**HISTORIC PRESERVATION COMMISSION**
**JUNE 25, 2020**
**ASSEMBLY HALL**
**395 MAGNOLIA RD.**
**PINEHURST, NORTH CAROLINA**
**4:00 PM**

I. Call to Order

II. Approval of Minutes

A. 05-28-2020 Regular Meeting Minutes

III. New Business

IV. Public Hearing

A. COA-2020-00064

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for the construction of an in-ground swimming pool at 25 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212873428. The property owners are Jessica and David Neely and the applicant will be Jessica Neely.*

B. COA-2020-00067

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for the construction of a new accessory structure and removal of an existing accessory structure at 15 Medlin Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205180599. The property owners are Phillip and Leslie Bailey the applicant will be Cribbs Construction.*

C. COA-2020-00068

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for a modification to front elevation roof line at 35 Orange Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856209061956. The property owners are Thomas and Maureen O'Connor and the applicant will be Thomas O'Connor.*

D. COA-2020-00069

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for construction of a new single family residence at 120 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200369009. The property owners are Sean and Janet Suggs and the applicant will be Bartlett Construction.*

V. Review of Normal Maintenance and Minor Work items

A. Staff Approvals From 5/16/2020 to 6/16/2020

VI. Next Meeting Date

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

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.*

# 05-28-2020 REGULAR MEETING MINUTES
## ADDITIONAL AGENDA DETAILS:

**FROM:**
Kelly Brown

**CC:**
Darryn Burich & Peter Hughes

**DATE OF MEMO:**
6/18/2020

**MEMO DETAILS:**
Attached are the draft minutes from the 05-28-2020 regular meeting for your review.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | 05-28-2020 Regular Meeting Minutes |

**HISTORIC PRESERVATION COMMISSION**
**REGULAR MEETING**
**MAY 28, 2020**
**ASSEMBLY HALL & ZOOM MEETING PLATFORM**
**395 MAGNOLIA ROAD**
**PINEHURST, NORTH CAROLINA**
**4:00 PM**

| **Members Present:** | **Members Absent:** | **Staff Present:** |
|---|---|---|
| Molly Gwinn, Chair | Jim McChesney | Peter Hughes, Senior Planner |
| Tom Schroeder, Vice-Chair | | Darryn Burich, Planning Director |
| Richard Vincent | | Kelly Brown, Administrative Specialist |
| John Taylor | | |
| Eric Von Salzen | | |
| Terry Lurtz | | |

**I. Call to Order**

Chair Gwinn called the meeting to order at 4:00 pm and confirmed a quorum was present. Mr. Lurtz was physically present; Ms. Gwinn, Mr. Schroeder, Mr. Vincent, Mr. Taylor, and Mr. Von Salzen participated remotely via Zoom.

**II. Approval of Minutes**

**A. April 23, 2020 Regular Meeting Minutes**

Mr. Von Salzen moved to approve to approve the minutes of the April 23, 2020 regular meeting. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 6-0.

**III. Public Hearing**

**A. COA 2020-00056 (100 Fields Road)**

Mr. Taylor moved to recess the regular meeting and open the public meeting. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 6-0.

Senior Planner Peter Hughes and applicant Wayne Haddock of Pinehurst Homes were sworn into the public meeting.

Mr. Lurtz, Mr. Schroeder, Mr. Taylor, Mr. Von Salzen, Mr. Vincent, and Ms. Gwinn disclosed they conducted site visits to all six sites.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for construction of a new single family residence at 100 Fields Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778. The property owners are Dale and Mary Carey and the applicant is Pinehurst Homes. Mr. Hughes provided background on the property from the staff report. He entered the

following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Haddock testified they plan on removing trees that are ten feet or closer to the foundation, and will conserve specimen trees outside of the building envelope and driveway. He stated the color of the metal porch roof was chosen by the homeowners and was not a pure white color. He explained that vinyl was chosen for the windows because it is a superior product and more of a standard in the industry. Homeowners Dale and Mary Carey were sworn into the public meeting by Ms. Gwinn. They were unsure if the proposed window type was simulated divided light. Mr. Haddock confirmed the siding on the left elevation was reverse board and batten.

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

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

Seconded by Mr. Taylor. Motion carried unanimously by a vote of 6-0.

Roll Call

| | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | Aye |
| Mr. Vincent | Aye |
| Ms. Gwinn | Aye |

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 100 Fields Road.

**B. COA 2020-00058 (25 Maple Road)**
Applicant Michael Hess was sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: the replacement of existing vinyl siding with hardie lap siding, the replacement of cedar shakes with hardie shingles, replacement of existing roofing shingles with architectural shingles, replace green shutters with black shutters and removal of a pergola at 25 Maple Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209075032. The applicant is Michael's Construction. Mr. Hughes corrected the record by stating the current homeowner is Megan Shaw. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Hess requested to amend the application to allow removal of a window from the left elevation, specifically the second window from the left on the first floor. Mr. Hess testified the existing eaves are vinyl and they are requesting to replace them with hardie board. He stated the applicants are not requesting landscape changes at this time.

Mr. Taylor moved that the application for a COA be amended to reflect the second window from the left be removed, and if it cannot be removed, it will be blacked out. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 6-0.

Roll Call

| | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | Aye |
| Mr. Vincent | Aye |
| Ms. Gwinn | Aye |

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

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

Seconded by Mr. Taylor. Motion carried unanimously by a vote of 6-0.

Roll Call

| | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | Aye |
| Mr. Vincent | Aye |
| Ms. Gwinn | Aye |

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

**C. COA 2020-00057 (165 Barrett Road)**

Applicant Russ Cribbs, Cribbs Construction, and homeowners Matthew and Michelle Gerardot were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: the removal of one window, removal of multiple trees, and to paint portions of the exterior of the structure at 165 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212971112. The property owners are Matthew and Michelle Gerardot and the applicant is Cribbs Construction. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Cribbs stated they are requesting to remove the bay window because the homeowners want to enlarge the kitchen. He requested to use siding that matches existing siding to fill in the area where the window was removed, if they were unable to find brick that matches the existing brick siding. He stated that exterior would then be painted white.

Mr. Lurtz, who conducted a site visit, asked why there were two banded trees in the front yard, but only one front yard tree being requested for removal Mr. Hughes stated the other tree was diseased, therefore he was able to grant a staff approval for the removal of the tree. Mr. Gerardot stated he contacted Mac's Tree Service about the removal of the trees. He stated the two marked trees closest to the house have damaged the sidewalk and have root systems that are up against the house. He stated there is so much overgrowth above that the undergrowth is being drowned out. They would like to install turf and have purposeful landscape in their backyard. Mrs. Gerardot expressed safety concerns about the trees.

Mr. Von Salzen moved to grant the amendment requested by Mr. Cribbs to allow the space from which the bay window is removed be covered by siding rather than brick if it proves to be too difficult to find matching brick. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 6-0.

Roll Call

| | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | Aye |
| Mr. Vincent | Aye |
| Ms. Gwinn | Aye |

The Commission had concerns about the removal of all five trees in the backyard and discussed a compromise to allow removal of some trees.

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

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

Seconded by Mr. Schroeder. Motion carried by a vote of 5-1.

Roll Call

| | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | No |
| Mr. Vincent | Aye |
| Ms. Gwinn | Aye |

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 165 Barrett Road.

**D. COA 2020-00051 (600 Linden Road)**

Applicant Braden Riley of Riley Walker Homes was sworn into the public meeting by Chair Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for modifications made to a previously approved Major COA at 600 Linden Road. The previous COA approval was for construction of a new single family home. During construction the following modifications were made: (1) a change in roofing material from approved shingles to metal, (2) addition of a chimney and relocation of a cupola modifying the proposed roofline and architectural detail, (3) the architectural design of the front door was changed and proposed transom windows on the rear elevation were not constructed. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354455. The property owner and applicant is Riley Walker Homes. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Riley stated they moved the cupola because it did not look proportional. They added the chimney to cover the gas fireplace vent.

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

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

Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 6-0.

| Roll Call | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | Aye |
| Mr. Vincent | Aye |
| Ms. Gwinn | Aye |

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 600 Linden Road.

**E. COA 2020-00052 (335 Linden Road)**

Angel Thornhill and Ned Johnson of Onsite Homes were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the construction of a new single family residence at 335 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210451824. The current property owner is Diana Crider, on the day of the meeting the property owner and the applicant will be Onsite Homes. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Johnson confirmed that left, right and rear elevations will have horizontal lap siding, and the gables will have vertical board and batten. He stated the lap and accent siding are both grizzle gray because the intent was to show variation by texture of the material, not by color. He stated the proposed reflective white color for trim would be used for the around the windows, corner

boards, fascia, soffits, garage wrap, and garage doors. He stated the glass door was privacy rated and has a leaded glass appearance.

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

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

Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 6-0.

Roll Call

| | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | Aye |
| Mr. Vincent | Aye |
| Ms. Gwinn | Aye |

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 335 Linden Road.

**F. COA 2020-00053 (10 Azalea Road)**

Applicant Pete Bogle of Bogle Architecture Firm was sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the construction of a new accessory structure at 10 Azalea Road for the Village Chapel. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209053600. The property owner is the Village Chapel and applicant is Pete Bogle and the Bogle Architecture Firm. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Bogle stated the proposed building materials would match existing buildings. He stated the location of the proposed building, Heritage Hall, would add symmetry to the site. He stated the children's play yard would have a wooden fence and would have no permanent play structures. He stated the purpose of the s-curved driveway was to minimize the number of trees being removed and act as a visual block from the road Village Green East. Mr. Bogle stated they are proposing to remove 47 trees, 40 of those are pine trees. He stated for prospective there are 430 trees acres across the site. Ms. Gwinn expressed concern about the landscaping and removal of trees. Mr. Bogle stated they are proposing an additional five parking spaces for a total of 18. He testified that the additional spaces are not required per the Pinehurst Development Ordinance, but functionally and to meet building code requirements, they needed handicap parking behind Heritage Hall. Mr. Bogle discussed additional buffering and landscaping along Village Green East.

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

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

Seconded by Mr. Lurtz. Motion carried by a vote of 5-1.

Roll Call

| | |
|---|---|
| Mr. Lurtz | Aye |
| Mr. Schroeder | Aye |
| Mr. Taylor | Aye |
| Mr. Von Salzen | Aye |
| Mr. Vincent | Aye |
| Ms. Gwinn | No |

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 10 Azalea Road.

Mr. Schroeder moved to leave the public meeting and enter into the regular meeting. Seconded by Mr. Taylor. Motion carried unanimously by a vote of 6-0.

**IV. Review of Normal Maintenance and Minor Work Items**

**A. Minor Works Approved by Staff from 3/16/2020 to 4/16/2020**

No comments from the Commission.

**V. New Business**

Mr. Von Salzen was appointed as Chair to the HPC by Village Council. Anne Lucey and David Herring were appointed to the HPC by Village Council. The terms for Ms. Gwinn and Mr. McChesney expired at the end of May 2020. The Commission thanked them for their service.

**VI. Next Meeting Date**

**A. Regular Meeting on Thursday, June 25, 2020 at 4:00 pm**

**VII. Motion to Adjourn**

Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 6-0 at 6:13 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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



DRAFT

# COA-2020-00064

## ADDITIONAL AGENDA DETAILS:

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for the construction of an in-ground swimming pool at 25 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212873428. The property owners are Jessica and David Neely and the applicant will be Jessica Neely.*

**FROM:**
Peter Hughes

**CC:**
Darryn Burich

**DATE OF MEMO:**
6/19/2020

**MEMO DETAILS:**
The applicant is seeking approval for construction of in-ground swimming pool located in the rear yard of 25 Barrett Road. According to the Historic District Guidelines the addition of an in-ground swimming pool is a Major Work Item. The HPC is responsible for hearing all evidence and determining whether a request is congruous with Historic District for all Major Work Items.

**ATTACHMENTS:**

| Description |
| --- |
| 25 Barrett Road Staff Report |
| 25 Barrett Road HPC Exhibits |
| 25 Barrett Road Findings of Fact |

# PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Peter Hughes, Senior Planner
**CC:** Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
**Date:** June 18, 2020
**Subject:** **Major COA Request for 25 Barrett Road (COA-2020-00064)**

| | |
|---|---|
| **Applicant:** | Jessica Neely |
| **Owners:** | Jessica and David Neely |
| **Professional:** | TBD |
| **Property Location:** | 25 Barrett Road |
| **Zoning:** | R-10 (Medium Density Residential) |
| **Current Land Use:** | Single Family Residence |
| **Proposed Land Use:** | Single Family Residence |
| **PID#** | 855212873428 |

**Request and Background:**

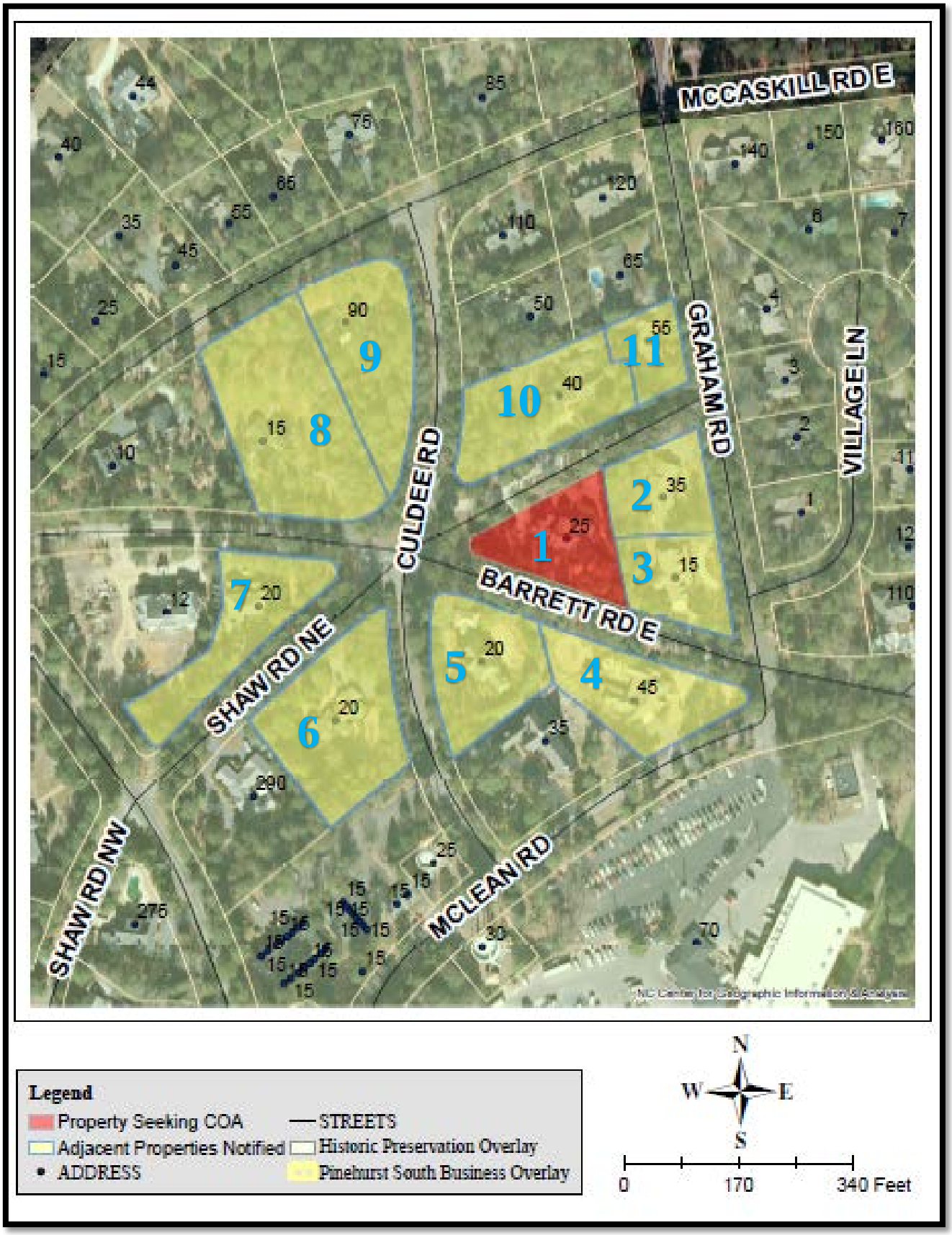
Jessica Neely is requesting a Certificate of Appropriateness for the addition of an in-ground swimming pool at 25 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212873428. The property owners are Jessica and David Neely and the applicant is Jessica Neely.

No previous Major COAs have been issued, but three Minor COAs have been issued for 25 Barret Road. The Minor COAs include a new white picket fence (2007), addition of a pergola (2007), and the removal and addition of new pathways (2007)

The primary structure at 25 Barrett Road is not listed within the National Historic Landmark Survey and is not considered a contributing building. Some of the adjacent properties within the public hearing notification area, are listed as contributing structures. The table and notification map on the following pages include a brief history of the properties and illustrates, which properties where notified.

| National Historic Landmark Survey Table for COA 2020-00064 | | | | |
|---|---|---|---|---|
| #* | Address | Year Built | Contributing | Structure History |
| 1 | 25 Barrett | 2006 | No | Not listed in the National Historic Landmark Survey |
| 2 | 35 Graham | Late 20 C.E. | No | This is a one-story brick and frame ranch house with a broad garage in the gable end. |
| 3 | 15 Graham | 2000 | No | Craftsman Home, non-contributing |
| 4 | 45 Mclean | 2011 | No | Not listed in the National Historic Landmark Survey |
| 5 | 20 Culdee | 1927 | Yes | Behind the Sacred Heart Church is the two-story rectory. It is characterized by a steep gable and hip slate roof, tapestry brickwork, a pointed arch entrance, and a one-story wing with engaged front passage |
| 6 | 20 Shaw NE | Late 20 C.E. | No | This one-story brick ranch house stands on the land where James Barber once had a tennis court for his Thistle Dhu estate. |
| 7 | 20 Barrett | Mid 20 C.E. | No | A combination of brick veneer and frame siding and large picture windows characterize this ranch house. |
| 8 | 15 Barrett | 1969 | No | Not listed in the National Historic Landmark Survey |
| 9 | 90 McCaskill | 1970 | No | Not listed in the National Historic Landmark Survey |
| 10 | 40 Culdee | 1923 | Yes | Blackjack Cottage was built for Mrs. C. M. Butterfield. It is a one-and-a-half-story stuccoed dwelling with steep front and side gables and a shed dormer across the facade. Front and side entrances are headed by round arches. A matching gabled addition has been built to the west side of the house, and a garage is connected to the east side by a walkway. |
| 11 | 55 Graham | 1920s | Yes | This one-story frame house sheathed in vinyl siding has a multi-gabled roof, interior chimneys, and shed hoods over pairs of windows. A Palladian window is found at the south end of the house. |
| *The numbers refer to the location of each property on the following notification map | | | | |

**Notification Map for COA-2020-00064: 25 Barrett Road**

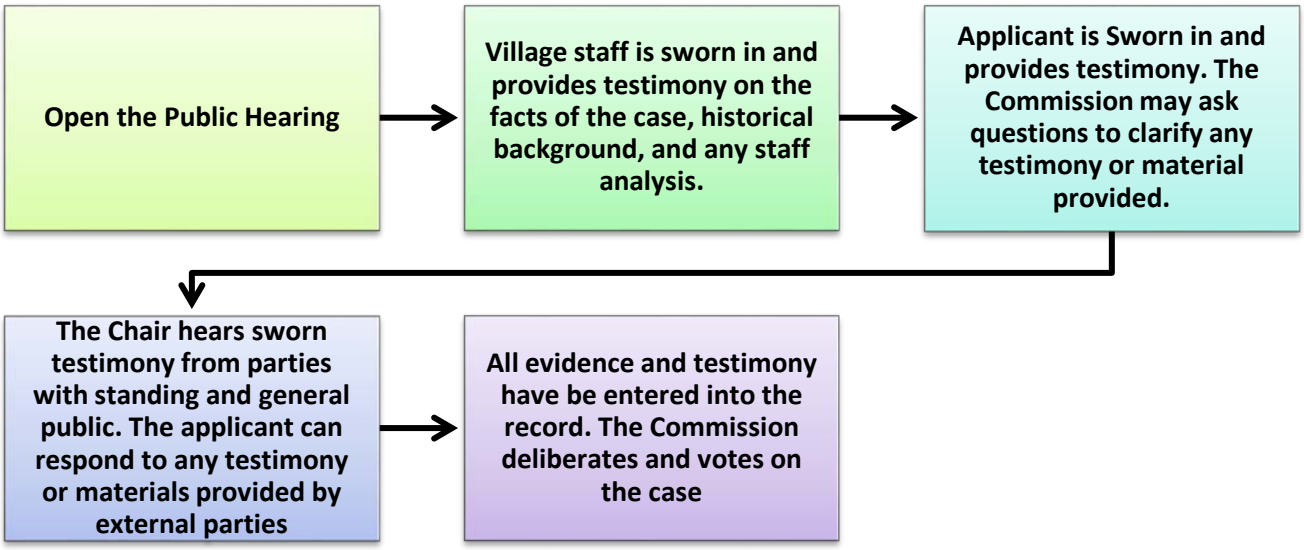


**Evidentiary Hearing Process:**

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

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

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




Roles:

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

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

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

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

**Action by the Historic Preservation Commission:**

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

After conducting the public hearing, the Commission may:

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

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

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

**Standards of Review**

*This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines the addition of in-ground swimming pool is considered Major Work. All Major Work must be approved by the Commission.*

*The proposed in-ground swimming pool will be located in the rear yard and off a private drive/alley. The heavy vegetation screening along the private drive/alley will shield the swimming pool from public view.*

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

Applicable Guidelines Requirements:

*SWIMMING POOLS*

1. Section VIII.D.1 - New in-ground swimming pools must be congruous with the landscape of the Pinehurst Historic District.

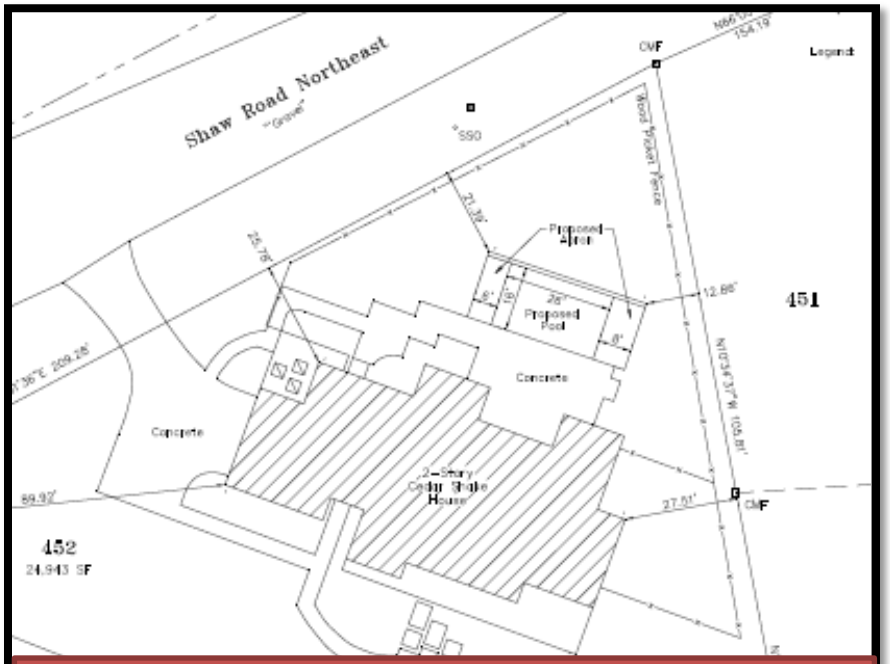
   *The applicant is locating the pool in the rear yard and incorporating new pathways to shield the swimming from public view and incorporate it into the existing landscape of the home. Pools exist throughout the District and it appears from the site plan and proposed location of the pool, that this pool will have the least if any adverse impact on the Historic District Landscape.*

2. Section VIII.D.2 - In-ground swimming pools must not be easily visible from the street

   *The applicant is proposing to locate the swimming pool in the rear yard located adjacent to a private drive/alley that is heavily screened. Based on the site plan and the site visit made by staff the swimming pool appears to be located in a manner that it will not be easily visible from the street.*

**Photo of Rear yard and heavy, existing vegetation screening**

**Photo of Rear Yard**




**Submitted Site Plan**

3. Section VIII.D.1 - Above ground pools are not permitted in the Pinehurst Historic District.

   *The applicant is proposing an in-ground swimming pool*

LANDSCAPING AND VEGETATION

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

   *The applicant is proposing to introduce a swimming pool and new hardscapes to the rear yard. These additions will alter the existing landscape, however the Commission will need to determine if these additions are compatible with the architectural character of the home. The proposed pool and hardscape would be comparable to other properties in the Historic District.*

2. Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
   a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.

