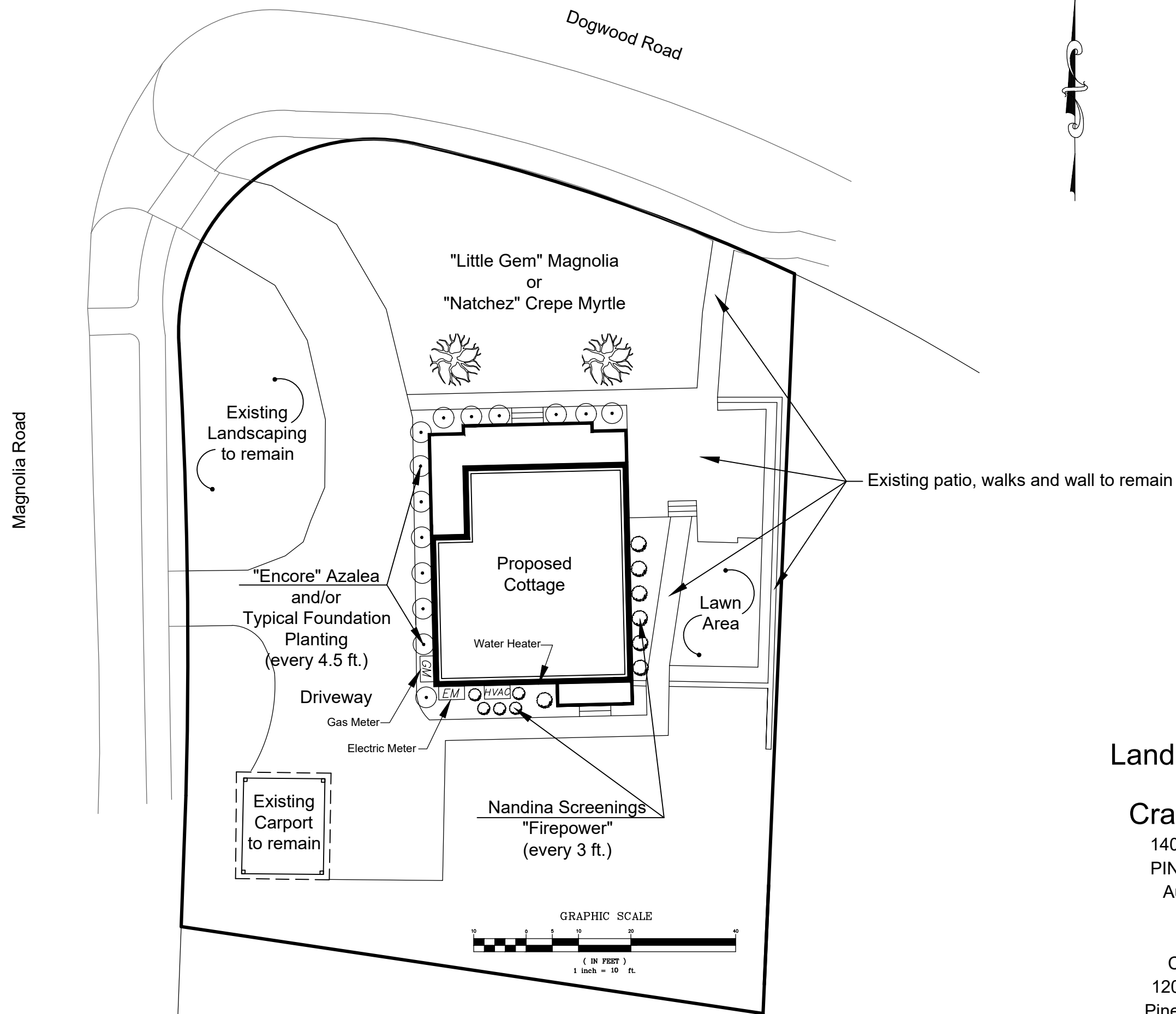
Lot Area	= 16,770 sq.ft. from Moore Co. GIS
Proposed Cottage	= 1,938 sq.ft.
Existing Carport to remain	= 284 sq.ft.
Other Impervious Surface	= 4,451 sq.ft.
Total Impervious Surface	= 6,673 sq.ft.
Lot Coverage	6,673 / 16,770 = 39.7%

Magnolia Road



Site Plan
Property of
Craddock, LLC
140 Magnolia Road
PIN 855212966895
August 16, 2017

Owner:
Craddock, LLC
120 St. Mellions Dr
Pinehurst, NC 28374



Landscaping Plan

Property of

Craddock, LLC

140 Magnolia Road

PIN 855212966895

August 16, 2017

Owner:

Craddock, LLC

120 St. Mellions Dr

Pinehurst, NC 28374



COA 17-073

ADDITIONAL AGENDA DETAILS:

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

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application and Information
- ☐ Site Plan, Floor Plan and Elevations

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-073

50 Village Green Rd. E

Parcel ID # 00020098

Demolition & new accessory building

PIN # 856209056673

APPLICANT:
PROPERTY OWNER(S):

Bowness Custom Homes
Stuart & Alison Paul

RECEIVED:
MEETING DATE:

8/30/17
9/13/17

ZONING DISTRICT:
LHD STATUS:

R-10
Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:

- **Demolition of existing accessory building and new accessory building.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.2 & 10 MAJOR WORK -Demolition;

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

DEMOLITION OF:

B. SECTION 2.16.1.6 Carriage Houses, Garages, and Outbuildings -Retain and preserve original carriage houses, garages and outbuildings when feasible.

1. Retaining or preserving the carriage house, garage or outbuilding **is/is not** feasible.

C. 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.

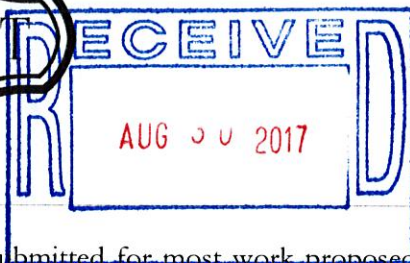
2. The accessory building **does/does not** contribute to the historic character of the Village of Pinehurst.

NEW ACCESSORY BUILDING:

D. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES - Locate new garages and outbuildings in rear yards and in traditional relationship to the main buildings.

1. The proposed new accessory building **will/will not** be located in the rear yard.

- E. 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 new accessory building **will/will not** be compatible with the proportion of the main house and be smaller in scale.
- F. 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 new accessory building **will/will not** use traditional roof forms, materials and details that are compatible with the home.
- G. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS** - *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 accessory building **will/will not** blend with existing structures on site and with the Local Historic District.
- H. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS** - *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 accessory building **will/will not** be compatible in terms of materials, scale, color, style and texture.



