PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 7/16/2020
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
July 23, 2020 MEETING
6/16/2020 TO 7/16/2020

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Fence	COA-2020-00080	6/23/2020	6/23/2020	60 Blue Road	Kevin Drum
No Dimension Greater Than 12'	COA-2020-00090	7/7/2020	7/8/2020	55 Barrett Road	Jim Sabine

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00079 605 Linden Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 23, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
605 Linden Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 605 Linden Road:

_____
_____
_____
_____
_____
_____
_____

The following conditions apply to approval of the Certificate of Appropriateness for 605 Linden Road:

_____
_____
_____
_____
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_____
_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 605 Linden Road based on the following:

_____
_____
_____
_____
_____
_____
_____
_____

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: July 14, 2020
Subject: **Major COA Request for 605 Linden Road (COA 2020-00079)**

Applicant:	Jim Secky
Owners:	Melody Mann Simpson
Professional:	Jim Secky
Property Location:	605 Linden Road
Zoning:	R-30 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855210354890

Request and Background:

Jim Secky is requesting a Certificate of Appropriateness for construction of a six foot, side yard, wrought iron fence located within the Pinehurst Historic District at 605 Linden Road. The applicant is proposing a fence that does not meet the requirements of the Historic District Guidelines and is seeking approval from the Historic Preservation Commission. The subject property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354890. The property owner is Melody Mann Simpson and the applicant is Jim Secky.

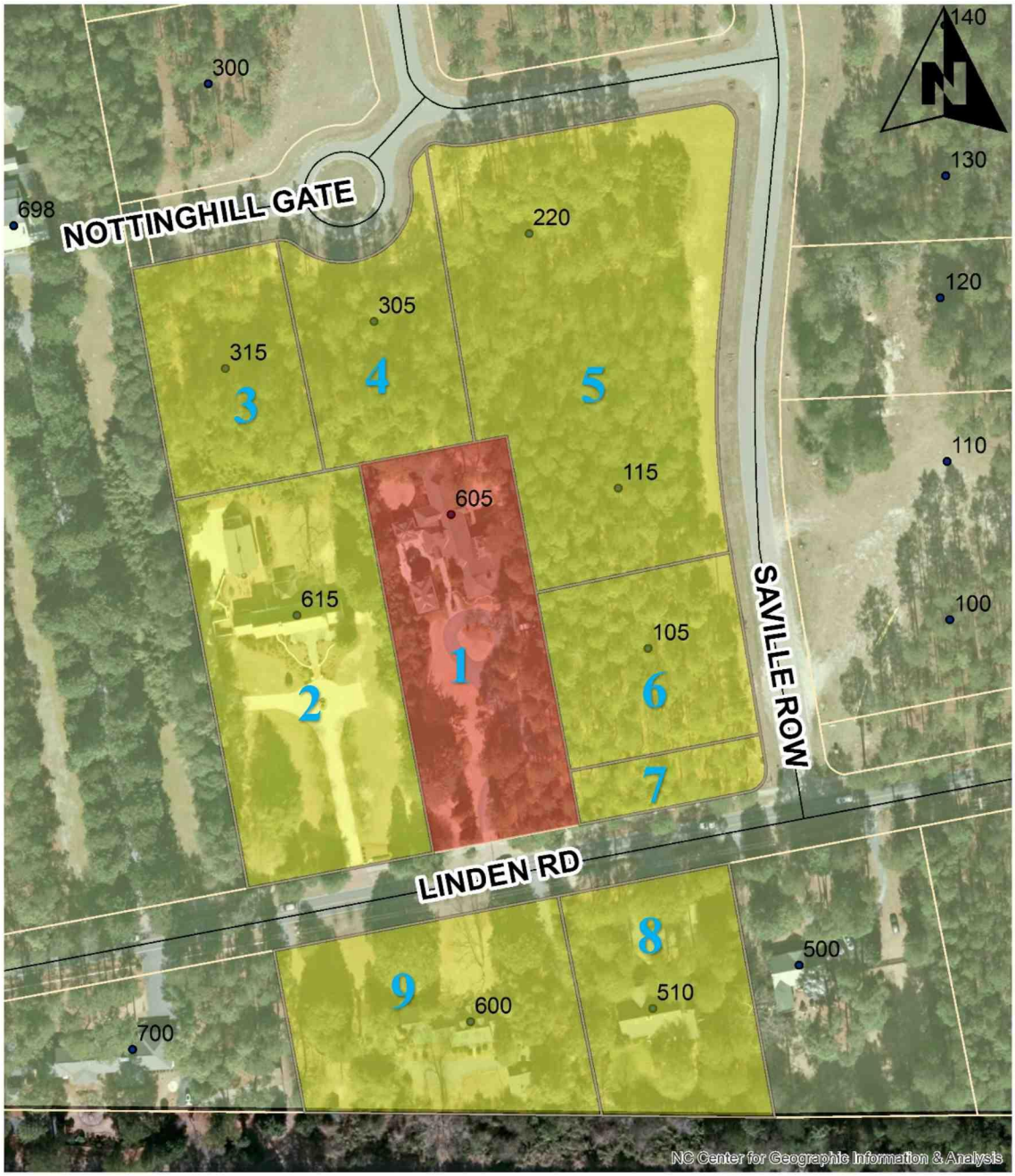
605 Linden Road has previously been granted four Major COAs. In 2007, a Major COA was granted for an addition, a pool, fencing, and relocation of existing driveway and driveway columns. In 2008, a Major COA was granted for changes to the previously approved addition in 2007. In 2009, two Major COAs were granted, the first was for an addition of a front yard patio and the second for relocation of an arbor connecting a screened in porch to the main structure. 605 Linden Road was also granted two Minor COAs, the first for the addition of a fence around a spa (2007) and the second for the addition of a blue stone, side yard, patio (2009).

According to Moore County Assessor's Office 605 Linden Road was constructed in 1972 and is not listed within the 1996 National Historic Landmark Survey. All of the adjacent properties within the public hearing notification area are also not listed or recorded within the 1996 survey. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00079				
#*	Address	Year Built	Contributing	Structure History
1	605 Linden Road	1972	No	Not listed on the 1996 National Historic Landmark Survey
2	615 Linden Road	1920	No	Not listed on the 1996 National Historic Landmark Survey
3	315 Nottinghill Gate	NA	No	Vacant Land
4	315 Nottinghill Gate	NA	No	Vacant Land
5	115 Saville ROW	NA	No	Vacant Land
6	105 Saville Row	2019	No	Not listed on the 1996 National Historic Landmark Survey
7	Vacant Land	NA	No	NA
8	510 Linden Road	1992	No	Not listed on the 1996 National Historic Landmark Survey
9	600 Linde Road	2020	No	Not listed on the 1996 National Historic Landmark Survey
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA 2020-00079: 605 Linden Road

605 Linden Road
July 23, 2020
Major COA Request



Legend

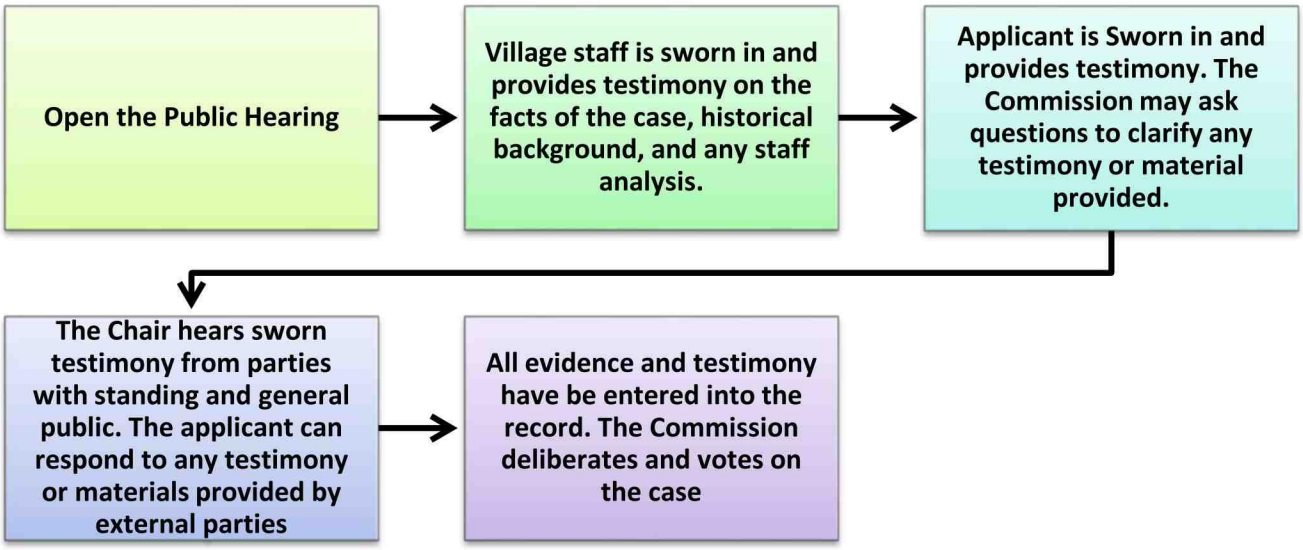
- Subject Property 605 Linden Road
- Notified Adjacent Properties 605 Linden Road
- ADDRESS
- STREETS
- Historic Preservation Overlay
- Pinehurst South Business Overlay

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the commission because request that are not compliant with Guidelines must be reviewed by the Historic Preservation Commission. The applicant is proposing a six foot side yard fence and the Guidelines stipulate that side yard fence can be no taller than four feet in height. Fences are typically classified as Minor Work items, however staff elevated this request to Major Work because only the Commission may approve a request that is not compliant with the Guidelines. All Major Work **must** be approved by the Commission.

The applicant is proposing a six foot wrought iron fence that will enclose a portion of the defined side yard and entire rear yard of the property. This is a unique request because the existing residence is located within the building setback approximately four feet from the rear property line (measurement from ArcGIS). The building was constructed in the 1970s prior to the current setback regulations and the building exists as an existing non-conformity.

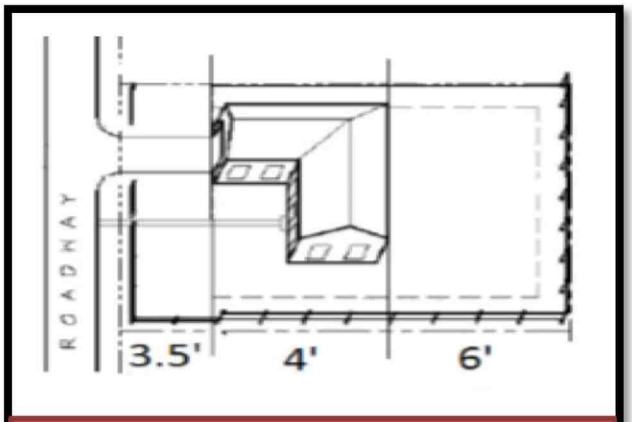
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

FENCES

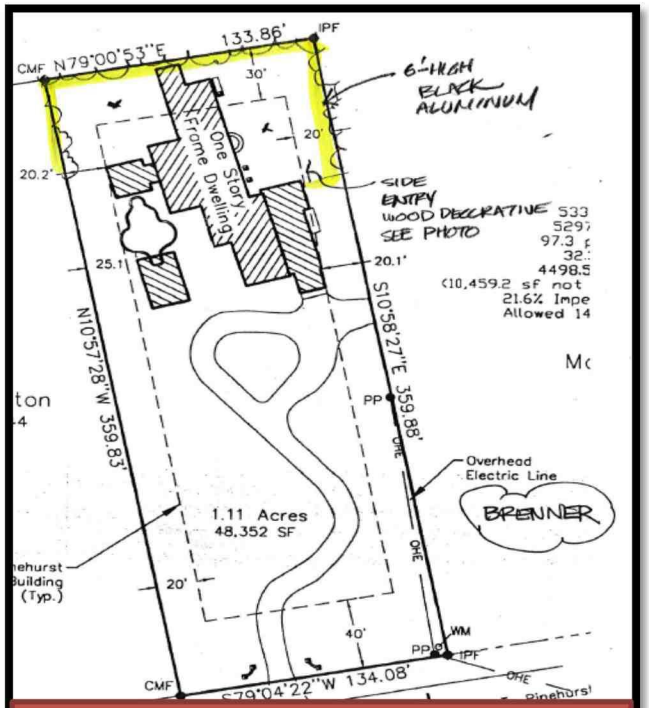
1. *Section VII.11* - When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than **4 feet in height** and rear yard fences must not be taller than six feet in height.
        i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence must not extend beyond the front corner of the structure.
        ii. Fences must not be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.

As previously stated the applicant is proposing a six foot, side yard fence. According to the Historic Guideline shown below, side yard fences in the historic district are regulated to be no taller than four feet in height.



Fence Graphic from HDG

The fence graphic above shows the potential and regulated fence layout in the historic district. The graphic illustrates a reasonable or conventional home with a building footprint that easily accommodates a rear, side, and front yard fencing options. However, 605 Linden is a unique lot with a unique building footprint that essentially, leaves the property without a rear yard.



Submitted Site Plan

As shown in the submitted site plan, the home at 605 Linden is set back deep, into the back portion of the lot and even encroaches into the regulated rear setback (an existing non-conformity). As a result, the lot has a very limited and unconventional defined rear yard. The fence, as proposed, would be over 200 feet from the road way and over 50 feet from the furthest, forward protrusion of the building (distances acquired using ArcGIS).

Staff Prepared Rear Yard Visual

The fence, as proposed, would be adjacent to an existing rear yard and future rear yards of adjacent properties. This is significant, because if 605 Linden neighbors were to propose similar fences in the future in the same location, they would be permitted to build six foot fences. 605 Linden is uniquely hindered by the existing non-conforming placement of the primary structure, which has resulted in the applicant seeking permission to construct a fence that is not complaint with the Historic District Guidelines. If approved the fence would be compliant with the PDO.

4. When measuring fence height, consider all fence elements including posts.

a. Fences on the rear and non-street sides of the property **must not be taller** than six (6) feet in height and street-side fences **must not be taller** than three and a half (3.5) feet.
b. Brick and stacked stone walls on the street sides of the property **must not be taller** than two and a half (2.5) feet in height.
c. Back yard fences greater than three and a half (3.5) feet in height **must not extend** forward from the back corner of the house. An exception is to screen a private residence from a commercial or institutional building or parking lot, in which case, the fence **must not extend** beyond the front corner of the structure.
d. Shadow box fences for back and side yards **must have vertical board width** of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and

Previous Historic District Guidelines Standards for Historic Fences

The four foot limitation is a new requirement that was introduced to the Guidelines during the 2019 rewrite. Previous versions of the Guidelines, allowed for six foot side yard fences when not adjacent to a street. There are many historic properties with side yard fences that were constructed prior to 2019 that are six feet tall. However, if any existing side yard, six foot fence were to be replaced, the Guidelines would require the fence to come into compliance and be no taller than four feet. If approved, this fence would be similar to existing fences in the historic district and would also be considered compliant because a Major COA would have been granted and issued allowing the six foot, side yard fence.

2. *Section VII.6* - All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish must be completed within six (6) months of installation.

   The proposed wooden gate is to be painted white. The applicant will be notified of the six month requirement at the time of permitting.

<u>Applicable Guidelines Recommendation:</u>

FENCES

1. Section VII.A.6 - Metal fences should be painted to resemble wrought iron.

   The applicant is proposing a black wrought iron fence, with a decorative wood gate. Neither the Guidelines nor PDO limit the number of fences on a lot or the number of different styles of fencing on a lot. The decorative wood gate is proposed to be painted white.

Staff Recommendation:

This is a very unique lot that was developed prior to the current setback regulations of the PDO. If this lot were to be developed today, the building would have to meet setback requirements and as a result a defined rear yard would exist. Unfortunately, the building footprint severely encroaches into the rear yard setback and essentially eliminates the rear yard. Additionally, the possibility for adjacent properties to proposed and construct a similar fence in the same location at the requested height, adds to the justification for this request. Staff recommends the approval of the requested six foot side yard fence.

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00085 90 McCaskill Road East

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 23, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
90 McCaskill Road East

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 90 McCaskill Road East:

_____
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The following conditions apply to approval of the Certificate of Appropriateness for 90 McCaskill Road East:

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_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 90 McCaskill Road East based on the following:

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_____
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_____
_____
_____
_____
_____

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	605 LINDEN RD
City, State, Zip Code	PINEHURST
Parcel ID #	855 210 354 890 / LRK 000 144 32

Owner Information			
Name	MELODY MANN - SIMPSON	Home Phone #	N/A
Street Address	605 LINDEN RD	Mobile Phone #	404 - 992 - 4076
City, State, Zip Code	PINEHURST NC	Business Phone #	404 - 253 - 6349
Email	mmelody@simpsonorg.com		

Applicant			
Name	JIM SECKY	Other Phone #	910-695-1121
Email	seckyjim@gmail.com	Street Address	BOX 388
Mobile Phone #	910-315-2787	City, State, Zip Code	S. PINES 28388
			395 YADKIN RUN LA.

EXHIBIT A

VILLAGE OF PINEHURST 1895

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 #	75293
Name	JIM SECKY DESIGN & BUILD LLC
Street Address	BOX 388 — 395 YADKIN RUN LA.
City, State, Zip	S. PINES 28387
Phone #	910-695-1121 — C-315-2787
Email	seckyjim@gmail.com

General Information

Description of Changes to the Structure	NONE — FENCE TO PREVENT DEER FROM PROPERTY DAMAGE		
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	$ 15,000.00

FENCE

EXHIBIT

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	N/A	– FENCE	
Shutters		BLACK ALUM. PER	ATTACHED
Garage Door			
Roof		WHITE ENTRY GATE	
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____			

Required Documents

X Site Plan/Survey or Sketch	☐ Elevation Drawings N/A
☐ Floor Plans N/A	☐ Landscaping Plan N/A

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: [signature] Date: June 16, 2020

EXHIBIT B

1895 VILLAGE OF PINEHURST

Fence, Wall, or Column
Fee: $175
(Revised 09/2019)

Permit Information

Requirements for fence, wall, and columns are described in Section 9.13 of the Pinehurst Development Ordinance (PDO). North Carolina Building Code requires fencing around swimming pools.

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	605 LINDEN RD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	LRK 000 14432 PIN 855 210 354 890

Owner Information			
Name	MELODY-MANN SIMPSON	Home Phone #	N/A
Street Address	605 LINDEN RD	Mobile Phone #	404-592-4076
City, State, Zip Code	PINEHURST N.C	Business Phone #	404-253-6349
Email	melody@simpsonorg.com		

Applicant			
Name	JIM SECKY	Other Phone #	910-315-2787
Email	seckyjim@gmail.com	Street Address	695-1121
Mobile Phone #	910-315-2787	City, State, Zip Code	395 YADKIN RUN LA S. PINES 28387

Licensed Professionals

License #s must include all letters and numbers as filed with the NC Licensing Board. If work is under $30,000 and a general contractor will not perform the work, enter applicant information in General Contractor fields and applicant phone # as the License #.

	General Contractor (Required)
License #	75293
Name	JIM SECKY DESIGN & BUILD LLC
Street Address	BOX 388
City, State, Zip	SOUTHERN PINES NC
Phone #	910-315-2787
Email	seckyjim@gmail.com

EXHIBIT B

VILLAGE OF PINEHURST 1895

Fence, Wall, or Column
Fee: $175
(Revised 09/2019)

General Information

New or Existing	☒ New	☐ Existing	
Type of Work	☒ Fence	☐ Column	☐ Wall
Temporary	☐ Yes	☒ No	
Type of Use	☒ 1-2 Family Dwelling ☐ Accessory Building ☐ Multi-Family Dwelling ☐ Commercial/Industrial ☐ Other		
Type of Fence	☐ Brick ☐ Post and Rail ☐ Vinyl	☐ Chain Link ☐ Stone ☒ Wrought Iron	☐ Picket ☐ Wood Board, Shadow Board ☐ N/A
Fence Color	BLACK → ALUMINUM COPY		
Fence Location	BACK YARD		
Front Height (in feet)	N/A	Side 1 Height (in feet)	6'
Rear Height (in feet)	6'	Side 2 Height (in feet)	6'
Job Cost	APPOX $ 15,000.00		
Corner Lot	☐ Yes	☒ No	
Golf Course/Lake Lot	☐ Yes	☒ No	
Pool Enclosure	☐ Yes	☒ No	

Zoning Information

Zoning District	R-30	
Overlay District	☒ Historic Preservation Overlay District ☐ Pinehurst South Overlay District	☐ N/A

Required Documents

☒ Site Plan/Sketch Drawing	ATTACH W/ DIAGRAM & PHOTO

EXHIBIT B

Fence, Wall, or Column
Fee: $175
(Revised 09/2019)

Additional Village Permits (As Applicable) – Must accompany this permit with the applicable fee

- ☐ Floodplain Development Permit - If located in a Flood Zone
- ☒ Certificate of Appropriateness (COA) – If located in the Historic Preservation Overlay District

Other Agency Permits/Approvals (As Applicable) - Per Section 4.2.6 of PDO

- ☐ Moore County Utilities Approval – If fence is located within a utility easement (recorded or unrecorded)
- ☐ US Fish and Wildlife Approval N/A
- ☐ Other

Notice to Applicant

The undersigned Applicant makes this request subject to any recorded and/or unrecorded utility easements and any restrictive covenants that may affect the Applicant's property. The Village of Pinehurst makes no warranty, express or implied, concerning whether this application, if granted, would violate any easements or restrictive covenants affecting the Applicant's property.

By completing and submitting this application, you certify that this application and submittal is complete and accurate.

Applicant Signature: _____ Date: June 16, 2020

6.16.26

EXHIBIT C

605 LINDEN RD
OWNER- MELODY MANN SIMPSON

½" = 30'-0" +/-

ound
ound
Found
Monument Found
et
Monument Set
y Pole
hole
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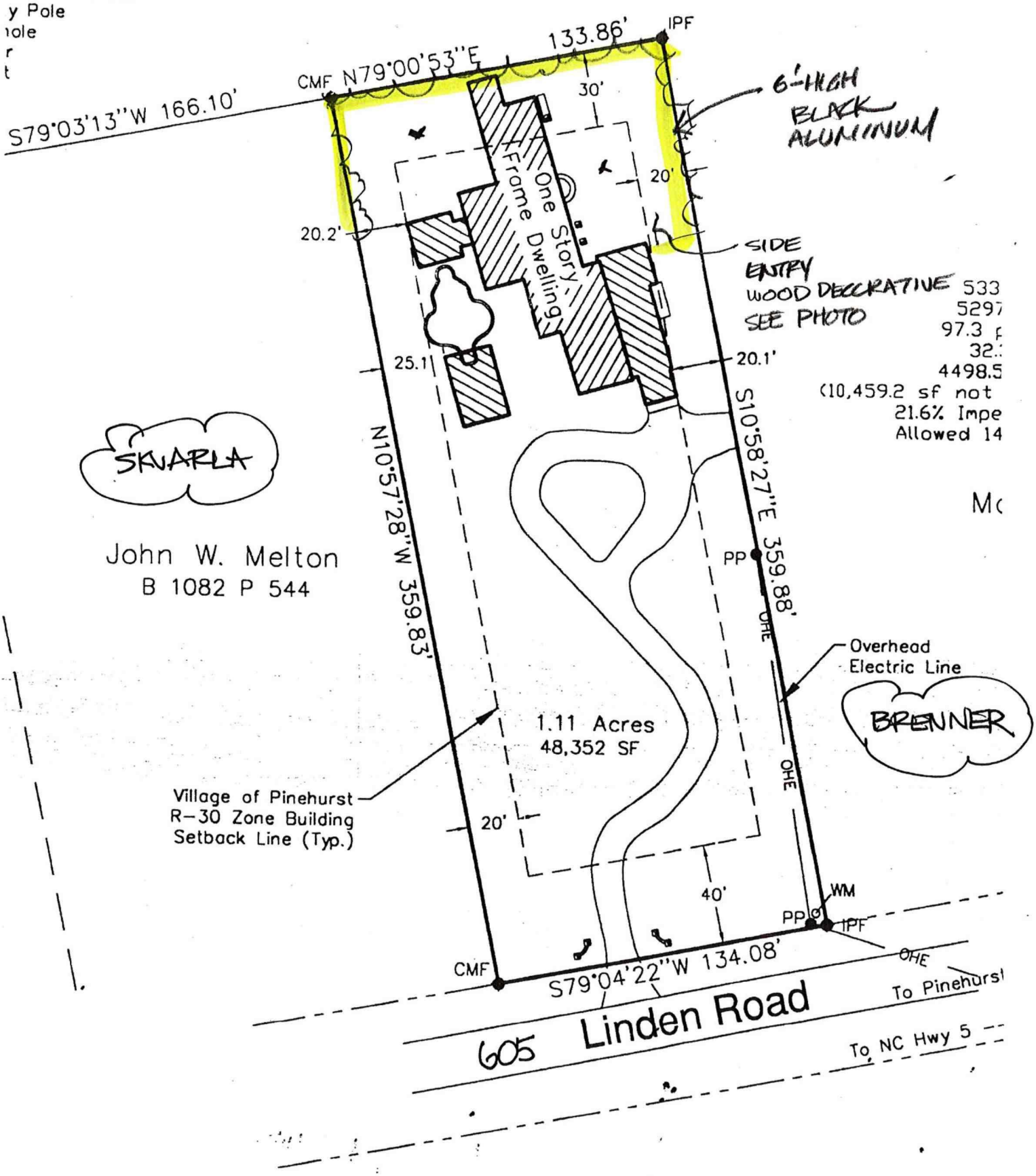
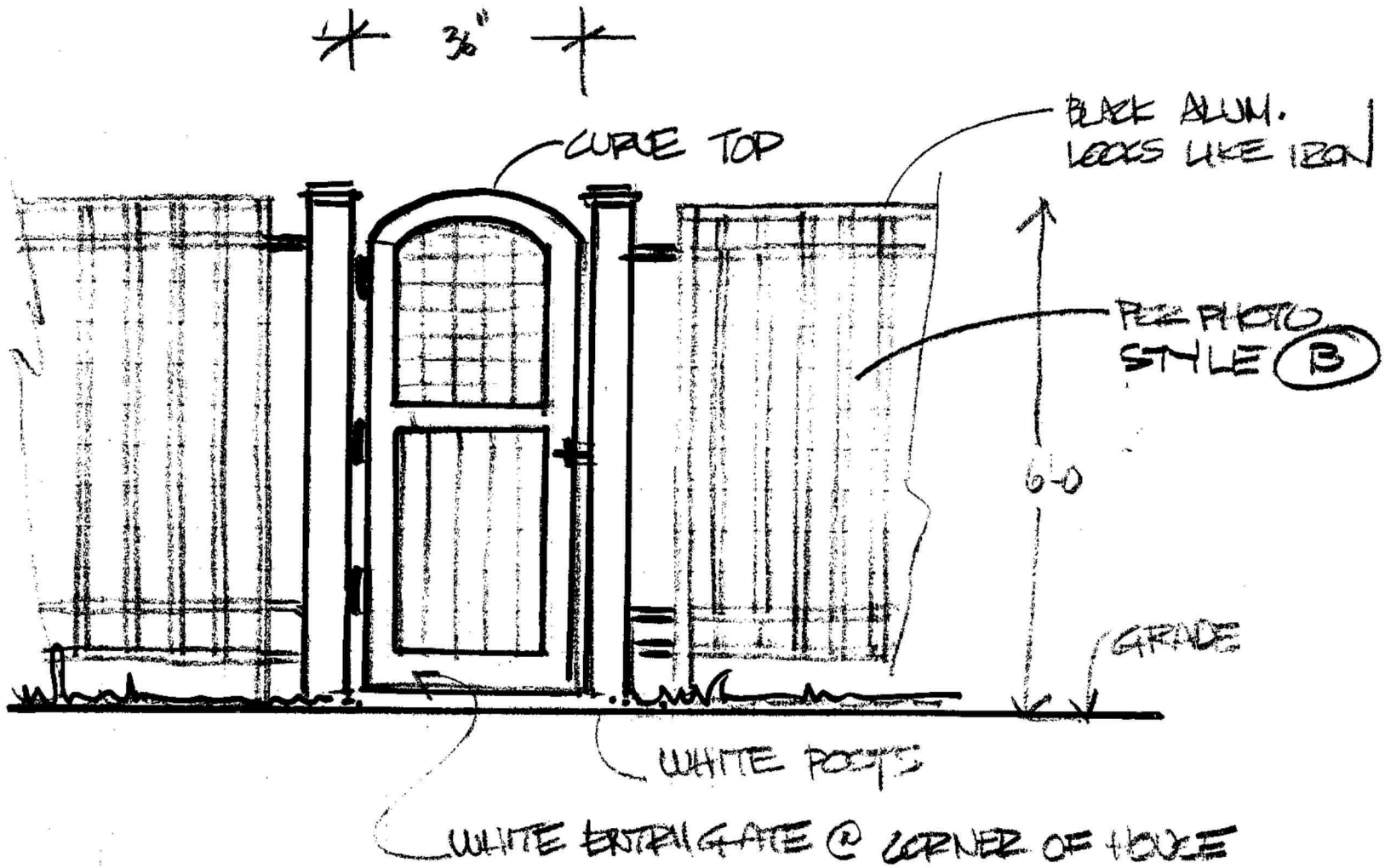


EXHIBIT D



SCALE 1/2" = 1'-0"

MANN SIMPSON RES.
605 LINDEN RD
PINEHURST
ENTRY GATE ELEVATION

Saturday 10 am - 2 pm EST

Sunday Closed

We Support

Our Military

EXHIBIT E

Un-Assembled Fence Sections are shipped to you in kit form. Each kit will include rails, pickets and screws. For example, a 6ft. Width, Standard Picket, 3 Rail Fence Section kit would include, 3 Rails, 15 Pickets and 45 Screws. Please note that the assembly of fence sections is a labor intensive process. See our Assembly Instructions HERE

All of our Fence Sections, Posts and Gates are Made in the USA with American Materials and American Labor.

