



**HISTORIC PRESERVATION COMMISSION
WORK SESSION
AUGUST 12, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
11:30 AM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Richard Vincent
Terry Lurtz
Anne Lucey
David Herring

Members Absent:

John Taylor

Staff Present:

Peter Hughes, Senior Planner
Alex Cameron, Senior Planner

I. Call to Order

Chair Von Salzen called the meeting to order at 11:30 am.

II. Discussion on Potential Updates to the Historic District Guidelines

The Commission discussed and provided feedback to staff on changes to the Historic District Guidelines. Major topics of discussion included: vinyl material; major versus minor certificates of appropriateness; consistent terminology and language; and shutter design. The Commission took no action.

III. Motion to Adjourn

The meeting adjourned at 1:45 pm.

Respectfully Submitted,

Peter Hughes
Senior Planner
Village Planner

Kelly Brown
Clerk to the Historic Preservation Commission
Village of Pinehurst

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.



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: August 20, 2020
Subject: Major COA Request for 55 Shaw Road (COA-2020-00098)

Applicant:	Peter and Kathleen Connelly
Owners:	Peter and Kathleen Connelly
Professional:	Susan Roath
Property Location:	55 Shaw Road
Zoning:	R-30 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212951773

Request and Background:

Kathleen and Peter Connelly are requesting a Certificate of Appropriateness for multiple exterior modifications to a structure located within the Historic District at 55 Shaw Road. The modifications include the following: replacement of existing siding, removal (thinning) of multiple trees, an addition to the structure, replacement of windows, and re-roof the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212951773. The property owners are Peter and Kathleen Connelly and the applicant is Kathleen Connelly. No Previous Minor or Major COAs have been granted for 55 Shaw Road

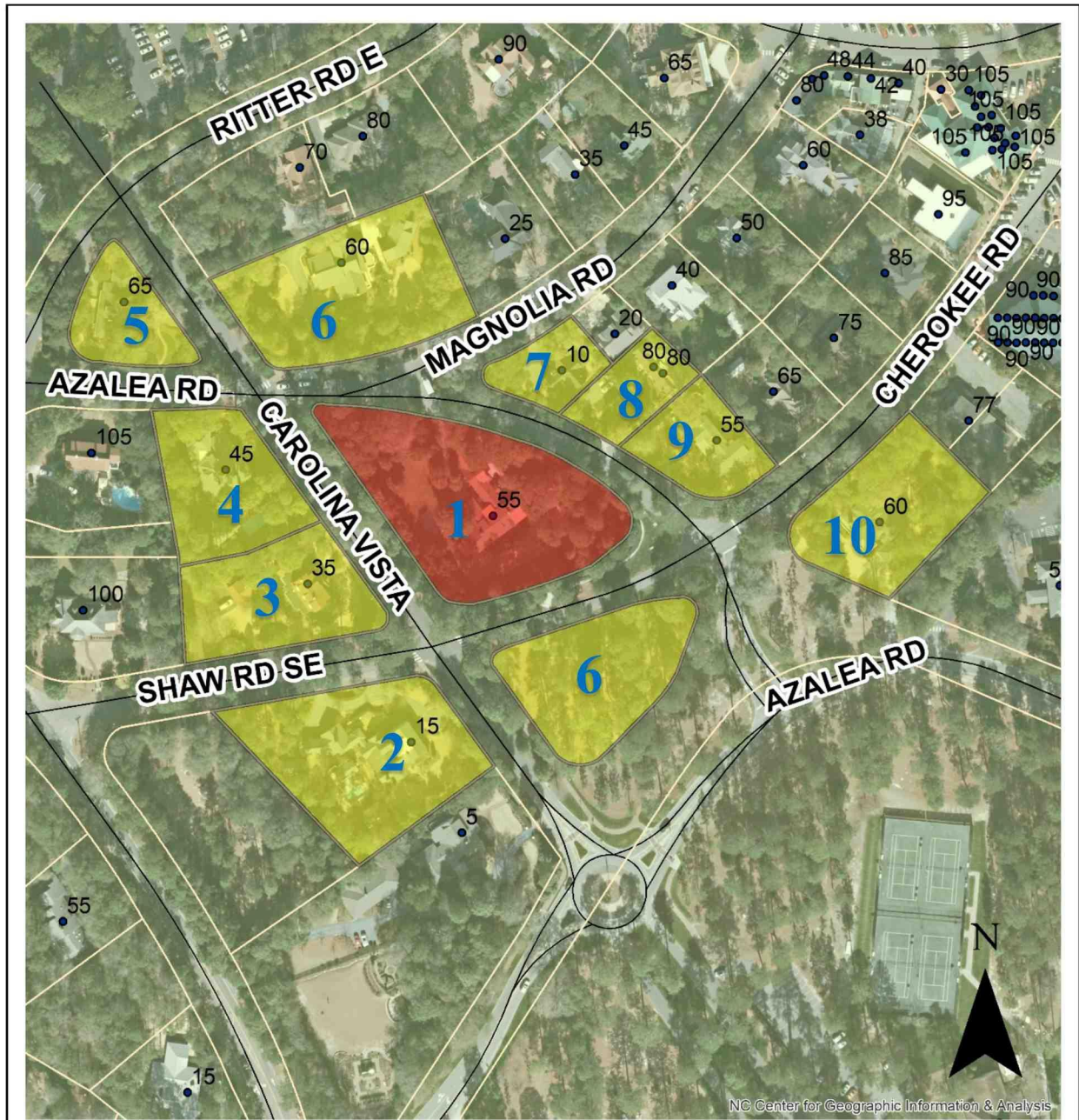
According to the National Historic Landmark Survey, the primary structure at 55 Shaw Road was constructed in 1915 and is listed as a contributing. Some of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00098

#*	Address	Year Built	Contributing	Structure History
1	55 Shaw Road	1908	Yes	Originally a bungalow, the house received several log additions, so that now it is a rambling camp-style estate. The property consists of an entire triangular block and is remarkably private because of sheltering plant materials.
2	15 Carolina Vista	1915	Yes	Little House is a Colonial Revival dwelling built 1915. In 1950 it became the home of James Walker Tufts, III. The house is a two-story weatherboarded frame dwelling with a gable roof, a three-bay facade with paired windows, and a classical entrance porch with columns.
3	35 Carolina Vista	1915	Yes	A two-story frame Colonial Revival dwelling. It is stuccoed on the first story and shingled on the second and has a gambrel roof, shed dormers, and paired windows.
4	45 Carolina Vista	1916	Yes	One-and-a-half-story frame bungalow with shingled elevations, a pyramidal roof, hip-roofed dormers, and a broad, engaged porch.
5	65 Carolina Vista	1897	Yes	The Beacon is located on a triangular island in front of the Pinehurst Hotel. It was built in 1897 to provide apartment suites for Pinehurst guests. The house is a one-and-a-half-story shingle-clad frame cottage with a pyramidal roof, hipped dormers, and shed-roofed porches.
6	60 Carolina Vista	1909	Yes	Red Gables is a one-and-a-half-story Mission style house. In recent years the red tile roof was replaced, but the stuccoed walls, the shed-roofed dormers, the Tuscan porch posts, and other design features remain. Original lantern kiosks remain, and a picket fence lines the Magnolia Rd. side of the property.
7	10 Magnolia Road	1914	Yes	Turn the Key is a one-and-a-half-story Tudor Revival period house. It is stuccoed white and has a steep gabled roof, a large corner chimney, a tall multi-paned bay window on one gable end, and a Tudor porch on Cherokee Road
8	60 Azalea Road	1920		Little Cabin, a rustic, one-story log house with gabled roof and central stone chimney.
9	55 Cherokee Road	1895		James W. Tufts built Pine Grove House as a boarding house. A one-and-a-half-story gambrel-roofed cottage with vinyl siding, shed dormers and a front porch which extends on the north side to form a porte-cochere.
10	60 Cherokee Road	1897		The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace.
11	Vacant Land	NA	NA	Vacant land

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

55 Shaw Road Major COA Request



Legend

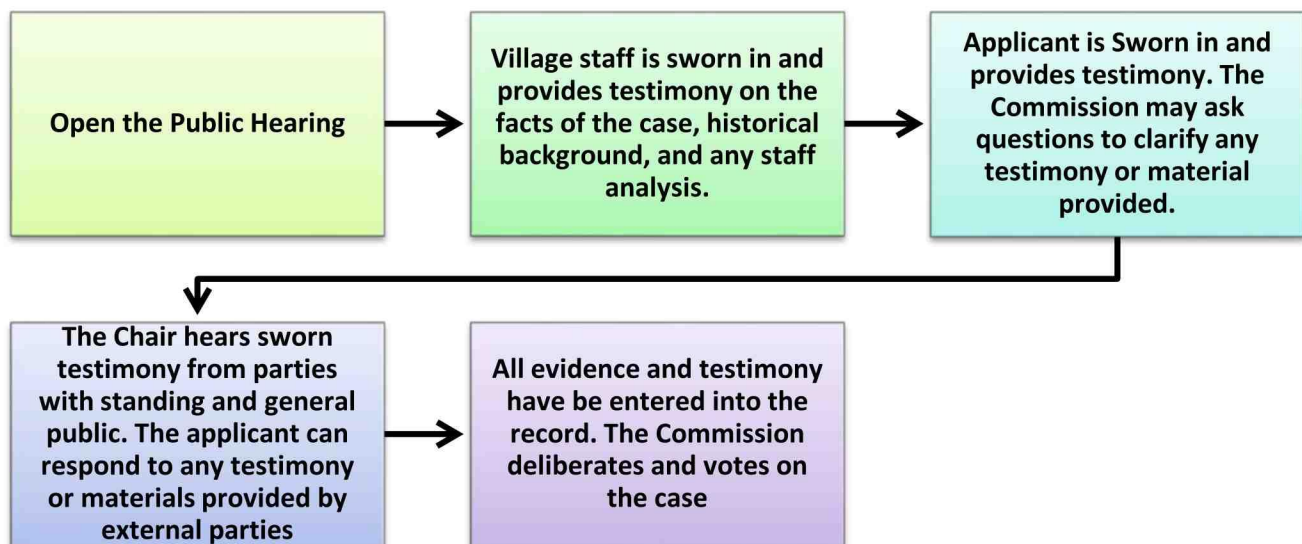
- | | | |
|---|---|---|
|  Subject Property 55 Shaw Road |  ADDRESS |  Historic Preservation Overlay |
|  Adjacent Properties Notified 55 Shaw Road |  STREETS |  Pinehurst South Business Overlay |

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 the removal of trees greater than 12" in diameter breast height, additions to existing historic structures, replacement of architectural and replacement of roofing with a different material or style from that being replaced are all considered Major Work according to the Historic District Guidelines.

The request includes a 400 square foot addition to the primary structure, removal of multiple trees including removal of trees greater than 12" DBH, an addition of chimney on the rear elevation, replacement of siding with like for like material, replacement of windows with modern wood windows, reconfiguration of the driveway, and replacement of the existing roof with metal or shingle roofing. Some of the items are considered Minor Work, however the application is before the Commission and all items shall be reviewed for approval.

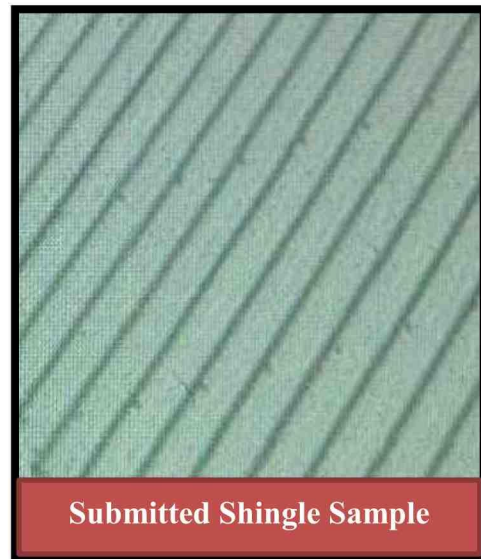
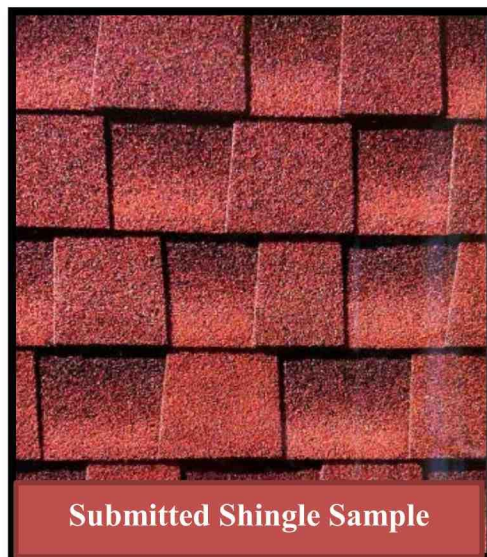
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request.

Applicable Guidelines Requirements:

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 existing asphalt shingle roof is proposed to be replaced with a metal or laminated architectural shingle roof. A material sample has been submitted and is located on the cover sheet of the submitted plans



2. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.

The metal roof is proposed to be green.

3. Section III.A.5 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.

The proposed roofs dimensions were not provided.

4. New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.

The submitted application does not indicate if new gutters are to be installed.

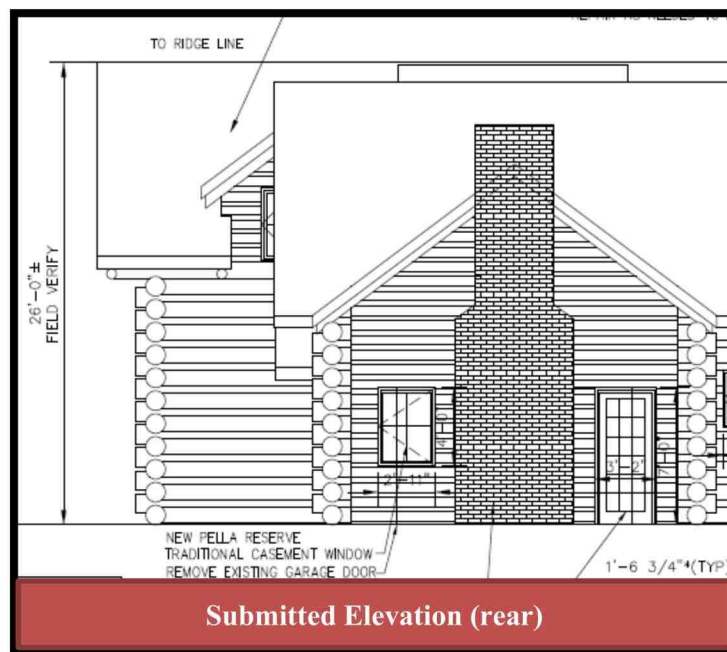
5. Replacement gutters and downspouts should be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.

The submitted application does not indicate if replacement gutters are to be installed.

EXTERIOR WALLS AND TRIM

1. Section III.B.1 - 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.

A chimney on the rear elevation (where the former garage was) has been proposed. The chimney is proposed to be brick to match the existing chimney. Multiple chimneys on a single structure is common within the Historic District.

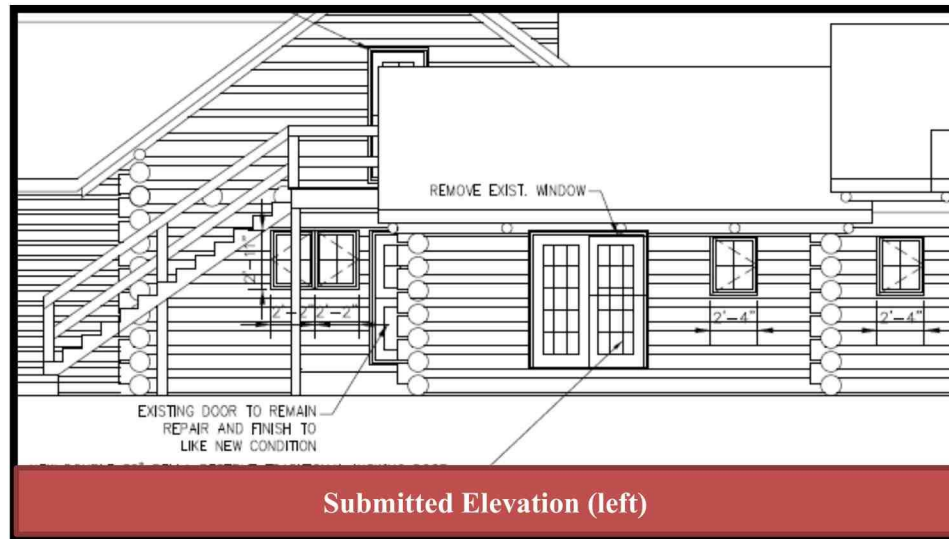


The current view from the street is that of a garage door. The applicant intends to convert the garage into living space and add the chimney where the garage door is currently. The addition of the chimney while visible from the street would be more conforming than the current garage door. For this, reason staff believes the chimney to be a reasonable request.

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.

One window opening is proposed to be modified from a window to a door on the left elevation. The proposed door is compatible with other doors on the primary structure and the proposed modification should not compromise the architectural character of the structure.



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**.

All windows are proposed to be replaced with modern wood windows, including street facing windows. This is consistent with the Guideline recommendation of replacing street facing wooden windows in kind.

Based on the elevations, the windows will feature divided light and the windows will be compatible with the architecture or the home.

It is unclear from the submitted material if the windows will feature snap-in muntins.

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.

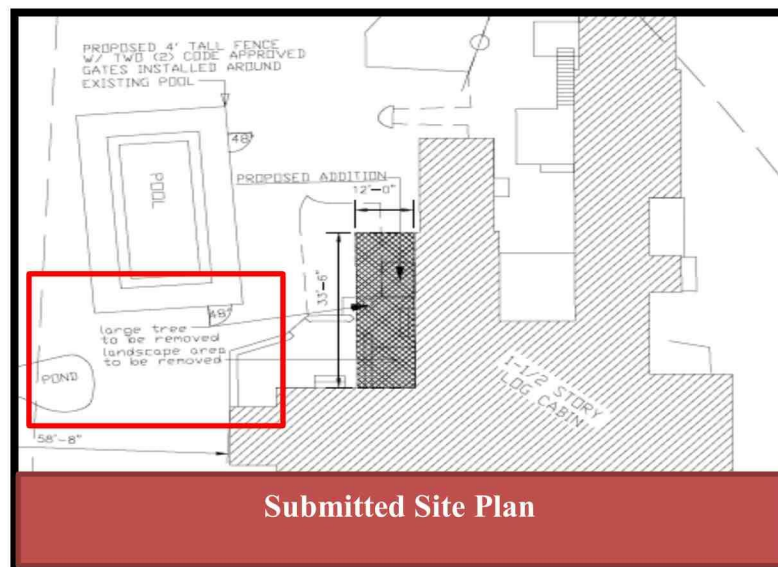
4. Section III.C.12 – Painted, tinted or filmed glass on windows or doors **is not appropriate** on street-facing elevations.

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

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

A 400 square foot addition on the left elevation is proposed to accommodate an expansion and interior remodel. The proposed addition's building footprint, will require the removal of one mature tree, as noted on the site plan.



The addition based on the submitted elevation will match the architecture and building material of the existing structure. Maintaining the architecture and character defining material of the historic log cabin preserves the historic character of the structure and supports more congruous look to the addition.



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 is located on the left elevation (side yard), heavily screened from view by existing landscaping.

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

The proposed addition mitigates the potential for adversely affecting the left elevation historic façade by matching the architecture and materials of the addition to the primary structure.

WOOD

1. Section III.K. 1 - New wooden features or details or replacement of a missing feature or detail or element must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

The proposed wood materials are Cyprus timbers and Pella wood windows. Both are attempting to match existing deteriorating materials in-kind. Both materials are compatible with the architecture and compliant with the Guidelines.

2. Section III.K.6 -Wooden surfaces and features must be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.

The proposed new wooden timbers are to be painted or stained brown. The proposed wood window are to be painted dark green. Both of these are consistent with the Village of Pinehurst Color Palette

.BUILDING MATERIALS

1. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Sheets of plywood siding
 - c. Vinyl or aluminum siding
 - d. Plastic, sheet metal, or a similar material used as siding or panels
 - e. Any treatment of material that imparts a glossy or reflective finish to the material
 - f. Concrete, cinderblock, or glass block
 - g. Boxed chimneys

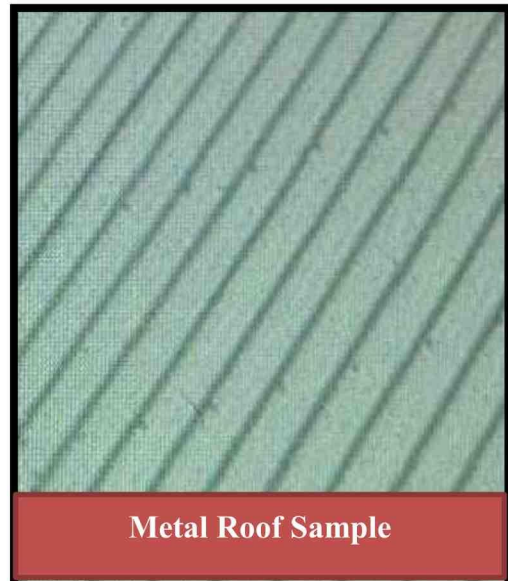
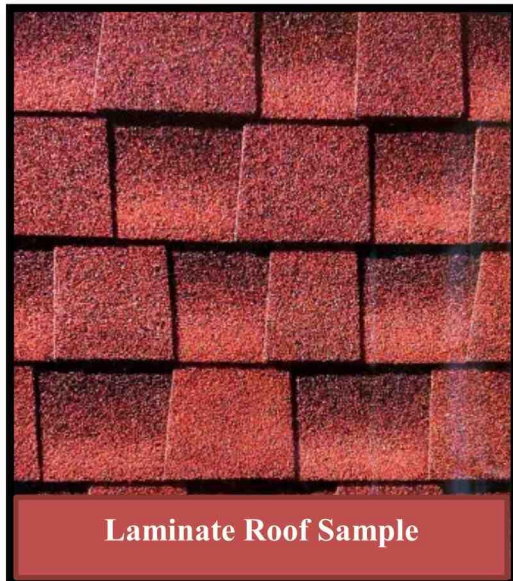
The proposed modification to 55 Shaw Road will utilize a mix of exterior materials that is consistent with Guidelines. The main color of the structure will be natural wood and highlights provided by the painted green windows and the new green metal roof (or red shingles).

Each proposed building material will be reviewed below for compliance with the Guidelines and whether it is consistent with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

The siding material for both the addition and replacement of portions of the existing siding will be Cyprus tree timbers. The use of timbers (logs) to match the existing log cabin exterior is compliant with the Guidelines.



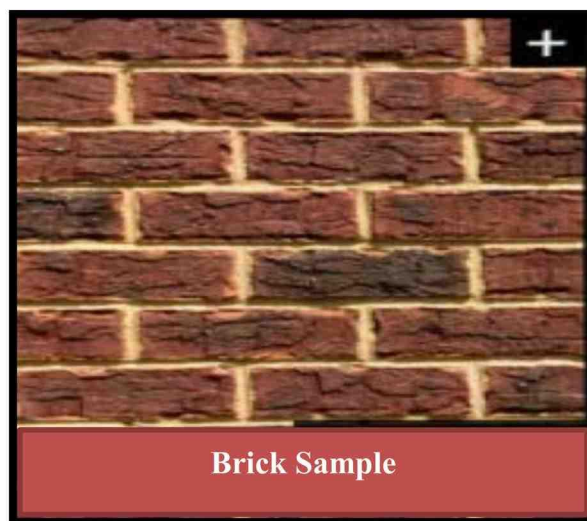
The applicant is requesting approval for two different types of roofing material. Both materials are compliant, however the applicant would like the flexibility to have either option. Option one is for a green metal roof. Metal roofing is becoming more common throughout the District and is compliant with the Guidelines. Option two is for red laminated shingles. Laminated shingles are not listed specifically within the Guidelines, however they are seen as a higher quality shingle that is similar to asphalt shingles.



The new windows are proposed to be wood to match the existing wood windows. The windows are proposed to be painted green. The proposed windows are compliant with the Guidelines



The new chimney is proposed to be constructed out of red brick to match the existing chimney. Brick chimneys are common throughout the Historic District and compliant with the 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.

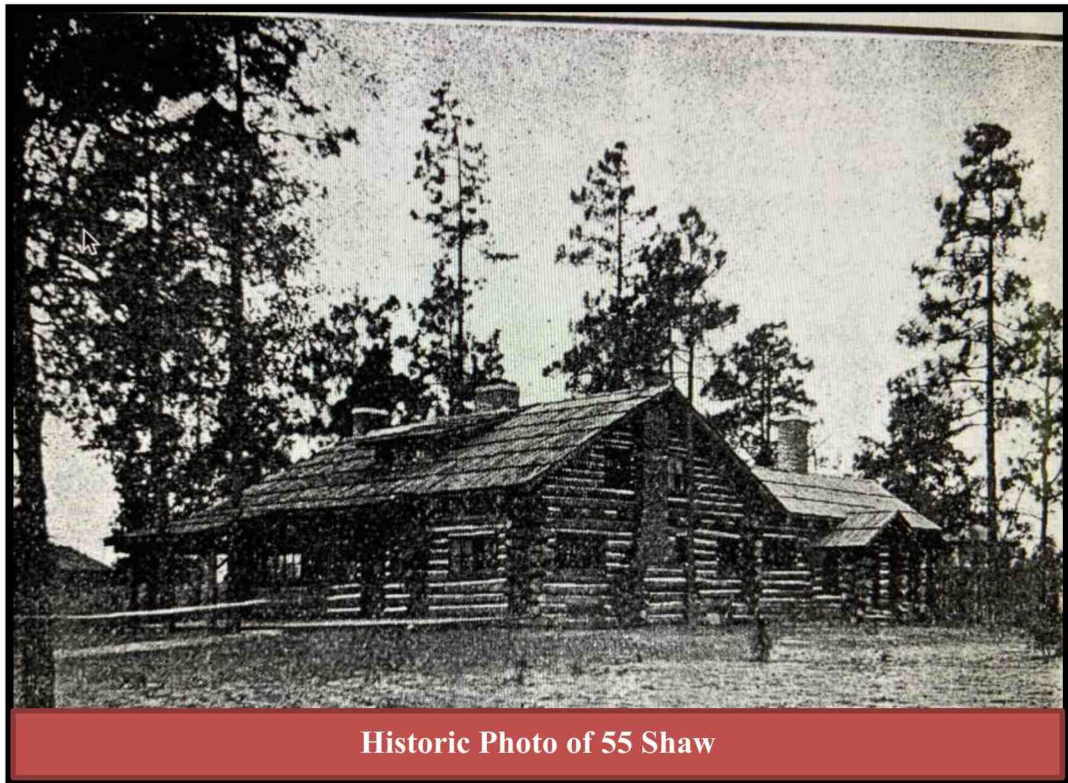
The exterior colors selected are all compliant with the Guidelines and compatible with the existing architecture. The exterior of the addition will be wood timbers painted brown to match the primary house. The red or green roof would be compliant with the Guidelines. Lastly, the windows painted in a dark green color is also compliant with the Guidelines.

LANDSCAPE AND VEGETATION

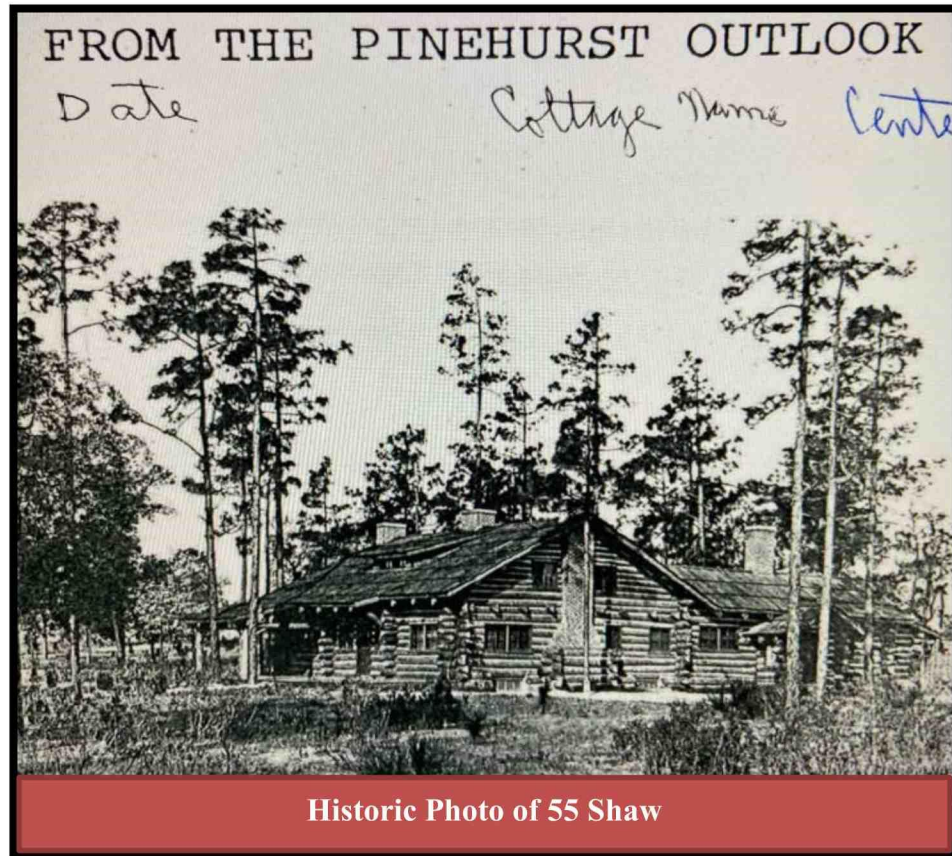
1. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

The removal of multiple trees and the thinning of existing vegetation has been proposed. It is unclear from the submitted material the total amount of tree proposed to be removed from the property.

Based on the staff's walking of the property a total of approximately 60 trees are proposed to be removed. Staff identified the trees based on orange spray paint and green ribbons marking trees to be removed. The majority of the trees proposed to be removed are under 12" DBH. Based again on staff's field visit, approximately 15 mature trees are proposed to be removed from the property. Five of the 15 trees are to be removed to accommodate the driveway reconfiguration and one is to be removed to accommodate the addition on the left elevation.



According to the applicants, the overall goal of removing this many trees is to reign in the vegetation, alleviate some structural and safety concerns, and make the home more visible from the street like it was historically. The proposed tree removal will alter the existing tree canopy, however the Commission must determine if it is unreasonable to remove trees, in order to gain visibility from the street and return the landscape to its original form.



Applicable Guidelines Recommendations:

EXTERIOR WALLS AND TRIM

1. Section III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

Approximately 20 log timbers are proposed to be replaced on the exterior of the home. The existing timbers are in disrepair and the new timbers will be as close of a match to the existing material as possible.

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.

The application does not indicate whether the new windows will alter the original size or dimension of 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.

All the windows on the structure are of a two over two design.

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

1. 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 proposed addition will feature windows that are compatible with the windows featured on the primary structure.

2. 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 addition will align with the primary structure.

WOOD

1. Section III.K. 1 - New wooden features or details or replacement of a missing feature or detail or element must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

The proposed wood materials are Cyprus timbers and Pella wood windows. Both are attempting to match existing deteriorating materials in-kind. Both materials are compatible with the architecture and compliant with the Guidelines.

2. Section III.K.3 - If a wooden feature is completely missing and is to be replaced, it should be replaced with a new feature based on an original feature or a new design compatible in scale, size, material, texture, and color with the structure.

All new wooden material is attempting to match existing material like for like.

BUILDING MATERIAL

1. No recommendations that apply to this request.

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 driveway reconfiguration will alter the current look and landscape of the current historic lot. However, this reconfiguration may in a way help define the front elevation and potentially elevate the character of the site. Currently, the front of the structure is not visible from the street and the current driveway adversely impacts the character by unintentionally misrepresenting the side elevation to be the front elevation.

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 in the application how many trees would be affected by the new driveway configuration. Based on staff's site visit, approximately four mature trees will be removed to accommodate the footprint of the driveway

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 VEGITATION

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 and driveway reconfiguration.

Staff Recommendation:

Based on the submitted application and material staff is unable to provide a full recommendation for the project. The proposed addition, the addition of a chimney, new windows, new roof, siding replacement and driveway reconfiguration are all compliant with the Guidelines, Staff would and does recommend approval of those requests.

Staff is not recommending approval or denial of the requested tree removal. Staff believes that the Commission is better able to determine if the request is congruous or incongruous with the District and whether the historic tree canopy would be compromised. To assist you in this decision, please note that the majority of the trees marked for removal on the lot are not greater than 12 DBH. An approximate total of 15 mature trees are to be removed. The Guidelines only regulate tree removal in the following ways:

1. Under basic work and routine maintenance – dead or diseased trees are allowed to be removed.
2. Under Major Work trees greater than 12 DBH visible from the street.
3. The Guidelines do not account for the removal of healthy trees under 12 DBH.

An additional consideration is whether the historical documentation of 55 Shaw's landscape is the same as if they provided a photo of a structural detail that they wanted to add to the house. Is it historically accurate for the vegetation and trees to be thinned out? In contrast to the photo evidence, there is documentation from the National Historic Landmark Survey that states this about 55 Shaw Road, "the property consists of an entire triangular block and is remarkably private because of sheltering plant materials."

The majority of the project is compliant with Guidelines and staff believes that a decision can be rendered at the time of the hearing, pending additional input from the applicant's and deliberation among the Commission members.

EXHIBIT A

Record Id: [COA-2020-00102](#)

File Date: 8/6/2020

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Description of Work: - Garage and breezeway addition - Side entrance expansion - New pool and pavilion in back yard. Demolition of existing pool & pool deck - Reconfigured rear patio (smaller footprint & existing foundation issues require demolition of existing patio) - New rear patio at lower level (demolition of existing steps to create level grade) - Driveway reconfiguration; new concrete apron at street - Replacement of existing windows: clad, black exterior

Application Name: Rice Residence

Address: 105 Azalea Rd, Bldg , Pinehurst, NC 28374

Owner Name:

Owner Address:

Parcel No: 00026072

Contact Info:

Name: Corey Rice

Organization Name:

Contact Type: Applicant

Contact Primary Address: PO BOX 3347 PINEHURST NC 28374

Licensed Professionals Info:

Primary: Y

License Number: 910-724-4956

License Type: Contractor

Name:

Business Name :

Business

License#:

Job Value: 0.00

Total Fee Assessed: 500.00

Total Fee Invoiced: 500.00

Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	- Expansion of side entrance with new attached breezeway, connecting to new garage - Reconfiguration of rear patio (requires demolition of existing patio) - Replacement of all windows: clad, black - Demolition of existing pool and pool deck (proposed new pool and pavilion in new location)	Type of Work:	Addition
Existing Use:	Single Family Low Density	Single Proposed Family Use:	Low Density

EXHIBIT A

Includes
Demolition: Yes

Estimated Cost
of Construction: 350000

PERMIT
DATES

Application
Expiration Date:
Permit Issued
Date:
Permit Expiration
Date:

Includes
Tree No
Removal:

COA
Number:

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
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Rear Elevation

Existing Material	Proposed Material	Proposed Color
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Right Elevation

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Left Elevation

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Trim

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Windows

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Chimney

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Foundation

Existing Material	Proposed Material	Proposed Color
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Front Door

Existing Material	Proposed Material	Proposed Color
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Shutters

Existing Material	Proposed Material	Proposed Color
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EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
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Roof

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Front Porch

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Deck

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Patio

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Sidewalk

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Sky Lights

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Driveway

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

House Number

Existing Material	Proposed Material	Proposed Color
-------------------	-------------------	----------------

Other

Existing Material	Proposed Material	Proposed Color
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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	Stucco	Stucco	White (match existing)
Rear Elevation	Stucco	Stucco; brick pavilion	White stucco/natural brk
Right Elevation	Stucco	Stucco	White (match existing)
Left Elevation	Stucco	Stucco	White (match existing)
Trim	Wood (clad)	Cement fiber (Hardie)	White (match existing)
Windows	Wood	Aluminum clad	Black
Chimney	Stucco	--	(existing to remain)
Foundation	Stucco	Stucco	White (match existing)
Front Door	Wood	(existing to remain)	(existing to remain)
Shutters	n/a	--	--
Garage Door	--	Metal	White (to match house)
Roof	Asphalt shingle	Asphalt shingle	Cottage Red (match ex.)
Roof Exhaust Vents	(existing to remain)	--	--
Front Porch	(existing to remain)	(repair/replace in kind)	(match existing)
Deck	n/a	--	--
Patio	Slate	Conc. w/ brick border	(natural)
Sidewalk	Brick (front)	Brick; Concrete (rear)	(natural)
Sky Lights	n/a	--	--
Driveway	Gravel	Gravel w/ conc. Border	(dark gray gravel)
House Number	(existing to remain)	--	--
Other: Pool deck _____	Concrete	Conc. w/ brick border	(natural)

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: _____

Property Owner Signature: _____

Date: _____

RICE RESIDENCE

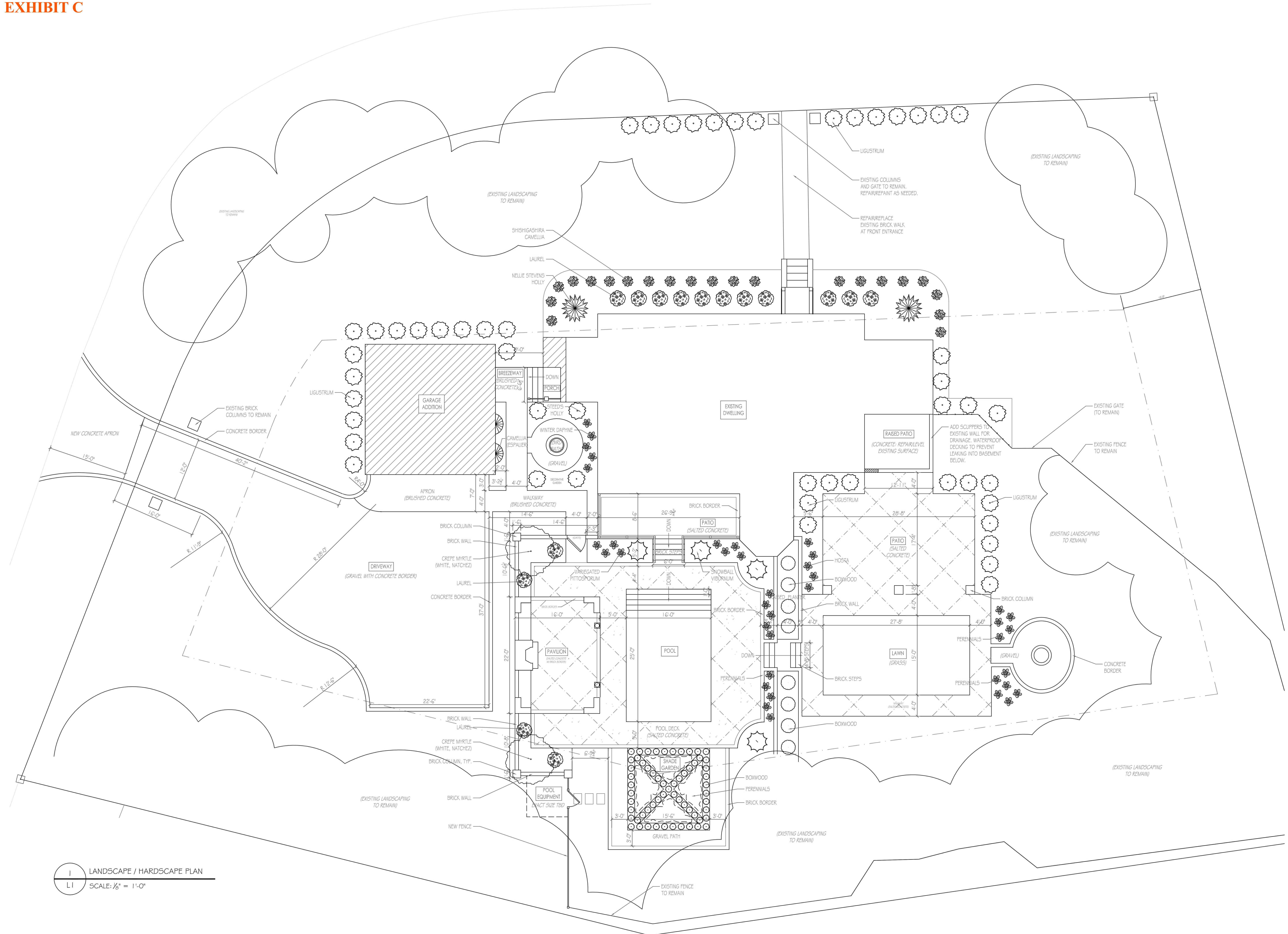
105 AZALEA ROAD
PINEHURST, NC

REVISIONS:

LANDSCAPE PLAN

SHEET NUMBER

L1



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

DRAWING TITLE	
SECTION	
ELEVATION	
WINDOW NUMBER	
DOOR NUMBER	
CEILING/ELEVATION HEIGHT	

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

105 AZALEA ROAD
PARCEL ID 00026072
AREA: 29,711 SQ.FT.
OR 0.68 ACRES

PROPOSED NEW STRUCTURE

TO BE REMOVED/DEMOLISHED

SITE PLAN KEY

----- TO BE REMOVED/DEMOLISHED

PROPOSED NEW STRUCTURE

SITE PLAN

SCALE: 1/8" = 1'-0"



ZONE:

SETBACKS (AS DRAWN):

FRONT	40 FT
RIGHT SIDE	20 FT
LEFT SIDE	15 FT
REAR	30 FT

AREAS:

LOT AREA	29,711 SF
BUILDING FOOTPRINT	3,164 SF (HOUSE, GARAGE & PAVILION)
HARDSCAPE	3,429 SF (INCLUDING DRIVEWAY)
TOTAL IMPERVIOUS	6,593 SF = 22 %

A0	COVERSHEET & SITE PLAN
A1	DEMOLITION PLANS
A2	FOUNDATION PLAN
A3	FLOOR PLANS
A4	LIGHTING PLANS
A5	PAVILION DRAWINGS
A6	EXTERIOR ELEVATIONS, SECTION & GARAGE ROOF PLAN
L1	LANDSCAPE / HARDSCAPE PLAN

TO BE REMOVED/DEMOLISHED

PROPOSED NEW STRUCTURE

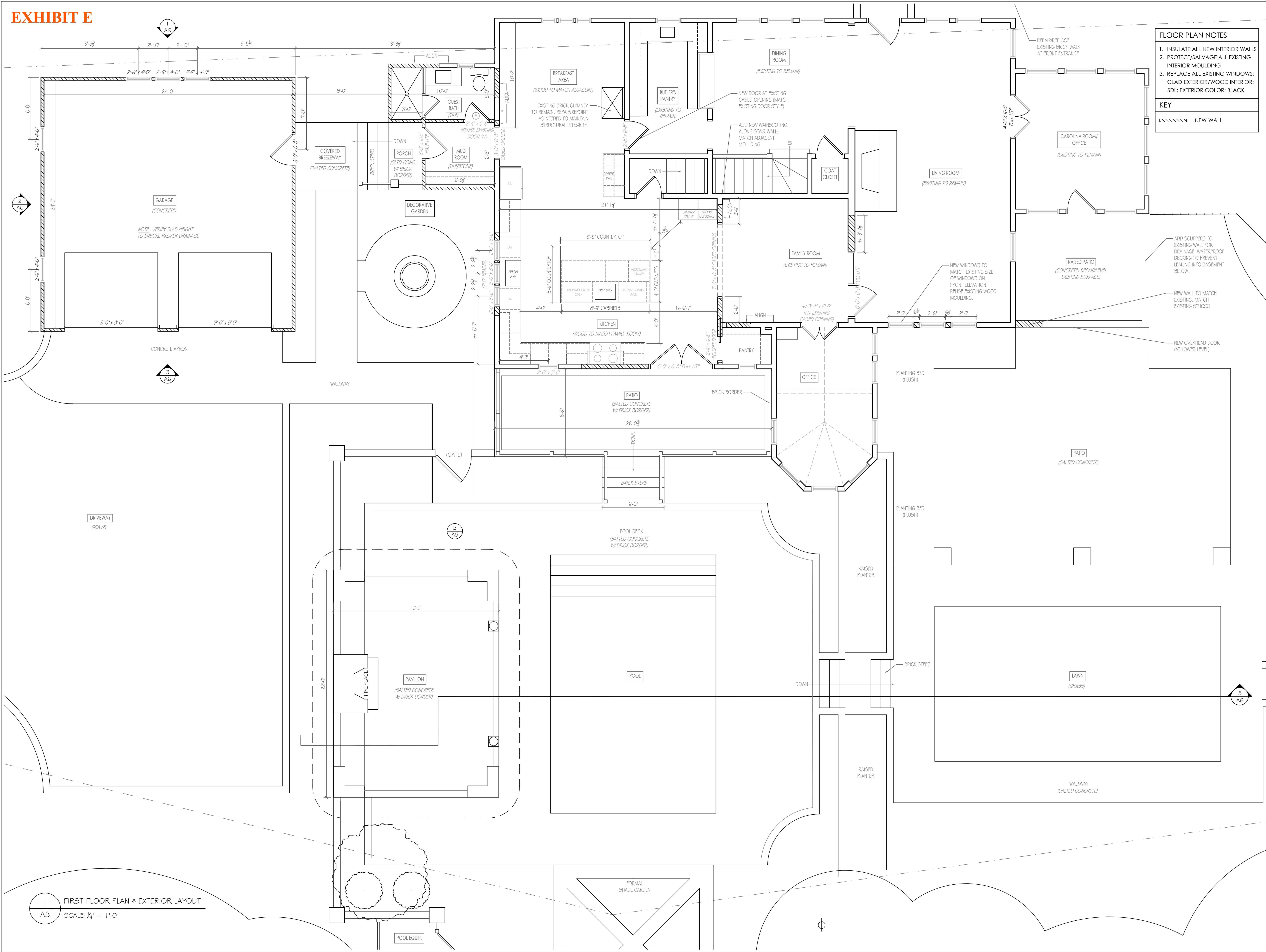
**COPYRIGHT 2020
BY MARK WESLEY PARSON, INC.
ALL RIGHTS RESERVED.
ALL IDEAS, DESIGNS, ARRANGEMENTS
AND PLANS INDICATED OR REPRESENTED
BY THIS DRAWING ARE OWNED BY AND
ARE THE PROPERTY OF MARK WESLEY
PARSON, INC. NO PART OF THESE
DRAWINGS MAY BE REPRODUCED OR
USED WITHOUT THE WRITTEN
PERMISSION OF MARK WESLEY PARSON,
INC. CONTRACTOR SHALL VERIFY ALL
DIMENSIONS, DETAILS AND DRAWINGS
PRIOR TO CONSTRUCTION. MARK WESLEY
PARSON, INC. WILL NOT BE LIABLE FOR
CHANGES OR ERRORS MADE AFTER
CONSTRUCTION BEGINS.**

RICE RESIDENCE

105 AZALEA ROAD
PINEHURST, NC

A0

EXHIBIT E



RICE RESIDENCE
105 AZALEA ROAD
PINEHURST, NC

DATE: AUGUST 6, 2020

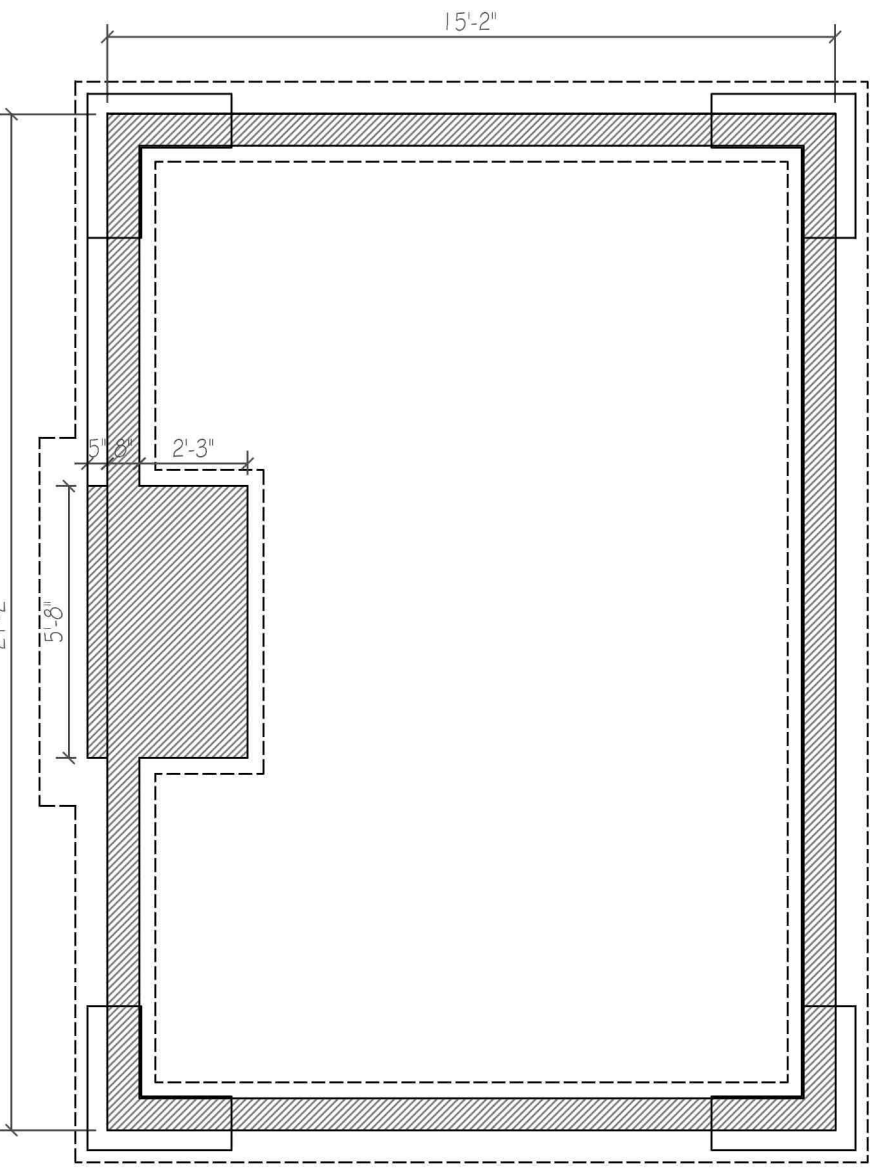
REVISIONS:

FLOOR PLAN
& EXTERIOR LAYOUT

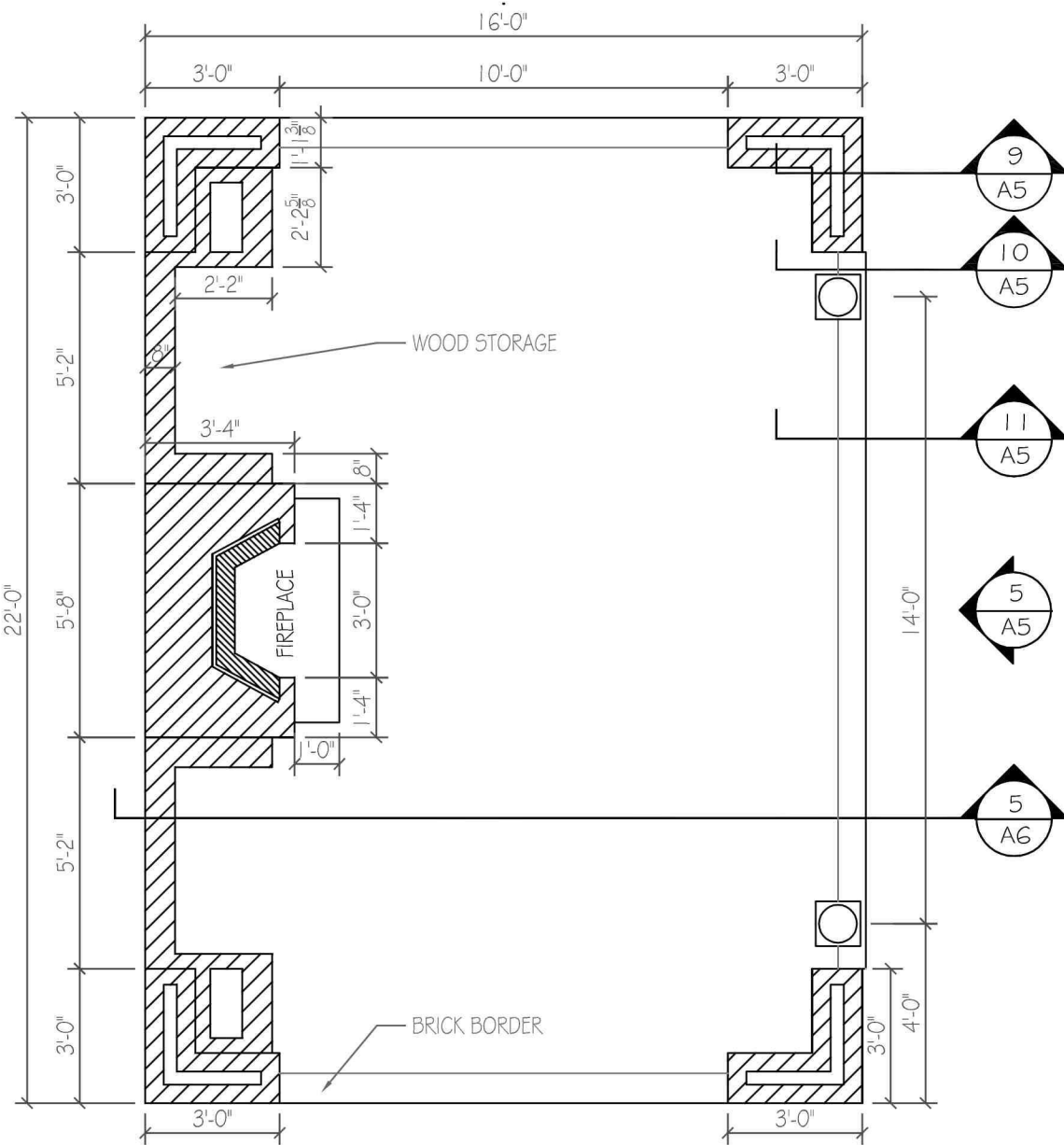
SHEET NUMBER

A3

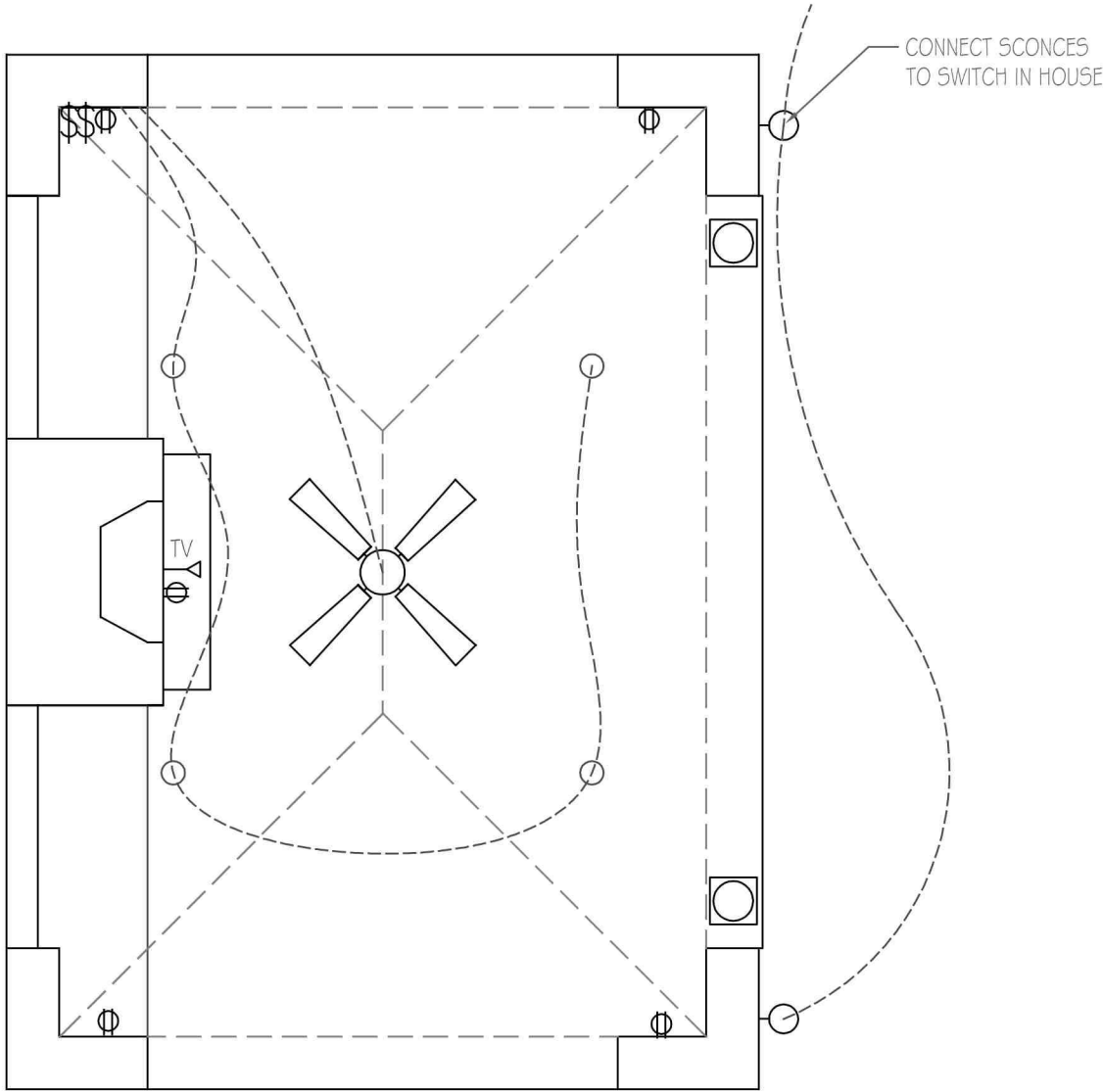
EXHIBIT F



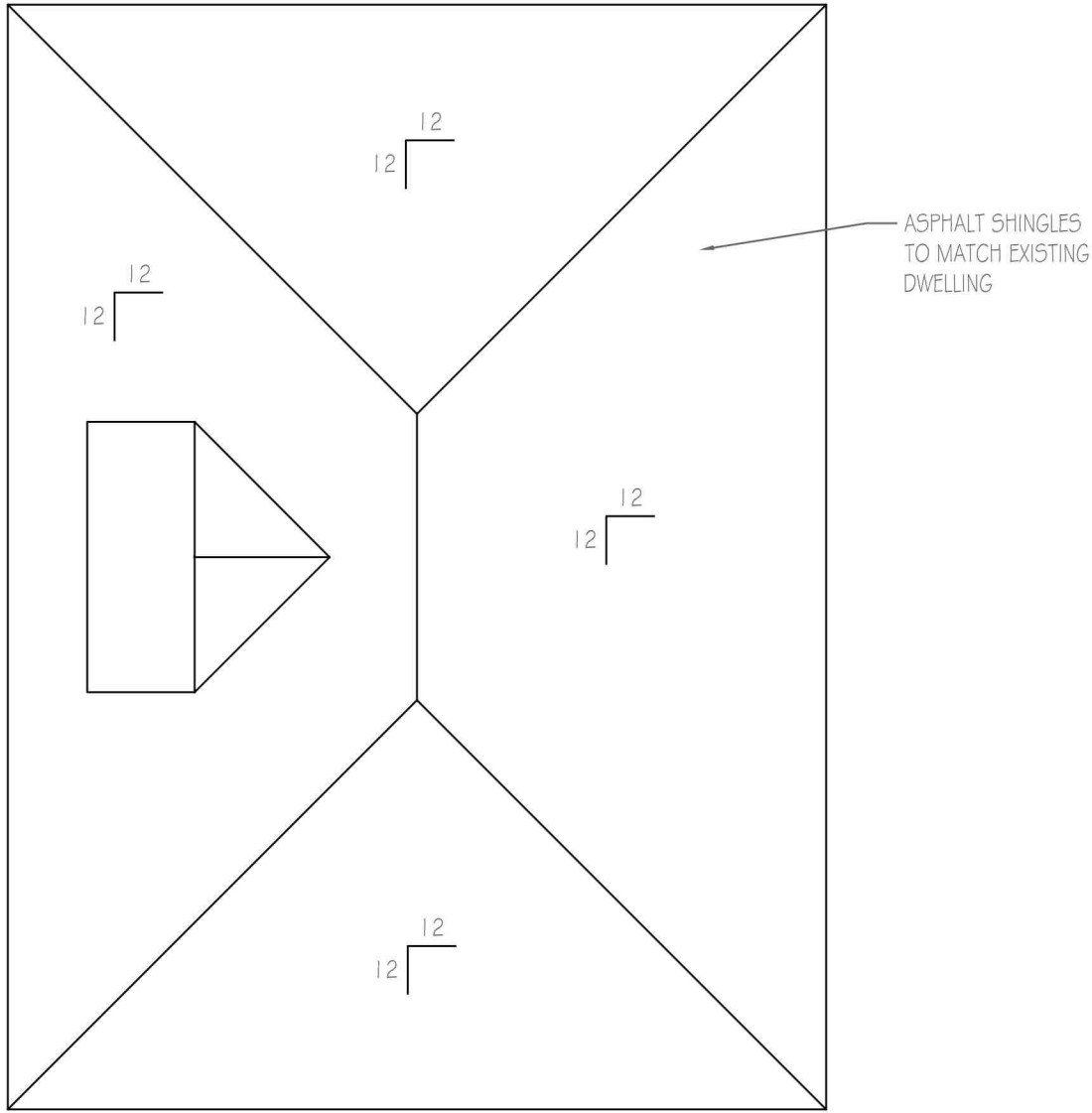
1 PAVILION FOUNDATION PLAN
A5
SCALE: 1/4" = 1'-0"



