



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

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

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

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

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

LEE MANZO
20 MAGNOLIA RD.



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

Exterior Materials and Colors

No Change

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

Required Documents

- | | |
|---|---|
| ☐ Site Plan/Survey or Sketch | ☐ 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:

Lee F. Manzo

Date: 25 June 2019

LESS MAWZO
20 MODLIN RD



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

General Information

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







PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Senior Planner
DATE: 8/16/2019
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT

August 22, 2019 MEETING

07/16/19 TO 08/15/19

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Repairs to non-conforming accessory dwelling	19-071	7/17/2019	7/18/2019	600 Linden Rd.	Riley and Walker Homes
New driveway	19-072	6/26/2019	7/19/2019	75 Dundee Rd.	Gwen Detering
New fence	19-073	7/22/2019	7/22/2019	120 Woods Rd.	Matt Chriscoe
New awning on maintenance building	19-074	7/9/2019	7/25/2019	700 Morganton Rd.	Resorts of Pinehurst, LLC
New fence	19-075	8/5/2019	8/9/2019	75 Linden Rd.	Jodi and Allan Strange





COA - 00040

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☒ Major Work	☐ Minor Work
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Certificate of Appropriateness Information

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Intake Information

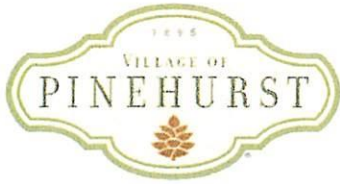
Property Address	
Street Address	160 Palmetto Rd. Unit 3
City, State, Zip Code	Pinehurst, N.C. 28374
Parcel ID #	

Owner Information			
Name	Debbie Webb	Home Phone #	
Street Address	442 John Webb	Mobile Phone #	910-995-1522
City, State, Zip Code	Ellerbe, NC 28358	Business Phone #	
Email	debbieawebb@hotmail.com		

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

RECEIVED
AUG 9 2019

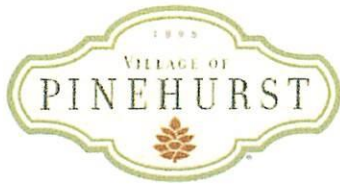
RECEIVED
AUG 9 2019
PLANNING and INSPECTIONS DEPT.
VILLAGE OF PINEHURST



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

General Information

Description of Changes to the Structure	replacing existing entry door porch with Brick/ concrete porch + steps with wrought iron banisters and cover (sloped)		
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☐ No	
Includes Tree Removal		☐ Yes ☐ No	
Estimated Cost of Construction			



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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof	shingle	shingle	to match
Roof Exhaust Vents			
Front Porch	cantilevered supports & trim		White
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: Steve Wren

Date: Aug 8, 2019



To: Village of Pinehurst

From: Debbie Webb

Re: 160 Pinehurst Rd Pinehurst, N. C. Unit 3

Date: August 8, 2019

The above named address and unit is in the historic district of Pinehurst. My husband and I adore Pinehurst in all its historical charm and beauty...

We are requesting to replace existing side porch (which is old pre made "decking") with a brick and wrought iron rail stoop with roof... and we would like to maintain the esthetics of the Palmetto House by using the same design as the Carriage House has over its windows...

Linda Salvato is president of the HOA for the Palmetto House..
Debbie Webb is vice president
Ally McKinley is secretary
Melanie Cole is officer

I have the approval from the HOA to continue...

Thank you for your help and consideration.

Sincerely,

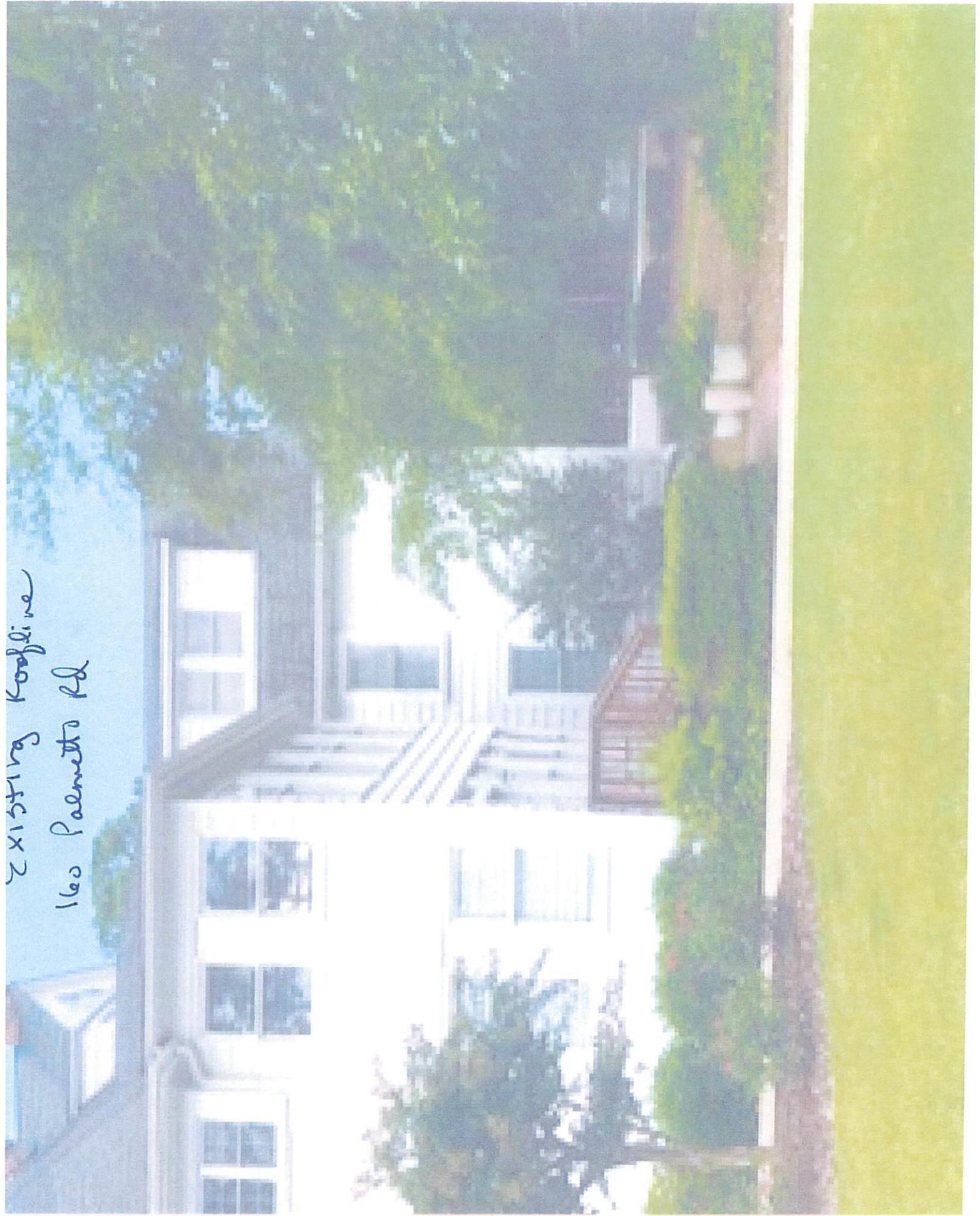

Debbie Webb

The Webb Farm Quail Grounds and Lodge
442 John Webb Road
Ellerbe, North Carolina 28338
910-995-1522

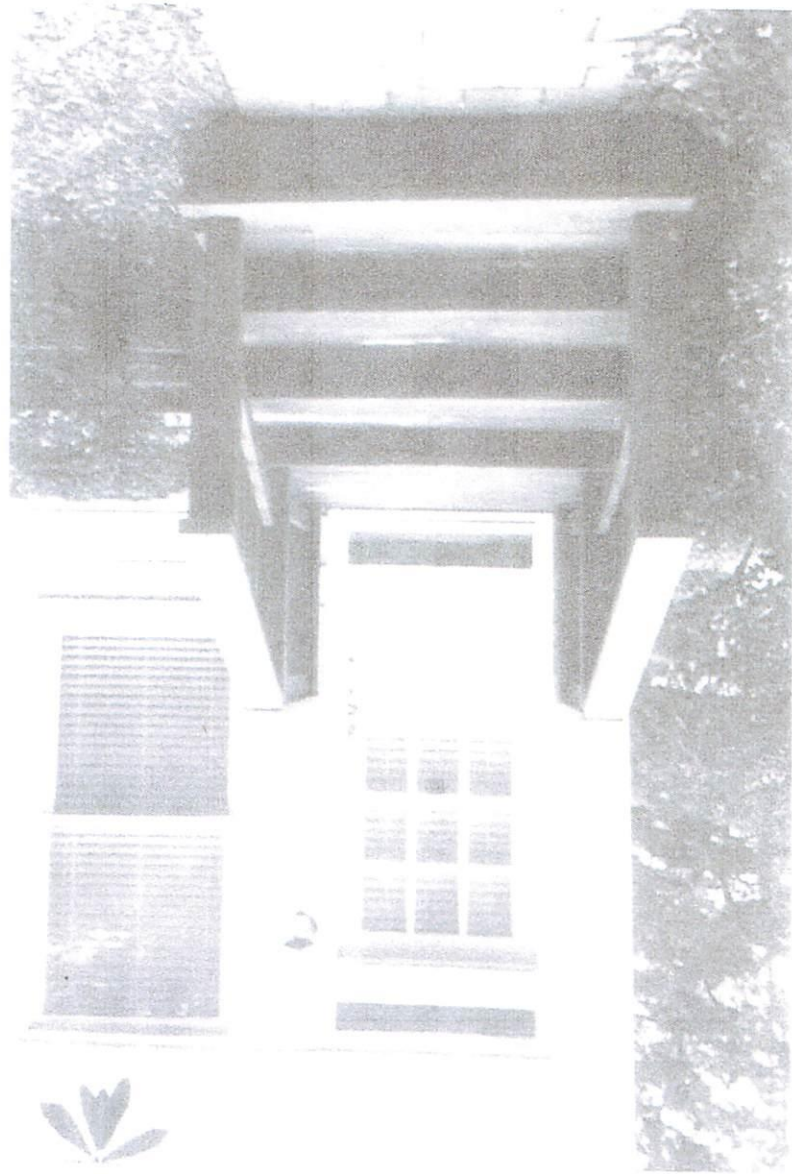
522 John Webb Road · Ellerbe, NC 28338
Bill Webb 910-995-0207 · Debbie Webb 910-995-1522
www.thewebbfarm.com

Existing
Roofline
160 Palmetto





Existing Roofline
1600 Palmetto Rd



160 Palmate
Existing Looking

160 Palmetto
Proposed Roof Line



160 Palmetto
Proposal Roof Line



160 Palmetto
Proposed Roof Line



160 Palmetto

Proposal Roof Line



160 Palmetto

Proposal Roof Line





COA-00039

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

☒ Major Work *entry*☒ Minor Work *slab*

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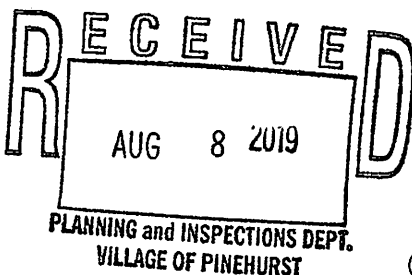
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	<i>115 Chinquapin Rd.</i>
City, State, Zip Code	<i>Pinehurst, NC 28374</i>
Parcel ID #	

Owner Information			
Name	<i>Rick & Lynda Whitfield</i>	Home Phone #	
Street Address	<i>115 Chinquapin Rd</i>	Mobile Phone #	<i>561-818-5001</i>
City, State, Zip Code	<i>Pinehurst NC</i>	Business Phone #	
Email	<i>RWhitfield@PGA.com</i>	<i>28374</i>	

Applicant			
Name	<i>same</i>	Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	





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

General Information

Description of Changes to the Structure	Remove slab in back of house covered Entry area going to basement door from driveway (see plan)		
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 (slab only)	
Includes Tree Removal		☐ Yes ☒ No	
Estimated Cost of Construction			

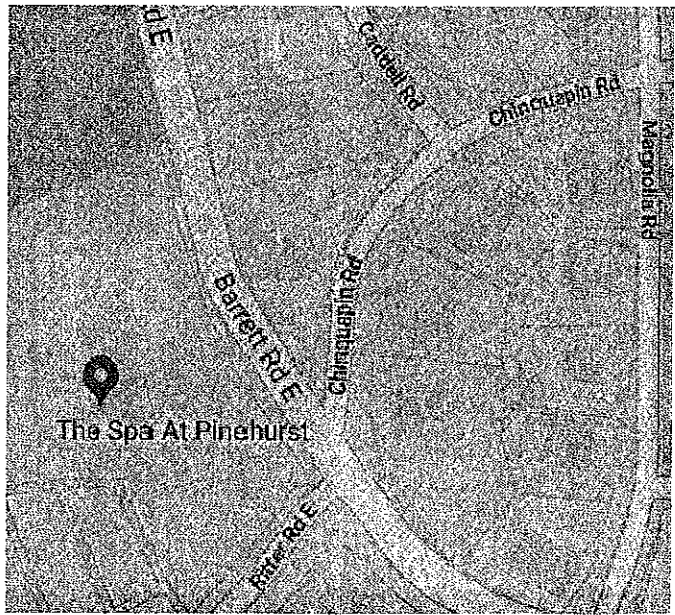
WHITFIELD RESIDENCE

COVERED SIDE ENTRANCE ADDITION
115 CHINQUAPIN ROAD
PINEHURST, NC

PROJECT INFORMATION

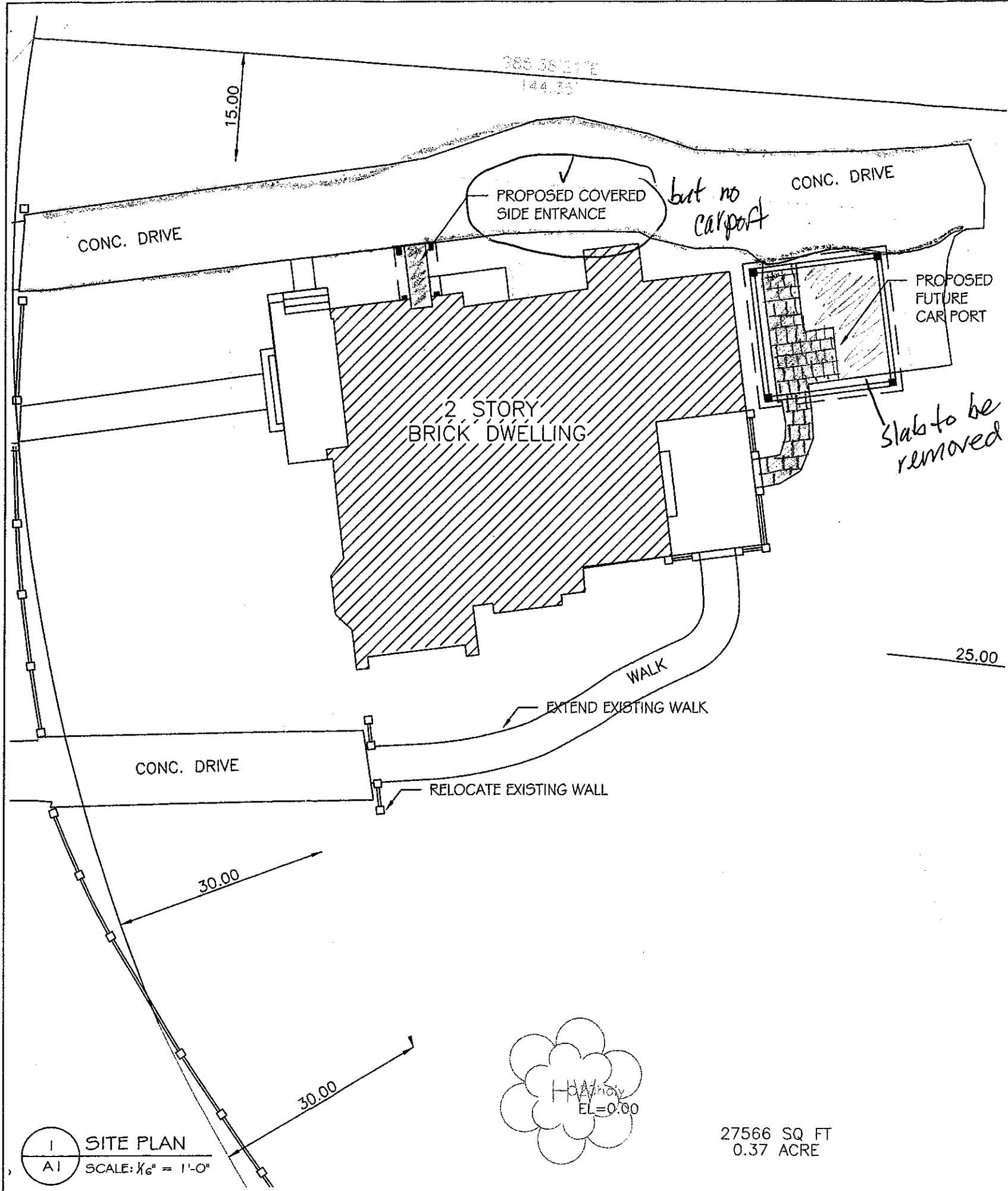
DESCRIPTION OF WORK:	NEW COVERED SIDE ENTRY PORCH
ZONE:	R-10
LOT AREA:	27,566 SF
BUILDING COVERAGE:	
- EXISTING UNDER ROOF:	3,207 SF
- PROPOSED UNDER ROOF (TOTAL):	3,681 SF
- PERCENTAGE ON LOT:	13.3%