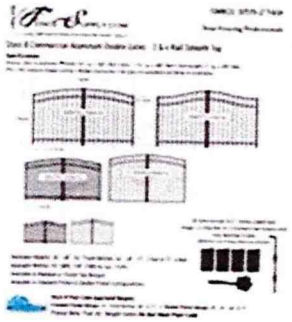
MADE IN THE USA

B

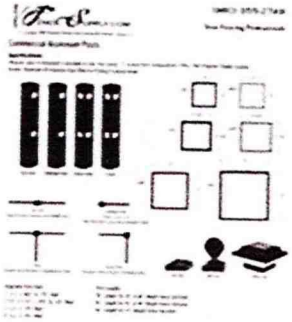
Visit Our Photo Gallery Page For Additional Images

MANN-SIMPSON
SIDE & REAR
FENCE STYLE
6'-0" TALL

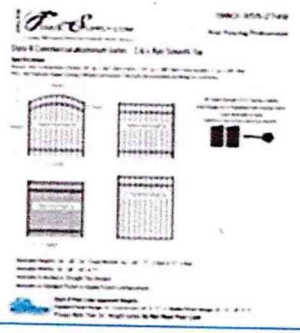
Related Products



Style B Commercial Aluminum Double Gates Black, Bronze or



Style B Commercial Aluminum Fence Posts Black, Bronze or



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Leave us a message

EXHIBIT F

EXHIBIT G

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): A Boyd Simpson, Melody Mann Simpson

Business Name (if applicable): n/a

Tenant Name (if applicable): n/a

Physical Address: 605 Linden Road

Mailing Address (if different): c/o TSO The Simpson Org. 1170 Peach Tree Street Suite 2000 Atla. Ga. 30309

Phone #: 404 253 6350 Mobile #: 404 991 8589

Zoning District: R 30 LRK #: 000 144 32 PIN #: 855 210 354 890

Applicant/Contractor Data

Name: James Secky

Contractor License #: 75293

Phone #: 910 315 2787

E-mail Address)optional): seckyjim@gmail.com

Mailing Address: PO Box 388 Southern Pines NC 28388

Estimate Cost of Construction: $ $15,000.00

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

EXHIBIT G

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

Description of Project:

Insatll approximatly 200 lf of fencing

EXHIBIT G

1895
VILLAGE OF
PINEHURST

Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door	* FENCE TO BE BLACK ALUMINUM	
Shutters	* ENTRY GATE TO BE WHITE	
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: James Shore Kelly Date: June 16, 2020

EXHIBIT G

Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA#_____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

_____

EXHIBIT A
COA 2020-00087

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	60 Cherokee Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00022043

Owner Information			
Name	Wesley & Anna Smith	Home Phone #	Anna
Street Address	60 Cherokee Rd.	Mobile Phone #	9198015162
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	annafsmith@gmail.com		

Applicant			
Name	Butler Constructs	Other Phone #	
Email	seandbutler@gmail.com	Street Address	4565 Dowd Rd
Mobile Phone #	910 528 2523	City, State, Zip Code	West End, NC 27376

BQ

BM

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 #	75438
Name	Butler Constructs Design & Builds
Street Address	P. O. Box 1201
City, State, Zip	Southern Pines, NC 28388
Phone #	910 528 2523
Email	seandbutler@gmail.com

General Information

Description of Changes to the Structure	• Owner intends to add a greenhouse to existing guest house using materials that are consistent with existing historic home and guest house.		
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	

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		Shake	White
Windows		Vinyl	White
Chimney			
Foundation		Brick	Painted white
Front Door			Black
Shutters			
Garage Door			
Roof	Tempered	Glass Framed by Metal -	Black
Roof Exhaust Vents		(Mill Aluminum)	
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

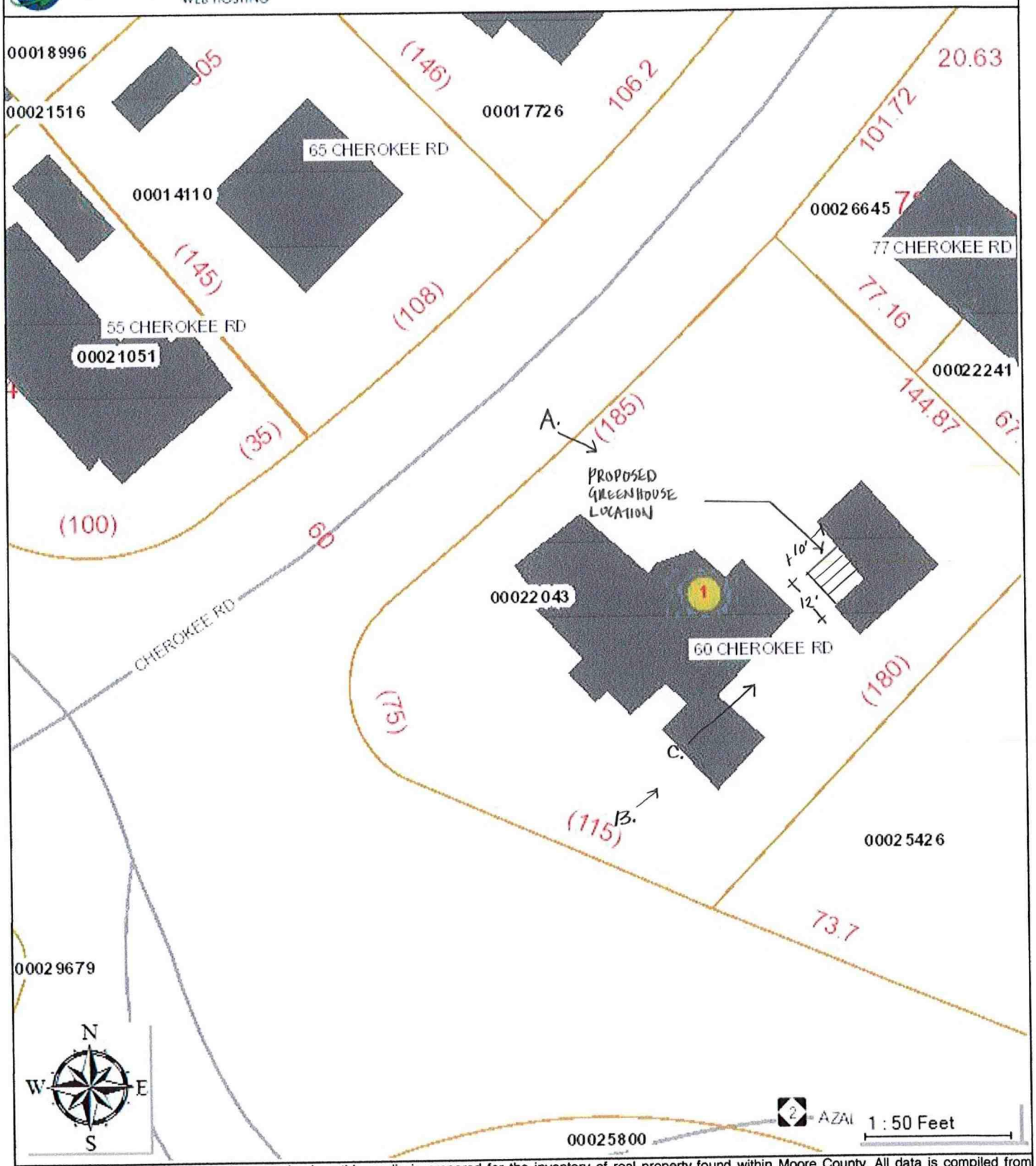
I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____ Date: July 1, 2020

EXHIBIT B

CONNECTGIS WEB HOSTING

Moore County
Printed July 01, 2020
See Below for Disclaimer



GIS DISCLAIMER All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. Moore County, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

EXHIBIT C

Butler constructs
Design & Builds

July 2, 2020

Historic District Commission
Village of Pinehurst, NC 27374

Board Members,

The intent of this exterior addition at 60 Cherokee is to construct a garden structure for the purpose of plant propagation. Its site placement and design will tie in and blend with the existing home facade. Situated in a 90 degree corner of an existing accessory structure its two walls will be constructed of building materials that match adjacent building fenestration. The constructed roof height and slope will also match the adjacent building. Contractors will frame greenhouse and mason will build brick knee wall. Glass windows, door and roof will be installed and tied into the accessory structures roof. Shrubs will be planted around the perimeter of the greenhouse.

Thank you for your review and consideration of this project.

Respectfully,

815 North Ashe Street • Southern Pines, N.C. 28387 • 910. 528. 2523 • seandbutler@gmail.com

EXHIBIT D

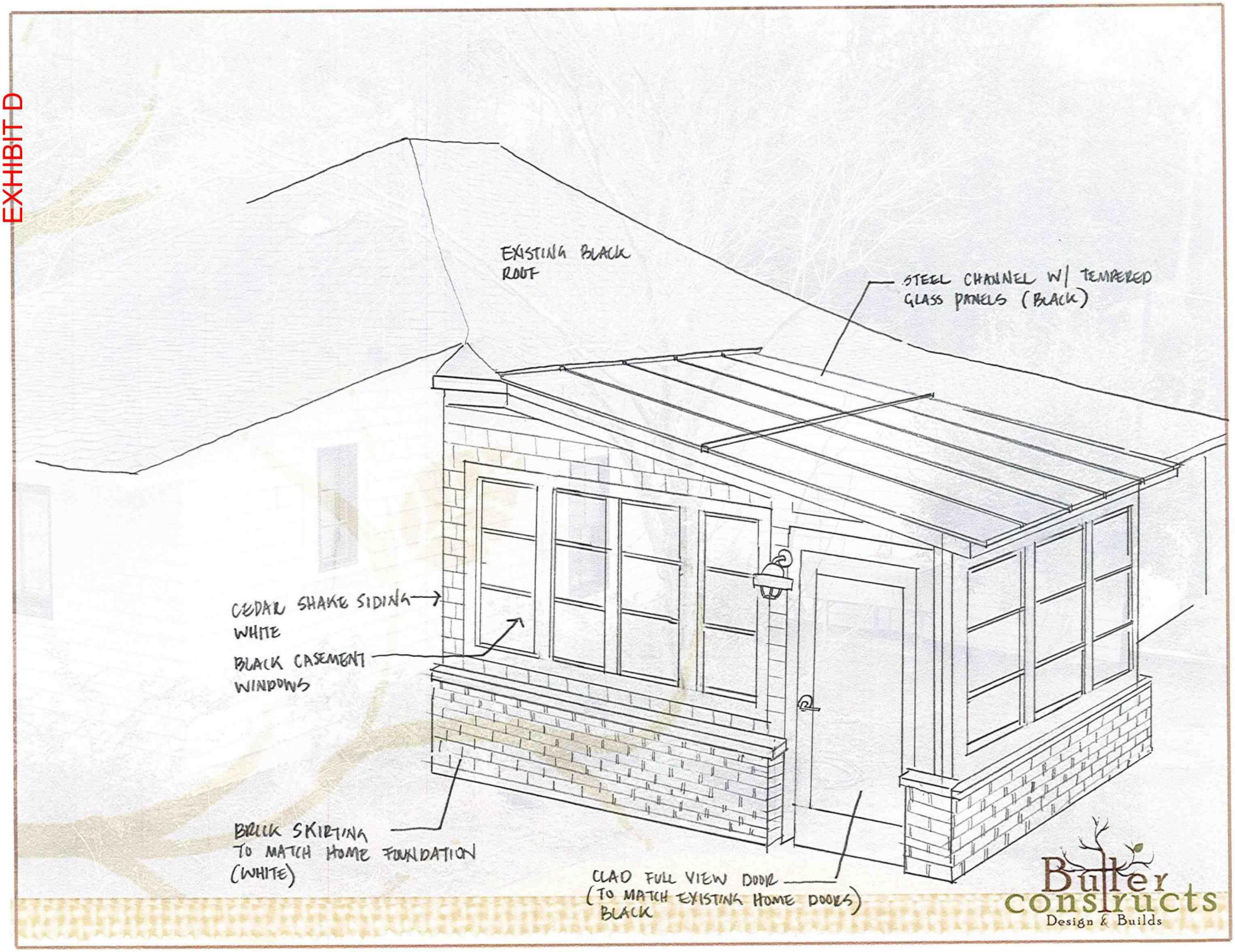

EXISTING BLACK ROOF
STEEL CHANNEL W/ TEMPERED GLASS PANELS (BLACK)
CEDAR SHAKE SIDING WHITE
BLACK CASEMENT WINDOWS
BRICK SKIRTING TO MATCH HOME FOUNDATION (WHITE)
CLAD FULL VIEW DOOR (TO MATCH EXISTING HOME DOORS) BLACK
Butler constructs
Design & Builds

EXHIBIT E

CONNECTGIS WEB HOSTING

Moore mgd
Printed July 01, 2020
See Below for Disclaimer

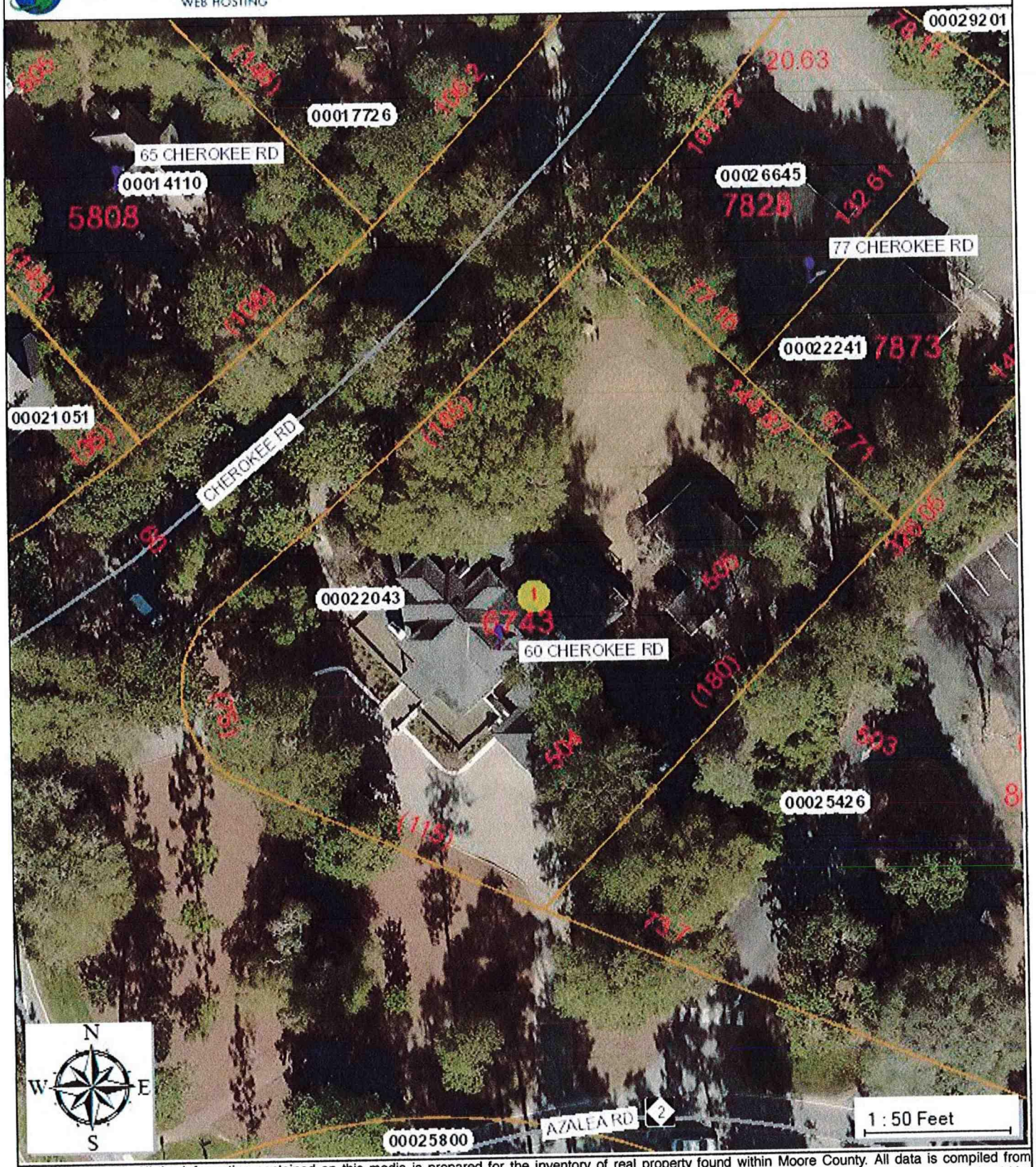


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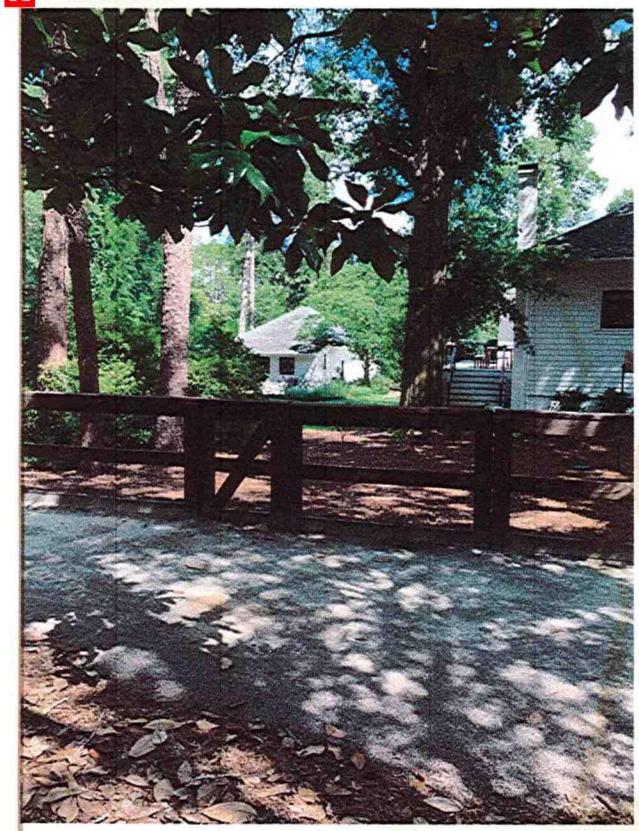
EXHIBIT E

EXHIBIT F



VIEW FROM CHEROKEE WALK
A.

VIEW FROM N.E DRIVEWAY
B.

ZOOMED VIEW FROM N.E. DRIVEWAY
C.

Butler constructs
Design & Builds

1895

VILLAGE OF

PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: July 16, 2020
Subject: **Major COA Request for 60 Cherokee Road (COA-2020-00087)**

Applicant:	Sean Butler
Owners:	Anna and Wesley Smith
Professional:	Butler Construction
Property Location:	60 Cherokee Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212956743

Request and Background:

Sean Butler of Butler Construction is requesting a Certificate of Appropriateness for the addition of a greenhouse to an existing accessory structure within the Historic District at 60 Cherokee Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212956743. The property owners are Anna and Wesley Smith and the applicant is Butler Construction.

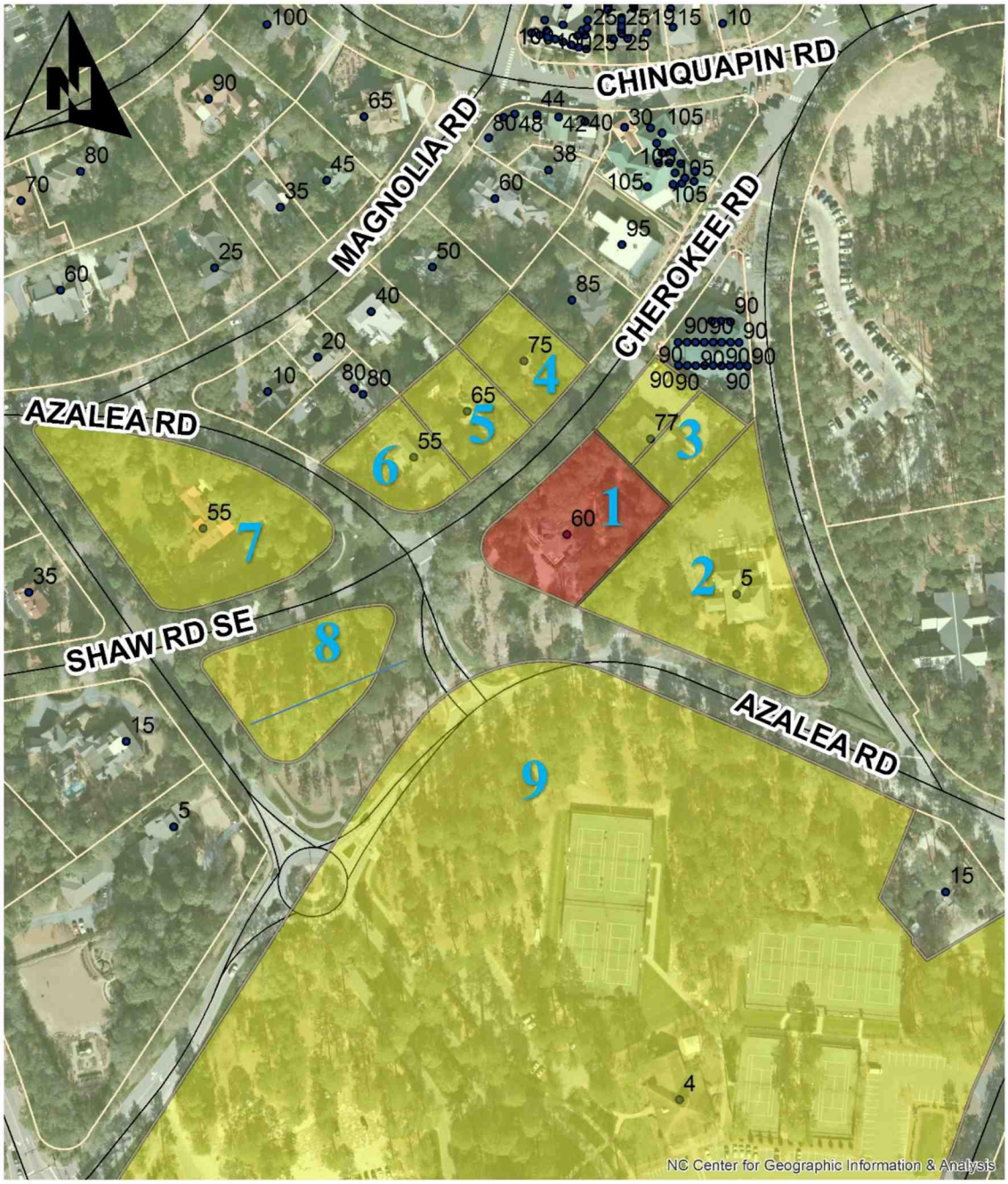
60 Cherokee Road has previously been granted two Major COAs. In 2017, a Major COA was granted for a new front entry, deck, screened-in porch, new windows, new paint, siding repair, and alterations to the accessory structure. In 2008, a Major COA was granted for the addition of a carport on the right side of the home. There is no record of any request or issuing of a Minor COA.

The primary structure at 60 Cherokee Road is listed within the National Historic Landmark Survey and is considered a contributing building. All but one of the adjacent properties within the public hearing notification area, are listed as contributing structures. The table and notification map on the following pages provides a brief history of each structure and illustrates, which properties where notified.

National Historic Landmark Survey Table for COA 2020-00087				
#*	Address	Year Built	Contributing	Structure History
1	60 Cherokee	1897	Yes	The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace.
2	5 Village Green	1905	Yes	The first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
3	70 Cherokee	NA	NA	Not Listed within the 1996 National Historic Landmark Survey
4	75 Cherokee	1895	Yes	The Plymouth was another of the first cottages built by James W. Tufts. The Plymouth is a one-and-a-half-story frame cottage clad in both German siding and wood shingles. Its gable end faces the front, and it has hip-roofed gables on the sides.
5	65 Cherokee	1895	Yes	This one-story frame cottage was one of the first built by James W. Tufts. The house suffered a fire circa. 1950, but it still retains many of its early features, such as its steep pyramidal roof, central chimney, and corner porch with turned posts and balusters.
6	55 Cherokee	1895	Yes	James W. Tufts built Pine Grove House as a boarding house. During its early years it catered primarily to the village musicians, but others boarded here as well, including Donald Ross and his bride for the season in 1905. Pine Grove House is a one-and-a-half-story gambrel-roofed cottage with vinyl siding, shed dormers and a front porch which extends on the north side to form a porte-cochere.
7	55 Shaw	1908	Yes	Originally a bungalow, the house received several log additions, so that now it is a rambling camp-style estate. The property consists of an entire triangular block and is remarkably private because of sheltering plant materials.
8	Vacant Land	NA	NA	Vacant Land
9	1 Carolina Vista	1922	Yes	This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses.
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA-2020-00067: 15 Medline Road

60 Cherokee Road
July 23, 2020
Major COA Request



Legend

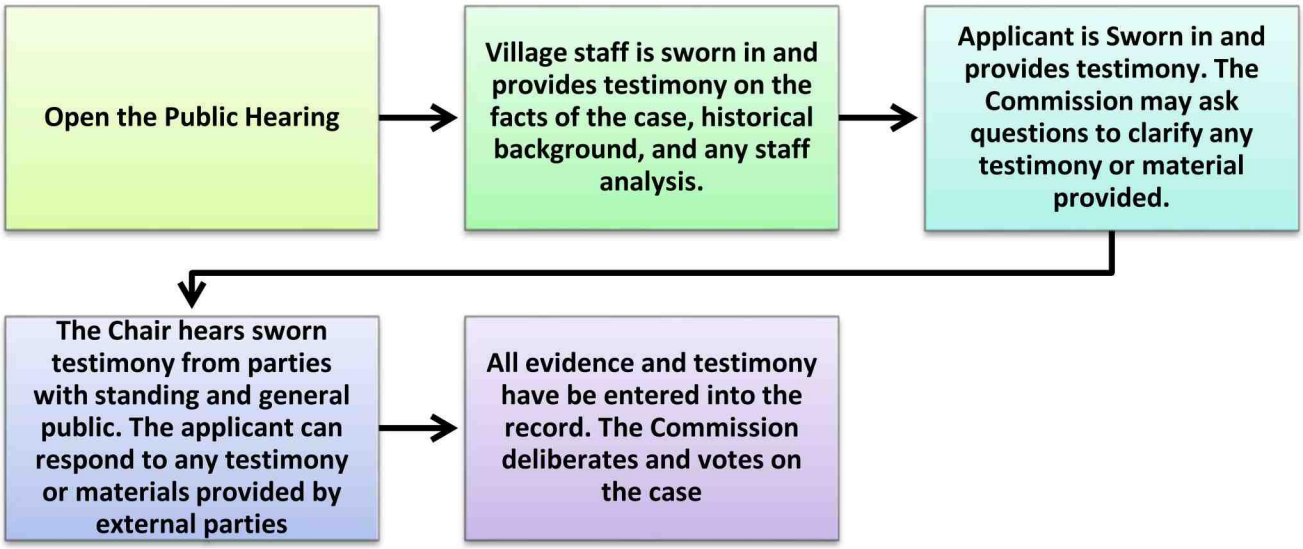
- Subject Property 60 Cherokee Road
- Adjacent Properties Notified 60 Cherokee Road
- ADDRESS
- STREETS
- Historic Preservation Overlay
- Pinehurst South Business Overlay

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because an addition and new construction are considered Major Work according to the Historic District Guidelines. All Major Work must be approved by the Commission.

The applicant is proposing to construct a 120 square foot greenhouse that will be attached to an existing accessory structure.

