



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

I. Call to Order

II. Approval of Minutes

- A. 06-17-2021 Special Meeting Minutes
- B. 06-24-21 Regular Meeting Minutes

III. Public Hearing

A. COA 2021-00099

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

B. COA 2021-00100

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

C. COA 2021-00101

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

D. COA 2021-00107

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

E. COA 2021-00108

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

F. COA-2021-00109

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

G. COA 2021-00113

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

H. COA 2021-00116

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

IV. Review of Normal Maintenance and Minor Work items

A. Staff Approvals July 2021 Meeting

V. Next Meeting Date

A. 08-26-2021 Regular Meeting

VI. Comments from Attendees

VII. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**06-17-2021 SPECIAL MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

MEMO DETAILS:

Attached are the draft minutes of the 06-17-2021 Special Meeting Minutes for your review.

ATTACHMENTS:

Description

- ▣ 06-17-2021 Special Meeting Minutes Draft



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, JUNE 17, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM
Minutes**

Board Members Present:

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

Board Members Absent:

Staff Present:

Kathy Liles, Planner
Alex Cameron, Senior Planner
Shannon Konstantinou, Clerk of the Board

There were no members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order and explained the purpose of this working session for the Historic Preservation Commission.

II. New Business

A. Discuss Potential Revisions to the Historic District Guidelines

Mr. Von Salzen stated discussion of the potential revisions to the Historic District Guidelines would be divided into the following three categories:

1. **Standards vs Guidelines:** The statute states that what had previously been known as Guidelines would now be known as Standards.
2. **Non-substantive Changes:** Wording changes to the Standards proposed by the Commission intended to provide clarification to the public when applying for a Certificate of Appropriateness (COA) or when opposing an application for a COA.
3. **Substantive Changes:** Changes to the structure or application of Standards proposed by the Commission and intended for presentation to The Village Council for review and approval in the near future.

Mr. Von Salzen questioned Mr. Cameron as to whether the more substantive changes proposed by the statute draft or re-draft of January 2021 had been addressed in prior meetings. Mr. Cameron stated he was not aware of any documentation from prior meetings addressing these changes. Mr. Von Salzen concluded these changes would be addressed at a later time.

Mr. Von Salzen then opened discussion of Category #2: Non-substantive Changes. Mr. Taylor suggested removing “neighborhood” from the Commission’s Standards based on advice given to The Village Council by legal counsel that use of this word was no longer permitted. The Commission continued discussion of the use of particular wording or phrases throughout the Standards.

Mr. Cameron and Commission members discussed the need for a clearly defined Standard or glossary addressing what constitutes the different levels of work reviewed by the Commission and Staff.

The Commission discussed whether interpretation of Standards based on a specific area or sub-district instead of a district was permitted. Mr. Schroeder stated it was not permitted due to the Commission not being a court and being subject to the statute. Mr. Von Salzen proposed requesting a copy of the legal counsel advice given to The Village Council regarding this matter. The Commission continued to discuss the application of Standards based on districts. Mr. Taylor stated this issue is important given the Commission is a body whose sole purpose is to determine congruity.

Mr. Von Salzen deferred Mr. Taylor’s comments addressing “street facing” work to discussion of Category #3: Substantive Changes.

Mr. Von Salzen moved discussion forward to changes in wording, which would help clarify certain Standards for applicants or the general public. Mr. Von Salzen proposed changes to wording on Page 3 dealing with congruous / incongruous work approval. The commission discussed examples of past work reviewed that would fall under the application of this Standard. The commission agreed with Mr. Von Salzen’s recommended change in language clarifying that applicants do not have to prove that proposed “incongruous” work is better in principle than Standards, rather that the proposed “incongruous” work satisfies the objectives of the Standards. Mr. Schroeder stated that the purpose of the Commission being quasi-judicial is to allow discretionary changes.

Mr. Von Salzen addressed proposed changes on Page 7 regarding judicial remedies and stated it is not the responsibility of the Commission to give legal advice. The Commission should be careful not to appear to give legal advice. Mr. Schroeder agreed with Mr. Von Salzen.

Mr. Von Salzen discussed the language regarding the Commission’s meetings on Page 8.

Mr. Von Salzen proposed moving the third paragraph to the second paragraph on Page 10 to help clarify and prevent confusion. Mr. Taylor proposed adding definition to this paragraph to, also, help with clarity. The Commission agreed.

Mr. Von Salzen questioned adding additional wording to the Standard on Page 13. Further, Mr. Von Salzen questioned the use of the word authority in the Standard outlining changes on Page 13. Mr. Cameron stated he believed this language did not belong in the Standard as outlined. The Commission discussed and agreed.

Mr. Herring posed the issue of work that does not meet guidelines for issuance of a COA but is required by another building code. Mr. Cameron stated the Commission does not have the authority to deny work based on congruity to the Commission’s Standards and referenced statutory regulations stating Commissions cannot prevent the alteration, repair, construction, etc.

that is otherwise required by code. The Commission discussed possible scenarios where Standards and Codes would come into conflict focusing on safety and ADA code requirements.

Mr. Von Salzen suggested adding wording to the Standard outlined on the top of Page 14. Ms. Liles stated there is defined language to the Standard in 160D relating to quasi-judicial decision making and cautioned changing language in a way that would undermine standing. The Commission discussed and agreed.

Mr. Von Salzen moved discussion to changes that appear in the January 2021 draft that do not only involve changing Guidelines to Standards. Mr. Schroeder suggested including a Revisions page in the document outlining changes thus making it easier to determine if the most up-to-date, correct version of the draft is being viewed.

On Page 8 of the draft the definition of “The Field of Play” was discussed. Mr. Cameron stated the Commission has not seen any of the changes included in this document.

On Page 11 of the draft the Commission discussed the elimination of certain words from the Standard and what will be considered for review based on this Standard. The Commission debated the difference between Minor and Major work regulated by this Standard, and, whether the work categorized as Minor under this Standard is objective and able to be approved by Staff.

On Page 12 Mr. Von Salzen pointed out the calculation error. The remaining changes in this area of the draft were passed over. Mr. Cameron stated these changes would not be recommended for presentation to The Village Council. Mr. Von Salzen concluded a decision on what would be presented to The Village Council would need to be reached in the near future.

Mr. Herring questioned whether the change from Guidelines to Standards has any legal ramifications on the work of the Commission. Mr. Von Salzen stated, in his own personal view, it does not affect what the Commission says or does. The Commission discussed and Mr. Schroeder reinforced Mr. Von Salzen’s view.

Mr. Von Salzen moved discussion to the changes proposed by Ms. Lucey. Ms. Lucey stated her proposed changes are procedural, and, focus mostly on functionality and reclassification of items. The Commission discussed Ms. Lucey’s proposals, and, debated the difference between Basic, Minor and Major work. Mr. Schroeder stated the Commission is limited to determining congruous or not congruous.

Mr. Von Salzen stated Ms. Lucey’s memo contains very important issues of principal as to what we should and should not require of our fellow citizens, and, proposed Mr. Cameron reviews these issues and provides the Commission with his recommendation on how the Commission should proceed with implementation of these issues. In addition, Ms. Lucey asked Mr. Cameron to provide examples of objective Standards and how Staff would apply them.

Ms. Lucey questioned the language of the Standard relating to the COA application procedure and who the applicant should be legally. The Commission discussed how to legally document who is authorized to request work and present the request for work to the Commission, and, how to verify the accuracy of the information provided on the document. Mr. Cameron stated that the end all, be all of the process is the public hearing where sworn testimony is given before the Commission and all documentation is submitted as evidence.

Mr. Schroeder questioned the thoroughness of the application process and stated, based on 160D page 406 subsection B, the statute requires more information than the application is currently requesting. Mr. Cameron verified for the Commission that there is a very thorough review process undertaken by Staff when an application is received to verify and collect all necessary information. However, attaching a simple document to the application requesting additional information and / or property owner acknowledgement the Commission deems necessary would be the best solution to this issue.

Mr. Von Salzen stated an important question was raised in the memo from Staff, which will be discussed at future time, as to what changes should be made in terms of Staff responsibility and Commission responsibility, and, that for the sake of efficiency the Commission should consider where the lines are drawn between. Mr. Cameron agreed that the Commission should consider some changes to the levels of approval needed for an application.

Ms. Lucey stated in the interest of streamlining the application process a narrative outlining the scope of work proposed should be included with the application. In addition, a Standard should be adopted determining when an application should be considered to prevent incomplete applications from proceeding forward in the review process. The Commission discussed the timeline of an application process and submission of required material. Mr. Cameron stated an internal discussion has already been held addressing submission requirements and verification of application materials. As a result of the 160D changes, a Completeness Determination will have to be made by Staff. The Commission discussed what constitutes “completeness” and where the Standards are lacking in defining “completeness”. Mr. Cameron asked the Commission to rely on the Staff as professionals and asked the Commission to be proactive in addressing any concerns they have regarding application submissions.

Mr. Von Salzen stated the remaining time prohibited any further discussion but asked the Commission to review all of the memos and proposals submitted so these issues can be addressed in the near future. Mr. Cameron listed tasks he will review for upcoming meetings. The Commission commented on the change of the appeals process proposed by 160D and mentioned by Mr. Cameron as part of his task list for next meeting.

Mr. Vincent asked the Commission to review the Standard on Page 43 regarding arbors, gazebos, pergolas, etc. and posed the question of adding playhouses and swing sets to the Standards.

III. Next Meeting Date

A. June 24, 2021 Regular Meeting

IV. Motion to Adjourn

Mr. Von Salzen made the motion to adjourn. Mr. Schroeder seconded. Approved 6-0.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board

Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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



**06-24-21 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Attached are the draft minutes of the 06-24-2021 Regular Meeting Minutes for your review.

ATTACHMENTS:

Description

- ▣ 06-24-2021 Regular Meeting Minutes Draft



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JUNE 24, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

John Taylor

Staff Present:

Alex Cameron, Principal Planner
Alexandria Rye, Senior Planner
Shannon Konstantinou, Clerk to the Board

Approximately 3 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:00 PM and explained the purpose of this meeting for the Historic Preservation Commission.

II. Approval of Minutes

A. 05-27-2021 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the May 27, 2021 Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

III. Public Hearing

Mr. Vincent moved to recess the regular meeting and open the public hearing. Seconded by Schroeder. Approved by a vote of 6-0.

All Commissioners disclosed they conducted site visits to all properties on the agenda and had no ex parte communication.

Lead Planner Mr. Alex Cameron was sworn into the public hearing.

A. COA 2021-00095 (160 McCaskill Road E)

Property owner Ms. Mary Catherine Sayers was sworn into the public hearing.

Mr. Cameron stated the purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historical District to replace existing wood windows with vinyl windows to the existing home at 160 McCaskill Road East. The property is identified by Moore County Parcel ID # 00028652 and the PIN number shown on the presentation. The property owner of record is Mary Sayers.

Mr. Cameron provided background on the property and proposed work from the staff report, and, submitted the following to the record: Staff Report, Presentation, Application, Applicant's materials, Photos / Site plans, and, Findings of Fact.

Without objection, Mr. Von Salzen admitted the materials referenced by Mr. Cameron into evidence.

Mr. Von Salzen asked the Commission if there were any questions for Mr. Cameron. Mr. Schroeder questioned Mr. Cameron as to the contents of the Public Hearing Notice. Mr. Cameron confirmed the contents Mr. Schroeder was questioning is indeed the names of the adjacent property owners whom had been notified.

Mr. Von Salzen thanked Ms. Sayers for her submission and asked Ms. Sayers if there was anything further she would like to add. Ms. Sayers stated the record contained all information needed and added one point as to the structure of the windows, which she felt made the new windows more congruous with the Commission's Standards.

Mr. Von Salzen opened the hearing to questions Commission members may have for Ms. Sayers. The Commission and Ms. Sayers discussed the color and aesthetic of the current and replacement windows.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 160 McCaskill Road East. is **congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lutz. Approved by a vote of 6-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 160 McCaskill Road East. Seconded by Mr. Lutz. Approved by a vote of 6-0.

Mr. Von Salzen thanked Ms. Sayers for her presentation. Ms. Sayers in turn thanked the Commission for their work.

Mr. Von Salzen moved discussion forward to the next case.

B. COA 2021-00096 (5 E McCaskill Road)

Applicant Mr. Brandon Goodman and property owner Ms. Betsy Tyner were sworn in.

Mr. Cameron stated the purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historical District to replace the front door, replace the garage door, replace all shutters, move one window facing NC Hwy 5 (Beulah Hill Rd.) approximately one foot away from the edge of the building, add two windows flanking the existing casement windows facing NC Hwy 5 (Beulah Hill Rd.), and, remove one window facing the rear yard at the existing home of 5 McCaskill Road East. The property is identified by Moore County Parcel ID # 00013981 and the PIN number shown on the presentation. The property owners of record are Jeff and Betsy Tyner.

Mr. Cameron provided background on the property and proposed work from the staff report, and, submitted the following to the record: Staff Report, Presentation, Application, Applicant's materials, Photos / Site plans, and, Findings of Fact.

Without objection, Mr. Von Salzen admitted the materials referenced by Mr. Cameron into evidence.

Mr. Von Salzen asked the Commission if there were any questions for Mr. Cameron. There were none.

Mr. Von Salzen asked if there was anything further the applicants would like to add. Mr. Goodman discussed the proposed and existing windows, and, explained the property owners' reasons for the proposed work.

Mr. Von Salzen opened the hearing to questions Commission members may have for Mr. Goodman or Ms. Tyner.

Mr. Herring referenced Window Item #5 of Exhibit A and the section of the Standards stating the shutters should be $\frac{1}{2}$ the window width. Mr. Herring questioned whether the applicant and property owner would be willing to eliminate the shutters completely in order to remain in compliance with the Standards. Both Mr. Goodman and Ms. Tyner responded, "Yes."

Ms. Lucey questioned whether the photos of proposed work submitted as exhibits were computer generated. Mr. Goodman, "Yes."

The Commission discussed whether trees were being removed. Mr. Goodman confirmed NO trees will be removed in order to complete the proposed work.

Mr. Vincent seconded Mr. Herring's statement regarding the shutters and questioned whether shutters were going to be added to the arched window facing Hwy 5. Mr. Goodman responded there was no plan to add shutters to this window.

Mr. Goodman and the Commission discussed the direction of the garage.

Ms. Lucey questioned whether there is and will be a storm door in front of the front door to the property. Mr. Goodman responded, "Yes," to both questions.

Mr. Von Salzen moved the discussion forward to deliberations.

Mr. Cameron stated as mentioned in the conclusion of the Staff Report that if the HPC would consider a motion to approve the COA the staff recommends a motion that the proposed work is not compliant with the Standards based on the snap-in buttons for the window. The Commission discussed.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 5 McCaskill Road East is not consistent with the Historic District Guidelines, nevertheless is deemed congruous with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given: provided that the shutters on Item #5 Exhibit A not be installed but will be eliminated. Mr. Lurtz seconded. Approved by a vote of 6-0.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness for the proposed Major Work at 5 McCaskill Road East. Seconded by Ms. Lucey. Approved by a vote of 6-0.

Mr. Von Salzen thanked Mr. Goodman and Ms. Tyner.

Mr. Schroeder moved to close the public hearing. Seconded by Mr. Vincent. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Staff Approvals June 2021 Meeting

Commission discussed a request from Mayor John Strickland to have the Commission come before The Village Council to discuss recommended changes to the Standards, and, asked the Commission to consider three potential dates during the month of July to do so. The Village Council needs to adopt revised Standards that, at the very least, reflect the changes to the statute 160D. Mr. Von Salzen asked Mr. Cameron to provide a date by which Staff would be able to submit an email to the Commission outlining these changes and recommendations to the Standards.

Mr. Cameron introduced the new Senior Planner Ms. Alexandria Rye.

Mr. Cameron stated he and Ms. Liles were on a conference call with the Historical Preservation Society discussing the 160D changes and receiving guidance from the Society. One instance of this guidance is regarding a footnote from the 160D document the UNC School of Government had prepared. The footnote states the revision in the statutes clarifies terminology to assure consistency with other sections of the general statute Chapter 160D, the standards mentioned are binding for decisions on quasi-judicial certificate of appropriateness decisions, the term in quotes “guidelines” could imply that the standards are advisory in nature rather than the necessary adequate finding standards for decision making. This could be setting up the Commission for challenges. Mr. Schroeder asked for clarification on the source of the footnote. The Commission discussed.

Mr. Cameron presented the update to the HOA-COA Application, which was requested by the Commission during their prior meeting. This addition added an Owner Authorization section to the application. The Commission reviewed and discussed. After review, Ms. Lucey asked for a further revision to the application by adding a section asking for the existing color. Mr. Cameron stated Staff would make this change.

Ms. Lucey asked for clarification on execution of the Commission's discussion with The Village Council. The Commission discussed and reached a consensus on how to proceed with preparations for the upcoming discussion with The Village Council. Mr. Schroeder and Mr. Cameron further discussed a revision block or page, and, an outline of the discussion with The Village Council.

V. Next Meeting Date

A. Regular Meeting on July 22nd, 2021 at 4:00 pm

VI. Comments from Attendees

None

VII. Motion to Adjourn

Mr. Vincent made a motion to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 4:45 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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



COA 2021-00099

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report 170 McCaskill RD
- ☐ Applicant's Exhibits A - B
- ☐ Draft Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 15, 2021
Subject: Major and Minor COA Request for 170 McCaskill Road

Applicant:	Dennis Dunagan
Owners:	Madeline Klingenmeyer
Licensed Professional:	Dunagan Builders
Professional:	N/A
Property Location:	170 McCaskill Road
Zoning:	R20 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00015303
Accela Case Number:	2021-00099

Request and Background:

☒ **Contributing**

☐ **Non-Contributing**

Applicant seeking to replace existing dormer and window with larger dormer and window for the purposes of adding an elevator shaft. The proposed exterior material changes will match the existing material. These proposed changes are requested at 170 McCaskill Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855211754649.

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

Public Hearing Notification Map



0 37.5 75 150 225 300 Feet

July 22, 2021
 Historic Preservation Commission
 170 McCaskill Road COA



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty. as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). PineBase Map for Boards 1.mxd 7/8/2021

Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state that the replacement and changes of the exterior dormer with installation of a new dormer window would need to be consistent with the Historic Guidelines and thus is considered Major Work.

The applicant has provided an application and a rendering of the proposed work.

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:

CHANGES TO EXISTING STRUCTURES

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1

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

C. 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.

2. 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.

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.

4. 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.

5. 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.

I. 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.

2. Section III.I.5

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

3. 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.

4. Section III.I.10

An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.



Proposed dormer addition



Existing dormer

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed dormer addition would simply be an increase in size of the existing dormer. All material and colors are proposed to match that of the existing home. Furthermore, the increase in area or volume is to accommodate the area necessary for an elevator shaft. The size of the proposed new dormer although larger, is compatible with the existing architecture of the home and does appear to be compatible with others in the district. If the Commission were to consider approval of this request, staff would recommend the 1st motion:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 7, 2021

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday July 22, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:
<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

BAYLEAF HOLDINGS II, LLC

C/O ELIZABETH REDLEAF - NKSFB
NEW YORK NY 10019

***PHILLIPS, SARA J & MACADAM,
WILLIAM L***

165 LINDEN ROAD
PINEHURST NC 28374

***WALTERS, MICHAEL WALTERS,
BARBARA***

1887 OAKTON CHURCH RD
FAIRMONT NC 28340

KLINGENMEYER, MADELINE

PO BOX 1892
PINEHURST NC 28374

***KLAUDER, DAVID S IV & LEFEVRE,
CHRISTINE***

45 SHAW RD
PINEHURST NC 28374-9486

PIGASUS, LLC

239 GLADE VIEW CT
WINSTON SALEM NC 27101

***BYERS, DAVID R BYERS, LAURA
GLADYS***

PO BOX 1834
PINEHURST NC 28370

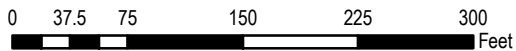
DRUM, KEVIN STODDARD, JENNIFER K

41 SHAW ROAD SW
PINEHURST NC 28374

***ROTHSTEIN, SONJA K ROTHSTEIN,
NITZA***

165 MCKENZIE RD W
PINEHURST NC 28374

Public Hearing Notification Map



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). Please! Base Map for Boards 1.mxd 7/8/2021

July 22, 2021 Historic Preservation Commission 170 McCaskill Road COA





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	170 McCasle Rd
City, State, Zip Code	Pinehurst NC. 28374
Parcel ID #	15303

Owner Information			
Name	Bob Jode	Home Phone #	
Street Address	170 McCasle Rd	Mobile Phone #	704-962-9509
City, State, Zip Code	Pinehurst NC.	Business Phone #	
Email			

Applicant			
Name	Dunagan Builders	Other Phone #	910-639-4240
Email	dunagan750@yahoo.com	Street Address	45 McIntyre Rd
Mobile Phone #	910-639-4240	City, State, Zip Code	Pinehurst NC. 28374

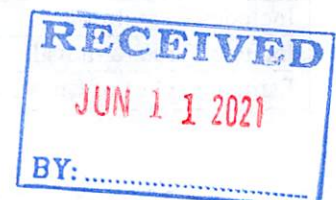




EXHIBIT A

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 #	18078
Name	Dennis Dunagan
Street Address	45 McIntyre Rd
City, State, Zip	Pinehurst NC. 28374
Phone #	910-639-4740
Email	dunagan250@yahoo.com

General Information

Description of Changes to the Structure	remove small dormer and add bigger dormer to make new elevator shaft. everything to match existing		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☒ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition	☐ Yes ☐ No		
Includes Tree Removal	☐ Yes ☐ No		
Estimated Cost of Construction	40000.00		



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			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim	all to match existing house		
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: _____			

Required Documents

☐ Site Plan/Survey or Sketch

☒ Elevation Drawings

☒ Floor Plans

☐ Landscaping Plan

Certification

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

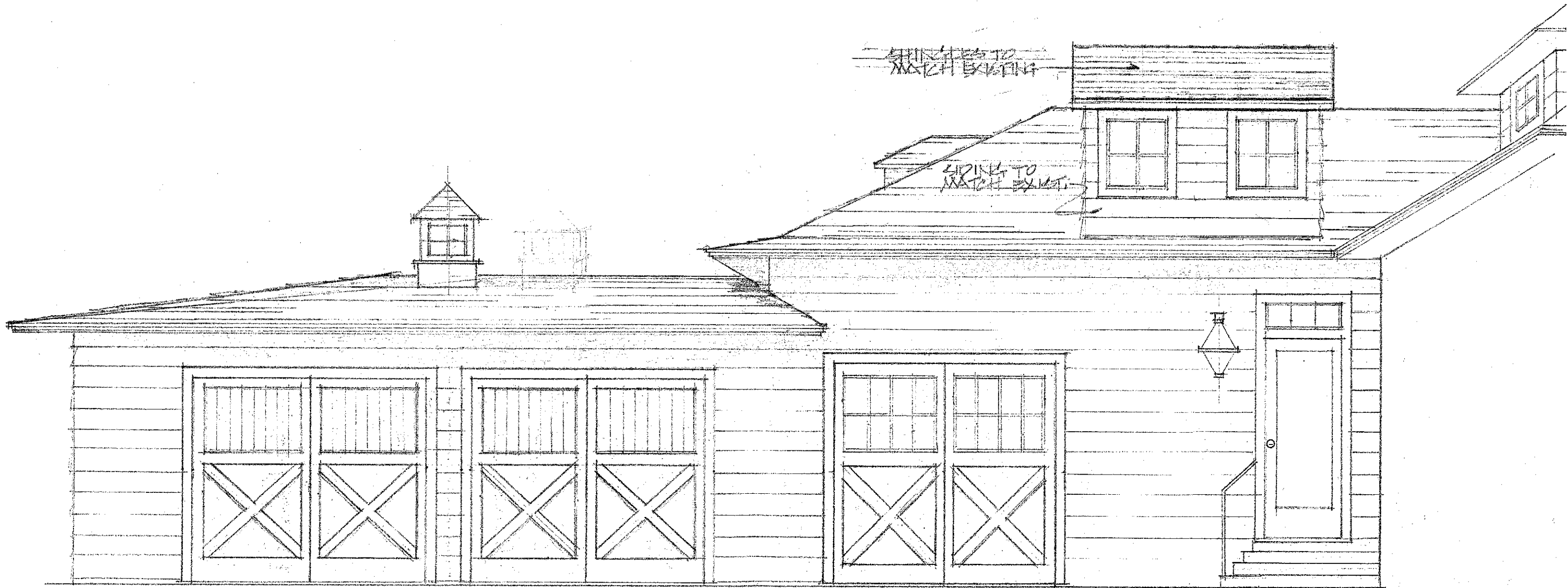
Applicant Signature: _____

Dennis Dunagan

Date: _____

6/8/21

EXHIBIT B



FRONT ELEVATION WITH
PROPOSED NEW SHED DORMER

N.T.S.

170 MCCKILL RD
PINEHURST, N.C.

5-11-2021



FINAL ORDER – MAJOR COA REQUEST 170 MCCASKILL ROAD WEST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Dennis Dunagan , applicant on behalf of Madeline Klingenmeyer, owner requests a Certificate of Appropriateness for a dormer addition to the home at 170 McCaskill Road West.

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

FINDINGS OF FACT

Concerning jurisdiction

Additions not considered to be Minor Work are considered Major Work.

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

1. The structure was built in 1918
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application and proposed rendering.
3. The applicant proposes to replace the existing smaller dormer with a larger one to accommodate an elevator shaft.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1

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

C. 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.

2. 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.

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.

4. 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.

5. 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.

I. 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.

2. Section III.I.5

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

3. 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.

4. Section III.I.10

An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
170 McCaskill Road West

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

The following conditions apply to approval of the Certificate of Appropriateness for 170 McCaskill Road West:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 170 McCaskill Road West based on the following:



COA 2021-00100

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Draft Findings of Fact
- ☐ Applicant's Exhibits A - D



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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

Applicant:	Margaret Ellis
Owners:	Margaret Ellis
Professional:	Michael's Construction Co., Inc.
Property Location:	15 Beulah Hill Road
Land Use:	Single Family Residential
PID#	00015557
COA#:	2021-00100

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the structure at 15 Beulah Hill Road. The exterior modifications include several proposed changes which are listed below. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212857072.

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

1. Front Addition
 - a. Proposed addition to be located to the west of the front entrance.
 - b. Addition façade proposed to be brick painted white to match the existing exterior.
 - c. Continuation of existing dental molds, window styles, and shutters to match existing features.
2. Replacing six over six hung window with a smaller decorative stained/leaded glass window
3. Addition of a 5'x28" awning window to match existing on west side of home.
4. Roof of the addition is proposed to be a continuation of the existing roof slope and material; asphalt shingles. Height of the addition will be 15 ft., whereas, the height of the house is 18 ft.
5. There will be new mechanical equipment installed to accommodate the proposed addition; new heating and cooling system.
6. Drive and front wall;
 - a. Proposed to eliminate existing curved driveway and replace with gravel parking pad.

- b. Decorative retaining wall to follow path into home, proposed to be made of brick painted white to match existing home.
 - c. Parking pad and drive entry proposed to be gravel
 - d. Two long leaf pines to be removed in an effort to construct the parking pad.
7. Southside Retaining walls;
- a. Proposed wall to be made of brick painted white to match existing home
 - b. Installation of 28 foot French drain behind retaining wall to divert stormwater
8. Back Addition:
- a. Installation of 5'x28 window to match existing windows.
 - b. Proposed privacy window in bathroom to match an existing privacy window
 - c. Two additional windows to be installed; one on the west elevation 5'x28" and the other double hung to match existing.
 - d. Addition will be brick painted white to match existing material
 - e. Gutters will be six inch white to match existing

Public Hearing Notification Map



0 40 80 160 240 320 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). PineHurst Map for Boards 1.mxd 7/6/2021

July 22, 2021
Historic Preservation Commission
15 Beulah Hill Road COA



Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state that the addition and installation of any type of exterior wall, new windows, or additions would need to be compatible with the Historic Guidelines and thus is considered Major Work.

The applicant has provided an application, product justification, photos of the existing home and renderings of the proposed work.

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:

A. 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.

2. Section III.A.2

Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.

3. Section III.A.3

If a roof feature, such as a dormer, is completely missing and is to be replaced, it *should* be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the structure, roofline and the Pinehurst Historic District.

4. Section III.A.7

Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

5. 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.

6. 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.

7. Section III.A.10

Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1.

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

2. Section III.B.2.

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

3. 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.

C. 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.

2. 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.

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.

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.

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.

6. 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.

7. Section III.C.10

New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

8. Section III.C.12

Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

E. SHUTTERS AND AWNINGS

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.

2. Section III.E.4.

Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

a. If the original shutter was operable, the replacement *should* be operable or appear to be operable.

b. Each shutter *should* be equal to the height of the window opening, and one half the width.

c. Shutters on arched windows *should* have an arched head as well.

d. Shutter color *should* be compatible with the structure and *should* be in the Village of Pinehurst Color Palette.

I. 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.

2. Section.III.I.5.

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

3. 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.

4. 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.

5. Section.III.I.10.

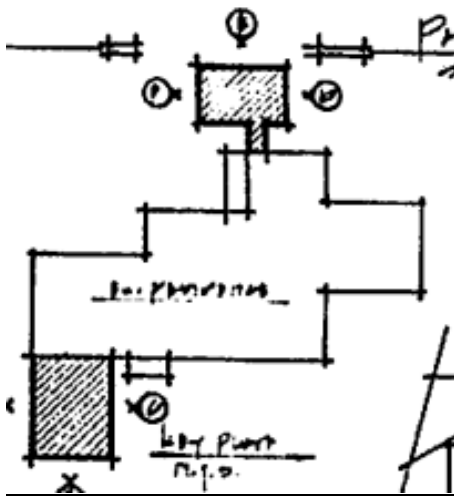
An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

J. UTILITIES AND OTHER MECHANICAL SYSTEMS

1. Section III.J.3.

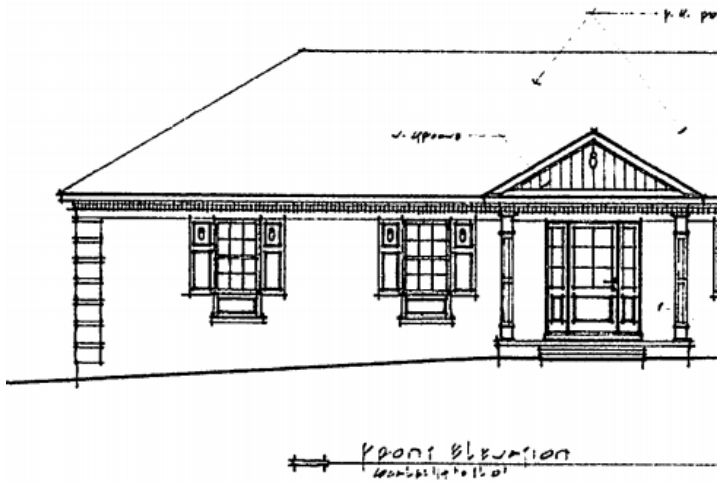
Mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks *should* be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings.