LOCATION MAP

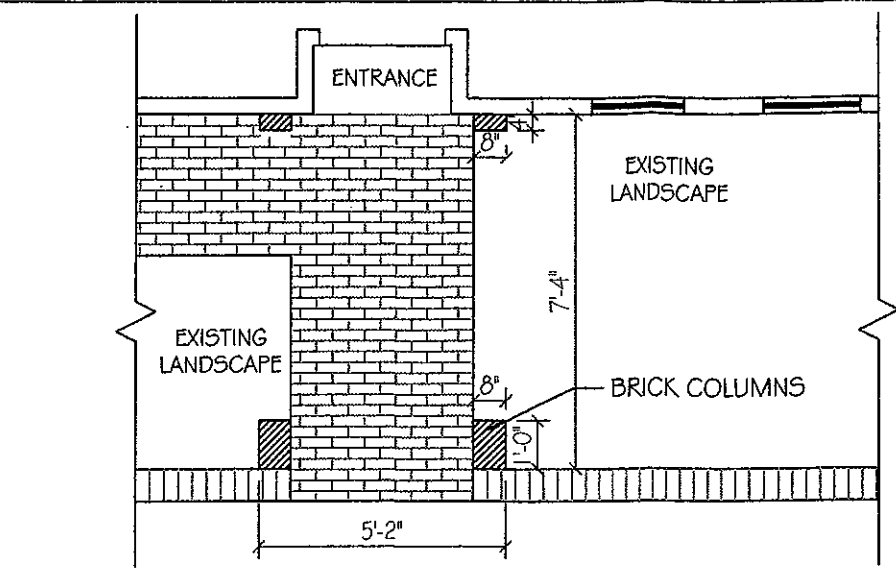


DRAWING LIST

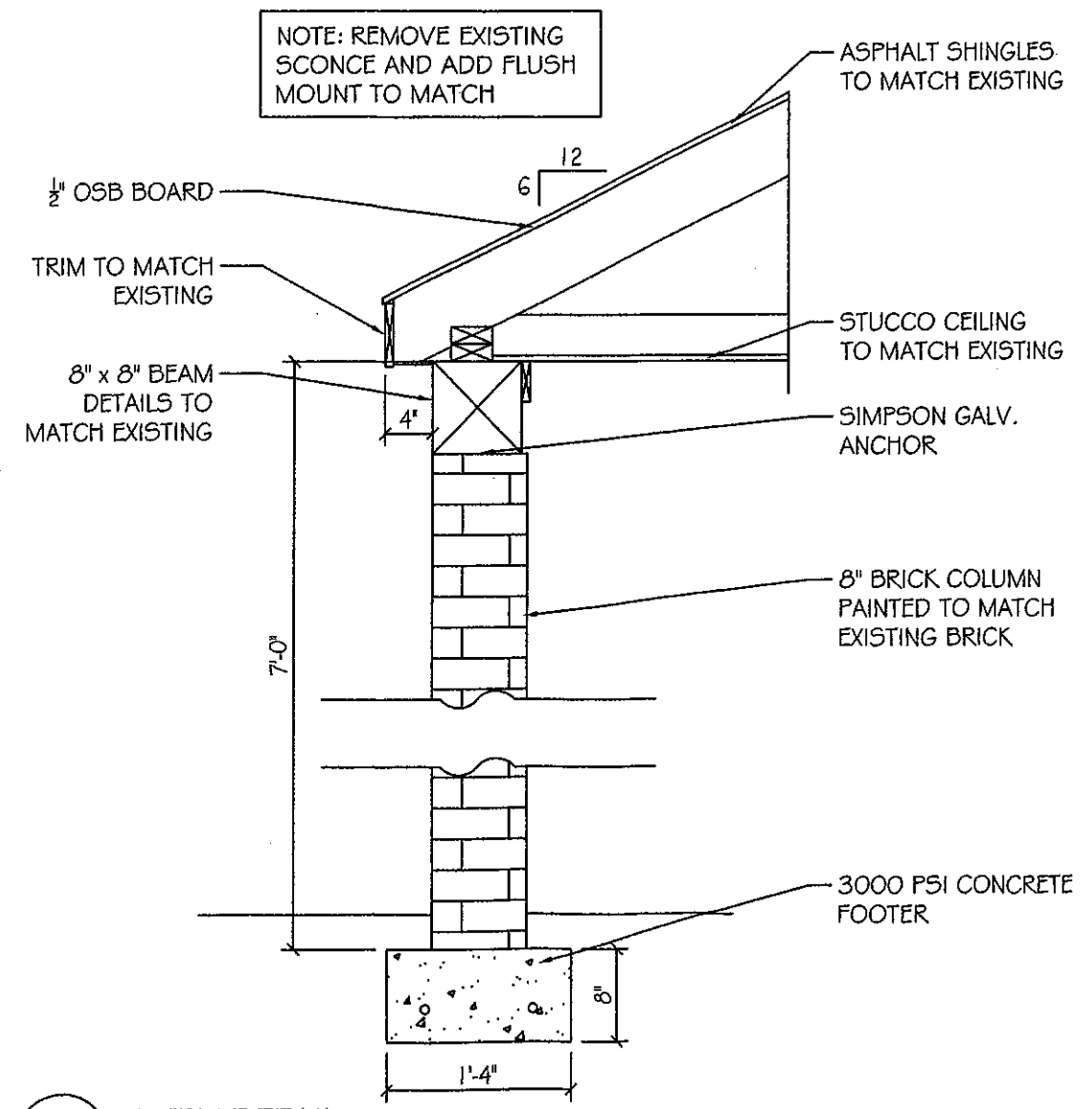
CS	COVERSHEET
A1	SITE PLAN/PLAN VIEW
A2	ELEVATIONS



1 SITE PLAN
A1 SCALE: 1/8" = 1'-0"



2 PLAN VIEW ENTRY PORCH
A1 SCALE: 1/4" = 1'-0"



3 ENTRY DETAIL
A1 SCALE: 3/4" = 1'-0"

WHITFIELD RESIDENCE
115 CHINGUAPIN ROAD
PINEHURST, NC

DATE: AUGUST 2, 2018
REVISIONS:

ELEVATIONS

SHEET NUMBER

A2

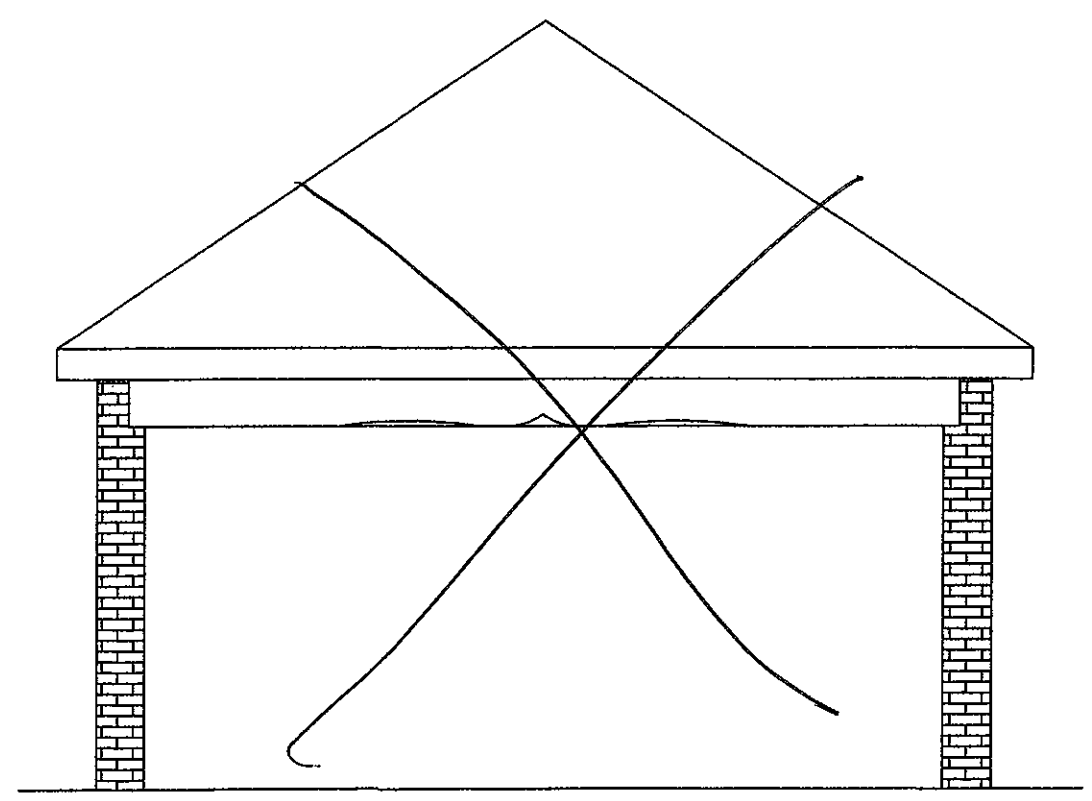


1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"

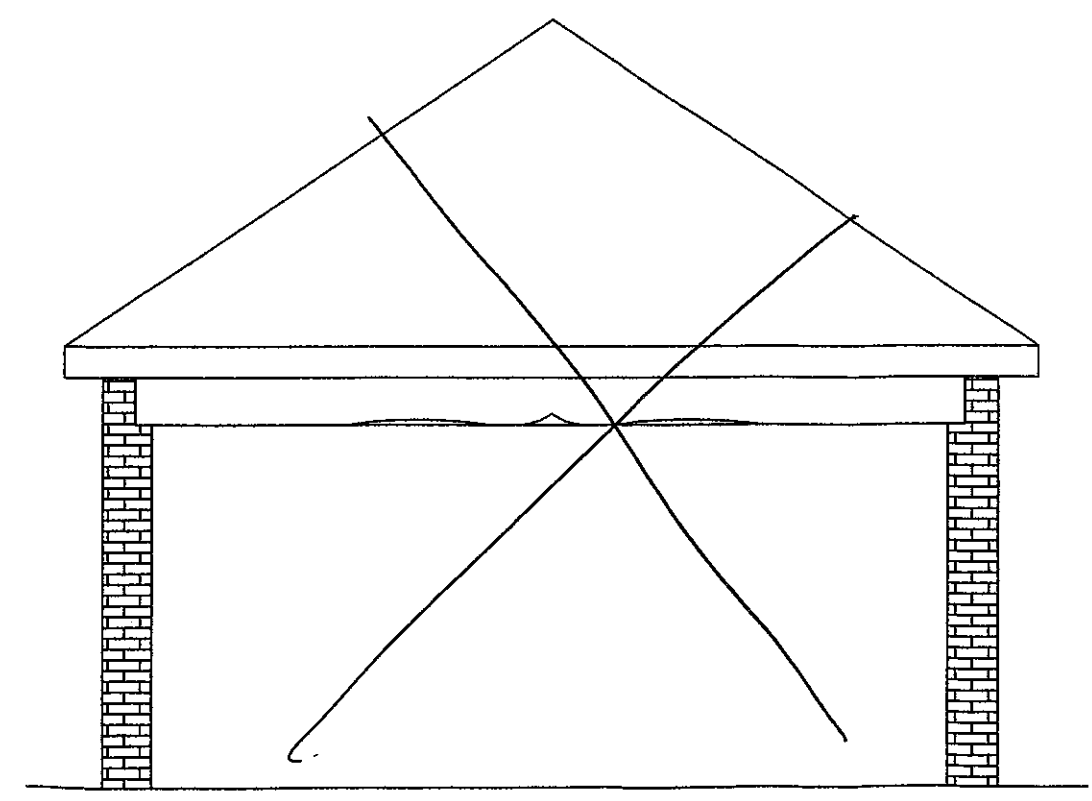
no carport



2 SIDE ENTRANCE ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION: CAR PORT
A2 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION: CAR PORT
A2 SCALE: 1/4" = 1'-0"



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☒ Major Work

☐ Minor Work

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Intake Information

Property Address	
Street Address	65 Cherokee Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00014110

Owner Information			
Name	Michael & Moriah Brown	Home Phone #	910-295-5400
Street Address	1524 Brookgreen Drive	Mobile Phone #	
City, State, Zip Code	Myrtle Beach, SC 29577	Business Phone #	
Email	moriah.brown@gmail.com		

Applicant			
Name	Pinehurst Homes, Inc	Other Phone #	910-295-5400
Email	admin@pinehursthomesinc.com	Street Address	PO Box 3190
Mobile Phone #	910-295-5400	City, State, Zip Code	Pinehurst, NC 28374





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

General Information

Description of Changes to the Structure	Front- Addition of Porch as original structure built in 1895. Historical Value.		
	Left side- Removal of old wood deck and installation of a ground level brick patio.		
	Rear- Addition of a Master Bedroom closet.		
	Right Side- Addition of an entry.		
	Garage- Addition of eight feet to overhead door side. Utilize as storage.		
Type of Work	☒ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition	☒ Yes ☐ No		
Includes Tree Removal	☐ Yes ☒ No		
Estimated Cost of Construction			



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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	Tile Shingle	Hardie Lap	White
Rear Elevation	Tile Shingle	Hardie Lap	White
Right Elevation	Tile Shingle	Hardie Lap	White
Left Elevation	Tile Shingle	Hardie Lap	White
Trim	Wood	Hardie	White
Windows	Single Pane Wood	Vinyl Pella	Black
Chimney	Brick	Brick	Natural
Foundation	As Existing	N/A	N/A
Front Door	Wood	Wood	N/A
Shutters	N/A	N/A	N/A
Garage Door	Wood	N/A	N/A
Roof	Asphalt Shingle	Fiberglass Shingles	Black
Roof Exhaust Vents	N/A	PVC	Black
Front Porch	Wood	Wood	Natural
Deck	Wood	N/A	N/A
Patio	N/A	Brick Pavers	Brown Tone
Sidewalk	Gravel	Brick Pavers	Brown Tone
Sky Lights	N/A	N/A	N/A
Driveway	Existing	N/A	N/A
House Number	65 Cherokee	N/A	N/A
Other: <u>Garage</u>	German Wood Lap	Hardie Lap	White

Required Documents

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

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: Amber M. M. M.

Date: 7/31/19



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**DECISION LETTER OF THE BOARD OF ADJUSTMENT
OF THE VILLAGE OF PINEHURST, NORTH CAROLINA**

VARIANCE FOR 65 CHEROKEE RD.

July 11, 2019

**Michael and Moriah Brown
1524 Brookgreen Drive
Myrtle Beach, SC 29577**

RE: Variance request from section 9.2a Tables of Dimensional Requirements for the property at 65 Cherokee Rd., further identified by Moore County PID # 00014110. This property is located within the R-10 (High Density Residential) Zoning District and the Historic Preservation Overlay District. Specifically, the applicant and owners, Michael and Moriah Brown are requesting a variance from the 30' Front Yard Setback and the 15' Side Yard Setback to allow for front and side yard addition.

Dear Mr. and Mrs. Brown,

This letters serves as the written decision of the Board of Adjustment for the Village of Pinehurst for the variance request referenced above. This memorandum is to inform you that the Village of Pinehurst Zoning Board of Adjustment held a public hearing on **July 11, 2019** where the board considered all evidence submitted by the parties and voted to approve the variance request for property at **65 Cherokee Rd.** with the following required findings of fact and conclusions of law:

- (A) The applicant provided testimony that unnecessary hardship would result from the strict application of the ordinance. The applicant provided testimony to provide a historic front entry to a historic home in Pinehurst, one of the first seven homes in the area;
- (B) The applicant provided testimony that the hardship results from conditions that are peculiar to the property, such as the location within the Historic Preservation Overlay District and that the home was originally built and added on to in a manner that is non-conforming with current setback regulations;



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

(C) The applicant provided testimony that the hardship did not result from actions taken by the applicant or the property owner. The actions were taken by previous owners who had added on to the home in a manner that is non-conforming with current regulations.;

(D) The applicant provided testimony that the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. The home can now be restored to resemble the original front entry of the home from the 1895 era.

Conditions (If imposed by the Board):

The side yard setback variance not be granted.

The foregoing 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.

Any person aggrieved by the decision of the Board of Adjustment may appeal to Superior Court; the appeal should be filed with the Court within 30 days after the Board's decision is filed in the office of the Planning and Inspections Department. You may contact the Planning Department to request a copy of the filed decision. If appealed, Superior Court shall review the record and shall have the power to affirm or reverse the Board's decision or remand the case back to the Board of Adjustment for further review and/or findings.