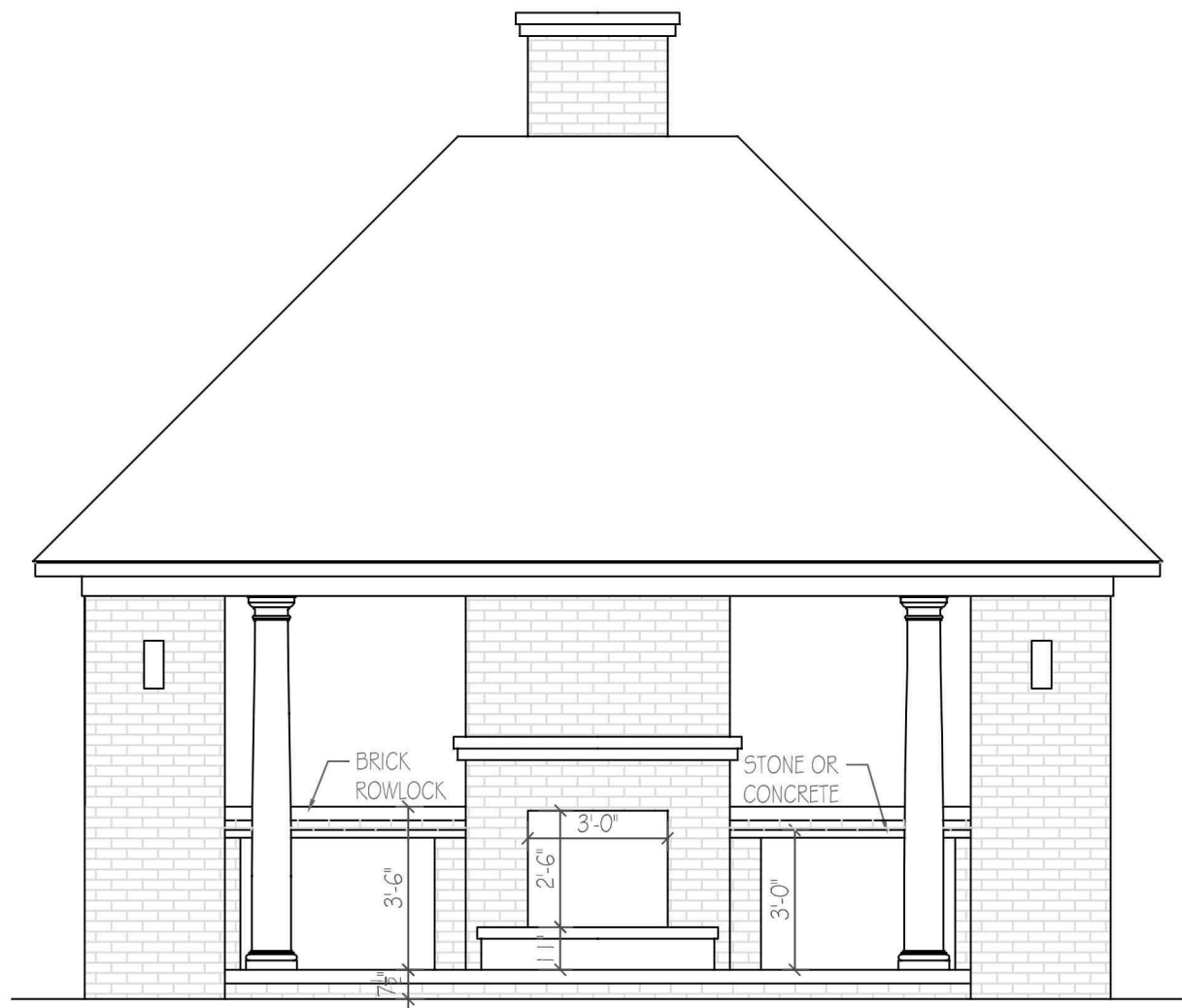
2 PAVILION FLOOR PLAN
A5
SCALE: 1/4" = 1'-0"



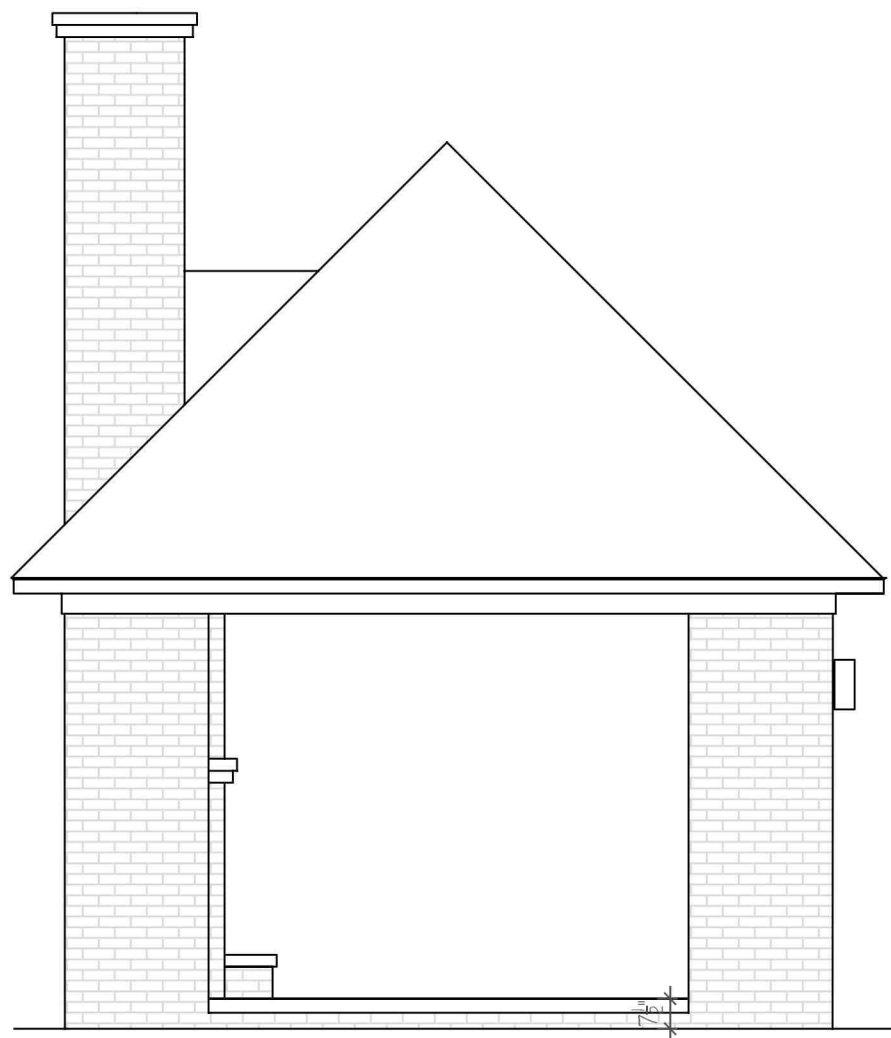
3 LIGHTING/CEILING PLAN
A5
SCALE: 1/4" = 1'-0"



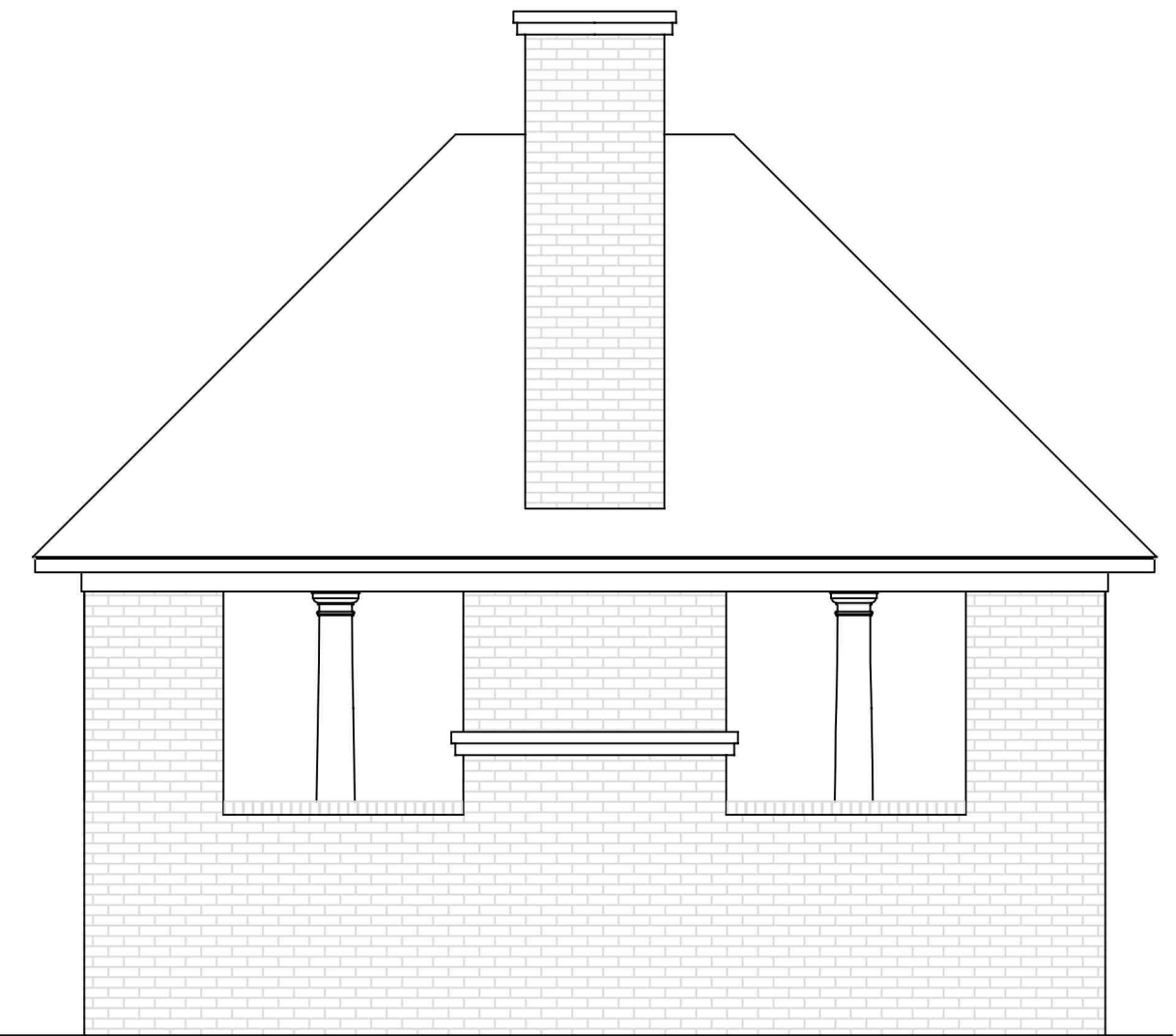
4 PAVILION ROOF PLAN
A5
SCALE: 1/8" = 1'-0"



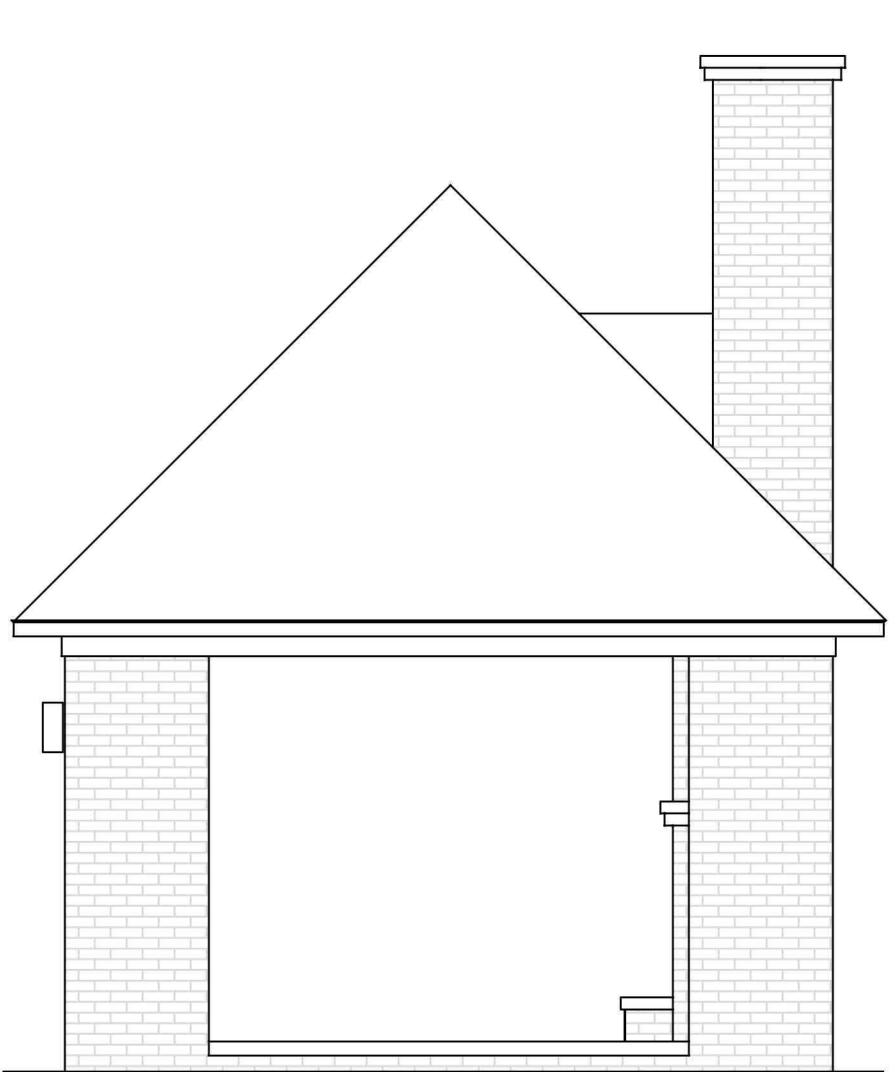
5 PAVILION EAST ELEVATION
A5
SCALE: 1/4" = 1'-0"



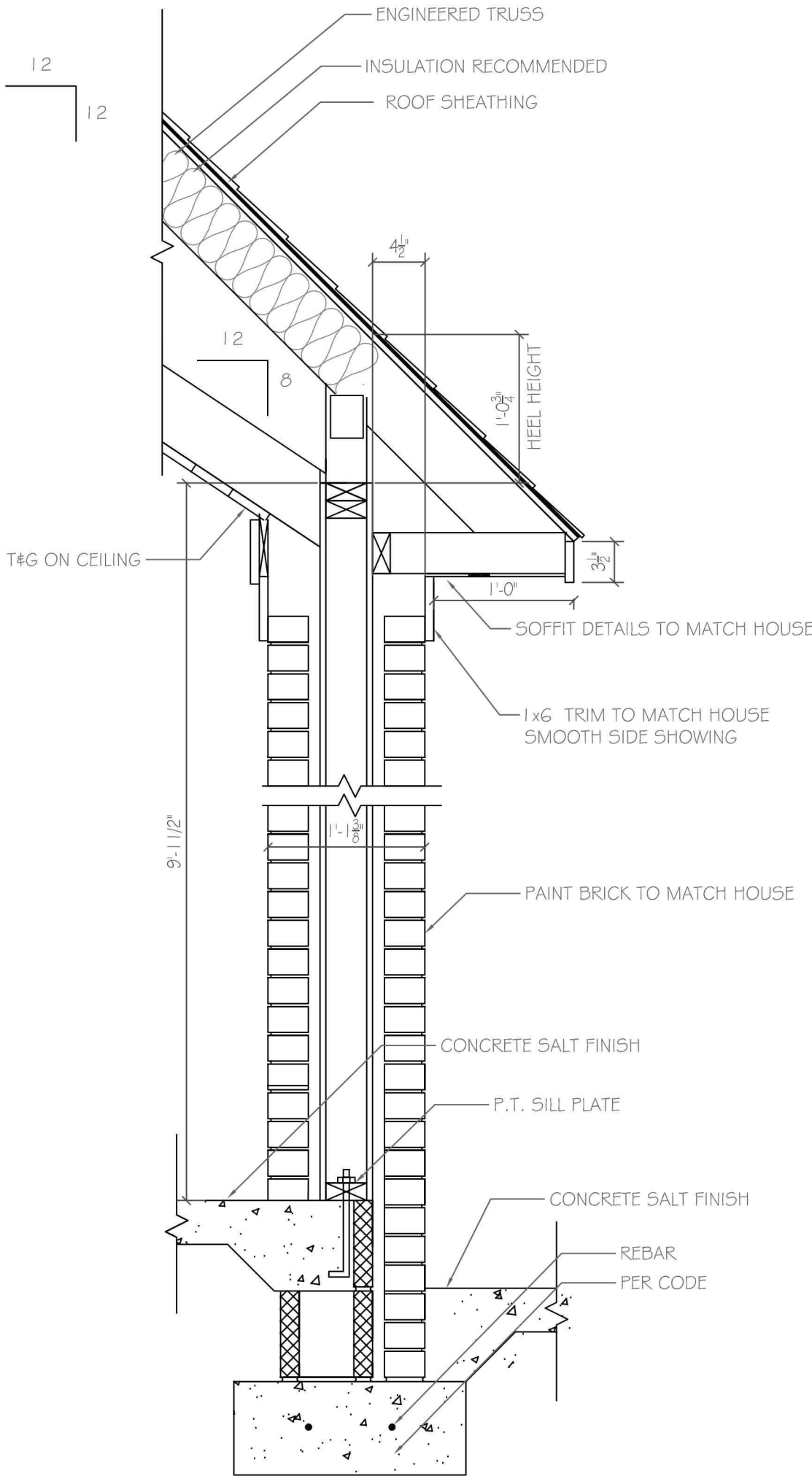
6 PAVILION SOUTH ELEVATION
A5
SCALE: 1/4" = 1'-0"



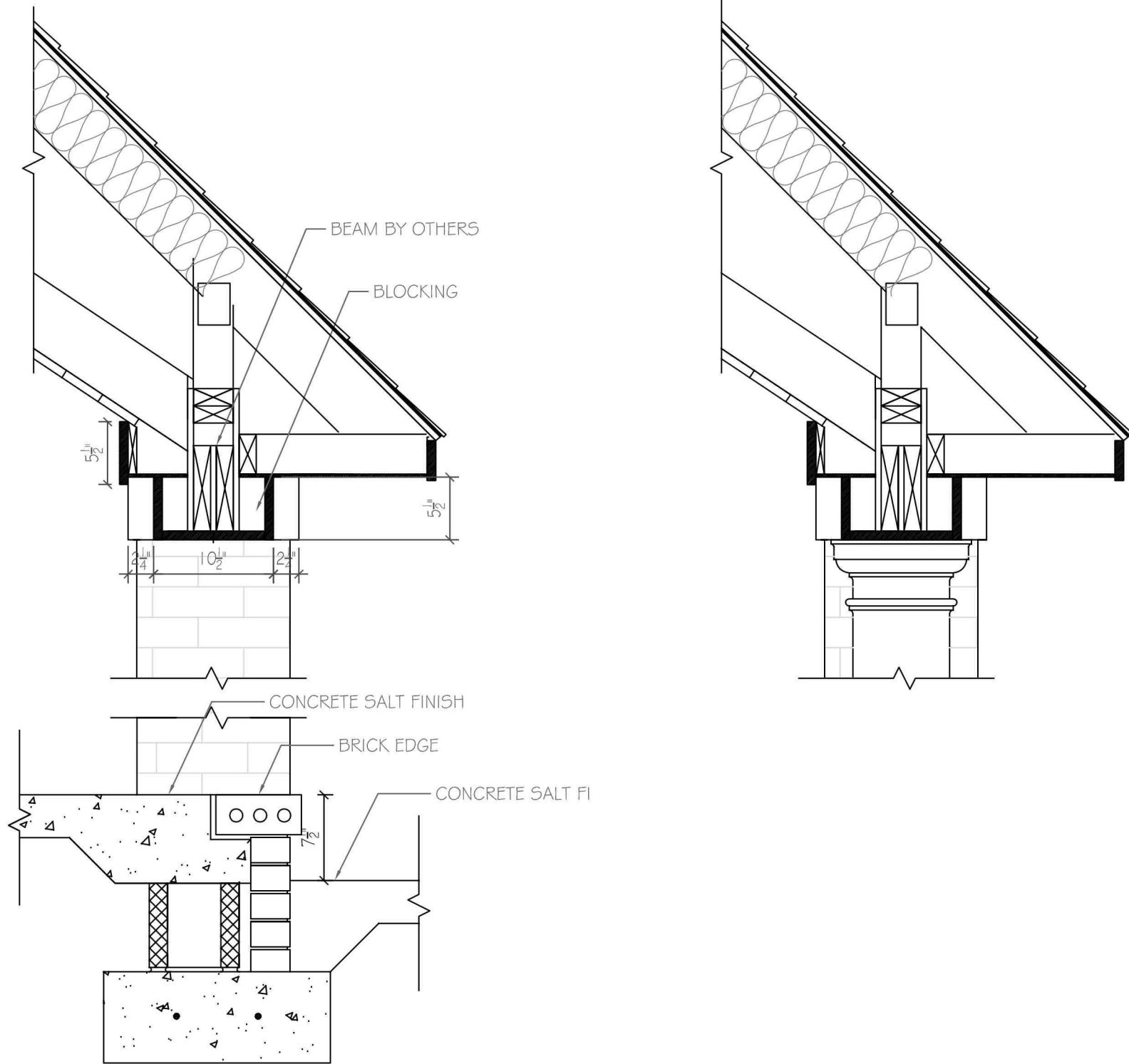
7 PAVILION WEST ELEVATION
A5
SCALE: 1/4" = 1'-0"



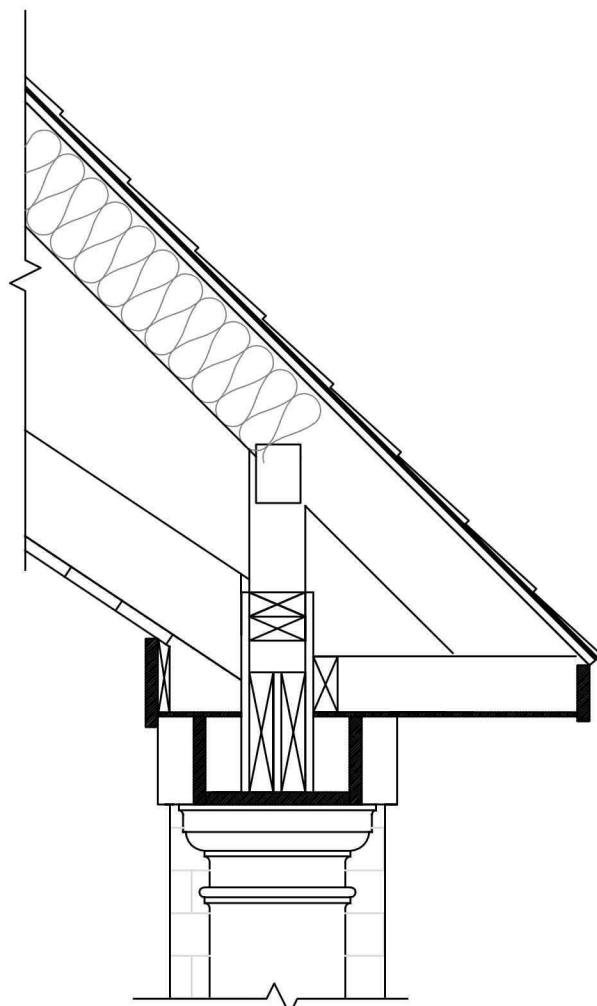
8 PAVILION NORTH ELEVATION
A5
SCALE: 1/4" = 1'-0"



9 SECTION AT PAVILION CORNER
A5
SCALE: 1" = 1'-0"

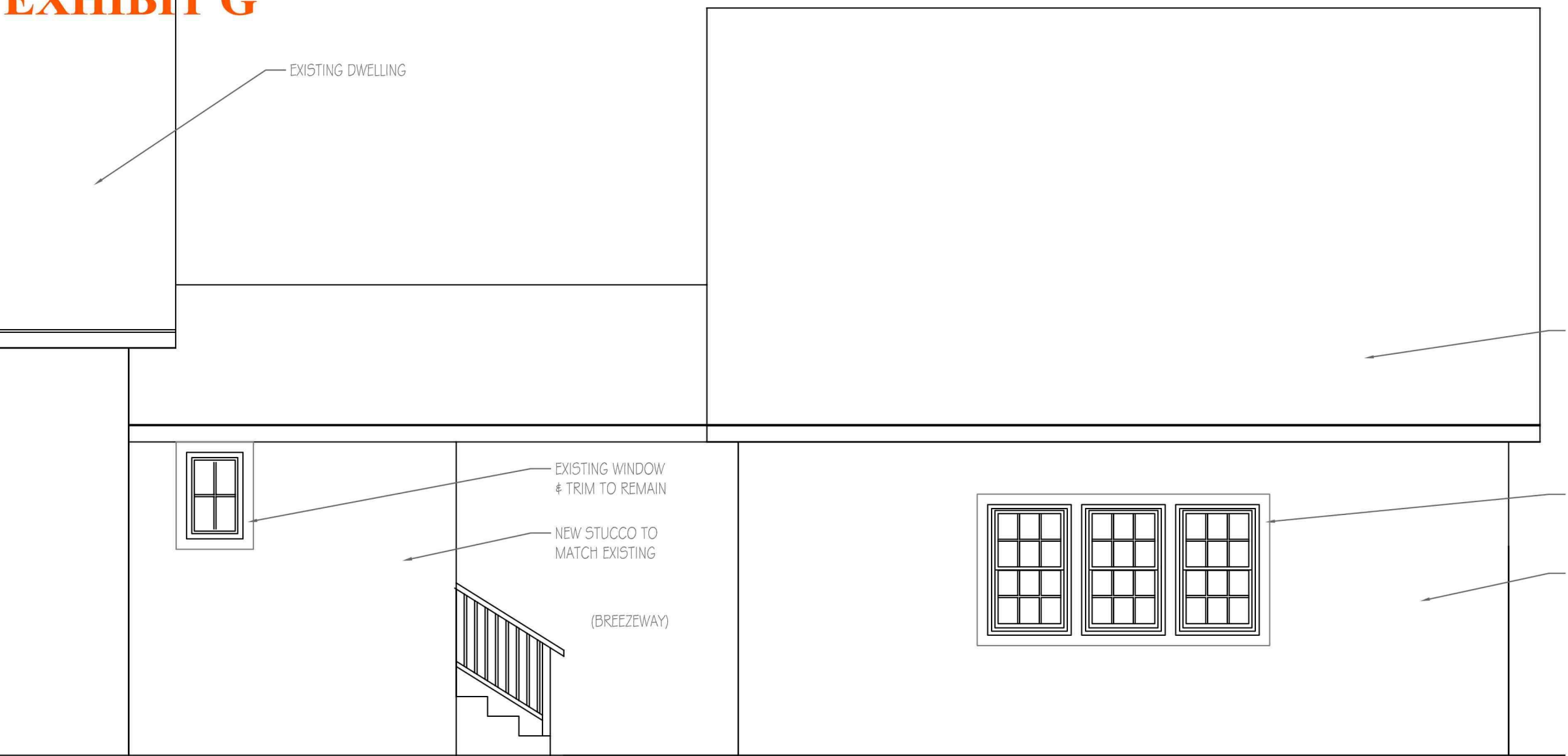


10 SECTION (BETWEEN COLUMN & CORNER)
A5
SCALE: 1" = 1'-0"



11 SECTION AT OPENING
A5
SCALE: 1" = 1'-0"

EXHIBIT G



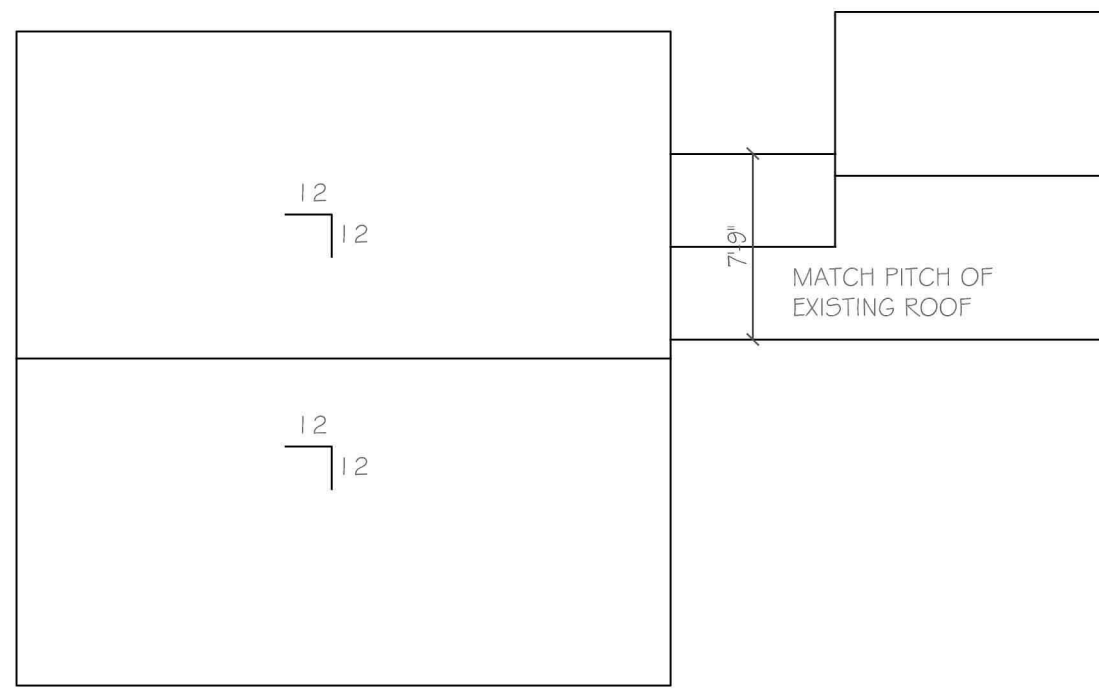
1 GARAGE: NORTH ELEVATION
A6 SCALE: 1/4" = 1'-0"



2 GARAGE: WEST ELEVATION
A6 SCALE: 1/4" = 1'-0"



3 GARAGE: SOUTH ELEVATION
A6 SCALE: 1/4" = 1'-0"



4 GARAGE ROOF
A6 SCALE: 1/8" = 1'-0"



5 REAR ELEVATION / SECTION (AT PAVILION)
A6 SCALE: 1/4" = 1'-0"

RICE RESIDENCE
105 AZALEA ROAD
PINEHURST, NC

DATE: AUGUST 6, 2020

REVISIONS:

ELEVATIONS,
GARAGE ROOF PLAN

SHEET NUMBER

A6



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-000106 190 Saville Row
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 Saville Row

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

The following conditions apply to approval of the Certificate of Appropriateness for 190 Saville Row:

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



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 Saville Row
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	20170034

Owner Information			
Name	Jeff Carroll	Home Phone #	
Street Address	9100 Stratford Crossing	Mobile Phone #	612-710-9734
City, State, Zip Code	Brooklyn Park, MN 55443	Business Phone #	763-898-9734
Email	jcarroll@suite2960.com		

Applicant			
Name	Bartlett Construction, LLC	Other Phone #	910-673-1511
Email	admin@bartlettconstructionllc.com	Street Address	P.O. Box 3013
Mobile Phone #	910-639-1934	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 #	47401
Name	Bartlett Construction, LLC
Street Address	P.O. Box 3013
City, State, Zip	Pinehurst, NC 28374
Phone #	910-673-1511
Email	admin@bartlettconstructionllc.com

General Information

Description of Changes to the Structure	Clear the area on the lot for the building footprint, and construct a single family residence.		
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		\$479,000.00	

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	N/A	Nichiha Lap Siding	Crisp Linen / SW 6378
Rear Elevation	N/A	Nichiha Lap Siding	Crisp Linen / SW 6378
Right Elevation	N/A	Nichiha Lap Siding	Crisp Linen / SW 6378
Left Elevation	N/A	Nichiha Lap Siding	Crisp Linen / SW 6378
Trim	N/A	Miratec	French Roast / SW 6069
Windows	N/A	Pella Wooden Casement	Brown
Chimney	N/A	N/A	
Foundation	N/A	Brick Veneer	Triangle Brick/Tuscan
Front Door	N/A	Therma Tru Fiberglass	Classic Oak
Shutters	N/A	N/A	
Garage Door	N/A	Marvin Allen Door	Chocolate Brown
Roof	N/A	CertainTeed/Landmark	Burnt Sienna
Roof Exhaust Vents	N/A		
Front Porch	N/A		
Deck	N/A		
Patio	N/A		
Sidewalk	N/A		
Sky Lights	N/A		
Driveway	N/A		
House Number	N/A		
Other: _____	N/A		

See Attached Materials Page for additional Exterior Materials**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: 7/31/2020

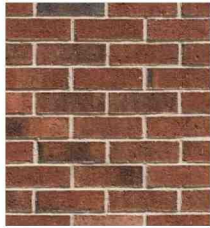
Planning and Inspections Department

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



Carroll Residence

Lot 12 / 190 Saville Row

Materials	Sample
Brick Veneer: - Manufacturer: Triangle Brick - Color: Tuscan	
Stone Veneer: - Manufacturer: Country LedgeStone - Color: Chardonnay	
Roofing: - Manufacturer: CertainTeed Landmark - Color: Burnt Sienna	
Siding: - Manufacturer: Nichiha Siding Cedar Textured - Color: Sherwin Williams SW 6378 Crisp Linen	
Soffit & Trim: - Manufacturer: Meratec - Color: SW 6069 French Roast	



Carroll Residence Lot 12 / 190 Saville Row

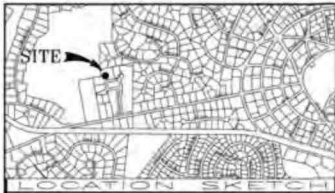
Materials	Sample
Windows: - Manufacturer: - Style: Wood Casement Window - Color: SW 6069 French Rose	
Front Door: - Manufacturer: Therma Tru Fiberglass Classic Oak - Color: Oak	
Columns: - Manufacturer: Treated Box Column - Color: SW 3532 Hill Country Stain	
Garage Door: - Manufacturer: Wayne Dalton - Style: 9100 Contemporary - Window Style: TBD - Color: Chocolate Brown	
Decking: Trex - Style: Transcend - Color: Spiced Rum	



Carroll Residence
Lot 12 / 190 Saville Row

Materials	Sample
Deck Railing - Railing Material: Aluminum Post & Rail - Color: - Vertical Cable Railing	
Screen Porch Screening - Material: Fiberglass - Charcoal	

EXHIBIT C



AREA IN:
 HOUSE=5444 sq.ft.
 DRIVE =2550 sq.ft.
 WALK =108 sq.ft.
 TOTAL IMPERVIOUS=5802 sq.ft.
 TOTAL DISTURBED=15,395 sq.ft.

TOTAL IMPERVIOUS= 5802 sq.ft. = 14% COVERAGE BY
 42,158 SQ FT OF LOT IMPERVIOUS SURFACE

MINERAL COUNTY CLUB
 OF PINEHURST
 7/21/08

APPROXIMATE LIMITS OF CONSTRUCTION

142,158 Sq. Feet
 0.97 Acre

JOHN QUINN THOMPSON
 7/14/07

13
 LINDEN CLOS'
 PHASE 1
 PC 18.31.347

I certify that this map was drawn under my supervision from an actual survey made under my supervision, that the boundaries and features are indicated as shown from information shown herein, that the map is prepared in accordance with the provisions of the North Carolina Surveying Act of 1905, and that this map meets the requirements of the Board of Public Safety for such purposes as herein provided (21 NCAC 18.1005).
 Further:
 I hereby certify that the portions shown & described herein, do not lie in a T.A.R.A. designated 100 year flood plain area.

REFERENCE: 1. PACE, FENCING RECORD;
 MOORE COUNTY HISTORY
 ACRES: 10.0000
 BY: CONDUIT METHOD
 NOT INTENDED TO BE PREPARED
 FOR REGISTRATION IN ACCORDANCE
 WITH G.S. 47-133 AS AMENDED
 CORPORATE LICENSE NO. C-1987

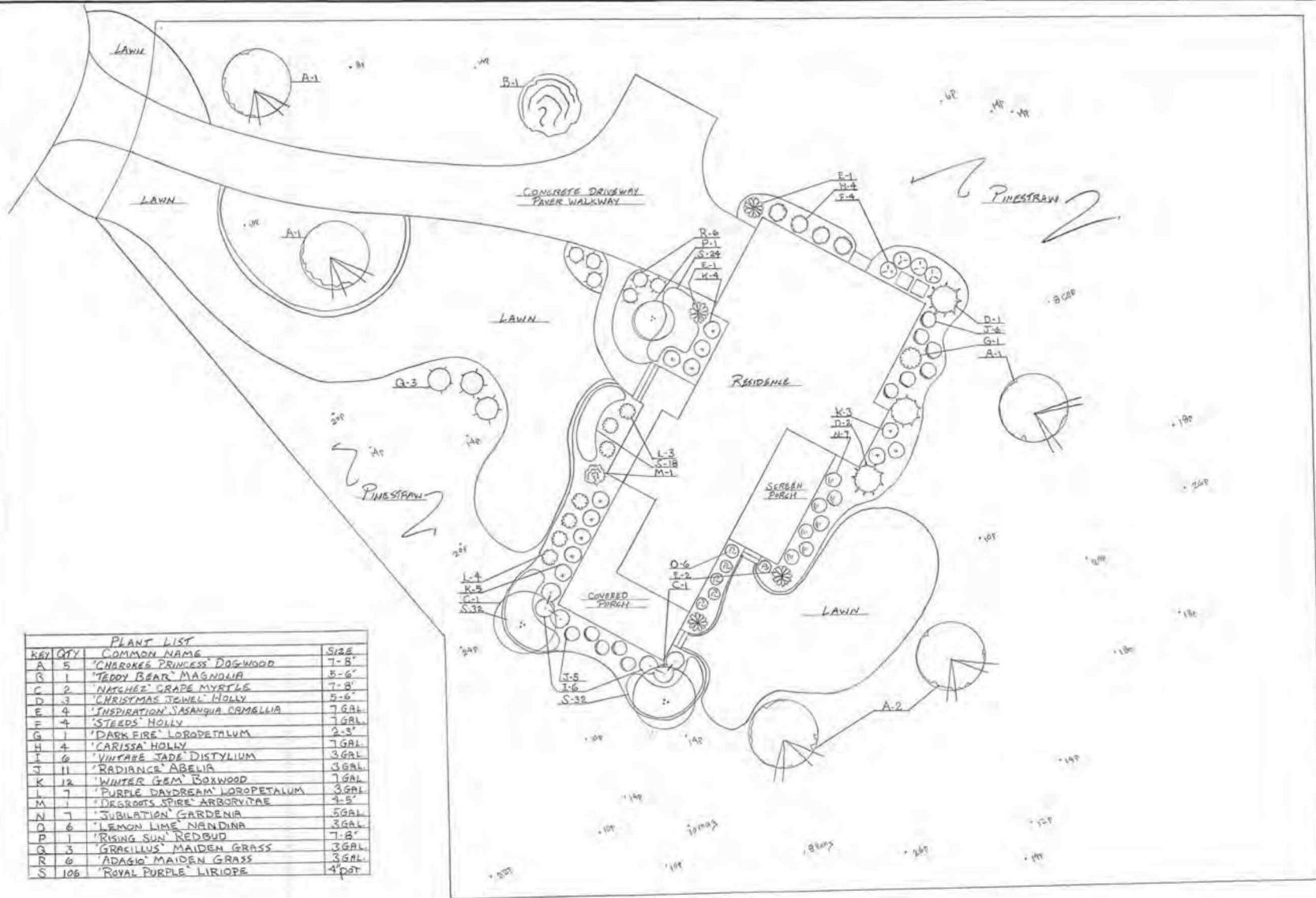


- LEGEND (SYMBOLS):
- EXISTING ROAD CENTER
 - EXISTING CONCRETE MONUMENT
 - NEW CONCRETE MONUMENT
 - SET BACK LINE
 - SET BACK DISTANCE
 - UTILITY POLE
 - WATER METER
 - WATER VALVE
 - EXIST. FENCE
 - EXIST. SIGN
 - EXISTING SERVICE MONUMENT
 - POWER SERVICE TOWER
 - TELEPHONE SERVICE TOWER
 - CABLE TV SERVICE TOWER
 - FENCE
 - AREA TO BE REMOVED

- SYMBOLS:
- 1"=10' PINE TREE W/ 1/2" D.B.H.
 - 1"=10' OAK TREE
 - 1"=10' HARDWOOD TREE
 - 1"=10' DOGWOOD TREE
 - 1"=10' AREA TO BE REMOVED

TOPOGRAPHIC SURVEY & SITE PLAN FOR
JEFFREY CARROLL
 LOT NO. 12, PHASE 2
 LINDEN CLOS'
 MINERAL TOWNSHIP, MOORE COUNTY,
 PINEHURST, NORTH CAROLINA
 AUGUST 6, 2020 - SCALE 1"=20'
 STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
 1680 NC HWY. 5, SUITE NO. 170
 ABERDEEN, NORTH CAROLINA

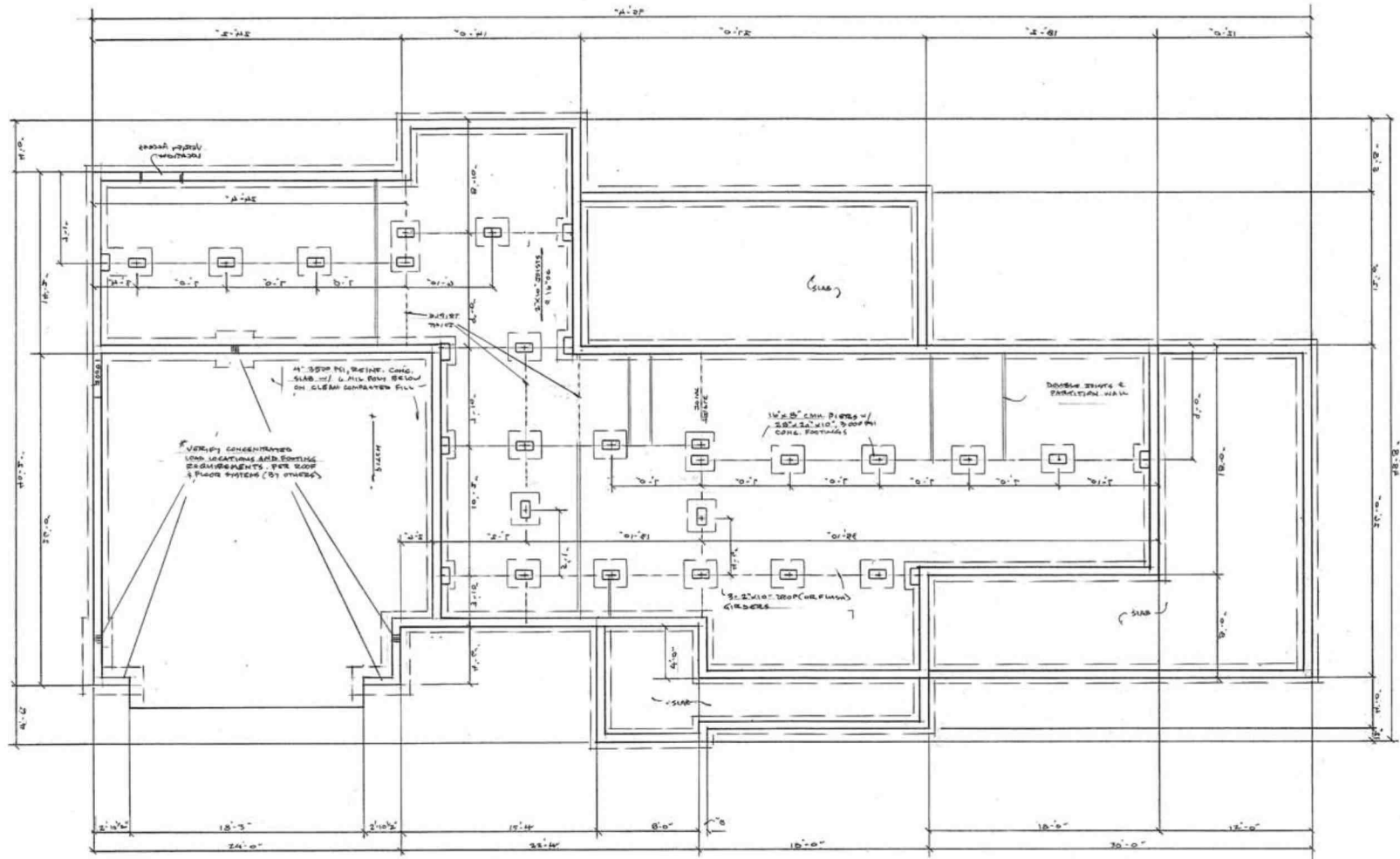




REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	

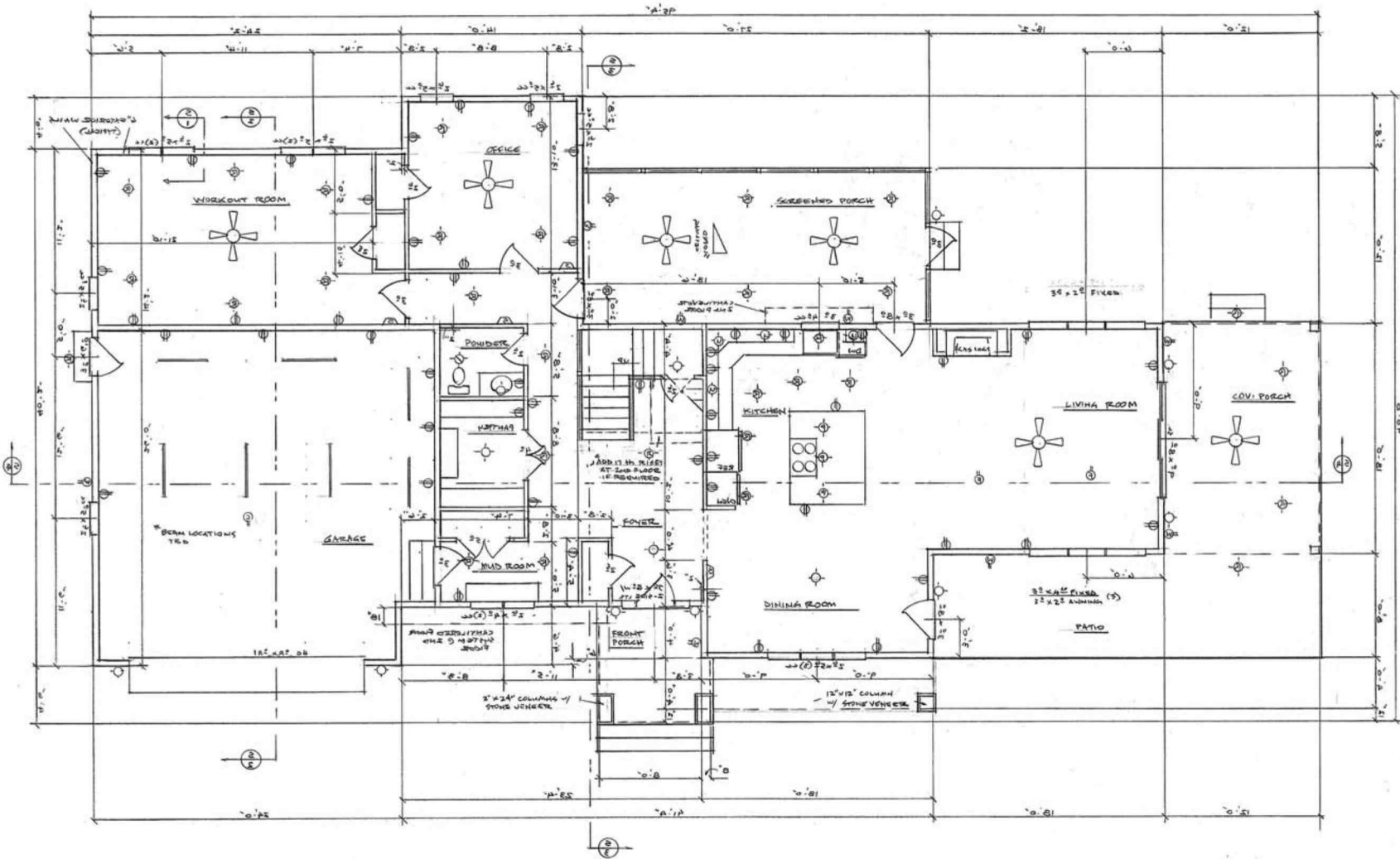
CARROLL RESIDENCE	
LOT 12, LINDEN GLEN, PINEHURST, NC	SCALE 1/4" = 1'-0"
FOUNDATION PLAN	DATE: 8-25-20
	DRAWN BY: A.L.S.

- NOTES:
- 1) VERIFY ALL DIMENSIONS.
 - 2) ALL STATE & LOCAL CODES APPLY.
 - 3) FOUND. & 2nd FLOOR SYSTEMS BY OTHERS.
 - 4) ALL REQUIRED REINFORCING BY OTHERS.
 - 5) ADDITIONAL FLOORS MAY BE REQUIRED.
 - 6) VERIFY SEALED CRAWLSPACE.