Proposed Additions

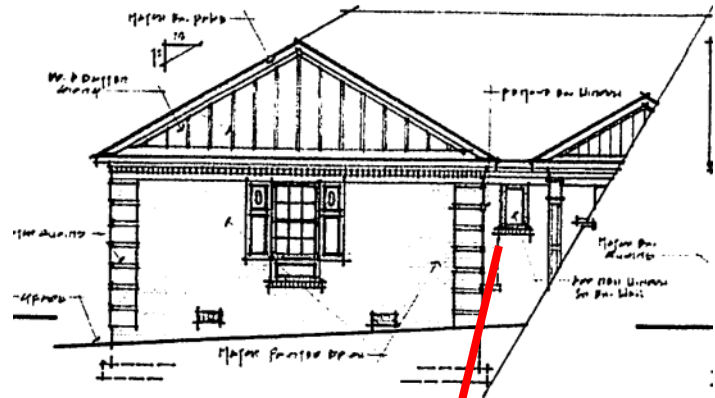


Front Addition

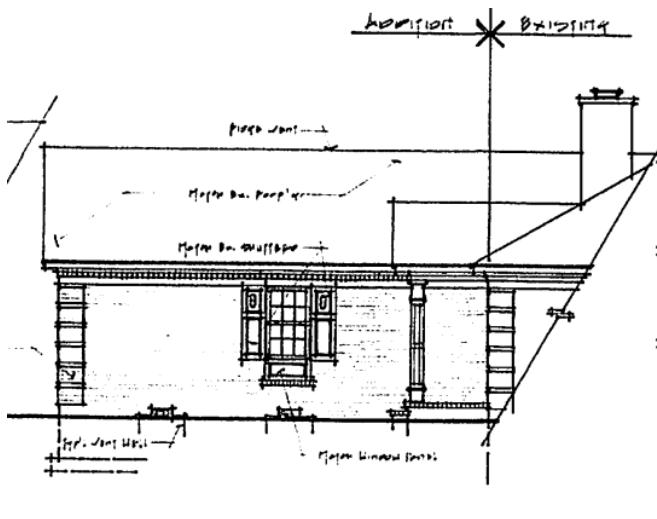
Existing



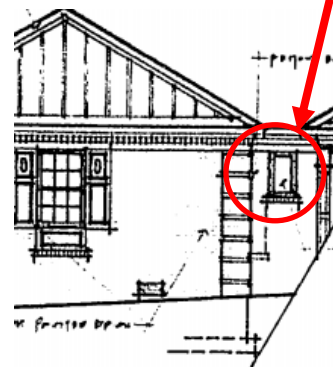
Proposed



Front Addition – Side Elevation



Privacy Window
Proposed

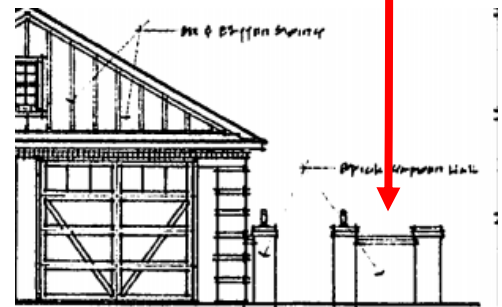


Retaining Wall

Existing Drive



Proposed Retaining Wall



Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed changes appear to be compatible to the existing windows as well as characteristics of the home and are compatible to others within the Historic District. If the Commission were to consider approval of this request staff would recommend the 2st motion:

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

Staff recommends the above motion because, even though several of the changes will not be replaced in-kind and/or do not meet the current standards of the Guidelines, the changes are congruent to the existing materials and character of the structure.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 7, 2021

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday July 22, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:

<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

RESORTS OF PINEHURST INC ATTN:
RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN:
RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

SULLIVAN, MICHAEL K PARSONS,
LYNNE J
55 BEULAH HILL ROAD N
PINEHURST NC 28374

PRITCHARD, GILBERT JR & PRITCHARD,
CHRISTINE TRUSTEES
PO BOX 931
PINEHURST NC 28370-0931

PRITCHARD, GILBERT JR & PRITCHARD,
CHRISTINE TRUSTEES
PO BOX 931
PINEHURST NC 28370-0931

GOLF ESTATES NC, LLC
8480 HONEYCUTT ROAD SUITE 200
RALEIGH NC 27615

FLATTERY, JEFFREY FLATTERY,
PATRICIA
2874 CHESTNUT GROVE CHURCH ROAD
SPARTA NC 28675

ELLIS, CRAIG ALLEN TRUSTEE ELLIS,
MARGARET ANN TRUSTEE
15 BEULAH HILL ROAD NORTH
PINEHURST NC 28374

ELLIS, CRAIG ALLEN TRUSTEE ELLIS,
MARGARET ANN TRUSTEE
15 BEULAH HILL ROAD NORTH
PINEHURST NC 28374

DYER, MATTHEW DYER, MARY H
275 MCKENZIE ROAD W
PINEHURST NC 28374

Public Hearing Notification Map



0 40 80 160 240 320 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\asr\Bae Map for Boards 1.mxd 7/8/2021

July 22, 2021
Historic Preservation Commission
15 Beulah Hill Road COA





FINAL ORDER – MAJOR COA REQUEST 15 BEULAH HILL ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Margaret Ellis requests a Certificate of Appropriateness for a front and rear addition, retaining walls, and window replacements to the home at 15 Beulah Hill Road.

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

FINDINGS OF FACT

Concerning jurisdiction

Two additions with new siding with windows, replacement of windows for a different style, roofline extensions, and retaining walls are considered Major Work.

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

1. The structure was built in 1976
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant proposes to use be brick painted white to match the existing exterior for both additions, windows being stalled in the addition are the same as existing, roofline to be extended to match existing, proposed to change and ad several windows and to install brick painted white retaining/decorative wall. Additional landscaping is also included.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

A. 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.

2. Section III.A.2

Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.

3. Section III.A.3

If a roof feature, such as a dormer, is completely missing and is to be replaced, it *should* be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the structure, roofline and the Pinehurst Historic District.

4. Section III.A.7

Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

5. 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.

6. 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.

7. Section III.A.10

Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1.

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

2. Section III.B.2.

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative

features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

3. 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.

C. 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.

2. 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.

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.

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.

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.

6. 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.

7. Section III.C.10

New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

8. Section III.C.12

Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

E. SHUTTERS AND AWNINGS

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.

2. Section III.E.4.

Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

- a. If the original shutter was operable, the replacement *should* be operable or appear to be operable.
- b. Each shutter *should* be equal to the height of the window opening, and one half the width.
- c. Shutters on arched windows *should* have an arched head as well.
- d. Shutter color *should* be compatible with the structure and *should* be in the Village of Pinehurst Color Palette.

I. 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.

2. Section.III.I.5.

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

3. 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.

4. 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.

5. Section.III.I.10.

An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

J. UTILITIES AND OTHER MECHANICAL SYSTEMS

1. Section III.J.3.

Mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks *should* be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission
Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
15 Beulah Hill Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 15 Beulah Hill Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 15 Beulah Hill Road based on the following:



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	15 BEULAH HILL RD NORTH
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	8552 1285 7072

Owner Information			
Name	CRAIG + MARGARET ANN ELLIS TTEE	Home Phone #	
Street Address	15 BEULAH HILL RD N	Mobile Phone #	626-710-7151
City, State, Zip Code	PINEHURST NC 28374	Business Phone #	
Email	megannellis@aol.com		

Applicant			
Name	Margaret (MegAnn) ELLIS	Other Phone #	
Email	megannellis@aol.com	Street Address	15 Beulah Hill Rd N
Mobile Phone #	626-710-7151	City, State, Zip Code	Pinehurst NC 28374

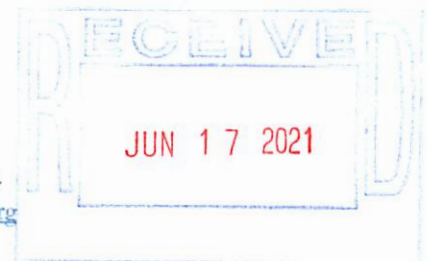




EXHIBIT A

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 #	57027
Name	MICHAEL'S CONSTRUCTION CO INC
Street Address	704 HOFFMAN RD
City, State, Zip	WEST END, NC 27376
Phone #	910-315-4957
Email	MCC1MIKE@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		
Includes Tree Removal	☒ Yes ☐ No		
Estimated Cost of Construction	\$180,000		



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	BRICK PAINTED WHITE	BRICK - PAINTED WHITE	WHITE
Rear Elevation	" " "	"	"
Right Elevation	" " "	"	"
Left Elevation	" " "	"	"
Trim	WOOD	WOOD	WHITE
Windows	Vinyl / WOOD	Vinyl / WOOD	WHITE
Chimney			
Foundation	CEMENT / CRAWL	CEMENT / CRAWL	
Front Door	MAHOGANY	N/A	N/A
Shutters	CEDAR	CEDAR	GREEN
Garage Door	N/A	N/A	
Roof	Asphalt shingle	Asphalt shingle	grey SOME AS EXISTING
Roof Exhaust Vents	N/A	N/A	N/A
Front Porch	N/A		
Deck	N/A		
Patio	N/A		
Sidewalk	Gravel	Gravel	GREY
Sky Lights	N/A		
Driveway	Gravel	Gravel	Grey
House Number	15	15	NO CHANGE
Other:			

* SEE DESCRIPTION

Required Documents

☒ Site Plan/Survey or Sketch

☒ Floor Plans

☒ Elevation Drawings

☒ Landscaping Plan - in Description

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:

Meghan Ellis

Date:

June 17, 2021

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 - www.vopnc.org

EXHIBIT A

Certificate of Appropriateness

Craig and MegAnn Ellis are seeking a Certificate of Appropriateness for two additions as well as two retaining walls and a decorative wall leading into their front entrance.

Front Addition:

The first addition will be in the front of the house on the southeast corner of the house and will provide an office and dressing room as well as a small exercise space and a storage closet. The north side of the addition will be slightly visible to the street. Because of the abundant foliage bordering the property the front of the addition and the south side of the addition are not visible from the street.

This addition and the wall will be brick painted white to match the existing finish of the house. The addition will use soundproofing insulation to try and mitigate the traffic noise from NC Highway 5.

The dental mold from the existing house will be carried through the new addition as will the windows and the shutters as well as the decorative panel beneath each window, with two exceptions.

#1: On the front of the house to the left of the front entrance, the Ellises are proposing replacing the 6 over 6 double hung window with a smaller decorative stained/leaded glass window. This window would be in the master bath and while it will provide light it will also provide privacy when the bathroom is in use. It is a charming feature seen throughout the Village.

#2: On the south side of the addition in the office, the Ellises propose a 5'x28" Andersen awning window. This window is consistent with the window on the west wall of the house in one of the guest bedrooms. The awning is set roughly 5' off the floor so the occupant has privacy but has a visual of the trees and sky. It is very relaxing. This window is not visible from the street or when entering the residence.

The roof of the addition will match the existing asphalt shingle roof. The roof of the addition will tie into the existing slope of the roof. The height of the addition is 15 feet. The height of the house is 18 feet.

The foundation of the addition will provide a crawl space. The addition as well as the master bedroom will be on a new heating and cooling system.

The addition will include motion sensor security lights on the north east corner and the southeast corner. These lights will not be visible from the street.

The front addition will eliminate the existing circular driveway. The Ellises are therefore proposing a parking pad bordered by a decorative wall leading to a pathway to the front of the house. This Wall will be approximately 18' long with a 4' opening to the pathway to the front porch. The pathway will be gravel bordered by brick.

The wall will be brick painted white to match the existing finish of the house with 3 columns. There will be carriage lights on the two entry columns. The column height with lighting will not exceed 5'. The parking pad and entry path will be gravel.

EXHIBIT A

Two longleaf pines were removed to provide space for the parking pad. There are 10 additional long leaf pines in the front of the house. None of the oaks will be disturbed.

Front Landscaping:

Shrubs currently located on the front left bed of the house will be relocated to the right side. A lattice screen will be added that will support climbing roses. This screen will be set in the large space between the first and second window.

A gardenia hedge will be installed to border the wall.

Inside the wall will be a combination of hydrangea, day lilies, camellias and boxwood. There will be three small holly trees, two bordering the north facing window in the new addition and one on the northeast corner of the addition.

The floral beds will be bordered by pine straw.

There will be a gravel path leading to the house. Seasonal annuals will be planted on its bordering beds.

Winter: pansies

Spring: Tulips and daffodils

Summer Day lilies

Fall chrysanthemums

Retaining Walls

Since the NC DOT regrading of highway 5 in August of 2018 and this past spring of 2021, the property has gotten an inordinate amount of water runoff from the street. The driveway entrance has been particularly impacted. To create the parking pad on the south side of the driveway entrance, a curved retaining wall not to exceed three feet at its highest point is proposed. The retaining wall will be brick painted white and will be two bricks deep with a brick cap on top.

The north side of the driveway entrance also needs a retaining wall. It will be a curved wall about 28 feet in length and a French drain will be installed behind it to divert the water flow away from the driveway and house.

EXHIBIT A

Back addition:

Because there were so many roof lines coming together where the addition would be located, there will be a small, 5'6" hallway leading to the addition. This will allow relief for water flowing off the existing roof into the area adjacent to the hallway.

The addition will be a guest suite and bathroom. It is intended to entice the Ellises' daughter to visit frequently and bring friends!

The hallway will include a 5' by 28" window that will match the existing windows in the adjacent hall.

The bathroom north wall will have a small privacy window that matches the privacy window currently in a bathroom on the west wall.

The bedroom will have two windows, one, on the west wall, a 5'x28" Andersen awning window and a double hung to match the existing windows in the house with a detail panel beneath on the south wall.

The addition will be brick painted white and will include all of the molding detail on the existing house. The roof will be asphalt to match the existing roof.

The gutters will be 6 inch white to match the existing gutters on the back of the house.

The foundation will include a crawl space.

Landscaping for the Rear Addition

Ever red loropetalum does extremely well in our back yard. As such, it will be continued from its existing placement behind the garage and border the existing and new additions. It will be offset in places by camellia which also does well in our yard for pops of color.

The space between our existing patio and the new addition will be our dogs designated area. They are both quite small and this is perfect.

Overall Landscaping

A sprinkler system will be added to the front of the property.

EXHIBIT B



Attachments

House “as is”

Trellis

Back Porch and hallway

Back Area

Existing Bedroom wall



North Retaining Wall Site

South Retaining wall site

Reduced Set of Drawings



EXHIBIT B





EXHIBIT B



EXHIBIT B



EXHIBIT B

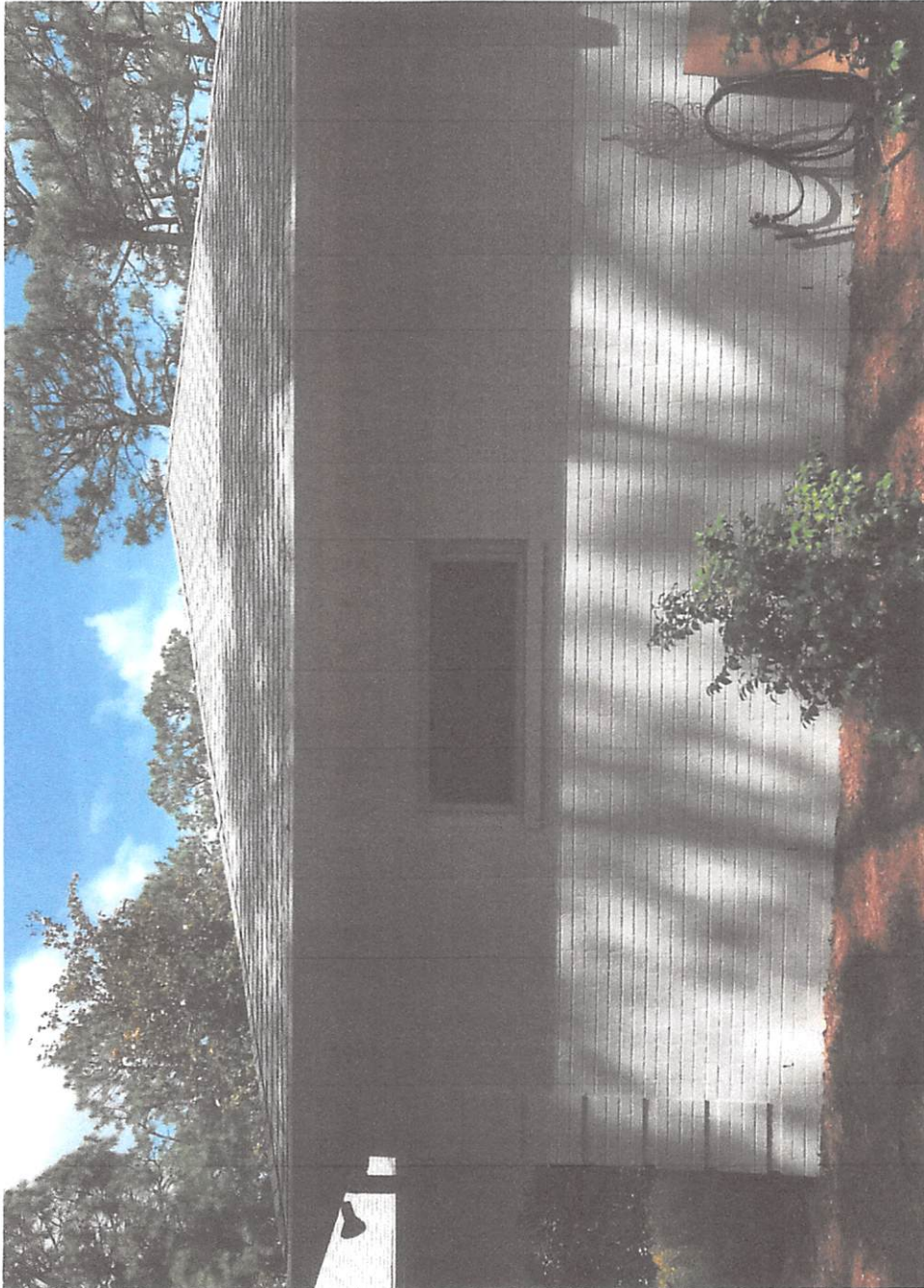


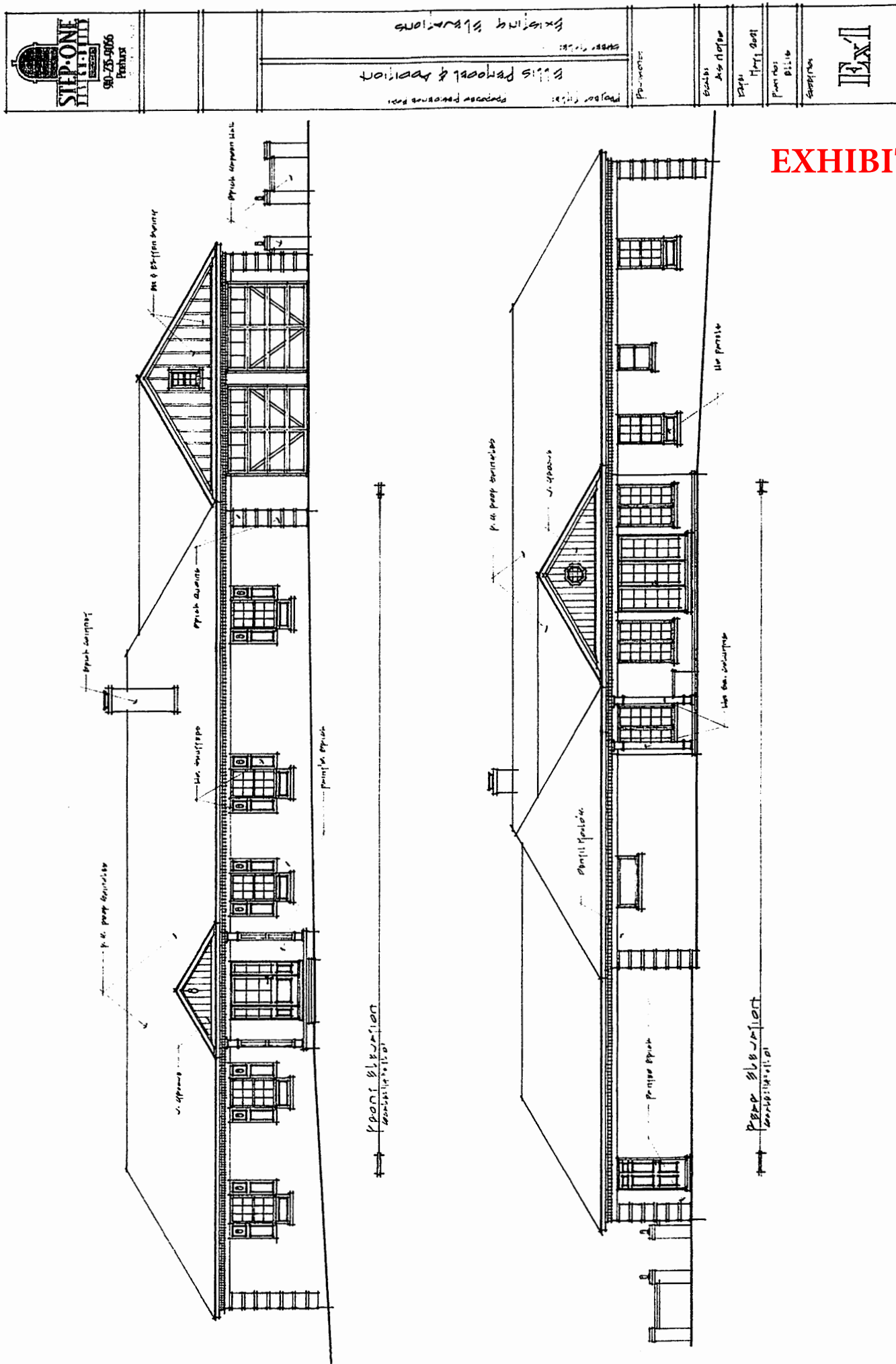
EXHIBIT B



EXHIBIT B

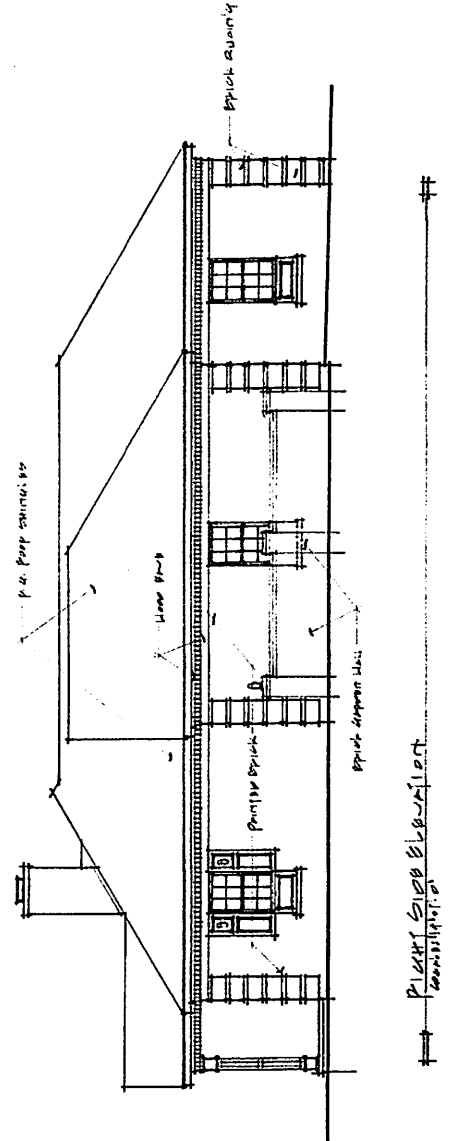
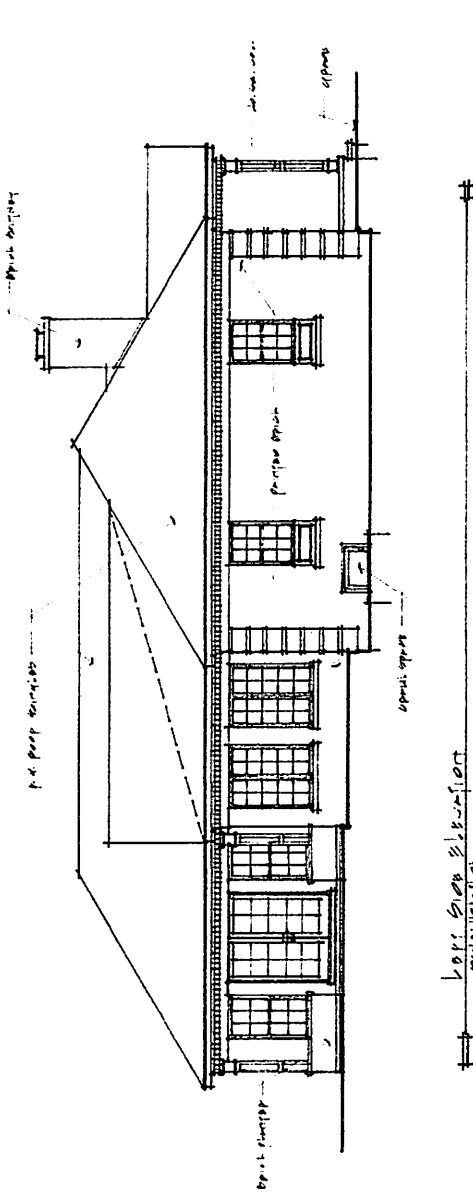


EXHIBIT C



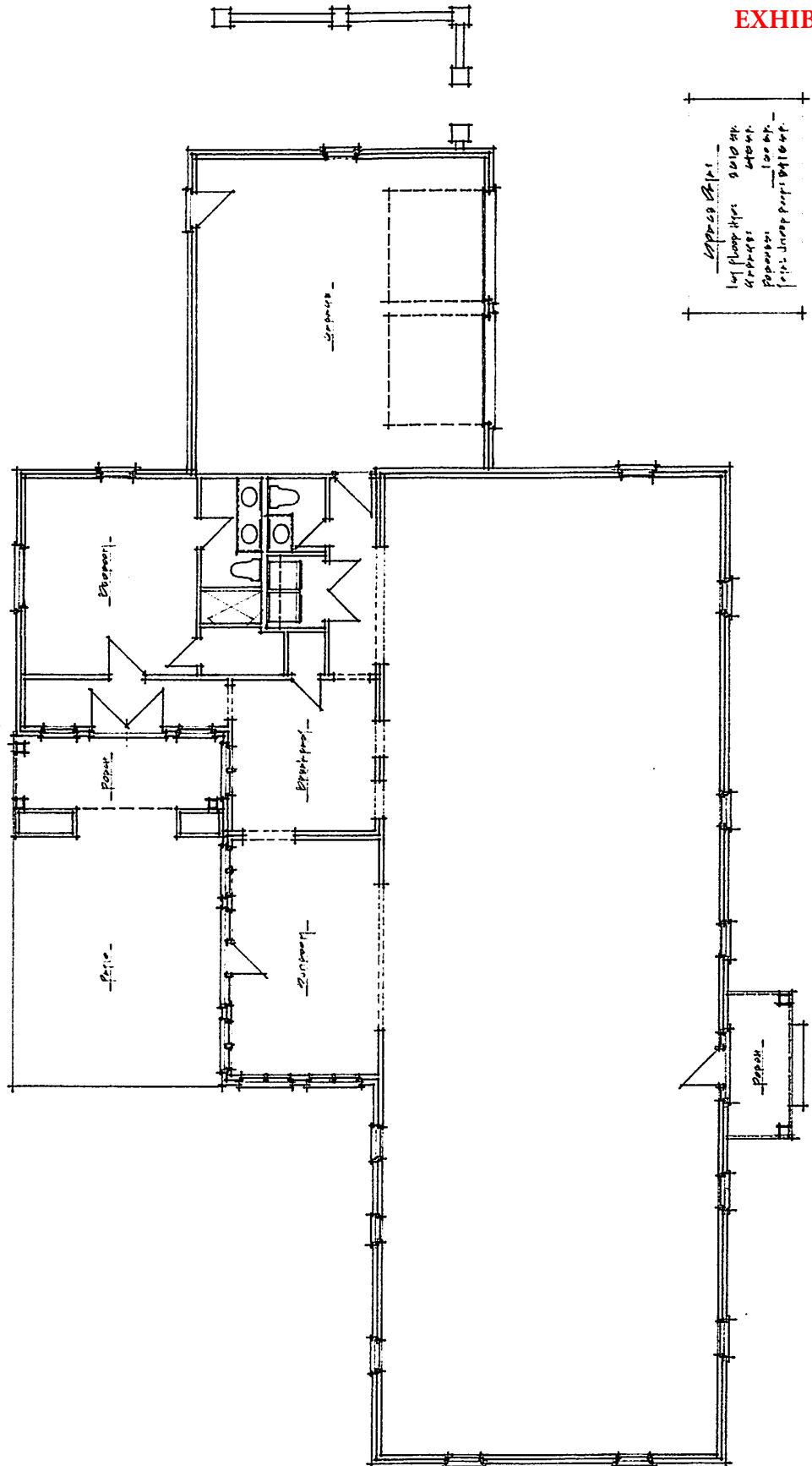
 940-235-9066 Pittsburg		PROPOSED PORCHES & ADDITION EXISTING ELEVATIONS		DATE: 11/1/01 BY: [Signature]	PROJECT: [Blank] CLIENT: [Blank]	ARCHITECT: [Blank] ENGINEER: [Blank]	EX-2
--	--	---	--	---	--	--	-------------

EXHIBIT C



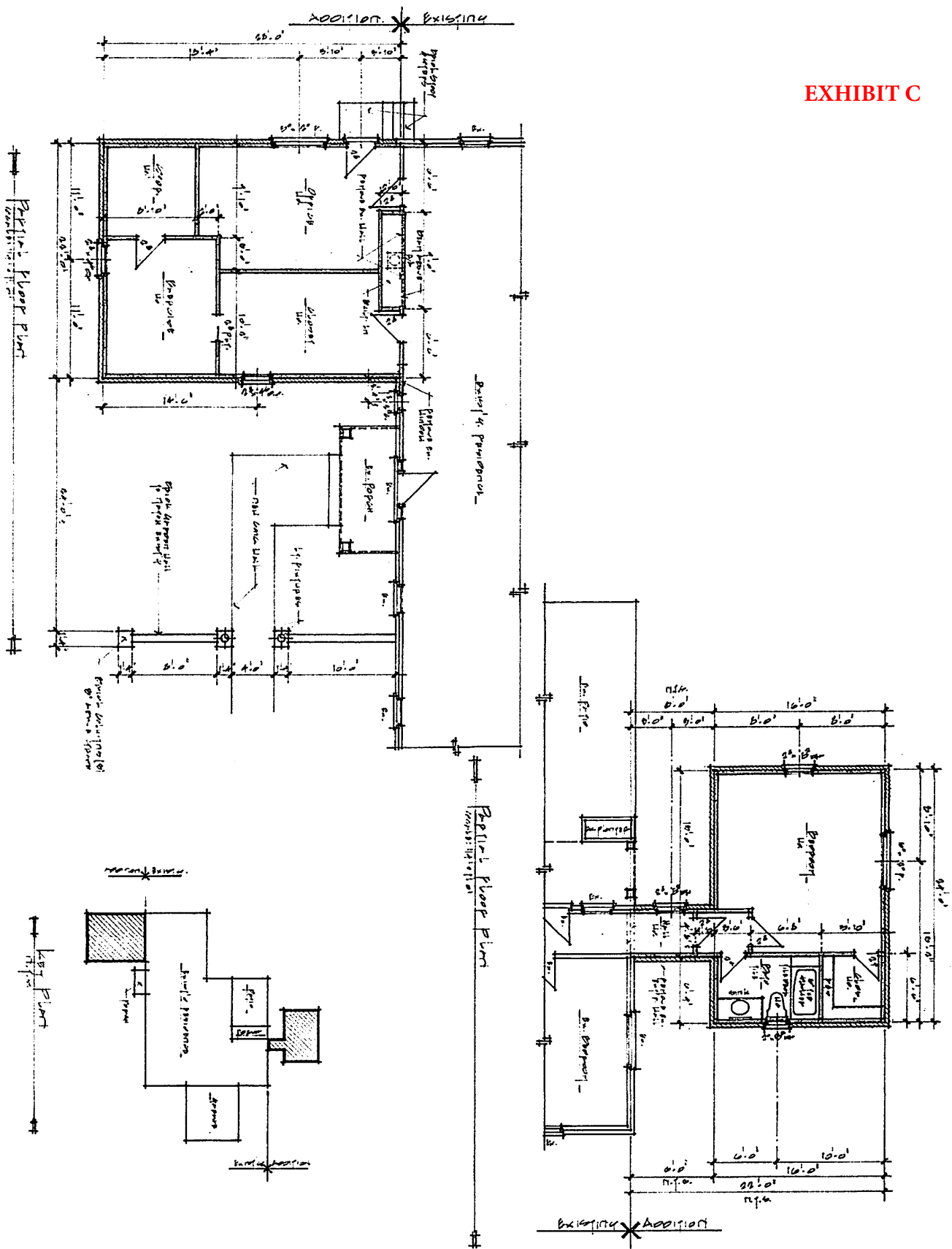
Exd 7	Shed Shed	Shed Shed	Shed Shed	Shed Shed	Shed Shed	Shed Shed	Shed Shed	Shed Shed	Shed Shed
--	--	--	--	--	--	--	--	--	--

EXHIBIT C



Floor Plan

EXHIBIT C



[illegible]

EXHIBIT C

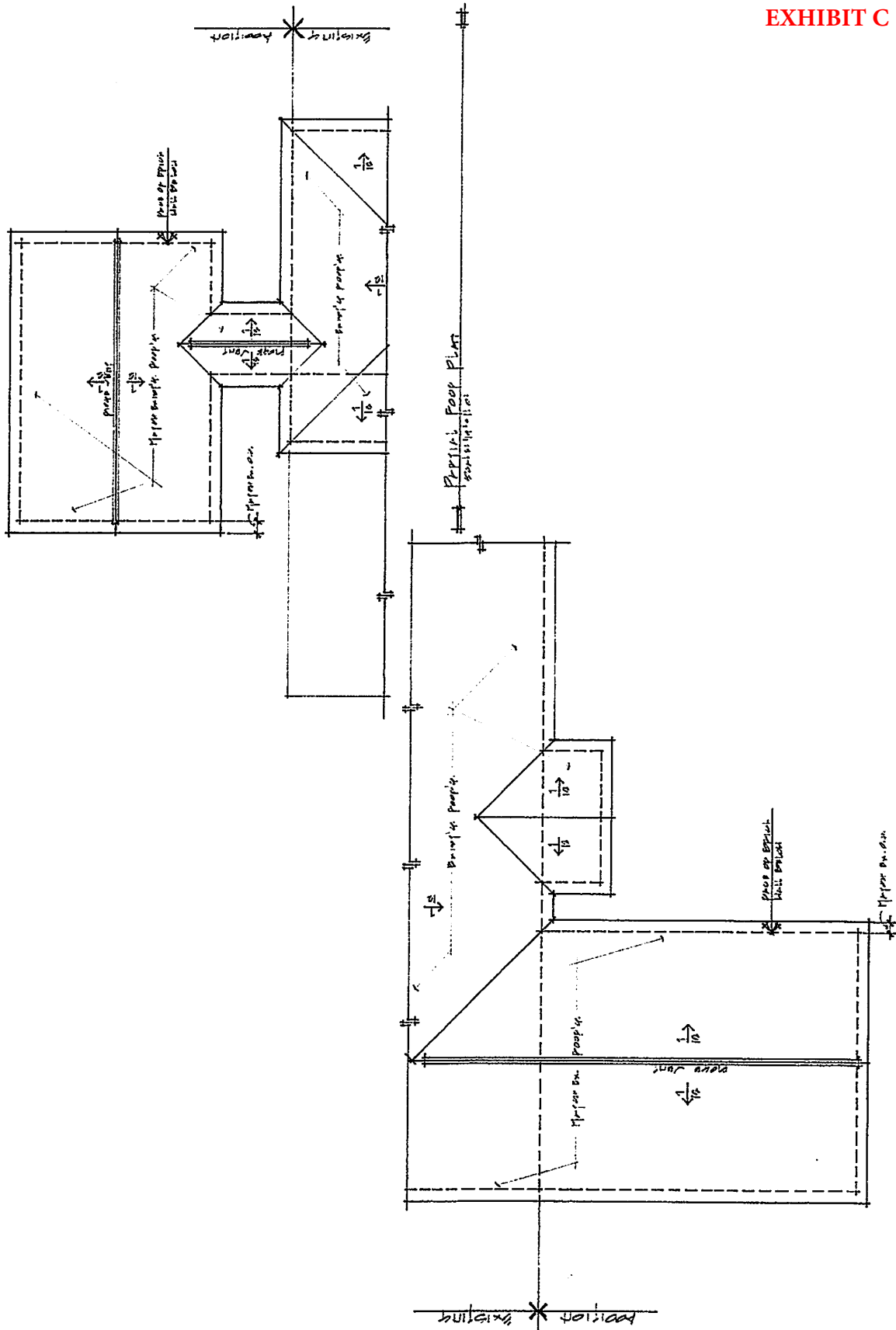
[illegible][illegible]

EXHIBIT D



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/17/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Terry Riney Agency, Inc. 11 Trotter Hills Circle Pinehurst NC 28374-7930	CONTACT NAME: Kelli R. Starr PHONE (A/C, No, Ext): (910)295-1121 FAX (A/C, No): (910)295-8980 E-MAIL ADDRESS: kelli@rineyagency.com																					
INSURED Michael's Construction Company, Inc. 704 Hoffman Road West End NC 27376-	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> <tr> <td>INSURER A:</td><td>Erie Insurance Exchange</td><td>E28</td></tr> <tr> <td>INSURER B:</td><td>Zurich Insurance Co.</td><td></td></tr> <tr> <td>INSURER C:</td><td></td><td></td></tr> <tr> <td>INSURER D:</td><td></td><td></td></tr> <tr> <td>INSURER E:</td><td></td><td></td></tr> <tr> <td>INSURER F:</td><td></td><td></td></tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Erie Insurance Exchange	E28	INSURER B:	Zurich Insurance Co.		INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Erie Insurance Exchange	E28																				
INSURER B:	Zurich Insurance Co.																					
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			Q25-0921009	01/09/2021	01/09/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ DED RETENTION \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Michael J. Hess is excluded from workers compensation coverage	Y/N Y	N/A	6ZZUB2E647837	01/09/2021	01/09/2022	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Carpentry

CERTIFICATE HOLDER

CANCELLATION

AI 009259

Village Of Pinehurst 395 Magnolia Rd Pinehurst NC 28374-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

Fax: (910)295-1853

© 1988-2014 ACORD CORPORATION. All rights reserved.



