APR 16 2019

Application for Local Historic District

(revised 3/14/17)

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

Property Data

Property Owner(s): Riley & Walker Homes, LLC Physical Address: 600 Linden Rd

Business/Tenant Name (if applicable): _____

Mailing Address (if different): _____

Telephone: 919-601-1217 Zoning District: R-30 Parcel ID#: 00016367

Applicant/Contractor Data

Name: Riley & Walker Homes, LLC Address: PO Box 3248, Pinehurst, NC 28374

Contractor License #: 76980 Telephone: 919-601-1217

E-mail Address (optional): Rileyandwalkerhomes@gmail.com

Description of Project: Demolish existing accessory structure

VILLAGE OF INEHURST

EXTERIOR MATERIAL COLOR FORM

Front Elevation		
Left Elevation		
Chimney		
Shutters		
Front Porch		
Sky Lights		

Signature: _____ Date: 4/16/2019

**Office Use Only

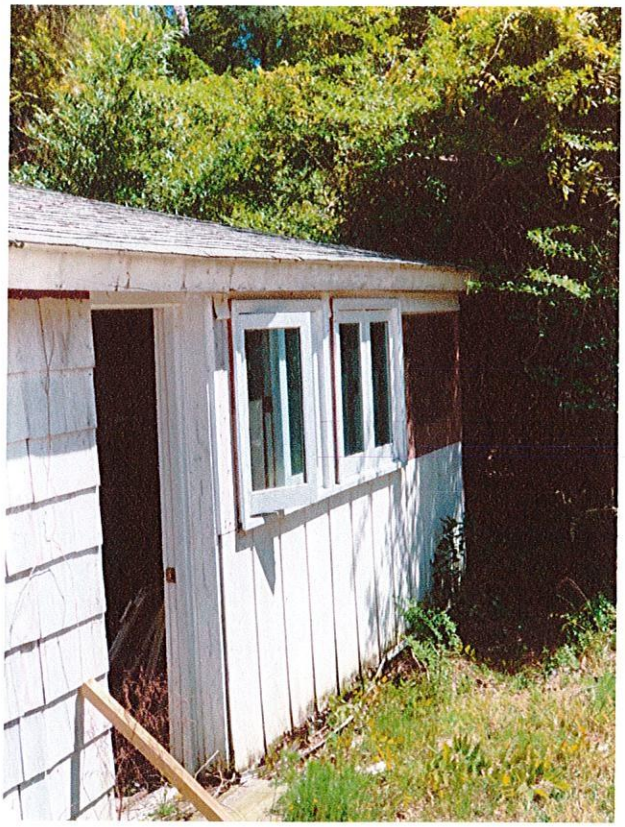
Project Type: Normal Maintenance Minor Work Major Work

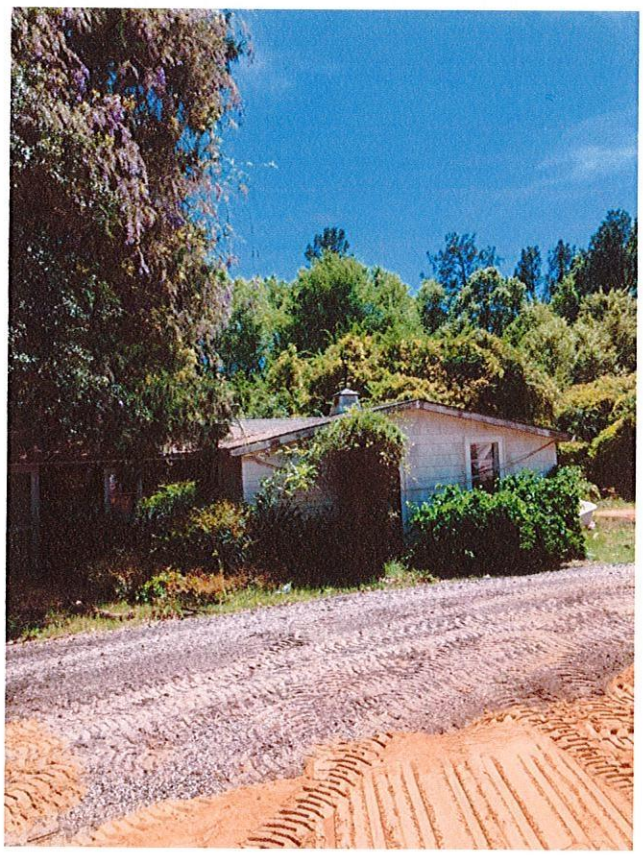
Current Status: Contributing Non-contributing Vacant