   *The applicant is proposing to remove one tree in order to locate the swimming pool in the rear yard. The Tree is located in the rear yard adjacent to ROW, however it is not visible from public view. It is unclear from the application material and site visit made by staff if the tree to be removed is greater than 12 inches in DBH. Assuming that the proposed tree is greater than 12 DBH the removal of one tree from this lot should not unreasonably compromise the historic canopy.*

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

<u>Applicable Guidelines Requirements:</u>

*LANDSCAPING AND VEGITATION*

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

   *The proposed pool will result in the removal of one tree. While tree removal is not encourage, based on the heavy vegetative state of this lot, removal of one tree should not impact the historic canopy.*

2. Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.
   a. Existing brick and stone pavers should be preserved.
   b. Edging materials that are incongruous with the character of the Pinehurst Historic District, such as exposed landscaping timbers, are **not appropriate**.

c. Pre-cast landscape cement block of a commercial nature are **not appropriate** in residential areas.
d. Arbors, trellises, and pergolas should be constructed in a manner that is compatible with the architecture of the primary structure

*The existing walkways are not brick or stone pavers. The applicant is proposing new cement walkways and pool apron that conform to the zoning regulation.*

*There are no exposed landscaping timbers*

*The applicant has not indicated the use of cement block.*

*No arbors or pergolas have been proposed.*

Staff Recommendation for Construction of New Accessory Structure:

*Based on the submitted material and scope of the project, staff would recommend approval for this proposed in-ground swimming pool. The proposed location of the swimming pool and uniquely high level of vegetative screening of the rear yard will reduce any potential negative impact and maintains the harmonious streetscape of the Village of Pinehurst.*

# EXHIBIT A

| | |
|---|---|
| Record Id: | COA-2020-00064 |
| File Date: | 5/29/2020 |
| Application Status: | In Review |
| Application Type: | Historic Certificate of Appropriateness - Major |
| Description of Work: | Install in-ground concrete pool in the backyard of 25 Barrett Rd E. |
| Application Name: | 25 BARRETT RD E POOL |
| Address: | 25 BARRETT Rd, PH 28374 |
| Owner Name: | NEELY, DAVID |
| Owner Address: | 25 BARRETT RD E PINEHURST PINEHURST NC 28374 |
| Parcel No: | 00024311 |
| **Contact Info:** | |
| Name: | Jessica Neely |
| Organization Name: | |
| Contact Type: | Applicant |
| Contact Primary Address: | |
| **Licensed Professionals Info:** | |
| Primary: | N |
| 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: | Remove existing pergola, modify existing concrete walkway as required during construction. | Type of Work: | Alteration |
| Existing Use: | Single Family Medium Density | Proposed Use: | Single Family Medium Density |
| Includes Demolition: | No | Includes Tree Removal: | Yes |
| Estimated Cost of Construction: | 120000 | COA Number: | |

| | |
|---|---|
| *PERMIT DATES* | |
| Application Expiration Date: | |
| Permit Issued Date: | |
| Permit Expiration Date: | |

Front Elevation

Existing Material Proposed Material Proposed Color

Rear Elevation

Existing Material Proposed Material Proposed Color

Right Elevation

Existing Material Proposed Material Proposed Color

Left Elevation

Existing Material Proposed Material Proposed Color

Trim

Existing Material Proposed Material Proposed Color

Windows

Existing Material Proposed Material Proposed Color

Chimney

Existing Material Proposed Material Proposed Color

Foundation

Existing Material Proposed Material Proposed Color

Front Door

Existing Material Proposed Material Proposed Color

Shutters

Existing Material Proposed Material Proposed Color

Garage Door

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Roof

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Roof Exhaust Vents

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Front Porch

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Deck

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Patio

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| **Cement** | **Cement** | **Cement** PNH |

Sidewalk

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| **Cement** | **Cement** | **Cement** PNH |

Sky Lights

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Driveway

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

House Number

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Other

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

**EXHIBIT B**




Vicinity Map (Not to Scale)

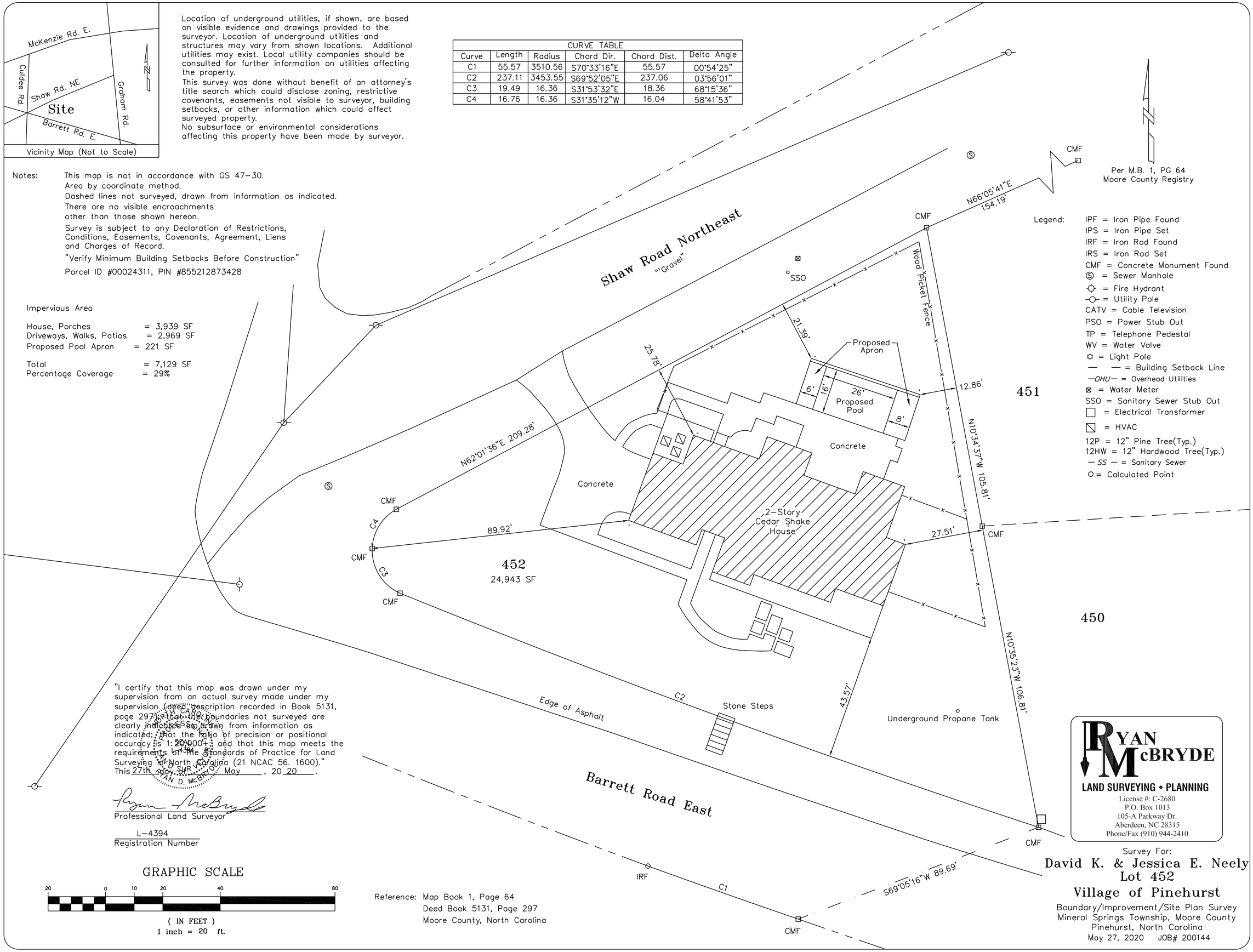
Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve | Length | Radius | Chord Dir. | Chord Dist. | Delta Angle |
| C1 | 55.57 | 3510.56 | S70°33'16"E | 55.57 | 00°54'25" |
| C2 | 237.11 | 3453.55 | S69°52'05"E | 237.06 | 03°56'01" |
| C3 | 19.49 | 16.36 | S31°53'32"E | 18.36 | 68°15'36" |
| C4 | 16.76 | 16.36 | S31°35'12"W | 16.04 | 58°41'53" |

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #00024311, PIN #855212873428

Impervious Area

| | |
|---|---|
| House, Porches | = 3,939 SF |
| Driveways, Walks, Patios | = 2,969 SF |
| Proposed Pool Apron | = 221 SF |
| Total | = 7,129 SF |
| Percentage Coverage | = 29% |




"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5131, page 297); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 27th day of May, 20 20.

Professional Land Surveyor

L-4394
Registration Number

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

Reference: Map Book 1, Page 64
Deed Book 5131, Page 297
Moore County, North Carolina

RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
David K. & Jessica E. Neely
Lot 452
Village of Pinehurst
Boundary/Improvement/Site Plan Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
May 27, 2020 JOB# 200144

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00064 25 Barrett Road

*Introduction*

This matter was heard by the Village of Pinehurst Historic Preservation Commission on June 25, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**Order**

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

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

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

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

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
25 Barrett Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 25 Barrett Road:

_____
_____
_____
_____
_____
_____
_____

The following conditions apply to approval of the Certificate of Appropriateness for 25 Barrett Road:

_____
_____
_____
_____
_____
_____
_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 25 Barrett Road based on the following:

_____
_____
_____
_____
_____
_____
_____
_____

# COA-2020-00067

## ADDITIONAL AGENDA DETAILS:

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for the construction of a new accessory structure and removal of an existing accessory structure at 15 Medlin Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205180599. The property owners are Phillip and Leslie Bailey the applicant will be Cribbs Construction.*

**FROM:**
Peter Hughes

**CC:**
Darryn Burich

**DATE OF MEMO:**
6/19/2020

**MEMO DETAILS:**
The applicant is seeking a COA for both the removal of an existing accessory structure and addition of a new accessory structure at 15 Medlin Road. The existing accessory structure is not listed as a contributing building and is an existing non-conformity because it is located approximate 2 feet from the property line, which is within the setback requirement. The applicant did not submit a historical record of the accessory structure because historical records are only required for primary structures. The proposed new accessory structure is proposed to be approximately 11 feet from the property line (or zoning compliant) and is proposed to be approximately 240 square feet in size. In accordance with the Guidelines. the commission must render a decision on the proposed removal of the existing structure, prior to the consideration of the new accessory structure.

**ATTACHMENTS:**

| Description |
| --- |
| 15 Medlin Road HPC Exhibits |
| 15 Medlin Road Findings of Fact |
| 15 Medlin Road Staff Report |

# EXHIBIT A

| | |
|---|---|
| Record Id: | COA-2020-00067 |
| File Date: | 6/4/2020 |
| Application Status: | In Review |
| Application Type: | Historic Certificate of Appropriateness - Major |
| Description of Work: | Construction of a new 12x20 shed |
| Application Name: | Bailey Shed - 15 Medlin Road |
| Address: | 15 MEDLIN Rd, PH 28374 |
| Owner Name: | Bailey, Phillip and Leslie |
| Owner Address: | 15 MEDLIN ROAD PINEHURST PINEHURST |
| Parcel No: | 00030006 |

**Contact Info:**

| | |
|---|---|
| Name: | |
| Organization Name: | Cribbs Construction Company, LLC |
| Contact Type: | Applicant |
| Contact Primary Address: | |

**Licensed Professionals Info:**

| | |
|---|---|
| Primary: | N |
| License Number: | |
| License Type: | |
| Name: | |
| Business Name : | Cribbs Construction Company, LLC |
| 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: | Construction of a new 12x20 shed | Type of Work: | New |
| Existing Use: | Single Family Low Density | Proposed Use: | Single Family Low Density |
| Includes Demolition: | Yes | Includes Tree Removal: | No |
| Estimated Cost of Construction: | 27000 | COA Number: | |

*PERMIT DATES*

| | |
|---|---|
| Application Expiration Date: | |
| Permit Issued Date: | |
| Permit Expiration Date: | |

# EXHIBIT A

Front Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A - new structure | Hardie Lap Siding | Saybrook Sage HC-114 (Ben Moore) |

Rear Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A - new structure | Hardie Lap Siding | Saybrook Sage HC-114 (Ben Moore) |

Right Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A - new structure | Hardie Lap Siding | Saybrook Sage HC-114 (Ben Moore) |

Left Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A -new structure | Hardie Lap Siding | Saybrook Sage HC-114 (Ben Moore) |

Trim

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A- new structure | Miratek Composite | Elmira White HC-84 (Ben Moore) |

Windows

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A - new structure | Vinyl | Elmira White HC-84 (Ben Moore) |

Chimney

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A | N/A | N/A |

Foundation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A - new structure | treated wood | natural |

Front Door

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A - new structure | Fiberglass | Elmira White HC-84 (Ben Moore) |

Shutters

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

# EXHIBIT A

Garage Door

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Roof

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| N/A - new structure | 30 Architectural Asphalt Shingles | Black |

Roof Exhaust Vents

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Front Porch

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Deck

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Patio

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Sidewalk

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Sky Lights

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Driveway

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

House Number

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

Other

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|

**EXHIBIT B**

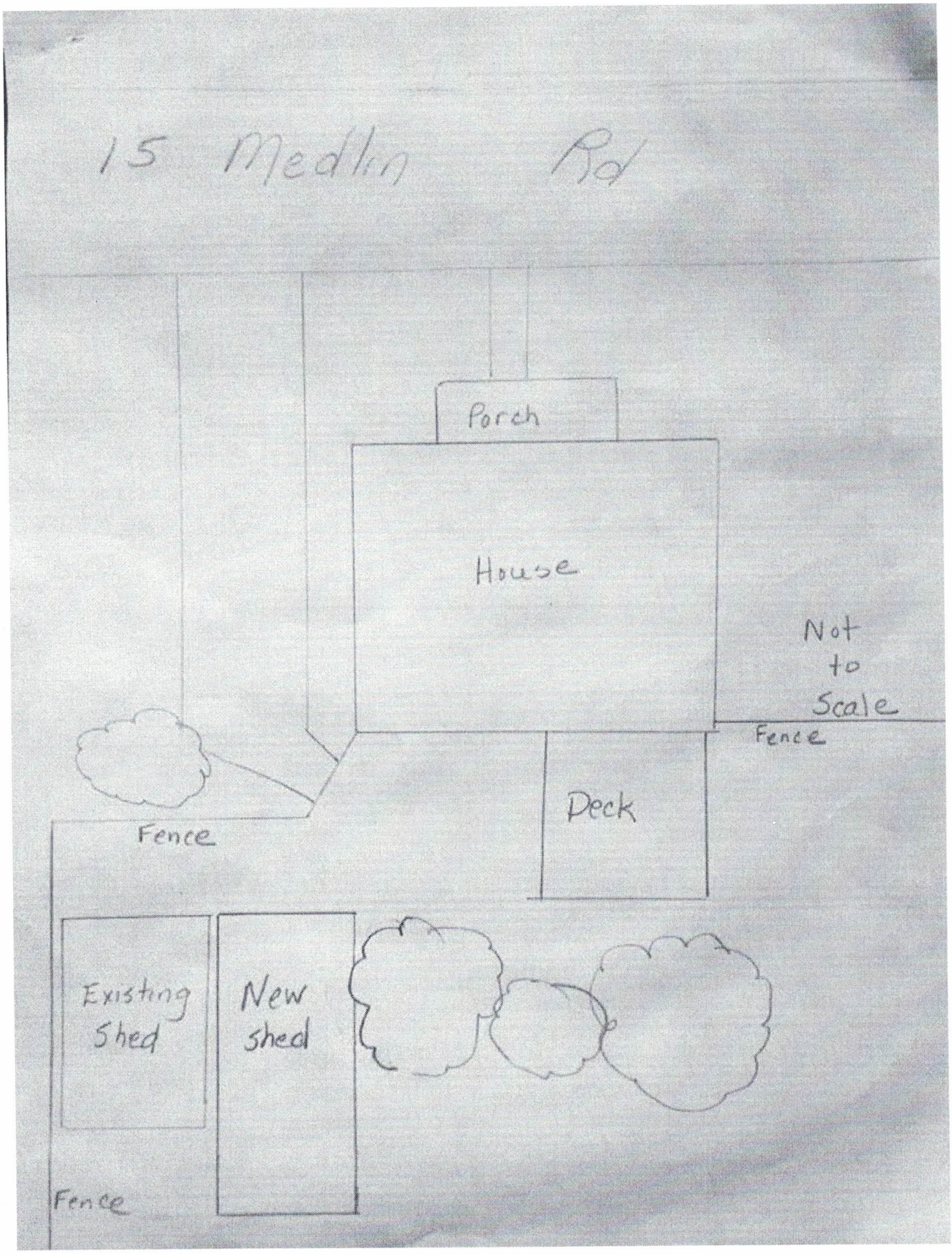
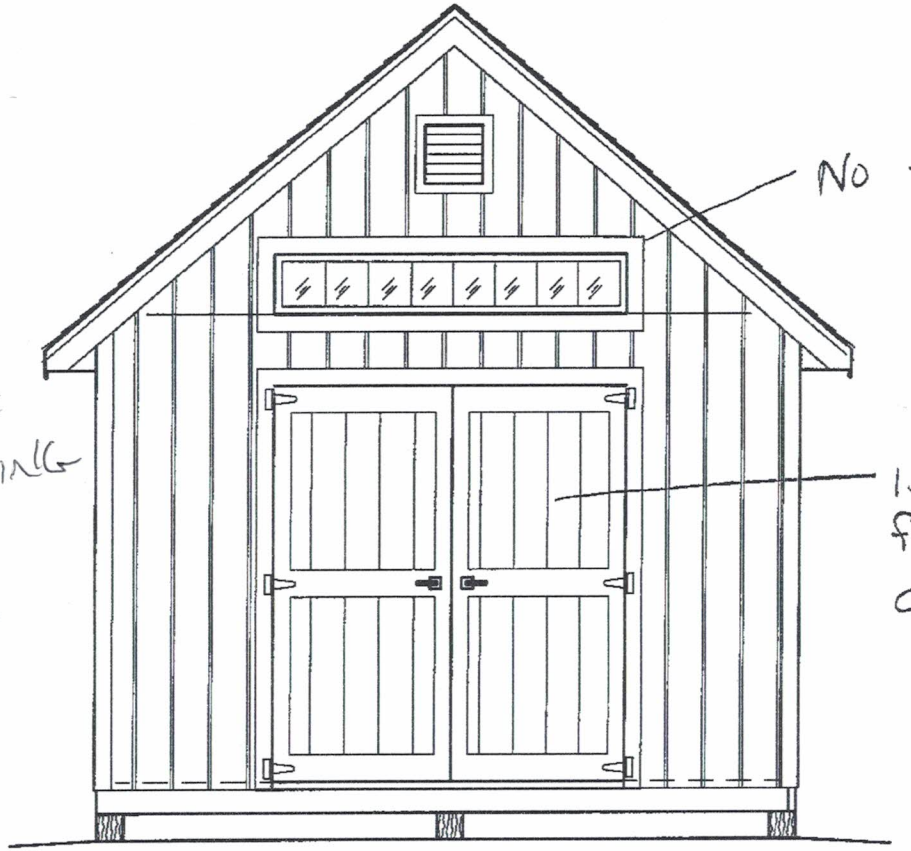

15 Medlin Rd
Porch
House
Not to Scale
Fence
Deck
Fence
Existing Shed
New shed
Fence

EXHIBIT C

15 MEDLIN ROAD




12 x 20 Traditional Victorian Shed Plans

## DRAWING INDEX


| | |
|---|---|
| Page 1 | Title Sheet |
| Page 2 | Floor Plan, Typical |
| Page 3 | Exterior Elevations |
| Page 3.1 | Exterior Elevations |
| Page 4 | Skid Foundation Plan |
| Page 4.1 | Concrete Slab Plan |
| Page 5 | Floor Framing Plan |
| Page 5.1 | Floor Sheeting Plan |
| Page 6 | Wall Framing Plans |
| Page 6.1 | Wall Framing Plans |
| Page 7 | Roof Framing Plans |
| Page 7.1 | Roof Truss Details |
| Page 7.2 | Roof Sheeting Plan |
| Page 7.3 | Truss Top Chord Templates |
| Page 7.4 | Truss Bottom Chord Template |
| Page 7.5 | Truss King Post Template |
| Page 8 | Section |
| Page 8.1 | Details |
| Page 8.2 | Details |
| Page 8.3 | Details |


Please view and download the HOW TO BUILD A SHED tutorial at
http://www.icreatables.com/sheds/how-to-build-shed/how-to-build-a-shed-download.html


Copyright © 2015 BIG IDEA DESIGNS. All rights reserved. To read our License agreement and Legal Disclaimer please visit our website and click on the terms button at the bottom of the page in our Shed Plans section or read it in the How To Build a Shed instructions from icreatables.com. All images and information contained in these plans are copyrighted and may not be distributed, modified or reproduced in whole or in part without the prior consent of Big Idea Designs, llc. These plans are for personal, non commercial use only. These plans are for single use. User of these plans should contact a local structural engineer, architect or government building official to verify that the Plans and other Building Documents meet local code requirements and site conditions.



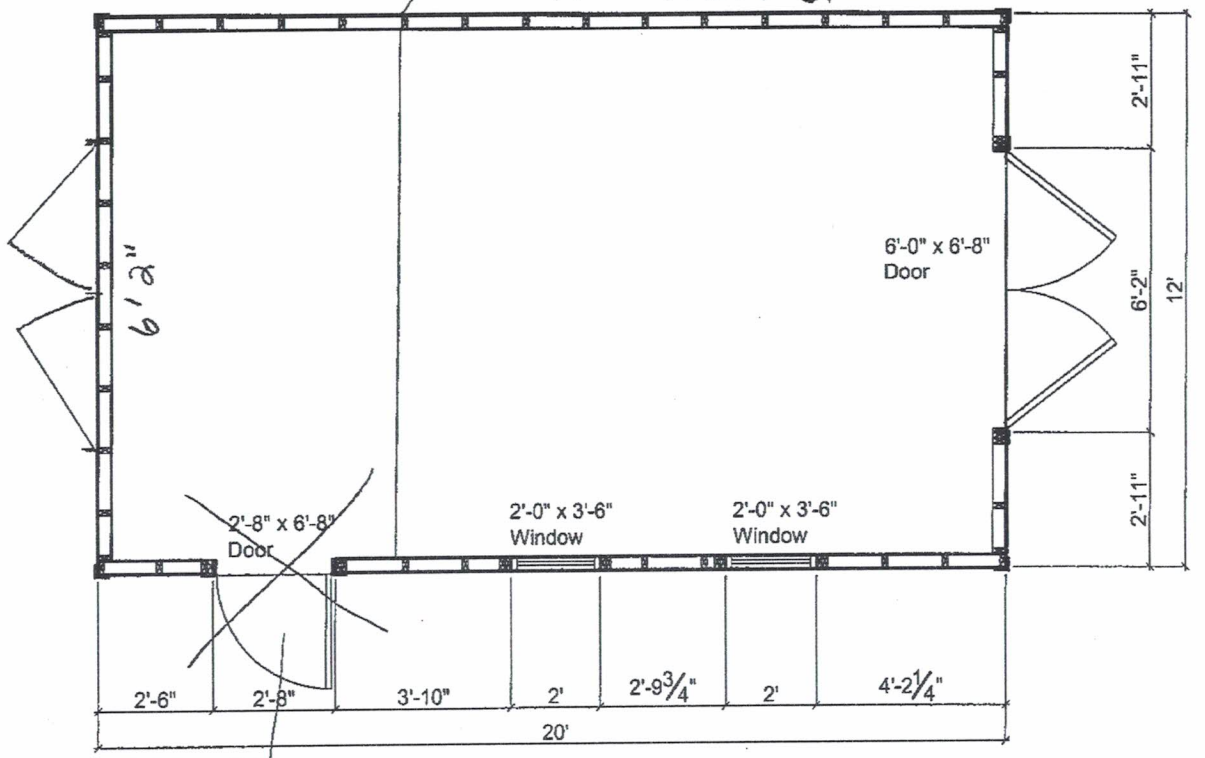


Copyright 2014 Big Idea Designs. www.icreatables.com

**EXHIBIT C**

Dividing wall added
14' front space - 6' back space

Two additional back doors
9 pane fixed glass




FLOOR PLAN

¼"= 1'-0" See wall framing plans for stud layout and material take off.