COA 2021-00101

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 16, 2021
Subject: Major and Minor COA Request for 87 Short Road

Applicant:	Judy Davis
Owners:	Judy Davis
Professional:	Butler Construction
Property Location:	87 Short Road
Zoning:	R10 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00017849
Accela Case Number:	2021-00101

Request and Background:

☒ **Contributing**

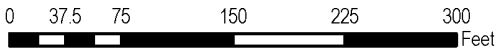
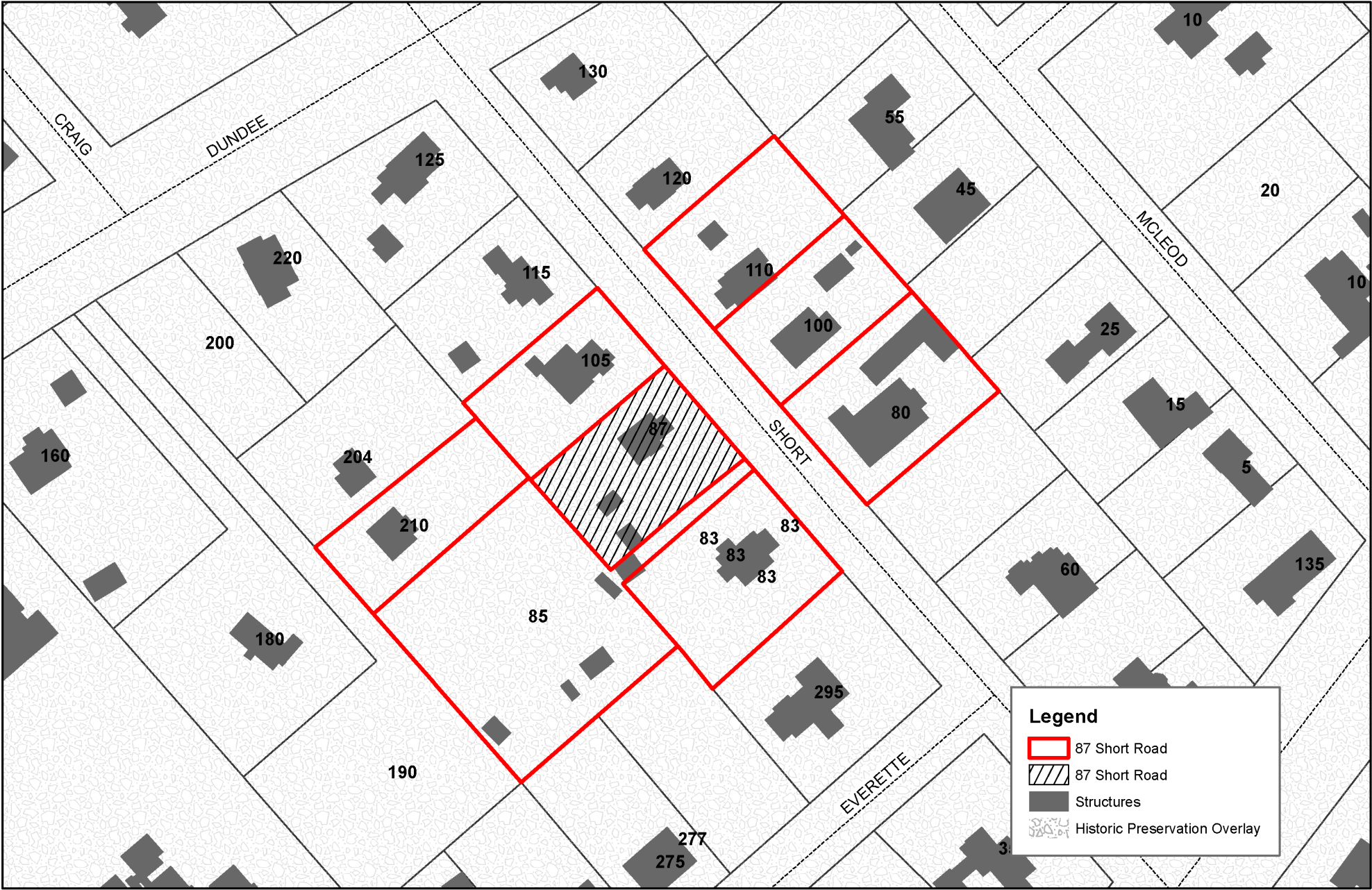
☐ **Non-Contributing**

Applicant is seeking to make modifications to prior COA approval, reference list below for numerous change requests. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205284641.

1. Remove one window in floor plan -- rear window in kitchen to increase kitchen cabinets
2. Change site plan to
 - a. Add guest parking
 - b. Specify driveway apron is brick vs. gravel
3. Change grey shed entrances to
 - a. Accommodate golf cart entry opposite garage
 - b. Secure rear entrance

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

Public Hearing Notification Map



July 22, 2021
Historic Preservation Commission
87 Short Road COA



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). PineHurst Map for Boards 1.mxd 7/8/2021

Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The addition and elimination of windows and doors are considered to be Major Work.

The applicant has provided an application, photos of the previous approval with renderings of the proposed work.

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:

CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1.

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

2. Section III.B.2.

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

3. 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.

C. WINDOWS AND DOORS

1. Section III.C.4

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

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

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

1. Section III.I.2

Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved.

2. Section III.I.5

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

3. 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



Window requesting to be removed



Proposed change to shed door



Opening to be secured. Color and material to match existing

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposal of the window removal and garage entry changes appear to be compatible and of the same style and material of the structure and the previously approved COA as well as compatible to others within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 1st motion:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 7, 2021

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday July 22, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:

<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

BIRGE, PATRICIA HUNT

PO BOX 3118

PINEHURST NC 28374

***GENDRON, DAVID L GENDRON,
SHERYL P***

105 SHORT RD

PINEHURST NC 28374

***BOUDREAUX, BART & BOUDREAUX,
LYNEL***

10 EVERETTE ROAD

PINEHURST NC 28374

DAVIS, JUDITH FRANCES TRUSTEE

87 SHORT ROAD

PINEHURST NC 28374

85 SHORT ROAD PINEHURST LLC

10 EVERETTE ROAD

PINEHURST NC 28374

BOUDREAUX, BART A & LYNEL L

10 EVERETTE ROAD

PINEHURST NC 28374

STERLING, MARK STERLING, AYSEGUL

100 SHORT ROAD

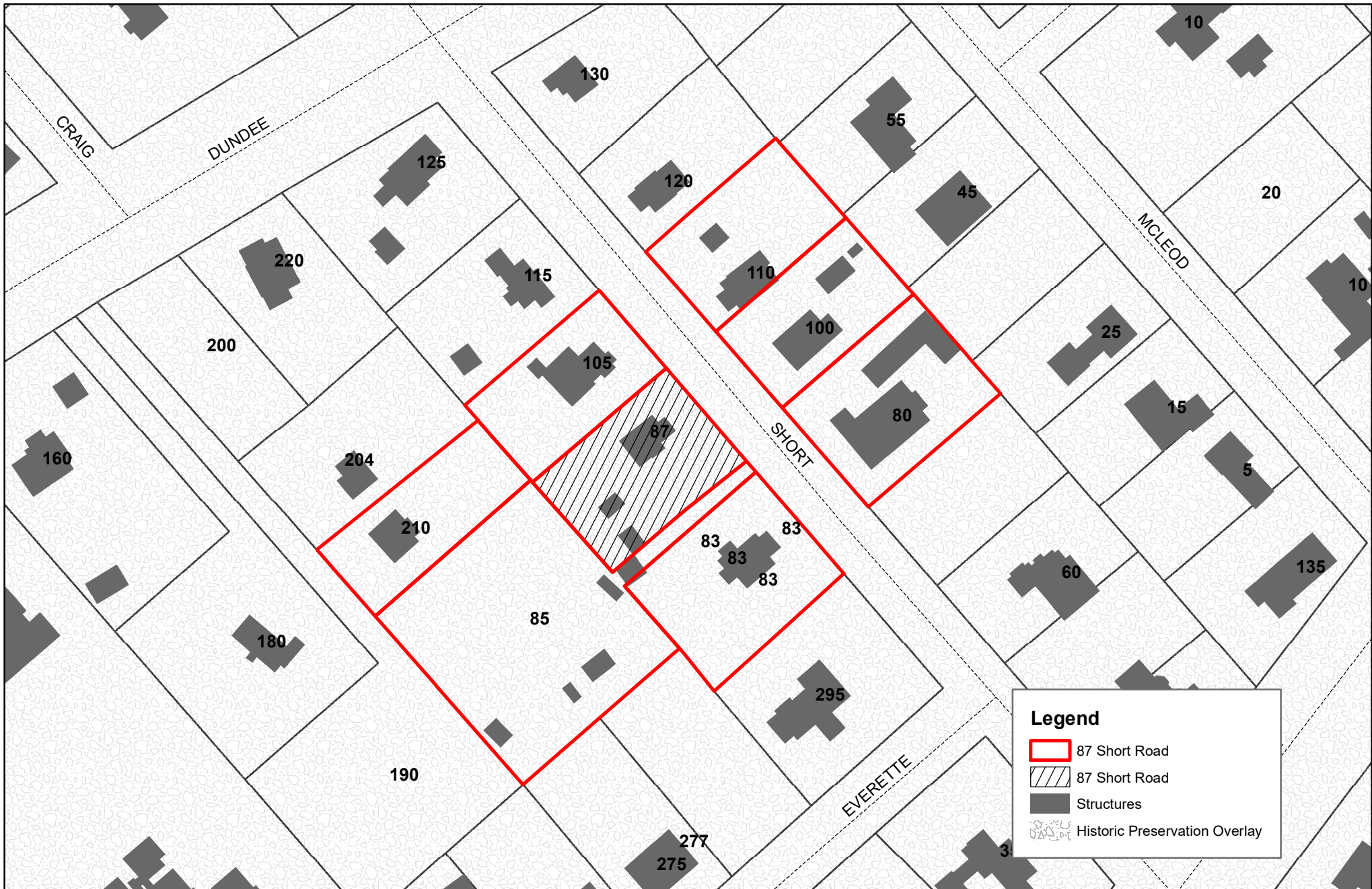
PINEHURST NC 28374

***VINCENT, RICHARD N & BRIANNA M
PITTMAN, R LEE & REBECCA M***

130 SHORT ROAD

PINEHURST NC 28374

Public Hearing Notification Map



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\asf\Bae Map for Boards 1.mxd 7/8/2021

July 22, 2021
Historic Preservation Commission
87 Short Road COA





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.

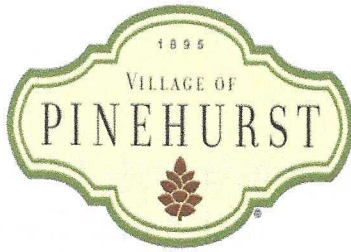
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	87 Short Road
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	0017849

Owner Information			
Name	Judith Davis	Home Phone #	
Street Address	155 Everett Road	Mobile Phone #	910.691.3838
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	judithdavis2007@gmail.com		

Applicant			
Name	as above	Other Phone #	
Email		Street Address	



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	Modifications to COA 2021- 00053 Remove 1 window on rear elevation Change site plan to add guest parking space by specify brick driveway apron Change grey shut entrance to accommodate grey shut entry and secure rear entrance		
	Type of Work	☐ Addition	☒ Alteration
Existing Use		Proposed Use	
☒ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational	



EXHIBIT A

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

per COA 2021-00053

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

Required Documents

- ☒ Site Plan/Survey or Sketch
☒ Floor Plans

- ☒ Elevation Drawings
☐ Landscaping Plan

Certification

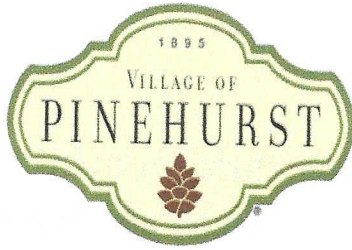


EXHIBIT A

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Property Owner Authorization

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

Owner / Owner's Representative Signature: Julie Frances Davis

Date: 8/9/21

Changes to 87 Short COA

COA-2021-00053

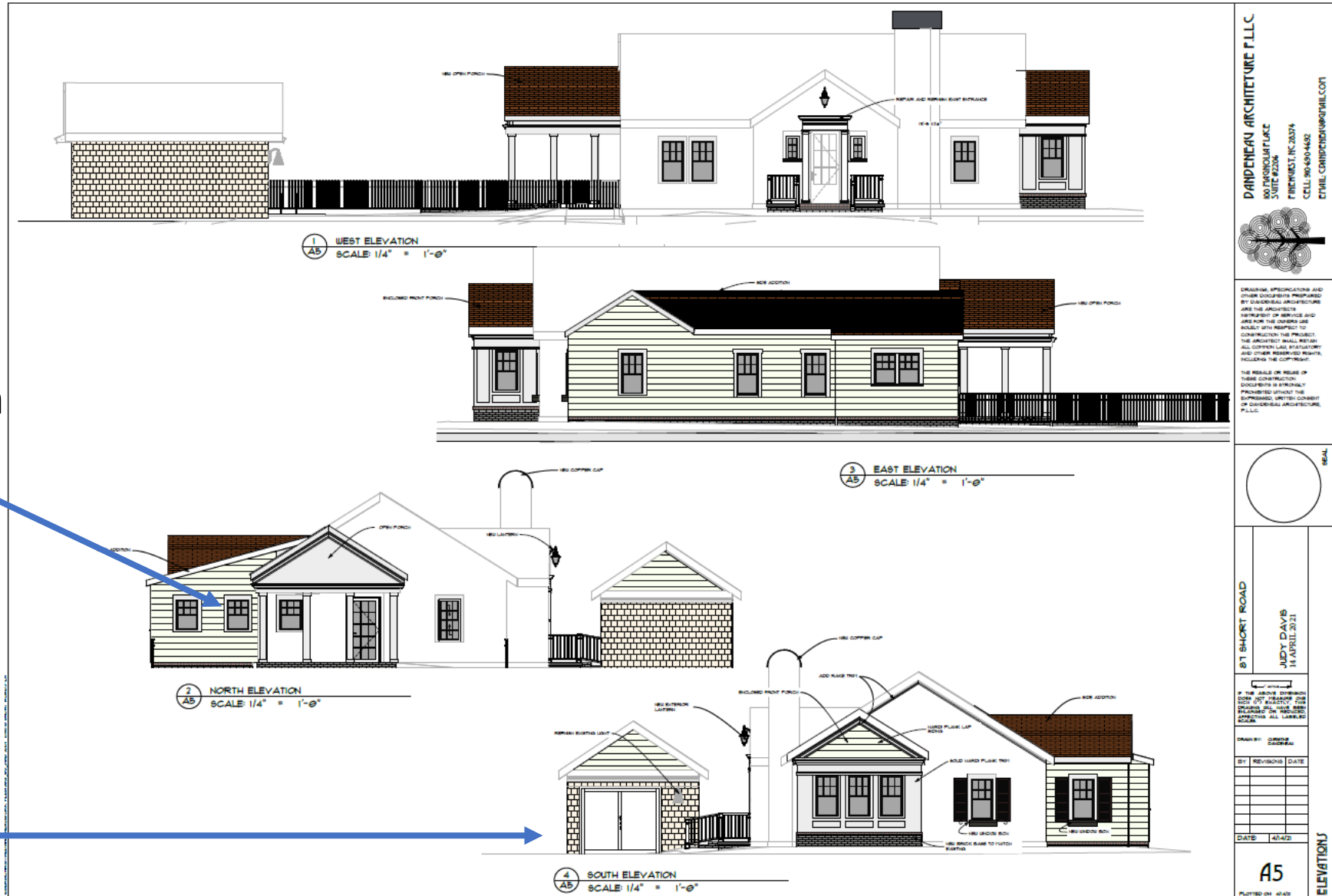
June 2021

Modifications to COA 2021-00053

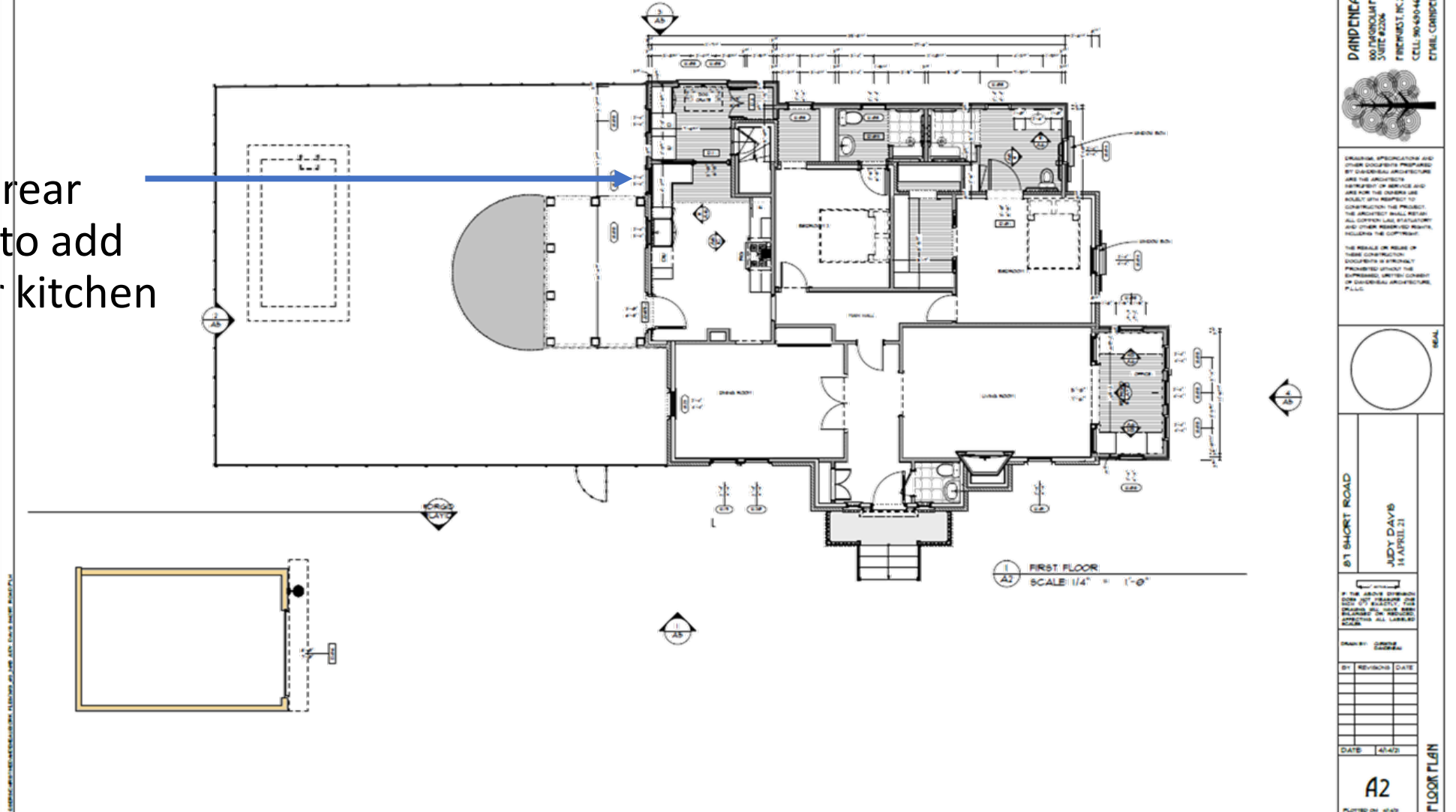
1. Remove rear window in kitchen to increase kitchen cabinets
2. Change site plan to
 - Add guest parking
 - Specify driveway apron is brick vs. gravel
3. Change grey shed entrances to
 - Accommodate golf cart entry opposite garage
 - Secure rear entrance

Elevations

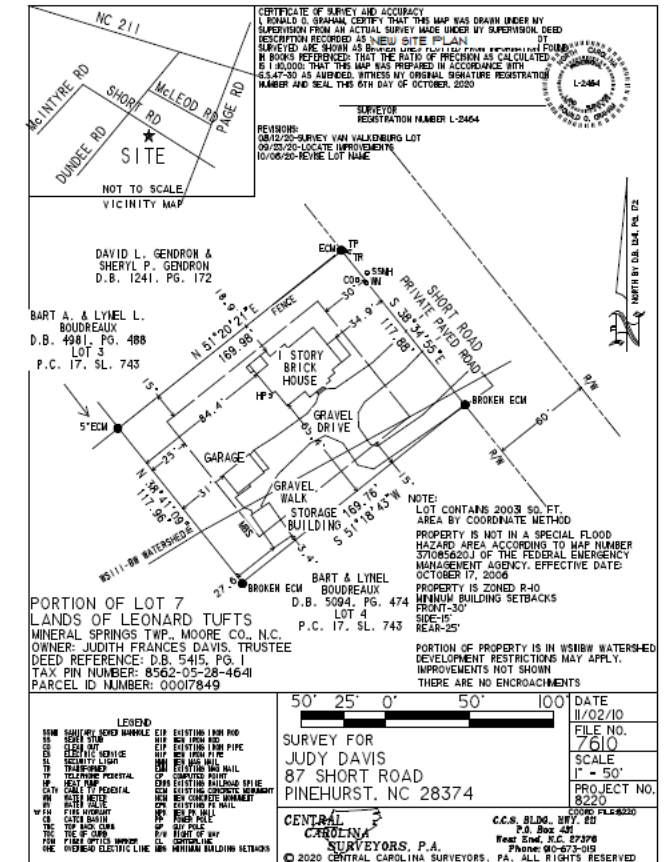
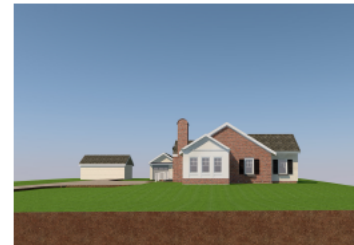
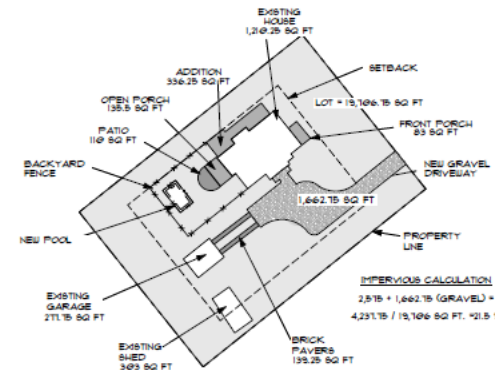
- House
 - Remove rear window to add room for kitchen cabinets
- Garage
 - Carriage house garage door



- House
 - Remove rear window to add room for kitchen cabinets



- COA 2021-00053



DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY DAVIS-BROOKS ARCHITECTURE ARE THE ARCHITECT'S PROPERTY OF SERVICE AND ARE FOR THE OWNER'S USE SOLELY WITH RESPECT TO CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL RETAIN ALL COPYRIGHT LAW, PATENT/LAW AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT.

THE REBATE OR REUSE OF THESE CONSTRUCTION DOCUMENTS IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF DAVIS-BROOKS ARCHITECTURE, P.L.L.C.



JUDY DAVIS
14 APRIL 21

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (25.4) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAGEN BY: CREDIT
CREDIT

Year	Number of respondents	Number of cases
2010	10	10
2011	10	10
2012	10	10
2013	10	10
2014	10	10
2015	10	10
2016	10	10
2017	10	10
2018	10	10
2019	10	10
2020	10	10
2021	10	10
2022	10	10
2023	10	10
2024	10	10
2025	10	10
2026	10	10
2027	10	10
2028	10	10
2029	10	10
2030	10	10
2031	10	10
2032	10	10
2033	10	10
2034	10	10
2035	10	10
2036	10	10
2037	10	10
2038	10	10
2039	10	10
2040	10	10
2041	10	10
2042	10	10
2043	10	10
2044	10	10
2045	10	10
2046	10	10
2047	10	10
2048	10	10
2049	10	10
2050	10	10
2051	10	10
2052	10	10
2053	10	10
2054	10	10
2055	10	10
2056	10	10
2057	10	10
2058	10	10
2059	10	10
2060	10	10
2061	10	10
2062	10	10
2063	10	10
2064	10	10
2065	10	10
2066	10	10
2067	10	10
2068	10	10
2069	10	10
2070	10	10
2071	10	10
2072	10	10
2073	10	10
2074	10	10
2075	10	10
2076	10	10
2077	10	10
2078	10	10
2079	10	10
2080	10	10
2081	10	10
2082	10	10
2083	10	10
2084	10	10
2085	10	10
2086	10	10
2087	10	10
2088	10	10
2089	10	10
2090	10	10
2091	10	10
2092	10	10
2093	10	10
2094	10	10
2095	10	10
2096	10	10
2097	10	10
2098	10	10
2099	10	10
2100	10	10

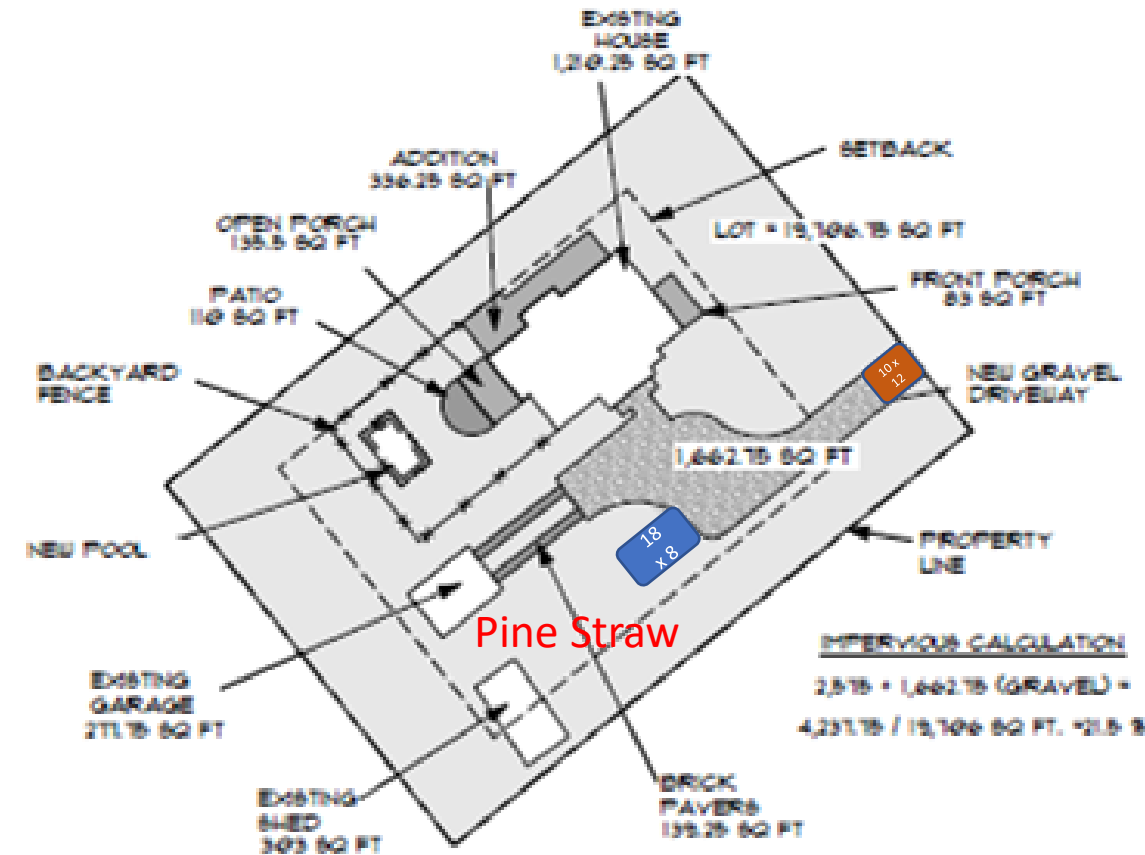
DATE	4/14/21
------	---------

S1

[illegible]

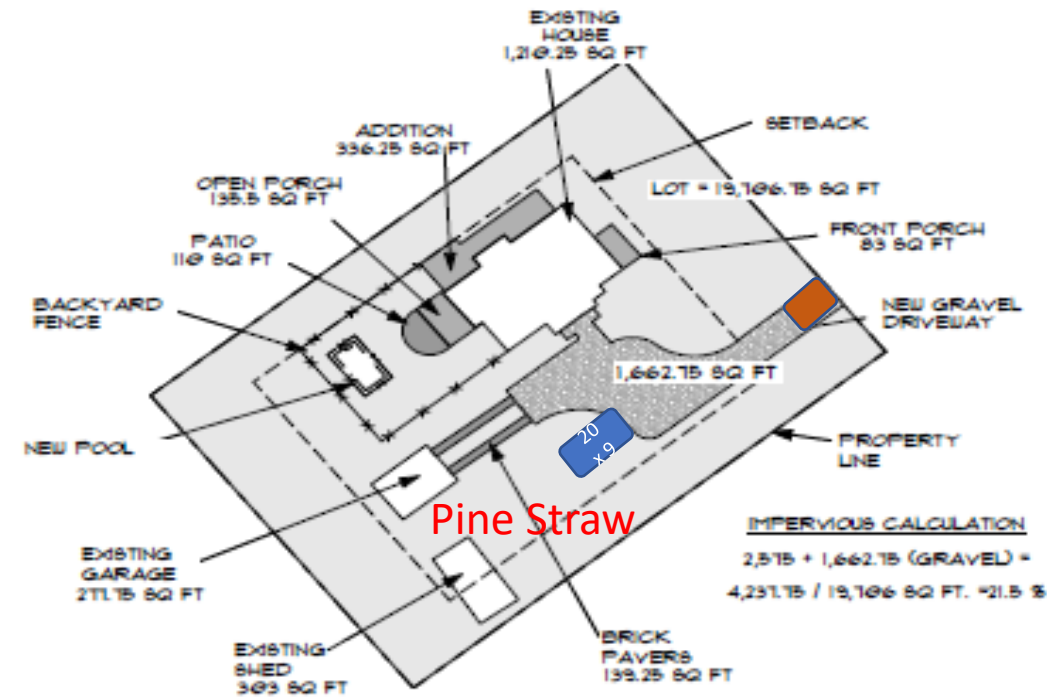
Site Plan Adjustments

- Provisions for
 - Guest Parking 18' x 8' 18
x 8
 - Brick apron 10' x 12' 10x
12
- Impervious
 - 1,662.75 gravel/brick
 - + 144 new guest parking
 - 1,806.75 gravel
 - 2,575
 - 4,381.75 total impervious = 22.2%



Existing Grey Shed

- Change entrance
 - for golf cart access
- Secure rear entrance



Grey Shed Entrances

- Change entrance
 - Double wooden door 36"
- Secure rear entrance
 - Paint same color as shed





FINAL ORDER – MAJOR COA REQUEST 87 SHORT ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Judith Davis requests a Certificate of Appropriateness to make changes to a previously approved Major COA. Those changes include: removing a window on the rear elevation, additional gravel parking, new carriage style garage door on the accessory building and removing a door on the accessory building to the home at 87 Short Road.