CARROLL RESIDENCE			
LOT 12	LINDEM GLOS DIVERGENT INC		
1st FLOOR PLAN	SCALE: 1/8"=1'-0"		
DATE: 4-25-20	DESIGN: J. ALLEN	DRAWN BY: J. ALLEN	

1st FLOOR VERTICAL AREA	=	1840	SQR. FT.
2ND	=	1897	5277 TOTAL
CARAGE	=	1075	SQR. FT.
SCREENED PORCH	=	324	
FRONT	=	78	
BALCONY	=	147	
LOW PATIO	=	216	
OPEN	=	240	



ELECTRICAL LEGEND	
SYMBOL	ITEM
	DOUBLE OUTLET
	" (CEILING)
	" (FLOOR)
	" (WEATHER PROOF)
	220 OUTLET
	LIGHT FIXTURE
	" (PERMANENT)
	" (SCONCE)
	" (UNDER RAIL)
	" (RECESSED)
	" (STRIP)
	" (FLOORING)
	SPACE DETECTOR
	CEILING FAN

NOTE:
1) DIMENSION & METER BASE LOCATION T.S.D.
2) SWITCH LOCATIONS T.S.D.
3) GFI OUTLETS PER CODE

EXHIBIT G

CHESOLL RESIDENCE	
LOT 12 LINDEN CLOS. PINEHURST NC	
2ND FLOOR PLAN	SCALE: 1/8"=1'-0"
DATE: 4-23-20	DRAWN BY: ALG

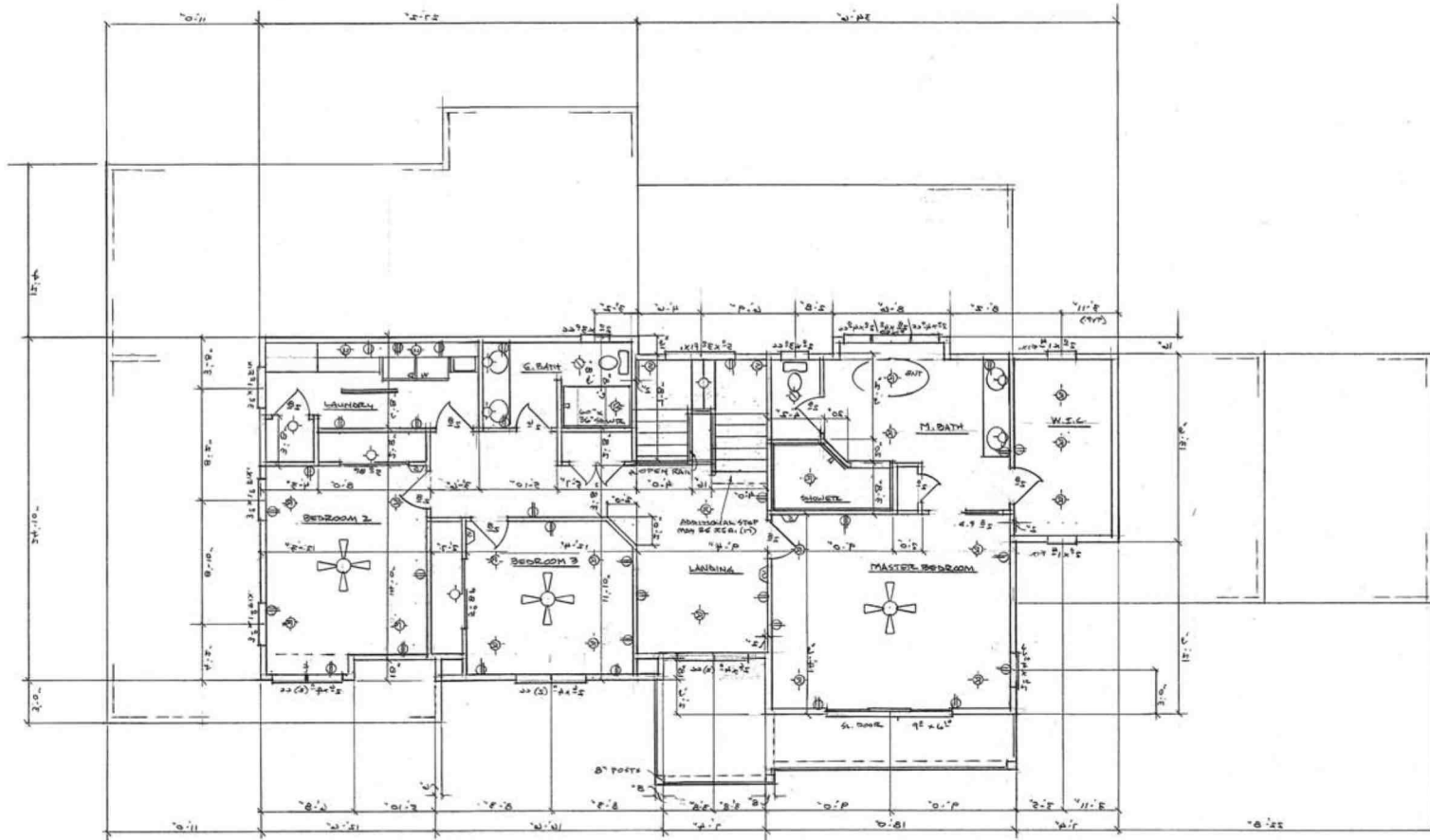


EXHIBIT H

CASEY R. RESIDENCE	
LOT 12, LINDEN BLVD, PINEHURST, NC	
FRONT & SIDE VIEWS	SCALE: 1/8" = 1'-0"
DATE: 11-23-20	DRAWN BY: ALG

NOTES:
1. GARAGE & FRONT ENTRY DOOR TO BE



FRONT VIEW



LEFT SIDE VIEW

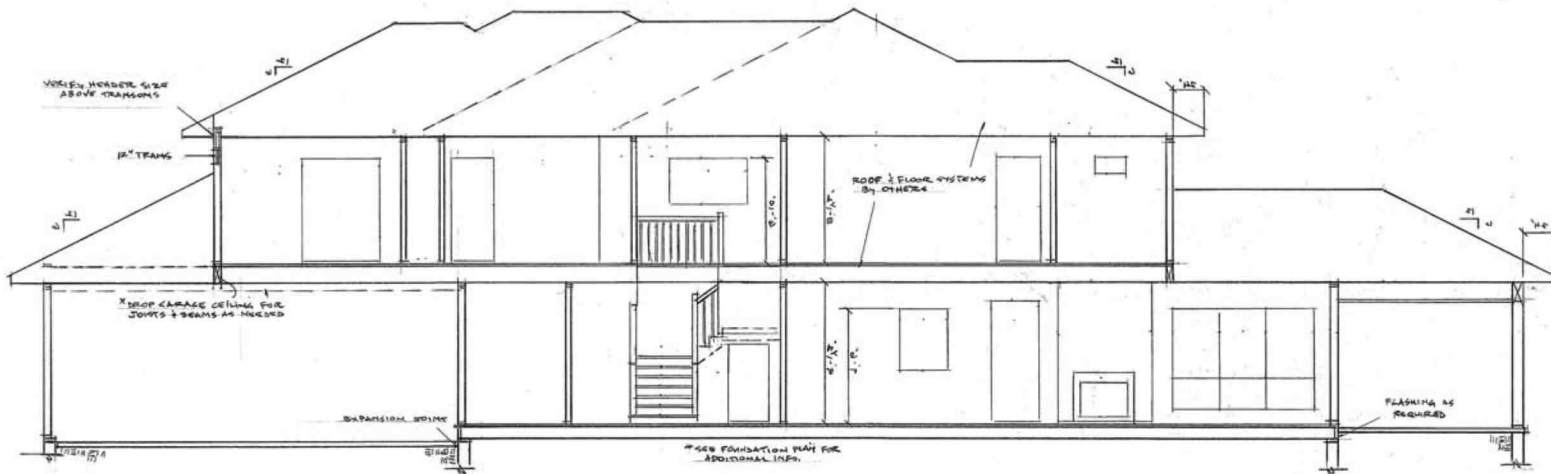


RIGHT SIDE VIEW

CARROLL RESIDENCE			
LOT 12 LINDEN GLEN PINEHURST NC			
REAR VIEW & SECTION NO. 4		SCALE: 1/4" = 1'-0"	
DATE: 4-23-20/REV. 4-28-20		DRAWN BY: AL	

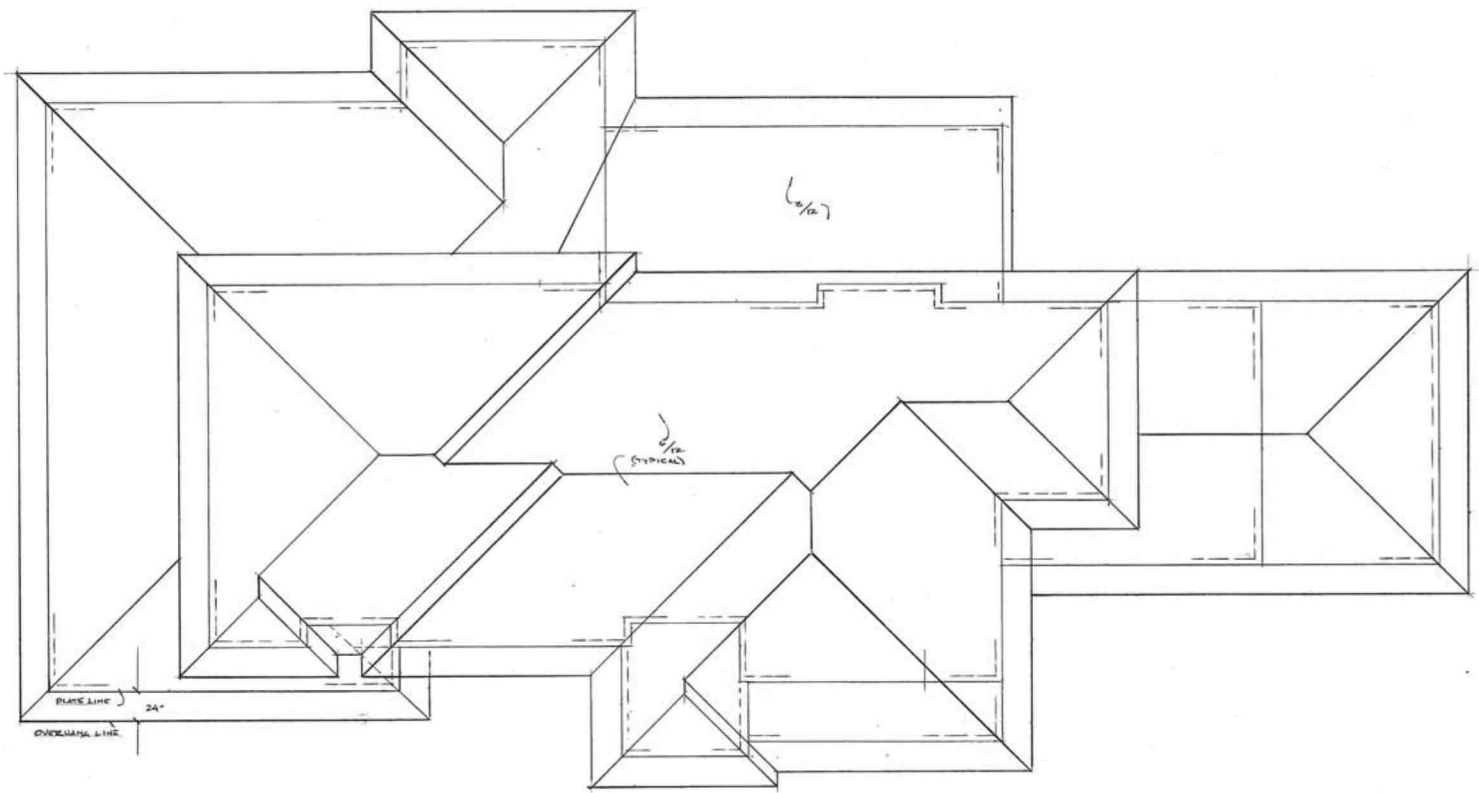


REAR VIEW

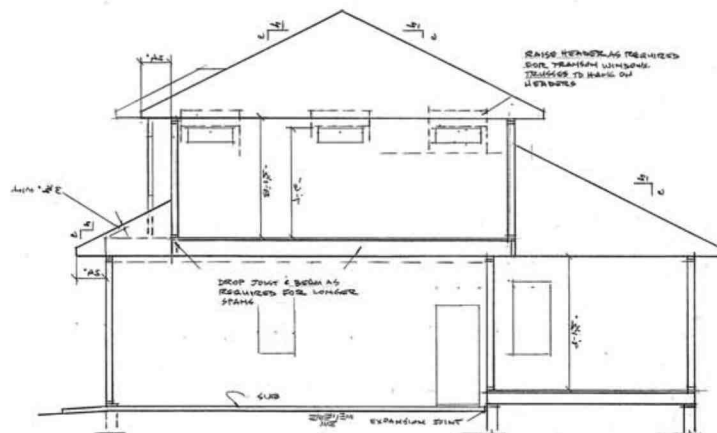


SECTION NO. 4 SCALE: 1/4" = 1'-0"

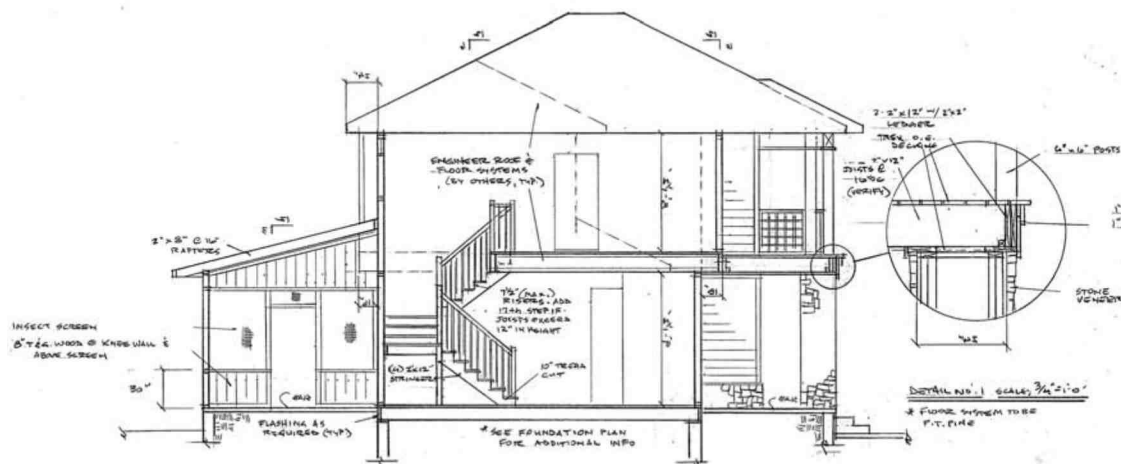
CARROLL RESIDENCE	
LOT 12, LINDEN GOLF COURSE, PINEHURST, NC	
ROOF VIEW PLAN	SCALE: 1/8"=1'-0"
DATE: 4-	DRAWN BY: ALE



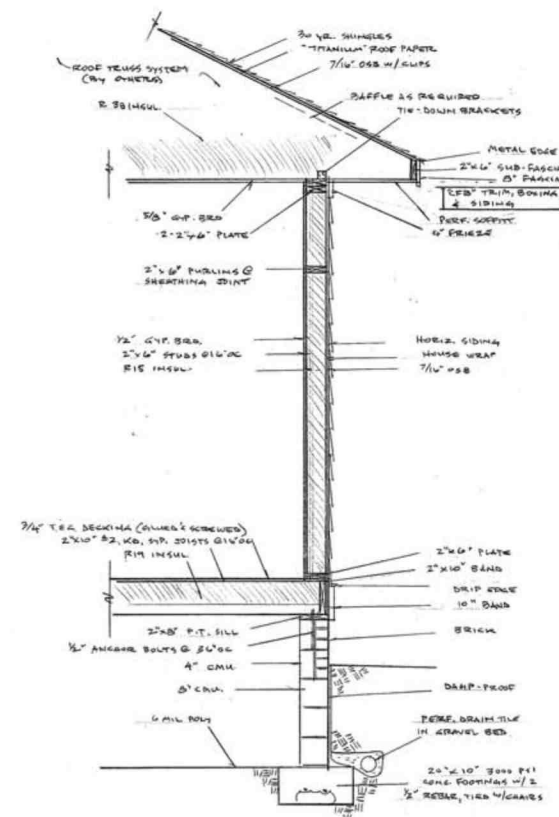
CARROLL RESIDENCE		
LOT 12, LINDEN CREEK, FINEBURGH, NC	FINEBURGH, NC	
MISC. SECTIONS	SCALE: AS SHOWN	
DATE: 4-28-20	DRAWN BY: ALG	



SECTION N12 SCALE: 3/4"=1'-0"



SECTION N13 SCALE: 3/4"=1'-0"



SECTION N1 SCALE: 3/4"=1'-0"



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): Jeff Carroll

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 190 Saville Row Pinehurst

Mailing Address (if different): 9100 Stratford Crossing Brooklyn Park, MN 55443

Phone #: _____ Mobile #: 612-710-9734

Zoning District: R30 LRK #: 20170034 PIN #: 855200363578

Applicant/Contractor Data

Name: Bartlett Construction, LLC

Contractor License #: 47401

Phone #: 910-673-1511

E-mail Address (optional): admin@bartlettconstructionllc.com

Mailing Address: P.O. Box 3013 Pinehurst, NC 28374

Estimate Cost of Construction: \$ 479,000.00

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



Application for Local Historic District

Description of Project:

Once plans are approved, the footprint of the house would be cleared. The footers would be dug, floor joists would be installed and framing would begin. Once the walls and floors are framed in the roof trusses would be raised. Siding and roofing materials would be next, and then interior work would begin. Landscaping would be added towards the end of the project.



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Brick, Stone, Horiz Siding	Tuscan, Chardonnay, Crisp Linen
Rear Elevation	Brick, Horiz Siding	Tuscan, Crips Linen
Right Elevation	Brick, Stone, Horiz Siding	Tuscan, Chardonnay, Crisp Linen
Left Elevation	Brick, Stone, Horiz Siding	Tuscan, Chardonnay, Crisp Linen
Trim	Meratec	French Roast
Windows	Wooden Casement	Brown
Chimney	N/A	
Foundation	Brick	Tuscan
Front Door	Therma Tru Fiberglass	Oak
Shutters	N/A	
Garage Door	Wayne Dalton Door	Chocolate Brown
Roof	CertainTeed Landmark	Burnt Sienna
Roof Exhaust Vents		
Front Porch	Concrete	Natural
Deck	Composite Decking	Spiced Rum
Patio		
Sidewalk	Concrete	Natural
Sky Lights		
Driveway	Concrete	Natural
House Number		

Signature: _____

Date: 7/31/2020

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



**Application for
Local Historic District**

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: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



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: August 20, 2020
Subject: Major COA Request for 190 Saville Row (COA-2020-00106)

Applicant:	Bartlett Construction
Owners:	Linden Clos, LLC (Jeff Carrol; Owner)
Professional:	Bartlett Construction
Property Location:	190 Saville Row
Zoning:	R-30 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855200363578

Request and Background:

Bartlett Construction is requesting a Certificate of Appropriateness for construction of a new single family residence located within the Pinehurst Historic District at 190 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200369009. The property owner is Jeff Carroll and the applicant will be Bartlett Construction.

No previous applications have been submitted for this property.

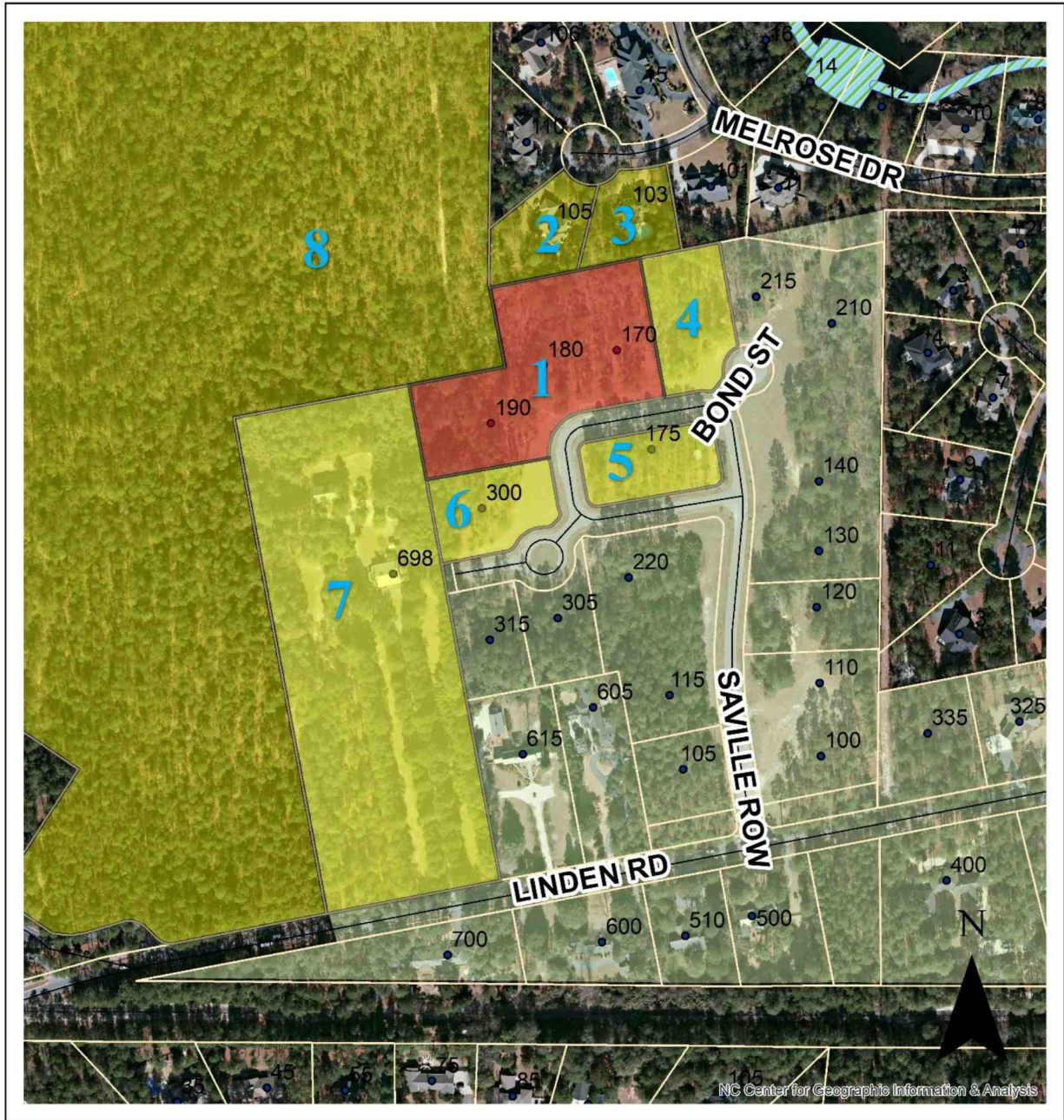
190 Saville Row is a vacant lot and not listed within the National Historic Landmark Survey. If approved the proposed new single family residence would be considered a non-contributing structure. None of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which, adjacent properties were notified and each property's National Historic Landmark survey Status.

National Historic Landmark Survey Table for COA 2020-00106

#*	Address	Year Built	Contributing	Structure History
1	190 Saville Row (170 & 180)	NA	No	Vacant Land not listed in the National Historic Landmark Survey
2	105 Muirfield Road	1995	No	Single Family Home outside the Historic District
3	103 Muirfield Road	1992	No	Single Family Home outside the Historic District
4	Vacant Land	NA	NA	Vacant Land not listed in the National Historic Landmark Survey
5	175 Saville Row	NA	NA	Vacant Land not listed in the National Historic Landmark Survey
6	300 Nottingham Road	2017	No	Vacant Land and Outside of the Historic District
7	698 Linden Road	1901	No	Not listed in the National Historic Landmark Survey
8	Vacant Land	NA	NA	Vacant Land not listed in the National Historic Landmark Survey

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

190 Saville Row Major COA Request



Legend

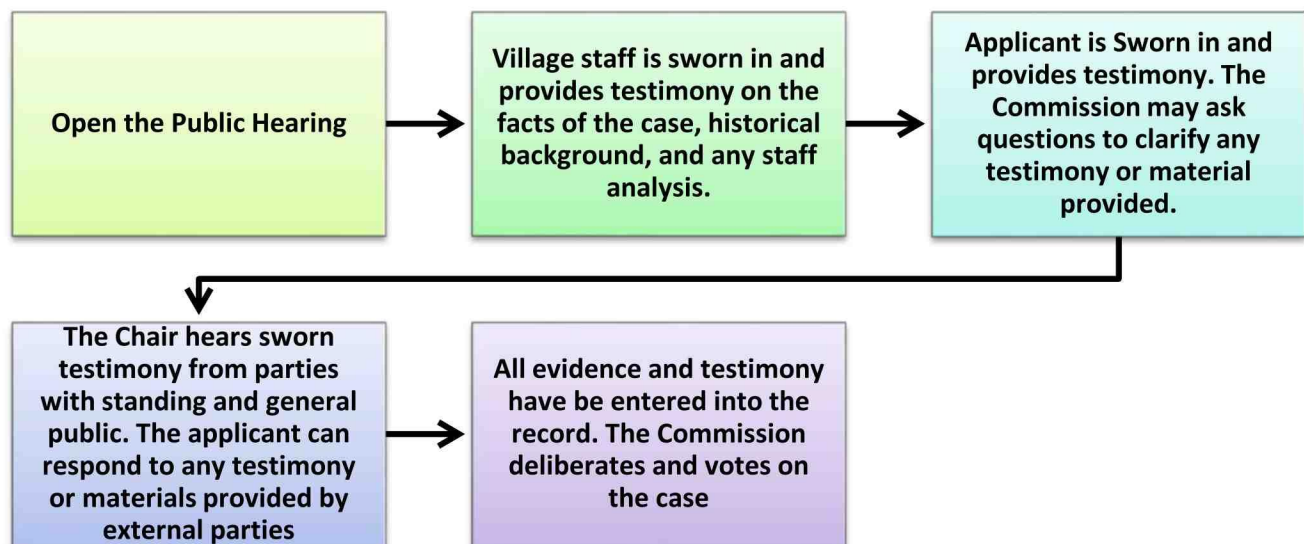
- | | | |
|---|---|--|
|  Subject Property 190 Saville Row |  ADDRESS |  Historic Preservation Overlay |
|  Adjacent Properties 190 Saville Row |  STREETS |  Pinehurst South Business Overlay |

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 reviews 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 may request additional information;
- (2) Continue the public hearing
- (3) Conduct an additional public hearing on the application;
- (4) Grant the requested COA;
- (5) Deny the requested COA;
- (6) 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.

Any approval or denial of the request shall be by resolution, 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 according to the Village of Pinehurst's Historic District Guidelines is considered Major Work. All Major Work **must** be approved by the Commission. The applicant is proposing construction of a new single family residence that will exhibit both craftsman and cottage architecture elements.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

GENERAL GUIDELINES

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.

The proposed new residential structure has elements of different architectural styles featured in the Historic District. The front elevation has elements of craftsman style architecture with the use of the multiple exterior siding material of stone and lap siding. The proposed elevations show a highly pitched roof more associated with a cottage style of architecture. The guidelines recommend a modest or simplistic roofline, however there are rooflines similar to the proposed, scattered throughout the district and specifically in the Linden Clos development. The overall architecture of the proposed structure is similar to other structures in the Historic District.

Materials will be discussed in more detail below. The majority of the exterior material is lap siding, stone, and wood casement windows.

It is difficult to determine whether the proposed scale of the project is compatible with the immediate surrounding Historic District properties because of the undeveloped nature of the majority of adjacent lots. There are existing homes in the Historic District that are of this proposed size.

National Historic Landmark Survey Table for COA 2020-00106				
#*	Address	Year Built	Number of Stories	Square Footage (Moore County GIS)
1	190 Saville Row	NA	2	3,444 square feet
2	105 Muirfield Road	1995	1.5	2,710 square feet
3	103 Muirfield Road	1992	2	2,700 square feet
4	Vacant Land	NA	NA	NA
5	175 Saville Row	NA	NA	NA
6	300 Nottingham Road	2017	NA	3,150 square feet
7	698 Linden Road	1901	NA	4,250 square feet
8	Vacant Land	NA	NA	NA

2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Guidelines herein as appropriate to specific projects.

The new residential structure meets the zoning requirements of the PDO. The proposed structure meets the height restrictions, setback restrictions, impervious surface restrictions, and landscaping requirements. Once a building application has been submitted and the proposed project will be reviewed and approved in accordance the current building code.

WINDOWS AND DOORS

1. Section IV.C.1 - Window and door openings must be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.

The proposed doors and windows appear to be similar to other primary structures in the Pinehurst Historic District. The windows are a combination wood casement style windows and the front door of the home is solid wood.



2. Section IV.C.2- Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.

Based on the elevations the windows will not feature simulated or true divided lights and snap in mutins will not be used.

3. Section IV.C.3 - Glass block windows are not allowed on street-facing elevations.

Glass block windows are not proposed based on the submitted application and elevations.

4. Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is not appropriate on street-facing elevations.

The application does not indicate whether paint, tint, or darkening film will be applied to any street facing elevations.

5. Section IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.

Sliding doors have not been proposed based on the submitted application and elevations.

SHUTTERS

1. Section IV.D.1 - Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.

Shutters have not been proposed based on the submitted application and elevations.

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.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 proposed new construction only includes an attached garage and a rear screened in porch. The garage is front facing and will be visible from the street. The porch will not be visible from the street because of its location in the rear yard

2. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.

The proposed garage is front facing, however does not feature multiple garage doors.



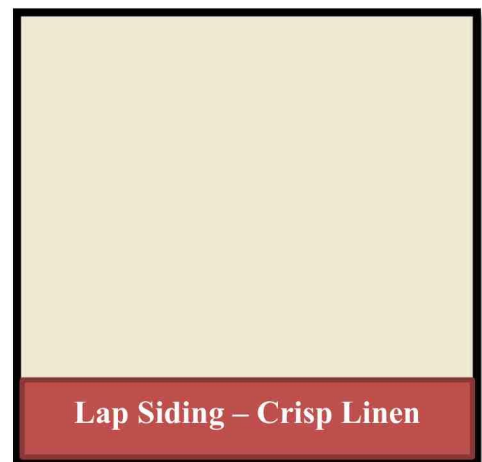
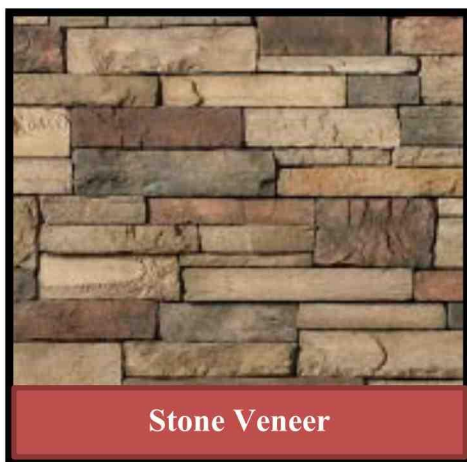
BUILDING MATERIALS

1. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures must be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Sheets of plywood siding
 - c. Vinyl or aluminum siding
 - d. Plastic, sheet metal, or a similar material used as siding or panels
 - e. Any treatment of material that imparts a glossy or reflective finish to the material
 - f. Concrete, cinderblock, or glass block.
 - g. Boxed chimneys

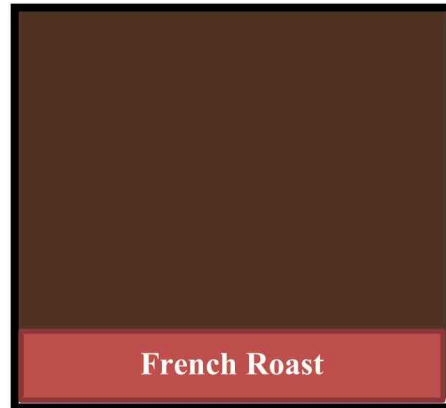
The proposed new construction will utilize a mix of exterior materials that is consistent with Guidelines. The main color of the structure will be crisp linen and the primary trim color will be French Roast (a deep shade of brown), both colors are consistent with the Guidelines.

Each proposed building material will be reviewed below for compliance with the Guidelines and whether it is consistent with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

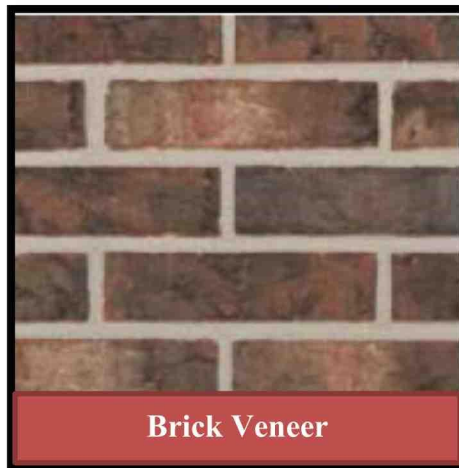
The proposed siding material is Nichiha lap siding (with a cedar texture) and a stone veneer around the front entrance of the home. The Nichiha siding is a fiber cement product. Both materials are compliant with the Guidelines and similar to material utilized on other structures within the Historic District



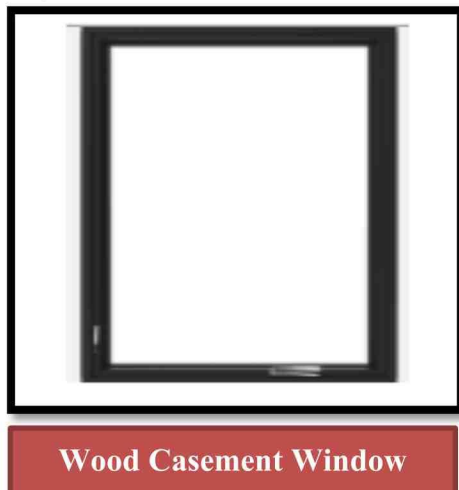
The proposed trim material is MiraTec Trim Boards. MiraTec is a composite wood that combines the authentic woodgrain look with the longevity of an engineered product. The proposed color for the trim is French Roast. MiraTec is compliant with the Guidelines and similar with other trim materials used in the Historic District.



The proposed foundation material is a brick veneer. Brick veneer foundations are compliant with the Guidelines and are common throughout the Historic District.



The proposed windows will be wood, casement windows. Wood windows and casement style windows are compliant with the Guidelines and consistent with other windows in the Historic District. The proposed color of the windows is French Roast.



The proposed garage door is a Wayne and Dalton door. The proposed color for the garage door is Chocolate Brown. Both the material and color is compliant with the Guidelines.



The proposed front door will be wood with a single vertical, glass pane. The material and chosen color of oak are compliant with the Guidelines.



Applicable Recommendations from the Historic District Guidelines:

GENERAL

1. Section IV.B.3 - Color schemes should comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and should be compatible with the architecture of the structure.

A softer color scheme has been proposed that utilizes a base color of Crisp Linen against the muted color of French Roast and Chocolate Brown that act as highlights.

2. Section IV.B.6 - Roof forms should be congruous with the Pinehurst Historic District.

The Guidelines state that well-proportioned roof design with simple lines is preferred and compatible with the Historic District. The proposed roof form, features multiple pitches that could be characterized as complex verses simplistic. However the proposed roof form is similar to other roof forms within the Historic District.

Did You Know? Traditional, turn-of-the-century homes typically had simple, pitched rooflines to minimize leaks. Simpler rooflines contribute to a harmonious streetscape in Pinehurst and are less expensive. DESIGN GOAL The houses to the right have the same floor plan. The one on the far right with multiple pitches may seem more interesting, yet the roofs serve no purpose to support the structure. The house on the left reflects a simple, well-proportioned house that is compatible with the Pinehurst Historic district.		
	Preferred A well-proportioned design with simple lines	Not Recommended A house with overly decorative, complex roof lines

Excerpt from the Historic District Guidelines



Proposed Roof Design

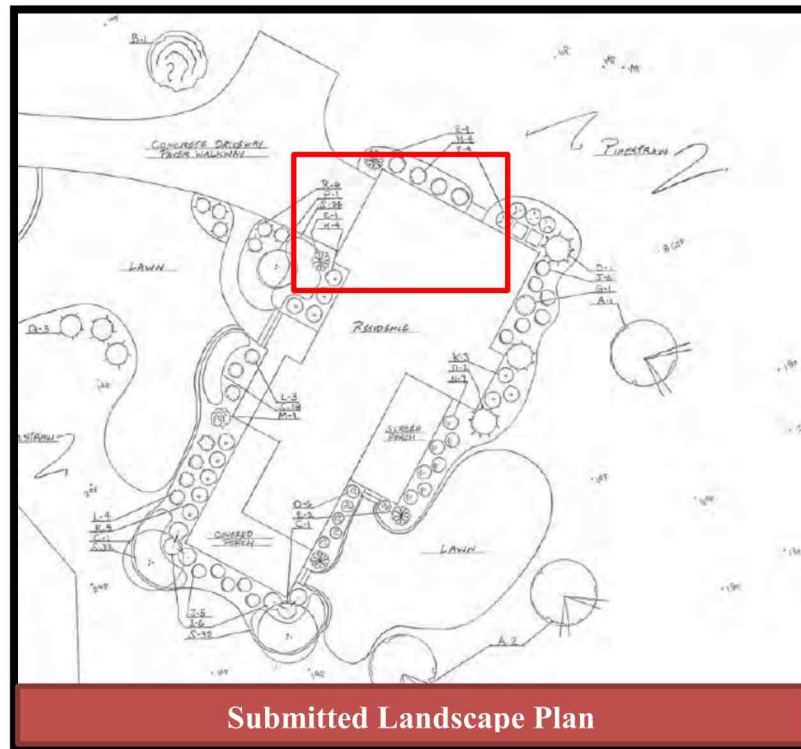
WINDOWS AND DOORS

Guidelines have no recommendations for new construction.

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.4 - Attached garages should not be prominent on the street-facing elevation and should be set behind the front facade of the primary structure. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.

The proposed garage will be positioned on the left side of the home and appears to be either be in line with the plane of the front façade of the primary structure or just slightly setback further into the lot. The garage will be visible from the street,



LANDSCAPING AND VEGETATION

1. Section IV.E.4 - Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

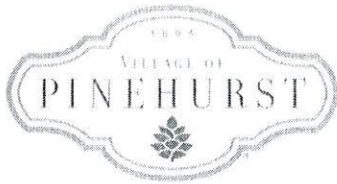
A total of 24 trees are being removed from the site based on the submitted tree survey. 11 of the trees being removed are within the building footprint or located close to the foundation of the building.

2. 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.
 - a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.

It is unclear from the submitted documentation how many mature trees are being removed. Based on the tree survey over 25 trees will remain after clearing the lot for both the driveway and building footprint. Out of the 24 trees being removed, 20 are either within the building or driveway footprint or closely located to the foundation of the home. The proposed tree removal does not appear to unreasonably compromise the tree canopy given the scope of the new construction project.

Staff Recommendation:

From a scale perspective the proposed structure appears to be consistent with other homes in the Historic District and specifically comparable to the scale of homes in the Linden Clos Development. All the proposed building materials and the proposed color scheme are consistent with the guidelines. Based on the elevations and submitted material the windows do not feature divided light, however, this is a recommended design element verses a required standard. The proposed roof is highly pitched, which challenges the Guideline's recommendation of simplistic rooflines. Lastly, the application is proposing to remove multiple trees to accommodate the building footprint, which does not overly impact the historic canopy. Based on the evidence submitted and the reasons listed above staff is recommending approval and believes this proposed new single family home is consistent with Historic District Guidelines.



COA - 2020-00099

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	41 Shaw Rd SW (formerly 60 Blue Rd)
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Jennifer Stoddard (K Drum)	Home Phone #	910-215-9079
Street Address	41 Shaw Rd SW	Mobile Phone #	910-599-4521
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910-295-3344
Email			

Applicant			
Name	Jennifer Stoddard	Other Phone #	910-603-0477
Email	stod1970@gmail.com	Street Address	41 Shaw Rd SW
Mobile Phone #	910-599-4521	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	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	Alteration to previously approved major work. This pertains to a connected guest cottage off the main house, previously approved, with subsequently approved alterations to plan. Alteration involved reduction in the overall size of cottage. Request change to fenestration design on rear elevation of cottage. Not visible from street. Once building was framed, with consultation from designer, contractor, and interior designer, it became clear that construction of a closet for the bedroom was impossible due to fenestrations on 3 walls and space limitations, and construction of a kitchenette was impossible for same reason. Request permission to decrease fenestration to a double french door and a full light entrance door with adjustment to center of guest house.		
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	Total for project: \$500,000.		



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			
Rear Elevation	hardiboard	hardiboard	white
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	☒ 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: _____

Date: _____

7/31/20

Jennifer Stoddard
Whileaway Cottage
41 Shaw Rd SW
Pinehurst, NC 28374

Historic Preservation Commission
Village of Pinehurst
Pinehurst, NC 28374

Dear Members of the HPC:

Enclosed please find an application for alteration of previously approved major work on Whileaway Cottage, accompanied by a check for \$500.00, the approved plan, and a photograph of the alteration.

Unfortunately, it came to our attention at the time of final inspection that the last tweak on the design during construction was not submitted for approval prior to completion of the construction. While this responsibility rests finally with me, after discussion with our team, which included an architect, interior designer, and contractor, we discovered that, ultimately, the ball was dropped.

As you can imagine, on a renovation of this magnitude, unforeseen issues arise during construction, and adjustments are continually being made to account for the unexpected. Most of these issues are of no consequence in terms of exterior design.

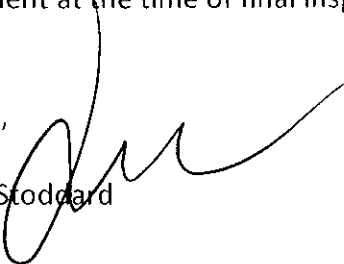
With this project, after initial approval, we came to think the guest cottage was too large and was distracting from the main house. For this reason, we redesigned it on a smaller footprint, and these changes were approved. While the overall length of the cottage was changed, the rear elevation fenestrations remained the same.

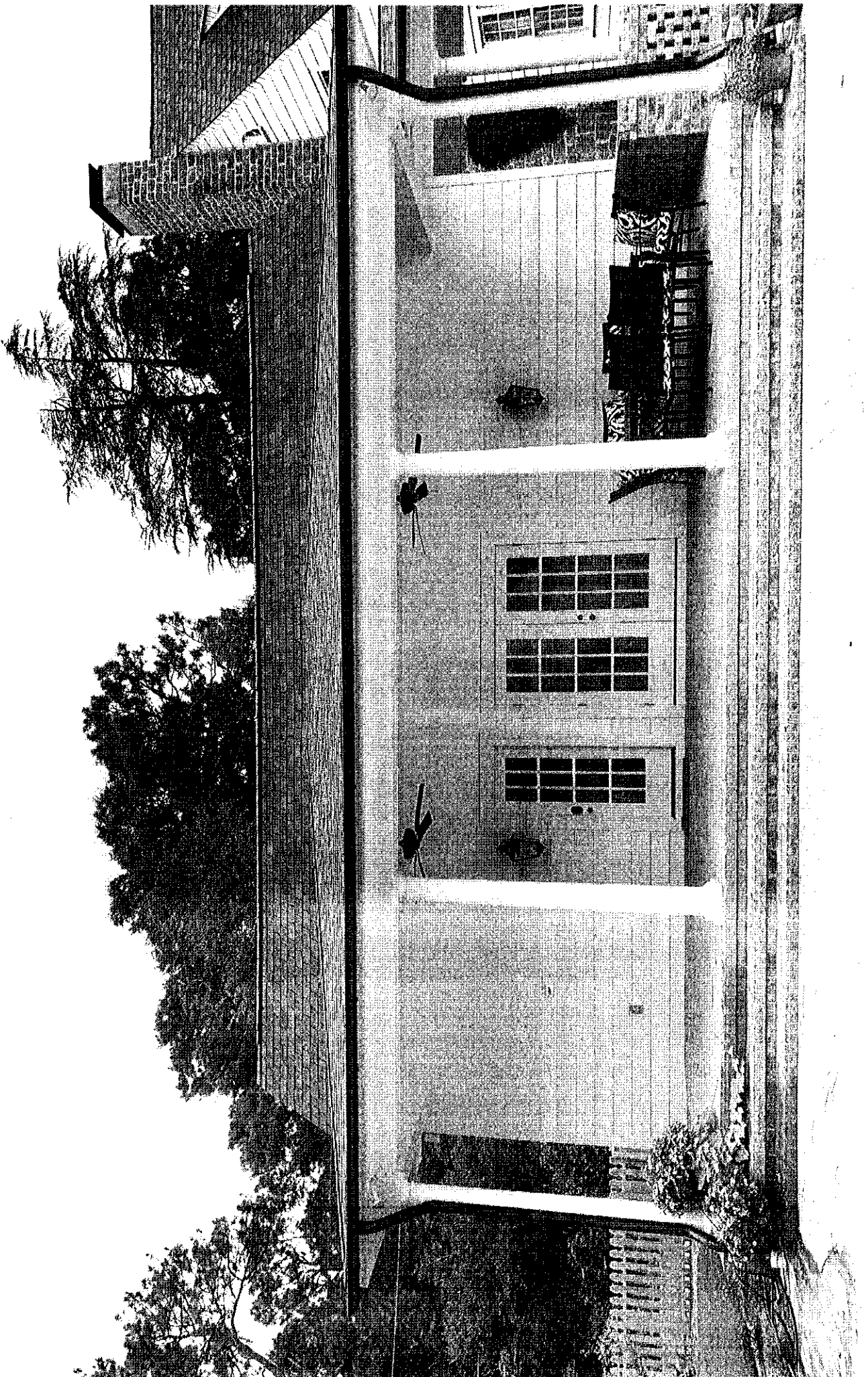
However, after it was framed out, it became clear to the team that there would be no bedroom closet or kitchenette with the amount of fenestrations we had. In order to maintain the front and side elevations' appearances, the fenestrations on the rear elevation were minimally reduced and their locations adjusted to allow for a closet and for cabinetry. This change was not submitted for HPC approval due to human error.

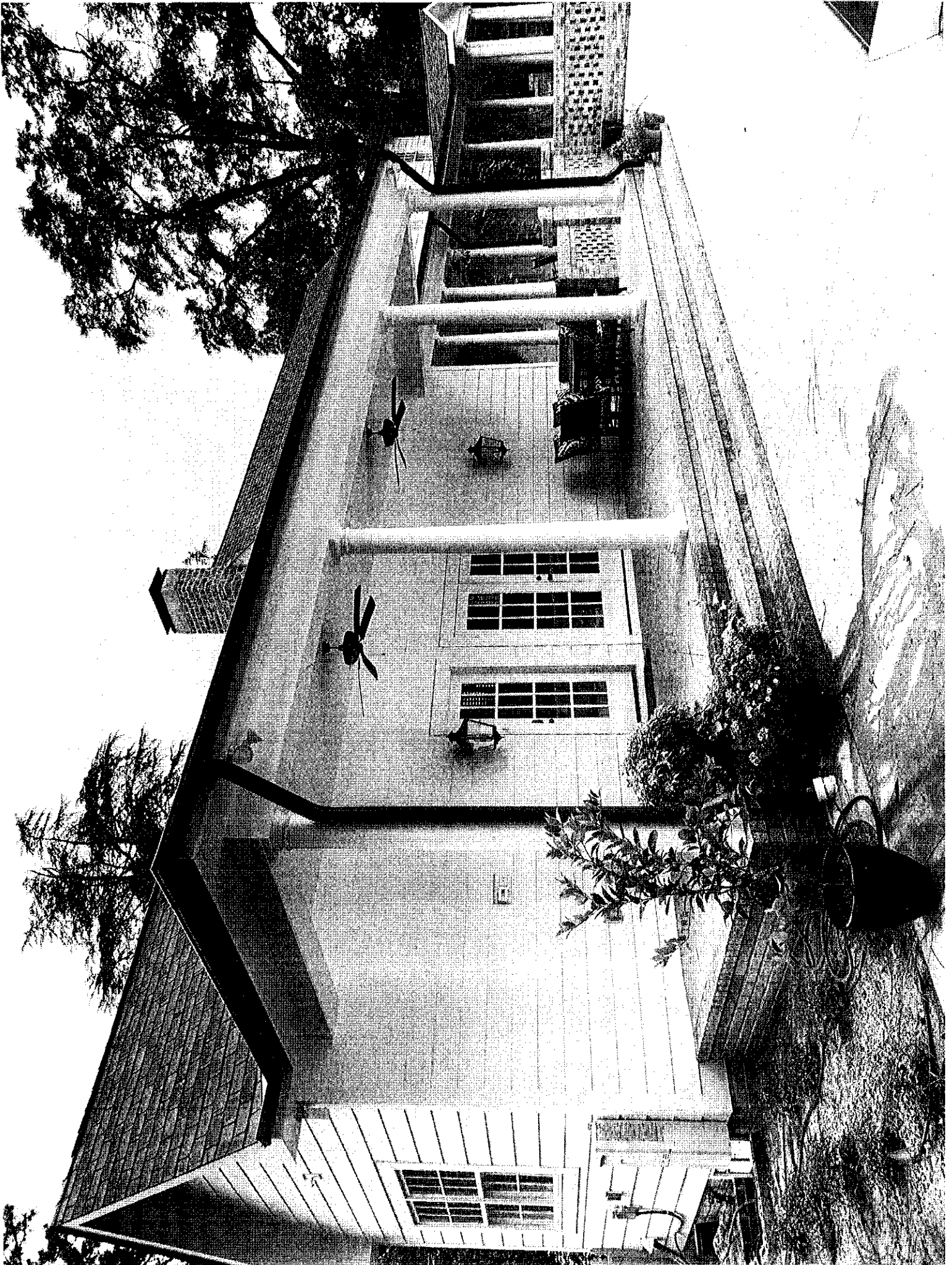
I do hope you will be merciful and know that this was an oversight in the midst of many moving parts and many members of the construction team, and that we are mortified to find ourselves in this predicament at the time of final inspection. We sincerely apologize for this post hoc application.

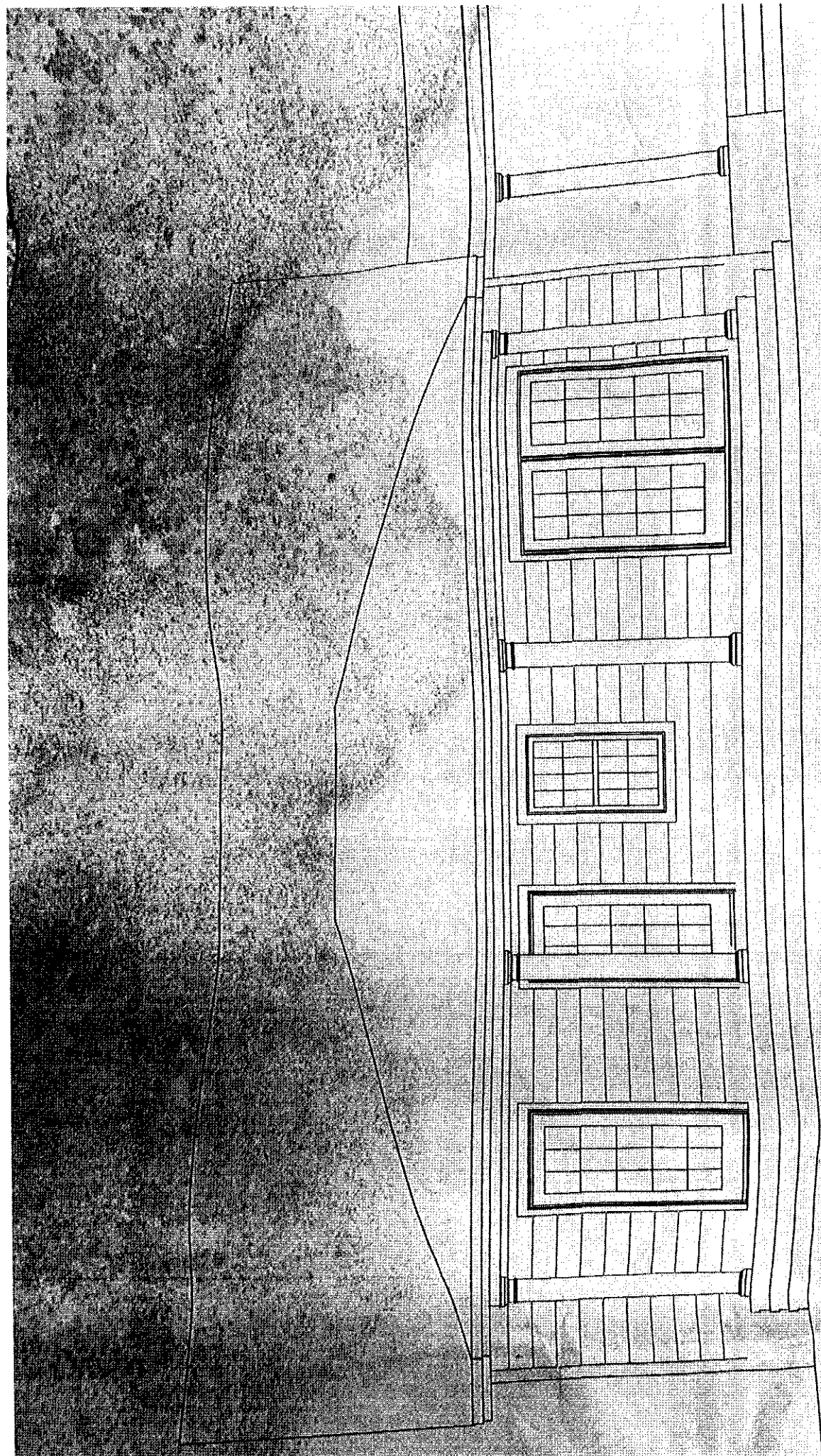
Sincerely,

Jennifer Stoddard









1 SOUTH ELEVATION

A4 SCALE: $\frac{1}{4}" = 1'-0"$

Plan Elevation
4/1/20



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: August 20, 2020
Subject: Major COA Request for 41 Shaw Road (COA-2020-00099)

Applicant:	Jennifer Stoddard
Owners:	Jennifer Stoddard and Kevin Drum
Professional:	Jeremy Strickland
Property Location:	41 Shaw Road (60 Blue Road)
Zoning:	R-20 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855210354455

Request and Background:

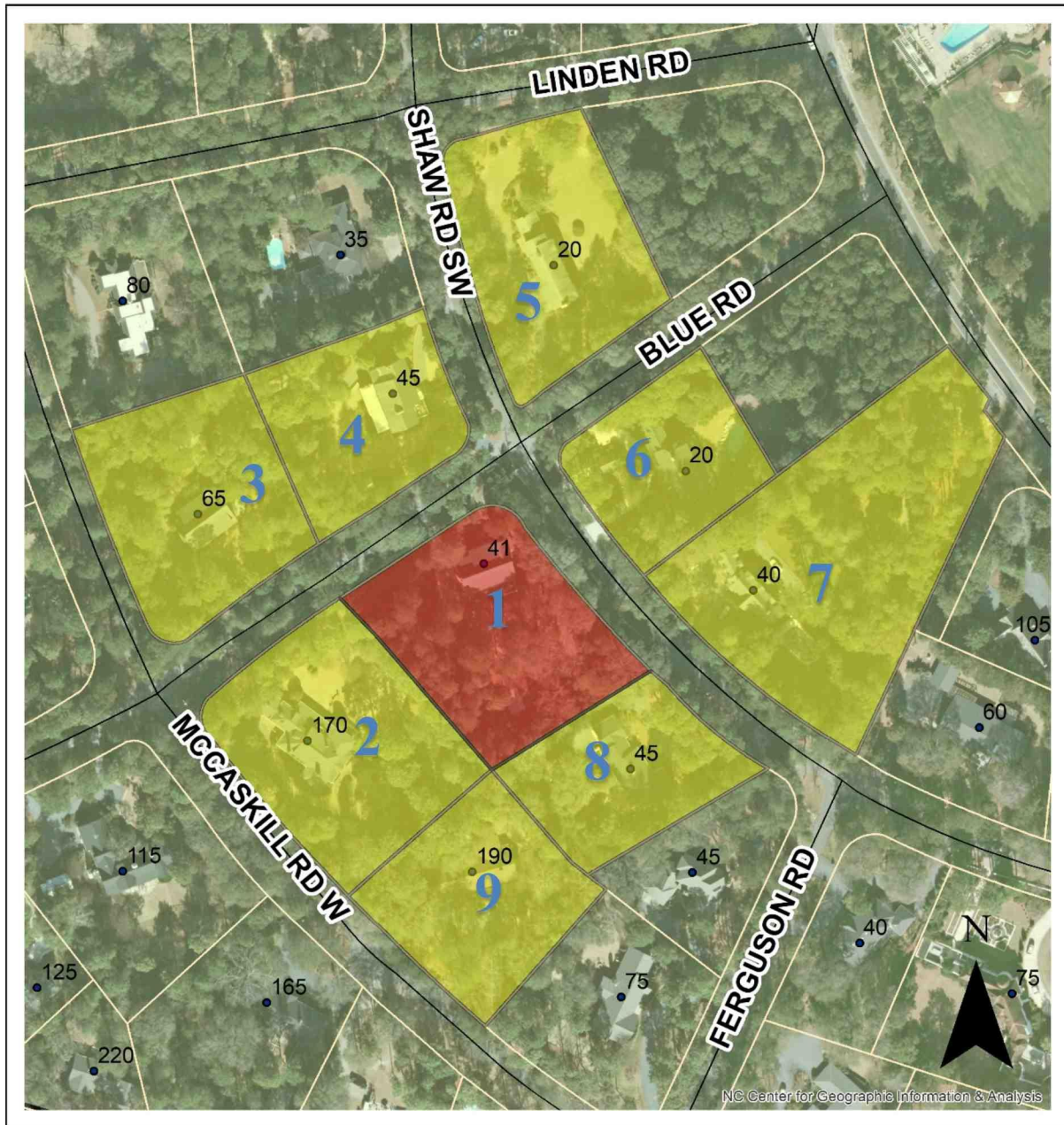
Jennifer Stoddard is requesting a Certificate of Appropriateness for a change to a previously approved Major COA within the Pinehurst Historic District at 41 Shaw Road (60 Blue Road). The modification was the result of a choice to decrease the size of the guest house, which resulted in a change to the window layout on the rear façade. The property can be further identified in Moore County Tax Registry by Moore County PIN Number #855210354455. The property owners are Jennifer Stoddard and Kevin Drum and the applicant is Jennifer Stoddard.

41 Shaw Road (60 Blue Road) has previously been granted three Major COAs. In 2017, 60 Blue Road (41 Shaw Road) was approved for the addition of period appropriate portico, a new front door, addition of an awning above a side entry, an addition of a pergola to the rear patio, and repainting of the exterior siding, trim, and gutters. In 2018, 60 Blue Road (41 Shaw Road) was approved for the demolition of a detached garage. In 2018, 60 Blue Road (41 Shaw Road) was approved for the addition of a front porch, new guest cottage, new three car garage, new in-ground pool, and the reconfiguration of the driveway and walkways. 41 Shaw Road (60 Blue Road) has also received two additional minor COAs for repainting the exterior of the structure (2006) and removal of trees along the street front (2017).

According to the National Historic Landmark Survey, the primary structure at 41 Shaw Road is listed as a contributing structure. Some of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table below includes the brief histories of each adjacent property from the 1996 Landmark Survey and the notification map on the following page.

National Historic Landmark Survey Table for COA 2020-00099				
#*	Address	Year Built	Contributing	Structure History
1	41 Shaw Road	1917	Yes	This one-and-a-half-story frame house of asymmetrical design has a multi-gabled roof, gable-end stone chimneys, sash windows, and no clearly identifiable facade
2	170 McCaskill Road	1918	Yes	The Mayflower is a two-story Colonial Revival dwelling with a broad gable roof, a shed dormer across the facade, and a large stone chimney on the west gable end. It is covered with aluminum siding.
3	65 Blue Road	1901	No	Not listed in the National Historic Landmark Survey
4	45 Blue Road	1930	Yes	Mr. and Mrs. Charles H. Pray of Manchester, Vermont, were the original owners of this massive two-story brick Colonial Revival house. The house has a gabled slate roof with gable-end chimneys, a dentil cornice, a five-bay facade with a classical entrance porch, an offset south wing which continues the design of the main block and sash windows with keystone lintels on the first story and pine tree shutters.
5	20 Shaw Road	1917	Yes	Malcolm B. Johnson (1862-1920), lawyer and business magnate of Cleveland was the original owner of this large two-story frame house. The expansive Colonial Revival house has a gable roof, a central bay window over the Shaw Road entrance, and a one-story wing. The original one-story porch on the south side of the facade has been enclosed.
6	20 Blue Road	NA	No	Not listed in the National Historic Landmark Survey
7	40 Shaw Road	1999	No	Not listed in the National Historic Landmark Survey
8	45 Shaw Road	1962	No	Not listed in the National Historic Landmark Survey
9	190 McCaskill Road	1980	No	Not listed in the National Historic Landmark Survey
*The numbers refer to the location of each property on the following notification map				

41 Shaw Road Major COA Request



Legend

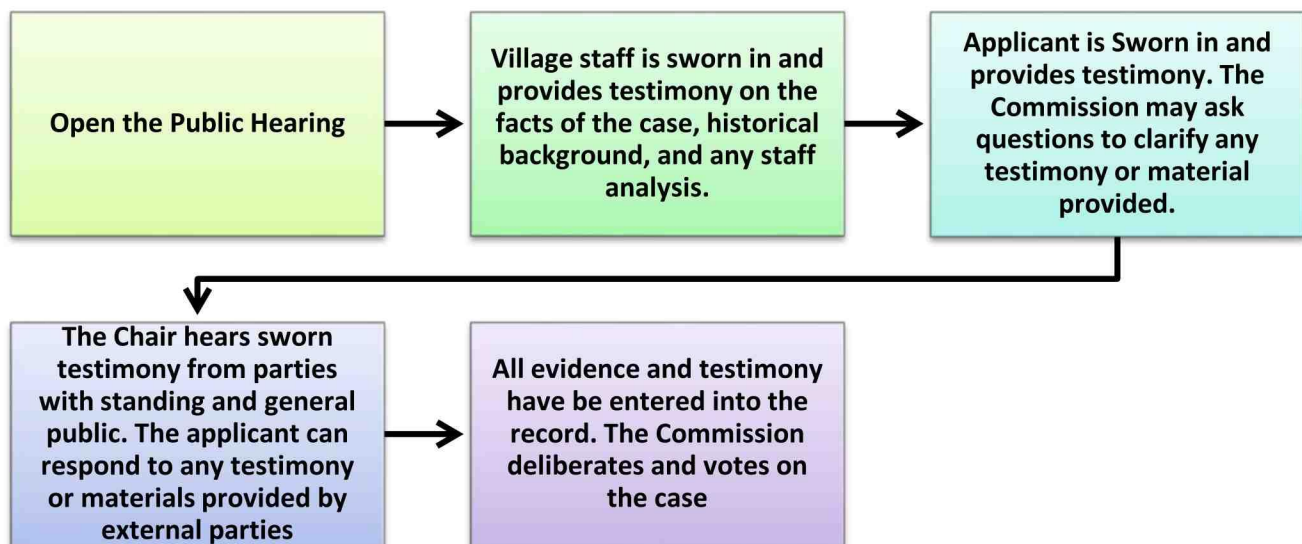
- | | | |
|---|---|---|
|  Subject Property 41 Shaw Road |  ADDRESS |  Historic Preservation Overlay |
|  Adjacent Properties Notified 41 Shaw Road |  STREETS |  Pinehurst South Business Overlay |

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) Have the authority to subpoena witnesses and may request additional information;
- (2) Continue the public hearing on the requested COA;
- (3) Conduct an additional public hearing on the application;
- (4) Grant the requested 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 request 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 modifications were made to a previously approved COA that would be considered Major Work. The modification resulted in changes to the window and door arrangement of the rear elevation of the guest cottage and according to the historical district Guidelines the addition or removal of a window(s) or door(s) is considered Major Work.