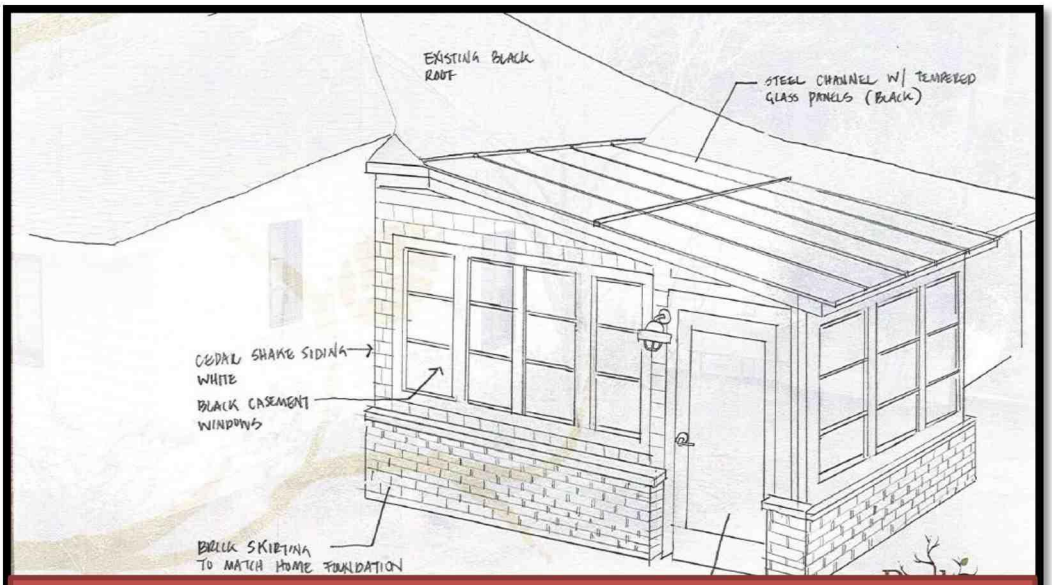
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

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

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

   The applicant is proposing to add and attach a greenhouse to an existing accessory structure. Given the application and use of the addition, matching the character of the greenhouse to both the primary home and existing accessory building is an interesting task. The applicant has submitted an elevation drawing for the proposed greenhouse that appears to match the scale of the existing structure. The elevations also demonstrate that the applicant has added architectural elements to elevate the look of the greenhouse and fold it into the existing architecture. The green house is proposed to have a brick foundation that gives it a permanent look and feel, while also increasing the compatibility with the existing architecture.



Submitted Elevation

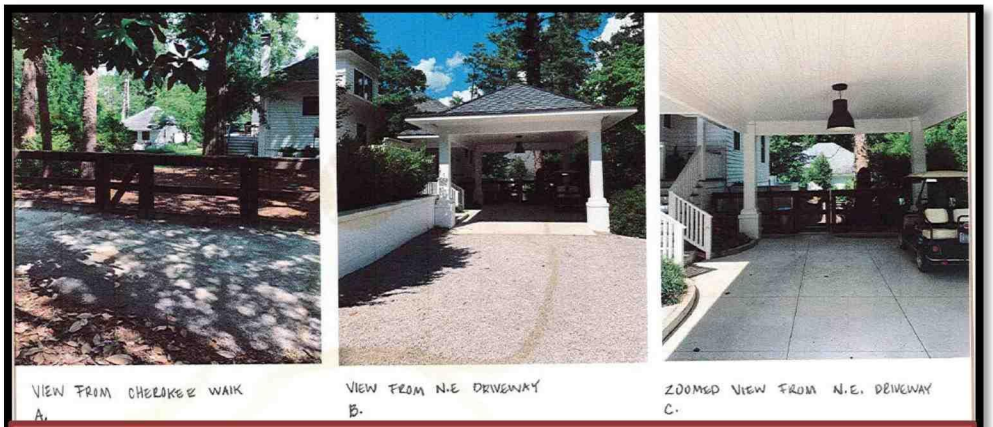
2. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and **must** be smaller in scale than the primary structure.

   Based on the existing single story design of the accessory structure, the single story proposal of the greenhouse, and submitted drawing the will remain lesser in scale than the two story primary structure. The roofline of the proposed greenhouse will slope down and away from the existing roofline, which will be aligned to the existing rooflines.

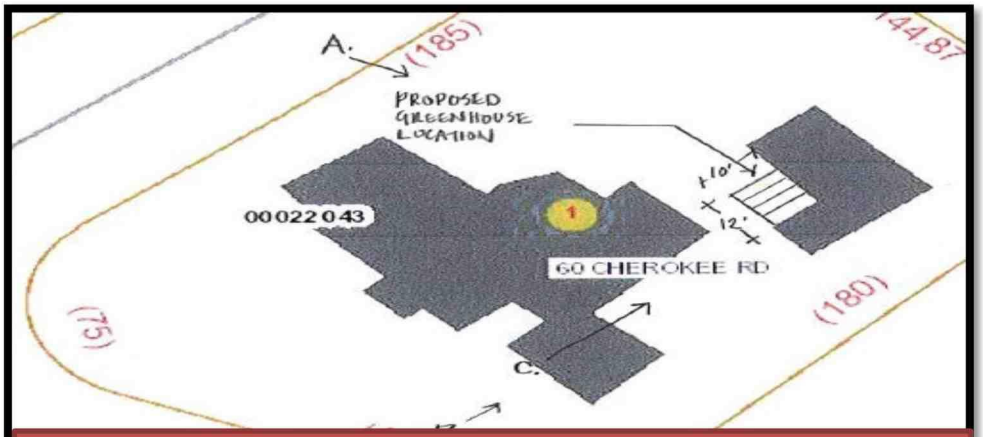
   The proposed accessory structure with the addition will still be within the 30 percent floor area requirement between primary and accessory structures. The home is approximately 4,300 square feet and accessory structure with the proposed greenhouse will be less than 1,290 square feet.

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

   The proposed location of the addition will be located in the rear yard and may be visible from the street, however there is good amount of screen provided from landscaping adjacent to Cherokee Road.



Submitted Site Photos



Submitted Site Plan

BUILDING MATERIALS

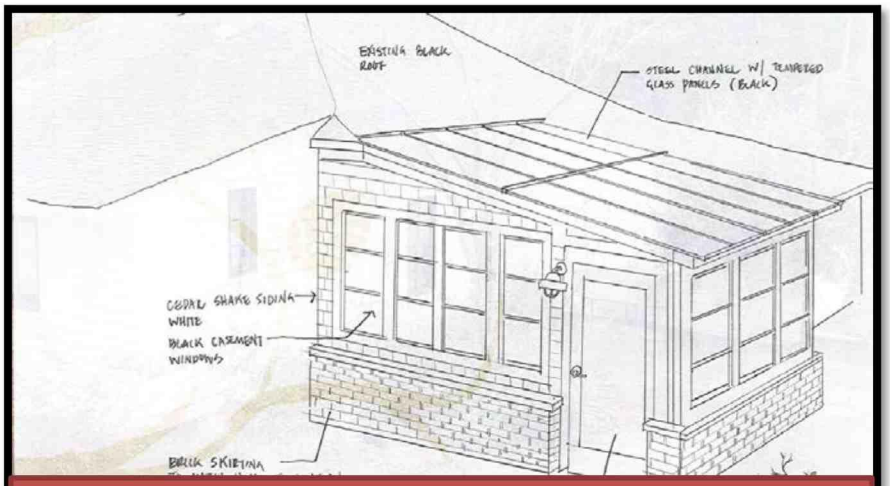
1. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures must be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Section IV.F.3 - The following materials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

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

The proposed siding material is cedar shakes. Cedar Shakes are complaint with Guidelines and a material utilized on other accessory structures within the Historic District.

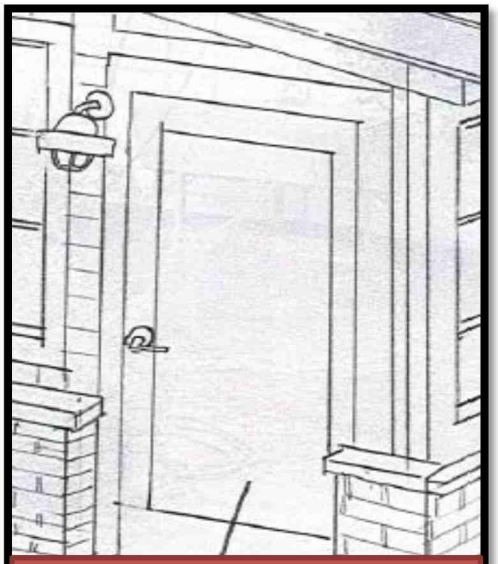
The proposed foundation or skirting is brick. Brick is compliant with the Guidelines and a material that is utilized on other accessory structures within the Historic District.

The roofing material is tempered greenhouse glass that will be framed by metal trim. The tempered glass of the greenhouse is not listed as an approved material, however would be acceptable given the desired use of the proposed addition. Staff is aware of other greenhouses within the Historic District, but cannot speak to whether the proposed material is similar to those existing greenhouses.



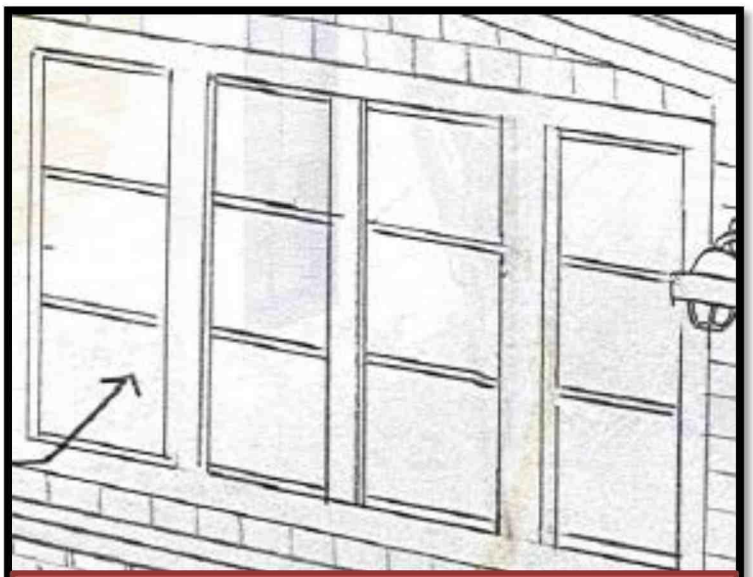
Submitted Elevation

The door is proposed to be a clad full view door to match existing doors on both the home and accessory structure. The center of the door will be a glass pane window and the trim of the door frame will be wood. Wood and glass are compliant with the Guidelines and are materials that are utilized on other accessory structures within the Historic District.



Submitted Door Elevation

The proposed windows are proposed to be black casement windows. The material of window is vinyl and the Guidelines list vinyl as an inappropriate material, however it is a material that is utilized by many homes within the Historic District. The Commission has the ability to approve projects that do not meet the Guidelines if the burden of proof is satisfied.



Proposed Windows

WINDOWS AND DOORS

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

   The proposed black casement windows are similar to the windows on the existing accessory structure and similar to other windows within the Historic District (refer to the photo above).

   The proposed clad full view door will match existing doors on both the primary structure and accessory structure.

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

   The applicant did not indicate through the application or submitted material, if the windows will feature divided or simulated divided lights. The applicant also did not indicate through the application whether snap in muntins will be used, but based on the elevations staff does not believe any muntins will be used.

PAINT

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

   The applicant has indicated that the siding of the home will be painted white to match the home. A specific swatch of the desired color was not provided, however the Guidelines have a wide variety of different shades of white to choose from that would be compliant.

LANDSCAPE AND VEGITATION

1. Section III.N.1 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
   a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
   b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.

   The applicant has indicated that one tree from the rear yard will be removed to accommodate the proposed addition. The tree is not greater than 12 DBH and the removal of it will not compromise the existing character of the lot or historic appearance of the landscape.

Applicable Recommendations from the Historic District Guidelines:

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

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

   The applicant as previous discussed is proposing doors that match the existing home and windows that are similar to the existing accessory structure.

2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.

   Based on the submitted material and the site visit performed the foundation of the addition will match and align to the existing foundation of the accessory structure. The foundation does appear to be at a lower elevation than the primary structure, however the difference is negligible and should not negatively affect the existing condition or character of the property.

PAINT

No relevant recommendations

Staff Recommendation for Construction of New Accessory Structure:

Based on the submitted material and scope of the project, staff recommends approval for the proposed addition of a greenhouse. The proposed addition is an increase of approximately 10 percent to the existing accessory structure and the applicant has enhanced the design of the greenhouse to compliment the existing character of the property. The applicant is proposing to match many of the architectural details of the addition to the existing details of the accessory structure, however also still maintaining the functionality of a greenhouse. For those reasons staff believes this to be a reasonable request and would recommend approval.

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00087 60 Cherokee Road

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 23, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
60 Cherokee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 60 Cherokee Road:

_____
_____
_____
_____
_____
_____
_____

The following conditions apply to approval of the Certificate of Appropriateness for 60 Cherokee Road:

_____
_____
_____
_____
_____
_____
_____

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

_____
_____
_____
_____
_____
_____
_____
_____

COA - 2020 - 00086
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	55 CHEROKEE RD.
City, State, Zip Code	PINEHURST
Parcel ID #	00021051

Owner Information			
Name	DAVID & JUDY FEDDER	Home Phone #	
Street Address	55 CHEROKEE RD.	Mobile Phone #	910.690.0848
City, State, Zip Code	PINEHURST	Business Phone #	
Email	DPFEDDER@GMAIL.COM		

Applicant			
Name	SEAN BUTLER	Other Phone #	
Email	SEANDBUTLER@GMAIL.COM	Street Address	4565 DOWD RD.
Mobile Phone #	910.528.2523	City, State, Zip Code	WEST END NC 27376

RECEIVED
JUL - 2 2020
PLANNING and INSPECTIONS DEPT.
VILLAGE OF PINEHURST

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 #	75438
Name	BUTLER CONSTRUCTS DESIGN & BUILDS LLC
Street Address	P. O BOX 1201
City, State, Zip	SOUTHERN PINES NC 28388
Phone #	910. 528. 2523
Email	SEANDBUTLER@GMAIL.COM

General Information

Description of Changes to the Structure	SEE ATTACHED		
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 SIDING REMOVAL	
Includes Tree Removal		☐ Yes ☑ No	
Estimated Cost of Construction		$165,000.00	

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	VINYL LAPPED	HARDIE LAPPED	WHITE
Rear Elevation	SIDING	HARDIE SHAKE	
Right Elevation			
Left Elevation			
Trim	WOOD ALUMN. WRAP	HARDIE / PVC	WHITE
Windows	WOOD ALUM. CLAD	ALUM. CLAD	BLACK EXTERIOR
Chimney	BRICK		
Foundation	BRICK		
Front Door	WOOD PAINTED		
Shutters	PVC SOLID CORE		
Garage Door	FIBERGLASS		
Roof	ASPHALT / RUBBER	ASPHALT / STANDING	MOIRE BLACK
Roof Exhaust Vents	METAL	SEAM METAL	DARK BRONZE
Front Porch	AZTEC / PVC		
Deck			
Patio	BRICK		
Sidewalk	BRICK / RIVERSTONE		
Sky Lights	N/A		
Driveway	RIVERSTONE / BRICK		
House Number	55 METAL		
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: 6/21/20

EXHIBIT A

Butler constructs
Design & Builds

July 2, 2020

Historic District Commission
Village of Pinehurst, NC 27374

Board Members,

The intent of the exterior renovation at 55 Cherokee is to bring the structure more in line with its original historic design. Contractors will remove the vinyl siding, aluminum trim and underlying wood cladding. Upon identification of rot or damage repairs will be made to original structure. Soffits eaves along gambrell gable ends and second story dormers will be extended for aesthetics and to ensure waterproofing. Current windows are non-historic replacement style and are composed of several brands. These will be replaced with Pella Architect Series aluminum clad windows. The exterior trim package will be a replication of a Cape Cod Cottage style trim design. Hardie pre-painted cementitious lapped, trim and shake siding will be re-installed on the house exterior. The existing aged roof will be replaced with an architectural grade shingle with standing seam metal accents on the porches. Painting contractors will touch-up trim and apply sealants to ensure waterproofing.

Thank you for your review and consideration of this project.

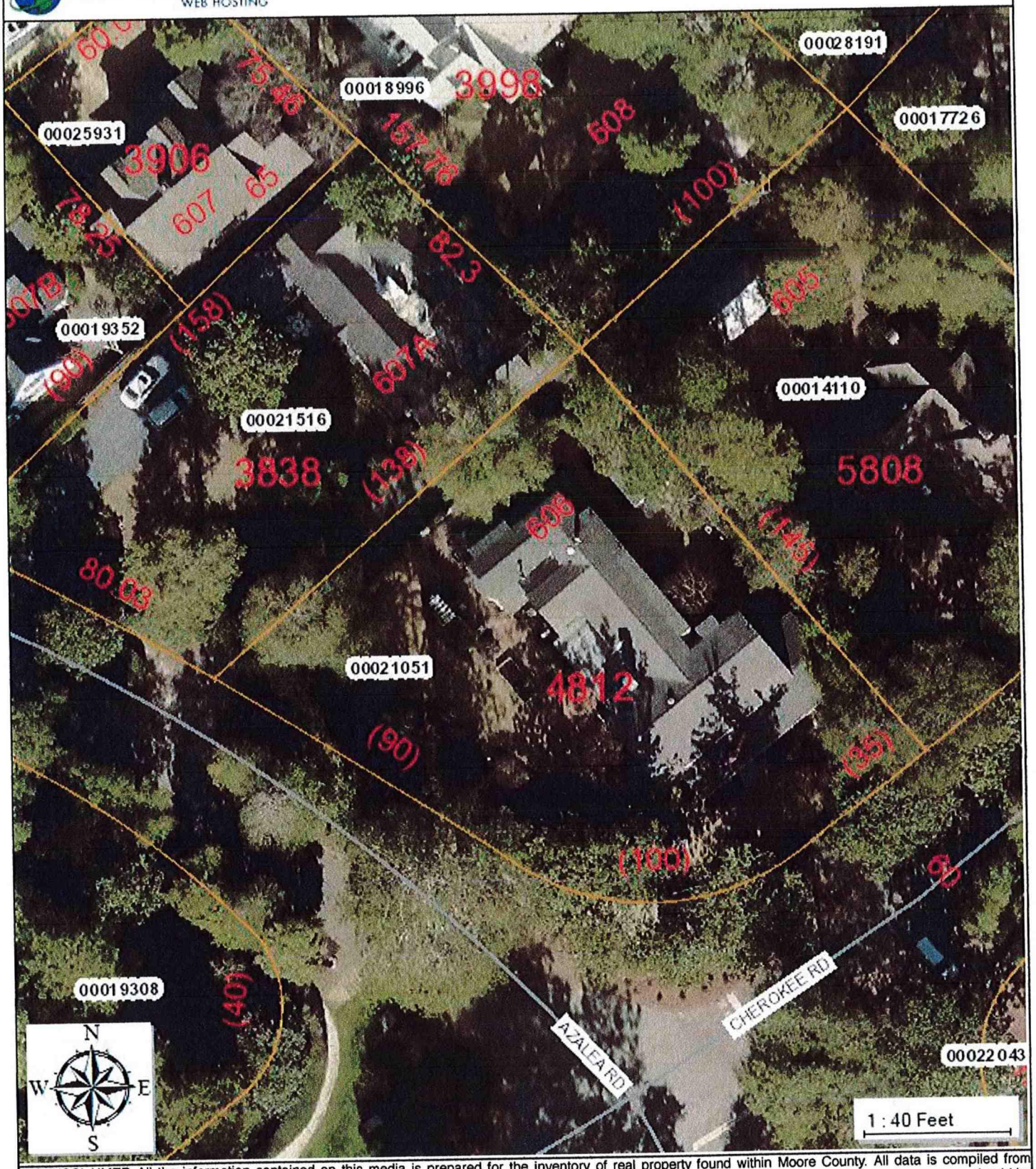
Respectfully,

815 North Ashe Street • Southern Pines, N.C. 28387 • 910. 528. 2523 • seandbutler@gmail.com

EXHIBIT B

CONNECTGIS WEB HOSTING

Moore Cngd
Printed July 01, 2020
See Below for Disclaimer

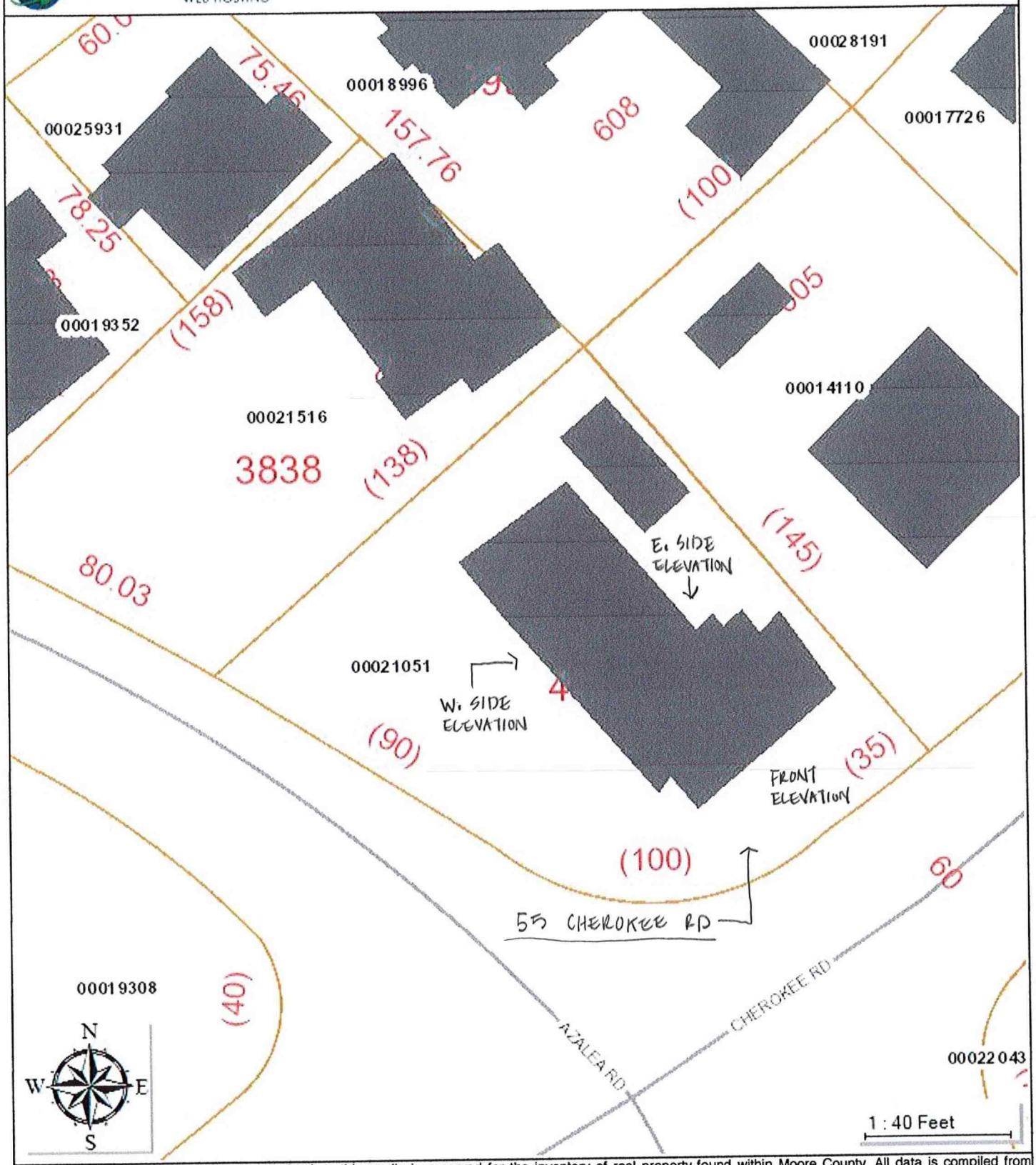


GIS DISCLAIMER All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. Moore County, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

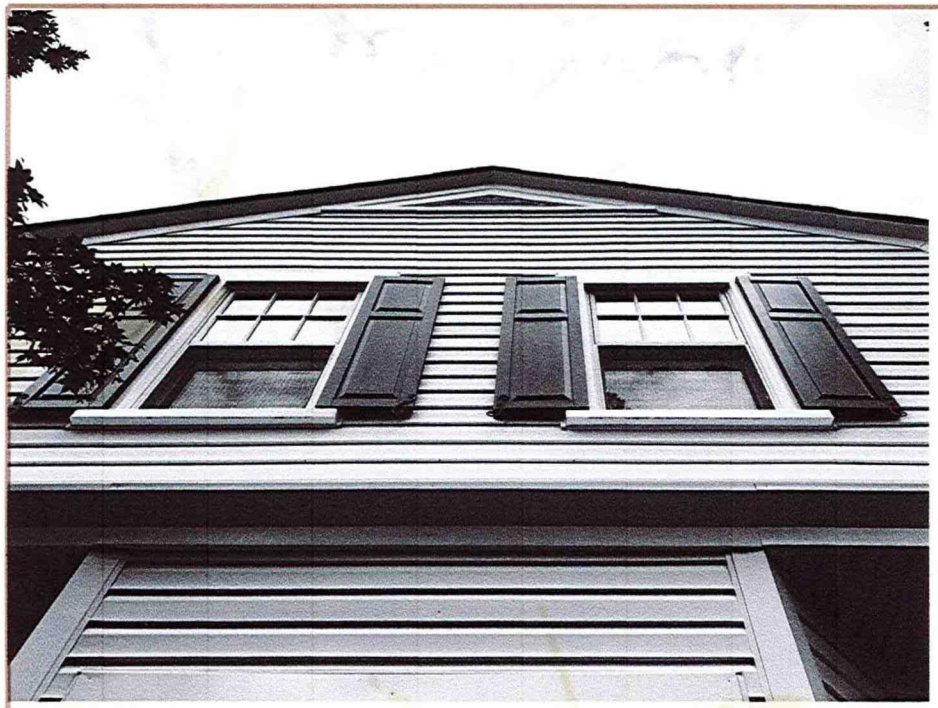
EXHIBIT C

CONNECTGIS WEB HOSTING

Moore_mgd
Printed July 01, 2020
See Below for Disclaimer



GIS DISCLAIMER All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. Moore County, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