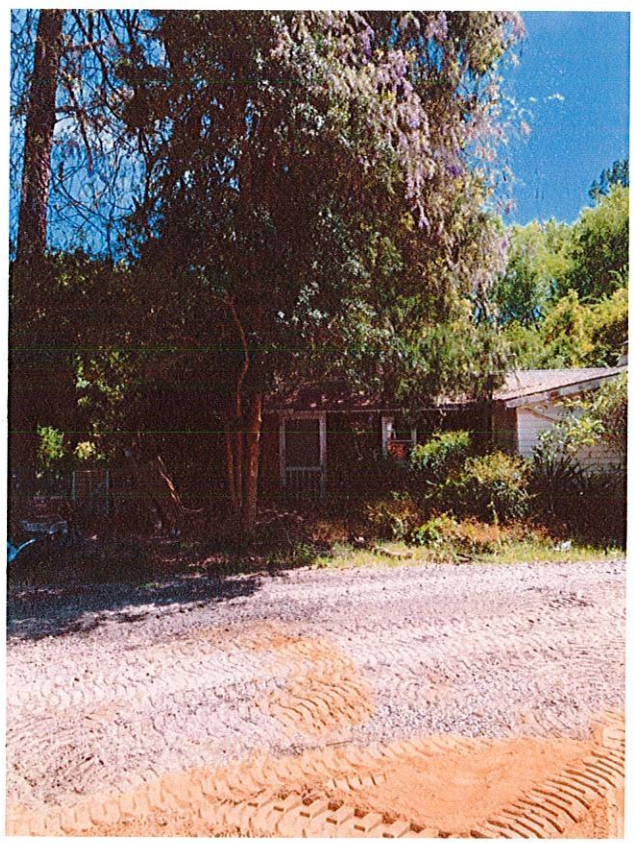
COA# Date: Staff: HPC Mtg(s):