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

FINDINGS OF FACT

Concerning jurisdiction

Replacement siding with different material, removal of windows and doors and the addition of doors are considered Major Work.

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

1. The structure was built in 1927
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the previously approved changes and renderings of the proposed work.
3. The applicant proposes to remove a window on the rear of the home, add a larger garage door to the existing shed, remove an existing garage door on the shed and new gravel parking area.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1

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

1. Section III.B.2.

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

2. 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.

C. 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.

2. Section III.C.4

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

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

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

1. Section III.I.2

Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved.

2. Section III.I.5

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

3. 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

DRAFT

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission
Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
87 Short Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 87 Short Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 87 Short Road based on the following:



COA 2021-00107

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant Exhibits A-E
- ☐ Draft Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 14, 2021
Subject: Major and Minor COA Request for 35 Laurel Road

Applicant:	Dorathy Black
Owners:	Dorathy Black
Professional:	N/A
Property Location:	35 Laurel Road
Zoning:	R10 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00030715
Accela Case Number:	2021-00107

Request and Background:

☒ **Contributing**

☐ **Non-Contributing**

The applicant is seeking to replace existing brown roof with a grey roof and to convert the existing attached garage into livable space by enclosing the garage door to match the existing material. Also proposes to replace sliding glass doors on side of structure with dark stained door to match existing front entry door. Horizontal siding is being requested to replace siding in the gable and existing brick to be painted a shade of white. These proposed changes are requested at 35 Laurel Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856209068047.

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

Public Hearing Notification Map



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any reuse of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). PineBlue Map for Boards 1.mxd 7/6/2021

July 22, 2021
Historic Preservation Commission
35 Laurel Road COA



Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state; eliminating or adding windows and/or doors, resurfacing buildings with different materials from that which was removed, and replacement of roofing with a different material or style from that being replaced would need to be compatible with the Historic Guidelines and thus is considered Major work.

The applicant has provided an application, product justification, photos of the existing home and renderings of the proposed work.

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:

A. ROOFS

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.
2. Section III.A.2
Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
3. 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.
4. Section III.A.7
Vents, including soffit vents and low profile ridge vents should be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
5. 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.
6. 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.
7. Section III.A.10
Roof ventilators, solar attic fans and solar panels should be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

8. 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.
9. Section III.B.2.
Exterior walls that contribute to the historic form and character of a structure should be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
10. 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.

C. WINDOWS AND DOORS

11. 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.

12. Section III.C.2.

Windows and doors that contribute to the overall historic form and character of a structure, as well material, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

13. Section III.C.4.

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

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

14. 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.

15. 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.

16. 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.

17. 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.

18. Section III.C.10.

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

19. Section III.C.12.

Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

20. Section III.C.13.

Sliding doors are not permitted on street-facing elevations.

K. WOOD

21. Section III.K.6.

Wooden surfaces and features must be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.

22. Section III.K.7.

Use of vertical siding or authentic board and batten should be limited to accents and not be a primary siding. Plywood siding is not permitted.

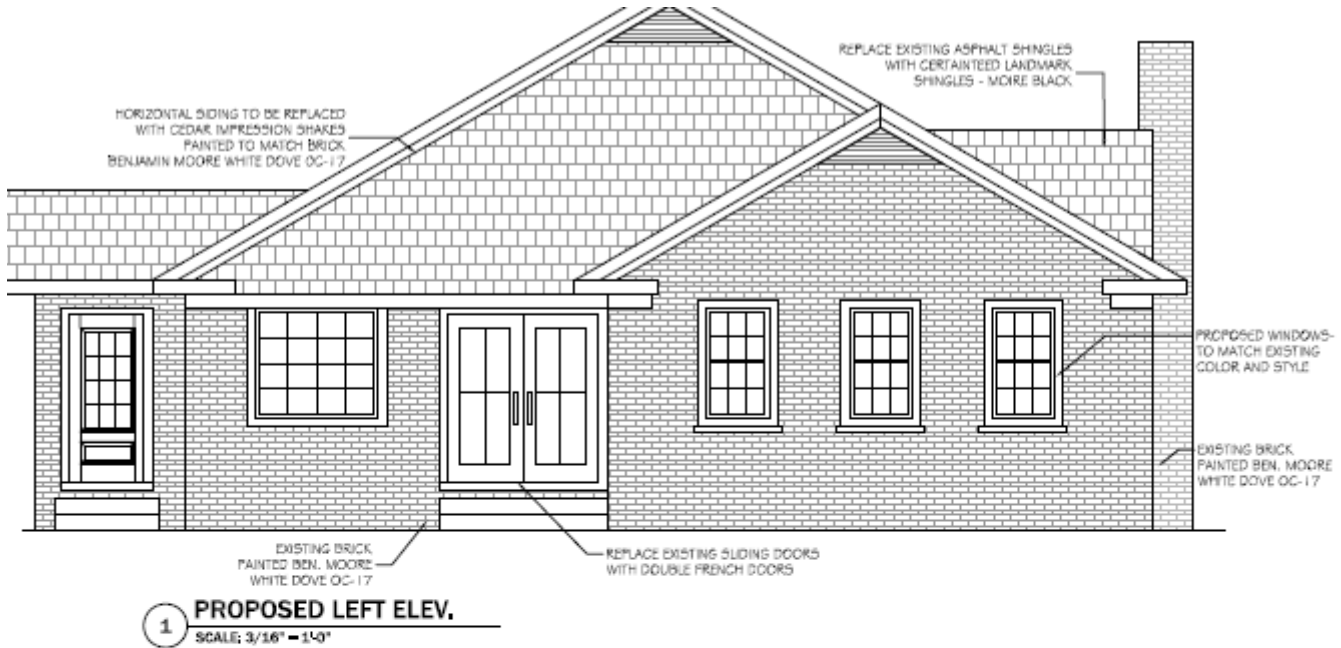
L. MASONRY

23. Section III.L.4.

Historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, block, and clay tile, as well as their distinctive construction features should be retained and preserved.

24. Section III.L.7.

Traditionally exposed brick or stone surfaces should not be parged or covered with materials like stucco, concrete, wood, or a synthetic material.



PROPOSED DOOR STYLE
THERM-TRU FIBER CLASSIC OAK
COLOR: BARLEY



3 EXISTING REAR/LEFT ELEV.
SCALE: N/A

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposal of the new doors and installation of a new windows, new roofing

shingles, siding material, and painted brick appear to be compatible and are within the guidelines of the Historic District. This would appear to be compatible to the existing windows as well as compatible to others within the Historic District, If the Commission were to consider approval of this request, staff would recommend the 2nd motion:

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

The above motion is suggested on behalf that the proposed exterior changes seem to comply with guidelines and improve the historic character of the structure. Therefore, the request appears to comply with the intent to preserve Historic character.

COA-2021-00112 - Exterior Improvements

Menu

Help

File Date: 07/01/2021

Application Status:

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [Improve the exterior look of the home to become more congruous with the Pinehurst Historic District plans. The home in it's current condition doesn't look or feel like a cottage/village h](#)

Application Name: [Exterior Improvements](#)

Address: [35 LAUREL Rd, PH, 28374](#)

Owner Name: [Black, Dorothy B](#)

Owner Address: [PO Box 26, Southern Pines, NC 28388](#)

Parcel No: [00030715](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Dottie Black		Applicant		Active
	Dottie Black		Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
1) Existing Garage will be closed in and converted to heated sq uare footage. Garage doors to be replaced with windows that mat ch existing window color and style. All changes are within existing building foundation and roofline.	Alteration	Single Family Low Density
2) Existing sliding glass doors on left elevation (facing Laurel R d) will be replaced with dark stained french doors. see picture. Si de entrance door will also be replaced with same stain color.		
3) Horizontal siding in gable to be replaced with cedar impressi on shakes painted in Benjamin Moore Dove Wing OC-18.		
4) Existing brick to be painted Benjamin Moore Dove Wing OC- 18		
5) Replace existing asphalt shingles with CertainTeed Landmar k Pro Shingles-Moire Black		
6) Install window boxes under new windows		
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No
Estimated Cost of Construction	COA Number	Conditions of COA (If Any)
28000	-	-

PERMIT DATES		
Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material	Proposed Material	Proposed Color
Brick and Fiberboard	Painted Brick * Shakes BM OC-18 Dove Wing	

REAR ELEVATION

Existing Material	Proposed Material	Proposed Color
Brick and Fiberboard	Painted Brick & Shakes BM OC-18 Dove Wing	

RIGHT ELEVATION

Existing Material	Proposed Material	Proposed Color
Brick and Fiberboard	Painted Brick & Shakes BM OC-18 Dove Wing	

LEFT ELEVATION

Existing Material	Proposed Material	Proposed Color
Brick and Fiberboard	Painted Brick & Shakes BM OC-18 Dove Wing	

TRIM

Existing Material	Proposed Material	Proposed Color
Rotten/Weakened Wood	Wood	White

WINDOWS

Existing Material	Proposed Material	Proposed Color
Pella 250 Series	Pella 250 Series to Match White	
CHIMNEY		
Existing Material	Proposed Material	Proposed Color
Brick	Painted Brick	BM OC-18 Dove Wing
FOUNDATION		
Existing Material	Proposed Material	Proposed Color
Brick	Painted Brick	BM OC-18 Dove Wing
FRONT DOOR		
Existing Material	Proposed Material	Proposed Color
Metal Sliding	Thermatru Double Doors Barley	
SHUTTERS		
Existing Material	Proposed Material	Proposed Color
None	n/a	n/a
GARAGE DOOR		
Existing Material	Proposed Material	Proposed Color
Metal - to be removed	Painted Brick	BM OC-18 Dove Wing
ROOF		
Existing Material	Proposed Material	Proposed Color
Asphalt Shingles	Certainteed Landmark Pro Moire Black	
ROOF EXHAUST VENTS		
Existing Material	Proposed Material	Proposed Color
Mast Head/Boot	removed	n/a
FRONT PORCH		
Existing Material	Proposed Material	Proposed Color
Brick and Wood	Painted Brick	BM OC-18 Dove Wing
DECK		
Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A
PATIO		
Existing Material	Proposed Material	Proposed Color
Brick as existing	n/a	n/a
SIDEWALK		
Existing Material	Proposed Material	Proposed Color
Concrete (left front)	Rectangle Slate Pavers Grey	
SKY LIGHTS		
Existing Material	Proposed Material	Proposed Color
N/A	n/a	n/a
DRIVEWAY		
Existing Material	Proposed Material	Proposed Color
Gravel	Pinestraw, main parkin... n/a	
HOUSE NUMBER		
Existing Material	Proposed Material	Proposed Color
35 Laurel	n/a	n/a
OTHER		
Existing Material	Proposed Material	Proposed Color
N/A	n/a	n/a

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Acceptance				

Task	Assigned To	Status	Status Date	Action By
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status: Name		Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Document Status Docum
	Black Residence Elevat...	PLN_HIST	Building Elevat...	Street front elevat...	application/pdf	Uploaded 07/01/2
	Black Residence Garage...	PLN_HIST	Plan	Garage interior con...	application/pdf	Uploaded 07/01/2
	Black Residence HPC Ac...	PLN_HIST	Photo	Details of proposed...	application/pdf	Uploaded 07/01/2
	Black Residence site p...	PLN_HIST	Site Plan	Current site plan d...	application/pdf	Uploaded 07/01/2
	Show all					

Application Comments:	View ID	Comment	Date
-----------------------	---------	---------	------

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

Required Inspections:



Front door double



Fiber-Classic® Oak Collection™

FC92-SDL

DOOR SUMMARY

Project

Left front side



Fiber-Classic® Oak Collection™

FC92-SDL

DOOR SUMMARY

Project

Pella® 250 Series

Innovative and enhanced security and privacy features for more peace of mind.



Vinyl Windows & Patio Doors



Colors & Finishes

Frame Color

Create a signature look with a solid color frame. A solid color throughout the vinyl frame keeps minor dings and scratches virtually invisible. Or add design interest with dual-color frames, featuring a white interior frame and your choice of several exterior colors.

White



Glass Options

Pella's InsuShield® glass collection offers innovative and energy-saving choices for your climate.

InsuShield® Low-E Glass¹

Advanced Low-E Insulating dual- or triple-pane glass with argon
NaturalSun Low-E Insulating dual- or triple-pane glass with argon
SunDefense™ Low-E Insulating dual-pane glass with argon

Additional Glass Options

Bronze-tinted Advanced Low-E Insulating glass with argon¹
High-altitude InsuShield Low-E Insulating glass¹
Obscure Low-E Insulating glass²
Tempered Glass

Grilles

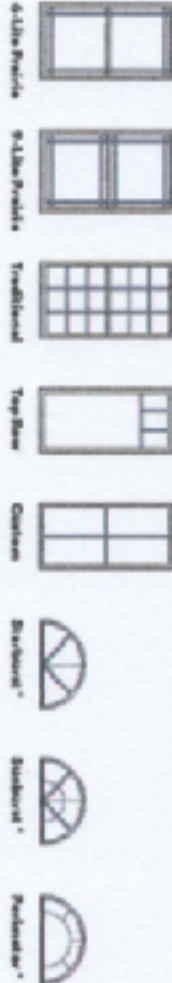
Grille Types

Grilles are color-matched to your window or patio door interior and exterior frame color.



Grille Patterns

Choose from one of our standard grille patterns or create a unique look with custom patterns.³



4 upper
4 lower

Screens⁵

Flat

Durable and functional, conventional fiberglass screens are available on all venting vinyl windows.

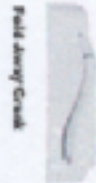
Sliding Patio Door Screen

InView™ high transparency screens come standard and provide a clearer view than conventional fiberglass screens. Sliding patio door screens are color-matched to exterior frames.

Window Hardware

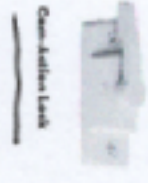
Casement & Awning

Our casement and awning hardware folds neatly out of the way so it won't interfere with room-side window treatments. Finishes match frame color.



Sliding, Single- & Double-Hung

Pella's cam-action lockers pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.



Integrated Sash Lift

Make raising and lowering single- and double-hung window sashes easy with a standard, integrated sash lift.



Window Limited Opening Devices

A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a double-hung window can open. A window opening control device (WOCDD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCDD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open.



¹ InsuShield Low-E Insulating glass is available without argon in most products.
² Available in both standard and custom glass.
³ Grille patterns offered only by select products. See quality product information for availability.
⁴ Only available with a curved product or curved glass.
⁵ Restrictions: Screens without acid children or pets from getting out of window or door. Keep child or pet away from open window or door.



LANDMARK PRO
Designer Shingles

EXHIBIT B

STREAKFighter
Algae Resistance

Up to 150 mph
wind warranty*

Shown in Max Def Weathered Wood

Max Def Cobblestone Gray
Max Def Colonial Slate
Max Def Georgetown Gray
Max Def Weathered Wood
Max Def Driftwood
Max Def Pewter
Max Def Charcoal Black

Max Def Moire Black
Max Def Heather Blend
Max Def Shenandoah
Max Def Burnt Sienna
Max Def Revere Shale
Max Def Sunrise Cedar
Max Def Moire Tan

Featured Color:
MAX DEF MOIRE BLACK

WinterGuard®
Underlayment
Designed to protect your roof
from water damage and ice
penetration.

DiamondDeck® and
RoofRunner™
DiamondDeck® is a high
performance underlayment
designed to protect your roof
from water damage and ice
penetration. RoofRunner™
is a high performance
underlayment designed to
protect your roof from water
damage and ice penetration.

tainto
SAIN



ALL
Gross

ALL PINE
STRAW

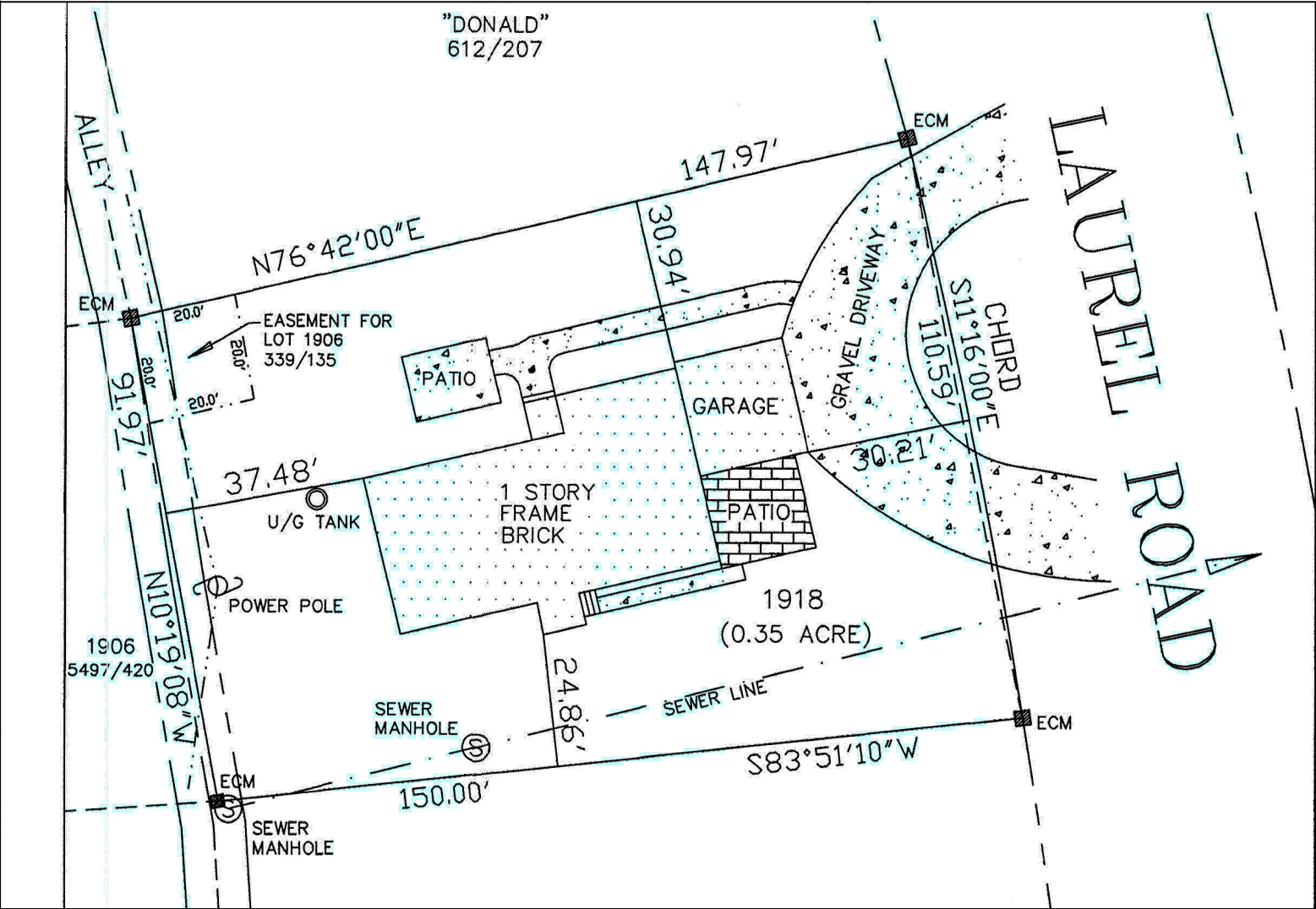
ALL



Pine
Straw / Grass

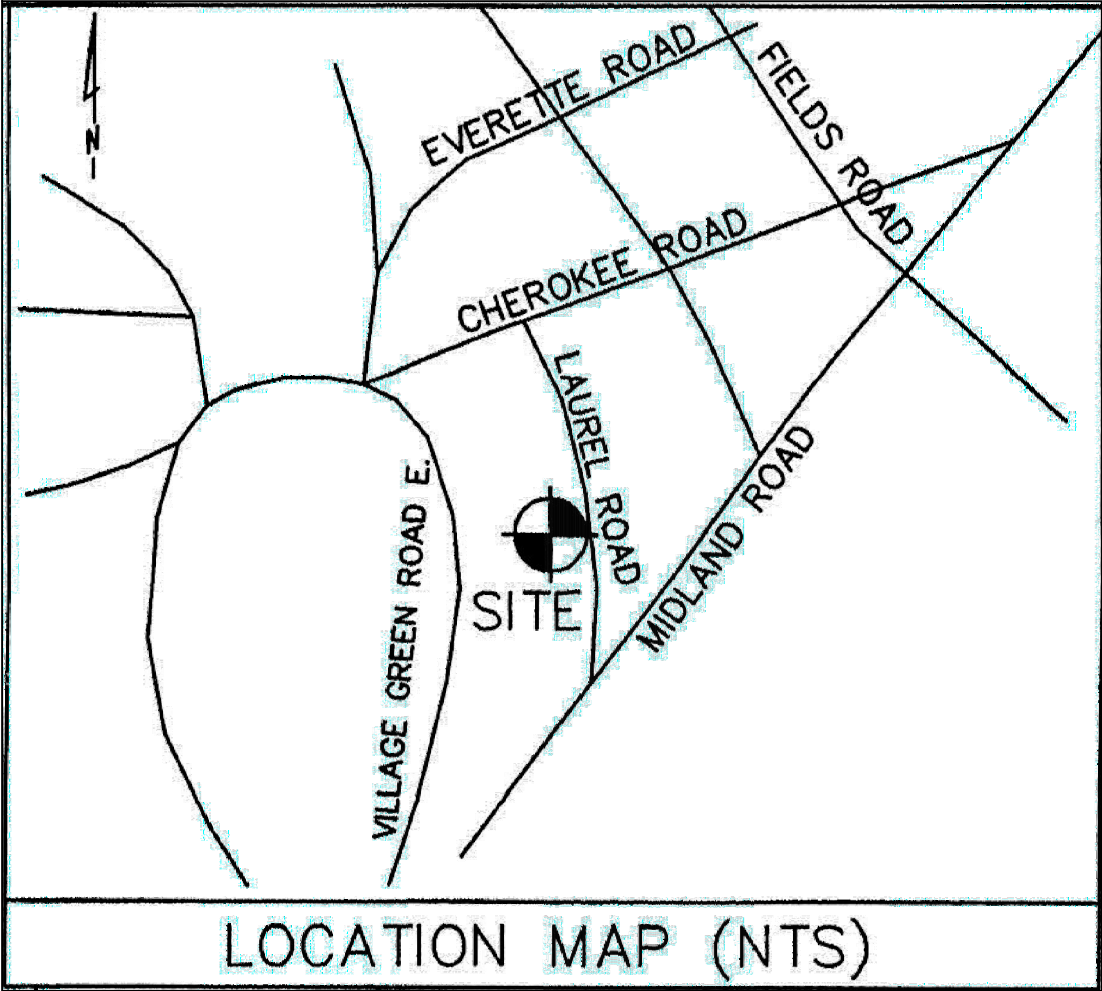
PINE STRAW

EXHIBIT C



1

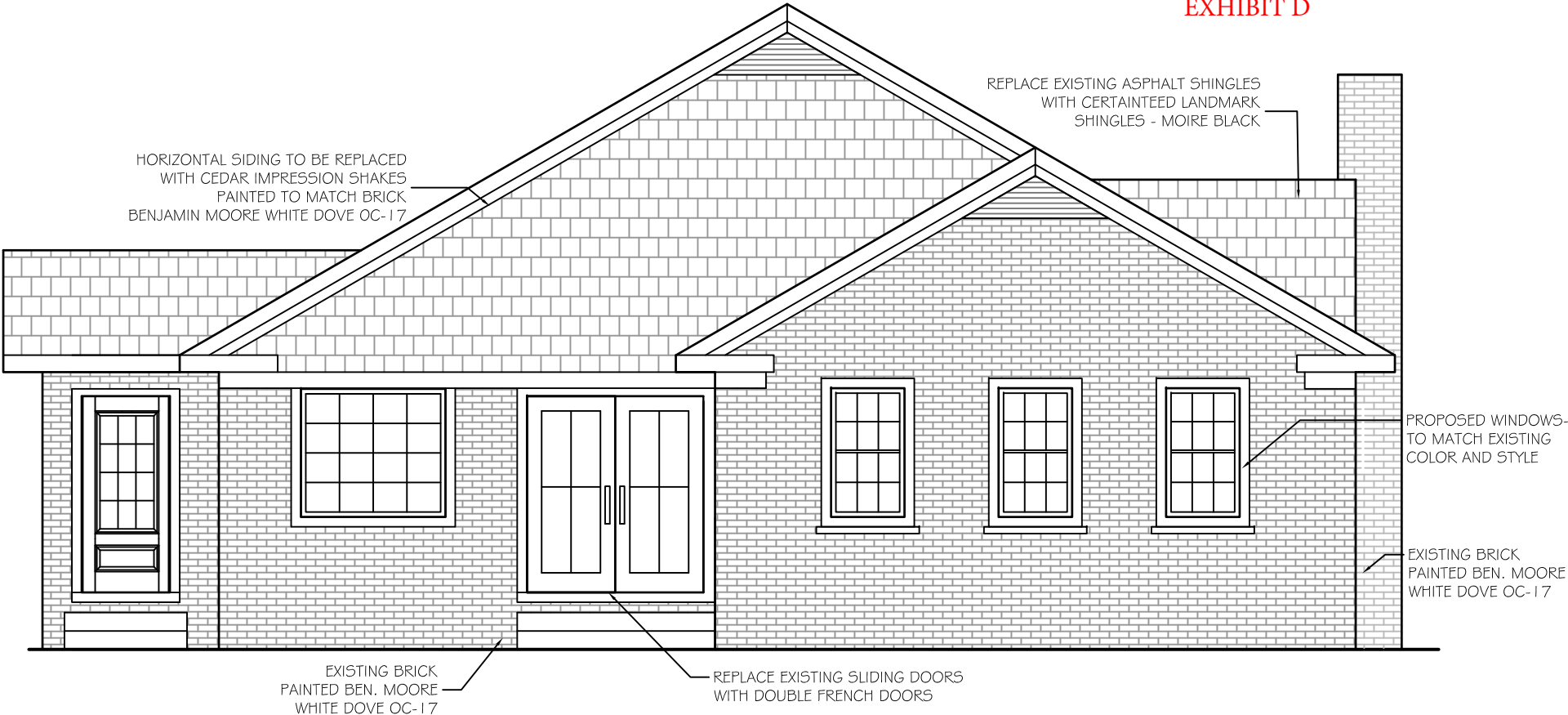
EXISTING SITE PLAN - FOR REFERENCE ONLY
SCALE: NTS



2

VICINITY MAP - FOR REFERENCE ONLY
SCALE: NTS

EXHIBIT D



1 **PROPOSED LEFT ELEV.**
SCALE: 3/16" = 1'-0"



2 **EXISTING LEFT ELEV.**
SCALE: N/A



PROPOSED DOOR STYLE
THERM-TRU FIBER CLASSIC OAK
COLOR: BARLEY



3 **EXISTING REAR/LEFT ELEV.**
SCALE: N/A



4 **EXISTING REAR/LEFT ELEV.**
SCALE: N/A

NOTE: ALL ROOF LINES, FOUNDATION, AND IMPERVIOUS TO REMAIN THE SAME. PROPOSED WINDOWS TO MATCH EXISTING COLOR AND STYLE.

A1

EXISTING + PROPOSED
LEFT ELEVATION

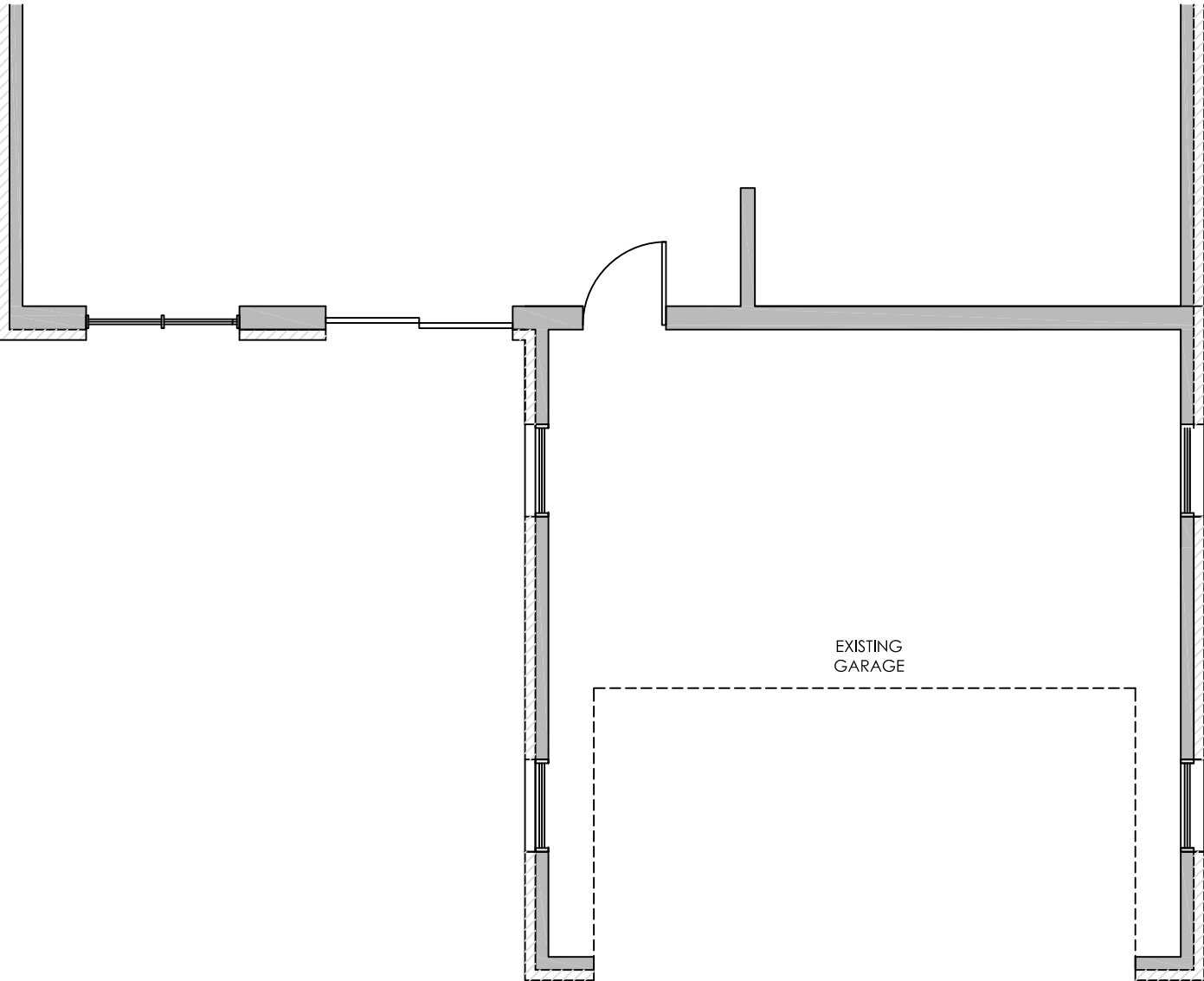
BLACK RESIDENCE

35 LAUREL
PINEHURST, NC 28374

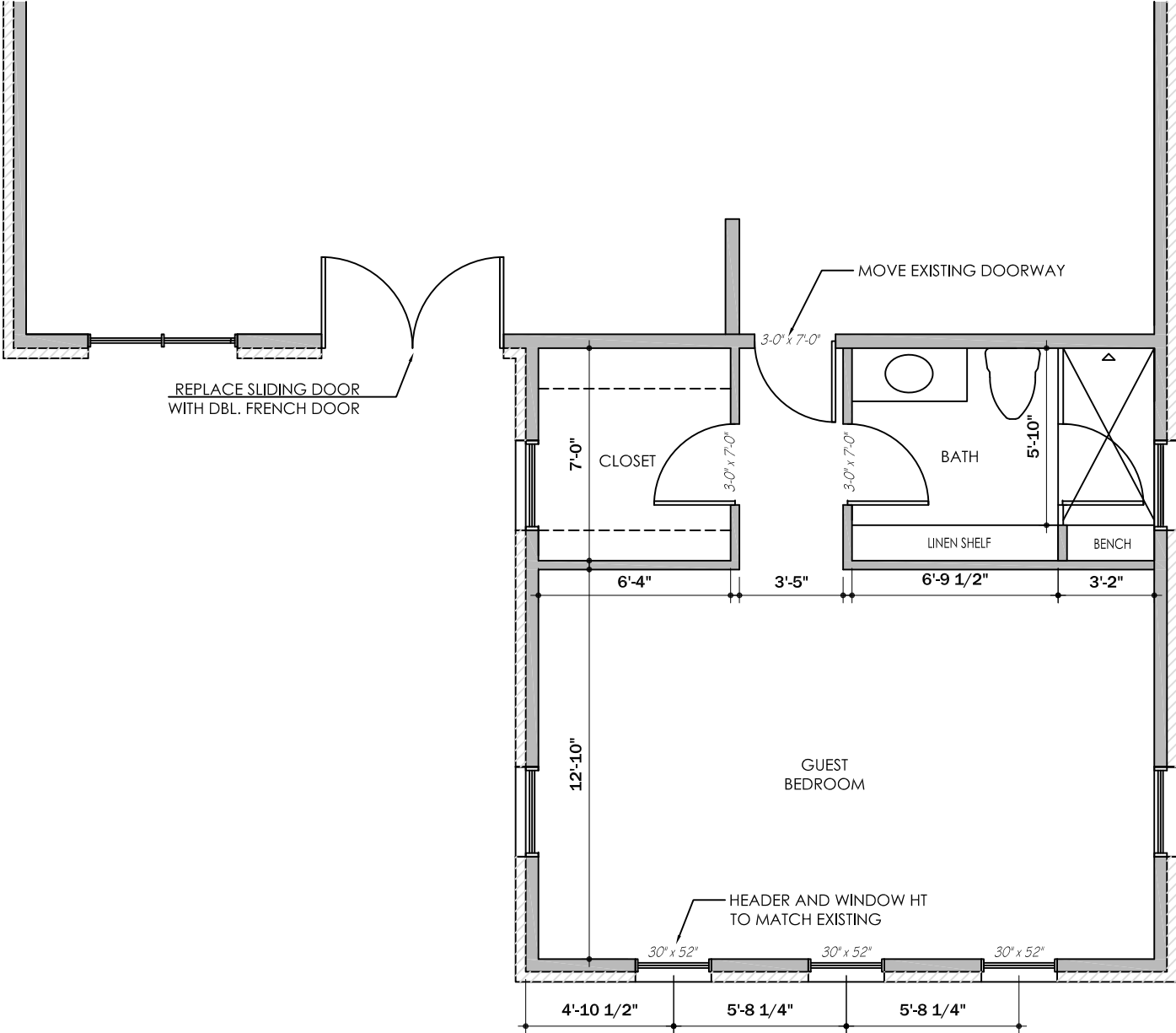
A. WELCH

DRAFTING + DESIGN
ADDIEWELCHDESIGN@GMAIL.COM

EXHIBIT E



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



2 PROPOSED CONVERSION
SCALE: 3/16" = 1'-0"



FINAL ORDER – MAJOR COA REQUEST 35 LAUREL ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Scott Lincicome requests a Certificate of Appropriateness to replace vinyl siding, remove front door & replace with window, add door to rear and new landscaping with driveway changes to the home at 35 Laurel Road.