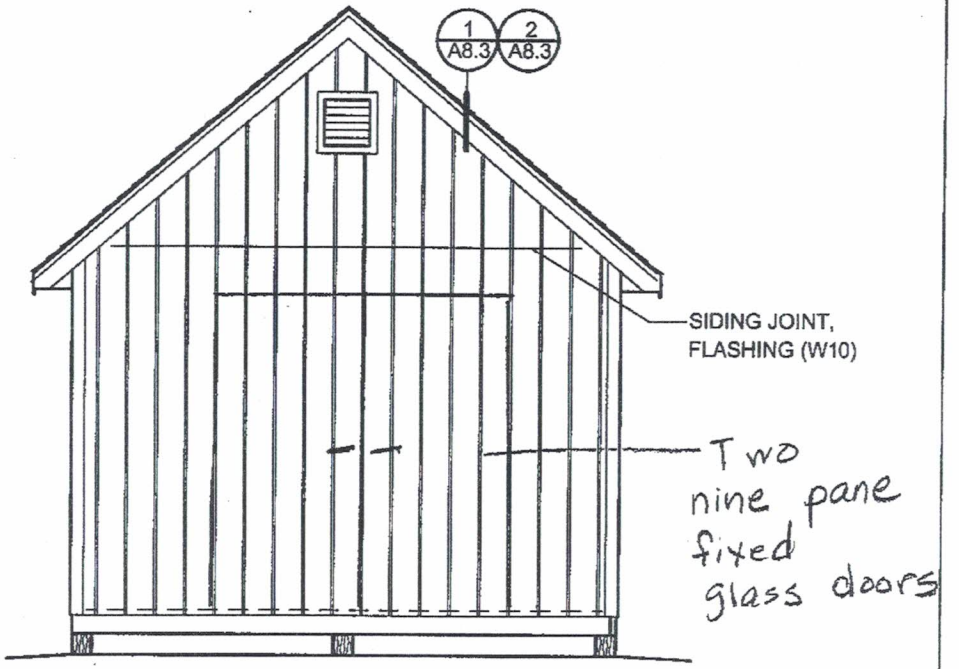
No side door

Floor Plan 2

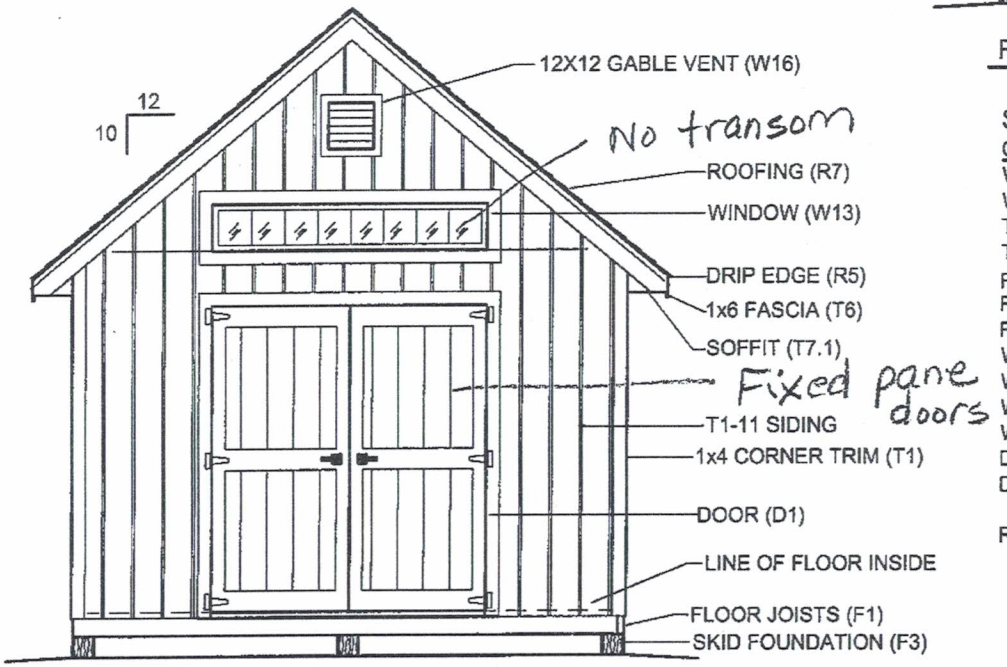
Copyright 2015 Big Idea Designs. www.icreatables.com

**EXHIBIT C**

HARDIE
LAP SIDING
ON
ENTIRE SHED




REAR ELEVATION




FRONT ELEVATION

SIDING AND ROOFING MATERIALS

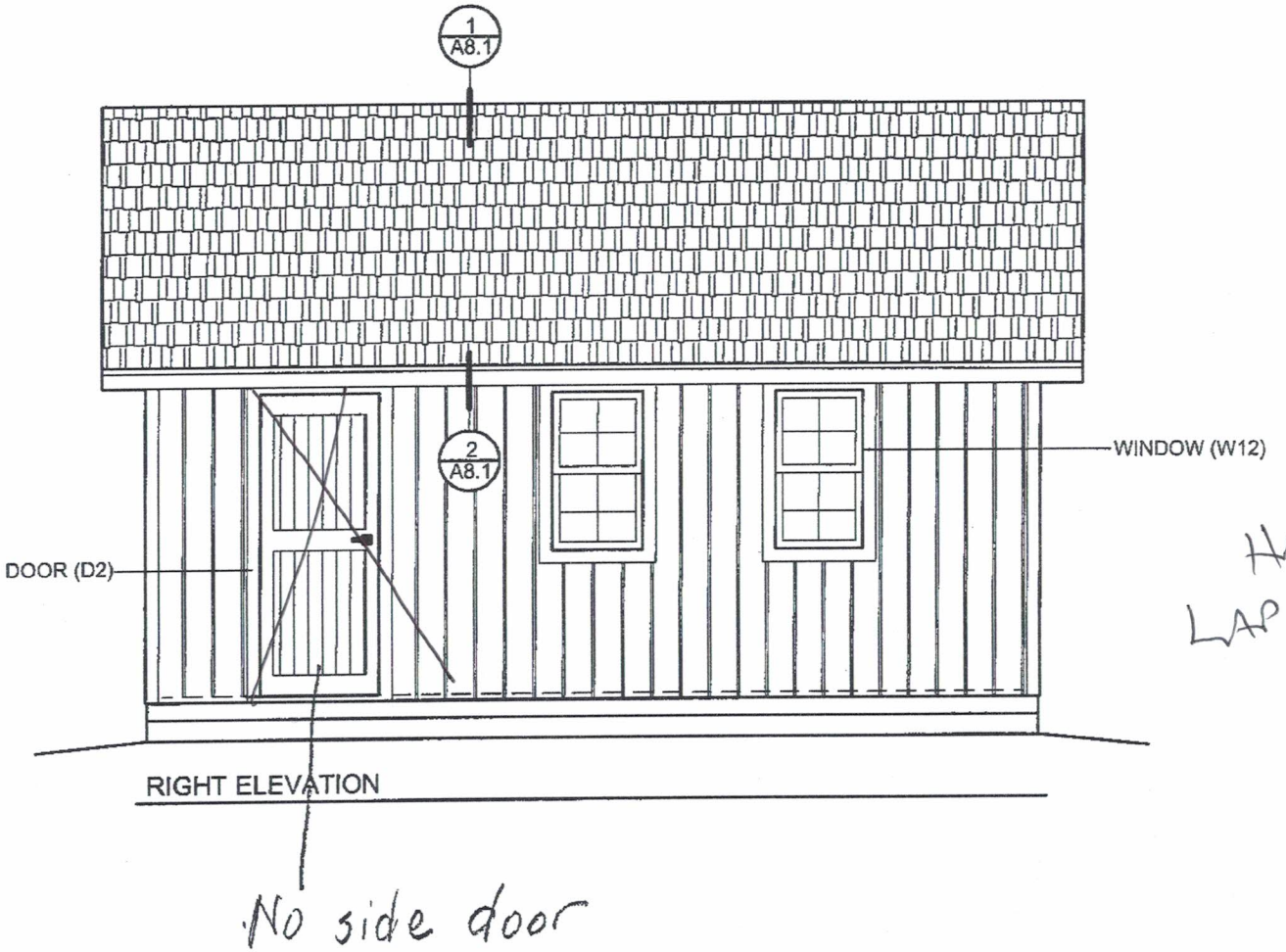
| CODE | DESCRIPTION | LENGTH | QTY. |
|---|---|---|---|
| W7 | 4ft. x 8ft. T1-11 | per plan | 20 |
| W7.1 | 4ft. x 8ft. Textured ply. Soffit | | 2 |
| T4 | 1x4 Wood Trim | 16' | 9 |
| T6 | 1x6 Trim Facia | 16' | 6 |
| R5 | Roof Drip Edge | 1½"x1½"x10' | 10 |
| R6 | 15lb. Roofing Felt | 403 sf. | 1 roll |
| R7 | Shingles | 403 sf. | 4.3 sq. |
| W10 | "Z" Metal Flashing | 10' | 3 |
| W12 | 2036 SH Window | 2'-0" x 3'-6" | 2 |
| W13 | 6010 Fixed Window | 6'-0" x 1'-0" | 1 |
| W16 | Pre made gable vent | 12" x 12" | 2 |
| D1 | 2668 Door | 3'-0" x 2'-6" | 1 |
| D2 | 6068 Double door | 6'-0" x 6'-8" | 1 |

Ramp or stair materials are not shown

Exterior Elevations 3

Copyright 2015 Big Idea Designs. www.icreatables.com

**EXHIBIT C**

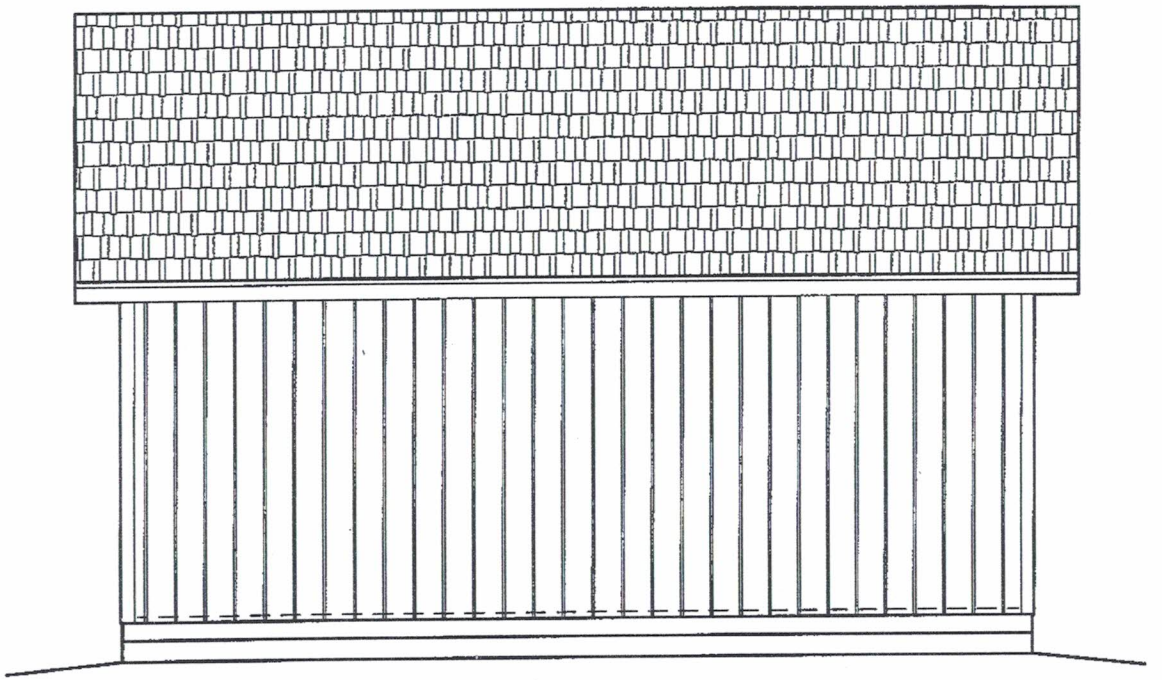



HARDIE
LAP SIDING

Exterior Elevations 3.1

Copyright 2015 Big Idea Designs. www.icreatables.com

**EXHIBIT C**



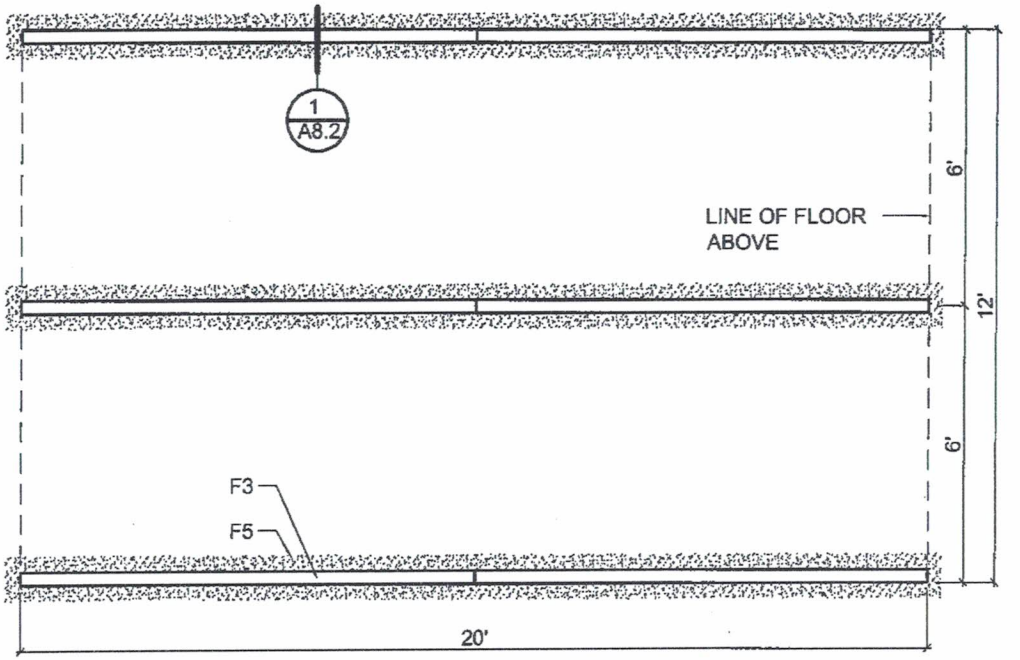
RIGHT ELEVATION

HARDIE
LAP
SIDING

Exterior Elevations 3.2

Copyright 2015 Big Idea Designs. www.icreatables.com

**EXHIBIT C**




FOUNDATION RAIL FRAMING PLAN

1/4" = 1'-0"

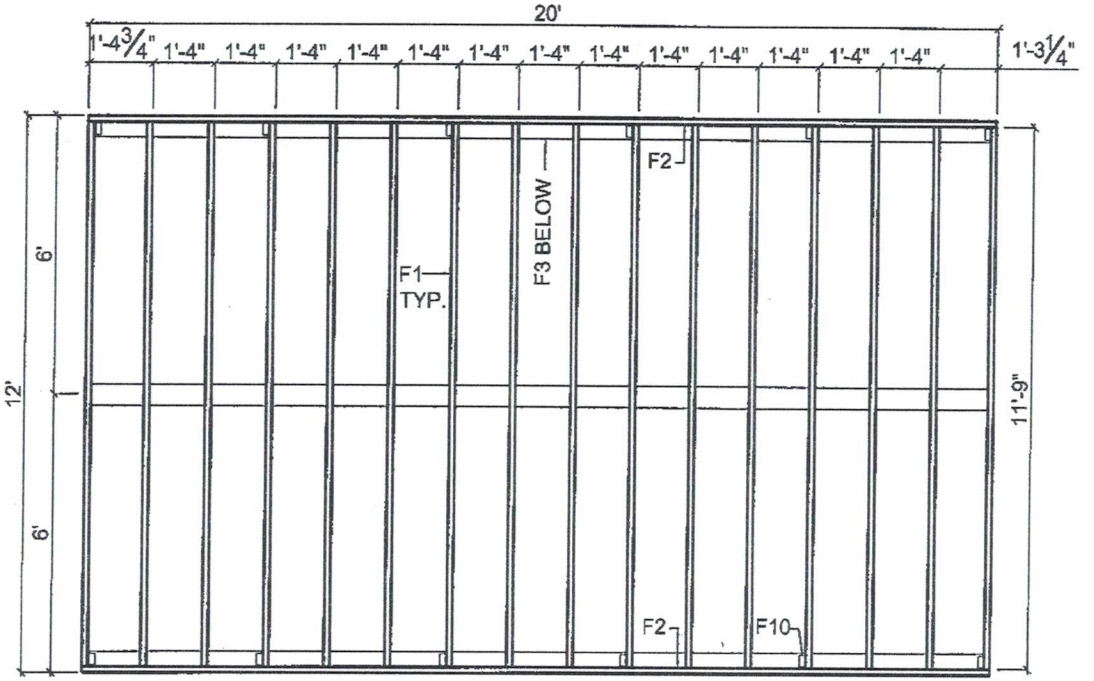
## FOUNDATION MATERIALS

| CODE | DESCRIPTION | LENGTH | QTY. |
|---|---|---|---|
| F3 | 4x6 Skid, treated | 10'-0" | 6 |
| F5 | ½" Gravel | | |

Skid Foundation Plan 4

Copyright 2015 Big Idea Designs. www.icreatables.com

**EXHIBIT C**




## FLOOR FRAMING PLAN

## FLOOR FRAMING MATERIALS

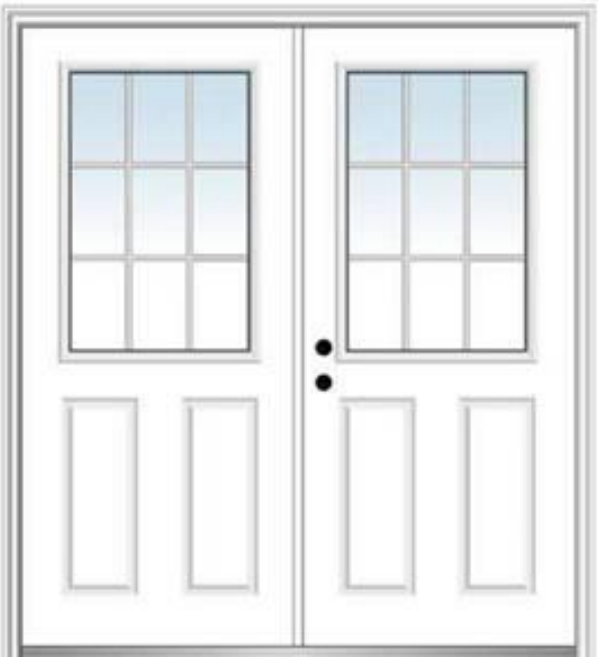
| CODE | DESCRIPTION | LENGTH | QTY. |
|---|---|---|---|
| F1 | 2x6 Floor Joist | 12' | 16 |
| F2 | 2x6 Rim Joist | 20'-0" | 2 |
| F4 | FULL FACE O.S.B. T.&G. | 4'x8'x3/4" | 8 |
| F10 | SIMPSON A23 CLIP | | 12 |

Skid Floor Framing Plan 5

Copyright 2015 Big Idea Designs. www.icreatables.com

# EXHIBIT D

15 Pane Door Reference



9 Pane Door Reference

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00067 15 Medlin Road

*Introduction*

This matter was heard by the Village of Pinehurst Historic Preservation Commission on June 25, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**Order**

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

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

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

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

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
15 Medlin Road

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

_____
_____
_____
_____
_____
_____
_____

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

_____
_____
_____
_____
_____
_____
_____

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

_____
_____
_____
_____
_____
_____
_____
_____

# PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Peter Hughes, Senior Planner
**CC:** Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
**Date:** June 18, 2020
**Subject:** **Major COA Request for 15 Medlin Road (COA-2020-00067)**

| | |
|---|---|
| **Applicant:** | Russ Cribbs |
| **Owners:** | Phillip and Leslie Bailey |
| **Professional:** | Cribbs Construction (Russ Cribbs) |
| **Property Location:** | 15 Medlin Road |
| **Zoning:** | R-10 (Medium Density Residential) |
| **Current Land Use:** | Single Family Residence |
| **Proposed Land Use:** | Single Family Residence |
| **PID#** | 856205180599 |

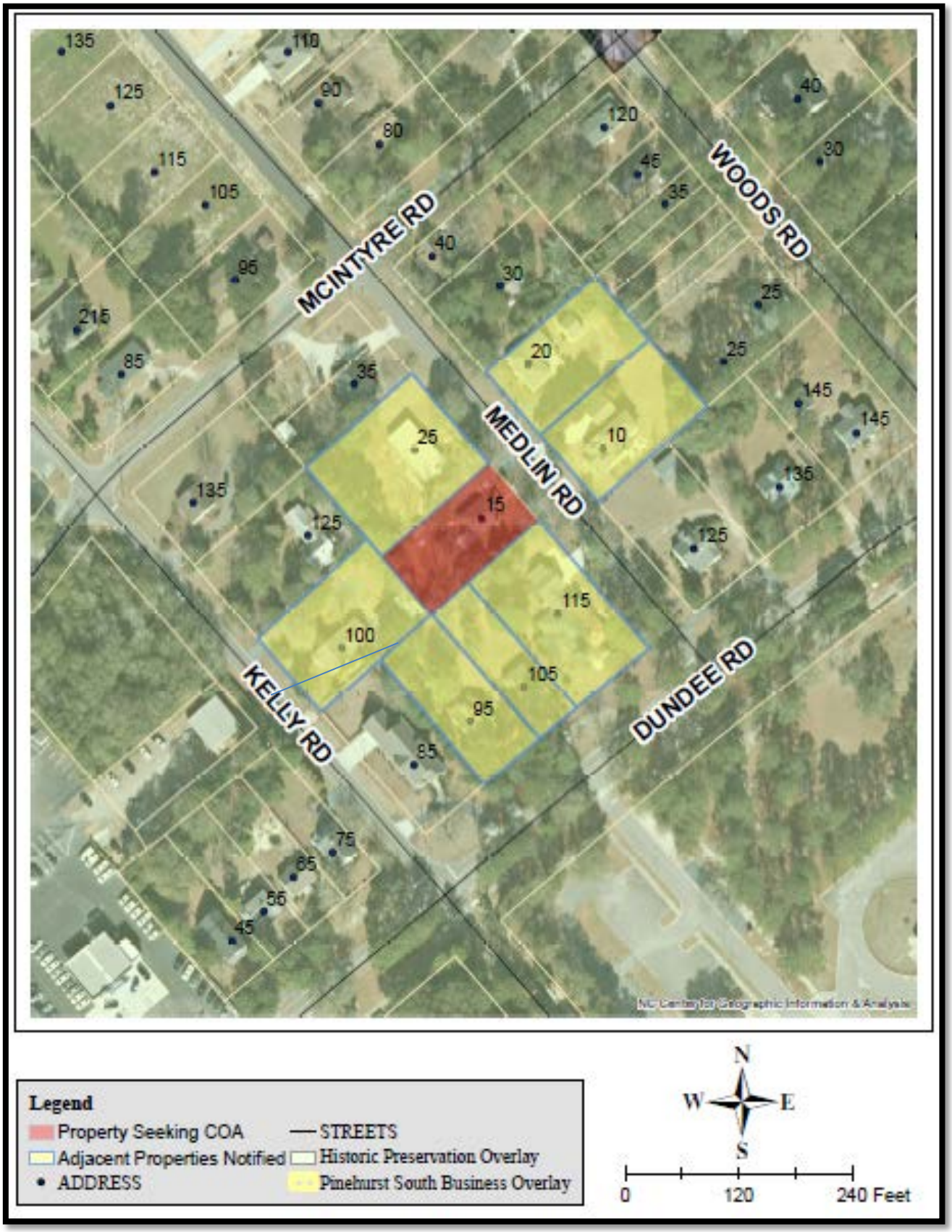
**Request and Background:**

Russ Cribbs of Cribbs Construction is requesting a Certificate of Appropriateness for the addition of a new accessory structure and removal of an existing accessory structure at 15 Medlin Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205180599. The property owners are Phillip and Leslie Bailey and the applicant is Cribbs Construction.

No previous COAs have been requested or issued for 15 Medlin Road

The primary structure at 15 Medlin Road is listed not listed within the National Historic Landmark Survey and is not considered a contributing building. None of the adjacent properties within the public hearing notification area, are listed as contributing structures. The notification map on the following page illustrates, which properties where notified.

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

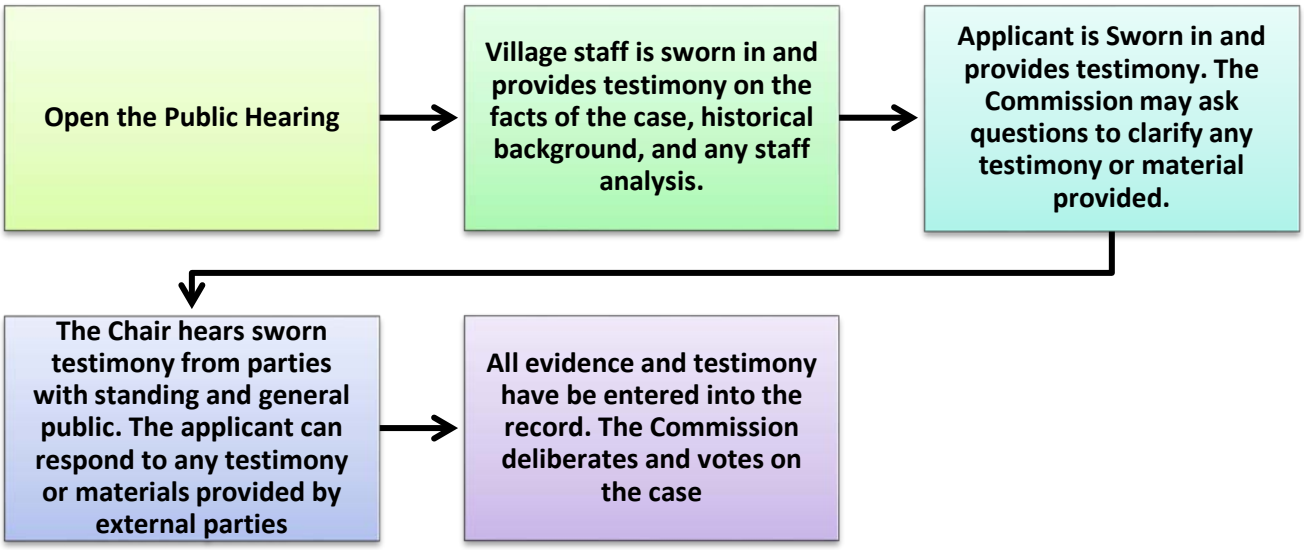


**Evidentiary Hearing Process:**

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

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

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




Roles:

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

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

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

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

**Action by the Historic Preservation Commission:**

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

After conducting the public hearing, the Commission may:

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

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

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

**Standards of Review**

*This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines the addition of a new accessory building and demolition of an existing accessory structure (greater than 120 square feet) are considered Major Work. All Major Work must be approved by the Commission.*

*The proposed demolision is of a non-contributing shed located in the rear yard of the property. The applicant is demolishing the structure to make space for construction of a new accessory structure. By demolishing the existing structure the applicant is becoming more zoning compliant by removing an existing non-conformity from the lot. The existing accessory structure sits approximately 2 feet off property line and the Village of Pinehurst Development Ordinance requires accessory structures to be located 10 feet off property line. The new structure if approved would sit approximately 11 feet off the side property line.* ***The Commission must rule on the demolition of the existing shed prior to approving the construction of the new accessory structure, according to the Guidelines.*** *This can be accomplished through one COA or one application, however the Commission will need to approve both request through individual motions.*

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

Applicable Guidelines Requirements for Demolition of Existing Shed:

*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. Removal or relocation of an accessory buildings must comply with the Guidelines in Section VIII.