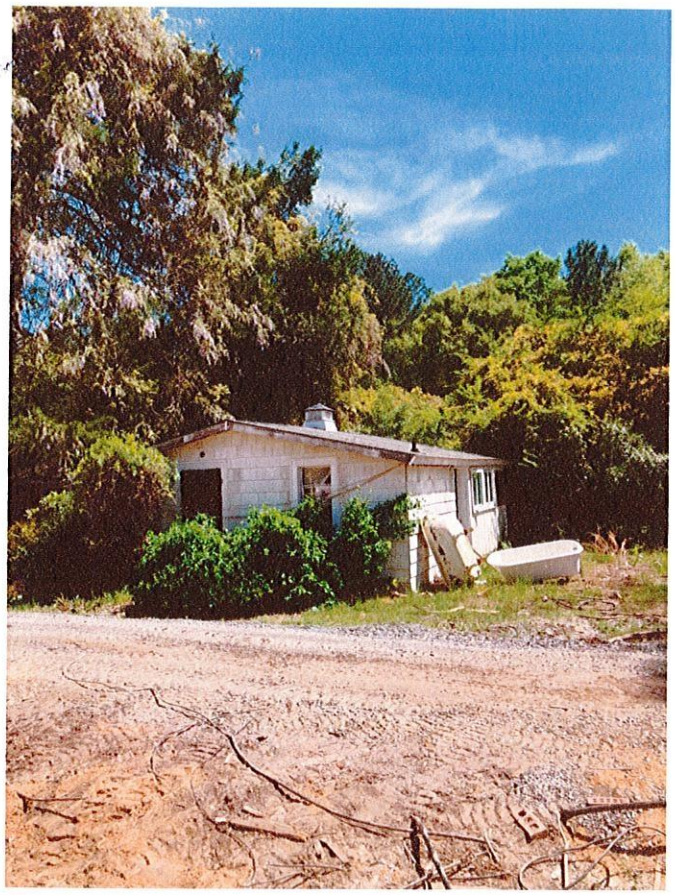
Other required approvals: _____

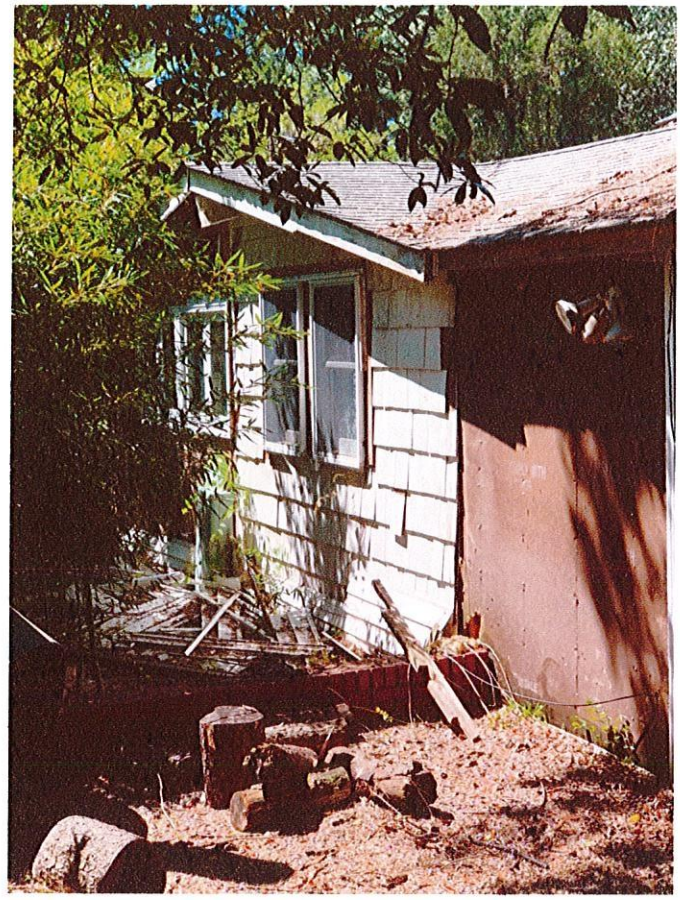
Conditions: _____











LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 19-050	**600 Linden Road**	**Parcel ID # 00016367**
Demolition		**PIN # 855210354455**

APPLICANT: Riley and Walker Homes, LLC
PROPERTY OWNER(S): Riley and Walker Homes, LLC

RECEIVED: **4/16/2019**
MEETING DATE: **5/23/2019**

ZONING DISTRICT: **R-10**
LHD STATUS: **Contributing, year built 1939**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**
- ✓ **ASBESTOS REPORT**

NATURE OF PROJECT:

- **Demolition of guesthouse**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The principle dwelling at 600 Linden Road was built in the mid-1920's and has since been removed with approval of the HPC. At the time of that approval, the applicant wished to attempt to save the guesthouse. However, the builder has since deemed that to be impractical based on condition of the structure. The original survey of the property for listing noted that the 3-bay guesthouse is frame in construction with six over six windows, shutters and a cupola. Of particular note is the hedgerow along Linden Road which this request will not affect.