This is the 11th day of July, 2019.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

Julia Latham
Chair of the Board of Adjustment

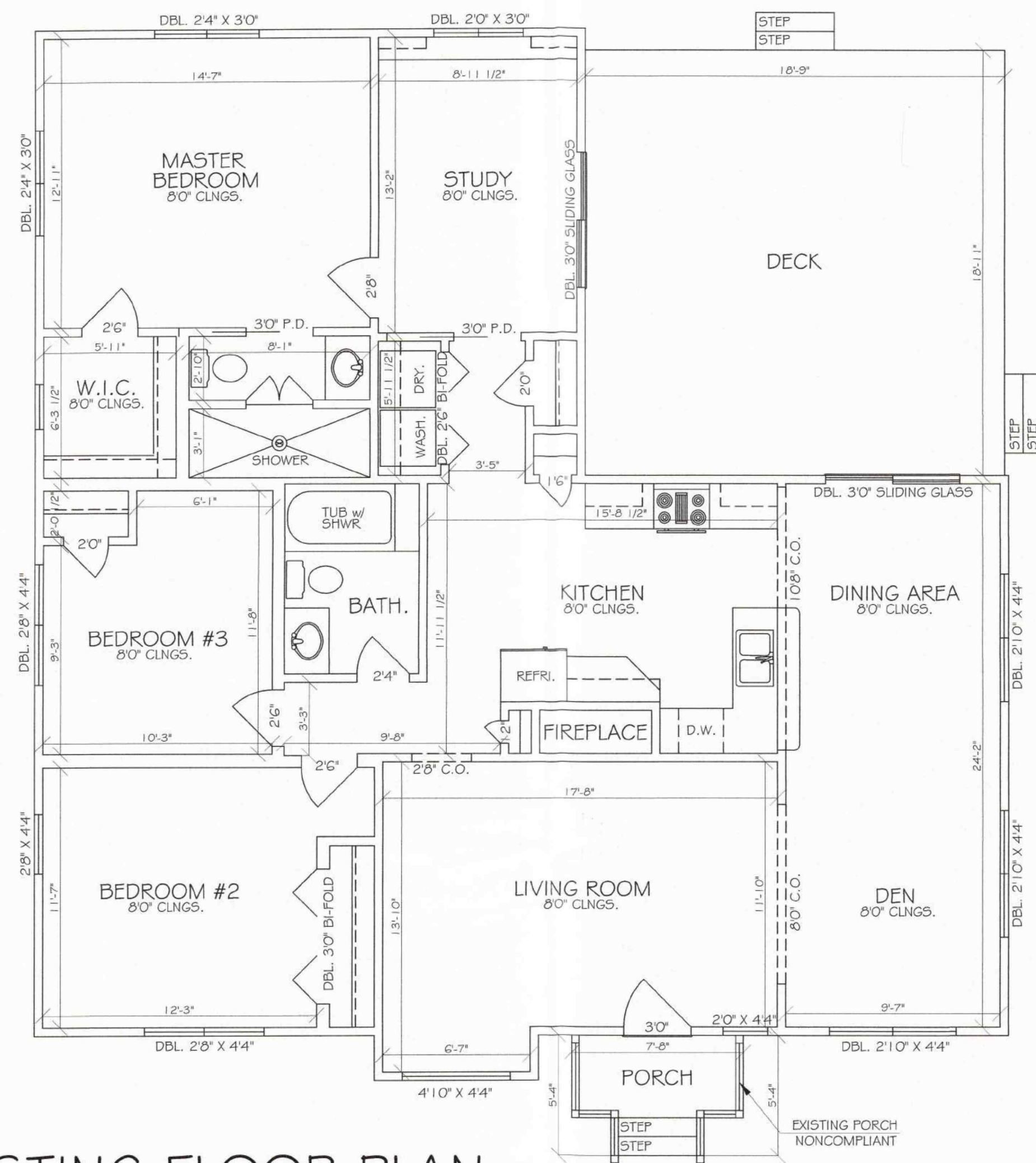
Ruling filed with the Village of Pinhurst:

7/12/19
DATE

Kelly Brown
Kelly Brown
Clerk to the Zoning Board of Adjustment

Cc: Alex Cameron
Kelly Brown

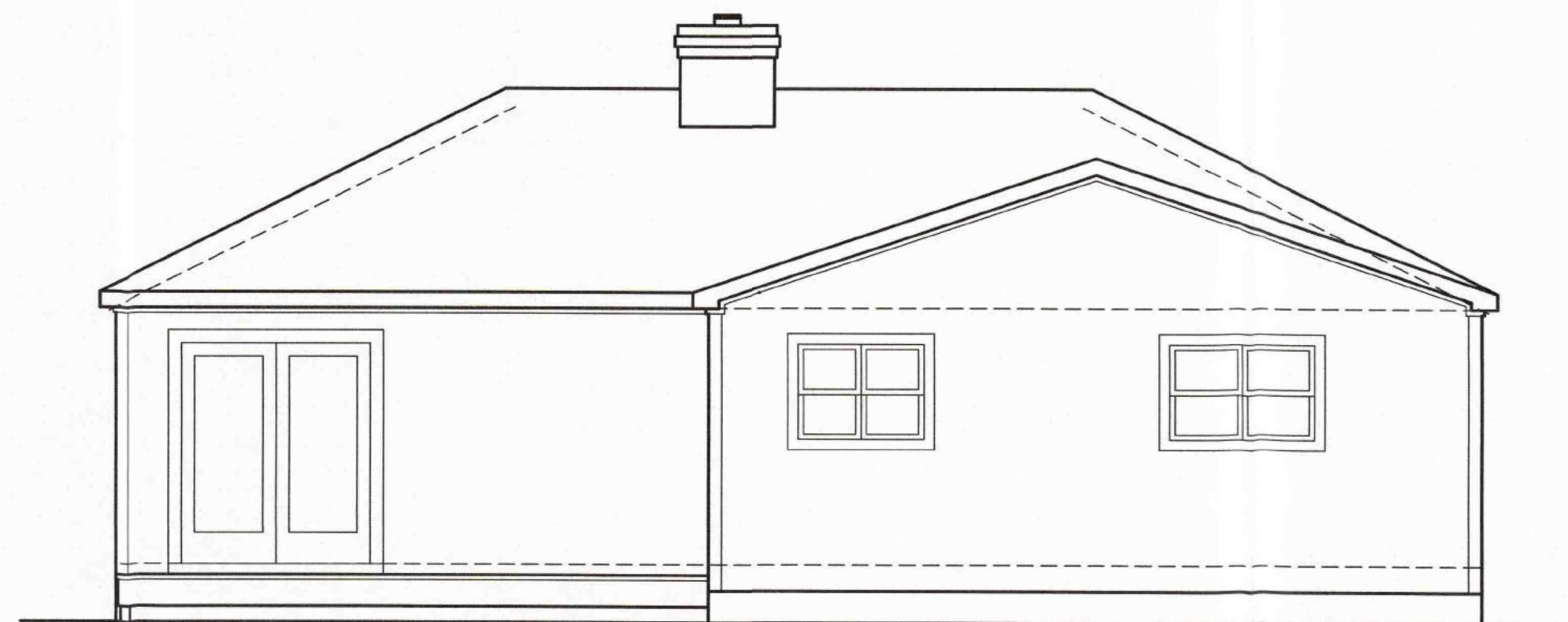
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



EXISTING FLOOR PLAN



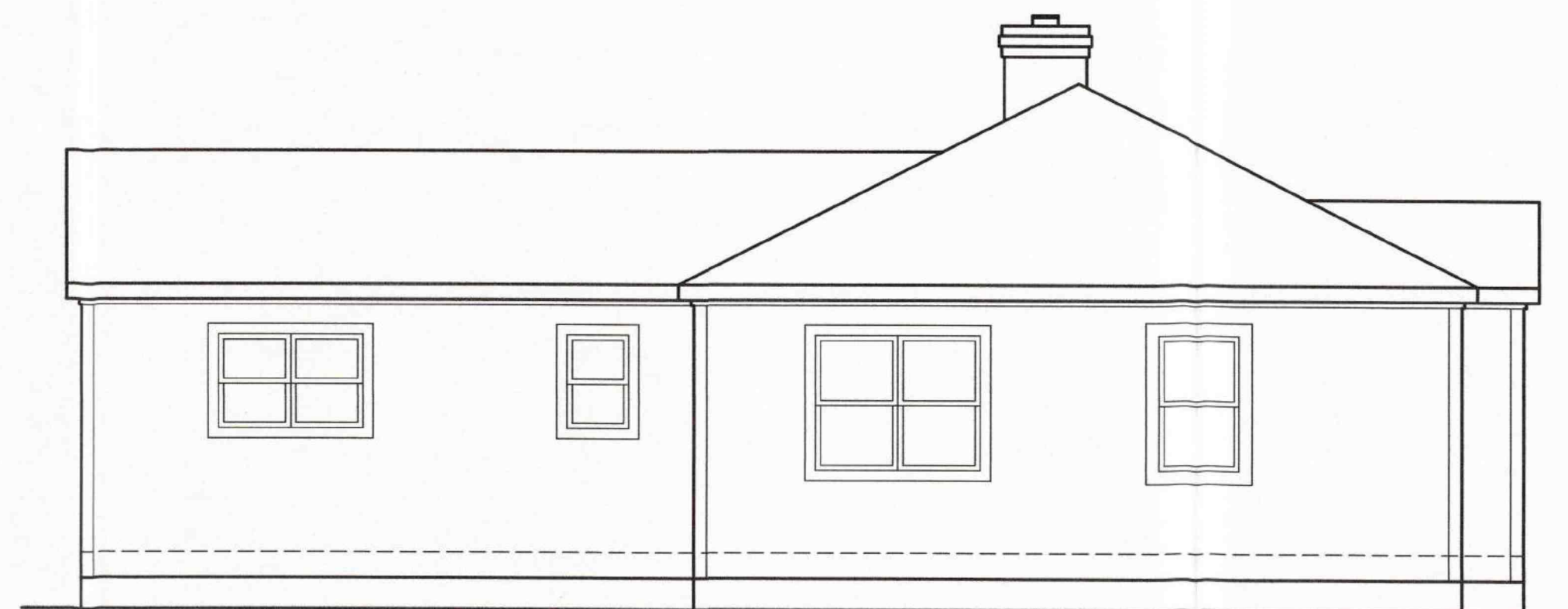
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



Enrique J. Artiga
(910)-637-0350

Location:

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

Notes:

- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
- 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

EXISTING FLOOR 1,591 HTG. SQ. FT.

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

Drafting By:

JER 04/01/19

Sheet Name:

EXISTING CONDITIONS

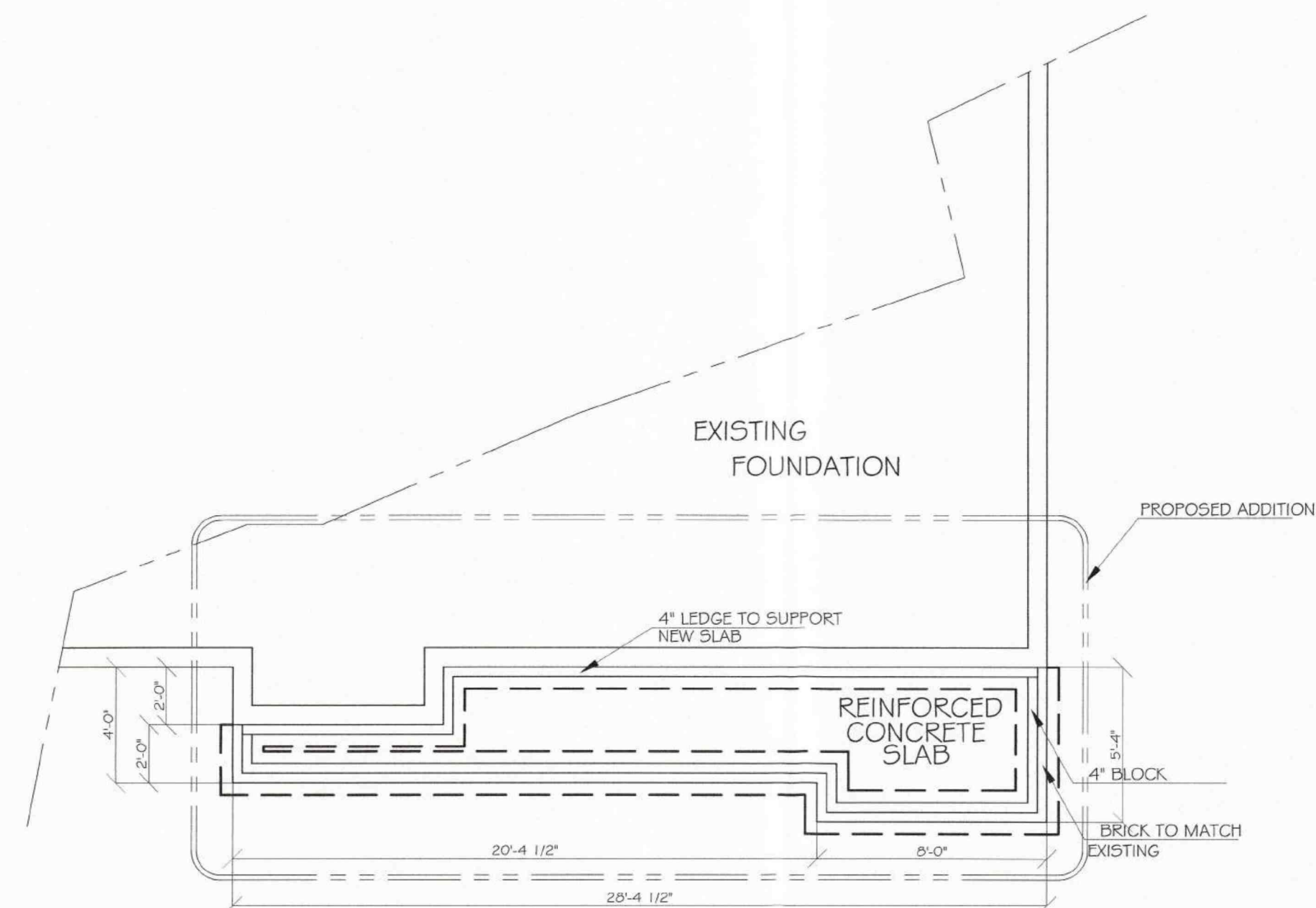
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1/4"= 1'0"

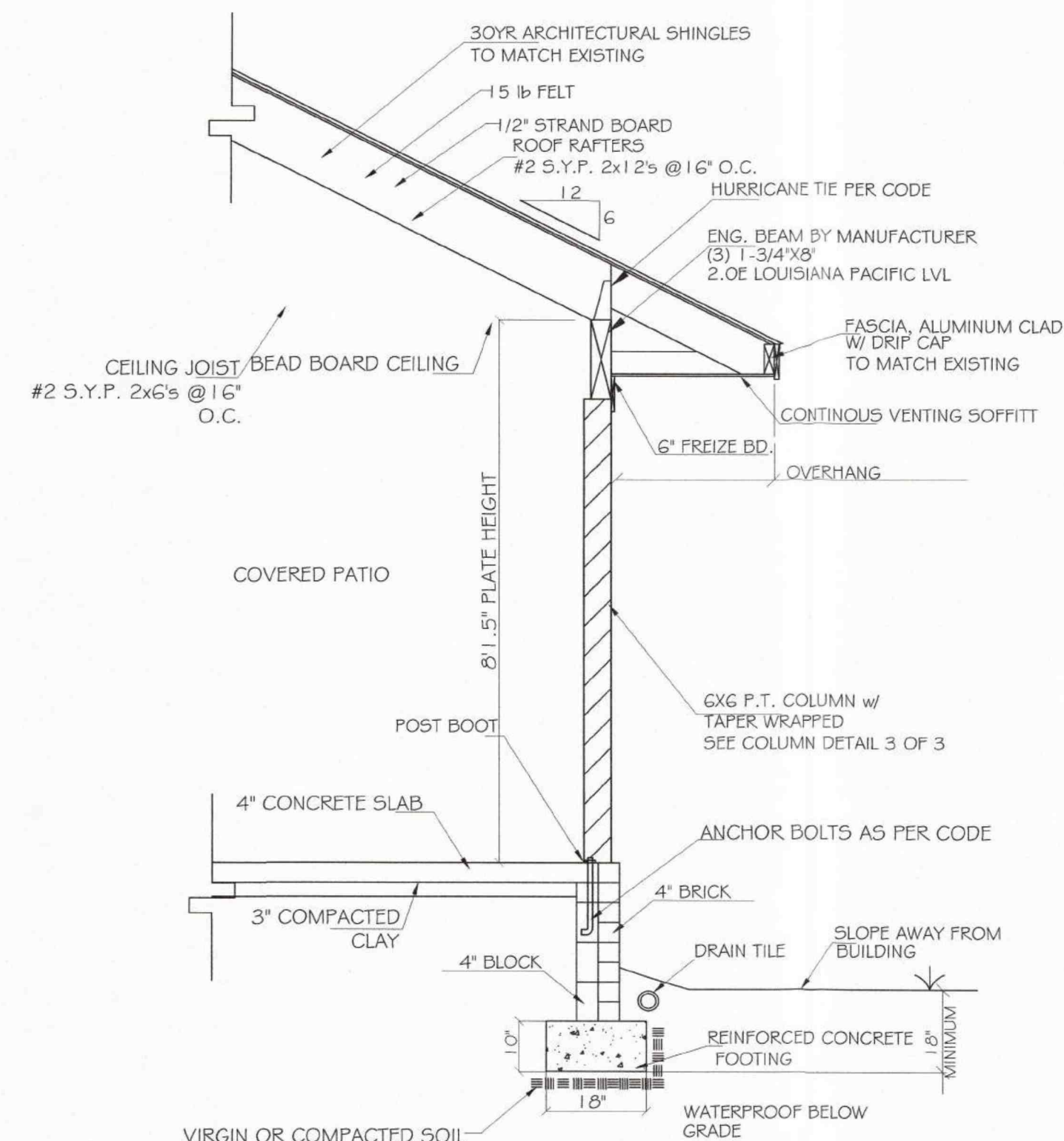
Sheet Number:

01 of 1

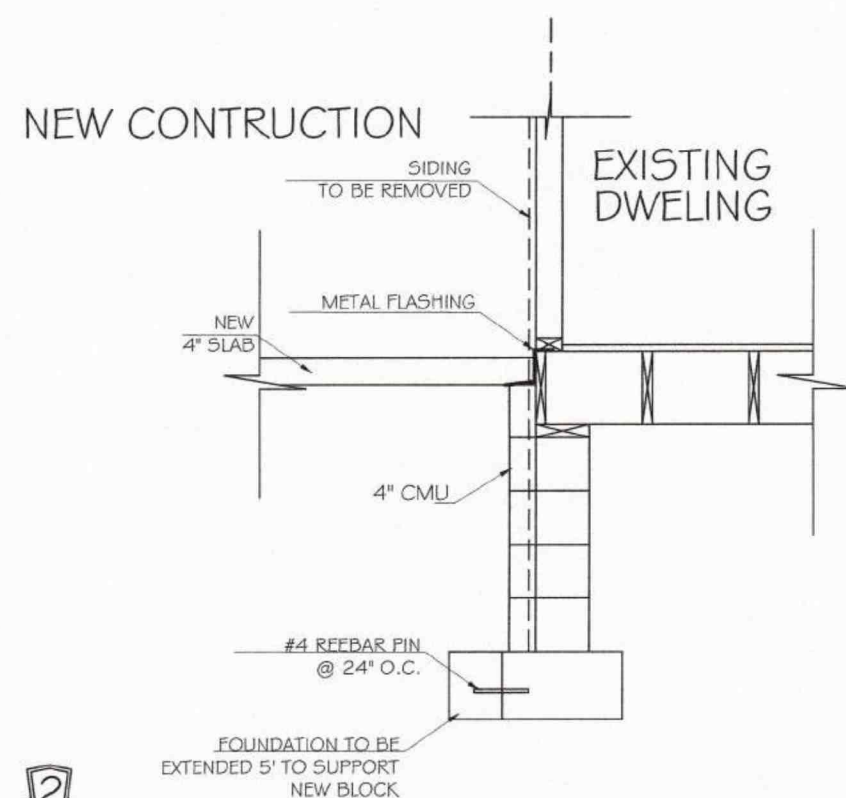
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



MODIFIED FOUNDATION PLAN



2
1 of 2
SECTION
TYPICAL PORCH COLUMN SECTION
SCALE = 1/2" = 1'-0"

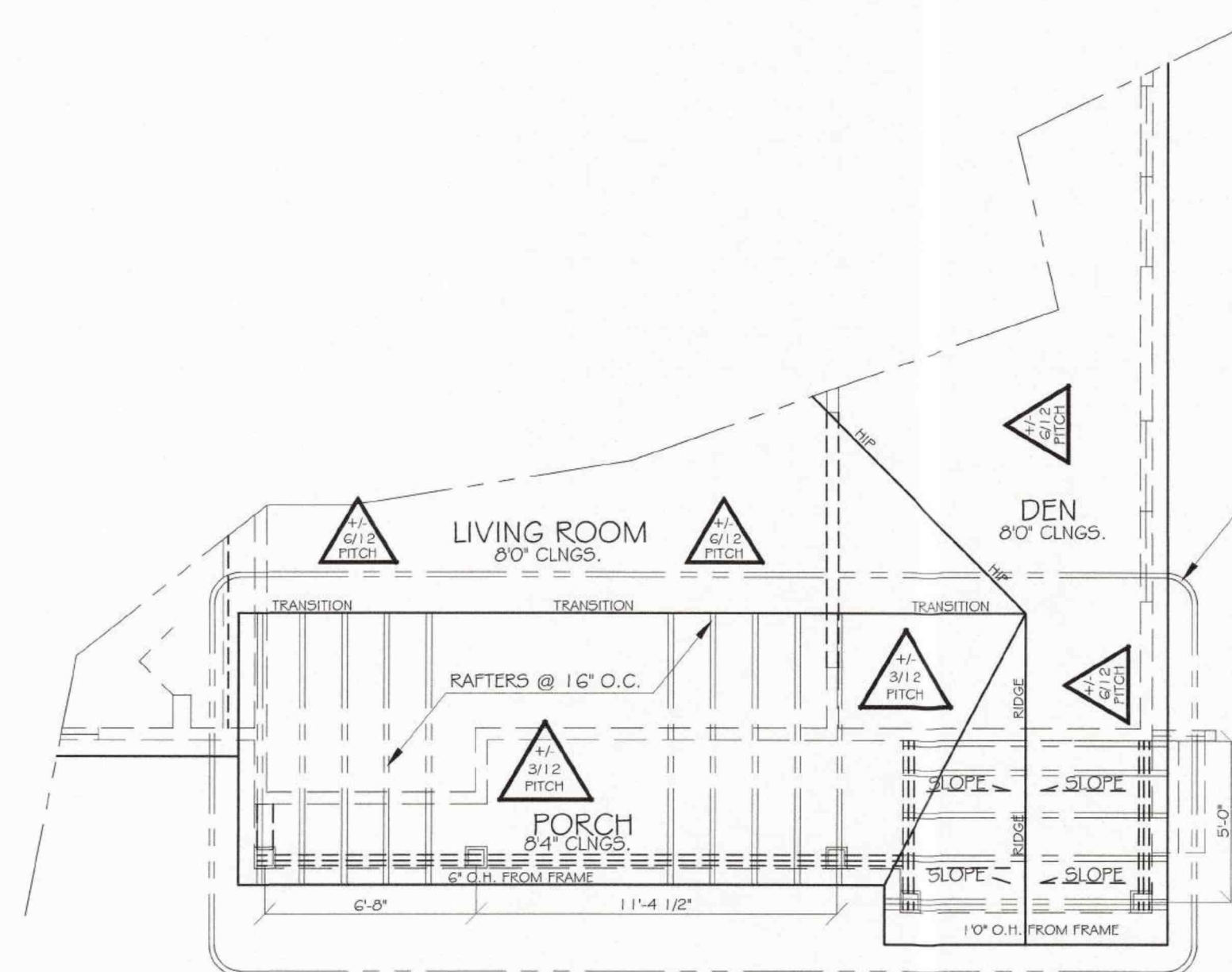


EXTENDED 5' TO SUPPORT
NEW BLOCK

2 of 4

SECTION

TYPICAL ONE STORY
FOUNDATION CONNECTION
DETAIL
SCALE = NTS



NOTE:

- 1) MAIN ROOF SYSTEM HAS A STANDARD OVERHANG DESIGN. SOME AREAS ARE TO BE RASD. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
- 2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
- 3) THIS IS ONLY A SKETCH PROPOSING RAFTER & BEAM LOCATIONS FOR MAIN ROOF SYSTEM. FINAL LOCATION BY BUILDER / HOME OWNER
- 4) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELOW.

→ USE N.2 SOUTHERN YELLOW PINE
2X8 RAFTERS @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 13'5"
DESIGN CRITERIA 40 PSF LIVE, 15 PSF DEAD

→ USE N.2 SOUTHERN YELLOW PINE
2X6 CEILING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 13'6"
DESIGN CRITERIA 10 PSF LIVE, 5 PSF DEAD



Enrique J. Artiga
(910)-637-0350

Location:

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

Notes:

1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.

Notes:

- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
- 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

EXISTING FLOOR 1,591 HTG. SQ. FT.

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

Drafting By:

JFR 04/01/19

Sheet Name:

MODIFIED FOUNDATION

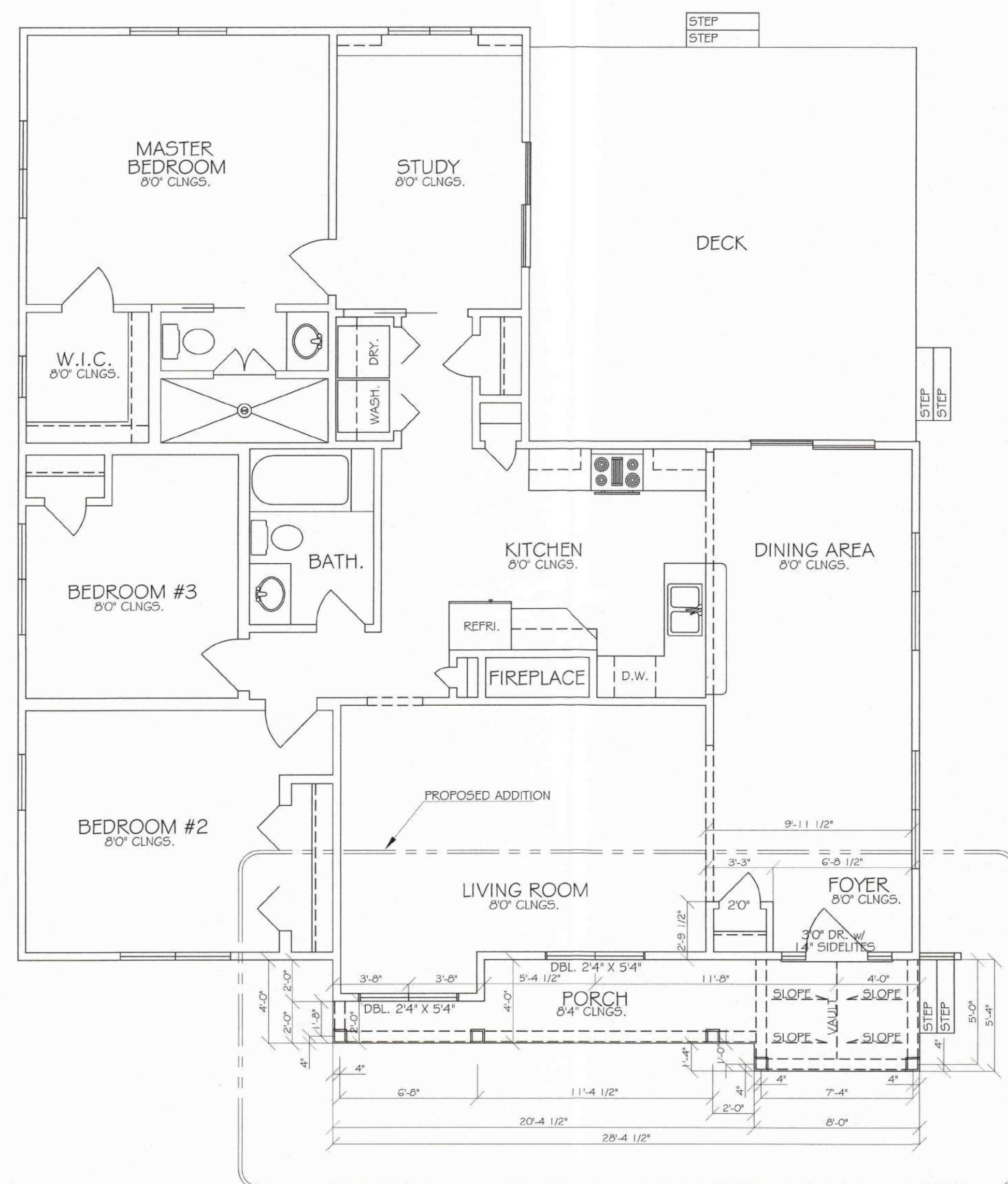
Scale:

$$1/4'' = 1'0''$$

Sheet Number:

1 of 2

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



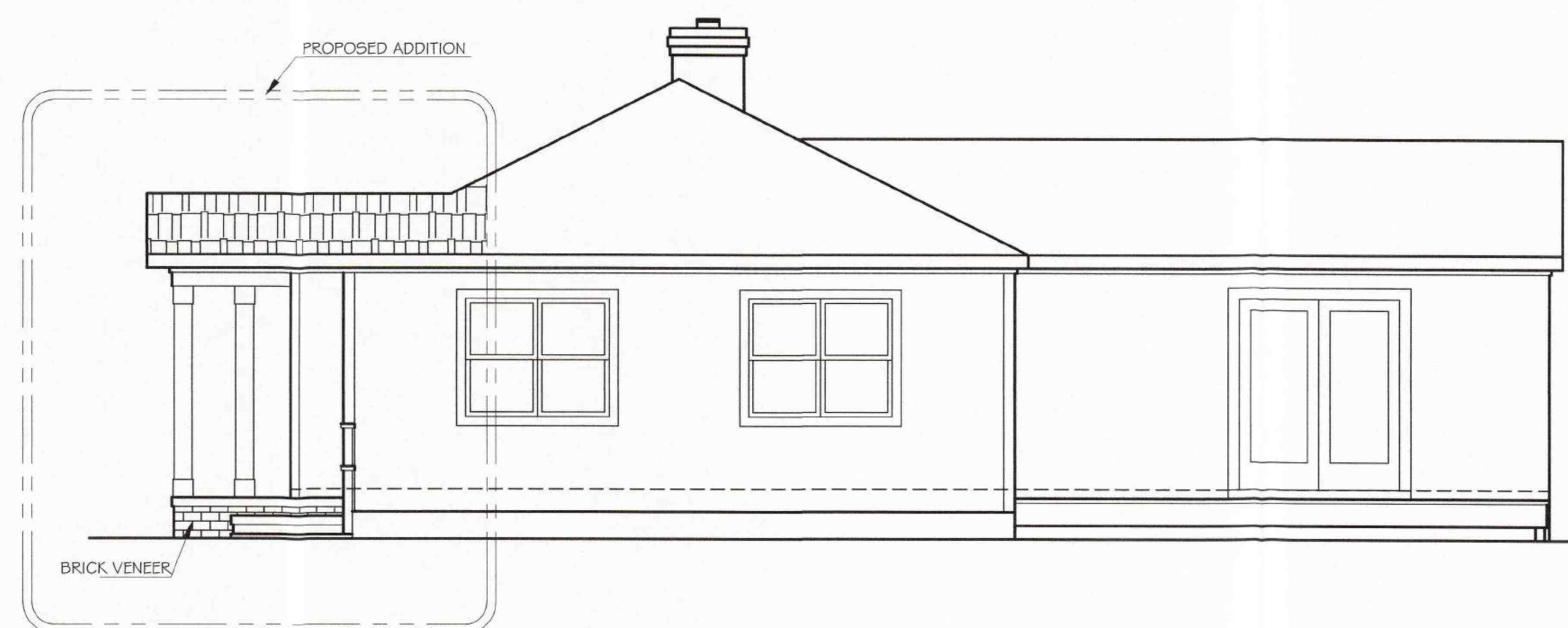
MODIFIED FLOOR PLAN



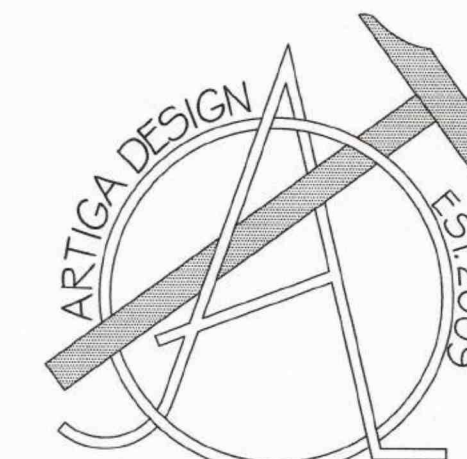
EXISTING FRONT ELEVATION



MODIFIED LEFT SIDE ELEVATION



MODIFIED RIGHT SIDE ELEVATION



Enrique J. Artiga
(910)-637-0350

Location:

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

Notes:

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- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

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

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

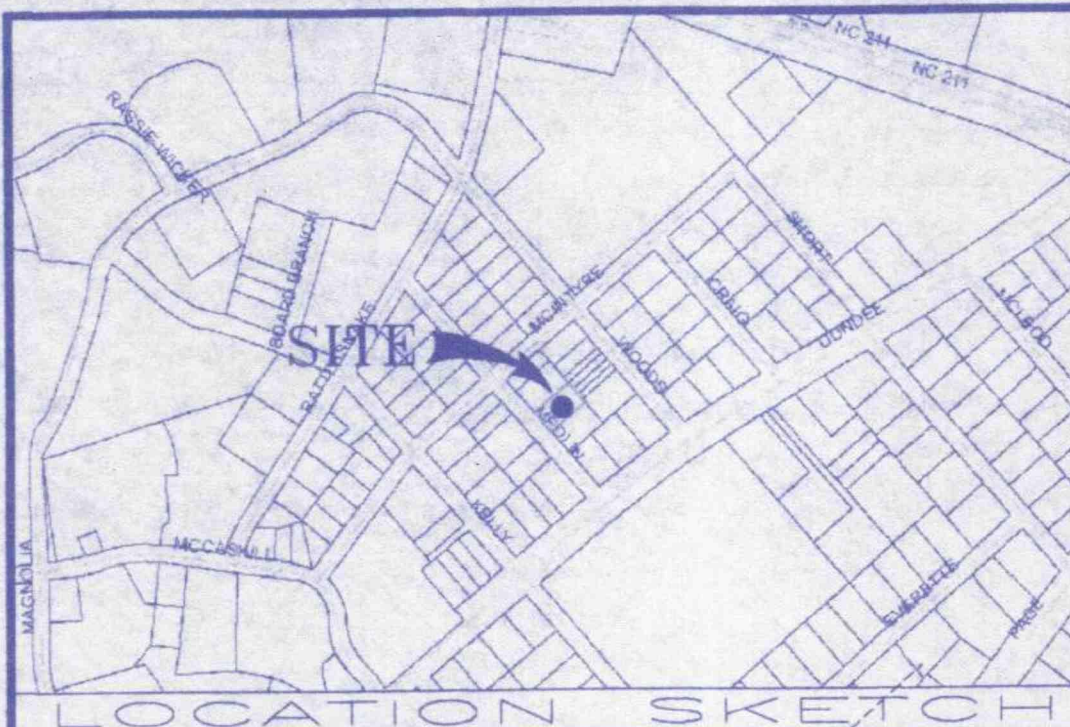
Drafting By:

JFR 04/01/19

Sheet Name: MODIFIED FLOOR PLAN
MODIFIED ELEVATIONS

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

Sheet Number:



I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
 Further:
 I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
 DEED BOOK 4715, PAGE 439
 MOORE COUNTY REGISTRY
 ACREAGE DETERMINED
 BY COORDINATE METHOD.
 NOT INTENDED TO BE PREPARED
 FOR RECORDATION IN ACCORDANCE
 WITH G. S. 47-30 AS AMENDED.
 CORPORATE LICENSE NO. C-1987

NORTH CAROLINA
 PROFESSIONAL
 SEAL
 NO. L-1365
 S. R. SHEFFIELD, PLS NO. 1365
 DATE: APRIL 30, 2019

- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - ~ = SQUARE FOOTAGE
 - ⊙ = UTILITY POLE
 - ⊞ = WATER METER
 - ⊗ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - ⊞ = CATCH BASIN
 - ⊞ = SANITARY SEWER MANHOLE
 - ▲ = POWER SERVICE STUB
 - ⊕ = SEWER SERVICE STUB
 - ⊕ = TELEPHONE SERVICE STUB
 - ⊕ = CABLE TV SERVICE STUB
 - = FENCE
 - sf - sf - sf - sf - sf - = SILT FENCE
 - ⊙ 18P = PINE TREE W/ SIZE NOTED
 - ⊙ = OAK TREE
 - ⊙ HW = HARDWOOD TREE
 - ⊙ DW = DOGWOOD TREE
 - ⊙ = AREA LIGHT

MEDLIN ROAD

SURVEY FOR
LEE MANEO
 LOT NOS. 2550, 2551, 2552 & PART OF 2549
 OLD TOWN SECTION, PINEHURST
 MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
 PINEHURST, NORTH CAROLINA
 APRIL 30, 2019 -- SCALE 1"=20'
 STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
 1680 NC HWY. 5, SUITE NO. 170
 ABERDEEN, NORTH CAROLINA





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Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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CES WHERE THE PROJECT IS TO
BE CONSTRUCTED. NO LICENSED
ARCHITECTURAL OR STRUCTURAL
ENGINEERING SERVICES ARE RE-
PRESENTED OR IMPLIED IN THESE
DRAWINGS AND SPECIFICATIONS.



