



**HISTORIC PRESERVATION COMMISSION
SEPTEMBER 10, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

- I. Call to Order
- II. Public Hearing

- A. COA 2020-00113

The purpose of this public hearing is to consider a request within the Pinehurst Historic District for multiple exterior modifications at 190 Linden Road. The modifications include the following: replacement of siding, replacement of windows, replacement of roofing shingles, new garage doors, an addition of a chimney, and a front addition to the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855211557878. The property owners are James Williford and Michelle Maurer and the applicants are Brett and Cassandra Dunson.

- III. Next Meeting Date

- A. September 24, 2020 Regular Meeting

- IV. 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.



COA 2020-00113

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request within the Pinehurst Historic District for multiple exterior modifications at 190 Linden Road. The modifications include the following: replacement of siding, replacement of windows, replacement of roofing shingles, new garage doors, an addition of a chimney, and a front addition to the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855211557878. The property owners are James Williford and Michelle Maurer and the applicants are Brett and Cassandra Dunson.

FROM:

Peter Hughes

CC:

Darryn Burich

DATE OF MEMO:

9/3/2020

MEMO DETAILS:

This request is before the Commission because new construction or additions not considered to be Minor Work, resurfacing buildings with different materials from that which was removed, replacement of windows and doors that are not compatible with the existing window(s) and/or door(s) and replacement roofing with a different material or style from that being replaced are considered Major Work Items, according to the Village of Pinehurst Historic District Guidelines.

ATTACHMENTS:

Description

- ☐ 190 Linden Road Staff Report
- ☐ 190 Linden Road HPC Exhibits
- ☐ 190 Linden Road Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: September 2, 2020
Subject: Major COA Request for 190 Linden Road (COA-2020-00113)

Applicant:	Brett and Cassandra Dunson
Owners:	James and Michele Williford
Professional:	TBD and Cassandra Dunson (designer)
Property Location:	190 Linden Road
Zoning:	R-30 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855211557878

Request and Background:

Cassandra Dunson is requesting a Certificate of Appropriateness for multiple exterior changes to a structure within the Historic District located at 190 Linden Road. The modifications include: an 1800 square foot addition (increasing the square footage from 2400 to 4200 square feet), *replacement of siding with different material, replacement of single pane windows with double pane windows, replacement of roofing shingles, new garage doors, and an addition of a chimney.* The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855211557878. The property owners are James Williford and Michelle Maurer and the applicants are Brett and Cassandra Dunson.

No previous Major COAs have been issued for 190 Linden Road.

The primary structure at 190 Linden Road is not listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure. Only one of the adjacent properties within the public hearing notification area is listed as a contributing structure. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

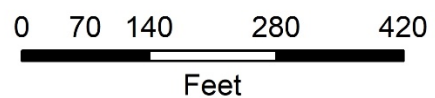
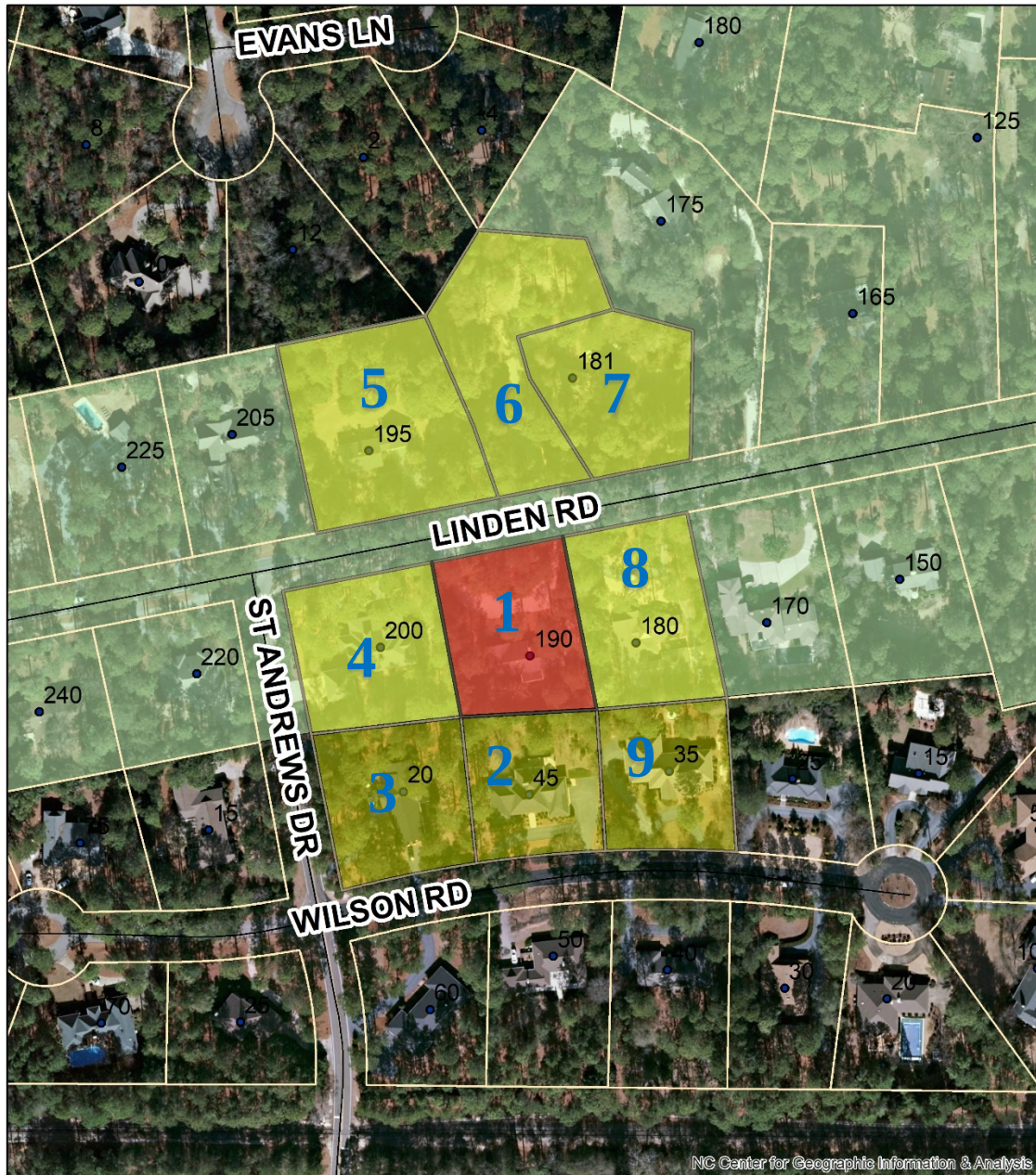
National Historic Landmark Survey Table for COA 2020-00113

#*	Address	Year Built	Contributing	Structure History
1	190 Linden Road	1958	No	Not listed within the 1996 Landmark Survey
2	45 Wilson Road	1983	No	Not located within the Historic District
3	20 St. Andrews Drive	1979	No	Not located within the Historic District
4	200 Linden Road	2003	No	Not listed within the 1996 Landmark Survey
5	195 Linden Road	1935	Yes	This modest Colonial Revival house appears to have been built in the late 1930s or 1940s. The one-story dwelling has a broad gable roof, a central chimney, a five-bay facade with a shed-roofed entrance porch, and an attached garage.
6	Vacant Lot	N/A	N/A	Vacant undeveloped land within the Historic District
7	181 Linden Road	1976	No	Not listed within the 1996 Landmark Survey
8	180 Linden Road	1959	No	Not listed within the 1996 Landmark Survey
9	35 Wilson Road	2003	No	Not located within the Historic District

*The numbers refer to the location of each property on the following notification map

Notification Map for COA 2020-000113: 190 Linden Road

190 Linden Road Notification Map

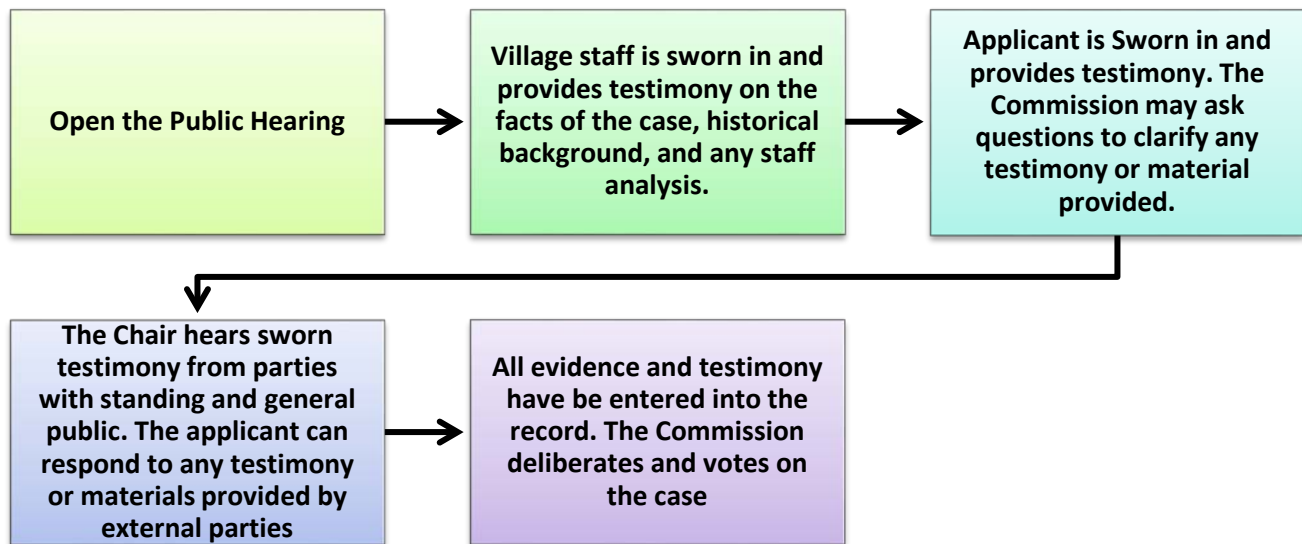


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because new construction or additions not considered to be Minor Work, resurfacing buildings with different materials from that which was removed, replacement of windows and doors that are not compatible with the existing window(s) and/or door(s) and replacement roofing with a different material or style from that being replaced are considered Major Work Items, according to the Village of Pinehurst Historic District Guidelines.