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

FINDINGS OF FACT

Concerning jurisdiction

Installation of new doors and new windows, new roofing shingles, siding material, and painted brick appear to be considered Major Work.

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

1. The structure was built in 1971
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant proposes to replace the existing sliding glass door with wooden stained door, add windows to match existing paint existing brick a shade of white, and replace siding in gable.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

A. ROOFS

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.

2. Section III.A.2

Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.

3. 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.

4. Section III.A.7

Vents, including soffit vents and low profile ridge vents should be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

5. 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.

6. 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.

7. Section III.A.10

Roof ventilators, solar attic fans and solar panels should be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

8. 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.

9. Section III.B.2.

Exterior walls that contribute to the historic form and character of a structure should be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

10. 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.

C. WINDOWS AND DOORS

11. 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.

12. Section III.C.2.

Windows and doors that contribute to the overall historic form and character of a structure, as well material, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

13. Section III.C.4.

If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in

composition, dimension, size, shape, color, pattern and texture.

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

14. 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.

15. 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.

16. 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.

17. 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.

18. Section III.C.10.

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

19. Section III.C.12.

Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

20. Section III.C.13.

Sliding doors are not permitted on street-facing elevations.

K. WOOD

21. Section III.K.6.

Wooden surfaces and features must be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.

22. Section III.K.7.

Use of vertical siding or authentic board and batten should be limited to accents and not be a primary siding. Plywood siding is not permitted.

L. MASONRY

23. Section III.L.4.

Historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, block, and clay tile, as well as their distinctive construction features should be retained and preserved.

24. Section III.L.7.

Traditionally exposed brick or stone surfaces should not be parged or covered with materials like stucco, concrete, wood, or a synthetic material.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission
Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
35 Laurel Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 35 Laurel Road

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 35 Laurel Road based on the following:



COA 2021-00108

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant's Exhibits A - D
- ☐ Draft Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 16, 2021
Subject: Major COA Request for 83 Short Road

Applicant:	Natalie and Scott Hawkins
Owners:	Natalie and Scott Hawkins
Professional:	Pinehurst Homes, Inc.
Property Location:	83 Short Road
Zoning:	R10 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00017850
Accela Case Number:	2021-00108

Request and Background:

☒ **Contributing**

☐ **Non-Contributing**

Applicant seeking to enclose existing patio with under roof screened porch. A small section of the screen porch will be framed in and heated. Proposed to add a fireplace in the screen porch on the rear elevation. All colors and material will match the existing home with exception of the metal roof. A metal roof is necessary due to the low pitch. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856200285541.

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

Public Hearing Notification Map



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). Pinehurst Base Map for Board: 1.mxd 7/6/2021

July 22, 2021
 Historic Preservation Commission
 83 Short Road COA



Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state; eliminating windows or doors, additions and replacing siding with a different material are considered Major work.

The applicant has provided an application, photos of the existing home and renderings of the proposed work.

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:

CHANGES TO EXISTING RESIDENCES

A. ROOFS

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.

2. Section III.A.2

Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.

3. 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.

4. 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.

5. Section III.A.7

Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

6. 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.

7. 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.

8. Section III.A.10

Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

9. 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.

10. Section III.B.2.

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

11. 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.

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

12. 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.

13. Section III.I.5

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

14. 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.

15. Section III.I.10

An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

F. CHIMNEYS

16. 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.

17. Section III.F.7.

Exterior chimneys *should* have a masonry finish and should extend from grade level for additions.

18. Section III.F.8.

Wooden, boxed chimneys are **not appropriate** on new construction and additions.



Infill existing screen porch with wall to match adjacent materials

Area of Screened Porch Addition with Gas Fireplace

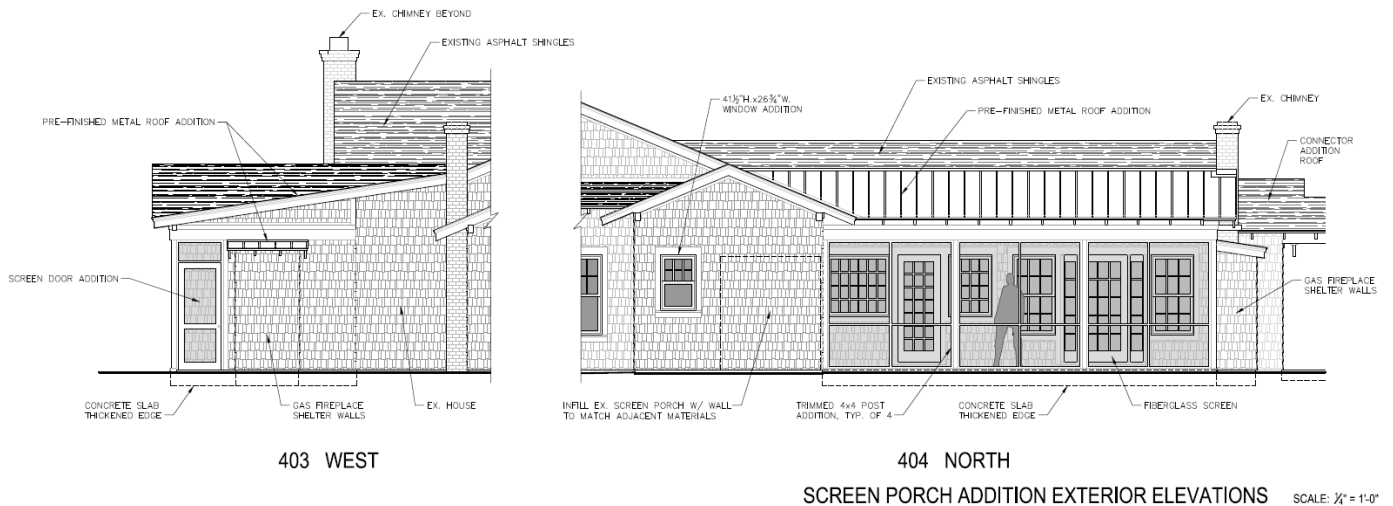
Metal Roof Color

Charcoal

Existing condition with project area called out



Area of proposed screened porch addition



Proposed elevations

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposal of the enclosed addition of screened porch, addition of fireplace, exterior material, and new metal roof appear to be consistent with the guidelines and compatible to the existing home and similar structures in the district. If the Commission were to consider approval of this request, staff would recommend the 1st motion:

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

The above motion is suggested on behalf that the proposed exterior changes seem to comply with guidelines and improve the historic character of the structure. Therefore, the request appears to comply with the intent to preserve Historic character.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 7, 2021

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday July 22, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 83 Short Road. The exterior modifications include Enclosing existing patio and adding new screened in patio area. Add a fireplace to the proposed screened porch on the rear of the structure. The property is identified by Moore County PID Number 00017850. The property owner is 85 Short Road Pinehurst, LLC and the applicant is Hawkins Screen Porch.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:
<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

BIRGE, PATRICIA HUNT

PO BOX 3118

PINEHURST NC 28374

BIRGE, PATRICIA HUNT

PO BOX 3118

PINEHURST NC 28374

***BOUDREAUX, BART & BOUDREAUX,
LYNEL***

10 EVERETTE ROAD

PINEHURST NC 28374

DAVIS, JUDITH FRANCES TRUSTEE

87 SHORT ROAD

PINEHURST NC 28374

85 SHORT ROAD PINEHURST LLC

10 EVERETTE ROAD

PINEHURST NC 28374

STERLING, MARK STERLING, AYSEGUL

100 SHORT ROAD

PINEHURST NC 28374

BALLATO, ARTHUR D & MARGARET A

295 EVERETT RD

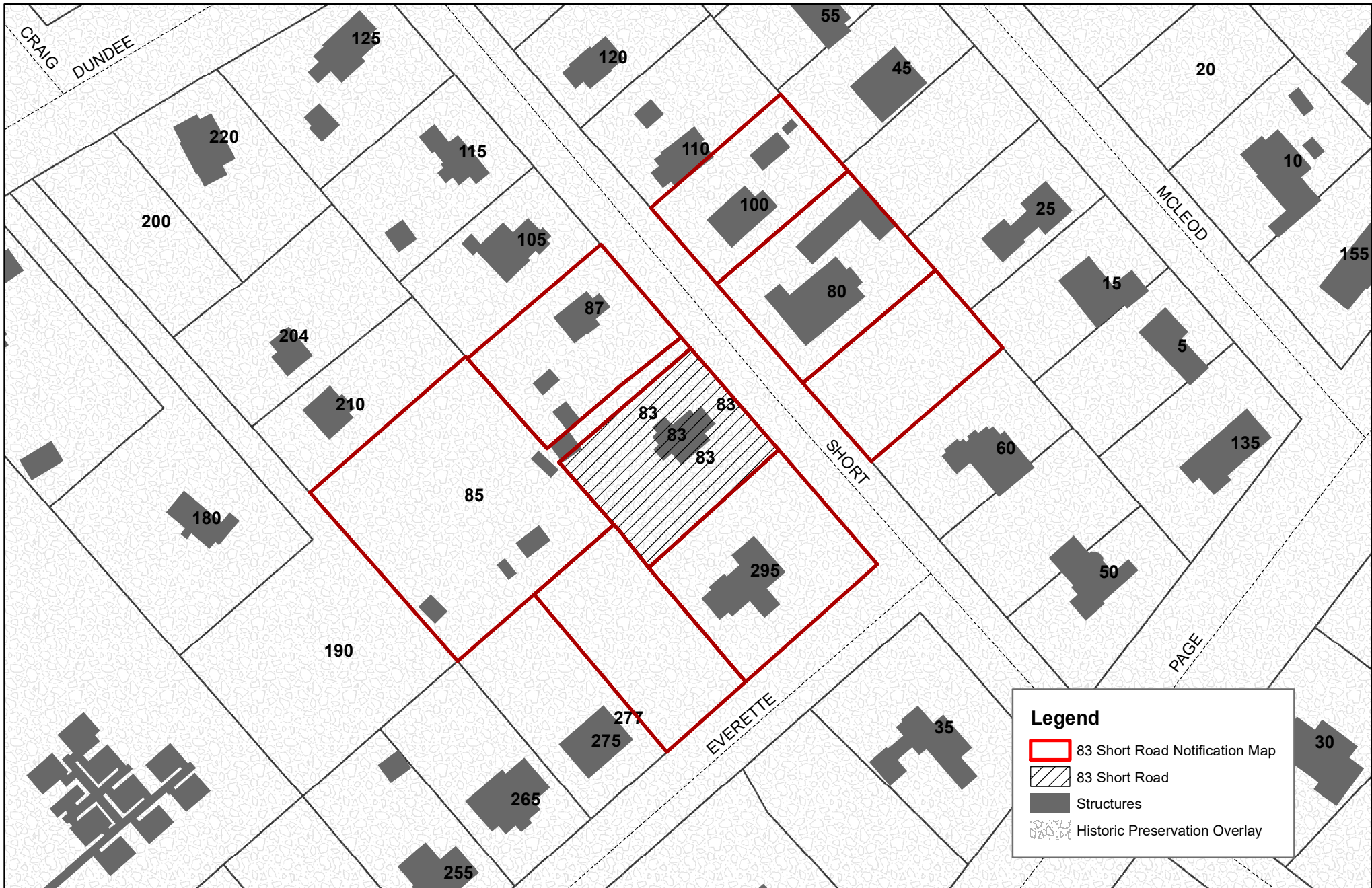
PINEHURST NC 28374

BALLATO, ARTHUR & MARGARET

295 EVERETTE ROAD

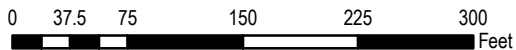
PINEHURST NC 28374

Public Hearing Notification Map



Legend

- 83 Short Road Notification Map
- 83 Short Road
- Structures
- Historic Preservation Overlay



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\asr\Bae Map for Boards 1.mxd
7/8/2021

July 22, 2021
Historic Preservation Commission
83 Short Road COA



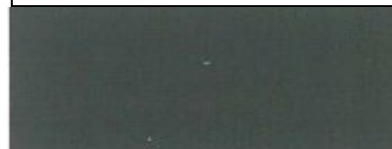
83 Short Road Application for a Certificate of Appropriateness



Infill existing screen porch with wall to match adjacent materials

Area of Screened Porch Addition with Gas Fireplace

Metal Roof Color

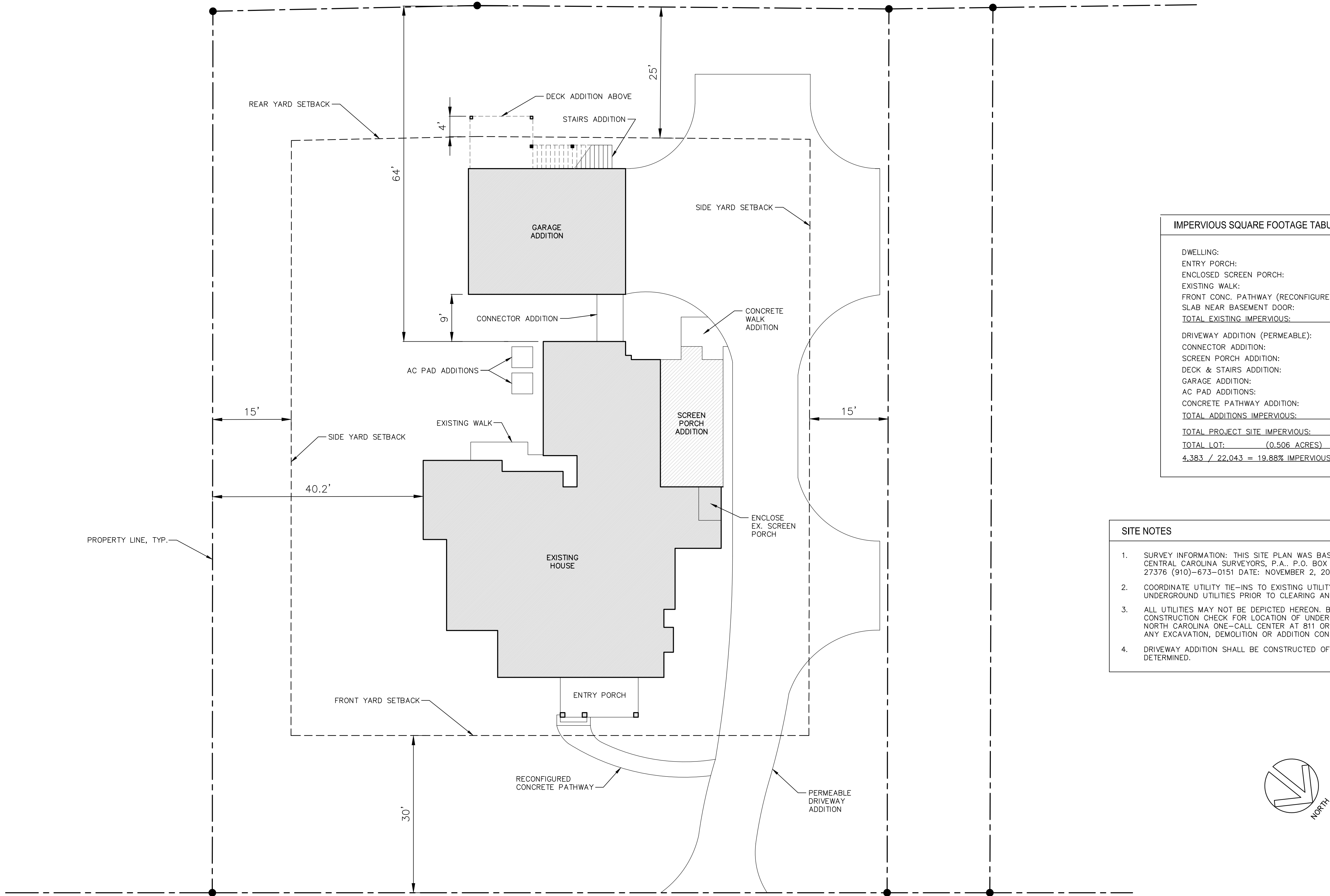


Charcoal

EXHIBIT A

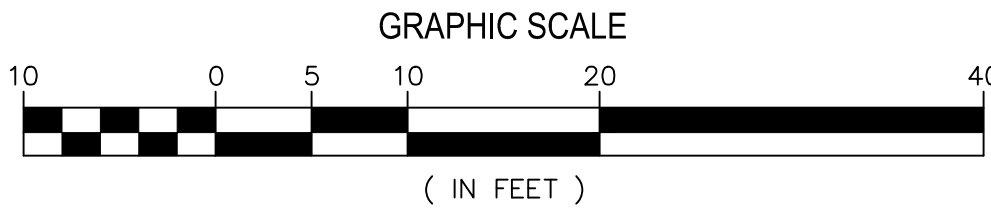
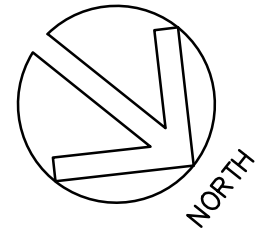


EXHIBIT B



IMPERVIOUS SQUARE FOOTAGE TABULATION	
DWELLING:	2,478.0 S.F.
ENTRY PORCH:	160.0 S.F.
ENCLOSED SCREEN PORCH:	27.0 S.F.
EXISTING WALK:	85.0 S.F.
FRONT CONC. PATHWAY (RECONFIGURED):	108.0 S.F.
SLAB NEAR BASEMENT DOOR:	60.0 S.F.
TOTAL EXISTING IMPERVIOUS:	2,918.0 S.F.
DRIVEWAY ADDITION (PERMEABLE):	3,538.0 S.F.
CONNECTOR ADDITION:	45.0 S.F.
SCREEN PORCH ADDITION:	300.0 S.F.
DECK & STAIRS ADDITION:	173.0 S.F.
GARAGE ADDITION:	864.0 S.F.
AC PAD ADDITIONS:	32.0 S.F.
CONCRETE PATHWAY ADDITION:	51.0 S.F.
TOTAL ADDITIONS IMPERVIOUS:	1,465.0 S.F.
TOTAL PROJECT SITE IMPERVIOUS:	4,383.0 S.F.
TOTAL LOT:	(0.506 ACRES) 22,043 GROSS S.F.
4,383 / 22,043 = 19.88% IMPERVIOUS SURFACES	

- SITE NOTES**
1. SURVEY INFORMATION: THIS SITE PLAN WAS BASED UPON SURVEY BY CENTRAL CAROLINA SURVEYORS, P.A., P.O. BOX 410, WEST END, N.C. 27376 (910)-673-0151 DATE: NOVEMBER 2, 2010.
 2. COORDINATE UTILITY TIE-INS TO EXISTING UTILITY LINES. VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CLEARING AND GRADING OPERATIONS.
 3. ALL UTILITIES MAY NOT BE DEPICTED HEREON. BEFORE COMMENCING WITH CONSTRUCTION CHECK FOR LOCATION OF UNDERGROUND UTILITIES. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO ANY EXCAVATION, DEMOLITION OR ADDITION CONSTRUCTION
 4. DRIVEWAY ADDITION SHALL BE CONSTRUCTED OF PERMEABLE SURFACE TO BE DETERMINED.



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

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



HAWKINS RESIDENCE
GARAGE & SCREEN PORCH ADDS.
83 SHORT ROAD, PINEHURST, NORTH CAROLINA

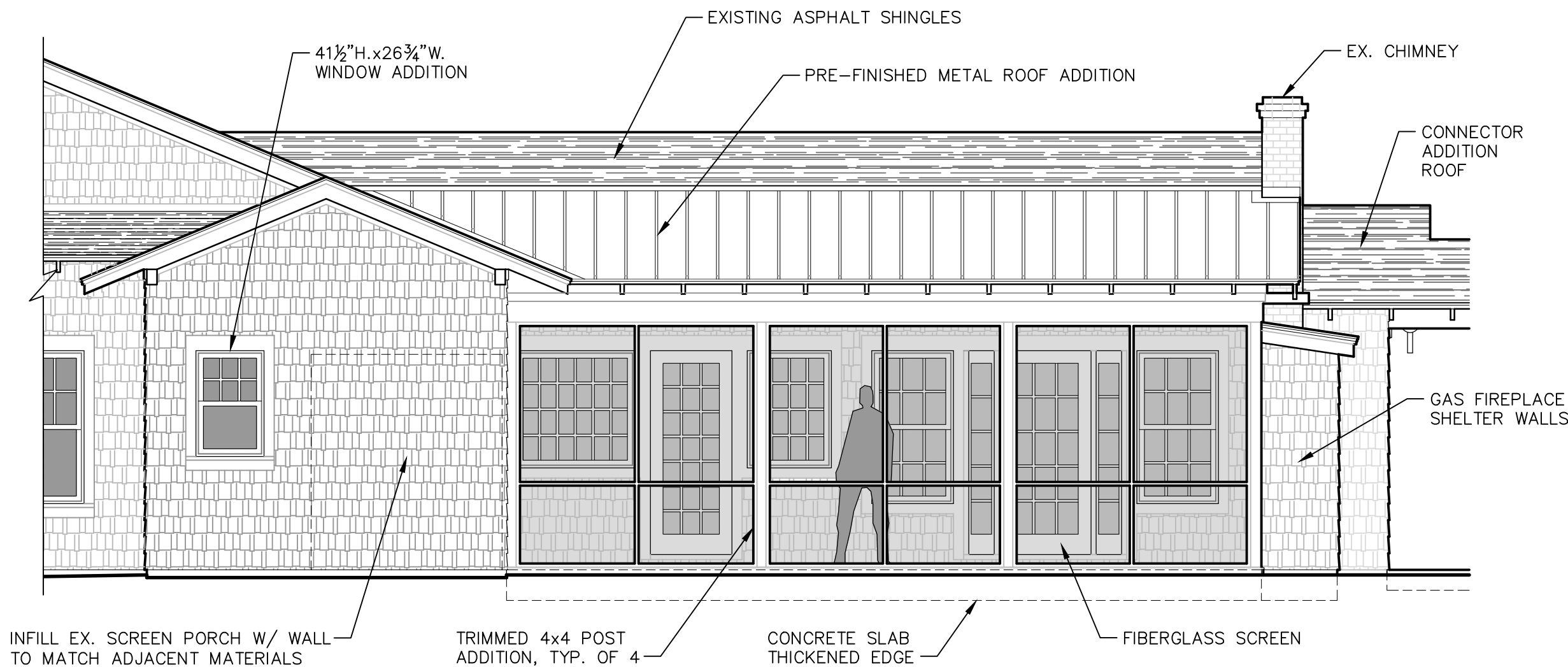
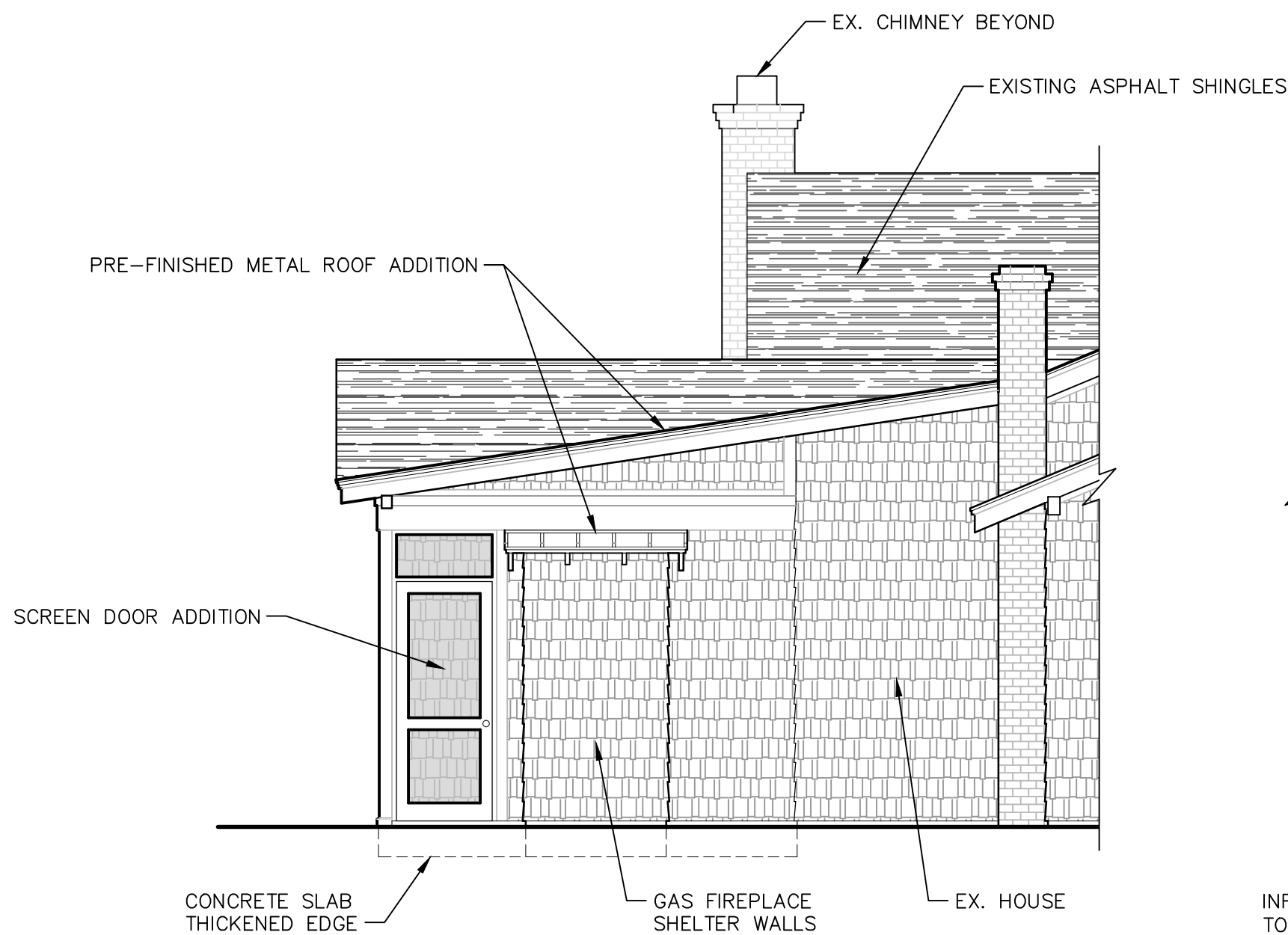
• SITE PLAN

• SCALE : 1" = 10'-0"
• DATE : 6 / 28 / 2021

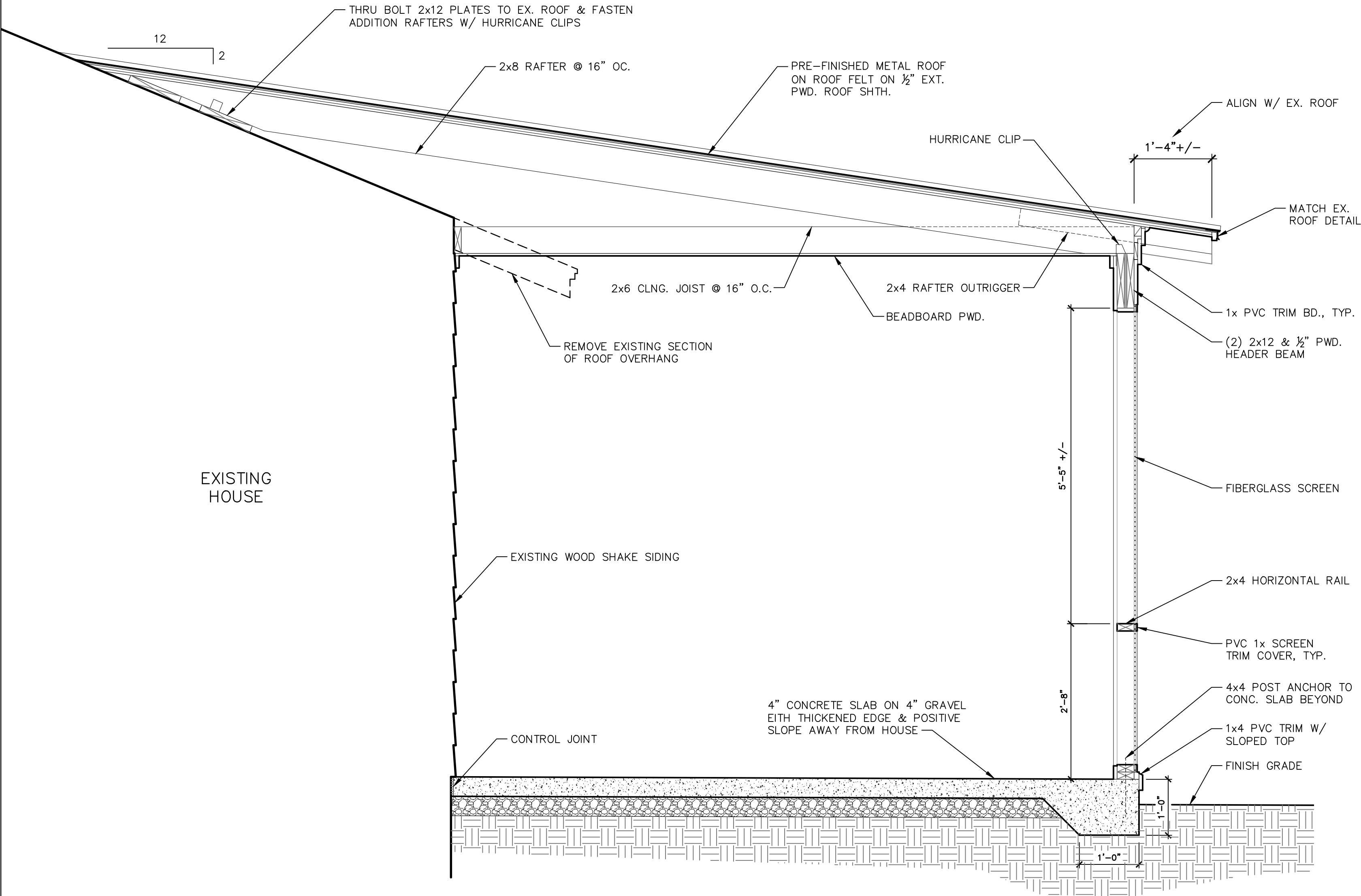
• DRAWING NO. :

S-1

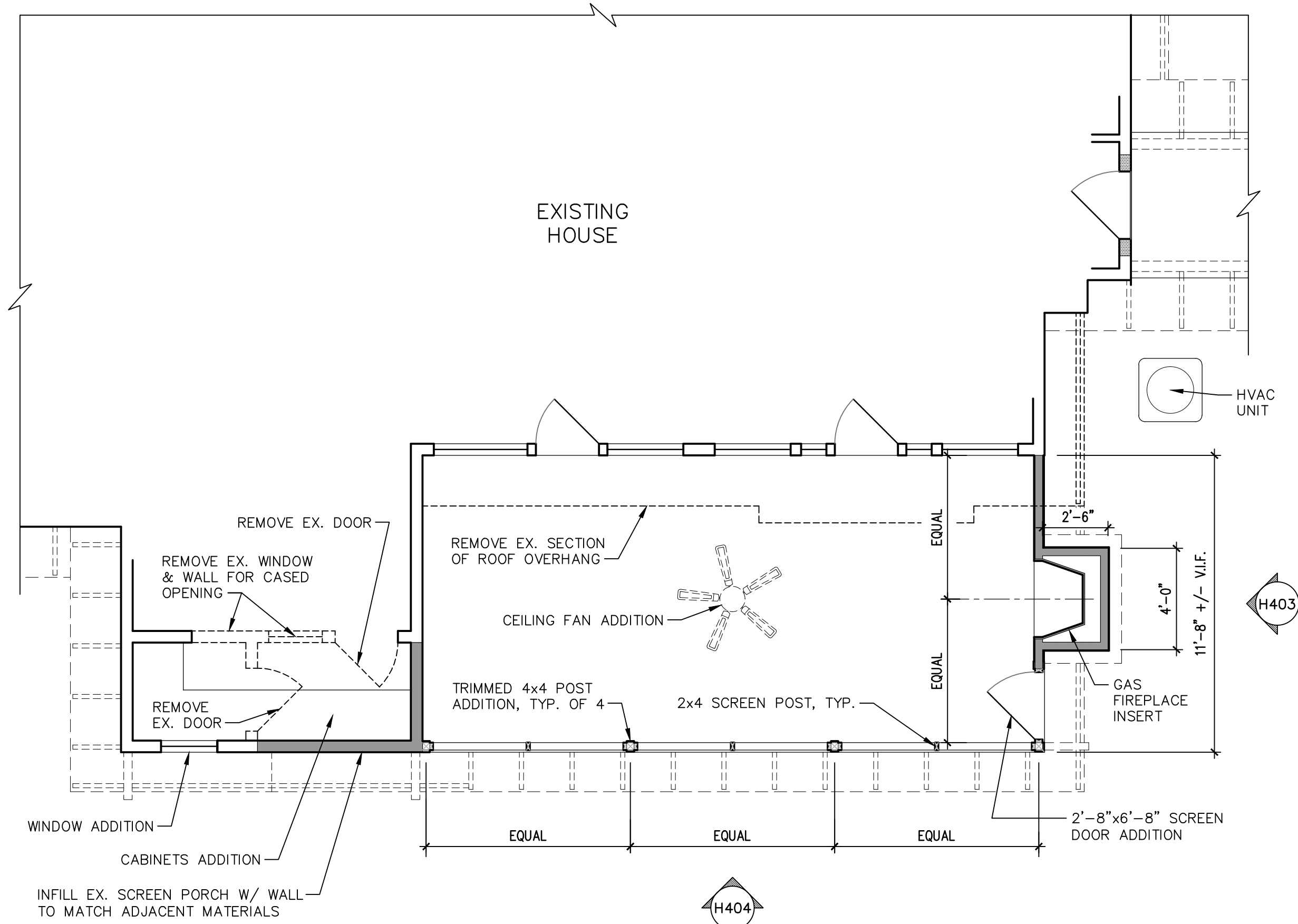
EXHIBIT C



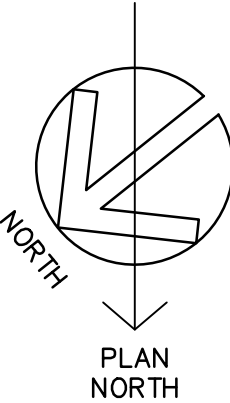
SCREEN PORCH ADDITION EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"



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



- NOTES
1. VERIFY DIMENSIONS SHOWN FOR GAS FIREPLACE INSERT WITH MODEL CHOSEN BY OWNER PRIOR TO CONSTRUCTING CONCRETE SLAB AND INSERT WALLS.
 2. VERIFY ALL DIMENSIONS WITH CONDITIONS IN THE FIELD.
 3. REMOVE EXISTING TERRACE STONework AND INSPECT SOIL CONDITIONS PRIOR TO PROCEEDING WITH SCREEN PORCH ADDITION WORK.
 4. COORDINATE WITH OWNER ANY IN SLAB ELECTRICAL OUTLETS PRIOR TO CONC. INSTALLATION.