Butler constructs
Design & Builds

EXHIBIT D

W. SIDE ELEVATION

Butler constructs
Design & Builds

EXHIBIT E

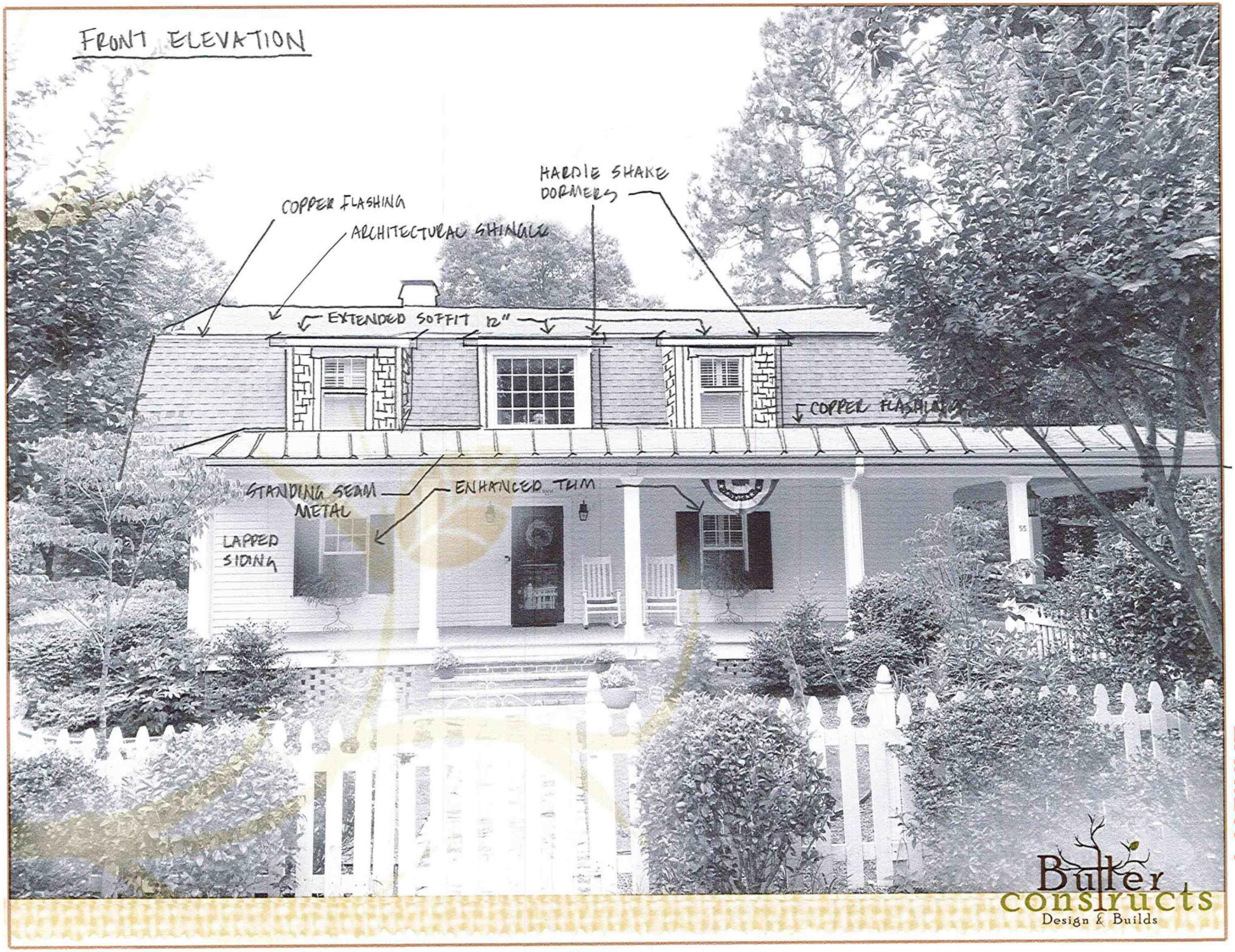
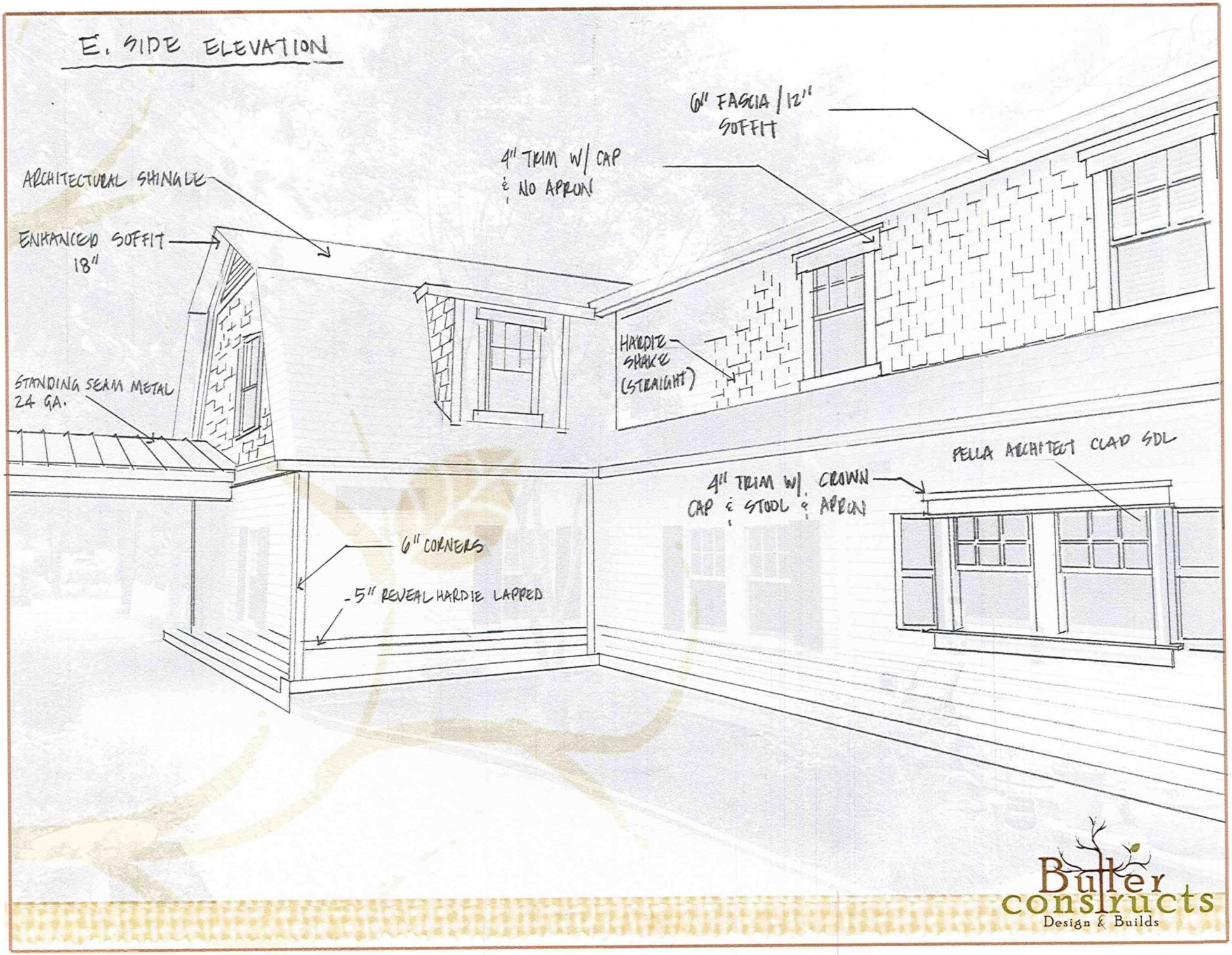

FRONT ELEVATION
COPPER FLASHING
ARCHITECTURAL SHINGLE
HARDIE SHAKE DORMERS
EXTENDED SOFFIT 12"
COPPER FLASHING
STANDING SEAM METAL
ENHANCED TRIM
LAPPED SIDING
Butler constructs
Design & Builds

EXHIBIT F

E. SIDE ELEVATION



Butler constructs
Design & Builds

EXHIBIT G

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00086 55 Cherokee Road

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 23, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
55 Cherokee Road

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

_____
_____
_____
_____
_____
_____
_____

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

_____
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_____

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

_____
_____
_____
_____
_____
_____
_____
_____

EXHIBIT A

COA-2020-00085

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	90 McCaskill Rd East
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00019015

Owner Information			
Name	Michael & Amanda McCabe	Home Phone #	919 522 6571
Street Address	1412 Heritage Links Dr.	Mobile Phone #	919 522 6571
City, State, Zip Code	Wake Forest, NC 27587	Business Phone #	919 522 6569
Email	asmccabe27587@gmail.com		

Applicant			
Name	Michael & Amanda McCabe	Other Phone #	919 522 6571
Email	asmccabe27587@gmail.com	Street Address	1412 Heritage Links Dr
Mobile Phone #	919 522 6571	City, State, Zip Code	Wake Forest, NC 27587

EXHIBIT A

VILLAGE OF PINEHURST 1895

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

General Information

Description of Changes to the Structure	THIS PROJECT REQUIRES A COMPLETE REMODEL AND ADDITION TO THE MAIN HOUSE. WE WILL REBUILD MOST OF THE RANCH STYLE HOME, EXCEPT THE BASEMENT, TO A TWO-STORY, COTTAGE STYLE HOME. WE WILL ALSO ADD AN ~~A~~ ACCESSORY STRUCTURE BUILDING - A ONE-STORY, TWO BEDROOM COTTAGE COMPLEMENTING THE MAIN HOUSE.

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	$500,000 - $600,000

EXHIBIT A

VILLAGE OF PINEHURST 1895

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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	GREY/T1-11 WOOD SIDING	PAINTED BRICK/SHAKES	OC-45 SWISS COFFEE
Rear Elevation	GREY/T1-11 WOOD SIDING	SHAKES	OC-45 SWISS COFFEE
Right Elevation	GREY/T1-11 WOOD SIDING	BRICK/SHAKES	OC-45 SWISS COFFEE
Left Elevation	GREY/T1-11 WOOD SIDING	BRICK/SHAKES	OC-45 SWISS COFFEE
Trim	WHITE	WOOD	OC-45 SWISS COFFEE
Windows	GLASS - NO MUNTINS	DOUBLE-HUNG VINYL	WHITE
Chimney	NONE	BRICK MASONRY	BROWN/GREY - STATESVILLE WALNUT CREEK CLOSURE
Foundation	CEMENT BLOCK	CEMENT BLOCK/BRICK VENEER	
Front Door	WHITE WOOD DOOR	ROUNDED DOOR	WALNUT STAIN
Shutters	BLACK - FLAT	LOUVERED SHUTTERS	NARRAGANSETT GREEN - HC 157
Garage Door	BLACK WOOD	INSULATED STEEL	FAUX WOOD VENEER
Roof	ASPHALT SHINGLES	ARCHITECTURAL SHINGLES	DARK GREY
Roof Exhaust Vents	—	—	—
Front Porch	NONE	NONE	N/A
Deck	NONE	NONE	N/A
Patio	NONE	NONE	N/A
Sidewalk	RED BRICK	BRICK	BROWN/GREY - STATESVILLE WALNUT CREEK CLOSURE
Sky Lights	TWO GLASS SKY LIGHTS	NONE	N/A
Driveway	GRAVEL - GREY	GRAVEL - GREY	GREY
House Number	METAL NUMBERS ON HOUSE	PAINTED WOOD SIGN	NARRAGANSETT GREEN/GOLD
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: [signature] Date: 7/1/20

Amanda S McCabe July 1, 2020

EXHIBIT B

HISTORIC CERTIFICATE OF APPROPRIATENESS
MAJOR WORK APPLICATION

90 MCCASKILL ROAD EAST
VILLAGE OF PINEHURST

SUBMITTED BY OWNERS
MICHAEL AND AMANDA MCCABE

EXHIBIT C

REFERENCE: DEED BOOK 5272, PAGE 240–245,
MAP BOOK 1, SECTION 2, PAGE 64,
MOORE COUNTY REGISTRY.

THIS MAP IS NOT INTENDED TO BE RECORDED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

LRK #00019015

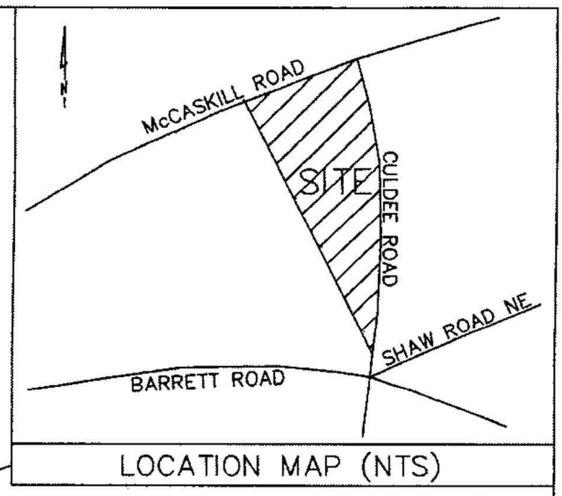
AREA DETERMINED BY COORDINATE METHOD.

RATIO OF PRECISION = 1/10,000

ZONING: R–30

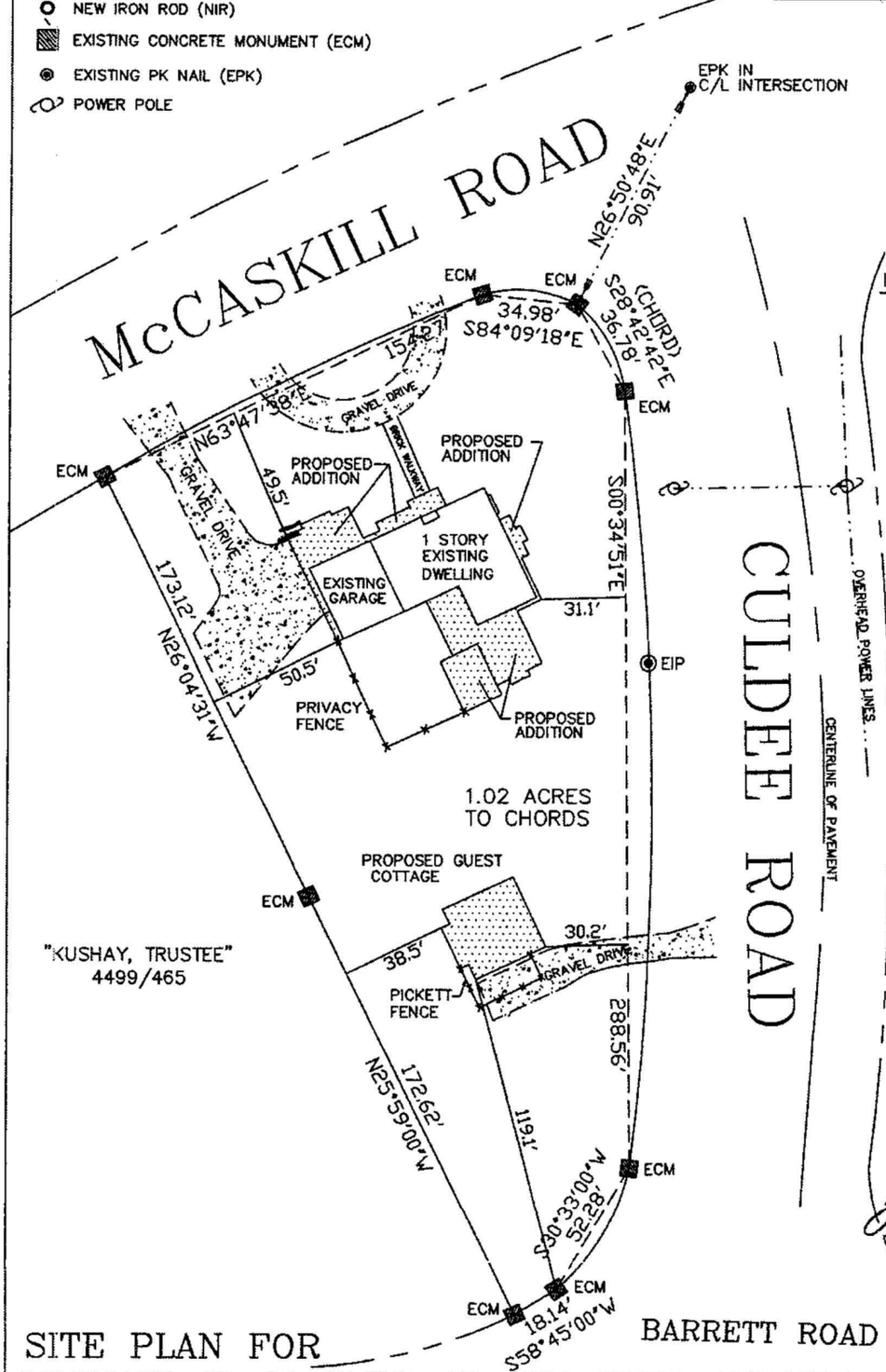
LEGEND

- EXISTING IRON PIPE (EIP)
- EXISTING IRON ROD (EIR)
- NEW IRON ROD (NIR)
- EXISTING CONCRETE MONUMENT (ECM)
- EXISTING PK NAIL (EPK)
- POWER POLE



LOCATION MAP (NTS)

SURVEYORS ADDRESS:
TRAVIS L. NICKENS
159 NICKENS ROAD
CAMERON, NC 28326
(910) 215–3852



IMPERVIOUS SURFACE CALCULATIONS:

EXISTING HOUSE = 2429 SF
EXISTING GRAVEL DRIVE = 2740 SF

ADDITION TO HOUSE = 1760 SF
PROPOSED DRIVE & WALK = 919 SF

PROPOSED COTTAGE = 862 SF
PROPOSED DRIVE = 816 SF

TOTAL = 9526 SF

LOT COVERED IN IMPERVIOUS SURFACE = 21.4%

NORTH CAROLINA PROFESSIONAL SEAL L–4218 LAND SURVEYOR TRAVIS L. NICKENS

Travis L. Nickens
7/1/2020

SITE PLAN FOR
MICHAEL R. McCABE, II AND WIFE AMANDA S. McCABE
MAJOR PART OF LOT 325 & A PORTION OF LOT 325 1/2
OLD VILLAGE SECTION, PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 19, 2020 SCALE 1" = 60'

0 60 120 180 240

JOB #1701
F. B. 7–21–05

EXHIBIT D

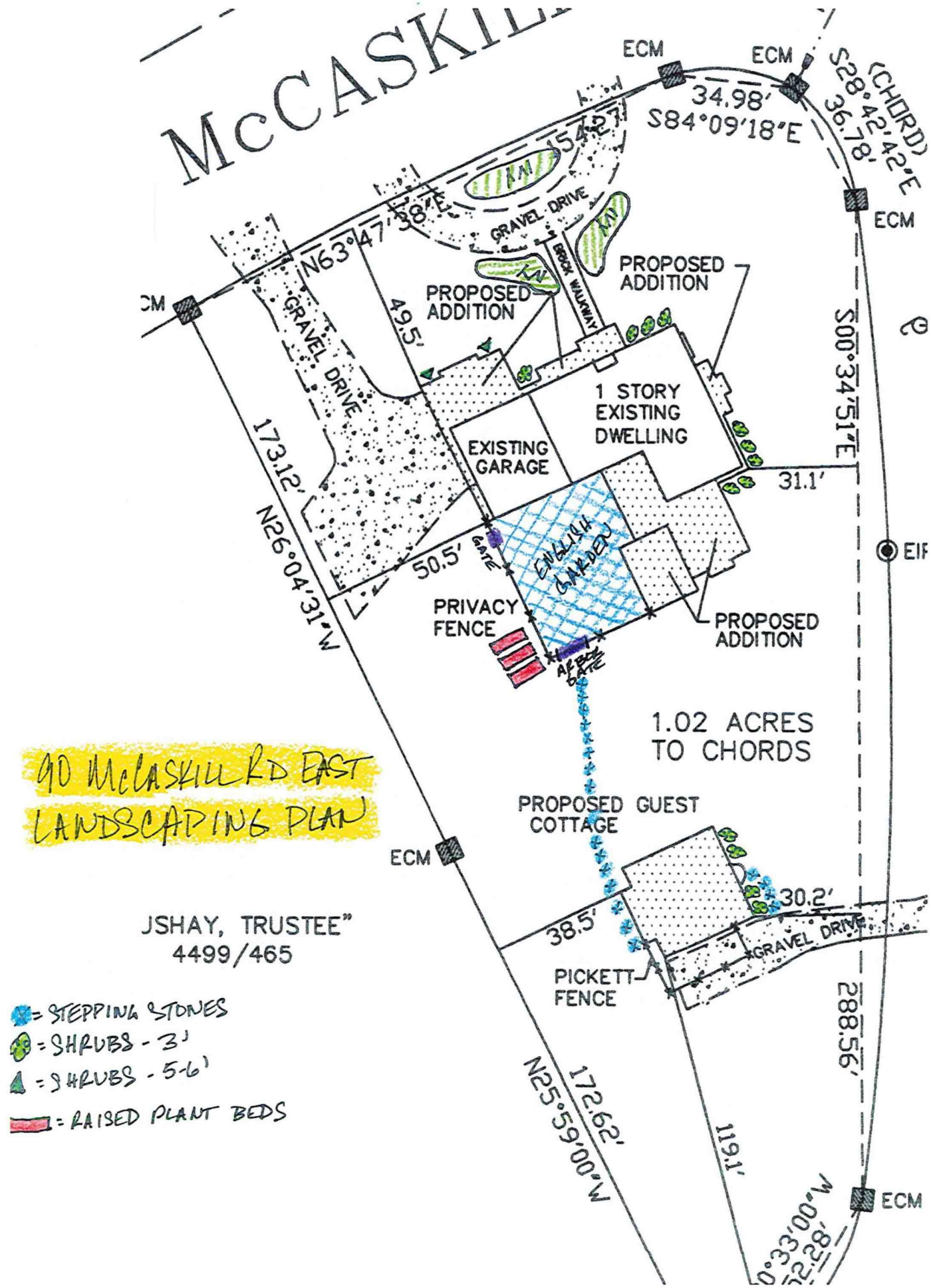
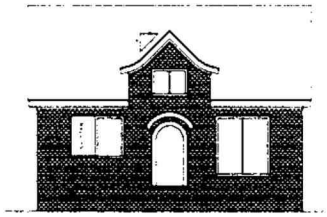

McCASKILL
ECM
ECM
ECM
ECM
ECM
ECM
34.98'
S84°09'18"E
S28°42'42"E
(CHORD)
36.78'
54.27'
N63°47'38"E
GRAVEL DRIVE
BRICK WALKWAY
PROPOSED ADDITION
PROPOSED ADDITION
49.5'
GRAVEL DRIVE
173.12'
N26°04'31"W
1 STORY EXISTING DWELLING
EXISTING GARAGE
S00°34'51"E
31.1'
50.5'
GATE
ENGLISH GARDEN
PRIVACY FENCE
PROPOSED ADDITION
AF BOX GATE
1.02 ACRES TO CHORDS
PROPOSED GUEST COTTAGE
30.2'
38.5'
GRAVEL DRIVE
PICKETT FENCE
288.56'
172.62'
N25°59'00"W
119.1'
90 McCASKILL RD EAST
LANDSCAPING PLAN
JSHAY, TRUSTEE"
4499/465
= STEPPING STONES
= SHRUBS - 3'
= SHRUBS - 5-6'
= RAISED PLANT BEDS

EXHIBIT E

EXISTING HOUSE RENOVATIONS AND ACCESSORY STRUCTURE PLANS 90 MCCASKILL RD EAST

SUPPLEMENTAL DOCUMENTATON



Submitted by Michael R and Amanda S McCabe II

July 1, 2020

EXHIBIT F

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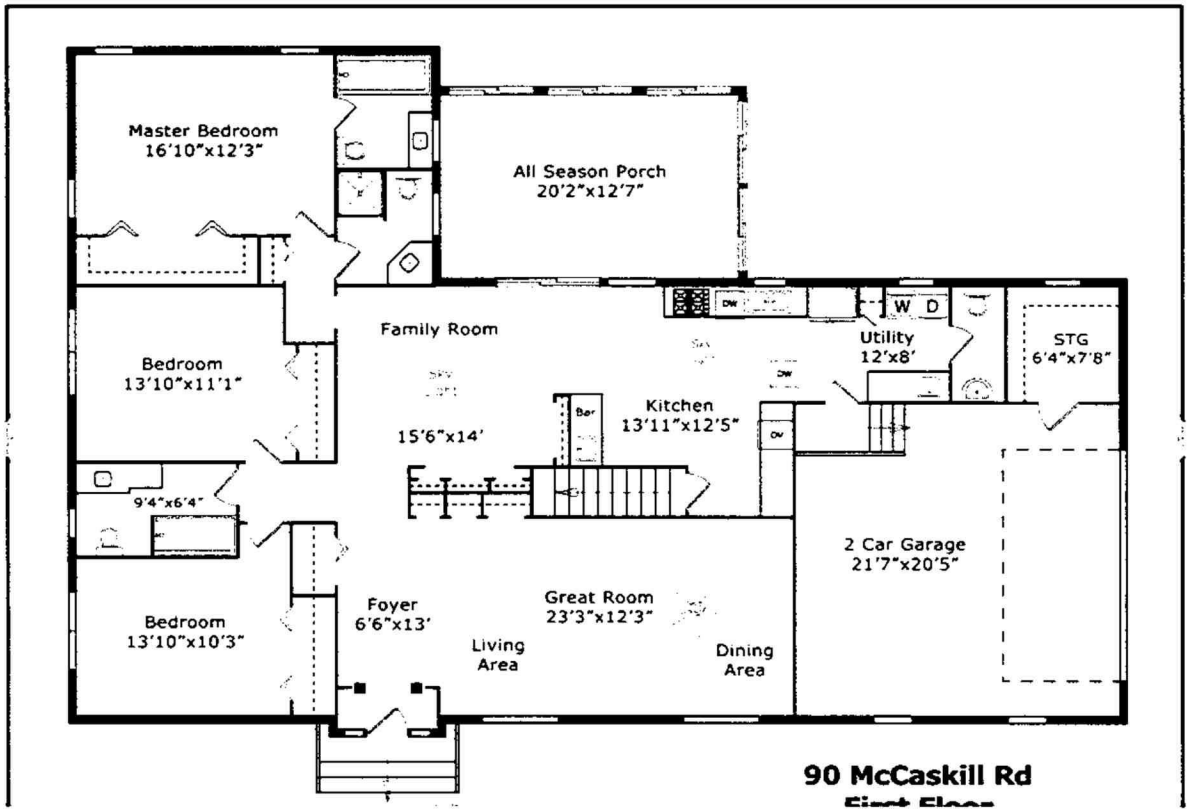
EXHIBIT G

A. EXISTING HOME FEATURES AND DETAILS

EXHIBIT G

EXHIBIT H


Master Bedroom
16'10"x12'3"
All Season Porch
20'2"x12'7"
Family Room
15'6"x14'
Bedroom
13'10"x11'1"
Kitchen
13'11"x12'5"
Utility
12'x8'
STG
6'4"x7'8"
9'4"x6'4"
2 Car Garage
21'7"x20'5"
Bedroom
13'10"x10'3"
Foyer
6'6"x13'
Great Room
23'3"x12'3"
Living
Area
Dining
Area
90 McCaskill Rd

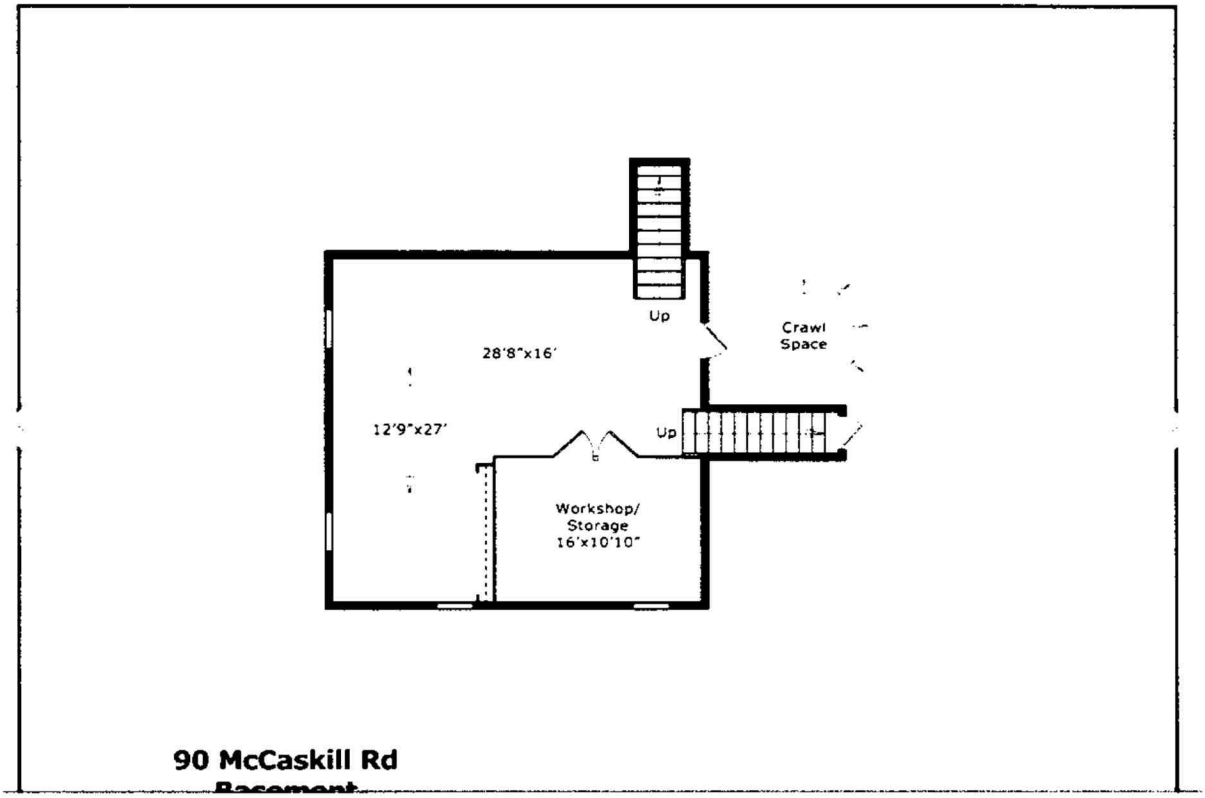

Up
Crawl
Space
28'8"x16'
12'9"x27'
Up
Workshop/
Storage
16'x10'10"
90 McCaskill Rd

EXHIBIT I

B. HISTORICAL DOCUMENTATION

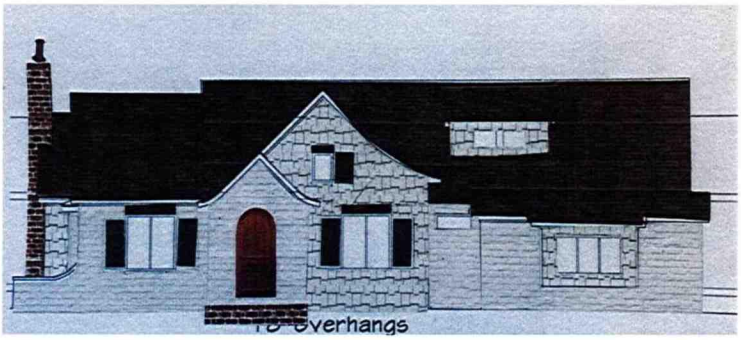
The ranch style home at 90 McCaskill Road East and has no historical value or relevance to The Village of Pinehurst, verified by the librarian at the Tufts Archives, Given Memorial Library. Built in 1970, the home is one-story, wood built with a low pitch, trussed roofing system and has T1-11 wood siding. The home is presently painted grey with black shutters and white trim. A metal storage shed, installed in 1992, was damaged and rusted. The shed was removed from the property in March 2020. The lot located on the corner of McCaskill Road East and Culdee Road (Lot 325 and a portion of 325 ½) and is 1.02 acres to chords.