   *The applicant is proposing to remove an existing accessory structure. Like the home, the existing shed is not listed as a contributing structure and the existing shed looks out of place when compared to other accessory structures in the Historic District and when compared to what is being proposed to replace the existing shed. Based on the non-contributing status and plain architecture features of the shed, it could be considered to add very little if any character to the primary structure.*

   *The applicant has submitted for demo permits and will following the Guidelines of section VII.*

**Existing Shed at 15 Medlin Road**

2. Section III.I.11 - If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition must be approved prior to consideration of the new construction.

   *The Commission will need to make a motion approving the demolition before considering the request for the construction of a new accessory structure.*

*DEMOLITIONS*

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

   *The proposed demolition is not of a primary structure, therefore the applicant did not need to submit a historical record of the structure.*

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

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

<u>Applicable Guidelines Recommendation for the Demolition of Existing Shed:</u>

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

*No recommendations apply to the demolition request.*

*DEMOLITIONS*

1. Section VII.B.1 – Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.

   *The existing accessory structure is not listed within the National Landmark Historic Survey as a contributing building.*

2. Section VII.B.4 - Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.

   *The applicant has not indicated whether there is or is not salvable material.*

3. Section VII.b.5 - Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials.

   *The applicant will be notified of this requirement to protect adjacent properties during demolition. Based on the landscape of the lot it appears no mature trees will be impacted by the removal of this shed from the property.*

<u>Staff Recommendation for the Demolition of the Shed:</u>

*Based on the non-contributing status of the shed and lack of defining architectural details staff has no issue with the proposed demolition from a historic review perspective. Staff would also like to mention, from a zoning perspective, this demolition if approved would remove an existing non-conformity and bring the lot into greater compliance with the zoning ordinance. Staff would recommend the demolition of the existing shed.*

<u>Applicable Guidelines Requirements for the New Structure:</u>

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

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

   *The scale of the proposed structure based on the submitted material appears to be compatible with the character of the home, as both are single story structures and have relatively small foot prints. The existing home is just over 1000 square feet and the accessory structure is to be 240 square feet. The proposed structure would also appear to be congruous with other accessory buildings in the Pinehurst Historic District.*

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

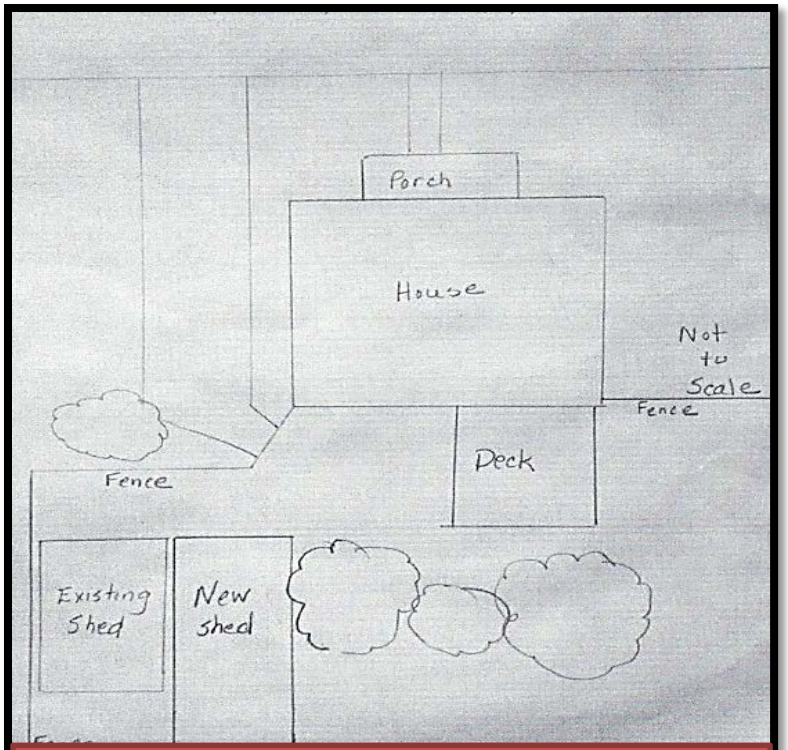
*The proposed accessory structure based on the single story proposal will not be taller than the primary structure. The accessory structure would be smaller, yet comparable in scale to the existing structure. Moore county assessor's office list the home to be 1010 square feet and the proposed structure is to be 240 square feet.*

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

   *The proposed location of the new accessory structure will be located in the rear yard of the lot.*

**Existing Shed at 15 Medlin Road**

**Proposed location is just left of existing shed**




**Submitted Site Plan**

BUILDING MATERIALS

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

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

*The proposed siding material is hardie lap siding. The use of hardie board is not explicitly compliant with the Guidelines, however would be congruous with other structures in the Historic District and is a material the Commission has approved previously.*

*The proposed trim material is MiraTec Trim Boards. MiraTec is a composite wood that combines the authentic woodgrain look with the longevity of an engineered product. According to the Historic District Guidelines, the use of engineered wood product on existing structures is permitted, but must not cover other wooden details. However for new construction engineered wood product is not listed as an appropriate or inappropriate material.*

*The proposed wood treated foundation is similar with other structures within the Historic District and is an appropriate material according to the Historic District Guidelines.*

*The front door is proposed to be fiberglass. Fiberglass has become an industry standard for doors because the longevity of the product and ability to withstand the elements. The Historic District Guidelines do not list fiberglass as appropriate or inappropriate material, however many homes and especially new construction use fiberglass doors.*

*The proposed roofing material is 30 Architectural Asphalt Shingle. Asphalt shingles are another industry standard material, especially for accessory structures. The applicant did not indicate, but it is likely the proposed roofing material matches what is on the existing home. The proposed roofing material is compliant with the Guidelines.*

*The proposed windows (specifically the framing) is proposed to be vinyl. Vinyl is listed as an inappropriate material, however is a material that is utilized by many homes within the Historic*

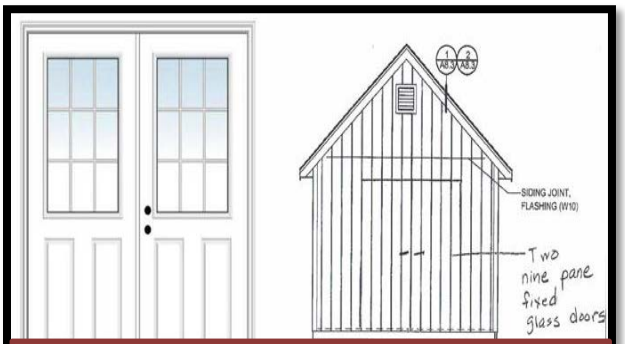
*District. The Commission has the ability to approve projects that do not meet the Guidelines if the burden of proof is satisfied.*

*WINDOWS AND DOORS*

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

   *The proposed 12 and 9 pane doors for the new accessory structure are similar to other accessory buildings in the district and compatible to the architecture of the existing home.*

**Proposed Front Door Style**



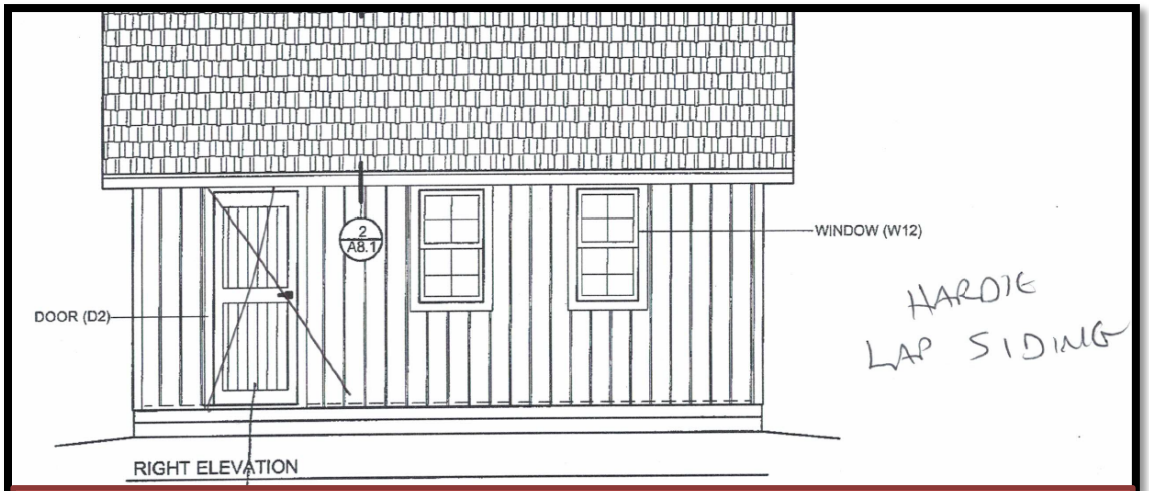

**Proposed Rear Door Style**

*The proposed 15 pane door would match the existing 15 pane door on the front of the home.*

**Front Elevation of the 15 Medlin Road**

*The proposed 4 over 4 windows are a style used throughout the Historic District, the primary structure features 6 over 6 windows. While the proposed windows are not an exact match to the*

*windows featured on the home, the proposed location of the windows on the right elevation and proposed location of the building in the rear yard would shield them from public view.*




**Proposed Accessory Building Right Elevation**

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

   *The applicant did not indicate through the application or submitted material, if the windows will feature divided or simulated divided lights. The applicant also did not indicate through the application whether snap in muntins will be used.*

*PAINT*

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

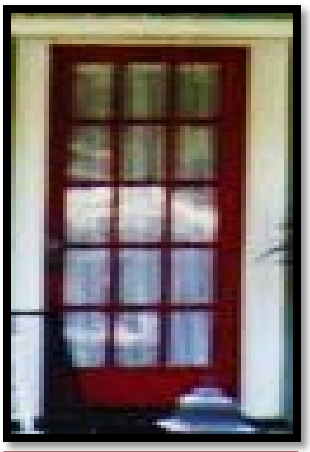
   *The applicant has indicated the intent to use a muted color scheme. The majority of the building (lap siding) being painted Saybrook Sage HV-114, the trim will be painted Elmira White (shown below), and the windows and doors will be painted Elmira White as well. The proposed paint scheme is compatible with existing primary structure and congruous with Historic District.*

Applicable Recommendations from the Historic District Guidelines:

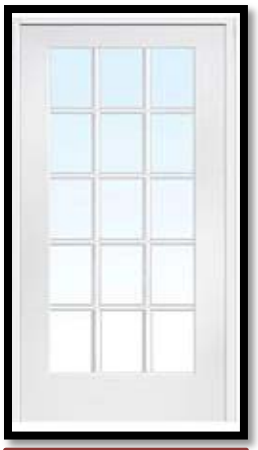
*ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS*

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

   *The applicant as previous discussed is proposing doors that match the existing home and windows that are different, but similar.*

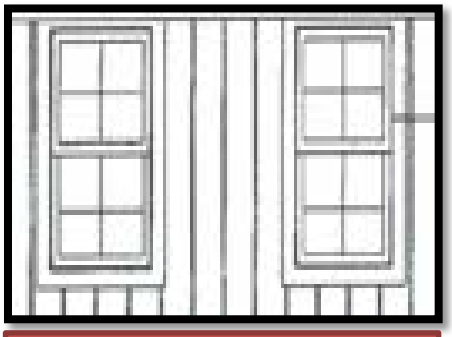


**Existing Front Door**



**Proposed Door**

**Existing Windows**



**Proposed Windows**

*ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS*

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

   *As discussed above the proposed doors match, however the proposed windows differ slightly from the existing home.*

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

   *Based on the material submitted it is unknown whether the foundation of the accessory structure will align with the foundation of the primary structure. Staff has reached out to the applicant and will provide this information prior to the public hearing.*

*PAINT*

*No relevant recommendations*

<u>Staff Recommendation for Construction of New Accessory Structure:</u>

*Based on the submitted material staff and scope of the project, staff would recommend approval for this proposed accessory building. The applicant is proposing to match the color scheme to the primary structure and utilizing a style of architecture with the proposed lap siding that is common in the Historic District and especially common on Medlin Road. Because the applicant was unable to secure a professional survey prior to the meeting and has submitted hand drawn site plan for reference, staff would recommend the condition of a surveyed site plan to be required prior to staff issuing a COA on behalf of the Commission and prior to the issuing of any building permits.*

# COA-2020-00068

## ADDITIONAL AGENDA DETAILS:

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for a modification to front elevation roof line at 35 Orange Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856209061956. The property owners are Thomas and Maureen O'Connor and the applicant will be Thomas O'Connor.*

**FROM:**
Peter Hughes

**CC:**
Darryn Burich

**DATE OF MEMO:**
6/19/2020

**MEMO DETAILS:**
The applicant is seeking a COA for the modification of a front elevation roof-line. According to the Historic District Guidelines, roof line changes are considered Major work. The HPC is responsible for hearing all evidence and determining whether the proposed change is congruous with the Historic District.

**ATTACHMENTS:**

| Description |
| --- |
| 35 Orange Road Staff Report |
| 35 Orange Road HPC Exhibits |
| 35 Orange Road Findings of Fact |

# PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Peter Hughes, Senior Planner
**CC:** Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
**Date:** May 20, 2020
**Subject:** **Major COA Request for 35 Orange Road (COA 2020-00068)**

| | |
|---|---|
| **Applicant:** | Thomas O'Connor |
| **Owners:** | Thomas O'Connor |
| **Professional:** | TBD |
| **Property Location:** | 35 Orange Road |
| **Zoning:** | R-10 (Medium Density Residential) |
| **Current Land Use:** | Single Family Residence |
| **Proposed Land Use:** | Single Family Residence |
| **PID#** | 856209061956 |

**Request and Background:**

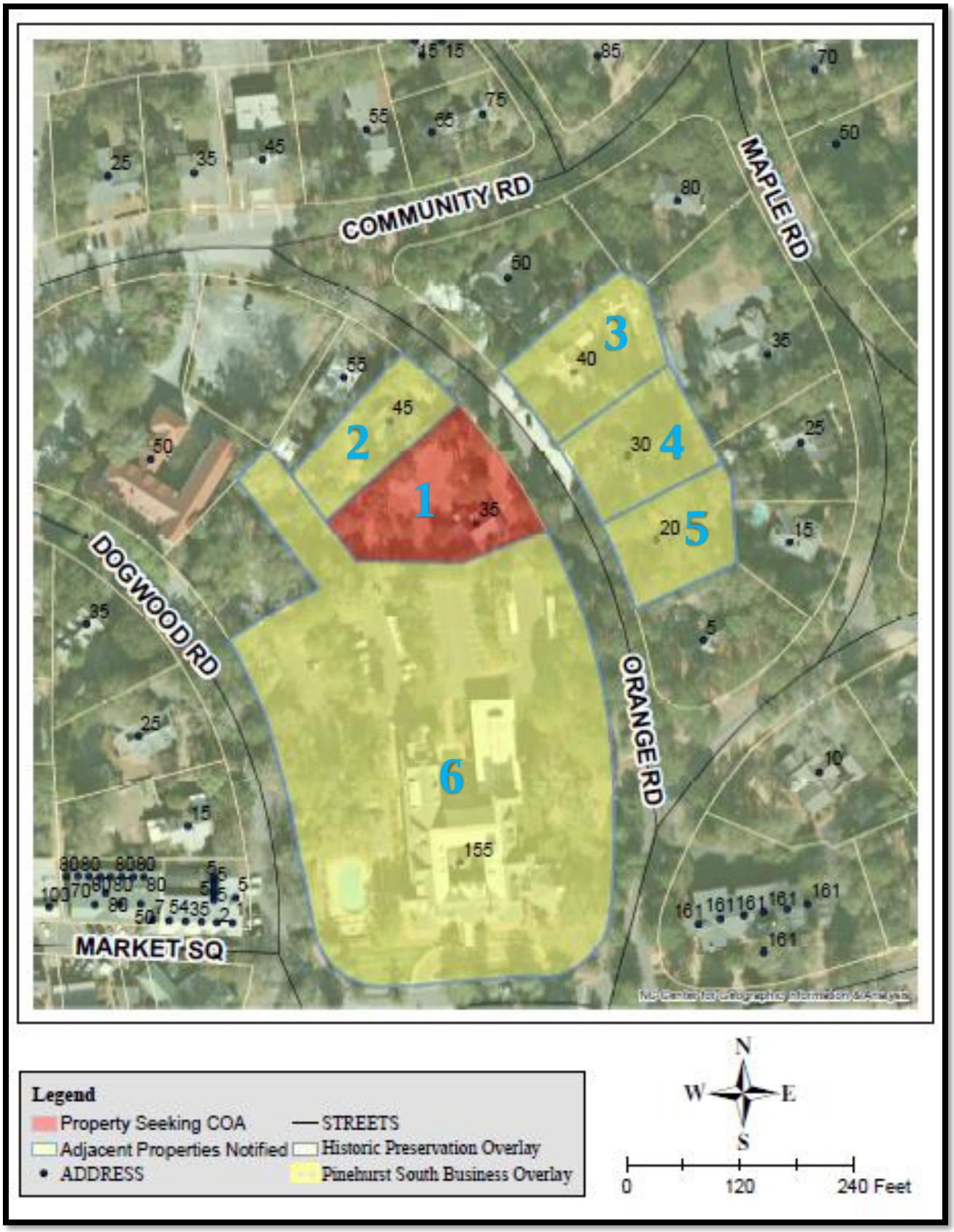
Thomas O'Connor is requesting a Certificate of Appropriateness for an exterior modification to a residence located within the Pinehurst Historic District at 35 Orange Road. The applicant is proposing to modify the existing roofline, using matching or compatible material, in order to create a symmetric roofline across the front elevation of the home. The property owner is Thomas O'Connor and can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212971112.

35 Orange has received one previous Major COA. In 2007, a Major COA was issued for the demolition of an accessory dwelling and garage. The garage was not demolished, because the applicant saw potential in a future restoration project. 35 Orange has also received two Minor COAs, the first for relocation of utilities and the addition of a new 3.5 foot white picket fence (2007) and the second for re-shingling the roof, re-paint/restoration of existing windows, and addition of new gutters (2020).

According to the National Historic Landmark Survey, the primary structure at 35 Orange was constructed in 1916 and is listed as a contributing building. Many of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

| National Historic Landmark Survey Table for COA 2020-00068 | | | | |
|---|---|---|---|---|
| #* | Address | Year Built | Contributing | Structure History |
| 1 | 35 Orange | 1916 | Yes | The Holly is a one-and-a-half-story frame cottage with a gable-end facade, gabled dormers, molded siding, and an enclosed front porch with additions. |
| 2 | 45 Orange | 1918 | Yes | Pinecrest Lodge is a one-and-a-half-story frame dwelling with German siding, a gable roof with front shed dormers, and a hip-roofed front porch. |
| 3 | 40 Orange | 1920 | Yes | Afterglow is a one-and-a-half-story frame cottage with wide German siding, a clipped gable roof, three shed dormers on the facade, casement windows, French doors, and an arched hood over the central entrance. |
| 4 | 30 Orange | 1920 | Yes | This one-story house is stuccoed, has a gable roof, front ell, and classical front and side entrances. In 2020, this home was issued a Major COA to reside the home using hardie board lap siding. |
| 5 | 20 Orange | 1917 | Yes | This one-story frame house has a form typical of the period, but is unusual in being sided with ceramic blocks. The gables are stuccoed, and there is a screened corner porch. |
| 6 | 155 Cherokee | 1970s | No | In 1976 the Radcliffe was torn down and thereafter this large apartment or condominium building was erected in its place. It is a two-story structure with both brick and frame sections with Colonial Revival details. It is broken down into several attached blocks to minimize the bulk of the place. |
| *The numbers refer to the location of each property on the following notification map | | | | |

# Notification Map for COA 2020-00068: 35 Orange Road

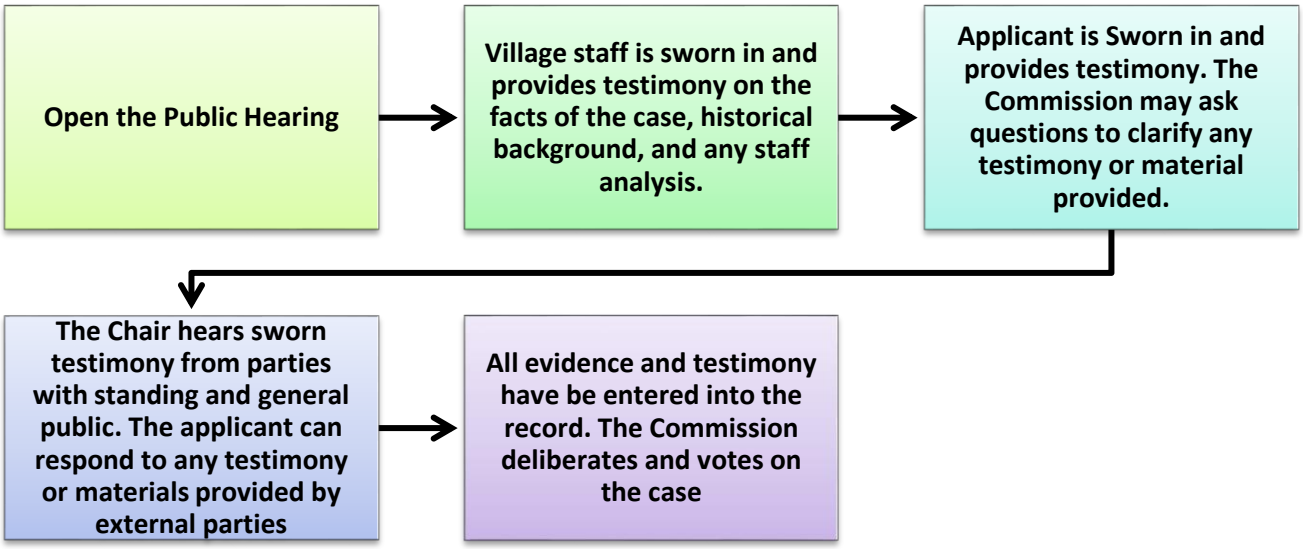


**Evidentiary Hearing Process:**

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

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

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




Roles:

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

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

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

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

**<u>Action by the Historic Preservation Commission</u>:**

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

After conducting the public hearing, the Commission may:

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

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

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

**Standards of Review**

This request is before the Commission because the applicant is proposing to alter the existing roofline and roofline changes are considered Major Work. W*hile the proposed change is relatively minor in scale, the Commission is the responsible party for making the final determination because the Guidelines do not permit staff to approve any roofline change.* All Major Work **must** be approved by the Commission.

The applicant is proposing to raise the left side of the front roofline approximately 6 inches. The reason for this proposed change is to create a level and symmetrical roofline across the front elevation roofline.

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

Applicable Guidelines Requirements:

*ROOFS*

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

   *The applicant's proposing to raise the existing roof line approximately 6 inches. The applicant has indicated in their application that realigning the roof will require rebuilding the right (east) section of roofing infrastructure. Realignment will require modification to the eave, rafter, collar, bracing, battens, sheeting, flashing, and shingles. The end result of the proposed change is an aesthetically seamless and symmetric roofline. The applicant is proposing this change to enhance the visual appeal of the house and to alleviate some water runoff issues created by the disjointed roof system. This proposed change would be compatible with the existing architecture and match other rooflines with the Historic District.*

**Front Elevation of 35 Orange Road (staff photo)**

**Roofline Close-up of 35 Orange Road (staff photo)**

**Roofline 35 Orange Road (staff photo)**

Applicable Guidelines Recommendation:

*ROOFS*

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

   *According to the Guidelines using material that is matching or compatible is preferred. The applicant has indicated through the application that they intend to match all new material to existing material. By matching the material, the applicant is maintaining the historical look and character of the structure.*

2. 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.