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



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

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



HAWKINS RESIDENCE
SCREEN PORCH ADDITION
83 SHORT ROAD, PINEHURST, NORTH CAROLINA

- PLAN / EXTERIOR ELEVATIONS / SECTION
- SCALE : AS NOTED
- DATE : 6 / 28 / 2021

• DRAWING NO. :

H-1



MOORE COUNTY

Wednesday, July 7, 2021 by Moore County GIS Department

Ownership Data

Pin: 856200285541
 Parcel Id: 00017850
 Owner Name: 85 SHORT ROAD PINEHURST LLC
 Tax Address: 10 EVERETTE ROAD
 PINEHURST, NC, 28374
 Deed/Bk Page: 4981 / 485
 Trans Date: 5/22/2018
 Sale Amt: N/A
 Accessed Acres: 0.5100
 Cal. Acreage: 0.5100

Location Data

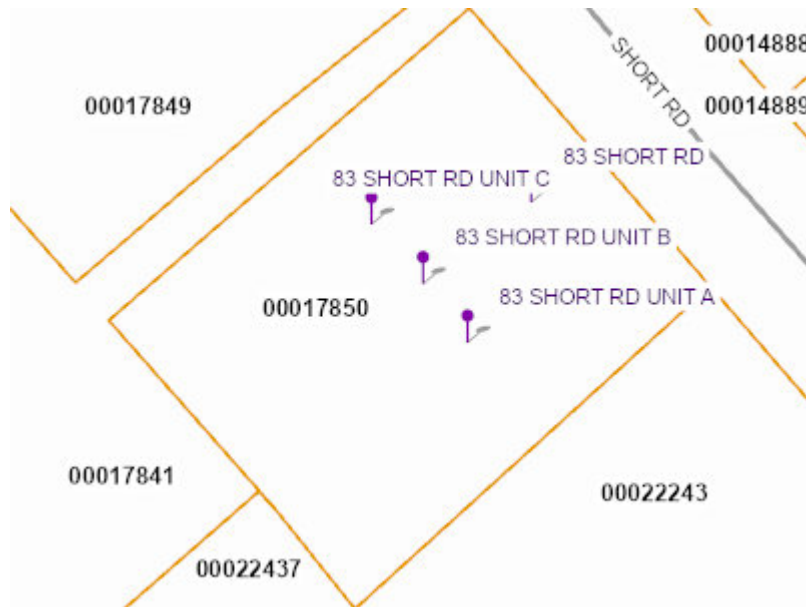
City Code: PH
 Fire District: R
 Class Code: RI
 Land Use Type: R01
 Zoning: R10
 NBHD#: 655D
 Property Desc.: LOT 5

Assessment Summary/ Rates Per \$100 Value

Values

Land Value: \$114,650.00
 Assessed Value: \$349,910.00
 Bldg Imp Value: \$235,260.00

Parcel Map



Moore County GIS Disclaimer

All the information contained on this media is prepared for the inventory of real property found within Moore. 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. Information contained herein was created for the County's internal use. MOORE COUNTY, ITS OFFICIALS, 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 Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



FINAL ORDER – MAJOR COA REQUEST 83 SHORT ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Natalie and Scott Hawkins request a Certificate of Appropriateness to make changes to a previously approved Major COA. Those changes include: enclosing existing patio and adding new screened in patio area, add a fireplace to the proposed screened porch on the rear of the home at 83 Short Road.

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

FINDINGS OF FACT

Concerning jurisdiction

Additions and eliminating windows and doors are considered Major Work.

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

1. The structure was built in 1922
2. The structure is listed as contributing to the district.
3. A Major COA was previously approved for an addition in February 2021

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing structure and renderings of the proposed work.
3. The applicant proposes to enclose an existing screened porch and add a screened porch to an existing rear patio.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

A. ROOFS

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.
2. Section III.A.2
Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.
3. 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.
4. 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.
5. Section III.A.7
Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
6. 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.
7. 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.
8. Section III.A.10
Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

9. 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.

10. Section III.B.2.

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

11. 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.

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

12. 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.

13. Section III.I.5

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

14. 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.

15. Section III.I.10

An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

F. CHIMNEYS

16. 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.

17. Section III.F.7.

Exterior chimneys *should* have a masonry finish and should extend from grade level for additions.

18. Section III.F.8.

Wooden, boxed chimneys are **not appropriate** on new construction and additions.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission
Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
83 Short Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 83 Short Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 83 Short Road based on the following:



COA-2021-00109

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron

DATE OF MEMO:

7/16/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Draft Findings of Fact
- ☐ Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 14, 2021
Subject: Major COA Request for 90 Linden Road

Applicant:	Katharine Pate
Owners:	Katharine Pate
(GIS) Owners:	Frisch, August W & Carole A
Professional:	Bill Huckabee/Wemmark Properties, LLC
Property Location:	90 Linden Road
Zoning:	R30 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00014733
Accela Case Number:	2021-00109

Request and Background:

☒ Contributing

☐ Non-Contributing

Applicant is requesting to construct a two-story addition onto the structure where existing brick patio footprint is located. The addition would utilize the same materials as the existing façade with the exception of a change to the roofing materials. The applicant requested to add a dormer with windows to match rear elevation and composite decking to the front addition. Applicant has also requested to change roofing material for the following structures: house, garage, and pool house. Material proposed for this change is a composite cedar shake look-a-like, referred to as Enviroshake – silver cedar. These proposed changes are requested at 90 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855211658843. The property owner on record is Katharine Pate who is also the applicant.

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

Public Hearing Notification Map



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any reuse of this data is strictly prohibited in accordance with North Carolina General Statutes 132-16. Ordinance based on North Carolina State Plane Coordinate System NAD83 (feet). Pinehurst Map for Boards 1.mxd 7/22/21

July 22, 2021
 Historic Preservation Commission
 90 Linden Road COA



Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state that structural and deck/patio additions, proposed change in roofing material, and the installation of any windows would need to be compatible with the Historic Guidelines and thus is considered Major Work.

The applicant has provided an application, product justification, photos of the existing home and renderings of the proposed work.

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:

A. ROOFS

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.

2. Section III.A.2

Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.

3. 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.

4. Section III.A.7

Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

5. 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.

6. Section III.A.10

Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1

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

2. Section III.B.2

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

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.

3. 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**.

C. 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.
2. 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.
3. 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.
4. Section III.C.8
New dormer windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
5. Section III.C.12.
Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

A. ROOFS

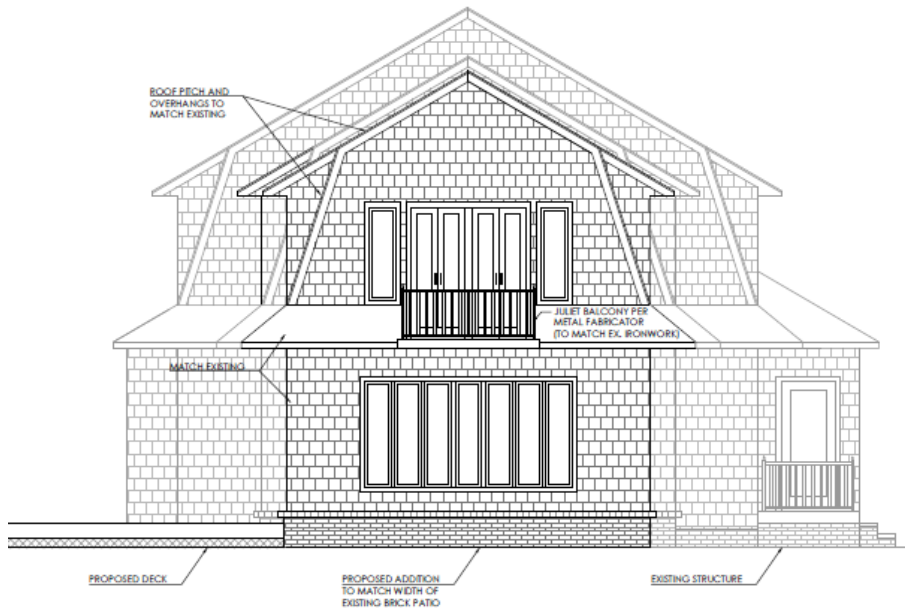
1. Section III.A.1
Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.A.2
Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.
3. 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.
4. Section III.A.7
Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
5. 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.
6. Section III.A.10
Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

G. PORCHES, ENTRANCES AND BALCONIES

1. Section III.G.1
New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
2. Section III.G.3

New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.

- The height of the porch *should* align with the first floor level of the structure.
- Porch posts, columns, and railings *should* be compatible in composition, dimension, shape, color, pattern and texture with the structure.
- New porches *should* be painted or stained in a color compatible with that of the structure and in the Village of Pinehurst Color Palette



1 PROPOSED RIGHT ELEV.
SCALE: 3/16" = 1'-0"



2 EXISTING RIGHT ELEV.
SCALE: N/A



3 EXISTING REAR ELEVATION
SCALE: N/A



Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposal for an addition with second story, dormer/window addition, roof change, and composite appear to be compatible to the Historic District. If the Commission were to consider approval of this request, staff would recommend the 1st motion:

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

Staff recommends the above motion because the proposed location, replacement, and material proposed for the renovations align with the Historic Guidelines and appear to comply with the intent to preserve Historic character.

DENARDO, SHIRLEY C

105 MCKENZIE RD W
PINEHURST NC 28374

PATE, KATHARINE F

90 LINDEN ROAD
PINEHURST NC 28374

***WEBSTER, JOHN A O TRUSTEESEIFERT,
ELIZABETH TRUSTEE***

140 WEST MCKENZIE ROAD
PINEHURST NC 28374

POTYNSKY, JOHN DAVID

100 W MCKENZIE RD
PINEHURST NC 28374

MCKENZIE, COLIN S TRUSTEE

405 PINECREST ST
CARTHAGE NC 28327

BRENNER, DEBRA

75 W MCCASKILL RD
PINEHURST NC 28374

STRANGE, ALLAN HSTRANGE, JODI M

1124 MARNEY CT
RICHMOND VA 23229

***CHANG, MICHAEL CHI-MINGCHANG,
SHANNON THOMPSON***

26920 POLLARD ROAD APT 115
DAPHNE AL 36526

Public Hearing Notification Map



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\esri\Bae Map for Boards 1.mxd 7/8/2021

July 22, 2021
 Historic Preservation Commission
 90 Linden Road COA





FINAL ORDER – MAJOR COA REQUEST 90 LINDEN ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Katharine Pate requests a Certificate of Appropriateness to construct a two-story addition and to add a dormer with windows on the addition, composite decking to the front addition, and new roof material for all structures on the parcel. These proposed changes are requested at 90 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855211658843. The property owner on record is Katharine Pate who is also the applicant.

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

FINDINGS OF FACT

Concerning jurisdiction

Additions, change in roofing material, and additional dormer and windows are considered Major Work.

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

1. The structure was built in 1917
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant proposes to use material to match existing siding and windows, and to replace existing roof with metal.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

A. ROOFS

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.

2. Section III.A.2

Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.

3. 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.

4. Section III.A.7

Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

5. 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.

6. Section III.A.10

Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1

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

2. Section III.B.2

Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.

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.

3. 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**.

C. 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.

2. 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.

3. 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.

4. Section III.C.8

New dormer windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

5. Section III.C.12.

Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

A. ROOFS

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.

2. Section III.A.2

Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.

3. 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.

4. Section III.A.7

Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

5. 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.

6. Section III.A.10

Roof ventilators, solar attic fans and solar panels *should* be located as inconspicuously as possible.

G. PORCHES, ENTRANCES AND BALCONIES

1. Section III.G.1

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

2. Section III.G.3

New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.

- a. The height of the porch *should* align with the first floor level of the structure.
- b. Porch posts, columns, and railings *should* be compatible in composition, dimension, shape, color, pattern and texture with the structure.

New porches *should* be painted or stained in a color compatible with that of the structure and in the Village of Pinehurst Color Palette

DRAFT

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
90 Linden Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 90 Linden Road:

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

**Historic Certificate of Appropriateness (COA)
Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

☒ Major Work☐ Minor Work**Certificate of Appropriateness Information**

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

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

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

Intake Information

Property Address	
Street Address	90 Linden Road
City, State, Zip Code	Pinehurst, N.C. 28374
Parcel ID #	00014733

Owner Information			
Name	Katharine Pate	Home Phone #	—
Street Address	90 Linden Rd.	Mobile Phone #	843-509-6266
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	—
Email	KatharinePate@gmail.com		

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

RECEIVED
JUN 30 2021



EXHIBIT A

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Licensed Professionals (Optional)

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

License #	
Name	Bill Huckabee / Wemmark Properties, LLC
Street Address	30 Wilson Road
City, State, Zip	Pinehurst, N.C. 28370
Phone #	910-986-7468
Email	billhuck57@gmail.com

General Information

Description of Changes to the Structure	Build a two-story addition onto existing house in the current brick patio footprint. The 1st floor would be a flex/entertaining room. The 2nd floor would be a master bath connected to the current 2nd floor master bedroom. We plan to use the same materials as are on the house now, with the exception of a change to the roofing materials. We would like to change the house, garage and poolhouse to a composite cedar shake look & like.		
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 for roof & exterior end wall		
Includes Tree Removal	☐ Yes ☐ No		
Estimated Cost of Construction			

* continued on back

**EXHIBIT A****Historic Certificate of Appropriateness (COA)
Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

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

Required Documents

☒ Site Plan/Survey or Sketch - within existing building envelope and setback	☒ Elevation Drawings
☒ Floor Plans	☐ Landscaping Plan

Certification

* Enviroshake - silvered cedar
www.enviroshake.com

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:

Nathaniel J. Tate

Date:

June 30, 2021

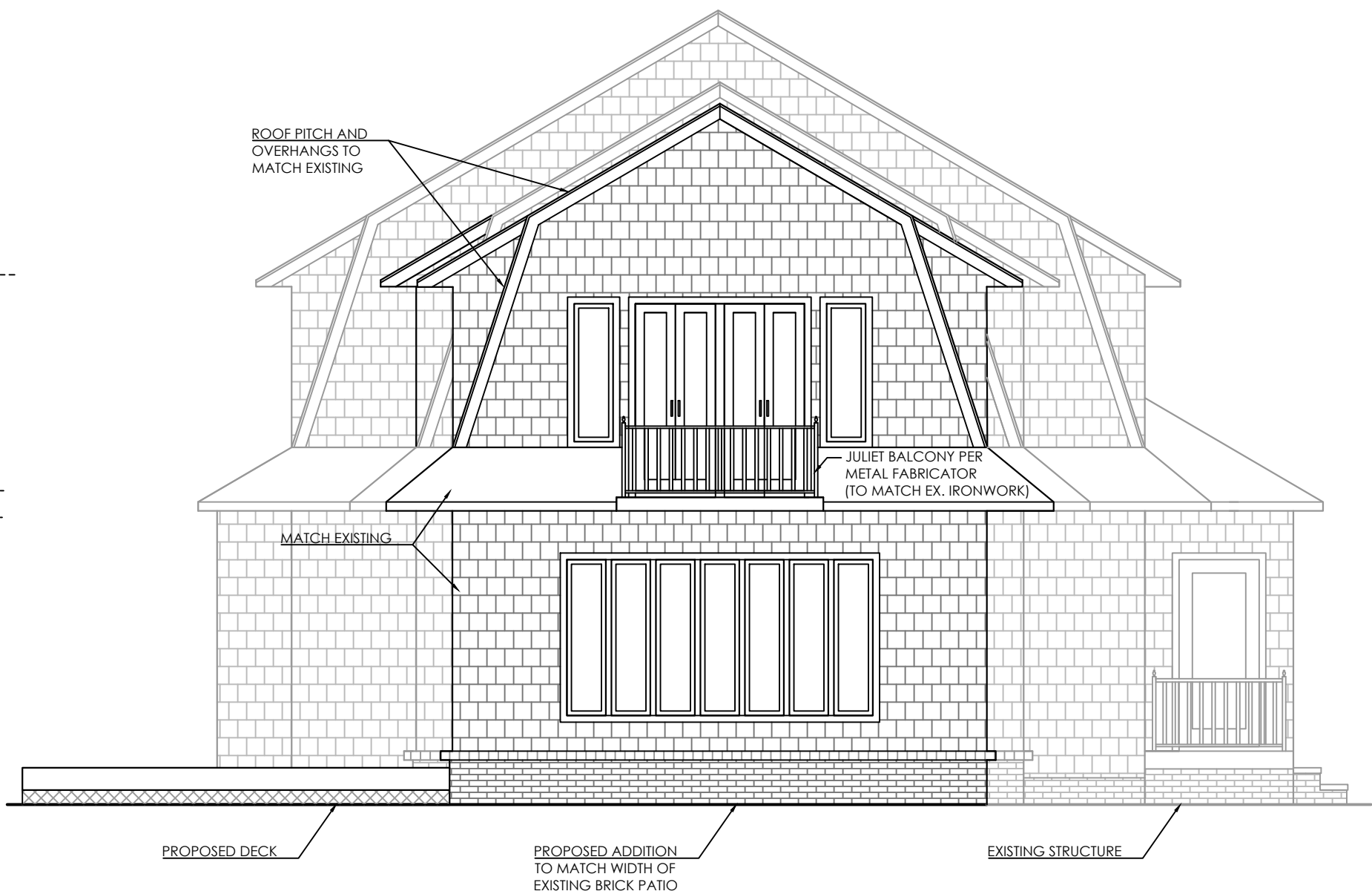
EXHIBIT A

* Add a dormer with windows to match rear elevation - front elevation (master bedroom).

See page DD4, drawing ②

Add composite decking to front of addition.
(to the front elevation)

