PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Principal Planner
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: June 16, 2021
Subject: **Major COA Request for 160 McCaskill Road East**

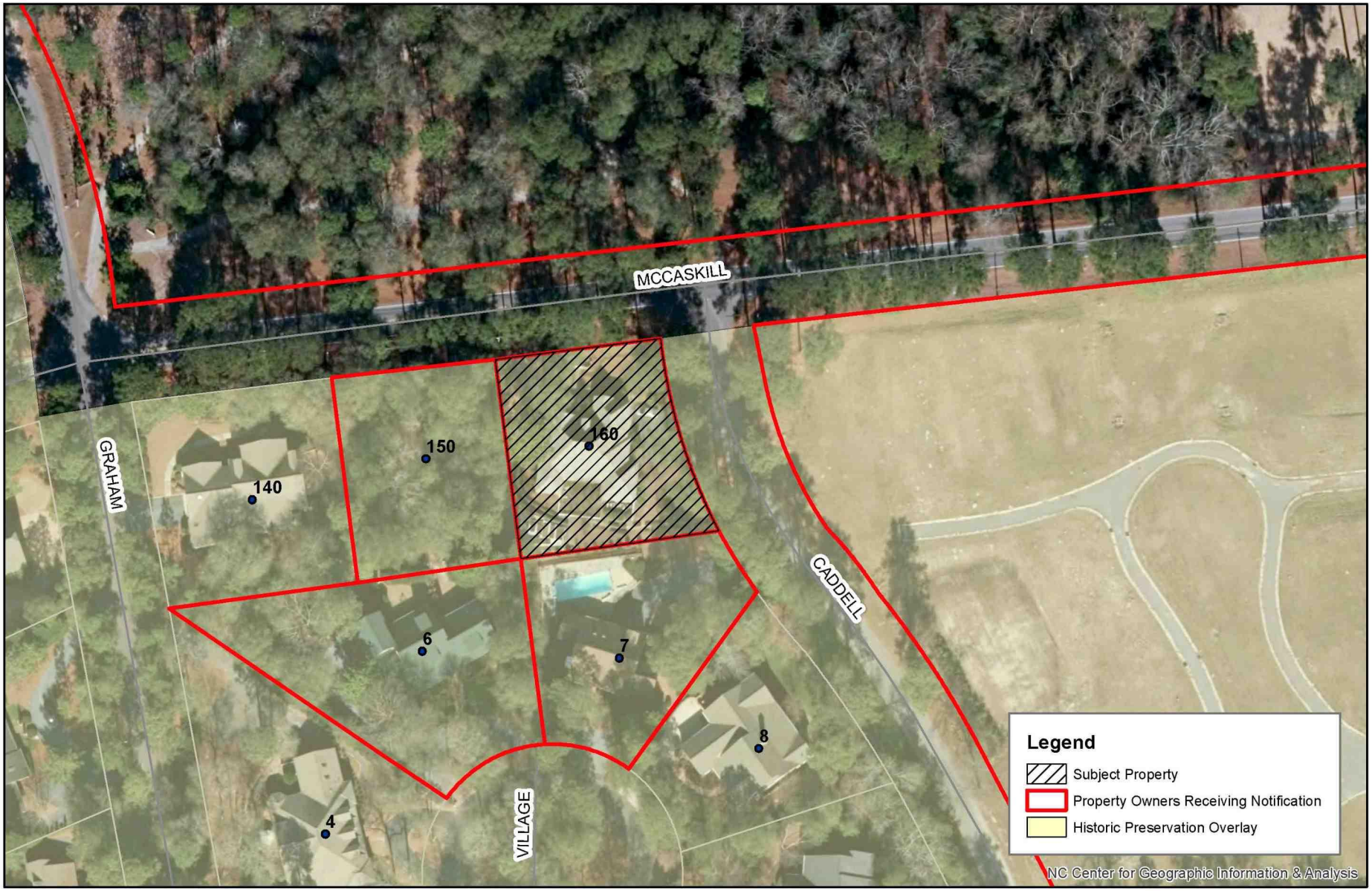
Applicant:	Mary Catherine Sayers
Owners:	Mary Catherine Sayers
Professional:	Mel Terry
Property Location:	160 McCaskill Road E
Land Use:	Single Family Residential
PID#	00028652
COA#:	2021-00095

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

The applicant requests a Certificate of Appropriateness (COA) to replace the existing wood windows with Atrium vinyl replacement windows to the existing home.

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

Public Hearing Notification Map



0 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\esri\Base Map for Boards.mxd 6/9/2021

June 24, 2021
Historic Preservation Commission 160
McCaskill Rd E Major COA

1895 Village of Pinehurst

N W E S

Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state that the replacement of windows that are not compatible with the existing window is considered Major Work.

The style, design and dimensions of the windows are not proposed to change. The change in material from wood to vinyl necisitates the review by the Historic Preservation Commission.

The applicant has provided an application, product justification, photos of the existing home and windows and product specifications.

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:

CHANGES TO EXISTING RESIDENCES

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**
2. Section III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.6 – Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
4. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
5. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
6. Section III.C.10 – New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

The proposed windows will retain the original size, dimensions, trim,location, detail, shape and color. The existing wood windows are proposed to be replaced with vinyl windows including those on the street facing elevations. The mullions and muntins are not proposed to be snap-in.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed replacement windows appear to be compatible to the existing windows as well as compatible to others within the Historic District. If the Commission were to consider approval of this request staff would recommend the 1st motion:

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

Staff recommends the above motion because the even though the windows will not be replaced in-kind, the proposed material is not prohibited and the number, dimensions, size, style, etc. are not proposed to change.

June 9, 2021

Dear Property Owner(s),

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

Thursday June 24, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to replace the existing wood windows with vinyl windows on the home at 160 McCaskill Rd. E. The property is identified by Moore County PID Number 00028652. The applicant and property owner is Mary Sayers.