The applicant's entire request includes an 1800 square foot addition, replacement of vinyl siding with fiber cement lap siding (hardie board), addition of a chimney, replacement of windows from single pane to double pane, replacement of roofing material with 35 year dimensional asphalt shingles, new garage doors, front yard court yard, reconfiguration of the driveway, and rear yard patio.

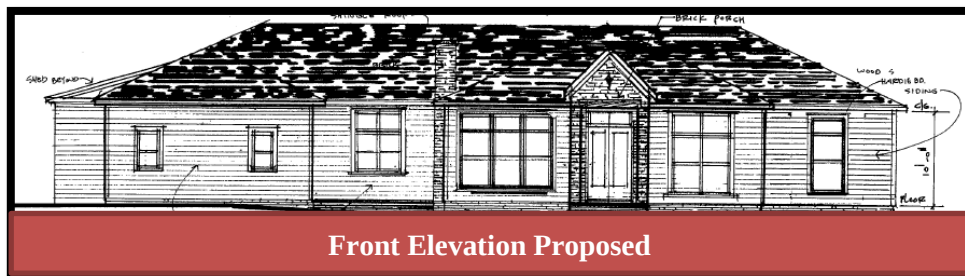
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines or satisfies the burden of proof.

Applicable Guidelines Requirements:

WINDOWS AND DOORS

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

The applicant is proposing to modify and update all the existing windows. Based on the submitted material and elevations, the existing windows will change from single pane to double pane and some of the existing window dimensions will be altered to accommodate the new windows. The front elevation specifically, will feature vertically oriented windows verses horizontal oriented windows.



The Commission must determine if the proposed alteration and window changes negatively impact the historic character to the home or if the windows changes make it more congruous with the Historic District. The proposed windows are similar to other windows within the Historic District.

2. Section III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.

- a. Wooden windows on street-facing elevations should be replaced in kind.
- b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
- c. Windows should have true or simulated divided lights.
- d. Snap-in muntins are **not appropriate**.

The applicant is asking for the option to use wood or aluminum clad for the window material. Both materials would be compliant with the requirements of the Historic District Guidelines. However, the aluminum clad windows would be inconsistent with the Guideline recommendation of replacing street facing wooden windows in kind. In the past, the Commission has considered applications that are requesting the option of two different materials.

The application does not indicate whether the windows will have true or simulated divided light or if snap-in muntins will be used.

Exterior Materials and Colors			
	Existing Material	Proposed Material	Proposed Color
Front Elevation	vinyl siding	Hardie siding	Neutral white to gray
Rear Elevation	vinyl siding	Hardie siding	"
Right Elevation	vinyl siding	Hardie siding	"
Left Elevation	vinyl siding	Hardie siding	"
Trim	vinyl	Hardie	
Windows	single	Double E	Wood or Aluminum
Chimney	1	2	Hardie or Brick
Foundation	pier	pier	
Front Door	f.berglass	wood	stain
Shutters	no	no	
Garage Door	non insulate	insulated	
Roof	flat shingles	35yr dimensional	
Roof Exhaust Vents	same	yes same material	
Front Porch	brick	brick painted	
Deck	N/A	N/A	
Patio	none	court yard & rear patio w/pavers	
Sidewalk	N/A	N/A	
Sky Lights	N/A	N/A	
Driveway	gravel	gravel	crim/gray
House Number			
Other:			

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

Based on the submitted material glass block windows have not been proposed.

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

Based on the submitted material tinted windows have not been proposed.

CHIMNEYS

1. Section III.F.1 - New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and must be congruous with chimneys in the Pinehurst Historic District.

The elevations show the addition of a new brick chimney. The proposed brick chimney would be similar to other chimneys within the Historic District.

2. Section III.F.8 - Wooden, boxed chimneys are not appropriate on new construction and additions.

The applicant is requesting the option to use hardie lap siding for the chimney. While not wood the hardie board would create the same effect as a wooden boxed chimney which is not compliant with the Guidelines. The Commission has the ability to approve request that are not in conformance with the Guidelines.

PORCHES, ENTRANCES AND BALCONIES

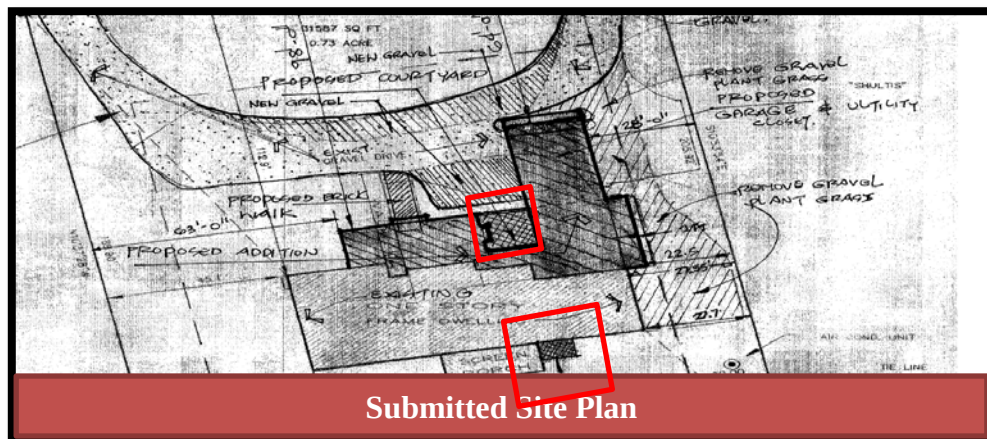
1. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations **must be** compatible with the architectural character of the structure and **must be** congruous with similar elements in the Pinehurst Historic District.

The proposed addition also includes an alteration to the front entrance of the structure. The proposed alteration and redesign of the entrance will result in adding additional architectural detail to the entrance, such as the brick accent wall, which would make the entrance more prominent. In general, the proposed alteration of the front entrance is compatible with the architecture of the structure and would add architectural elements featured on other homes in the Historic District.

DECKS AND PATIOS

1. Section III.H.1 - The addition of a deck or patio must not obscure, damage, or destroy character-defining features of a primary or accessory structure and must be congruous with the character of the Pinehurst Historic District.

The applicant is proposing two patios. One front yard patio that is called out as a courtyard and one rear yard patio that is called out as a terrace on the submitted site plan. Neither patio addition should negatively affect the character of the structure.



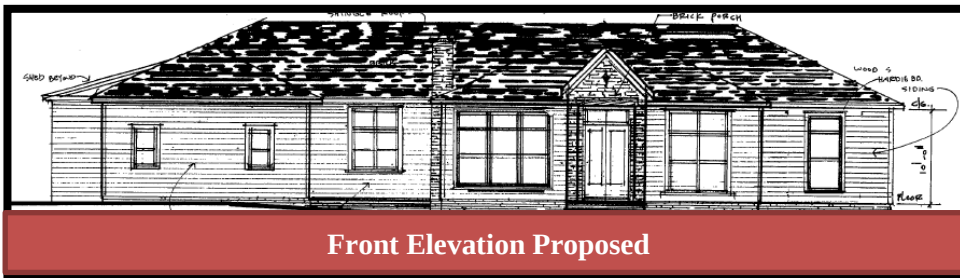
ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

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

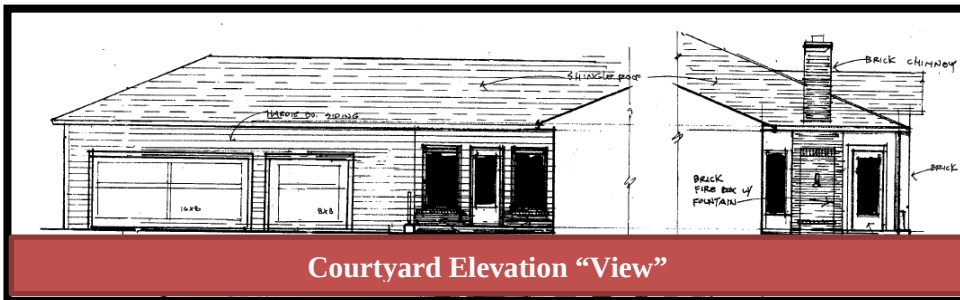
Based on the submitted elevations the proposed addition would be compatible with the architectural character of the structure and would appear to be similar to other structures within the Historic District. The elevations also include introduction of new architectural detail and character to structure, such as a brick accent around the front door and proposed front courtyard, both of which would appear similar to other structures within the proposed Historic District.