The original approval for the guest cottage was granted in 2018. The applicant's received approval in April 2019 to reduce the size of the guest Cottage from 41'4" to 33'6" and approval to modify the rear window and door opening layout. Between the April approval and final inspection a decision was made during construction, per the applicant's letter to the Commission, to modify the window door layout to accommodate the desired floor plan. Staff notified the property owners that the change was never communicated to staff and that a Major COA would be required to come into compliance.

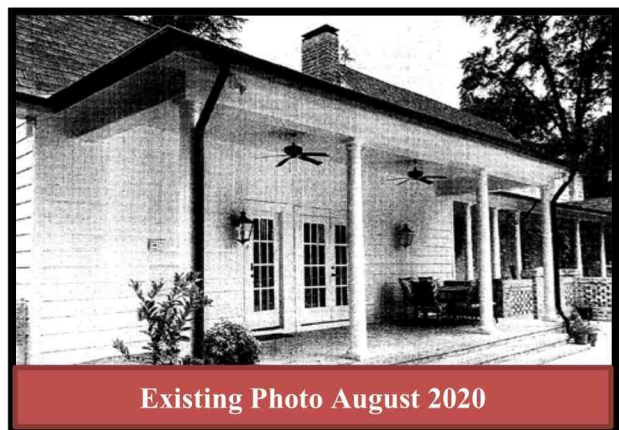
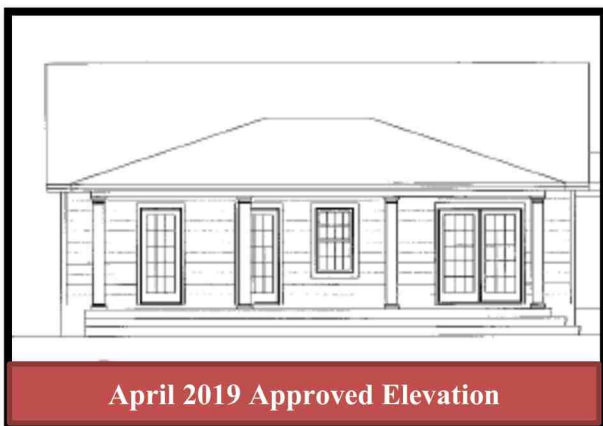
All Major Work **must** be approved by the Commission. The Commission must determine if the modifications are congruous with the Pinehurst Historic District and compatible with the previously approved COA. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

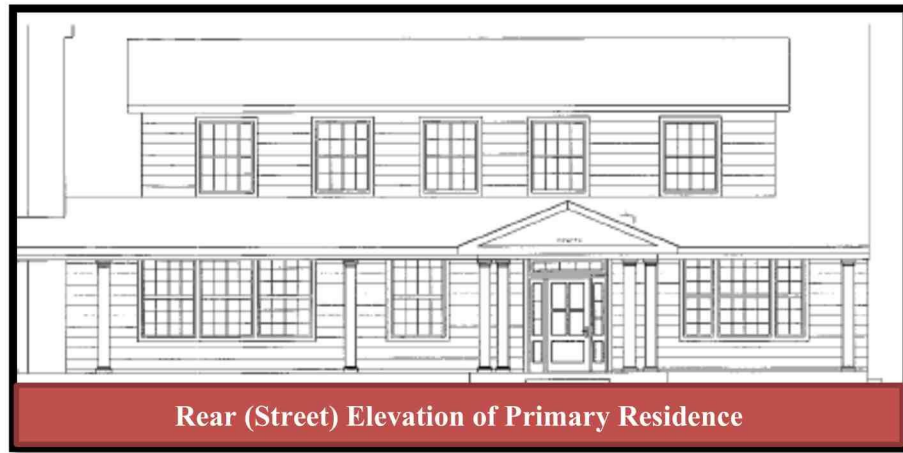
EXTERIOR WALL AND TRIM

1. 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.

When comparing the two designs shown above the 2020 design appears to be more balanced than the 2019 design. The 2020 design shows three doors centrally located and framed by two porch columns. The 2019 design appears to be less balanced, as a result of irregular spacing between openings and that spacing had a negative effect in one of the doors being visually obscured by a column.



The 2020 design for the guest cottage appears to be more architecturally compatible with the primary residence because the primary residence elevation show even spacing between openings and none of the porch columns obscure any of the fenestration. In addition to being more architecturally compatible, the 2020 design would also appear to still be congruous with other guest cottages and pool houses within the Historic District.



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 April 2019 approved plans illustrated one window and four glass doors on the rear façade of the guest cottage. The 2020 photo of the guest cottage shows no windows and three glass doors on the rear façade. The fenestration was reduced by one window and one door and the arrangement of the door layout was alter from what was approved. The change in number of openings does not compromise the architectural character of the structure. The changes occurred on the rear elevation and because of the topography and landscaping of the lot, these changes are difficult to see from the street. The front façade (streetscape) maintained a high volume of fenestration and the structure remains congruous with other accessory dwellings within the Historic District.



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

There are no glass block windows on the structure.

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

The doors do not have painted, tinted, or filmed glass.

4. Section III.C.1.13 - Sliding doors are not permitted on street-facing elevations.

A sliding glass door is not featured on the structure

Applicable Recommendations from the Historic District Guidelines:

WINDOWS AND DOORS

1. Section III.C.10 - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

The doors featured on the rear façade of the guest cottage are not easily visible, however they are similar in proportion, shape, positioning, location, size, and material with the existing primary residence.

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 doors on the guest cottage are similar to doors on the primary structure.

Staff Recommendation

Based on the documentation submitted and after reviewing the relevant standards, this project as proposed is in conformance with the current Historic District Guidelines. A decrease in fenestration typically is not seen as a positive, however in this case the decrease balances out the design and the guest cottage becomes more compatible with the architecture of the primary residence.

The changes to the guest cottage occurred on the rear elevation and are not easily visible from the street. The guest cottage with the changes, still maintains the New England cottage style architecture through the pitch of the roof, lap siding, brick chimney, and the street elevation's steep gable above the entry and casement windows featuring shutters. The structure as a whole could be considered congruous with the Historic District.

Staff believes this request is in conformity with the Guidelines and recommends approval of this modification to a previously approved COA.



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-000099 41 Shaw Road (60 Blue 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
41 Shaw Road (60 Blue Road)

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 41 Shaw Road (60 Blue Road):

The following conditions apply to approval of the Certificate of Appropriateness for 41 Shaw Road (60 Blue Road):

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 41 Shaw Road (60 Blue Road) based on the following:



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-000098 55 Shaw 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
55 Shaw Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 55 Shaw Road:

The following conditions apply to approval of the Certificate of Appropriateness for 55 Shaw Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 55 Shaw Road based on the following:



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-000105 105 Graham 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
105 Graham Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 105 Graham Road:

The following conditions apply to approval of the Certificate of Appropriateness for 105 Graham Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 105 Graham Road based on the following:



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: August 20, 2020
Subject: Major COA Request for 105 Graham Road (COA-2020-000105)

Applicant:	Kraig Decker
Owners:	Kraig Decker and Onyinyechi Agbara
Professional:	TBD
Property Location:	105 Graham Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855200883244

Request and Background:

Kraig Decker is requesting a Certificate of Appropriateness for an exterior modification to a structure within the Historic District at 105 Graham Road. The proposed modification for the installation of solar panels on the rear roofline. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855200883244. The property owners are Kraig Decker and Onyinyechi Agbara the applicant is Kraig Decker.

In 2019, a Major COA was granted for the construction of a new single family home in March of 2019. 105 Graham has also been granted two Minor COAs, the first for modification of a driveway layout (2019) and the second was for minor architectural changes to a previously approved Major COA and addition of driveway columns (2020).

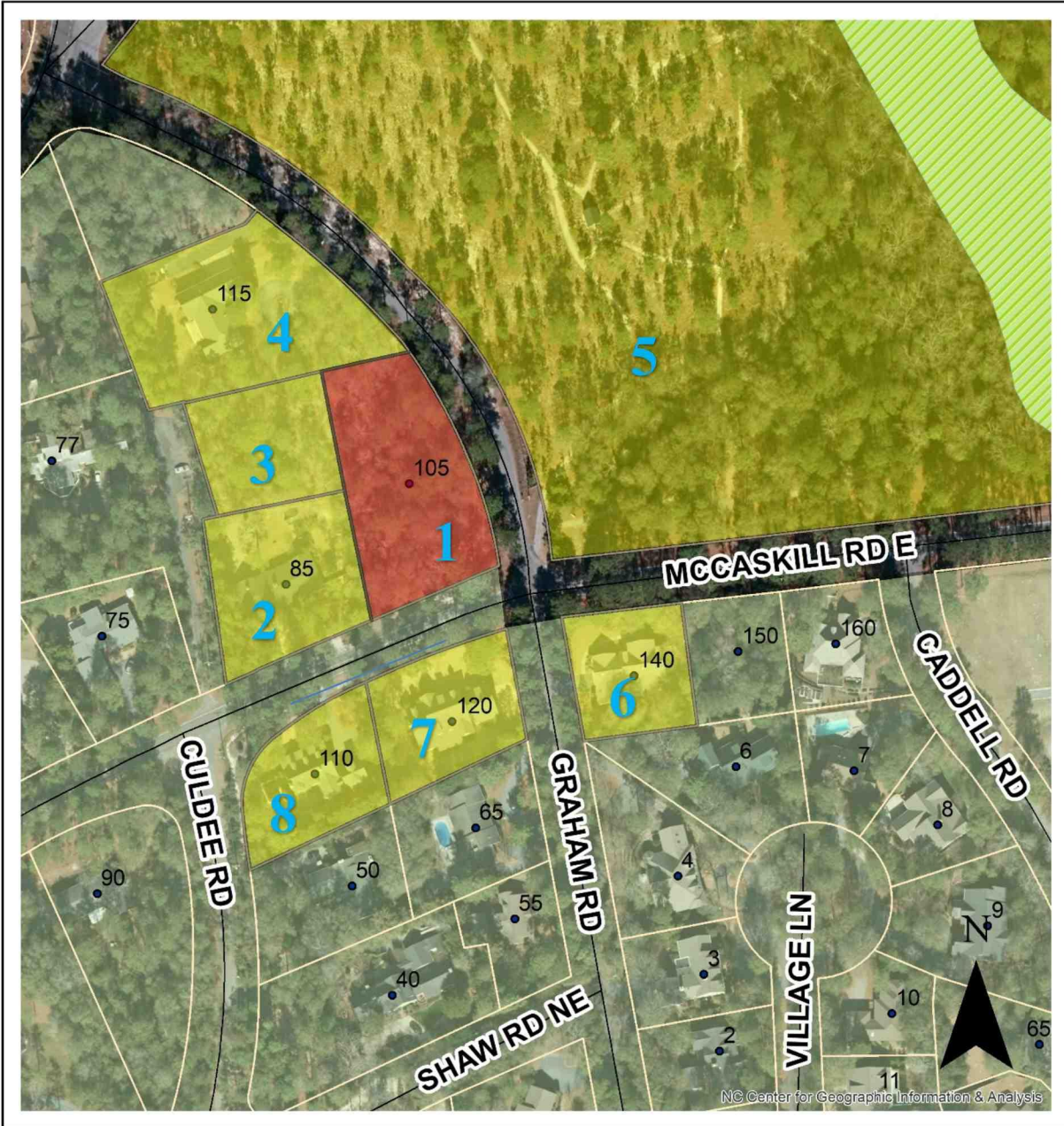
The primary structure at 105 Graham Road is under construction and will not be considered a contributing structure when completed. None of the adjacent properties within the public hearing notification area, are listed as contributing structures. The table and notification map on the following pages provides a brief history of each structure and illustrates, which properties where notified.

National Historic Landmark Survey Table for COA 2020-000105

#*	Address	Year Built	Contributing	Structure History
1	105 Graham Road	NA	No	New Single Family under construction
2	80 McCaskill Road East	1967	No	Not listed within the 1996 National Historic Landmark Survey
3	Vacant Land	NA	No	Vacant Land
4	115 Graham Road	1999	No	Not listed within the 1996 National Historic Landmark Survey
5	Arboretum (VOP property)	NA	No	Outside the Historic District
6	140 McCaskill Road East	1999	No	Not listed within the 1996 National Historic Landmark Survey
7	120 McCaskill Road East	2003	No	Not listed within the 1996 National Historic Landmark Survey
8	110 McCaskill Road East	1997	No	Not listed within the 1996 National Historic Landmark Survey

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

105 Graham Road Major COA Request



Legend

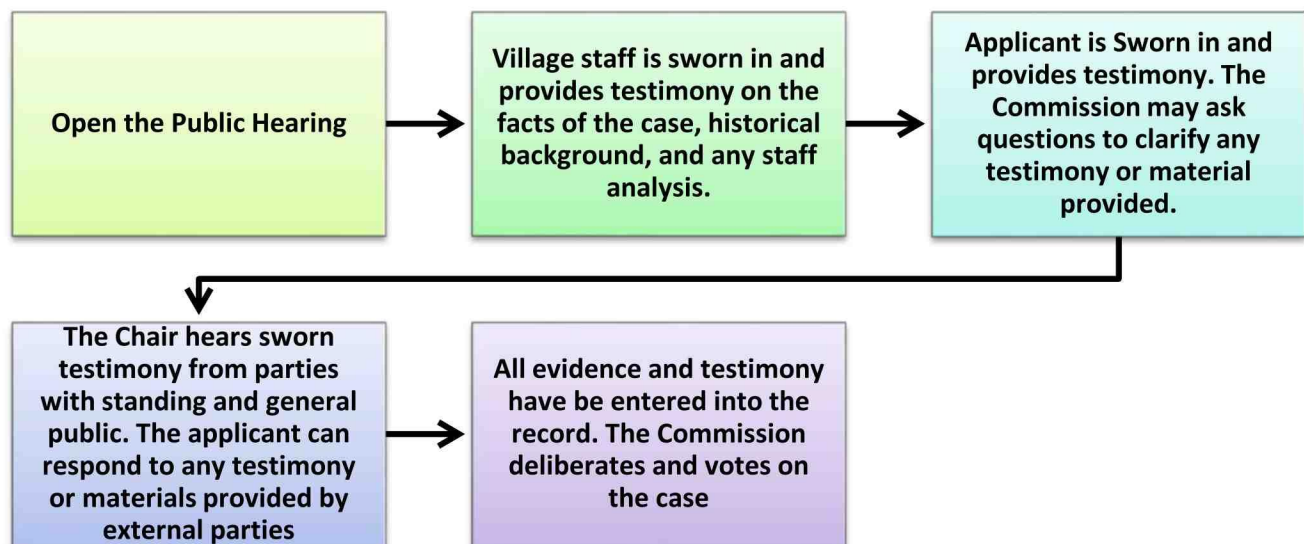
- | | | |
|--|---|---|
|  Subject Property 105 Graham Road |  ADDRESS |  Historic Preservation Overlay |
|  Adjacent Properties Notified 105 Graham Road |  STREETS |  Pinehurst South Business Overlay |

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 open up the public hearing to 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 Board 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) Have the authority to subpoena witnesses and may request additional information;
- (2) Continue the public hearing on the requested COA;
- (3) Conduct an additional public hearing on the application;
- (4) Grant the requested 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 request COA.

Any approval or denial of the request shall be by resolution, 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

According to the Historic District Guidelines, a Minor COA can be issued for the addition of solar panels, if the panels are not visible from the street. This request is before the Commission because the subject property fronts two streets and a portion of the rear roofline is visible from the street. Because a portion of the rear roofline is visible from the street and the solar panels were proposed to be located on the rear roofline, staff was unable to issue a Minor COA.

The applicant is proposing to add multiple solar panels to the rear roofline of 105 Graham Road. A solar plan layout has been submitted, to illustrate where the solar panels will be located and to satisfy the site plan requirement. A landscape plan has been submitted, to illustrate intent to add plantings along McCaskill in order to screen the solar panels from public view. In addition to required material, the applicant has submitted additional evidence of other homes in the Historic District with solar panels and evidence of existing solar panels visible from the street. A complete application has been submitted.

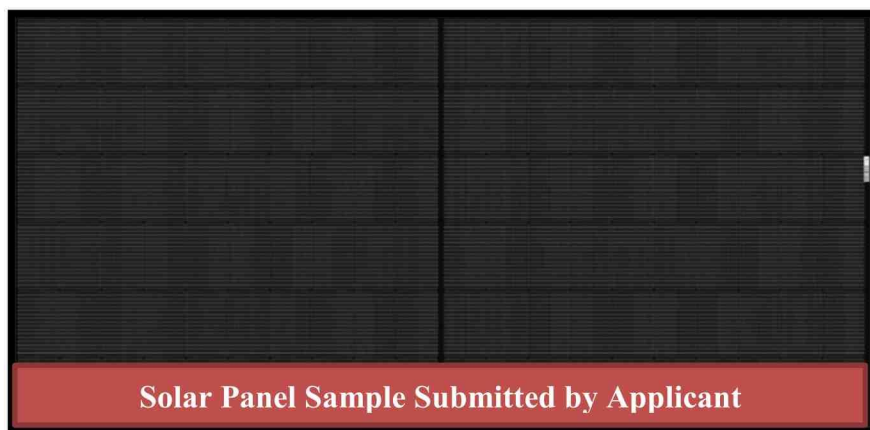
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

ROOF

1. Section III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.

The addition of solar panels to the roof would alter the current configuration and architectural style of the roof. However, the proposed solar panels are to be black. The black color selection will mitigate the effects of adding solar panels because they will blend into the existing asphalt shingles, which will help camouflage the panels and increase the compatibility with the existing architecture style.



If approved this would not be the first home in the Historic District to have solar panels. The applicant has provided examples of other historic homes with solar panels, in their application package.

Applicable Recommendations from the Historic District Guidelines:

ROOF

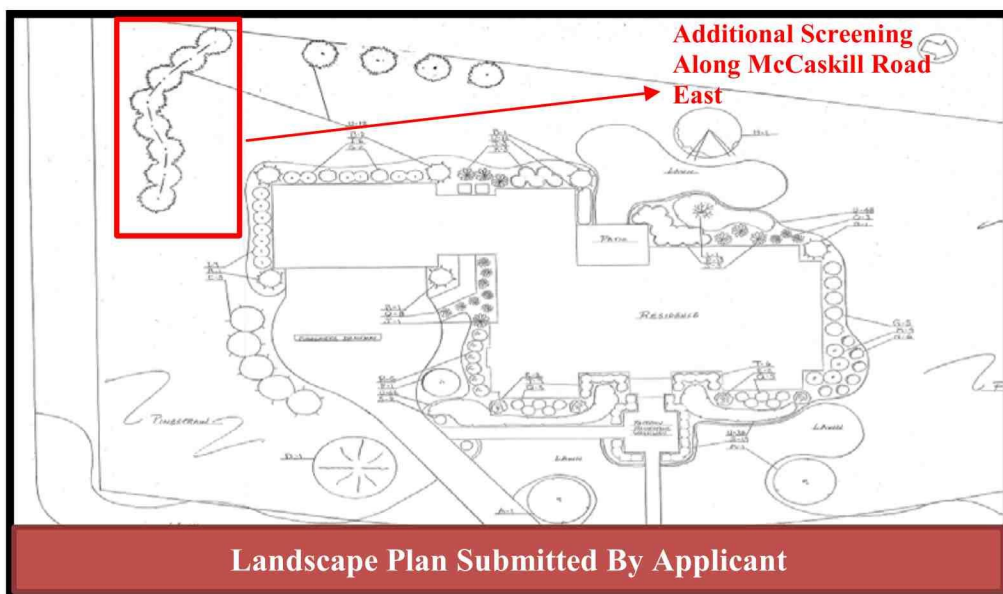
1. Section III.A.10 - Roof ventilators, solar attic fans and solar panels should be located as inconspicuously as possible.

Given the orientation of the structure and need to balance aesthetics with effective energy production, the applicant has proposed a solar panel configuration that locates the solar panels as inconspicuously as possible. All of the panels have been located on the rear roofline and in all probability only the garage roofline would be visible from the street, without screening.



2. Section III.J.6 - Solar panels should be installed in a manner that screens or camouflages their appearance as much as possible and should not be visible from the street.

The applicant selected a dark colored solar panel to camouflage the panels and submitted a landscape/screening plan that would further mitigate the possibility of the solar panels being visible from the street.



Staff Recommendation:

The applicant has submitted documentation that illustrates the intent to meet the standards established by the Historic District Guidelines for solar panels. The applicant has attempted to conceal the panels as much as possible with both the selection of dark paneling and the submission of a landscape plan that call for additional plantings along McCaskill, which would provide additional screening from the street view. Based on the submitted documentation, staff recommends approval of the request for solar panels.



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	
City, State, Zip Code	105 GRAHAM ROADPINEHURST, NC 2837400013990
Parcel ID #	

Owner Information			
Name	KRAIG DECKERDR. ONYINYE	Home Phone #	
Street Address		Mobile Phone #	717-439-0599313-443-9
City, State, Zip Code	240 HOLLY PINES DRIVEPIN	Business Phone #	
Email			

Applicant			
Name	OWNERS (ABOVE)	Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	



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

General Information

Description of Changes to the Structure	* Add solar panels to rear roof areas - (see 3D illustration)* Plant trees (p		
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	N/A		



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:			

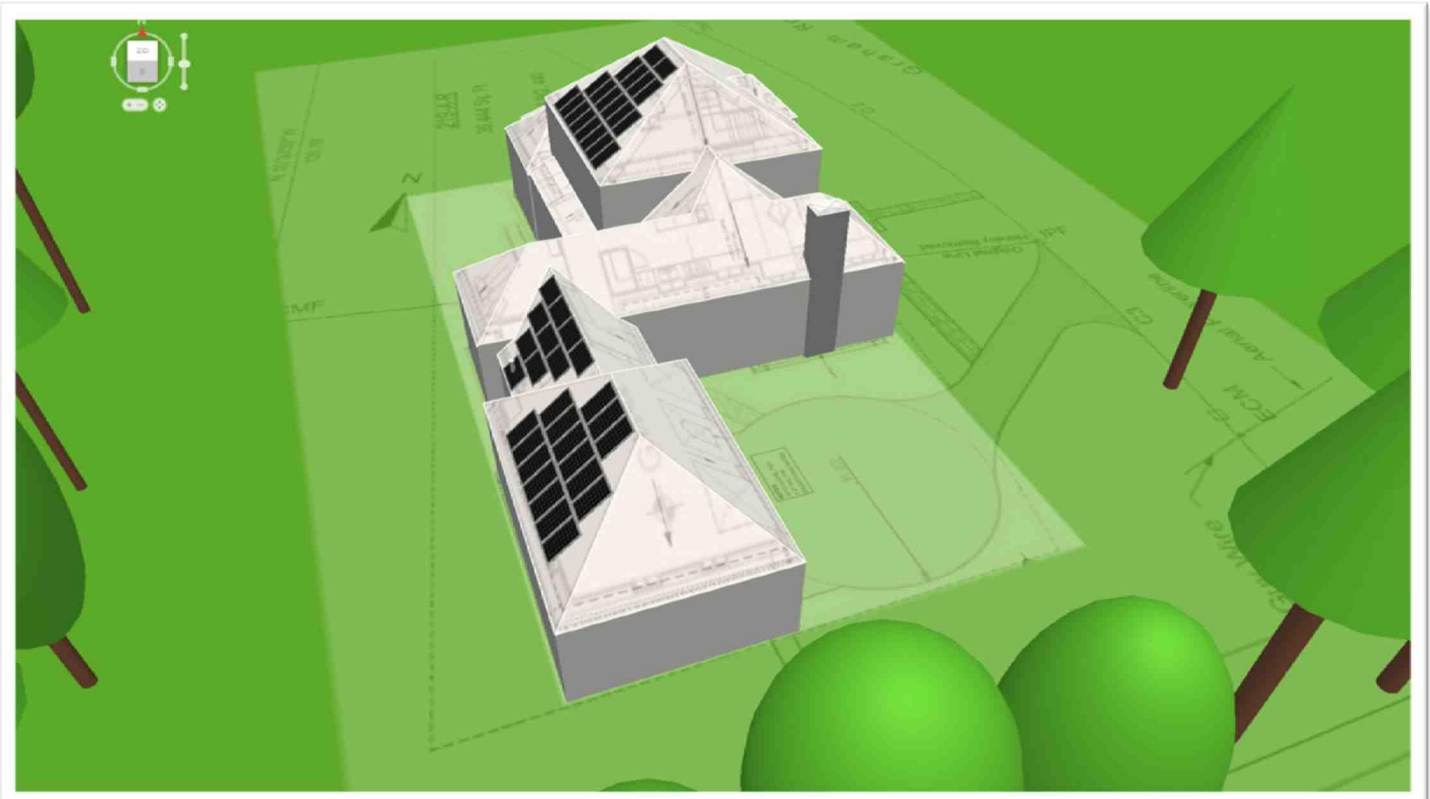
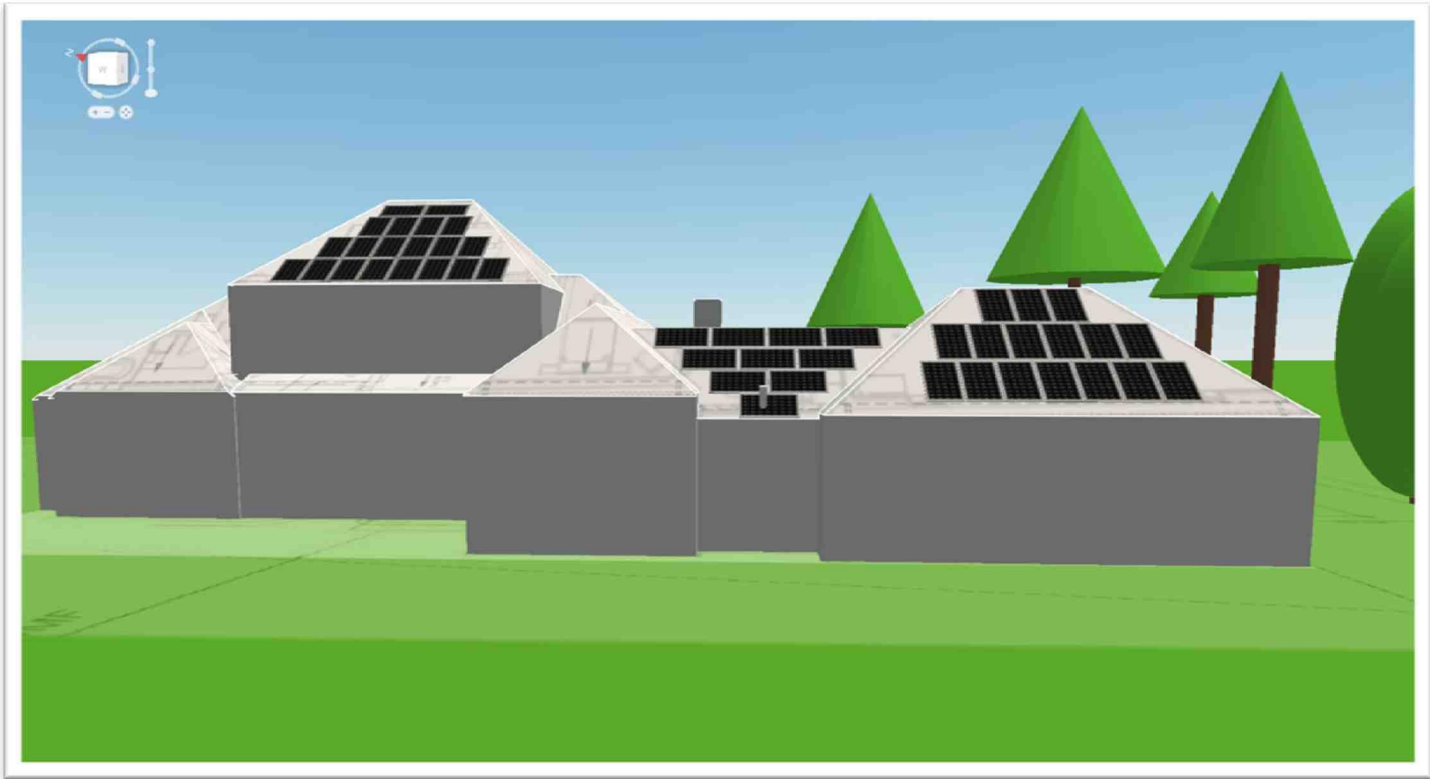
Required	Solar	n/a	REC Alpha Blk Panel	Near Mattle
☐ Site Plan				
☐ Floor Plan				

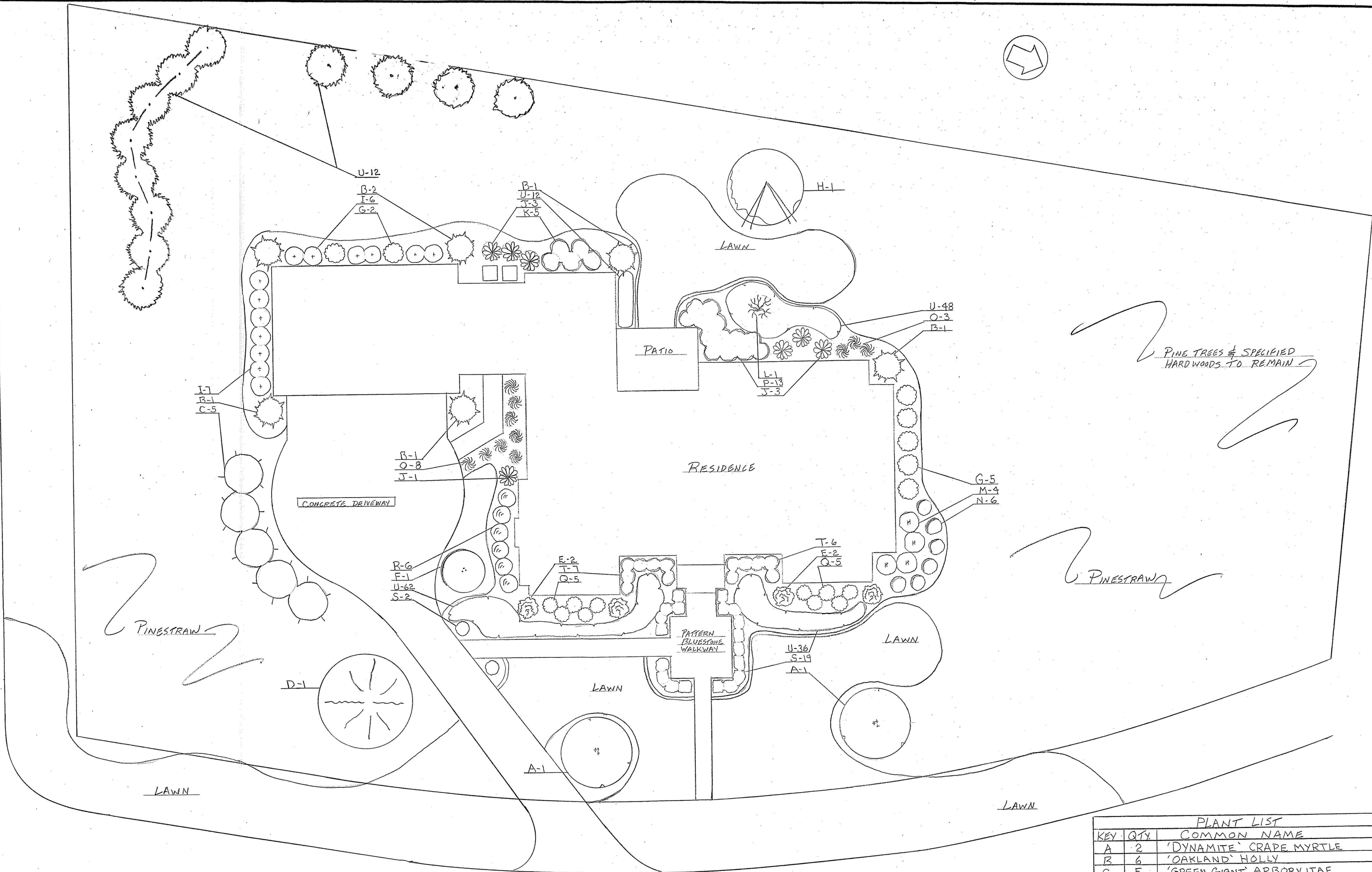
Certification

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: **Kraig Deck**

Date: **August 6, 2020**





SCREEN TREES FOR SOLAR PANELS

KEY	QTY	COMMON NAME	SIZE
U	12	GREEN GIANT ARBORVITAE (8' Spd @ Base)	14-15'

PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	2	'DYNAMITE' GRAPE MYRTLE	7-8'
B	6	'OAKLAND' HOLLY	5-6'
C	5	'GREEN GIANT' ARBORVITAE	6-7'
D	1	'YOSHINO' CHERRY	8-9'
E	4	'EMERALD GREEN' ARBORVITAE	6-7'
F	1	'RISING SUN' REDBUD	6-7'
G	7	'DARKEIRE' LOROPETALUM	7 GAL.
H	1	'HYPERION' DOGWOOD	8-9'
I	13	'HOOGANDORN' HOLLY	7 GAL.
J	7	'INSPIRATION' SASANGUA CAMELLIA	7 GAL.
K	5	'AUTUMN TWIST' ENCORE AZALEA	3 GAL.
L	1	'TAMAKEYUMA' CUTLEAF MAPLE	7 GAL.
M	4	'PENNY MAC' HYDRANGEA	7 GAL.
N	6	'MRS. SCHILLERS DELIGHT' VIBURNUM	3 GAL.
O	11	'LEMON LIME' NANDINA	3 GAL.
P	13	'AUTUMN SUNBURST' ENCORE AZALEA	3 GAL.
Q	10	'CERISE CHARM' LOROPETALUM	5 GAL.
R	6	'KALEIDSCOPE' ABELIA	5 GAL.
S	21	'BABY GEM' BOXWOOD	5 GAL.
T	13	'AUTUMN FIRE' ENCORE AZALEA	3 GAL.
U	158	'ROYAL PURPLE' LIRIOPE	4" pot

DECKER - AGBARA RESIDENCE
GRAHAM ROAD LOT 219-A-R
PINEHURST N. C.

REVISIONS

NO.	DATE	DESCRIPTION
1	8-3-2020	
2	8	
3	9	
4	10	
5	11	
6	12	
7	13	
8	14	

SCALE: 1"=10'

DATE: 10-24-2019

DRAWN BY: RLAD

PAGE NO:

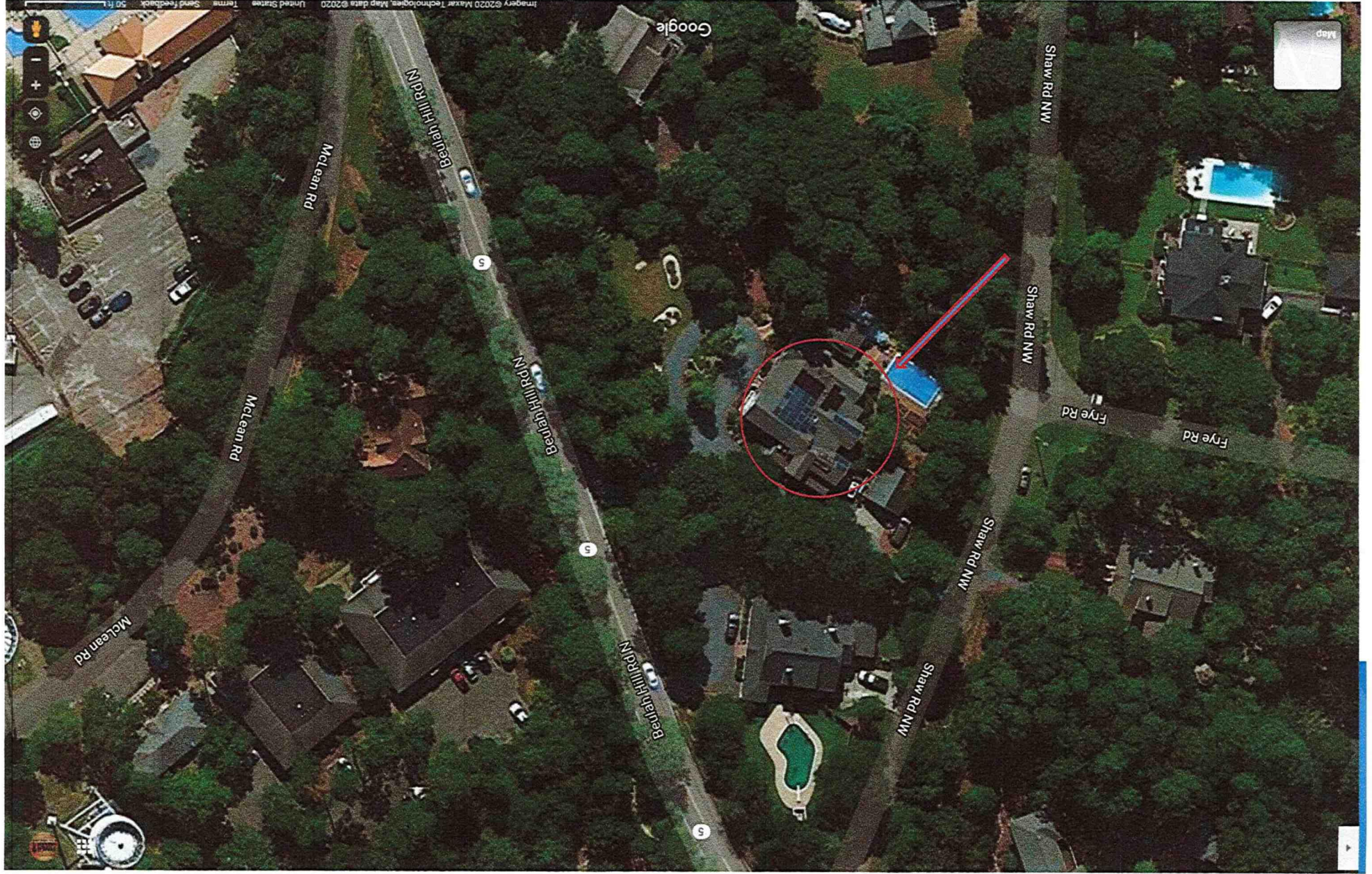


EXHIBIT E



SOLAR PANELS VISIBLE FROM THE STREET (SHAW & FRYE ROAD)

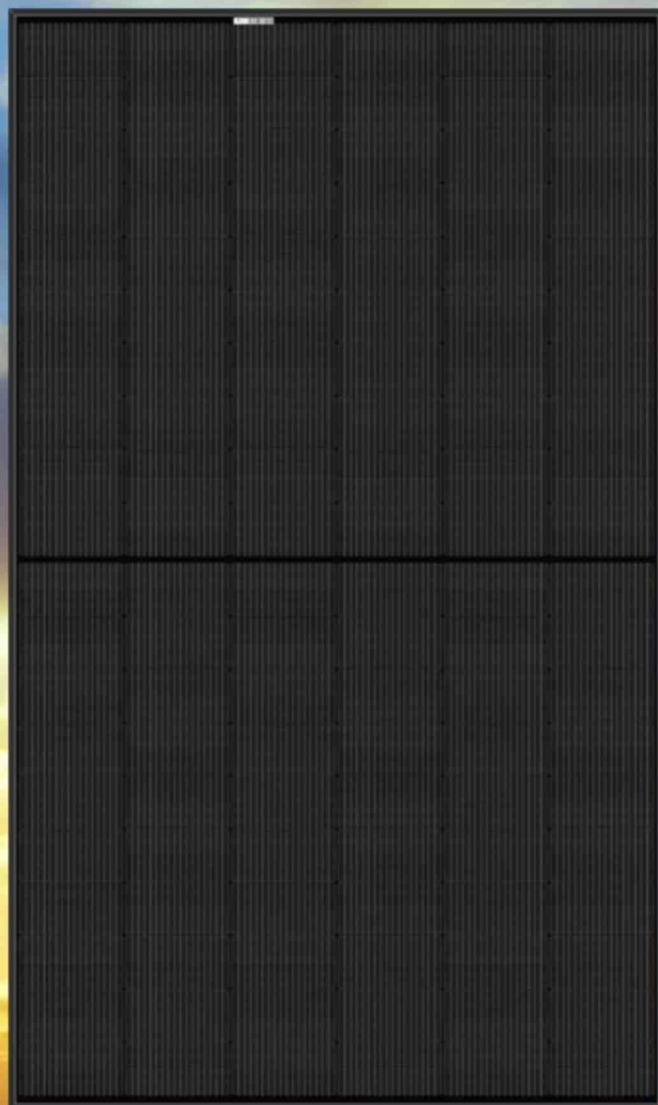
EXHIBIT F



PANELS VISIBLE FROM THE STREET.

EXHIBIT G

SOLAR'S MOST TRUSTED



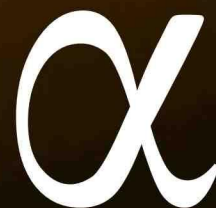
REC ALPHA BLACK SERIES

375
WP
POWER



ELIGIBLE FOR

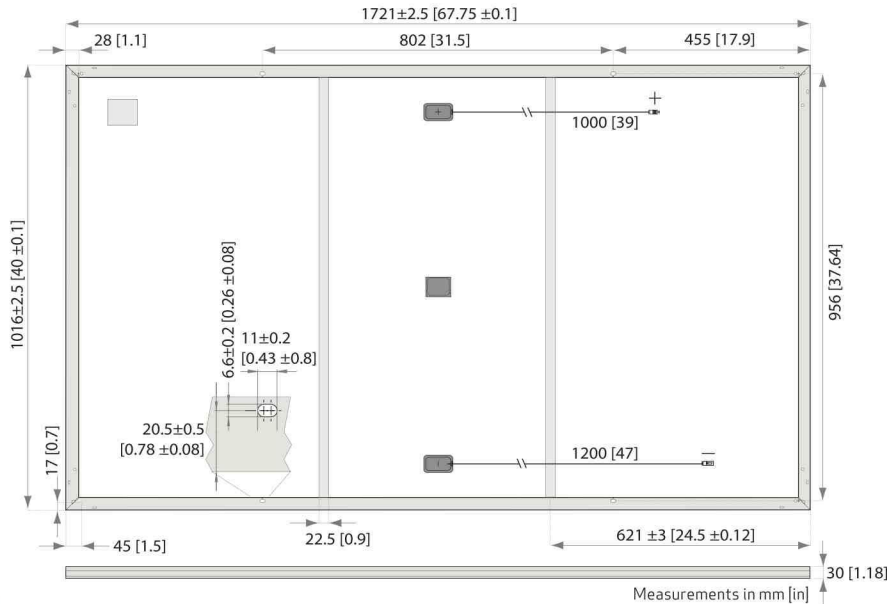
EXPERIENCE



PERFORMANCE

REC ALPHA BLACK SERIES

PRODUCT DATASHEET



GENERAL DATA

Cell type:	120 half-cut cells with REC heterojunction cell technology 6 strings of 20 cells in series	Connectors:	Stäubli MC4PV-KBT4/KST4, 12AWG (4mm ²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12AWG (4mm ²) PV wire, 39+47 in (1+1.2m) in accordance with EN 50618
Backsheet:	Highly resistant polymeric construction (black)	Dimensions:	67.8 x 40 x 1.2 in (1721 x 1016 x 30 mm) 18.8 sq ft (1.75 m ²)
Frame:	Anodized aluminum (black)	Weight:	43 lbs (19.5 kg)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Origin:	Made in Singapore

ELECTRICAL DATA

Product Code*: RECxxxAA Black

	355	360	365	370	375
Power Output - P _{MAX} (Wp)	355	360	365	370	375
Watt Class Sorting - (W)	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5
Nominal Power Voltage - V _{MPP} (V)	36.4	36.7	37.1	37.4	37.8
Nominal Power Current - I _{MPP} (A)	9.77	9.82	9.85	9.9	9.94
Open Circuit Voltage - V _{OC} (V)	43.6	43.9	44	44.1	44.2
Short Circuit Current - I _{SC} (A)	10.47	10.49	10.52	10.55	10.58
Power Density (W/sq ft)	202.9	19.15	19.41	19.68	19.94
Panel Efficiency (%)	20.3	20.6	20.9	21.2	21.4
Power Output - P _{MAX} (Wp)	271	274	278	282	286
Nominal Power Voltage - V _{MPP} (V)	34.3	34.6	35.0	35.2	35.6
Nominal Power Current - I _{MPP} (A)	7.89	7.93	7.96	8.00	8.03
Open Circuit Voltage - V _{OC} (V)	41.1	41.4	41.5	41.6	41.6
Short Circuit Current - I _{SC} (A)	8.46	8.47	8.50	8.52	8.55

Values at standard test conditions (STC: air mass AM1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 1703, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 1703	Fire Type Class 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
AS4040.2 NCC 2016	Cyclic Wind Load
ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941	



WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Design load (+): snow	4666 Pa (97.5 lbs/sq ft)*
Maximum test load (+):	7000 Pa (146 lbs/sq ft)*
Design load (-): wind	2666 Pa (55.6 lbs/sq ft)*
Maximum test load (-):	4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

* Calculated using a safety factor of 1.5
* See installation manual for mounting instructions

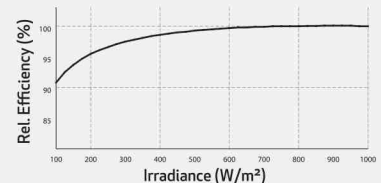
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P _{MAX} :	-0.26 %/°C
Temperature coefficient of V _{OC} :	-0.24 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

*The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Founded in Norway in 1996, REC is a leading vertically integrated solar energy company. Through integrated manufacturing from silicon to wafers, cells, high-quality panels and extending to solar solutions, REC provides the world with a reliable source of clean energy. REC's renowned product quality is supported by the lowest warranty claims rate in the industry. REC is a Bluestar Elkem company with headquarters in Norway and operational headquarters in Singapore. REC employs around 2,000 people worldwide, producing 1.5 GW of solar panels annually.

REC
www.recgroup.com





**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JULY 23, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Richard Vincent
John Taylor
Terry Lurtz
Anne Lucey
David Herring

Members Absent:

None

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist

I. Call to Order

Chair Von Salzen called the meeting to order at 4:00 pm and confirmed a quorum was present.

II. Approval of Minutes

A. June 25, 2020 Regular Meeting Minutes

Mr. Schroeder moved to approve to approve the minutes of the June 25, 2020 regular meeting as amended. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0.

III. Public Hearing

A. COA 2020-00079 (605 Linden Road)

Mr. Taylor moved to recess the regular meeting and open the public meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0.

All Commissioners disclosed they conducted site visits to all four sites and had no ex parte communication. Senior Planner Peter Hughes and applicant/licensed professional Jim Secky were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the addition of a six foot fence in the side yard at 605 Linden Road. Typically fences are a minor COA; however, in the Historic District, side yard fences are limited to four feet, and as such a request for a six foot fence must be reviewed by the Historic Preservation Commission. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855210354890. The property owners are Boyd and Melody Simpson and the applicant is James Secky. Mr. Hughes provided background on the property from the staff report. He

entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Hughes stated that the fence material is painted aluminum made to look like wrought iron, which is compliant. Mr. Secky stated the homeowners want to construct a six-foot fence in the side yard to deter deer.

Mr. Lurtz moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

*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 is deemed **congruous** with the Pinehurst Historic District.*

Seconded by Mr. Taylor. Motion carried unanimously by a vote of 7-0.

For the record, the Commission provided the following reasons for their decision:

1. The fence cannot be seen from the road.
2. The proposed location of the fence in right side yard backs up to the rear yard of an adjacent property; six foot fences are allowed in rear yards.
3. The peculiar location of the main structure on the lot makes it possible for the homeowner to accomplish a reasonable objective (six foot fence) while conforming to the guidelines.

The Commission adopted a Finding of Fact and approved a Certificate of Appropriateness for 605 Linden Road.

B. COA 2020-00086 (55 Cherokee Road)

Applicant Sean Butler of Butler Construction was sworn into the public hearing.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications at 55 Cherokee Road. The modifications include: replacement of existing siding, roof, trim and windows. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212954812. The property owners are Judy and David Fedder and the applicant is Butler Construction. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Butler stated the proposed changes would make the house more historically accurate. He stated he did not specify a proposed white color, but it will be within the approved color palate. He stated they are not replacing the porch or doors.

Mr. Taylor moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

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

Seconded by Mr. Lurtz. Motion unanimously carried by a vote of 7-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 55 Cherokee Road.

C. COA 2020-00087 (60 Cherokee Road)

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the addition of a greenhouse to an existing accessory dwelling at 60 Cherokee Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212956743. The property owners are Anna and Wesley Smith and the applicant is Butler Construction. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Hughes stated the tree that the applicant would like to remove is located directly adjacent to the accessory dwelling. Applicant Sean Butler recommended vinyl windows due to the high humidity of the greenhouse; he stated they will be high quality and match the vinyl windows in the main house. He stated the siding will be cedar shake, not hardie board, to match the house. Mr. Butler stated they are proposing to use fixed muntins.

Mr. Vincent moved that, 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.*

Seconded by Mr. Lurtz. Motion failed due to lack of vote.

The Commission discussed vinyl windows and conformity to the guidelines.

Mr. Vincent moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

*That the project as proposed is **not in conformity** with the guidelines in so far as the use of vinyl windows; however the applicant sufficiently and to the satisfaction of the Commission explained the use is due to humidity of the greenhouse, the applicant has satisfied the burden of persuasion, and subject to any conditions, **is deemed congruous** with the Pinehurst Historic District.*

Seconded by Mr. Herring. Motion carried unanimously by a vote of 7-0.

The Commission adopted a Finding of Fact and approved a Certificate of Appropriateness for 60 Cherokee Road.

D. COA 2020-00085 (90 McCaskill Road East)

Applicants Amanda and Michael McCabe were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for demolition of an existing single family residence and the construction of a new single family residence at 90 McCaskill Road East. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855208870756. Moore County GIS lists the property

owner as William Grady, however the applicants and new property owners are Amanda and Michael McCabe. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Hughes explained that the Village Public Services Department would address the driveway connections, as only two driveways connections are allowed per street front and three are shown on the site plan along McCaskill Road. Mr. Hughes stated that a majority of trees proposed to be removed are within the building footprint and foundation area, and in the Village maintained right-of-way. He stated three trees not in those areas were observed to be diseased and would need to be removed.

Mrs. McCabe stated they would like maintain most of the trees on the property; they want remove trees for sidewalk and driveway use, to open up the front lawn, and for the guest cottage footprint. She stated they are willing to shift the location of the guest cottage within the building footprint to save a significant tree. Mrs. McCabe they want to use high quality vinyl windows for ease and purpose of cleaning.

Mr. Schroeder moved that, upon due consideration of the application package submitted for demolition and the testimony given, the Historic Preservation Commission concludes as follows: *The demolition has been approved and no time delay attached.* Seconded by Mr. Taylor. Motion carried unanimously by a vote of 7-0.

Mr. Hughes stated he would add the Commissions reasoning for the approval to the signed Findings of Fact, which is located within the case file for this meeting.

Mr. Schroeder moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

*That the project as proposed is **not in conformity** with the guidelines with the use of high quality vinyl windows, 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.*

Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 90 McCaskill Road East.

Mr. Taylor moved to close the public hearing. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 7-0.

- IV. Review of Normal Maintenance and Minor Work Items**
 - A. Minor Works Approved by Staff for June 16 to July 16, 2020**
No comments from the Commission.
- V. Next Meeting Date**
 - A. Regular Meeting on August 27, 2020 at 4:00 pm**
- VI. Motion to Adjourn**

Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 7-0 at 5:40 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
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.



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-000101 310 Dundee 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
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 be granted for 310 Dundee Road based on the following:



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	
City, State, Zip Code	
Parcel ID #	

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

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



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	
Street Address	
City, State, Zip	
Phone #	
Email	

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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

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: _____

Property Owner Signature: _____

Date: _____



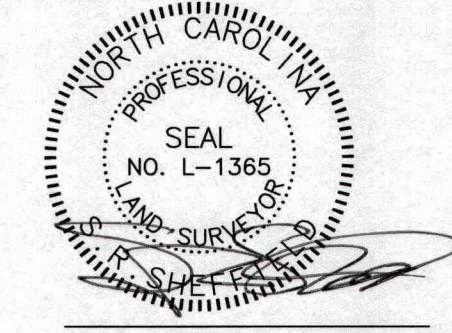
I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:
I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

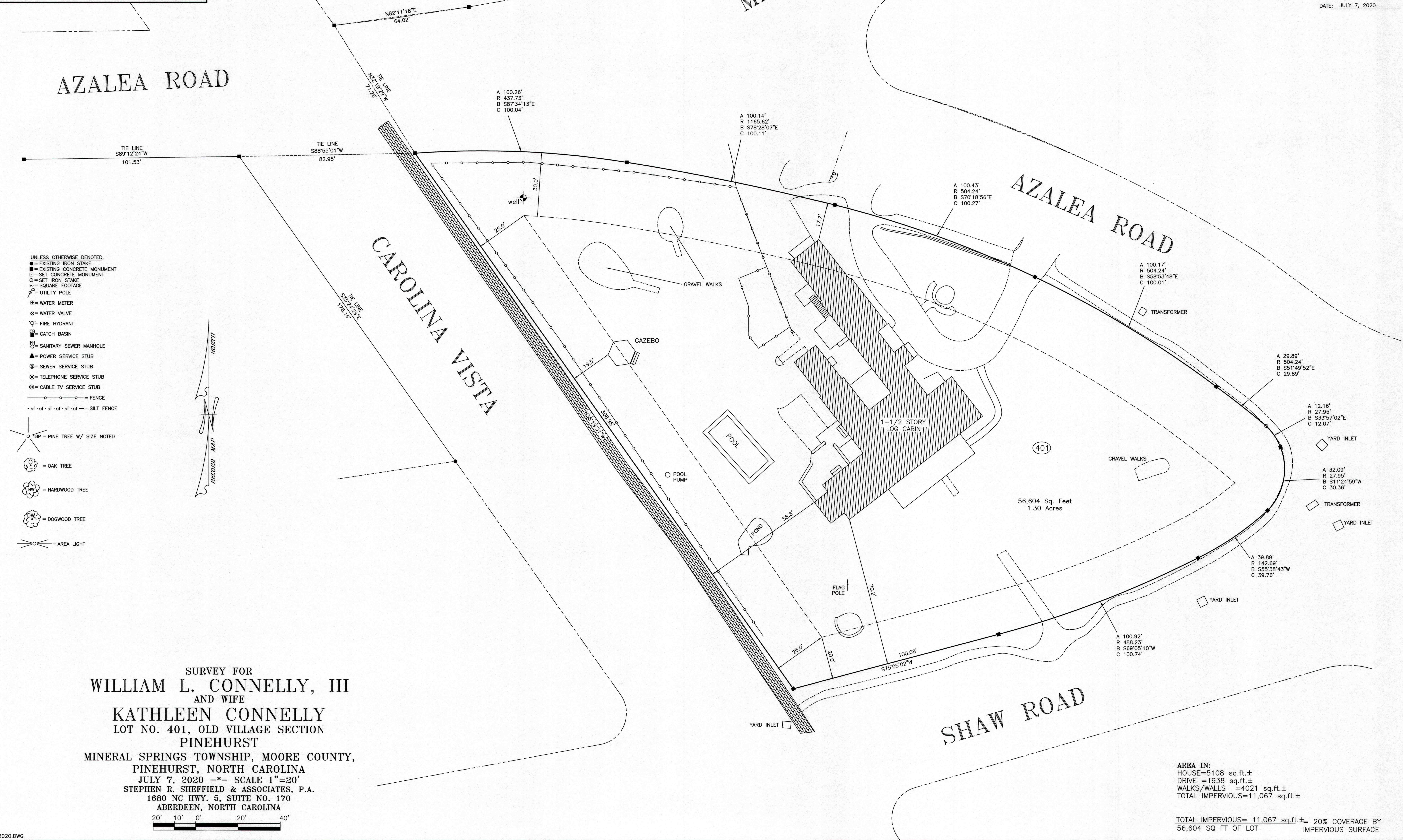
REFERENCE:
DEED BOOK 5336, PAGE 455
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987



S. R. SHEFFIELD, PLS NO. 1365
DATE: JULY 7, 2020



SURVEY FOR
WILLIAM L. CONNELLY, III
AND WIFE
KATHLEEN CONNELLY
LOT NO. 401, OLD VILLAGE SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JULY 7, 2020 -- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

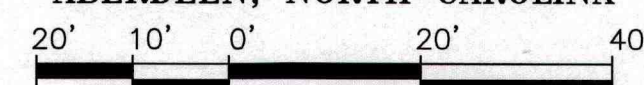




EXHIBIT 1 - REFERENCE FOR REQUEST TO ADD A COVERED ROOF OVER THE EXISTING FRONT PORCH.