EXHIBIT B



1 PROPOSED RIGHT ELEV.
SCALE: 3/16" = 1'-0"



2 EXISTING RIGHT ELEV.
SCALE: N/A

NOTE: ALL MATERIALS TO MATCH EXISTING STYLE AND COLOR
ALL ROOF OVERHANGS AND PITCH TO MATCH EXISTING

DD1

EXISTING + PROPOSED
RIGHT ELEVATION

PATE RESIDENCE

90 LINDEN ROAD
PINEHURST, NC 28374

A. WELCH
DRAFTING + DESIGN

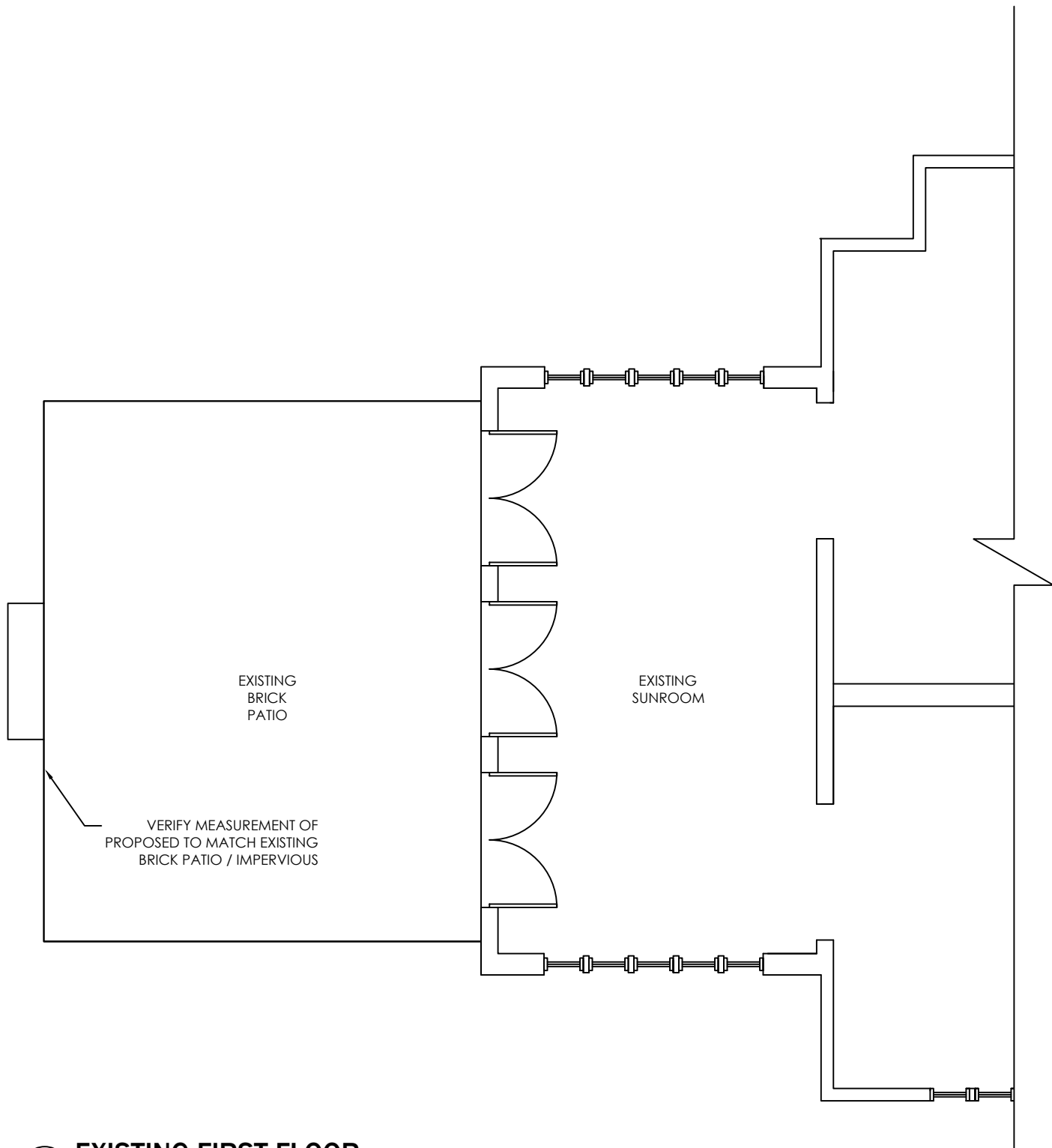
ADDIEWELCHDESIGN@GMAIL.COM



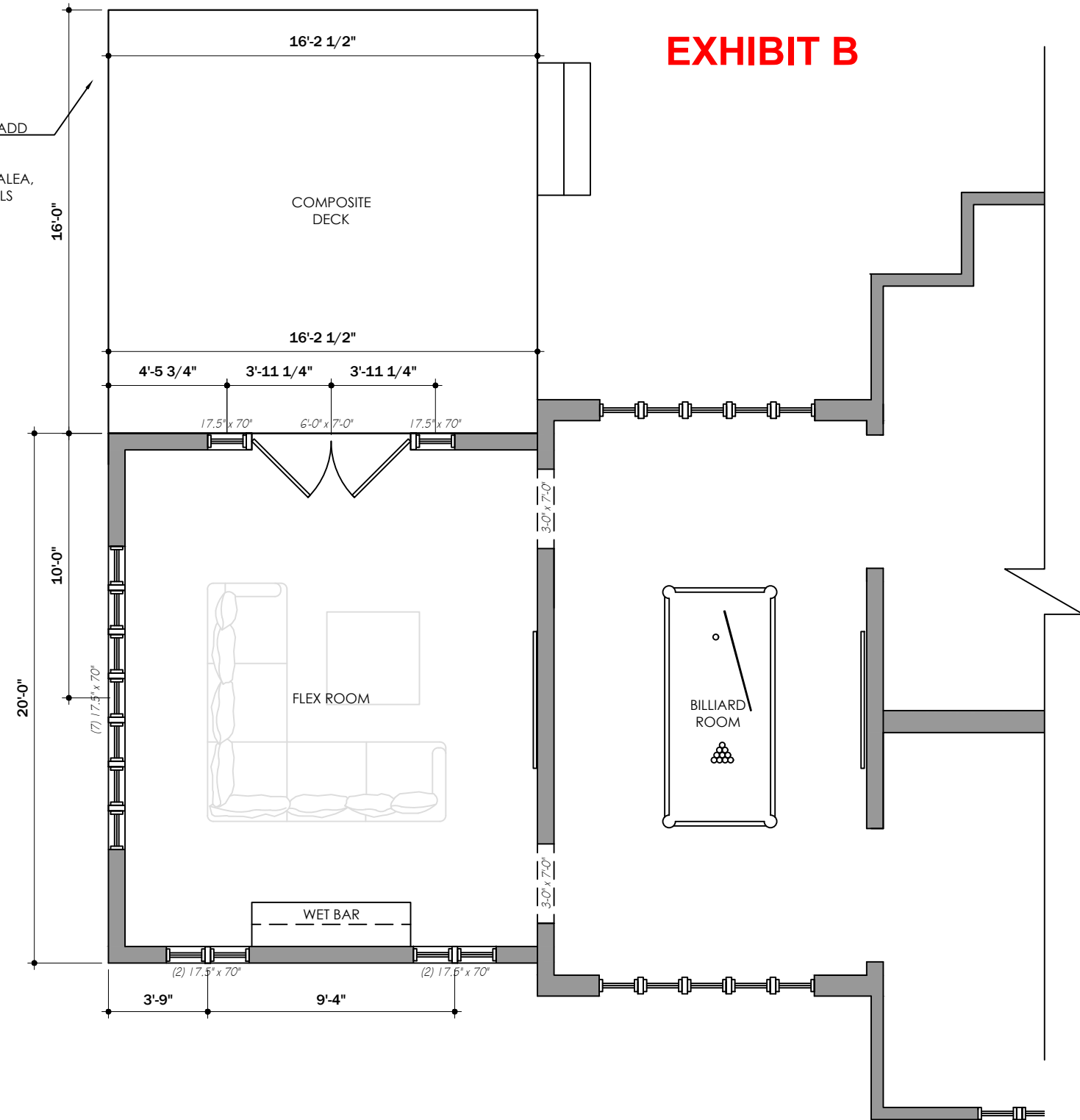
3 EXISTING REAR ELEVATION
SCALE: N/A



4 EXISTING FRONT ELEVATION
SCALE: N/A



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



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

EXHIBIT B

DD3

EXISTING FIRST FLOOR
PROPOSED ADDITION

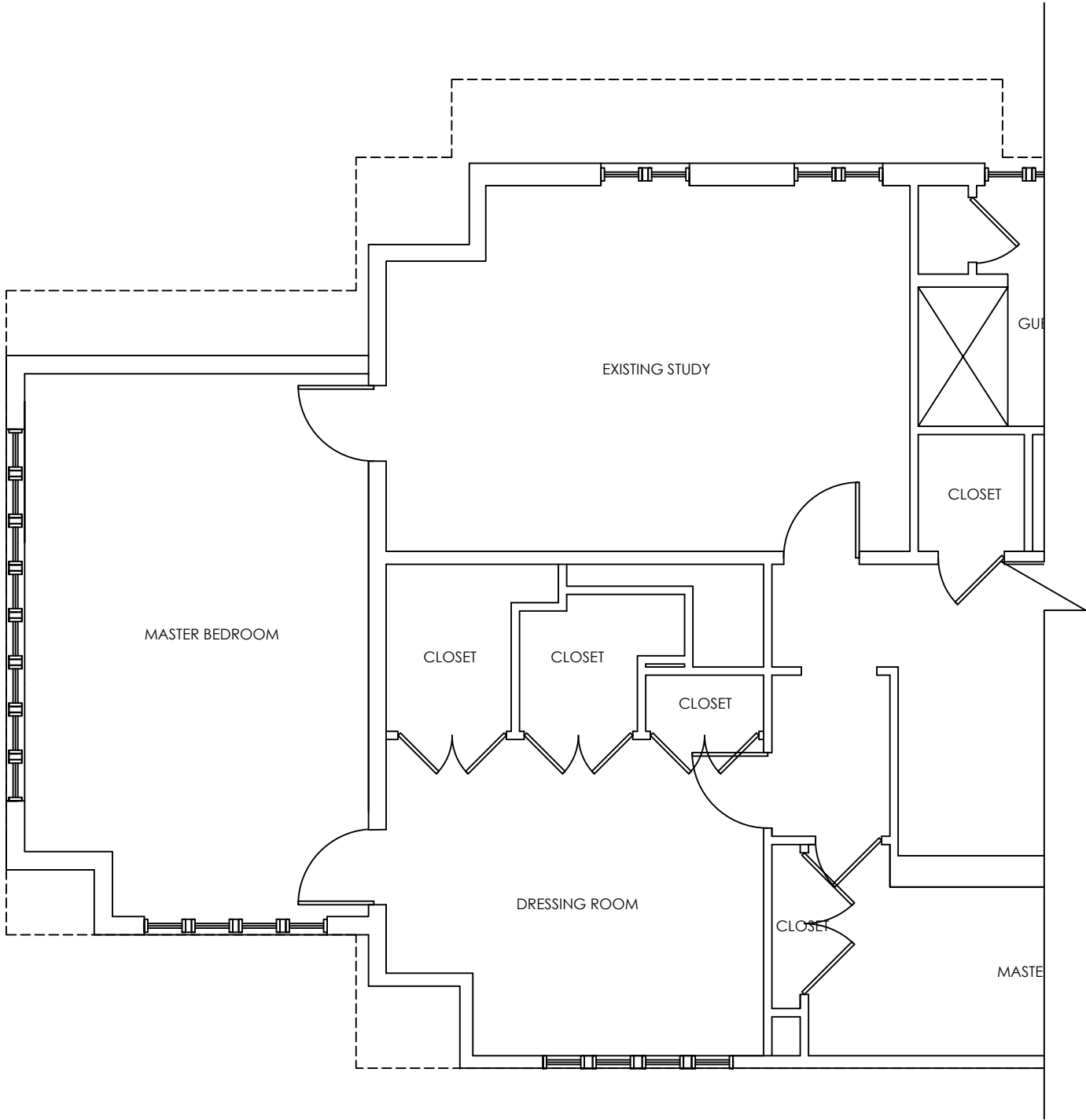
PATE RESIDENCE

90 LINDEN ROAD
PINEHURST, NC 28374

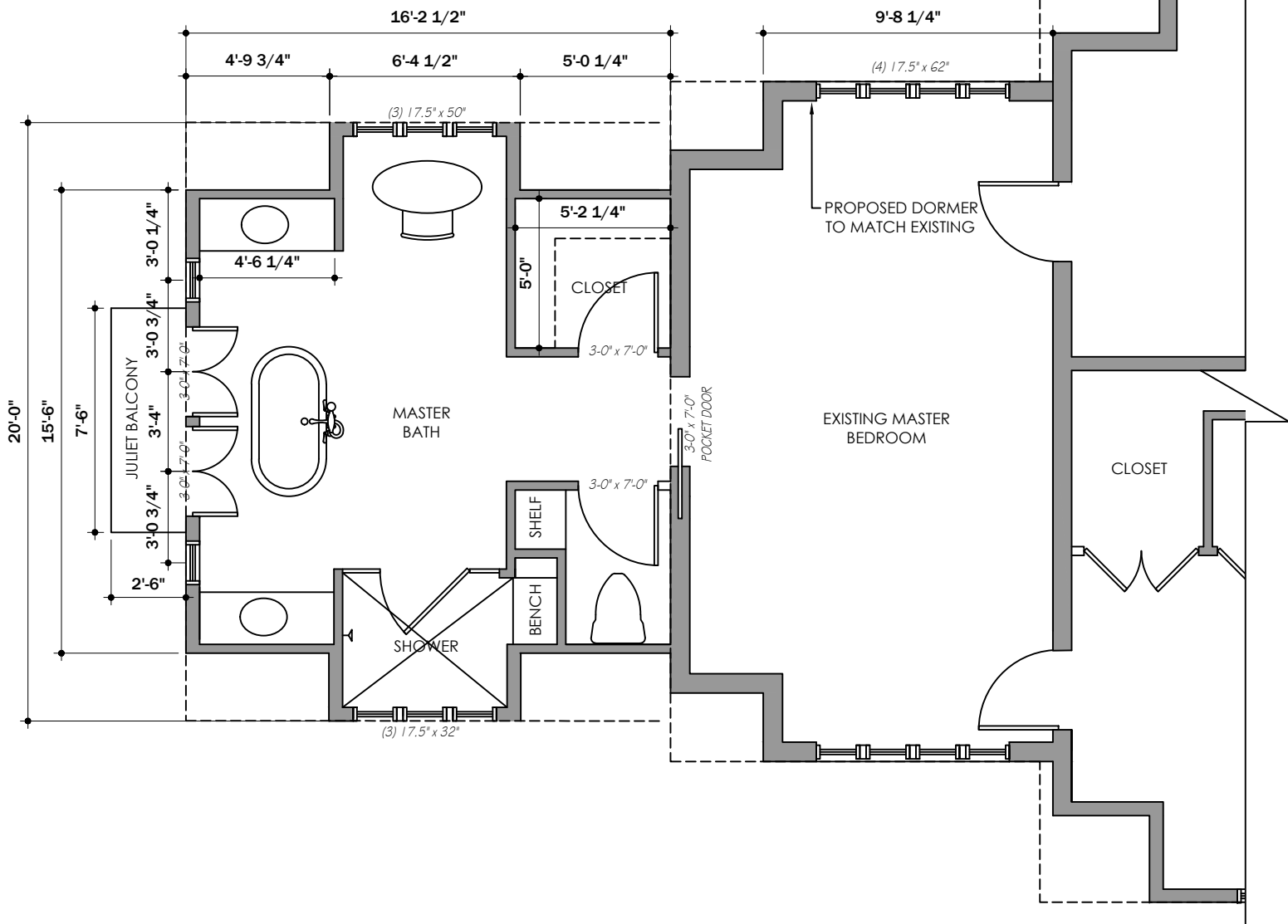
A. WELCH
DRAFTING + DESIGN

ADDIEWELCHDESIGN@GMAIL.COM

EXHIBIT B



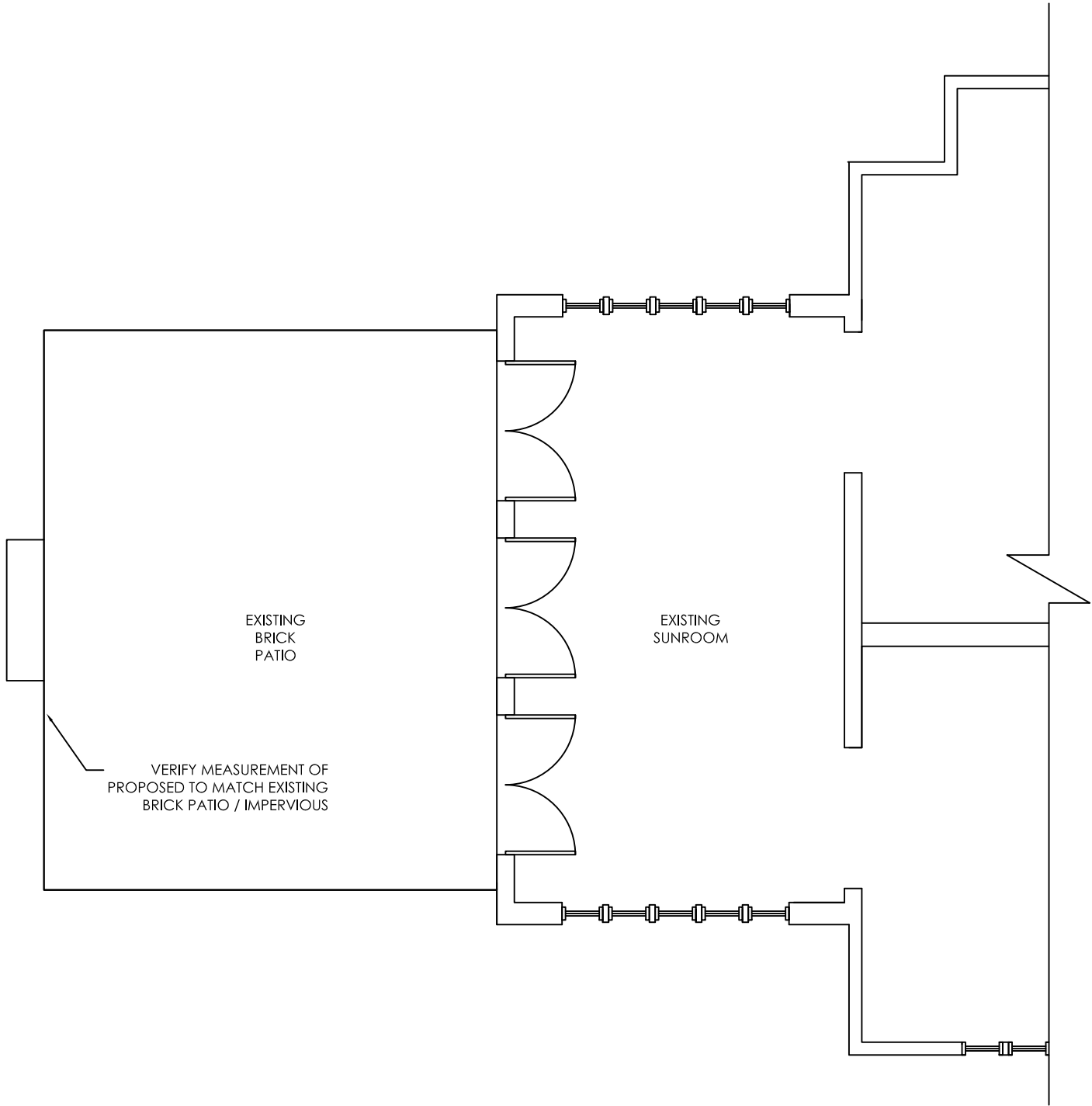
1 EXISTING SECOND FLOOR
SCALE: 3/16" = 1'-0"



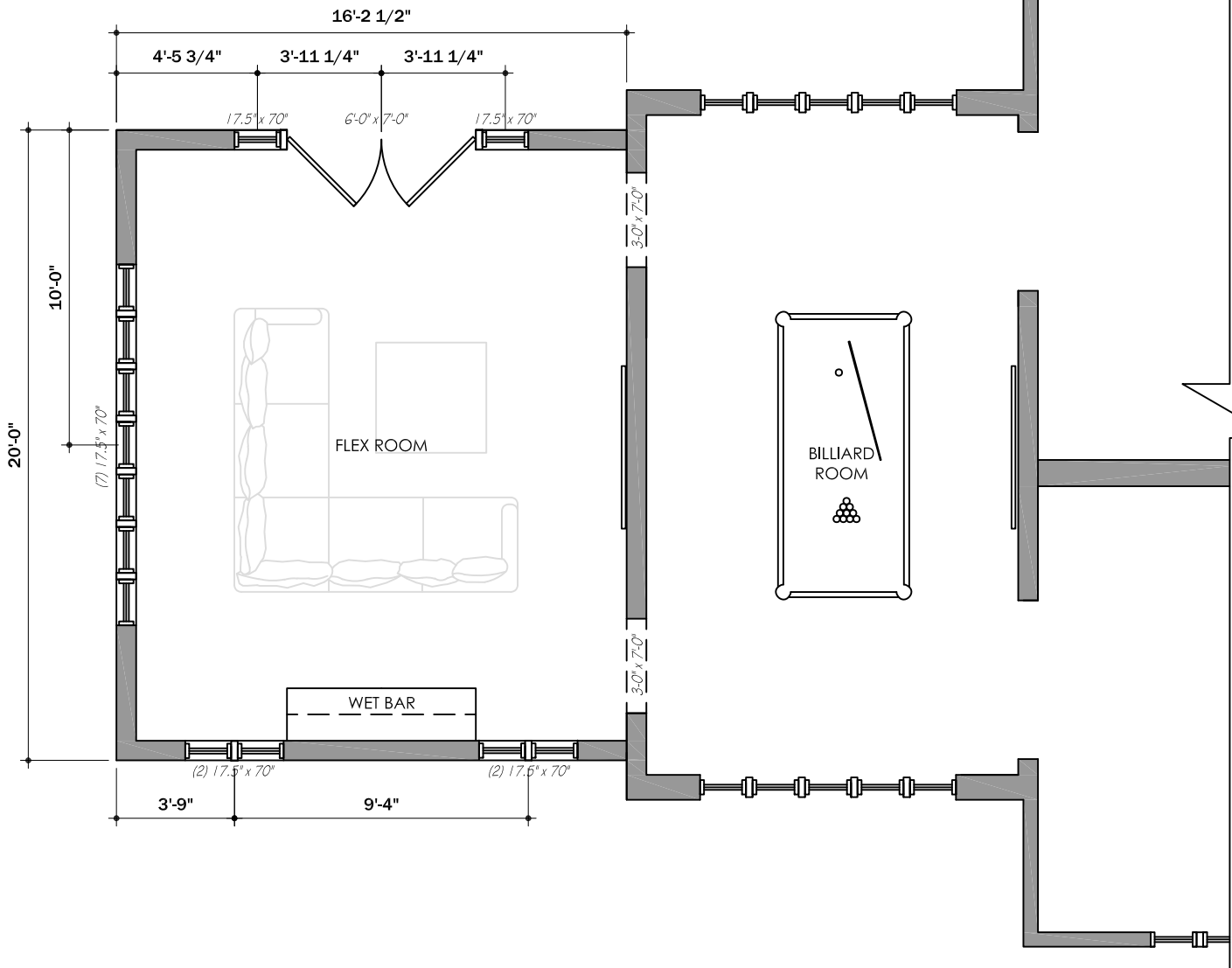
2 PROPOSED ADDITION - SECOND FLOOR
SCALE: 3/16" = 1'-0"



EXHIBIT D

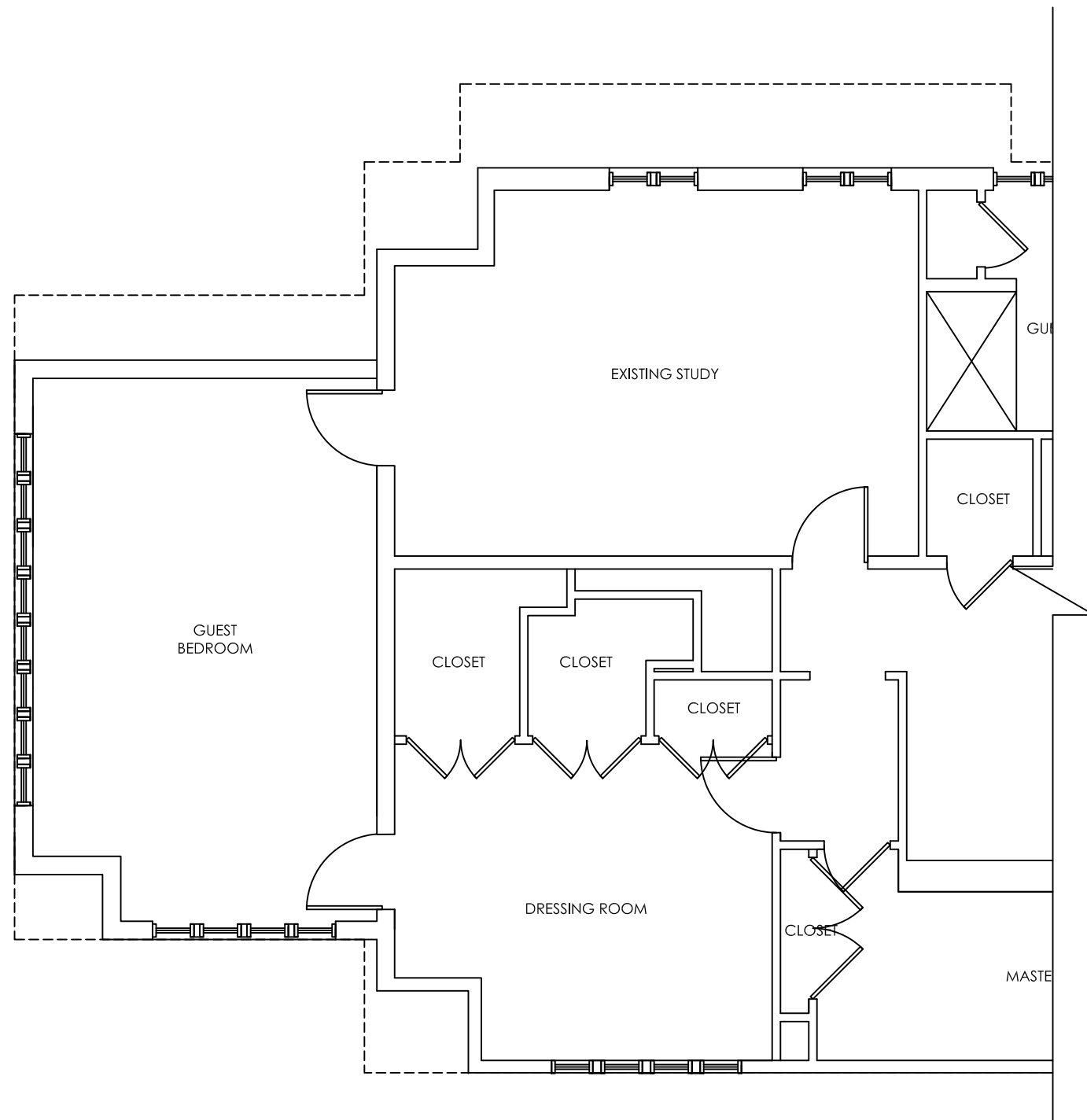


1 EXISTING FIRST FLOOR
SCALE: 3/16" = 1'-0"

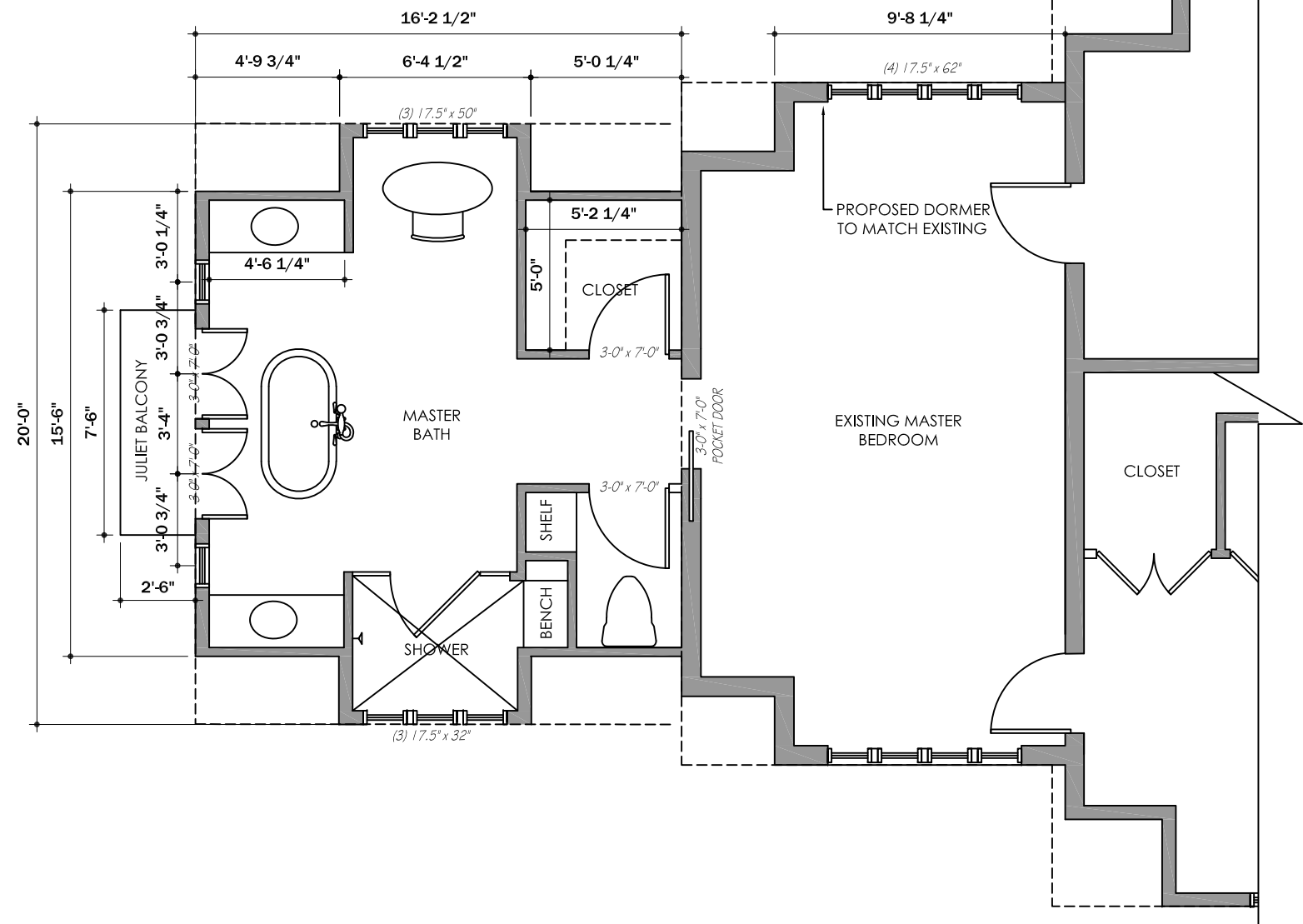


2 PROPOSED ADDITION - FIRST FLOOR
SCALE: 3/16" = 1'-0"

EXHIBIT E



1 EXISTING SECOND FLOOR
SCALE: 3/16" = 1'-0"



2 PROPOSED ADDITION - SECOND FLOOR
SCALE: 3/16" = 1'-0"



COA 2021-00113

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Draft Findings of Fact
- ☐ Applicant's Exhibits A - E



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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

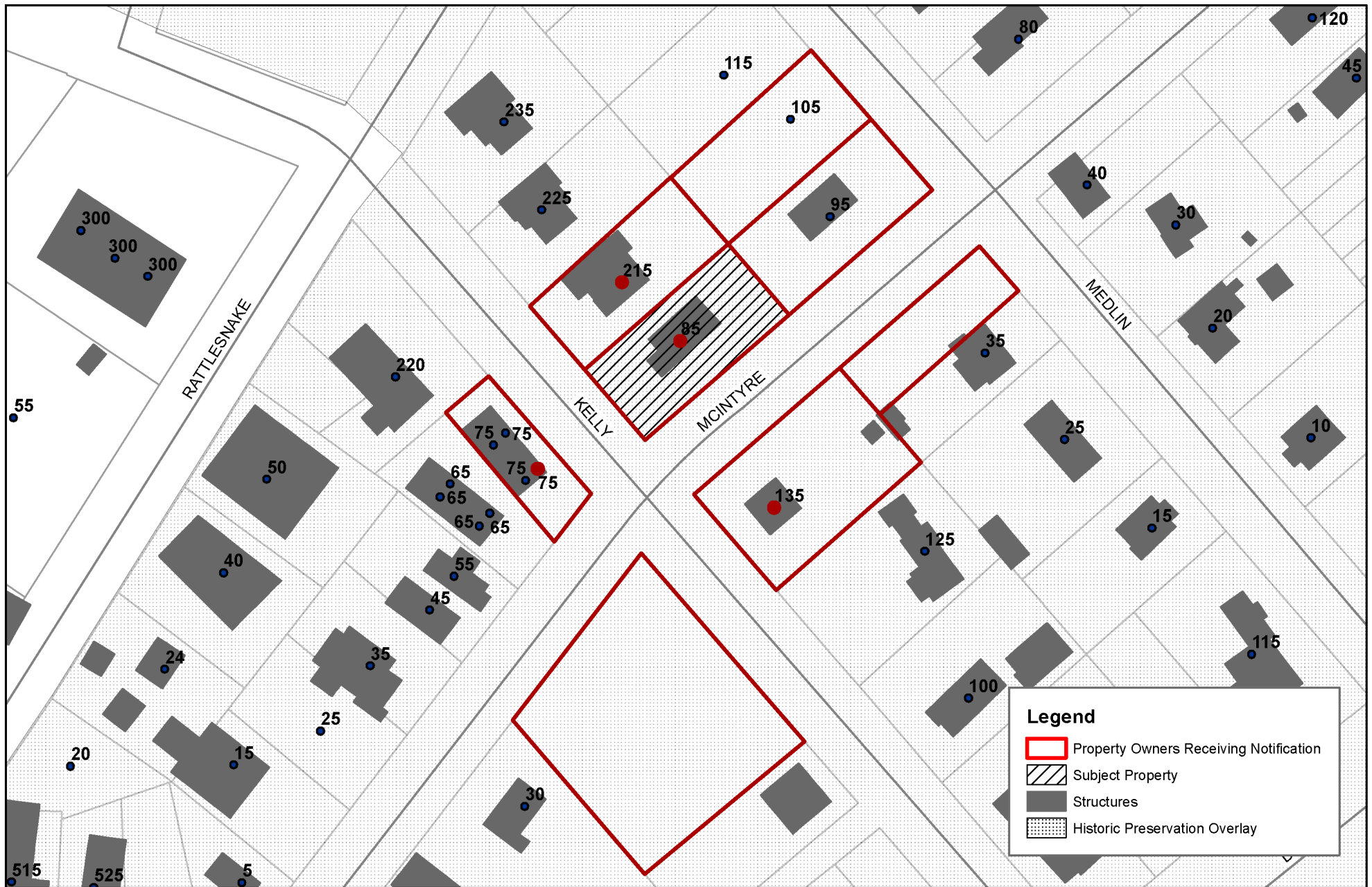
Applicant:	Scott Lincicome
Owners:	Lifestyle Property Partner
Professional:	N/A
Property Location:	85 McIntyre Road
Zoning:	R30 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00018482
Accela Case Number:	2021-00113

Request and Background: ☐ Contributing ☒ Non-Contributing

Applicant seeking to replace vinyl siding. Remove front door & replace with window. Add door to rear and new landscaping and regrade driveway to add blue stone. These proposed changes are requested at 85 McIntyre Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 00018482. According to recent records on file with the Moore County Register of Deeds, the applicant purchased the property earlier this month.

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

Public Hearing Notification Map



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 152-10. Grid is based on North Carolina State Plane Coordinate System (NAD83) (feet). P:\env\Map for Boards.mxd 7/7/2021



Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state that the replacement of the exterior wall material and relocation of the front door along with installation of a window would need to be compatible with the Historic Guidelines and is considered Major Work. The applicant has also requested a change in driveway material and installation of additional landscaping which will not require review and consideration of a COA by the Historic Preservation Commission (HPC) per the Historic Guidelines.

The applicant has provided an application, product justification, photos of the existing home and renderings of the proposed work.

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:

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1

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

2. 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**.

C. 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.

2. Section III.C.4

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

a. Wooden windows on street-facing elevations *should* be replaced in kind.

b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.

c. Windows *should* have true or simulated divided lights.

d. Snap-in muntins are not appropriate.

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.

4. 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.

5. Section III.C.10

New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.



Existing Front Elevation



Proposed Front Elevation



Proposed siding and color

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposal of the door relocation and installation of a new window appear to be compatible to the existing windows as well as compatible to others within the Historic District. The proposed use of vinyl siding as exterior material appears to be a synthetic material that is intended to look like painted wood. Many homes within the district consist of vinyl siding similar to that proposed. Given the details of what has been submitted for review, the proposal appears to be compatible with other buildings within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 2nd motion:

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

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 7, 2021

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday July 22, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:
<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

MILLIGAN, SUSAN
105 MEDLIN ROAD
PINEHURST NC 28374

FRYE, MELVIN FRYE, HELEN
1504 EASTVIEW DRIVE
ABERDEEN NC 28315

FRYE, IRENE W
85 MCINTYRE RD
PINEHURST NC 28374-9149

DAWKINS, PRENTICE KELLY DAWKINS,
JANE CLAIRE & OTHER
40 WOODS ROAD
PINEHURST NC 28374

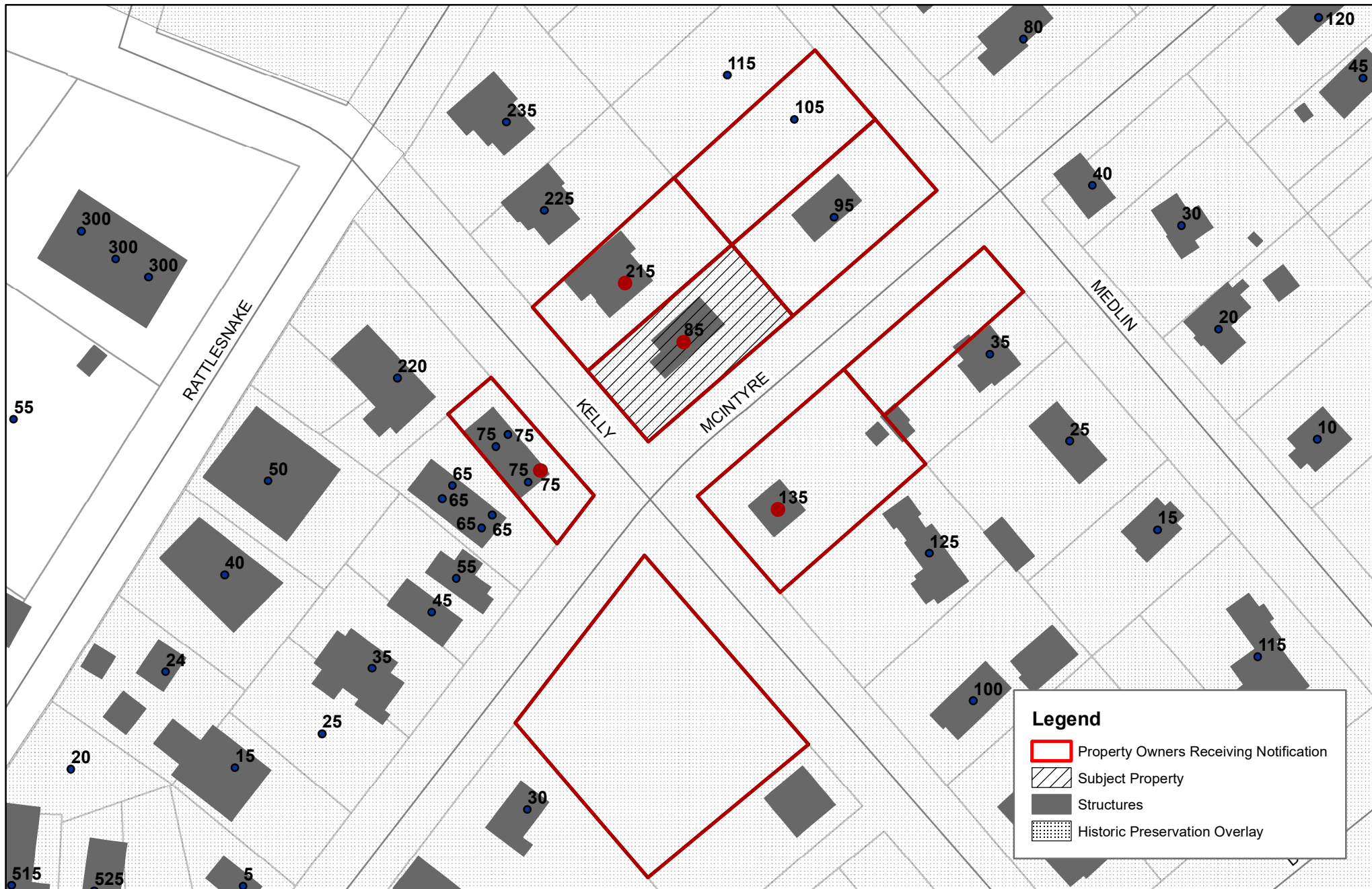
SOUTHERS, SOMER ELAINE
95 MCINTYRE ROAD
PINEHURST NC 28374

GRAHAM, LARRY D & IRENE W
35 MEDLIN ROAD
PINEHURST NC 28374

SANDHILLS MCINTYRE, LLC
7413 SIX FORKS ROAD
RALEIGH NC 27615

RAMIREZ, ANTHONY M RADZYMINSKI,
KAYLEE M
215 KELLY RD
PINEHURST NC 28374

Public Hearing Notification Map



0 30 60 120 180 240 Feet

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

July 22, 2021
 Historic Preservation Commission
 85 McIntyre Road COA





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

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Scott Lincicome requests a Certificate of Appropriateness to replace vinyl siding, remove front door & replace with window, add door to rear and new landscaping with driveway changes to the home at 85 McIntyre Road.

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

FINDINGS OF FACT

Concerning jurisdiction

Replacement siding with different material, removal of windows and doors and the addition of doors are considered Major Work.

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

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

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.
3. The applicant proposes to replace the existing siding with vinyl shake siding, remove doors and add windows. Additional landscaping is also included.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1

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

2. 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**.

C. 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.

2. Section III.C.4

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

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

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.

4. 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.

5. Section III.C.10

New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
85 McIntyre Road

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

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

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

**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	85 MCINTYRE ROAD
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00018482

Owner Information			
Name	LIFESTYLE PROPERTIES PARTNERS	Home Phone #	
Street Address	77 CHEROKEE RD	Mobile Phone #	910-315-7856 / 910-690-8480
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	
Email	SCOTTLINCICOME@GMAIL.COM LAURIEWESTONDAVIS@GMAIL.COM		

Applicant			
Name	SCOTTLINCICOME	Other Phone #	910 315-7856
Email	SCOTTLINCICOME@GMAIL.COM	Street Address	77 CHEROKEE RD
Mobile Phone #	910-315-7856	City, State, Zip Code	PINEHURST NC 28374



EXHIBIT A

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	- REPLACE VINYL SIDING - REMOVE DOOR - REPLACE WITH WINDOW - ADD DOOR - NEW LANDSCAPING - REGRADE DRIVEWAY AND BLUE STONE		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☒ No	
Includes Tree Removal		☒ Yes ☐ No	
Estimated Cost of Construction		\$ 30,000.	

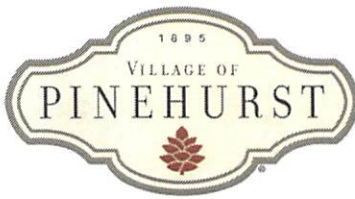


EXHIBIT A

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 SIDING	VINYL SIDING	WHITE / Cedar
Rear Elevation	"	"	"
Right Elevation	"	"	"
Left Elevation	"	"	"
Trim			
Windows	VINYL	VINYL	WHITE
Chimney			
Foundation			
Front Door			
Shutters			Black
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway	DIRT / GRASS	BLUZE STONE	GRAY / BLUE
House Number			
Other: SIDE DOOR / WINDOW	DOOR	WINDOW	

Required Documents

- ☒ Site Plan/Survey or Sketch
☐ Floor Plans

- ☒ Elevation Drawings
☒ Landscaping Plan

Certification

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

Applicant Signature: _____

Date: 7/1/21

Property Owner Signature: _____

Date: 7/1/21

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 - www.vopnc.org

Page 3 of 3

Jamie W Davis 7/1/21

EXHIBIT B



 Mary Nell Holly



 Limelight Hydrangea 

 Recurve Ligustrum



EXHIBIT B



EXISTING DRIVEWAY

EXHIBIT B

LANDSCAPE AND DRIVEWAY PLAN

- FOUNDATION SHRUB - RECURVE LIGUSTRUM (21)
- ACCENT SHRUB - LIMELIGHT HYDRANGEA (15)
- CORNER ACCENT TALL SHRUB - MARY NEL HOLLY (3)

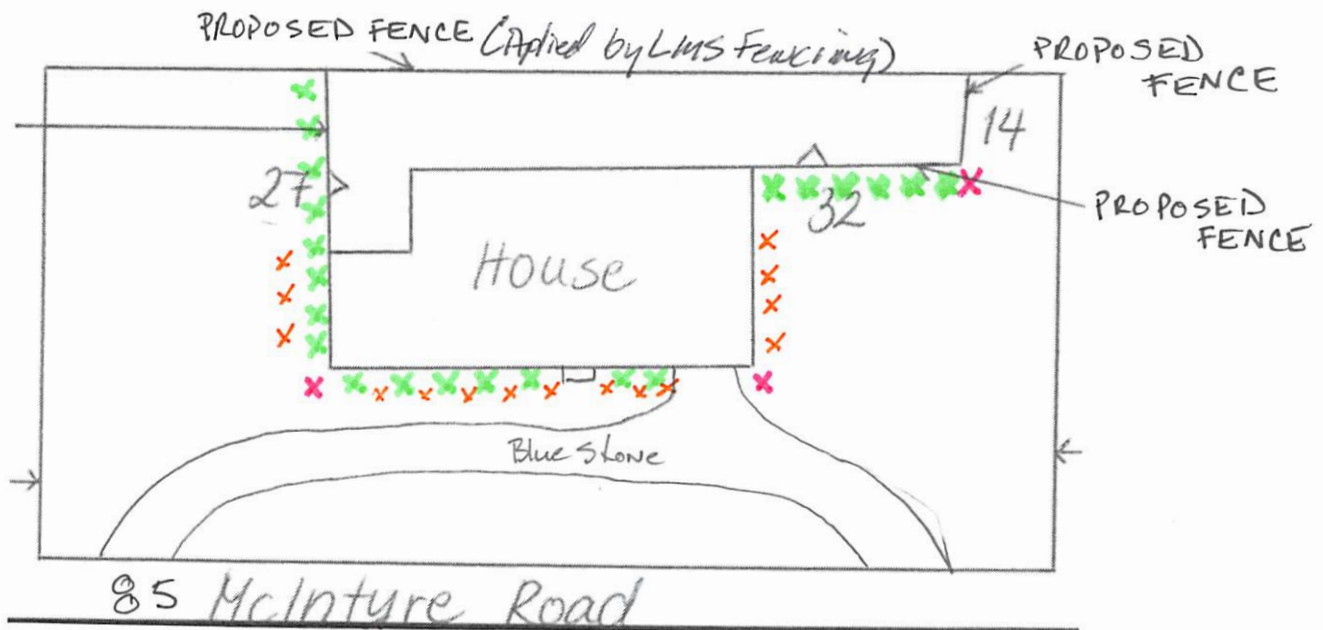


EXHIBIT C

PROPOSED SIDING CHANGE

Foundry, Vinyl Shake Siding, Staggered Shake, 7" Exposure,
(Covers 50 sq. ft.)