   *The applicant did not indicate in the Major COA application the installation of new gutters, however staff has informed the applicant of this provision when issued a minor COA for the re-shingling of the roof, new gutters, and repainting/restoration of existing windows.*

*PAINT*

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

   *The applicant did not indicate the intent to repaint, however staff reached out to the applicant and confirmed that any touch-up or repaint will match the existing paint color of the home.*

*STAFF RECOMMENDATION*

*The applicant's proposed modification to raise the left side of the existing roof is minor in scale, but is considered to be a roof-line change, therefore has to go through the HPC process. Staff believes this proposed change to be an improvement to the overall aesthetic of the home that if approved would result in a seamless roofline. Staff recommends approval of this request because the proposed modification is compliant with the Guidelines and is in line with the special character of the Historic District.*

EXHIBIT A

VILLAGE OF PINEHURST

# 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 | 35 ORANGE RD |
| City, State, Zip Code | PINEHURST, NC 28374 |
| Parcel ID # | 00028352 |

| Owner Information | | | |
|---|---|---|---|
| Name | Thomas O'Connor | Home Phone # | — |
| Street Address c/o | 11220 Angus Pl | Mobile Phone # | 301 646 0411 |
| City, State, Zip Code | Potomac MD 20854 | Business Phone # | — |
| Email | toc@trustdfs.com | | |

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

EXHIBIT A

VILLAGE OF PINEHURST

# 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 | SEE ATTACHED "DESCRIPTION OF THE CHANGES TO THE Structure". | | |
| Type of Work | ☐ Addition | ☑ Alteration | ☐ New |
| Existing Use | | Proposed Use | |
| ☐ Vacant<br>☐ Single Family Low Density<br>☑ Single Family Medium Density<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | | ☐ Vacant<br>☐ Single Family Low Density<br>☑ Single Family Medium Density<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | |
| Includes Demolition | | ☑ Yes ☐ No | |
| Includes Tree Removal | | ☐ Yes ☑ No | |
| Estimated Cost of Construction | | $10,000 | |

EXHIBIT A

VILLAGE OF PINEHURST

# 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 | wood infrastructure | MATCH | |
| Rear Elevation | Architectural | Existing | |
| Right Elevation | shingle | | |
| Left Elevation | wood infrastrure | | |
| Trim | Architectural | pink | |
| Windows | shingle | | |
| 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 pink
- ☐ Landscaping Plan

### Certification

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

Applicant Signature: _____ Date: 6/4/20

**EXHIBIT A**

Description of the Changes to the Structure

Elevate the roofline of the East-facing corner on the house approximately 6" vertically at the eave, flattening the slop approximately 4degrees such that is aligns with the existing front-facing central and right sections of the roofline. This roof section, subject of this request, can be viewed in its entirety by facing the house from Orange Road and looking at the left side of the front shed roof line. This alignment is required to make the front roofline visually seamless and allow for a continuous line of gutter and to efficiently move water off the roof(s) and away from the structure and foundation. The section of roof to the elevated on its eave-edge is approximately 120 square feet, with the lead edges and eaves being front-facing length of 10 linear feet and the side-facing length 12 linear feet. Realigning roof section requires rebuilding infrastructure of roof section ( eave, rafter, collar, purlin bracing, battens, sheeting, flashing, and shingles).

**EXHIBIT B**

June 4, 2020

Historic Preservation Commission (HPC)
Village Of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

Dear Ladies and Gentlemen of the Commission:

I am commencing a full restoration of 35 Orange Road over the coming months. I come to the HPC requesting a Certificate of Appropriateness (COA) for major work for the first phase, a realignment and repair of a front-facing section of the roofline. (I am submitting two separate applications for major work due to the pacing and planning of the work to be completed).

This first application to change this section of the front-facing roof-line is needed to align the entirety of the street-facing roofline and gutters. (I will be submitting a second application for a COA/major work for the majority of rehabilitation/restoration - siding, doors, etc. - after we complete the requested minor work and the roof re-alignment.

***Subject Property***

35 Orange Road, a half acre parcel (Lot 1308) which borders the Holly Inn parking lot to the south and an outparcel owned by the Pinehurst Corporation to the west. This parcel has a main 2 story cottage ("Holly House") facing Orange Road, and storage building/garage along the back (southwest) property line.

Your property file will show a demolition permit granted in 2007 to remove a dilapidated cottage and this same storage building/garage back. These structures are identified in the (previously submitted) Raynor Survey (dated 4/27/07) as "1 Story Cottage" and "Storage Building". At the time, I demolished the cottage *but upon further consideration of the historical value of the garage, I preserved it for future restoration.* Its rehabilitation will occur later this year or next. Your file will also how a COA granted for a white picket fence and gate in 2018. I never added the picket fence but plan to do so upon completing the rehabilitation to the house.

***Historic Considerations***

The subject property's main 2 story cottage ("Holly House") was built in 1914, and deemed within and 'contributing' to the Pinehurst historic district by the 1973 National

EXHIBIT B



Register Historic District survey. The original structure was a square-shaped cottage with laid brick foundation and a 45degree gable roof; the street facing shed additions were first added and shown on he 'Maps of Pinehurst by R.E. Wicker, Dates 1928 thru 1966', and subsequent side and rear shed additions added at later dates with no record of when.

Currently, the structure has several fixed and double hung original windows, including the casement windows facing the street. There is also a mix or non-historic double hung windows that have been installed on the side and rear sides of the house over the years.

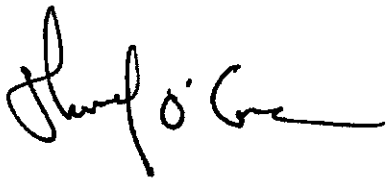
In the 15 years I have owned this house, there has been no structural changes to the house. I have made 3 changes to the utilities; 1) re-routing the electrical line from above ground to underground (2010), removing the oil-burning furnace and outside tank (2018) and adding a modern central natural gas and air conditioning system (2018).

***About the Owner***

Thomas J. O'Connor has conducted historic preservation in Wilmington, NC 2003 – 2009 Under company banner Osprey Holdings, LLC, Mr. O'Connor completed the Federally certified historic preservations of the Curtis Foster House, an Italianate-style structure circa 1865 and the Horace Bagg House, a Queen Anne -style structure circa 1880. Each were granted Preservation of the Year Awards by the Historic Wilmington Foundation (2009 and 2006 respectively). Prior to this planned restoration or 35 Orange Road, Mr. O'Connor restored the cottage and garage at 100 Kelly Road in the Village in 2005.

Thank you for your consideration of this request.

Most respectfully,



Thomas J. O'Connor
35 Orange Road
Pinehurst, NC 28374

**EXHIBIT C**

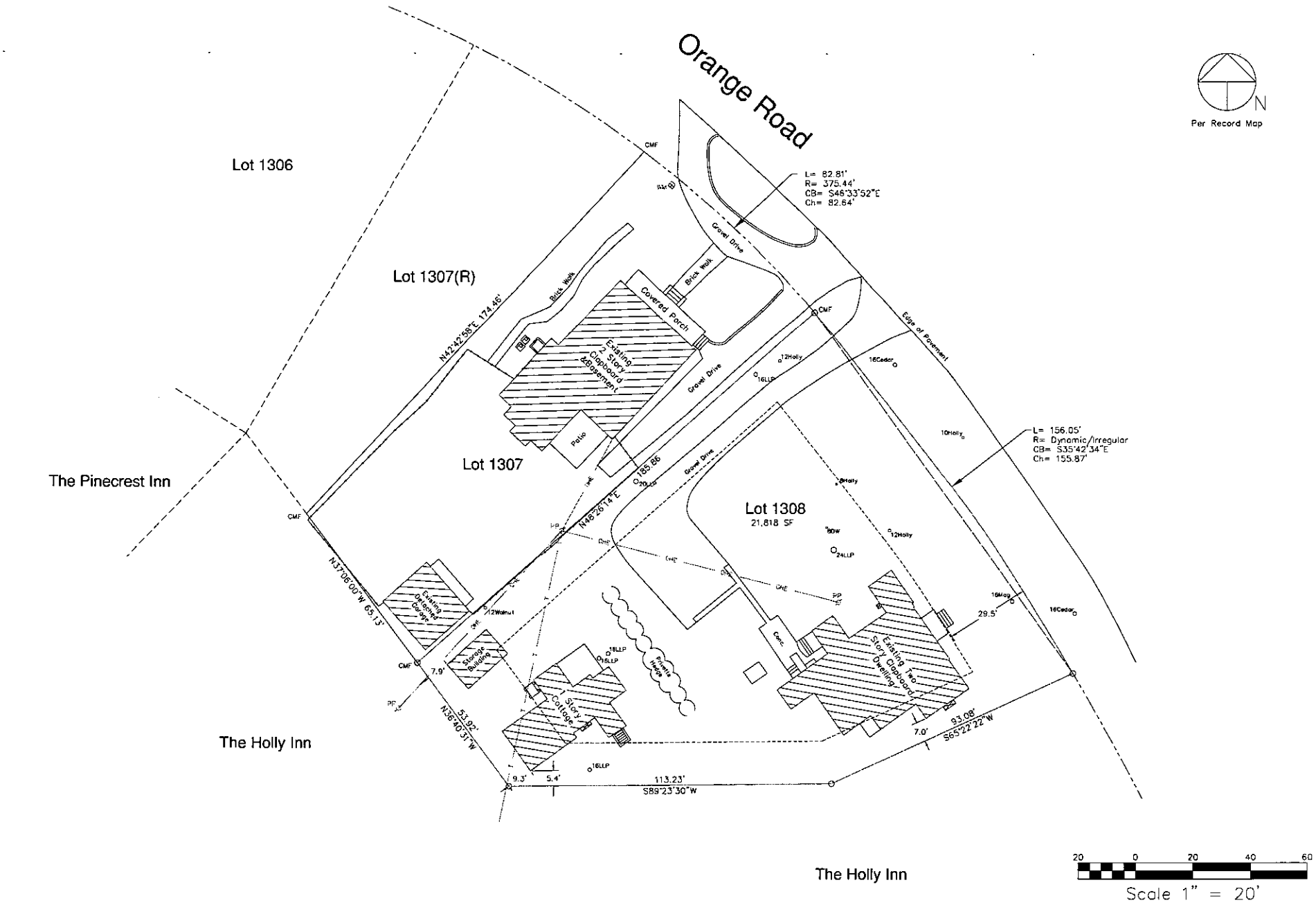

Orange Road
Per Record Map
N
Lot 1306
Lot 1307(R)
Lot 1307
Lot 1308
21,818 SF
The Pinecrest Inn
The Holly Inn
The Holly Inn
L= 82.81'
R= 375.44'
CB= S46°33'52"E
Ch= 82.64'
L= 156.05'
R= Dynamic/Irregular
CB= S35°42'34"E
Ch= 155.87'
N42°42'58"E 174.46'
N48°26'14"E 185.86'
N37°05'00"W 65.13'
N36°40'31"W 53.92'
S65°22'22"W 93.08'
S89°23'30"W 113.23'
Gravel Drive
Brick Walk
Covered Porch
Existing 2 Story Clapboard Mansion
Patio
Edge of Pavement
Existing Detached Garage
Storage Building
Fireplace Ruins
Cottage
Existing 2 Story Clapboard Dwelling
Conc.
CMF
PP
OHE
12Walnut
18LLP
16LLP
12Holly
16Cedar
10Holly
8Holly
8OW
24LLP
16Mag
7.9'
9.3'
5.4'
7.0'
29.5'
20 0 20 40 60
Scale 1" = 20'

**EXHIBIT C**

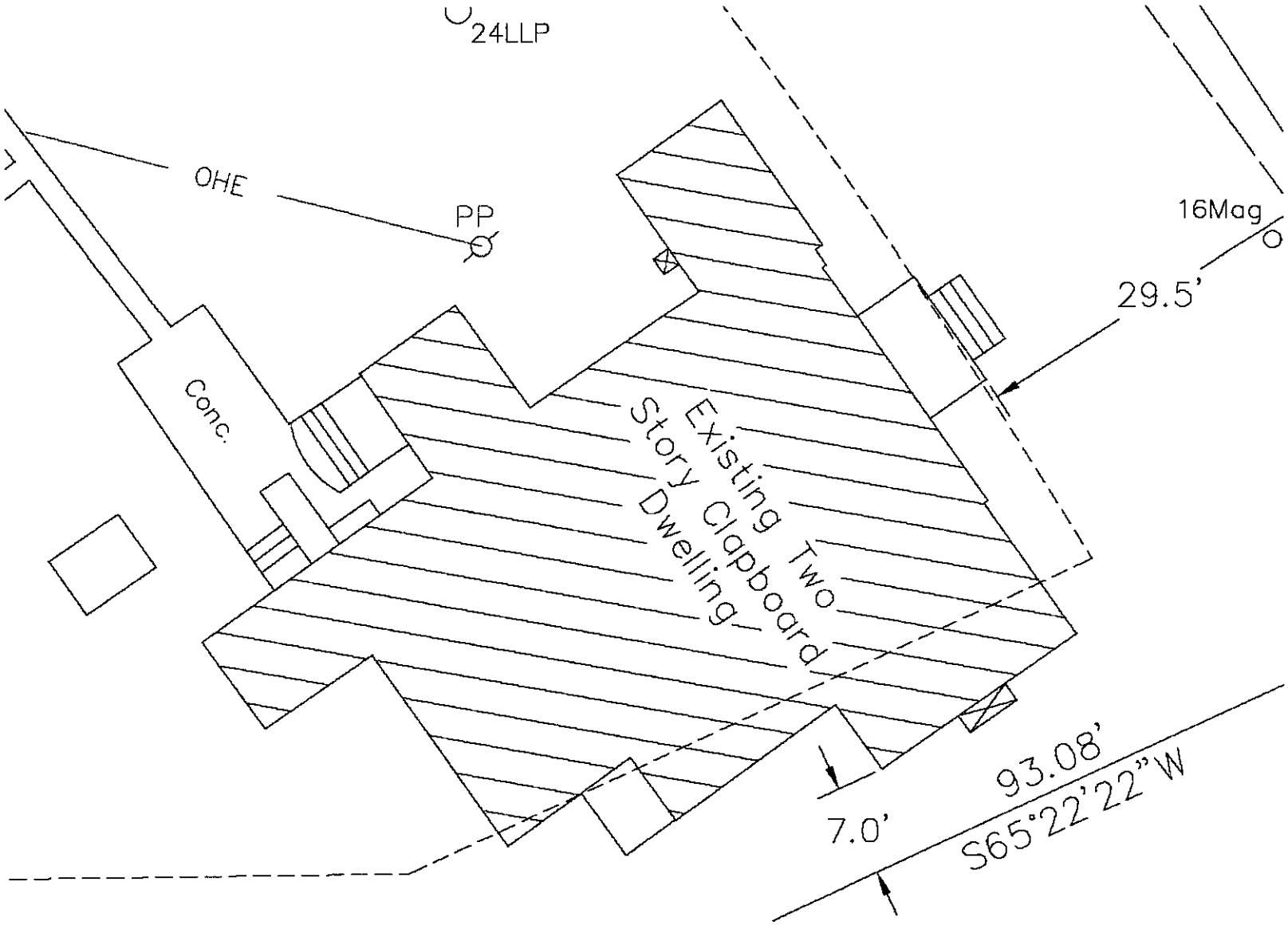
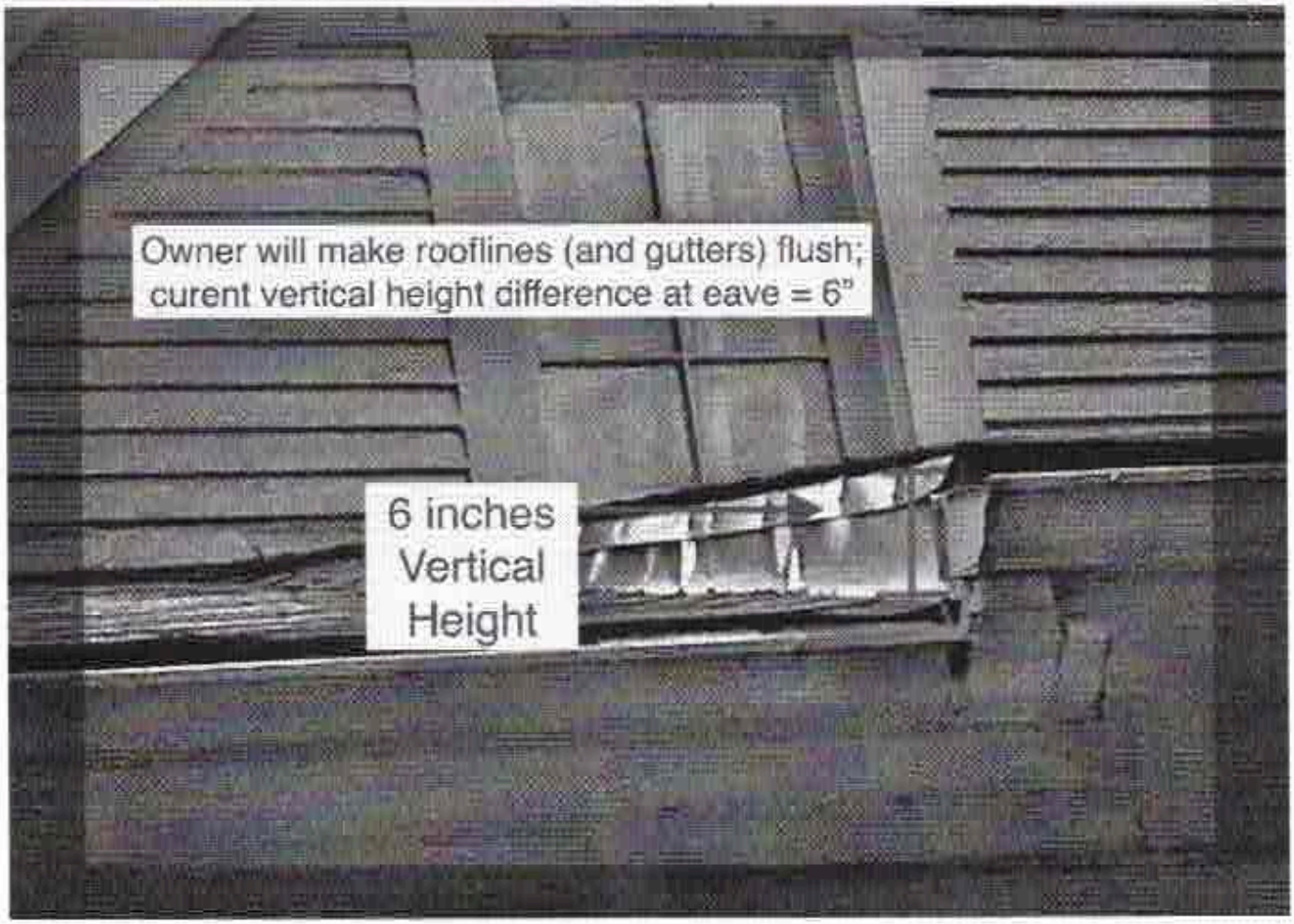

24LLP
OHE
PP
16Mag
29.5'
Conc.
Existing Two Story Clapboard Dwelling
7.0'
93.08'
S65°22'22"W

EXHIBIT D

EXHIBIT E

# Front Elevation Roofline and Gutter To Be Made Flush



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00068 35 Orange Road

*Introduction*

This matter was heard by the Village of Pinehurst Historic Preservation Commission on June 25, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**Order**

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

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

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

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

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
35 Orange Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 35 Orange Road:

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

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

# COA-2020-00069

## ADDITIONAL AGENDA DETAILS:

*The purpose of this public hearing is to consider a request within the Pinehurst Historic District for construction of a new single family residence at 120 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200369009. The property owners are Sean and Janet Suggs and the applicant will be Bartlett Construction.*

## FROM:

Peter Hughes

## CC:

Darryn Burich

## DATE OF MEMO:

6/19/2020

## MEMO DETAILS:

Bartlett Construction is seeking a COA for construction of a new single family residence located at 120 Saville Row. According to the Guidelines, all new construction is considered Major Work. The HPC is responsible for hearing all evidence and determining if the proposed project is congruous with the Pinehurst Historic District.

**ATTACHMENTS:**

| Description |
| --- |
| 120 Saville Row HPC Exhibits |
| 120 Saville Row Findings of Fact |
| 120 Saville Row Staff Report |

EXHIBIT A

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

(Revised 04/01/19)

| | |
|---|---|
| ☒ Major Work | ☐ Minor Work |

## Certificate of Appropriateness Information

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

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

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

## Intake Information

| Property Address | |
|---|---|
| Street Address | 120 Saville Row |
| City, State, Zip Code | Pinehurst, NC 28374 |
| Parcel ID # | 20190033 |

| Owner Information | | | |
|---|---|---|---|
| Name | Sean & Janet Suggs | Home Phone # | 662/507/0095 or 812-760-6798 |
| Street Address | 126 Edgewater Dr. | Mobile Phone # | |
| City, State, Zip Code | Saltillo, MS 38866 | Business Phone # | |
| Email | sean/suggs@toyota.com / jesuggs28@yahoo.com | | |

| Applicant | | | |
|---|---|---|---|
| Name | Bartlett Construction | Other Phone # | 910-673-1511 |
| Email | kevin@bartlettconstructionllc.com | Street Address | P.O. Box 3013 |
| Mobile Phone # | 910-639-1934 | City, State, Zip Code | Pinehurst, NC 28374 |

EXHIBIT A

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

(Revised 04/01/19)

## General Information

| | | | |
|---|---|---|---|
| Description of Changes to the Structure | New Single Family Home PNH | | |
| Type of Work | ☐ Addition | ☐ Alteration | ☒ New |

| Existing Use | Proposed Use |
|---|---|
| ☒ Vacant | ☐ Vacant |
| ☐ Single Family Low Density | ☐ Single Family Low Density |
| ☐ Single Family Medium Density | ☒ Single Family Medium Density |
| ☐ Single Family High Density | ☐ Single Family High Density |
| ☐ Multi-Family Development | ☐ Multi-Family Development |
| ☐ Office | ☐ Office |
| ☐ Retail | ☐ Retail |
| ☐ Lodging | ☐ Lodging |
| ☐ Recreational | ☐ Recreational |
| ☐ Institutional | ☐ Institutional |
| ☐ Medical | ☐ Medical |
| ☐ Industrial | ☐ Industrial |
| ☐ Services | ☐ Services |
| Includes Demolition | ☐ Yes ☒ No |
| Includes Tree Removal | ☒ Yes ☐ No |
| Estimated Cost of Construction | $630,000.00 |

EXHIBIT A



## Exterior Materials and Colors

| | Existing Material | Proposed Material | Proposed Color |
|---|---|---|---|
| Front Elevation | | Brick Veneer & Stucco | |
| Rear Elevation | | Brick Veneer | |
| Right Elevation | | Brick Veneer | |
| Left Elevation | | Brick Veneer | |
| Trim | | Mirtec | |
| Windows | | Vinyl | White |
| Chimney | | | |
| Foundation | | Brick Veneer | |
| Front Door | | | |
| Shutters | | Vinyl | |
| Garage Door | | Wayne Dalton Door | |
| Roof | | Shingle & Metal | |
| Roof Exhaust Vents | | | |
| Front Porch | | Concrete | Natural Color |
| Deck | | | |
| Patio | | Concrete | Natural Color |
| Sidewalk | | Concrete | Natural Color |
| Sky Lights | | | |
| Driveway | | Concrete | Natural Color |
| House Number | | | |
| Other:_____ | | | |

## Required Documents

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

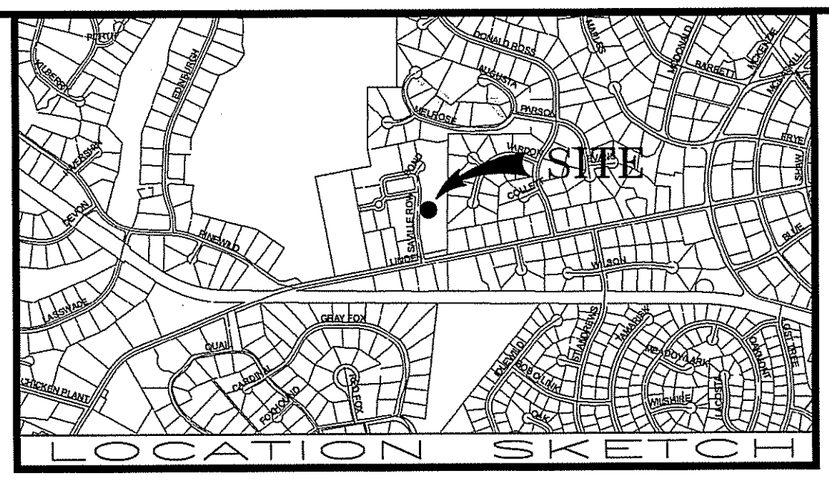
## Certification

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

Applicant Signature: _____ Date: _____

Signiture was provided with old version of the application included as the last exhibit PNH

EXHIBIT B




UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- ⊡ = SET CONCRETE MONUMENT
- ⊙ = SET IRON STAKE
- = SQUARE FOOTAGE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = CATCH BASIN
- = SANITARY SEWER MANHOLE
- = POWER SERVICE STUB
- = SEWER SERVICE STUB
- = TELEPHONE SERVICE STUB
- = CABLE TV SERVICE STUB
- = FENCE
- = SILT FENCE
- 18P = PINE TREE W/ SIZE NOTED
- = OAK TREE
- = HARDWOOD TREE
- = DOGWOOD TREE
- = AREA LIGHT
- 18P = TREE TO BE REMOVED

I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:
I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 5093, PAGE 591
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