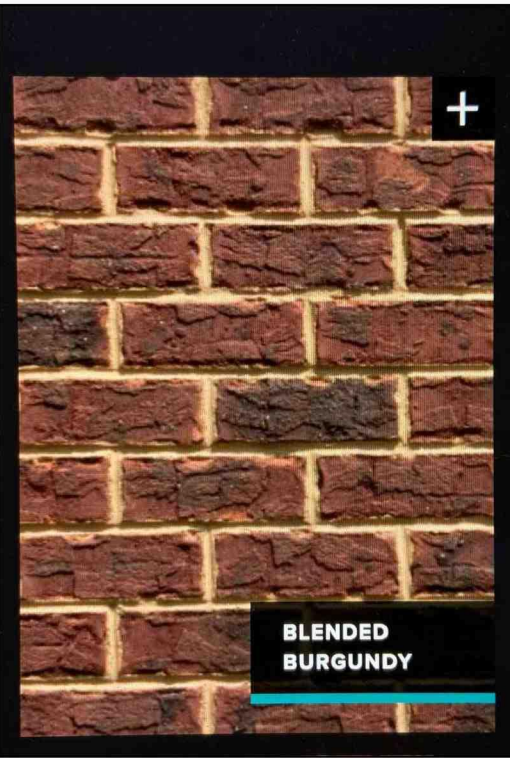


EXHIBIT 2 - NEW BRICK COLOR



EXHIBIT 3 - NEW WALK PAVERS

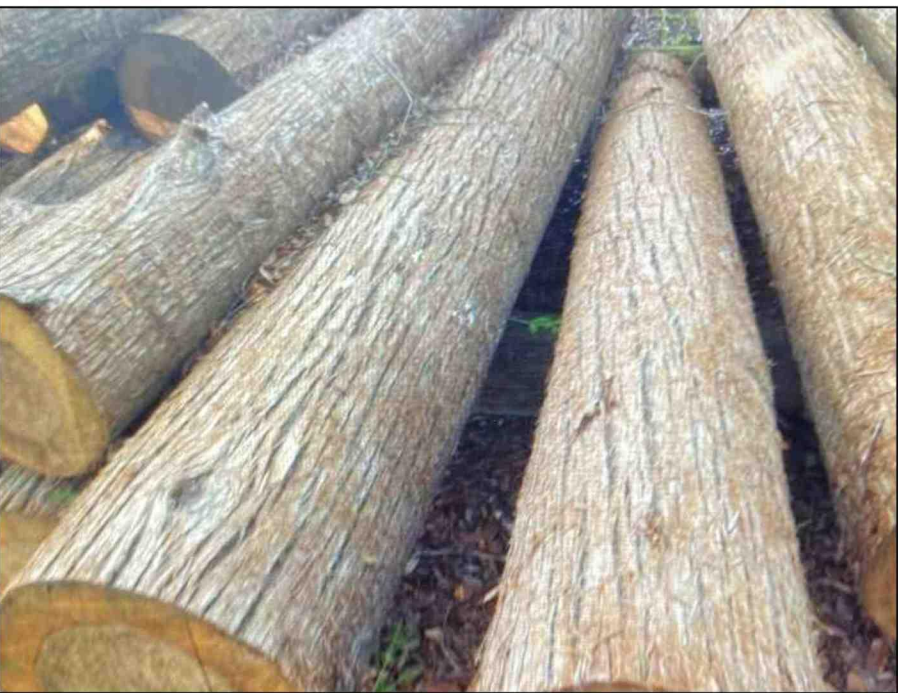


EXHIBIT 4 - NEW CYPRESS LOGS - NATURAL FINISH

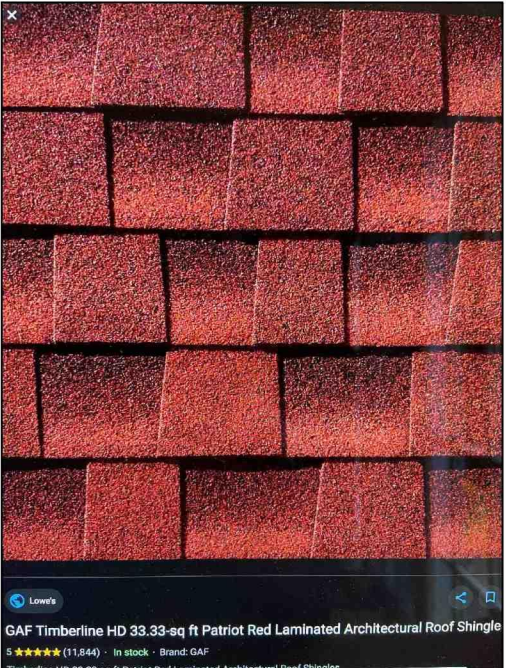


EXHIBIT 5 - NEW ROOF SHINGLES OR METAL ROOF - REQUEST APPROVAL FOR BOTH

Pella® Lifestyle Series
Dual- and Triple-Pane Products
\$8 - \$55

Unbeatable performance options.¹
79% more energy efficient for a more comfortable home²
52% reduction in outside noises like traffic and lawnmowers³
Values are averages based on the Ultimate Performance package compared with single-pane windows.

Style and durability.
Durability and style flexibility with the most desired features and options, backed by the best limited lifetime warranty in the industry.⁴

Packed with innovation.
37 Offering products with 37 time-tested innovations like our best integrated blinds and shades and integrated security sensors.

EXHIBIT 6 - NEW PELLA WINDOWS AND DOORS

CONNELLY RESIDENCE

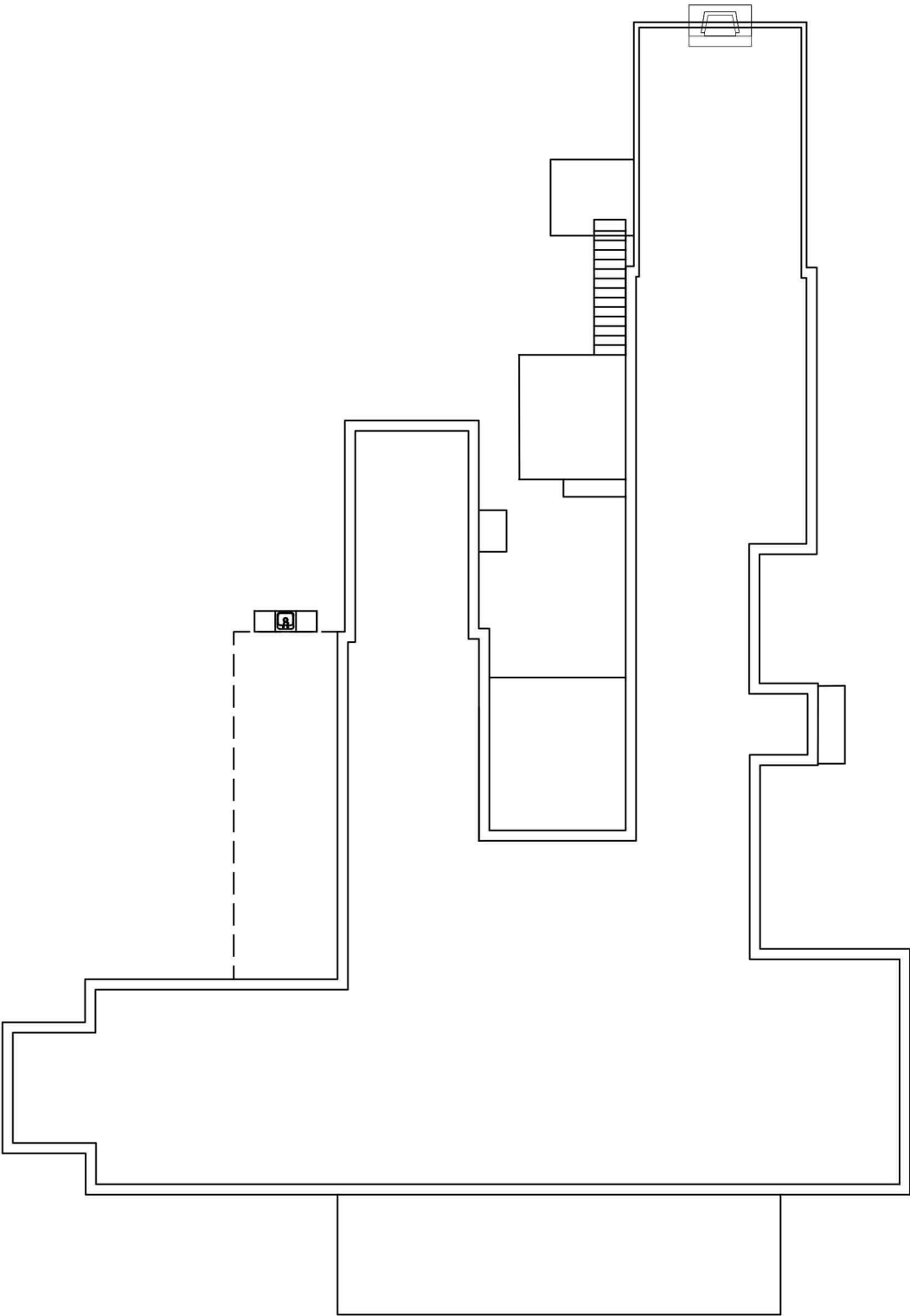
55 SHAW ROAD

PINEHURST, NC, 28374



DRAWING INDEX

- CIVIL SHEET LIST**
SURVEY
C1 SITE PLAN
L1 LANDSCAPE PLAN
- ARCHITECTURAL SHEET LIST**
CS1 COVER SHEET / LIFE SAFETY
A1 OVERALL PLAN
A1.1 GUEST SUITE AND KITCHEN PLAN
A1.2 OVERALL FIRST FLOOR PLAN LAYOUT
A1.3 OVERALL BASEMENT & SECOND FLOOR PLAN LAYOUT
A2 EXTERIOR ELEVATIONS
A3 EXTERIOR ELEVATIONS
A4 ROOF PLAN



1 OVERALL FLOOR PLAN
CS1 SCALE: 1/16"=1'-0"

LEGEND

PROPOSED ADDITION

EXISTING HOUSE (RENOVATED)

NEW ROOF OVER EXISTING CONCRETE FRONT PORCH
REFERENCE: CS1 - EXHIBIT 1

AREA IN:
EXISTING HOUSE=5108 sq.ft.±
ADDITION TO HOUSE=402 sq.ft.±
TOTAL HOUSE=5378 sq.ft.±

EXISTING DRIVE (TOTAL) =1938 sq.ft.±
NEW PROPOSED DRIVES (TOTAL) =2342 sq.ft.±

WALKS/WALLS (EXIST. TOTAL) =4021 sq.ft.±
NEW WALKS/WALLS (TOTAL) =3973 sq.ft.±
TOTAL CURRENT IMPERVIOUS (EXISTING)=11,067 sq.ft.±
TOTAL PROPOSED IMPERVIOUS=11,469 sq.ft.±

TOTAL IMPERVIOUS= 11,469 sq.ft.±
56,604 SQ FT OF LOT

DATE	REVISIONS	INITIALS

Lars Ekberg
Carolina Precision Construction, Inc.
P.O. Box 3880
Mooresville, NC 28117
Phone: (704) 363-9913
www.cpcbuilding.com

SHEET NOTES

DRAWING NAME:
COVER SHEET

COVER SHEET

CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN SUSAN ROATH
CHECKED
DATE 8-5-20
SCALE AS NOTED
JOB NO. CONNELLY-2020
SHEET

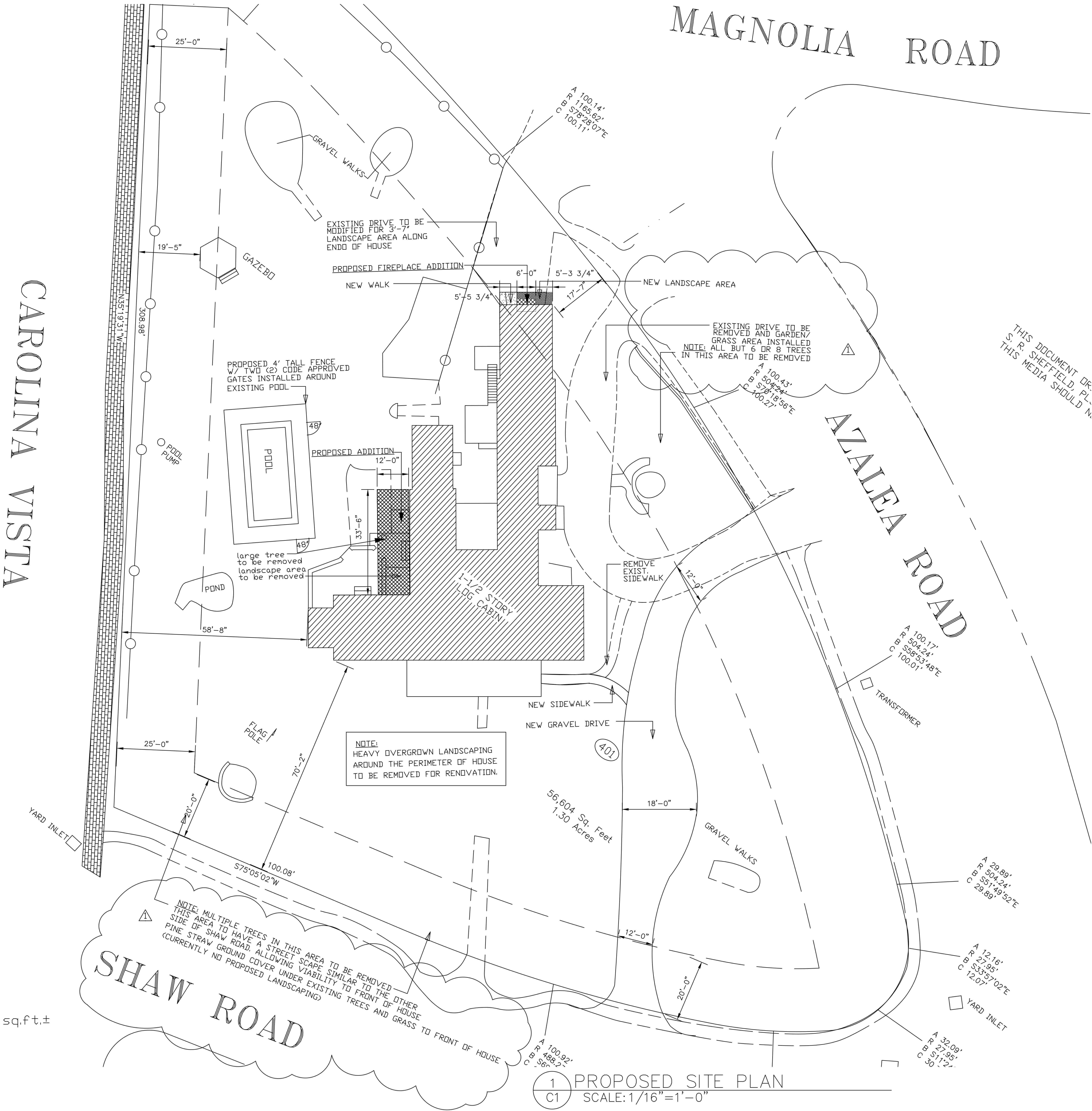
CS1

AREA IN:
EXISTING HOUSE=5108 sq.ft.±
ADDITION TO HOUSE=402 sq.ft.±
TOTAL HOUSE=5378 sq.ft.±

EXISTING DRIVE (TOTAL) =1938 sq.ft.±
NEW PROPOSED DRIVES (TOTAL) =2342 sq.ft.±

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NEW WALKS/WALLS (TOTAL) =3973 sq.ft.±
TOTAL CURRENT IMPERVIOUS (EXISTING)=11,067 sq.ft.±
TOTAL PROPOSED IMPERVIOUS=11,469 sq.ft.±

TOTAL IMPERVIOUS= 11,469 sq.ft.±
56,604 SQ FT OF LOT



SHEET NOTES

DRAWING NAME:
SITE PLAN

PROPOSED SITE PLAN
CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN
SUSAN ROATH
CHECKED
DATE
8-5-20
SCALE
AS NOTED
JOB NO.
CONNELLY-2020
SHEET

1
C1

Lars Ekberg
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Phone: (704) 363-9913
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DATE	REVISIONS:	INITIALS
8-15-20	AZELA RD. REV.	SHR

CAROLINA VISTA

MAGNOLIA ROAD

AZALEA ROAD

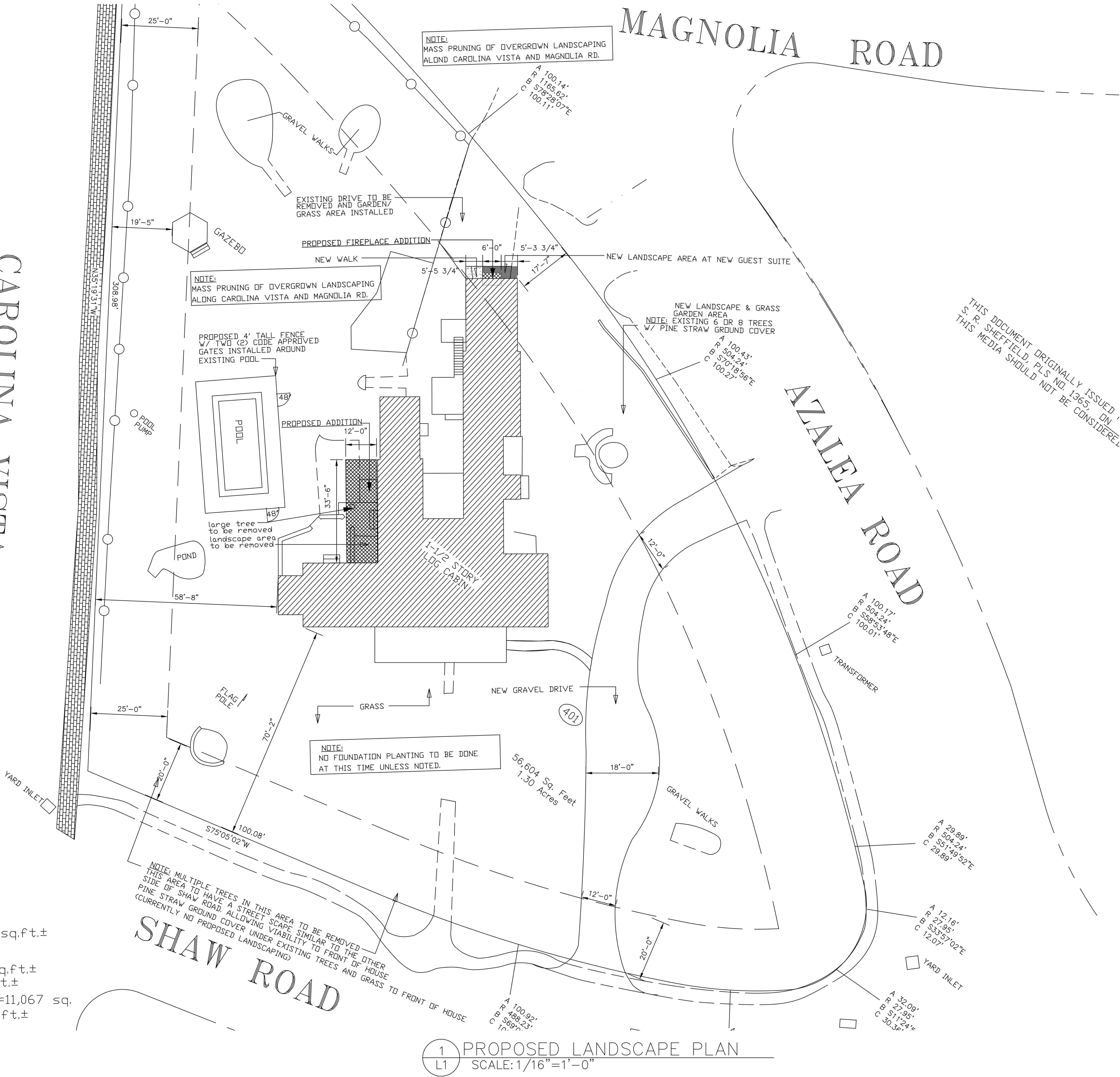
SHAW ROAD

AREA IN:
EXISTING HOUSE=5108 sq.ft.±
ADDITION TO HOUSE=402 sq.ft.±
TOTAL HOUSE=5378 sq.ft.±

EXISTING DRIVE (TOTAL) =1938 sq.ft.±
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TOTAL IMPERVIOUS= 11,469 sq.ft.±
56,604 SQ FT OF LOT



1 PROPOSED LANDSCAPE PLAN
L1 SCALE: 1/16"=1'-0"

DATE	REVISIONS	INITIALS

Lars Ekberg
Carolina Precision Construction, Inc.
P.O. Box 3880
Mooresville, NC 28117
Phone: (704) 363-9913
www.cpcbuilding.com

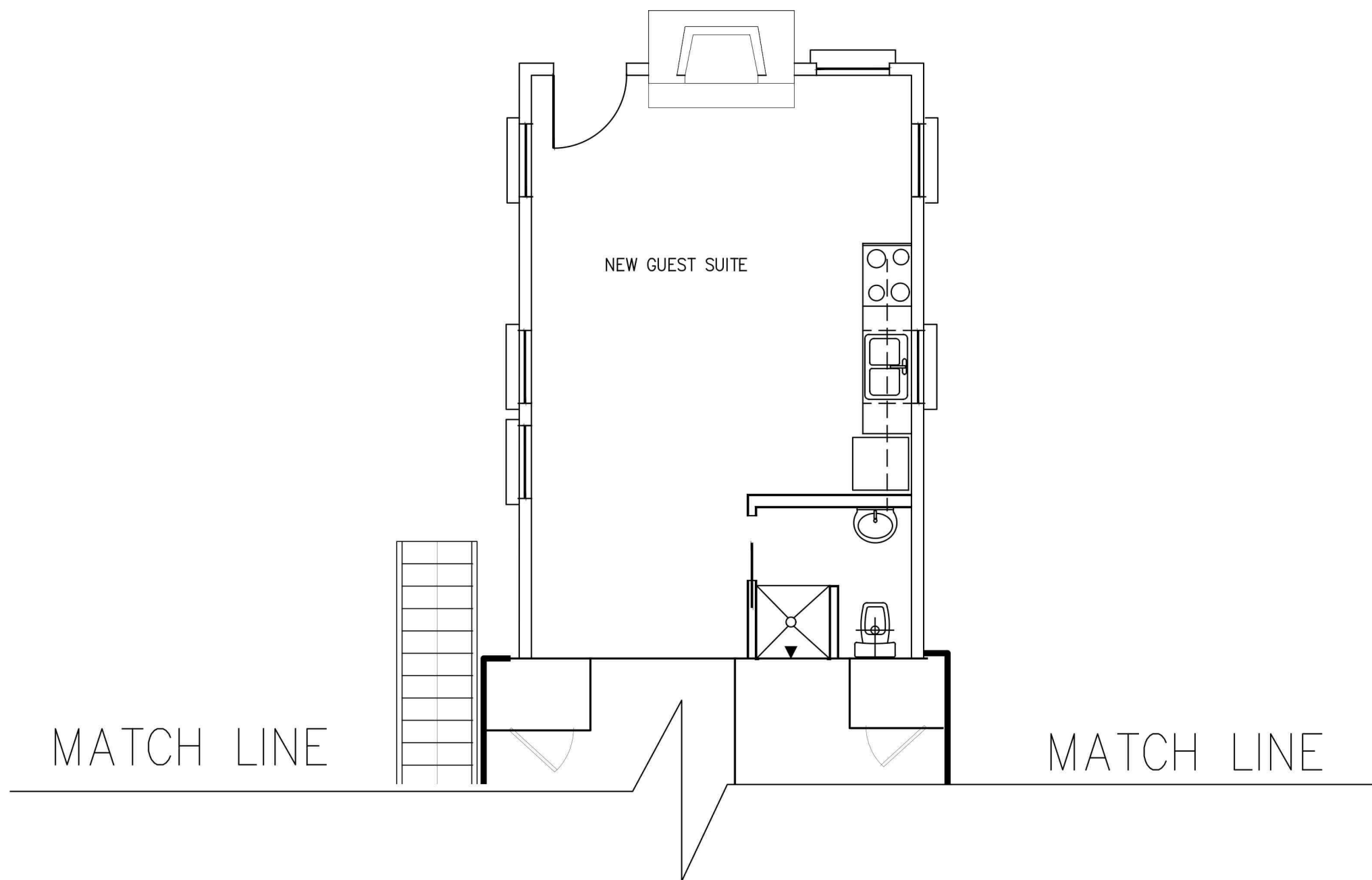
SHEET NOTES

DRAWING NAME:
LANDSCAPE PLAN

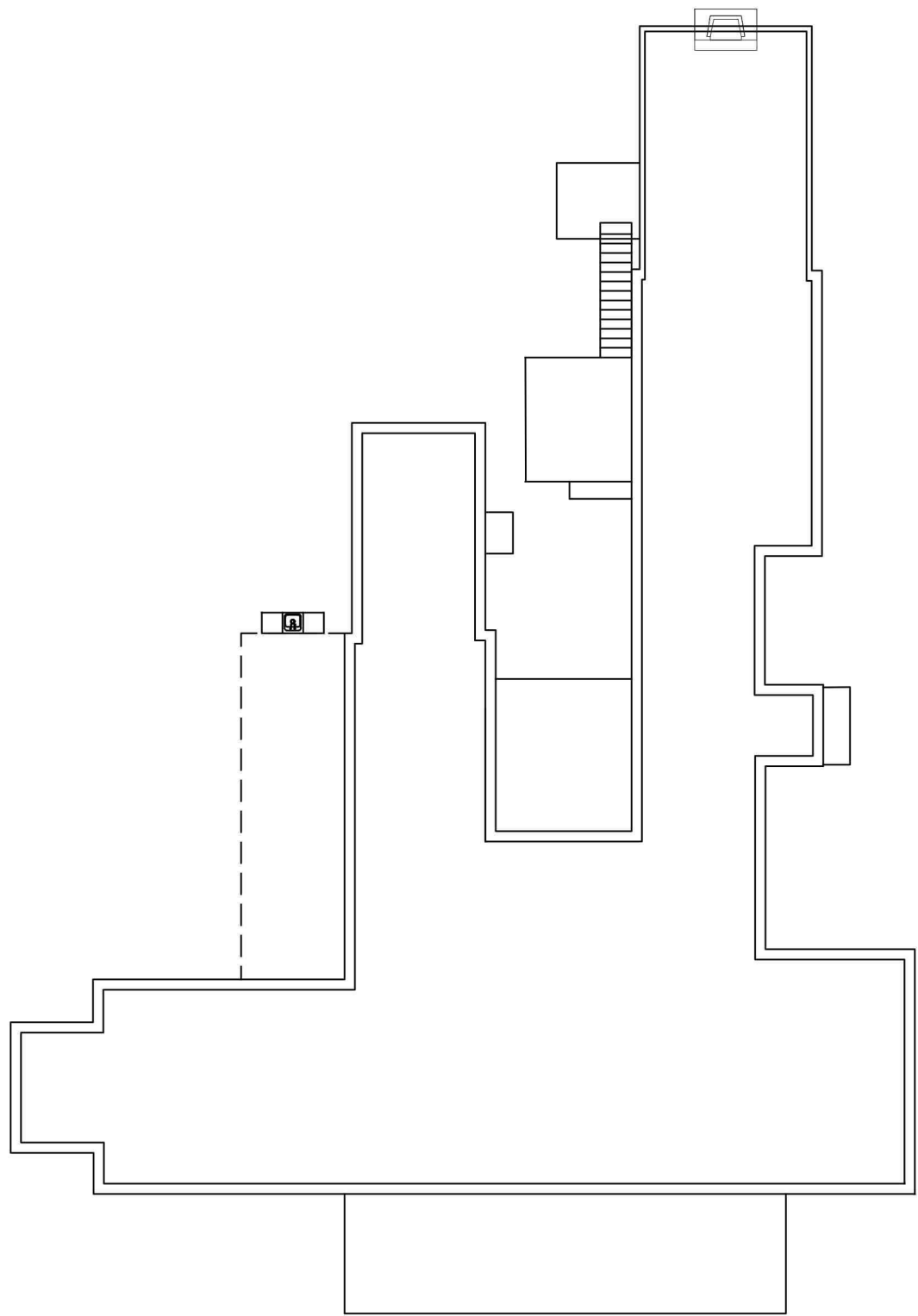
PROPOSED LANDSCAPE PLAN

CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN SUSAN ROATH
CHECKED
DATE 8-15-20
SCALE AS NOTED
JOB NO. CONNELLY-2020
SHEET



2 PROPOSED OVERALL PLAN (CONTINUE)
A1.2 SCALE: 3/16"=1'-0"



3 OVERALL FLOOR PLAN
A1.2 SCALE: 1/16"=1'-0"



1 PROPOSED OVERALL PLAN
A1.2 SCALE: 3/16"=1'-0"

DATE	REVISIONS	INITIALS

Lars Ekberg
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Mooresville, NC 28117
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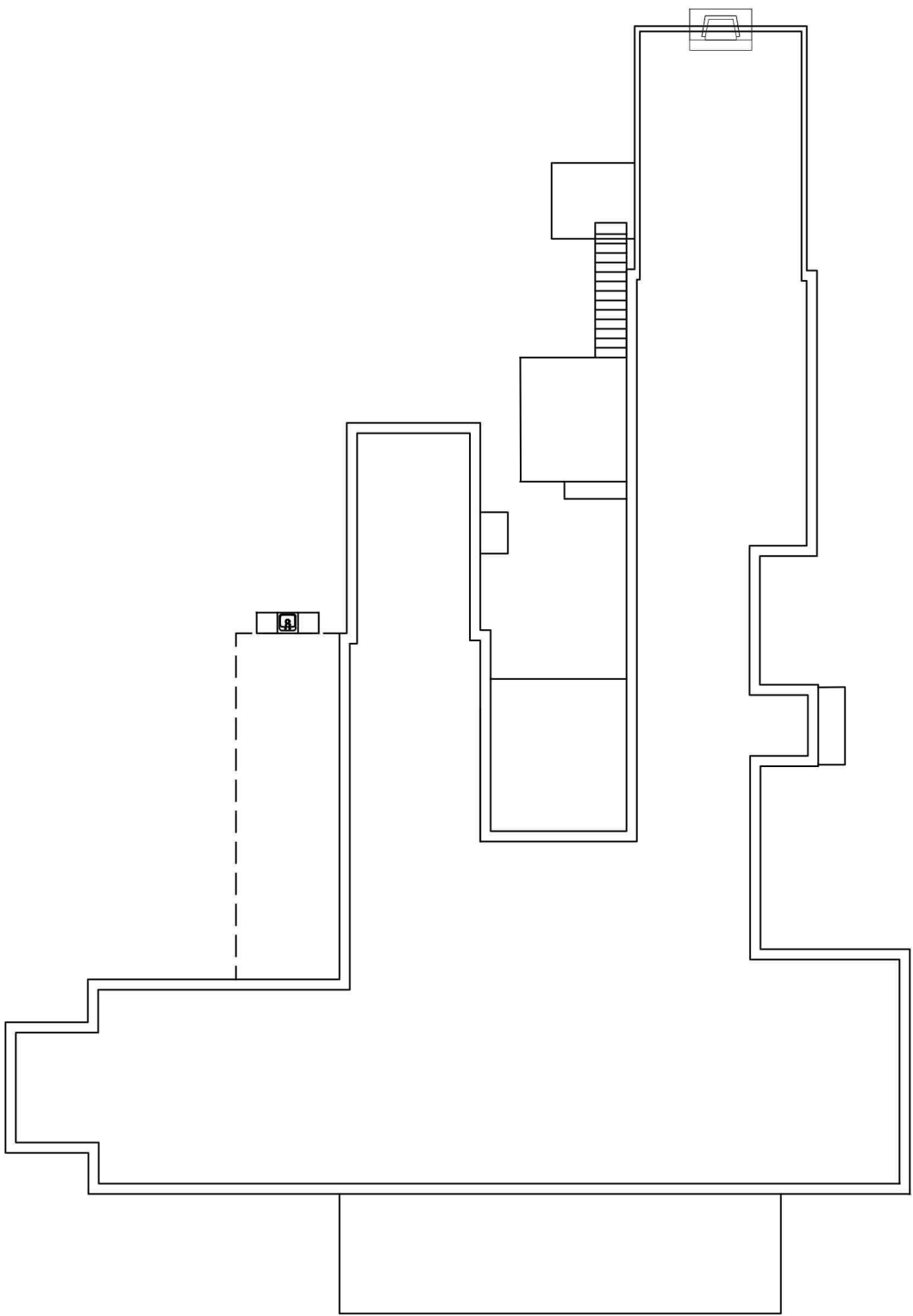
SHEET NOTES

DRAWING NAME:
FIRST FLOOR PLAN

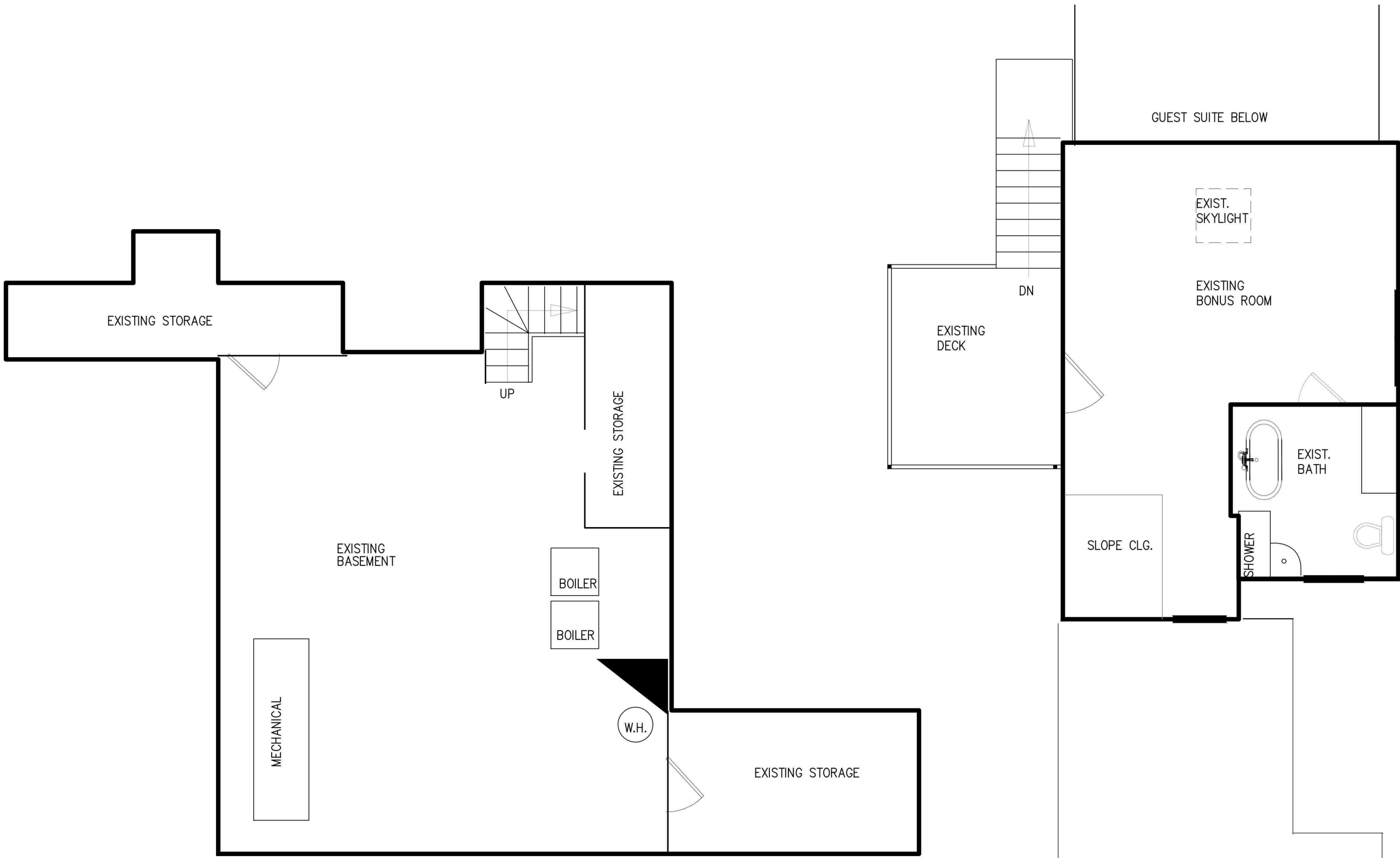
PROPOSED OVERALL FIRST FLOOR PLAN
CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN SUSAN ROATH
CHECKED
DATE 8-15-20
SCALE AS NOTED
JOB NO. CONNELLY-2020
SHEET

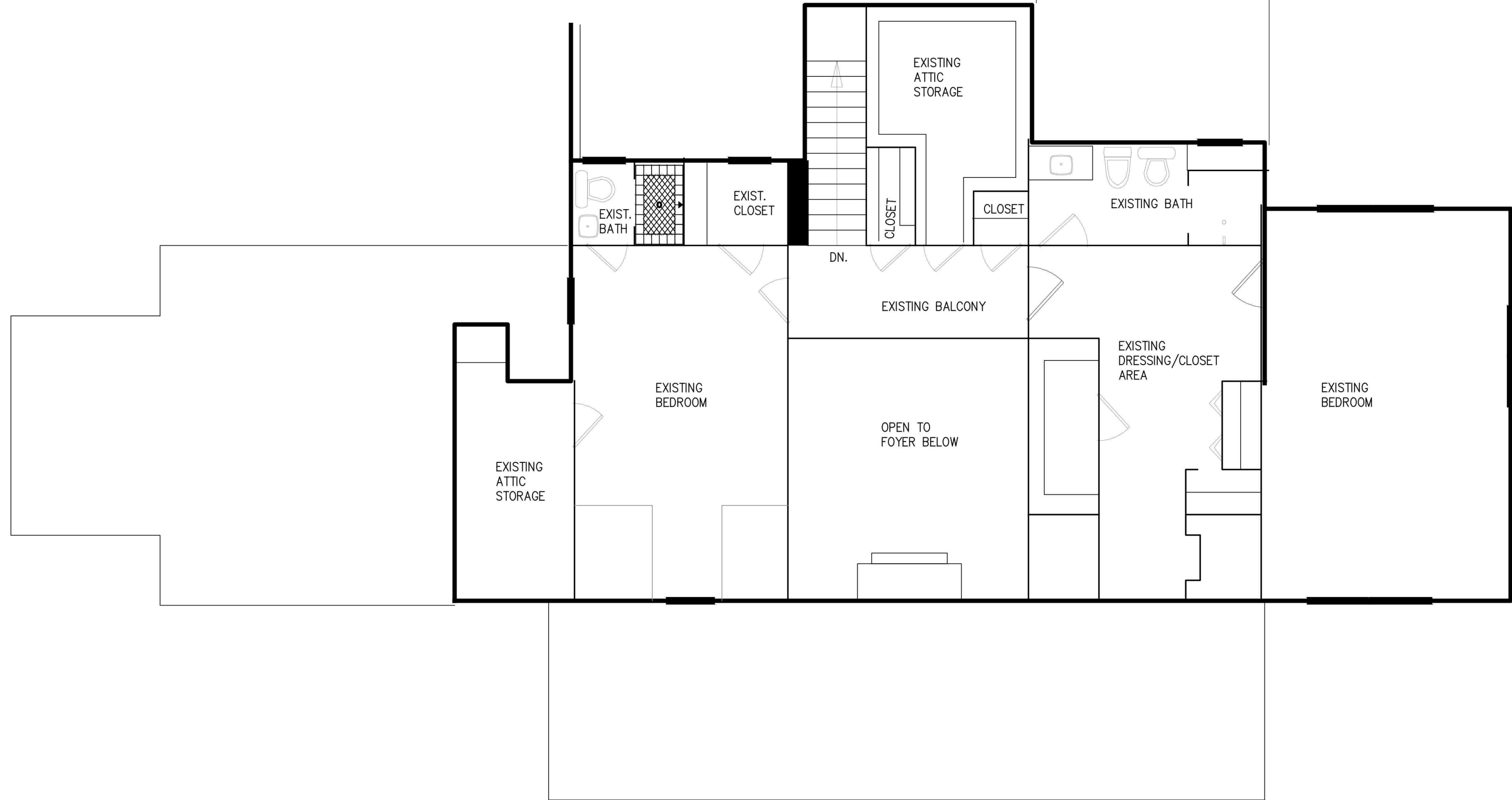
A1.2



3 OVERALL FLOOR PLAN
A1.3 SCALE: 1/16"=1'-0"



2 OVERALL BASEMENT PLAN
A1.3 SCALE: 3/16"=1'-0"



1 OVERALL SECOND FLOOR PLAN
A1.3 SCALE: 3/16"=1'-0"

DATE	REVISIONS	INITIALS

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Phone: (704) 363-9913
www.cpcbuilding.com

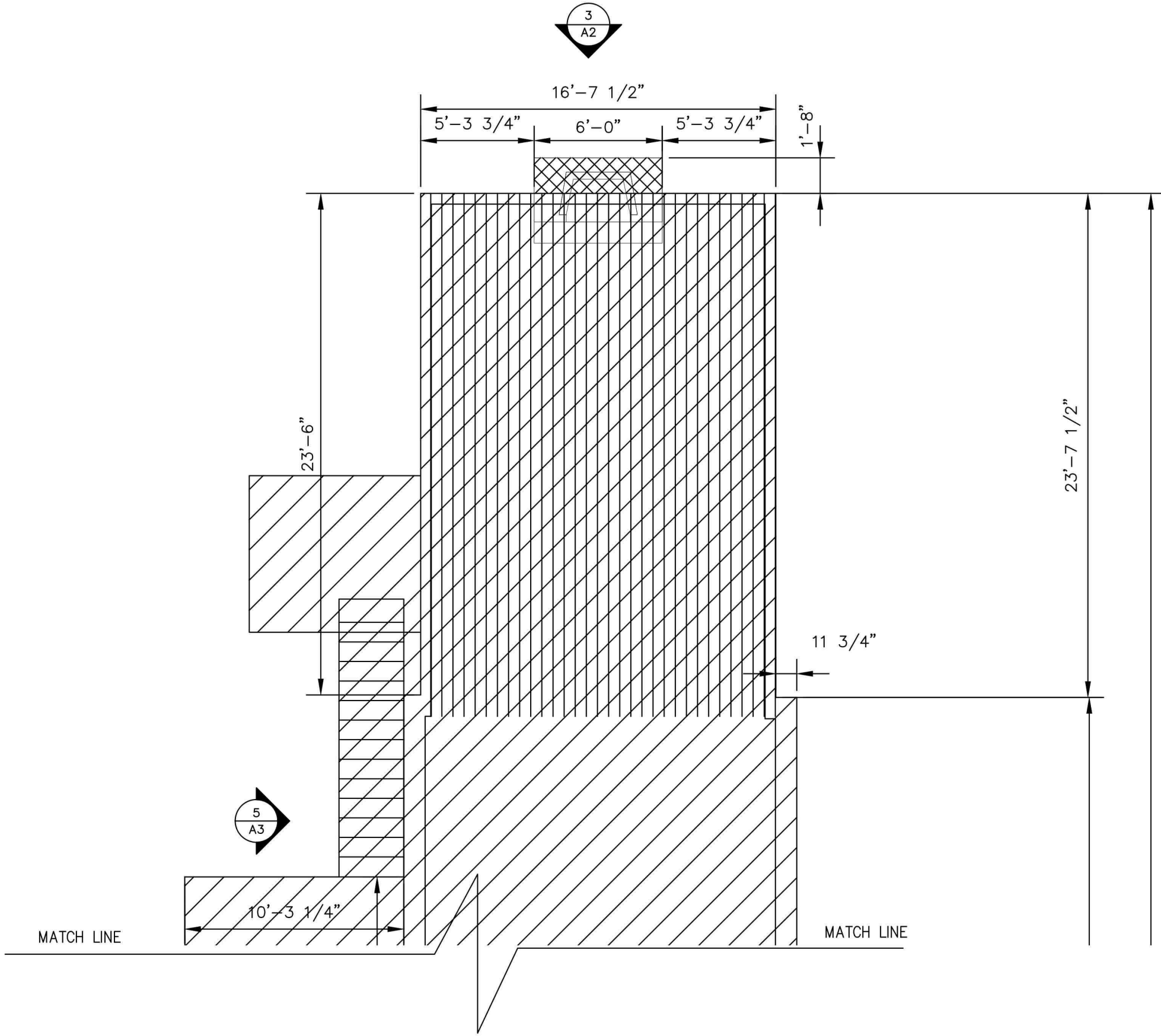
SHEET NOTES

DRAWING NAME:
SECOND FLOOR PLAN
BASEMENT FLOOR PLAN

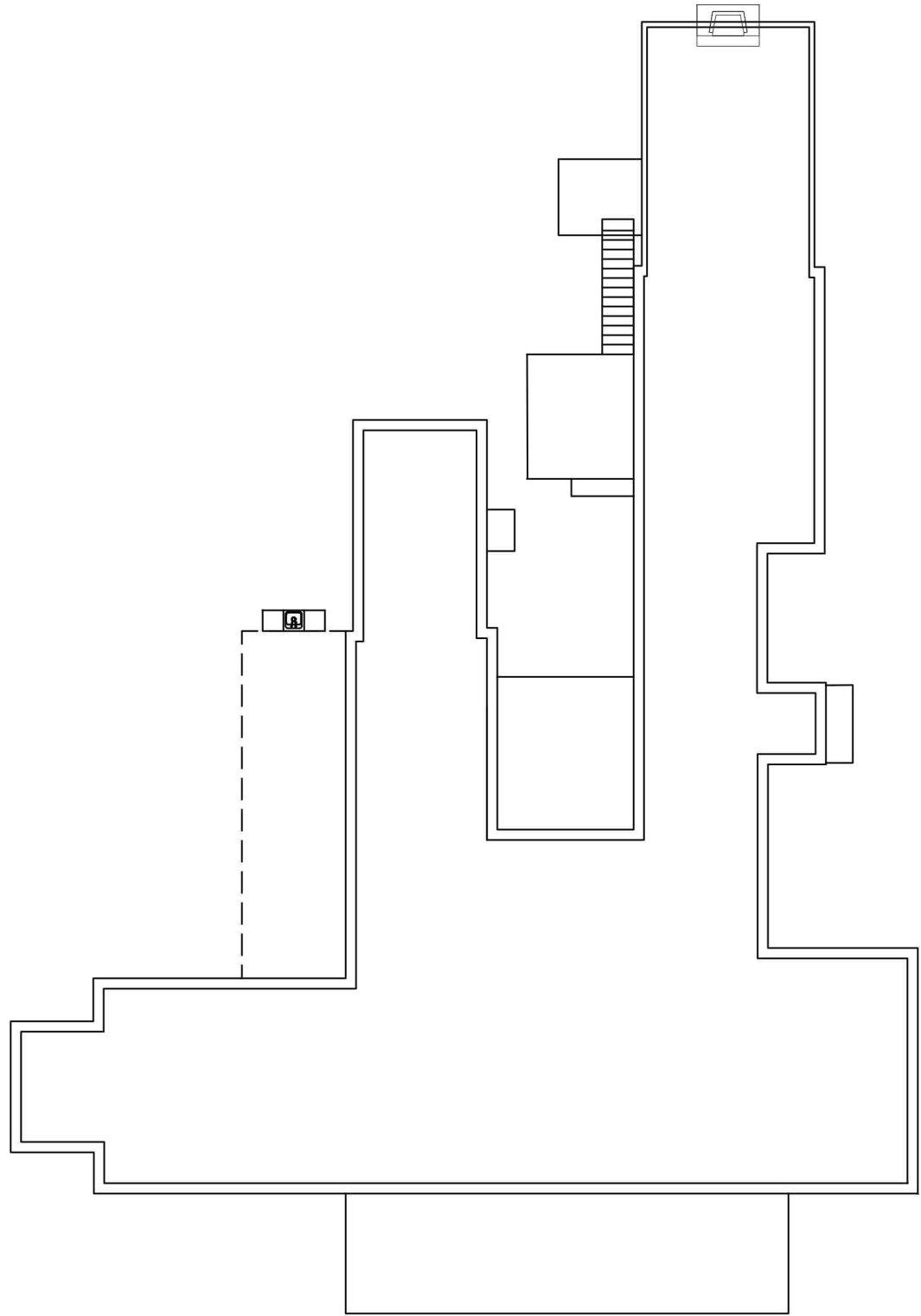
PROPOSED OVERALL FIRST FLOOR PLAN
CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN SUSAN ROATH
CHECKED
DATE 8-15-20
SCALE AS NOTED
JOB NO. CONNELLY-2020
SHEET

A1.3

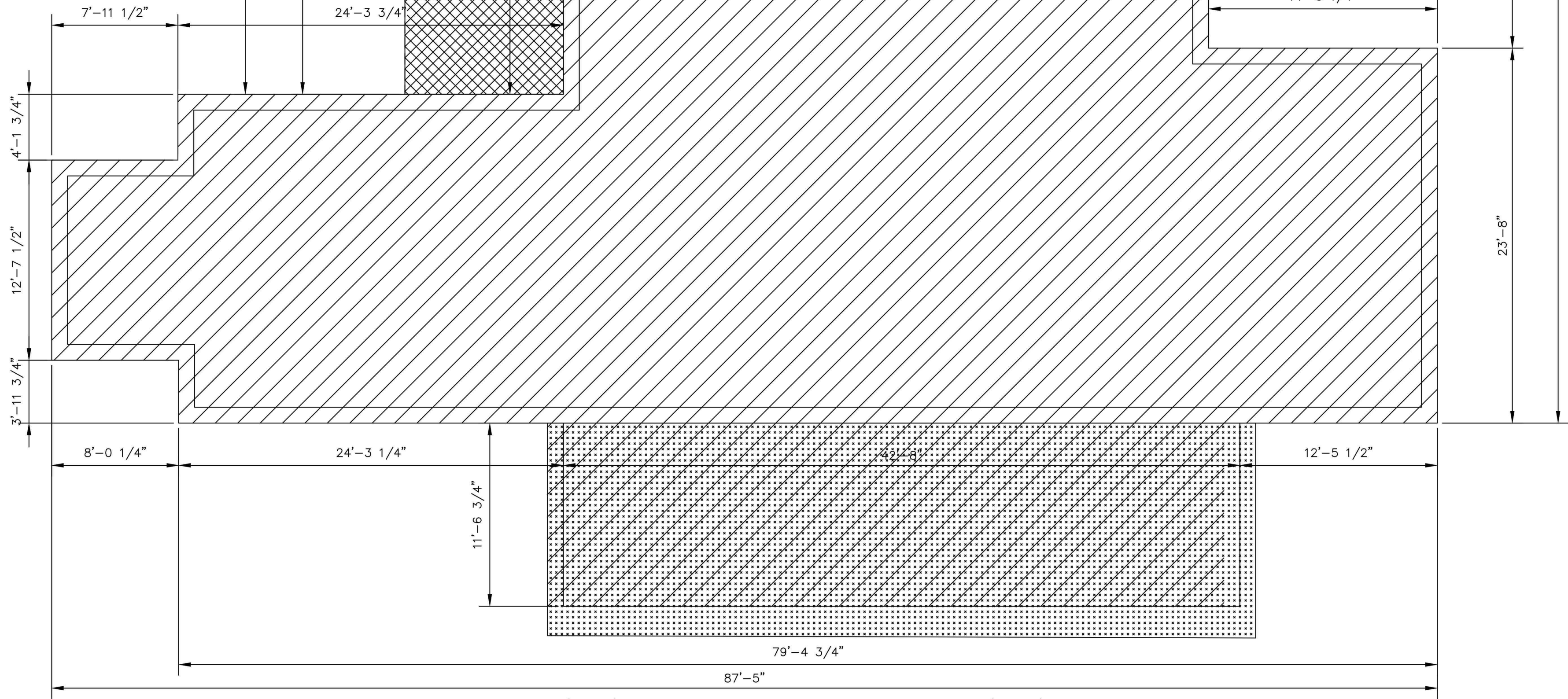


2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



3 OVERALL FLOOR PLAN
SCALE: 1/16"=1'-0"

- LEGEND
- PROPOSED ADDITION
 - EXISTING HOUSE (RENOVATED)
 - NEW ROOF OVER EXISTING CONCRETE FRONT PORCH
REFERENCE CS1 - EXHIBIT 1



55 SHAW ROAD (EXISTING)
FIRST FLOOR (EXISTING HEATED) 3,767.44 SQUARE FOOT
SECOND FLOOR (EXISTING HEATED) 1,168.39
SECOND FLOOR (EXISTING HEATED GUEST QUARTERS) 491 SQUARE FOOT
BASEMENT (EXISTING UN HEATED) 1,018 SQUARE FOOT
GARAGE (EXISTING UN HEATED) 404 SQUARE FOOT

55 SHAW ROAD (ADDITION)
FIRST FLOOR (12X33'-6") 402 HEATED SQUARE FOOT
GARAGE (RENOVATE EXISTING INTO GUEST QUARTERS - HEATED) 404 SQUARE FOOT
W/ A FIREPLACE AND CHIMNEY ADDITION

1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

DATE	REVISIONS	INITIALS

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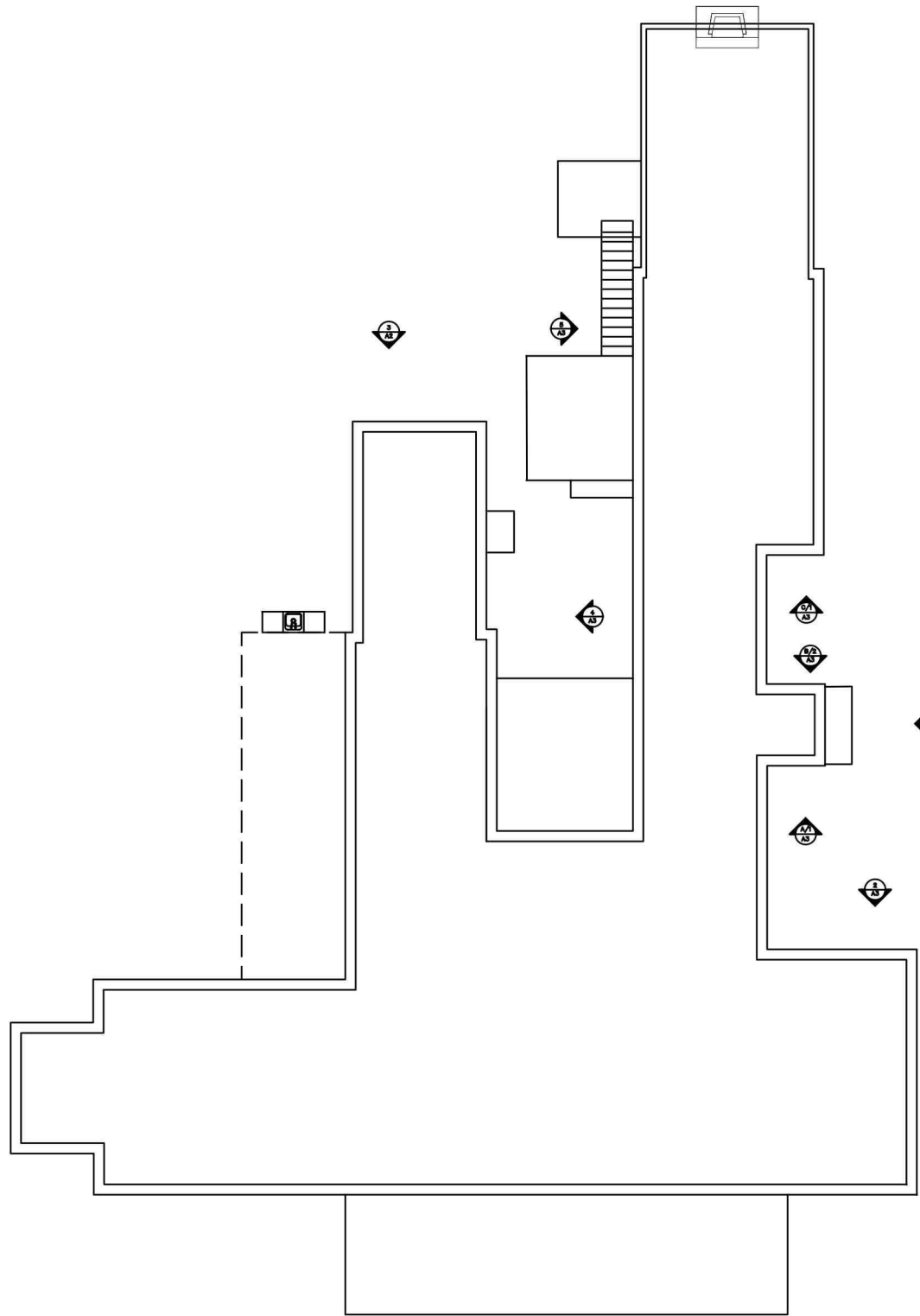
SHEET NOTES

DRAWING NAME:
FIRST FLOOR PLAN

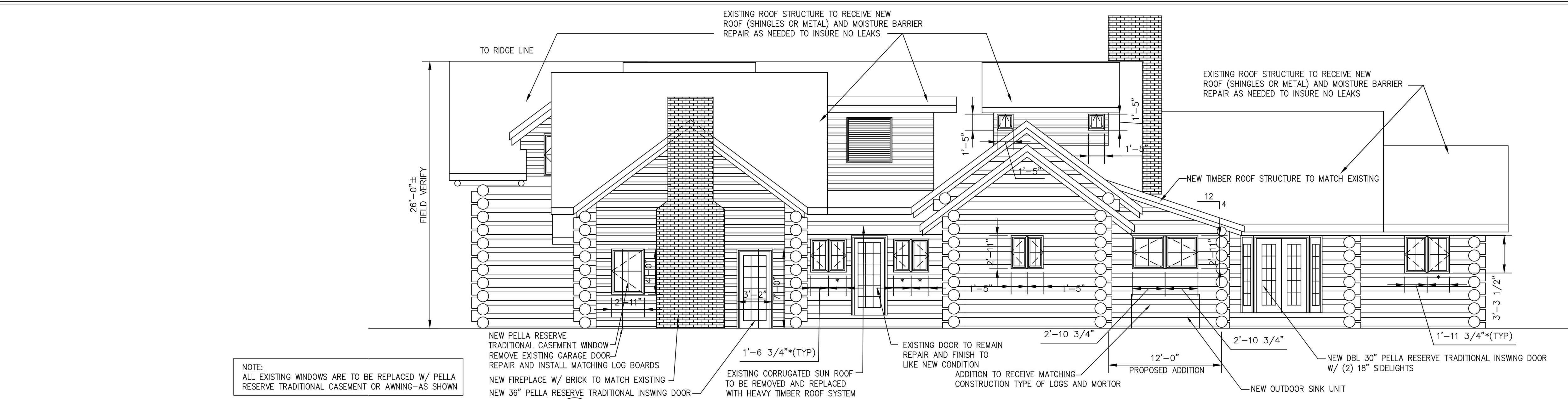
PROPOSED FIRST FLOOR PLAN
CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN SUSAN ROATH
CHECKED
DATE 8-5-20
SCALE AS NOTED
JOB NO. CONNELLY-2020
SHEET