C. DESCRIPTION OF PROPOSED CHANGES

The present owners, Michael R. and Amanda S. McCabe, propose to make extensive renovations in an effort to covert the existing ranch home to a cottage style home. This involves raising the roof to make room for a two-story home and removal of all exterior siding. Additional lower-level square footage would be accomplished by increasing the existing foundation footprint. The basement and driveway location would remain unchanged.

This application also requests approval for an accessory dwelling - a small, one-story guest cottage with two bedrooms, two full baths, a small kitchen and living area. The cottage requires a dedicated new driveway entrance off Culdee Road. There is no garage and instead a fenced area with a gate beside the house to mask cars from the road. The cottage is also placed in a heavily wooded location on the lot.

Sample drawing of Main Cottage with Exterior Siding:



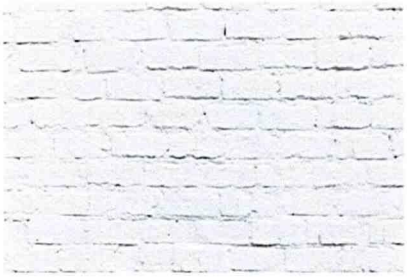
D. TREE REMOVAL

Trees deemed too close to existing home foundation and interfering with new footprint are marked for removal. Every effort will be made to keep healthy, trees that complement the home and provide privacy.

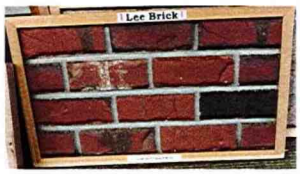
EXHIBIT I

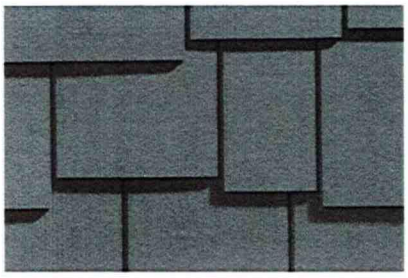
E. MAIN COTTAGE - BUILDING MATERIALS LIST AND PHOTOS

1. EXTERIOR SIDING – The Main Cottage exterior siding is a combination of shakes and painted brick. **Color Selection: Benjamin Moore Swiss Coffee (OC-45) for painted brick and trim.**



Painted Lee Brick #740 Scottsdale PLT3:





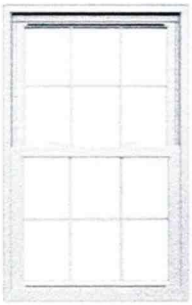
HARDIESHINGLE® SIDING

STAGGERED EDGE PANEL

This look is inviting and laid-back. It's versatile too: Choose it for a cottage, ranch home, or any home in between.

2. WINDOWS

Plan are for vinyl double-hung windows with muntins. Above the windows, is a wood trim piece in a walnut stain to match the front door. If available and color is complementary, the piece may be a vintage ranch stone veneer by Eldorado Stone. See below:



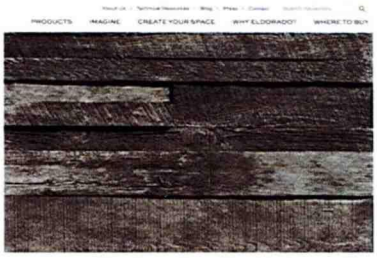


EXHIBIT I

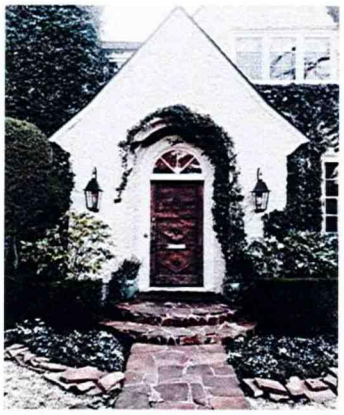
3. FOUNDATION

The foundation of the existing home is cinderblock and any additional foundational work will be the same. Visible foundation areas will be covered by a brick veneer of painted white brick.

4. FRONT DOOR AND STEPS

The front entry door will be a rounded, walnut-stained, wood door, possibly with round window. Landscape lighting will illuminate the steps and front elevation of the home. Sample below:

The two steps at the front entry door will be in a half circle (see inspiration image) and constructed of brick. **Brick is Statesville Brick – Walnut Creek Closure.** Sample below:



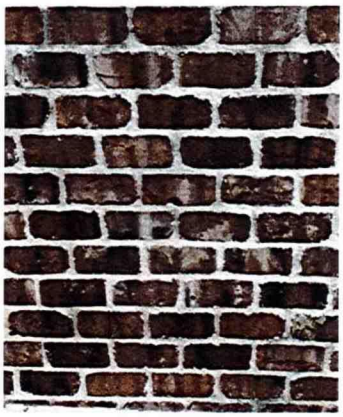
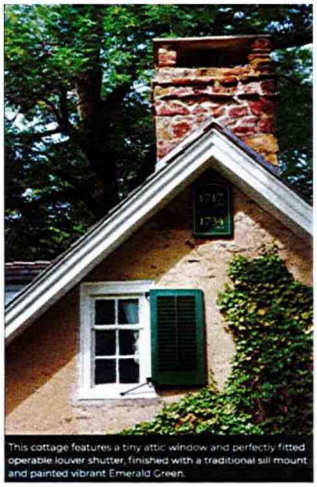


EXHIBIT I

5. SHUTTERS

Louver shutters are proposed for windows. Single shutter near top of front elevation will include a tilt-rod (see inspirational image). All shutters will have decorative tie-backs. **Color Selection: Benjamin Moore Narragansett Green (HC-157) or Black Forest Green (HC-187).**
Sample below:



6. CHIMNEY

The masonry chimney will be constructed of brick and topped with a chimney pot. Brick is **Brick is Statesville Brick – Walnut Creek Closure.**

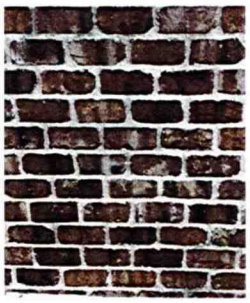


EXHIBIT I

7. GARAGE DOORS

Garage doors will be steel with insulation, composite cladding and composite overlay to resemble wood in a Walnut tone to complement front entry door. See sample of Cloplay Garage Door style:

8. ROOF AND EXHAUST VENTS

Roofing shingles will be architectural shingles in a dark color (grey tones). Exhaust vents will be dark in color to minimize focus. Proposed shingle style:

9. COVERED SIDE PORCH AND SCREENED PORCH FLOORING

Trex Decking – Likely Transcend Composite Decking in Spiced Rum color. See below:

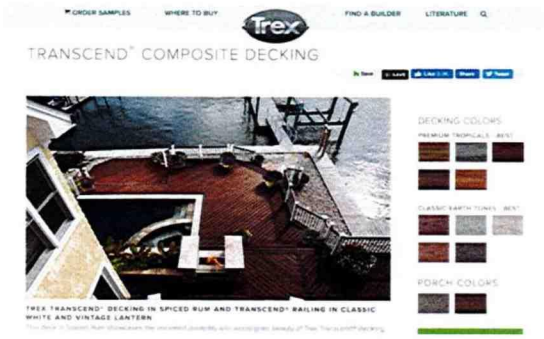


EXHIBIT I

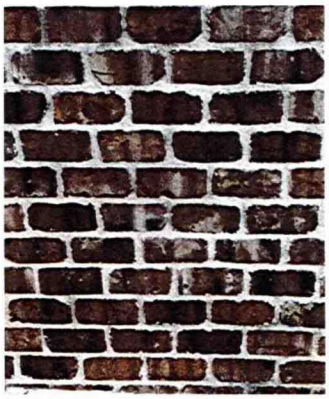
10. COVERED GARDEN PORCH AND OUTDOOR GRILLING AREA FLOORING

The floor for this space and the grilling station will be constructed of brick. The grilling area will include gas grill, lower cabinet for propane deck, and mini-refrigerator. Surface will likely be quartz/granite and will complement the brick. **Brick is Statesville Brick – Walnut Creek Closure.** Sample below:

11. SIDEWALK AND FRONT ENTRY GATE

Sidewalk leading from McCaskill Road to the front entry door will be brick laid in a herringbone pattern. (See inspirational photo below.) Front entrance gate area near the proposed half circle driveway will consist of an approximately 20" square column/post, two feet high with a gradually upward, tapered picket fence connecting to the taller square column/post. The posts will be constructed of brick. Landscape lighting will be installed to illuminate the sidewalk entrance gate and front door. The gate will be designed as pictured below. **Brick is Statesville Brick – Walnut Creek Closure.** Sample below:

Herringbone pattern sidewalk



Brick on sidewalk and posts

EXHIBIT I

Picket gate at sidewalk entrance

Picket fence style: Pointed

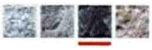
12. DRIVEWAY AND EDGING

The existing driveway will remain with fresh gravel. The scalloped, red brick edging will be removed and replaced with Belgium Block (dark grey in color) to complement the Walnut Creek Closure brick (see above.) Block style below:

More Options Available

New Cobblestone 10 in. x 7 in. x 4 in. Black Granite Edging (40-Pieces/33 lin. ft./Pallet)

Model# 21009



More Options Available

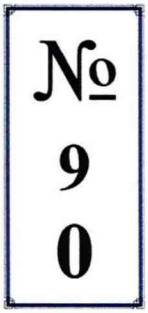
Nantucket Pavers Cobblestone 9 in. x 5 in. x 5 in. Black Granite Edger Kit (60-Pieces/45 Lin. ft./Pallet)

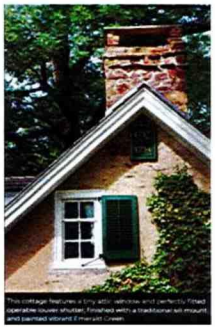
Model# 20909

EXHIBIT I

13. HOUSE NUMBER AND MAILBOX

The house number will be placed at the tip of the highest gable at the center of the front elevation. A painted sign will be similar to below in design. The color will match the shutter color (Narragansett Green or Dark Forest Green) and the numbers will be white or gold with matching border. See inspiration photo and mock design below:





The existing mailbox will be updated. Image below:

14. PROPANE TANK FOR NATURAL GAS COOKTOP

Per SR-114, the installation of a buried propane tank is requested for the purpose of a gas cooktop in the Main Cottage.

EXHIBIT I

15. ENGLISH GARDEN AND GATES

This garden area will be entirely enclosed by a pointed picket fence style. The garden will have a gravel path in between plant beds or Techo-Bloc Antika Pavers for a cobblestone appearance. There will be an entrance gate near the garage doors and second gate with arbor exiting the garden in the southwest corner.

Techo-Bloc Antika Paver

Gated Arbor in SW Corner
Same gate for garage entrance without the arbor.

Picket fence style

EXHIBIT I

F. GUEST COTTAGE

1. EXTERIOR SIDING

The Main Cottage exterior siding is painted brick. **Color Selection: Benjamin Moore Swiss Coffee (OC-45) for painted brick and trim.**

2. WINDOWS

Vinyl double-hung windows with muntins. Sample below:

3. FOUNDATION

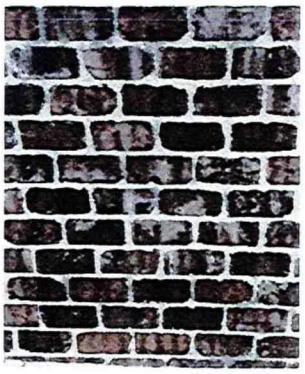
The foundation of the new guest cottage will be cinderblock. Visible area to be covered in white painted brick veneer.

EXHIBIT I

4. FRONT DOOR AND STEPS

The front entry door will be a rounded, walnut-stained, wood door. Sample below:

The two-step at the front entry door will be in a half circle (see image) and constructed of brick. **Brick is Statesville Brick – Walnut Creek Closure** Sample below:



5. SHUTTERS

Louver shutters are proposed for the single window on the front elevation of the guest cottage. The shutter will include a tilt-rod (see inspirational image). **Color Selection: Benjamin Moore Narragansett Green (HC-157) or Black Forest Green (HC-187).** Sample below:

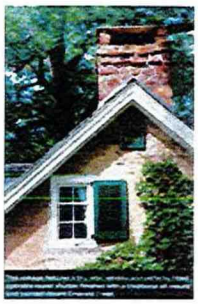
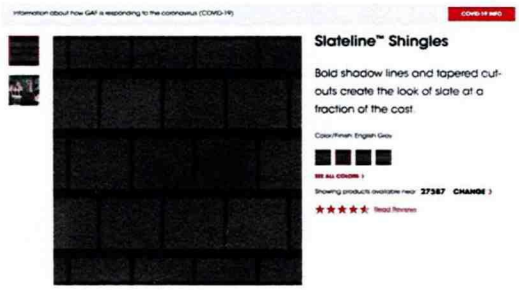


EXHIBIT I

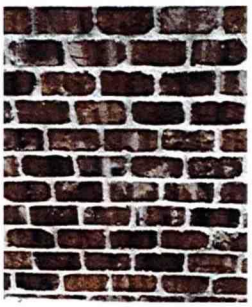
6. ROOF & EXHAUST VENTS

Roofing shingles will be architectural shingles in a dark color (grey tones). Exhaust vents will be dark in color to minimize focus. Proposed shingle style:



7. SIDEWALK

A brick, herringbone pattern sidewalk will run parallel to the front elevation from the driveway to the front entry steps. **Brick is Statesville Brick – Walnut Creek Closure**



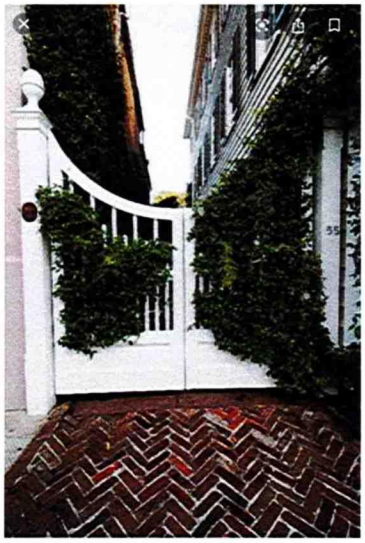
8. DRIVEWAY & EDGING

The proposed driveway is blue grey pea gravel edged with Belgium Block (dark grey in color) to complement the Walnut Creek Closure brick on sidewalk (see above.) Block style below:

EXHIBIT I

9. FENCE

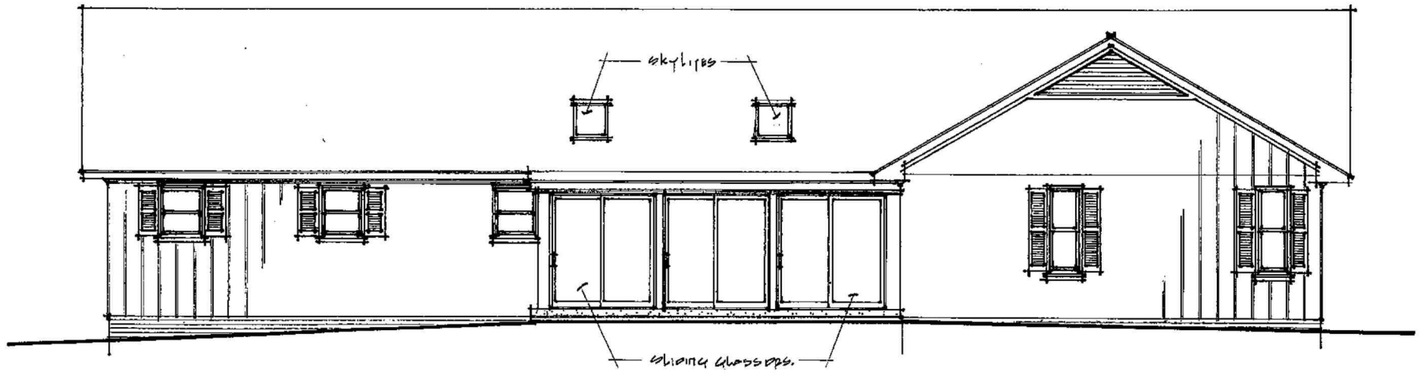
In an effort to mask a car parked at the cottage, a pointed picket fence is proposed in an approximately 12x24 area at the driveway end adjacent to the cottage. A double-gate is planned across the width of the driveway extended from just after the kitchen door (see below for inspiration photo).



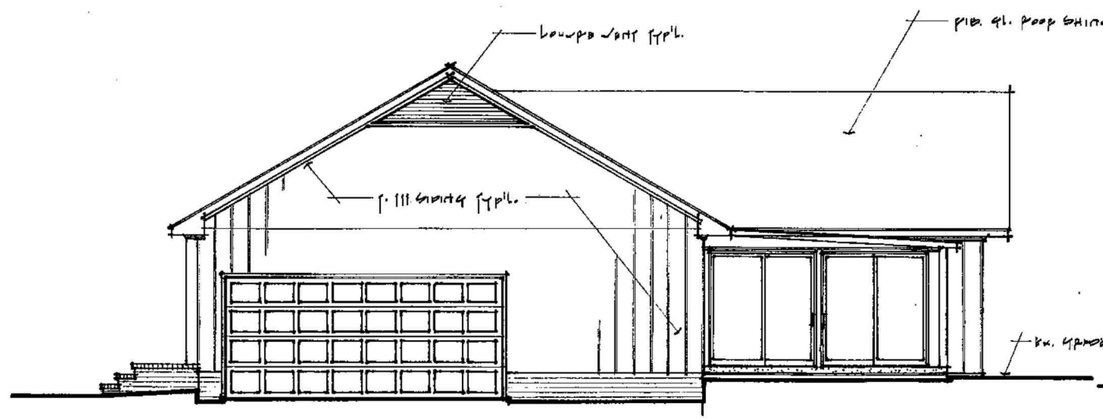
Double-gate across driveway

Picket fence style

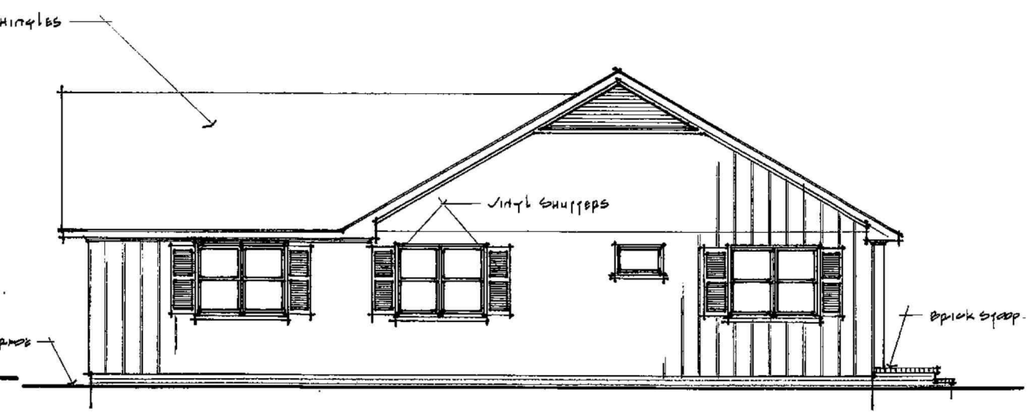
EXHIBIT J.



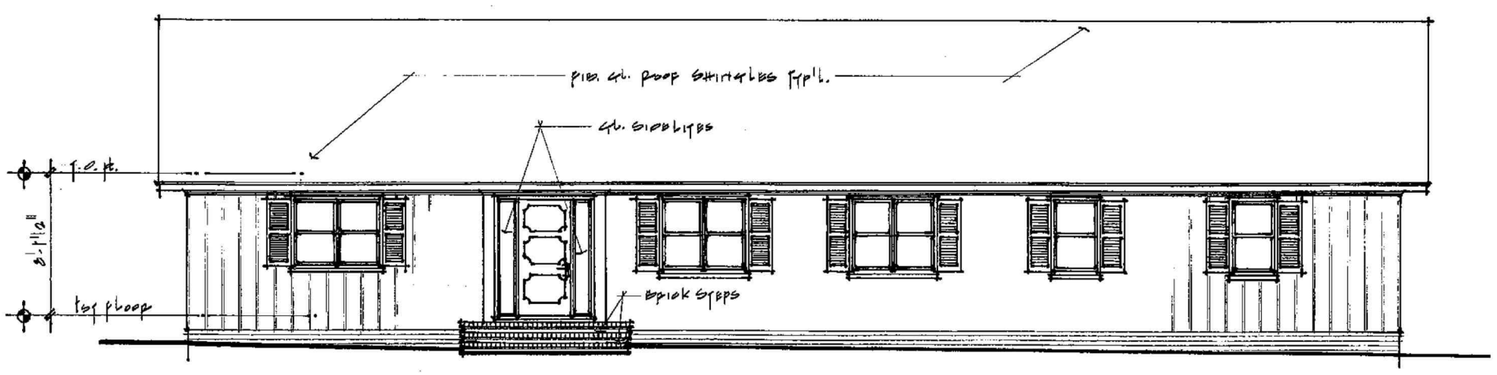
Rear Elevation
Scale: 1/4"=1'-0"



Right Side Elevation
Scale: 1/4"=1'-0"



Left Side Elevation
Scale: 1/4"=1'-0"



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

STEP·ONE
DESIGN·BUILD
910-235-9056
Pinehurst
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Project Title: Proposed Residence for Mr. & Mrs. McCabe

Sheet Title: Existing Elevations

Revisions:

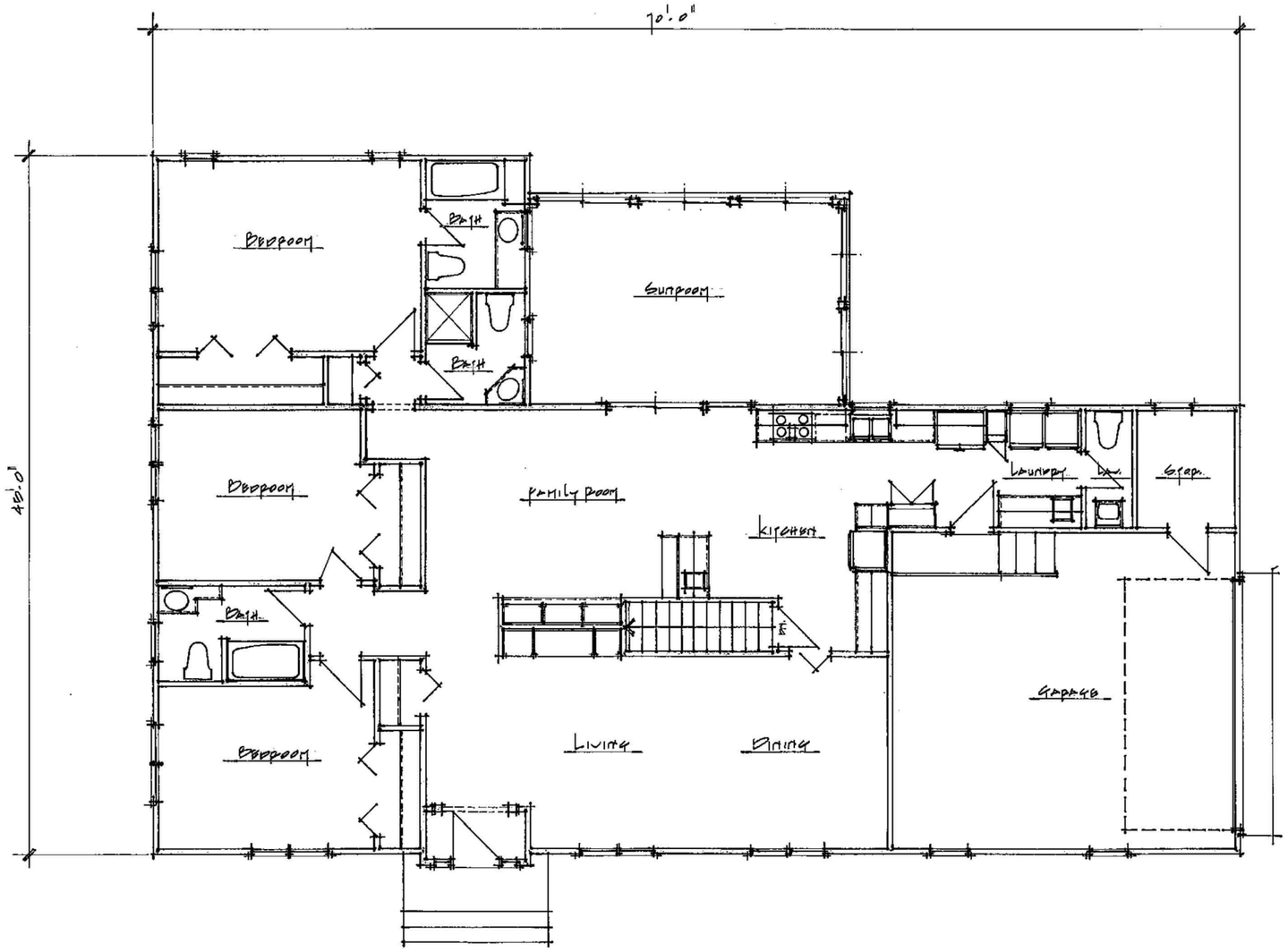
Scale: As noted

Date: March 2020

Plan No:

Sheet No: Ex1

EXHIBIT K



Floor Plan "Existing" 1944 S.F. Hte.
Scale: 1/4" = 1'-0"

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DESIGN·BUILD
910-235-9056
Pinehurst
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Project Title: Proposed Residence for Mr. & Mrs. McCabe

Sheet Title: Existing Floor Plan

Revisions:

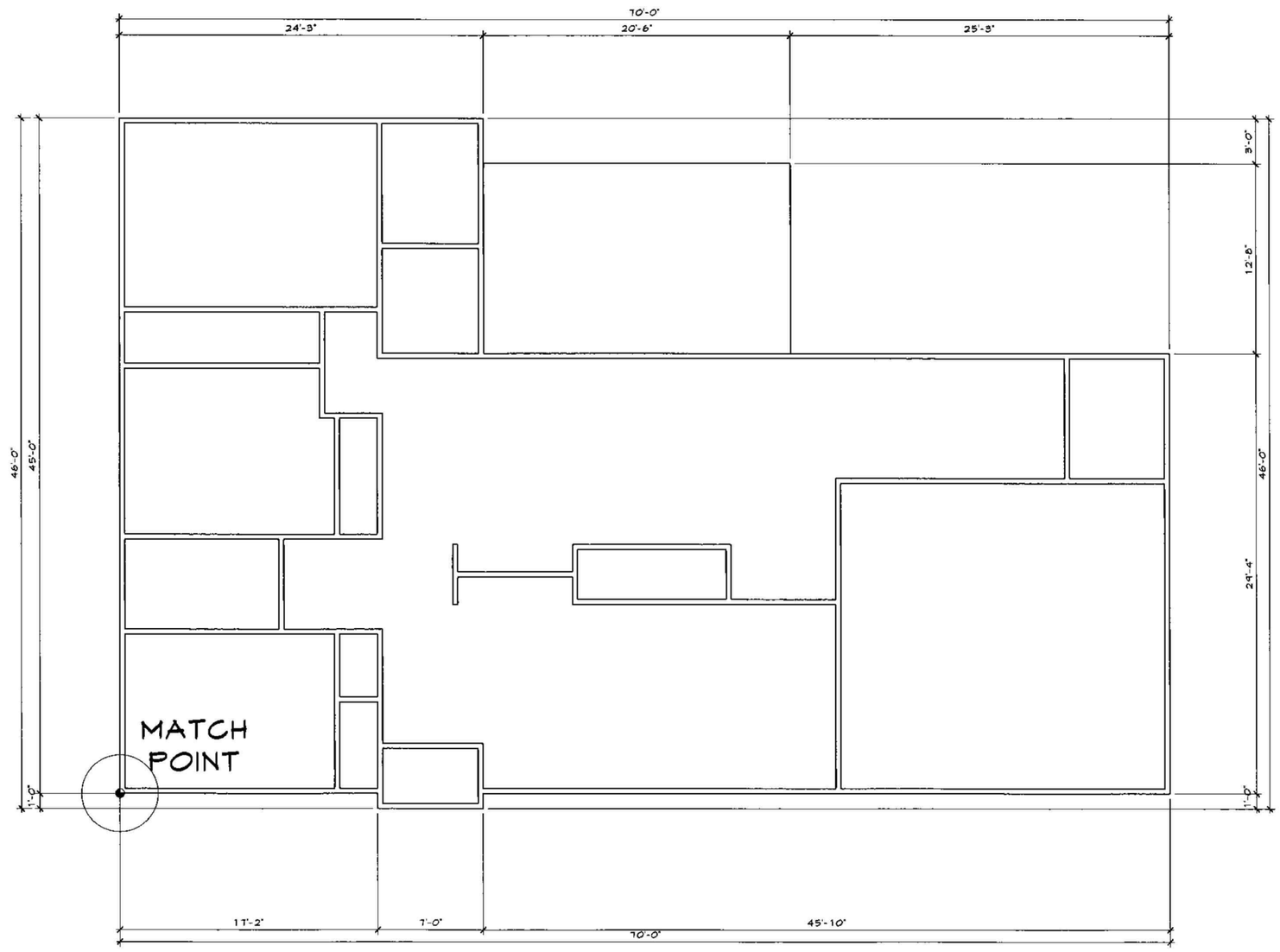
Scale: As Noted

Date: March 2020

Plan No:

Sheet No: Ex 2

EXHIBIT L



EXISTING FLOOR PLAN @ 1/4" = 1'0"

1987 sq ft

RESIDENTIAL DESIGN BY
KIM HOPKINS
919.621.1504

PLAN NAME: McCabe

DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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By Kim Hopkins Residential Design, INC.