BROWN "HONEYSUCKLE" COTTAGE RENOVATION & ADDITIONS

65 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

• SITE PLAN

• SCALE: $\frac{1}{8}" = 1'-0"$
• DATE: 7/27/2019

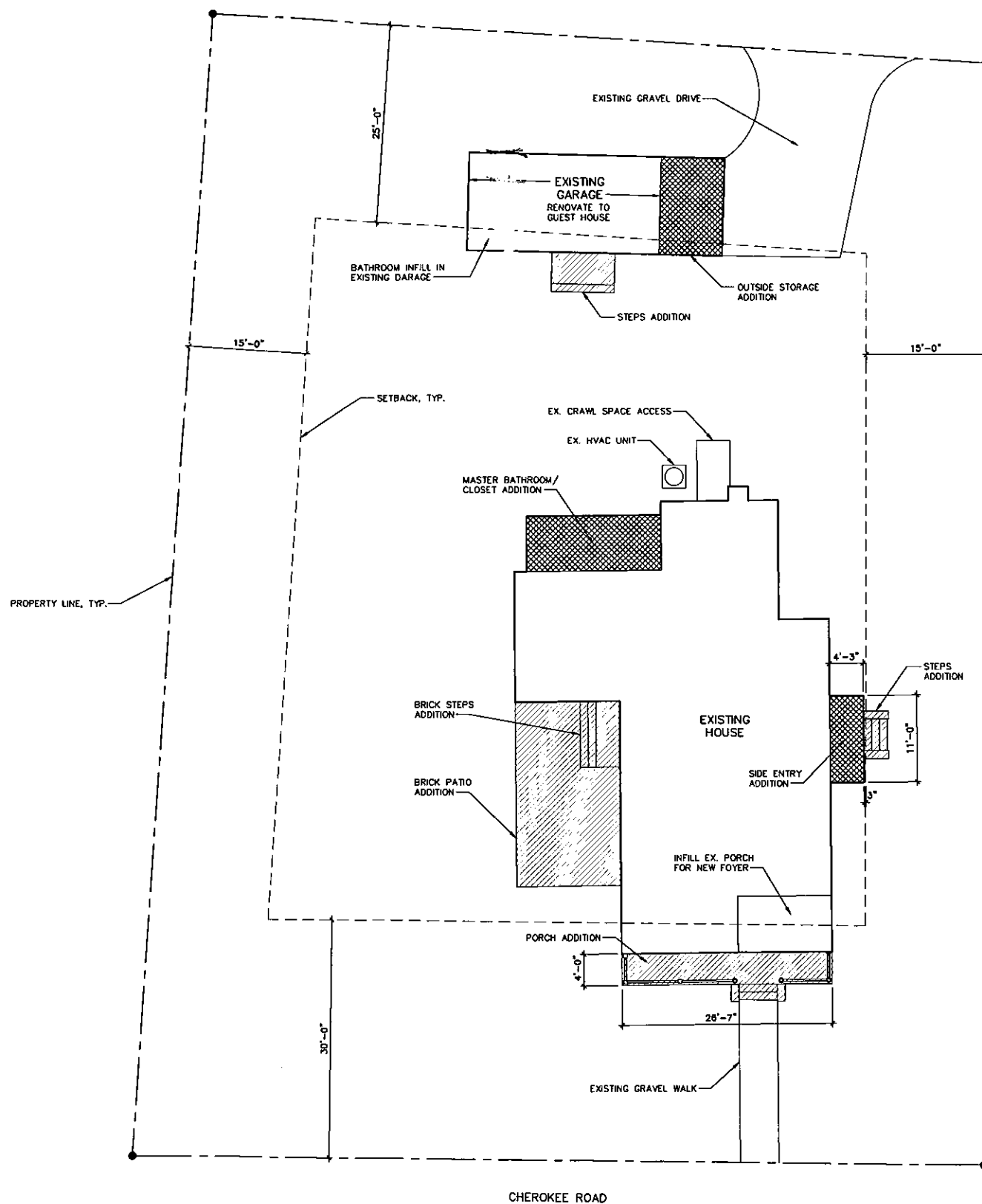
• DRAWING NO.:

S-1

NOTES

1. THIS SITE PLAN WAS BASED UPON SURVEY BY STEPHEN R. SHEFFIELD & ASSOCIATES, P.A. 1680 NC HIGHWAY 5, SUITE No. 170 ABERDEEN, NC 28387. DATED MAY 14, 2019.
2. UTILITIES ARE NOT DEPICTED HEREIN. BEFORE COMMENCING WITH CONSTRUCTION CHECK FOR LOCATION OF UNDERGROUND UTILITIES. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO ANY EXCAVATION. COORDINATE WITH BURIED UTILITIES PRIOR TO DEMOLITION AND NEW CONSTRUCTION.
3. AREA TABULATIONS:

EXISTING HOUSE:	1,569 SF
EXISTING GARAGE:	299 SF
EXISTING TOTAL:	1,868 SF
SIDE ENTRY & STEPS ADDITION:	65 SF
FRONT PORCH ADDITION:	121 SF
OUTDOOR STORAGE ADDITION:	99 SF
MASTER BATHRM./ CLO. ADDITION:	125 SF
BRICK PATIO ADDITION (INCL. STEPS):	308 SF
ADDITIONS TOTAL:	716 SF
TOTAL PROPERTY:	14,603 SF
TOTAL FINISHED PROJECT IMPERVIOUS:	2,641 SF (18%)



101 SITE PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

INVESTOR ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.



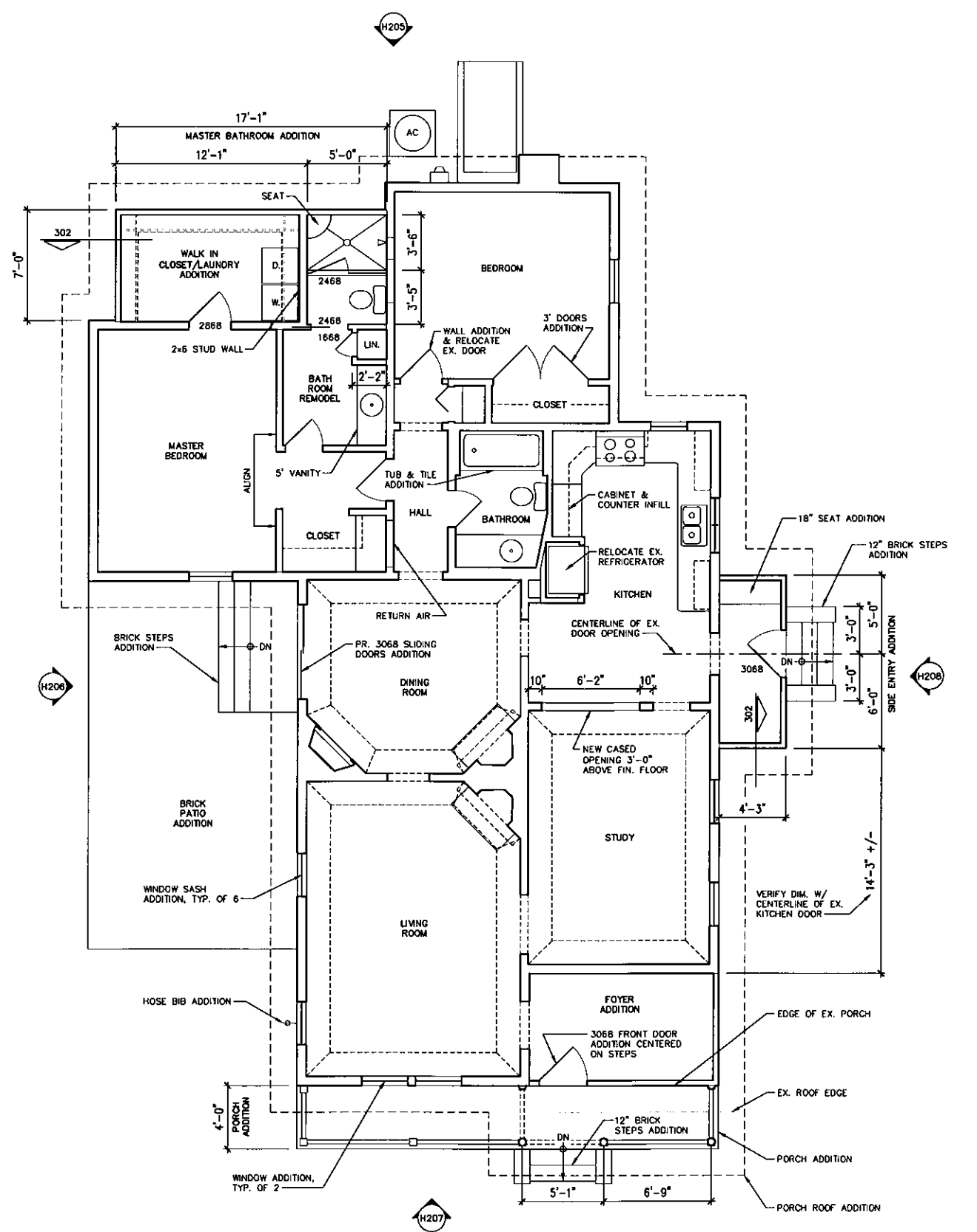
PINEHURST
HOMES INC.

**BROWN "HONEYSUCKLE" COTTAGE
RENOVATION & ADDITIONS**
65 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

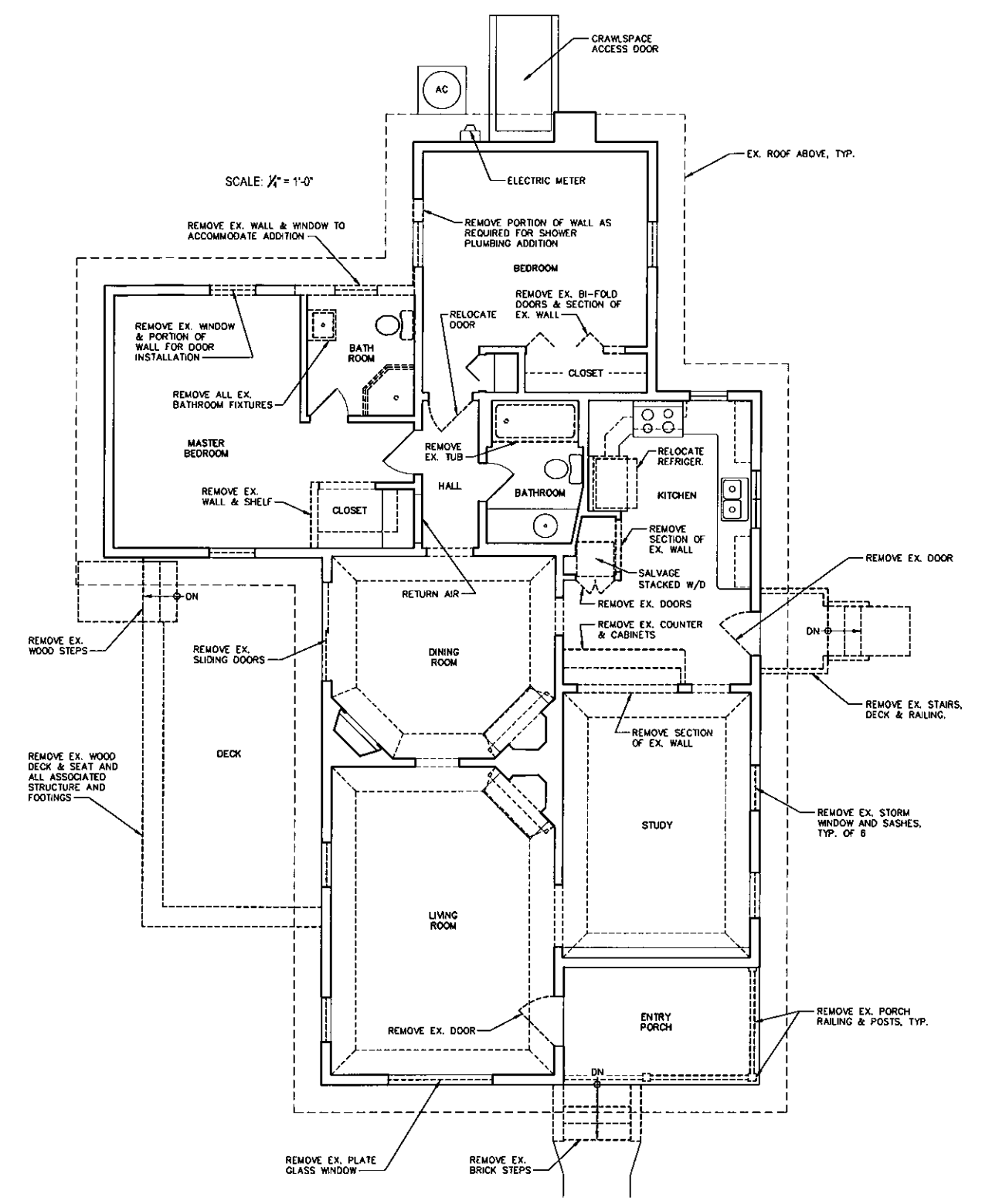
- EXISTING FLOOR PLAN/ RENOVATION & ADDITIONS FLR. P
- SCALE : $\frac{1}{4}" = 1'-0"$
- DATE : 7/27/2019

• DRAWING NO. :

H-1

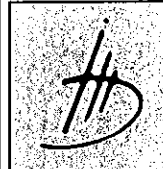


OVERALL IMPERMEABLE SURFACE = (HOUSE, ADDITIONS,
PORCH & PATIO @ 2,172) + (GARAGE @ 299) = 2,471 SF

102 RENOVATION & ADDITIONS FLOOR PLAN SCALE: $\frac{1}{4}" = 1'-0"$ 

EXISTING HOUSE = 1512 SF GROSS CONDITIONED

103 EXISTING FLOOR PLAN SCALE: $\frac{1}{4}" = 1'-0"$



Mark Design
Mark Dean
(910) 944-3486
mark.drafting@yahoo.com

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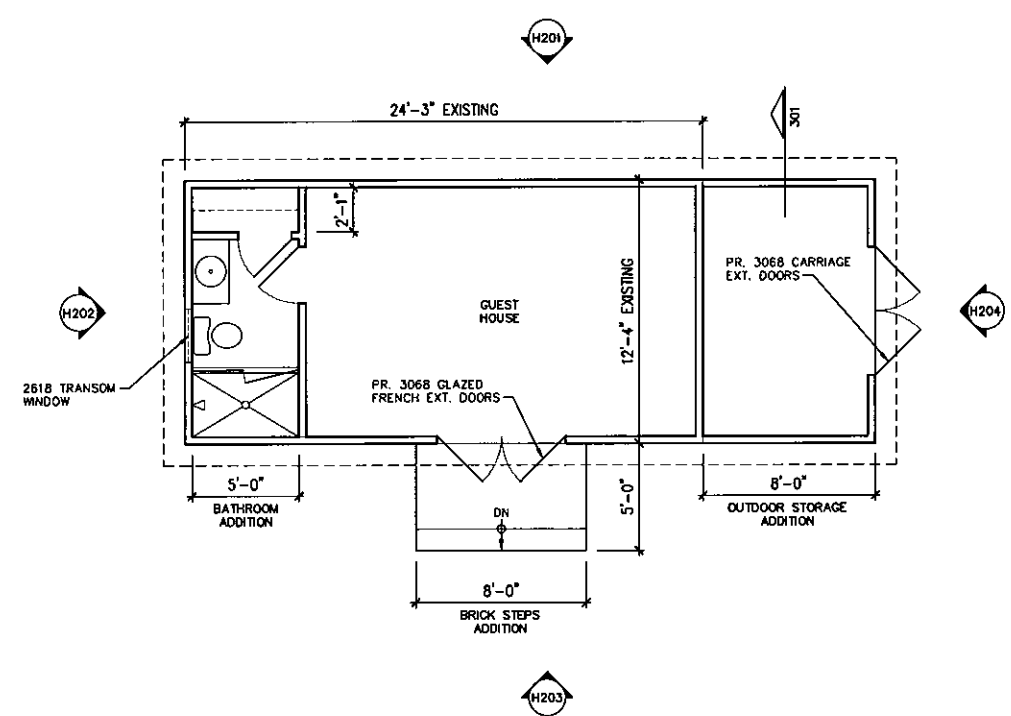
BROWN "HONEYSUCKLE" COTTAGE RENOVATION & ADDITIONS