Foundry

\$151⁹⁵

Colors

123 Snow



Quantity

-	0	+
---	---	---

123 Snow

AMERICAN SIDING

EXHIBIT D



PROPOSED



1 of 25

EXISTING

EXHIBIT E

For Registration Register of Deeds
Judy D. Martin
Moore County, NC
Electronically Recorded
July 7, 2021 4:15:19 PM
Book: 5655 Page: 323 - 330 #Pages: 8
Fee: \$64.00 NC Rev Stamp: \$0.00
Instrument# 2021015532

DEED OF TRUST

(With Future Advance Clause)

This document was prepared by: *Donnell G Adams Jr*
Please return after recording to:

DATE AND PARTIES. The date of this Deed Of Trust (Security Instrument) is July 7, 2021. The parties and their addresses are:

GRANTOR:
LIFESTYLE PROPERTY PARTNERS LLC
A North Carolina Limited Liability Company
77 Cherokee Rd Ste 2C
Pinehurst, NC 28374

TRUSTEE:
JEREMY JOHNSON
909 South Main Street
Laurinburg, NC 28352

LENDER:
FIRST CAPITAL BANK
Organized and existing under the laws of North Carolina
909 S MAIN ST
LAURINBURG, NC 28352

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.
- A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.
2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Grantor's performance under this Security Instrument, Grantor does hereby irrevocably grant, convey and sell to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

The property is located in Moore County at 85 McIntyre Road, Pinehurst, North Carolina 28374.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber including timber to be cut now or at any time in the future, all diversion payments or third party payments made to crop producers and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$180,000.00. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

4. SECURED DEBTS AND FUTURE ADVANCES. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

- A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 100311558, dated July 7, 2021, from Grantor to Lender, with a loan amount of \$180,000.00 and maturing on July 7, 2026.

LIFESTYLE PROPERTY PARTNERS LLC
North Carolina Deed Of Trust
NC/4MCLAURIN00000000002513033N

Wolters Kluwer Financial Services ©1996, 2021 Bankers Systems™

Initials
[Signature]



Submitted electronically by "Donnell G. Adams, Jr., Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

EXHIBIT E

B. Future Advances. All future loan obligations or advances made by Lender under the promissory note, and all other sums from time to time owing to Lender by Grantor under any documents relating to the Secured Debts, including the promissory note. The time period within which such future obligations or advances are to be made is the period between the date hereof and the date thirty (30) years from the date hereof. This Deed of Trust is intended to comply with the provisions of Article 7, Chapter 45 NCGS.

C. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

5. LIMITATIONS ON CROSS-COLLATERALIZATION. The cross-collateralization clause on any existing or future loan, but not including this Loan, is void and ineffective as to this Loan, including any extension or refinancing.

The Loan is not secured by a previously executed security instrument if a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. The Loan is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Real Estate Settlement Procedures Act, (Regulation X), that are required for loans secured by the Property or if, as a result, the other debt would become subject to Section 670 of the John Warner National Defense Authorization Act for Fiscal Year 2007.

The Loan is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act, (Regulation Z), that are required for loans secured by the Property.

6. PAYMENTS. Grantor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Security Instrument.

7. WARRANTY OF TITLE. Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

8. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees:

- A. To make all payments when due and to perform or comply with all covenants.
- B. To promptly deliver to Lender any notices that Grantor receives from the holder.
- C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

9. CLAIMS AGAINST TITLE. Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.

10. DUE ON SALE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law, as applicable.

11. TRANSFER OF AN INTEREST IN THE GRANTOR. If Grantor is an entity other than a natural person (such as a corporation, partnership, limited liability company or other organization), Lender may demand immediate payment if:

- A. A beneficial interest in Grantor is sold or transferred.
- B. There is a change in either the identity or number of members of a partnership or similar entity.
- C. There is a change in ownership of more than 25 percent of the voting stock of a corporation, partnership, limited liability company or similar entity.

However, Lender may not demand payment in the above situations if it is prohibited by law as of the date of this Security Instrument.

12. WARRANTIES AND REPRESENTATIONS. Grantor makes to Lender the following warranties and representations which will continue as long as this Security Instrument is in effect:

A. Power. Grantor is duly organized, and validly existing and in good standing in all jurisdictions in which Grantor operates. Grantor has the power and authority to enter into this transaction and to carry on Grantor's business or activity as it is now being conducted and, as applicable, is qualified to do so in each jurisdiction in which Grantor operates.

B. Authority. The execution, delivery and performance of this Security Instrument and the obligation evidenced by this Security Instrument are within Grantor's powers, have been duly authorized, have received all necessary governmental approval, will not violate any provision of law, or order of court or governmental agency, and will not violate any agreement to which Grantor is a party or to which Grantor is or any of Grantor's property is subject.

C. Name and Place of Business. Other than previously disclosed in writing to Lender, Grantor has not changed Grantor's name or principal place of business within the last 10 years and has not used any other trade or fictitious name. Without Lender's prior written consent, Grantor does not and will not use any other name and will preserve Grantor's existing name, trade names and franchises.

13. PROPERTY CONDITION, ALTERATIONS, INSPECTION, VALUATION AND APPRAISAL. Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor will not commit or allow

LIFESTYLE PROPERTY PARTNERS LLC
North Carolina Deed of Trust
NC/4MCLAURIN00000000002513033N

Wolters Kluwer Financial Services ©1996, 2021 Bankers Systems™

Initials Page 2



1 0 0 3 1 1 5 5 8 4 5 2 2 6 4 0 7 1 0 7 1 2 0 2 1

EXHIBIT E

any waste, impairment, or deterioration of the Property. Grantor will keep the Property free of noxious weeds and grasses. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property.

No portion of the Property will be removed, demolished or materially altered without Lender's prior written consent except that Grantor has the right to remove items of personal property comprising a part of the Property that become worn or obsolete, provided that such personal property is replaced with other personal property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Security Instrument. Grantor will not partition or subdivide the Property without Lender's prior written consent.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time and frequency for the purpose of inspecting, valuating, or appraising the Property. Lender will give Grantor notice at the time of or before an on-site inspection, valuation, or appraisal for on-going due diligence or otherwise specifying a reasonable purpose. Any inspection, valuation or appraisal of the Property will be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection, valuation or appraisal for its own purpose, except as otherwise provided by law.

14. AUTHORITY TO PERFORM. If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

15. ASSIGNMENT OF LEASES AND RENTS. Grantor irrevocably assigns, grants, conveys to Lender as additional security all the right, title and interest in the following (Property).

A. Existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modifications or replacements (Leases).

B. Rents, issues and profits, including but not limited to security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Grantor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property (Rents).

In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement. Grantor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Grantor may collect, receive, enjoy and use the Rents so long as Grantor is not in default. Grantor will not collect in advance any Rents due in future lease periods, unless Grantor first obtains Lender's written consent. Upon default, Grantor will receive any Rents in trust for Lender and Grantor will not commingle the Rents with any other funds. When Lender so directs, Grantor will endorse and deliver any payments of Rents from the Property to Lender. Amounts collected will be applied at Lender's discretion to the Secured Debts, the costs of managing, protecting, valuating, appraising and preserving the Property, and other necessary expenses. Grantor agrees that this Security Instrument is immediately effective between Grantor and Lender and effective as to third parties on the recording of this Assignment. As long as this Assignment is in effect, Grantor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants. Grantor, at its sole cost and expense, will keep, observe and perform, and require all other parties to the Leases to comply with the Leases and any applicable law. If Grantor or any party to the Lease defaults or fails to observe any applicable law, Grantor will promptly notify Lender. If Grantor neglects or refuses to enforce compliance with the terms of the Leases, then Lender may, at Lender's option, enforce compliance. Grantor will not sublet, modify, extend, cancel, or otherwise alter the Leases, or accept the surrender of the Property covered by the Leases (unless the Leases so require) without Lender's consent. Grantor will not assign, compromise, subordinate or encumber the Leases and Rents without Lender's prior written consent. Lender does not assume or become liable for the Property's maintenance, depreciation, or other losses or damages when Lender acts to manage, protect or preserve the Property, except for losses and damages due to Lender's gross negligence or intentional torts. Otherwise, Grantor will indemnify Lender and hold Lender harmless for all liability, loss or damage that Lender may incur when Lender opts to exercise any of its remedies against any party obligated under the Leases.

16. DEFAULT. Grantor will be in default if any of the following events (known separately and collectively as an Event of Default) occur:

A. **Payments.** Grantor fails to make a payment in full when due.

B. **Insolvency or Bankruptcy.** The death, dissolution or insolvency of, appointment of a receiver by or on behalf of, application of any debtor relief law, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement of any proceeding under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by or



EXHIBIT E

against Grantor, Borrower, or any co-signer, endorser, surety or guarantor of this Security Instrument or any other obligations Borrower has with Lender.

C. Business Termination. Grantor merges, dissolves, reorganizes, ends its business or existence, or a partner or majority owner dies or is declared legally incompetent.

D. Failure to Perform. Grantor fails to perform any condition or to keep any promise or covenant of this Security Instrument.

E. Other Documents. A default occurs under the terms of any other document relating to the Secured Debts.

F. Other Agreements. Grantor is in default on any other debt or agreement Grantor has with Lender.

G. Misrepresentation. Grantor makes any verbal or written statement or provides any financial information that is untrue, inaccurate, or conceals a material fact at the time it is made or provided.

H. Judgment. Grantor fails to satisfy or appeal any judgment against Grantor.

I. Forfeiture. The Property is used in a manner or for a purpose that threatens confiscation by a legal authority.

J. Name Change. Grantor changes Grantor's name or assumes an additional name without notifying Lender before making such a change.

K. Property Transfer. Grantor transfers all or a substantial part of Grantor's money or property. This condition of default, as it relates to the transfer of the Property, is subject to the restrictions contained in the DUE ON SALE section.

L. Property Value. Lender determines in good faith that the value of the Property has declined or is impaired.

M. Material Change. Without first notifying Lender, there is a material change in Grantor's business, including ownership, management, and financial conditions.

N. Insecurity. Lender determines in good faith that a material adverse change has occurred in Grantor's financial condition from the conditions set forth in Grantor's most recent financial statement before the date of this Security Instrument or that the prospect for payment or performance of the Secured Debts is impaired for any reason.

17. REMEDIES. On or after the occurrence of an Event of Default, Lender may use any and all remedies Lender has under state or federal law or in any document relating to the Secured Debts, including, without limitation, the power to sell the Property. Any amounts advanced on Grantor's behalf will be immediately due and may be added to the balance owing under the Secured Debts. Lender may make a claim for any and all insurance benefits or refunds that may be available on Grantor's default.

Subject to any right to cure, required time schedules or any other notice rights Grantor may have under federal and state law, Lender may make all or any part of the amount owing by the terms of the Secured Debts immediately due and foreclose this Security Instrument in a manner provided by law upon the occurrence of an Event of Default or anytime thereafter.

If there is an occurrence of an Event of Default, Trustee will, in addition to any other permitted remedy, at the request of Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash, after having first given such notice of hearing as to commencement of foreclosure proceedings and obtained such findings or leave of court as may be then required by law, and convey a trustee's deed that conveys all right, title and interest to the Property that was sold to the purchaser(s) at such time and place as Trustee designates. Trustee will give notice of sale including the time, terms and place of sale and a description of the property to be sold as required by the applicable law in effect at the time of the proposed sale.

Upon sale of the property and to the extent not prohibited by law, Trustee will pay all fees, charges and costs, including Trustee's commission, will pay to Lender all moneys advanced for repairs, taxes, insurance, liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debts, and paying any surplus as required by law. Trustee's commission will be 5 percent of the gross proceeds of the sale for a completed foreclosure. Lender or its designee may purchase the Property.

Upon any sale of the Property, Trustee will make and deliver a trustee's deed that conveys all right, title and interest to the Property that was sold to the purchaser(s). The recitals in any deed of conveyance will be prima facie evidence of the facts set forth therein.

All remedies are distinct, cumulative and not exclusive, and Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

18. COLLECTION EXPENSES AND ATTORNEYS' FEES. On or after the occurrence of an Event of Default, to the extent permitted by law, Grantor agrees to pay all expenses of collection, enforcement, valuation, appraisal or protection of Lender's rights and remedies under this Security Instrument or any other document relating to the Secured Debts. Grantor agrees to pay expenses for Lender to inspect, value, appraise and preserve the Property and for any recordation costs of releasing the Property from this Security Instrument. Expenses include, but are not limited to, reasonable attorneys' fees not exceeding 15 percent of the outstanding balance on the Secured Debts. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of the Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Grantor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Grantor.

19. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)

LIFESTYLE PROPERTY PARTNERS LLC
North Carolina Deed Of Trust
NC/4MCLAURIN00000000002513033N

Wolters Kluwer Financial Services ©1996, 2021 Bankers Systems™

Initials
Page 2



1 0 0 3 1 1 5 6 8 4 5 2 2 6 0 7 7 0 7 7 2 0 2 1

42 U.S.C. 9601 et seq.), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Grantor represents, warrants and agrees that:

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance has been, is, or will be located, transported, manufactured, treated, refined, or handled by any person on, under or about the Property, except in the ordinary course of business and in strict compliance with all applicable Environmental Law.
- B. Except as previously disclosed and acknowledged in writing to Lender, Grantor has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.
- C. Grantor will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Grantor will take all necessary remedial action in accordance with Environmental Law.
- D. Except as previously disclosed and acknowledged in writing to Lender, Grantor has no knowledge of or reason to believe there is any pending or threatened investigation, claim, or proceeding of any kind relating to (1) any Hazardous Substance located on, under or about the Property; or (2) any violation by Grantor or any tenant of any Environmental Law. Grantor will immediately notify Lender in writing as soon as Grantor has reason to believe there is any such pending or threatened investigation, claim, or proceeding. In such an event, Lender has the right, but not the obligation, to participate in any such proceeding including the right to receive copies of any documents relating to such proceedings.
- E. Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are and will remain in full compliance with any applicable Environmental Law.
- F. Except as previously disclosed and acknowledged in writing to Lender, there are no underground storage tanks, private dumps or open wells located on or under the Property and no such tank, dump or well will be added unless Lender first consents in writing.
- G. Grantor will regularly inspect the Property, monitor the activities and operations on the Property, and confirm that all permits, licenses or approvals required by any applicable Environmental Law are obtained and complied with.
- H. Grantor will permit, or cause any tenant to permit, Lender or Lender's agent to enter and inspect the Property and review all records at any reasonable time to determine (1) the existence, location and nature of any Hazardous Substance on, under or about the Property; (2) the existence, location, nature, and magnitude of any Hazardous Substance that has been released on, under or about the Property; or (3) whether or not Grantor and any tenant are in compliance with applicable Environmental Law.
- I. Upon Lender's request and at any time, Grantor agrees, at Grantor's expense, to engage a qualified environmental engineer to prepare an environmental audit of the Property and to submit the results of such audit to Lender. The choice of the environmental engineer who will perform such audit is subject to Lender's approval.
- J. Lender has the right, but not the obligation, to perform any of Grantor's obligations under this section at Grantor's expense.
- K. As a consequence of any breach of any representation, warranty or promise made in this section, (1) Grantor will indemnify and hold Lender and Lender's successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including without limitation all costs of litigation and attorneys' fees, which Lender and Lender's successors or assigns may sustain; and (2) at Lender's discretion, Lender may release this Security Instrument and in return Grantor will provide Lender with collateral of at least equal value to the Property without prejudice to any of Lender's rights under this Security Instrument.
- L. Notwithstanding any of the language contained in this Security Instrument to the contrary, the terms of this section will survive any foreclosure or satisfaction of this Security Instrument regardless of any passage of title to Lender or any disposition by Lender of any or all of the Property. Any claims and defenses to the contrary are hereby waived.

20. CONDEMNATION. Grantor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

21. INSURANCE. Grantor agrees to keep the Property insured against the risks reasonably associated with the Property. Grantor will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Security Instrument. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Grantor may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld.



Initials
Page

All insurance policies and renewals shall include a standard "mortgage clause" (or "lender loss payable clause") endorsement that names Lender as "mortgagee" and "loss payee". If required by Lender, all insurance policies and renewals will also include an "additional insured" endorsement that names Lender as an "additional insured". If required by Lender, Grantor agrees to maintain comprehensive general liability insurance and rental loss or business interruption insurance in amounts and under policies acceptable to Lender. The comprehensive general liability insurance must name Lender as an additional insured. The rental loss or business interruption insurance must be in an amount equal to at least coverage of one year's debt service, and required escrow account deposits (if agreed to separately in writing).

Grantor will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Grantor's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Grantor will immediately notify Lender of cancellation or termination of insurance. If Grantor fails to keep the Property insured, Lender may obtain insurance to protect Lender's interest in the Property and Grantor will pay for the insurance on Lender's demand. Lender may demand that Grantor pay for the insurance all at once, or Lender may add the insurance premiums to the balance of the Secured Debts and charge interest on it at the rate that applies to the Secured Debts. This insurance may include lesser or greater coverages than originally required of Grantor, may be written by a company other than one Grantor would choose, and may be written at a higher rate than Grantor could obtain if Grantor purchased the insurance. Grantor acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on the purchase of this insurance.

22. ESCROW FOR TAXES AND INSURANCE. Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.

23. SUCCESSOR TRUSTEE. Lender, at Lender's option, may from time to time remove Trustee and appoint a successor without any other formality than the designation in writing. The successor trustee, without conveyance of the Property, will succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.

24. USE OF PROPERTY. Grantor shall not use or occupy the Property in any manner that would constitute a violation of any state and/or federal laws involving controlled substances, even in a jurisdiction that allows such use by state or local law or ordinance. In the event that Grantor becomes aware of such a violation, Grantor shall take all actions allowed by law to terminate the violating activity.

In addition to all other indemnifications, obligations, rights and remedies contained herein, if the Lender and/or its respective directors, officers, employees, agents and attorneys (each an "Indemnitee") is made a party defendant to any litigation or any claim is threatened or brought against such Indemnitee concerning this Security Instrument or the related property or any part thereof or therein or concerning the construction, maintenance, operation or the occupancy or use of such property, then the Grantor shall (to the extent permitted by applicable law) indemnify, defend and hold each Indemnitee harmless from and against all liability by reason of said litigation or claims, including attorneys' fees and expenses incurred by such Indemnitee in connection with any such litigation or claim, whether or not any such litigation or claim is prosecuted to judgment. To the extent permitted by applicable law, the within indemnification shall survive payment of the Secured Debt, and/or any termination, release or discharge executed by the Lender in favor of the Grantor.

Violation of this provision is a material breach of this Security Instrument and thereby constitutes a default under the terms and provisions of this Security Instrument.

25. APPLICABLE LAW. This Security Instrument is governed by the laws of North Carolina, the United States of America, and to the extent required, by the laws of the jurisdiction where the Property is located, except to the extent such state laws are preempted by federal law.

26. JOINT AND SEVERAL LIABILITY AND SUCCESSORS. Each Grantor's obligations under this Security Instrument are independent of the obligations of any other Grantor. Lender may sue each Grantor severally or together with any other Grantor. Lender may release any part of the Property and Grantor will still be obligated under this Security Instrument for the remaining Property. Grantor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Grantor's consent. Such a change will not release Grantor from the terms of this Security Instrument. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Grantor.

27. AMENDMENT, INTEGRATION AND SEVERABILITY. This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is effective unless made in writing. This Security Instrument and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Security Instrument is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.

28. INTERPRETATION. Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Security Instrument.

29. NOTICE, ADDITIONAL DOCUMENTS AND RECORDING FEES. Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Grantor will be deemed to be notice to all Grantors. Grantor will inform Lender in writing of any change in Grantor's name, address or other application information. Grantor will provide Lender any other, correct and complete information Lender requests to effectively mortgage or convey the Property. Grantor agrees to pay all expenses, charges and taxes in



EXHIBIT E

connection with the preparation and recording of this Security Instrument. Grantor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Grantor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

SIGNATURES. By signing under seal, Grantor agrees to the terms and covenants contained in this Security Instrument. Grantor also acknowledges receipt of a copy of this Security Instrument.

GRANTOR:

LIFESTYLE PROPERTY PARTNERS LLC

By [Signature] Date 7/7/2021 (Seal)
William Scott Lincicome, Member

By [Signature] Date 7/7/2021 (Seal)
Laurie Weston Davis, Member

ACKNOWLEDGMENT.

I Donnell G. Adams, Jr. OF NC County OF Moore ss.
certify that William Scott Lincicome and Laurie Weston Davis, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally came before me this day and acknowledged that he/she/they is/are Member and Member of LIFESTYLE PROPERTY PARTNERS LLC (Name of Business or Entity), a Limited Liability Company, and that he/she/they, as Member and Member, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the Limited Liability Company.

WITNESS my hand and official seal, this the 7th day of July 2021.

My commission expires:

Nov 5, 2024

(Notary Public)

DONNELL G. ADAMS, JR.
Notary Public
Moore County, NC



[Signature]

EXHIBIT E

Exhibit A

Being a certain lot or parcel of land situated in Pinehurst, Moore County, North Carolina, designated as Lot No. 2425 on the plan entitled "Property of Pinehurst, Incorporated, Revision of Portion of Sheet III, August 1952", and filed in the General Office at Pinehurst and in the Office of the Register of Deeds of Moore County, North Carolina, in Map Book 4, Page 13, said lot or parcel of land having its corners designated and marked with concrete monuments, and being more particularly described as follows to-wit bounded on the northeast by Lot NO. 2430, on the southeast by McIntyre Road, on the southwest by Kelly Road, and on the northwest by Lot 2424.



COA 2021-00116

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Alex Cameron & Shannon Konstaninou

DATE OF MEMO:

7/15/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 14, 2021
Subject: Major COA Request for 25 Laurel Road

Applicant:	Weathergaud Roofing
Owners:	Ernest Duncan
Professional:	Weathergaud Roofing
Property Location:	25 Laurel Road
Zoning:	R10 - Residential
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	00024301
Accela Case Number:	2021-00116

Request and Background:

☒ **Contributing**

☐ **Non-Contributing**

Applicant seeking to replace existing brown roof with a grey roof. These proposed changes are requested at 25 Laurel Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856209058968.

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

Public Hearing Notification Map



July 22, 2021
Historic Preservation Commission
25 Laurel Road COA



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). PineBase Map for Boards 1.mxd 7/8/2021

Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state replacement of roofing with a different material or style from that being replaced would need to be compatible with the Historic Guidelines and thus is considered Major work.

The applicant has provided an application, product justification, photos of the existing home and renderings of the proposed work.

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:

A. ROOFS

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.

2. 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.

3. Section III.A.7

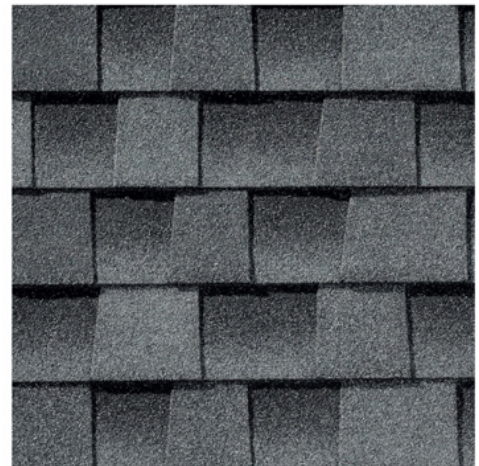
Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

4. 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.



Existing Roof Color



Proposed Roof Color



Existing similar color and material roof across subject property (40 Laurel Rd.)

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed roof change is in color only. The proposed color is within the Village of Pinehurst Color Palette and is similar and compatible to others within the Historic District. If the Commission were to consider approval of this request, staff would recommend the 2nd motion:

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

The above motion is suggested on behalf that the proposed location is changing an existing roof material for similar roofing material, only change is color and color. Therefore, the request is not consistent with the Guidelines recommendation but is consistent with other roofs in the district.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 7, 2021

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday July 22, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:

<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

SPOONHOUR, JAMES M.

80 VILLAGE GREEN ROAD EAST
PINEHURST NC 28374

BILTZ, TIMOTHY G & KELLY K

205 EVERETTE ROAD
PINEHURST NC 28374

SMITH, PETER HEYSEL

TORONTO ONTARIO M4V 2K7

KERR, TIMOTHY FOWNES

15 LAUREL RD
PINEHURST NC 28374-9354

***DUNCAN, ERNEST STEPHEN SR
TRUSTEE***

25 LAUREL RD
PINEHURST NC 28374

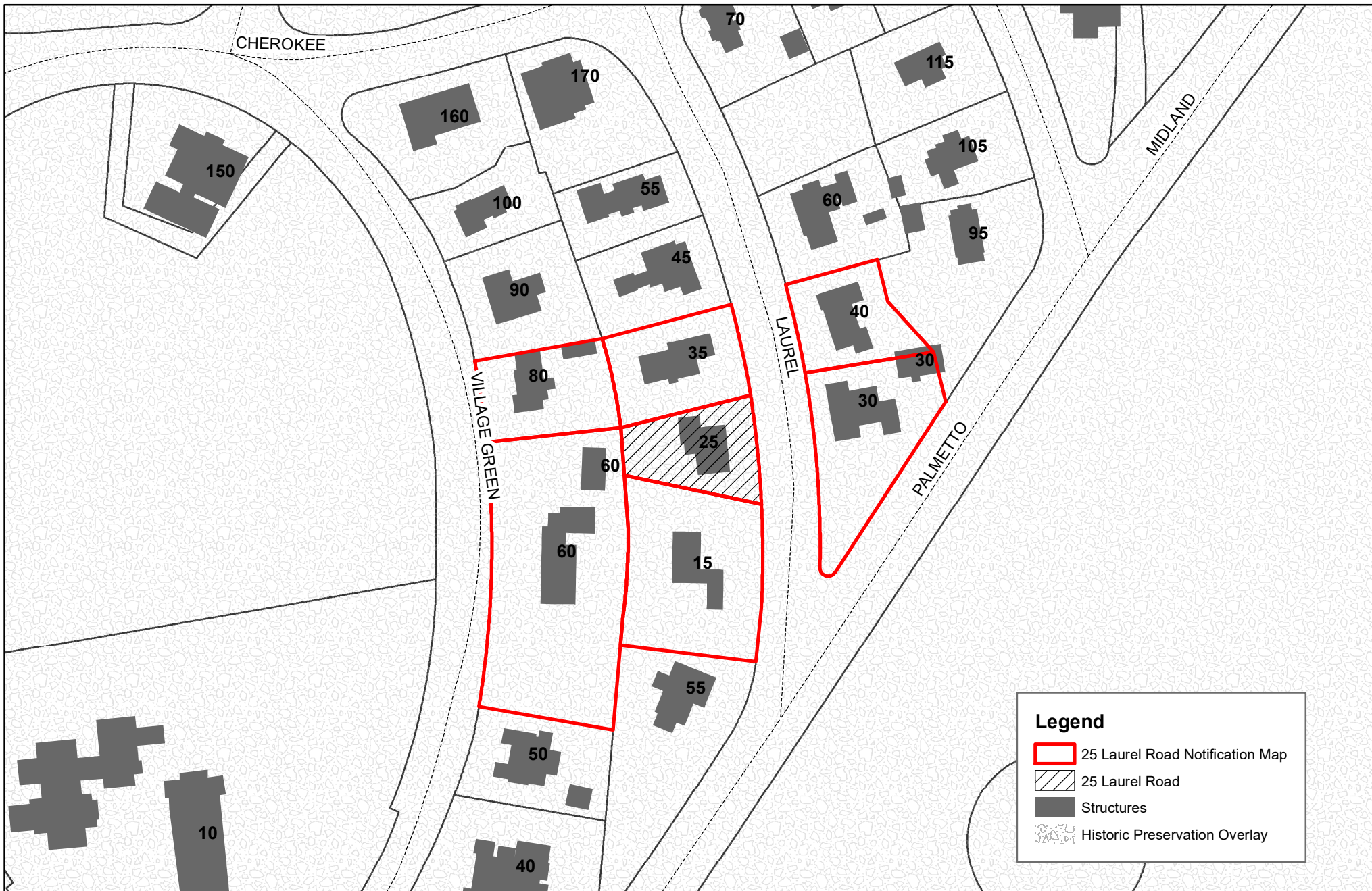
FOWNES COTTAGE, LP

5956 SHERRY LANE SUITE 1800
DALLAS TX 75225

HORNE, EUGENE B JR

PO BOX 1495
PINEHURST NC 28370-1495

Public Hearing Notification Map



July 22, 2021

Historic Preservation Commission 25 Laurel Road COA



0 40 80 160 240 320 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty.
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Bae Map for Boards 1.mxd
7/8/2021

**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/historic-district.

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	25 Laurel Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Ernest Duncan	Home Phone #	910 696 9429
Street Address	25 Laurel Rd	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email			

Applicant			
Name	Weatherguard Roofing	Other Phone #	
Email	Receipts@wgrestoration.com	Street Address	10100 Park Cedar Dr., Suite 152
Mobile Phone #	704 533 0035	City, State, Zip Code	Charlotte, NC 28210





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 #	77637
Name	Weatherguard Roofing
Street Address	10100 Park Cedar Dr., Suite 152
City, State, Zip	Charlotte, NC 28210
Phone #	704 533 0035
Email	Receipts@WG-Restoration.com

General Information

Description of Changes to the Structure	Tear off & replace shingles	
	Type of Work	☐ Addition ☒ Alteration ☐ New
Existing Use		Proposed Use
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services
Includes Demolition		☐ Yes ☒ No
Includes Tree Removal		☐ Yes ☒ No
Estimated Cost of Construction		14,600



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

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

Required Documents

- ☐ Site Plan/Survey or Sketch
☐ Floor Plans

- ☐ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature: _____

Date: _____

7/5/2021

EXHIBIT B



Timberline® HDZ™ Shingles

The look people know and love, now featuring LayerLock™ Technology

Color/Finish: Oyster Gray



[SEE ALL COLORS >](#)

Showing products available near **28210** [CHANGE >](#)

★★★★★ 4.8 (14692) [WRITE A REVIEW](#)

[FIND A CONTRACTOR](#)



FINAL ORDER – MAJOR COA REQUEST 25 LAUREL ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Weatherguard roofing on behalf of Ernest Duncan, owner requests a Certificate of Appropriateness for a roof replacement to the home at 25 Laurel Road.

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

FINDINGS OF FACT

Concerning jurisdiction

Replacement roofing with a different material, color or style from that being replaced is considered Major Work.

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

1. The structure was built in 1967
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and material examples.
3. The applicant proposes to replace the existing beige color asphalt shingles with dark gray asphalt shingles.

Conclusions of Law

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

ROOFS

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.
2. 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.
3. Section III.A.7
Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
4. 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.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Attachment A
Final Order
25 Laurel Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 25 Laurel Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 25 Laurel Road based on the following:



**STAFF APPROVALS JULY 2021 MEETING
ADDITIONAL AGENDA DETAILS:**

DATE OF MEMO:

7/16/2021

ATTACHMENTS:

Description

▣ July 2021 Report



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alexandria Rye, Senior Planner
DATE: 7/15/2021
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
JULY 22, 2021 MEETING
6/19/2021 - 7/15/2021**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2021-00120	Addition of black awning	7/12/2021	7/13/2021	105 Market Sq	Donnell Adams
COA-2021-00115	Remove deck and install deck; remove two trees	7/6/2021	7/12/2021	175 Barrett Rd	Christian Clough
COA-2021-00114	Remove deck and install patio	7/2/2021	7/6/2021	65 Page Rd	John Gross
COA-2021-00107	Install wrought iron fence	6/29/2021	6/30/2021	35 Laurel Rd	Peter Smith
COA-2021-00103	Replace like-for-like shingle roofing	6/24/2021	6/24/2021	40 Laurel Rd	Eugene Horne