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): Alison and Stuart Paul
Business Name (if applicable): N/A
Tenant Name (if applicable): N/A
Physical Address: 50 Village Green East
Mailing Address (if different): _____
Phone #: 0131 225 4581 Mobile #: _____
Zoning District: R10 LRK #: 00020098 PIN #: 856209056673

Applicant/Contractor Data

Name: Bowness Custom Homes
Contractor License #: 12708
Phone #: 910-692-3782 Cell: 910-639-9800
E-mail Address (optional): alex@bownesscustomhomes.com
Mailing Address: 140 Applecross Road, Suite C, Pinehurst, NC 28374
Estimate Cost of Construction: \$ \$7,000--Demolition

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

August 30, 2017

Historical Application

Alison & Stuart Paul
50 Village Green East
Pinehurst, NC 28374

Zoning: R-10
LRK 00020098
ID: 856209056673

Since the 8-24-17 application,

1. the owners decided to demolish the existing accessory building rather than refurbish and expand.
 - a. See pictures of building to be demolished.
2. The new location will comply with the accessory building setbacks.
 - a. Previously, it was in violation by 4 feet.
3. The previously designed building will continue to be the plans for the new guest house, just in a new location.
 - a. No increase in size.
4. Attached are the plans and exterior finish schedule for the guest house, in the new location.
 - a. See attached site plan.
5. See attached document for
 - a. impervious SF
 - b. footprint SF
 - c. Ratio of house SF to accessory SF

**Paul residence
50 Village Green East
Pinehurst, NC 28374**

Impervious Surface Calculations

Total SF of lot: 16,277 SF

Zoning R10

Max 40% coverage. 6,510 SF allowed

Actual impervious Surface covered proposed: **6,219 SF, 38.20%**

Footprints

Main house: 2587 SF / 15.89 % coverage

Garage 464 SF

Guest House 486 SF

Other impervious surfaces:

Decks, walks, drives, patios.: 2,682 SF

Accessory Buildings SF versus the house SF

House SF: 4,055 SF

Garage: 454 SF

Guest: 497 SF

951 SF

Total accessory building SF: 951 SF

Ratio of house SF to accessory SF

951 / 4,055 = 23.45%



GUEST House

Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	1 x 9 lapped siding, like house	white, match house
Rear Elevation	1 x 9 lapped siding	white
Right Elevation	1 x 9 lapped siding	white
Left Elevation	1 x 9 lapped siding	white
Trim	5/4 x 5", same as house	white
Windows	Pella brand, wood windows, matching house	white
Chimney	N/A	
Foundation	brick	matching house
Front Door	2 panel door, glass upper panel	white
Shutters	N/A	
Garage Door	Wood designed,	white
Roof	Cedar Shakes	natural
Roof Exhaust Vents	N/A	
Front Porch	brick pavers	matching house
Deck	N/A	
Patio	N/A	
Sidewalk	N/A	
Sky Lights	N/A	
Driveway	chat gravel	grey
House Number	50	

Signature: _____ Date: _____

4 of 7



GUEST HOUSE

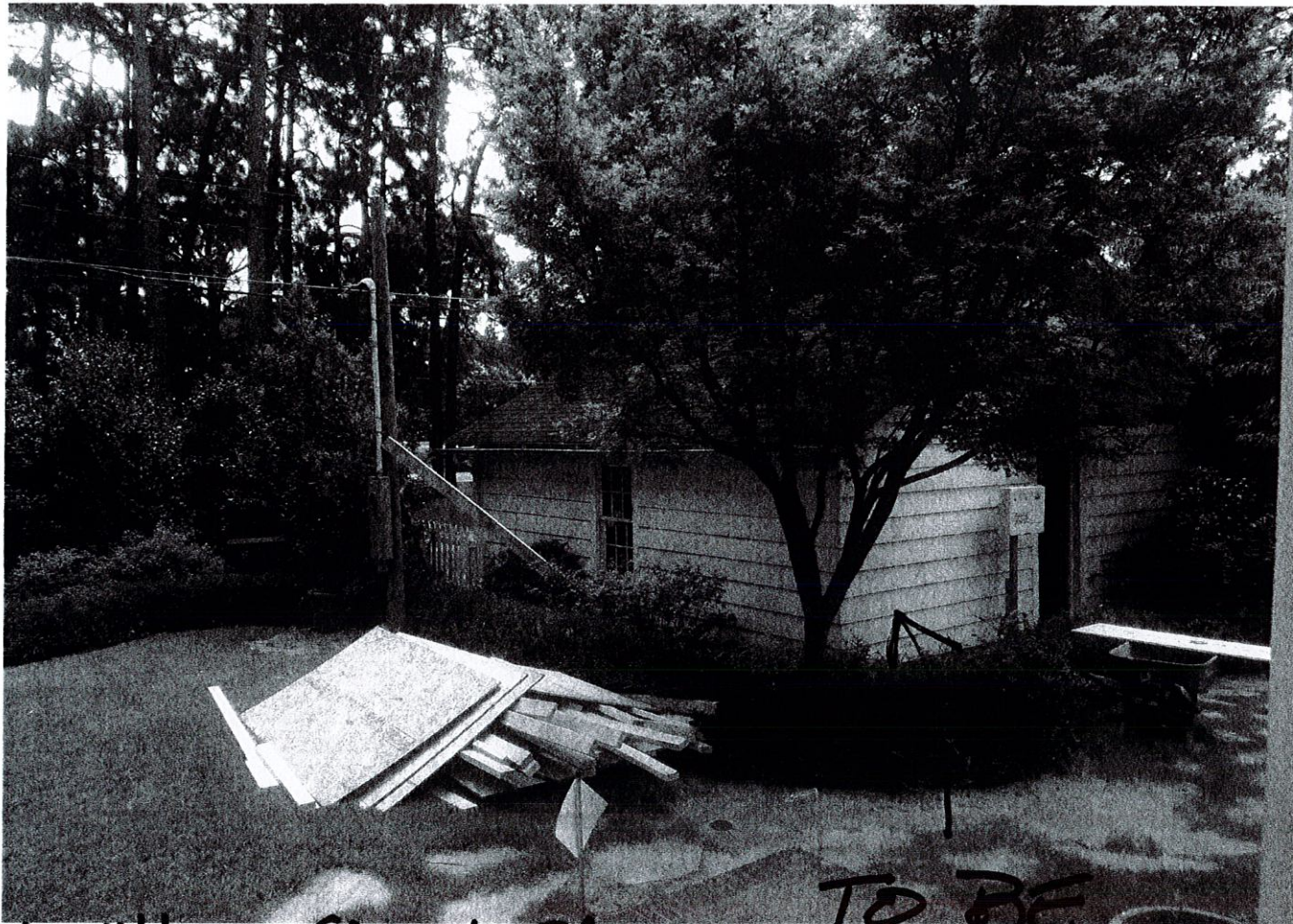
Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work
Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant
COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