65 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

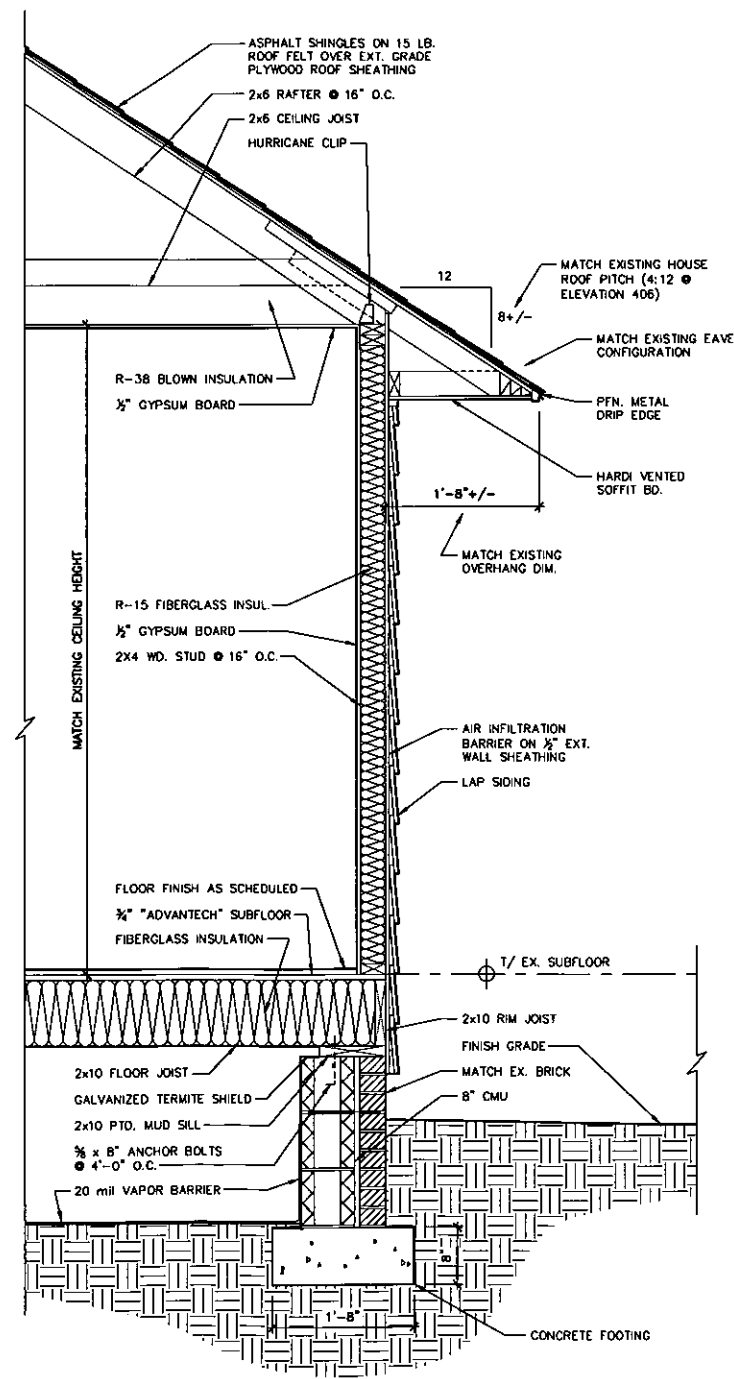
• WALL SECTIONS /
GARAGE FLR. PLAN
• SCALE: AS NOTED
• DATE: 7/27/2019

• DRAWING NO.:

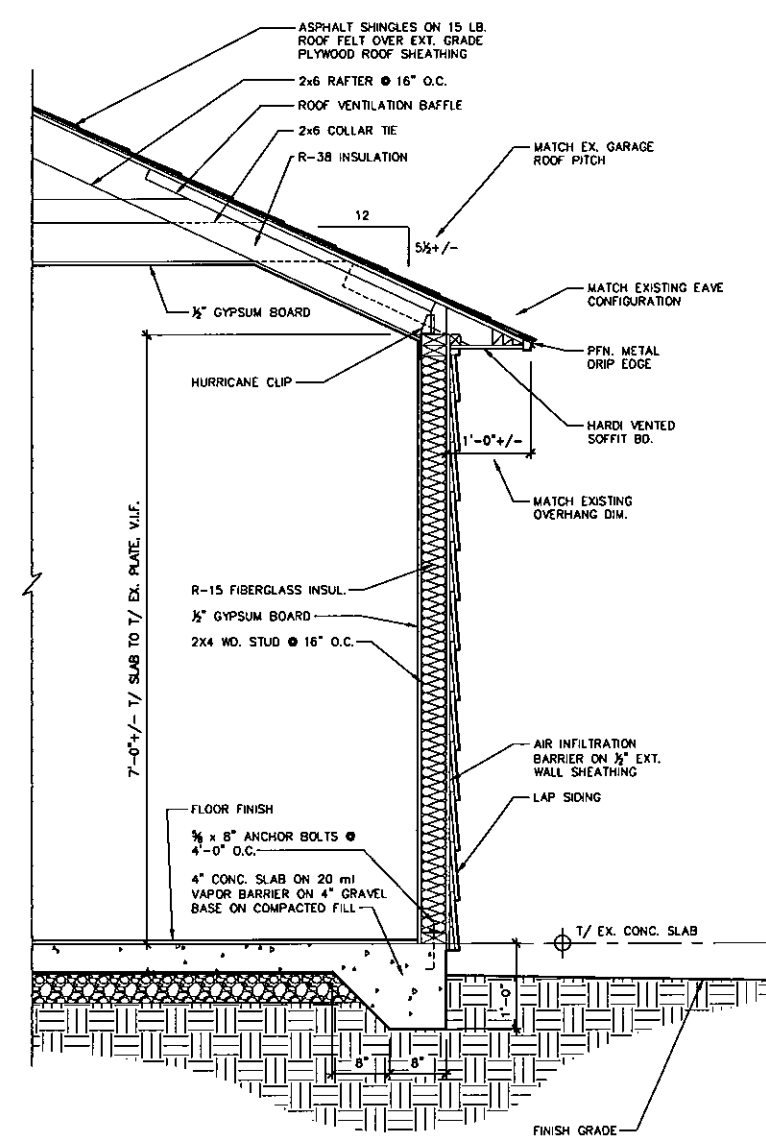
H-3



303 GARAGE FLOOR PLAN SCALE: 1/8" = 1'-0"

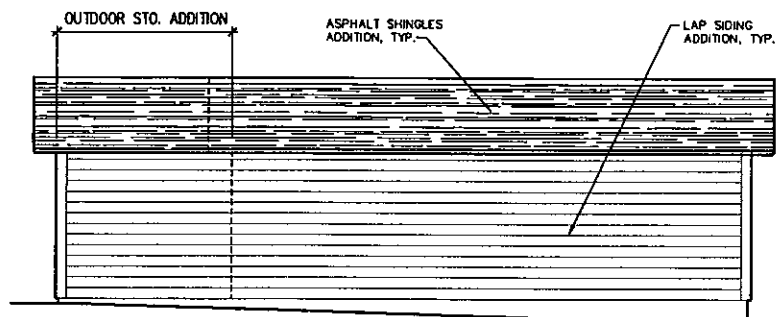


302 HOUSE ADDITIONS

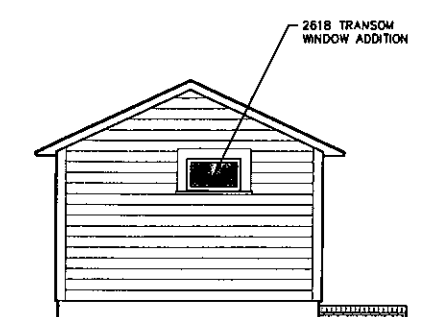


301 GARAGE ADDITION

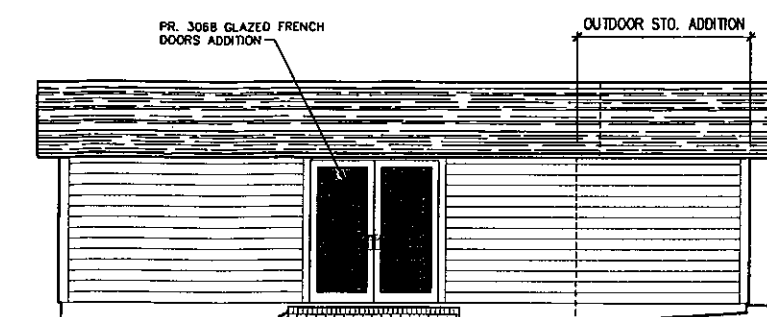
WALL SECTIONS SCALE: 1" = 1'-0"



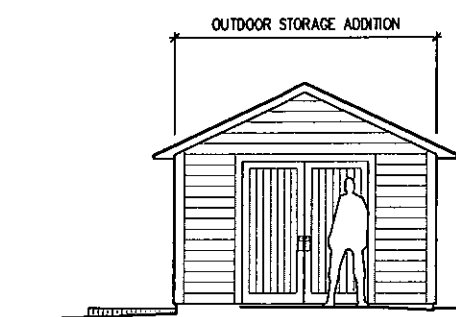
201 RIGHT SIDE ELEVATION



202 REAR ELEVATION

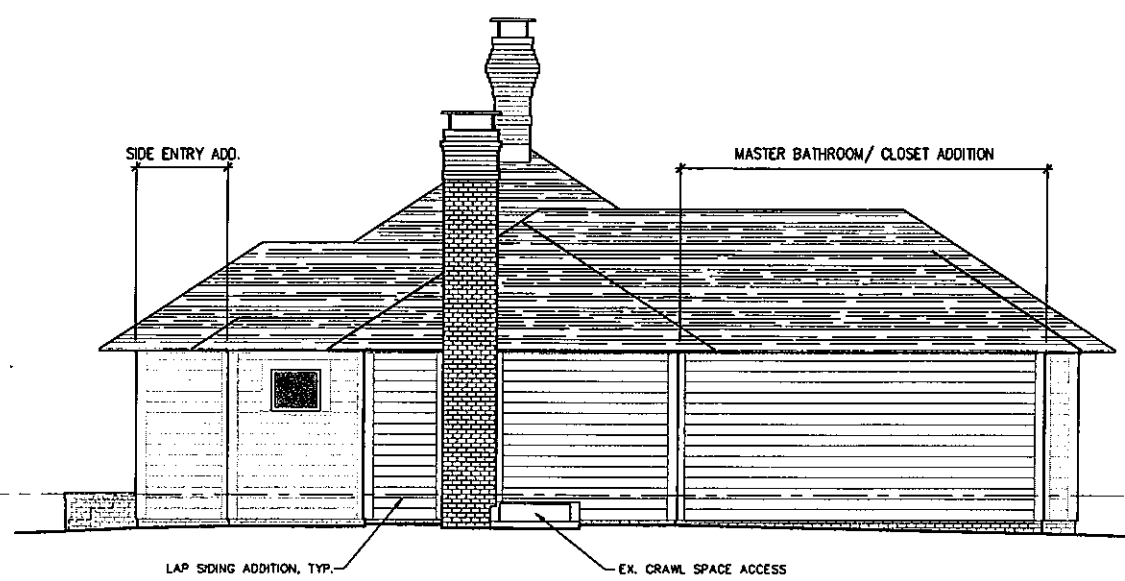


203 LEFT SIDE ELEVATION

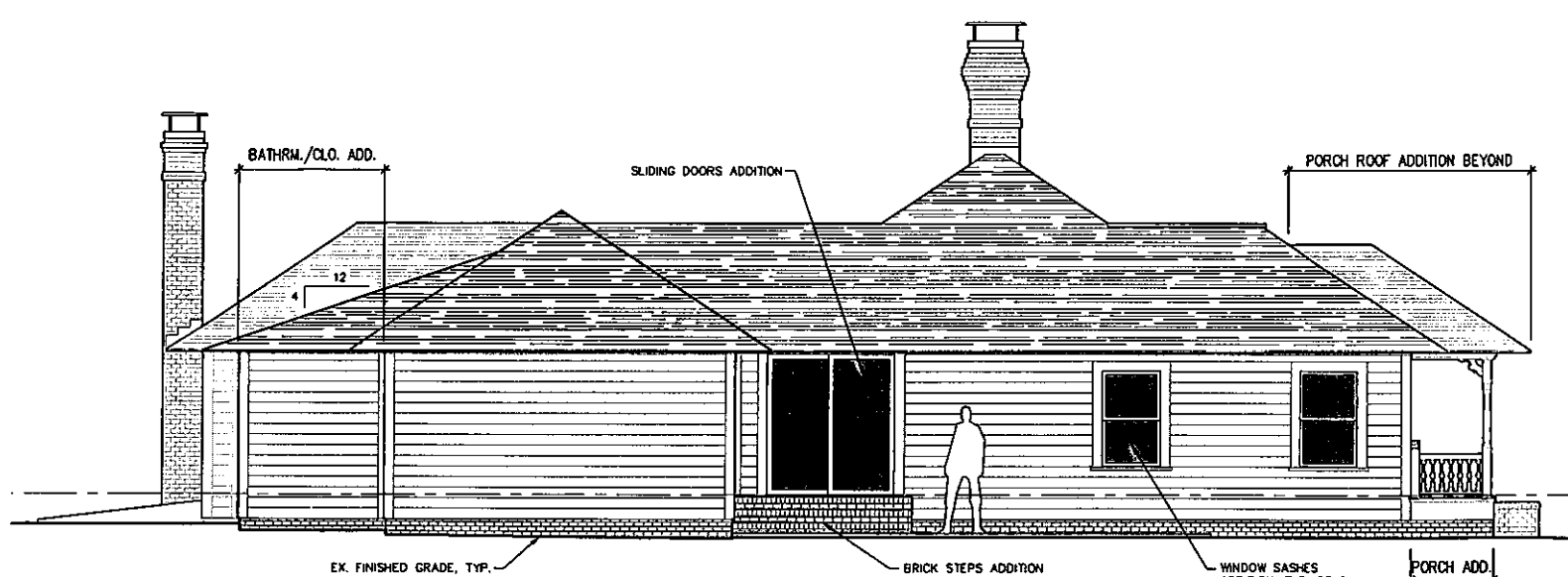


204 FRONT ELEVATION

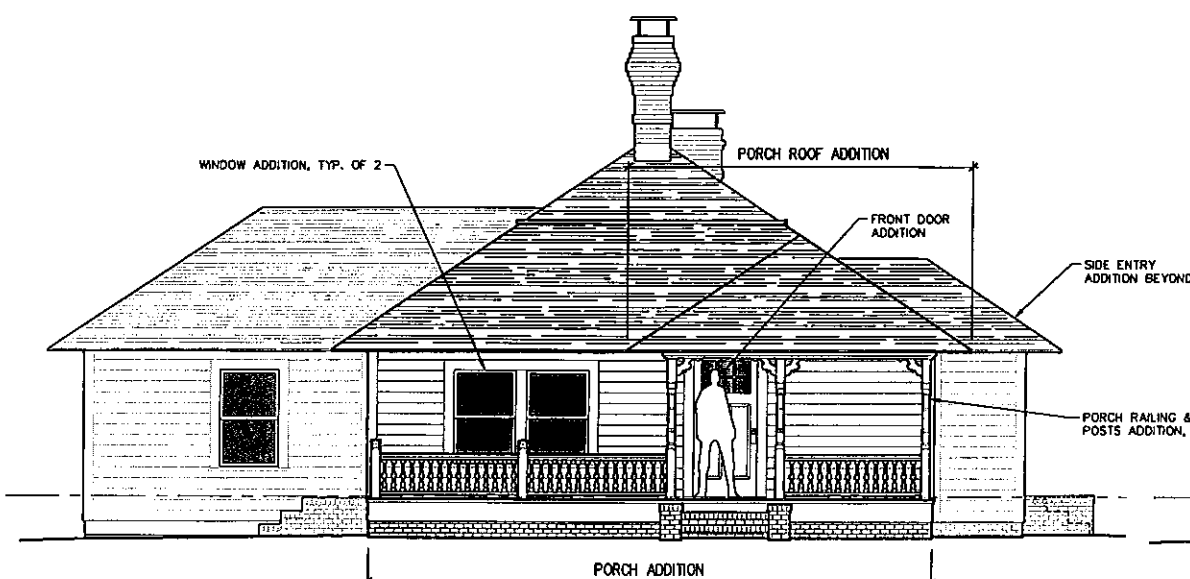
GARAGE EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"