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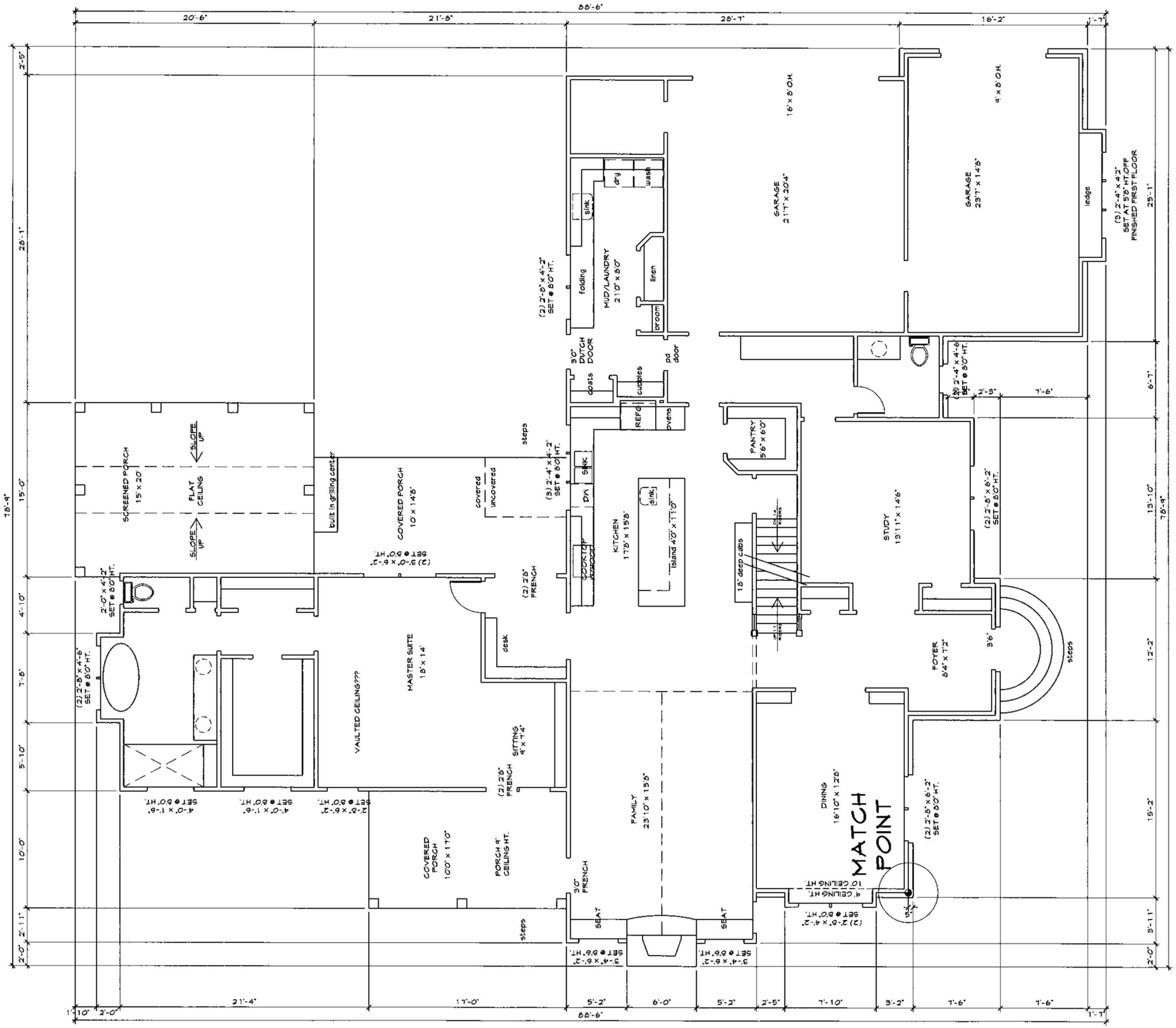
These plans have been designed to meet the requirements of the 2018 residential building code. These plans are designed to be used by a licensed general contractor. Do not scale drawings...written dimensions will have precedence over scaled dimensions. Plumbing and HVAC plans are to be handled by the general contractor unless specified otherwise. Each must comply with local building codes.

Contractor shall verify all conditions and dimensions prior to construction. Before construction begins any error or omission shall be reported to KHRD, INC. for correction or justification. Once construction has begun, contractor will assume all responsibility. Contractor must comply with all local building codes in location where home is to be built. If no engineering drawings are provided, contractor must consult with local engineer before construction begins for structural design.

EXHIBIT M



FIRST FLOOR PLAN @ 1/4" = 1'0"

10' CEILING HT.

2542 heated sq ft FIRST FLOOR

RESIDENTIAL DESIGN BY

KIM HOPKINS
919.621.1504

PLAN NAME: McCabe
DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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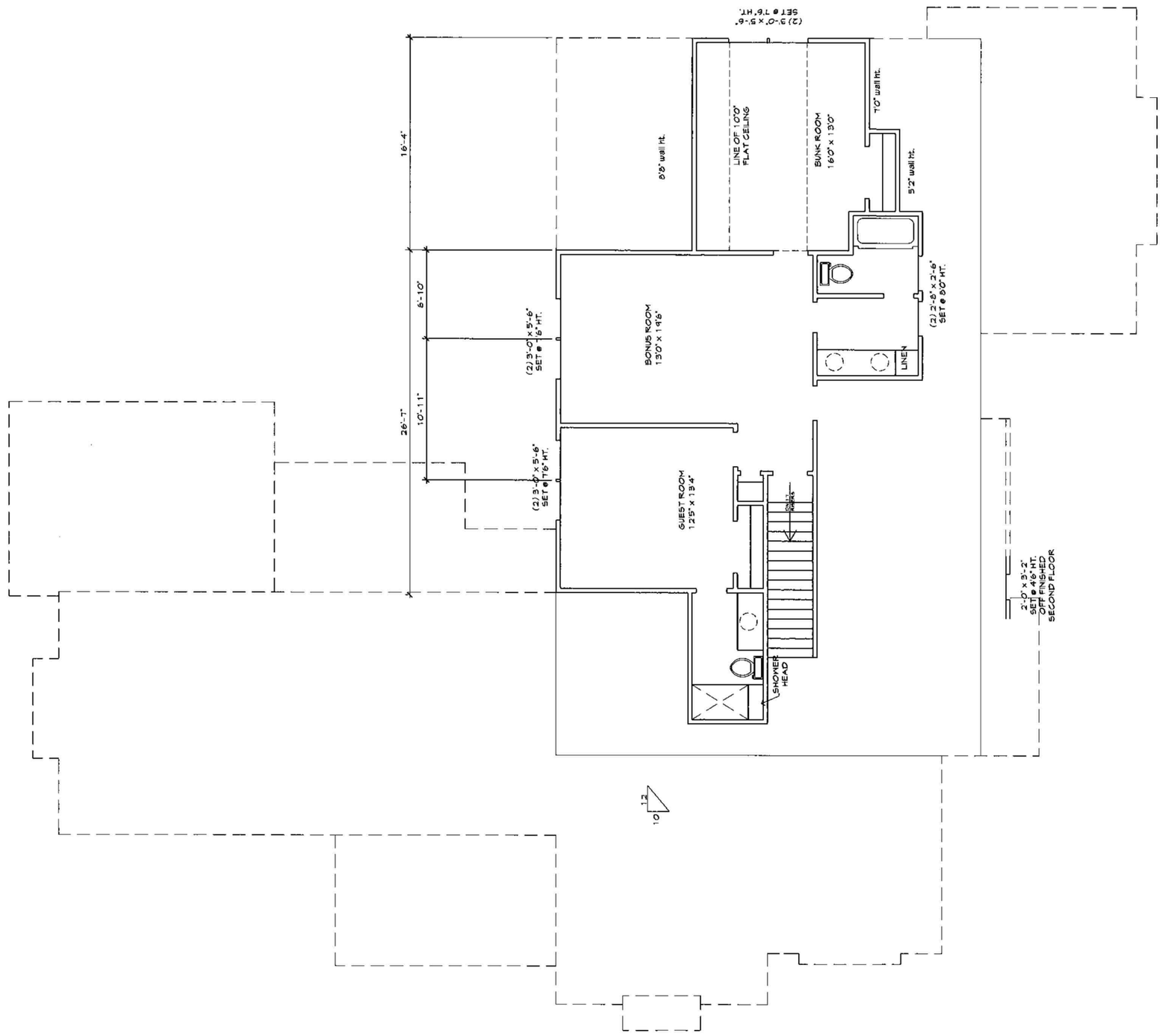
EXHIBIT N



SECOND FLOOR PLAN @ 1/4" = 1'0"

9' CEILING HT.

924 sq ft SECOND FLOOR

RESIDENTIAL DESIGN BY

KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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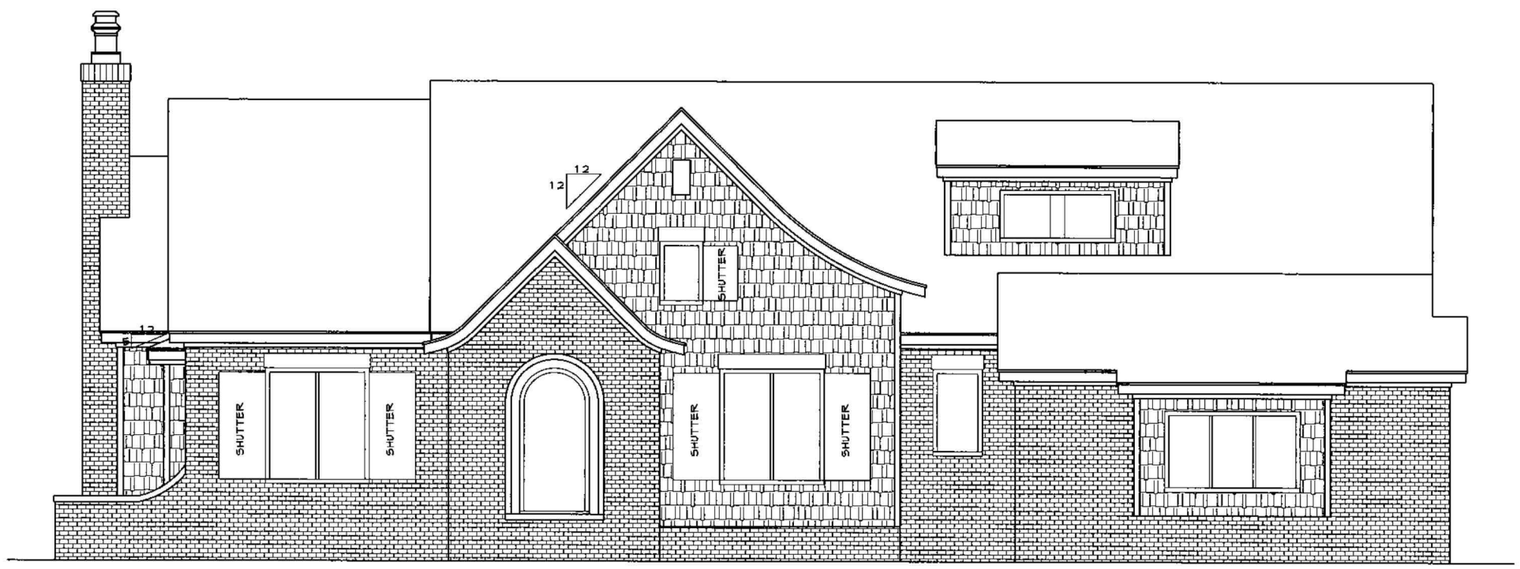

FRONT ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY
KIM HOPKINS
919.621.1504

PLAN NAME: McCabe
DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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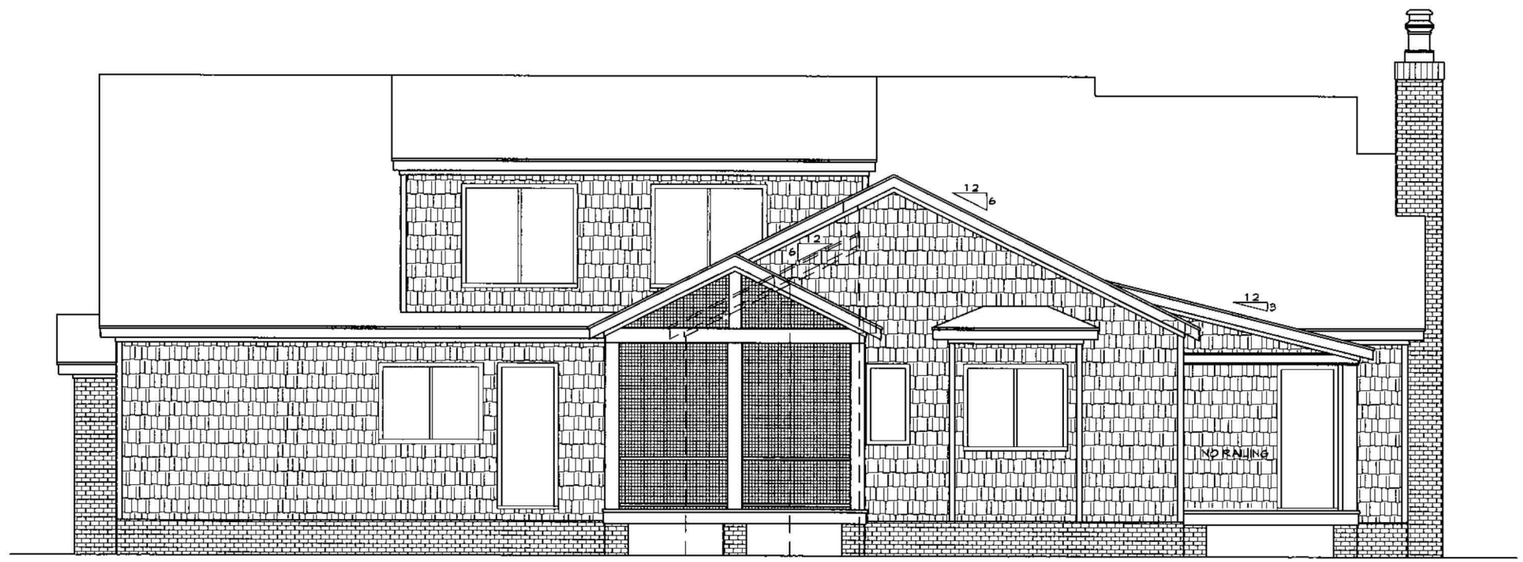

REAR ELEVATION @ 1/4" = 1'0"

OPTION # 1

RESIDENTIAL DESIGN BY

KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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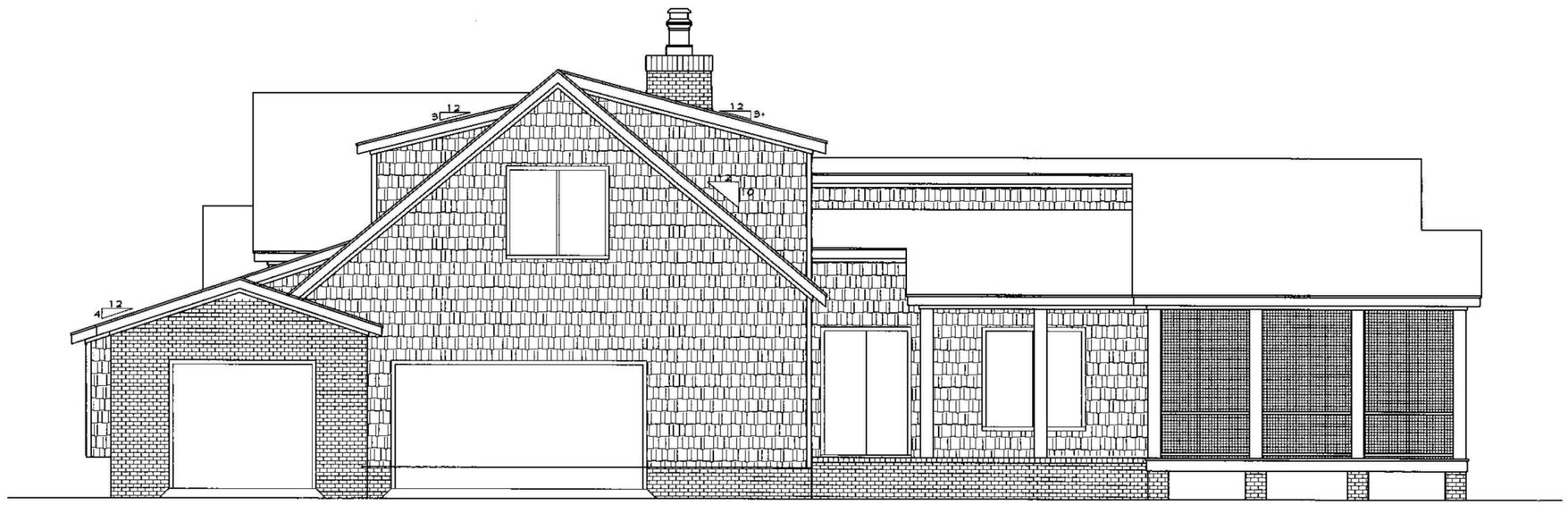

RIGHT SIDE ELEVATION @ 1/4" = 1'0"

OPTION # 1

RESIDENTIAL DESIGN BY
KIM HOPKINS
919.621.1504

PLAN NAME: McCabe

DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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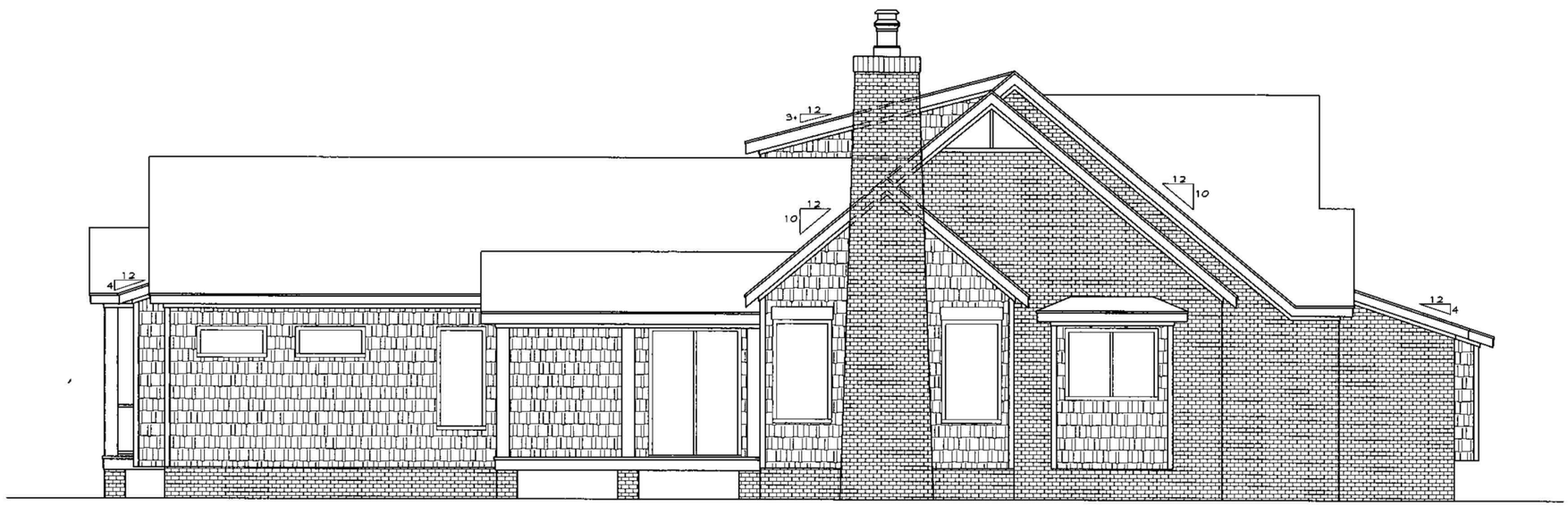

LEFT SIDE ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY
KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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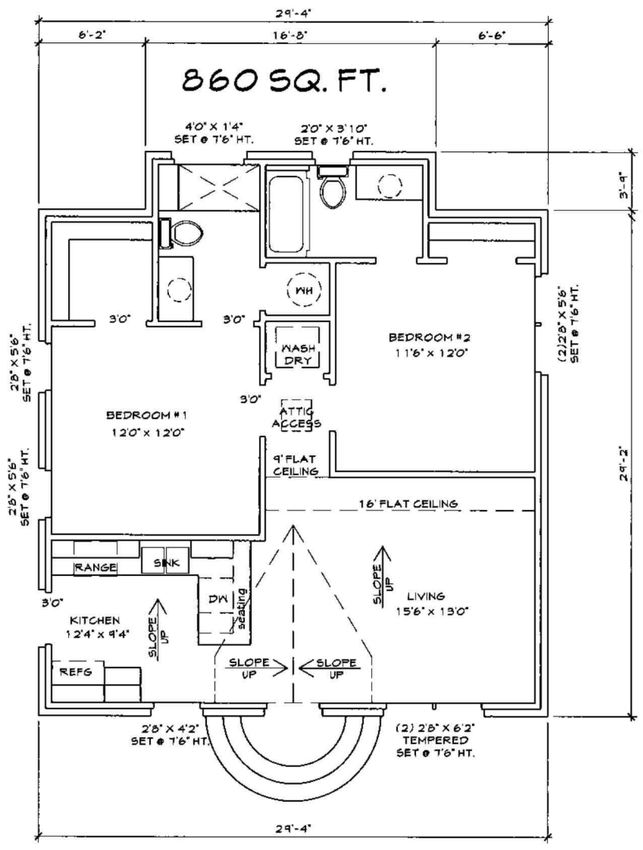
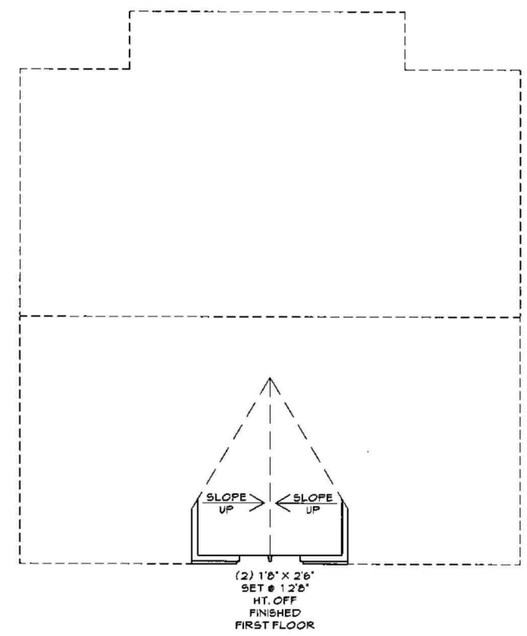


GUEST HOUSE FIRST FLOOR PLAN @ 1/4" = 1'0"

9' CEILING HT.



GUEST HOUSE SECOND FLOOR PLAN @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY

KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill Road East

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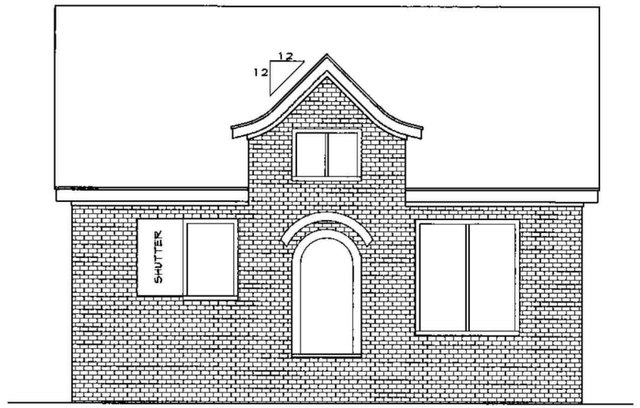
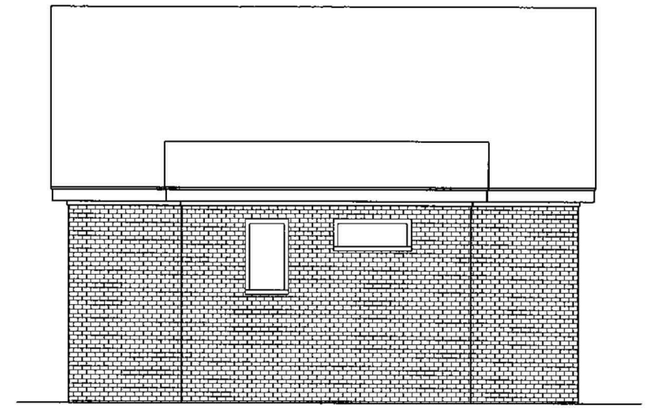
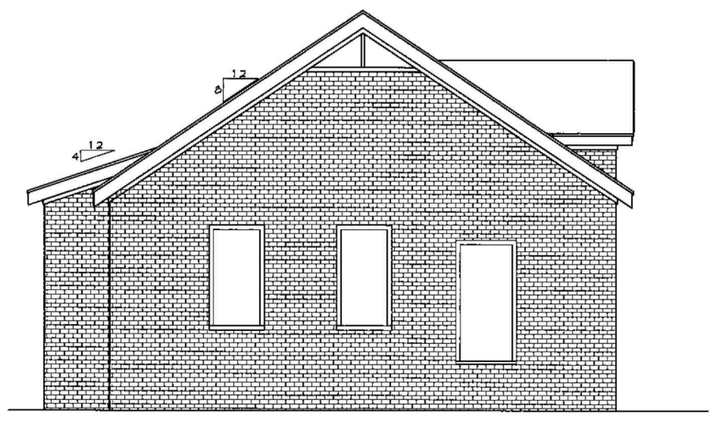


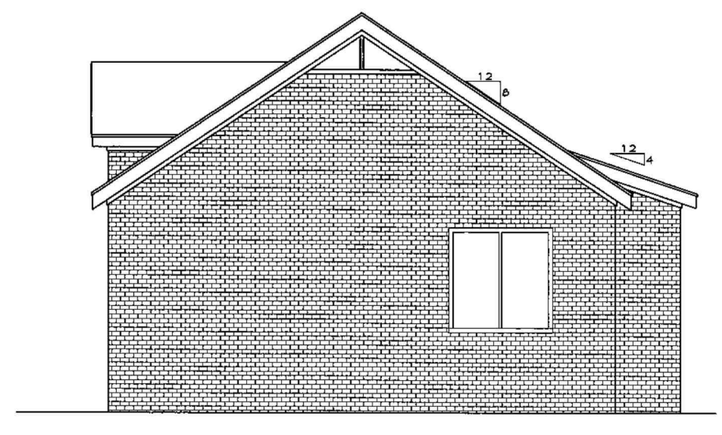
GUEST HOUSE FRONT ELEVATION @ 1/4" = 1'0"



GUEST HOUSE REAR ELEVATION @ 1/4" = 1'0"



GUEST HOUSE LEFT SIDE ELEVATION @ 1/4" = 1'0"



GUEST HOUSE RIGHT SIDE ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY
KIM HOPKINS
919.621.1504

PLAN NAME: McCabe
DATE: 6-30-20

90 McCaskill Road East

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1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: July 16, 2020
Subject: **Major COA Request for 55 Cherokee Road (COA-2020-00086)**

Applicant:	Sean Butler
Owners:	Judy and David Fedder
Professional:	Butler Construction
Property Location:	55 Cherokee Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	*855212954812*

Request and Background:

Sean Butler of Butler Construction is requesting a Certificate of Appropriateness for multiple exterior modifications to a structure within the Historic District at 55 Cherokee Road. The modifications include the following: replacement of existing siding with new material, replacement of the existing roof, replacement of existing trim material, and replacement of existing windows. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #*855212954812*. The property owners are Phillip and Leslie Bailey and the applicant is Butler Construction.

