HISTORIC PRESERVATION COMMISSION
AUGUST 26, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

A. 07-22-2021 Regular Meeting Minutes

III. COA 2021-00122 (44 McKenzie Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior renovations, including window replacement, structure addition, golf cart storage, and enclosed screened porch addition at 44 McKenzie Road. The property is identified by Moore County PID Number 855200786193. The property owner and applicant is Philip and Emily McCarty.

IV. COA 2021-00123 (55 Shaw Rd SE)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior renovations, primarily the change of a prior design which was a fireplace plan for guest house where the existing door is located, now being proposing with the intent to replace garage door with ingress/egress doors at 55 Shaw Road. The property is identified by Moore County PID Number 855212951773. The property owner and applicant is William and Kathleen Connelly.

V. COA 2021-00127 (10 Village Green Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to change an existing rear door to a three panel French door to the home at 10 Village Green Road. The property is identified by Moore County PID Number 00024527. The property owner is Dion Arthur and the applicant is Travis Wallace with Wallace General Contracting.

VI. COA 2021-00128 (1 Carolina Vista)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a roof material change from flat rubber membrane to red metal roof on the 91st Hole of the main Clubhouse at 1 Carolina Vista. The property is identified by Moore County PID Number 00025800. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

VII. COA 2021-00129 (80 Carolina Vista - Veranda)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications including expanding the porch of the Ryder Cup Lounge porch at 80 Carolina Vista. The property is identified by Moore County PID Number 00025808. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

VIII. COA 2021-00131 (80 Carolina Vista - Plaza)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications including a new outdoor plaza/patio and sitting wall at 80 Carolina Vista. The property is identified by Moore County PID Number 00025808. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

IX. COA 2021-00126 (85 McIntyre Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of multiple trees at 85 McIntyre Road. The property is identified by Moore County PID Number 856205087736. The property owner is Lifestyle Property Partner and the applicant is Scott Lincicome.

X. Review of Normal Maintenance and Minor Work items

A. Staff Approvals August 2021 Meeting

XI. Next Meeting Date

A. 09-23-2021 Regular Meeting

XII. Comments from Attendees

XIII. Motion to Adjourn

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

07-22-2021 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
8/9/2021

MEMO DETAILS:
Attached you will find a copy of the Historic Preservation Commission's 07/22/2021 Regular Meeting Minutes.

ATTACHMENTS:

	Description
🗋	07-22-2021 Regular Meeting Draft Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JULY 22, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	Richard Vincent	Alex Cameron, Lead Planner
Tom Schroeder, Vice-Chair	Anne Lucey	Alexandria Rye, Senior Planner
David Herring		Shannon Konstantinou, Clerk to the Board
Terry Lurtz		
John Taylor		

Approximately 12 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:03 PM and explained the purpose of this meeting for the Historic Preservation Commission.

II. Approval of Minutes

A. 06-17-2021 Special Meeting Minutes

Mr. Herring asked for clarification in the last paragraph of page 2. Mr. Cameron and Mr. Herring discussed amendments and what authorities the HPC has as it relates. Mr. Cameron agreed to amend minutes to read "may not have the authority" as opposed to "does not have the authority".

Mr. Von Salzen asked for a motion on minutes as amended.

Mr. Taylor moved to approve the amended minutes of the June 17th, 2021 Special Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

B. 06-24-2021 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the June 24th, 2021 Regular Meeting. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

III. Public Hearing

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Taylor, Mr. Schroeder, and Mr. Von Salzen stated they had visited all sites with no ex parte communication.

Mr. Herring stated he had not visit any sites.

Mr. Lurtz stated he had visited all sites and did have ex parte communication with the owners of 35 Laurel Rd regarding the work that was proposed to be done on site.

Mr. Von Salzen entered into evidence the revision to the agenda moving 87 Short Rd item C to item H of the agenda.

A. COA 2021-000099 (170 McCaskill Rd W.)

Mr. James Dunagan was sworn into the public hearing.

Senior Planner Ms. Alexandria Rye was sworn into the public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 170 McCaskill Rd W. The exterior modifications include removing a small dormer to replace with a larger dormer for the addition of an elevator shaft. All exterior material required for elevator addition proposed to match existing. The property is identified by Moore County PID Number 00015303. The property owner is Madeline Klingenmeyer and the applicant is Dunagan Builders.

Ms. Rye corrected the record to reflect that the property owner is Mr. James Dunagan not Ms. Madeline Klingenmeyer as listed on the Moore County GIS. Ms. Rye discussed the proposed work and submitted into evidence the correction to the address listed on the Staff Report, the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Rye and the Commission discussed details of the information entered into evidence. Ms. Rye clarified for Mr. Herring why the work proposed is subject to the guidelines of an addition. Ms. Rye clarified property ownership and street direction for Mr. Schroeder.

The Commission asked Mr. Dunagan for clarification on the different types of doors submitted as part of Mr. Dunagan's application. Mr. Dunagan stated the door in question is the door leading to the basement and would be eliminated. Mr. Von Salzen asked if Staff was willing to proceed with the work as amended or if removal of the door would change Staff recommendation. Mr. Schroeder verified acceptance

would be amended to include the removal of the basement door and materials used in the place of the door would be in kind with what already exists on the property.

Mr. Von Salzen opened discussion to members of the audience. None requested to speak.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at **170 McCaskill Rd W congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **170 McCaskill Rd W**. Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Lurtz questioned combining the two separate motions into one motion. Mr. Cameron discussed this simplification with the Commission and stated this is something the Staff would be willing to work on with the Commission.

B. COA 2021-00100 (15 Beulah Hill Rd)

Ms. Margaret Anne Ellis and Mr. Michael Hess were sworn into the public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 15 Beulah Hill Road. The exterior modifications include two additions, two retaining walls, and decorative wall leading to front entrance. PID Number 00015557. The property owner is Allen Craig and Margaret Ann Trustee and the applicant is Margaret Ellis.

Ms. Rye discussed the proposed work and entered into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Rye, Ms. Ellis, and the Commission discussed the style of the proposed window, directional location of the proposed addition, and the proposed retaining walls.

Mr. Von Salzen opened discussion to members of the audience. None requested to speak.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at **15 Beulah Hill Rd** is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the

testimony given, the material submitted and the findings of fact, for the following reasons given: *The proposed changes appear to be compatible to the existing windows as well as characteristics of the home and are compatible to others within the Historic District.* Seconded by Mr. Herring. Approved by a vote of 6-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **15 Beulah Hill Rd.** Seconded by Mr. Schroeder. Approved by a vote of 6-0.

C. COA 2021-00107 (35 Laurel Rd) – corrected to COA 2021-00112

Ms. Dorathy Black and Mr. Michael Black were sworn into the public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 35 Laurel Road. The exterior modifications include Existing garage will be closed in, garage doors to be replaced with windows. Existing sliding glass doors on left elevation (facing Laurel Rd) will be replaced, side entrance door will be replaced. Horizontal siding in gable to be replaced with cedar impression shakes. Existing brick to be painted. Replace existing asphalt shingles and install window boxes under new windows. The property is identified by Moore County PID Number 00030715. The property owner is Peter Smith and the applicant is Exterior Improvements.

Ms. Rye discussed the proposed work and entered into evidence the corrected exhibits for the application, the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Rye, Ms. Black and the Commission discussed the difference in elevation facing Laurel Rd. to what is depicted in the application material, the removal of all shutters from the property and painting of the brick. Ms. Black stated the proposed work is intended to beautify the property and make it more consistent with the other properties located on the street.

Mr. Von Salzen opened discussion to members of the audience. Mr. Steve Duncan of 25 Laurel Rd., Pinehurst, NC was sworn into the public hearing. Mr. Duncan stated he and all the neighbors are thrilled with the work Mr. and Ms. Black are proposing and hope the Commission will approve their application.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at **35 Laurel Rd** is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following

reasons given: *The proposal of the new doors and installation of a new window, new roofing shingles, siding material, and painted brick appear to be compatible and are within the guidelines of the Historic District. This would appear to be compatible to the existing windows as well as compatible to others within the Historic District.* Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **35 Laurel Rd.** Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Taylor stated that, as a former longtime neighbor of Mr. and Ms. Black, the property is a neat house and the proposed work is interesting.

D. COA 2021-00108 (83 Short Rd)

Mr. Martin Dean was sworn into public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 83 Short Road. The exterior modifications include Enclosing existing patio and adding new screened in patio area. Add a fireplace to the proposed screened porch on the rear of the structure. The property is identified by Moore County PID Number 00017850. The applicant and property owner is Natalie and Scott Hawkins.

Ms. Rye discussed the proposed work and entered into evidence the corrected name on the Staff Report and Findings of Fact, the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Rye and the Commission discussed the area of the patio to be covered by the proposed screened in porch.

Mr. Dean and the Commission discussed the benefits of the proposed work, types of building material to be used, and type and location of the fireplace.

Mr. Von Salzen opened discussion to members of the audience. None requested to speak.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at **83 Short Rd congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

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Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **83 Short Rd**. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

E. COA 2021-00109 (90 Linden Rd)

Ms. Katharine Pate and Mr. William Huckabee were sworn into the public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 90 Linden Road. The exterior modifications include a two-story addition to match existing structure, replace all roofing material and change color, and add decking to the front of the addition. The property is identified by Moore County PID Number 00018482. The property owner is Katharine Pate and the applicant is Katharine Pate.

Ms. Rye corrected the owner is Ms. Pate not the different owner listed on Moore County GIS and that Ms. Pate was able to provide evidence of ownership. Ms. Rye discussed the proposed work and entered into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Pate commented that the proposed work is in keeping with the existing character of the property. The Commission discussed the difference in window size from upper to lower levels and the difference in style of the proposed lower level window to the existing lower level windows.

Mr. Von Salzen opened discussion to members of the audience. None requested to speak.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at **90 Linden Rd congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **90 Linden Rd**. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

F. COA 2021-00113 (85 McIntyre Rd)

Ms. Lori Davis was sworn into the public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 85 McIntyre Road. The exterior modifications include removal of a door to replace with window, replace vinyl siding, and replace driveway material. The property is identified by Moore County PID Number 00018482. The property owner is Irene Frye and the applicant is Scott Lincicome.

Ms. Rye entered into evidence Exhibit F – Back Elevation photo of the property. Ms. Rye discussed the proposed work and entered into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Rye, Ms. Davis and the Commission discussed proposed fencing, which is a separate application and not part of the approval sought from the Commission as part of this case.

Ms. Davis stated the proposed work is an attempt to improve the look of the property, install siding properly and bring the property more into character with the surrounding properties. Ms. Davis and the Commission discussed replacing the existing vinyl siding with vinyl siding and modifying the size of shutters proposed to fit the window along with modifying the size of the existing shutters to fit the window.

Mr. Von Salzen opened discussion to members of the audience. None requested to speak.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at **85 McIntyre Rd** is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given: *The proposal of the door relocation and installation of a new window appear to be compatible to the existing windows as well as compatible to others within the Historic District. The proposed use of vinyl siding as exterior material appears to be a synthetic material that is intended to look like painted wood. Many homes within the district consist of vinyl siding similar to that proposed. Given the details of what has been submitted for review, the proposal appears to be compatible with other buildings within the Historic District.* Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **85 McIntyre Rd.** Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Taylor questioned Staff about unrelated work being done at 95 McIntyre Rd. Mr. Cameron verified 95 McIntyre Rd had come before the Commission in February and was given approval for work to proceed.

G. COA 2021-00116 (25 Laurel Rd)

Mr. Steve Duncan was sworn into the public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 25 Laurel Road. The exterior modifications include changing the roof color. The property is identified by Moore County PID Number 00024301. The property owner is Ernest Duncan Sr., Trustee and the applicant is Weatherguard Roofing.

Ms. Rye discussed the proposed work and entered into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Mr. Duncan stated the work being done is a result of the hail storm this area experienced in May. Mr. Duncan and the Commission discussed the work and material being used.

Mr. Taylor questioned Staff as to reason for "not consistent" recommendation. Mr. Cameron stated the reason for the "not consistent" recommendation was due to the color change.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at **25 Laurel Rd** is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given: *The proposed roof change is in color only. The proposed color is within the Village of Pinehurst Color Palette and is similar to and compatible to others within the Historic District.* Seconded by Mr. Herring. Approved by a vote of 6-0.

Mr. Taylor moves that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **25 Laurel Rd.** Seconded by Mr. Schroeder. Approved by a vote of 6-0.

H. COA 2021-00101 (87 Short Rd)

Ms. Judy Davis was sworn into the public hearing.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 87 Short Road. The exterior modifications include removal of a window, adding guest parking, specify driveway material, exterior changes to accessory structure. The property is identified by Moore County PID Number 00017849. The property owner is Judith Davis, Frances Trustee and the applicant is Judith Davis.

Ms. Rye discussed the proposed work and entered into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Rye, Ms. Davis and the Commission discussed the proposed work of securing the rear entry. Ms. Davis stated the photo shown was of an addition and would have the same siding as the existing.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at **87 Short Rd congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 6-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at **87 Short Rd**. Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Taylor moved to close the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Herring asked about the motion template. Mr. Schroeder asked if the motions could be combined into one and preferred the structure of the motion template used for this meeting. Mr. Cameron confirmed a combination of the motions would be done.

Mr. Lurtz asked about the demolition of 90 McCaskill not moving forward. Mr. Cameron stated the approval for demolition is good for 365 days and is eligible for an extension. Mr. Von Salzen stated a demolition permit does not have to be utilized. However, if work is being done to improve the current property then a new application would need to be submitted. Mr. Cameron clarified the approval that was given was for remodel / addition not a demolition.

Mr. Schroeder asked for additional elevations that might pose a question to be included in the Commission member packets. Mr. Cameron and Ms. Rye stated additional elevations can always be displayed during the meeting.

DRAFT

Mr. Herring asked for the Staff presentation to be condensed. Ms. Rye and Mr. Cameron stated Staff would be able to condense the Staff presentation.

Mr. Herring asked if the Staff would be able to focus on directions used on plans and correct directional errors on material submitted by the applicants. Mr. Cameron stated using front, rear, left and right is a more simple way to describe direction.

IV. Review of Normal Maintenance and Minor Work Items

A. Staff Approvals July 2021 Meeting

V. Next Meeting Date

A. Regular Meeting on August 26th, 2021 at 4:00 pm

VI. Comments from Attendees

None

VII. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 5:40 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning 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.

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COA 2021-00122 (44 MCKENZIE RD)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior renovations, including window replacement, structure addition, golf cart storage, and enclosed screened porch addition at 44 McKenzie Road. The property is identified by Moore County PID Number 855200786193. The property owner and applicant is Philip and Emily McCarty.

FROM:
Alexandria Rye

CC:
Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Please see the attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-C
🗋	Draft Findings of Fact

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2021
Subject: **Major COA Request for 44 McKenzie Road E**

Applicant:	Philip and Emily McCarty
Owners:	Philip and Emily McCarty
Professional:	Mitchell Harris of Harris & Son Construction
Property Location:	44 McKenzie Road E
Zoning:	R30 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00024541
Accela Case Number:	2021-00122

Request and Background: ☐**Contributing** ☒**Non-Contributing**

Applicant is proposing exterior renovations, including window replacement, structure addition, golf cart storage door, and enclosed screened porch addition. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200786193. The following are specific changes the applicant is proposing;

1. Replace all vinyl windows with Pella Aluminum Clad windows
2. Add addition of sitting room off the master bedroom, exterior to match existing
3. Add overhead door for golf storage
4. Enclose existing screen porch with Pella windows
5. Exterior Modification
    a. One enclosure (rear) to have standing seam metal roof (color not provided)
    b. Sunroom addition/patio enclosure proposed to have French doors
    c. Enclosed patio proposed to have brick exterior painted gray
    d. Elevation color change from white to gray painted brick
    e. Change shutters from white vinyl to black mahogany

The public hearing was noticed in accordance with the Pinehurst Development Ordinance (PDO) and NCGS 160D-406.

Public Hearing Notification Map



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
8/2/2021

August 26, 2021
Historic Preservation Commission
44 McKenzie Road COA

1895 VILLAGE OF PINEHURST

N W E S

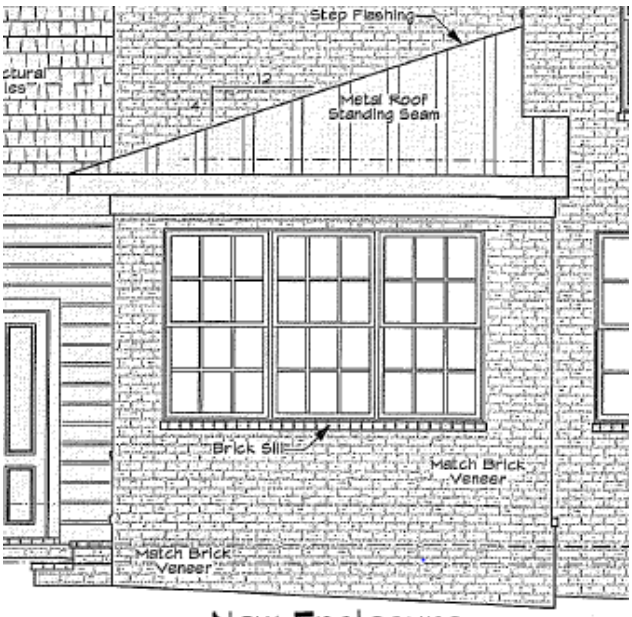
Standards of Review
This request is considered to be Major Work due to the extent of exterior changes, thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC).

Applicable Guidelines:
The following guidelines are applicable and can be referenced in the Village of Pinehurst Historic District Guidelines under the appropriated sections listed below;

SECTION III – CHANGES TO EXISTING RESIDENCE

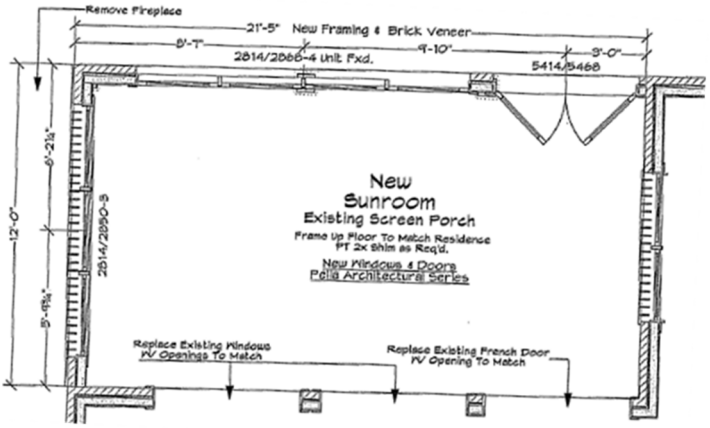
- Chapter A – Roofs
- Chapter B – Exterior Walls and Trim
- Chapter C – Windows and Doors
- Chapter E – Shutters and Awnings
- Chapter I – Additions and Accessory Buildings
- Chapter L – Masonry
- Chapter N – Paint

Proposed Enclosure Exterior and Metal Roof



New Enclosure

Left Elevation (Side)





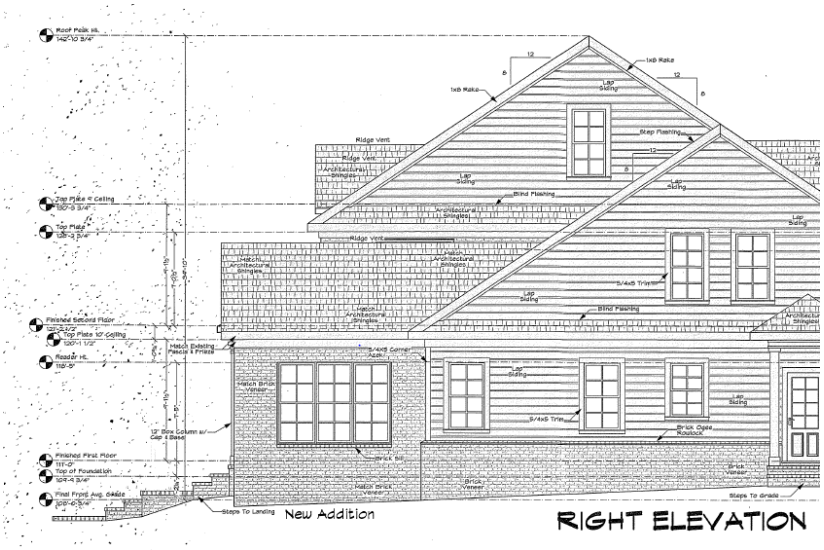
REAR ELEVATION

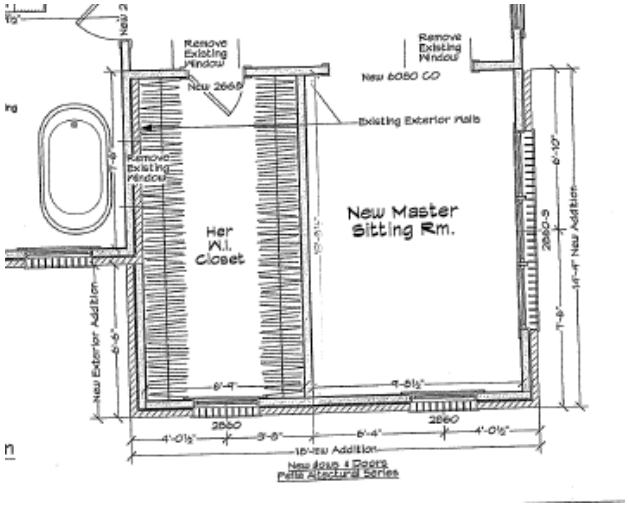


FRONT ELEVATION

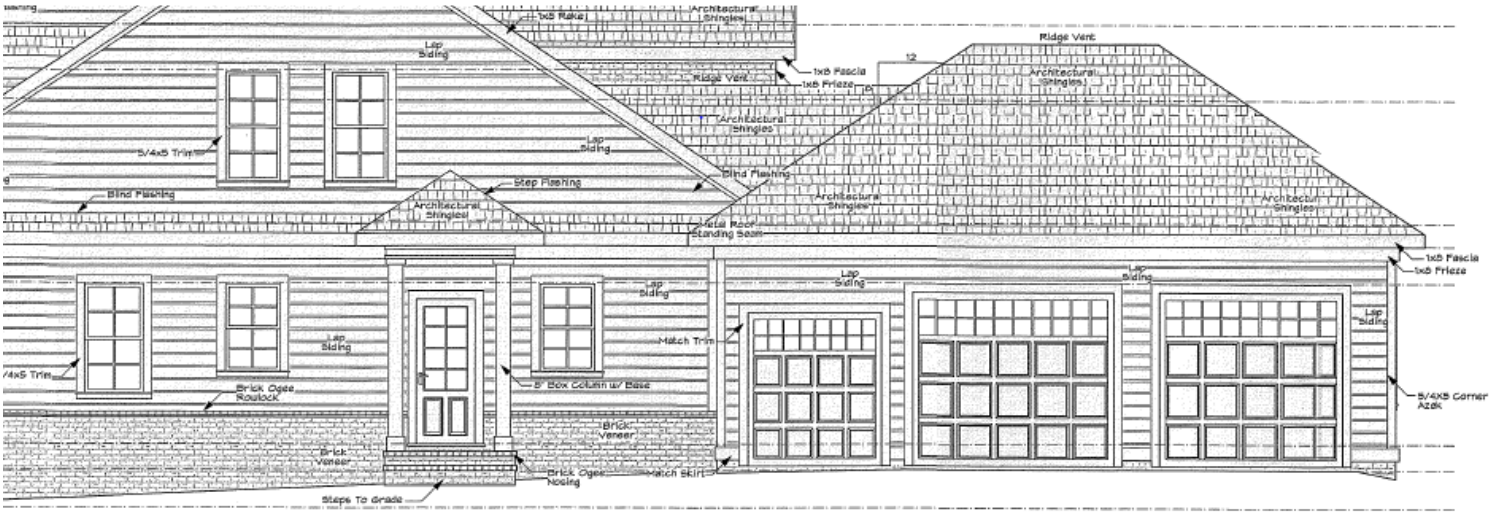
Proposed Addition to Master Bedroom – Located on the Front Elevation







Proposed Overhead Door Installation for Golf Cart Storage



RIGHT ELEVATION

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposal of the window removal and garage entry changes appear to be compatible and of the same style and material of the structure. Given the details of what has been submitted for review, the proposal appears to be compatible with other buildings within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 2nd motion:

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

Staff recommends the above motion because the proposed location, replacement, and material proposed for the renovations may not be consistent with the Historic Guidelines but appear to be congruous with the district.

EXHIBIT A

COA 2021-00122

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

☑ 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	44 McKENZIE Rd
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	24541

Owner Information			
Name	Phil McCARTY	Home Phone #	
Street Address	1925 Kalorama St NW	Mobile Phone #	703-472-3462
City, State, Zip Code	Washington DC 20009	Business Phone #	
Email	pmccarty51@gmail.com		

Applicant			
Name	HARRIS & SON CONST.	Other Phone #	910-949-3459
Email	harrisandsonconstruction@gmail.com	Street Address	7720 WEST C NC HWY 22
Mobile Phone #	690-8666	City, State, Zip Code	Carthage, NC. 28327

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	23307
Name	HARRIS & SON CONST.
Street Address	7720 UNIT C NC HWY 22
City, State, Zip	CARTHAGE, NC 28327
Phone #	910-690-8666
Email	harris and son@embarqmail.com

General Information

Description of Changes to the Structure	Replace all VINYL WINDOWS WITH DELLA Aluminum Clad / ADD SITTING Room OFF THE MASTER BEDROOM / ADD OH DOOR FOR GOLF CART Storage / ENCLOSE Screen Porch WITH DELLA WINDOWS / REMODEL OF ALL BATHROOMS AND KITCHEN.		
Type of Work	☑ Addition	☑ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☑ Single Family Low Density	☑ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☑ No
Includes Tree Removal	☐ Yes ☑ No
Estimated Cost of Construction	300,000

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Hardie / BRICK	CREAM	Brick	FRENCH COUNTRY GRAY
Rear Elevation	Hardie / Brick	Cream	BRICK	" "
Right Elevation	" "	" "	" "	" "
Left Elevation	" "	" "	" "	" "
Trim	WHITE	" "	" "	" "
Windows	DELTA WHITE	" "	" "	" "
Chimney	N/A			
Foundation	BRICK	" "	" "	" "
Front Door	EA STAIN			
Shutters	WHITE VINYL	WHITE	MAHOGANY	BLACK
Garage Door	METAL	WHITE	METAL	WHITE
Roof	ASPHALT SHINGLE	ESTATE GRAY	" "	" "
Roof Exhaust Vents				
Front Porch	BLUE STONE	GRAY/BLUE	" "	" "
Deck	N/A			
Patio	CONCRETE	" "	" "	" "
Sidewalk	CONCRETE	" "	" "	" "
Sky Lights	N/A			
Driveway	CONCRETE	" "	" "	" "
House Number	44			
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: Mike Harris Date: 7-13-2021

EXHIBIT A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: 7-13-2021

EXHIBIT B

TOPOGRAPHIC SURVEY FOR
ALLEN M JOSEPH
& WIFE
# TANIA PAUL
LOT NO. 217C,
OLD TOWN PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
NOVEMBER 7, 2014 -*- SCALE 1"=10'
CHRISTOPHER WENTLAND, PLS
LAND SURVEYING AND LAND PLANNING
PINEHURST, NORTH CAROLINA

20' 10' 0' 20' 40'

LOCATION SKETCH

SITE

NOTE:
SUBJECT PROPERTY IS LOCATED IN A WS-III WATERSHED AREA.

SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

SUBJECT PROPERTY IS ZONED "R-30".

LRK# 24541

REFERENCE:
PLAT CABINET 15, SLIDE 893
MOORE COUNTY REGISTRY

ACREAGE DETERMINED BY COORDINATE METHOD.

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

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).

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY C. D. WENTLAND, PLS NO. 4312, ON NOVEMBER 7, 2014. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

C. D. WENTLAND, PLS NO. 4312

DATE: 11/07/2014

UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- ~ = SQUARE FOOTAGE
- ▲ = POWER SERVICE STUB
- Ⓟ = SEWER SERVICE STUB
- Ⓣ = TELEPHONE SERVICE STUB
- Ⓒ = CABLE TV SERVICE STUB
- Ⓦ = WATER METER
- Ⓕ = FIRE HYDRANT
- = UTILITY POLE
- Ⓖ = BURIED PROPANE TANK
- Ⓢ = SANITARY SEWER MANHOLE
- ..... X ..... X ..... = FENCE
- ..... S ..... S ..... = SILT FENCE
- = PINE TREE W/ SIZE NOTED
- = MAGNOLIA TREE
- = HARDWOOD TREE
- = DOGWOOD TREE
- = HOLLY TREE
- = CEDAR TREE

Impervious Data	
Residence	3088 Sq. Ft.
Porches	512 Sq. Ft.
Driveway	5370 Sq. Ft.
Walk	125 Sq. Ft.
Total Impervious	9090 Sq. Ft.
Lot Contains	31,394 Sq. Ft.
Impervious Area = 28.95% of Lot	
Residence = 9.82% of Lot	

LEGEND
- Concrete Walk
- Concrete Driveway
- Buried Propane Tank
- HVAC Unit
- Final Grade
- Silt Fence
- Trees to Remove

RECORD DATA
NORTH

212C

217C
31394 Sq. Ft
0.72 Acres

20' UTILITY EASEMENT

N 45°28'10" W
199.22'

LOCATION APPROXIMATE MANHOLE NOT FOUND

N 36°29'02" W
39.46'

S 59°12'22" W
54.86'

S 58°51'19" W
51.58'

IN BASE OF OAK TREE CORNER IS NAIL

OAK TREE

GUY WIRE

Concrete Pad

Garage Finished Slab Elevation = 110'-0"

Residence Finished First Floor Elevation = 111'-0"

New addition 2nd sq. ft. impervious

HVAC Units

Buried Propane Tank

4456 Sq. Ft. Bluestone Driveway

Bluestone Driveway

Stained Concrete Driveway Entry

BUILDING SETBACK LINE

N 38°26'12" E
33.12'

N 40°06'33" E
110.62'

280.82'
S 35°54'33" E

PROPERTY LINE ENCROACHS OVER CHAIN LINK FENCE ADJOINING OWNERS

TOP MANHOLE ELEV.=117.1'

ASSUMED ELEV.=100'
TOP MONUMET "BENCHMAK"

PAVEMENT

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Anderson Nichols Design
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910-215-9901
andersonnicholsdesign.com

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Caution must be taken when working around utilities. We share duty qualified Designer, Architect, Contractor, or Structural Engineer should be consulted for any questions or verifications. We would like to be informed of small field changes and errors in workmanship, so that we may make every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design.
Anderson Nichols Design assumes the project for which they are intended is executed as noted and may not be used on other projects or extensions on this project except by written agreement with the author.

No.	Issue Notes	Date

Designed By: David A. Nichols
Drawn By: David A. Nichols
Checked By: M. Harris
Reviewed By: WhiteHarris
Submitted By: Anderson Nichols Design
Project Manager: Steve Harris

Date: 7/6/21
Revision
Project ID: Joseph - Paul Residence
Drawing Code: VWDS 2021
CAD File Name: Joseph - Paul Residence
Plot Date: 07/06/2021

Design Firm: Anderson Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Harris & Son Construction
Steve & Mitchel Harris

Project Title: Lot No. 217C
Old Town, Pinehurst
Mineral Springs TWSP., Moore Co.
Pinehurst, NC

Sheet Title: Existing Site Plan- Legend
Topo Survey- ADDITION
Residence & Drive Location

Scale: 1" = 10' - 0"

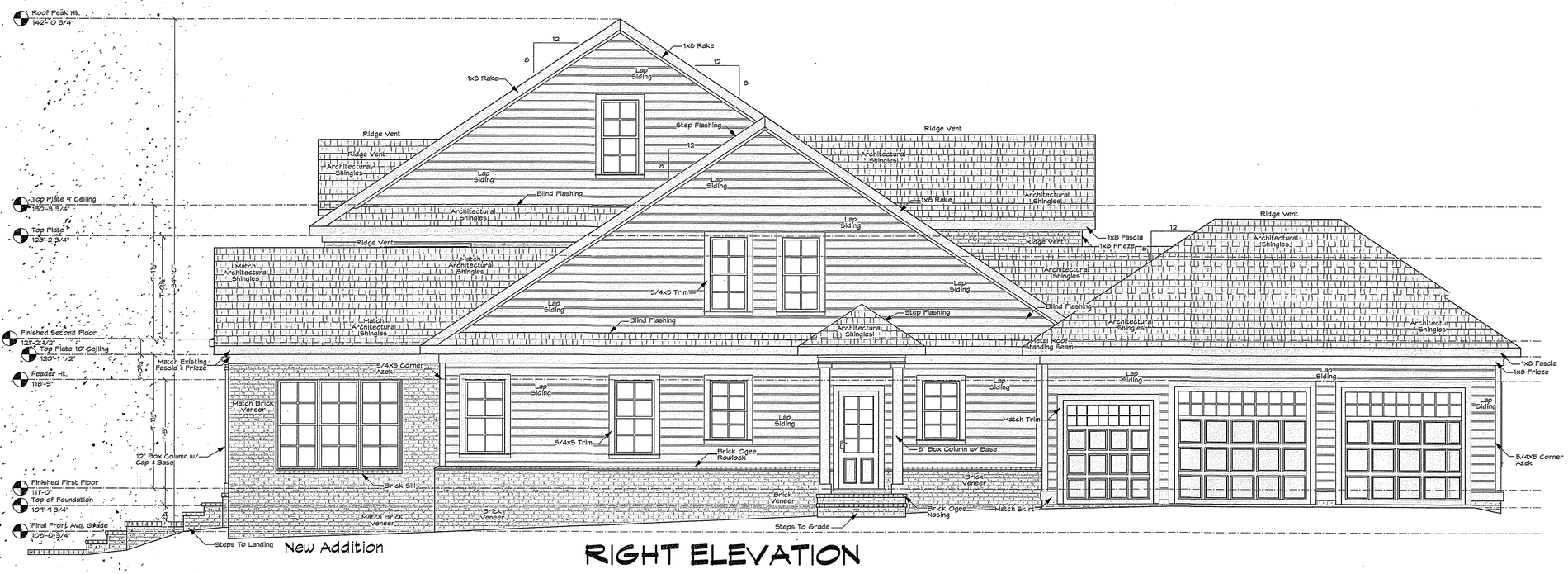
Sheet No. S-1.1A of 5

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EXHIBIT C



FRONT ELEVATION



RIGHT ELEVATION

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David A. Nichols
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Suite C
Aberdeen, NC 28315
910-215-9901
andersonnicholsdesign.com

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Caution must be taken when working with electricity. Only qualified Designer, Architect, Contractor, or Engineer should attempt modifications, as even minor changes in one area of the house may affect the entire electrical system. Anderson Nichols Design makes every attempt to ensure that these drawings meet or exceed all state and local codes.

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No.	Date	Issue Notes

Date	7/7/21
Revision	Revision
Project ID	Joseph - Paul Residence
Drawing Code	VWDS 2021
CAD File Name	Joseph - Paul Residence
Plot Date	07/07/2021

Designed By	David A. Nichols
Drawn By	David A. Nichols
Checked By	White/Harris
Reviewed By	M. Harris
Submitted By	Anderson Nichols Design
Project Manager	Steve Harris

Design Firm
Anderson Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant
Harris & Son Construction
Steve & Mitchel Harris

Project Title
Lot No. 217C
Old Town, Pinehurst
Mineral Springs TWSP., Moore Co.
Pinehurst, NC

Sheet Title
Front Elevation
Right Elevation

Scale
1/4" = 1' - 0"

Sheet No.
A-1.4A
of
8

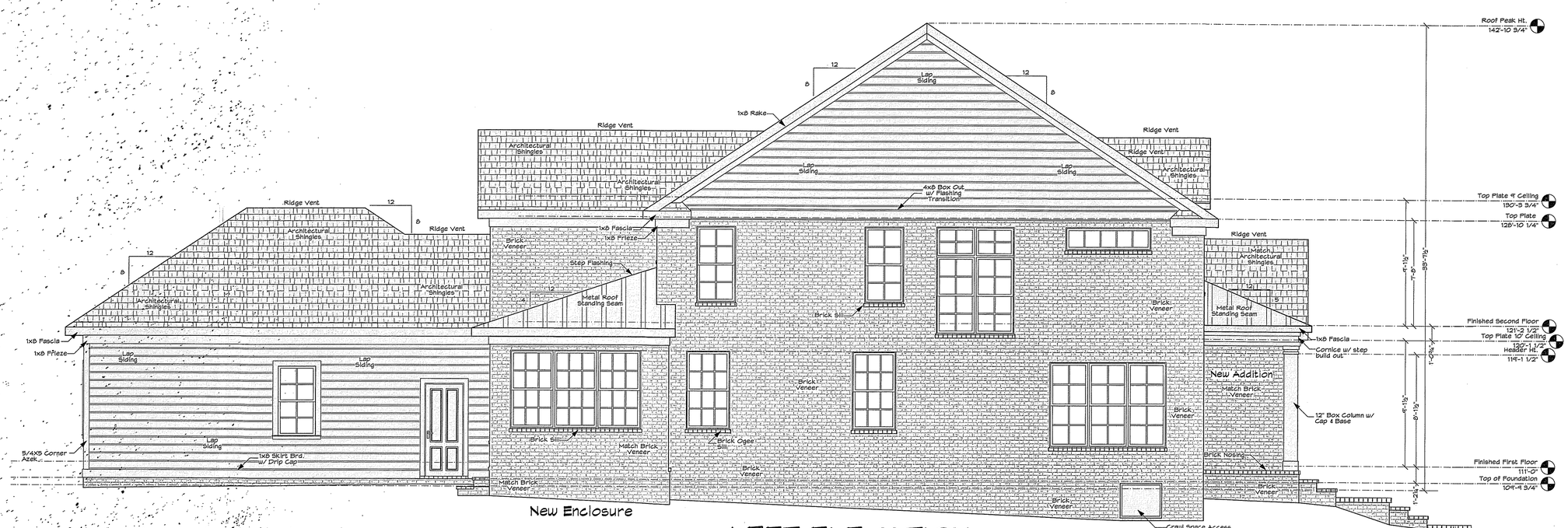
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EXHIBIT C



REAR ELEVATION



New Enclosure

LEFT ELEVATION

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Plans before bankers only, engineering aspects should be reviewed by a qualified engineer.
Caution must be exercised in mixing any shingle in shades. Any qualified Designer, Architect, Contractor or Structural Engineer should review all plans before construction begins. Any variation in shingle shade lots is major problems to existing area. The designer has made every attempt to ensure that these drawings meet or exceed all area and local codes.
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No.	Date	Issue Notes

Designed By	David A. Nichols
Drawn By	David A. Nichols
Checked By	White/Harris
Reviewed By	M. Harris
Submitted By	Anderson Nichols Design
Project Manager	Steve Harris

Date	7/7/21
Revision	Revision
Project ID	Joseph - Paul Residence
Drawing Date	WDS 2021
CAD File Name	Joseph - Paul Residence
Plot Date	07/07/2021

Design Firm: Anderson Nichols Design, 1744 NC Hwy 5 - Suite C, Aberdeen, NC 28315, 910-215-9901

Consultant: Harris & Son Construction, Steve & Mitchel Harris

Project Title: Lot No. 217C, Old Town, Pinehurst, Mineral Springs TWSP, Moore Co., Pinehurst, NC

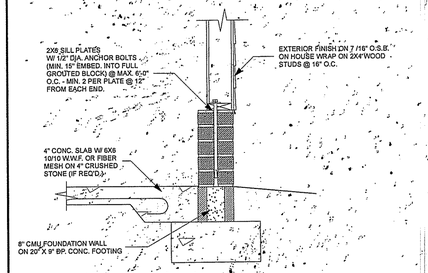
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Scale: 1/4" = 1' - 0"

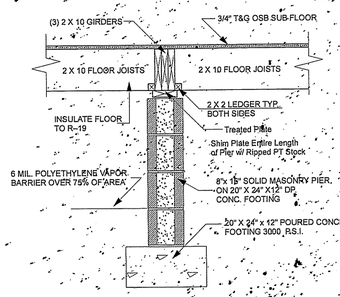
Sheet No. A-1.5A of 8

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EXHIBIT C

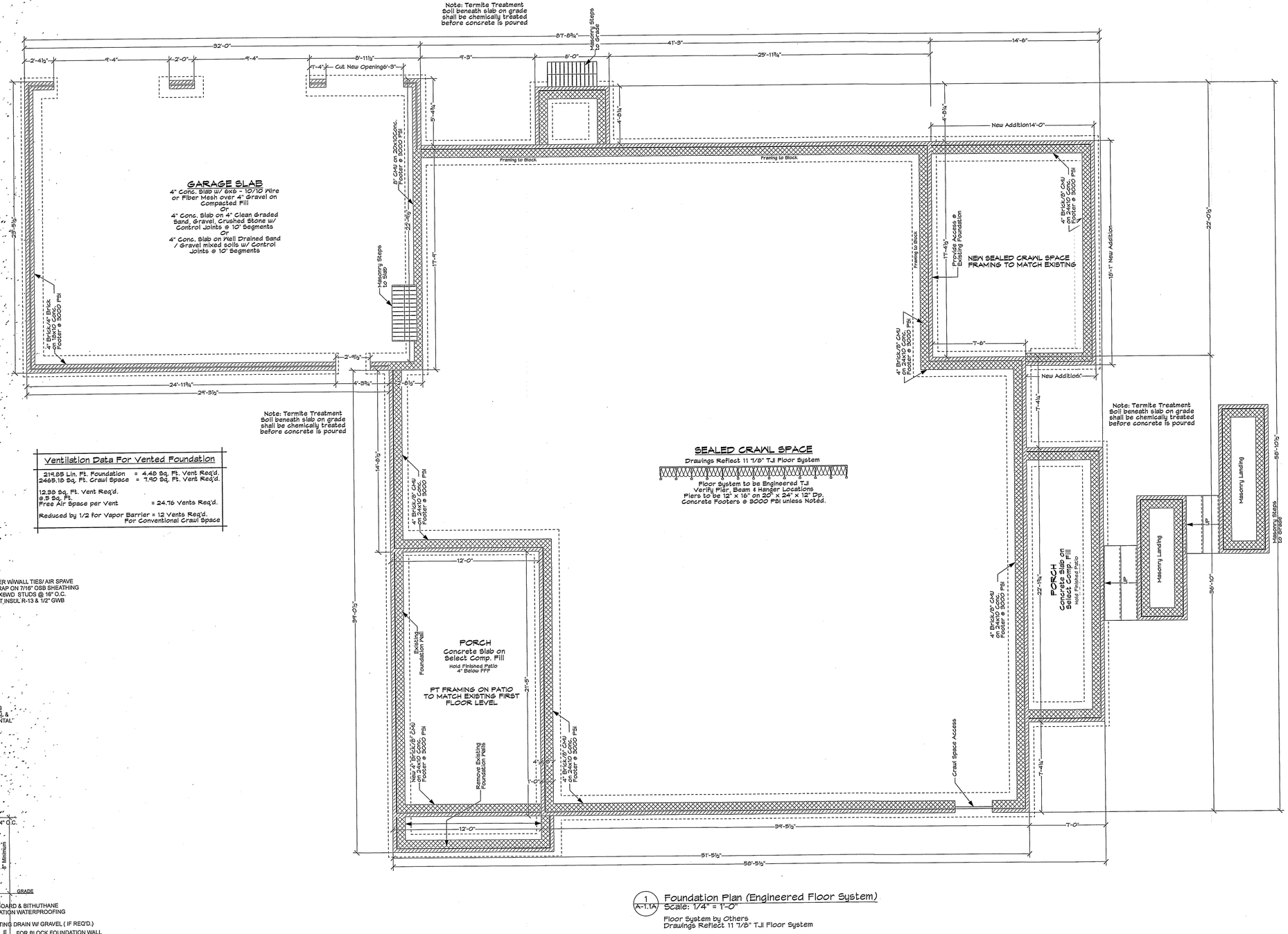


4 FOUNDATION DETAIL @ GARAGE
Scale: 3/4" = 1'-0"



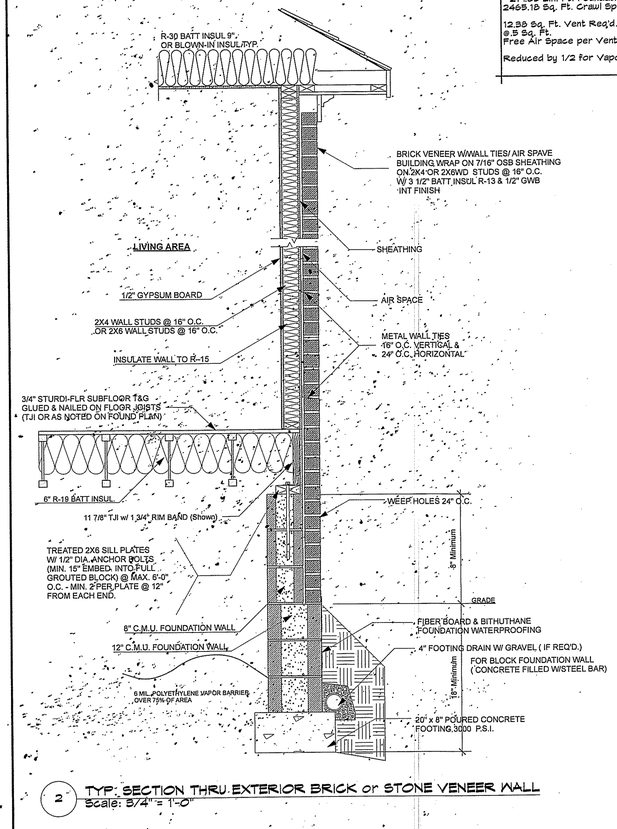
3 TYP. SECTION @ 8X16 PIER
Scale: 3/4" = 1'-0"

Note: Termite Treatment
Soil beneath slab on grade shall be chemically treated before concrete is poured



1 A-1.1A Foundation Plan (Engineered Floor System)
Scale: 1/4" = 1'-0"
Floor System by Others
Drawings Reflect 11 7/8" TJI Floor System

Ventilation Data For Vented Foundation		
214.85 Lin. Ft. Foundation 2469.18 Sq. Ft. Crawl Space	=	4.48 Sq. Ft. Vent Req'd. 1.90 Sq. Ft. Vent Req'd.
12.38 Sq. Ft. Vent Req'd. @ 3 Sq. Ft. Free Air Space per Vent	=	24.76 Vents Req'd.
Reduced by 1/2 for Vapor Barrier	=	12 Vents Req'd. For Conventional Crawl Space



2 TYP. SECTION THRU EXTERIOR BRICK or STONE VENEER WALL
Scale: 3/4" = 1'-0"

Date: July 6, 20:
Time: 2:27:51 PM
File name: McCartAddition.vwx

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David A. Nichols
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Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should make changes to these plans. Anderson Nichols Design will not be liable for any result bad design problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all applicable codes.
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No.	Date	Issue Notes

Date	7/6/21
Revision	Revision
Project ID	Joseph - Paul Residence
Drawing Code	VWDS 2021
CAD File Name	Joseph - Paul Residence
Print Date	07/09/2021

Designed By	David A. Nichols
Drawn By	David A. Nichols
Checked By	Harris
Reviewed By	White/Harris
Submitted By	Anderson Nichols Design
Project Mgr.	Steve Harris

Design Firm: Anderson Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9801

Consultant: Harris & Son Construction
Steve & Mitchel Harris

Project Title: Lot No. 217C
Old Town, Pinehurst
Mineral Springs TWSP., Moore Co.
Pinehurst, NC

Sheet Title: Foundation Plan-Additions
Venting Data - Engineered Floor
Section Details

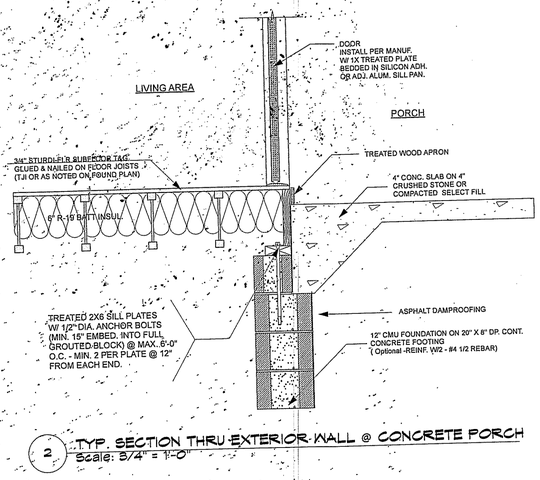
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Sheet No. A-1.1A
of 8

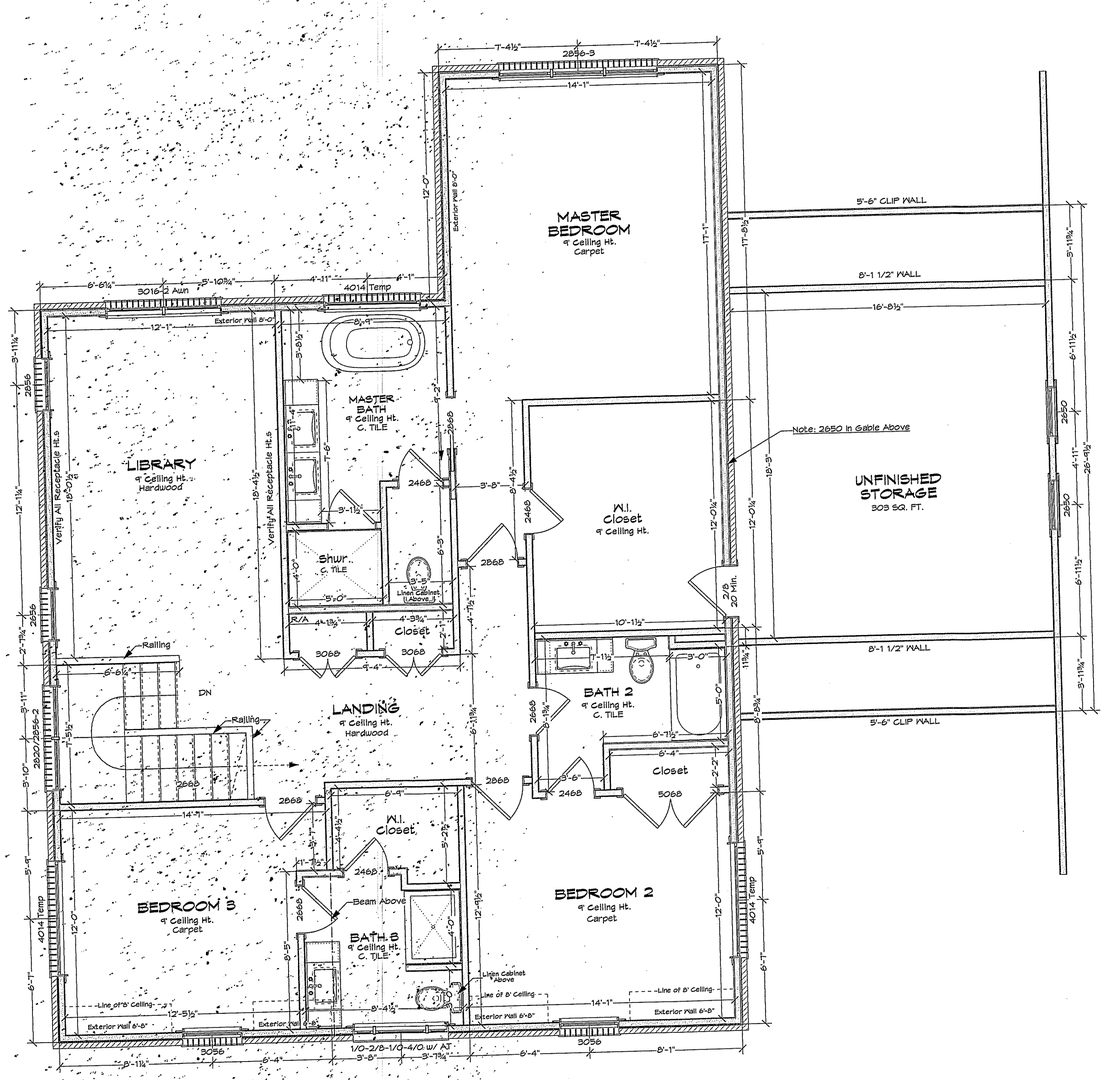
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EXHIBIT C

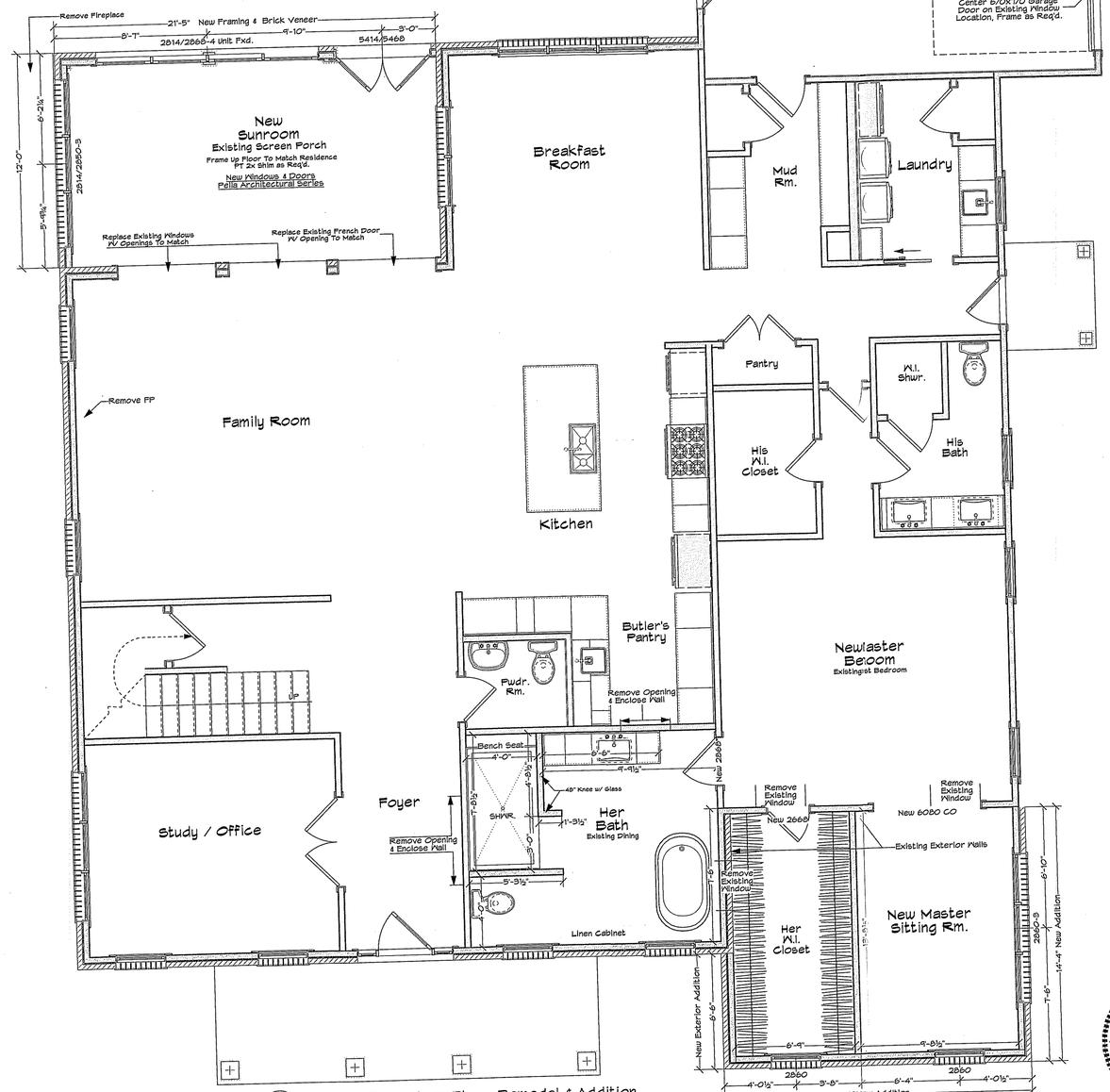
Residence Data	
Heated First Floor	2294.00 Sq. Ft.
Heated Second Floor	1520.00 Sq. Ft.
Total Heated	3814.00 Sq. Ft.
Garage	750.00 Sq. Ft.
Front Porch	143.00 Sq. Ft.
Screen Porch	250.00 Sq. Ft.
Covered Porch Side	22.00 Sq. Ft.
Total Under Roof	4979.00 Sq. Ft.



2 TYP. SECTION THRU EXTERIOR WALL @ CONCRETE PORCH
Scale: 3/4" = 1'-0"



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



1 Existing First Floor Plan - Remodel & Addition
A-1.2A Scale: 1/4" = 1'-0"

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David A. Nichols
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215
andersonnichols

Design Firm: Anderson Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315

Designed By: David A. Nichols
Drawn By: David A. Nichols
Checked By: I. White

Date	Revision
7/6/21	Revision

Project ID: Joseph - Paul Residence

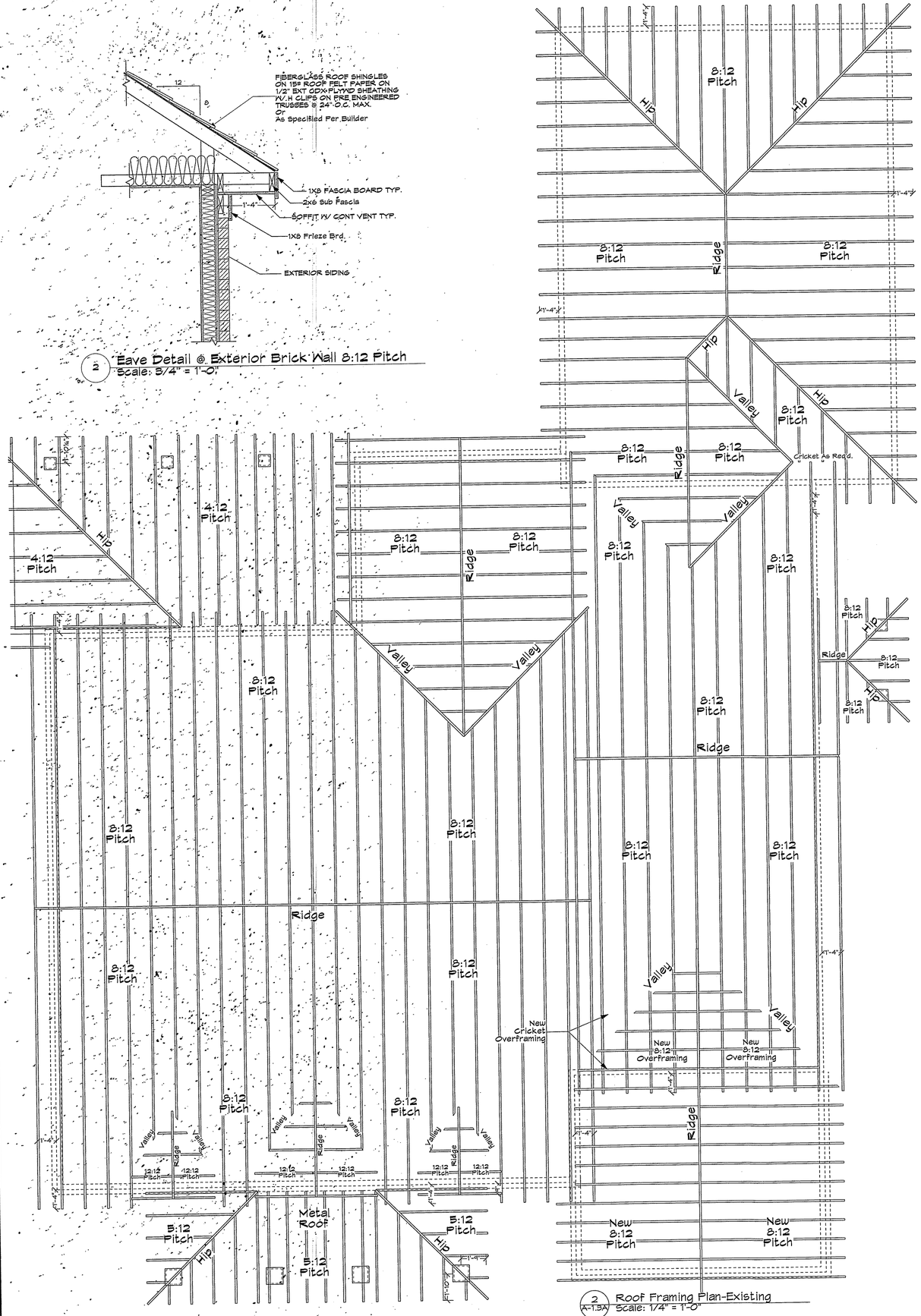
Project Title: Lot No. 217C Old Town, Pinehurst Mineral Springs TWSP Moore Co.

Scale: 1/4

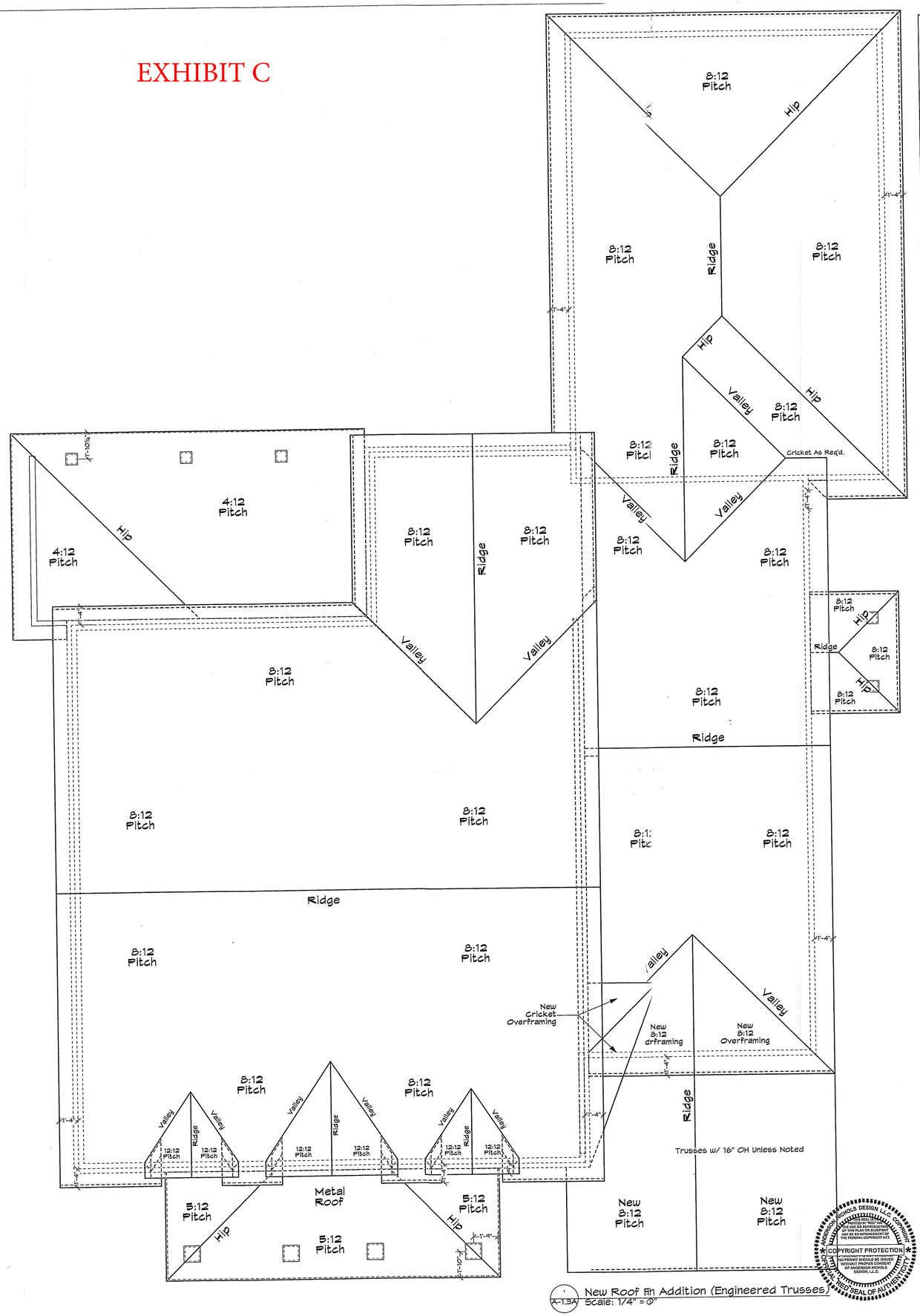
Sheet No.: A-

EXHIBIT C

2 Eave Detail @ Exterior Brick Wall 8:12 Pitch
Scale: 3/4" = 1'-0"



2 A-1.3A Roof Framing Plan-Existing
Scale: 1/4" = 1'-0"



A-1.3A New Roof Fin Addition (Engineered Trusses)
Scale: 1/4" = 1'-0"

Anderson Nichols Design
David A. Nichols
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

CERTIFIED GREEN PROFESSIONAL

Anderson Nichols Design assumes no responsibility for any construction performed from this plan. It is the responsibility of the builder to perform the following before beginning any construction: 1) Verify all dimensions and conditions on the job site with conversation. 2) Familiarize himself/herself with all local building codes in the area where the home is to be built. 3) Have the plans reviewed by the local building inspector to insure that they meet all local building codes.
Caution should be exercised in making any dimensions scaled from these plans. Anderson Nichols Design will not be responsible for any errors or omissions contained in these construction documents, as every precaution has been taken to avoid them. Any mistakes discovered should be brought to the attention of Anderson Nichols Design immediately so that they may be corrected. Anderson Nichols Design will make every attempt to insure that all dimensions are correct.

Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are made is executed or not and may not be used on other projects except by written agreement with Anderson Nichols Design.

Date	Revision
7/6/21	Revision

Project ID: Joseph - Paul Residence
Drawing Code: RESIDENTIAL-2021

Designed By: David A. Nichols
Drawn By: David A. Nichols
Checked By: M. Harris
Reviewed By:

Design Firm: Anderson Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Project Title: Lot No. 217C
Old Town, Pinehurst
Mineral Springs TWSP, Moore Co.
Pinehurst, NC

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

Sheet No.: A-1

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ANDERSON NICHOLS DESIGN L.L.C. CERTIFICATE OF AUTHORITY
OFFICIAL SEAL OF AUTHENTICITY

FINAL ORDER – MAJOR COA REQUEST 44 MCKENZIE ROAD EAST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 26, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Philip and Emily McCarty request a Certificate of Appropriateness for exterior renovations, including window replacement, structure addition, golf cart storage door, aesthetic changes and enclosed screened porch addition to the home at 44 McKenzie Road East.

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

FINDINGS OF FACT

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

1. The structure was built in 2015
2. The structure is listed as not contributing to the district.

<u>For the Record</u>

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant proposes changes including window replacement, structure addition, golf cart storage door, and enclosed screened porch addition.

DRAFT

Conclusions of Law

Applicable Guidelines:

SECTION III – CHANGES TO EXISTING RESIDENCE

- Chapter A – Roofs
- Chapter B – Exterior Walls and Trim
- Chapter C – Windows and Doors
- Chapter E – Shutters and Awnings
- Chapter I – Additions and Accessory Buildings
- Chapter L – Masonry
- Chapter N – Paint

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

DRAFT

Attachment A
Final Order
44 McKenzie Road East

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

The following conditions apply to approval of the Certificate of Appropriateness for 44 McKenzie Road East:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 44 McKenzie Road East based on the following:

DRAFT

COA 2021-00123 (55 SHAW RD SE)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior renovations, primarily the change of a prior design which was a fireplace plan for guest house where the existing door is located, now being proposing with the intent to replace garage door with ingress/egress doors at 55 Shaw Road. The property is identified by Moore County PID Number 855212951773. The property owner and applicant is William and Kathleen Connelly.

FROM:
Alexandria Rye

CC:
Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Please see the attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Applicant's Exhibits A-C
🗋	Draft Findings of Fact
🗋	Staff Report

EXHIBIT A

COA 2021-00123

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

X 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	55 Shaw Rd SE
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	401

Owner Information			
Name	Peter and Kathleen Connelly	Home Phone #	847-853-1730
Street Address	2121 Kenilworth Ave	Mobile Phone #	847-702-4997
City, State, Zip Code	Wilmette, IL60091	Business Phone #	847-542-7770
Email	kathy60091@aol.com		

Applicant			
Name	Peter and Kathleen Connelly	Other Phone #	847-853-1730
Email	kathy60091@aol.com	Street Address	2121 Kenilworth Ave.
Mobile Phone #	847-542-7770	City, State, Zip Code	Wilmette, Il60091

RECEIVED
JUL 15 2021

EXHIBIT A

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	Lars Abbeg
Street Address	PO Box 3860
City, State, Zip	Mooresville NC 28117
Phone #	704-363-9913
Email	

General Information

Description of Changes to the Structure	We are changing proposed fireplace plan for guest house, where existing garage door is, to replacing with doors.		
Type of Work	€ Addition	€ Alteration	€ New

Existing Use	Proposed Use
€ Vacant	€ Vacant
€ Single Family Low Density	€ Single Family Low Density
€ Single Family Medium Density	€ Single Family Medium Density
€ Single Family High Density	€ Single Family High Density
€ Multi-Family Development	€ Multi-Family Development
€ Office	€ Office
€ Retail	€ Retail
€ Lodging	€ Lodging

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

€ Recreational € Institutional € Medical € Industrial € Services	€ Recreational € Institutional € Medical € Industrial € Services
Includes Demolition	€ Yes € No
Includes Tree Removal	€ Yes € No
Estimated Cost of Construction	

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door	Wood-deck	Iron-deck	Black
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			

EXHIBIT A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Driveway			
House Number			
Other:_____			

Exterior Materials and Colors

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:

Property Owner Signature: _____ Date: 7-15-21


EXHIBIT B


IronDoorSource
Please do not remove
until construction is complete
EXHIBIT C

FINAL ORDER – MAJOR COA REQUEST 55 SHAW ROAD SE
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 26, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Peter and Kathleen Connelly request a Certificate of Appropriateness for exterior renovations, including the replacement of a garage door with an entry door to match the historic characteristic of the home located at 55 Shaw Road SE.

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

FINDINGS OF FACT

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

1. The structure was built in 1915
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant proposes changes to the prior design which was a fireplace plan for guest house where the existing garage door is located, now being proposing with ingress/egress doors.

DRAFT

Conclusions of Law

Applicable Guidelines:

SECTION III – CHANGES TO EXISTING RESIDENCE

- Chapter C – Windows and Doors

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

DRAFT

Attachment A
Final Order
55 Shaw Road SE

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

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

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

DRAFT

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron**,** Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2021
Subject: **Major COA Request for 55 Shaw Road SE**

Applicant:	Peter and Kathleen Connelly
Owners:	Peter and Kathleen Connelly
Professional:	Lans Azberg
Property Location:	55 Shaw Road SE
Zoning:	R10 –Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00019308
Accela Case Number:	2021-00123

Request and Background: ☒**Contributing** ☐**Non-Contributing**

Applicant is proposing exterior renovations, primarily the change of a prior design which was a fireplace plan for guest house where the existing garage door is located, now being proposing with ingress/egress doors. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212951773.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance (PDO) and NCGS 160D-406

Public Hearing Notification Map



0 50 100 200 300 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
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It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
8/2/2021

August 26, 2021
Historic Preservation Commission
55 Shaw Road COA

1895 VILLAGE OF PINEHURST

N W E S

Standards of Review
This request is considered to be Major Work due to the change of plans from previous plans and the extent of the structural changes and requires consideration of a COA by the Historic Preservation Commission (HPC).

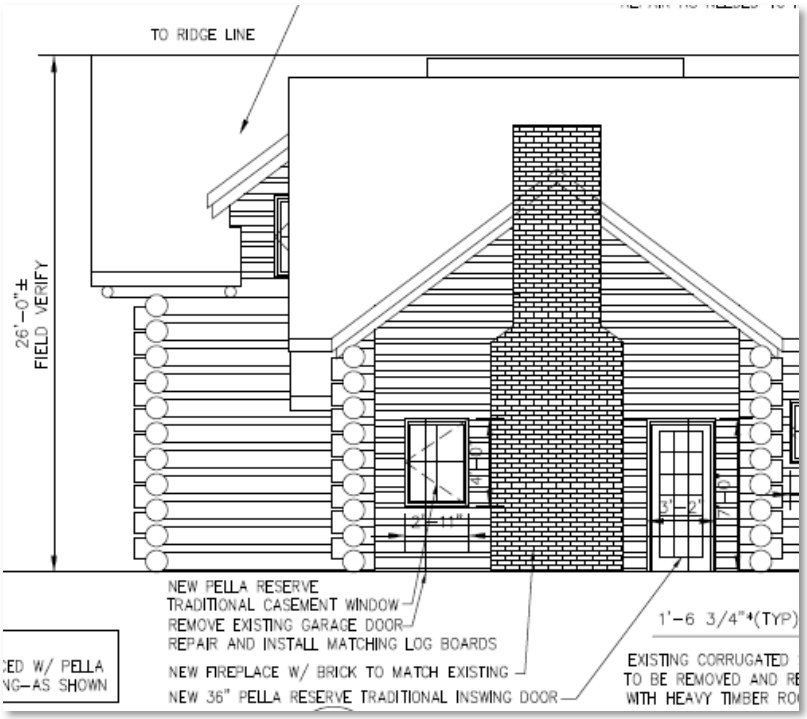
Applicable Guidelines:
The following guidelines are applicable and can be referenced in the Village of Pinehurst Historic District Guidelines under the appropriated sections listed below;

SECTION III – CHANGES TO EXISTING RESIDENCE
- Chapter B – Exterior Walls and Trim
- Chapter C – Windows and Doors

Existing Garage Door



Previously Approved Plan



Proposed door to replace garage door



Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed change from garage door to entry appears to be compatible and of the same style and material of the structure. Given the details of what has been submitted for review, the proposal appears to be compatible with other buildings within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 1st motion:

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

COA 2021-00127 (10 VILLAGE GREEN RD)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to change an existing rear door to a three panel French door to the home at 10 Village Green Road. The property is identified by Moore County PID Number 00024527. The property owner is Dion Arthur and the applicant is Travis Wallace with Wallace General Contracting.

FROM:
Alexandria Rye

CC:
Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Please see the attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-C
🗋	Draft Findings of Fact

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2021
Subject: **Major COA Request for 10 Village Green Road**

Applicant:	Travis Wallace
Owners:	Robert Eicher
Professional:	Wallace General Contracting
Property Location:	10 Village Green Road
Zoning:	R10 –Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00024527
Accela Case Number:	2021-00127

Request and Background: ☒**Contributing** ☐**Non-Contributing**

Applicant is proposing to change the existing single entry door to a three panel French Door. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209054123.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance (PDO) and NCGS 160D-406

Public Hearing Notification Map



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
8/10/2021

August 26, 2021
Historic Preservation Commission
10 Village Green Road COA

1895 VILLAGE OF PINEHURST

N W E S

Standards of Review
This request is considered to be Major Work due to the change and expansion of the door and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC).

Applicable Guidelines:
The following guidelines are applicable and can be referenced in the Village of Pinehurst Historic District Guidelines under the appropriated sections listed below;

SECTION III – CHANGES TO EXISTING RESIDENCE
- Chapter C – Windows and Doors

Existing Door



Proposed Door



Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed door change appears to be compatible with other structures within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 1st motion:

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

Staff recommends the above motion because the proposed location, replacement, and material proposed for the renovations may not be consistent with the Historic Guidelines but appear to be congruous with the district.

EXHIBIT A

COA-2021-00127

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

☑ 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	10 VILLAGE GREEN RD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	00024527

Owner Information			
Name	ROBERT (BOB) EICHER	Home Phone #	
Street Address	11 HILLCREST DR	Mobile Phone #	914 715 9124
City, State, Zip Code	PELHAM MANOR NY 10803	Business Phone #	
Email	eicher.finsbury@gmail.com		

Applicant			
Name	TRAVIS WALLACE	Other Phone #	
Email	wallacegcinc@gmail.com	Street Address	220 E. WASHINGTON ST.
Mobile Phone #	910 206 6248	City, State, Zip Code	ROCKINGHAM, NC 28379

RECEIVED
AUG 05 2021
BY: .....

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	65598
Name	WALLACE GENERAL CONTRACTING, INC.
Street Address	220 E. WASHINGTON STREET
City, State, Zip	ROCKINGHAM NC 28379
Phone #	910 206 6248
Email	wallacegcinc@gmail.com

General Information

Description of Changes to the Structure	REMOVAL OF SINGLE WALK-IN DOOR AND REPLACING WITH 3 PANEL FRENCH DOOR		
Type of Work	☐ Addition	☑ Alteration	☐ New

Existing Use	Proposed Use
☑ Vacant	☐ Vacant
☐ Single Family Low Density	☑ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☑ No
Includes Tree Removal	☐ Yes ☑ No
Estimated Cost of Construction	$12,000

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation				
Rear Elevation				
Right Elevation				
Left Elevation	STUCCO	WHITE	STUCCO	WHITE
Trim	WOOD	WHITE	WOOD	WHITE
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: Travis Walk Date: 8/2/21

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: _____

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: Robert D. Eicher

Date: 8/2/2021

Robert D. Eicher
10 Village Green Rd
Pinehurst
914-715-9124

EXHIBIT B



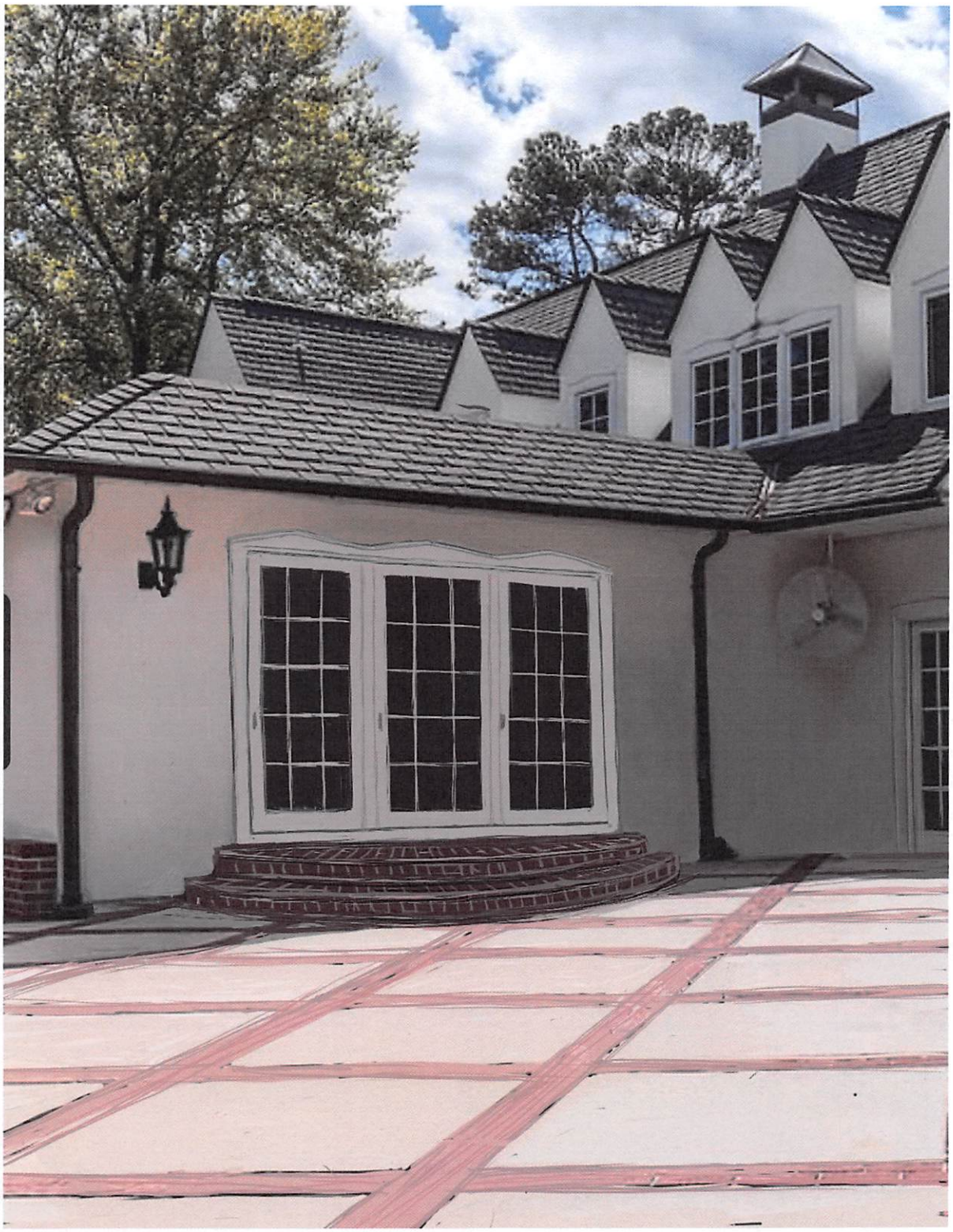
EXHIBIT B



EXHIBIT C



EXHIBIT C



FINAL ORDER – MAJOR COA REQUEST 10 VILLAGE GREEN ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 26, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Travis Wallace on behalf of Robert Eicher has requested a Certificate of Appropriateness for exterior renovations, including the replacement of an entry door to match the historic characteristic of the home located at 10 Village Green Road.

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

FINDINGS OF FACT

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

1. The structure was built in 1920
2. The structure is listed as contributing to the district.

<u>For the Record</u>

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant proposes to replace the existing walk-in door with a decorative glass French door.

DRAFT

Conclusions of Law

Applicable Guidelines:

SECTION III – CHANGES TO EXISTING RESIDENCE

- Chapter C – Windows and Doors

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

DRAFT

Attachment A
Final Order
10 Village Green Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 10 Village Green Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 10 Village Green Road based on the following:

DRAFT

COA 2021-00128 (1 CAROLINA VISTA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a roof material change from flat rubber membrane to red metal roof on the 91st Hole of the main Clubhouse at 1 Carolina Vista. The property is identified by Moore County PID Number 00025800. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

FROM:
Alexandria Rye

CC:
Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Please see the attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-F
🗋	Draft Findings of Fact

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2021
Subject: **Major COA Request for 91st Hole Roof at 1 Carolina Vista**

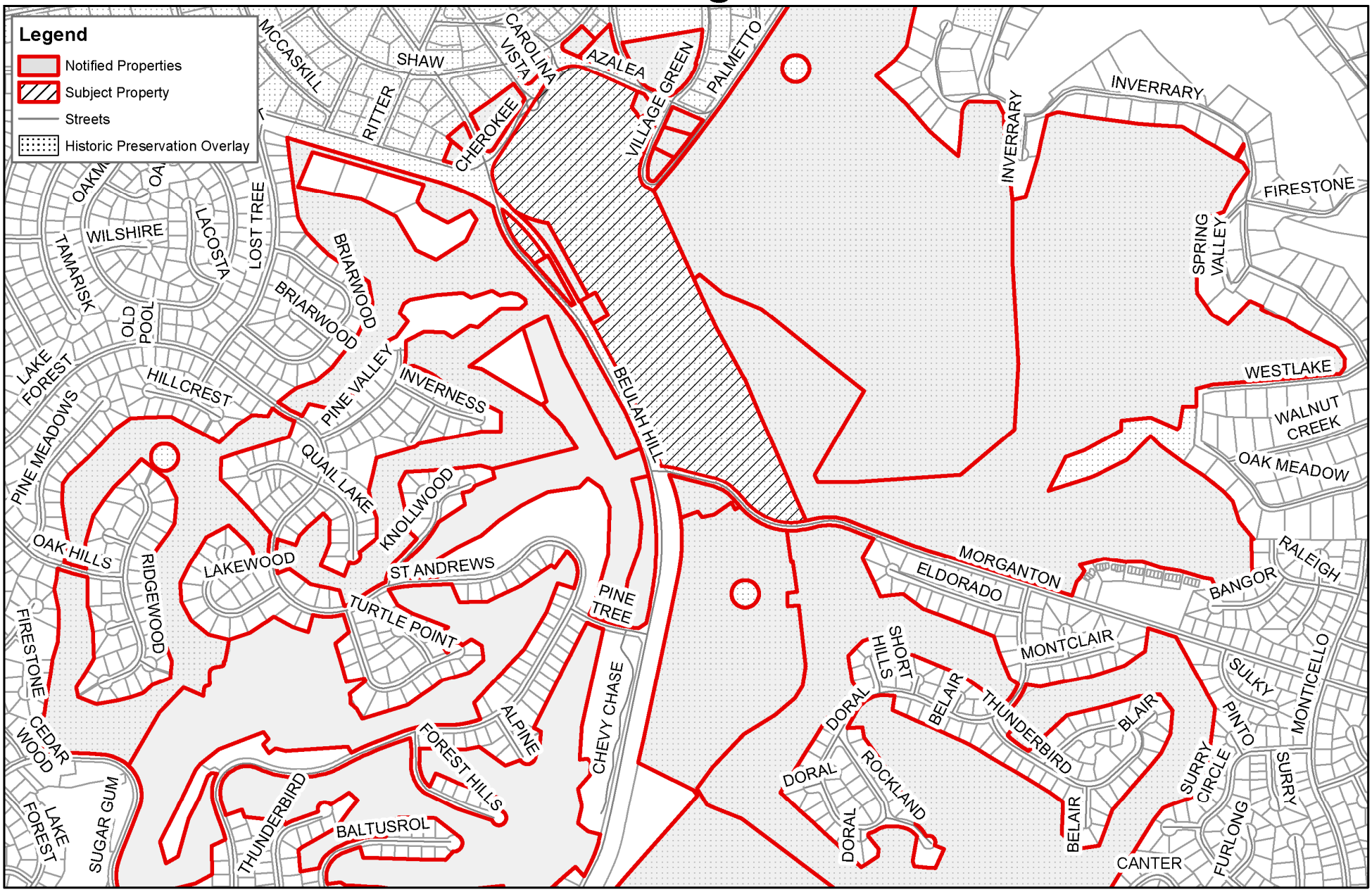
Applicant:	Calvin Burkley
Owners:	Calvin Burkley, Pinehurst Resort and Country Club
Professional:	Creed and Garner Roofing Company Inc.
Property Location:	91st Roof at 1 Carolina Vista
Zoning:	RD - Recreational Development
Current Land Use:	Pinehurst Resort and Country Club
Proposed Land Use:	Pinehurst Resort and Country Club
PID#	00025800
Accela Case Number:	2021-00128

Request and Background: ☐ **Contributing** ☒ **Non-Contributing**

Applicant is proposing roof material change from black flat rubber membrane to red metal roof on the 91st Hole of the main Clubhouse at 1 Carolina Vista. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856213032663.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance (PDO) and NCGS 160D-406

Public Hearing Notification



0 290 580 1,160 1,740 2,320 Feet

Village of Pinehurst Disclaimer. It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd
4/7/2021

August 26, 2021

Historic Preservation Commission

1 Carolina Vista COA

1895 Village of Pinehurst

N W E S

Applicable Guidelines:
The following guidelines are applicable and can be referenced in the Village of Pinehurst Historic District Guidelines under the appropriated sections listed below;

SECTION V - CHANGES TO EXISTING COMMERCIAL STRUCTURES.

- Chapter A – General Guidelines





Proposed Color



Proposed Style/Material

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed change of roof material and color appears to be compatible and of the same style and material of the structure. Given the details of what has been submitted for review, the proposal appears to be compatible with other buildings within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 1st motion:

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

Staff recommends the above motion because the proposed location, improvements, and material proposed for the renovations appear to be consistent with the Historic Guidelines and appear to be congruous with the district.

EXHIBIT A

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	1 Carolina Vista Drive
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Resorts of Pinehurst LLC	Home Phone #	910-986-3038
Street Address	PO Box 4000, 80 Carolina Vista	Mobile Phone #	910-986-3038
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	calvin.burkley@pinehurst.com		

Applicant			
Name	Calvin Burkley	Other Phone #	
Email	calvin.burkley@pinehurst.com	Street Address	
Mobile Phone #	910-986-3038	City, State, Zip Code	

EXHIBIT A

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 #	65743
Name	Creed and Garner Roofing Company Inc.
Street Address	PO Box 1400
City, State, Zip	Aberdeen, NC 28315
Phone #	910-944-0520
Email	creedgarnerroofing@hotmail.com

General Information

Description of Changes to the Structure	We propose changing a black rubber roofing membrane to a red metal on the South facing side of the building over the top of the 91st Hole area veranda. This would match and line up with the recent addition to the Pro Shop.		
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		$32,400	

EXHIBIT A

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	Black Rubber	Metal	Red
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: 8/4/21

Property Owner Signature: _____ Date: 8/4/21

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

EXHIBIT B

NAILSTRIP

Nailstrip Panels are ideal for residential and architectural settings. The Nailstrip Panel is flexible and works well in a wide variety of building applications. The clip-less design saves you labor and money. Nailstrip is durable and can withstand extreme weather conditions.

EXHIBIT C





EXHIBIT D



EXHIBIT E


Beulah Hill Rd S
Carolina Vista Dr
Carolina Vista Dr
Carolina Vista Dr
Pinehurst Country Club
Donald Ross Grill
Takeout
The Deuce
Takeout
Pinehurst No. 2
Pinehurst No. 1
The Cradle Short Course
Roof change here
Pinehurst No. 4
Golf Terrace
Beulah Hill Rd S
Beulah Hill Rd S
Google

EXHIBIT F


Carolina Vista Dr
Carolina Vista Dr
Carolina Vista Dr
Pinehurst No. 2
The Cradle Short Course
Current red metal roof on recent Pro Shop addition
Proposed red metal roof
Google

FINAL ORDER – MAJOR COA REQUEST AT 1 CAROLINA VISTA
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 26, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Calvin Burkley, Pinehurst Resort and Country Club requests a Certificate of Appropriateness for change in material and color for the roof of the 91st Hole of the Clubhouse located at 1 Carolina Vista.

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

FINDINGS OF FACT

Concerning jurisdiction

Change in roof material proposing red metal roof are considered Major Work.

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

1. The structure was built in 2003
2. The structure is listed as not contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. Applicant is proposing roof material change from black flat rubber membrane to red metal roof on the 91st Hole of the main Clubhouse at 1 Carolina Vista.

Conclusions of Law

Applicable Guidelines:

SECTION V - CHANGES TO EXISTING COMMERCIAL STRUCTURES.

- Chapter A – General Guidelines

DRAFT

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

DRAFT

Attachment A
Final Order
1 Carolina Vista

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

The following conditions apply to approval of the Certificate of Appropriateness for 1 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 1 Carolina Vista based on the following:

DRAFT

COA 2021-00129 (80 CAROLINA VISTA - VERANDA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications including expanding the porch of the Ryder Cup Lounge porch at 80 Carolina Vista. The property is identified by Moore County PID Number 00025808. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

FROM:
Alexandria Rye

CC:
Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Please see the attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-B
🗋	Draft Findings of Fact

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2021
Subject: **Major COA Request for 80 Carolina Vista**

Applicant:	Calvin Burkley
Owners:	Calvin Burkley, Pinehurst Resort
Professional:	Randy Holms/James Compton
Property Location:	80 Carolina Vista
Zoning:	H - Hotel
Current Land Use:	Resort Hotel
Proposed Land Use:	Resort Hotel
PID#	00025808
Accela Case Number:	**2021-00129 & 2021-00131**

Request and Background: ☒**Contributing** ☐**Non-Contributing**

Applicant is seeking to make exterior modifications including material and window changes, expanding the porch of the Hotel Lobby and Veranda, and the addition of Ryder Cup Lounge Plaza. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212865690. Note that this staff report includes the review of two separate applications submitted by the Resort as there are two separate projects. The public hearing was noticed in accordance with the Pinehurst Development Ordinance (PDO) and NCGS 160D-406.

Proposed changes include the following;

1. Porch Modification and Addition
2. Exterior Modification
3. New Outdoor Plaza
4. New Sitting Wall and Walkway
5. Stair Improvements

Proposed Material Changes:

a. Elevation
   i. Existing Material– Stucco, Wood (color; white)
   ii. Proposed Material – Fiber Cement, FRP (color; white)
b. Windows
   i. Existing Material – Wood, Vinyl (color; white)
   ii. Proposed Material – Aluminum Clad, Wood (color; white)
c. Front Door
   i. Existing Material – Wood
   ii. Proposed Material – Aluminum Clad, Wood
d. Porch
   i. Existing Material – Wood (color; white)
   ii. Proposed Material – Fiber Cement, FRP (color; white)

Applicable Guidelines:

The following guidelines are applicable and can be referenced in the Village of Pinehurst Historic District Guidelines under the appropriated sections listed below;

SECTION V - CHANGES TO EXISTING COMMERCIAL STRUCTURES.

- Chapter A – General Guidelines
- Chapter B - Storefronts
- Chapter D - Additions

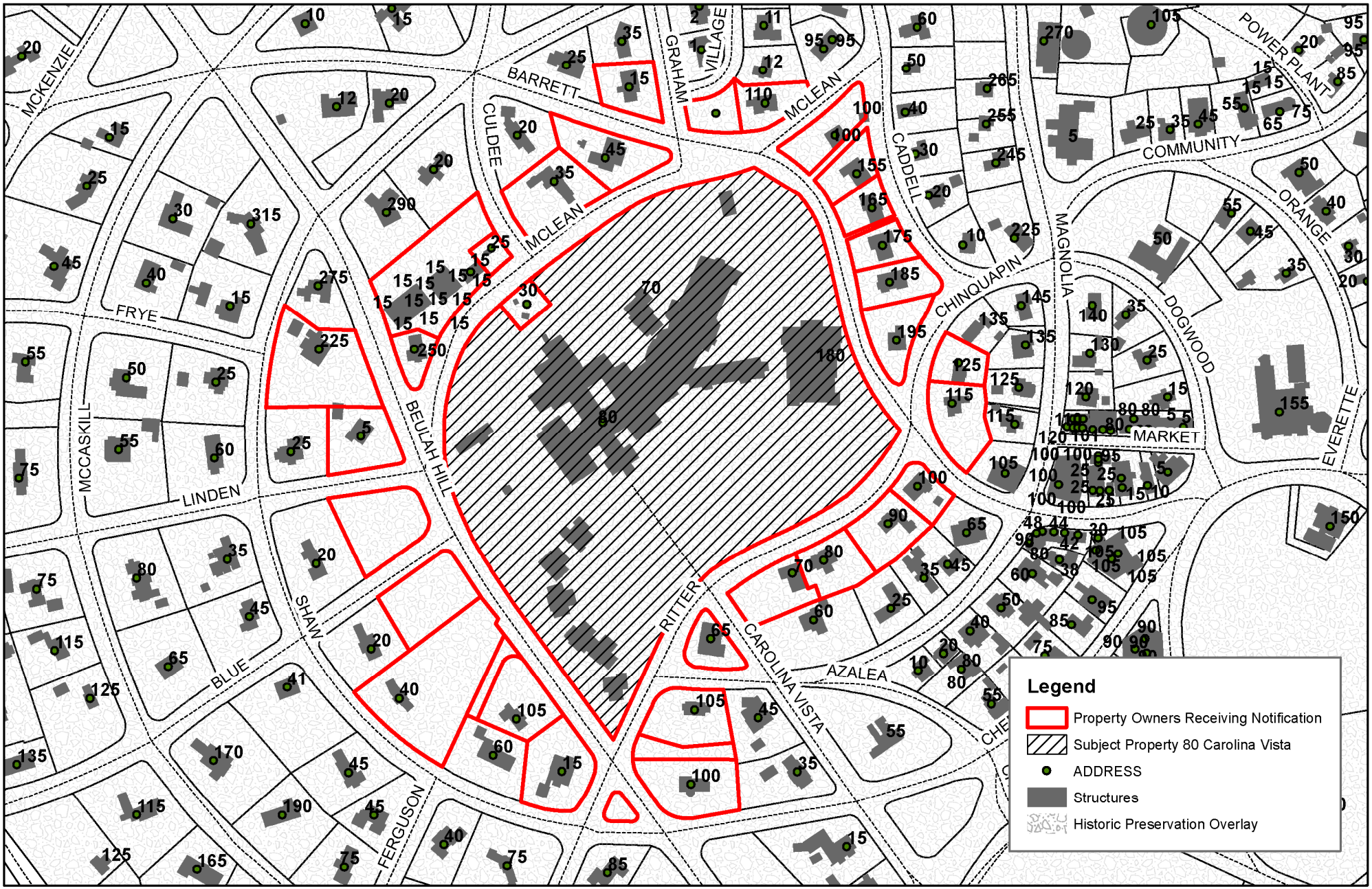
SECTION VII. SITE FEATURES

- Chapter A – Fences and Walls
- Chapter C – Landscaping and Vegetation
- Chapter G – Accessibility, Health and Safety

SECTION VIII. RELOCATIONS AND DEMOLITIONS

- Chapter B – Demolitions

Public Hearing Notification Map



0 100 200 400 600 800 Feet

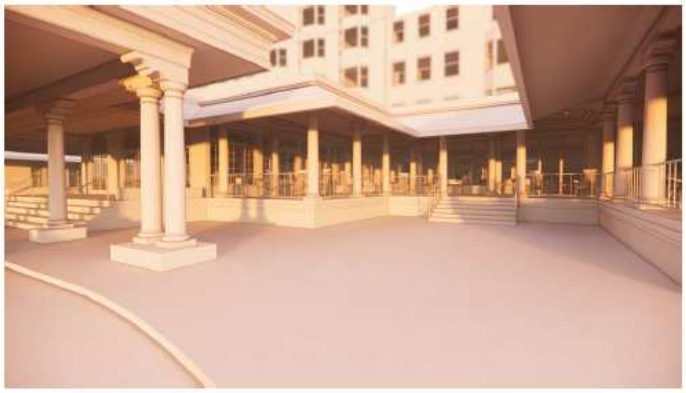
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
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8/10/2021

August 26, 2021
Historic Preservation Commission
80 Carolina Vista COA

1895 Village of PINEHURST

N W E S





Existing *Proposed Changes*









Existing



Historic



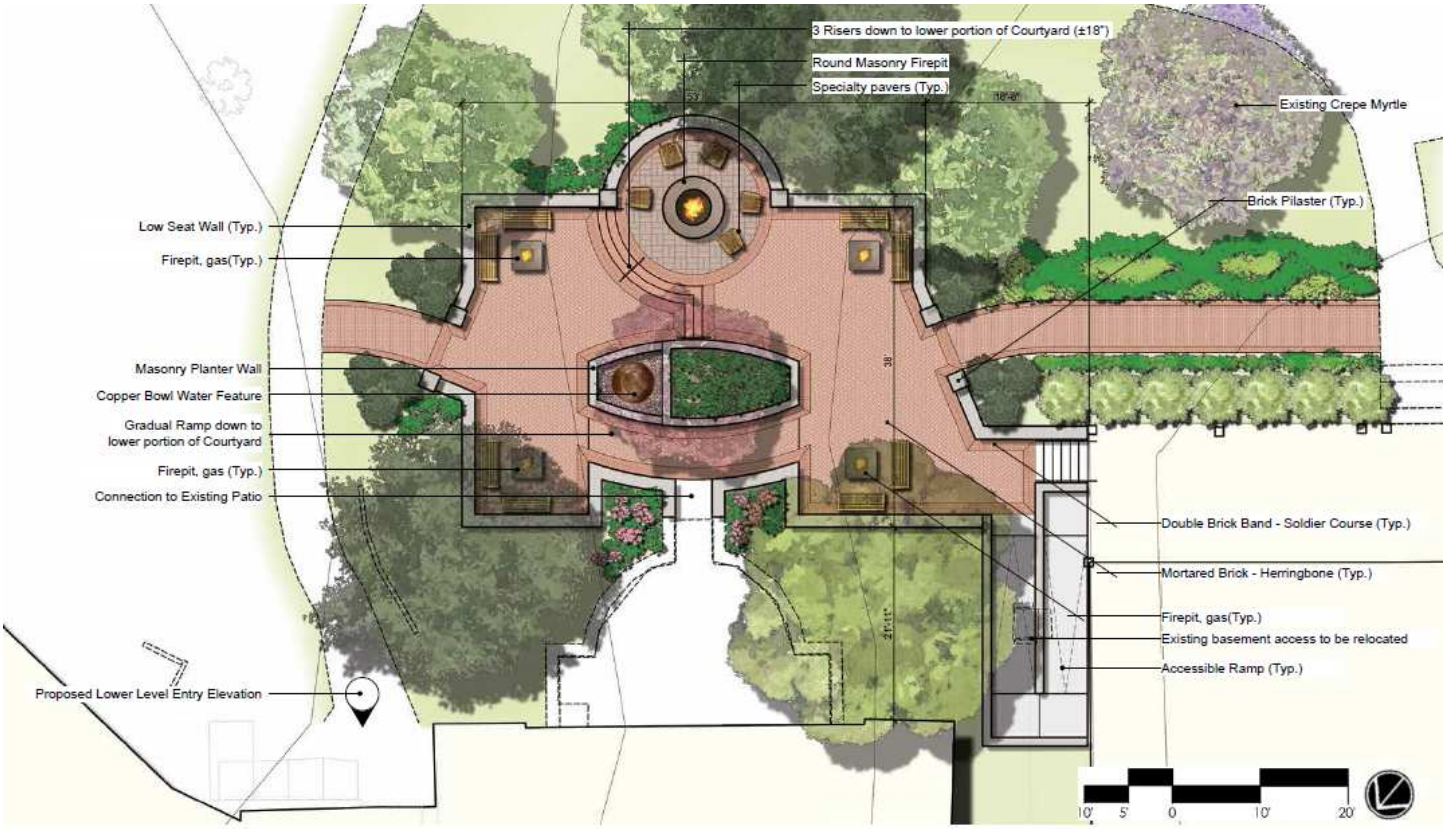
Proposed



Existing Open Space



Proposed Plaza and Sitting Wall



Site Plan for Proposed Plaza

Staff Comments:

The applicant has submitted a complete application with additional documentation in an attempt to satisfy the burden of proof. The proposed changes appear to be compatible to others within the Historic District. If the Commission were to consider approval of this request, staff would recommend the ***1st motion****:*

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

Staff recommends the above motion because the proposed location, improvements, and material proposed for the renovations may not be consistent with all the Historic Guidelines but appear to be congruous with the existing structure and district. Even though the addition will be on a principal elevation near the entry, all the design elements include architectural details found on the existing structure including the windows, arches, columns and awning. The addition of the outdoor brick plaza will replace an existing lawn area but, as indicated on the submitted material, will be heavily landscaped and only accounts for an increase in approximately 3,000 square feet of coverage. Brick walls are listed as an appropriate fence/wall type in the guidelines.

EXHIBIT A

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☒ 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	80 Carolina Vista Dr
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Calvin Burkley, Pinehurst Resort	Home Phone #	-
Street Address	80 Carolina Vista Dr	Mobile Phone #	910.986.3038
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910.295.6811
Email	calvin.burkley@pinehurst.com		

Applicant			
Name	Calvin Burkley	Other Phone #	910.295.6811
Email	calvin.burkley@pinehurst.com	Street Address	80 Carolina Vista Dr
Mobile Phone #	910.986.3038	City, State, Zip Code	Pinehurst, NC 28374

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	8088
Name	Randy Holmes
Street Address	2101 East Main Street
City, State, Zip	Richmond, Virginia 23223
Phone #	804.649.9303
Email	RHolmes@glaveandholmes.com

General Information

Description of Changes to the Structure	The Project consists of the renovation of the Carolina Hotel Coffee Shop, Entry, and Lobby. This work will include the expansion of the Ryder Cup porch to connect to the Coffee Shop and Lobby. The architectural design is inspired by the design elements of the historic building to create a consistent appearance.		
Type of Work	☒ Addition	☒ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☒ Retail	☒ Retail
☒ Lodging	☒ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☒ Yes ☐ No
Includes Tree Removal	☐ Yes ☒ No

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	stucco, wood painted	white	fiber cement, FRP	white
Rear Elevation	stucco, wood painted	white	fiber cement, FRP	white
Right Elevation	stucco, wood painted	white	fiber cement, FRP	white
Left Elevation	stucco, wood painted	white	fiber cement, FRP	white
Trim	wood	white	boral trim	white
Windows	wood, vinyl	white	aluminum clad, wood	white
Chimney	NA	NA	NA	NA
Foundation	brick	red	brick	match existing
Front Door	wood	white	aluminum clad, wood	white
Shutters	NA	NA	NA	NA
Garage Door	NA	NA	NA	NA
Roof	membrane roof	gray	membrane roof	match existing
Roof Exhaust Vents	NA	NA	NA	NA
Front Porch	wood, painted	white	fiber cement, FRP	white
Deck	wood, painted	gray	match existing	match existing
Patio	brick	red	brick	match existing
Sidewalk	brick	red	brick	match existing
Sky Lights	NA	NA	NA	NA
Driveway	NA	NA	NA	NA
House Number	NA	NA	NA	NA
Other:_____	NA	NA	NA	NA

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: 08/04/2021

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

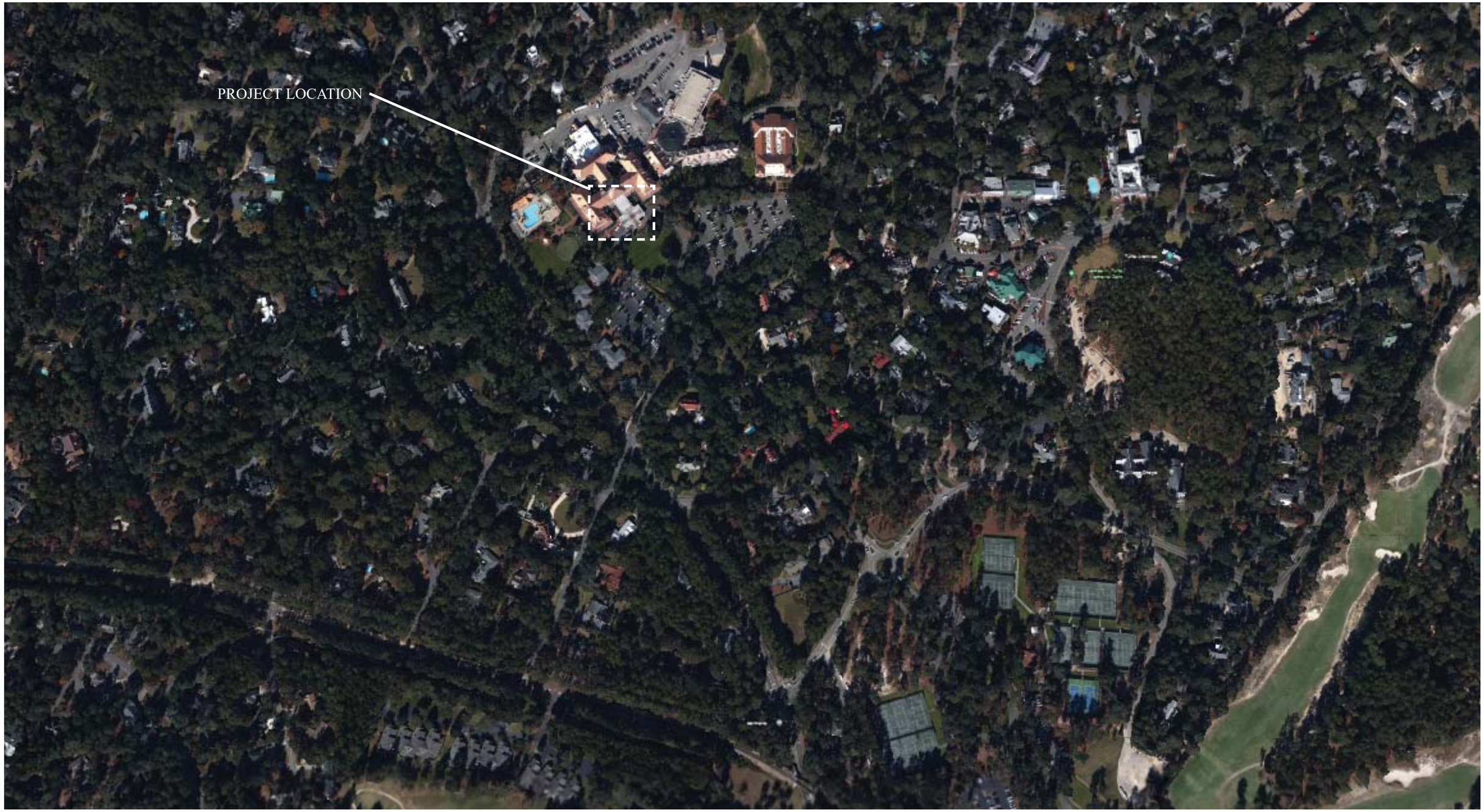
Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: 08/04/2021

EXHIBIT B



Vicinity Map

August 2021

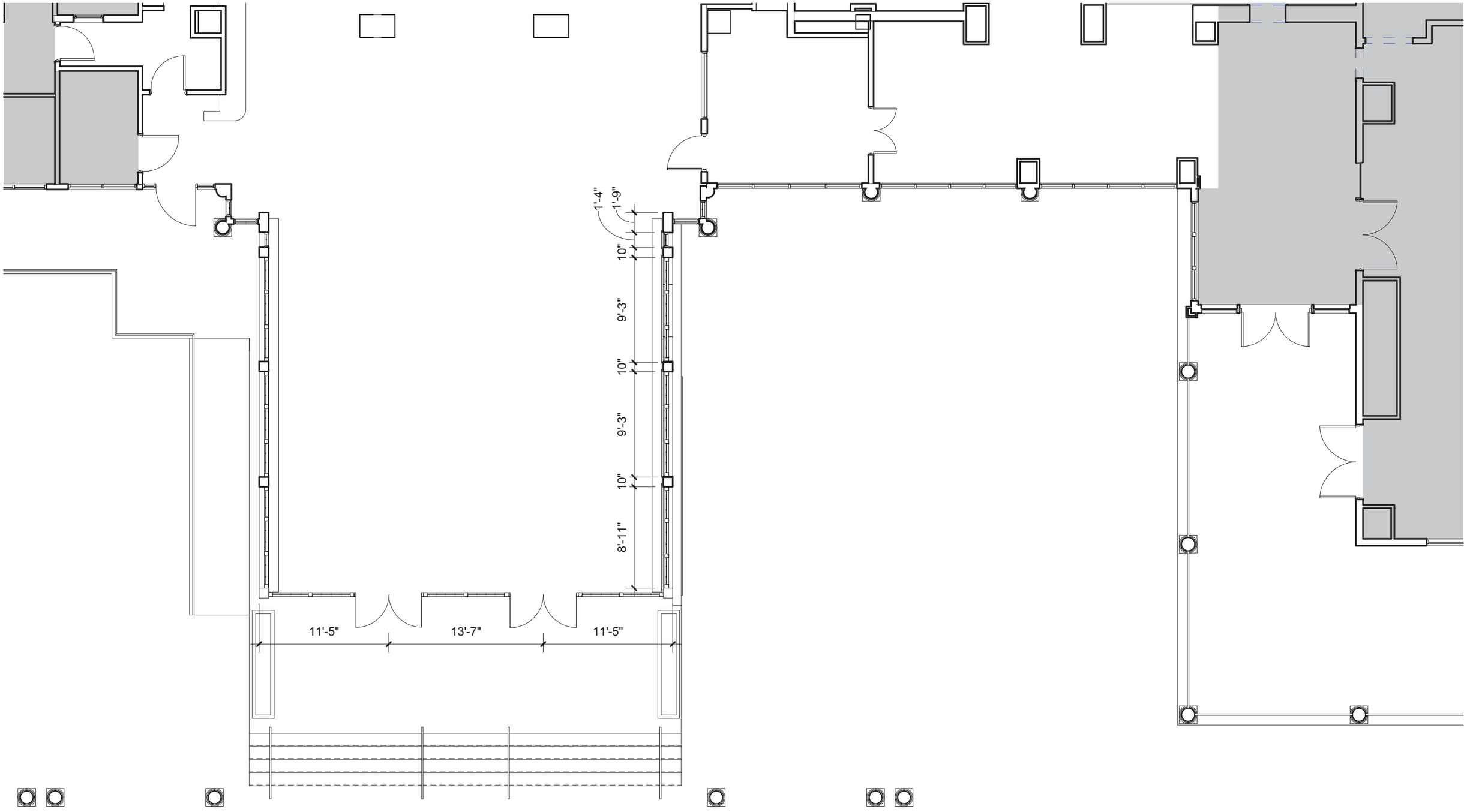
Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B



Existing Floor Plan 1/8”=1”-0”

August 2021

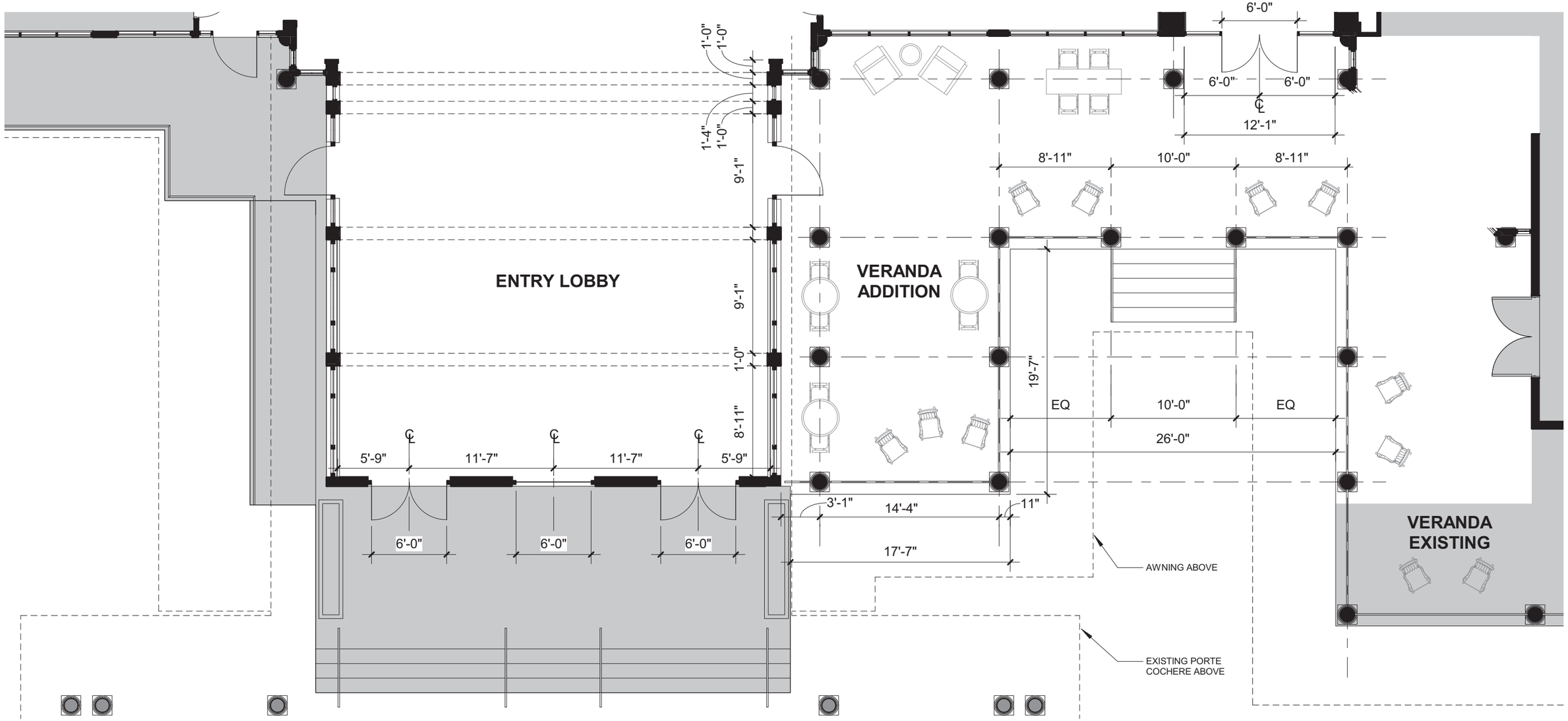
Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B



Floor Plan Proposed 1/8"=1"-0"

August 2021

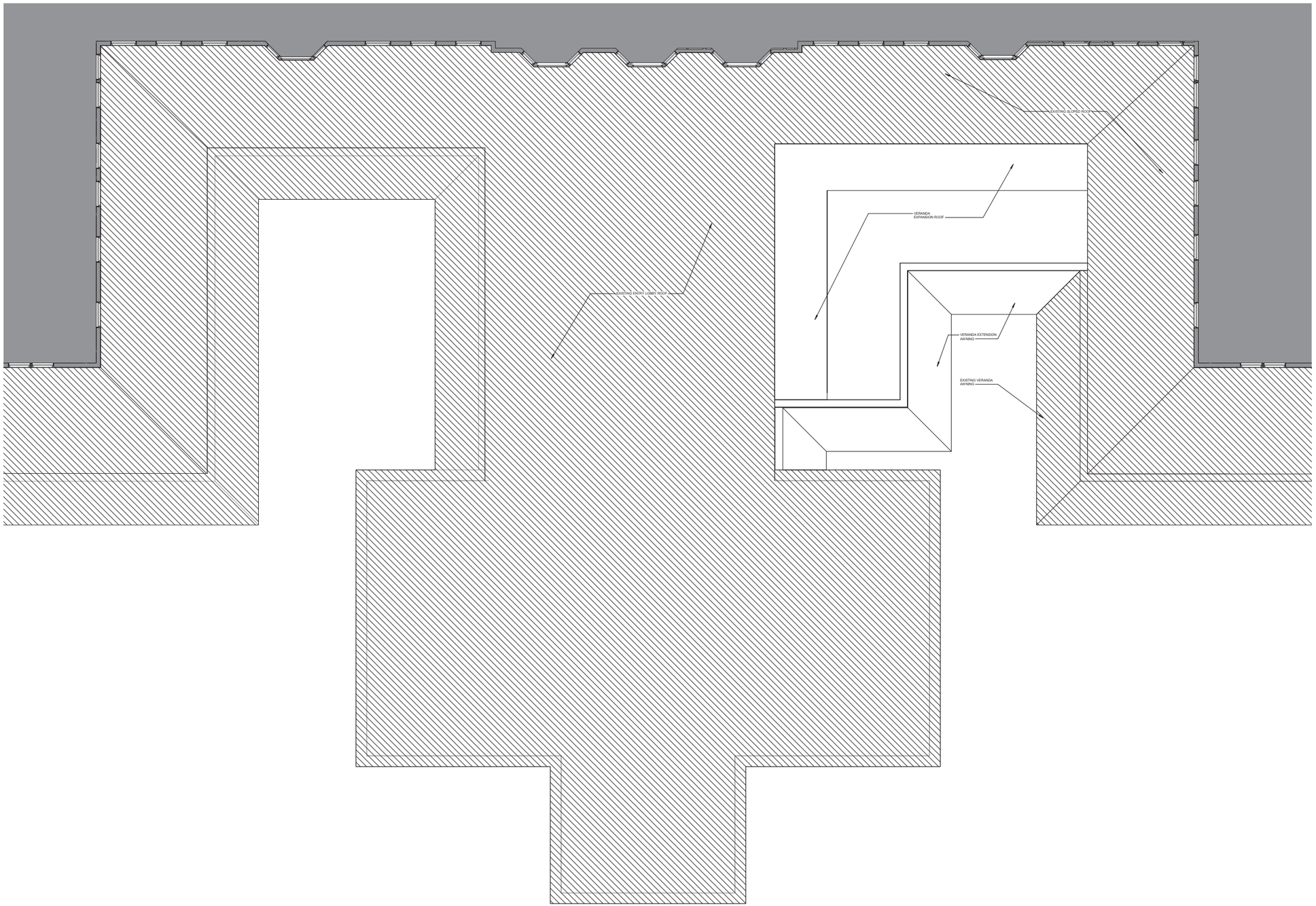
Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B



Roof Plan Proposed 1/8”=1”-0”

August 2021

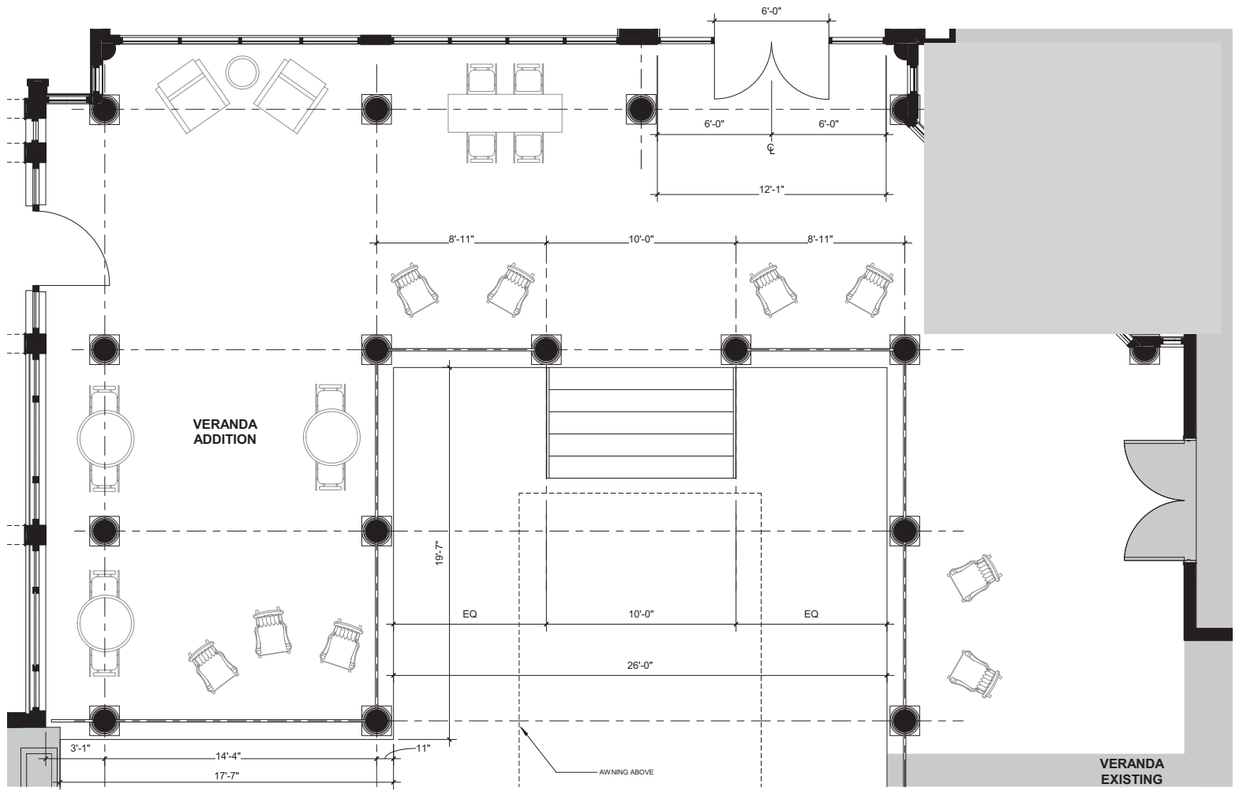
Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B



Veranda Plan & Elevations 1/8”=1”-0”

August 2021

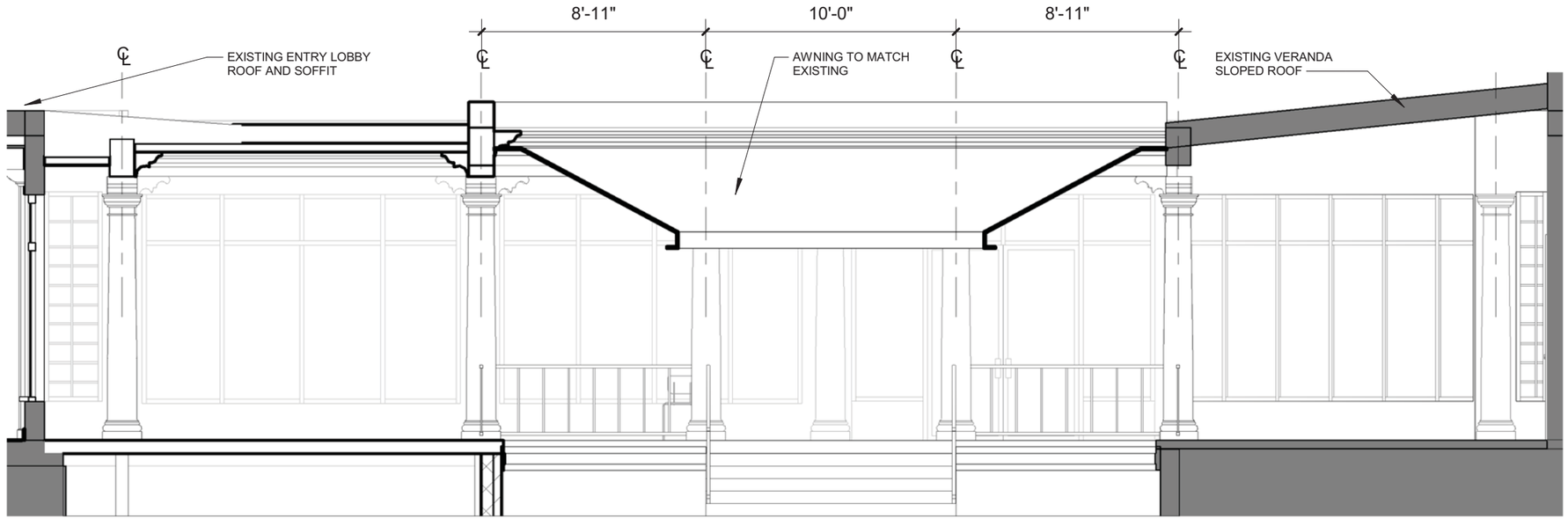
Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

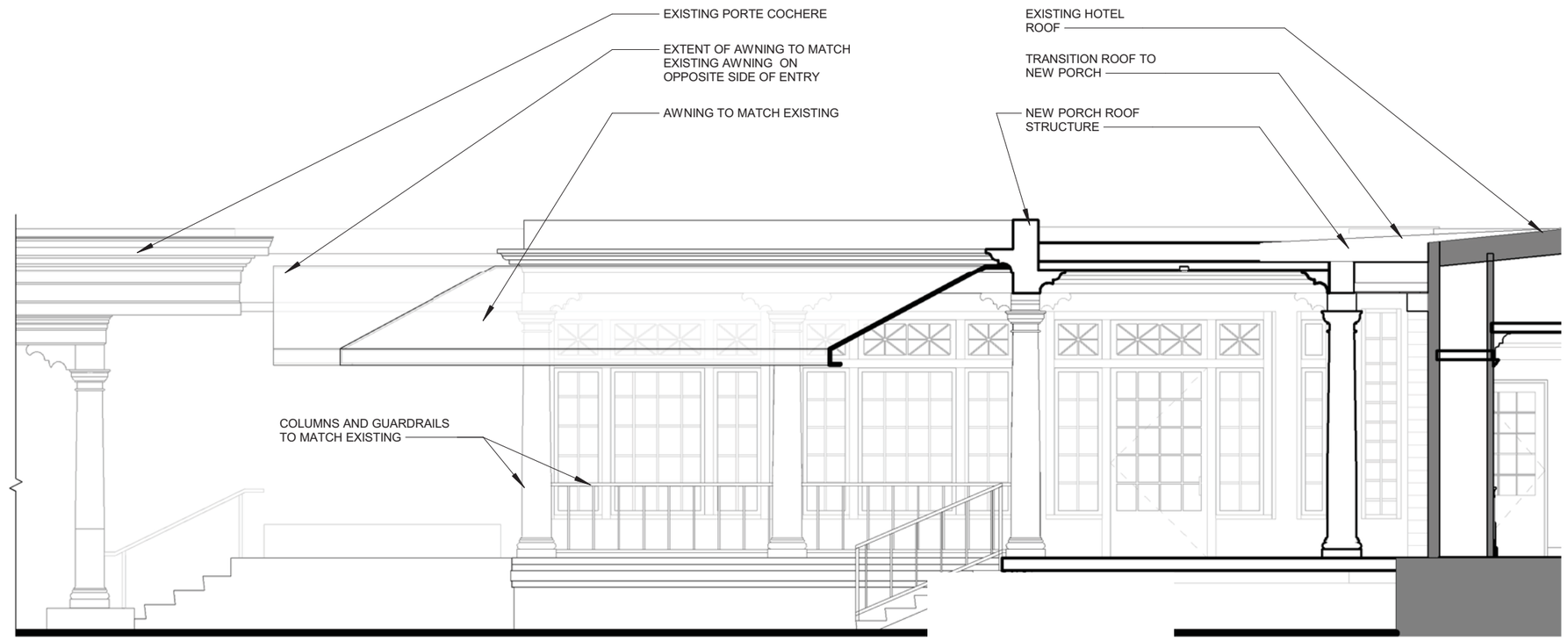
PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B



Veranda North Elevation



Veranda West Elevation

Veranda Elevations 1/4”=1”-0”

August 2021

Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC



Arial Existing



Awning Existing Extent



Awning Existing Extent



Veranda - Existing



Veranda - Existing

Existing Conditions - Veranda

August 2021

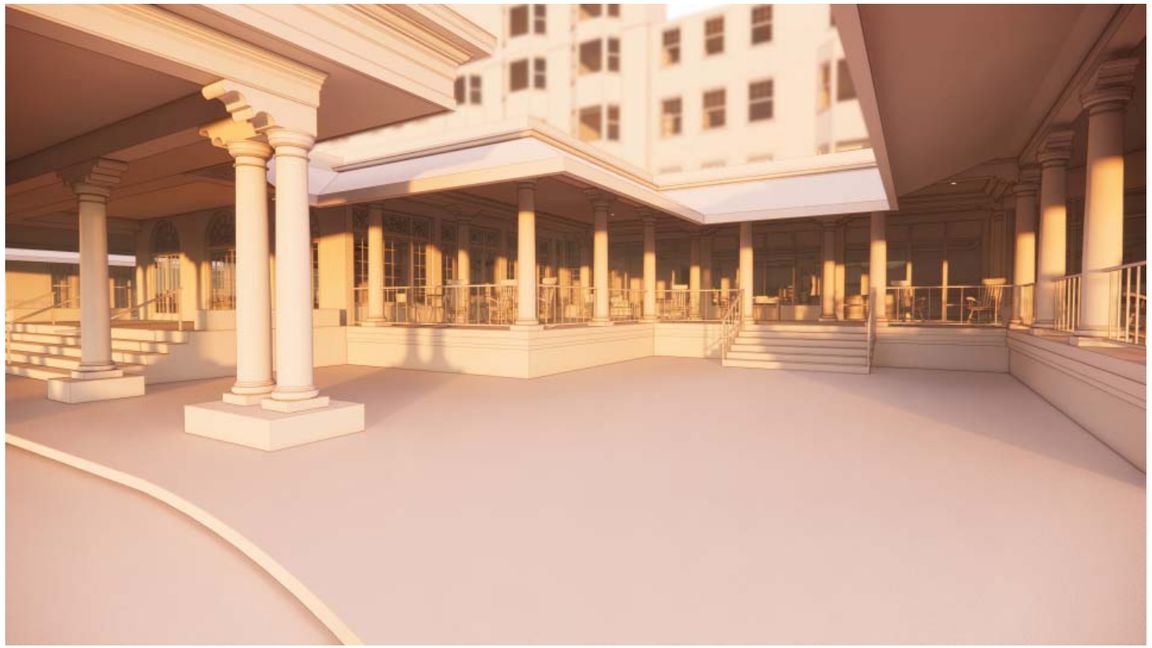
Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B







Veranda Proposed Renderings

August 2021

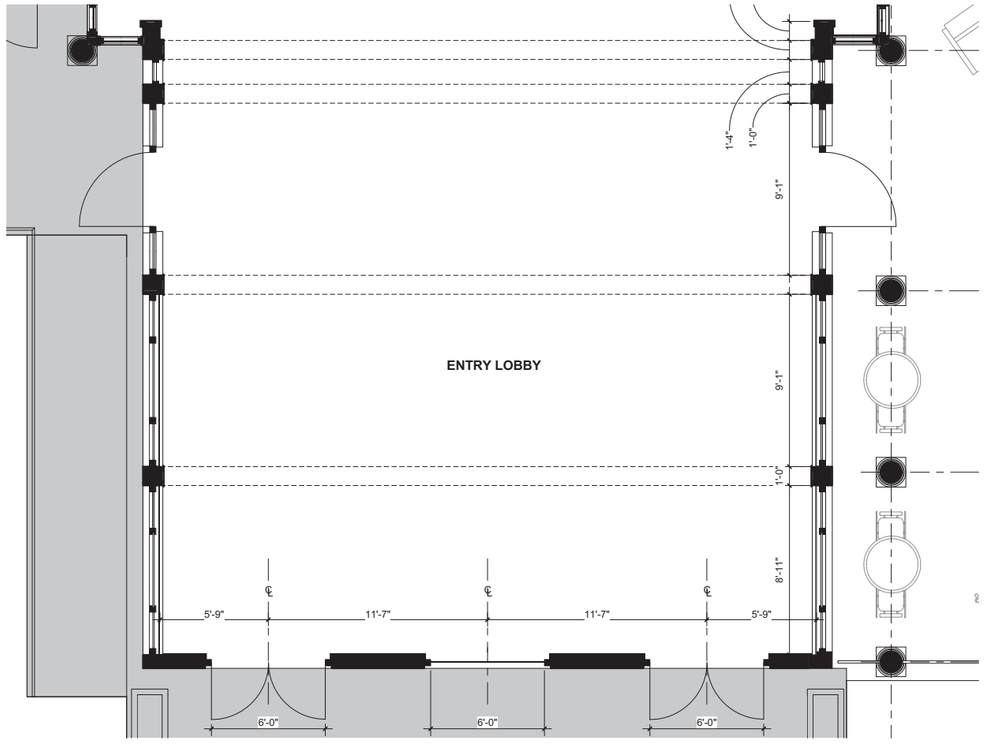
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EXHIBIT B



Lobby Plan Proposed 1/8”=1”-0”

August 2021

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EXHIBIT B



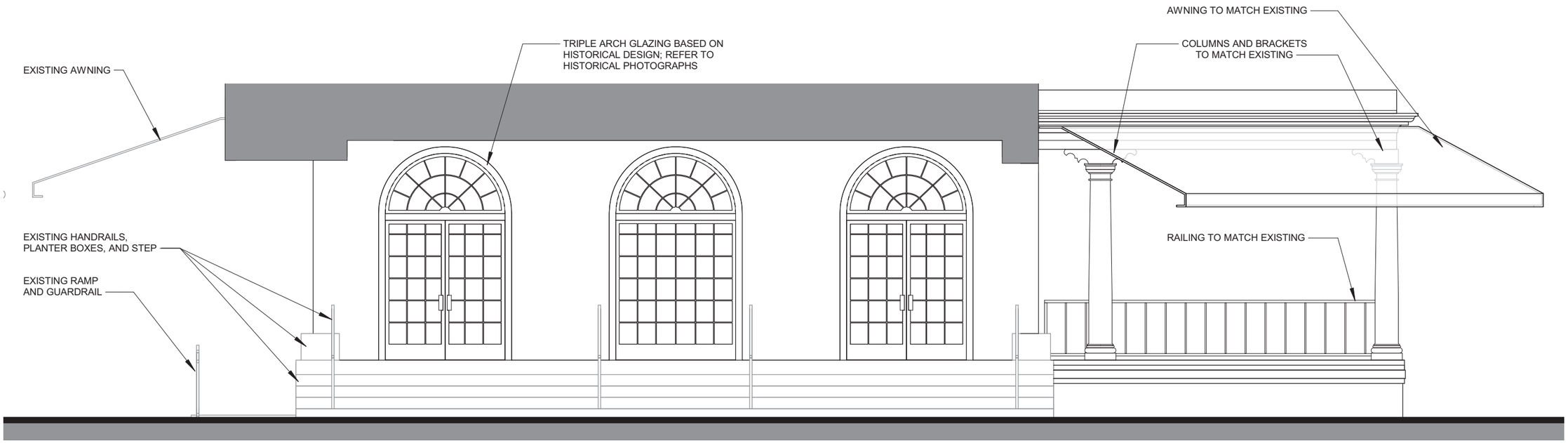
Existing Entry Doors



Historic Entry Doors



Existing Doors and Windows



Proposed Lobby Exterior Entry Doors
3/16”= 1’0”
August 2021

Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

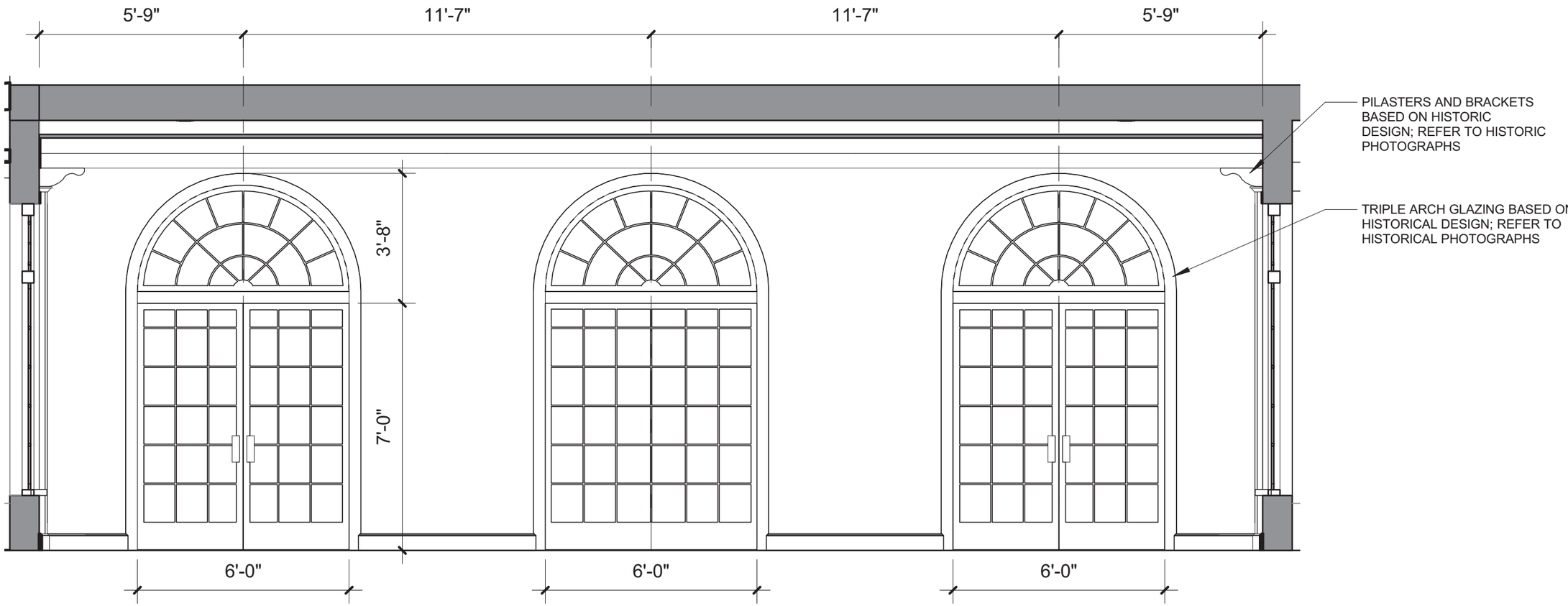
EXHIBIT B







Historic Doors and Windows



South Elevation

Proposed Lobby Elevations
1/4= 1’0”
August 2021

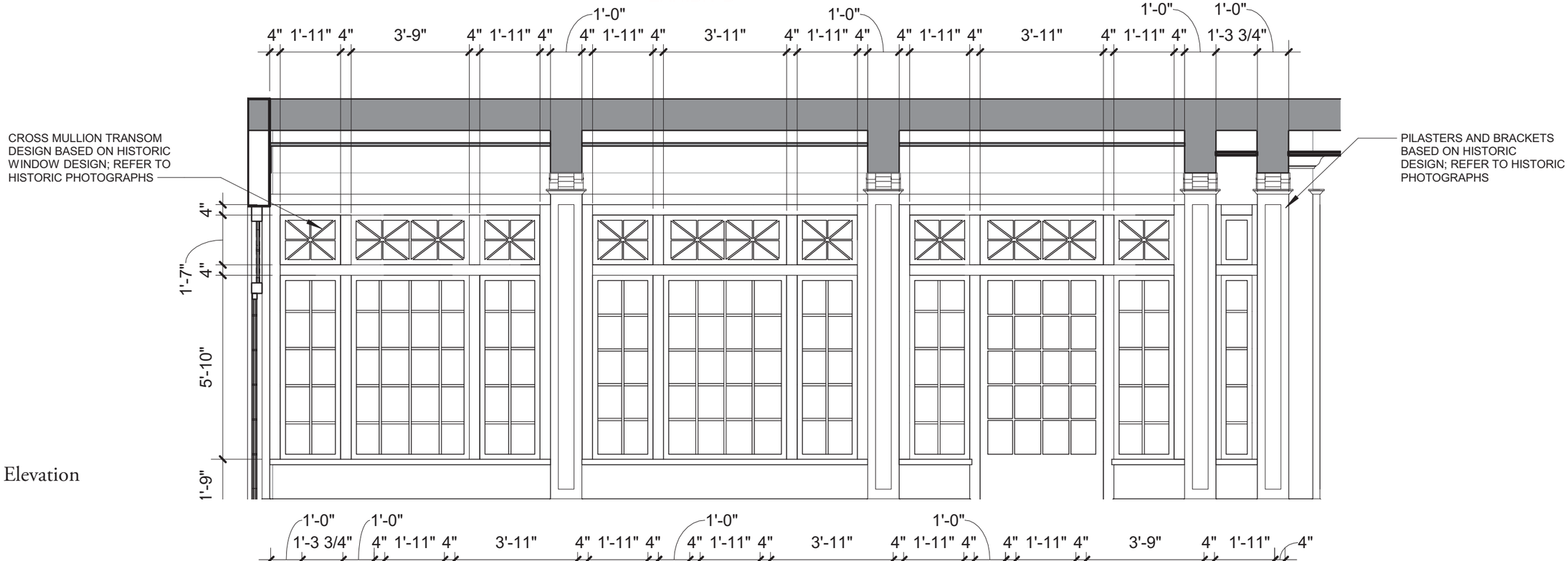
Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

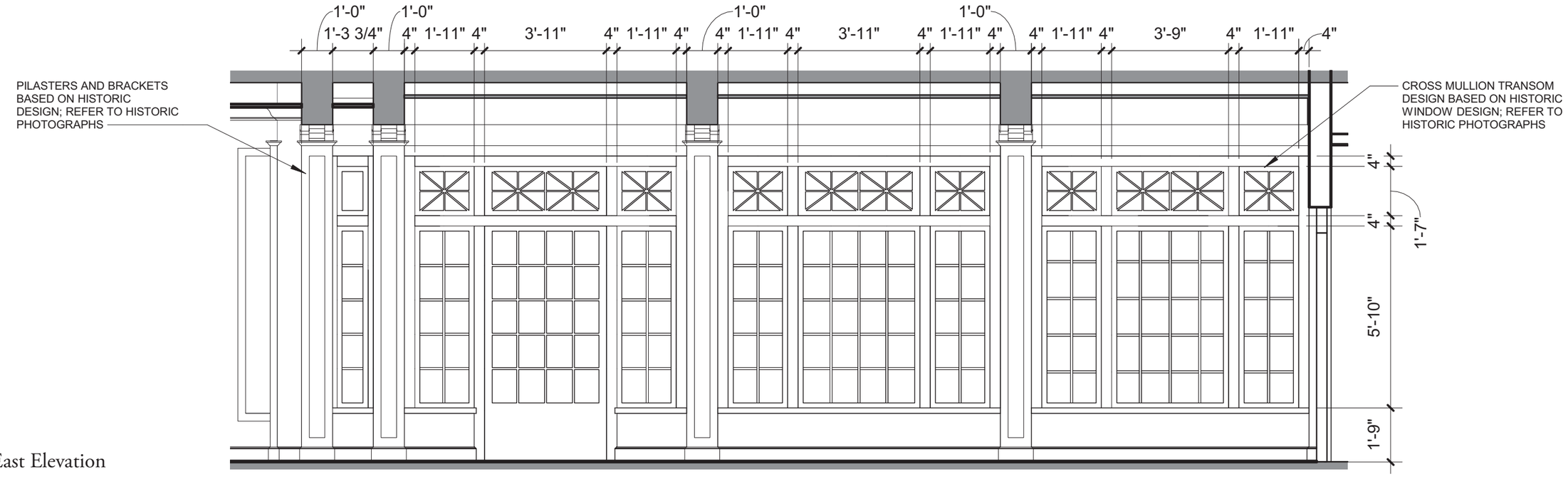
PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B



West Elevation



East Elevation

Proposed Lobby Elevations
1/4= 1’0”
August 2021

Pinehurst Carolina Hotel Lobby & Veranda Renovations

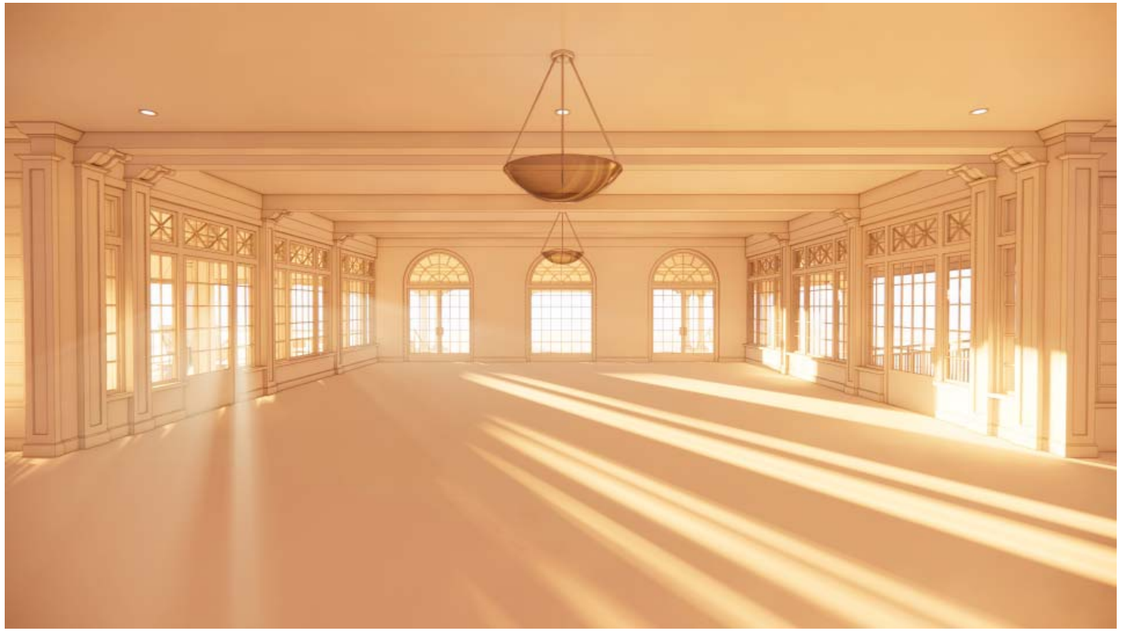
Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

EXHIBIT B







Lobby Proposed Renderings

August 2021

Pinehurst Carolina Hotel Lobby & Veranda Renovations

Pinehurst LLC

PINEHURST 1895

GLAVÉ & HOLMES ARCHITECTURE

FINAL ORDER – MAJOR COA REQUEST 80 CAROLINA VISTA
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 26, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Calvin Burkley, Pinehurst Resort requests a Certificate of Appropriateness for exterior modifications to the Resort located at 80 Carolina Vista.

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

FINDINGS OF FACT

Concerning jurisdiction

Exterior modifications including material and window changes, expanding the porch of the Hotel Lobby and Veranda, and the addition of Ryder Cup Lounge Plaza are considered Major Work.

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

1. The structure was built in 1900
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant is seeking to make exterior modifications including material and window changes, expanding the porch of the Hotel Lobby and Veranda, and the addition of Ryder Cup Lounge Plaza.

DRAFT

Conclusions of Law

Applicable Guidelines:

SECTION V - CHANGES TO EXISTING COMMERCIAL STRUCTURES.

- Chapter A – General Guidelines
- Chapter B - Storefronts
- Chapter D - Additions

SECTION VII. SITE FEATURES

- Chapter A – Fences and Walls
- Chapter C – Landscaping and Vegetation
- Chapter G – Accessibility, Health and Safety

SECTION VIII. RELOCATIONS AND DEMOLITIONS

- Chapter B – Demolitions

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

DRAFT

Attachment A
Final Order
80 Carolina Vista

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

The following conditions apply to approval of the Certificate of Appropriateness for 80 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 80 Carolina Vista based on the following:

DRAFT

COA 2021-00131 (80 CAROLINA VISTA - PLAZA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications including a new outdoor plaza/patio and sitting wall at 80 Carolina Vista. The property is identified by Moore County PID Number 00025808. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

FROM:
Alexandria Rye

CC:
Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Please see the attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-B
🗋	Draft Findings of Fact

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2021
Subject: **Major COA Request for 80 Carolina Vista**

Applicant:	Calvin Burkley
Owners:	Calvin Burkley, Pinehurst Resort
Professional:	Randy Holms/James Compton
Property Location:	80 Carolina Vista
Zoning:	H - Hotel
Current Land Use:	Resort Hotel
Proposed Land Use:	Resort Hotel
PID#	00025808
Accela Case Number:	**2021-00129 & 2021-00131**

Request and Background: ☒**Contributing** ☐**Non-Contributing**

Applicant is seeking to make exterior modifications including material and window changes, expanding the porch of the Hotel Lobby and Veranda, and the addition of Ryder Cup Lounge Plaza. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212865690. Note that this staff report includes the review of two separate applications submitted by the Resort as there are two separate projects. The public hearing was noticed in accordance with the Pinehurst Development Ordinance (PDO) and NCGS 160D-406.

Proposed changes include the following;

1. Porch Modification and Addition
2. Exterior Modification
3. New Outdoor Plaza
4. New Sitting Wall and Walkway
5. Stair Improvements

Proposed Material Changes:

a. Elevation
   i. Existing Material– Stucco, Wood (color; white)
   ii. Proposed Material – Fiber Cement, FRP (color; white)
b. Windows
   i. Existing Material – Wood, Vinyl (color; white)
   ii. Proposed Material – Aluminum Clad, Wood (color; white)
c. Front Door
   i. Existing Material – Wood
   ii. Proposed Material – Aluminum Clad, Wood
d. Porch
   i. Existing Material – Wood (color; white)
   ii. Proposed Material – Fiber Cement, FRP (color; white)

Applicable Guidelines:

The following guidelines are applicable and can be referenced in the Village of Pinehurst Historic District Guidelines under the appropriated sections listed below;

SECTION V - CHANGES TO EXISTING COMMERCIAL STRUCTURES.

- Chapter A – General Guidelines
- Chapter B - Storefronts
- Chapter D - Additions

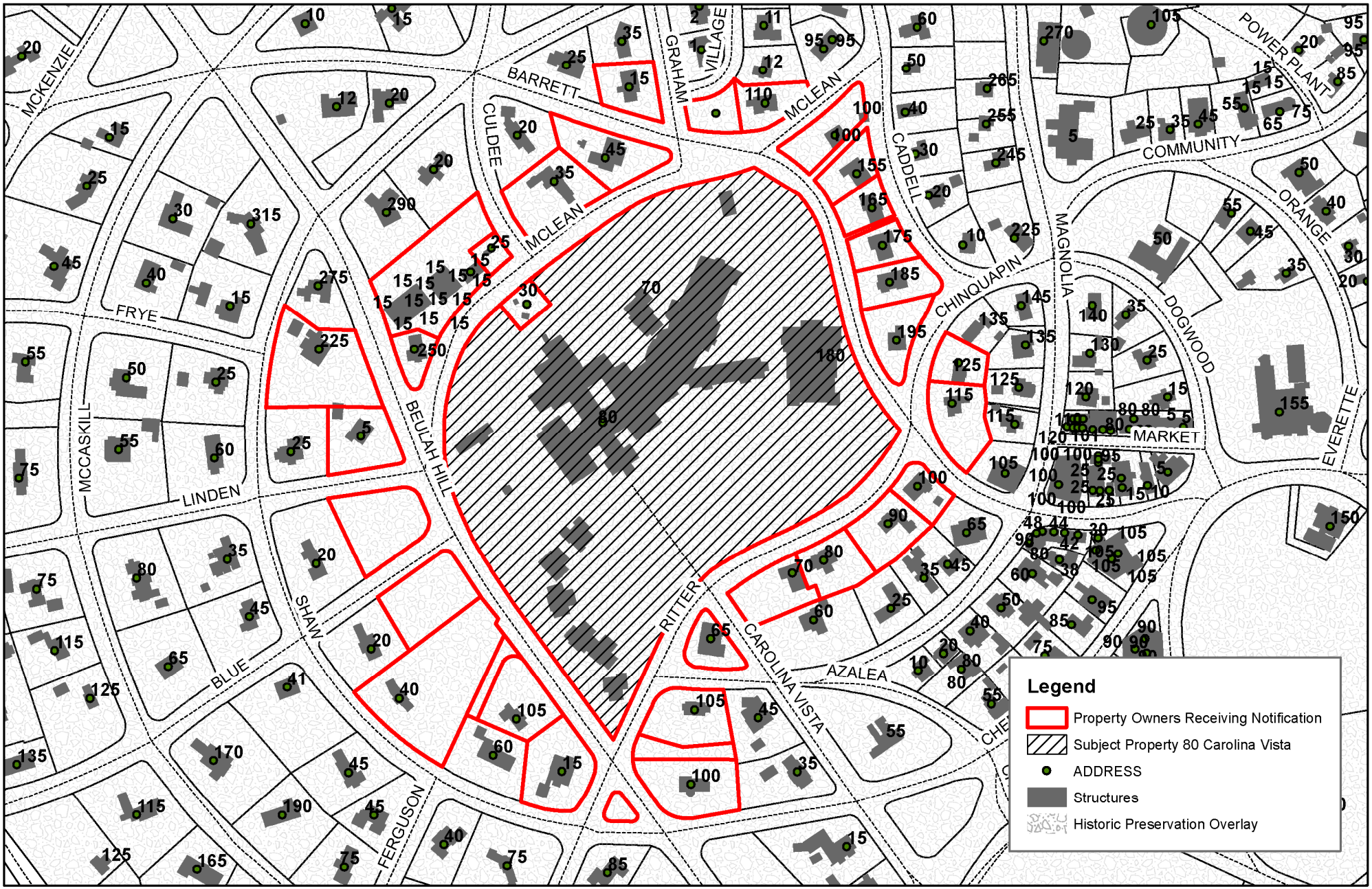
SECTION VII. SITE FEATURES

- Chapter A – Fences and Walls
- Chapter C – Landscaping and Vegetation
- Chapter G – Accessibility, Health and Safety

SECTION VIII. RELOCATIONS AND DEMOLITIONS

- Chapter B – Demolitions

Public Hearing Notification Map



0 100 200 400 600 800 Feet

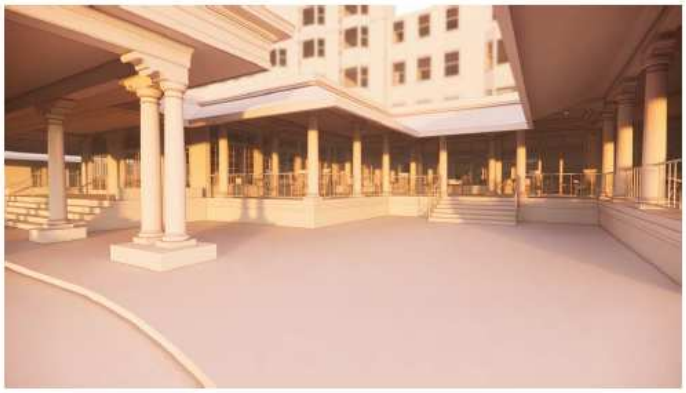
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
8/10/2021

August 26, 2021
Historic Preservation Commission
80 Carolina Vista COA

1895 Village of PINEHURST

N W E S





Existing *Proposed Changes*









Existing



Historic



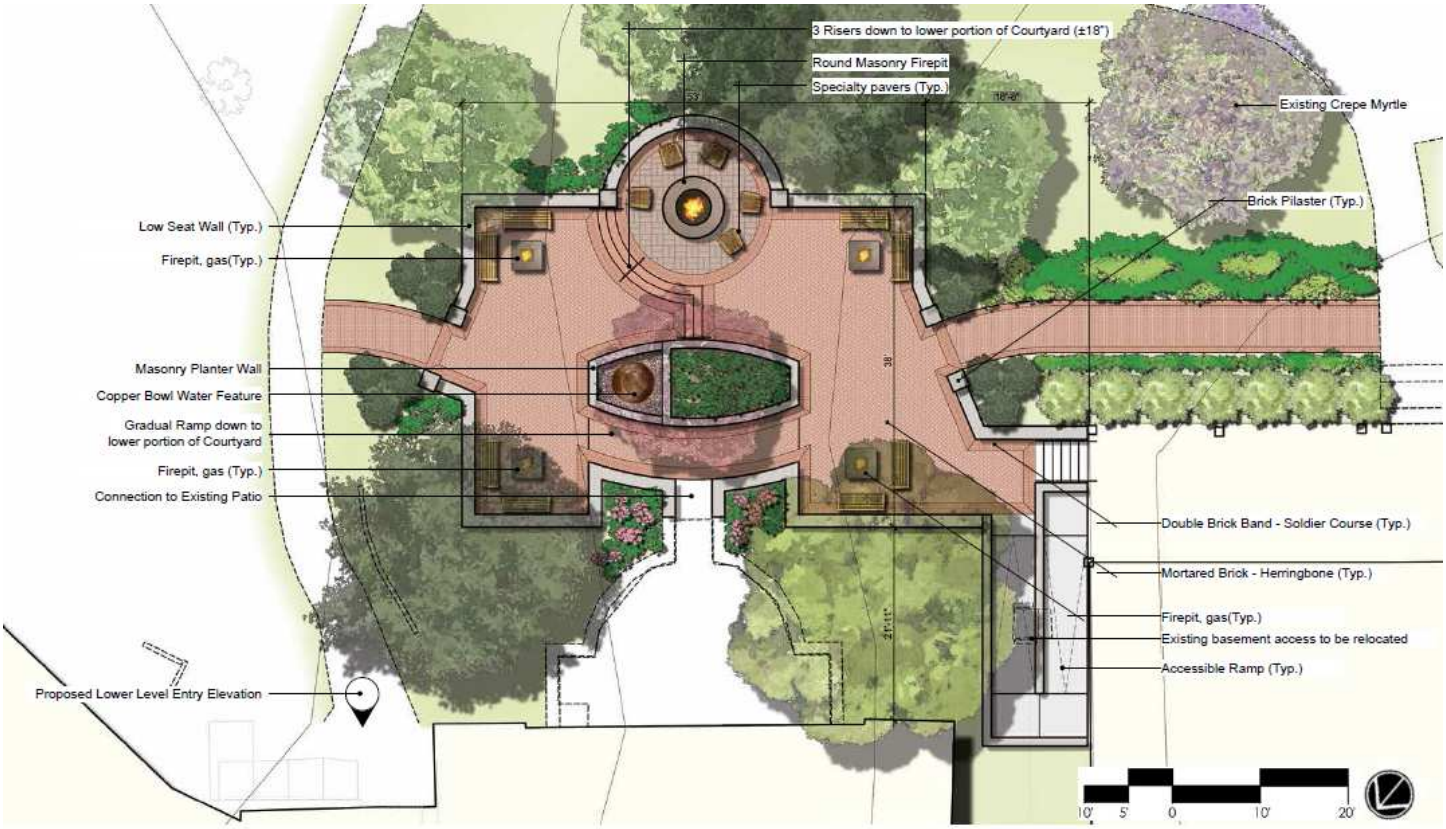
Proposed



Existing Open Space



Proposed Plaza and Sitting Wall



Site Plan for Proposed Plaza

Staff Comments:

The applicant has submitted a complete application with additional documentation in an attempt to satisfy the burden of proof. The proposed changes appear to be compatible to others within the Historic District. If the Commission were to consider approval of this request, staff would recommend the ***1st motion****:*

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

Staff recommends the above motion because the proposed location, improvements, and material proposed for the renovations may not be consistent with all the Historic Guidelines but appear to be congruous with the existing structure and district. Even though the addition will be on a principal elevation near the entry, all the design elements include architectural details found on the existing structure including the windows, arches, columns and awning. The addition of the outdoor brick plaza will replace an existing lawn area but, as indicated on the submitted material, will be heavily landscaped and only accounts for an increase in approximately 3,000 square feet of coverage. Brick walls are listed as an appropriate fence/wall type in the guidelines.

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☑ 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	80 Carolina Vista
City, State, Zip Code	Village of Pinehurst , North Carolina 28374
Parcel ID #	

Owner Information			
Name	Resorts of Pinehurst LLC	Home Phone #	
Street Address	PO Box 4000, 80 Carolina Vista	Mobile Phone #	
City, State, Zip Code	Village of Pinehurst, NC 28374	Business Phone #	910-986-3038
Email	Calvin.Burkley@pinehurst.com		

Applicant			
Name	Calvin Burkley	Other Phone #	910-986-3038
Email	Calvin.Burkley@pinehurst.com	Street Address	PO Box 4000, 80 Carolina Vista
Mobile Phone #		City, State, Zip Code	Village of Pinehurst, NC 28374

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	10000
Name	James E Compton, AIA
Street Address	125 N Harrington Street
City, State, Zip	Raleigh, NC 27603
Phone #	919-833-6413
Email	jimc@clinedesignassoc.com

General Information

Description of Changes to the Structure	The project consists of a new outdoor plaza for hotel guests located directly to the East of the main entry drive of the Carolina Hotel. The intent is to offer guests outdoor lounge opportunites to complement the existing indoor lounge/gathering spaces. An accessible path from the hotel porch to the plaza is incorporated as well as a continuation of the brick walk in front of the hotel to the plaza space. Low brick walls matching the color of the adjacent hotel buildings and capped with cast cast stone define the space. Adjacent to the plaza, the proposed stair improvements more clearly define the entry to the lower level office space, create code compliant handrails and improve lighting for the stair and entry.		
Type of Work	☐ Addition	☑ Alteration	☑ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☑ Lodging	☑ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☑ No
Includes Tree Removal	☑ Yes ☐ No

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	brick	white	brick to match	white to match
Rear Elevation				
Right Elevation				
Left Elevation				
Trim				
Windows	storefront	dark bronze	storefront	dark bronze with 5/8" muntins
Chimney				
Foundation				
Front Door	storefront	dark bronze	storefront	dark bronze with 5/8" muntins
Shutters				
Garage Door				
Roof				
Roof Exhaust Vents				
Front Porch				
Deck				
Patio			walls-brick paver-brick ~~wall cap- cast stone~~	walls-white to match existing paver-match existing ~~wall cap- buff~~
Sidewalk	brick	Pine Hall-Pathway Full Range	brick	Pine Hall-Pathway Full Range
Sky Lights				
Driveway				
House Number				
Other: Railings-stair	steel	black	steel/wrought iron	black

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: 8/3/21

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: 8/4/21



ENLARGED AERIAL VIEW - N.T.S.

SITE DATA

JURISDICTION:	VILLAGE OF PINEHURST
PROPERTY OWNER:	RESORTS OF PINEHURST, INC (PINEHURST LLC)
OWNER CONTACT:	CALVIN BURKLEY DIRECTOR OF PROJECTS & PLANNING
OWNER EMAIL:	CALVIN.BURKLEY@PINEHURST.COM
OWNER'S ADDRESS:	PO BOX 4000 PINEHURST, NC 28374
PROPERTY PARCEL ID:	25808
PIN:	855212865690
PROPERTY ADDRESS:	80 CAROLINA VISTA DR. PINEHURST, NC 28374
PROPERTY ZONED:	H (HOTEL)
TOTAL ACREAGE:	22.76 ACRES
DISTURBED AREA:	± .07 ACRES
MAX IMPERVIOUS AREA:	70% (BY ZONING DISTRICT)
PRE-DEVELOPMENT IMPERVIOUS AREA:	12.56 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA PERCENTAGE:	55.18%
POST-DEVELOPMENT IMPERVIOUS AREA:	12.63 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA PERCENTAGE:	55.49%

PROPOSED RYDER CUP PLAZA

PROPOSED LOWER LEVEL ENTRY UPFIT

EXISTING PINEHURST RESORT

30' 15' 0 30' 60'

CLINE DESIGN

PINEHURST 1895

RYDER CUP PLAZA
Pinehurst, North Carolina

EXHIBIT B

Vicinity Maps and Site Data

021049 | August 05, 2021

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PINEHURST 1895

RYDER CUP PLAZA
Pinehurst, North Carolina

EXHIBIT B

Existing Photos

021049 | August 05, 2021

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CLINE DESIGN

PINEHURST 1895

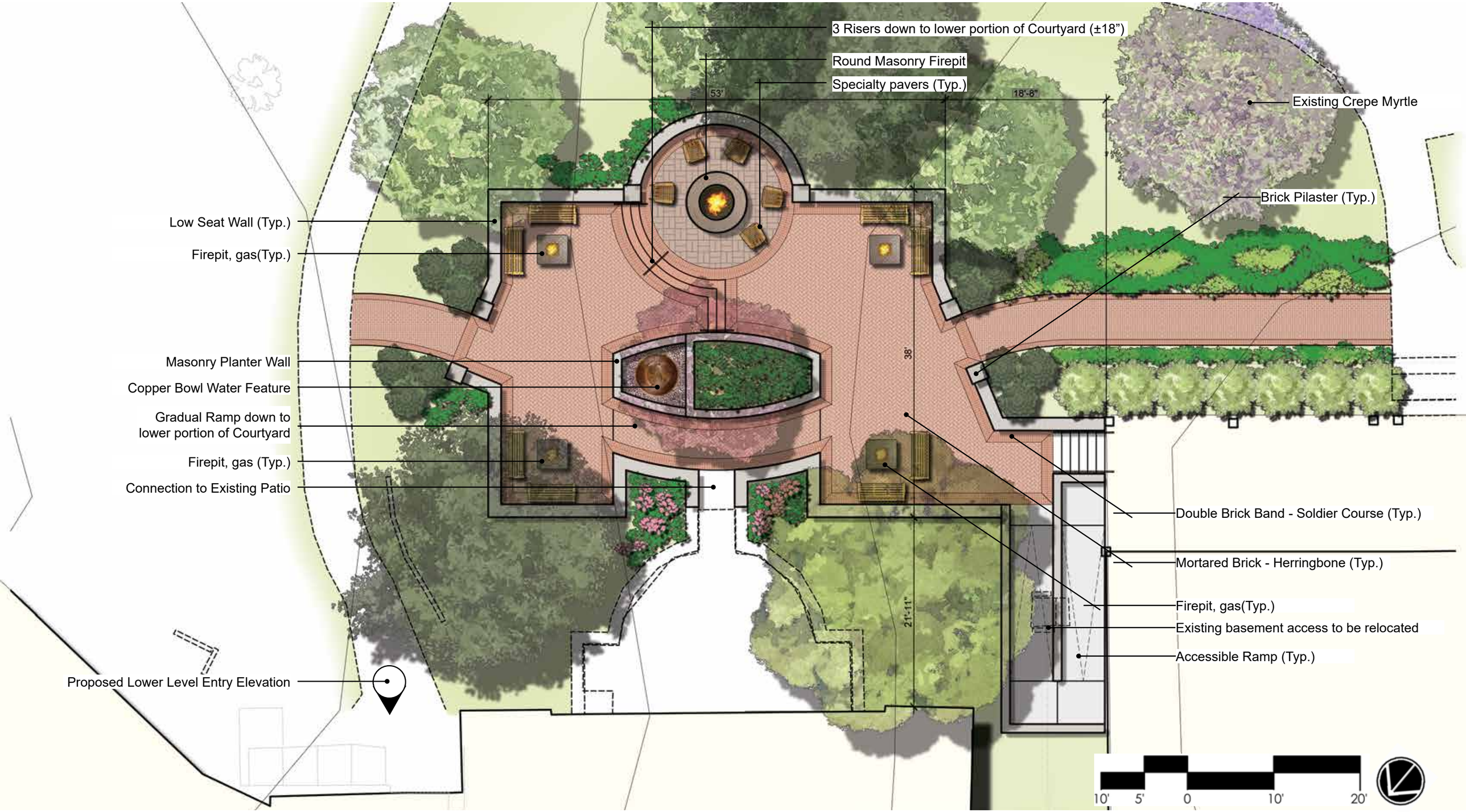
RYDER CUP PLAZA
Pinehurst, North Carolina

EXHIBIT B

Existing Photos

021049 | August 05, 2021

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CLINE DESIGN

PINEHURST 1895

RYDER CUP PLAZA

Pinehurst, North Carolina

EXHIBIT B

Site plan

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SEE PLANT SCHEDULE
ON FOLLOWING PAGE

EXISTING WILLOW OAK
TO REMAIN

EXISTING CREPE MYRTLE
TO REMAIN

EXISTING FOUNDATION
PLANTS TO REMAIN

EXISTING WILLOW OAK
TO REMAIN

10' 5' 0 10' 20'

CLINE DESIGN

PINEHURST 1895

RYDER CUP COURTYARD
Pinehurst, North Carolina

EXHIBIT B

Planting Plan

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	3	PISTACIA CHINENSIS / CHINESE PISTACHE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME
	1	QUERCUS NUTTALLII `QNFTA` / HIGHPOINT NUTTALL OAK

UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME
	1	CORNUS KOUSA / KOUSA DOGWOOD

SHRUBS	QTY	BOTANICAL / COMMON NAME
	35	BUXUS MICROPHYLLA JAPONICA 'WINTERGREEN' / WINTERGREEN JAPANESE BOXWOOD
	20	CAMELLIA SASANQUA `SHISHI GASHIRA` / SHISHI GASHIRA CAMELLIA
	8	CLETHRA ALNIFOLIA `RUBY SPICE` / RUBY SPICE CLETHRA
	2	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY
	13	ILLICIUM PARVIFLORUM / ANISE TREE
	20	ITEA VIRGINICA `LITTLE HENRY` TM / VIRGINIA SWEETSPIRE
	20	JUNIPERUS CHINENSIS `HETZII COLUMNARIS` / HETZI COLUMN JUNIPER
	68	RHODODENDRON X `AUTUMN AMETHYST` / AUTUMN AMETHYST ENCORE AZALEA
	8	TERNSTROEMIA GYMNANTHERA `BIGFOOT` / CLEYERA BIGFOOT
	27	TERNSTROEMIA GYMNANTHERA JULIET™ PPIP / JULIET VARIEGATED TERNSTROEMIA

GRASSES	QTY	BOTANICAL / COMMON NAME
	6	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS
	22	PANICUM VIRGATUM `NORTH WIND` / NORTHWIND SWITCH GRASS
	29	PENNISETUM ORIENTALE "KARLY ROSE` / KARLY ROSEFOUNTAIN GRASS

PERENNIALS	QTY	BOTANICAL / COMMON NAME
	17	EUPATORIUM FISTOLOSUM 'BABY JOE' / BABY JOE PYE WEED

PERRENIAL GROUNDCOVER	QTY	BOTANICAL / COMMON NAME
	34	COREOPSIS X 'JETHRO TULL' / JETHRO TULL TICKSEED
	30	COREOPSIS X 'RED SATIN' / RED SATIN TICKSEED
	22	IBERIS SEMPERVIRENS 'SNOW CONE' / SNOW CONE EVERGREEN CANDYTUFT
	133	NARCISSUS X 'RIJNVELD'S EARLY SENSATION' / RIJNVELD'S EARLY SENSATION DAFFODIL

CLINE DESIGN

PINEHURST 1895

RYDER CUP PLAZA

Pinehurst, North Carolina

EXHIBIT B

Plant Schedule

021049 | August 05, 2021

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CLINE DESIGN

PINEHURST 1895

RYDER CUP PLAZA

Pinehurst, North Carolina

EXHIBIT B

Perspective A

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CLINE DESIGN | PINEHURST 1895

RYDER CUP PLAZA
Pinehurst, North Carolina

EXHIBIT B

Perspective B

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CLINE DESIGN

PINEHURST 1895

RYDER CUP PLAZA
Pinehurst, North Carolina

EXHIBIT B

Perspective C

021049 | August 05, 2021

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Mortared Herringbone Paving



Wrought Iron



Double Soldier Course Band with Herringbone



White Brick Seat Walls



Cast Stone Cap



Mexican Beach Pebbles



Slate Texture Tile around Circular Firepit



Copper



Bevolo Gas Lantern

CLINE DESIGN

PINEHURST 1895

RYDER CUP PLAZA

Pinehurst, North Carolina

EXHIBIT B

Material Board

021049 | August 05, 2021

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CLINE DESIGN

PINEHURST 1895

LOWER LEVEL ENTRY

Pinehurst, North Carolina

EXHIBIT B

Existing Photos

021049 | August 05, 2021

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New gas lantern sconces

New code compliant hand and gaurdrails

Proposed wall height 11’-8”

New gas lantern with yoke

New gas lantern sconces

New gas lantern sconces



CLINE DESIGN

PINEHURST 1895

LOWER LEVEL ENTRY

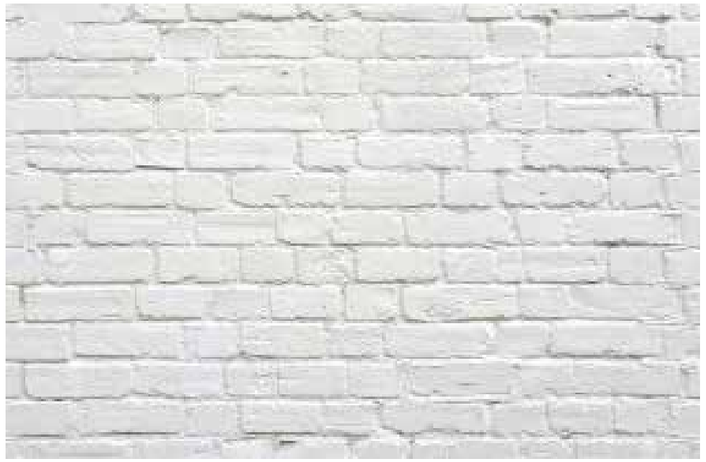
Pinehurst, North Carolina

EXHIBIT B

Proposed Elevation

021049 | August 05, 2021

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White Brick



Metal Railing - Black Paint Finish



Bevolo Gas Lantern
“French Quarter with Yoke”



Bevolo Gas Lantern
“Governor Flush Mount”

CLINE DESIGN

PINEHURST 1895

LOWER LEVEL ENTRY
Pinehurst, North Carolina

EXHIBIT B

Material Board
021049 | August 05, 2021

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FINAL ORDER – MAJOR COA REQUEST 80 CAROLINA VISTA
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 26, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Calvin Burkley, Pinehurst Resort requests a Certificate of Appropriateness for exterior modifications to the Resort located at 80 Carolina Vista.

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

FINDINGS OF FACT

Concerning jurisdiction

Exterior modifications including material and window changes, expanding the porch of the Hotel Lobby and Veranda, and the addition of Ryder Cup Lounge Plaza are considered Major Work.

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

1. The structure was built in 1900
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant is seeking to make exterior modifications including material and window changes, expanding the porch of the Hotel Lobby and Veranda, and the addition of Ryder Cup Lounge Plaza.

DRAFT

Conclusions of Law

Applicable Guidelines:

SECTION V - CHANGES TO EXISTING COMMERCIAL STRUCTURES.

- Chapter A – General Guidelines
- Chapter B - Storefronts
- Chapter D - Additions

SECTION VII. SITE FEATURES

- Chapter A – Fences and Walls
- Chapter C – Landscaping and Vegetation
- Chapter G – Accessibility, Health and Safety

SECTION VIII. RELOCATIONS AND DEMOLITIONS

- Chapter B – Demolitions

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

DRAFT

Attachment A
Final Order
80 Carolina Vista

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

The following conditions apply to approval of the Certificate of Appropriateness for 80 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 80 Carolina Vista based on the following:

DRAFT

COA 2021-00126 (85 MCINTYRE RD)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of multiple trees at 85 McIntyre Road. The property is identified by Moore County PID Number 856205087736. The property owner is Lifestyle Property Partner and the applicant is Scott Lincicome.

FROM:
Alexandria Rye

CC:
Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Please see the attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-B
🗋	Draft Findings of Fact

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 15, 2021
Subject: **Major COA Request for 85 McIntyre Road**

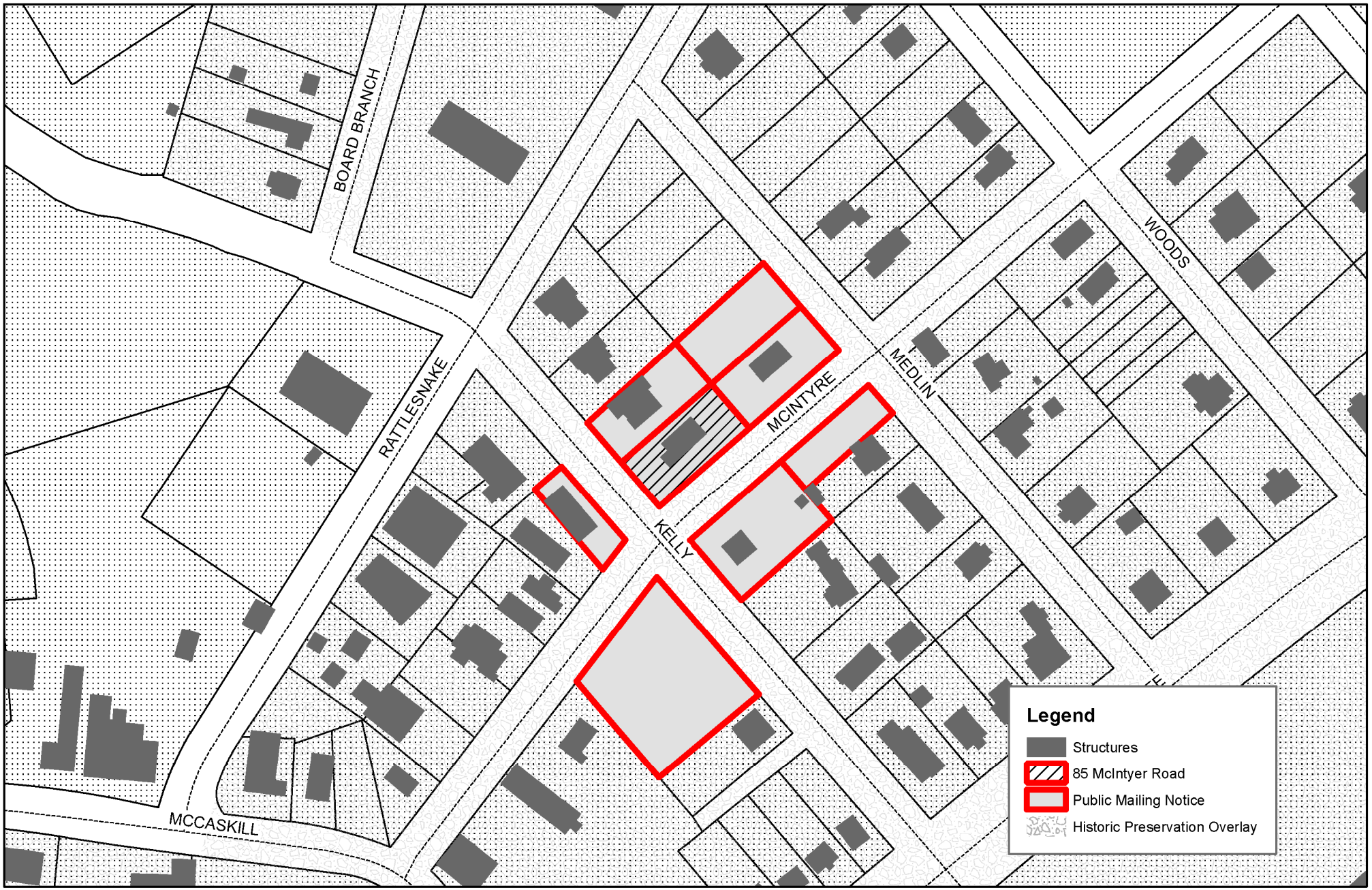
Applicant:	Scott Lincicome
Owners:	Lifestyle Property Partner
Professional:	N/A
Property Location:	85 McIntyre Road
Zoning:	R10 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00018482
Accela Case Number:	2021-00126

Request and Background: ☐ **Contributing** ☒ **Non-Contributing**

Applicant seeking to remove two trees from property. These proposed changes are requested at 85 McIntyre Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205087736. According to recent records on file with the Moore County Register of Deeds, the applicant purchased the property last month.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance (PDO) and NCGS 160D-406.

Public Hearing Notification Map



0 50 100 200 300 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards 1.mxd
8/2/2021

August 26, 2021
Historic Preservation Commission
85 McIntyer Road COA

1895 VILLAGE OF PINEHURST

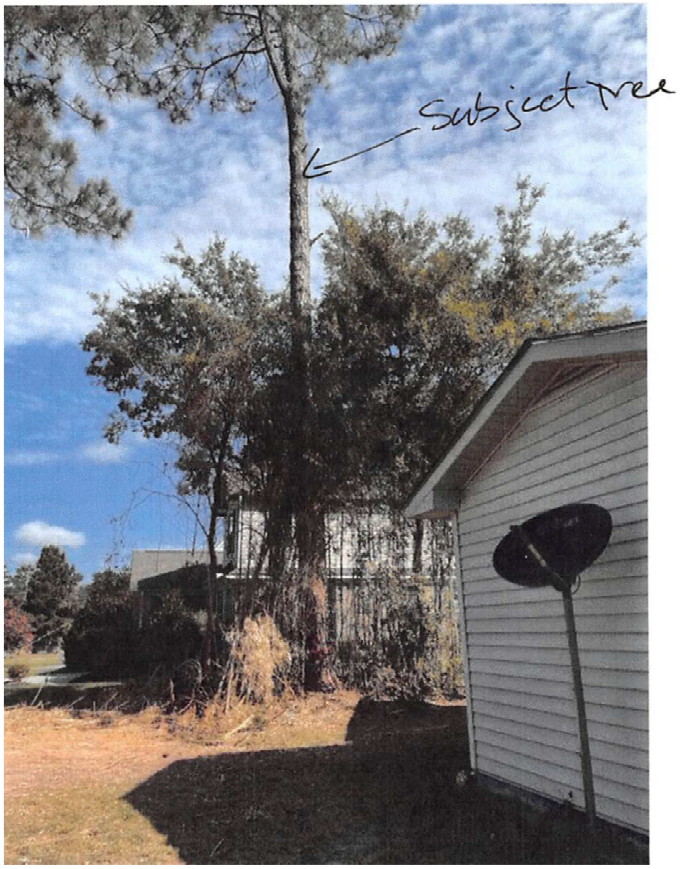
N W E S

Standards of Review
This request is considered to be Major Work due to the size in diameter of the trees and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC).

Applicable Guidelines:
The following guidelines are applicable and can be referenced in the Village of Pinehurst Historic District Guidelines under the appropriated sections listed below;

SECTION VII – SITE FEATURES
- Chapter C – Landscaping and Vegetation

Tree #1





Staff Comments:
The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed removal of two trees appear to be within the Historic District. Given the details of what has been submitted for review, the proposal appears to be compatible with other residential lots within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 2nd motion:

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

Staff recommends the above motion because the proposed removal of trees due in part to the existing canopy and the removal of these trees will not negatively impact the canopy, thus may not be consistent with the Historic Guidelines but appear to be congruous with the district.

EXHIBIT A

COA 2021-00126

Historic Certificate of Appropriateness (COA)
Major and Minor

~~Fee: $100 – Minor~~
Fee: $500 – Major
~~(Revised 06/2021)~~

☑ 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	85 McIntyer Road
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	00018482

Scott Lincicome Owner Information			
Name	Life style Property	Home Phone #	
Street Address	877 Cherokee Rd.	Mobile Phone #	910 315 7856
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	Scottlincicome@gmail.com		

Applicant			
Name	Scott Lincicome	Other Phone #	
Email	Scottlincicome@gmail.com	Street Address	505 Lake Donnoch Dr.
Mobile Phone #	9103157856	City, State, Zip Code	Pinehurst NC 28374

RECEIVED
AUG 2 2021

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

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	Removal of 2 trees on the property. See Attached photos		
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			

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	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: _____

EXHIBIT A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 06/2021)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: 7/28/2021



Subject tree to be removed

Tree #1

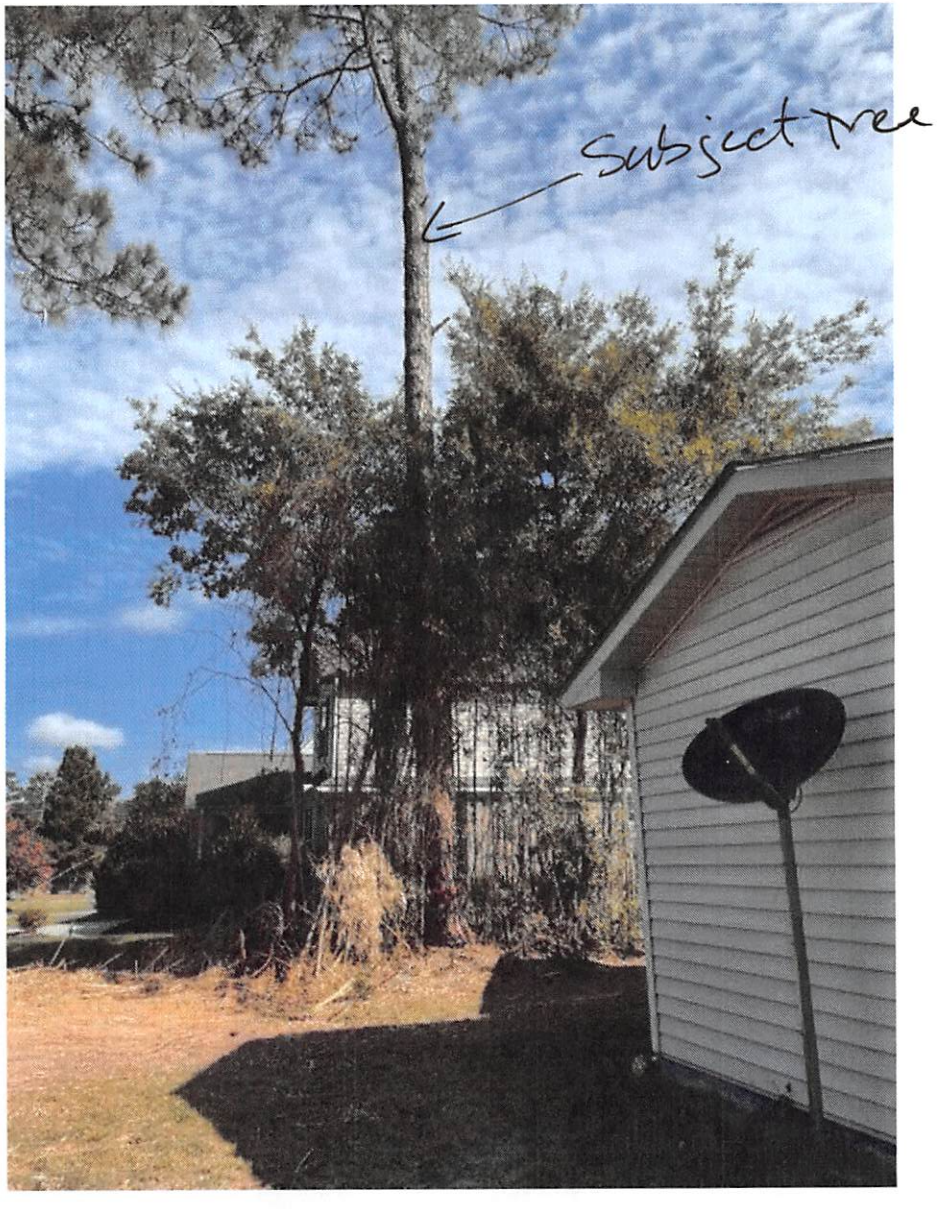




EXHIBIT B

FINAL ORDER – MAJOR COA REQUEST 85 MCINTYRE ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 26, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Scott Lincicome requests a Certificate of Appropriateness to remove two trees at 85 McIntyre Road.

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

FINDINGS OF FACT

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

1. The structure was built in 1966
2. The structure is listed as not contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant is seeking to remove existing healthy trees greater than 12" diameter at breast height.

Conclusions of Law

Applicable Guidelines:

SECTION VII – SITE FEATURES
- Chapter C – Landscaping and Vegetation

DRAFT

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

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

DRAFT

Attachment A
Final Order
85 McIntyre Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 85 McIntyre Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 85 McIntyre Road based on the following:

DRAFT

STAFF APPROVALS AUGUST 2021 MEETING
ADDITIONAL AGENDA DETAILS:

FROM:
Alex Cameron

CC:
Alexandria Rye, Shannon Konstantinou

DATE OF MEMO:
8/19/2021

MEMO DETAILS:
Attached for review is a copy of the August 2021 Report for Minor Work COA's Issued.

ATTACHMENTS:

	Description
🗋	August 2021 Report

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alexandria Rye, Senior Planner
DATE: 8/19/2021
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
AUGUST 26, 2021 MEETING
7/16/2021 - 8/19/2021

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2021-00125	6' Rear Yard Shadowbox Fence	7/21/2021	7/22/2021	40 Dundee Rd	Roger Worley