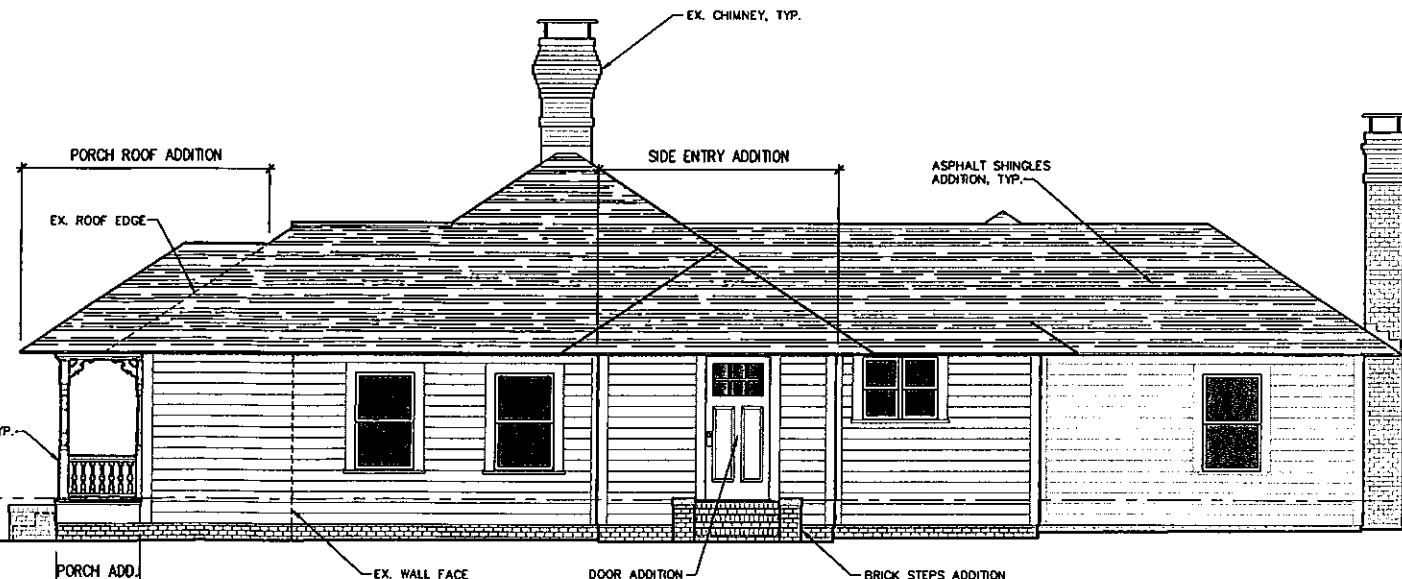
205 REAR ELEVATION



206 LEFT SIDE ELEVATION

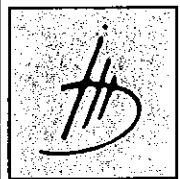


207 FRONT ELEVATION



208 RIGHT SIDE ELEVATION

HOUSE EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"



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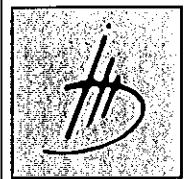
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BROWN "HONEYSUCKLE" COTTAGE
RENOVATION & ADDITIONS
65 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- HOUSE & GARAGE EXTER. ELEVATIONS
- SCALE: 1/4" = 1'-0"
- DATE: 7/27/2019
- DRAWING NO.:

H-2



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Mark Dean
(910) 944-3486
imark.drafting@yahoo.com

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BROWN "HONEYSUCKLE" COTTAGE
RENOVATION & ADDITIONS
65 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

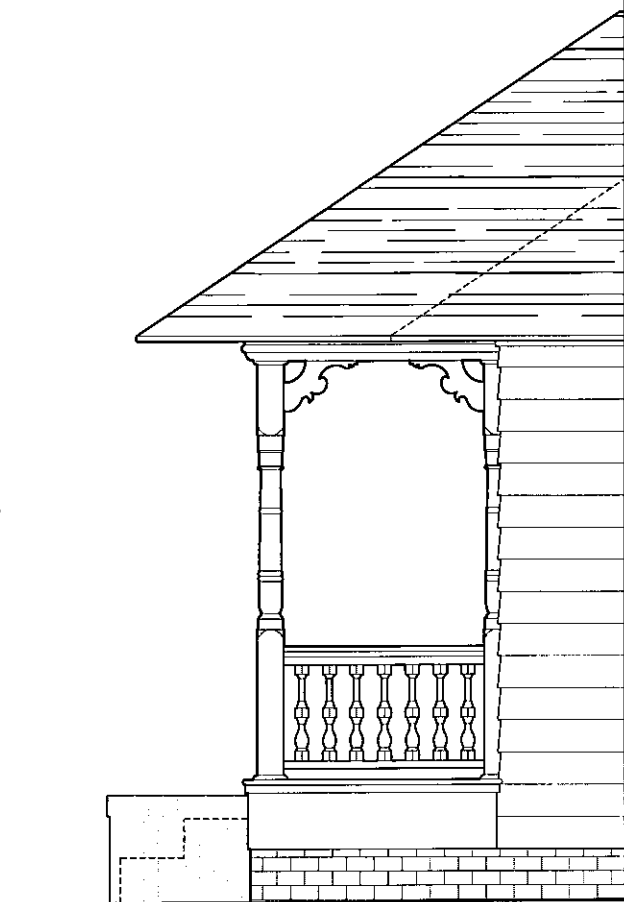
• ENLARGED FRONT PORCH ADDITION ELEVATIONS
• SCALE: $\frac{3}{4}" = 1'-0"$
• DATE: 7/27/2019

• DRAWING NO.:

H-4



401 FRONT ELEVATION



402 RIGHT SIDE ELEVATION

ENLARGED FRONT PORCH ELEVATIONS SCALE: $\frac{3}{4}" = 1'-0"$



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JULY 25, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, July 25, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commissioners were in attendance:

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

HPC Commissioners Not in Attendance:

All Commissioners were in attendance

Staff In Attendance:

Darryn Burich, Planning and Inspections Director
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk
Kelly Brown, Planning Administrative Assistant

In addition, there were approximately nine attendees.

I. Call to Order

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

II. Approval of Minutes

Regular Meeting June 27, 2019

Upon a motion by Vice-Chair Tom Schroeder, seconded by Commissioner Terry Lurtz, the Commission unanimously approved the June 27, 2019 regular meeting minutes by a vote of 5-0.

III. Public Hearing

A. COA 19-057

Senior Planner Alex Cameron was sworn into the public meeting by Ms. Gwinn. He read the following portion of the staff report:

The purpose of this public hearing is to consider a request within the Pinehurst Historic District to renovate the front building facade at 20 Medlin Road. The property can be identified by Moore County Parcel Number 00028752. The owner and applicant is Lee Manzo.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, existing photo, elevations, color rendering, area map, and draft findings of fact. He stated there was a discrepancy in the application in whether the existing and proposed materials were correct.

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

Mr. Lurtz, along with Mr. Schroeder and Ms. Gwinn, expressed concern that the set of drawings were mislabeled and incorrectly depicted the existing and proposed structures. Mr. Schroeder stated that an accurate set of drawings and plans is required for the written record. Additionally, Mr. Schroeder questioned a statement in the application by the architect which allowed the homeowner to change out any materials in the proposal.

Ms. Gwinn stated the Commission needs corrected drawings and more information about the metal roof. Commissioner John Taylor stated that specified materials were needed.

Mr. Cameron advised that the applicant should submit a clear application depicting the existing and proposed material and the location of the new materials, correctly labeled set of drawings, and a sample of the proposed metal roof.

Upon a motion by Mr. Schroeder, seconded by Mr. Taylor, the HPC unanimously agreed to continue the case at the next regular meeting on Thursday, August 22, 2019 by a vote of 5-0.

B. COA 19-067

Mr. Cameron read the following portion of the staff report:

The purpose of this public hearing is to consider a request within the Pinehurst Historic District to remove a flat roof and install a replacement gable roof over a garage and screened porch at 25 Laurel Road. The property can be identified by Moore County Parcel Number 00024301. The owner and applicant is Ernest S. Duncan.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, site survey, elevation and floor plan, existing photo, area map, and draft findings of fact. Mr. Cameron stated an updated elevation drawing showing the proposed gable roof was distributed to the Commissioners.

Owner and applicant Ernest Duncan was sworn into the public meeting by Ms. Gwinn.

Mr. Duncan stated the purpose of the proposed gable roof was due to the existing roof leaking water. He stated the existing stairs would remain.

Upon a motion by Commissioner Eric Von Salzen, seconded by Commissioner Jim McChesney, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for removing a flat roof and railing and replacing it with a gable roof at 25 Laurel Road by a vote of 5-0.

C. COA 19-065

Mr. Cameron read the following portion of the staff report:

This public hearing is to consider a request within the Pinehurst Historic District to install a detached two car garage in the rear yard of the property at 310 Dundee Road with access from McFarland Road. The property can be identified by Moore County Parcel Number 20070742. The owners are Margit Elo and Peter Genthner. The applicant is Margit Elo.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, elevations and floor plan, proposed garage photo, proposed door example, site plan, area map, and draft findings of fact.

Owners and applicants Peter Genthner and Margit Elo were sworn into the public meeting by Ms. Gwinn.

Mr. Genthner and Ms. Elo both stated they would like the input of the HPC on how to proceed with the orientation of the garage. Mr. Schroeder stated the HPC evaluates proposals and does not make judgements on 'if' questions. Ms. Gwinn stated the HPC can say what the HPC Guidelines require and recommend. She stated the rear facing garage doors toward McFarland Road are in agreement with the guidelines.

Upon question by Mr. Schroeder as to whether the roof will be shingles or metal, Ms. Elo responded that the roof would be charcoal colored shingles to match the existing structure.

Upon a motion by Mr. McChesney, seconded by Mr. Schroeder, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for the installation of a detached two car garage at 310 Dundee Road with the condition that the shingle roofing material used shall match the existing primary structure shingles and that the garage doors face to the rear facing McFarland Road, by a vote of 5-0.

D. COA 19-064

Mr. Cameron read the following portion of the staff report:

This public hearing is to consider a request within the Pinehurst Historic District to install additional fencing at 15 Ritter Rd W. The property can be identified by Moore County Parcel Number 00024433. The property is owned by Hugh and Rebecca Foley-Tudor.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, sketch plan, existing photos of site conditions, and draft findings of fact.

Owners and applicants Hugh and Rebecca Foley-Tudor were sworn into the public meeting by Ms. Gwinn.

Ms. Foley stated that of the three fence proposals they submitted with their application, they were interested in the option one.

The applicants confirmed that the double fence would only be on the sides and behind existing vegetation.

Upon a motion by Mr. Lurtz, seconded by Mr. McChesney, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to install additional fencing at 15 Ritter Road W by a vote of 5-0.

The Board agreed to take a five minute recess.

E. COA 19-068

Ms. Gwinn called the meeting to order after a brief recess.

Mr. Cameron read the following portion of the staff report:

This public hearing is to consider a request within the Pinehurst Historic District to install landscaping at the new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number 201 10260. The property is owned by the Moore County Board of Education (Moore County Schools) and the applicant is Brent Covington, AIA (Ratio Design).

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: staking plan, signage and pavement marking plan, site details, existing conditions, demolition plan, grading plan, landscape plan and details, cupola detail, and draft findings of fact.

Applicant Brent Covington and Lisa Esterrich of Ratio Design were sworn into the public meeting by Ms. Gwinn.

Ms. Esterrich noted that the landscape design was 30% above the required plantings to provide a substantial buffer. They plantings were chosen from the Village Planting Guide.

Upon question by Mr. Schroeder, Ms. Gwinn stated there would be a four foot fence around the retention pond as it is mandated for safety reasons.

Upon a motion by Mr. Taylor, seconded by Mr. Von Salzen, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to install fencing and landscaping at 100 Dundee Road by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Report for 6/16 to 7/15

There were no comments on the minor work approved by staff.

V. Next Meeting Date

A. Regular Meeting August 22, 2019

VI. Comments from Attendees

There were no comments from attendees.

VII. Motion to Adjourn

Upon a motion by Mr. Lurtz, seconded by Mr. Von Salzen, the Commission unanimously approved the motion to adjourn the regular meeting by a vote of 5-0 at 5:30 pm.

Respectfully Submitted,

Kelly Brown
Planning Administrative Assistant
Village of Pinehurst

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

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



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 22, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Property owner and applicant Debbie Webb requests a Certificate of Appropriateness for 160 Palmetto Rd, Unit 3 to replace the existing entry porch and steps and add a roof over the entry and three windows as demonstrated in the attached photos.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Given the particular circumstances of this project which incorporates modifications to the exterior of a contributing building, the project is a Major Work requiring a Certificate of Appropriateness thus necessitating review by the Historic Preservation Commission.

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

1. The residential multifamily structure at 160 Palmetto is a contributing structure built in 1895.
2. Existing exterior materials for entry is premade decking.
3. Existing roofing is listed as shingle.
4. The building is a multifamily unit with several entrances, and there is a carriage house that also contains two units.

Roofs

1. The applicant proposes to add a roof over the door and three windows to match the existing roof on the carriage house. White trim to match is also proposed. The roof would be cantilevered such as the roof on the property shown in the attached drawing. Samples have not been provided.

Porches, Entrances and Balconies

1. The applicant proposes to install concrete porch steps and landing with brick trim, wrought iron banisters.

Conclusions of Law

Guideline Requirements:

1. New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District. This unit is on the side of the property, but would be similar in appearance to the carriage house when complete.

Guideline Recommendations:

1. The height of the porch should align with the first floor level of the structure. The roof over would align.
2. Porch posts, columns and railings should be compatible in composition, dimension, shape, color pattern and texture with the structure. The black wrought iron is compatible with the district and the color scheme for the roof support is also compatible in design and color.

Order

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

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
160 Palmetto Rd, Unit 3

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 15 Ritter Rd W:

The following conditions apply to approval of the Certificate of Appropriateness for 160 Palmetto Road Unit 3.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 160 Palmetto Rd. Unit 3 based on the following:



DRAFT
FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 25, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

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

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

FINDINGS OF FACT

Concerning jurisdiction

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

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

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

Porches, Entrances and Balconies

1. The applicant proposes to modify the front and side exterior of the home by adding a 28' wide porch addition, moving the door to the end on the right front of the building.
2. The materials are proposed to match materials and colors of the existing structure.
3. The foundation is proposed to be brick to match existing house.
4. The architect, Enriquez Artiga has confirmed that a 29 gauge standing seam black metal roof will be used. The height and width of the standing seam have not been verified.

5. The underside of the addition is proposed to be bead board.
6. The existing roof pitch is 6/12. The porch roof is proposed for 3/12.

Conclusions of Law

Guideline Requirements:

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

Guideline Recommendations:

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

Order

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

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
20 Medlin Rd.

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 20 Medlin Rd.

The following conditions apply to approval of the Certificate of Appropriateness for 20 Medlin Rd.

1. A revised sheet depicting existing and revised elevations shall be provided with correct labels.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 20 Medlin Rd. based on the following:



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 22, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Property owner and applicant Rick and Lynda Whitfield request a Certificate of Appropriateness for 115 Chinquapin Rd to add a covered entry area to the basement door.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Given the particular circumstances of this project which incorporates modifications to the exterior of a contributing building, the project is a Major Work requiring a Certificate of Appropriateness thus necessitating review by the Historic Preservation Commission.

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

1. The residential multifamily structure at 115 Chinquapin Rd. is a contributing structure built in 1920.
2. The current side entry door is uncovered.

Porches, Entrances and Balconies

1. The applicant proposes to match the existing façade to include the same color and textures with brick columns.

Conclusions of Law

Guideline Requirements:

1. New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District. This entry is on the side of the property, but would be the same in appearance as the rest of the structure which is architecturally congruous in the district.

Guideline Recommendations:

1. The height of the porch should align with the first floor level of the structure. The roof over would align.

Order

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

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
115 Chinquapin Rd

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 115 Chinquapin Rd.

The following conditions apply to approval of the Certificate of Appropriateness for 115 Chinquapin Rd.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 115 Chinquapin Rd.



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on August 22, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Michael and Moriah Brown request exterior modifications at 65 Cherokee Road to include: residing, a porch addition, removal of an old deck with installation of a brick patio, a rear addition, a side entry addition and a garage addition.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Given the particular circumstances of this project which incorporates modifications to the exterior of a contributing building, the project is a Major Work requiring a Certificate of Appropriateness thus necessitating review by the Historic Preservation Commission.

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

1. The residential structure at 65 Cherokee Rd is a contributing structure built in 1900. It is also known as Honeysuckle Cottage and was also known as Good Luck.
2. The structure is on the National Register of Historic Places as one of the earliest buildings built by James Tufts. The house suffered a fire in 1950 but still retains many of its early features, such as its steep pyramidal roof, central chimney, and corner porch with turned posts and balusters.
3. Existing exterior materials are listed as white tile shingle with wood trim and single pane wood windows.
4. Existing roofing is listed as asphalt shingle.
5. The garage is German lapped siding.
6. There is an existing wood deck with seating.