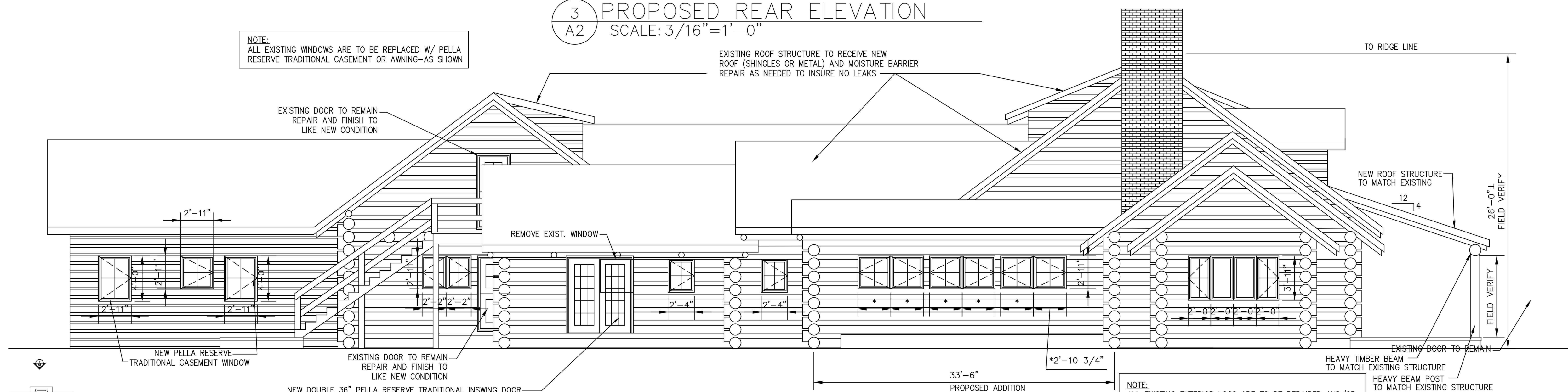
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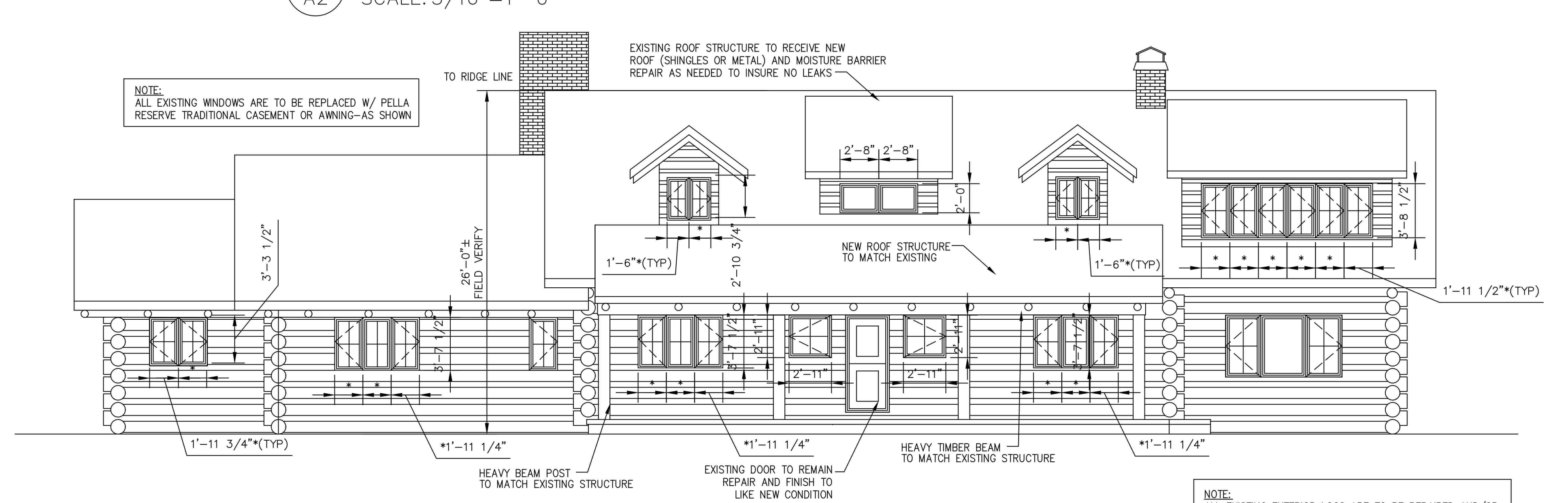
3 OVERALL FLOOR PLAN
A2 SCALE: 1/16"=1'-0"



3 PROPOSED REAR ELEVATION
A2 SCALE: 3/16"=1'-0"



2 PROPOSED LEFT ELEVATION
A2 SCALE: 3/16"=1'-0"



1 PROPOSED FRONT ELEVATION
A2 SCALE: 3/16"=1'-0"

DATE	REVISIONS	INITIALS

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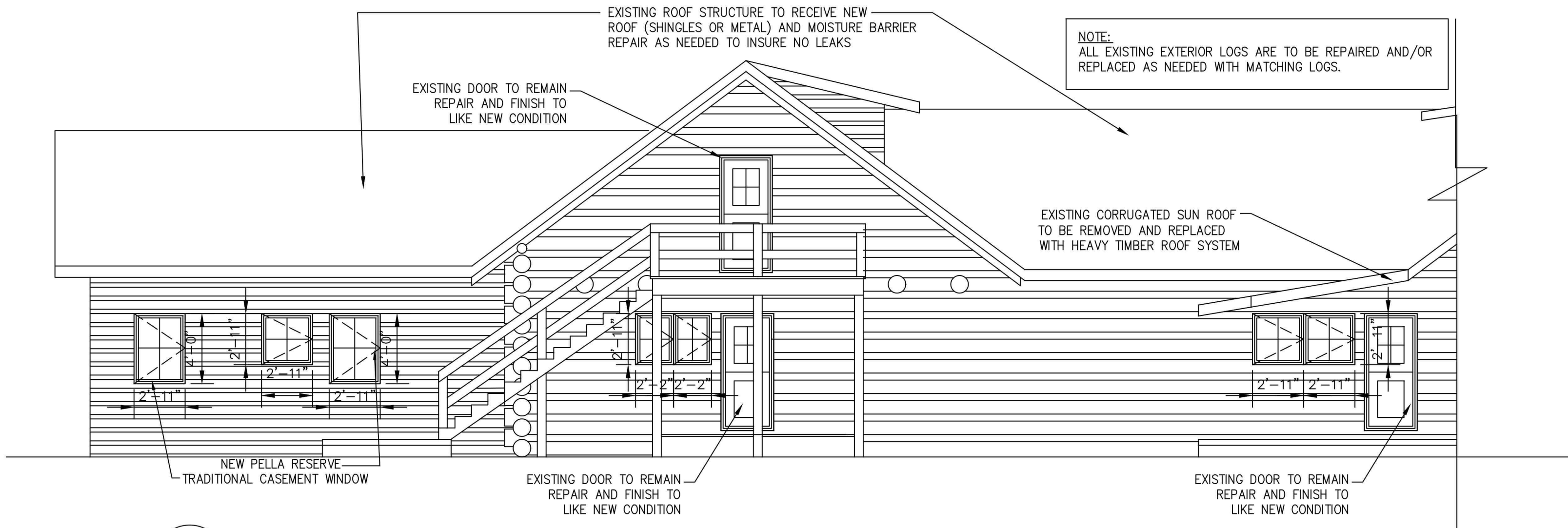
SHEET NOTES

DRAWING NAME:
EXTERIOR ELEVATIONS

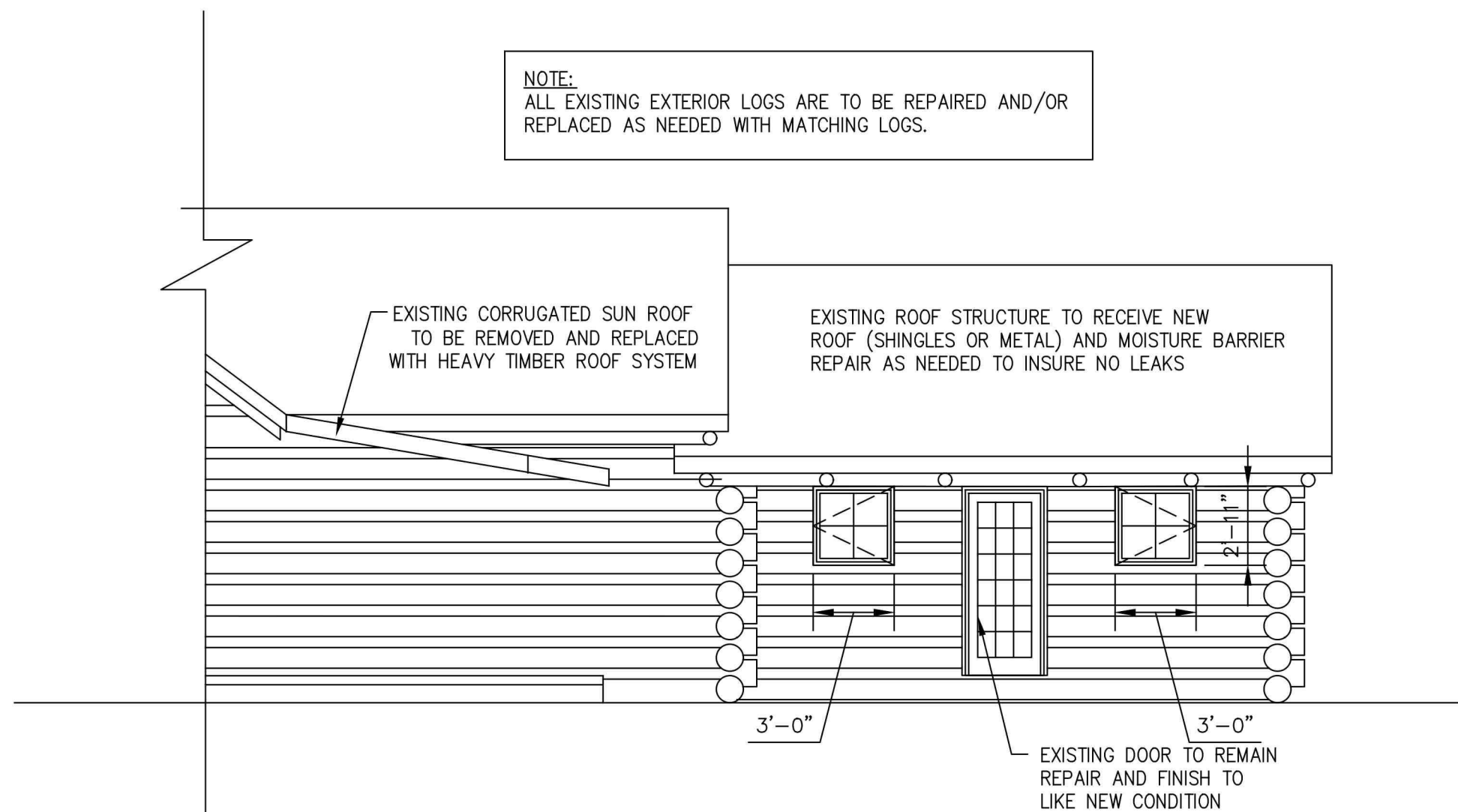
PROPOSED EXTERIOR ELEVATIONS
CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN
SUSAN ROATH
CHECKED
DATE
8-5-20
SCALE
AS NOTED
JOB NO.
CONNELLY-2020
SHEET

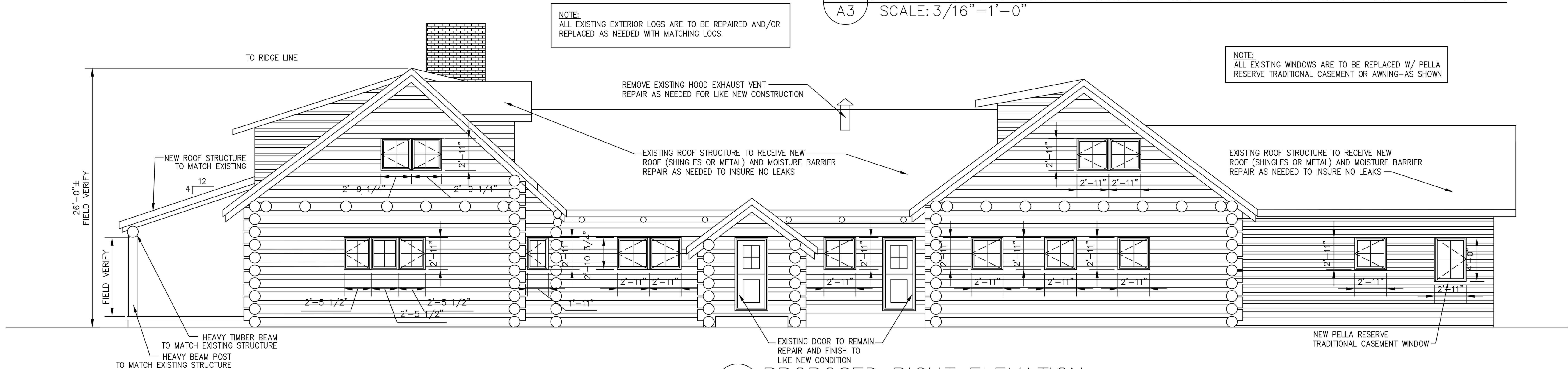
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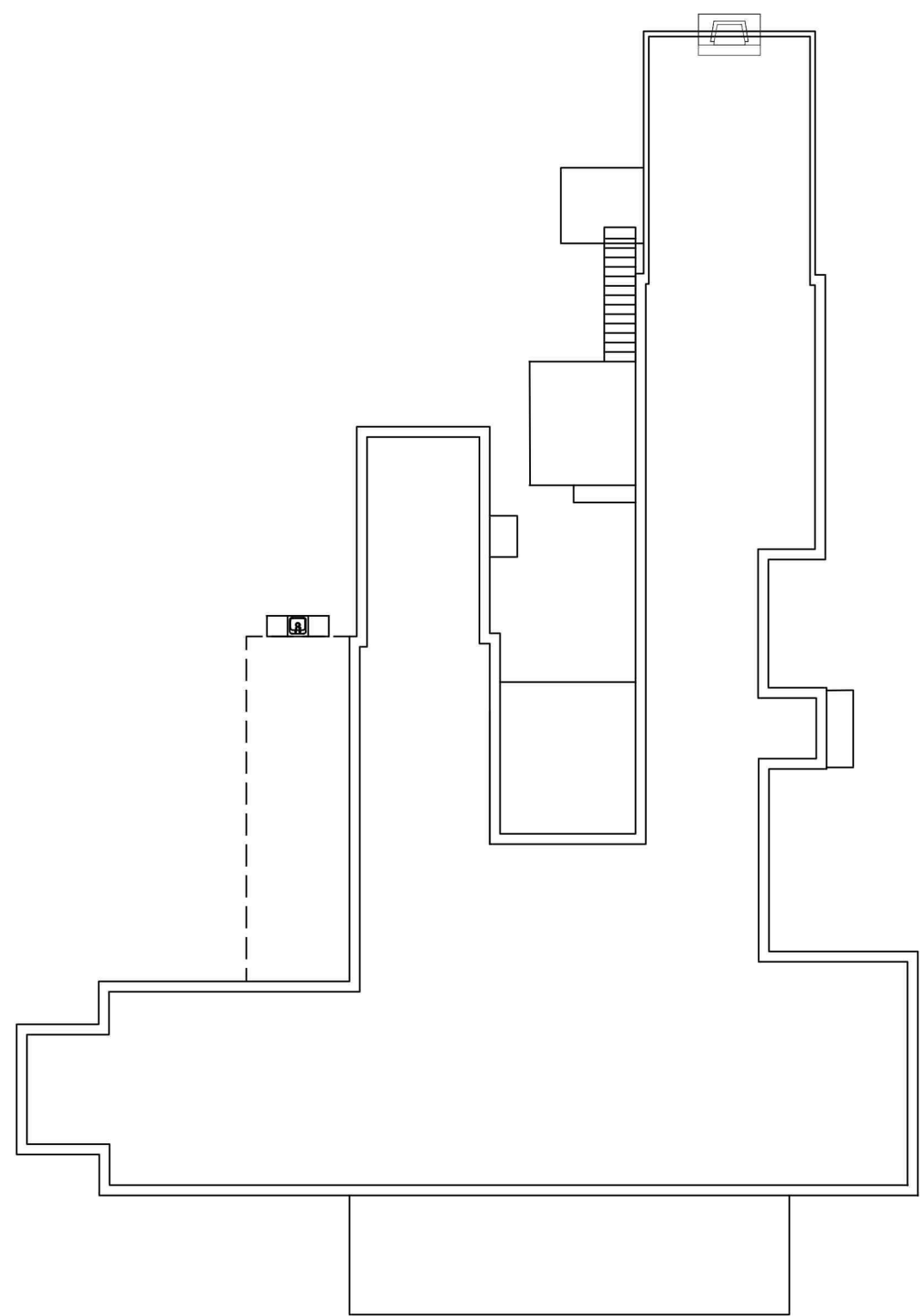
5
A3 PROPOSED REAR INSIDE COURTYARD LEFT ELEVATION
SCALE: 3/16"=1'-0"



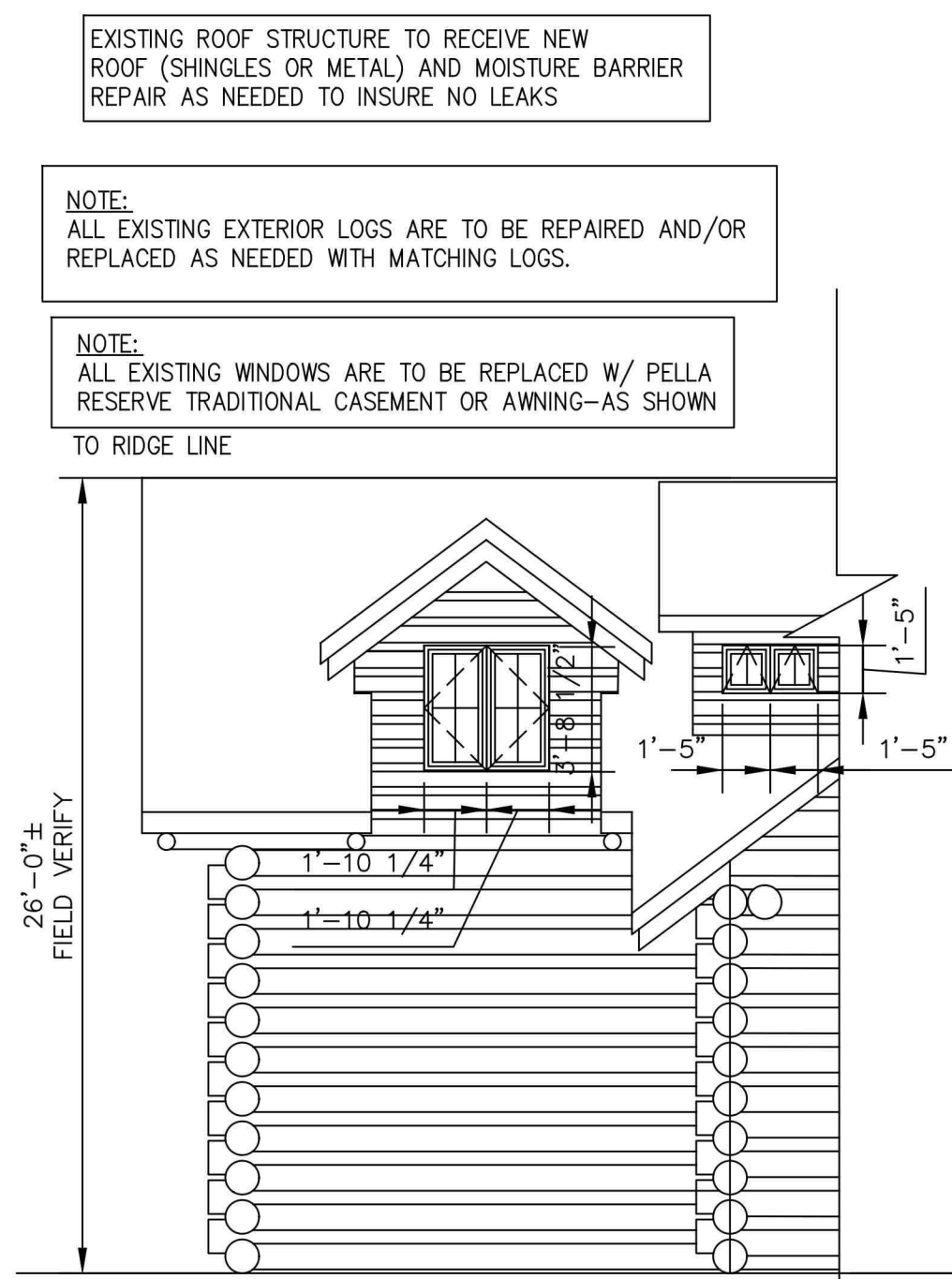
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A3 PROPOSED REAR INSIDE COURTYARD RIGHT ELEVATION
SCALE: 3/16"=1'-0"



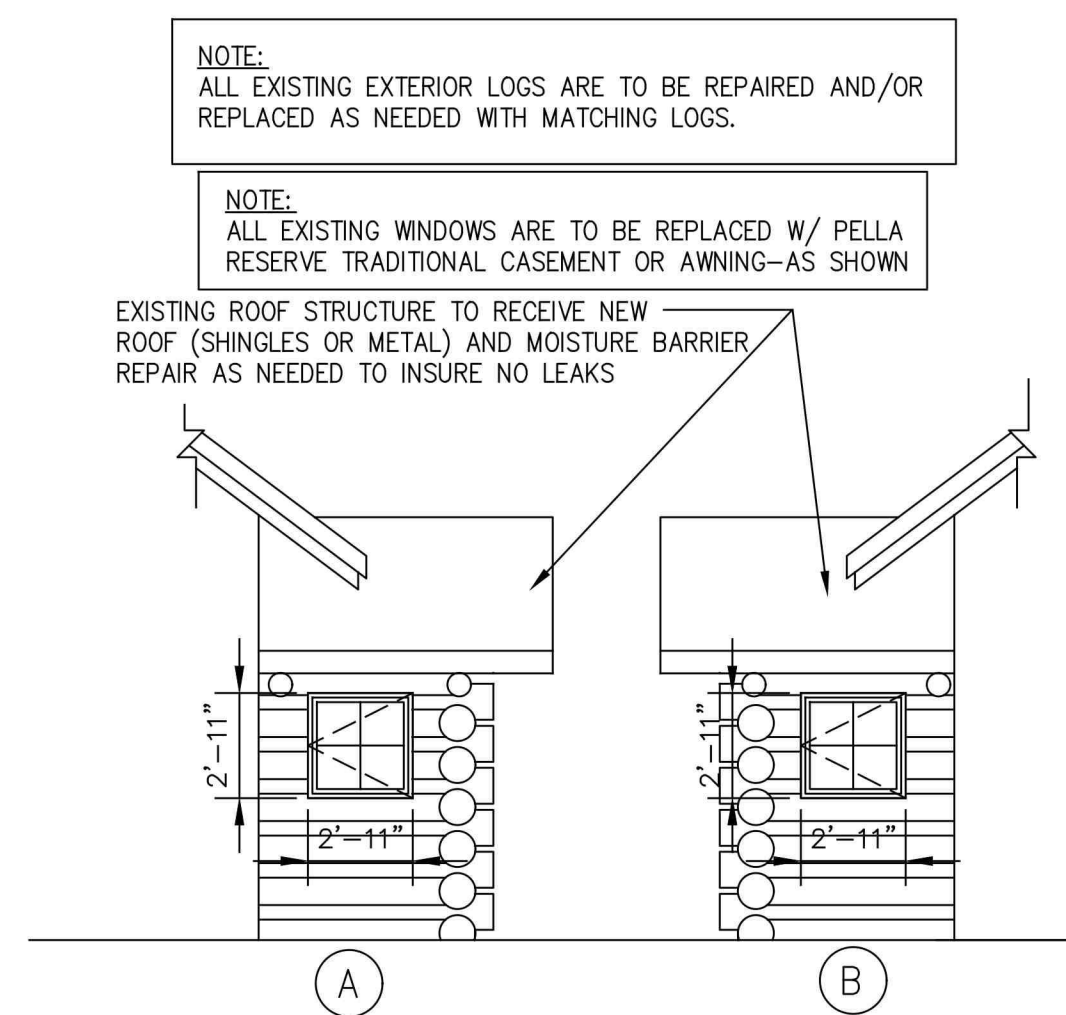
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A3 PROPOSED RIGHT ELEVATION
SCALE: 3/16"=1'-0"



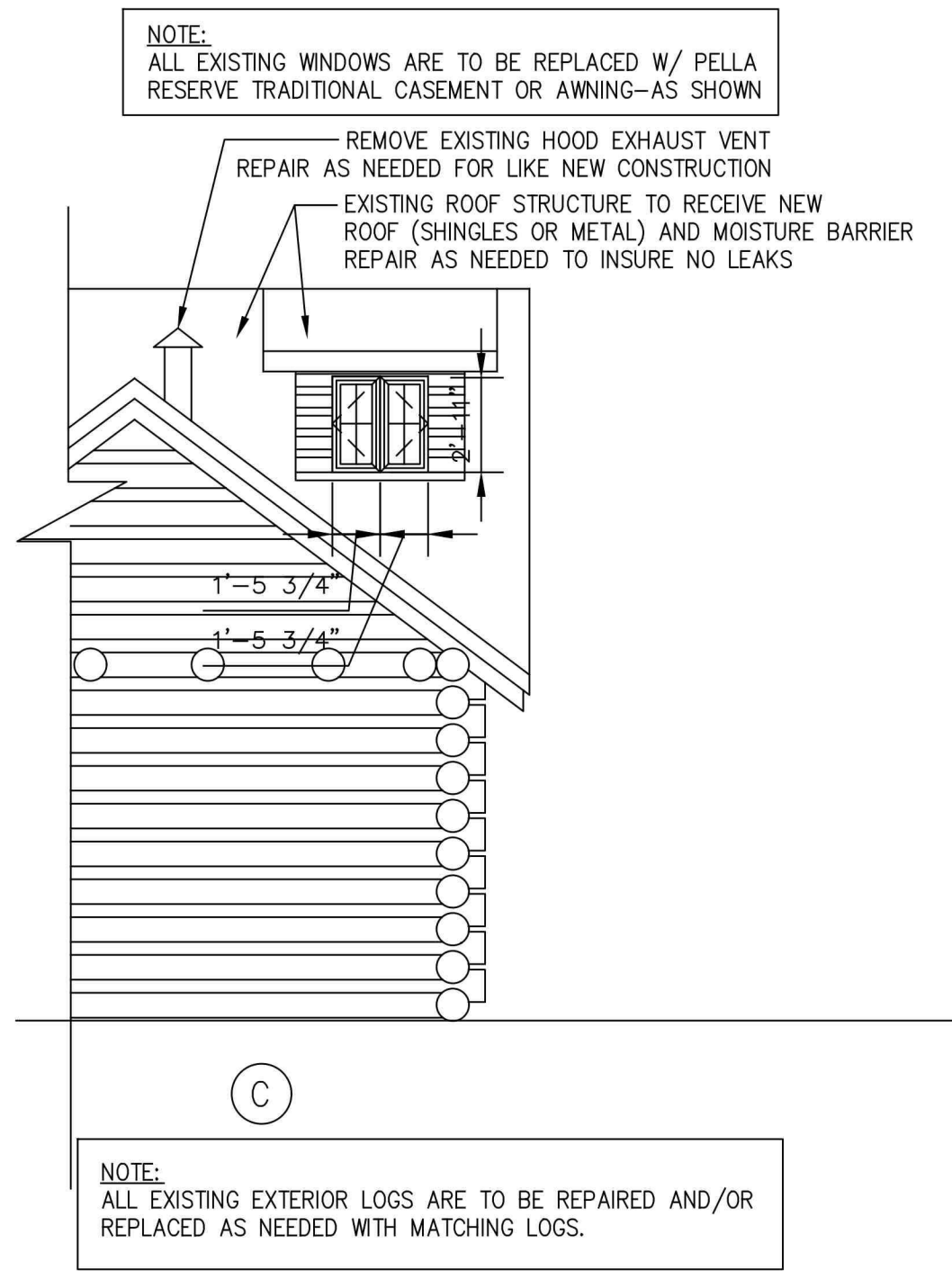
3
A3 OVERALL FLOOR PLAN
SCALE: 1/16"=1'-0"



2
A3 PROPOSED RIGHT SIDE/ REAR ELEVATION
SCALE: 3/16"=1'-0"



1
A3 PROPOSED RIGHT SIDE ENTRY - RIGHT & LEFT ELEVATIONS
SCALE: 3/16"=1'-0"



DATE	REVISIONS	INITIALS

Lars Ekberg
Carolina Precision Construction, Inc.
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Mooresville, NC 28117
Phone: (704) 363-9913
www.cpcbuilding.com

SHEET NOTES

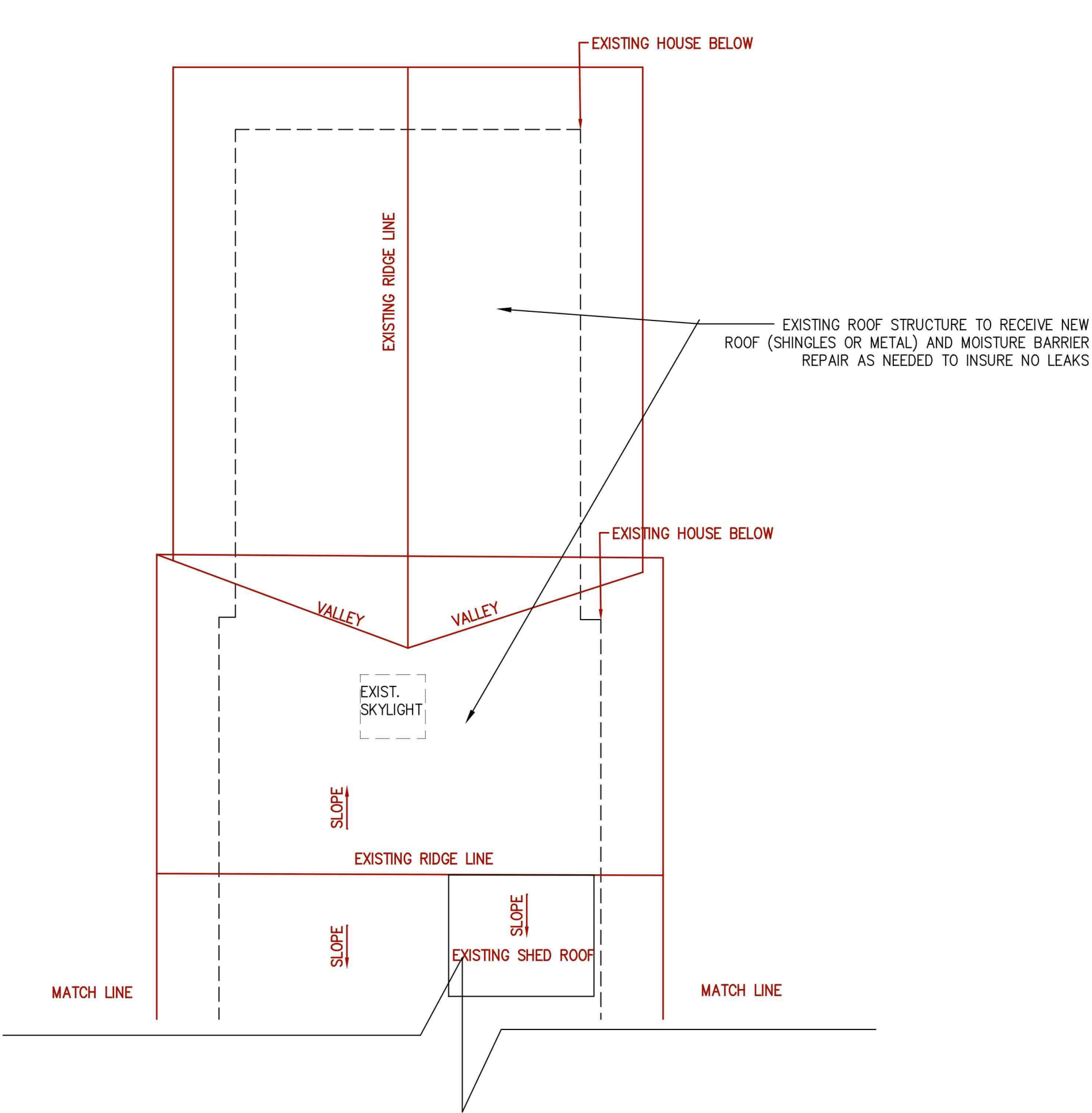
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EXTERIOR ELEVATIONS

PROPOSED EXTERIOR ELEVATIONS

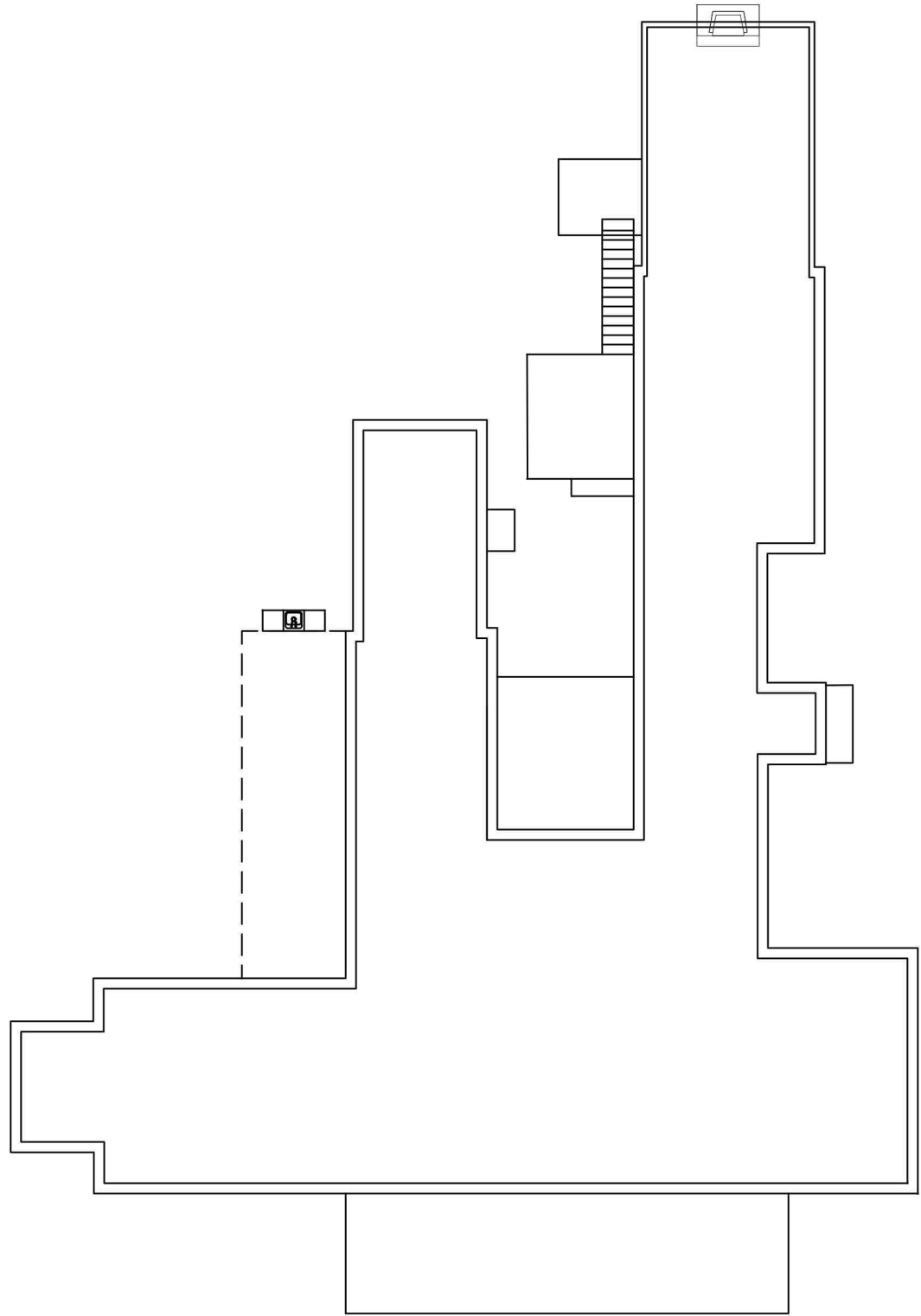
CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN SUSAN ROATH
CHECKED
DATE 8-5-20
SCALE AS NOTED
JOB NO. CONNELLY-2020
SHEET

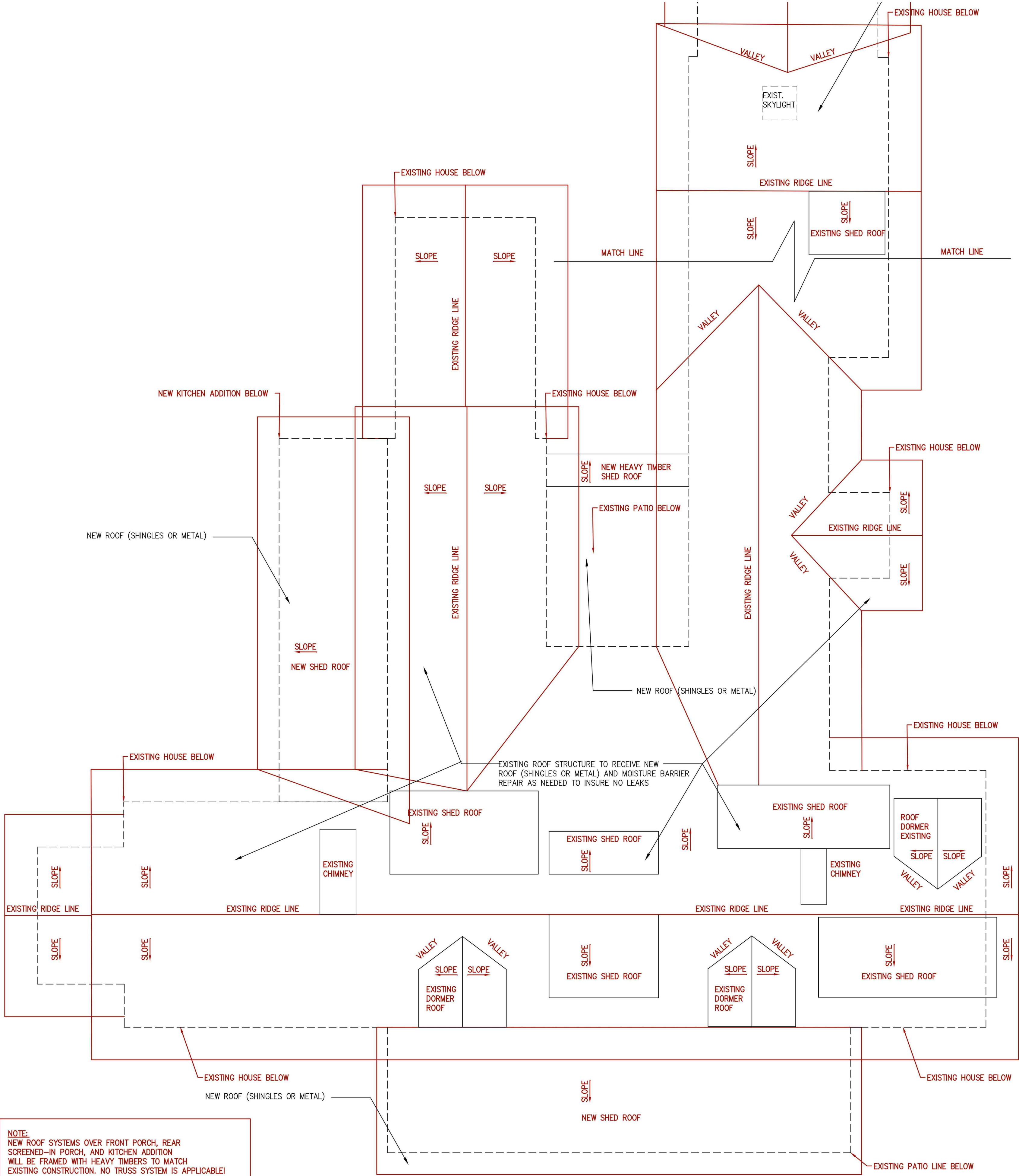
A3



2 ROOF PLAN (CONTINUE)
A4 SCALE: 3/16"=1'-0"



3 OVERALL FLOOR PLAN
A4 SCALE: 1/16"=1'-0"



NOTE:
NEW ROOF SYSTEMS OVER FRONT PORCH, REAR
SCREENED-IN PORCH, AND KITCHEN ADDITION
WILL BE FRAMED WITH HEAVY TIMBERS TO MATCH
EXISTING CONSTRUCTION. NO TRUSS SYSTEM IS APPLICABLE!

1 ROOF PLAN
A4 SCALE: 3/16"=1'-0"

DATE	REVISIONS	INITIALS

Lars Ekberg
Carolina Precision Construction, Inc.
P.O. Box 3880
Mooresville, NC 28117
Phone: (704) 363-9913
www.cpcbuilding.com

SHEET NOTES

DRAWING NAME:
ROOF PLAN

PROPOSED ROOF PLAN
CONNELLY RESIDENCE
55 SHAW ROAD
PINEHURST, NC, 28374

DRAWN SUSAN ROATH
CHECKED
DATE 8-15-20
SCALE AS NOTED
JOB NO. CONNELLY-2020
SHEET

A4



Centerwood





LOG CABIN BUNGALOW OF MR. AND MRS. JOHN C.

FROM THE PINEHURST OUTLOOK

Date

Cottage Name

Center



THE PICTURESQUE LOG CABIN BUNGALOW OF MR. AND MRS. SPRING

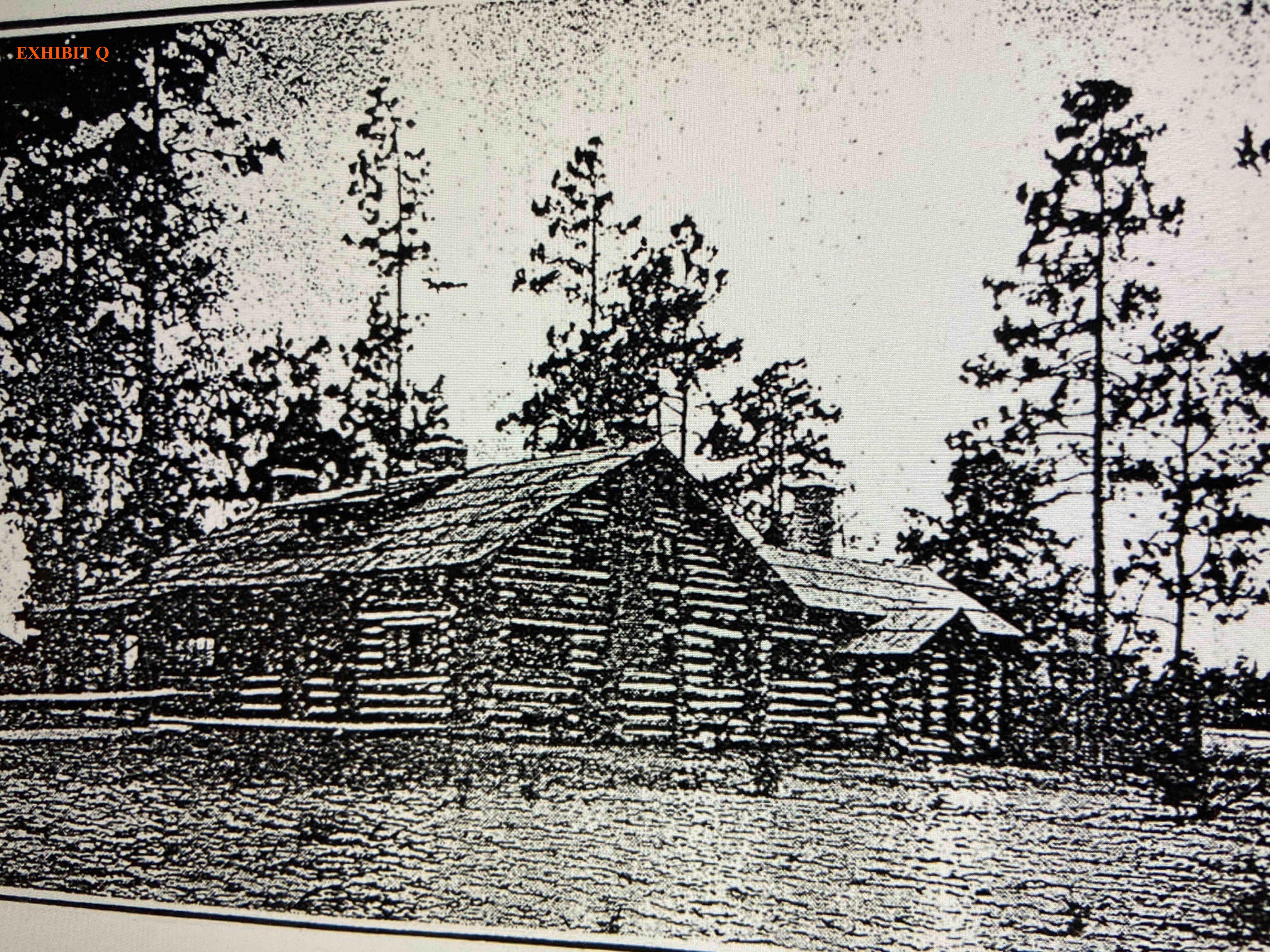


EXHIBIT Q

Pella® Lifestyle Series

Dual- and Triple-Pane Products
 \$\$-\$\$\$



Unbeatable performance options.¹



79% more energy efficient
 for a more comfortable home²



52% reduction in outside noises
 like traffic and lawnmowers³

Values are averages based on the Ultimate Performance package compared with single-pane windows.

Style and durability.

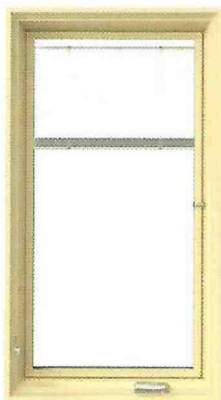


Durability and style flexibility with the most desired features and options, backed by the **best limited lifetime warranty** in the industry.⁴

Packed with innovation.

37
 TIME-TESTED
 INNOVATIONS

Offering products with 37 time-tested innovations like our best integrated blinds and shades and integrated security sensors.



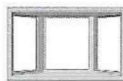
Pella Lifestyle Series
 triple-pane
 casement window

WINDOW STYLES

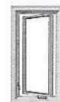
Special sizes and configurations are also available.



AWNING



BAY OR BOW

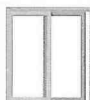


CASEMENT



DOUBLE-HUNG⁵

PATIO DOOR STYLES



SLIDING



HINGED

¹²³⁴⁵ See inside front cover for disclosures.



Colors & Finishes PELLA® LIFESTYLE SERIES

WOOD TYPE

The wood species that best complements your home's interior.

PINE

PREFINISHED PINE INTERIOR COLORS

We can prefinish pine in your choice of three paint colors and seven stains. Unfinished or primed and ready-to-paint are also available.

WHITE

BRIGHT WHITE

LINEN WHITE

NATURAL STAIN

GOLDEN OAK STAIN

EARLY AMERICAN STAIN

PROVINCIAL STAIN

DARK MAHOGANY STAIN

RED MAHOGANY STAIN

BLACK STAIN

ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.

WHITE

TAN

PUTTY

BROWN

POPLAR WHITE

PORTOBELLO

HARTFORD GREEN

MORNING SKY GRAY

BRICK RED

BLACK

ALMOND⁴

FOSSIL⁴

IRON ORE⁴

only available in casement windows

¹ Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value. Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁴ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

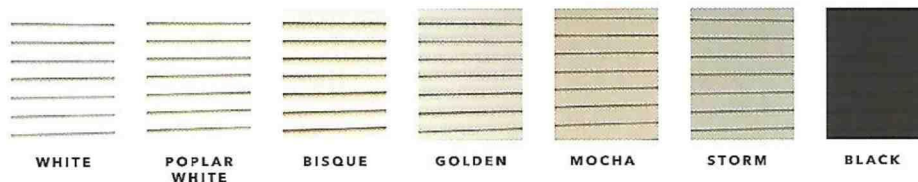
⁵ Available in dual-pane only.

⁶ Available on triple-pane products only.

Integrated Blinds & Shades PELLA® LIFESTYLE SERIES

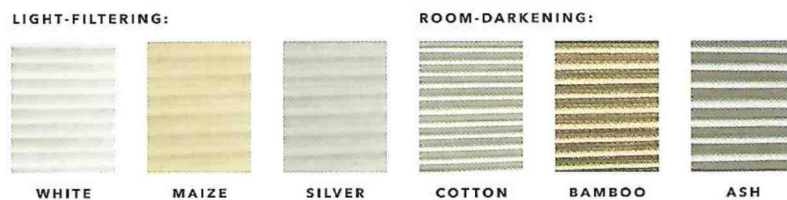
INTEGRATED BLINDS¹

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella Insynctive® technology.



INTEGRATED SHADES¹

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.



Added Security

INSYNCTIVE TECHNOLOGY

Integrated security sensors with time-tested wireless technology are built-in and tucked away, out of sight, to preserve the beauty of your Pella windows and doors. Monitor windows and doors while at home or away with the Pella Insynctive App or with most existing security systems.² Learn more at pella.com/insynctive.



¹ Available on triple-pane products only.

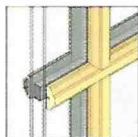
² Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

Grilles PELLA® LIFESTYLE SERIES

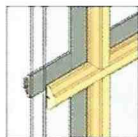
GRILLES

Choose the look of true-divided-light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

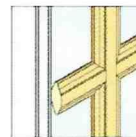
DUAL-PANE:



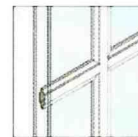
SIMULATED-DIVIDED-LIGHT WITH SPACER 7/8"



SIMULATED-DIVIDED-LIGHT WITHOUT SPACER 7/8"

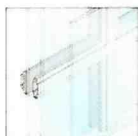


ROOMSIDE REMOVABLE GRILLES 3/4"

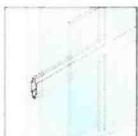


ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"

TRIPLE-PANE:



SIMULATED-DIVIDED-LIGHT WITH ALUMINUM CONTOURED GRILLES-BETWEEN-THE-GLASS 3/4"



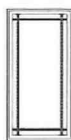
ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"

GRILLE PATTERNS

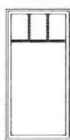
In addition to the patterns shown here, custom grille patterns are available.



TRADITIONAL



9-LITE PRAIRIE



TOP ROW



CROSS



CUSTOM

Screens^{*}

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

FLAT

InView™ screens are clearer than conventional screens and come standard. VividView® screens offer the sharpest view and are optional.

*WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

Window Hardware PELLA® LIFESTYLE SERIES

ESSENTIAL COLLECTION Our most popular design with finishes to suit every style.



FOLD-AWAY
CRANK



CAM-ACTION
LOCK



CHAMPAGNE

WHITE

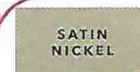
BROWN



MATTE
BLACK



OIL-RUBBED
BRONZE



SATIN
NICKEL

upgrade

Patio Door Hardware

ESSENTIAL COLLECTION Elevate your style and transform your home with elegant selections.



HINGED PATIO
DOOR HANDLE



SLIDING PATIO
DOOR HANDLE



CHAMPAGNE

WHITE

BROWN



MATTE
BLACK



OIL-RUBBED
BRONZE



SATIN
NICKEL

upgrade

¹ On hinged patio doors, Endura Hardware Collection offers a 10-year warranty. See written warranty for complete details at pella.com/warranty.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of added protection.

Pella® Lifestyle Series products are backed by the best limited lifetime warranty for wood windows and patio doors.² See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



Connect with Pella:





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: August 20, 2020
Subject: Major COA Request for 310 Dundee Road (COA-2020-00101)

Applicant:	Margit Elot
Owners:	Peter Genthner & Margit Elot
Professional:	Cribbs Construction
Property Location:	310 Dundee Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855210354455

Request and Background:

Margit Elot is requesting a Certificate of Appropriateness for changes to a previously approved Major COA for 310 Dundee Road. In July of 2019, the applicant received approval for a detached garage. The proposed modifications were determined to be Major Work, which requires approval from the Historic Preservation Commission (HPC). The modifications include: add three windows and a door to the rear elevation, add a window to the front elevation, remove one window from the left elevation, modify the size of the window on the right elevation, and change the siding of the gable from shake to Dutch lap. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354455. The owner and applicant for the property is Margit Elot.

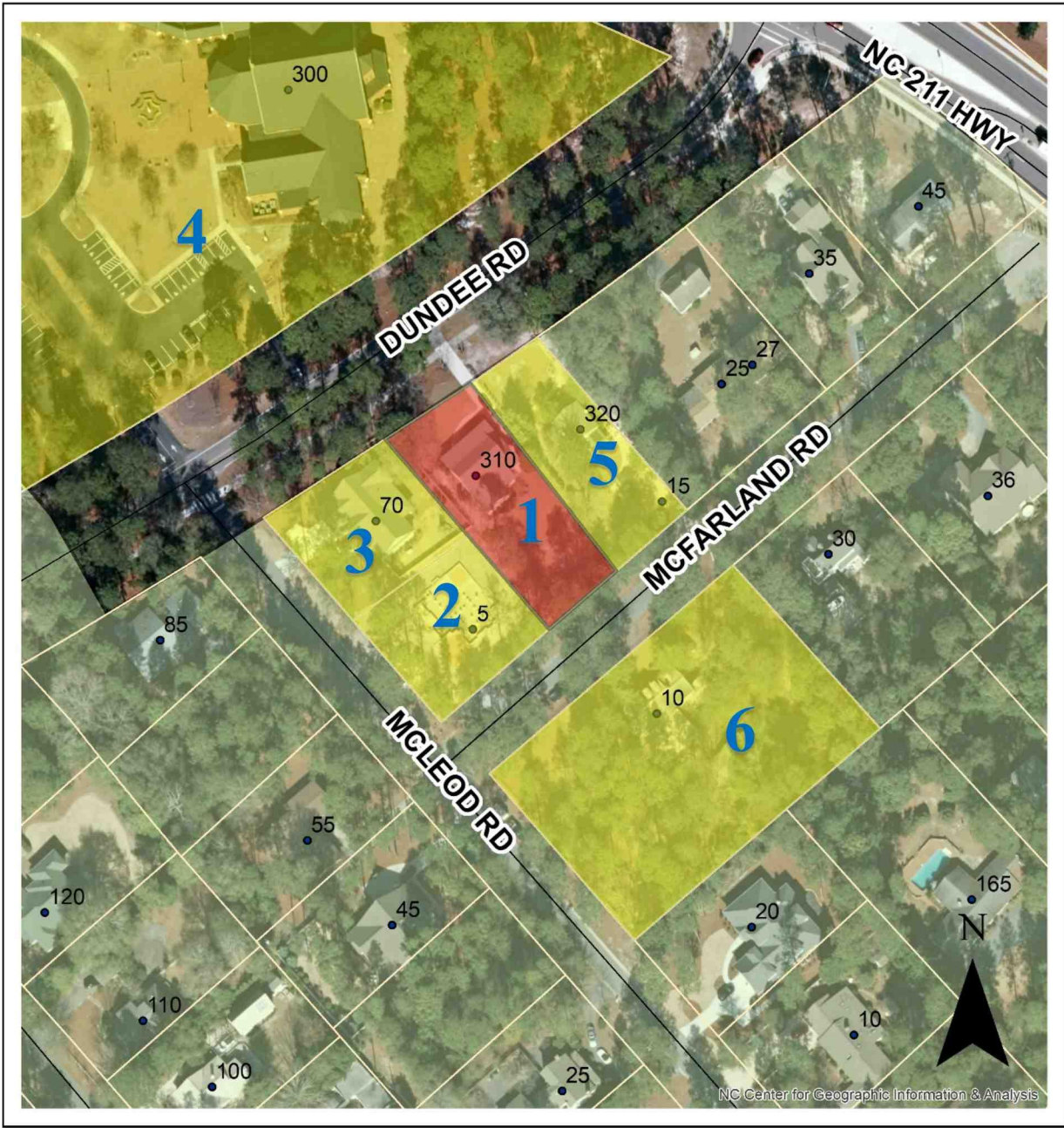
In 2019, 310 Dundee Road was granted a Major COA for a detached garage. No minor COAs have been issued for 310 Dundee Road.

According to the National Historic Landmark Survey, the primary structure at 310 Dundee Road constructed in 2005 and is not listed as a contributing. All of the adjacent properties within the public hearing notification area are also listed as non-contributing structures. 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 2020-00101

#*	Address	Year Built	Contributing	Structure History
1	310 Dundee Road	2005	No	Not listed in the National Historic Landmark Survey
2	5 McFarland Road	2017	No	Not listed in the National Historic Landmark Survey
3	70 McLeod Road	2015	No	Not listed in the National Historic Landmark Survey
4	300 Dundee Road	1994	No	Not Located within the Historic District
5	320 Dundee	1942	No	Not listed in the National Historic Landmark Survey
6	10 McFarland	1939	No	Not listed in the National Historic Landmark Survey
*The numbers refer to the location of each property on the following notification map				

310 Dundee Road Major COA Request



Legend

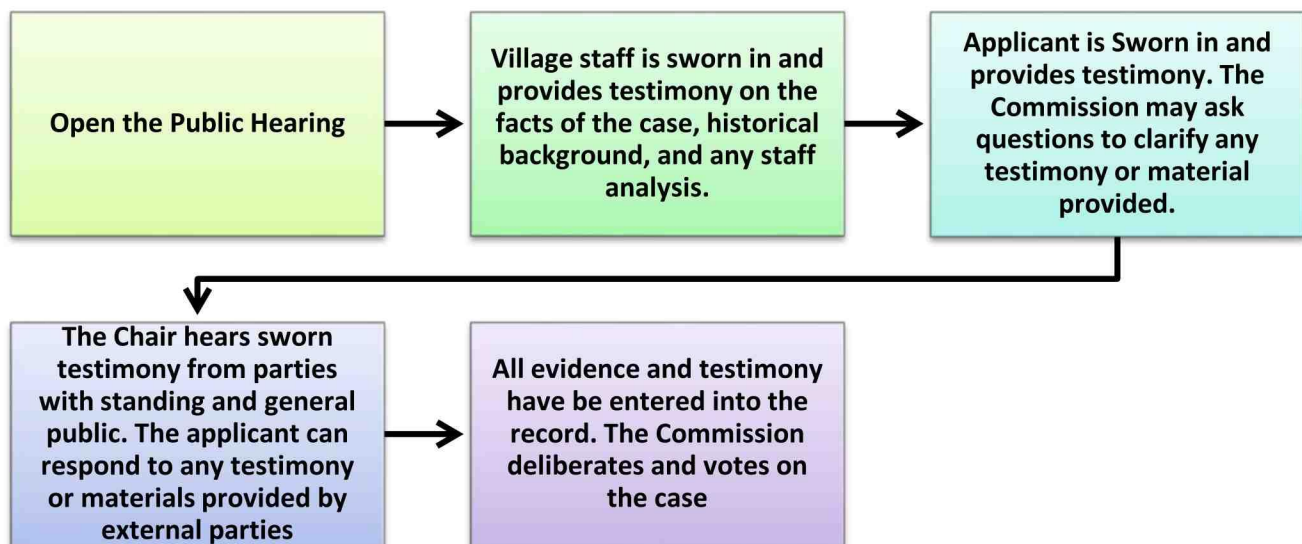
- | | | |
|--|---|---|
|  Subject Property 310 Dundee Road |  ADDRESS |  Historic Preservation Overlay |
|  Adjacent Notified Properties 310 Dundee Road |  STREETS |  Pinehurst South Business Overlay |

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 the proposed modifications to a previously approved COA have been determined to be Major Work. According to the Historic District Guidelines the addition or elimination of windows or doors and replacement of architectural details that changes the design or materials from the existing details are considered major work. The applicants are requesting to add three windows and a door to the rear elevation, add a window to the front elevation, remove one window from the left elevation, modify the size of the window on the right elevation, and change the siding of the gable from shake to Dutch lap.

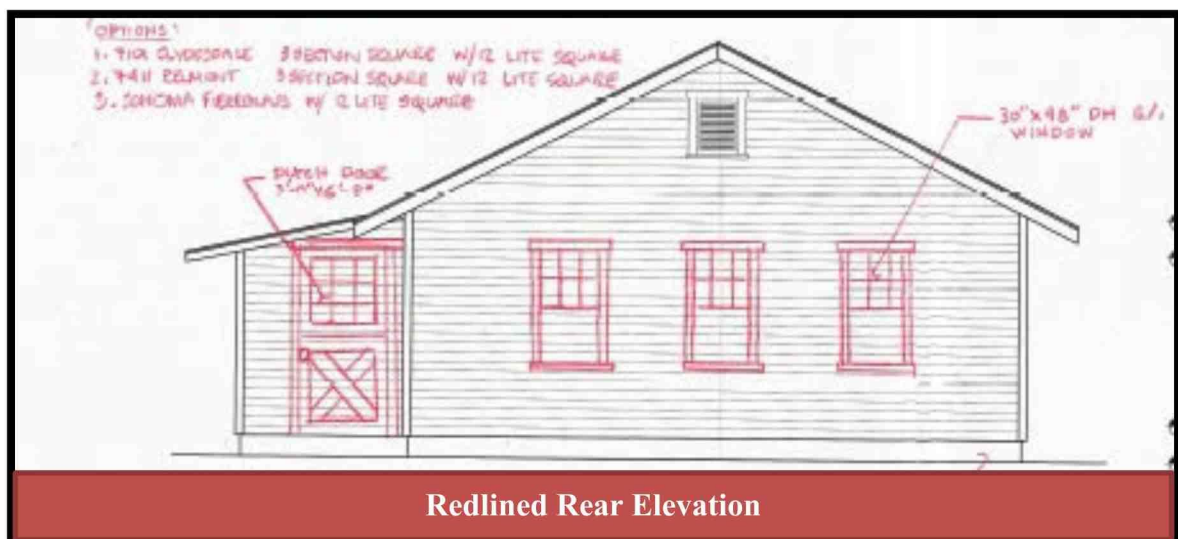
All Major Work **must** be approved by the Commission. The Commission must determine if the modifications are congruous with the Pinehurst Historic District and compatible with the previously approved COA. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

EXTERIOR WALLS AND TRIM

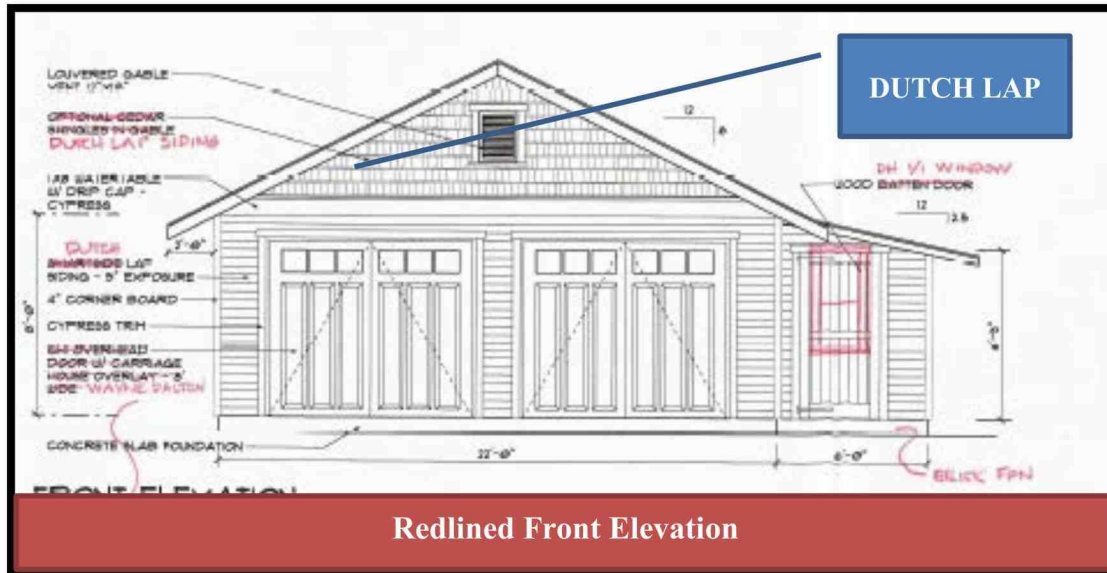
1. Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.

Three windows are proposed to be added to the rear elevation. The addition of the proposed windows would be compatible with architecture of the structure and the six over one windows design would be similar to other windows on both primary and accessory structures in the Historic District.

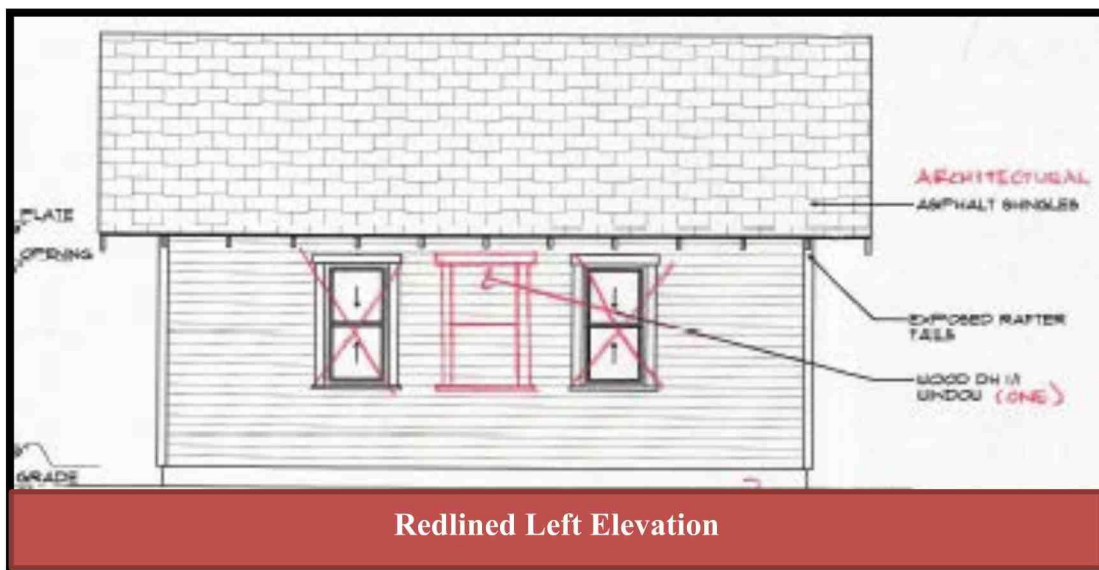


A Dutch door is also proposed to be added to the rear elevation of the garage. The proposed door will feature a 9 pane glass window. The addition of a door to a detached garage is similar to other detached garages in the historic district. Architecturally, the proposed door is similar to doors on the existing primary structure.

The applicant has indicated on the revised elevations to alter a portion of the previously approved siding style. The original elevations show shake siding for the gable and the revised elevations call out the intention to continue with Dutch lap siding to match the rest of the garage's siding. Lap siding is a common style of siding throughout the Historic District and is a characteristic of cottage style architecture.

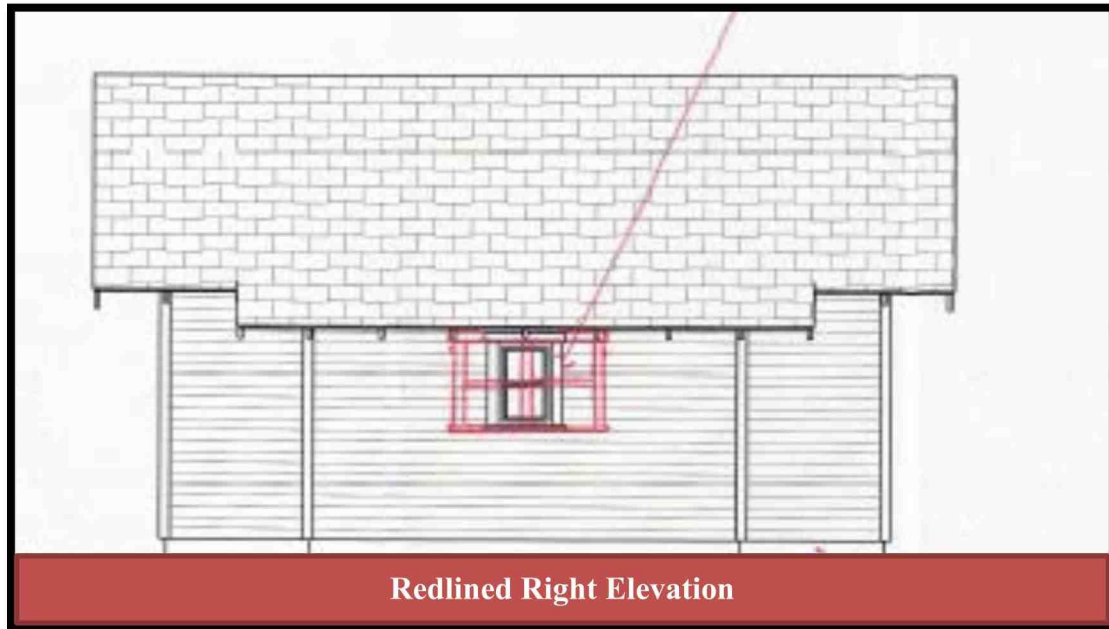


A single one over one double hung window is proposed to be added to the front elevation. The double hung window would differ from the windows proposed on the rear elevation, however would still be similar to windows featured on other accessory structures within the Historic District. The addition of the window and the change to the gable siding are the only two changes that would be visible from the street.



The applicant is proposing to alter the window dimensions on the right elevation from a 12" X 18" double hung window to a 24" X 36" double hung window. This window would not be visible from

the street based on the screening provided by street side trees. This would be the only window of this style and size on the garage, however, it would be similar to other windows on existing accessory structures within the Historic District.



2. *Section IV.C.1 - Window and door openings must be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.*

The applicant is proposing three different styles of windows. One single double hung window on the front elevation, one 24" X 36" double hung window with one over one panes, and three double hung windows with 6 over one window panes on the rear elevation. These proposed windows are all similar to windows featured on the primary structure and other accessory structures in the Historic District.

As noted above the applicant is also proposing a dutch style door that is similar to doors featured on the primary structure of 310 Dundee. This proposed door is not visible from the street.

3. *Section IV.C.2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.*

The applicant has not indicated if the windows will feature simulated or true divided light. The applicant also has not indicated if snap-in mutins will be used.

4. *Section IV.C.3 - Glass block windows are not allowed on street-facing elevations.*

The applicant is not proposing glass block windows.

5. *Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is not appropriate on street-facing elevations.*

The applicant has not indicated that tint or darkening film will be applied to any of the street facing windows.

6. *Staff Note*

Staff is only reviewing the changes to the previously approved Major COA. The garage as shown in the previously approved elevations and site plan had been approved.

Applicable Recommendations from the Historic District Guidelines:

There are not any applicable recommendations that are relevant for the request to modify the previously approved detached garage.

Staff Recommendation:

The change of the gable siding from one congruous style of siding to another congruous style of siding clearly conforms to the guidelines. The addition of windows and changes to the window layout, does not negatively impact the architecture of the garage. The addition of the door helps bring architectural detail from the primary structure to the accessory structure, making the garage more compatible. For those reasons staff believes that the proposed modification are in conformity with the Guidelines and recommends approval.



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 8/20/2020
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT

August 27, 2020 MEETING

7/16/2020 TO 8/15/2020

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Minor Changes to a previously issued COA	COA-2020-00112	8/14/2020	8/17/2020	215 Kelly Road	Anthony Ramirez
Rear yard patio	COA-2020-00104	8/06/2020	8/06/2020	105 Graham Road	Kraig Decker

EXHIBIT A

Record Id: [COA-2020-00101](#)
File Date: 8/6/2020
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work:
Application Name: 310 Dundee Rd COA
Address: 310 DUNDEE RD, PH 28374
Owner Name: GENTHNER, PETER W TRUSTEE
Owner Address: 310 DUNDEE ROAD PINEHURST PINEHURST NC 28374
Parcel No: 20070742

Contact Info:

Name: Margit Elot
Organization Name:
Contact Type: Applicant
Contact Primary Address:

Licensed Professionals Info:

Primary: Y
License Number: 71829
License Type: Contractor
Name: Russ Cribbs
Business Name :
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Construction of a two-car garage with attached workshop. Entrance to garage to be from McFarland. Construction materials to be consistent with existing structure - white Dutch Lap siding, dark grey architectural shingles, navy door, brick foundation skirt.	Type of Work:	New
Existing Use:	Single Family Medium Density	Proposed Use:	Single Family Medium Density
Includes Demolition:	No	Includes Tree Removal:	Yes

EXHIBIT A

Estimated Cost
of Construction: 0

COA
Number:

PERMIT

DATES

Application

Expiration Date:

Permit Issued

Date:

Permit Expiration

Date:

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
	clapboard (Dutch Lap)	Chantilly Lace White

Rear Elevation

Existing Material	Proposed Material	Proposed Color
	clapboard (Dutch Lap)	Chantilly Lace White

Right Elevation

Existing Material	Proposed Material	Proposed Color
	clapboard (Dutch Lap)	Chantilly Lace White

Left Elevation

Existing Material	Proposed Material	Proposed Color
	clapboard (Dutch Lap)	Chantilly Lace White

Trim

Existing Material	Proposed Material	Proposed Color
	wood	American Egg

Windows

Existing Material	Proposed Material	Proposed Color
	wood	Chantilly Lace White

Chimney

Existing Material	Proposed Material	Proposed Color

Foundation

Existing Material	Proposed Material	Proposed Color
	brick	rRed

Front Door

Existing Material	Proposed Material	Proposed Color
	Wood (Dutch Door)	Navy

Shutters

Existing Material	Proposed Material	Proposed Color

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
	wood	Chantilly Lace White

Roof

Existing Material	Proposed Material	Proposed Color
	architectural asphalt shingles	dark grey

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
	PVC	White

Front Porch

Existing Material	Proposed Material	Proposed Color

Deck

Existing Material	Proposed Material	Proposed Color

Patio

Existing Material	Proposed Material	Proposed Color

Sidewalk

Existing Material	Proposed Material	Proposed Color

Sky Lights

Existing Material	Proposed Material	Proposed Color

Driveway

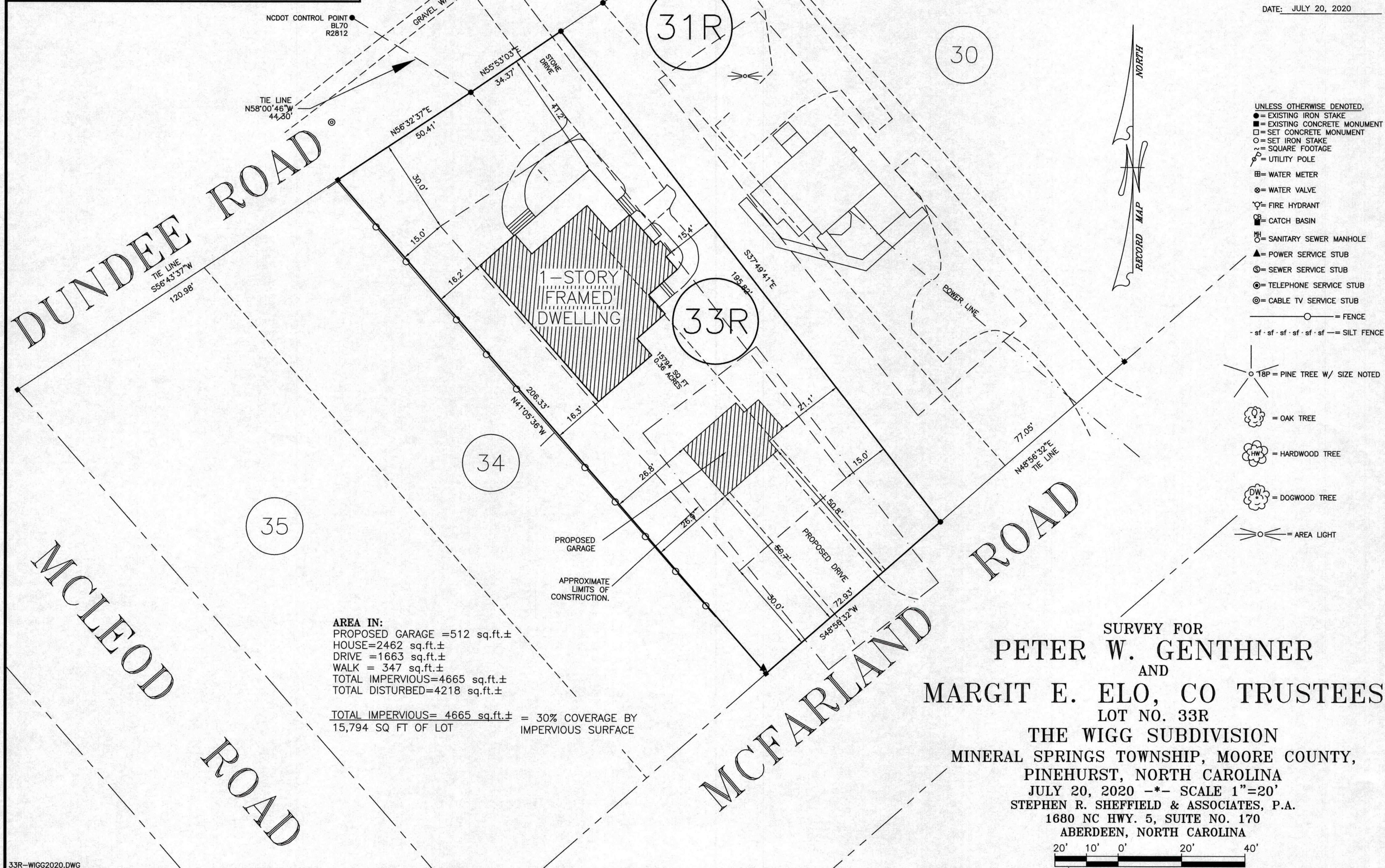
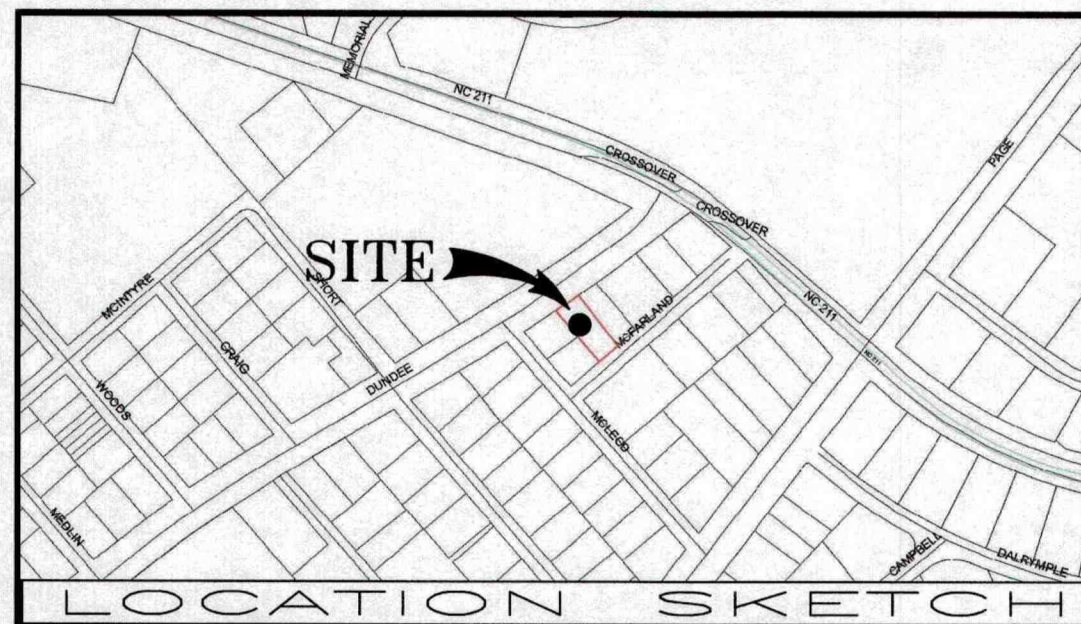
Existing Material	Proposed Material	Proposed Color
	pea gravel	white

House Number

Existing Material	Proposed Material	Proposed Color

Other

Existing Material	Proposed Material	Proposed Color



I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

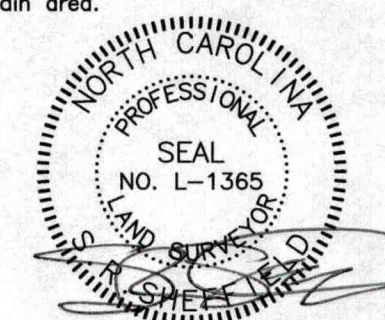
Further:
 I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
 MAP BOOK 2, PAGE 72
 PLAT CAB. 11, SL. 89
 DEED BOOK 5059, PAGE 129
 MOORE COUNTY REGISTRY

ACREAGE DETERMINED
 BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED
 FOR RECORDATION IN ACCORDANCE
 WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987



S. R. SHEFFIELD, PLS NO. 1365

DATE: JULY 20, 2020

SURVEY FOR
PETER W. GENTHNER
AND
MARGIT E. ELO, CO TRUSTEES
LOT NO. 33R
THE WIGG SUBDIVISION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JULY 20, 2020 *- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

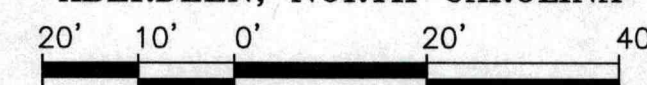
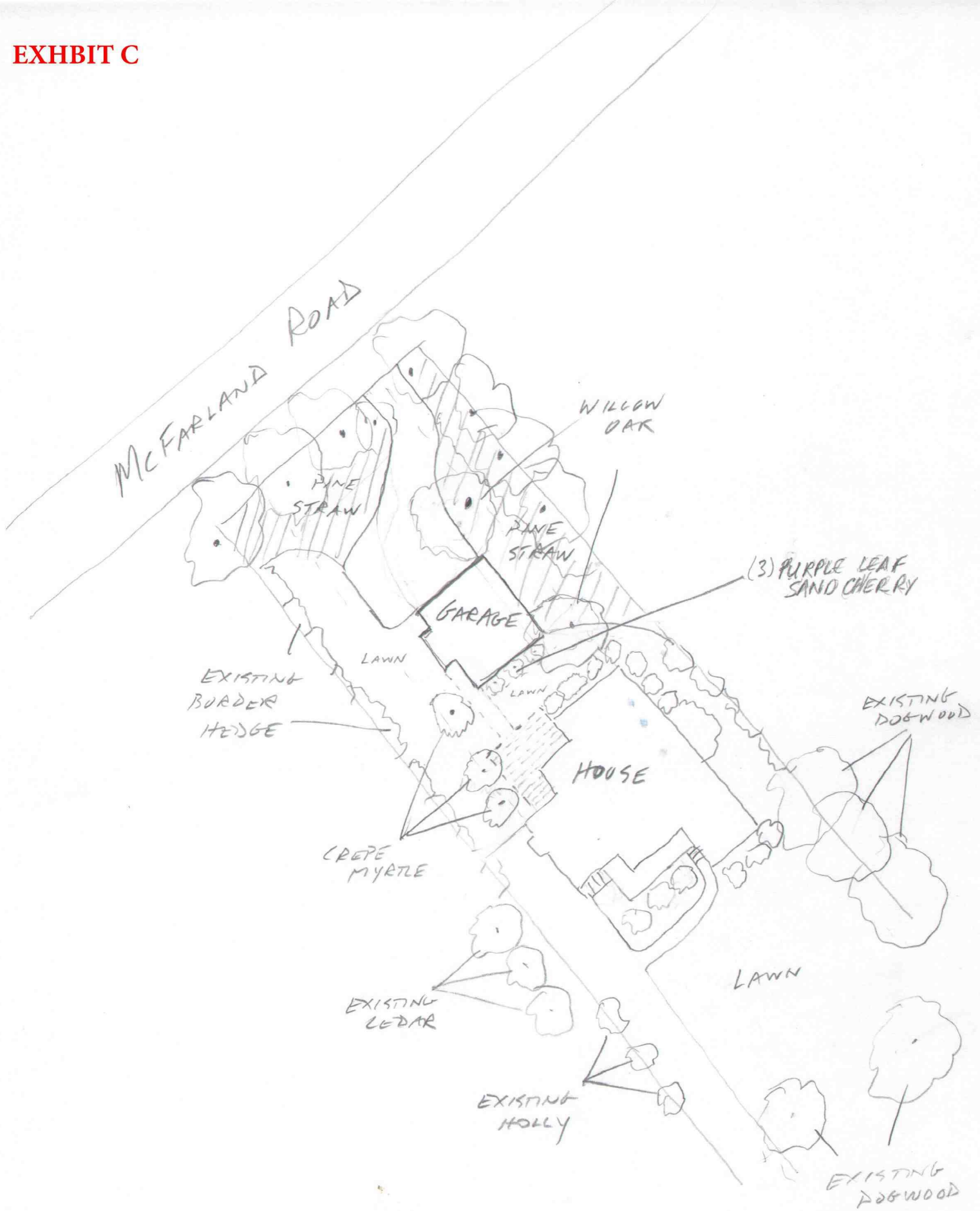
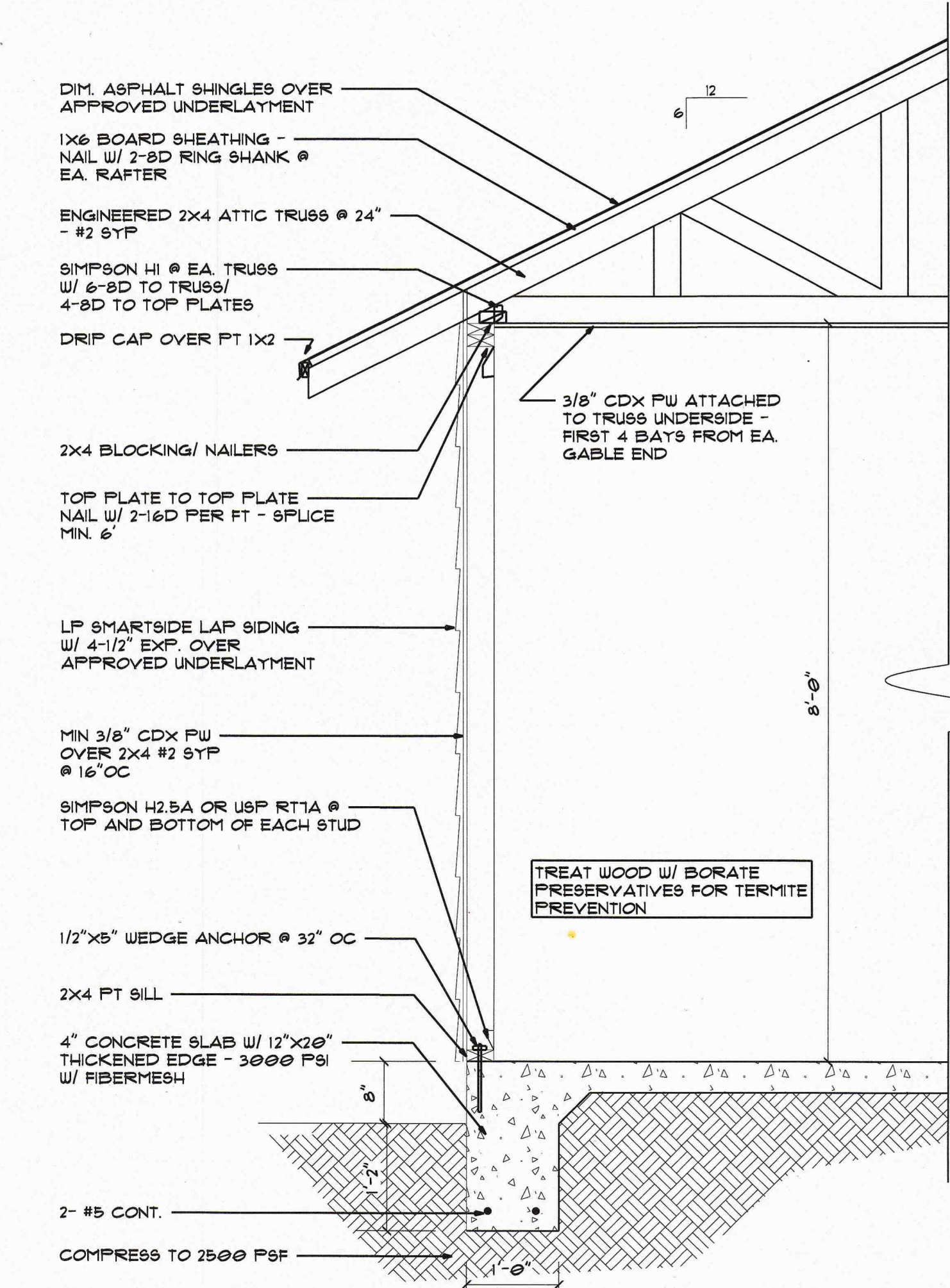
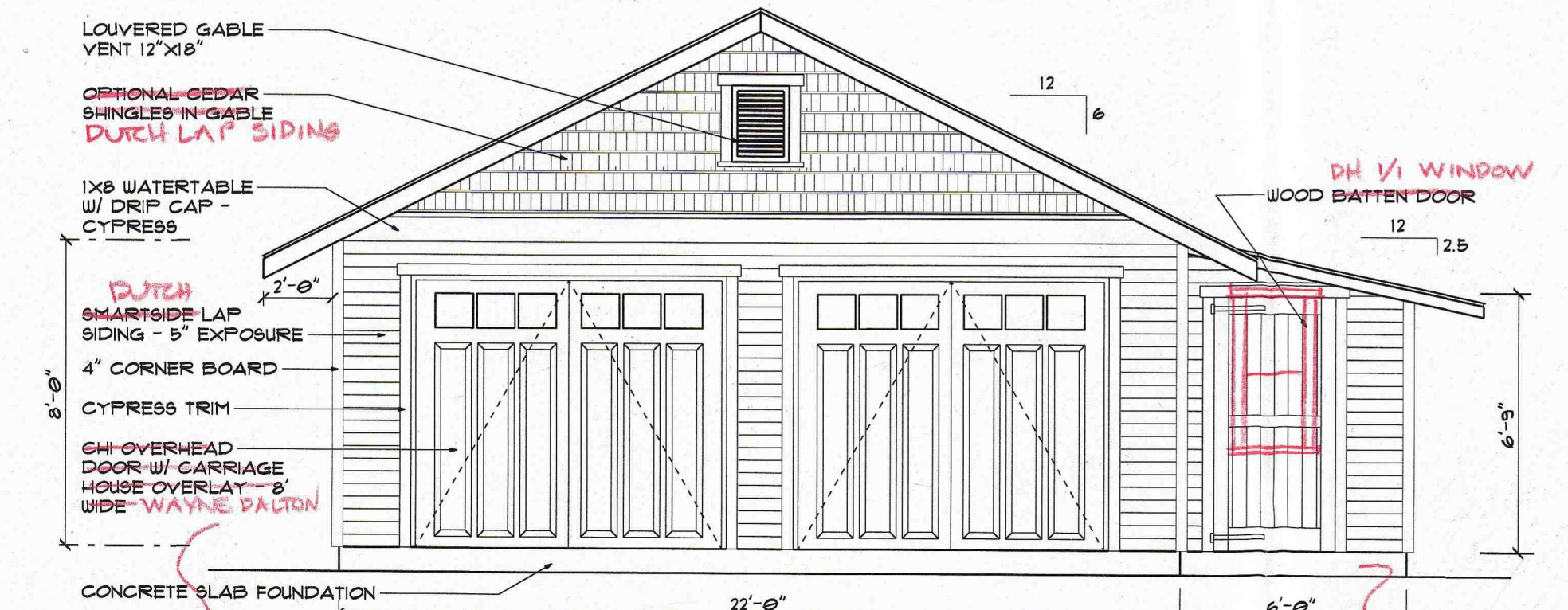


EXHIBIT C





WALL SECTION
SCALE: 3/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- OPTIONS:
- 1. TIA CLYDESDALE 3 SECTION SQUARE W/12 LITE SQUARE
 - 2. TIA CLYDESDALE 3 SECTION SQUARE W/12 LITE SQUARE
 - 3. SONOMA FIBERGLASS W/12 LITE SQUARE



REAR ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN CRITERIA	30 MPH	NOM. DESIGN WIND SPEED	101 MPH
RISK CATEGORY	3	WIND EXPOSURE	B
STORAGE CONSTRUCTION TYPE	WOOD FRAME V		
ROOF CLASS	20 PSF	ROOF DL	10 PSF
FLOOR LL	40 PSF	ATTIC LL	N/A
FLOOR DL	10 PSF	FL JOISTS	U/A 360
ROOF Rafter W/ CLG	U/A 240		

DESIGNED IN COMPLIANCE WITH FLORIDA BUILDING CODE 6TH ED., BUILDING, RESIDENTIAL, AND ALL APPLICABLE SUPPLEMENTS.

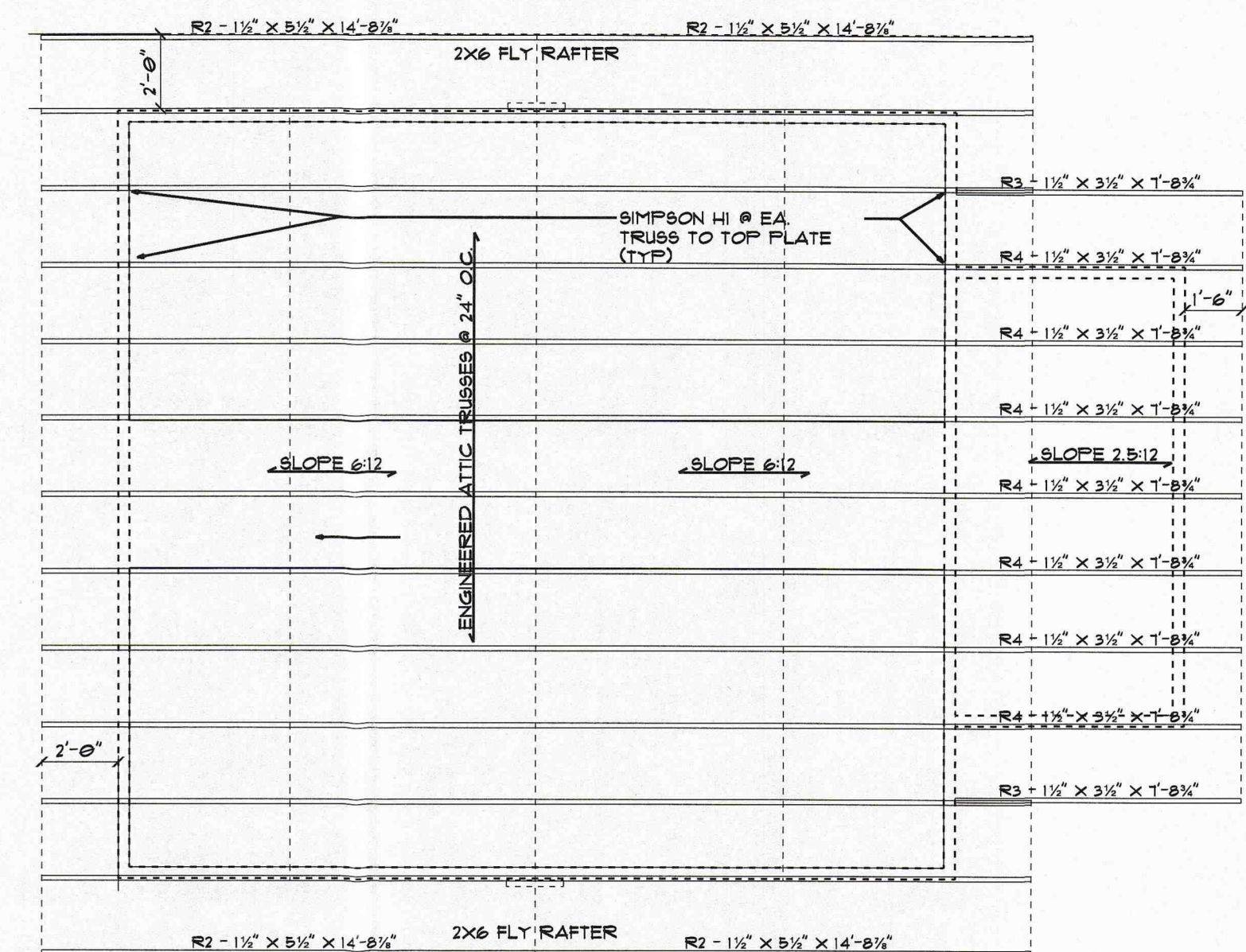
FASTENING SCHEDULE	
TOP PLATE TO TOP PLATE	2-16D PER FT
TOP PLATES @ INTERSECTIONS	4-16D EA. SIDE
STUD TO STUD	2-16D @ 24" OC
HEADER TO HEADER	16D @ 16" OC
TOP OR BOTTOM PLATE TO STUD	2-16D PER STUD
BOTTOM PLATE TO FL JOIST, BAND JOIST	2-16D PER FT
LEDGER STRIP TO BEAM	3-16D EA JOIST
JOIST ON LEDGER TO BEAM	3-8D PER JOIST
BAND JOIST TO BAND JOIST	3-16D PER JOIST
BAND JOIST TO BILL OR TOP PLATE	2-16D PER FOOT
BOARD SHEATHING	2-8D PER 8D RING SHANK
PANEL SHEATHING	2D #6" OC EDGE, 12" OC FIELD

FASTENERS FOR PT WOOD TO BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON, BRONZE, OR COPPER.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE PROTECTORS, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION IN COMPLIANCE WITH FBC RESIDENTIAL SECTION R318.

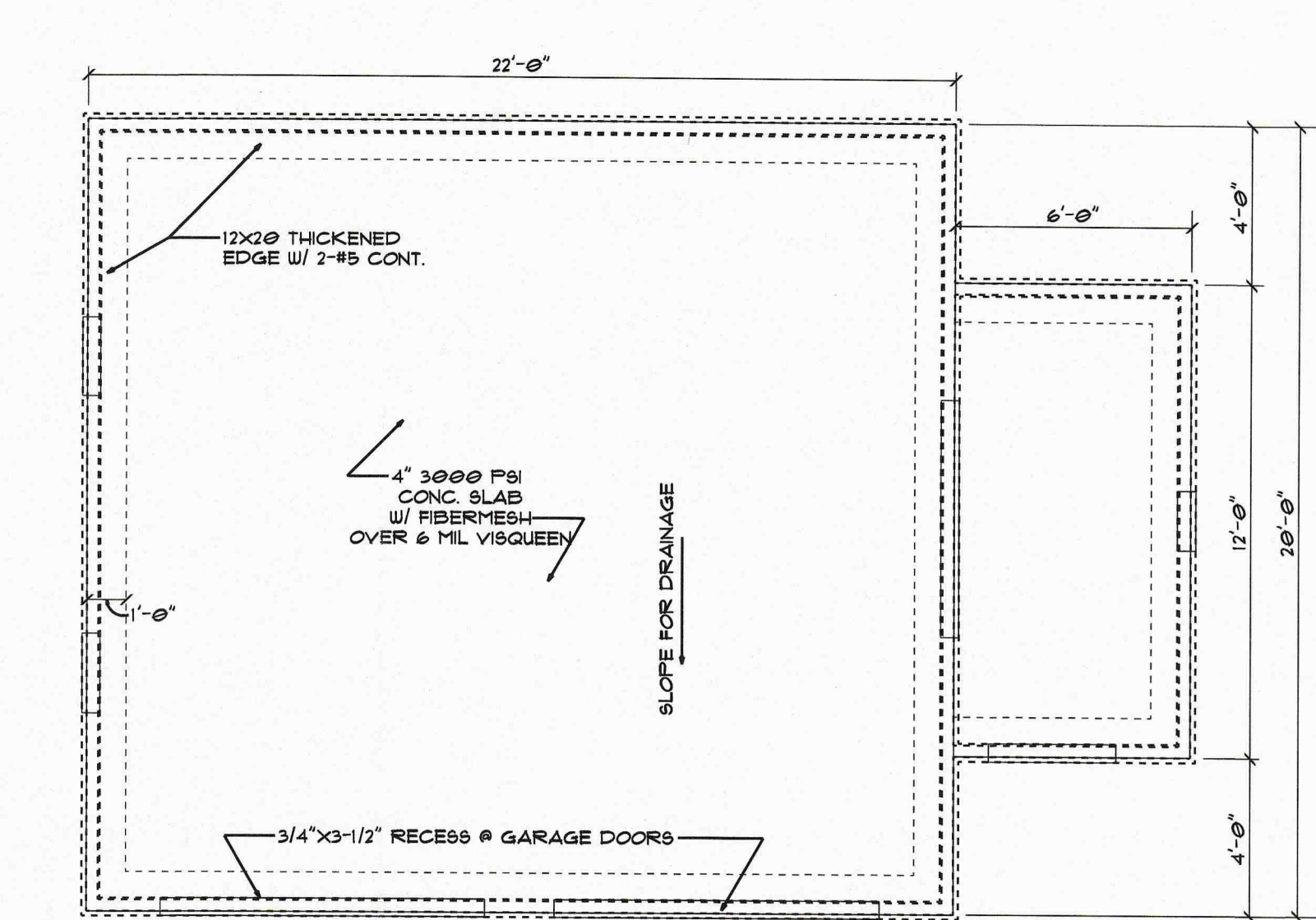
PRODUCT	MANUFACTURER	TYPE	FLR
SIDING	DUTCH	SMARTSIDE LAP	9150.3
WINDOWS	JELD-WEN	DH	10758.5
ROOF	GAF	SHINGLE	10124
CONNECTORS	SIMPSON	H1	10456.5
	SIMPSON	H2.5A	10456.12
	SIMPSON	H4T4	11456.5

COMPONENTS & CLADDING - 130 MPH VULT EXP B			
COMPONENT	ZONE	AREA (SQ)	QTY
ROOF	1	10	10.5
		20	10.0
		50	10.0
		100	10.0
		20	10.5
		50	10.0
		100	10.0
		20	10.5
		50	10.0
		100	10.0
WALLS	4	10	18.2
		20	11.4
		50	16.3
		100	15.5
		500	13.6
		20	18.2
		50	11.4
		50	16.3
		100	15.5
		500	13.6

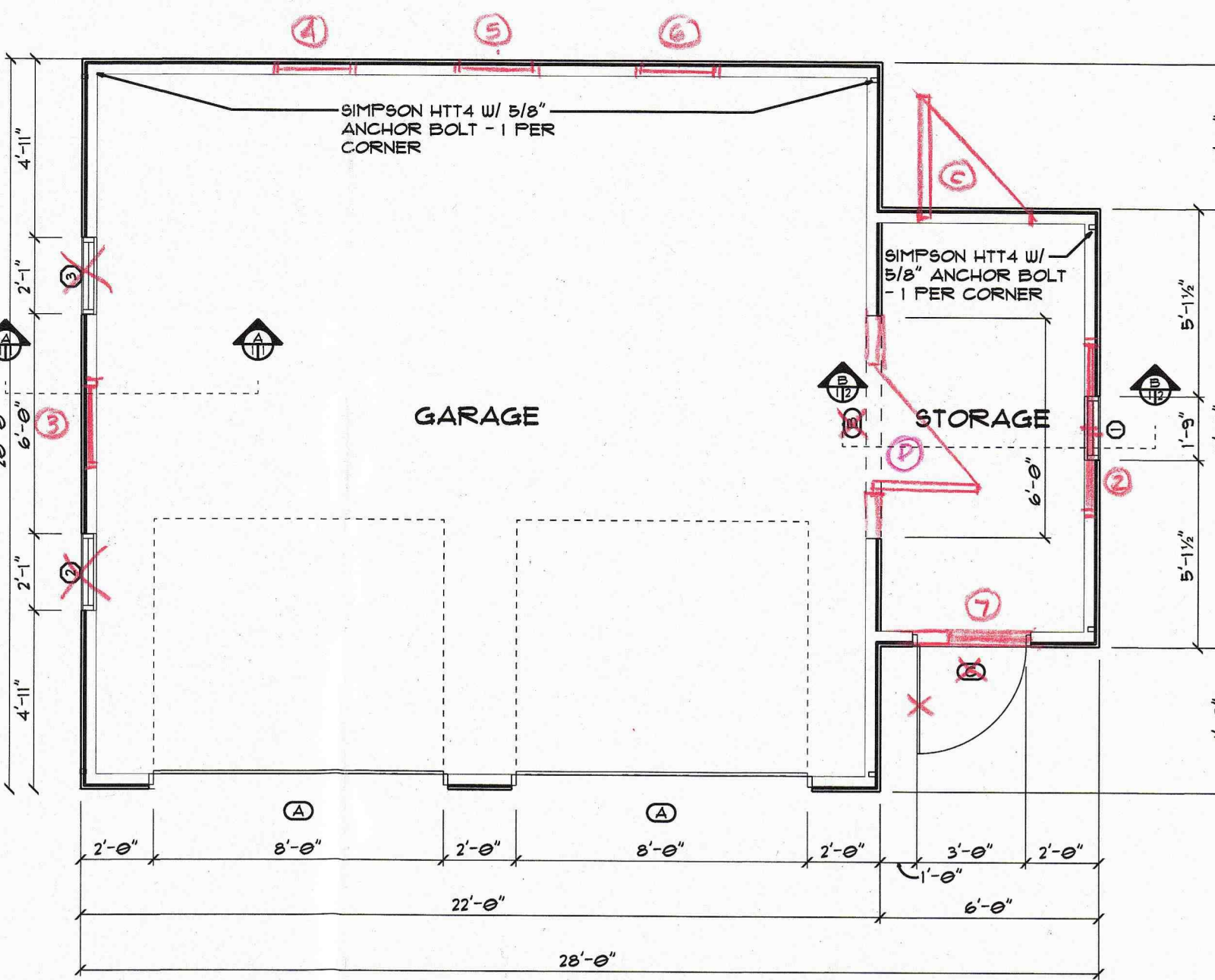


ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING SCHEDULE				
FRAMING ID	WIDTH	DEPTH	LENGTH	COUNT
R2	1 1/2"	5 1/2"	14'-0 1/2"	4
R3	1 1/2"	3 1/2"	1'-8 1/2"	2
R4	1 1/2"	3 1/2"	1'-8 1/2"	1

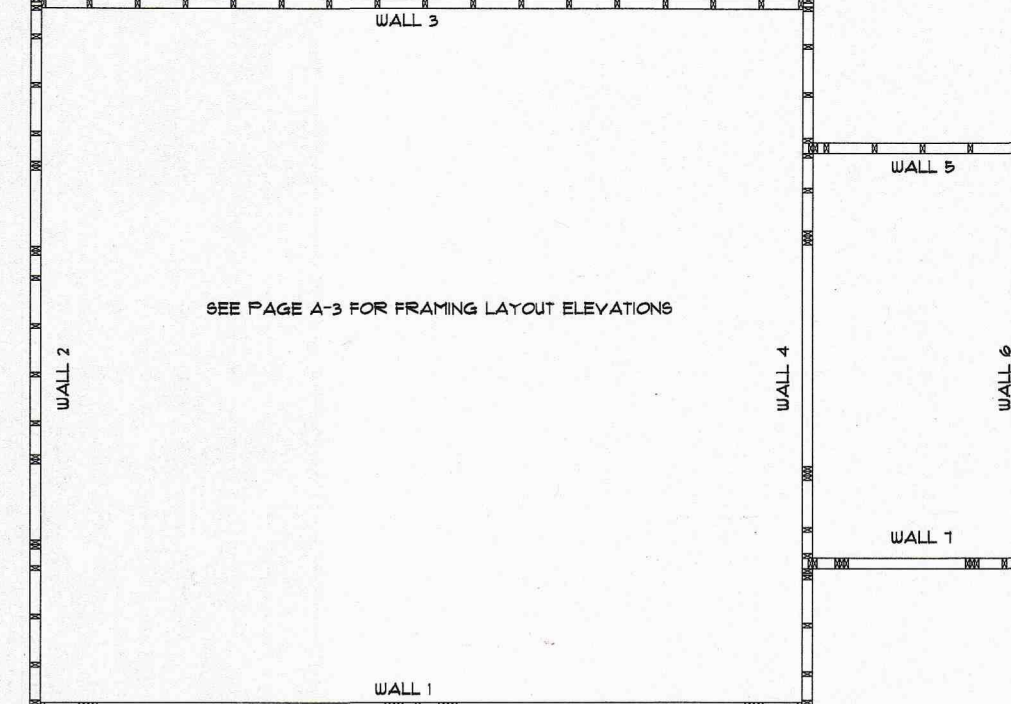


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

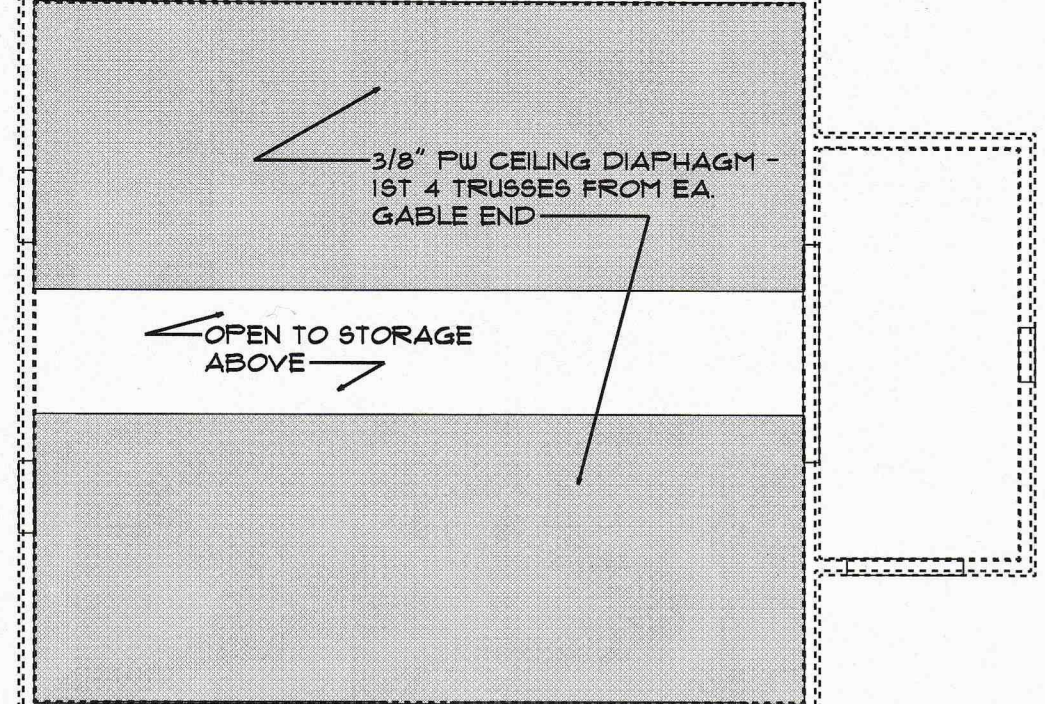


WINDOW & DOOR SCHEDULE					
OPENING ID	TYPE	SIZE	COUNT	R.O. SIZE	HEADER JACKING
1	WINDOW	2'-0" X 3'-0"	1	R.O. 1'-9 1/4" X 3'-0 1/4"	3 1/2"
2	WINDOW	2'-0" X 3'-0"	1	R.O. 2'-1 1/4" X 3'-8 1/4"	5 1/2"
A	GARAGE	8'-0" X 1'-0"	2	R.O. 8'-3" X 1'-1 1/4"	3 1/2"
B	ARCH	6'-0" X 6'-0"	1	R.O. 6'-1" X 6'-8 1/4"	5 1/2"
C	DOOR	3'-0" X 6'-6"	1	R.O. 3'-3" X 6'-1 1/4"	3 1/2"
3	WINDOW	2'-0" X 3'-0"	1	R.O. 2'-1 1/4" X 3'-8 1/4"	5 1/2"

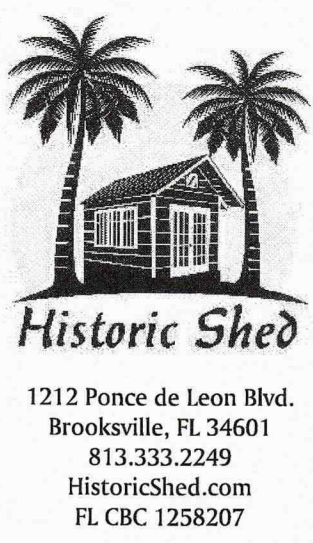
MAIN FLOOR
SCALE: 1/4" = 1'-0"



FRAMING PLAN
SCALE: 3/16" = 1'-0"



CEILING PLAN
SCALE: 3/16" = 1'-0"



1212 Ponce de Leon Blvd.
Brooksville, FL 34601
813.333.2249
HistoricShed.com
FL CBC 1258207

22x20 Garage w Bumpout

DATE: 12/28/2018
DRAWN BY: JP
CHECKED BY:
Revisions:

Sheet No.
A-1



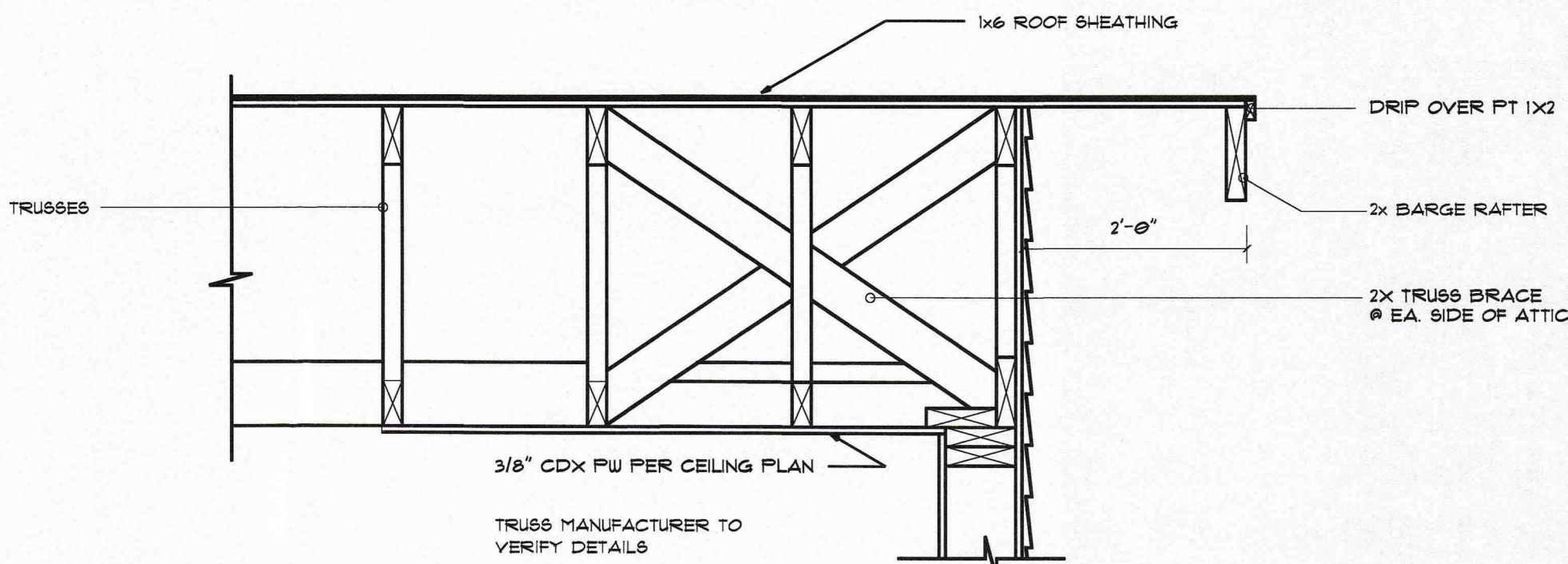
Historic Shed
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22x20 Garage w Bumpout