A. **SECTION 1.6.4.7 MAJOR WORK** – *Demolition is considered to be major work.*

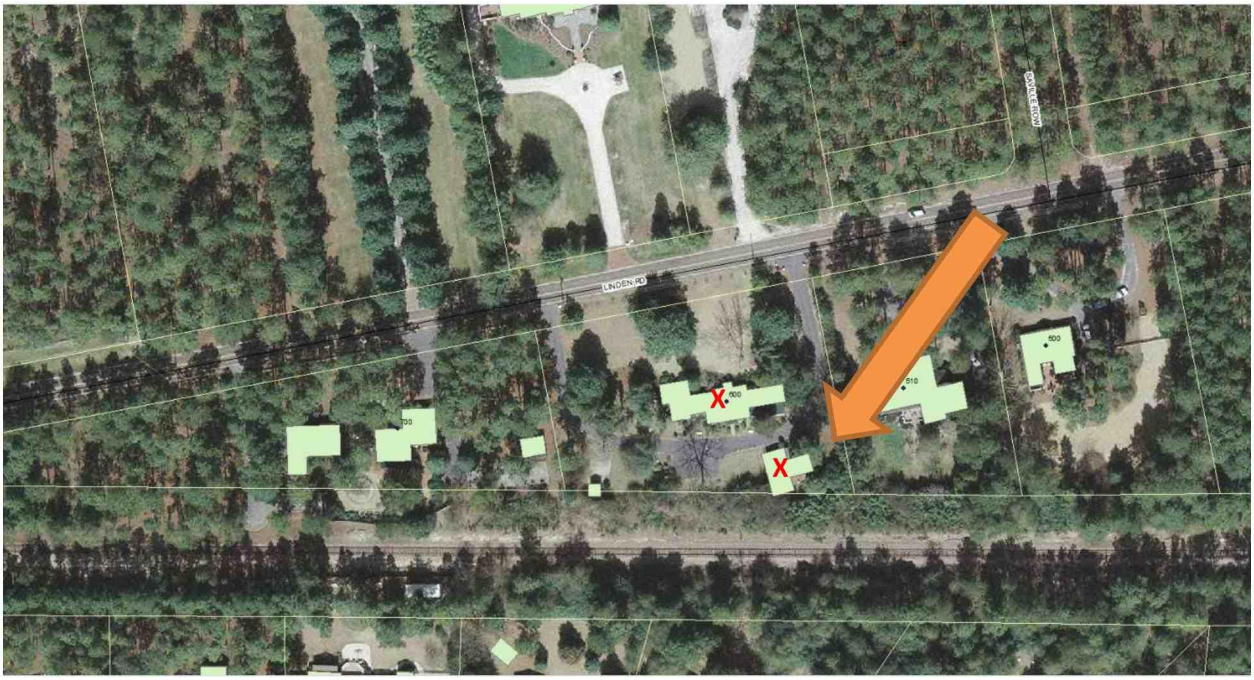
B. **SECTION 3.5 – DEMOLITION** – *Demolition of buildings in the Village is discouraged except to protect public safety. The HPC may order a delay of up to 365 days while it considers several points: can the building be moved, does it contribute to historic character of the Village, are there owners will to consider restoration, can it be adapted to the owner's needs, and is it structurally feasible for reuse. In this instance, the owner has attempted to save the structure for reuse but has found that saving the structure is not feasible. The building is on grade construction and would be very difficult to move. The structure is tucked away in the rear of the property and is not visually contributing to the district at this time.*

1. The structure **is/is not** able to be moved.
2. The structure **does/does not** contribute to the character of the Village.
3. The owners **are/are not** willing to restore the building.
4. The building **can/cannot** be adapted to future needs
5. The building **is/is not** structurally feasible for reuse

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Removal of the guesthouse **will/will not** be congruous with the Pinehurst Historic District.

LOCATION



SITE
Aberdeen, Carolina & Western RR

Vicinity Map - Not to Scale

Notes: This map is not prepared for recording in accordance with GS 47-30.

Area by coordinate method.

Contours interval at one foot, based on NAVD'88 elevation.

The property shown hereon lies within Zone X, minimal flood hazard area, per ncfloodmaps.com.

Subject property is currently zoned R-30.

Legend: IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
CMS= Concrete Monument Set
Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
FH= Fire Hydrant
S/T= Sewer Tap

Reference: Book 4982 Page 148
Moore County Registry

Tree Legend:
12P= 12"Dia. Pine
24Mag= 24"Dia. Magnolia
6DW= 6"Dia. Dogwood
Crepe Myrtle