Roofs

1. The applicant proposes to convert asphalt shingle roof to black fiberglass roof on the entirety of the primary residence and the garage. Samples have not been provided.
2. The roofline will change with the addition of a front porch, side entry and bathroom/closet addition on rear.
3. The roofline of the garage is to be extended with the conversion to a guesthouse and addition of a storage area on one end and bathroom on the opposite end.
4. The roof for the front of the porch will be of smaller scale than the adjacent roof.
5. The roof on the side entrance will be of smaller scale than the adjacent roof.
6. Some additional complexity will be added to the roof lines of the house.
7. Roof exhaust vents are to be black PVC.

Exterior Walls and Trims

1. The applicant proposes an exterior change from tile shingle to Hardie Board on the house and German lapped siding to Hardie Board on the garage.
2. Additions affecting exterior walls on the house include a foyer addition, front porch addition, side entry addition, and master bath/closet addition.
3. Wood trim is to be replaced with Hardie trim.

Windows and Doors

1. The applicant proposes a change from single pane wood windows to black vinyl Pella windows.
2. Windows are one over one.
3. The walk-in closet/laundry addition will result in the removal of two windows on the rear.
4. A new front door and side door will be installed.
5. New single pane sliding doors will be installed on the left side elevation.
6. A double French door entry will be installed on the garage.
7. The overhead door on the garage will be removed for the storage addition. Plans show a double door.
8. A transom window will be added to the garage that is being converted to a guest house.

Porches, Entrances and Balconies

1. The plans depict conversion of a front entry porch to a foyer and an addition of a new front porch.
2. The new four feet deep front porch is shown along the width of the front of the house.
3. Decorative brackets, columns and posts (shown as typical) are proposed. Insufficient information has been provided to determine if the materials and style will be representative of the features on the existing porch.
4. The front porch is proposed to be "natural" wood.
5. A side entry is to be added.

Decks and Patios

1. A wooden deck on the left side elevation is to be removed and replaced with a brick patio.
2. The deck is elevated, the brown toned brick patio will be at grade. Materials have not been provided.

Masonry

1. The applicant proposes brick for the patio and the steps to the patio, steps to the front porch and side entry addition.
2. Plans for the front steps depict brick sides.
3. The brick is identified as brown-toned. Materials have not been provided.

Conclusions of Law

Guideline Requirements – Findings of Congruity:

1. Changes to the configuration of an existing roof “shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.” *The shape of the existing roof is noteworthy in the National Register, the change will be consistent with the district. Additional rooflines will be added but will be subordinate to the height of the existing roof.*
2. Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District. The proposed changes will result in loss of two windows on the rear which will not be visually apparent. The change in exterior siding will have a different appearance from the existing tile shingles.
3. Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District. *The changes in exterior features dictates the changes in doors and windows.*
4. New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District. *The additional of a full front porch will change the character of the structure but is not out of character with the district.*
5. The addition of a deck or patio **must not** obscure, damage, or destroy character- defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District. *The patio will take the place of the deck in the same location and should not obscure the structure.*
6. Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be** compatible with the character and scale of the primary structure and **must be** congruous with

the character of the Pinehurst Historic District. *The addition enlarges the garage without changing its overall appearance. The change from German lapped siding to Hardie plank should give a similar appearance. The French doors are single paned similar to the one over one windows in the principal structure.*

7. The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District. *Brick for the patio and steps is a historically correct material for the district.*
8. Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only. *Black is requested for the trim. Doors are to be "natural."*

Guideline Recommendations:

Relevant Section III.A Provisions for Roofs:

1. Section III.A.4 states "if repair or replacement of an entire roof is necessary, the new materials should match the existing materials in composition, dimension, size, shape, color, pattern and texture." Fiberglass shingles are a type of asphalt shingle, and they are proposed as the replacement material. A sample has not been provided. The shingles are proposed to be black.
2. Section III.A.2 directs existing roofing materials should be preserved and retained where possible. The applicant has not specified the purpose of reroofing both structures.
3. Section III.A.7 directs that vents be install in such a way as to not diminish the original design of the roof or the character. Black PVC vents are proposed. Installation detail has not been provided.

Relevant Section III.B. Provisions for Exteriors and Trims:

4. Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred. The applicant proposes to reside the house with horizontally laid Hardie Board which results in a substitution in material. Material samples have not been provided. Hardie board trim is proposes to replace trim.
5. Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**. It is recommended as any condition of approval that the Hardie Board not cover the existing shingles.

Relevant Section III.C Provisions for Windows and Doors:

6. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the

structure should be retained and preserved. The applicant proposes to replace wooden single pane windows with vinyl windows and is not preserving existing windows. The color and type of window will be changed. The new windows are proposed to be one over one.

7. If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations should be replaced in kind. Vinyl windows are proposed on the street-facing elevation.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure. Insufficient information has been provided.
 - c. Windows should have true or simulated divided lights. Windows are proposed for one over one.
 - d. Snap-in muntins are **not appropriate**. Information has not been provided.
8. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility. Two windows will be removed to accommodate exterior changes on the rear.
9. Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim. Replacement of the trim with Hardie Board is proposed.
10. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors. One over one windows are proposed. No additional information has been provided on window hardware.
11. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved. These features are proposed for replacement
12. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

Relevant Section III G. Provisions for Porches and Entrances

13. Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
 - a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim should be retained and preserved. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim should be retained and preserved. *The existing porch is to be converted with porch detail removed. A new front porch that spans the front of the building is proposed for construction.*

- b. A front porch or balcony should not be enclosed in any form unless historically accurate or compatible with the architectural character of the structure. *The existing porch is to be enclosed and converted to a foyer.*
 - c. All decorative porch posts, railings, brackets, cornices and cornice trim should remain uncovered and preserved. These features are to be removed from the existing structure. *Brackets, porch posts and railings (typical on the drawings) are to be installed on the new front porch.*
- 14. New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.
 - a. The height of the porch should align with the first floor level of the structure. *The height of the proposed porch aligns with the original structure but is subordinate in scale to the pyramidal roof.*
 - b. Porch posts, columns, and railings should be compatible in composition, dimension, shape, color, pattern and texture with the structure. *The drawings indicate decorative features for the proposed front porch. It is unclear if they will replicate the original turned brackets, posts and railings or if any of the original materials will be reused.*
 - c. New porches should be painted or stained in a color compatible with that of the structure and in the Village of Pinehurst Color Palette. *The new porch is proposed to be wood. The applicant has indicated that it will be "natural." No stain is listed.*
- 15. If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used should match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred. *The entire feature is to be replaced with an enlarged feature. The enlarged feature is to be wood with decorative features.*

Relevant Section III.H. Decks And Patios:

- 1. Decks and patios should be located on the rear or least character-defining elevation of the structure. *The existing deck is to be removed and replaced with a patio. It will be located on the left side elevation, the current location of the deck adjacent to an existing opening.*

Relevant Section III.I. Garages:

- 1. New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure. Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials. *The garage addition extends the existing building on the right elevation. A transom window will be added. Brick steps will be added to the front. New doors will be added to*

accommodate the conversion to a guesthouse with storage room.

Order

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

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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









Attachment A
Final Order
65 Cherokee Rd

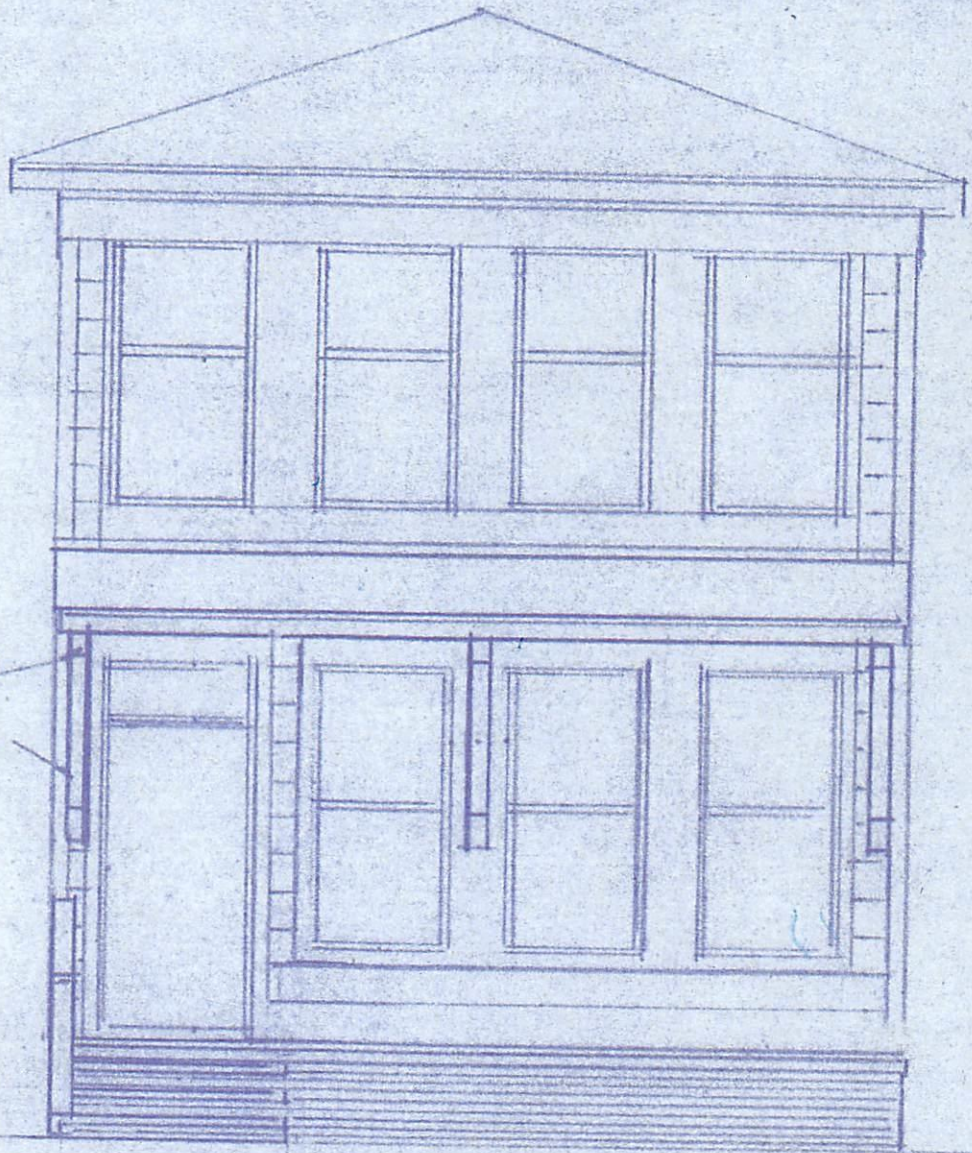
The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 65 Cherokee Rd.

The following conditions apply to approval of the Certificate of Appropriateness for 65 Cherokee Rd.

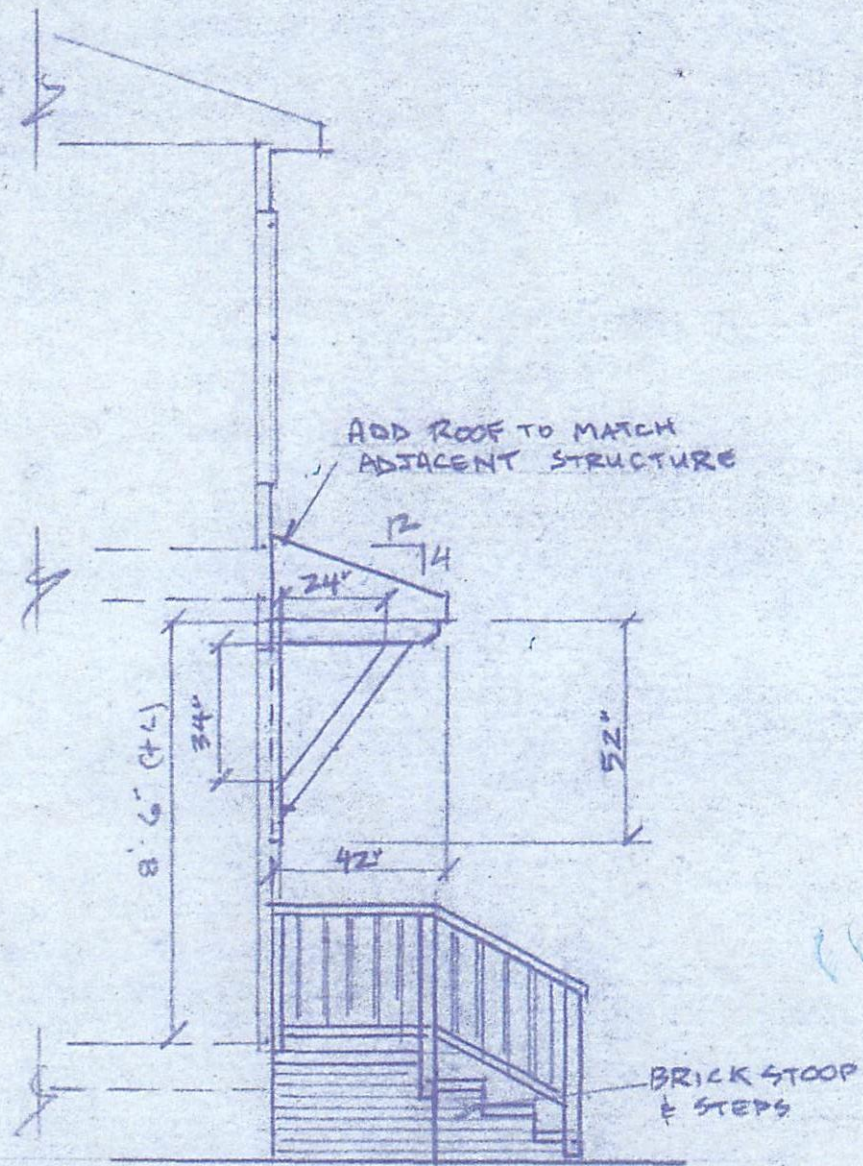
The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 65 Cherokee Rd. based on the following:

Palmetto House
160 Palmetto Road
Unit 3 Pinehurst, N. C.

ADD 3
BRACKETS w/
6" x 6"
MEMBERS

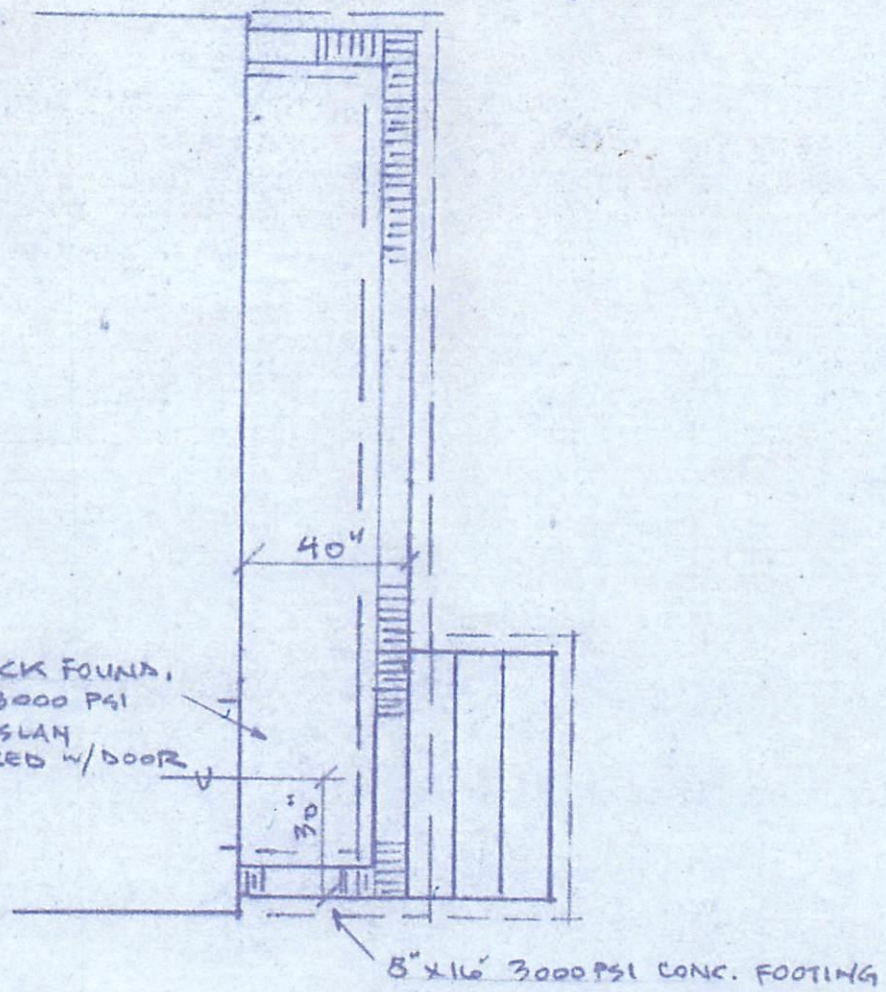


FRONT VIEW



SIDE VIEW

8" BRICK FOUND.
w/ 4" 3000 PSI
CONC-SLAB
CENTERED w/ DOOR



FOOTING

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

REV. 8-6-18
4-20-2018