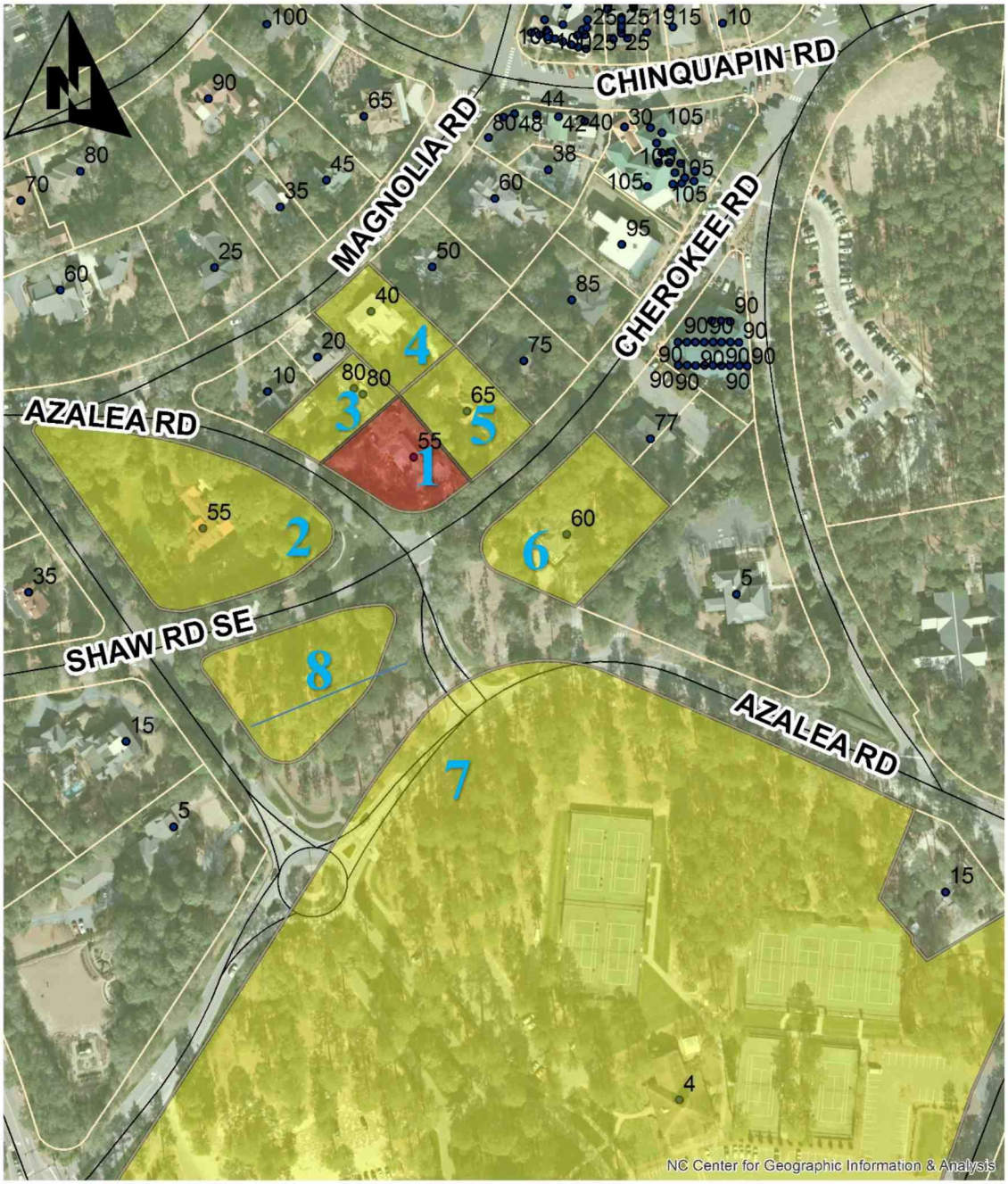
55 Cherokee Road has previously been granted two Major COAs. In 2008, a Major COA was granted for construction of a 6 foot white picket fence and a trellis. Later in 2008, another Major COA was granted for demolition of a 1970s addition and construction of a new addition to the home. One Minor COA was issued in 2008, for removal of trees along Azalea.

The primary structure at 55 Cherokee Road is listed within the National Historic Landmark Survey and is considered a contributing building. All of the adjacent properties within the public hearing notification area, are listed as contributing structures. The table and notification map on the following page provides a brief history of each structure and illustrates, which properties where notified.

National Historic Landmark Survey Table for COA 2020-00086				
#*	Address	Year Built	Contributing	Structure History
1	55 Cherokee	1895	Yes	James W. Tufts built Pine Grove House as a boarding house. During its early years it catered primarily to the village musicians, but others boarded here as well, including Donald Ross and his bride for the season in 1905. Pine Grove House is a one-and-a-half-story gambrel-roofed cottage with vinyl siding, shed dormers and a front porch which extends on the north side to form a porte-cochere.
2	55 Shaw	1908	Yes	Originally a bungalow, the house received several log additions, so that now it is a rambling camp-style estate. The property consists of an entire triangular block and is remarkably private because of sheltering plant materials.
3	80 Azalea	1920s	Yes	Little Cabin, a rustic, one-story log house with gabled roof and central stone chimney is architecturally similar to My Cabin (#119), and both were probably influenced by the earlier Log Cabin (#129). A tall gate of narrow vertical boards in a tall hedge leads to the front walk.
4	40 Magnolia	1898	Yes	Casa Yucca was originally a one-story frame cottage with a three-gable roof. In 1913 Mrs. Clara B. Metcalf of Providence, R. I. purchased the house and rebuilt it. It is a two-story, frame, Colonial Revival dwelling with a gambrel roof, shed dormers, three-bay facade, and a one-story side sun room. It is covered with vinyl siding.
5	65 Cherokee	1895	Yes	This one-story frame cottage was one of the first built by James W. Tufts. The house suffered a fire ca. 1950, but it still retains many of its early features, such as its steep pyramidal roof, central chimney, and corner porch with turned posts and balusters.
6	Historic District	1897	Yes	The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace.
7	1 Carolina Vista	1922	Yes	This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses.
8	Vacant Land	NA	NA	Vacant Land
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA-2020-00086: 55 Cherokee Road

55 Cherokee Road
July 23, 2020
Major COA Request



Legend

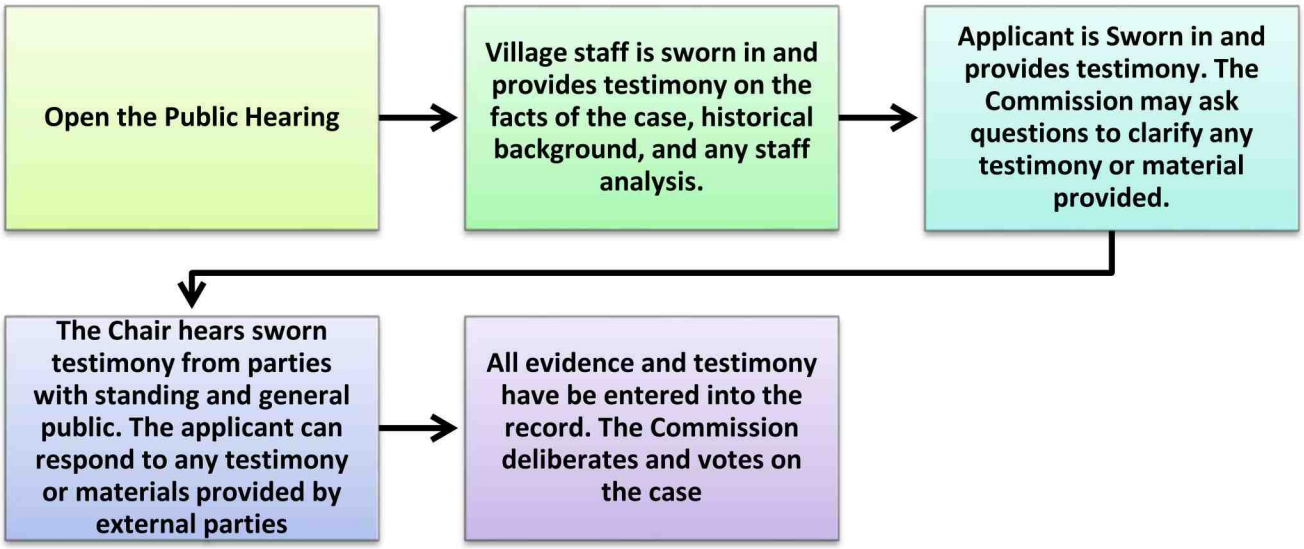
- Subject Property 55 Cherokee Road
- Notified Adjacent Properties 55 Cherokee Road
- ADDRESS
- STREETS
- Historic Preservation Overlay
- Pinehurst South Business Overlay

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines replacement of existing siding with new siding material and replacement of windows with new material is considered Major Work. All Major Work must be approved by the Commission.

The applicant is proposing to renovate the exterior of 55 Cherokee Road. The applicant will be removing vinyl siding replacing it with hardie board, non-historic windows with non-historic windows, the roof will be replaced using architecture shingles to match existing, and the wood trim will be replaced with hardie board trim material.

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

Applicable Guidelines Requirements:

ROOF

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

   The applicant is not proposing to alter or change the configuration of the roof. The applicant is proposing to extend some of the soffits and replace the existing roof with an architecture shingle.

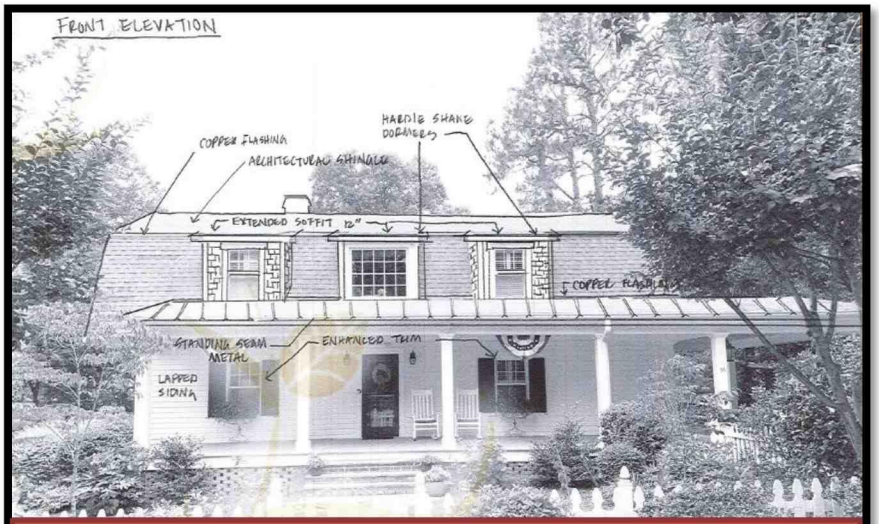
2. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.

   It is unclear from the application material whether the proposed metal roof will exceed the above dimension.

WALLS AND TRIM

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

   While siding is not specifically mentioned above, the intent is clear that any changes to an exterior wall need to be compatible with the structure and congruous with the District. The transition from vinyl to hardie board is welcomed as it is a more aesthetically pleasing building material. The proposed design of shake and lap siding is an architectural detail that is used throughout the Historic District. The applicant is proposing to add shake to the structure, where currently all lap siding exists. Using shake as an accent on 2nd story siding and dormer siding is a common design element of craftsman home and similar to other homes within the Historic District.



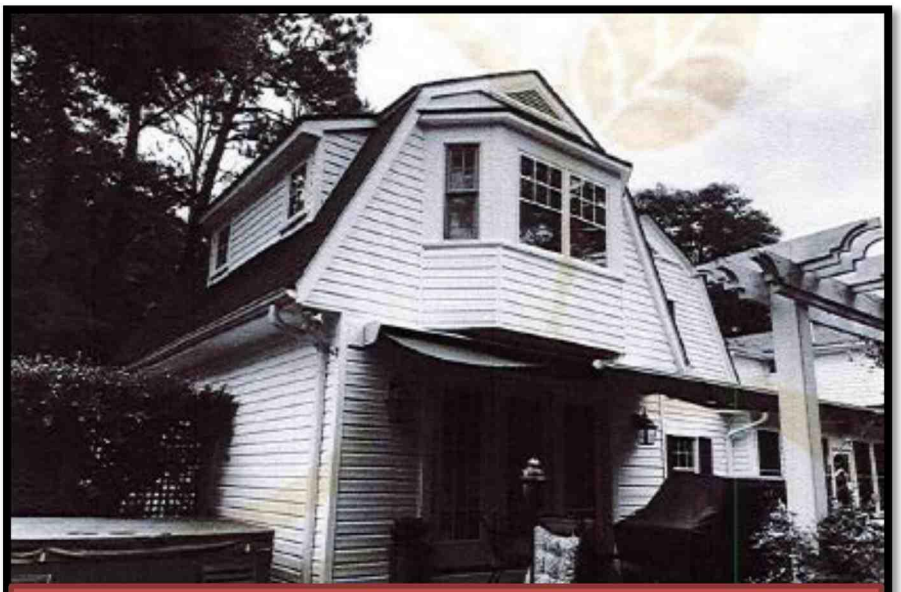
Proposed Front Elevation

The proposed changes to the front elevation include new hardie siding, with the second story dormers transition to shake siding verses the current lap siding. The reshingling of the existing roof and installation of new metal seamed roof.

Existing Front Elevation

Proposed West Side Elevation

The proposed changes to the west elevation include new hardie siding, with the second story transition to shake siding verses the current lap siding. The extention of current soffits will also occur, which will compliment the current architectural design of the structure.



Existing West Side Elevation

Proposed East Elevation

The proposed changes to the east elevation include new hardie siding, with the second story transition to shake siding verses the current lap siding. The extention of current soffits will also occur, which will compliment the current architectural design of the structure. Standing seam metal roof will replace the existing metal roof.

Existing East Elevation

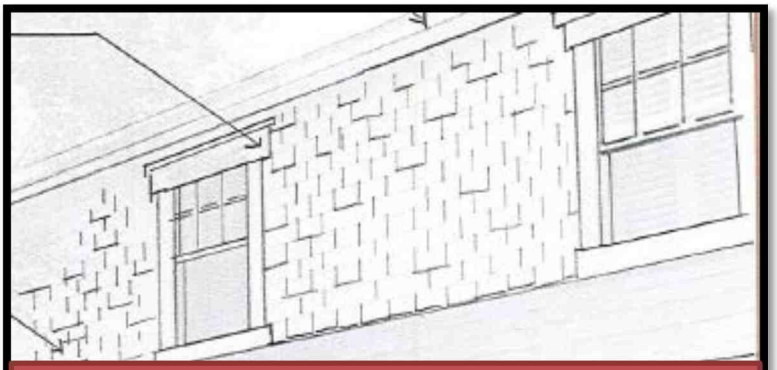
4. Section III.B.5 – Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.

   The applicant is not proposing to cover any wall material with coatings or materials, such as vinyl. The applicant is proposing to eliminate the vinyl siding and replace it with hardie board material.

WINDOWS AND DOORS

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

   The applicant is not proposing new window or door openings. The applicant is proposing to replace non-historic windows with non-historic windows. The window replacement is essentially a like for like or replacement with a comparable material. The design of the windows is intended to stay the same based on the elevations.



Six over One Proposed Windows

Six over One Existing Windows

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

   Glass Block has not been proposed.

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

   Painted or filmed glass has not been proposed.

4. Section III.C.13 - Sliding doors are not permitted on street-facing elevations.

   Sliding doors have not been proposed

SHUTTERS

1. Section III.E.1 - New shutters must be compatible with the historic character of the structure and must be congruous with existing shutters in the Pinehurst Historic District.

   New Shutters have not been proposed, however the existing windows do have shutters.

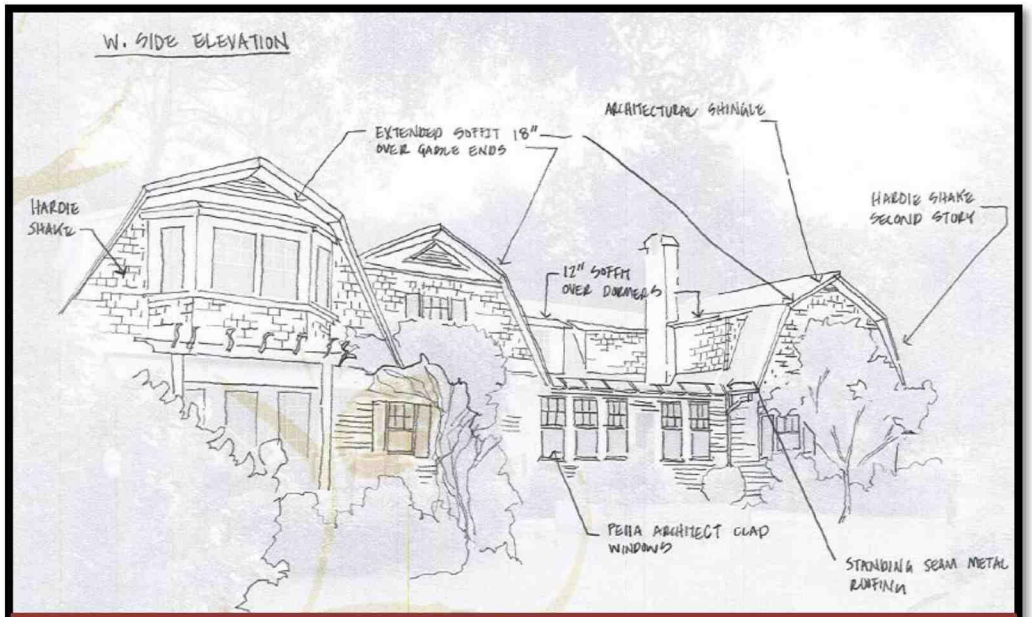
Existing Front Elevation

BUILDING MATERIALS

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

   While this request is not for new construction, the applicant is proposing to utilize hardie board lap siding, hardie shake, and hardie trim, which would be an improvement to the existing vinyl material. Vinyl siding is not permitted within the Historic District and the transition away from vinyl would make this structure more congruous with the character of the Historic District and come more into conformity with the Guidelines.

   Hardie board is a special siding material that uses cement fibers to create a more durable and attractive product. Cement is combined with sand, water and cellulose wood fibers to create a material particularly suited to protect home exteriors. One big key to the longevity is that cement does not retain moisture, so this siding never rots, swells or warps.



Proposed West Side Elevation

The applicant is proposing to install new aluminum clad windows. This window material is compliant with the Guidelines and is similar to other window material used within the District. The applicant's intent to match the style of the windows is also important because they are maintaining the historic look and feel of the structure as well.

The applicant is proposing metal seam roofs. Metal seam roofs as a material are compliant with the Guidelines and metal seam roofs are common within the Historic District.

PAINT

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

   The applicant's choice to utilize a muted and simple color scheme is congruous with the Guidelines (refer to the hardie board sample). No swatches where submitted, however, there are a wide variety of shades of each proposed color within the Pinehurst Color Palette.

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	VINYL LAPPED	HARDIE LAPPED	WHITE
Rear Elevation	SIDING	HARDIE SHAKE	
Right Elevation			
Left Elevation			
Trim	WOOD ALUMN. WRAP	HARDIE / PVC	WHITE
Windows	WOOD ALUM. CLAD	ALUM. CLAD	BLACK EXTERIOR
Chimney	BRICK		
Foundation	BRICK		
Front Door	WOOD PAINTED		
Shutters	PVC SOLID CORE		
Garage Door	FIBERGLASS		
Roof	ASPHALT / RUBBER	ASPHALT / STANDING	MOIRE BLACK
Roof Exhaust Vents	METAL	SEAM METAL	DARK BRONZE
Front Porch	AZTEC / PVC		
Deck			
Patio	BRICK		
Sidewalk	BRICK / RIVERSTONE		
Sky Lights	N/A		
Driveway	RIVERSTONE / BRICK		
House Number	55 METAL		

Materials and Colors from Application

Applicable Recommendations from the Historic District Guidelines:

ROOF

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

   The applicant is proposing to re-roof the existing roof with an architectural shingle that will match or be comparable to the existing roof shingles.

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

   The applicant is proposing to replace an existing metal roof with a new seam metal roof. The proposed metal roof color is Moire Black.

3. Section III.A.8 - New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.

   Based on the application new gutters have not been proposed.

4. Section III.A.9 - Replacement gutters and downspouts should be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.

   Based on the application replacement gutters have not been proposed.

EXTERIOR WALLS AND TRIM

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

   The applicant is proposing to resurface the existing building using hardie board material. The guideline's prefer that original material match, but do not require it. Many homes utilize hardie board as a material substitute and the Commission has previously approved hardie as material, making the proposed material congruous with the Historic District. Hardie board is also a far more durable material and will help preserve the historic character of the structure.

WINDOWS AND DOORS

1. Section III.C.2 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 existing windows are not historic, so there is no negative impact of replacing the window with non-historic windows

2. Section III.C.3 - If a window, door or feature is completely missing and is to be replaced, it should be replaced with a new window, door or feature based on the original or a new design compatible in scale, size, material and color with the character of the structure.

   Based on the elevations the applicant intends to match the design of the existing windows

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

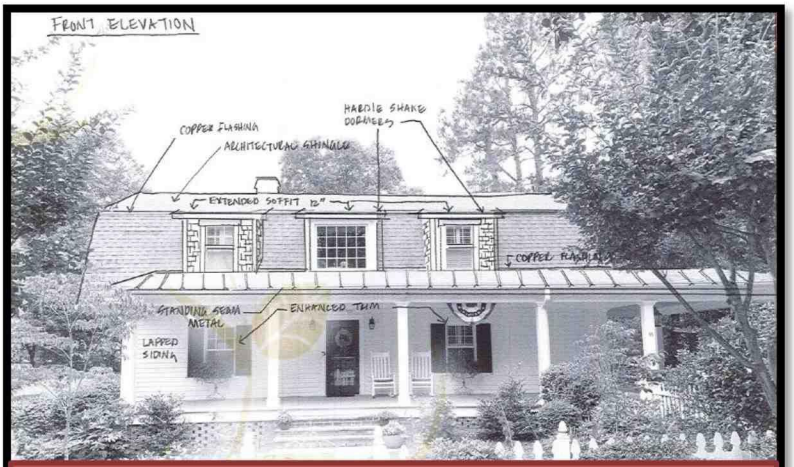
   The applicant does not intend to modify the scale, dimension, or size of the current windows based on the proposed elevations and existing elevation photos

4. Section III.C.6 - 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.

   The applicant is replacing the existing trim with hardie board trim. The material is changing however the design of the trim is not.

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

   The applicant is matching the six over one style of windows for the majority of the home and is matching the large center window on the west elevation.



Proposed Front Elevation

6. Section III.C.8 - New dormer windows on street-facing elevations should be compatible with the size and placement of existing windows on primary elevations and should not compromise the architecture of the structure.

   New dormer windows will be compatible with the existing windows in placement and size based on the proposed front elevation (shown above).

7. Section III.C.9 - 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 existing windows are not historic according to the application, therefore retaining and preserving historic doors is not possible in this case. However, the applicant is not altering the design of the windows and is proposing to match existing design details.

   No changes to doors have been proposed

Staff Recommendation:

The applicant is proposing changes that are necessary to maintaining and preserving the historic home. Updating the windows, replacing the metal roof, and replacing the shingled roof are necessary maintenance in the life of the structure. The proposed changes to the siding bring the structure more into conformance with the Guidelines swapping vinyl material for hardie. Lastly, introduction of shake siding does change the style of the home from cottage to craftsman, however, this change conforms to the Guidelines and there are many craftsman style homes within the Historic District. Based on those reasons staff is recommending approval of the project.

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JUNE 25, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	None	Peter Hughes, Senior Planner
Tom Schroeder, Vice-Chair		Darryn Burich, Planning Director
Richard Vincent		Kelly Brown, Administrative Specialist
John Taylor		
Terry Lurtz		
Anne Lucey		
David Herring		

I. Call to Order

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

II. Approval of Minutes

A. May 28, 2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the May 28, 2020 regular meeting. Seconded by. Motion carried unanimously by a vote of 7-0.

III. Public Hearing

A. COA 2020-00064 (25 Barrett Road)

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

All Commissioners disclosed they conducted site visits to all four sites and had no ex parte communication. Senior Planner Peter Hughes was sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for construction of an in-ground swimming pool at 25 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212873428. The property owners are Jessica and David Neely and the applicant will be Jessica Neely. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Homeowner Jessica Neely was sworn into the public meeting. Mrs. Neely confirmed Shaw Road to the rear of her house is a gravel road. She stated the proposed concrete will match the existing stamped concrete. Mrs. Neely stated she did not know the diameter of the tree to be removed.

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

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

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

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 25 Barrett Road.

B. COA 2020-00067 (15 Medlin Road)

Applicant Lynn Cribbs of Cribbs Construction was sworn into the public meeting. She stated she was unsure if the homeowners wanted to keep the existing shed. Homeowner Leslie Bailey was sworn into the public meeting. She testified they intend to take down the old shed due to deterioration.

Mr. Taylor moved to approve removal of the old shed. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0.

The Commission approved a Certificate of Appropriateness for removal of the old shed located at 15 Medlin Road.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the construction of a new accessory structure and removal of an existing accessory structure at 15 Medlin Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205180599. The property owners are Phillip and Leslie Bailey the applicant will be Cribbs Construction. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Ms. Bailey confirmed the height of the proposed shed is lower than the primary structure, but did not know the exact height. Mr. Von Salzen noted vinyl windows are not appropriate per the Historic District Guidelines. Ms. Cribbs explained vinyl windows require less maintenance and are more cost effective. She stated the proposed vinyl windows are consistent with the Historic District.

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

That the project as proposed is **not in conformity** with the guidelines due to proposed vinyl windows, nevertheless the applicant has satisfied the burden of persuasion and the project subject to the condition of submission of vertical elevations and survey of the property, **is deemed congruous** with the Pinehurst Historic District.

Motion carried unanimously by a vote of 7-0.

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 15 Medlin Road.

C. COA 2020-00068 (35 Orange Road)

Mr. Hughes stated the public hearing was to The purpose of this public hearing is to consider a request within the Pinehurst Historic District for a modification to front elevation roof line at 35 Orange Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856209061956. The property owners are Thomas and Maureen O'Connor and the applicant will be Thomas O'Connor. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Applicant and homeowner Thomas O'Connor was sworn into the public meeting. Mr. O'Connor explained the existing jagged roofline affects the gutters and water runoff in the yard. Mr. O'Connor testified the eventual plan is re-roof the entire roof.

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

That the applicant has satisfied the burden of persuasion and the project as proposed subject to the removal of the three trees closest to the house and the tree in the front, those conditions imposed by the Commission ***is congruous*** *with the Pinehurst Historic District and* ***consistent*** *with Historic District Guidelines.*

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

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 35 Orange Road.

D. COA 2020-00069 (120 Saville Row)

Mr. Hughes stated the public hearing was to consider to consider a request within the Pinehurst Historic District for construction of a new single family residence at 120 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200369009. The property owners are Sean and Janet Suggs and the applicant will be Bartlett Construction. He stated the staff report incorrectly referenced the site as 120 Linden Road; it should be 120 Saville Row. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Applicant Kevin Bartlett of Bartlett Construction was sworn into the public meeting. He stated they are asking for vinyl shutters because of long-term maintenance. The shutters would appear to look like wood. Mr. Lurtz noted the number of trees to be removed due to the location of the driveway. Mr. Bartlett explained the placement of the driveway was due to the fact the homeowners wanted to see the house first when pulling up on the property, not the garage. He stated it is a cluster of trees and did not specify size. Mr. Bartlett explained the proposed composite trim material is a commonly used substitute. He stated it looks just like wood and the proposed color is crisp linen. Mr. Bartlett stated they are proposed vinyl windows and shutters due to lack of maintenance. He explained the choice of the proposed roofline, stating the structure has ten foot ceiling heights throughout, the roofline matched up to the floor plan and the subjective design choice of the homeowners.

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

That the project as proposed is **not in conformity** with the guidelines with the use of vinyl windows, nevertheless the applicant has satisfied the burden of persuasion and the project subject any conditions imposed by the Commission, is deemed **congruous** with the Pinehurst Historic District.

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

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 120 Saville Row.

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff from 5/16/2020 to 6/16/2020

No comments from the Commission.