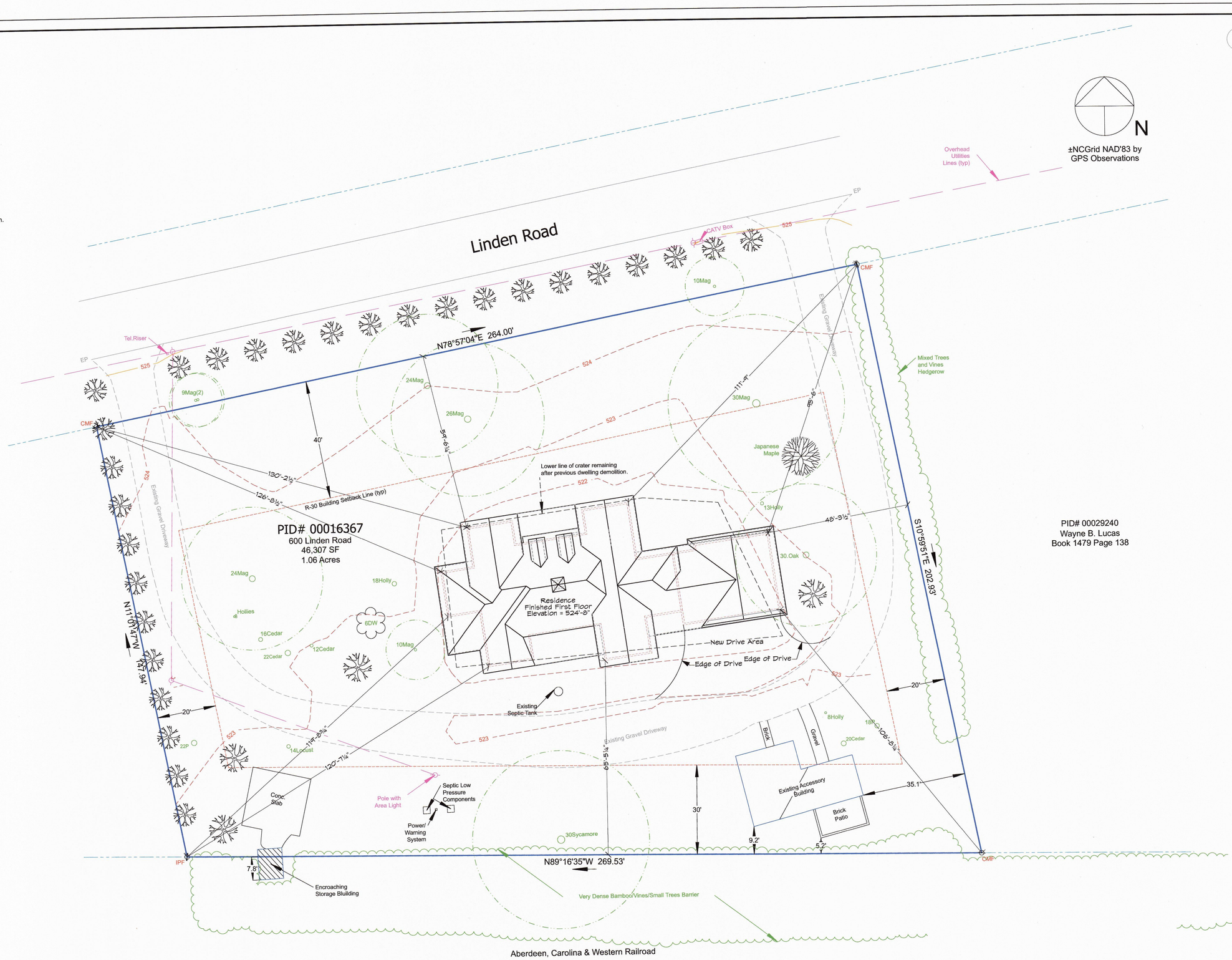
PID# 00029363
Robert Forsyth
Book 4889 Page 493

I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book ? Page ?; that the boundaries not surveyed are indicated as drawn from information in Book ? Page ?; that the ratio of precision is better than 1:7500; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 17th Day of August, 2018.

Emmett S. Raynor, PLS L-2521

Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703



DRAWN BY: ESR	APPROVED BY:	REVISIONS 08.25.18 Labeled railroad property.	PROJECT Survey of PID# 00016367 600 Linden Road Mineral Springs Township, Moore County, Pinehurst, North Carolina	SHT. NAME The Property of Riley and Walker Homes, LLC	SHT. NO.
DATE: 08.17.2018	PROJ. NO.				
DWG. NO.:	DWG. 600_LindenRd.dwg	Center of RR Tracks			

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DAVID NICHOLS .DESIGN

E-Mail: Davide@davidnichols.design
David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	08/29/2018
Revision	Final
Project ID	Linden Spec
Drawing Code	VWDS 2018
CAD File	Linden Spec.vwx
Plot Date	08/29/2018
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	B. Riley
Reviewed By	B. Riley
Submitted By	Anderson Nichols Design
Project Manager	Braden Riley