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

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

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

HAGE, JOHN C HAGE, ANNA E

7 VILLAGE LANE

PINEHURST NC 28374

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

SBI LAKEWOOD GARDENS, LP

97 MARKET SQ #310

PINEHURST NC 28374

STRICKLAND, JOHN C STRICKLAND, CYNTHIA J

PO BOX 755

PINEHURST NC 28370

STRICKLAND, JOHN C STRICKLAND, CYNTHIA J

PO BOX 755

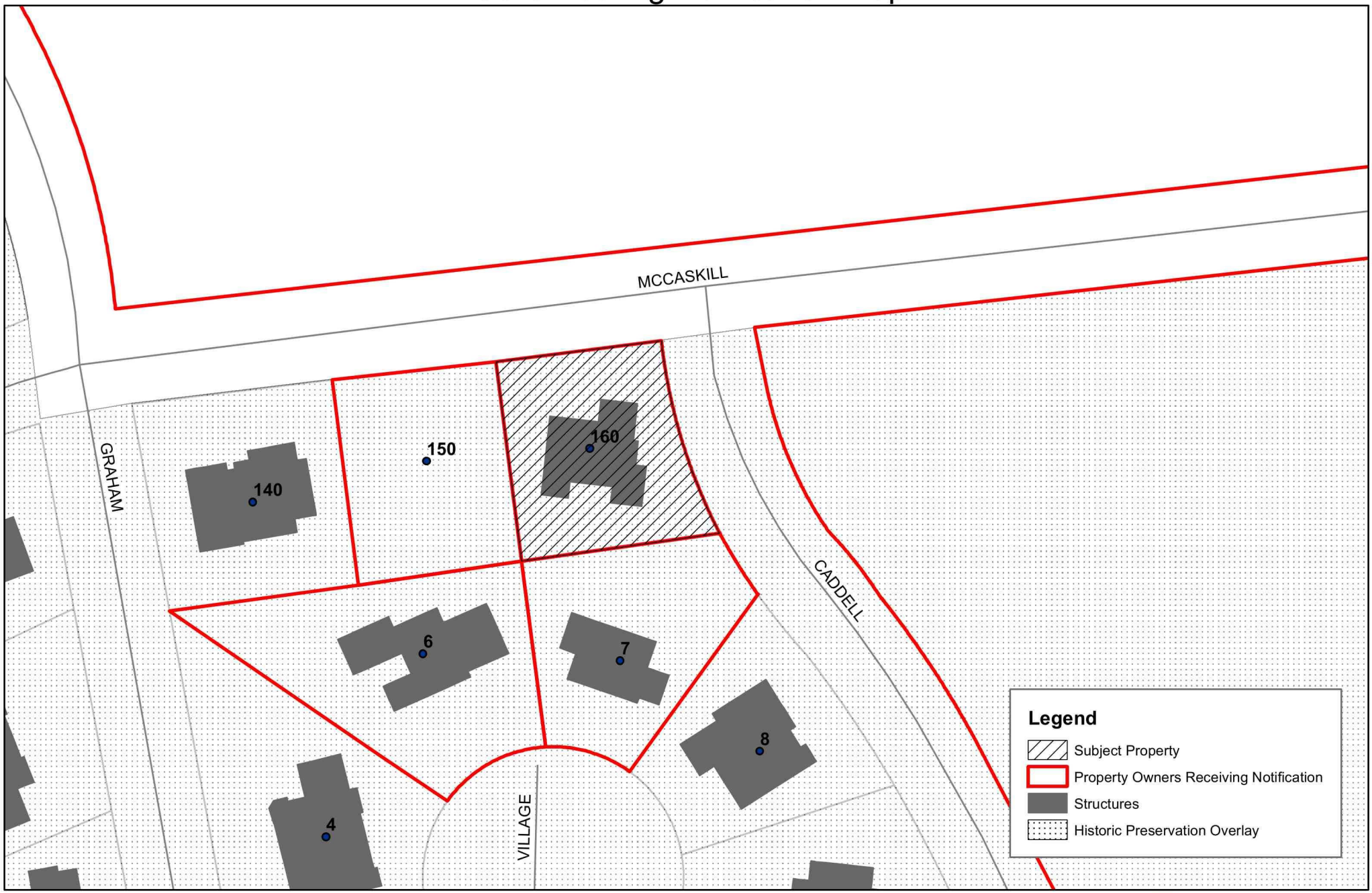
PINEHURST NC 28370

SAYERS, MARY CATHERINE TRUSTEE

160 MCCASKILL ROAD EAST

PINEHURST NC 28374

Public Hearing Notification Map



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June 24, 2021
Historic Preservation Commission 160
McCaskill Rd E Major COA

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT A

COA - 2021 - 00095

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	160 McCaskill Road East
City, State, Zip Code	Pinehurst, NC, 28374
Parcel ID #	00028652

Owner Information			
Name	Mary Catherine Sayers	Home Phone #	---
Street Address	160 McCaskill Road East	Mobile Phone #	910-585-0908
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	---
Email	olemary@aol.com		

Applicant			
Name	Mary Catherine Sayers	Other Phone #	---
Email	olemary@aol.com	Street Address	160 McCaskill Road East
Mobile Phone #	910-585-0908	City, State, Zip Code	Pinehurst, NC 28374

RECEIVED
JUN 0 2 2021
BY: .....

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	NC 60942
Name	Mel Terry
Street Address	PO Box 2200
City, State, Zip	Rockingham, NC 28380
Phone #	910-997-1423
Email	melterry@carolina.rr.com

General Information

Description of Changes to the Structure	Replace defective windows and screens. Install 31 Atrium vinyl replacement windows. The windows will have low e, argon gas, mullion grids and full screens. Please see attached pages.		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☒ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☒ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☒ No	
Includes Tree Removal		☐ Yes ☒ No	
Estimated Cost of Construction $18,600			

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

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

Required Documents

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

Certification

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: Mary Dayers Date: July 2, 2021

EXHIBIT B

HISTORIC CERTIFICATION OF APPROPRIATENESS (COA)
For Mary Sayers
160 McCaskill Road East
Pinehurst, NC 28374

SECTION 1: BACKGROUND FOR REQUIRING REPLACEMENT WINDOWS:

All of the windows in my house are wooden. The problems that drove me to replace the existing windows in my house are:

1. **Non-Durability of Wooden Windows:**
   - Three windows had/will have to be replaced due to rotting.
   - The wood of the window sashes split along the grain of the wood and the edges of the sashes have chipped, which would require re-painting and thus adding to the problems listed below.
2. **Efficiency, Economy, and Health Issues:**
   - Wooden windows swell and shrink with the weather and humidity making them lose their fit in the window frame. My wooden windows are drafty and allow cold and hot air into the house because the windows do not seal effectively. This results in higher fuel/air conditioning costs as well as allowing pollen and dirt into the house. I have allergies to trees, grass, and weeds, which has led to serious lung/breathing issues.
3. **Safety and Security Issues:**
   - All the windows in the house are painted. When the windows are left closed for even a short period of time, the paint of the sashes stick/bond to the adjacent sashes and painted window frames. Consequently, I have to use the side of my fist to pound the two (2) inch wide wooden frame around the glass to break the bond between the sash and the window frame as well as the bond between the upper and lower sashes where they overlap. This is a safety issue.
   - I have to be very careful while pounding the wooden frame around the glass panes of the sashes because I might miss the wooden frame around the glass and put my hand through the glass and cut myself. If I use a hammer, I would damage the paint.
   - With a number of windows, I have to climb up a ladder to break loose the bond on the upper pane because the windows are so tall. As a widow living alone, it is not smart for me to climb ladders and be pounding on windows because I might fall and injure myself. Consequently, I have had to leave the upper pane in one window as it is even though it is not seated properly at the top of the window frame. This resulted in my not being able to lock that window because the upper sash is not fully in position for the lock mechanisms on the upper and lower panes to fit together. Thus, I am not able to lock all my windows. Again, this is a big safety and security issue!
4. **External Mullions to Simulate Small Windowpanes:**
   - The external mullions that came with the windows are flimsy wooden grills that are held in place on the outside of the glass panes by a cheap, quarter inch clip. These little clips are quite ineffective and often fall out when sliding the sashes up.
   - The mullions, being flimsy, can break easily.

- I definitely like and want the look of mullions but want the mullions to be embedded between the two panes of glass in each sash, which is in accord with the Historic COA Guidelines.

5. **Metal Framed Screens:**
   - The current screens on the house are made of 5/8th inch flimsy, non-rigid metal and are supposed to be held place by six (6), 1/8-inch x 1-inch pins. The screen mesh has deteriorated and is developing holes. Unfortunately, the screens do not stay in place leaving gaps for various insects and lizards to get into the house. Luckily, no snakes have gotten into the house yet.

SECTION 2: REASONS WHY I CHOSE VINYL WINDOWS:

I wanted to keep the same architectural features, look, and color of the existing windows, but I wanted to address the issues outlined above, namely:

- Non-durability of wooden windows
- Efficiency, economy, and health-safety issues of existing windows
- Safety and security issues of existing windows
- Inadequate external mullions on existing windows
- Metal framed screen issues of existing windows

Now, a little bit about my background. I am a systems engineer working on developing, producing, and upgrading tactical aircraft such as the F-18 and other aircraft for the United States Navy. In the beginning, wood was used to build the first airplanes; but the requirements for aircraft have changed over time, and the aircraft industry started using various metals and then synthetic materials like composites to make aircraft. On one aircraft system that I worked on, the metal wings did not meet the durability requirements and needed to be re-winged with synthetic material. To solve this wing issue, we followed the standard systems engineering approach of:

- Defining the requirements.
- Determining possible solutions to meet the requirements.
- Evaluated the efficacy of each solution.
- Estimating the cost of each solution.
- Selecting the best solution for re-winging the aircraft.

I took the same systems engineering analysis approach as above, and found that the vinyl windows would address the concerns and issues outlined above for:

1. **Durability:**
   - Vinyl windows won't rot, chip or crack.
   - Have a lifetime guarantee.
2. **Efficiency, Economy, and Health Issues:**
   - Vinyl windows save energy costs because they do not warp or leak and, thus, maintain the proper fit in the window frame.
   - Vinyl windows are also healthier because they maintain their proper fit, function and, seal and thus, prevent pollen and dirt leaking into the house.
   - The vinyl windows have Argon gas and Low-E film between the glass pane, which helps stabilize the climate in a home.

EXHIBIT B

3. **Safety and Security Issues:**
   - Vinyl windows do not stick/bond to other the window frame or sashes, and, thus, eliminates my having to climb on ladders to pound on window sashes to break the bond. This eliminates the risk of falling and breaking my neck.
   - Vinyl windows do not stick/bond to other window frames and panes and thus allowing windows to be locked. This feature enhances the security of my house and me.
4. **External Mullions:**
   - The new window mullions will be internal to/sandwiched between the interior and exterior panes of glass.
5. **Screens:**
   - The new screens are an integral part of the window frame and, thus, will not be subject to bending, dislocation or falling off the window. Consequently, insects, lizard and other critters will not have ready entry into the house. Please see pictures below in Appendix A: Pictures.