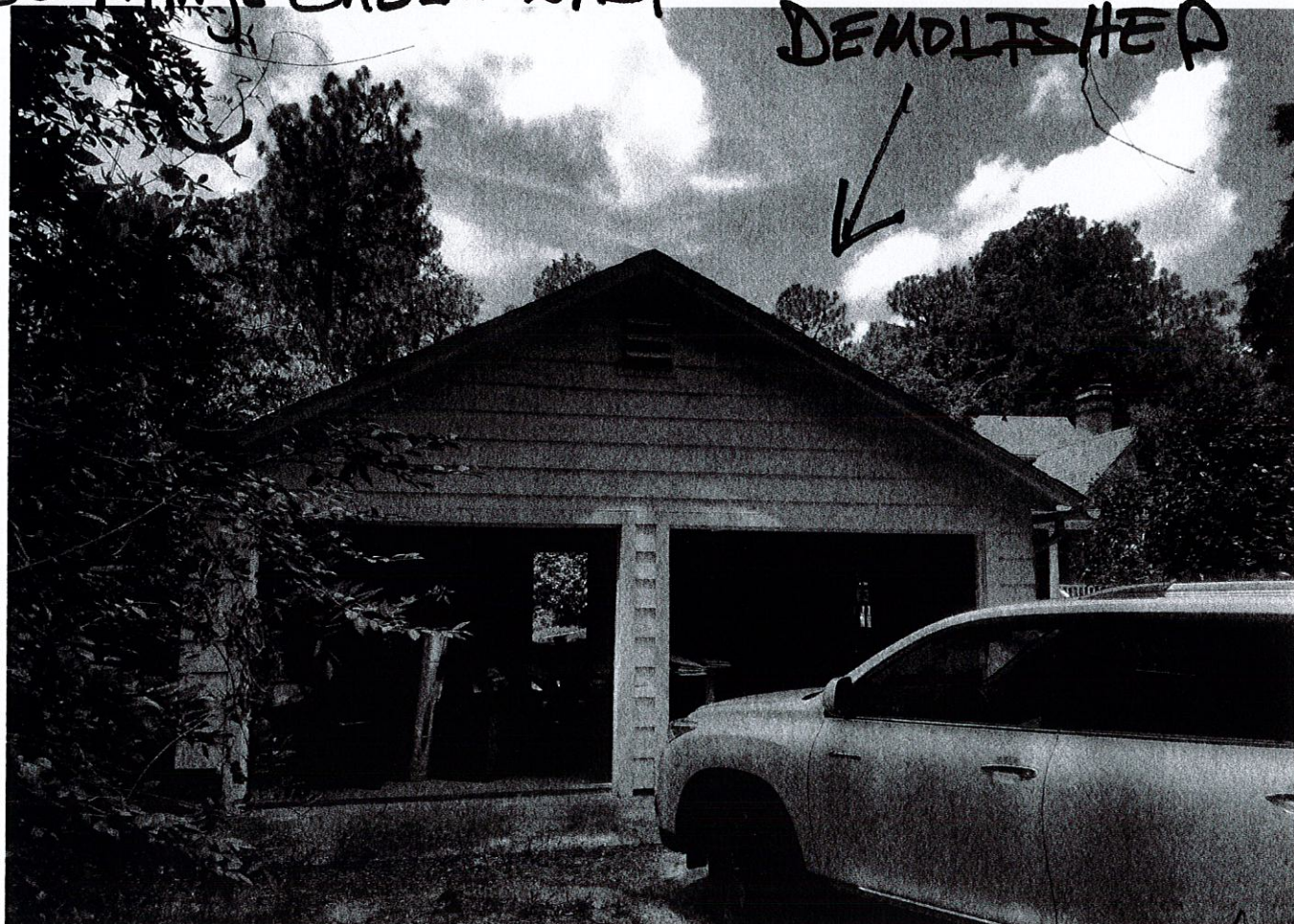
Other required approvals: _____

Conditions: _____

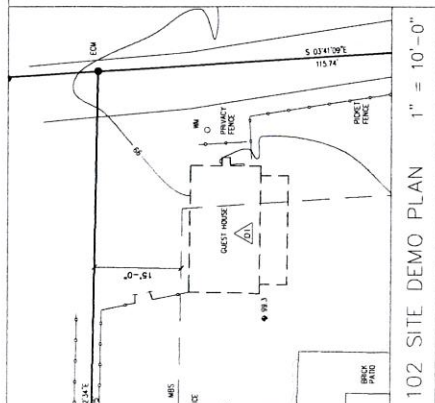


50 VILLAGE GREEN EAST

TO BE
DEMOLISHED



leaf 7

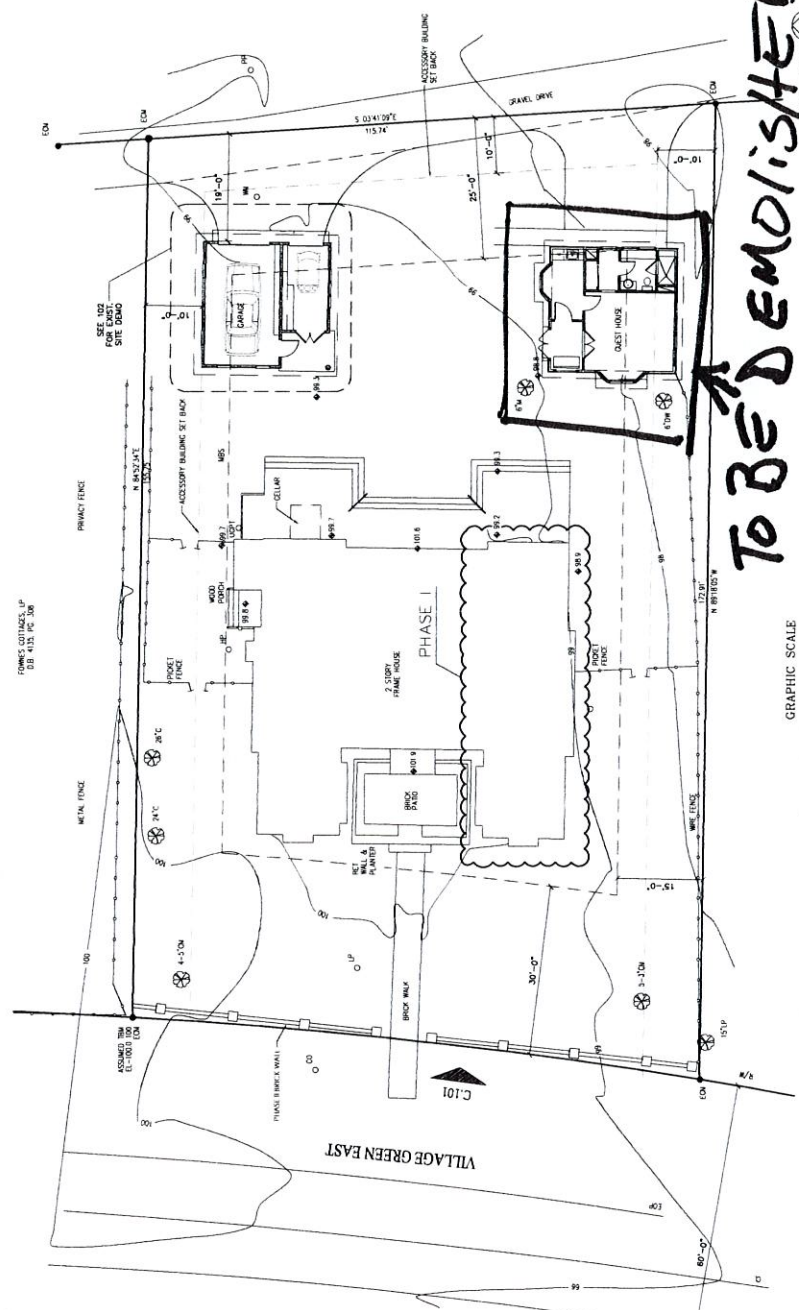


- GENERAL DEMOLITION NOTES:**
1. REFER TO OTHER DRAWING SHEETS TO COORDINATE EXTENT OF REMOVALS WITH WORK UNDER THIS CONTRACT
 2. REMOVE ALL CEILING AND WALL MOUNTED ACCESSORIES AT DEMOLITION LOCATIONS AND RETURN TO OWNER
 3. REMOVE ALL EXISTING STRUCTURES AND SITE AND DISPOSE IN A LAWFUL MANNER AT THE COUNTY LANDFILL
 4. SALVAGE ALL HARDWARE & EXTERIORS REMOVED AS OWNER DIRECTS
 5. REMOVE ALL PARTITIONS, DOORS & FRAMES. REMOVE EXISTING WINDOWS. SALVAGE AND REUSE AS OWNER DIRECTS
 6. AS INDICATED & SALVAGE AS OWNER DIRECTS
 7. SHORE AND BRACE AS REQUIRED DURING DEMOLITION

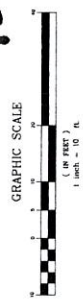
DEMOLITION NOTES:

- △ REMOVE ALL PARTITIONS, CEILING, ROOFING, DOORS, FRAMES, WINDOWS, CASING, TRIM, AND HARDWARE. SALVAGE AS OWNER DIRECTS

102 SITE DEMO PLAN 1" = 10'-0"



To Be Demolished



101 SITE PLAN 1" = 10'-0"

ANDERSON ARCHITECTURE
 135 West Connecticut Avenue