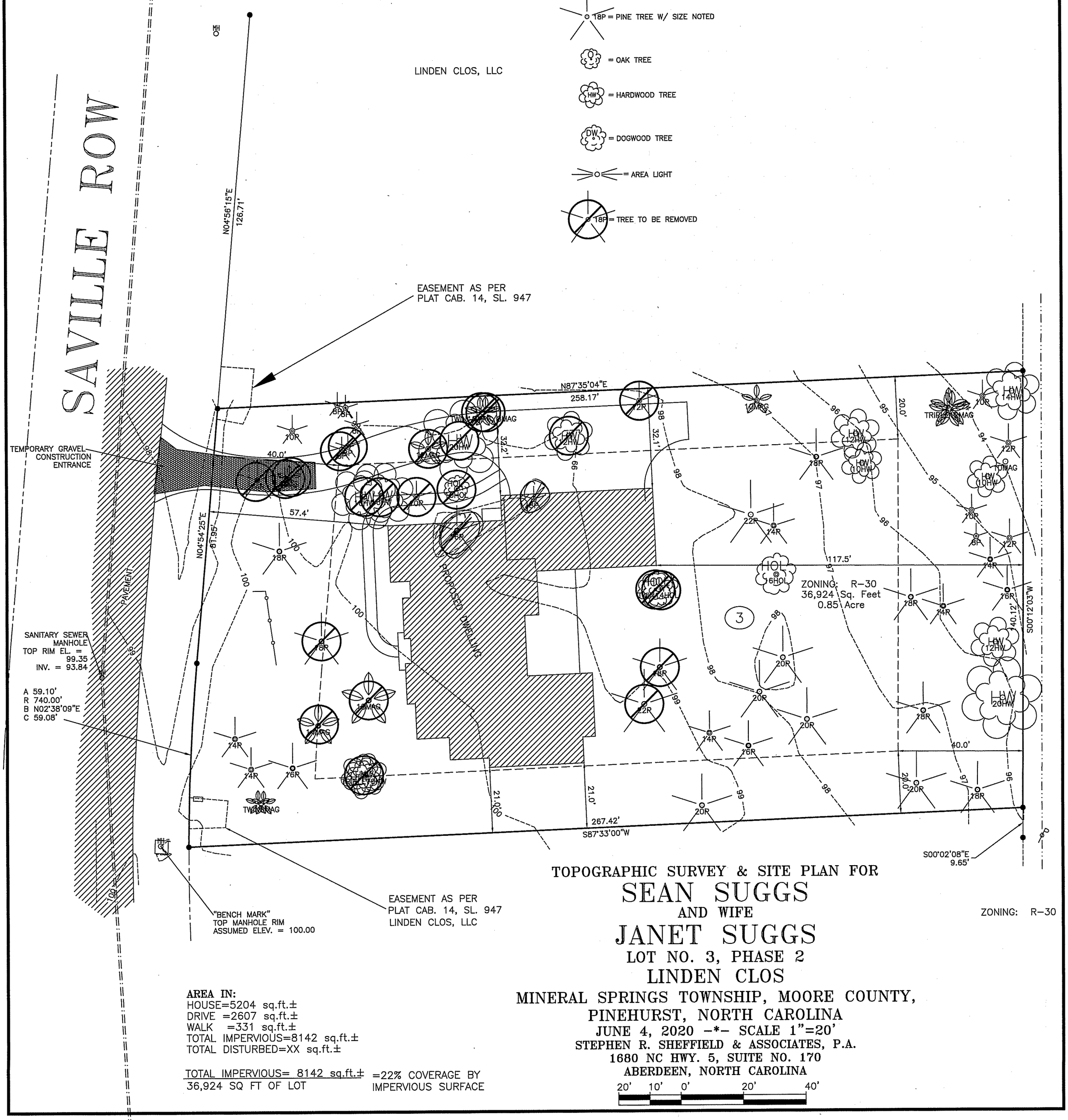
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR S. R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: JUNE 4, 2020




TOPOGRAPHIC SURVEY & SITE PLAN FOR

# SEAN SUGGS

AND WIFE

# JANET SUGGS

LOT NO. 3, PHASE 2

LINDEN CLOS

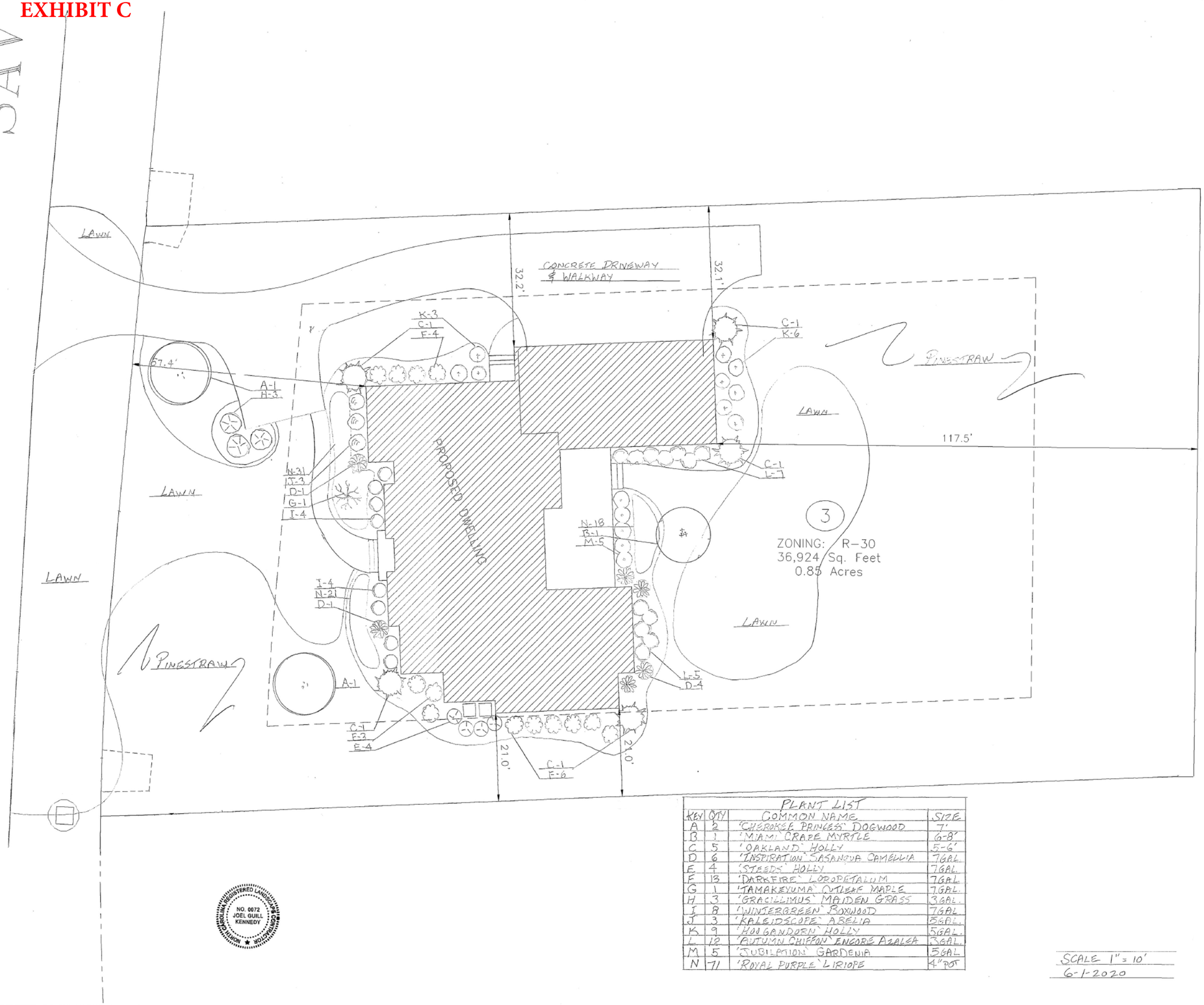
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 4, 2020 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

**AREA IN:**
HOUSE=5204 sq.ft.±
DRIVE =2607 sq.ft.±
WALK =331 sq.ft.±
TOTAL IMPERVIOUS=8142 sq.ft.±
TOTAL DISTURBED=XX sq.ft.±

TOTAL IMPERVIOUS= 8142 sq.ft.± =22% COVERAGE BY
36,924 SQ FT OF LOT IMPERVIOUS SURFACE

D:\Carlson Projects\3LINDENCLOSE2020.dwg 6/4/2020 3:08:26 PM

**EXHIBIT C**




| PLANT LIST | | | |
|---|---|---|---|
| KEY | QTY | COMMON NAME | SIZE |
| A | 2 | 'CHEROKEE PRINCESS' DOGWOOD | 7' |
| B | 1 | 'MIAMI' CRAPE MYRTLE | 6-8' |
| C | 5 | 'OAKLAND' HOLLY | 5-6' |
| D | 6 | 'INSPIRATION' SASANQUA CAMELLIA | 7GAL. |
| E | 4 | 'STEEDS' HOLLY | 7GAL. |
| F | 13 | 'DARKFIRE' LOROPETALUM | 7GAL. |
| G | 1 | 'TAMAKEYUMA' OUTLAWS MAPLE | 7GAL. |
| H | 3 | 'GRACILLIMUS' MAIDEN GRASS | 3GAL. |
| I | 8 | 'WINTERGREEN' BOXWOOD | 7GAL. |
| J | 3 | 'KALEIDSCOPE' ABELIA | 5GAL. |
| K | 9 | 'HOLLYANDORN' HOLLY | 5GAL. |
| L | 12 | 'AUTUMN CHIFFON' ENCORE AZALEA | 3GAL. |
| M | 5 | 'JUBILATION' GARDENIA | 5GAL |
| N | 71 | 'ROYAL PURPLE' LIRIOPE | 4" POT |

SCALE 1" = 10'
6-1-2020

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 0872
JOEL GUILL KENNEDY


REAVES LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscaping@windstream.net


SEAN & JANET SUGGS
SAVILLE ROW LOT 3
PINEHURST N. C.

REVISIONS

| | | | |
|---|---|---|---|
| 1 | 6/1/2020 | 8 | |
| 2 | | 9 | |
| 3 | | 10 | |
| 4 | | 11 | |
| 5 | | 12 | |
| 6 | | 13 | |
| 7 | | 14 | |

SCALE: 1" = 10'

DATE: 7-20-18

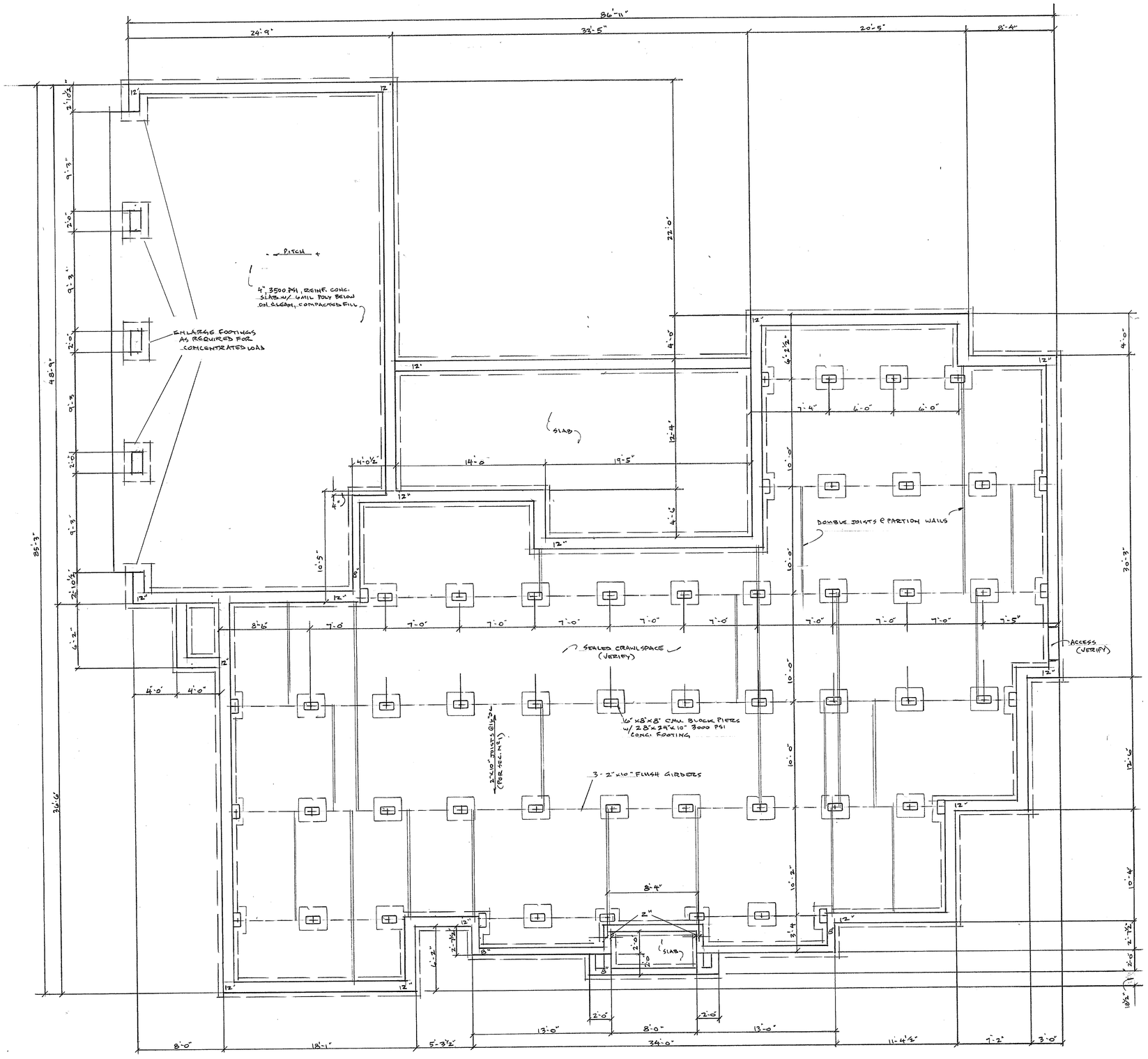
DRAWN BY: RLAD

PAGE NO:

# EXHIBIT D

| SUGGS RESIDENCE | |
|---|---|
| LOT 3, LINDEN CLOS. PINEHURST NC | |
| FOUNDATION PLAN | SCALE: 1/4" = 1'-0" |
| DATE: 2-7-2020 | DRAWN BY: ALS |

NOTE:
1) VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
2) ALL STATE & LOCAL CODES APPLY
3) ALL REQUIRED ENGINEERING BY OTHERS
4) ADDITIONAL PIERS MAY BE REQUIRED PER ROOF TRUSS SYSTEM (BY OTHERS)
5) SEALED CRAWLSPACE





Bartlett Construction , LLC
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

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

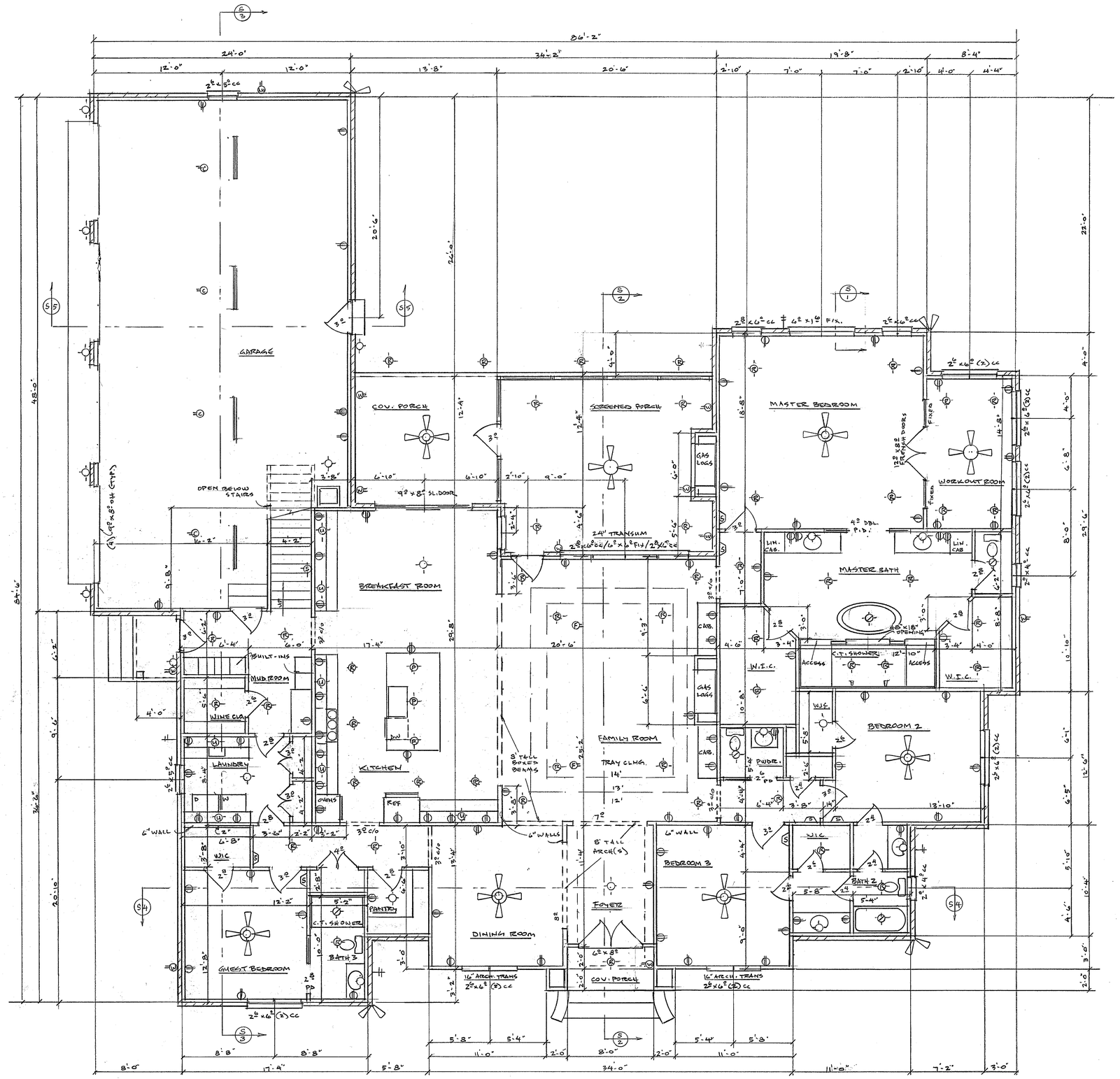
# EXHIBIT D

| SUGGS RESIDENCE | |
|---|---|
| LOT 3 LINDEN CLOS. PINEHURST, NC | |
| 1ST FLOOR PLAN | SCALE: 1/4"=1'-0" |
| DATE: 2-7-2020 | DRAWN BY: ALS |

| | | | |
|---|---|---|---|
| HEATED AREA 1ST FLOOR = | 3481 | SQR. FT. | |
| " " 2ND " " = | 672 | " | TOTAL HTD = 4153 FT² |
| GARAGE " " = | 1166 | " | |
| SCREENED PORCH AREA = | 336 | " | |
| COV. PORCH (S) " = | 192 | " | TOTAL UNHTD. = 1694 FT² |

TOTAL UNDER ROOF = 5847 FT²

NOTE:
1) INTERIOR DOORS TO BE 8' TALL
2) FINISH TRIM MATERIALS PER CONTRACT SPEC.




| ELECTRICAL LEGEND | |
|---|---|
| SYMBOL | ITEM |
| | DUPLEX OUTLET |
| (C) | " (CEILING) |
| (F) | " (FLOOR) |
| (W) | " (WEATHER PROOF) |
| | 220 OUTLET |
| | LIGHT FIXTURE |
| (P) | " (PENDENT) |
| (U) | " (UNDER CABINET) |
| (S) | " (SCONCE) |
| (R) | " (RECESSED) |
| | " " (W/VENT FAN) |
| | " (FLUORESCENT O.E) |
| | " (FLOODS) |
| (S) | SMOKE DETECTOR |
| | CEILING FAN |

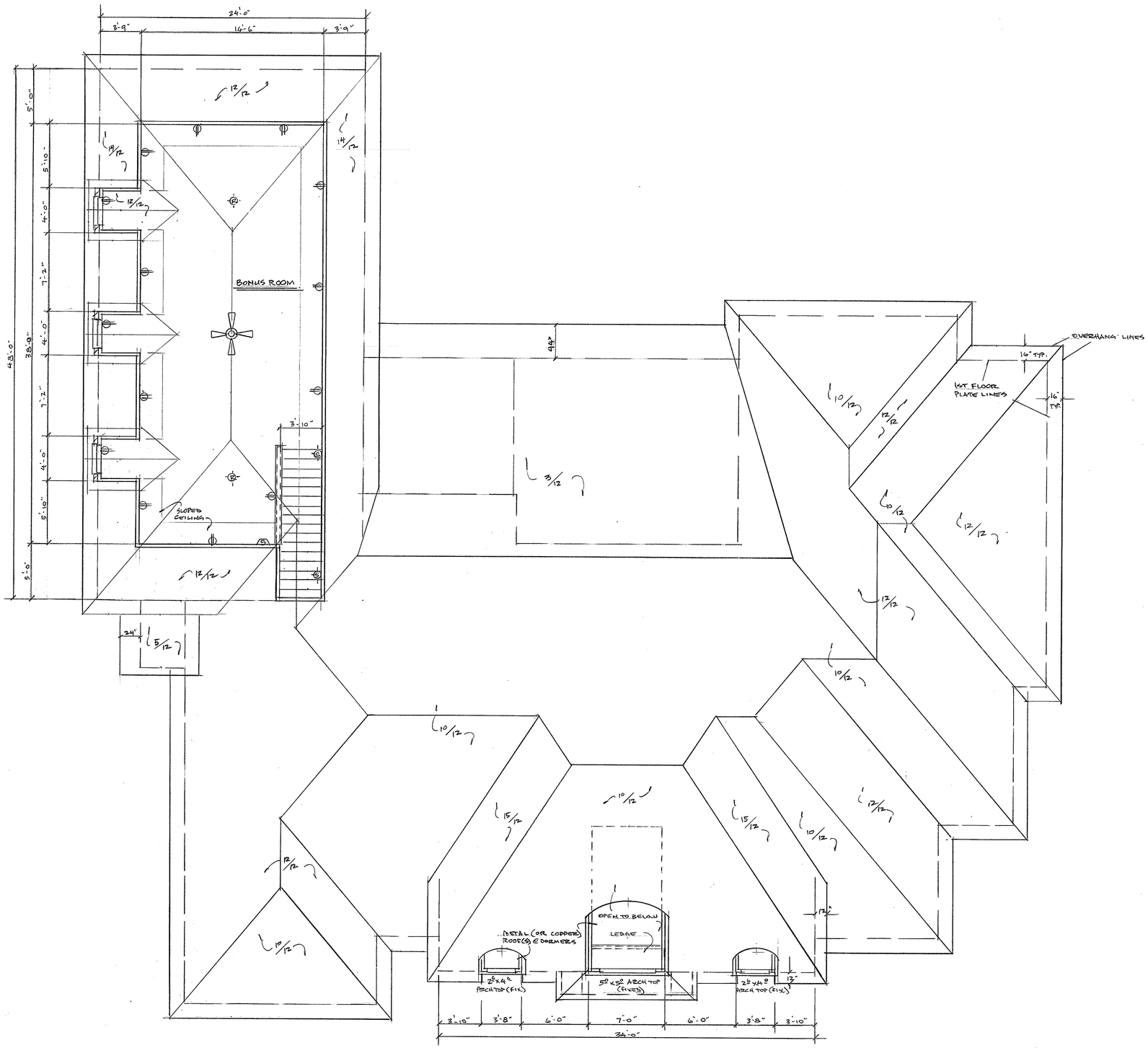
NOTE:
1) METER/PANEL LOCATION TBD.
2) SWITCH LOCATIONS TBD.
3) HVAC UNITS LOCATIONS TBD
4) GFI OUTLETS PER CODE


Bartlett Construction , LLC
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

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

# EXHIBIT D

| SUGGS RESIDENCE | |
|---|---|
| LOT 3 LINDEN CLOS., PINEHURST NC | |
| BONUS ROOM / ROOF VIEW | SCALE: 1/4"=1'-0" |
| DATE: 2-7-2020 | DRAWN BY: ALS |



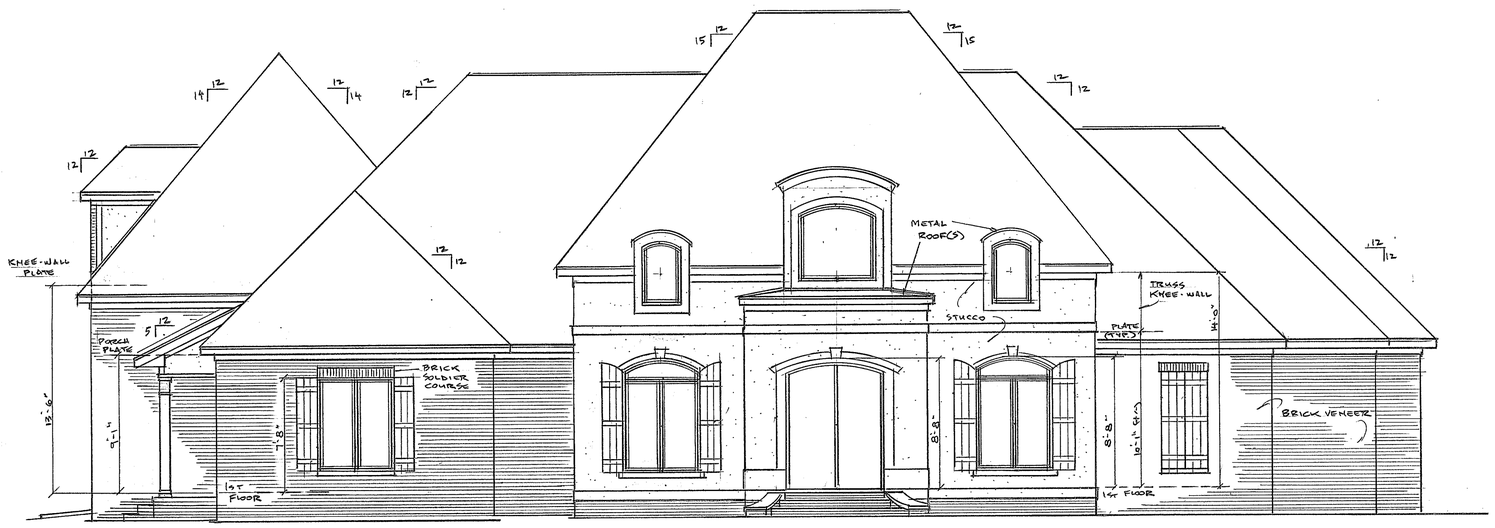


Bartlett Construction , LLC
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