Existing Front Elevation



Front Elevation Proposed

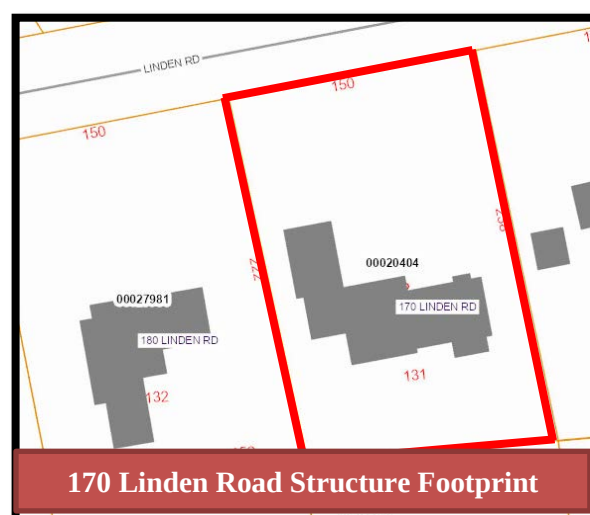
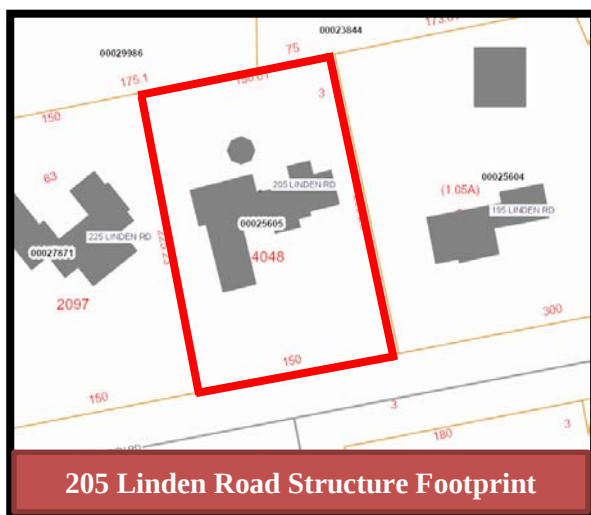
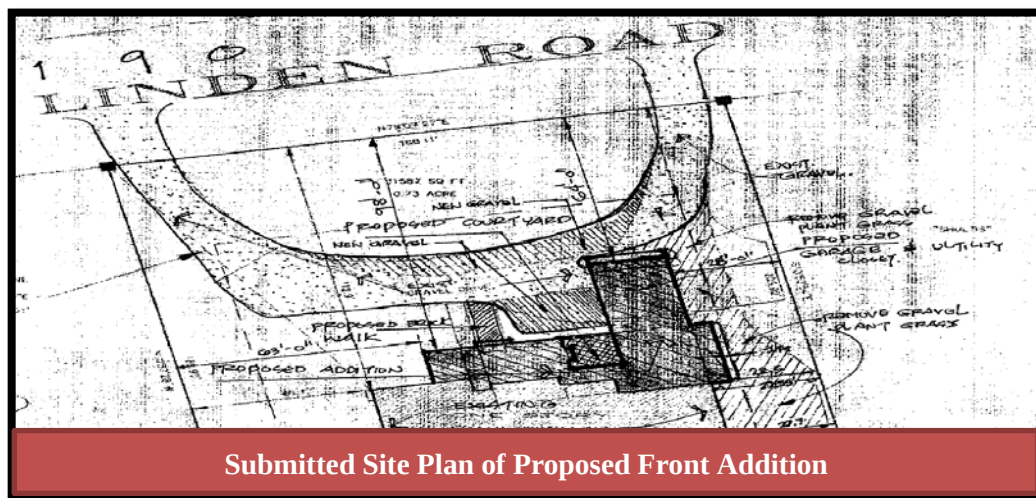


Courtyard Elevation "View"

The applicant has indicated that the square footage of the home would increase from 2400 to 4200 square feet, which is a 75 percent increase in square footage. The height of the addition and proposed roof configuration appear to match or complement the existing structure. The structure as proposed would appear to be similar in scale to other structures within the Historic District.

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

The proposed addition will be a front addition, which is not compliant with the Historic District Guidelines. Based on the size of the addition and the placement of the existing structure, a rear or side yard addition would have been difficult. Front additions or building wings that extend past the principal façade are not uncommon within the Historic District. There are multiple structures throughout the district that have a similar building footprint. Both 175 Linden Road and 205 Linden Road have front additions and are located within 300 feet of the subject property. The Commission has the ability to approve a request that is not consistent with the Guidelines if the request is deemed to be congruous with the Historic District.



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

The proposed front addition will alter the current aesthetic of the street facing elevation. As previously stated, the subject structure was constructed in the late 1950s and is not listed as a contributing structure. The Commission must determine if the proposed addition is impacting any character defining features of the primary structure.

WOOD

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

The applicant is proposing to replace the existing vinyl siding with hardie board lap siding. Hardie board is a fiber cement product that imitates the look of traditional wood siding, but has greater durability

MASONRY

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

The applicant is proposing to add a brick chimney and add additional brick detail to the new entrance on the principal façade. Both brick additions would be compatible with the existing architecture of the home and the proposed modified architecture.

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

The application indicates that the front yard patio is to be painted brick, which is not consistent with the Historic District Guidelines. The Commission has the ability to approve requests that are not consistent with the Historic District Guidelines.

PAINT

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

The applicant did not list specific colors for the building materials. Staff has reached out to the applicant to resolve this deficiency in the application. According to the Guidelines, cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color. The applicant has indicated that the desired exterior color is neutral white to grey, which would be compliant, however specific color schemes are needed

Please note that applicant can provide testimony at the time of the public hearing to satisfy this requirement and or the Commission could place a condition on the approval.

LANDSCAPE AND VEGETATION

1. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

It is unclear from the submitted material how many trees are being removed from the project site, in order to accommodate the footprint of the addition. Based on the application material and staff's field visit, staff estimates 5 front yard trees are to be removed (4 are greater than 12" in DBH).

DEMOLITIONS

1. Section VIII.B.2 - Demolition Guidelines apply to all structures and site features within the Pinehurst Historic District, except those specified under Minor Works

The application states no demolition work is to be done.

Applicable Guidelines Recommendations:

ROOFS

1. Section III.A.4 - If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.

The proposed asphalt shingles will be compatible with the existing shingle.

WINDOWS AND DOORS

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

Based on the elevations, it does not appear that the new windows will retain the original size and dimension of the existing windows.

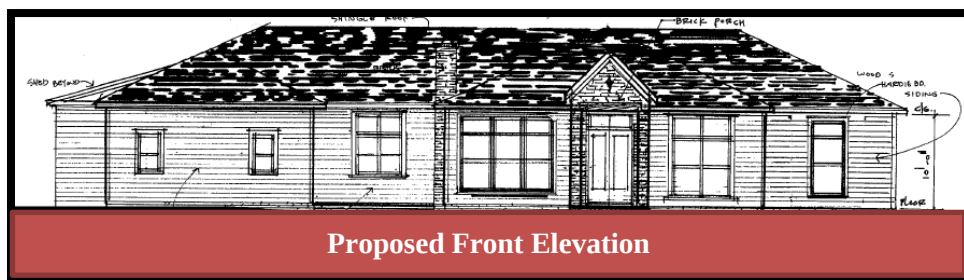
2. Section III.C.7 – The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.

It is unclear from the application if the new windows will feature similar number of panes, pane size, and muntins.

PORCHES, ENTRANCES AND BALCONIES

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

The current entrance to the structure does not appear to include any historic form or architectural detail. The current entrance does not feature any columns, pilasters, railings, ceilings, or soffits. The entrance is not being “removed”, however it is being modified architecturally and moved toward Linden Road. The new entrance will add and incorporate architectural detail that is featured on other homes within the Historic District.



DECKS AND PATIOS

1. Section III.H.5 - Decks and patios should be located on the rear or least character-defining elevation of the structure.

As previously stated, one rear yard patio and one front yard patio have been proposed. The front yard patio is to function more like a courtyard based on the submitted material.

CHIMNEYS

1. Section III.F.6 - Chimney stacks should not have stucco applied above the foundations as a means of stabilization.

Based on the submitted material, stucco has not been proposed for the addition of the new chimney.

2. Section III.F.7 - Exterior chimneys should have a masonry finish and should extend from grade level for additions.

The elevations show a masonry finish and the chimney extending from grade level.

3. Section III.F.9 - Chimney repairs and or additions should have masonry and bonding patterns, joints, texture, color, tooling profile, and details compatible with the structure and other masonry features.

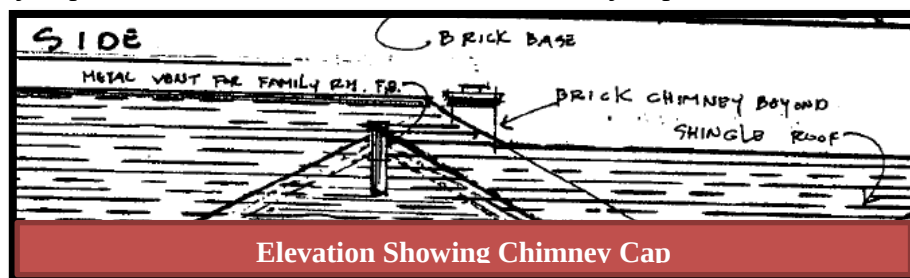
The proposed chimney is brick. The proposed chimney would be compatible to other proposed masonry detail if approved.

4. Section III.F.10. Paint, cement coating, stucco, artificial stone, brick veneer, or other coatings should not be applied to chimneys that are not currently or were not historically covered.

Based on the submitted material the chimney would not have any form of a coating.

5. Section III.F.11. Chimney caps should be compatible with architectural style of the structure or building.

It is unclear the exact style of the chimney cap, however it appears to be a standard flue masonry metal chimney cap, which would be similar to other chimney caps in the Historic District.



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

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

The applicant has indicated that the structure and addition will have all new windows. Based on the elevations, a wide variety of window styles will be featured and the windows on the addition will be compatible with windows on the primary structure.