 Suite 200
 Torrington, CT 06867
 Tel: 860.492.2316 Fax: 860.492.2426

ARCHITECTURE P.L.L.C.
 31459
 4200
 31459
 4200

SEALS

CONSULTANTS

THE CONSULTANTS AND ENGINEERS ASSOCIATION OF CONNECTICUT HAS REVIEWED THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CONNECTICUT. THE ASSOCIATION DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONSULTANTS OR THE RESULTS OF THE DEMOLITION WORK.

PAUL RESIDENCE REMODEL PHASE II

50 Village Green E
 Village of Pinehurst,
 North Carolina 28374

• DATE: 02 AUGUST 2017
 • PROJECT NO: 13021
 • DRAWN BY: S. NARAYAN
 M. OBERO
 M. DEHN
 • REVISIONS:

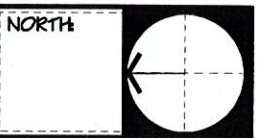
• SITE PLAN
 • SCALE: 1" = 10'-0"

WATSON PAUL STUART &
 ALISON JANE STUART
 50 VILLAGE GREEN EAST
 PINEHURST
 MOORE COUNTY
 NORTH CAROLINA
 28374-0001

CENTRAL CAROLINA SURVEYORS, P.A.
 5316 HIGHWAY 211
 PO BOX 431
 WYOMING, NC 27376
 910-671-0151
 LICENSE # 1-2464

7 of 7

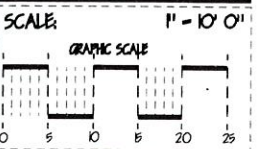
THE PAUL RESIDENCE
STUART AND ALSON PAUL
THE AMPERSAND COTTAGE, CIRCA 1914
50 VILLAGE GREEN EAST, LOT 1910 OLD TOWN SECTION
THE VILLAGE OF PINEHURST, NORTH CAROLINA 28574



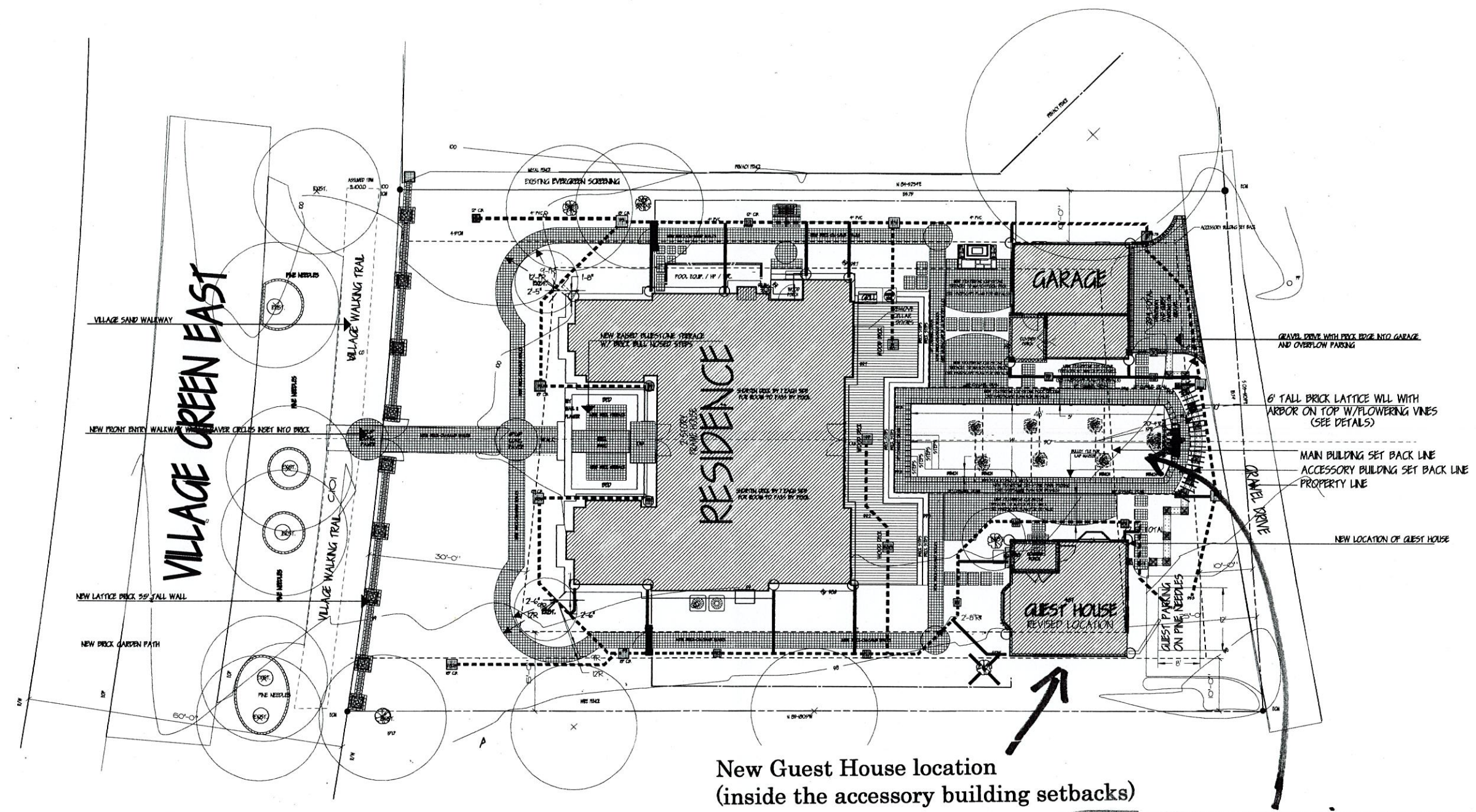
ISSUED:

PLAN DATE	PLAN DESCRIPTION	PLAN DRAWN BY
5.23.17	CONCEPT	M. RAMSEY
5.31.17	CONCEPT	M. RAMSEY
8.4.2017	REVISED	M. RAMSEY
8.15.17	REVISED	M. RAMSEY

DESIGNED BY: MATTHEW A. RAMSEY



PLAN NUMBER:



IMPERVIOUS SURFACE CALCULATIONS
IMPERVIOUS SURFACE CALCULATIONS
FOR THE PAUL RESIDENCE
HOUSE, ACCESSORY BUILDINGS, AND HARDSCAPES

TOTAL SQ. FOOTAGE OF LOT - 16,277 SF PER SURVEY	
ZONING-R-10 MAX. 40 PERCENT COVERAGE TOTAL (ALLOWED 40 PERCENT / 6,510.8)	
ACTUAL IMPERVIOUS SURFACE COVERED PROPOSED - 5,576 SF / 34.26 PERCENT IMPERVIOUS SURFACE COVERAGE	
MAIN HOUSE FOOTPRINT	2,563 SF / 15.746 PERCENT COVERAGE
GARAGE FOOTPRINT	467 SF BLDG. + 56 SF PORCH - 523 SF FOOTPRINT
GUEST FOOTPRINT	446 SF BLDG. + 57 SF PORCH - 503 SF FOOTPRINT
HOUSE SQ. FT. TOTAL - 2,563 SF + ACCESSORY BUILDINGS TOTAL - 915 SF (21.56 PERCENT)	
MAIN HOUSE AND ACCESSORY BUILDINGS - 3,478 SF / 21.36 PERCENT COVERAGE (28 PERCENT MAX. ALLOWED)	
PORCHES, TERRACES, WALKS, DRIVES, PARKING, WALLS, STEPS, AND STEPPING STONE PATHS 2,468 SF	
TOTAL IMPERVIOUS SURFACE AREA - 5,944 SF / 36.51 PERCENT IMPERVIOUS SURFACE COVERAGE	

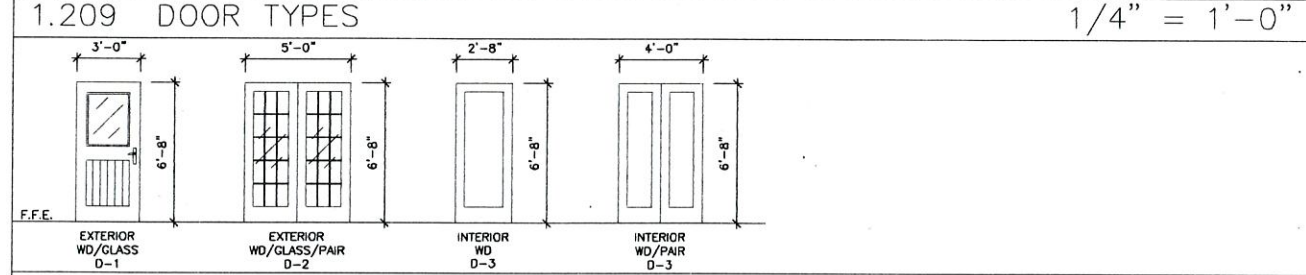
NOTES:
THIS DRAWING WAS PREPARED BASED ON
A TOPOGRAPHIC SURVEY DONE BY:
CENTRAL CAROLINA SURVEYORS
556 HWY. 2
WEST BURL, NORTH CAROLINA 27916
910.475.001

New Guest House location
(inside the accessory building setbacks)

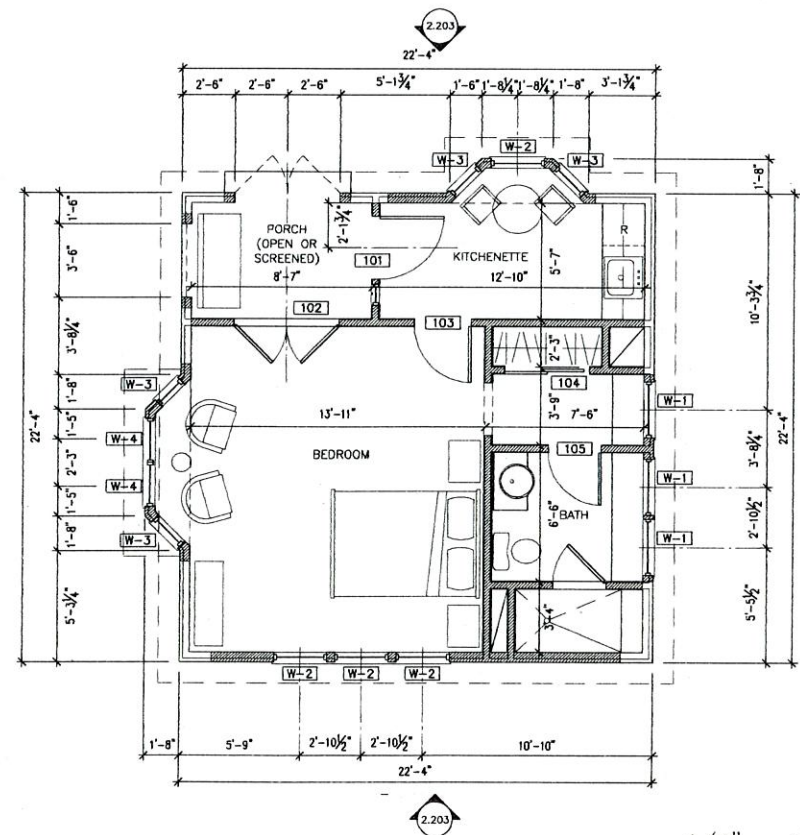
The Pool is an illustration only and
is a future consideration by owners.

7.004 WINDOW SCHEDULE NOTE: G.C. SHALL VERIFY ALL QUANTITIES & DIMENSIONS							
MARK	QTY.	TYPE	MFR.	MFR. NO.	R.O.	HEAD HT.	REMARKS
W-1	3	CASEMENT	PELLA	3235	2'-8 3/4" x 2'-11 1/2"	6'-8"	
W-2	4	DOUBLE-HUNG	PELLA	2957	2'-5 3/4" x 4'-9 3/4"	6'-8"	
W-3	4	DOUBLE-HUNG	PELLA	2157	1'-9 3/4" x 4'-9 3/4"	6'-8"	
W-4	2	DOUBLE-HUNG	PELLA	2557	2'-1 1/4" x 4'-9 3/4"	6'-8"	MULLED TOGETHER

7.005 DOOR SCHEDULE							
DR. NO.	DR. MTL.	FR. MTL.	DR. TYPE	FR. TYPE	HEAD DET.	JAMB DET.	SILL DET.
101	WD/GL	WD	D-1		####	####	####
102	WD/GL	WD	D-2				
103	WD	WD	D-3				
104	WD	WD	D-4				
105	WD	WD	D-3				



- GENERAL NOTES:
1. PROVIDE SOLID BLOCKING IN STUD WALLS AND PARTITIONS BEHIND ALL CABINETS & TOILET ACCESSORIES. COORD. LOCATIONS W/ OWNER.
 2. PROVIDE SOUND BATT INSULATION IN PARTITIONS @ BATH & AS INDICATED ON PLANS.
 3. PROVIDE WOOD BLOCKING IN DRYWALL CONSTRUCTION TO SUPPORT ANY SURFACE MOUNTED EQUIPMENT, SHELVING, CABINETRY, TOWEL BARS, ETC.
 4. ALL EXPOSED CPBD, EDGES TO RECEIVE METAL EDGES OR CORNER BEADS WITH APPROPRIATE RAISED EDGE TO ALLOW FLANGE TO BE TAPED AND FINISHED.
 5. HARDWARE BY BALDWIN OR EQUAL. VERIFY W/ OWNER. PROVIDE A FINISH HARDWARE SCHEDULE FOR APPROVAL BY OWNER.
 6. DIMENSIONS TAKEN TO THE FACE OF NEW STUDS (3/4" OR 5/8" STUDS AS SHOWN). EXISTING DIMENSIONS TAKEN TO FINISH FACE OF WALL.
 7. WINDOW NUMBERS ARE REFERENCED TO THE PELLA CATALOG. SEE WDW. SCHEDULE.
 8. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES OR CHANGES.
 9. REFER TO LIGHTING/UTILITY PLAN FOR SWITCHING & RECEPTACLES.
 10. SHORE AND BRACE AS REQUIRED.
 11. PROVIDE ROUGH-INS AND HOOK-UPS FOR ALL PLUMBING FIXTURES AND APPLIANCES.
 12. COORDINATION WITH CABINET CONTRACTOR AND INSTALLER IS EXPECTED.



7.002 FLOOR PLAN 1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE				
MARK	QTY.	FIXTURE TYPE	MFR.	MFR. NO.
A	2	PENDANT		
B	10	RECESSED		
C	3	SCONCE		
D	1	RECESSED SHOWER		
E	1	STRIP		
F	1	CEILING FAN		

- LIGHTING/UTILITY NOTES:
1. REFER TO SYMBOL LEGEND & LIGHT FIXTURE SCHEDULE.
 2. CONTRACTOR TO PROVIDE ALL POWER RECEPTACLES SHOWN AND ANY ADDITIONAL RECEPTACLES REQUIRED BY CODE OR EQUIPMENT SHOWN OR SPECIFIED. PROVIDE GROUNDED RECEPTACLES IN WET LOCATIONS AS PER CODE.
 3. CONTRACTOR TO PROVIDE ATTIC LIGHTING AS SHOWN AND REQUIRED BY NC RESIDENTIAL BUILDING CODE.
 4. PROVIDE IC HOUSINGS FOR ALL RECESSED FIXTURES IN INSULATED CEILINGS.
 5. CONTRACTOR TO VERIFY QUANTITIES FOR ALL FIXTURES PRIOR TO ORDERING.
 6. CONTRACTOR TO VERIFY ALL LIGHTING FIXTURE MANUFACTURER, MODEL, & LAMPING INFORMATION WITH OWNER & ELECTRICAL SUPPLIER PRIOR TO INSTALLATION.
 7. ALL SWITCHES ON DIMMERS.
 8. ALL WORK SHALL CONFORM TO NEC.
 9. AT WALL TO RECEIVE CABINETS OR BUILT-INS, COORDINATE LOCATION OF CONVENIENCE RECEPTACLES WITH OWNER & INSTALLER.
 10. ELECTRICAL CONTRACTOR TO COORDINATE RECEPTACLE LOCATIONS WITH SHELVING AS OWNER DIRECTS.
 11. COORDINATE WITH OWNER & OWNER'S FIRE DETECTOR & SECURITY SYSTEM PROVIDER.
 12. ELECTRICIAN TO WALK THROUGH WITH OWNER TO VERIFY LOCATIONS OF ALL ELECTRICAL RECEPTACLES & SWITCHES.
 13. ELECTRICAL CONTRACTOR TO COORDINATE W/ OWNER LOCATIONS OF TELEPHONE/DATA & CABLE OUTLETS.
 14. FOR EXHAUST FANS W/ LIGHTS, SWITCH FAN & LIGHT SEPARATELY.
 15. COORDINATE FIXTURE LOCATIONS W/ HVAC REQUIREMENTS. NOTE CRITICAL CENTERLINES OF FIXTURES & COORDINATE W/ STRUCTURE.
 16. ELECTRIC HEATER UNIT/EXHAUST FAN IN MASTER BATH BY FASCO OR APPROVED EQUAL.
 17. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF EXISTING INCOMING ELECTRICAL SERVICE & MAKE RECOMMENDATIONS FOR UPGRADING IF NECESSARY.
 18. RELOCATE AND/OR CAP LIGHT SWITCHES, TELEPHONE JACKS, AND CONVENIENCE OUTLETS WHICH ARE DISPLACED BY DEMOLITION.

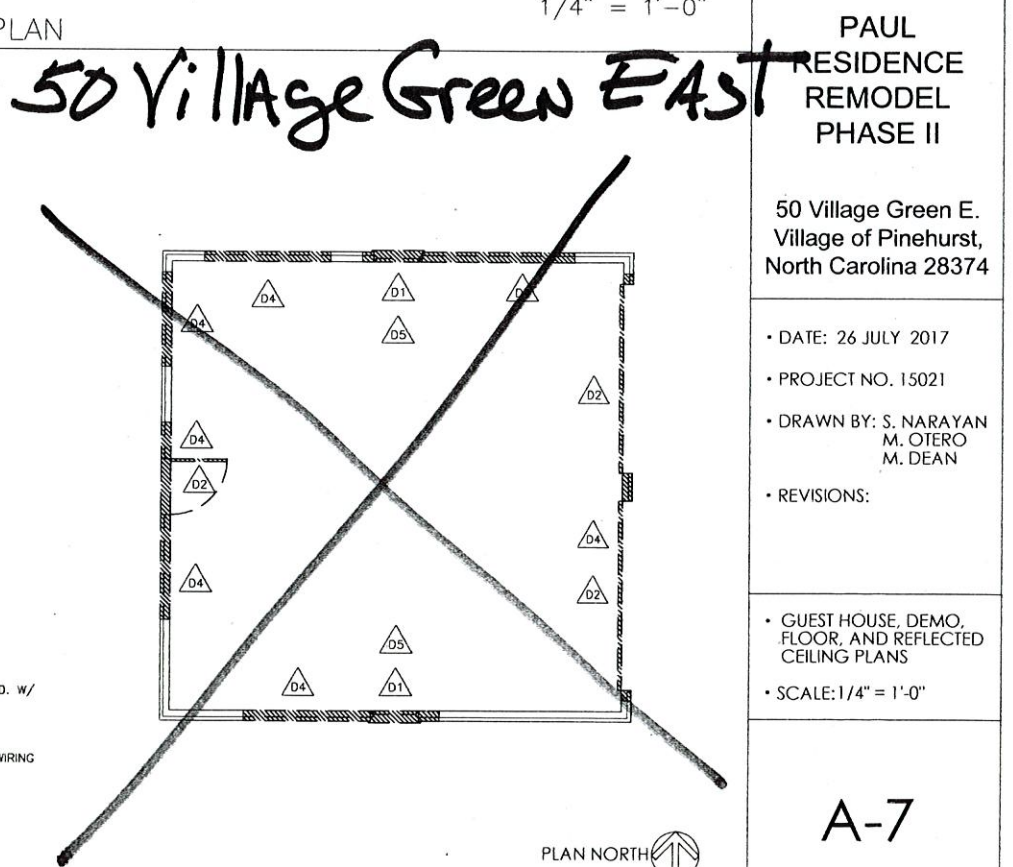
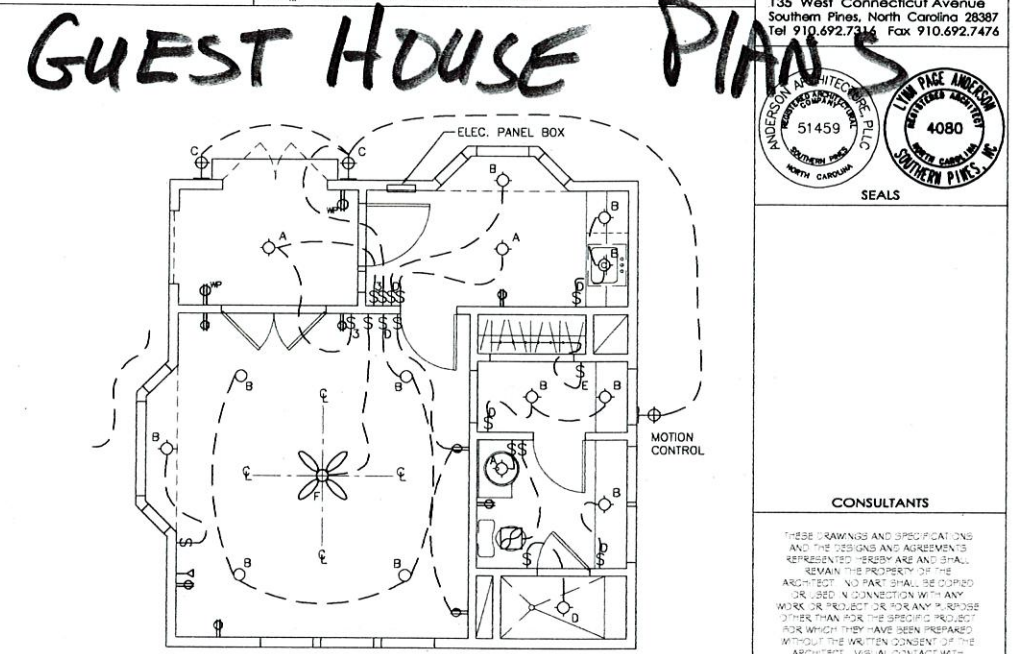
7.003 REFLECTED CEILING PLAN

- GENERAL DEMOLITION NOTES:
1. REFER TO OTHER DRAWING SHEETS TO COORDINATE EXTENT OF REMOVALS WITH WORK UNDER THIS CONTRACT.
 2. REMOVE ALL CEILING AND WALL MOUNTED ACCESSORIES AT DEMOLITION LOCATIONS AND RETURN TO OWNER.
 3. REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE IN A LAWFULL MANNER AT THE COUNTY LANDFILL.
 4. SALVAGE ALL HARDWARE & FIXTURES MARKED FOR REMOVAL AS OWNER DIRECTS.
 5. REMOVE PARTITIONS, DOORS, & FRAMES AS INDICATED. SALVAGE ALL DOORS AND REUSE AS OWNER DIRECTS. PATCH & REPAIR WALLS TO REMAIN. RE-SHEET ROCK WALL IF DEEMED NECESSARY FOR A COMPLETE AND ACCEPTABLE WALL FINISH.
 6. REMOVE EXISTING WINDOWS AS INDICATED & SALVAGE AS OWNER DIRECTS.
 7. SHORE AND BRACE AS REQUIRED DURING DEMOLITION.

- DEMOLITION NOTES:
- D1 REMOVE WINDOW, CASING & TRIM; SALVAGE AS OWNER DIRECTS.
 - D2 REMOVE DOOR & HARDWARE; SALVAGE AS OWNER DIRECTS.
 - D3 REMOVE PARTITION WALLS. REPAIR/REPLACE FINISH FLOORING AT WALL PLATE.
 - D4 REMOVE WALL FINISH & FRAMING. PREP. OPENING TO RECEIVE HEADER; COORD. W/ DOOR/WINDOW SCHEDULE.
 - D5 REMOVE WALL BELOW WINDOW OPENING; REMOVE ELECTRICAL RECEPTACLE & WIRING BACK.

7.001 DEMOLITION PLAN

SYMBOL LEGEND	
○ SURFACE/PENDANT	⊗ UL RATED/ WET/VENT
○ RECESSED/DOWN LIGHT	FAN
○ RECESSED/WALL WASH	
○ SCONCE	
⊞ DUPLEX RECEPTACLE, TOP 1/2 SWITCHED	— TRACK
⊞ DUPLEX RECEPTACLE	— STRIP LTS.
⊞ DUPLEX RECEPTACLE, WEATHER PROOF	— CABLE/DATA/TEL



- 50 Village Green East
- PAUL RESIDENCE REMODEL PHASE II
- 50 Village Green E. Village of Pinehurst, North Carolina 28374
- DATE: 26 JULY 2017
 - PROJECT NO. 15021
 - DRAWN BY: S. NARAYAN, M. OTERO, M. DEAN
 - REVISIONS:
 - GUEST HOUSE, DEMO, FLOOR, AND REFLECTED CEILING PLANS
 - SCALE: 1/4" = 1'-0"

A-7 1/4" = 1'-0"

ANDERSON ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387
Tel 910.692.7314 Fax 910.692.7476

51459
4080

SEALS

CONSULTANTS

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGN AND AGREEMENTS REPRESENTED HEREON ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PAUL RESIDENCE REMODEL PHASE II

50 Village Green E. Village of Pinehurst, North Carolina 28374

- DATE: 26 JULY 2017
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- DRAWN BY: S. NARAYAN, M. OTERO, M. DEAN
- REVISIONS:
- GUEST HOUSE, DEMO, FLOOR, AND REFLECTED CEILING PLANS
- SCALE: 1/4" = 1'-0"

50 Village Green
EAST

ANDERSON
ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387
Tel 910.692.7316 Fax 910.692.7476



GUEST HOUSE PLANS

CONSULTANTS

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGN AND AGREEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PAUL RESIDENCE REMODEL PHASE II

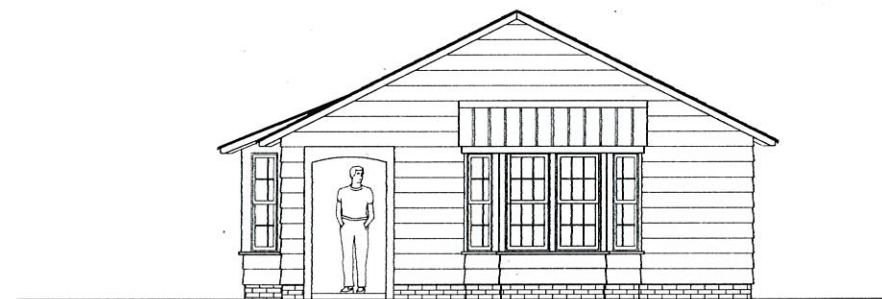
50 Village Green E.
Village of Pinehurst,
North Carolina 28374

- DATE: 26 JULY 2017
- PROJECT NO. 15021
- DRAWN BY: S. NARAYAN
M. OTERO
M. DEAN
- REVISIONS:

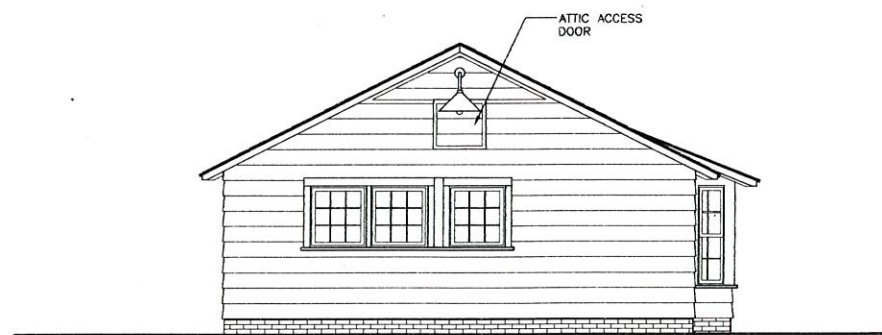
• GUEST HOUSE
ELEVATIONS

• SCALE: 1/4" = 1'-0"

A-7.1



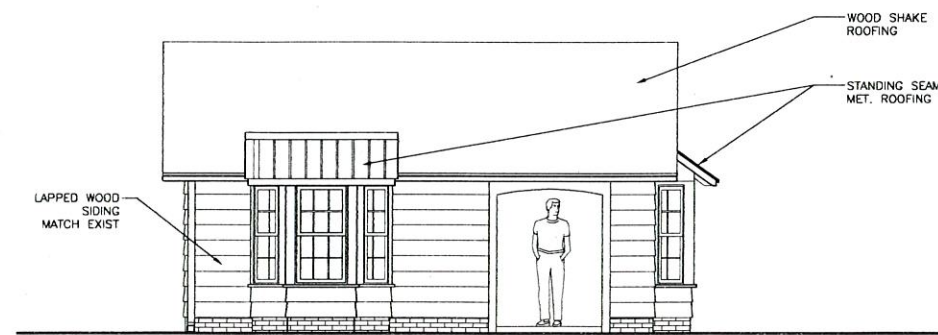
7.104 EAST ELEVATION



7.102 EAST ELEVATION



7.103 SOUTH ELEVATION



7.101 NORTH ELEVATION

1/4" = 1'-0"