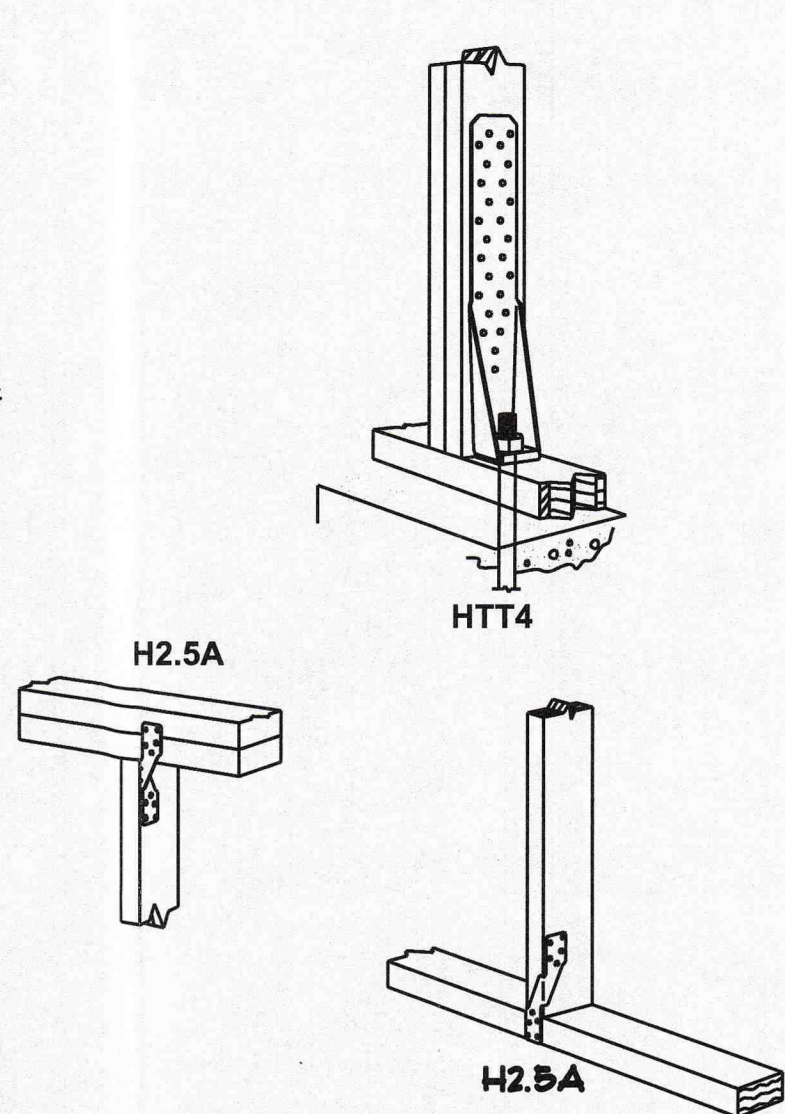
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DRAWN BY: JP
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Revisions:

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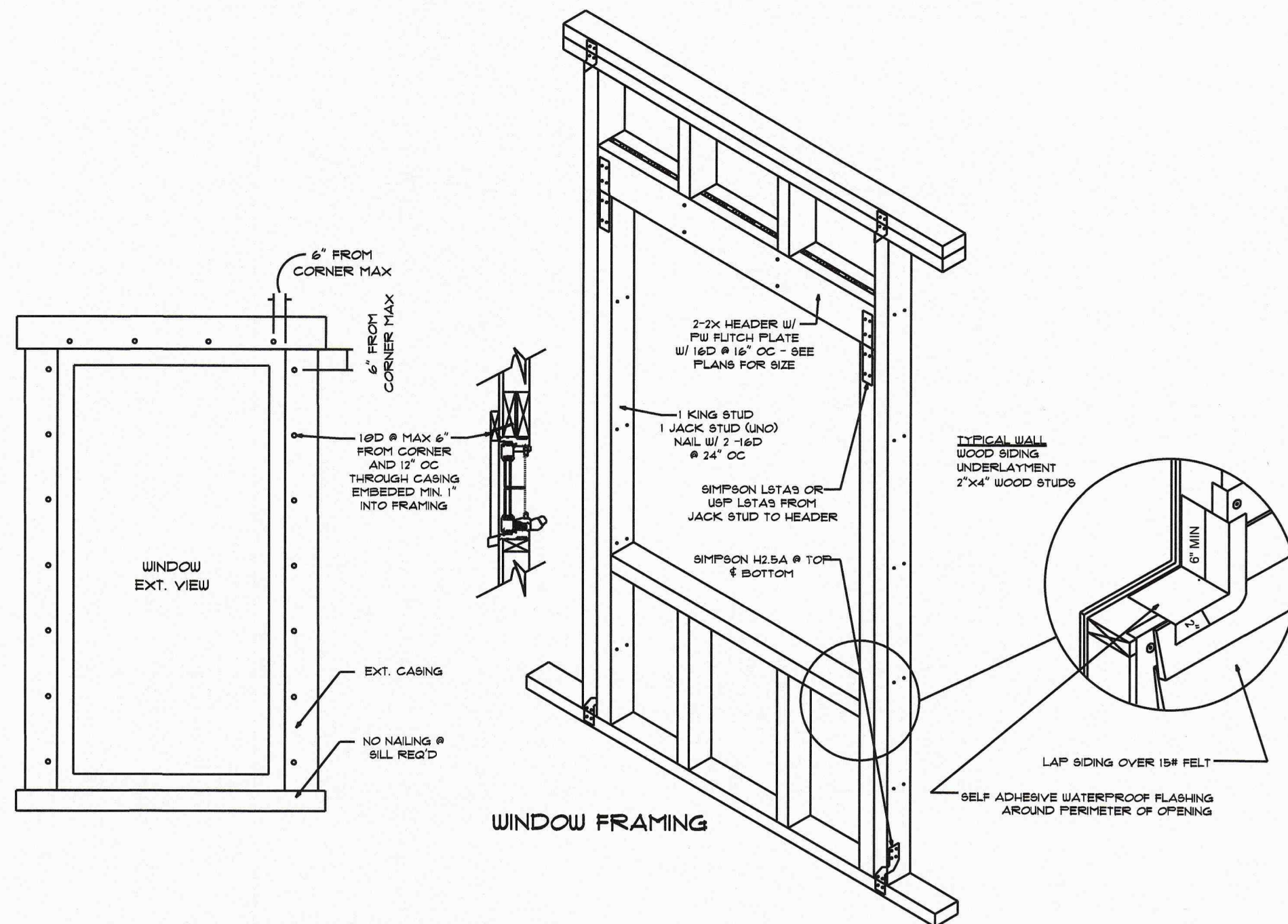
A-2



TRUSS FRAME GABLE END ROOF

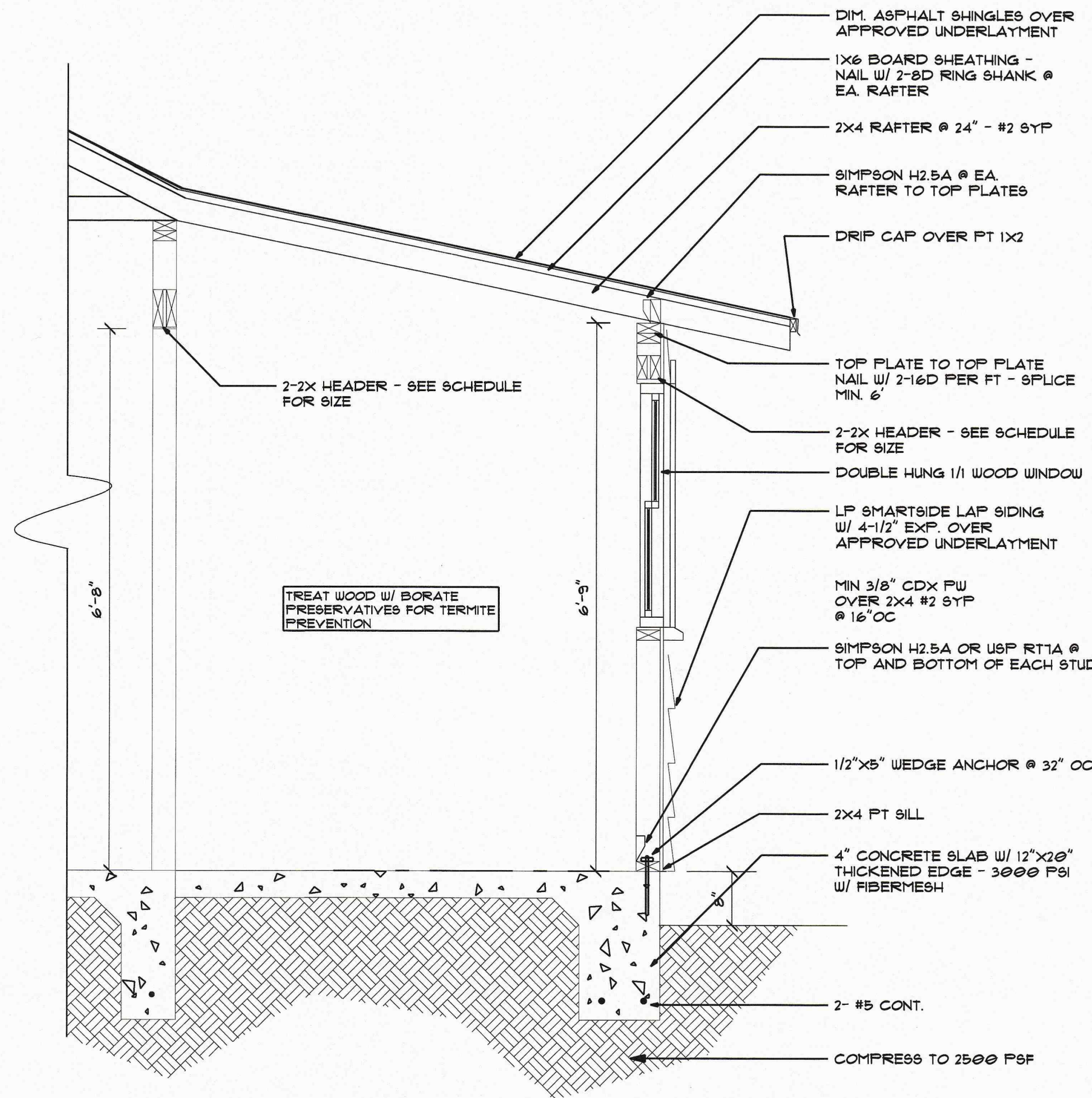


STUD TIES/ HOLDDOWN

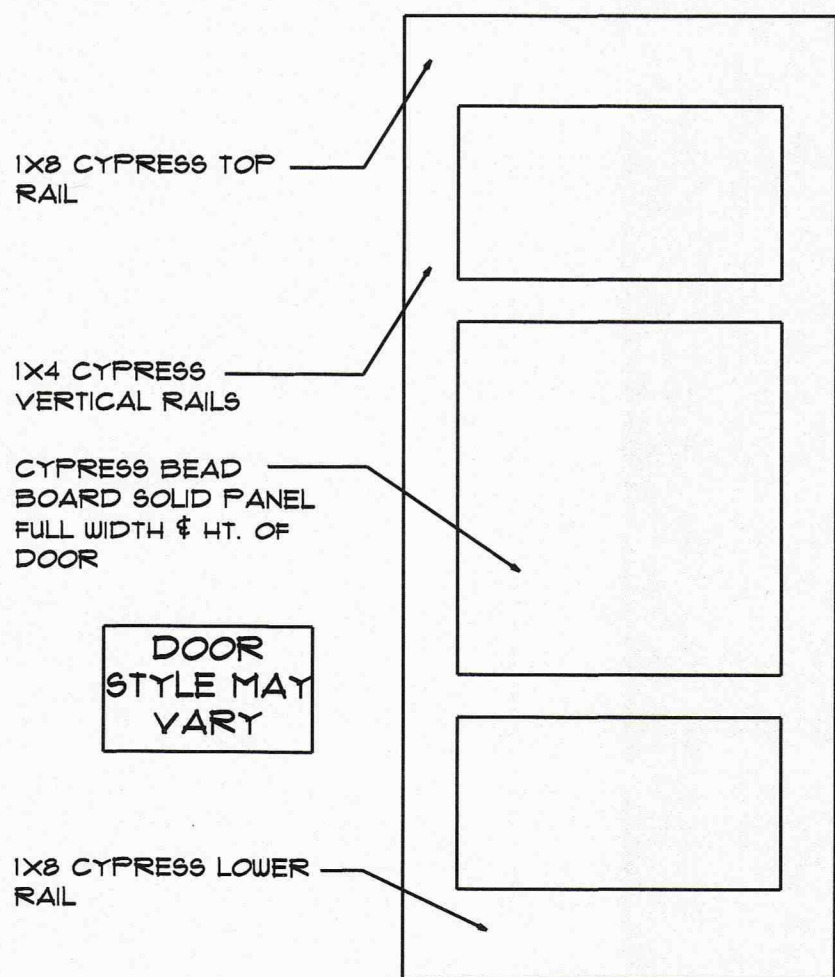


WINDOW FRAMING

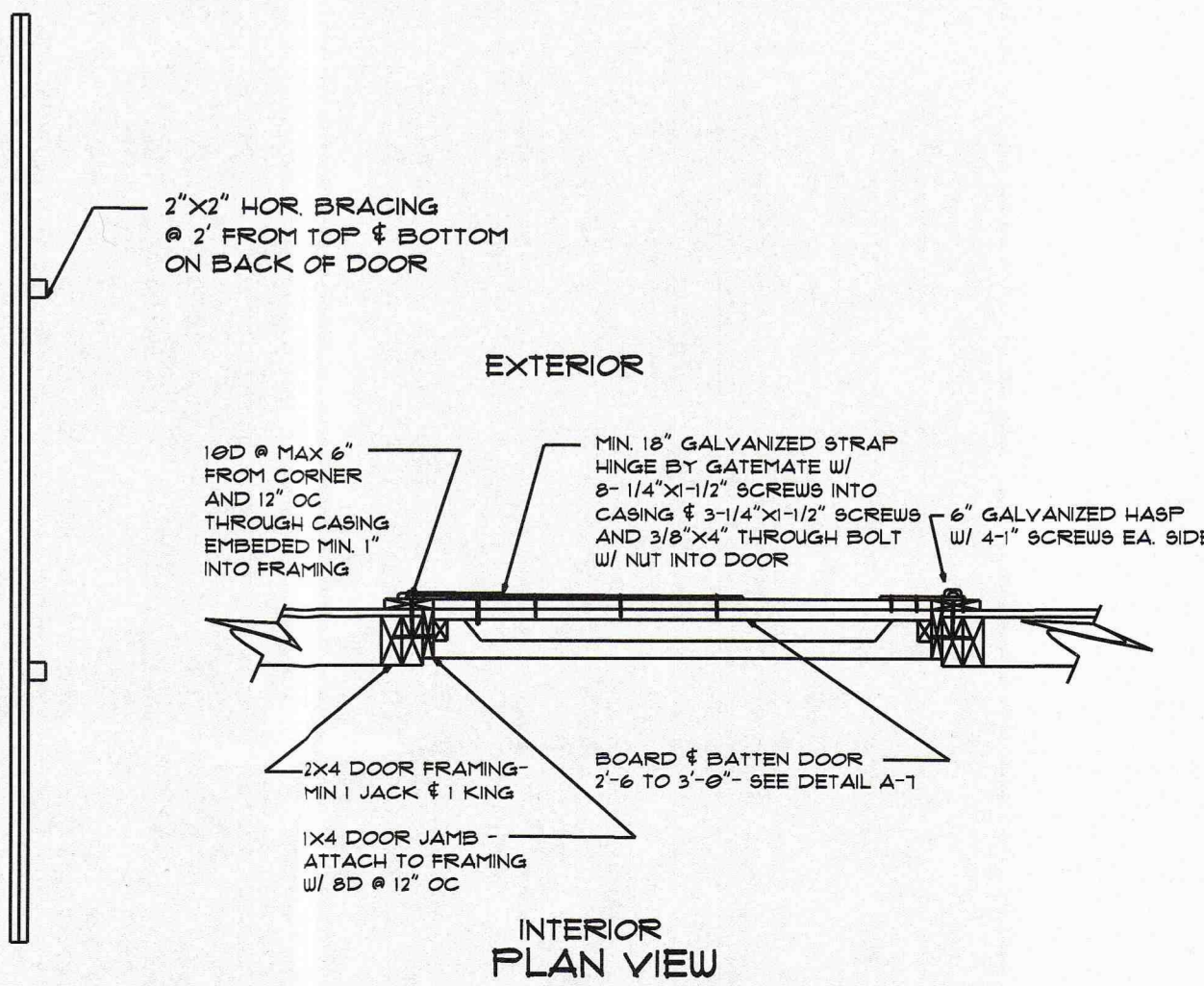
WINDOW DETAIL



BUMP-OUT SECTION
SCALE: 3/4" = 1'-0"



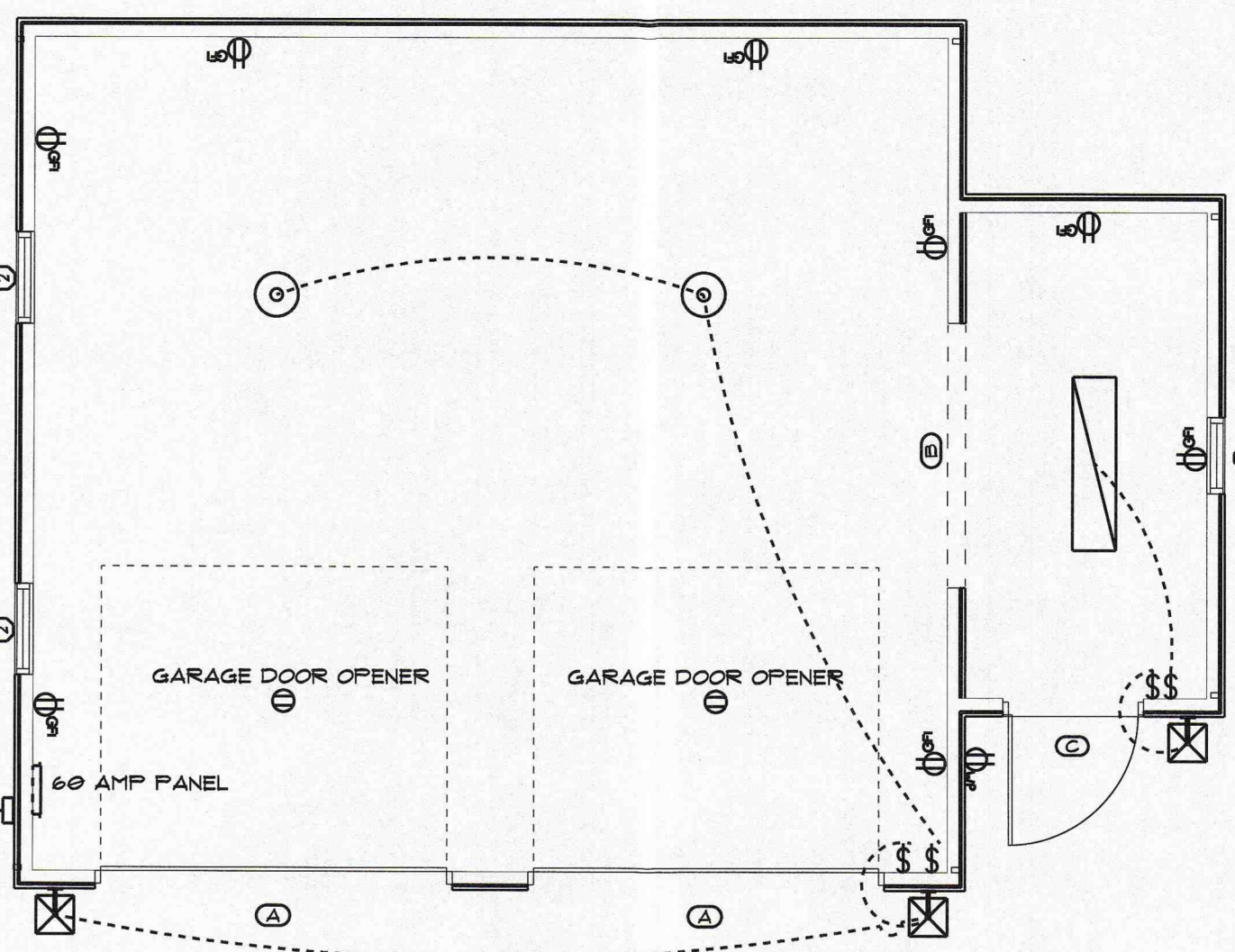
FRONT SIDE VIEW



EXTERIOR

INTERIOR
PLAN VIEW

BATTEN DOOR DETAIL



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

MATERIALS	ITEM	DESCRIPTION	QTY	UNITS
PERMITS & FEES	BUILDING PERMIT		1	EACH
ARCHITECT & ENGINEERING	ENGINEERING FEE		1	EACH
SITE SANITATION	PORT-O-LET		1	EACH
	DUMPSTER/TRASH REMOVAL		1	EACH
EXCAVATION & FOUNDATION				
	CONCRETE SLAB	4"	13	CUYD
	REBAR (MONOLITHIC FTG)		214	FEET
	VISQUEEN, 6 MIL		1	ROLLS
	SLAB ANCHOR BOLTS		30	EACH
TERMITE PROTECTION	TERMITE TREATMENT		1	EACH
ROUGH STRUCTURE	TOP WALL PLATE #2 SYP	2"x4"	211	LN FT
	BILL SEAL		106	LN FT
	2 X 4 BRACING & DEADWOOD		315	LN FT
	BOTTOM WALL PLATE P/T	2"x4"	106	LN FT
	2X4 PRECUT (A)	2"x4"x8' 1/2"	64	EACH
	2X4X8 STUDS FOR BUMP-OUT	2X4X8	32	EACH
	OPENING HEADER #2 SYP	2"x6"	22	LN FT
	OPENING HEADER #2 SYP	2"x4"	5	LN FT
	OPENING HEADER #2 SYP	2"x10"	35	LN FT
	HEADER FLITCHING OSB		2	SHTS
	OPENING ROUGH BILL	2"x4"	6	LN FT
	WALL SHEATHING - CDX PW	5/8"	24	SHEETS
	WALL STUD 2X4 TOTAL RL	2"x4"	831	LN FT
ROOF FRAMING	COMMON RAFTER	1 1/2"x4"x8' 2 25/32"	7	EACH
	COMMON RAFTER	1 1/2"x6"x14' 5 5/16"	4	EACH
	ATTIC TRUSS	22'	11	EACH
	GABLE TRUS		2	EACH
	ROOF SHEATHING (PT CORRUG BOARD)	1X6X16'	102	EACH
ROOF METAL	DRIP EDGE	5 1/2"	138	FEET
	EAVE START		64	FEET
	ROOF FLASHING		16	FEET
FULL ENCLOSURES				
ROOFING	ROOFING FELT (30 LB)		4	ROLLS
	SHINGLES		9	SQUARES
	RIDGE SHINGLES		24	FEET
ACCESSORY MATERIALS	HOUSE WRAP (AIR RETARDER)		812	SQFT
	H2.5A CLIPS		142	EACH
	HI CLIPS		18	EACH
WINDOWS	18X30 DOUBLE HUNG 1 -	1'9"x3'0"	1	EACH
	24X48 DOUBLE HUNG 1 -	2'1"x3'8"	2	EACH
DOORS EXTERIOR	BOARD & BATTEN DOOR PER PLAN	3'0"x6'6"	1	EACH
	HEAVY DUTY HINGES	24"	1	PAIR
	HASP OR DEADBOLT		1	EACH
GARAGE DOORS	8X1 - CHI OVERHEAD DOOR 5335	8'0"x1'0"	2	EACH
OPENING HARDWARE	SHIMS		1	BUND
	GARAGE DOOR OPENER		2	EACH
EXTERIOR TRIM	SMARTSIDE LAP SIDING		614	SQFT
	SIDING STARTER		101	FEET
	OUTSIDE SIDING CORNER	CYPRESS 1X4	49	FEET
	INSIDE SIDING CORNER	CYPRESS 2X2	17	FEET
	DOOR TRIM	CYPRESS 1X4	66	FEET
	WINDOW TRIM	CYPRESS 1X4	45	FEET
	GARAGE DOOR BUCK PT	2X6X14'0"	2	EACH
	RECTANGULAR 18X24 - GRILLE	1'6"x2'0"	2	EACH
EXTERIOR PAINTING	PRIMER		5	GAL
	TRIM PAINT		2	GAL
	ACCENT PAINT (FOR DOORS)		1	GAL
	BODY		4	GAL
INTERIOR	CEILING PW	0 5/8"	288	SQFT
FINISH ELECTRICAL	OUTLET		9	EACH
	CEILING LIGHTS		3	EACH

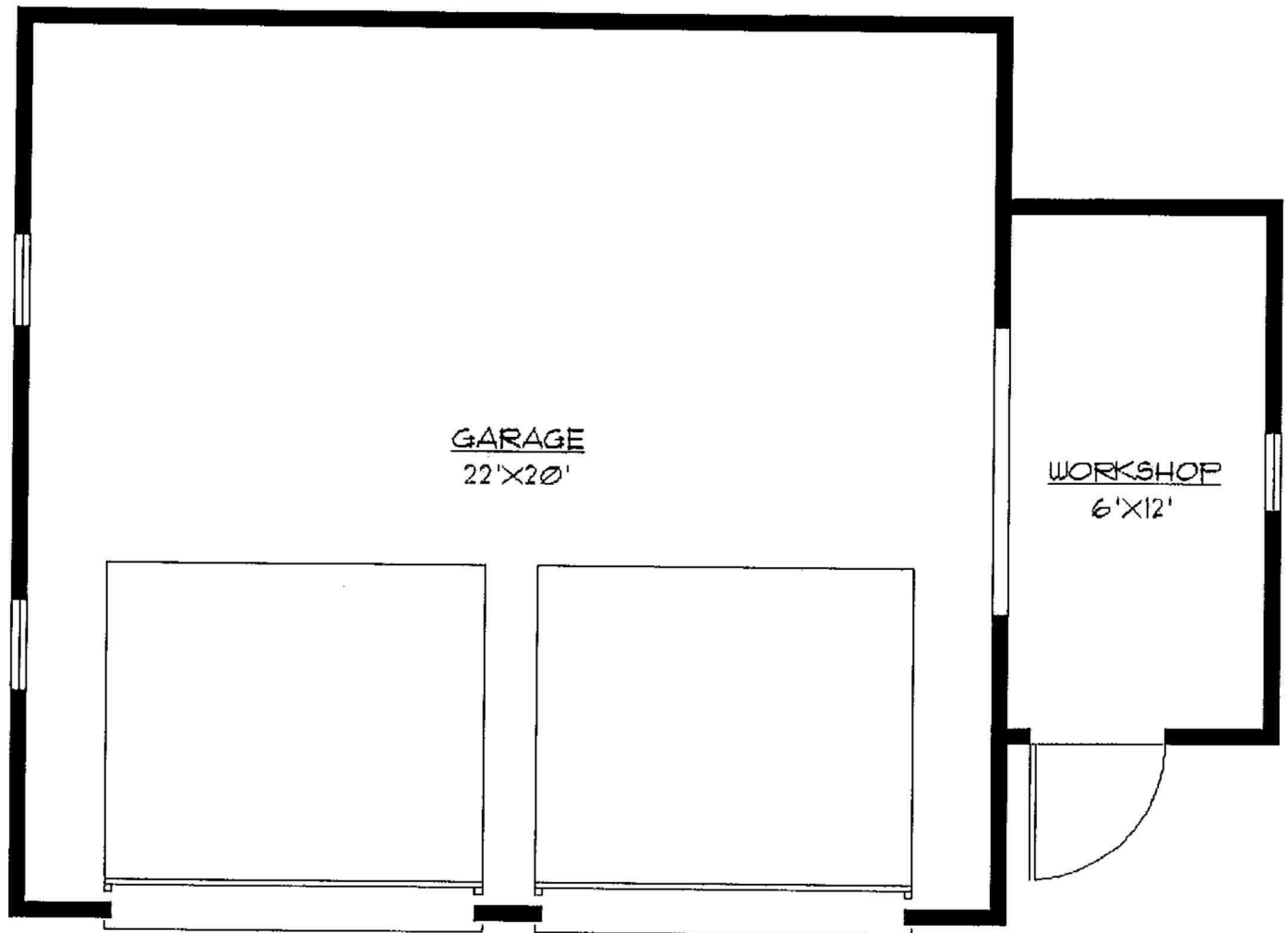
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FIXTURE - LED	2	⊙
LED BAR LIGHT - CLG	1	⊙
EXTERIOR WALL MOUNTED FIXTURE	3	⊙
DISCONNECT	1	⊙
ELECTRICAL PANEL	1	⊙
CEILING RECEPTACLE DUPLEX	2	⊙
OUTLET GFI	8	⊙
OUTLET WP	1	⊙
SWITCH	4	⊙

EXHIBIT F



APPROVED IN 2019 BY HPC

EXHIBIT F



APPROVED IN 2019 BY HPC

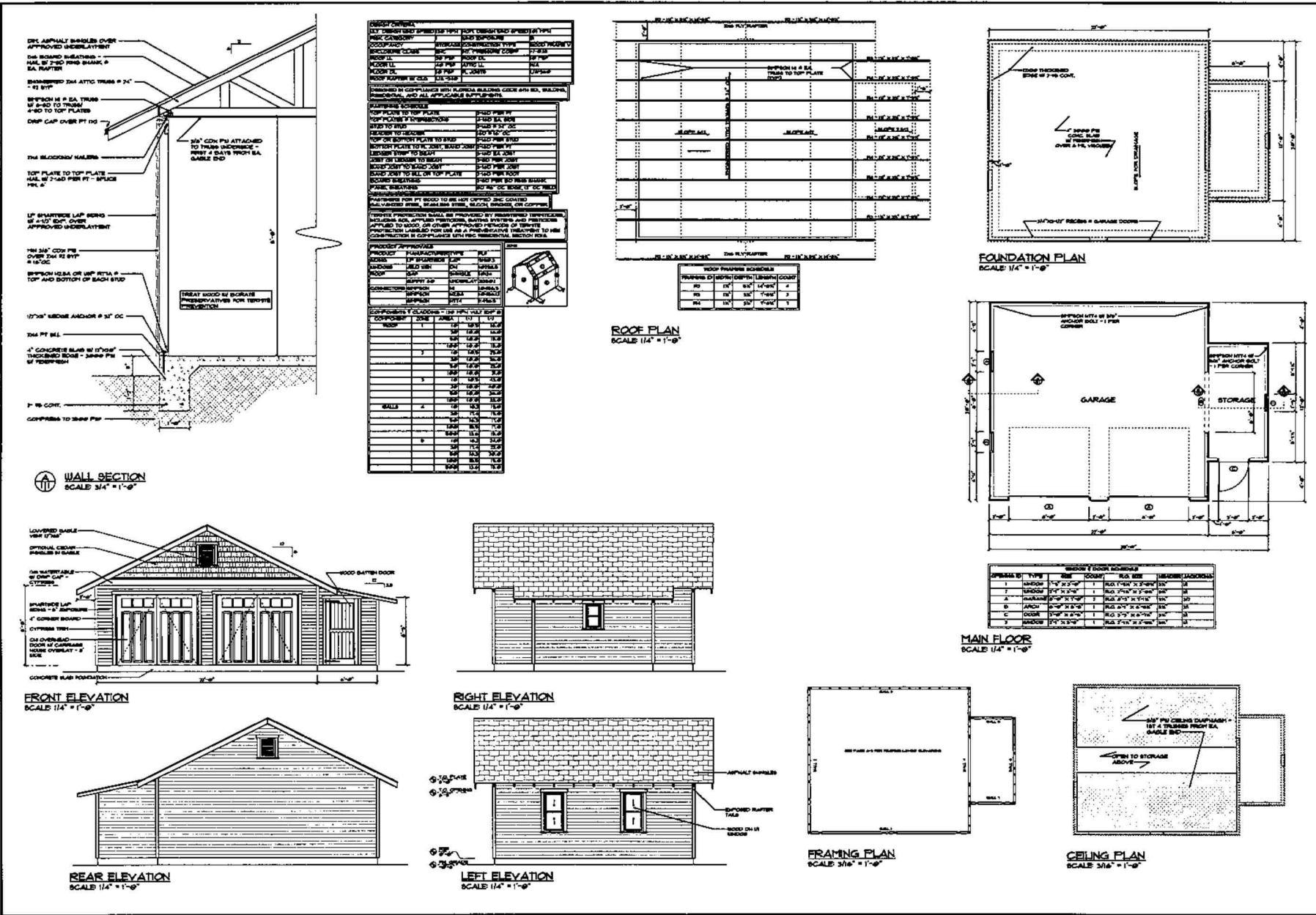


EXHIBIT F



APPROVED IN 2019 BY HPC



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00102 105 Azalea 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
105 Azalea Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 105 Azalea Road:

The following conditions apply to approval of the Certificate of Appropriateness for 105 Azalea Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 105 Azalea Road based on the following:



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: August 20, 2020
Subject: Major COA Request for 105 Azalea Road (COA-2020-00102)

Applicant:	Corey and Carice Rice
Owners:	Corey and Carice Rice
Professional:	Mark Parsons
Property Location:	105 Azalea Road
Zoning:	R-30 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212856749

Request and Background:

Corey Rice is requesting a Certificate of Appropriateness for multiple exterior changes to a structure within the Historic District at 105 Azalea Road. The modifications include: garage and breezeway addition, side entrance expansion, new pool and pavilion, demolition of an existing pool, reconfiguration of a patio, replacement of existing windows, and reconfiguration of a driveway. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212856749. The property owners are Corey and Carice Rice and the applicant is Corey Rice.

No previous Major COAs have been issued for 105 Azalea. In 2017, a Minor COA was issued for a shadow box fence in the rear and side yard.

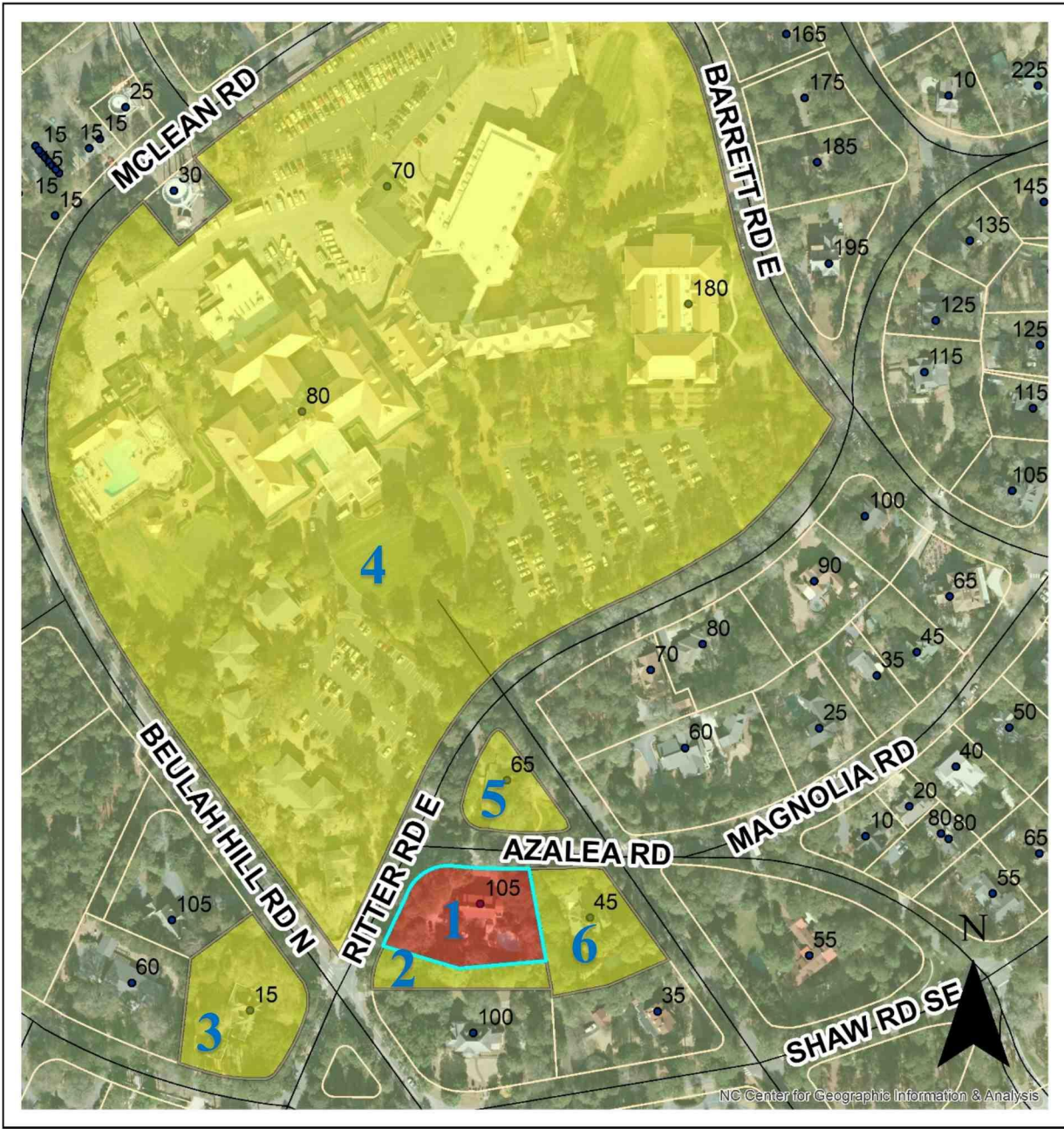
According to the National Historic Landmark Survey, the primary structure at 105 Azalea road was constructed in 1915 and is listed as a contributing. Some of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00102

#*	Address	Year Built	Contributing	Structure History
1	105 Azalea	1915	Yes	Green Dial was the second of three houses built by New York publisher George T. Dunlap, Sr. in Pinehurst. This one takes its name from the sun dial located on the grounds. The stuccoed house is a one-and-a-half-story gable-roofed cottage with a long shed dormer across the facade. It has an off-center Colonial Revival entrance porch.
2	Vacant Land	NA	No	Not listed in the National Historic Landmark Survey
3	15 Ritter Road	1995	No	Not listed in the National Historic Landmark Survey
4	80 Carolina Vista	1901	Yes	The Carolina Hotel, erected in 1899-1900, and opened to the public on January 1, 1901, is a massive, four-story, frame, Colonial Revival hotel now sheathed in vinyl siding. When completed it was described in the Pinehurst Outlook as the largest and most modern hotel in North Carolina.
5	65 Carolina Vista	1897	Yes	The Beacon is located on a triangular island in front of the Pinehurst Hotel. It was built in 1897 to provide apartment suites for Pinehurst guests. It was built on the same plan as the Dartmouth (#127), Marlborough (#238), and Tremont (#167). The house is a one-and-a-half-story shingle-clad frame cottage with a pyramidal roof, hipped dormers, and shed-roofed porches.
6	45 Carolina Vista	1915	Yes	Lot #402 was purchased by George L. Wilson in 1914, and Villa Vista is believed to have been built within the next several years. It is an expansive one-and-a-half-story frame bungalow with shingled elevations, a pyramidal roof, hip-roofed dormers, and a broad, engaged porch. The tapered porch posts are shingled, as are the balusters of the porch railing. A two-story shingled garage with rooms above has recently been added to the northwest side of the house.

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

105 Azalea Road Major COA Request



Legend

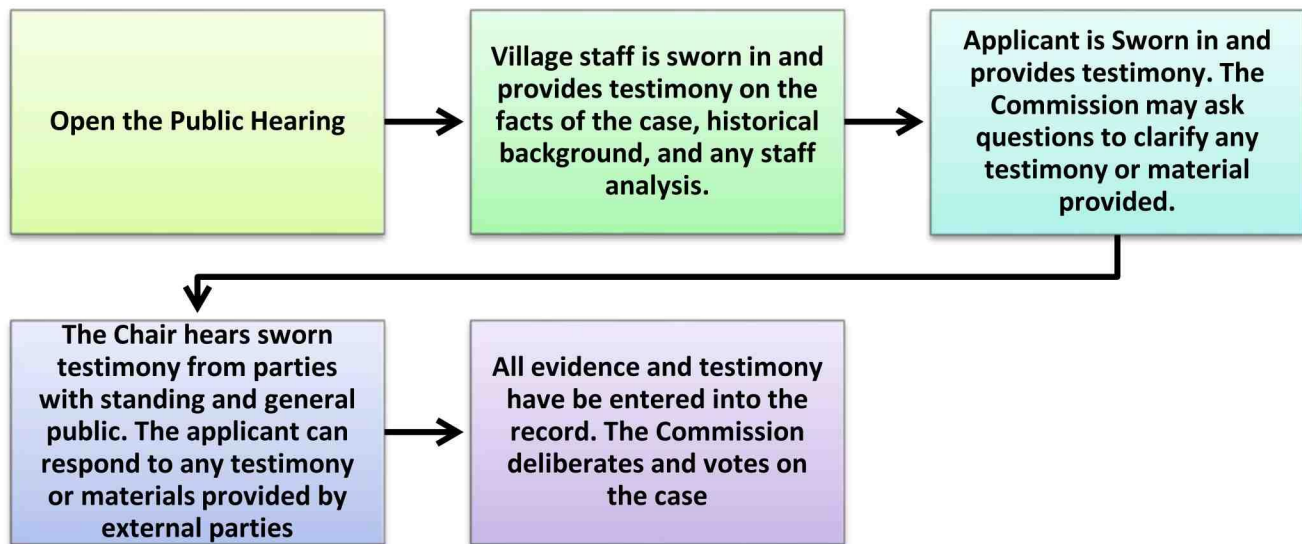
- | | | |
|--|---|---|
|  Subject Property 105 Azalea Road |  ADDRESS |  Historic Preservation Overlay |
|  Adjacent Properties Notified 105 Azalea Road |  STREETS |  Pinehurst South Business Overlay |

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 an addition to a structure, installation of an in-ground swimming pool, and construction of an accessory structure (pavilion) are considered Major Work Items, according to the Village of Pinehurst Historic District Guidelines.

The applicant's entire request includes the addition of a garage and breezeway, expanding the side entrance, demolition of an old pool and installation of a new pool, construction of a pavilion, reconfiguration of an existing patio, replace existing windows with different material, and reconfiguration of the driveway. Some of the items are considered Minor Work, however the application is before and the Commission shall review all items.

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

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.

Aluminum clad windows have been proposed to replace existing wood windows. Based on the elevations the aluminum clad will match the existing size and proportion of the existing windows.

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**.

Based on the application all windows are proposed to be replaced with aluminum clad windows, including street facing windows. This is inconsistent with the Guideline recommendation of replacing street facing wooden windows in kind.

Based on the elevations, the windows will feature divided light and the windows will be compatible with the architecture or the home.

It is unclear from the submitted material if the windows will feature snap-in muntins.

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.

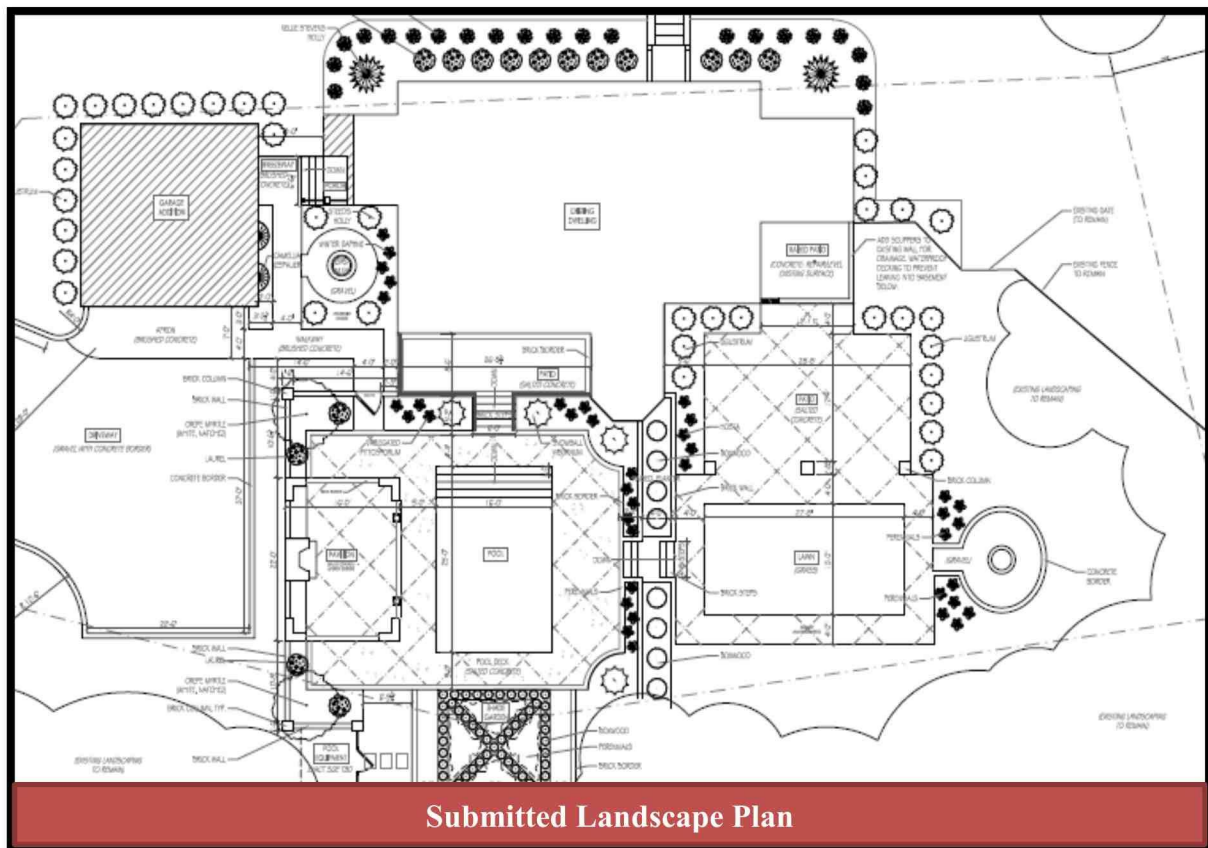
4. Section III.C.12 – Painted, tinted or filmed glass on windows or doors **is not appropriate** on street-facing elevations.

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

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

A reconfiguration of the rear yard patio has been proposed. The reconfiguration of a rear yard patio should not impact any character defining features of the existing structures. Rear yard patios are common within the Historic District.



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

A garage and breezeway addition have been proposed. Based on the submitted elevations and material list, the garage and breezeway addition will be compatible with existing architecture of the primary structure.



The garage and breezeway will both have stucco siding and foundations to match the material and architectural style of the existing structure. The garage will be compatible in scale to the existing primary structure, however the roofline will be slightly lower, which helps to ensure that the focal point of the remains the historic home.

Exterior Materials and Colors			
	Existing Material	Proposed Material	Proposed Color
Front Elevation	Stucco	Stucco	White (match existing)
Rear Elevation	Stucco	Stucco; brick pavilion	White stucco/natural brk
Right Elevation	Stucco	Stucco	White (match existing)
Left Elevation	Stucco	Stucco	White (match existing)
Trim	Wood (clad)	Cement fiber (Hardie)	White (match existing)
Windows	Wood	Aluminum clad	Black
Chimney	Stucco	--	(existing to remain)
Foundation	Stucco	Stucco	White (match existing)
Front Door	Wood	(existing to remain)	(existing to remain)
Shutters	n/a	--	--
Garage Door	--	Metal	White (to match house)
Roof	Asphalt shingle	Asphalt shingle	Cottage Red (match ex.)
Roof Exhaust Vents	(existing to remain)	--	--
Front Porch	(existing to remain)	(repair/replace in kind)	(match existing)
Deck	n/a	--	--
Patio	Slate	Conc. w/ brick border	(natural)
Sidewalk	Brick (front)	Brick; Concrete (rear)	(natural)
Sky Lights	n/a	--	--
Driveway	Gravel	Gravel w/ conc. Border	(dark gray gravel)
House Number	(existing to remain)	--	--

Submitted Material List

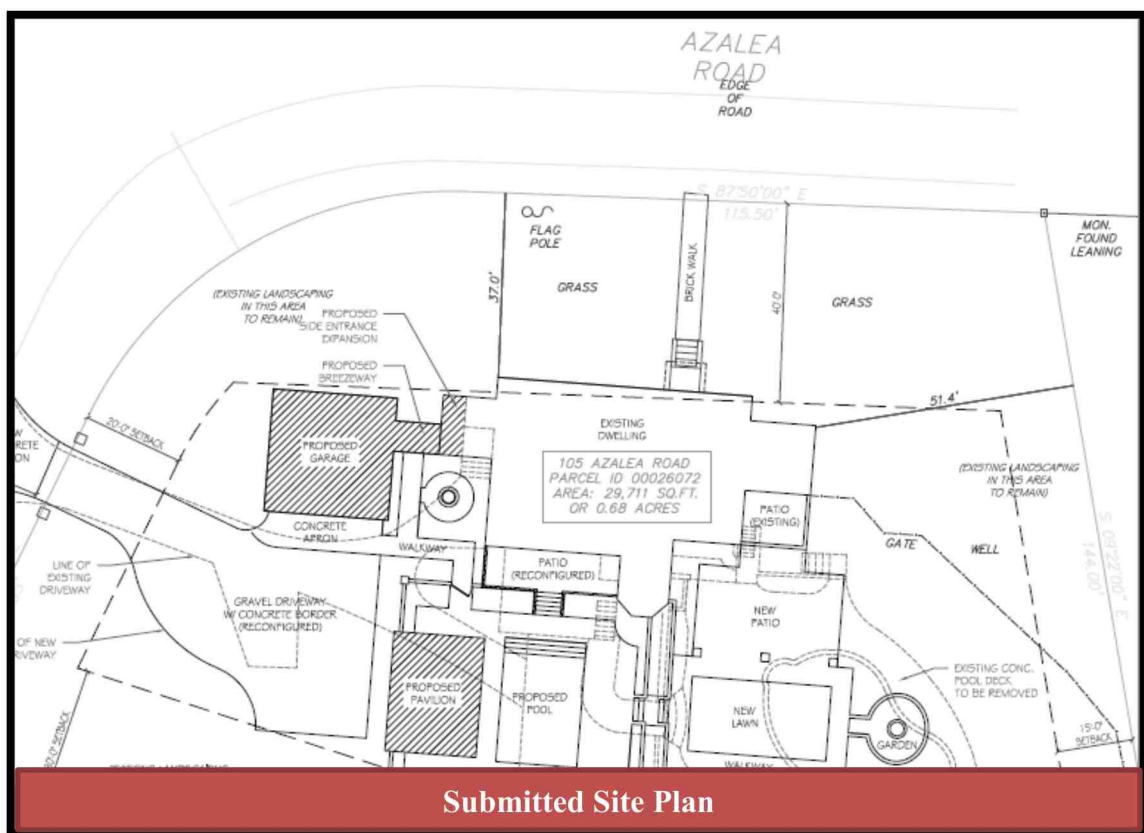
2. Section III.I.7 The height of an accessory building **must** not be taller than the primary structure and **must** be smaller in scale than the primary structure.

Based on the submitted elevation both the pavilion structure and the garage structure are smaller in scale than the primary structure. (See graphic on page 8)

3. 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 garage will be located in the side yard and the accessory structure will be located in the rear yard.

105 Azalea Road is a corner lot, both the garage and pavilion could be visible from Ritter Road, however there is some screening provided by trees located along Ritter.



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

The garage doors will not be visible from Azalea Road, maintain the historic look and character of the street facing façade.

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.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.

As previously stated, the proposed garage's architecture is compatible with the architecture of the primary home and consistent with other garages within the Historic District. The Pavilion appears to be open on three sides based on the submitted elevations. The pavilion does not match the architecture of the primary structure, however is compatible with the features of the principal structure and consistent with other accessory structure in the Historic District.

2. Section IV.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 pavilion is proposed to be lower in height.

3. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.

Multiple front facing garages have not been proposed.

BUILDING MATERIALS

1. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Sheets of plywood siding
 - c. Vinyl or aluminum siding
 - d. Plastic, sheet metal, or a similar material used as siding or panels
 - e. Any treatment of material that imparts a glossy or reflective finish to the material
 - f. Concrete, cinderblock, or glass block
 - g. Boxed chimneys

The proposed siding material and foundational material for the garage addition is stucco. Stucco is compliant with the guidelines and used a few other homes within the Historic District (70 Carolina Vista for example).

The proposed siding material for the accessory pavilion is brick. Brick is compliant with the guidelines and used throughout the Historic District.

The proposed trim material is Hardie board. Hardie is a name brand for fiber cement, which is compliant with the Guidelines and is a material that is used throughout the Historic District.

The proposed windows are aluminum clad windows. Aluminum clad windows are compliant with the Guidelines and is a material used throughout the Historic District.

The garage door is proposed to be metal. Metal is compliant with the Guidelines and is a material used for garages throughout the Historic District.

The roofing material is proposed to be asphalt shingles. Asphalt shingles are compliant with the Guidelines and is a roofing material used throughout the Historic District.

No building material samples have been provided at this time.

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 exterior colors selected are all compliant with the guidelines and compatible with the existing architecture. The exterior of the addition will be stucco painted white to match the primary house. The garage door is proposed to be white to match the color of the existing stucco. The windows are proposed to be black and black is an approved trim color. The hardie trim is to be white and the roof shingles are to be cottage red to match the existing. Lastly, the pavilion is to be natural brick color. All proposed colors are compliant with the Guidelines.

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 or if any trees are being removed from the project site, in order to accommodate the footprint of the addition and pavilion. The application filled out online states that no trees are to be removed.

SWIMMING POOLS

1. Section VII.D.1 - New in-ground swimming pools must be congruous with the landscape of the Pinehurst Historic District.

In-ground swimming pools are compatible with Historic District. Based on the landscaping plan and reconfiguration of the rear patio, this new pool should be congruous with the District.

2. In-ground swimming pools must not be easily visible from the street.

The pool is located in the rear yard and appear that it will not be visible from the street.

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

Pool demolitions are included under Minor Works..

Applicable Guidelines Recommendations:

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.

The application does not indicate whether the new windows will alter the original size or dimension of existing windows.

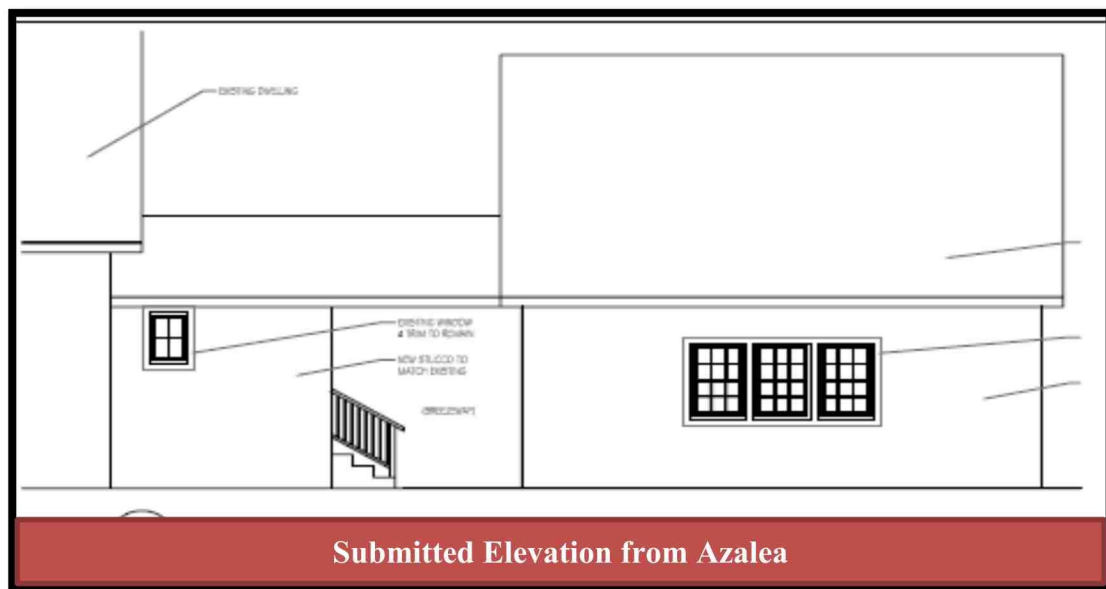
2. Section III.C.7 – The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.

The majority of the windows are six over six and the smaller windows are two over two. Both six over six windows and two over two windows are compatible with architecture of the existing structure

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

1. 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 proposed garage will feature windows that are compatible with the windows featured on the primary structure. On the street facing elevation the breezeway has a single two over two window and the garage has three, six over six windows.



2. 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 garage will align with the primary structure. It is unclear from the submitted material whether the pavilion will align or be slightly lower than the primary structure and garage. (See graphic on page 8)

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.4 - Attached garages should not be prominent on the street-facing elevation and should be set behind the front facade of the primary structure. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.

The attached garage is not prominent on the street facing elevation because the garage doors will open to the rear and window elements of the primary structure will be placed on the front facing elevation to soften the effect of an addition.

BUILDING MATERIAL

1. No recommendations that apply to this request.

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 how many 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 and accessory structure. The application submitted online states that no trees will be removed.

Staff Recommendation:

The submitted application meets the requirements of Guidelines. A complete application, site plan, landscape plan, and building elevation have been submitted. The application package at this time does lack the submission of material samples, which are typically submitted in the addition to the rest of the package. However, all the proposed building materials either match the existing materials of the primary structure or are compliant with the guidelines.

Based on the submitted application and building elevations the proposed addition and breezeway will match the existing architecture of the primary structure. The placement of the addition in the side yard and its placement slightly behind the existing front façade meets the standards of the Guidelines. The reconfiguration of the driveway is dictated by the location of the addition and orientation of the garage doors toward the rear yard.

The proposed pavilion based on the elevation will feature different architectural elements from the primary structure. Given the function of the pavilion, discrete location, and the level of landscaping on the lot the pavilions architecture will not negatively impact the character of primary structure.

The pool and rear yard reconfiguration of landscaping and patio are compliant with the guidelines. The pool is located in the rear yard and the increased landscaping decrease any potential visibility of the pool from the street.

For the reasons listed above staff is recommending approval of the proposed addition, breezeway, driveway reconfiguration, patio reconfiguration, demolition of a pool, installation of a new pool, and replacement of wood windows with aluminum clad windows.