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

The applicant is proposing to replace all the windows on the primary structure, therefore the windows on the addition would not match existing windows on the primary structure. Based on the submitted elevations, the windows on the addition would match the windows proposed to be on the primary structure.

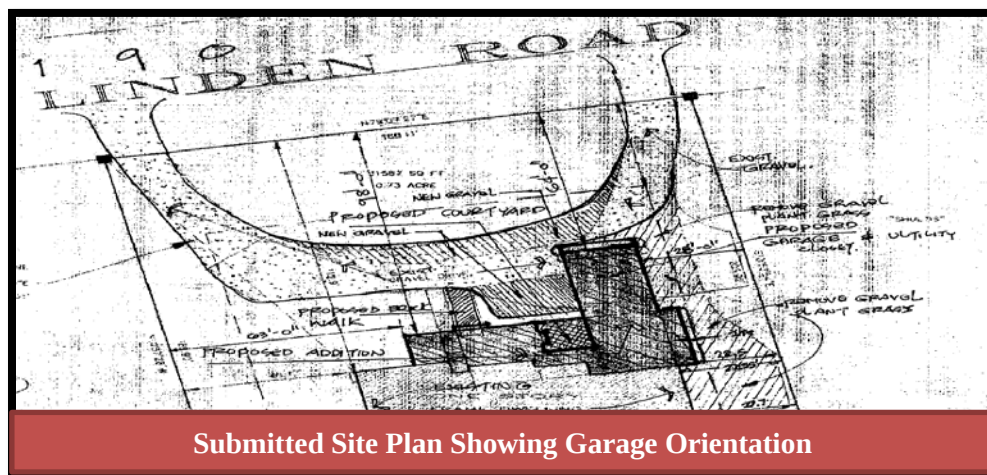


3. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

Based on the submitted elevation the foundation of the proposed addition would align with the primary structure.

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

The garage is orientated to open to the side and most likely would not be visible from the street because of heavy screening along Linden Road.





DRIVEWAYS AND OFF-STREET PARKING

1. New driveways should be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.

The proposed reconfiguration appears to be the minimum alteration required to facilitate the use of the proposed garage addition.

2. Existing mature trees on the property should be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

The applicant did not indicate if any trees would be affected by the new driveway configuration.

3. Section VII.A.5 - Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

A gravel driveway has been proposed.

LANDSCAPE AND VEGETATION

1. Section VII.C.3 - Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

It is unclear from the submitted material whether existing large trees were incorporated into the plans for the addition.

Staff Recommendation:

Staff is recommending approval of this request. While portions of the request are not in conformity with the Guidelines, staff believes the project to be comparable to other structures within the Historic District.

The applicant is proposing to come into more conformity, with the replacement of vinyl siding for a fiber cement product. The proposed modification of the front entrance will result in additional architectural and character defining elements that are comparable to elements featured on other homes within the Historic District. The front addition while not in conformity with guidelines is not uncommon within the Historic District. There are other homes within the Historic District that have front additions extending past the principal façade of the structure. On Linden Road specifically, there are two homes within 300 feet of the property (205 and 175 Linden Road) that have a similar building footprints. Also in this case the applicant is limited by the original placement of the structure. The existing structure is located over 100 feet from the front property line and 43 feet from the rear property line. Had the structure been located more central to the lot a rear or side yard addition could have been easily accommodated.

Staff would recommend that the Commission use the second motion at the conclusion of their deliberation:

- 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 Pinehurst Historic District.



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

☒ Major Work☐ Minor Work

Certificate of Appropriateness Information

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

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

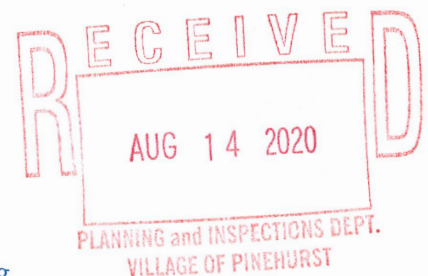
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	190 Linden Rd
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	855211557878

Owner Information			
Name	Jamesa Michele Wellford	Home Phone #	
Street Address	190 Linden Rd.	Mobile Phone #	
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email			

Applicant			
Name	Brett & Cassandra Danson	Other Phone #	610.316.3763
Email	cad@528@aol.com	Street Address	51 McCaskill Rd. E
Mobile Phone #	610.316.3763	City, State, Zip Code	Pinehurst NC 28374





Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Licensed Professionals (Optional)

(License #s must include all letters and numbers as filed with the NC Licensing Board)

License #	
Name	Cassandra Denson
Street Address	5 McCaskill Rd E
City, State, Zip	Pinehurst NC 28374
Phone #	610.316.3763
Email	ced0528@aol.com

General Information

Description of Changes to the Structure	The renovation to 190 Linden Rd include the following		
	• Increase insq footage from ~2400 to ~4200 sq.ft. • Exterior facade changed from vinyl to Hardie siding • Windows changed from single to double pane • Garage Door insulated vs non insulated • shingles changed to 35yr dimensional • adding additional fireplace total of two		
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			

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
 (910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	vinyl siding	Hardie siding	neutral white to grey
Rear Elevation	vinyl siding	Hardie siding	"
Right Elevation	vinyl siding	Hardie siding	"
Left Elevation	vinyl siding	Hardie siding	"
Trim	vinyl	Hardie	
Windows	single	Double E Wood or Aluminum	
Chimney	1 pier	2 Hardie or Brick	pnk
Foundation	fiber glass	wood	stain
Shutters	no	no	
Garage Door	non insulate	insulate	
Roof	flat shingles	35yr dimensional	Charcoal per material pnk
Roof Exhaust Vents	same	yes same material	
Front Porch	brick	brick painted	
Deck	N/A	N/A	
Patio	none	courtyard or rear patio w/pavers	
Sidewalk	N/A	N/A	
Sky Lights	N/A	N/A	
Driveway	gravel	gravel	cirm/grey
House Number			
Other:			

Required Documents

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

Certification

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

Applicant Signature: Cassandra Duns

Date: 6.14.20

Peter Hughes

From: James Williford <pinelawnsopnc@gmail.com>
Sent: Wednesday, August 19, 2020 1:45 PM
To: Peter Hughes
Subject: Fwd: FW: 190 Linden Rd

----- Forwarded message -----

From: James Williford <pinelawnsopnc@gmail.com>
Date: Wed, Aug 19, 2020 at 1:41 PM
Subject: Re: FW: 190 Linden Rd
To: James Williford <jwilliford10@nc.rr.com>

This is James Williford II of 190 Linden Rd., and we give permission to the Dunsons to submit an application for changes in the property..

Regards,
James Williford
910,315.1492

On Wed, Aug 19, 2020 at 1:31 PM <jwilliford10@nc.rr.com> wrote:

From: "Debra Serino"
To: "Michele Maurer-Williford Maurer-Williford"
Cc:
Sent: Wednesday August 19 2020 1:19:56PM
Subject: 190 Linden Rd

Hi Michele and Jim,

Please see the attachment below.

The VOP requests that you email them giving the Dunsons permission to submit an application. Please email Peter Hughes and please copy me.

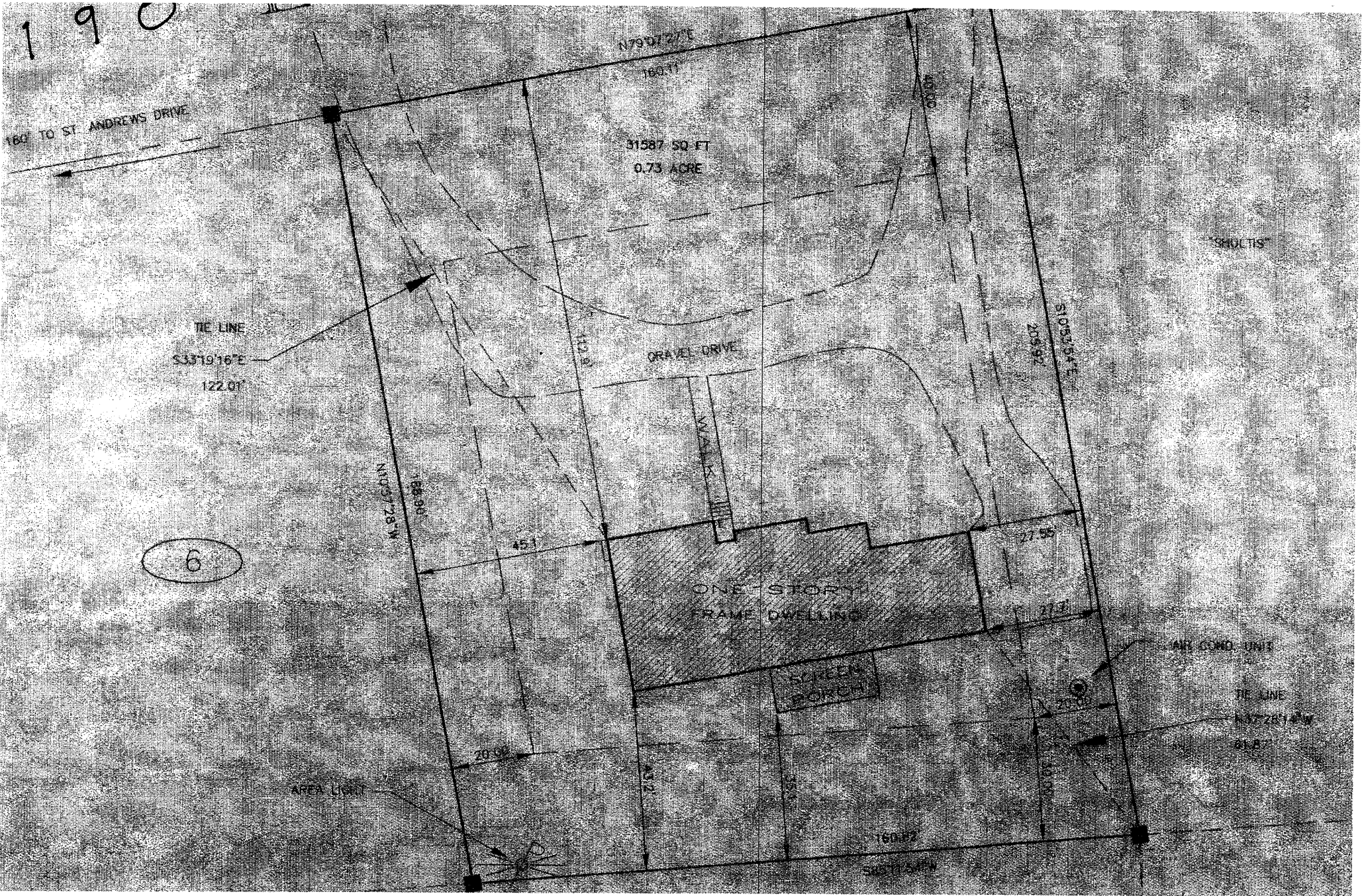
Peter Hughes
phughes@vopnc.org
[910-295-vopnc.org](tel:910-295-vopnc.org)