V. New Business

The Commission discussed roofline changes, board training, and submitting proposed changes to Historic District Guidelines to Mr. Hughes by July 10th.

VI. Next Meeting Date

A. Regular Meeting on Thursday, July 23, 2020 at 4:00 pm

VII. Motion to Adjourn

Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0 at 5:29 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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

DRAFT

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: July 16, 2020
Subject: **Major COA Request for 90 McCaskill Road East (COA 2020-00085)**

Applicant:	Michael and Amanda McCabe
Owners:	Michael and Amanda McCabe
Professional:	TBD
Property Location:	90 McCaskill Road East
Zoning:	R-30 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855208870756

Request and Background:

Michael and Amanda McCabe are requesting a Certificate of Appropriateness for demolition of existing residence and construction of a new residence within the Pinehurst Historic District at 90 McCaskill Road East. The subject property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855208870756. The property owners and applicants are Michael and Amanda McCabe and they have not selected a professional to perform the work.

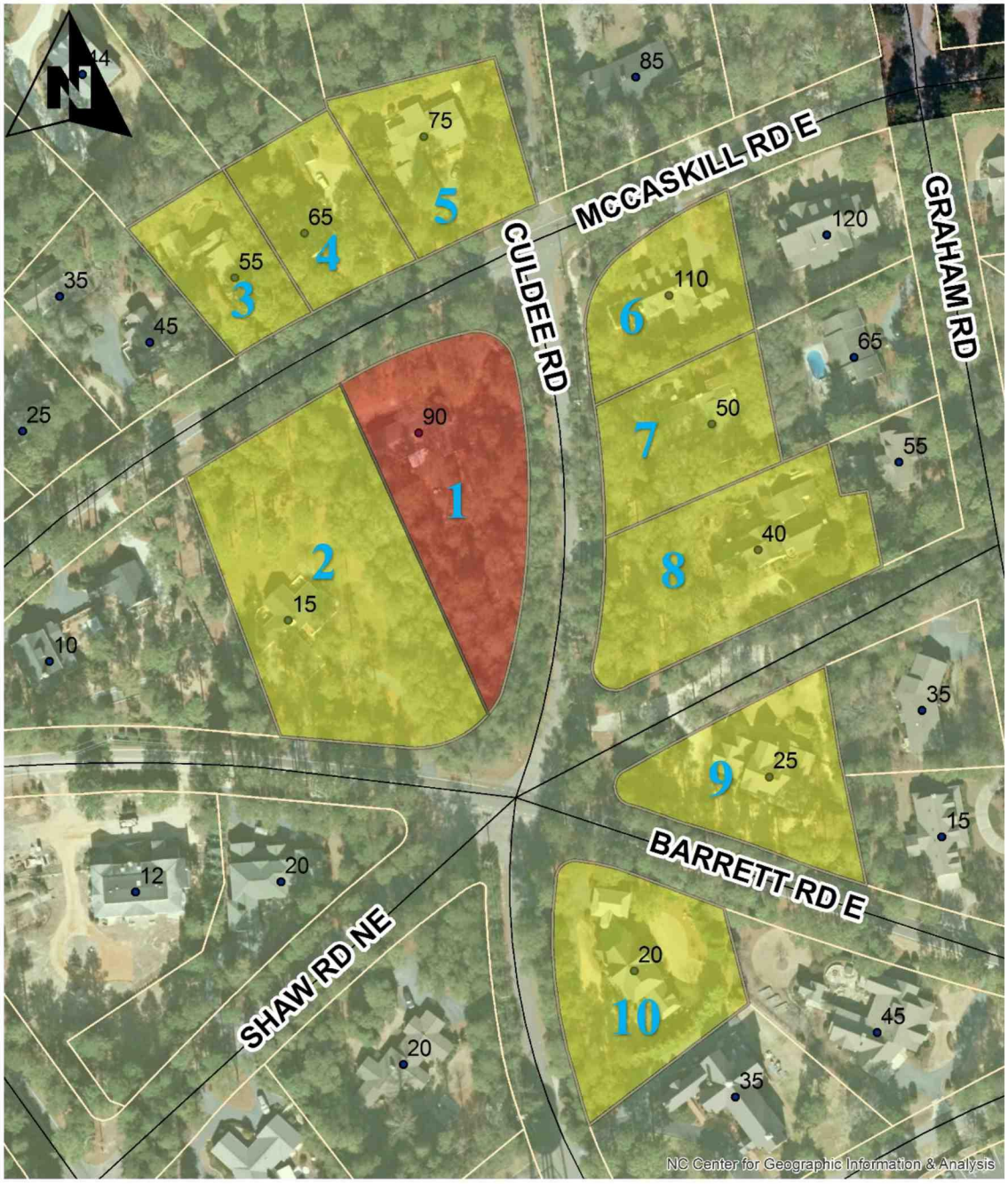
No previous COAs have been issued for 90 McCaskill Road East.

According to Moore County Assessor's Office 90 McCaskill Road East was constructed in 1970 and is not listed or recorded within the 1996 National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed or recorded within the 1996 survey as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00085				
#*	Address	Year Built	Contributing	Structure History
1	90 McCaskill Road East	1970	No	Not listed on the 1996 National Historic Landmark Survey
2	15 Barrett Road East	1969	No	Not listed on the 1996 National Historic Landmark Survey
3	55 McCaskill Road East	1925	Yes	In the midst of the bungalows erected by the Sandhills Construction Company, Stutts and Newcomb built the Vance at the same time. It is a one-story, wood-shingled bungalow with a clipped side-gable roof, pairs of nine-over-one sash windows, and a small glazed and shingled central entrance porch.
4	65 McCaskill Road East	1925	Yes	The Ashley forms another variation on the plan used with the Clarendon (#57) and the Berkeley (#59). It is a one-and-a-half-story weatherboarded frame bungalow with broad gable end facing the street. It features side shed dormers, overhanging bracketed eaves, paired facade windows with bracketed shed hoods, and a corner entrance porch with square posts set on paneled plinths.
5	75 McCaskill Road East	1967	No	Not listed on the 1996 National Historic Landmark Survey
6	110 McCaskill Road East	1997	No	Not listed on the 1996 National Historic Landmark Survey
7	50 Culdee Road	1976	No	Not listed on the 1996 National Historic Landmark Survey
8	40 Culdee Road	1920	Yes	Blackjack Cottage was built for Mrs. C. M. Butterfield. It is a one-and-a-half-story stuccoed dwelling with steep front and side gables and a shed dormer across the facade. Front and side entrances are headed by round arches. A matching gabled addition has been built to the west side of the house, and a garage is connected to the east side by a walkway.
9	25 Barrett Road East	2006	No	Not listed on the 1996 National Historic Landmark Survey
10	20 Culdee Road	1927	Yes	Behind the Sacred Heart Church is the two-story rectory. It is characterized by a steep gable and hip slate roof, tapestry brickwork, a pointed arch entrance, and a one-story wing with engaged front passage.
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA 2020-00085: 90 McCaskill Road

90 McCaskill Road
July 23, 2020
Major COA Request



Legend

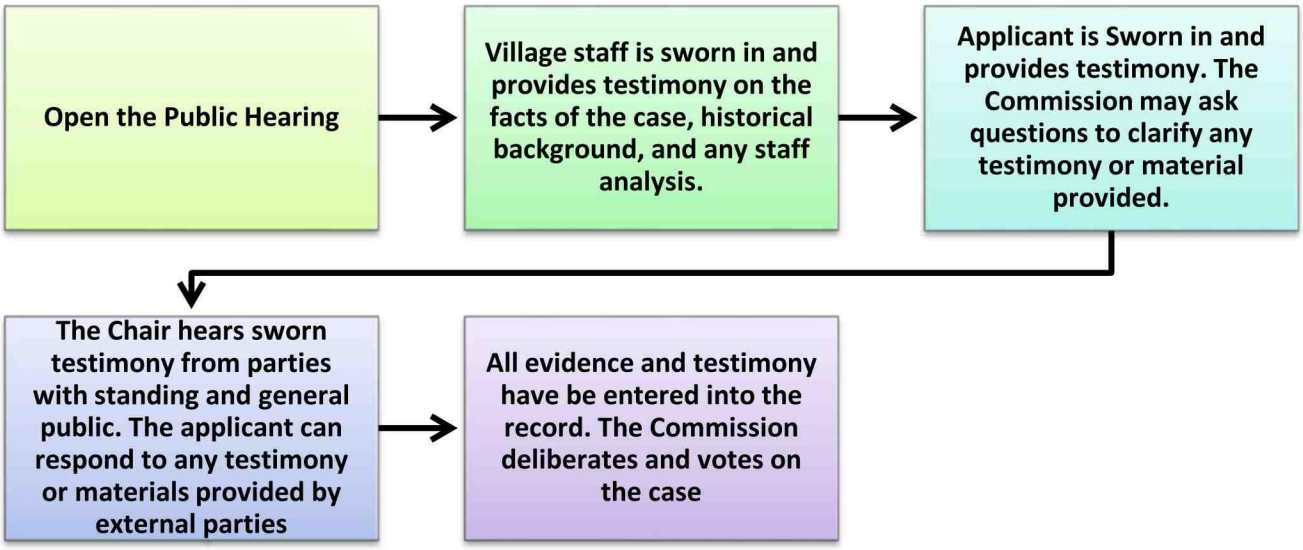
- Subject Property 90 McCaskill Road
- Notified Adjacent Properties 90 McCaskill Road
- ADDRESS
- STREETS
- Historic Preservation Overlay
- Pinehurst South Business Overlay

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines demolition of an existing structure and new construction are considered Major Work. All Major Work ***must*** *be approved by the Commission.*

The proposed demolition is of a non-contributing single family residence that was built in 1970. The applicants intend to demolish the existing structure down to the foundation, leaving the existing footprint of the building and utilize the existing basement in the construction of the new home. The applicant is also proposing the construction of an accessory dwelling, which is a use by right within the Historic District. The Commission ***must*** *rule on demolition of the existing structure, prior to approving the proposed new construction. This can be accomplished through one COA or one application, however the Commission will need to approve both requests through individual motions.*

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

Applicable Guidelines Requirements for Demolition of Existing Structure:

DEMOLITIONS

1. Section VII.B.3 – Prior to demolition of a primary structure, a record of the primary structure **must** be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation **must** be provided to Village Staff before the public hearing.

   The applicant has submitted a historical record with their application. The documentation includes photos of the existing structure, a floor plan of the existing structure, and a brief summary of the architectural history of the structure. Given that the home was constructed in 1970 and the building is not listed as contributing the applicant has sufficiently met this requirement.

2. Section VII.B.6 - After demolition, all debris **must** be removed from the site within 30 days.

   The applicant will comply with this requirement and all building code requirements regarding demolition.

Applicable Guidelines Requirements for New Residential Primary Structure:

GENERAL GUIDELINES

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

   The proposed new residential structure will feature a craftsman style of architecture. The proposed Craftsman architecture is a very common style within the Historic District and the proposed structure would be similar to other existing craftsman style homes. The main characteristics of this home that define it as a craftsman are the mix of exterior materials, the stone chimney, shake style dormers, and

low pitched roof. Materials will be discussed in more detail below, however the majority of the material is brick and cedar shake which are consistent with the Guidelines.

The table below illustrates and compares the size and scale of the proposed structure in relation to the adjacent properties. While congruity of this structure should be based on the District as a whole, the table will help to frame the review. The proposed new residential structures is to be a two story building with a total of 4,189 square feet under roof. Six of the nine adjacent properties are two story structures. The smallest adjacent home is 2,230 square feet, the largest adjacent home is 5,010 square feet, and the average size of the adjacent homes is approximately 3,400 square feet.

Adjacent Property Scale and Size Table for COA 2020-00085				
#	**Address**	**Year Built**	**Number of Stories**	**Building Square Footage**
1	90 McCaskill Road East	1970	2	4,186
2	15 Barrett Road East	1969	1	2,970
3	55 McCaskill Road East	1925	2	3,360
4	65 McCaskill Road East	1925	2	2,660
5	75 McCaskill Road East	1967	1	2,510
6	110 McCaskill Road East	1997	2	2,820
7	50 Culdee Road	1976	1	2,230
8	40 Culdee Road	1920	2	4,390
9	25 Barrett Road East	2006	2	4,540
10	20 Culdee Road	1930	2	5,010

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

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

WINDOWS AND DOORS

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

   The proposed doors and windows appear to be similar to other primary structures in the Pinehurst Historic District. The windows are proposed to be vinyl casement windows and the front door is proposed to be a rounded oak door with the potential for a window insert. Both the proposed style of windows and door are utilized within the District.

Submitted Front Elevation 90 McCaskill Road East

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

   The application did not indicate whether the proposed windows will feature true or simulated light. The elevations did not indicate the use of muntins, however the application material does indicate the use of muntins. The application material does not indicate if the muntins will be snap in.

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

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

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

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

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

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

CHIMNEY

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

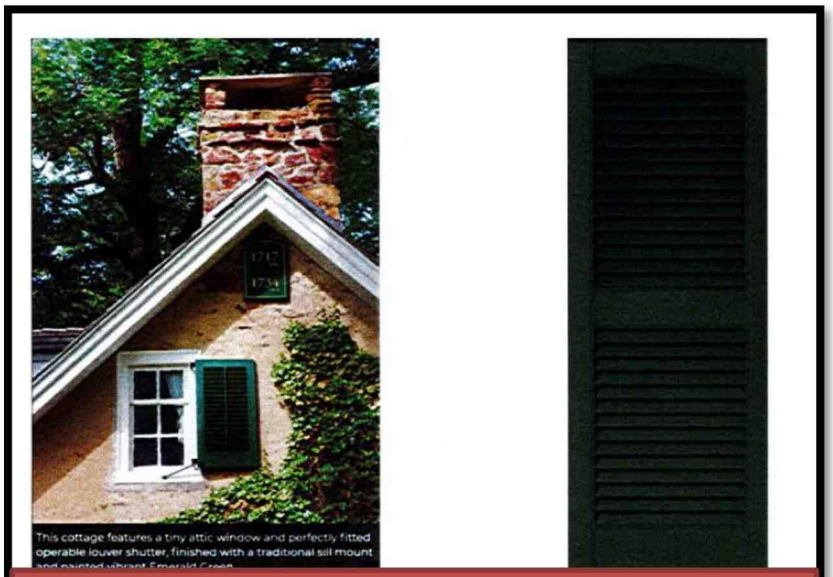
   The applicant is proposing a brick chimney on the left elevation. Stone (or brick) chimneys are listed as a characteristic of craftsman bungalows according to the Guidelines. The proposed chimney as shown in the elevation below appears to be similar to other chimneys in the Historic District.

Proposed Brick Material and Left Elevation

SHUTTERS

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

   The applicant is proposing shutters on some of the first floor, front elevation windows. The proposed shutters appear to be compatible with the architecture of the structure and windows. The proposed shutters appear to be similar to other shutters within the Historic District



Proposed Shutter and Shutter Example

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.

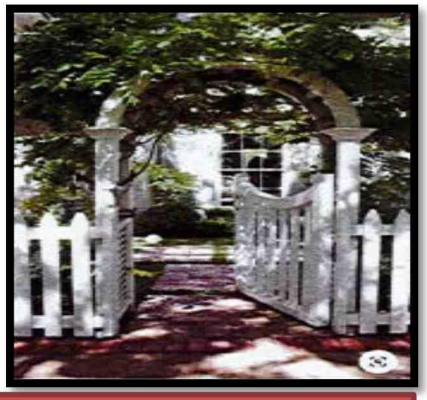
The applicant is proposing multiple accessory features and structures with this application. The primary residential building will feature an attached garage and a rear screened in porch. The garage is not front facing, but could be visible from the street. The screened-in porch could also be visible from the street, given that the lot is a corner lot.

Elevation Showing Screened-in Porch

The applicant is also proposing a fence for the primary residence and separate fence for the accessory structure.

The primary residence's fence will be located within the building envelope creating a court yard and private space for the residence. The accessory dwelling will have a fence located to the left of the structure that creates a defined boundary where future vehicles will be parked.

Both fences are proposed to be white picket fences, which conform to both the PDO and Historic District Guidelines. The proposed picket fence is similar to other picket fences with in the Historic District.



Proposed Fence and Arbor

The applicant is also proposing an accessory dwelling, which is permitted by the PDO as a use by right within the Historic District. The proposed accessory dwelling will match both the architecture of the principal residence and utilize the same building materials and colors. The accessory dwelling will also feature a 12x24 fenced in area. The proposed fence will match the style of the fence proposed above and be similar to other fences in the Historic District.

2. *Section IV.E. 2 - Accessory buildings **must** be equal or lower in height than the primary structure and the roof should have an equal or lower slope than the primary structure.*

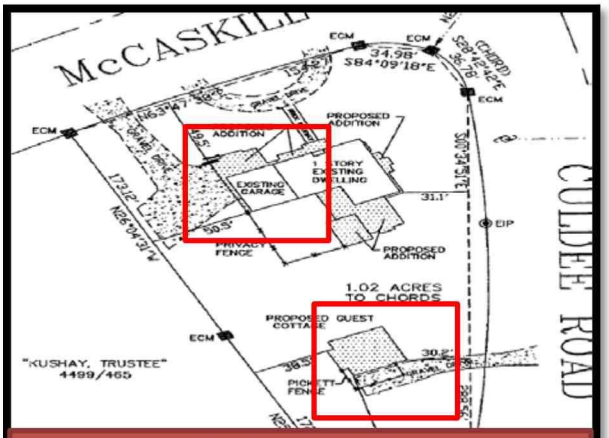
   The proposed principle dwelling will be approximately 15' tall (scaled to the top of the chimney) and the proposed accessory structure will be approximately 11' tall. The roofs of both structures have a variety of roof slopes, however they are similar slopes. The principle dwelling features slopes of 12 over 12, 10 over 12, and 6 over 12 and the accessory structure features slopes of 12 over 12, 8 over 12, and 4 over 12. (Refer and review the submitted elevations)

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

   The proposed garage is not front facing, but may be visible from the street.

4. *Section IV.E.5 - Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.*

   The proposed accessory structure is set behind the primary structure.



Submitted Site Plan

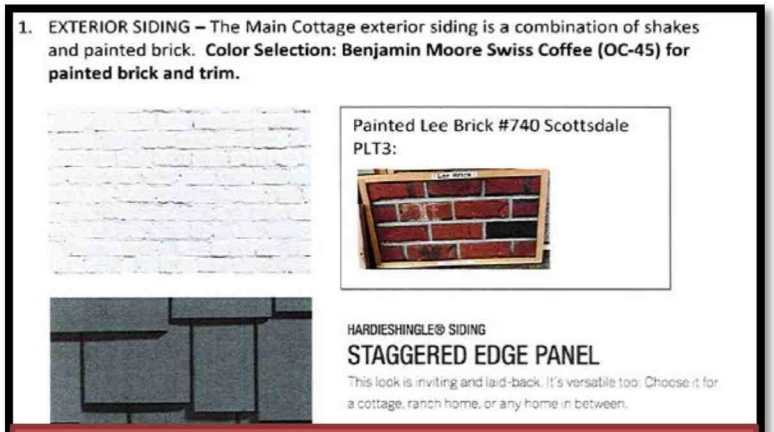
BUILDING MATERIALS

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

The proposed redevelopment of this lot and the associated construction will utilize a mix of exterior materials that are consistent with the architecture of craftsman bungalow homes. The proposed color scheme will emphasize softer colors with accents of muted tones.

Some of the proposed materials for this project are not compliant with the Guidelines. Each proposed building material will be reviewed below for compliance with the Guidelines and for compatibility with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

The proposed siding material is cedar shakes and brick veneer. The front of the proposed structure will feature brick veneer with shake accents. Utilizing the shakes as accents on the front elevation helps emphasize the craftsman style. The majority of the side elevations and rear elevations will feature the shake siding, however the brick veneer foundation will continue around the entire building footprint. The proposed siding material is compliant with the Guidelines and similar to material utilized on other homes within the Historic District.



Siding Material Examples Submitted by Applicant

The proposed trim material is wood, which is proposed to be painted with Swiss Coffee (OC-45). The proposed trim material appears to be similar to other trim material within Historic District and complaint with the Guidelines.

Swiss Coffee (OC-45)

As previously mentioned the proposed foundation material is a brick veneer. The proposed brick foundation appears to be similar with other structures within the Historic District and is an appropriate material according to the Historic District Guidelines.

Brick Veneer

The applicant is proposing vinyl windows. The Historic District Guidelines state that vinyl is not an appropriate material, however the Commission has the ability to approve requests that do not meet the requirements of the Guidelines. The applicant is proposing Vintage Ranch trim if the product is available and color complementary to the home. The proposed material for the windows would be similar to other windows in the Historic District, but not be compliant with the Guidelines.

Proposed Vinyl Windows and Vintage Ranch Trim

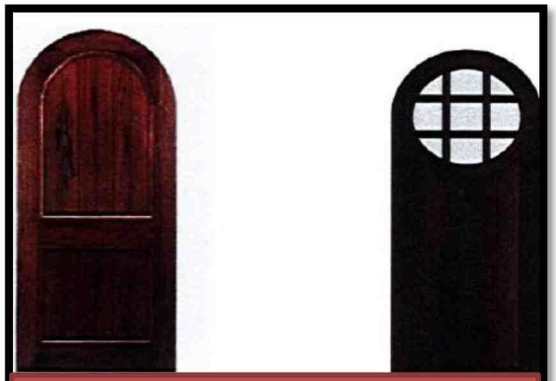
The applicant has proposed louver shutters, which will be wood. The proposed shutters are similar to other shutters in the Historic District and staff has yet to hear from the applicant regarding the material choice. The shutters are proposed to be painted Black Forrest Green, which is congruous with the Pinehurst color Palette.

Proposed Shutter

The garage door is proposed to be insulated steel with a faux wood veneer. The proposed garage door is similar to other garage doors within the Historic District and the proposed material is compliant with the Historic District Guidelines.

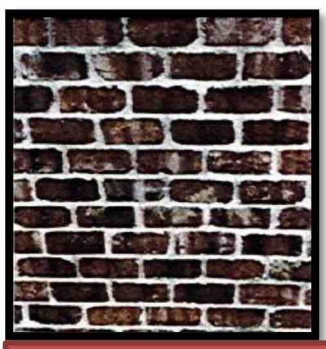
Proposed Garage Door

The applicant has indicated that the front door will be a rounded wood door. The applicant has also listed the potential to include a round window in the design of the door. Both design options would be similar to doors within the Historic District and the proposed material is compliant with the Historic District Guidelines.



Submitted Door Sample

The applicant is proposing to utilize brick for both the landscaped pathways and the chimney shown on the left elevation. The proposed pathways and chimney are similar in design to others within the Historic District and proposed material is compliant with the Historic District Guidelines.



Proposed Brick Material and Left Elevation

LANDSCAPING AND VEGETATION

1. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

   The proposed accessory structures and proposed landscaping plan appear to compliment the proposed new residential structure.

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

a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
b. Tree removal within the Village's right-of-way is regulated by Village Staff.

Currently, 90 McCaskill is a very wooded lot with a fair amount of vegetation. The back portion (or rear yard) of the lot that has native and undisturbed growth.

The proposed redevelopment of the lot and new construction will certainly alter the landscape. The proposed alteration will result in a number of trees being removed and the Commission ***must*** *determine if the existing tree canopy is being unreasonably compromised by the proposed project.*

The applicant has identified each tree to be removed with orange ribbon. Staff assessed that over 20 trees are marked for removal. Five of the marked trees (along McCaskill) are most likely located within the Village of Pinehurst's ROW and the applicants would need the permission of the Public Services Department to remove those trees.

Potential ROW Trees

Additional trees are marked to be removed adjacent to Culdee Road and within the interior of the lot, to make space for the proposed accessory dwelling. Some of the trees are mature and they are greater than 12 inches in DBH.

Culdee Trees and Interior Tress to be Removed

Based on the application and site visit the existing tree canopy will be reduced, however the canopy and level of vegetation would be still comparable to existing lot within the Historic District.

Applicable Recommendations from the Historic District Guidelines:

GENERAL

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

   The applicant is proposing a subtle color scheme that utilizes a muted trim color of black forest green to add highlights against the softer tones of the painted brick, white windows, and Swiss Coffee paint color.

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

   The proposed roof form, while unique with curved accents is consistent with the Guidelines and appears similar to other rooflines within the Historic District.

Front Elevation Roof Form

WINDOWS AND DOORS

Guidelines have no recommendations for new construction.

SHUTTERS

1. Section IV.D.2 – Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.

   The proposed shutters are wood.

2. Section IV.D.3 – Each shutter should be equal to the height of the window opening and one half the width.

   The proposed shutters meet this recommendation based on the submitted elevations. (See below images)

DRIVEWAYS AND OFF STREET PARKING

1. Section VII.A.1 - The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.

   The applicants intend to incorporate the existing drive into their redevelopment plans of this lot.

2. Section VII.A.2 - New driveways should be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.

   The applicants are proposing a change to the existing driveway configuration. The applicants are proposing to add a circle drive in the front and a separate drive to the accessory dwelling. The circle drive and the separate drive for the accessory dwelling are not uncommon. 60 Cherokee Road is a good example of an existing residence with multiple driveways. The lot was developed in 1970 and the change to the driveway while substantial is not changing a historical configuration. The multiple driveways and driveway accesses will have to be approved by Public Services, therefore there may be a change needed following any approval of this request.

3. Section VII.A.3 - Existing mature trees on the property should be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

   The application does call for the removal of multiple trees, many of which could be located in the public right of way. The application and landscaping plan do not illustrate the introduction of new trees to re-establish the tree canopy.

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

   The driveway is proposed to be gravel.

LANDSCAPING AND VEGITATION

1. Section VII.C.1 2. Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.
   a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
   b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.

c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.

The applicant is proposing to remove a large number of trees both large mature trees and some understory trees to clear the lot for the proposed accessory dwelling and alleviate some concern over trees located close to the existing foundation of the home. The lot as previously stated is heavily wooded so the applicant does have the ability to retain and preserve much of the existing growth. The applicants have marked all mature trees on the property they wish to remove with orange ribbon.

2. Section VII.C.1 3. Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.
   a. Existing brick and stone pavers should be preserved.
      The application does not indicate existing stone pavers on site.

   b. Edging materials that are incongruous with the character of the Pinehurst Historic District, such as exposed landscaping timbers, are not appropriate.
      Landscaping timbers have not been proposed.

   c. Pre-cast landscape cement block of a commercial nature are not appropriate in residential areas.
      Pre-cast landscape cement block has not been proposed

   d. Arbors, trellises, and pergolas should be constructed in a manner that is compatible with the architecture of the primary structure.
      The proposed arbor is compatible with the Historic District and primary structure.

3. Section VII.C.5 - Mechanical equipment such as air conditioners or heat pumps, should be located on non-character- defining elevations of the structure whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

   The location of the AC and Mechanical units have not been indicated on the site plan. Staff will require this at the time of permitting and ensure that the units are screened in accordance with the PDO.

Staff Recommendation:

The applicant has put together a very comprehensive, detailed, and organized package that illustrates the plan for demolition, construction of a new house, and the construction of a new accessory dwelling. That being said there are some details worth considering before making any recommendation.

1. *The applicant is proposing the demolition of a 1970s structure. The influential period of architecture in the Historic District is from 1895 to 1955. The removal of this 1970s structure does not negatively affect the Historic makeup of the District.*

2. *A large number of trees are being proposed for removal. The guidelines state that tree removal should not unreasonably impact the tree canopy and that mature trees should be preserved. However, when considering the scope of the project and the heavily wooded nature of the lot, the proposed tree removal may not unreasonably affect the canopy and many of the mature trees will remain.*

3. *Many of the trees marked on the property are within the Right of Way and the applicant does not have the right to remove those trees.*

    a. *Staff will coordinate with the applicant and Public Services with regard to removing trees from the ROW. This should not impede the ability of the Commission to render a decision, removal of trees from the right of way is a common occurrence and decision to remove right of way trees are based on the health of the tree and traffic safety.*

4. *The applicant is proposing multiple driveway changes that can certainly be approved from the historic perspective, however the applicants will need to receive final approval from the Public Services Department of the Village.*

    a. *The applicant and the Commission need to be mindful that the driveway layout could potentially change following approval of the request.*
    b. *The PDO does not specify the number of driveway entrances, however the Engineering Standards and Specification Manual states no more than two driveway entrances per street and according to the proposed site plan McCaskill Road shows three driveway entrances.*

5. *The applicant has proposed vinyl material for the windows and the Commission has previously approved similar requests.*

Collectively, there is a lot to this project and the applicants are proposing a large redevelopment of a Historic District lot. The application and submitted materials show that considerable thought went into preparing this application. Staff believes the project as submitted meets the intent of the Guidelines, the design of the house is comparable to other Historic District homes, and the proposed material is consistent with materials used throughout the District. Based on those reasons and the details listed above staff recommends approval.