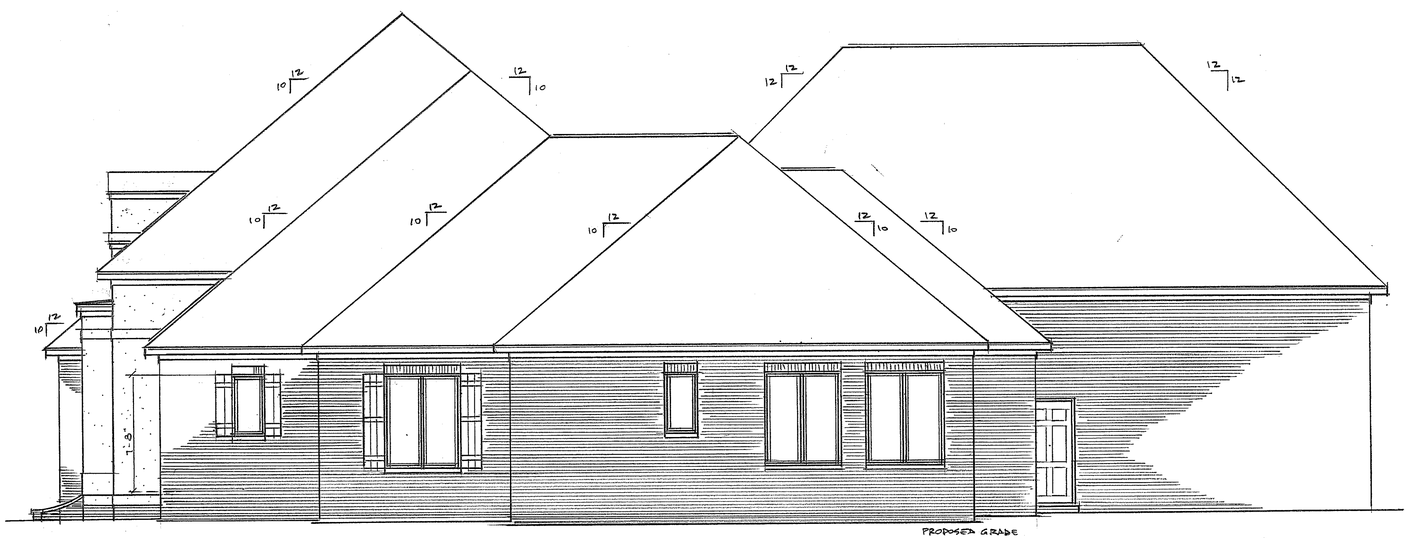
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

# EXHIBIT E

| | |
|---|---|
| SUGGS RESIDENCE | |
| LOT 3 LINDEN CLOS. PINEHURST NC | |
| FRONT & RIGHT SIDE VIEWS | SCALE: 1/4"=1'-0" |
| DATE: 2-7-2020 | DRAWN BY: ALS |




FRONT VIEW



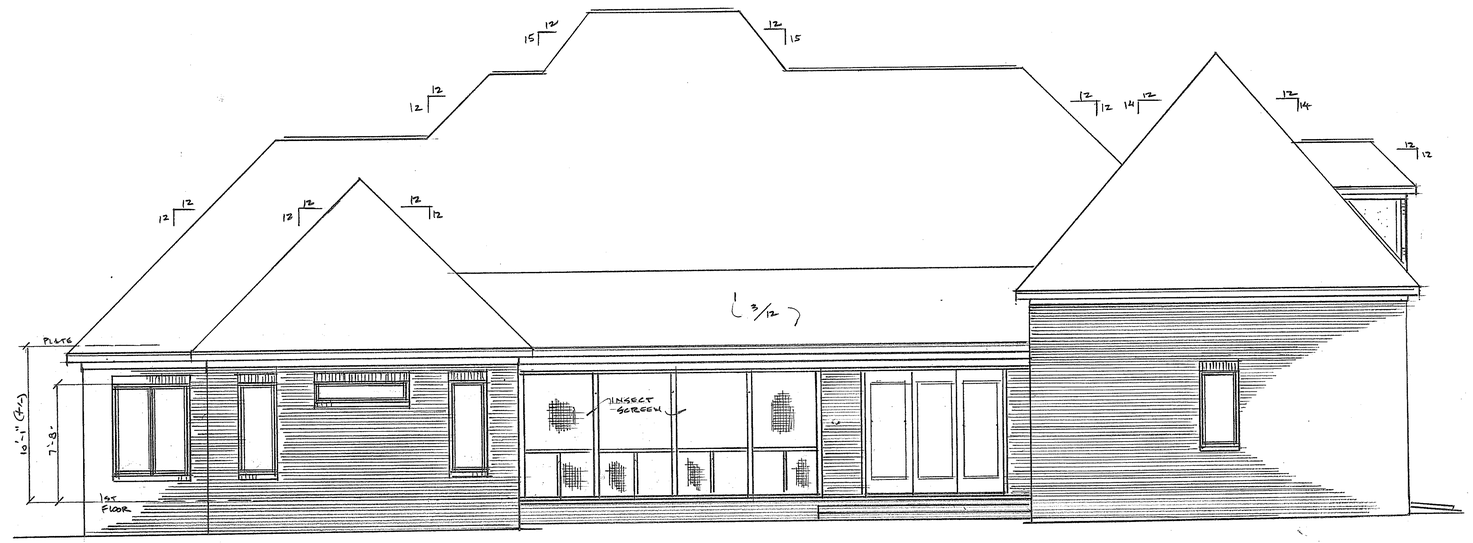

RIGHT SIDE VIEW


Bartlett Construction , LLC
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

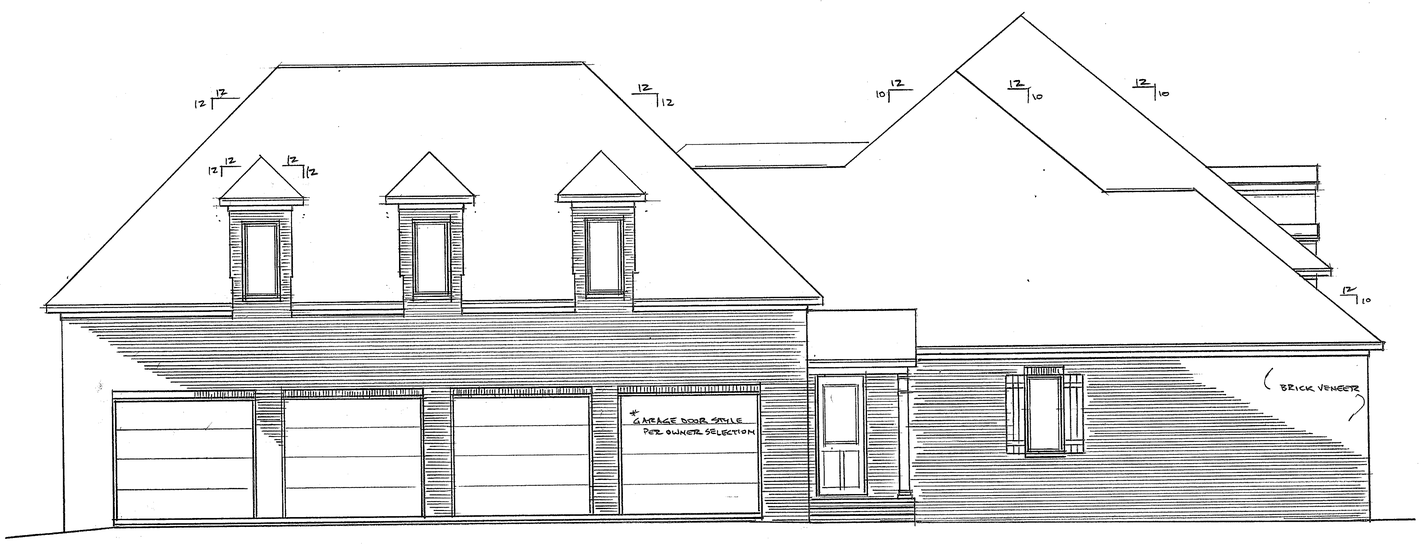
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

# EXHIBIT E

| SUGGS RESIDENCE | |
|---|---|
| LOT 3, LINDEN CLOSE PINEHURST NC | |
| REAR & LEFT SIDE VIEWS | SCALE: 1/4" = 1'-0" |
| DATE: | DRAWN BY: ALS |




REAR VIEW



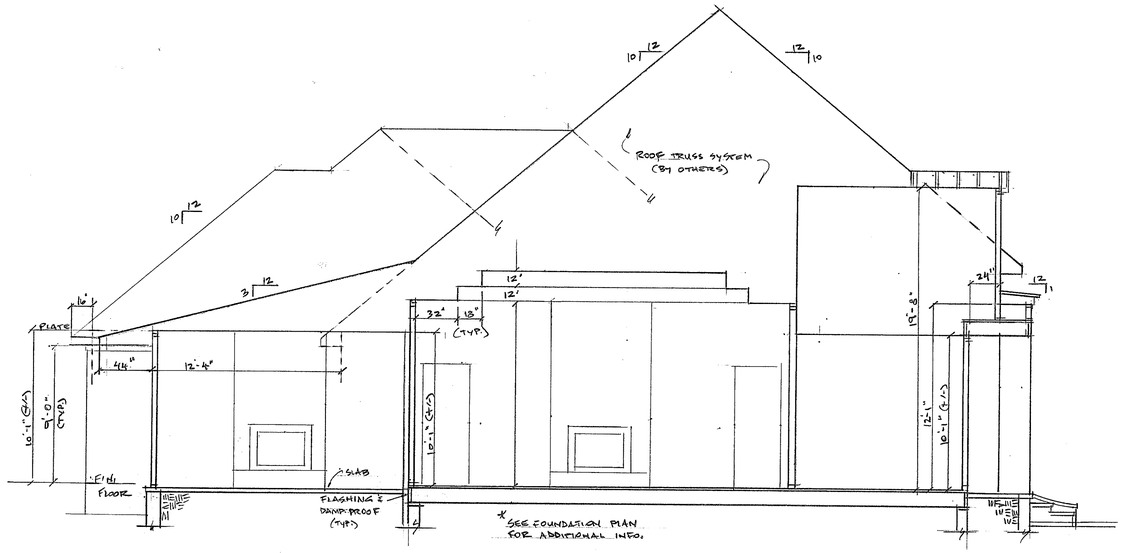

LEFT SIDE VIEW


Bartlett Construction , LLC
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

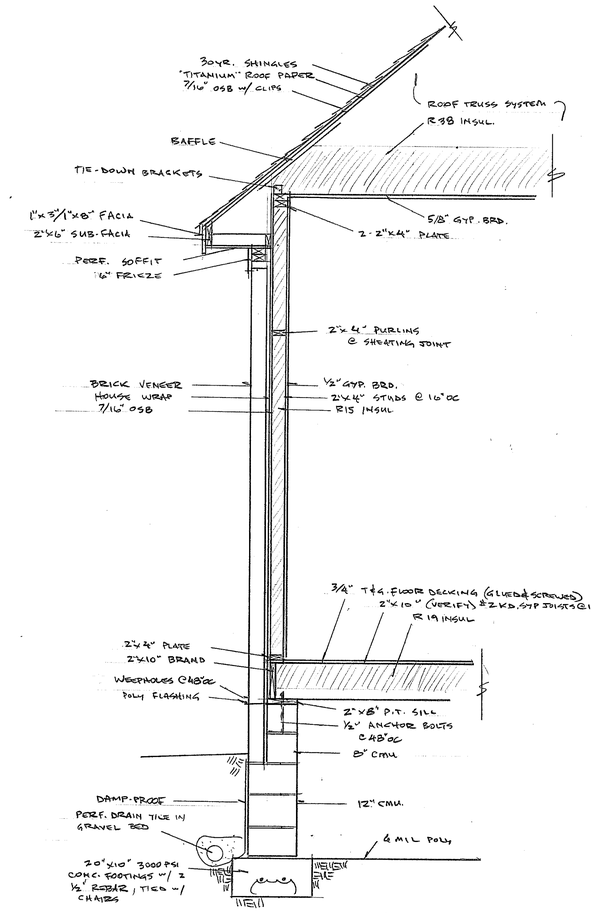
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst. NC 28374
910-949-5204

# EXHIBIT F

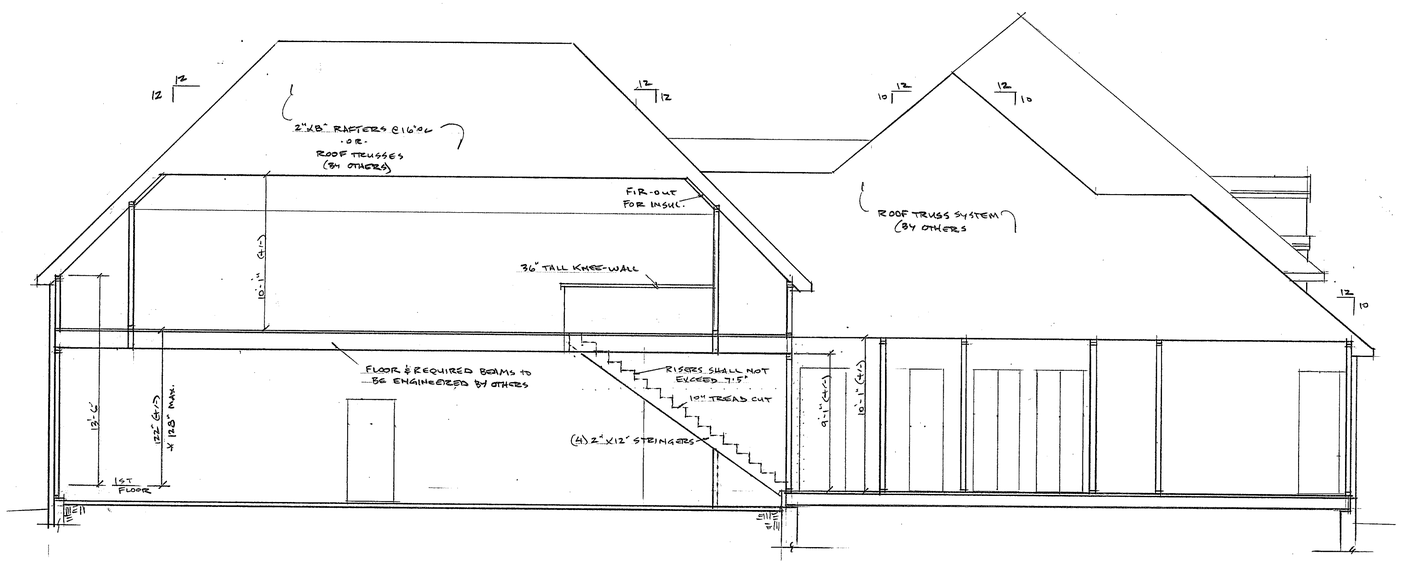
| SUGGS RESIDENCE | |
|---|---|
| LOT 3 LINDEN CLOS. PINEHURST NC | |
| MISC. SECTIONS PAGE "A" | SCALE: AS SHOWN |
| DATE: 2-7-2020 | DRAWN BY: ALS |




SECTION Nº 2 SCALE: 1/4" = 1'-0"




SECTION Nº 1 SCALE: 3/4" = 1'-0"



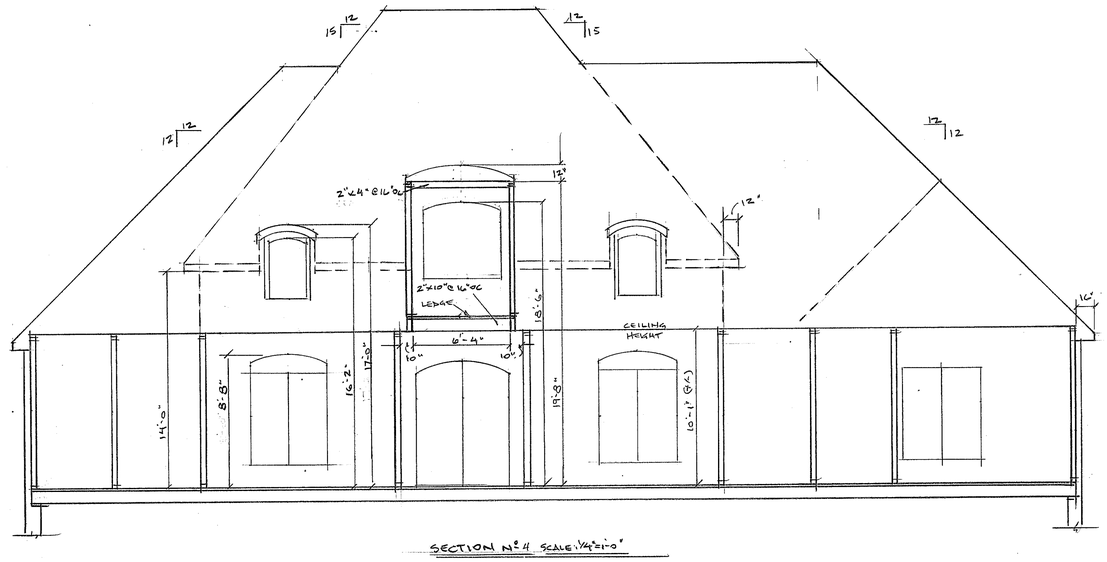

SECTION Nº 3 SCALE: 1/4" = 1'-0"


Bartlett Construction , LLC
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

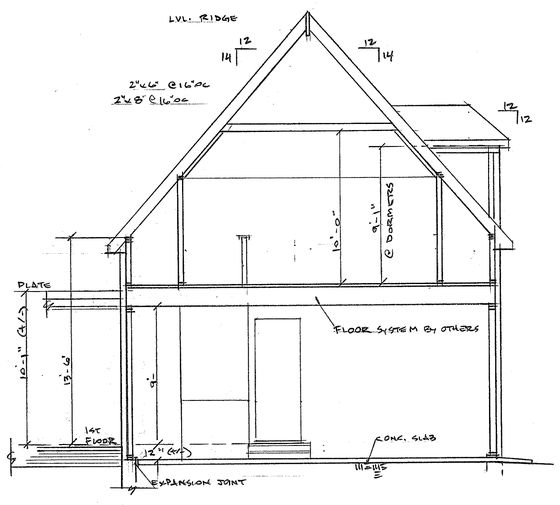
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst. NC 28374
910-949-5204

# EXHIBIT F

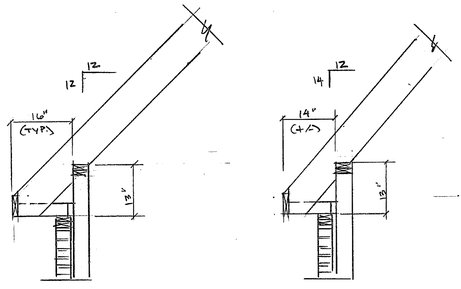
| SUGGS RESIDENCE | |
|---|---|
| LOT 3 LINDEN CLOS. PINEHURST NC | |
| MISC. SECTIONS PAGE "B" | SCALE: AS SHOWN |
| DATE: 2-7-2020 | DRAWN BY: ALS |



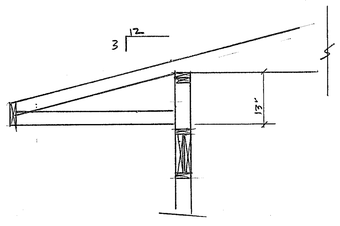

SECTION Nº 4 SCALE: 1/4"=1'-0"




SECTION Nº 5 SCALE: 1/4"=1'-0"




OVERHANG SECTIONS @ GARAGE SCALE: 3/4"=1'-0"




OVERHANG SECTION @ SCREENED PORCH SCALE: 3/4"=1'-0"


Bartlett Construction , LLC
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

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

**EXHIBIT G**

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

# Suggs Resident
# Lot 3 / 120 Saville Row

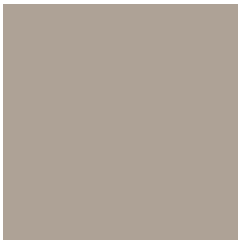
| Materials | Sample |
|---|---|
| Brick Veneer:<br>• Manufacturer: Triangle Brick<br>  o Color: Culberson<br><br>• Motar Color:<br>  o Natural | |
| Roofing:<br>• Manufacturer: CertainTeed<br><br>  o Color: Pewter | |
| Metal Roofing:<br>• Manufacturer: Coastal Metal Svc<br><br>  o Color: Teak Brown | |
| Stucco:<br><br>• Color: Sherwin Williams<br>  SW 7031 Mega Greige |  |
| Soffit & Trim:<br>• Manufacturer: Mirtec<br><br>  o Color: Sherwin Williams<br>  o SW 6378 – Crisp Linen |  |

**EXHIBIT G**

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

# Suggs Resident
# Lot 3 / 120 Saville Row

| Materials | Sample |
|---|---|
| Shutters:<br>• Manufacturer: Board & Batten<br>o Color:<br>Brown | |
| Windows:<br>• Manufacturer: Pella<br>• Style: Double Pane Casement<br>o Color: Brown | |
| Front Door:<br>• Manufacturer: DSA<br>Tiffany TDL<br>o Color: Mahagony | |
| Garage Door:<br>• Manufacturer: Wayne Dalton<br>• Style: Steel 9100 Series<br>– Contemporary Panel<br>• Window Style:<br>o Color: Brown | |

EXHIBIT H

1895
VILLAGE OF
PINEHURST

# Application for Local Historic District

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

## Property Data

Property Owner(s): Sean & Janet Suggs

Business Name (if applicable): N/A

Tenant Name (if applicable): N/A

Physical Address: 120 Saville Row Pinehurst

Mailing Address (if different): 126 Edgewater Dr. Saltillo, MS 3886

Phone #: 662-507-0095 Mobile #: 812-760-6798

Zoning District: R-30 LRK #: 2019003 PIN #: 855200369009

## Applicant/Contractor Data

Name: Bartlett Construction, LLC

Contractor License #: 47401

Phone #: 910-673-1511

E-mail Address )optional): admin@bartlettconstructionllc.com

Mailing Address: P.O. Box 3013 Pinehurst, NC 28374

Estimate Cost of Construction: $ 630,000.00

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

EXHIBIT H

1895
VILLAGE OF
PINEHURST

# Application for Local Historic District

**Description of Project:**

Construction of Single Family Residence

Construction of New Custom Single Family Residence, involving clearing of the footprint area of any organic matter. Digging and setting footers for the foundation. Framing of the house and then installing the exterior selected material of brick and stucco. Once the the windows and doors are installed work on the interior will begin. Flooring will be laid, cabinets will be installed, counter-tops and appliances. Landscaping will be added to the property and the concrete driveway will be added.