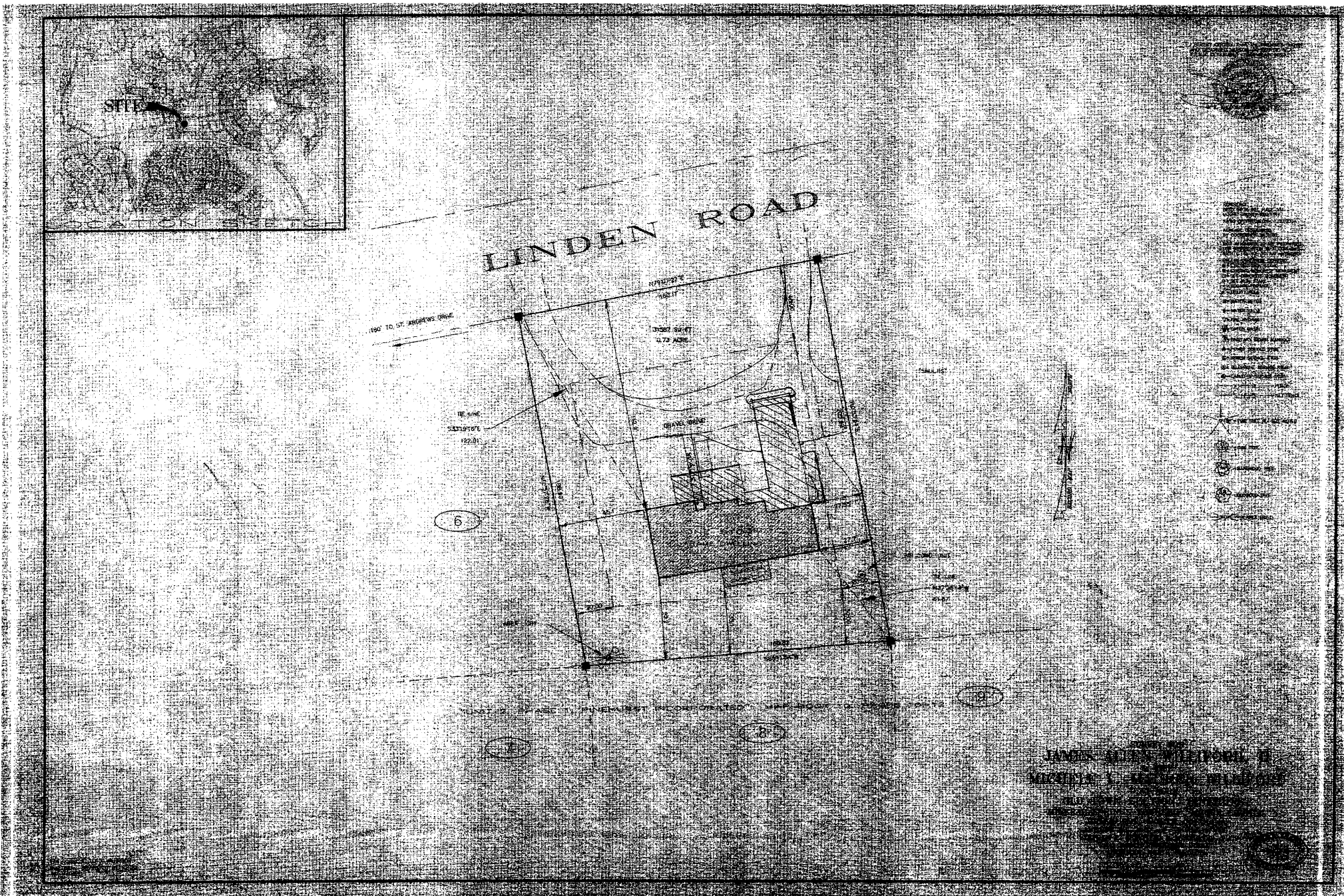
Thank you,
Debbie

--

Debbie Serino

Exhibit





PROPOSED SITE PLAN

FOR ARCHITECTURAL REVIEW



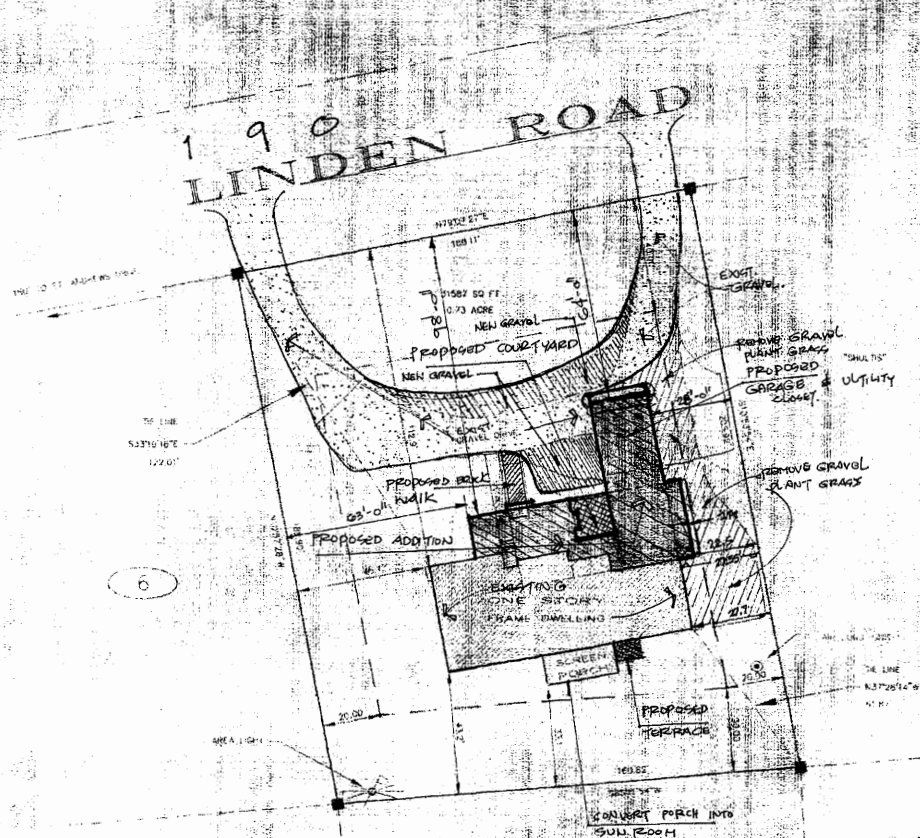
SITE

1994年4月27日

LOT COVERAGE

EXISTING HOUSE	2902 SF
PROPOSED ADDITION	1921 SF
PROPOSED COURT YARD	196 SF
PROPOSED TERRACE	70 SF
PROPOSED WALK	75 SF
EXISTING GRAVEL DRIVE	3275 SF
PROPOSED GRAVEL DRIVE	725 SF

LOT 6128 31587 (9164) SF
LOT COVERAGE 29%



1. EDUCATION
 2. WORK HISTORY
 3. CRIMINAL RECORD
 4. FINANCIAL RECORD
 5. RESIDENTIAL RECORD
 6. VEHICLE RECORD
 7. EMPLOYMENT RECORD
 8. RECORD OF OTHER INTERESTS
 9. RECORD OF OTHER ACTIVITIES
 10. RECORD OF OTHER RELATIONS
 11. RECORD OF OTHER INFORMATION
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 - KANSAS: TALK
 - KANSAS: TALK
 - KANSAS: TALK
 - KANSAS: TALK

"UNITED STATES OF AMERICA" INCORPORATED - MAP BOOK 10, PAGES 10-12

SURVEY FOR
JAMES ALLEN WILLIFORD, II
vs.
MICHELE L. MAIRER WILLIFORD

B.T. ACKR
OLD TOWN SECTION, PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
AUGUST 23, 2007 SCALE = 1"=60'
STEPHEN F. SHEPPARD & ASSOCIATES, P.A.
CIVIL ENGINEERS AND SURVEYORS
908 W. MARKET STREET
GREENSBORO, NC 27401-2500

RECEIVED AUG 27 2007

The seal is circular with "SEAL OF THE STATE OF NORTH CAROLINA" around the perimeter. In the center, it says "SURVEYOR". Overlaid on the seal is the name "STEVEN F. SHEPPARD, INC." and below it, "REGISTERED PROFESSIONAL SURVEYOR NO. 40529". The seal also includes the date "EXPIRATION DATE 12/31/2010".