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

Consultant: Braden Riley, Riley Walker Homes

Project Title: 600 Linden Road, Mineral Springs Twsp., Moor Co., Pinehurst, North Carolina

Sheet Title: Proposed Site Plan, Residence Location, Lot Data-Legend

Scale: 1" = 15' - 0"

Sheet No. S-1.1 of 7

These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

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PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Senior Planner
DATE: 6/19/2019
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
MAY 23, 2019 MEETING
05/16/19 TO 06/15/19

MINOR WORK – COA ISSUED AND NORMAL MAINTENANCE

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Replace and repaint gutters	19-053	5/9/2019	5/22/2019	80 Market Square	KM Bigg, Inc.
Brick Wall, column and window change	19-054	5/14/2019	5/24/2019	5 Community Rd.	Pinehurst, LLC
Tree Removal	19-055	5/1/2019	5/30/2019	120 Woods Rd.	Matthew and Lauren Chriscoe
Patio addition	19-056	5/25/2019	6/10/2019	6 Village Ln.	Cynthia and John Strickland
Repaving driveway	19-058	5/25/2019	6/10/2019	55 Palmetto Dr.	Randy Acres and Soekk Yie Phan
Exterior painting	19-059	5/22/2019	6/10/2019	60 Barret Rd. W	Cortni Jones
Driveway paving	19-060	5/23/2019	6/10/2019	40 Village Green Rd. E	Robert Anderson

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
MAY 23, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, May 23, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commission members were in attendance:

Molly Gwinn, HPC Chair
Tom Schroeder, Vice-Chair
Terry Lurtz, HPC Member
John Taylor, HPC Member
Eric Von Salzen, HPC Member

HPC Member Not in Attendance:
Jim McChesney, HPC Member

Staff In Attendance:
Kathy Liles, Senior Planner
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk

And approximately 14 attendees were also in attendance.

1. Call to Order

Molly Gwinn, Chair introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn stated that the overview of the Commission is to approve Certificates of Appropriateness for new construction and Major Work and to do so by conducting hearings and Findings of Fact when applications come before the Commission. The mission of the Historic Preservation Commission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

2. Approval of Minutes

April 25, 2019 Regular Meeting.

Upon a motion by HPC Member Tom Schroeder, seconded by Eric Von Salzen, the Commission unanimously approved the April 25, 2019 regular meeting minutes by a vote of 5-0.

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3. Motion to Recess the Regular Meeting and Enter a Public Hearing

Upon a motion by Tom Schroder, seconded by John Taylor, the Commission unanimously approved to recess the regular meeting and enter into a public hearing by a vote of 5-0.

The following individuals were sworn into the public hearing; Kathy Liles, Village Planner, Alex Cameron, Senior Planner.

4. Public Hearing

A. COA 19-040

The following individual was sworn into the public hearing; Russ Cribbs, contractor.

This public hearing is to consider a request within the Pinehurst Historic District to construct a detached garage, add a first floor addition to the cottage rear, paint, a new covered porch, and a new roof on the main house and cottage at 275 Dundee Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 30210. The owners are Robert and Lisa Hammond and the applicant is Cribbs Construction Company.

Kathy Liles, Village Planner, read portions of the staff report into the record. Russ Cribbs, Contractor, noted that is house was originally Rassie Wicker's home so he and the homeowners understand the historical importance of the home and they are going to try to use all original material. John Taylor, HPC Member, stated when he drove in he wasn't sure where the driveway would be. Mr. Cribbs explained there will be a circle drive in the font of the home and gravel drive to the garage. Molly Gwinn, Chair, asked what the pitch of the roof would be. Mr. Cribbs stated 7 and 12 would be the pitch of the roof. Ms. Gwinn asked about the chimney, and Mr. Cribbs stated the chimney will be framed with shakes like the rest of the house, as it is a fire place insert. Mr. Taylor stated the windows need to be 4 over 4 like the windows in the rest of the house.