Basically, the issue of wooden windows vs. vinyl windows is analogous to the aircraft wings example described above in that the value a good material – wood – is surpassed by newer man-made materials – vinyl – for certain window requirements and applications.

In conclusion, I am respectfully requesting that my Historic Certificate of Appropriateness application be approved for replacing the windows of my house with Atrium vinyl windows utilizing:

- Low-E film
- Argon gas
- Mullion grids installed permanently between the glass panes of the sashes
- Full window screens.

It is my full intention and desire to utilize replacement windows with the same architectural features and color as the existing wooden windows while still addressing their serious shortcomings.

I appreciate your consideration in this matter and also your desire and effort to maintain the charm of historic Pinehurst.

Most sincerely,

Mary Sayers

Mary Sayers

EXHIBIT C

APPENDIX A: PICTURES OF MY HOUSE ATRIUM WINDOWS

Front elevation of my house on McCaskill Road East, Pinehurst.

EXHIBIT D

Interior view of my kitchen windows.

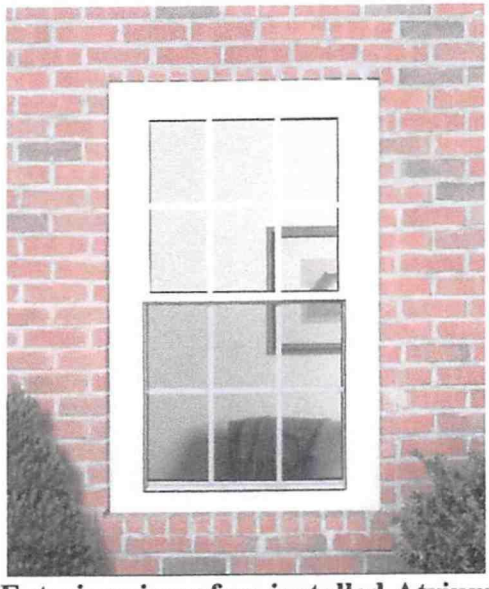
Exterior view of my kitchen windows.
Please note the gap at the bottom of the middle window where insects crawl in.

EXHIBIT E

Interior view of my new Atrium window.

Exterior view of my new Atrium window.

Interior view of an installed Atrium window. Please note that my window frame trim will not change and my windows will not include the half-moon window at the top.



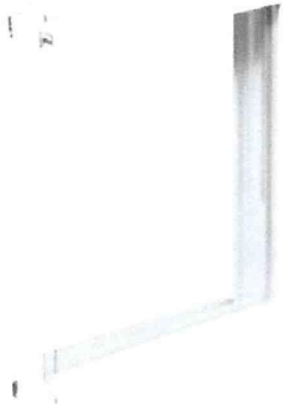
Exterior view of an installed Atrium window. Please note the secure seal.

EXHIBIT F

ATRIUM
WINDOWS AND DOORS

SERIES 8300 DOUBLE HUNG

- **Series 8300 2- and 3-lite sliders and picture windows are available**
- **Sashes tilt in** for easy cleaning
- **Reinforced multi-cavity construction** offers additional thermal protection and structural integrity
- **Positive-action cam lock** enhances safety (2 locks standard at 27 ¼" or wider)
- **Insulated glass panels** with optimum thermal air space featuring a warm-edge spacer system
- **Half screen comes standard***
- **Integrated slim-line lift rail** allows you to easily operate sash
- **Sloped sill reduces air infiltration** and accommodates easy water run-off
- **Fusion-welded sashes and frame** add strength and additional insulation
- **Constant force coil balance** permits easy sash movement
- **Dual push-button night latches** provide easy, secure ventilation
- **Interlocking sashes** help block out drafts
- **Dual-fin weather stripping** helps reduce air infiltration
- **Rubber bulb seal** helps block air infiltration
- **Jamb depth: 3.25"**
- **Transferable limited lifetime warranty**



CUSTOM Options

- **Low-E Glass**
- **Low-E Glass + Argon Gas**
- **Ultra Low-E Glass + Argon Gas**
- InsulKor™ multi-cavity foam-filled frame injections
- Obscure glass
- Double strength glass
- Optional ⅝" or ¾" flat, ⅝" or 1" contoured, ⅝" contoured valance grids available
- Nine painted exterior colors (white interior only)
- Charcoal aluminum, Clear View and heavy duty screens*
- Lifetime glass breakage warranty

+ COLOR

Scan to watch a video about our Series 8300.

ENERGY STAR compliance available in all series. Verify product specifics before ordering.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
* Screens are not meant to restrain a child from falling through an open window.
** Printing process may affect color shown. Please refer to actual window sample when selecting colors.
*** Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.

YouTube

Rev 5/18

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Principal Planner
Kathy Liles, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: June 18, 2021
Subject: **Major COA Request for 5 McCaskill Road East**

Applicant:	Brandon Goodman
Owners:	Jeff Tyner
Professional:	Redbrand, Inc.
Property Location:	5 McCaskill Road E
Land Use:	Single Family Residential
PID#	00013981
COA#:	2021-00096

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

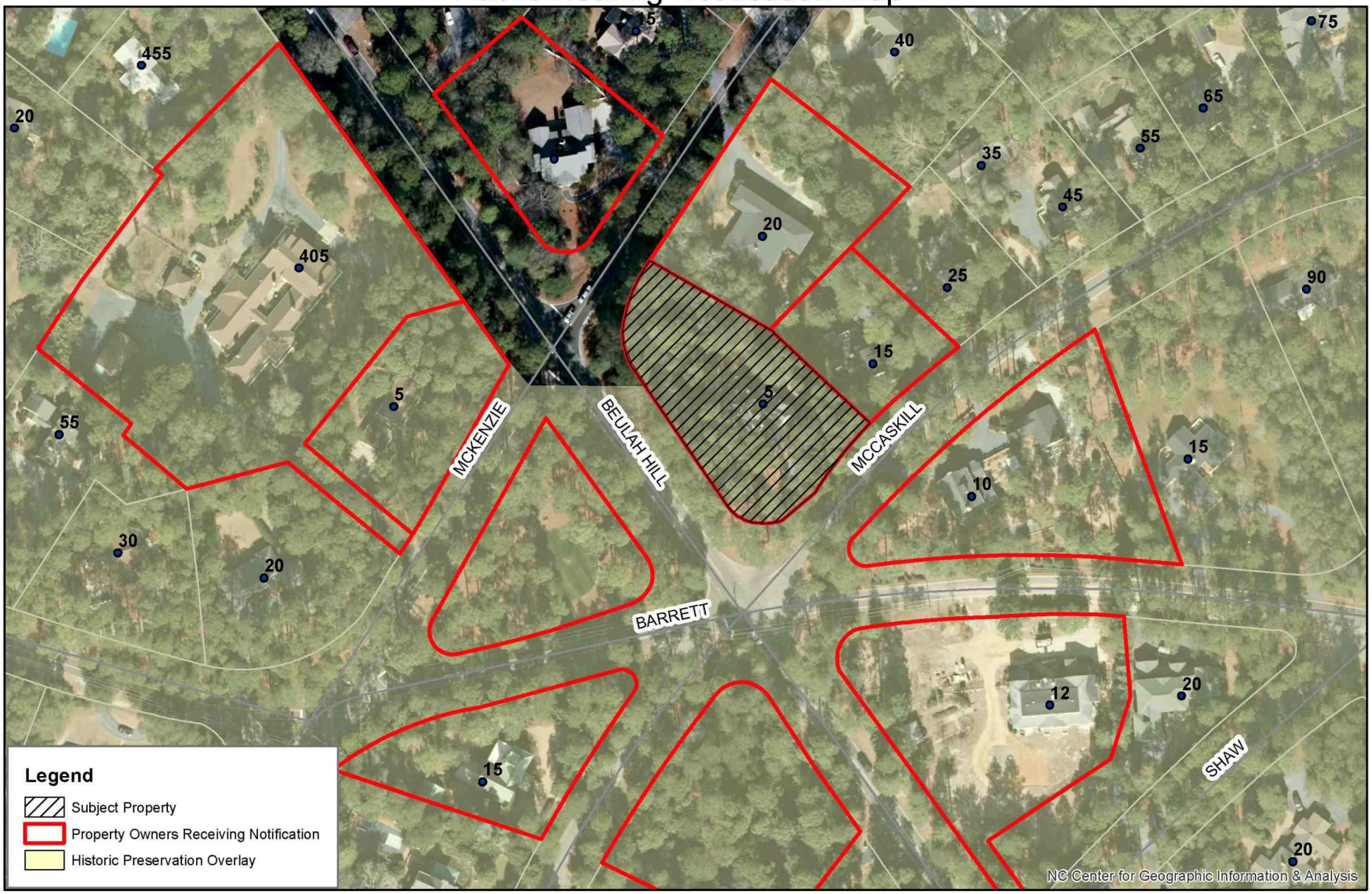
The applicant requests a Certificate of Appropriateness (COA) for exterior modifications to the property located at 5McCaskill Rd E. for exterior modifications to include the following:

1. Replace front door
2. Replace garage door
3. Replace all shutters
4. Move one window facing NC Hwy 5 (Beulah Hill Rd.) approximately one foot away from the edge of building
5. Add two windows flanking existing casement windows facing NC Hwy 5 (Beulah Hill Rd.)
6. Remove one window facing the rear yard.

According to Moore County Tax data, the home was built circa 1995.

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

Public Hearing Notification Map



0 40 80 160 240 320 Feet

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June 24, 2021

Historic Preservation Commission 5

McCaskill Rd E Major COA

1895 VILLAGE OF PINEHURST

N W E S

Standards of Review

This request is considered to be Major Work and thus requiring review and consideration of a COA by the Historic Preservation Commission (HPC). The Historic District Guidelines state that the replacement of windows or doors that are not compatible with the existing windows or doors and eliminating or adding windows and/or doors is considered Major Work.

The style, design and dimensions of the windows are not proposed to change. The change in material from wood to vinyl necisitates the review by the Historic Preservation Commission.

The applicant has provided an application, product justification, photos of the existing home and windows and product specifications.

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

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

WINDOWS AND DOORS

1. Section III.C.1 – Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.C.2 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**
4. Section III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
5. Section Section III.C.6 – Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
6. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
7. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
8. Section III.C.10 – New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

CHANGES TO EXISTING RESIDENCES
SHUTTERS

1. Section III.E.1 – New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
2. Section III.E.2 – Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, *should* be retained and preserved.
3. Section III.E.3 – If a shutter or awning is missing or deteriorated and replacement is desired, it *should* be replaced with a new shutter or awning based on the original or a new design compatible with the character of the structure.
4. Section III.E.4 – Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
    a. If the original shutter was operable, the replacement *should* be operable or appear to be operable.
    b. Each shutter *should* be equal to the height of the window opening, and one half the width.
    c. Shutters on arched windows *should* have an arched head as well.
    d. Shutter color *should* be compatible with the structure and *should* be in the Village of Pinehurst Color Palette.

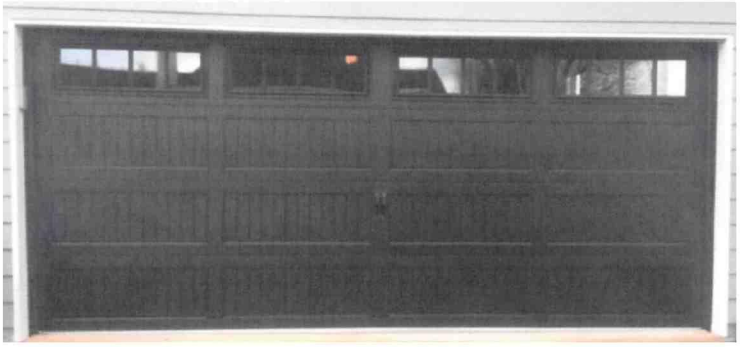
Existing windows are PVC clad, the existing front door is Masonite and the garage door is metal. The same materials will be used on the new and replacement windows and doors. The windows will remain white and the door and garage door will be black. Louvered shutters will be replaced with board and batten shutters and will change from green to black. Original dimensions for the doors will be retained. One window will be doubled in size and a window on the rear of the house, removed. Pane configuration on the windows will remain consistent with existing windows. The door will change from a solid door with six raised panels to a half glass door with 2 over 3 glass panes. The raised panel garage door will be replaced with a garage door that mimics the board and batten layout of the shutters.

The new windows on the front of the house will be visible from the street. The new casements will be capatible in size, material, detail, shape, and proportion. The number of panes and muntins will be compatible. The change does not compromise a historic structure. Removal of the window on the rear will not compromise the character of the structure. The opening shall be infilled with matching siding.

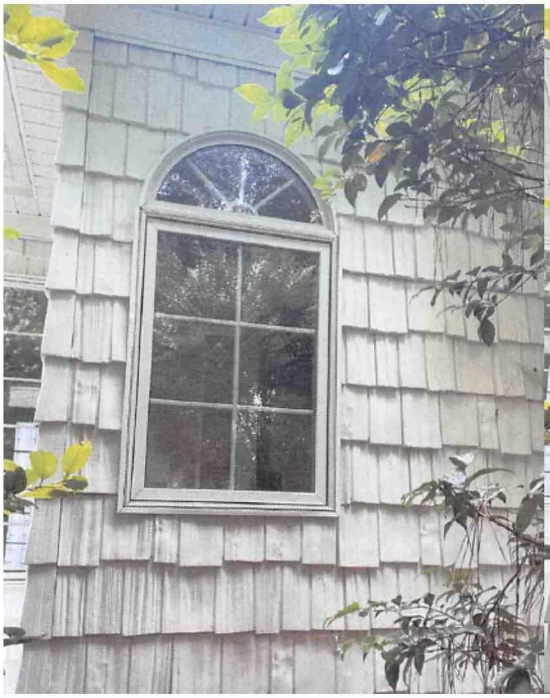
Existing Front Door

Proposed Front Door

Existing Garage Door

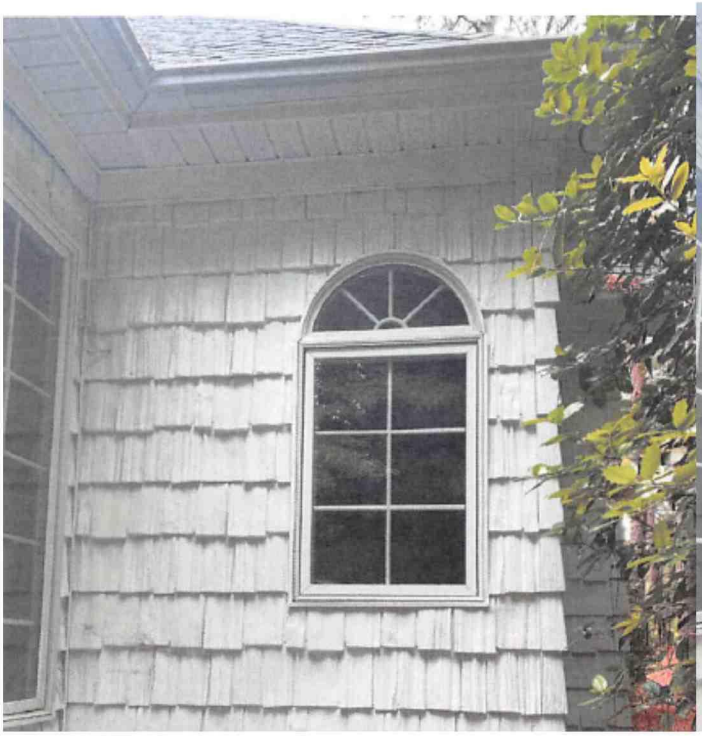


Proposed Garage Door



Existing Window Facing NC Hwy 5 *Proposed Window Relocation*

Existing Casement Windows Facing Hwy 5 *Proposed Window Additions*



Existing Window Proposed to be Removed

Proposed Removal

Existing Shutters

Proposed Shutters

Staff Comments:

The applicant has submitted a complete application and provided additional documentation and photos in an attempt to satisfy the burden of proof. The proposed replacement front door, garage door and shutters would not compromise the architectural character of the structure and appear to be compatible to others within the Historic District. The window relocation and additions along with the window removal would not be highly visible and would also not compromise the character of the structure and would be compatible and congruous with the district. If the Commission were to consider approval of this request staff would recommend the 2nd motion:

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

Staff recommends the above motion due to the material provided and reasons stated above.