8.15.2020
NOT FOR CONSTRUCTION



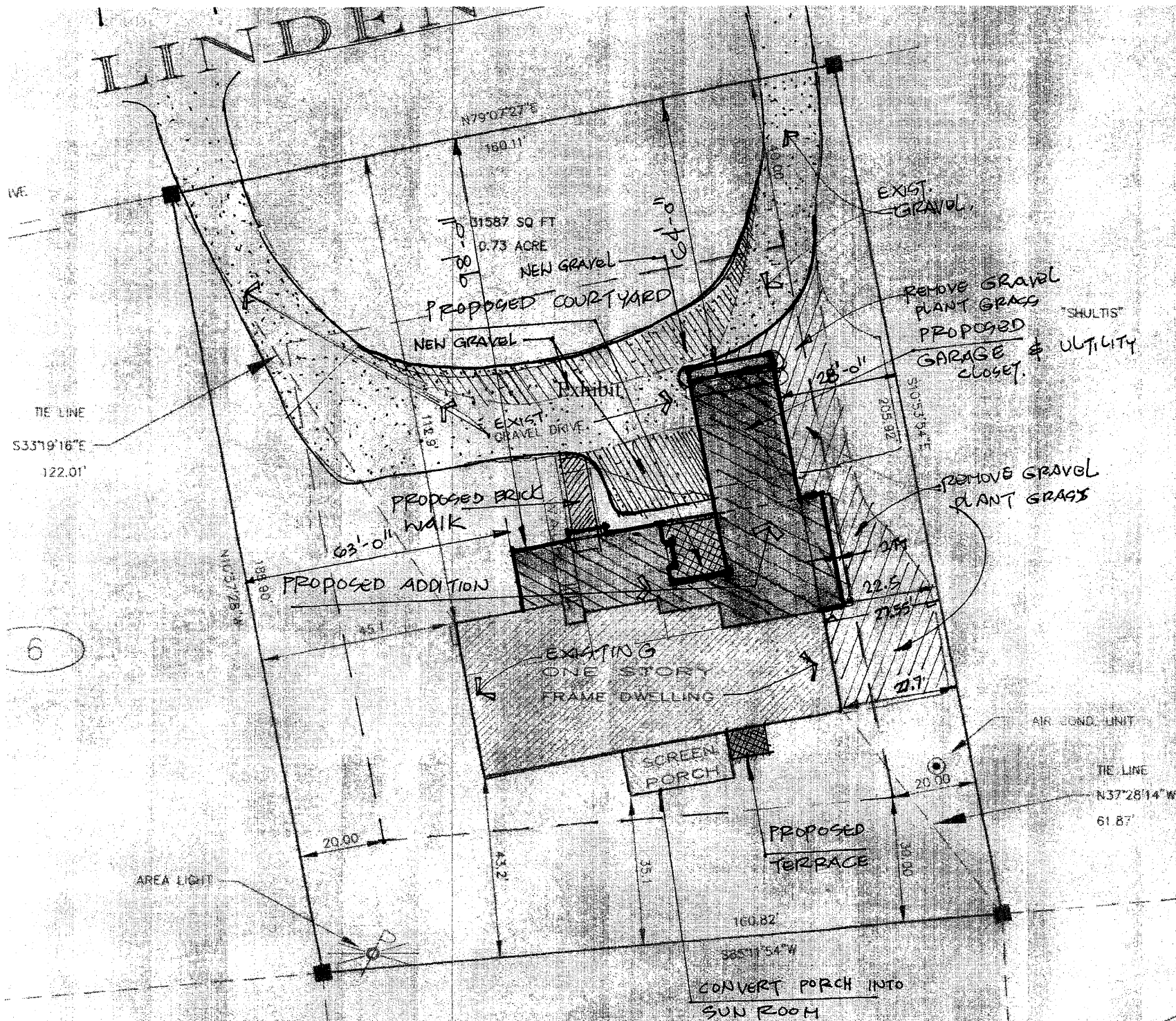
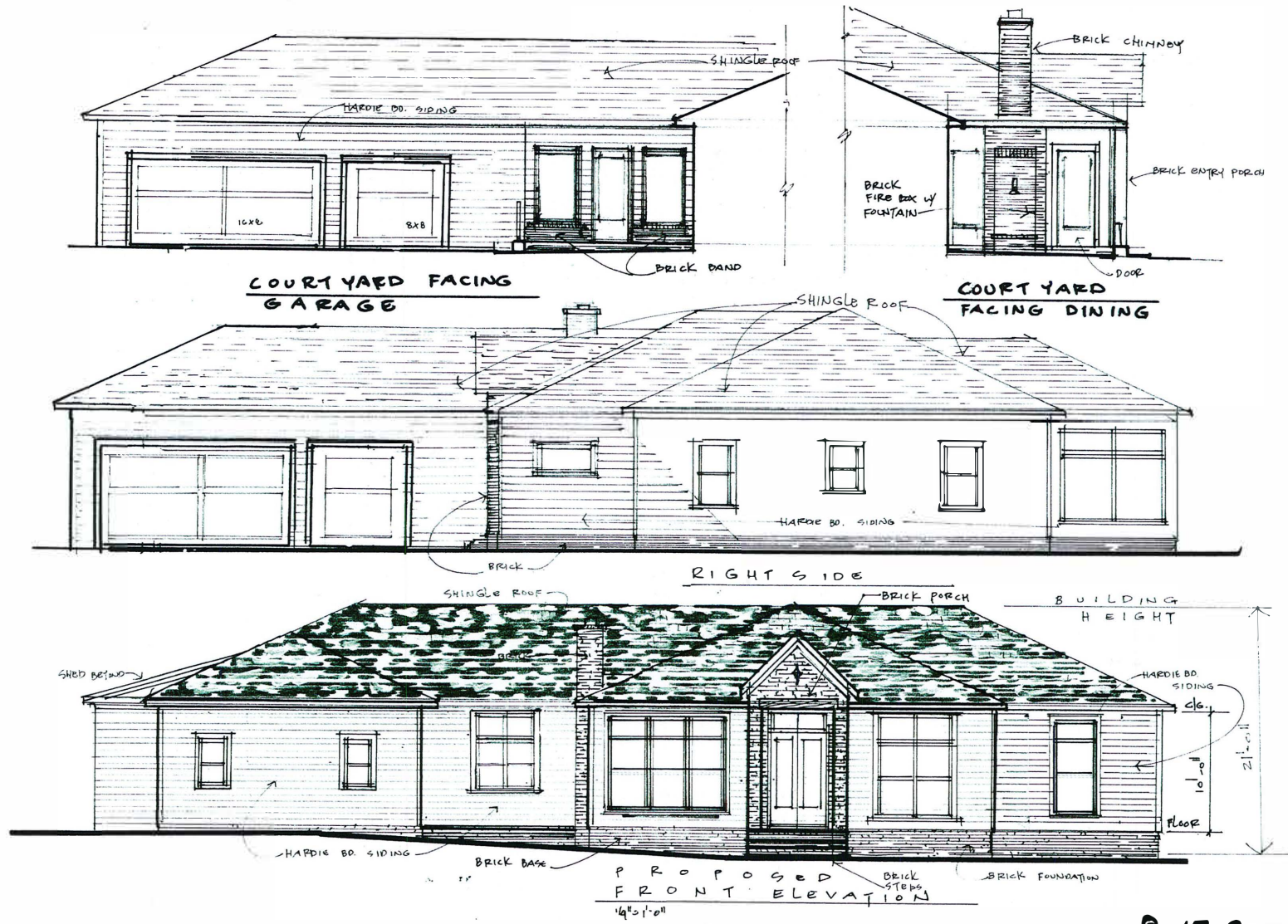