EXHIBIT H

1895
VILLAGE OF
PINEHURST

# Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

| EXTERIOR | MATERIAL | COLOR |
|---|---|---|
| Front Elevation | Triangle Brick | Culberson |
| Rear Elevation | Triangle Brick | Culberson |
| Right Elevation | Triangle Brick | Culberson |
| Left Elevation | Triangle Brick | Culberson |
| Trim | Mirtec | Crisp Linen |
| Windows | Pella Casement | Brown |
| Chimney | N/A | N/A |
| Foundation | | |
| Front Door | DSA Doors / Tiffany | Mahogany |
| Shutters | Wood Board & Batten | Brown |
| Garage Door | Wayne Dalton | Brown |
| Roof | CertainTeed | Pewter |
| Roof Exhaust Vents | N/A | |
| Front Porch | Stucco | SW 7031 Mega Greige |
| Deck | | |
| Patio | | |
| Sidewalk | Concrete | Natural |
| Sky Lights | | |
| Driveway | Concrete | Natural |
| House Number | | |

Signature: Kim Bantz Date: 6/2/2020

EXHIBIT H

1895
VILLAGE OF
PINEHURST

# Application for Local Historic District

**Office Use Only**

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

Current Status: ☐ Contributing ☐ Non-contributing ☑ Vacant

COA#_____ Date: 6/4/2020 Staff: PNH HPC Mtg(s): June 25, 2020

Other required approvals: _____

Conditions: _____

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00069 120 Saville Row

*Introduction*

This matter was heard by the Village of Pinehurst Historic Preservation Commission on June 25, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**Order**

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

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

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

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

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

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
120 Saville Row

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 120 Saville Row:

The following conditions apply to approval of the Certificate of Appropriateness for 120 Saville Row:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 120 Saville Row based on the following:

# PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Peter Hughes, Senior Planner
**CC:** Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
**Date:** June 17, 2020
**Subject:** **Major COA Request for 120 Saville Row (COA-2020-00069)**

| | |
|---|---|
| **Applicant:** | Bartlett Construction |
| **Owners:** | Sean and Janet Suggs |
| **Professional:** | Bartlett Construction |
| **Property Location:** | 120 Saville Row |
| **Zoning:** | R-30 (Low Density Residential) |
| **Current Land Use:** | Single Family Residence |
| **Proposed Land Use:** | Single Family Residence |
| **PID#** | 855200369009 |

**Request and Background:**

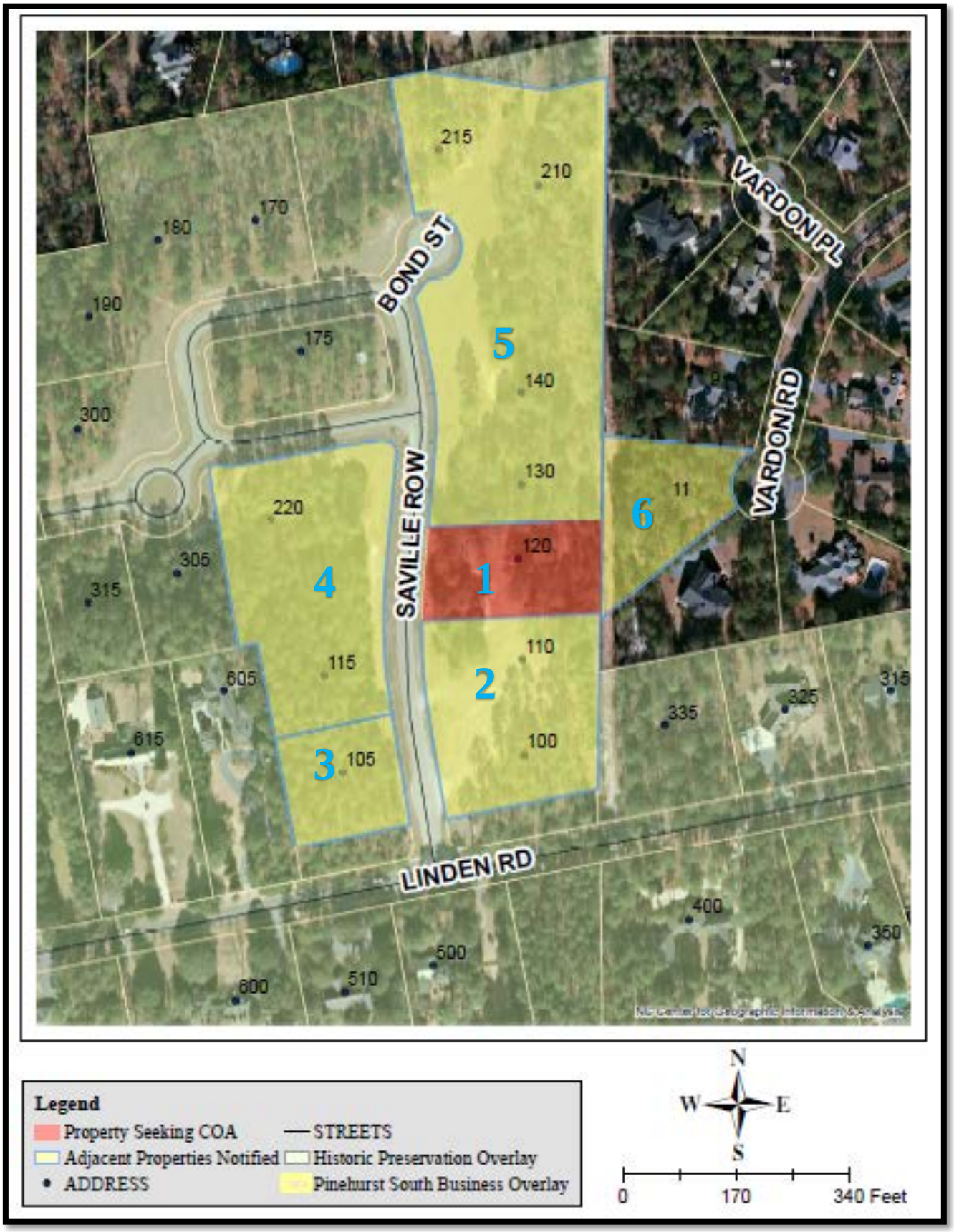
Bartlett Construction is requesting a Certificate of Appropriateness for the construction of a new single family residence located within the Pinehurst Historic District at 120 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200369009.

No previous applications have been submitted for this property.

120 Linden Road is a vacant lot and not listed within the National Historic Landmark Survey. If approved the proposed new single family residence would be considered a non-contributing structure. None of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which, adjacent properties where notified and each property's National Historic Landmark survey Status.

| National Historic Landmark Survey Table for COA 2020-00069 | | | | |
|---|---|---|---|---|
| **#*** | **Address** | **Year Built** | **Contributing** | **Structure History** |
| 1 | 120 Saville Row | NA | No | Vacant Land not listed in the National Historic Landmark Survey |
| 2 | 100 & 110 Saville Row | NA | No | Vacant Land not listed in the National Historic Landmark Survey |
| 3 | 105 Saville Row | 2019 | No | Craftsman Home, non-contributing |
| 4 | 115 Saville Row | NA | NA | Vacant Land not listed in the National Historic Landmark Survey |
| 5 | 130, 140, 210, and 215 Saville Row | NA | NA | Vacant Land not listed in the National Historic Landmark Survey |
| 6 | 11 Vardon Rd. | NA | NA | Vacant Land and Outside of the Historic District |
| *The numbers refer to the location of each property on the following notification map | | | | |

**Notification Map for COA 2020-00069: 120 Linden Road**

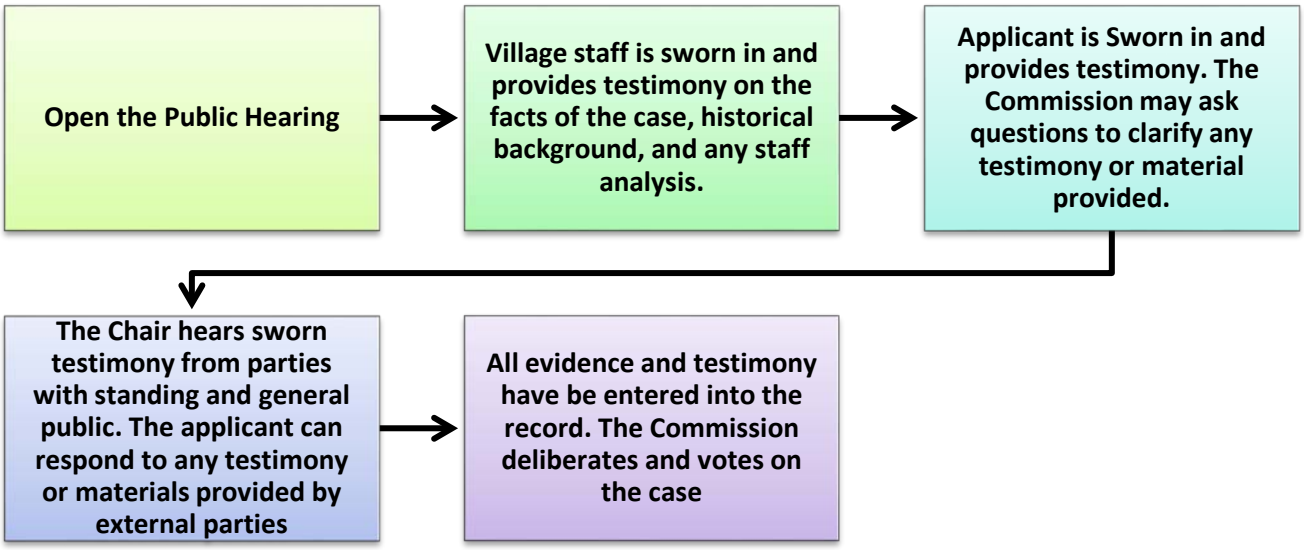


**Evidentiary Hearing Process:**

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

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

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




Roles:

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

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

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

The applicant, or other witnesses, provide factual testimony for the Commission to consider before ruling

on the outcome of the case. All witnesses need to be sworn in by the Chair.

**Action by the Historic Preservation Commission:**

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

After conducting the public hearing, the Commission may:

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

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

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

**Standards of Review**

This request is before the Commission because new construction according to the Village of Pinehurst's Historic is considered Major Work. All Major Work **must** be approved by the Commission. The applicant is proposing the construction of a new single family residence that will exhibit both craftsman and cottage architecture elements.

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

Applicable Guidelines Requirements:

*GENERAL GUIDELINES*

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

   *The proposed new residential structure would be a hybrid between of multiple architectural styles The broad and bold front entrance and use of a variety of building materials is indicative of craftsman style architecture. However, the use of stucco and brick is not the traditional juxtaposition of materials in a craftsman style home. What makes this house a hybrid of styles is typically craftsman style home's feature low pitched roof, but the proposed elevations show a highly pitched roof more associated with a cottage or French Revival style of architecture. The proposed style of architecture is similar to other structures in the Historic District, however the combination of stucco and brick is unique.*

   *Materials will be discussed in more detail below. The majority of the material is stucco and brick veneer, both of which are compliant material.*

   *It is difficult to determine whether the proposed scale of the project is compatible with the immediate surrounding Historic District properties because of the undeveloped nature of the majority of adjacent lots. There are existing homes in the Historic District that are of this proposed size.*

| **National Historic Landmark Survey Table for COA 2020-00069** | | | | |
|---|---|---|---|---|
| **#*** | **Address** | **Year Built** | **Number of Stories** | **Square Footage (Moore County GIS)** |
| 1 | 120 Saville Row | NA | 2 | 5,847 square feet |
| 2 | 100 & 110 Saville Row | NA | NA | NA |
| 3 | 105 Saville Row | 2019 | 2 | 3,480 square feet |
| 4 | 115 Saville Row | NA | NA | NA |

| | | | | |
|---|---|---|---|---|
| 5 | 130, 140, 210, and 215 Saville Row | NA | NA | NA |
| 6 | 11 Vardon Rd. | NA | NA | NA |

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

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

WINDOWS AND DOORS

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

   *The proposed doors and windows appear to be similar to other primary structures in the Pinehurst Historic District. The windows are a combination of side by side casement and geometric windows. Both style of window are utilized in the district.*

**Submitted Front Elevation 120 Saville Road**

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

   *The application did not indicate whether the proposed windows will feature true or simulated light.*

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

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

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

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

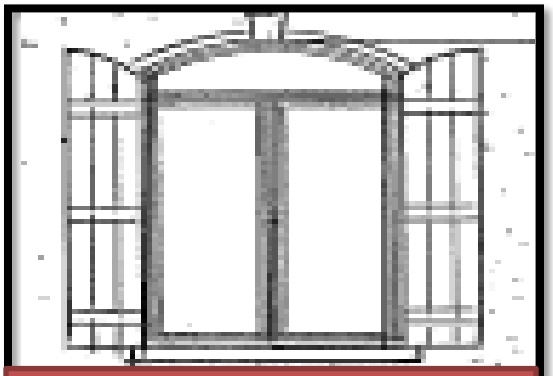
5. Section IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.

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

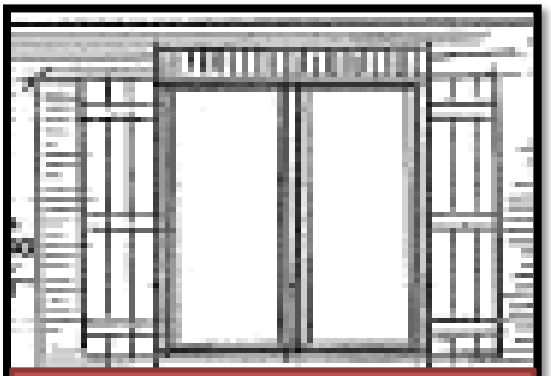
SHUTTERS

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

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



**Window from Front Elevation**



**Window from Front Elevation**

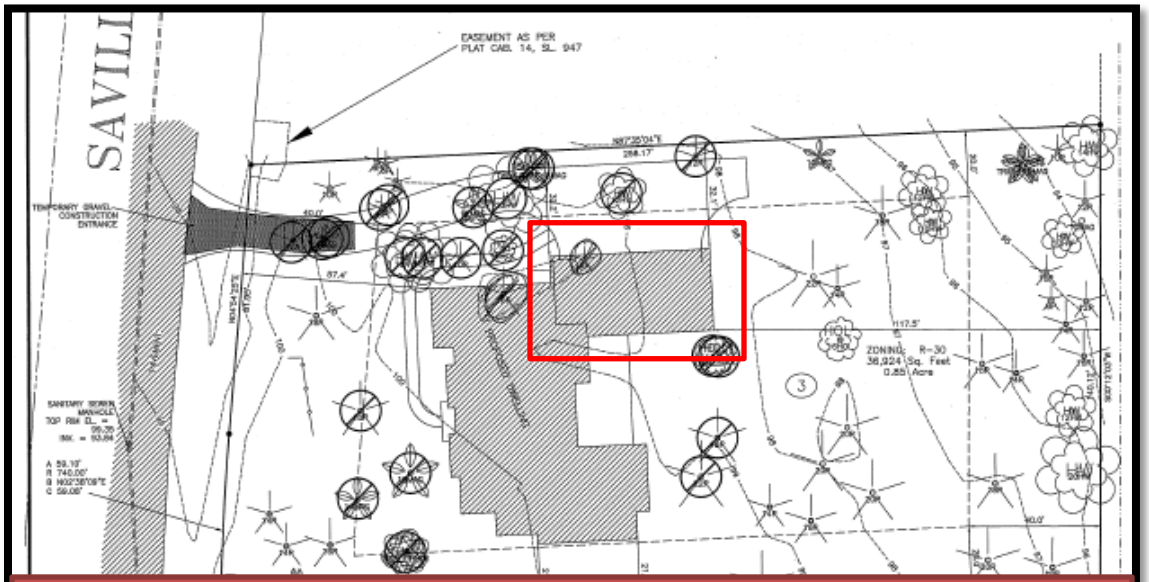
ACCESSORY FEATURES AND STRUCTURES

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

   *The proposed new construction only includes an attached garage and a rear screened in porch. The garage is not front facing, but could be visible from the street. The porch will not be visible from the street because of its location in the rear yard*

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

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




**Submitted Site Plan**

.

BUILDING MATERIALS

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

*The proposed new construction will utilize a mix of exterior materials that is consistent with craftsman bungalow style homes. The proposed color scheme will use softer colors such as white and brick that are consistent with other homes in the Historic District.*

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

*The proposed siding material is stucco and brick veneer. The front of the proposed structure will feature stucco and brick while the rest of the structure will be brick veneer. Both the materials are similar to material utilized on other homes within the Historic District.*

**Brick Veneer**

**Stucco – Mega Greige SW7031**

*The proposed trim material is MiraTec Trim Boards. MiraTec is a composite wood that combines the authentic woodgrain look with the longevity of an engineered product. According to the Historic District Guidelines, the use of engineered wood product on existing structures is permitted, but must not cover other wooden details. However for new construction engineered wood product is not listed as an appropriate or inappropriate material. The applicant did not indicate a proposed color for the trim.*

**Crisp Linen SW 6378**

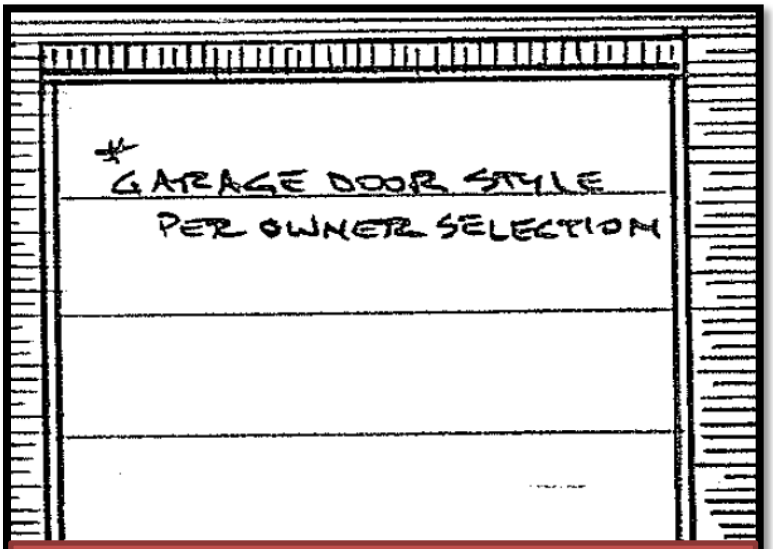
*The proposed foundation material is a brick veneer from the triangle brick company. The proposed brick foundation appears to be similiar with other structures within the Historic District and is an appropriate material according to the Historic District Guidelines.*

**Brick Veneer**

*The applicant is proposing both vinyl windows and shutters. The Historic District Guidelines state that vinyl is not an appropriate material, however the Commission has the ability to approve request that do not meet the requirements of the Guidelines.*

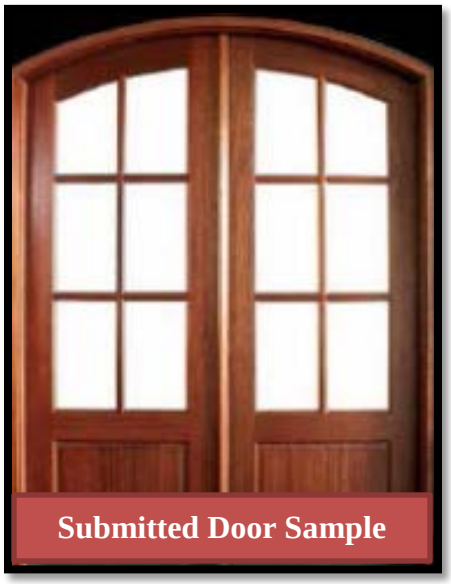
**Windows and Shutters Vinyl and Brown Color**

*The proposed garage door is a Wayne and Dalton door. The elevations shows that the homeowner is to make the final choice on style. In the past the Commission has preffered for all exterior details to homes to be final prior to approval, however staff can address garage doors through the minor COA process if necessary.*




**Garage Door from Submitted Elevation**

*The applicant has indicated that the front door will be wood with glass panes. The material and chosen color of mahogany are compliant with the Historic District Guidelines.*




<u>Applicable Recommendations from the Historic District Guidelines:</u>

GENERAL

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

   *The applicant is proposing a muted color scheme that utilizes a trim color of white linen for highlights against the muted tones of the brick, brown windows, and earth tone of the stucco.*

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

   *The proposed roof form, while very unique with the highly pitched roof, still appears similar to other homes in the Pinehurst Historic District. However, the Guidelines do not recommend the highly pitched roofs or a house with overly decorative, complex roof lines. The Guidelines state that well proportional roof design with simple lines is preferred and compatible with the Historic District.*

***Did You Know?***

Traditional, turn-of-the-century homes typically had simple, pitched rooflines to minimize leaks. Simpler rooflines contribute to a harmonious streetscape in Pinehurst and are less expensive.

***DESIGN GOAL***

The houses to the right have the same floor plan. The one on the far right with multiple pitches may seem more interesting, yet the roofs serve no purpose to support the structure. The house on the left reflects a simple, well-proportioned house that is compatible with the Pinehurst Historic district.

***Preferred***

A well-proportioned design with simple lines

***Not Recommended***

A house with overly decorative, complex roof lines

**Excerpt from the Historic District Guidelines**

**Proposed Roof Design**

WINDOWS AND DOORS

*Guidelines have no recommendations for new construction.*

SHUTTERS

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

   *The proposed shutters are vinyl. It is unclear from the submitted material if the shutters will have the appearance wood.*

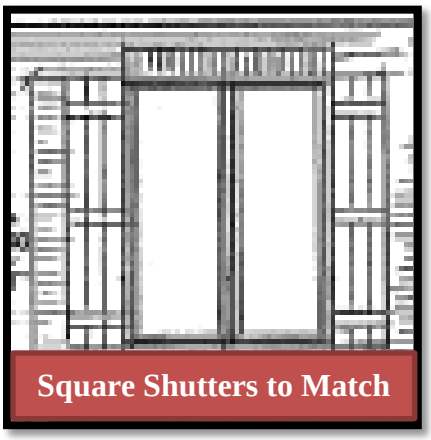
2. *Section IV.D.3* – Each shutter should be equal to the height of the window opening and one half the width.

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

3. *Section IV.D.4 - Shutters on arched windows should match and have an arched head as well.*

   *The proposed shutters clearly meet this recommendation based on the submitted elevations.*

**Arched Shutters to Match**

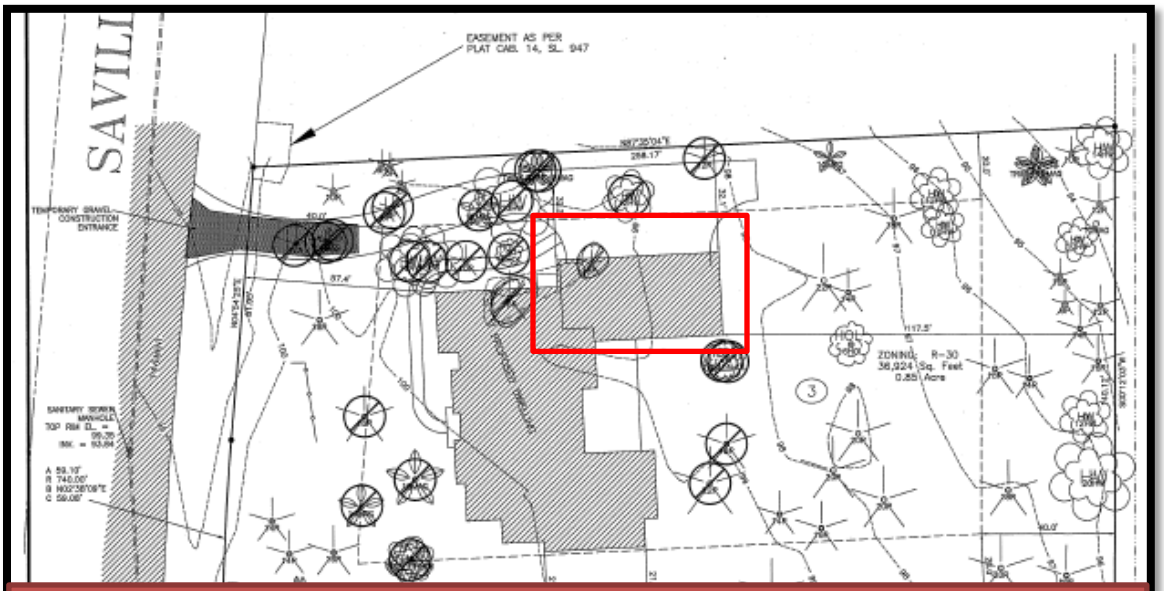


**Square Shutters to Match**

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.4 - Attached garages should not be prominent on the street-facing elevation and should be set behind the front facade of the primary structure. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.

   *The proposed garage will be positioned on the left side of the home.*




**Submitted Site Plan**

*Staff Recommendation:*

*The footprint of the house while quite large does not over power the lot and is not so large that is out of character with other homes located along and off of Linden Road. From a scale perspective the proposed structure appears to be consistent with other homes in the Historic District.*

*The applicant is also proposing to use a combination of materials that is certainly unique. While unique the proposed material is compliant with the Guidelines and keeping with the character of other homes in the Pinehurst Historic District.*

*The one concerning design element of the home is the highly pitched roof design. Most homes in Pinehurst Historic District feature a simplistic roofline that according to the Guidelines creates a more harmonious streetscape. The Guidelines only recommend the simplistic roofline and there are certainly other homes in the Historic District with highly pitched roofs, so the proposed roof would not be inconsistent with existing architecture of the Historic District if approved.*

*Ultimately, staff believes the submission to be reasonable and if approved would be compatible with the Historic District. During the approval process because vinyl is listed as not appropriate the Commission will need to consider the following motion for approval:*

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

# STAFF APPROVALS FROM 5/16/2020 TO 6/16/2020

## ADDITIONAL AGENDA DETAILS:

**FROM:**
Peter Hughes

**CC:**
Darryn Burich

**DATE OF MEMO:**
6/19/2020

**MEMO DETAILS:**
Commissioners,

Staff approved 7 Minor Works over the last month, with the majority of the approvals being for roof repairs or reshingling of existing roofs. Please refer to the attached report and if any of you have any questions, please let me know.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Approvals June Meeting 2020 |

PLANNING AND INSPECTIONS DEPARTMENT

**TO:** Pinehurst Historic Preservation Commission
**FROM:** Peter Hughes, Senior Planner
**DATE:** 6/19/2020
**SUBJECT:** Staff Approvals of Minor Work

**STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT**
**June 25, 2020 MEETING**
**5/16/2020 TO 6/16/2020**

## MINOR WORK – COA ISSUED

| Nature of Work | COA Number | Application Date | Approval Date | Address | Property Owner |
|---|---|---|---|---|---|
| Roof/Porch Repair | COA-2020-00061 | 5/18/2020 | 5/18/2020 | 105 Cherokee | Cameron and CO. |
| Repair to Dormer, molding, and base siding with compatible materials | COA-2020-00071 | 6/8/2020 | 6/12/2020 | 90 Village Green | James Goodmon |
| Re-roof | COA-2020-00074 | 6/10/2020 | 6/11/2020 | 270 Magnolia | CenturyLink |
| Addition of Shutters | COA-2020-00075 | 6/11/2020 | 6/12/2020 | 83 Short | Bart Boudreaux |
| Re-Roof | COA-2020-00076 | 6/11/2020 | 6/12/2020 | 75 Midland | Christine McKeithen |
| Re-Roof, restoration of windows, and new gutters | COA-2020-00077 | 6/11/2020 | 6/12/2020 | 35 Orange | Tom O'Connor |
| Re-roof and Skylight Repair | COA-2020-00078 | 6/12/2020 | 6/12/2020 | 15 Azalea | Women's Exchange |