June 9, 2021

Dear Property Owner(s),

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

Thursday June 24, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to the home at 5 McCaskill Rd. E. The exterior modifications include window removal, window additions, shutter replacements, front door replacement and garage door replacement. The property is identified by Moore County PID Number 00013981. The property owner is Jeff Tyner and the applicant is Brandon Goodman with Redbrand, Inc.

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

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

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

CARUBBA, MARY L TRUSTEE
10 SHORT RD
PINEHURST NC 28374-8743

TURNEY, ELIZABETH WINGARD, JEREMY
5 MCKENZIE RD W
PINEHURST NC 28374

FRAIM, WILLIAM L TRUSTEE
1333 OMAHA ROAD
BELLEFONTAINE OH 43311

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST NC 28374

MAGEE, ERIN
15 MCCASKILL RD E
PINEHURST NC 28374

SUTTON, KIMBERLY K BROWN, DAVID DWAYNE
3401 10TH ST, NE
WASHINGTON DC 20017

PRICE, WILLIAM H JR & SARAH R BENNETT
PO BOX 1416
PINEHURST NC 28374

JAMISON, THOMAS R JAMISON, HOPE M
4905 MAGGLUCCI PLACE
CHARLOTTE NC 28227

VALDES, JOANNE S
10 MCCASKILL ROAD EAST
PINEHURST NC 28374

BURGESS, THADDEUS D & MARJORIE
PO BOX 524
PINEHURST NC 28370

SCHOO, JOHN L PEARSON, LOUISE MERCURO
PO BOX 4201
PINEHURST NC 28374

REDBRAND, INC.
580 SW BROAD ST
SOUTHERN PINES, NC 28387

Public Hearing Notification Map

0 40 80 160 240 320 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esriBase Map for Boards.mxd
6/9/2021

June 24, 2021
Historic Preservation Commission 5
McCaskill Rd E Major COA

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT A

COA-2021-00096

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	5 E McKaskill Rd
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	855207773790

Owner Information			
Name	Jeff & Betsy Tyner	Home Phone #	
Street Address	5 E McKaskill Rd	Mobile Phone #	910.995.1378
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	jtyner@carolina.rr.com		

Applicant			
Name	Redbrand Inc	Other Phone #	N/A
Email	brandon.redbrand@gmail.com	Street Address	580 SW Broad St
Mobile Phone #	910 334.1330	City, State, Zip Code	Southern Pines NC 28387

RECEIVED
JUN 03 2021
BY: .....

EXHIBIT A

VILLAGE OF PINEHURST 1895

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	69639
Name	REDBRAND INC
Street Address	580 SW BROAD ST
City, State, Zip	SOUTHERN PINES NC 28387
Phone #	910 334 1330
Email	brandon.redbrand@gmail.com

General Information

Description of Changes to the Structure	(1) REPLACE FRONT DOOR (2) REPLACE GARAGE DOOR (3) REPLACE SHUTTERS (4) MOVE 1 WINDOW FACING HWY 5 APPROX 1 ft (5) ADD 2 WINDOWS FLANKING EXISTING CASEMENTS FACING HWY 5 (6) REMOVE 1 WINDOW FACING REAR YARD		
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	$100,000

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows	PVC CLAD	SAME	SAME - WHITE
Chimney			
Foundation			
Front Door	MASONITE	SAME	BLACK
Shutters	PVC-LOUVERED-GREEN	PVC-BOARD & BATTEN	BLACK
Garage Door	METAL	SAME	BLACK
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____			