Exhibit F





REVISIONS BY

190 LINDEN

Date 8/15/2020

Scale

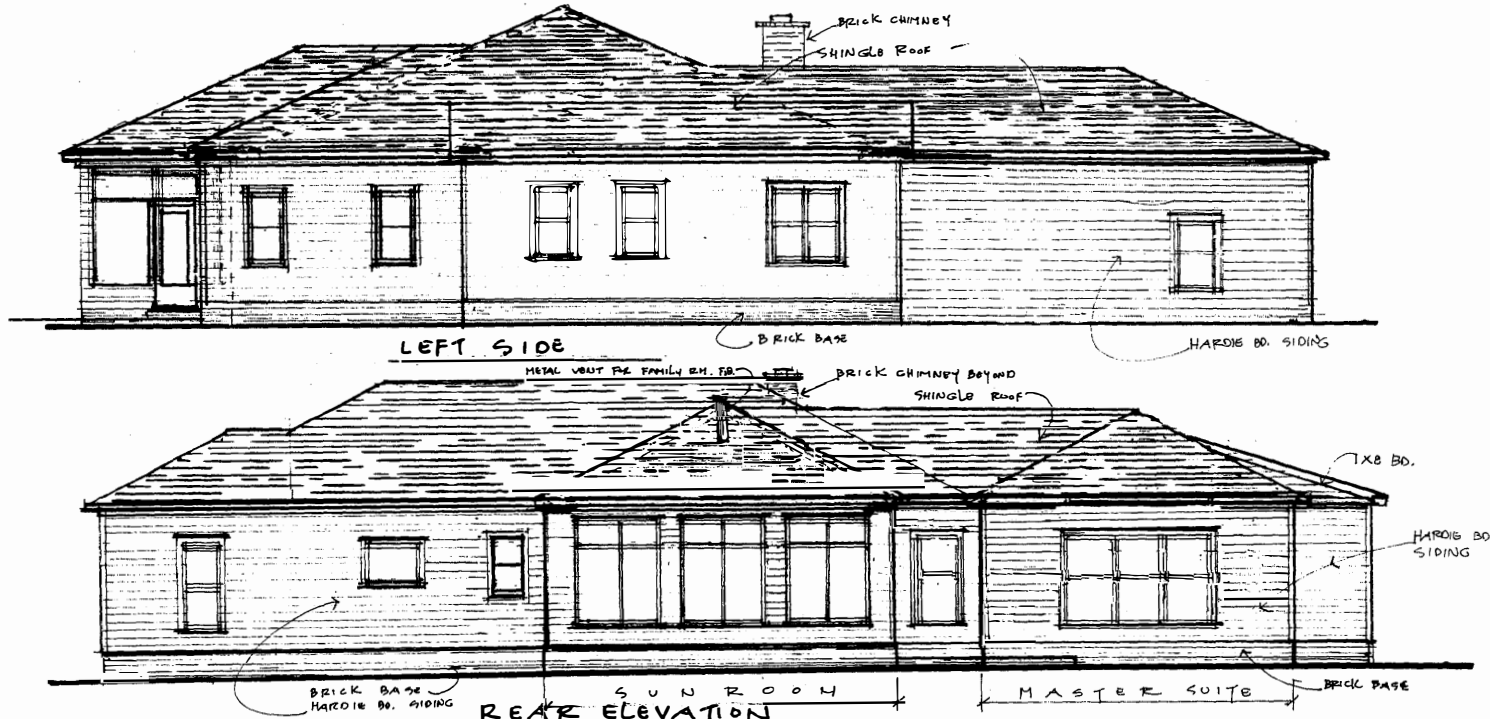
Drawn FDC

Job

Sheet

of 1

8-15-2020



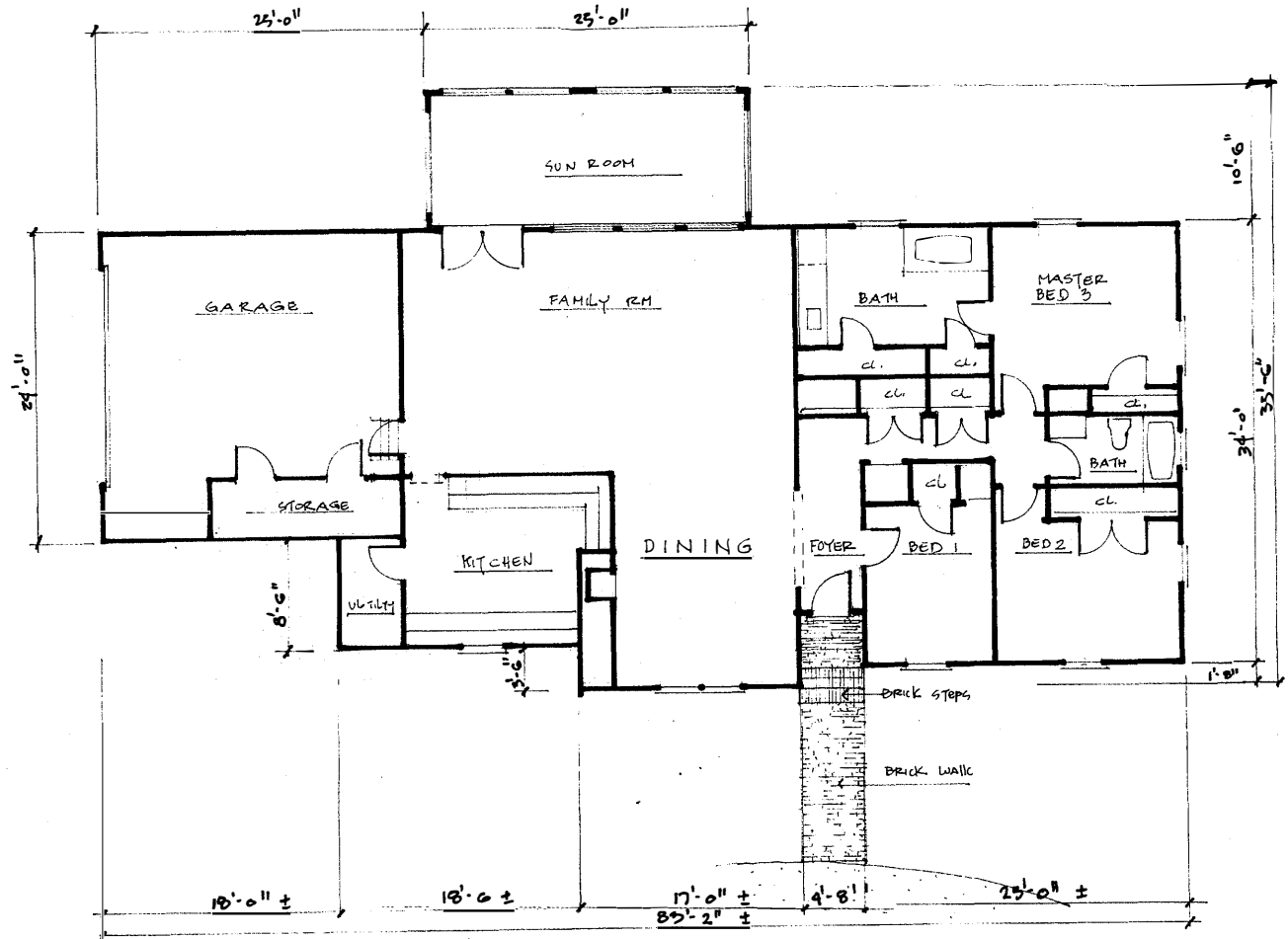
PROPOSED

8-15-2020

REVISIONS	BY

190 LINDEN

Date	
Scale	
Drawn	RAC
Job	
or	2



EXISTING FLOOR PLAN.