Upon a motion by HPC Member Tom Schroder, seconded by HPC Member John Taylor, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to construct a detached garage, add a first floor addition to the cottage rear, paint, a new covered porch, and a new roof on the main house and cottage at 275 Dundee Road with the condition that windows in the addition and the garage will be 4 over 4, consistent with the windows on the house, by a vote of 5-0.

B. COA 19-051

Kathy Liles, Village Planner, stated that this particular COA was mistakenly numbered incorrectly in the packet the COA number should be COA 19-051, not 19-041. This public hearing is to consider a request within the Pinehurst Historic District to construct a new garage, add shutters, front porch railing and columns and exterior lighting at 120 Woods Rd., Pinehurst, NC. The property can be identified by Moore County Parcel Number# 23528. The owners are Matthew and Lauren Chriscoe and applicant is Cribbs Construction Company.

Ms. Liles read portions of the staff report into the record. Ms. Liles stated that the garage will be directly behind the main house and will be the same height. Russ Cribbs, Contractor, stated the columns on the front porch will be painted white and the front door will be replaced. Molly Gwinn, Chair, stated she would like the windows in the garage to match the existing home. Mr. Cribbs stated this is something they have already changed, the windows will be 6 over 6 like the other windows in the home.

Upon a motion by HPC Member Eric Von Salzen, seconded by HPC Member John Taylor, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of

Appropriateness to construct a new garage, add shutters, front porch railing and columns and exterior lighting at 120 Woods Rd. with the condition that the windows in the garage /guest house will be 6 over 6 by a vote of 5-0.

C. COA 19-049

The following individual was sworn into the public hearing; Ann Ellis, owner.

This public hearing is to consider a request within the Pinehurst Historic District to replace the aluminum shutters and columns, remove fascia board trim, add false pillars, side rail and fence panels at 15 Beulah Hill Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 15557. The owner is Craig and Margaret Ann Ellis and the applicant is Michael's Construction Company, Inc.

Kathy Liles, Village Planner, read portions of the staff report into the record. Ms. Liles stated the doors and shutters were already approved by staff. Ann Ellis, owner, explained they are trying to make a non-historic house look more historic.

Upon a motion by HPC Member Terry Lurtz, seconded by HPC Member Tom Schroder, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to replace the aluminum shutters and columns, remove fascia board trim, add false pillars, side rail and fence panels at 15 Beulah Hill Road by a vote of 5-0.

D. COA 19-052

The following individuals were sworn into the public hearing; Brent Covington, AIA Ratio Design, John Birath, Moore County Schools Executive Officer of Operations.

Alex Cameron, Senior Planner, explained this public hearing is to consider a request within the Pinehurst Historic District to construct a new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road in Pinehurst, NC. The property can be identified by Moore County Parcel ID #24884. The property is owned by the Moore County Board of Education (Moore County Schools) and the applicant is Brent Covington, AIA (Ratio Design). Mr. Cameron read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted. Mr. Cameron explained that the applicant has previously been approved for a COA for demolition of the current school and a major site plan was approved by the planning and zoning board on May 22nd and will go before Village Council at their June 11th meeting.

John Birath explained the process of getting to where the school system is now and how they decided to stay at the current location. Mr. Birath stated the small site has been the challenge from the beginning. Brent Covington, Architect, reviewed the general concept plan and elevations with the Commission. Mr. Covington stated they have tried to respect the historic aspect of the community in the design process. They are using red brick and brick reveals, which they took from the entrance at the Carolina.

Public Comments:

- Scott Sheffield, resident, was sworn into the public hearing. Mr. Sheffield asked about the bus drop off area, the activity in that area and how many buses would be parked there.
    - Ms. Liles stated that was not in the per-view of the Commission, as they are tasked with following their guidelines. That question is for the Planning and Zoning Board and will be the subject of a future meeting.

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- Judy Davis, resident, was sworn into the public hearing. Ms. Davis stated she lives the corner of Kelly and Everett and she had thought the gym was the tallest part of the building but it is not, the classroom portion of the school is the tallest. She asked if the service area that borders her property would be gone. Ms. Davis stated she is glad the building is brick and is staying in the community.
    - Mr. Birath stated that was correct, the tallest portion is the classroom portion of the building.

- Mark Anderson, resident, was sworn into the public hearing. Mr. Anderson asked about the lighting around the buildings and if the building would serve as an emergency shelter.
    - John Birath, Moore County Schools, stated the school would have exterior wall packs with cut off shields to provide a safe site, but not light up the entire lot. Also, he explained that the school would not be an emergency shelter as an emergency shelter is required to have special features and meet certain codes, which this school doesn't meet.

Upon a motion by HPC Member John Taylor, seconded by Terry Lurtz, the HPC Commission unanimously voted to adopt Findings of Fact and to issue a Certificate of Appropriateness to construct a new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road, subject to the condition that this approval is for the building only, by a vote of 5-0.

E. COA 19-045

The following individuals were sworn into the public hearing; David Gwinn, owner, and Ronald Davidson, applicant.

Molly Gwinn, Chair, recused herself from the public hearing and voting, as she is the owner of the property.

Ms. Liles entered the staff report into the record and reviewed a summary of the project. Kathy Liles explained the purpose of this public hearing is to consider a request within the Pinehurst Historic District to extend the east side of a garage by 6 feet, add new roof windows, garage doors, a service door and new siding at 185 Cherokee Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 24884. The property is owned by David and Molly Gwinn and the applicant is Davidson Building Services, Inc.

Mr. Gwinn shared pictures of the existing building with the commission and testified the addition would be made to look the same, no other changes would be made. No one from the public testified.

Upon a motion by HPC Member Eric Von Salzen, seconded by HPC Member, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to extend the east side of a garage by 6 feet, add new roof windows, garage doors, a service door and new siding at 185 Cherokee Road by a vote of 4-0.

F. COA 19-051B

The following individuals were sworn into the public hearing; Wayne Haddock, applicant, and Brandon Sowell, owner.

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This public hearing is to consider a request within the Pinehurst Historic District to restore the original front porch, restore the garage, add rear door entry porch cover and repaint at 5 Everett Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 16447. The owner is Brandon Sowell and the applicant is Pinehurst Homes, Inc.

Kathy Liles, Village Planner, entered the staff report into the record. Mr. Sowell gave an overview of the project and provided the Commission with elevations for the garage.

Upon a motion by HPC Member Tom Schroder, seconded by HPC Member John Taylor, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to restore the original front porch, restore the garage, add rear door entry porch cover and repaint at 5 Everett Road by a vote of 5-0.

G. COA 19-050

This public hearing is to consider a request within the Pinehurst Historic District to demolish a small accessory residence located on the rear of the property at 600 Linden Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 16367. The owner and applicant is Riley and Walker Homes, LLC.

Kathy Liles, Village Planner, read portions of the staff report into the record. As there was no one there to testify the Commission decided to table the hearing.

Upon a motion by HPC Member Tom Schroder, seconded by HPC Member Eric Von Salzen, the HPC Commission unanimously approved to table to hearing until their June meeting to demolish a small accessory residence located on the rear of the property at 600 Linden Road, COA 19-050, by a vote of 5-0.

5. Motion to Adjourn the Public Hearing and Re-enter the Regular Meeting.

Upon a motion by HPC Member John Taylor, seconded by HPC Member Terry Lurtz, the Commission unanimously approved to adjourn the public hearing and re-enter the regular meeting by a vote of 5-0.

6. Review of Normal Maintenance and Minor Work Items

Tom Schroder stated that at the June meeting they will begin using the new guidelines, he feels there will be significant changes to the way motions are made and suggested sitting down between now and the next hearing to determine how they want to handle those changes. Kathy Liles, Village Planner, stated she already had some suggestions on how to handle the changes. Ms. Liles stated that they have also revised the application to include what materials were originally used on the home. Molly Gwinn, Chair stated that will hold a public meeting more the next regular meeting to review the changes to the motions.

7. Next Meeting Date

Chair Molly Gwinn reminded the HPC Members that the next meeting date would be June 27, 2019.

8. Comments from Attendees

There were no comments from attendees.

DRAFT

9. Motion to Adjourn

Upon a motion by HPC Commission Member John Taylor, seconded by HPC Commission Member Tom Schroder, the HPC Commission unanimously approved to adjourn the regular meeting by a vote of 5-0 at 6:32 pm.

Respectfully Submitted,

Beth Dunn
Village Clerk
Village of Pinehurst

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

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

DRAFT