Required Documents

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

Certification

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: JUNE 3, 2021

SUBMIT
Today → JUNE 24

EXHIBIT A

SUBMIT
JULY 1 → JULY 22

EXHIBIT B

EXHIBIT C

EXHIBIT E

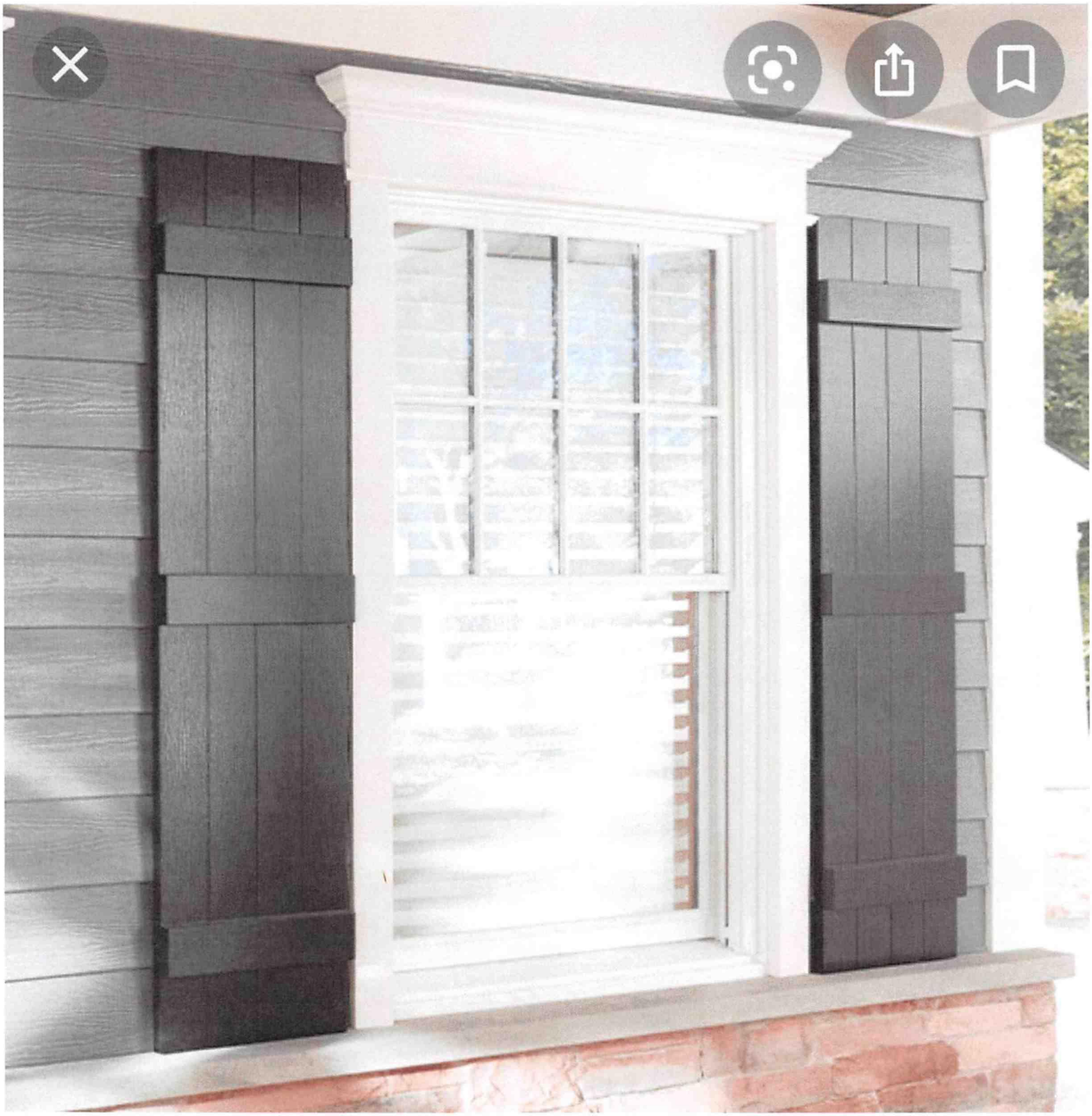
ITEM # 2 ON GENERAL INFORMATION

* EXCLUDING SIDE LIGHTS

EXHIBIT D

ITEM # 1 ON GENERAL INFORMATION

EXHIBIT F

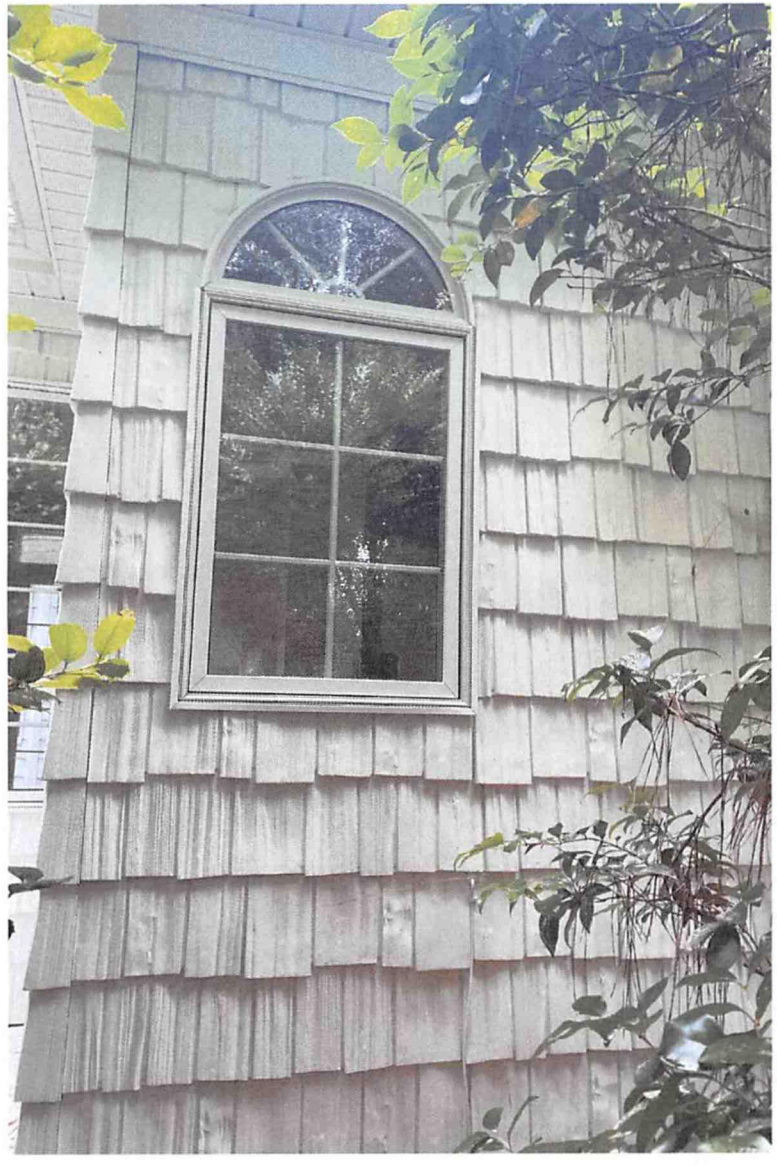


ITEM #3 ON GENERAL INFORMATION

EXHIBIT G

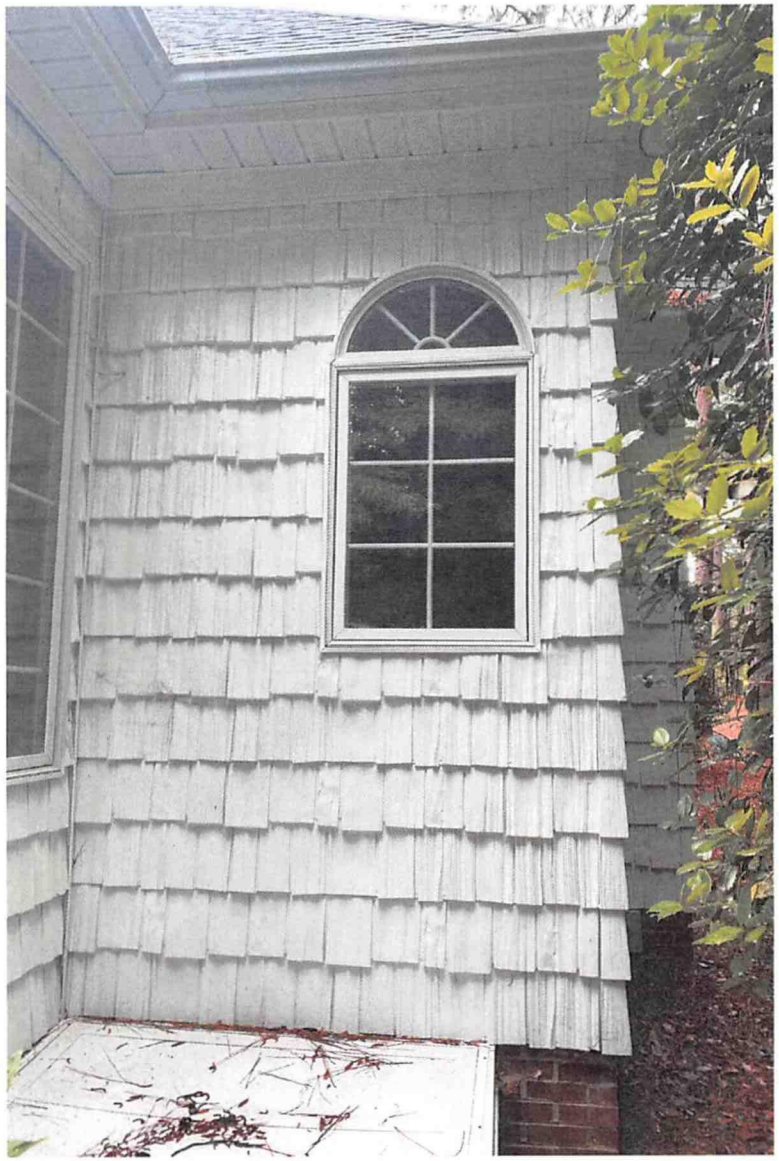
PROPOSED ALTERATION

EXISTING CONDITIONS



ITEM #4 ON GENERAL INFORMATION

EXISTING CONDITIONS



PROPOSED ALTERATION

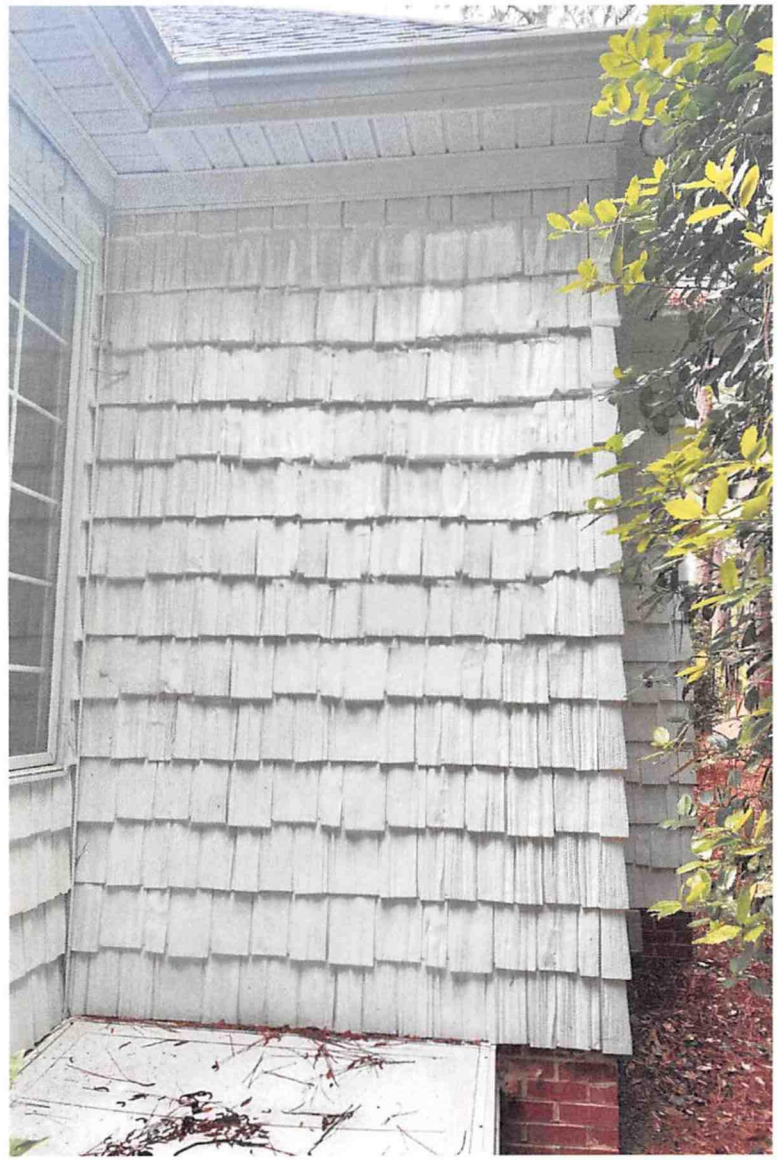


EXHIBIT I

ITEM #6 ON GENERAL INFORMATION

EXHIBIT H

PROPOSED ALTERATION

EXISTING CONDITIONS

ITEM #5 ON GENERAL INFORMATION

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 27, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM
Minutes

Board Members Present:	**Board Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	John Taylor	Kathy Liles, Planner
Tom Schroeder, Vice Chair		Alex Cameron, Senior Planner
David Herring		Jill Lazusky, Acting Clerk of the Board
Terry Lurtz		
Richard Vincent		
Anne Lucey		

There were approximately 10 people in attendance including 4 staff.

I. Call to Order

Mr. Von Salzen explained the purpose of the Historic Preservation Commission.

II. Approval of Minutes

Page 2 – Herring said clarify this is NOT a conceptual submittal. Minutes will be amended.

Section 3 – Mr. Schroeder did recuse himself.

Mr. Shroeder moved to approve the minutes based on the changes noted; Mr. Vincent seconded. Approved by a vote of 6-0.

Mr.Vincent made a motion to move into the Public Hearing. Mr. Schroeder seconded. Approved 6-0.

The members present visited all of the sites except Mr. Lurtz who visited all but the Maple Road.. There were no ex parte communications from any of the Commission members.

III. Public Hearing

Mr. Von Salzen explained the proceedings. He swore in staff members Mr. Cameron and Ms. Liles.

A. COA-2021-00055

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 335 Linden Road. The modifications include the addition of an in-ground pool located in the rear

yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210451824. The property owners of record are Eric and Meredith Morski and the applicant is Meredith Morski.

Applicant representative(s): Eric & Meredith Morski and Jeff Tucker were all sworn in.

Ms. Lyles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Ms. Lucey asked staff what the PDO said about fences around pools. Mr. Cameron explained that there is a NC State building code regarding fences which have to be adhered to. Ms. Lucey asked about height. Mr. Cameron explained that it is a minimum of 4 ft. This fence will be 6 feet. Ms. Lucey asked if the fence will show from the road. The applicants said yes it would show from road but they were planning to do landscaping in front of fence. The fence will come off the back corners of the home. Ms. Lucey asked if it would be considered a rear year fence. Mr. Cameron responded that yes it was.

Ms. Lucey wanted clarification from staff about the shadowbox fence being compliant. Ms. Lyles indicated it was.

No public comments.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 335 Linden Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Roll Call

Mr. Schroeder	Aye
Mr. Herring	Aye
Mr. Lurtz	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Lucey	Aye

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 335 Linden Road. Seconded by Mr. Vincent. Approved by a vote of 6-0.

B. COA 2021-00074

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 25 Maple Road. Modifications include the installation of an outdoor spa, 6' tall privacy fence and pavilion. The property is identified in the Moore County Tax Registry by Moore County PIN Number 856209075032. The property owners of record are Charles and Mary (Meg) Shaw and the applicant is Meg Shaw.

Applicant representative(s): Meg Shaw was sworn in.

Ms. Lyles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Von Salzen asked staff if the 6 ft privacy fence from neighboring owner was approved by commission. Mr. Cameron responded that there was a time prior to 2015 that the HPC allowed them and they were done with staff permission. Mr. Von Salzen was concerned about setting a precedent since there already was one. Mr. Cameron reminded the Commission that they have to take each case on its own merits. Ms. Lucey questioned why it was not being qualified as a pool. Mr. Cameron responded verbatim from the PDO. He reminded the commission that it is not their job to interpret the PDO. Staff interpreted this swim spa to not being a pool. Ms. Lucey is concerned about consistency with the interpretation. Mr. Cameron has said that their interpretation is consistent in Village but not sure if others have been approved in historic district.

Ms. Shaw said that Peter Shaw had told her that swim spas had been approved in historic district. She chose the fence that she did because of her neighbor's fence. Mr. Von Salzen asked more about the neighbor's fence. Ms. Shaw indicated that it just recently went up. Mr. Von Salzen is not aware that the HPC has approved that fence recently. Ms. Lucey asked about the location of the fence. Ms. Shaw indicated that it is a rear fence (meaning behind the house). Mr. Von Salzen asked for clarification of the site drawing. Ms. Shaw explained that the right angle yellow line shows a short existing fence that will attach to new fence. Mr. Cameron injected that he looked in our system and found that there have been other swim spas in historic district approved.

Mr. Herring asked if she would be willing to revise the application to include a shadowbox fence instead of a privacy fence. Ms. Shaw responded in the affirmative and it was noted that the application would be amended. Mr. Vincent asked the site plan and the carport. Ms. Shaw indicated that the carport is a "future carport". Ms. Lucey had some concern about whether or not someone comes to ask approval for an "above ground" pool. Mr. Cameron mentioned they can discuss more in depth at the next meeting when they review the guidelines.

Mr. Von Salzen said he has no objection to this application now that fence style has been changed to shadowbox.

No public comments.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 25 Maple Road is **congruous** with the Pinehurst Historic District based on applicant's amendment to change the style of fence to shadowbox, and is **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-1 voting. Dissenting was Ms. Lucey because she feels it is too much like an above ground pool which the Historic Guidelines don't allow.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 25 Maple Road. Seconded by Mr. Lurtz.

Approved by a vote of 5-1 voting. Dissenting was Ms. Lucey because she feels it is too much like an above ground pool which the Historic Guidelines don't allow.

C. COA 2021-00075

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 5 Carolina Vista. Modifications include the installation of an outdoor pavilion. The property is identified in the Moore County Tax Registry by Moore County PIN Number 85521950261. The property owners of record are Christine and Gilbert Pritchard and the applicant is Homewright Construction LLC.

Applicant representative(s): Mr. Scott Haulsee was sworn in.

Ms Lyles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Haulsee clarified the roof style and color during Ms. Lyle's presentation.

Mr. Haulsee explained the structure more in depth to the Commission. He explained that the finish would make it look like it has been there a long time and therefore fit in with the district.

Mr. Herring said that because it is going to be virtually invisible, it is not really an issue, but he and Mr. Schroeder both agreed that they would like to see a picture of the structure (which was omitted from original submittal). Mr. Haulsee passed around a picture of it to the commission and the picture was added into record.

No public comments.

Mr. Vincent moved that the Historic Preservation Commission find the proposed Major Work at 5 Carolina Vista is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Mr. Vincent moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 5 Carolina Vista. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

D. COA 2021-00077

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 220 Cherokee Road. Modifications include the installation of a new roof, paint, enclosed porch, rear deck, and repaint and new garage roof. The property is identified in the Moore County Tax Registry by Moore County PIN Number 856209160591. The property owners of record are Daniel Bennett and Sally Cummings and the applicant is Pinehurst Homes Inc.

Applicant representative(s): Daniel Bennett and Wayne Haddock of Pinehurst Homes were all sworn in.

Ms Lyles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact. There will also be a basement door replaced.

Mr. Haddock is excited to do a restoration on this home which was the fifth one in Pinehurst. Mr. Bennett was very cognitive of the Historic Plaque on the home and he and his wife want to keep the historic character of the house. Mr. Herring asked about the color of the front door and indicated the color was not on palette of approved colors. Applicant agreed to have their application revised to change the color of front door to AC182 Classic Burgundy which is an approved color and similar to what was originally presented.

Mr. Von Salzen indicated that he felt this application really supports the historic character of the Village. Mr. Schroeder asked about former garage door. Mr. Haddock indicated that it was an old wood door. They plan to select a regular roll up door that is of carriage style.

No public comments.

Ms. Lucey moved that the Historic Preservation Commission find the proposed Major Work at 220 Cherokee Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards noting the color change on the application, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 220 Cherokee Road. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

E. COA 2021-00081

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District. The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 10 Dundee Road. Modifications include replacement of existing doors and alteration of roof pitch. The property is identified in the Moore County Tax Registry by Moore County PIN Number 856205076636. The property owners of record are Jacob and Carrie Kirby and the applicant is Jacob Kirby.

Applicant representative(s): Angel Gulley, representing the applicant, works for Carrie Kirby, was sworn in.

Ms Lyles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Ms. Gulley stated that the new door will look more like a front door than the current French doors. Mr. Herring asked about the trim and whether it would match. Ms. Gulley asked to call Mr. Kirby to make sure her answer was correct. Mr. Herring also asked if the raptor tail would be enclosed. After reaching the owner by phone, Ms. Gulley said that the raptor tails would not be

enclosed but the door would be exactly like the picture presented with the application. Mr. Schroeder asked if the new door would take up the exact same space as the existing door. Ms. Gulley said that it is the same space and the Kirby's will not be modifying any space. Mr. Shroeder asked about the door in the rear and asked if it was a modification. MS. Gulley said that they are not planning on making any changes to the door or windows in the back.

No public comments

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 10 Dundee Road **not consistent** with the Historic District Standards given that the front door is not being replaced exactly as the original but is **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0. This approval is for front door and roof pitch only.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 10 Dundee Road. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Recessed for 10 minutes before next case.

F. COA 2021-00089

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single family residence at 20 McCaskill Rd. W. The property is identified in the Moore County Tax Registry by Moore County PIN Number 855211773276. The property owners of record are Thomas (Rick) and Hope Jamison.

Applicant representative(s): Rick and Hope Jamison and Mark Parsons and Amanda Jacoby were sworn in.

Mr. Cameron 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. Parsons said that their job is to make this new home look like it's always been there. Mr. Jamison thinks Mr. Parsons and Ms. Jacoby have done a great job.

Mr. Herring asked if there was a sample of the lime wash brick. Ms. Jacoby explained that the purpose of lime wash brick is to make it look like its aged. Ms. Lucey asked if the color was for the cedar shake roof but that was only for the brick.

Mr. Cameron said the wall would be considered a side yard wall and 6 feet is applied for but the guidelines say 4 ft. Mr. Herring asked if it could be reconsidered as rear yard. Mr. Cameron pointed out on site map what would be considered side and rear yards. Mr. Herring wanted clarification as to how high that piece of wall in the side yard would be. Mr. Parsons indicated it was in the envelope. Mr. Cameron clarified that guidelines said that regardless the height in the side yard is not congruous with the guidelines and it is up to the commission whether to allow the exception. Mr. Parsons indicated they wanted it all to be 6 ft because of the traffic on Hwy 5 and also for aesthetics. He said that it is about 35 feet in total length. Mr.

Lurtz asked about the height of gates. Mr. Parsons said 6 ft. Mr. Cameron pulled up the elevation documents. The area near the garage is the area in question. Mr. Von Salzen asked about first section of wall nearest the garage; according to guidelines it should be no higher than 4 ft but after that can be 6 ft per the guidelines. But will it improve the historic ambience of the house to have a difference in wall height? Mr. Schroeder felt it would be more consistent to stay the same height. Mr. Herring & Mr. Schroeder thought it would look better for such a short run to remain at 6 ft. Mr. Von Salzen says the Commission can depart from the guidelines if it feels it is better aesthetically and for practical reasons it make more sense.

Ms. Lucey, regarding scale, noted that it is BIG but feels it really fits for the lot. Other members of the commission agreed. Mr. Lurtz asked about drainage. Mr. Parsons said their contractor will be painfully attentive to that issue.

No public Comments

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 20 McCaskill Road West is not consistent with the Pinehurst Historic District guidelines because of the side yard fence adjacent to the motor court will be 6 feet but is deemed congruous with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 20 McCaskill Road. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Mr. Schroeder move to close the public hearing. Mr. Lurtz seconded the motion. All were in favor.

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's Issued from 4/16/2021 to 5/20/2021

V. Next Meeting Date

A. June 17, 2021 Work Session – Mr. Cameron said that he has coordinated with the clerk to put out appropriate public notices. It will begin at 4:00 pm

Mr. Von Salzen asked about prework that Mr. Cameron and Mr. Hughes have done about the guidelines. Mr. Cameron indicated that he could circulate a red line document and they can also discuss other items. He will send the digital red-line copy to everyone.

Mr. Von Salzen had some procedural and legal changes to suggest that he will circulate before the meeting and asked other members to do the same if they have things they would like to discuss.

Mr. Lurtz asked if it was a joint session with Council. It hasn't been scheduled as such. Mr. Cameron said the commission should work together first. And Mr. Von Salzen agreed to proceed first with a Commission only meeting first.

Ms. Lucey asked if the meeting could begin earlier. Richard might have an issue but he will email the group. Alex thought we could get it set up to start at 3:00 pm. Mr. Vincent will let Alex know.

DRAFT

B. June 24, 2021 Regular Meeting

VI. Comments from Attendees

None

VII. Motion to Adjourn

Mr. Vincent made motion to adjourn. Mr. Schroeder seconded. Approved 6-0.

Respectfully Submitted,

Jill Lazusky
Acting Clerk to the Board
Village of Pinehurst

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

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

DRAFT

FINAL ORDER – MAJOR COA REQUEST 160 MCCASKILL ROAD EAST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on June 24, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Mary Sayers requests a Certificate of Appropriateness for window replacements to the home at 160 McCaskill Road East.

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

FINDINGS OF FACT

Concerning jurisdiction

Replacement of windows that are not compatible with the existing windows are considered Major Work.

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

1. The structure was built in 1998
2. The structure is listed as non-contributing to the district.

<u>For the Record</u>

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and material examples.
3. The applicant proposes to replace the existing wood windows with vinyl replacement windows.

Conclusions of Law

DRAFT

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations should be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows should have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**
2. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.6 – Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
4. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
5. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
6. Section III.C.10 – New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

DRAFT

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

DRAFT

Attachment A
Final Order
160 McCaskill Rd. E

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

_____

_____

The following conditions apply to approval of the Certificate of Appropriateness for 160 McCaskill Rd. E:

_____

_____

_____

_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 160 McCaskill Rd. E based on the following:

_____

_____

_____

_____

_____

DRAFT

FINAL ORDER – MAJOR COA REQUEST 5 MCCASKILL ROAD EAST
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on June 24, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Brandon Goodman of RedBrand, Inc. on behalf of Jeff Tyner, owner requests a Certificate of Appropriateness for exterior modifications to the home at 5 McCaskill Road East.

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

FINDINGS OF FACT

Concerning jurisdiction

Replacement of windows that are not compatible with the existing windows are considered Major Work.

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

1. The structure was built in 1995
2. The structure is listed as non-contributing to the district.

<u>For the Record</u>

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and material examples.
3. The applicant proposes to replace the existing wood windows with vinyl replacement windows.

Conclusions of Law

DRAFT

Applicable Guidelines:

CHANGES TO EXISTING RESIDENCES

WINDOWS AND DOORS

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

2. Section III.C.2 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

3. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.

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

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

    c. Windows should have true or simulated divided lights.

    d. Snap-in muntins are not appropriate

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

5. Section Section III.C.6 – Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.

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

7. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

8. Section III.C.10 – New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

DRAFT

CHANGES TO EXISTING RESIDENCES

SHUTTERS

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

2. Section III.E.2 – Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, should be retained and preserved.

3. Section III.E.3 – If a shutter or awning is missing or deteriorated and replacement is desired, it should be replaced with a new shutter or awning based on the original or a new design compatible with the character of the structure.

4. Section III.E.4 – Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

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

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

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

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

DRAFT

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

DRAFT

Attachment A
Final Order
5 McCaskill Rd. E

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

_____

_____

The following conditions apply to approval of the Certificate of Appropriateness for 5 McCaskill Rd. E:

_____

_____

_____

_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 5 McCaskill Rd. E based on the following:

_____

_____

_____

_____

_____

DRAFT

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Principal Planner
DATE: 6/18/2021
SUBJECT: Minor Work COA's Issued

REPORT of STAFF APPROVALS
JUNE 24, 2021 MEETING
5/21/2021 TO 6/18/2021

MINOR WORK – COA ISSUED

COA	Nature of Work	Application Date	Approval Date	Address	Property Owner
2021-00091	Window replacement	5/24/2021	6/7/2021	40 Village Green Rd. E	Paul & Heidi Dent
2021-00093	New brick knee wall	6/2/2021	6/2/2021	90 Linden Road	Katharine Pate
2021-00097	Door replacement and painting	6/4/2021	6/7/2021	21 Chinquapin Road	Tom Stewart
2021-00098	Column replacement	6/8/2021	6/15/2021	25 McLeod Road	Jonathan Drahos