FIELD VERIFY CONDITIONS

REVISIONS	BY

EXISTING FLOOR PLAN
190 LINDEN ROAD

Date 8/5/2020

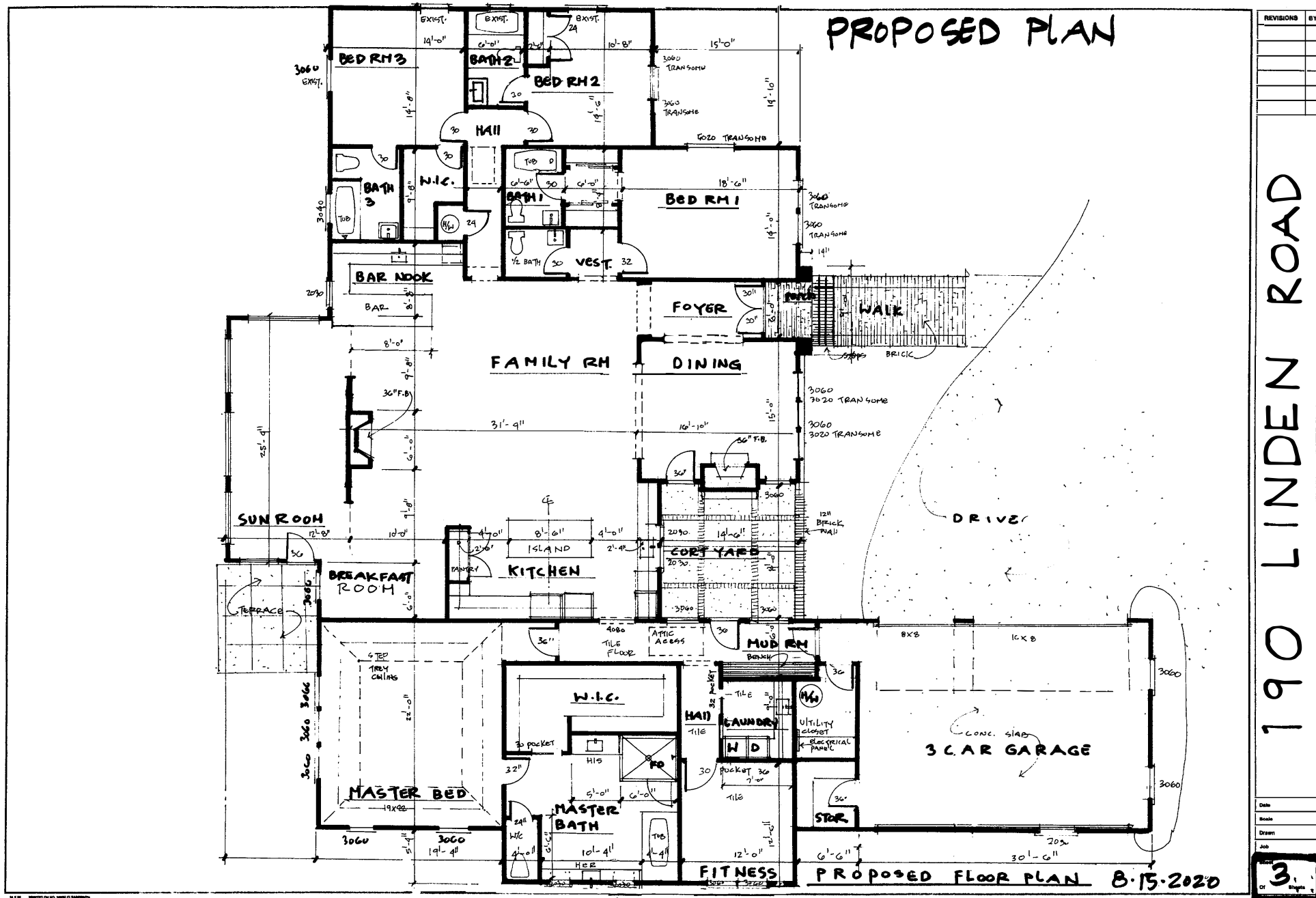
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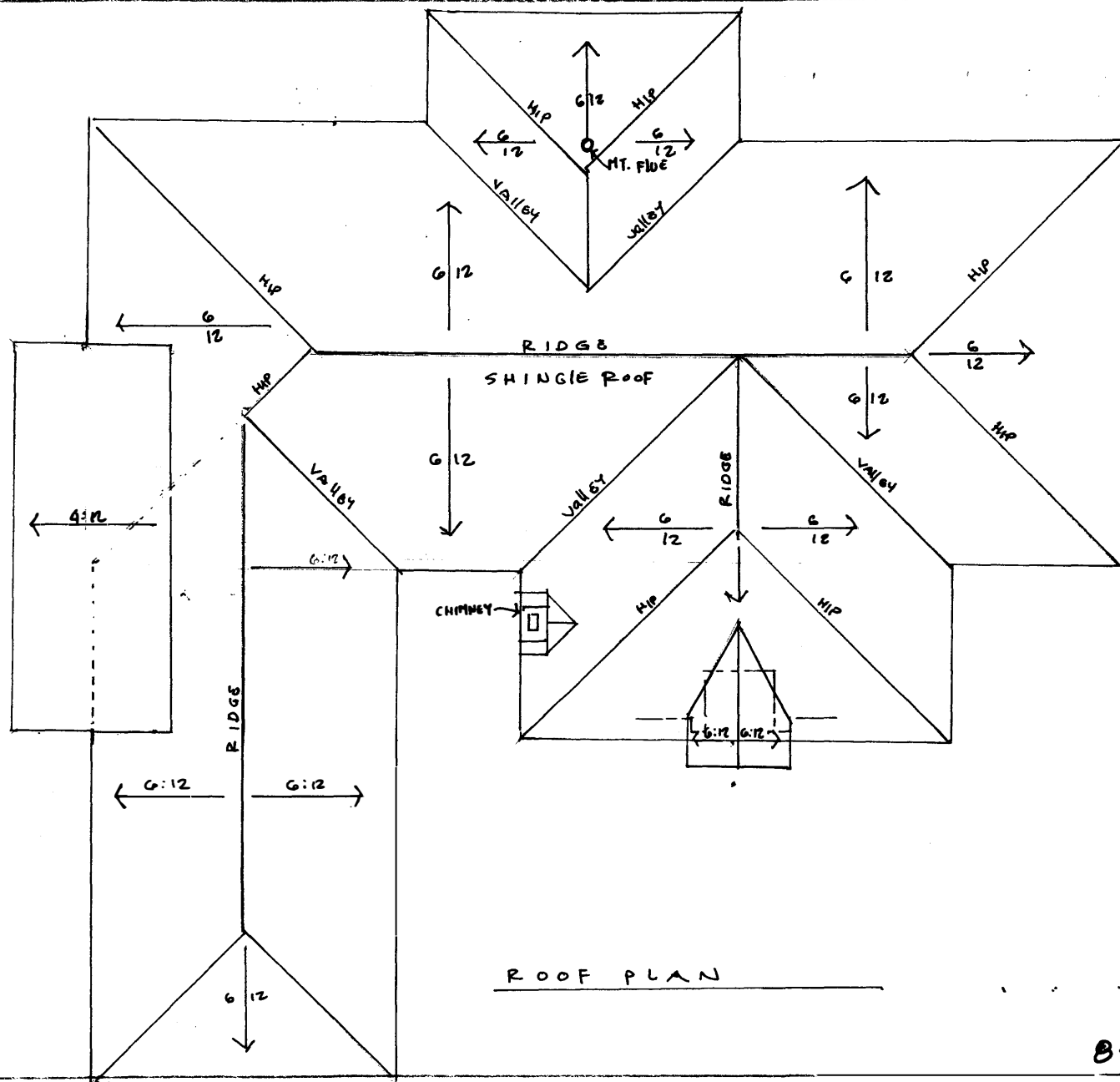
Drawn RDC

Job	Rate	Time	Cost
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11-0001

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REVISIONS	BY

190 LINDEN

Date	
Scale	
Drawn	
Job	

8-15-2020

Exhibit L

Left side elevation
190 Linden Rd





Right side
190 Lincoln Rd



Right 190 Linden Rd



Front facade
190 Linden Rd



Front facade
190 Linden Rd



Rear facade
190 Linden St



Rear facade
190 Linden Rd



Rear Facade,
190 Linden Rd

Exhibit T



proposed materials



windows



Front Door



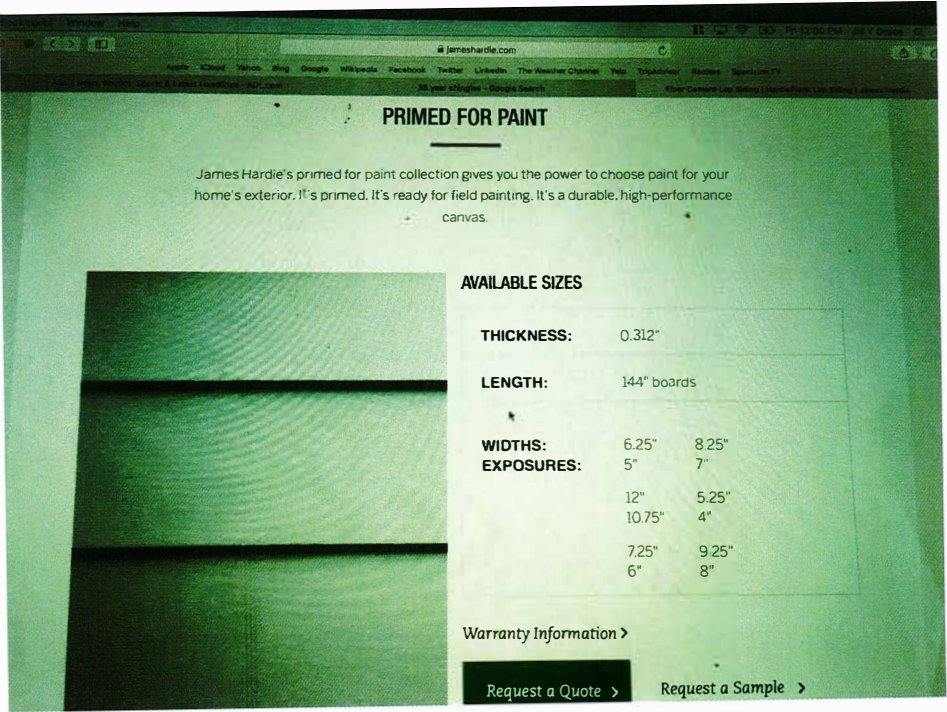
Gargye Doors

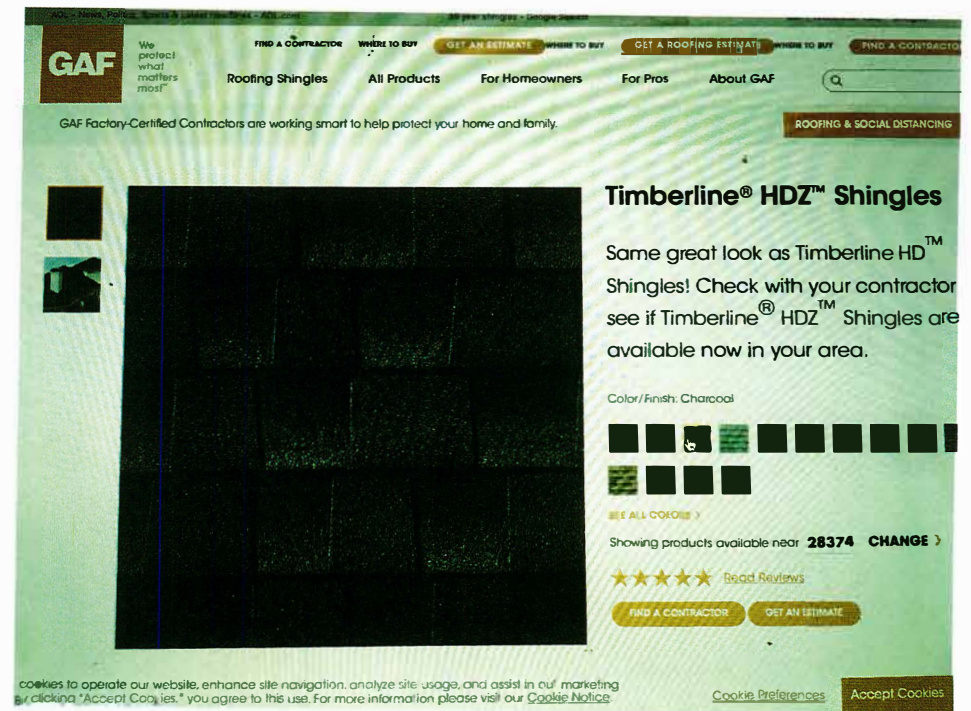
Superior
exterior
siding



HardiePlank® Lap Siding

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FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-000113 190 Linden Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 27, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

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 Guidelines 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 Pinehurst Historic District and consistent with Historic District Guidelines. 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 Pinehurst Historic District. Or
- ☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
190 Linden Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 190 Linden Road:

The following conditions apply to approval of the Certificate of Appropriateness for 190 Linden Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 190 Linden Road based on the following:
