



HISTORIC PRESERVATION COMMISSION

JUNE 22, 2017

ASSEMBLY HALL

395 MAGNOLIA ROAD

PINEHURST, NORTH CAROLINA

4:00 PM

- I. Call to Order
- II. Approval of Minutes
 - A. May 25, 2017
- III. Review of Normal Maintenance and Minor Work Items
 - A. Report for 5/19/2017 - 6/15/2017
- IV. Public Hearing
 - A. COA 17-41

A request for a front porch addition to the home at 70 Page Rd. Pinehurst, NC. This property can be identified as Moore County LRK# 00021628. The applicant is Sandhills Home Services and the property owners are Paul Blake and Charles Helbling.
 - B. COA 17-42

A request for a terrace addition to the rear of the home, new windows, new patio and a porch extension to the home at 50 Village Green Rd. E Pinehurst, NC. This property can be identified as Moore County LRK# 00020098. The applicant is Bowness Custom Homes and the property owners are Alison and Stuart Paul.
 - C. COA 17-43

A request for an addition to the home and new accessory dwelling at 30 Village Green Rd. E., Pinehurst, NC. This property can be identified as Moore County LRK# 00022283. The applicant and the property owners are Greg and Amanda Grimshaw.
 - D. COA 17-44

A request to change the siding, addition of a breezeway to garage, addition to garage, sidelights and fencing at 145 Dundee Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021108. The applicant is Brian Kennedy and the property owners are Robert and Cynthia Kennedy.
 - E. COA 17-45

A request for additions to the existing facility, new greenhouse/smoker building, exterior repairs, window replacements and demolition of a storage shed at 300 Magnolia Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00025797. The applicant is Stagaard & Chao Architects and the property owner is Pinehurst, LLC.
- V. New Business
- VI. Comments from Attendees

VII. Next Meeting Date

A. July 27, 2017

VIII. 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: Competent, Courteous, Professional, and Responsive.



MAY 25, 2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 May 25, 2017 Minutes

Pinehurst Historic Preservation Commission
May 25, 2017
Council Conference Room
4:00 p.m.



MINUTES

Commission Members in Attendance:

Jim Lewis, Chairman
Bob Farren, Vice-Chairman
Christine Danadeau, Commission Member
Judy Davis, Commission Member
Molly Gwinn, Commission Member
Jim McChesney, Commission Member
Tom Schroeder, Commission Member

Staff in Attendance:

Kevin Reed, Planning and Inspections Director
Bruce Gould, Principal Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Approval of Minutes: April 27, 2017

Molly Gwinn made a motion to approve the April 27, 2017 Minutes; Jim McChesney seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work items

The Commissioners did not have any comments for Normal Maintenance and Minor Work items.

IV. Sworn in:

Bruce Gould, Principal Planner; Mark Fosner, Architect; Brandon Goodman, Builder

V. Public Hearing Items:

COA: 16-030 A request for new construction of a single-family residence at 74 Midland Rd, Pinehurst, NC. This property can be identified as Moore County LRK# 20060034. The applicant is Mark Fosner and the property owner is Mike Lazzo.

Bruce Gould, Principal Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Mark Fosner, Architect was present to answer any questions or address any concerns of the Board.

Mark Fosner remarked that after hearing concerns from the neighbors, he and the property owner reviewed the plans and wanting to be good neighbors brought the house back 15 and changed the overall design of the home. He also stated that they were hoping to save the live oaks but he couldn't guarantee it.

After a lengthy discussion by the Commissioners, Judy Davis made a motion to issue a Certificate of Appropriateness, there was not a second.

Molly Gwinn made a motion to issue a Certificate of Appropriateness for new construction of single-family home at 74 Midland Road and to adopt the Findings of Fact with the conditions 1) Pine trees in rear yard to be preserved; 2 that the gothic windows on rear elevation be changed to match other sash windows. Judy Davis seconded the motion, which was approved by a vote of 5-2. Jim Lewis and Christine Dandeneau did not approve.

Mark Fosner agreed to the condition to make changes to the gothic windows.

COA: 17-031 - A request for an addition to the home at 220 McKenzie Rd. W., Pinehurst, NC. This property can be identified as Moore County LRK# 00013979. The applicant is Red/Brand Inc. and the property owners are Stephen and Katie Wilson.

Bruce Gould, Principal Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Brandon Goodman, Builder was present to answer any questions or address any concerns of the Commission.

Bob Farren, Commission Member; recused himself from hearing and voting on this request.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness for an addition at 220 McKenzie Road West and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was approved by a vote of 6-0.

COA: 17-032 A request for the demolition of the existing accessory structure/garage at 215 Everette Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015658. The applicant is Lee Huckabee Homes, Inc. and the property owner is Hedgehog Development Company, Inc.

Bruce Gould, Principal Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Joel Tew, Property Owner was present to answer any questions or address any concerns of the Commission.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for the demolition of a garage at 215 Everette Road and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.

VI. New Business

VII. Next Meeting Date: June 22, 2017

VIII. Motion to Adjourn

Molly Gwinn made a motion to adorn the meeting. The motion was seconded by Judy Davis and carried unanimously. The meeting adjourned at 5:00 pm.



REPORT FOR 5/19/2017 - 6/15/2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 Staff Approval Report



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planner
DATE: 6/15/17
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
May 25, 2017 MEETING
5/19/17– 6/15/17

NORMAL MAINTENANCE

None to report.

MINOR WORK – COA ISSUED

COA: 17-034

Application Date: 5/22/17

Approval Date: 5/22/17

Prop Owner: Todd Ahrens

Address: 60 Caddell Rd.

LRK# 18327

Applicant: Pinehurst Homes

Request: New fence in rear yard

Standards and Guidelines: 1.6.3.7

COA: 17-035

Application Date: 5/22/17

Approval Date: 5/22/17

Prop Owner: Royden & Martha Goodson

Address: 35 Village Green Rd. E

LRK# 10001623

Applicant: Howell's Masonry

Request: New patio in the rear yard.

Standards and Guidelines: 1.6.3.17

COA: 17-036

Application Date: 5/22/17

Approval Date: 5/24/17

Prop Owner: Mark Anderson

Address: 155 Dundee Rd.

LRK# 20110259

Applicant: Mark Anderson

Request: New patio and pergola in the rear yard.

Standards and Guidelines: 1.6.3.17

COA: 17-037

Application Date: 5/26/17

Approval Date: 5/31/17

Prop Owner: Village of Pinehurst

Address: 600 McCaskill Rd. E

LRK# 29685

Applicant: Pinehurst Homes

Request: New fence in public service facility yard.

Standards and Guidelines: 1.6.3.7

COA: 17-038

Application Date: 5/31/17

Approval Date: 6/2/17

Prop Owner: Robert Anderson

Address: 40 Village Green Rd. E

LRK# 30068

Applicant: Jeff Campbell

Request: Tree removal

Standards and Guidelines: 1.6.3.10

COA: 17-039

Application Date: 5/26/17

Approval Date: 6/5/17

Prop Owner: Village of Pinehurst

Address: 200 Beulah Hill Rd. S

LRK# 29515

Applicant: Village of Pinehurst

Request: Expand patio & new fencing

Standards and Guidelines: 1.6.3.17

COA: 17-040

Application Date: 6/5/17

Approval Date: 6/12/17

Prop Owner: Sonja & Nitza Rothstein

Address: 190 McCaskill Rd. W

LRK# 27864

Applicant: Quality Fence Co.

Request: New fence in front, side & rear yard

Standards and Guidelines: 1.6.3.17

COA: 17-046

Application Date: 6/12/17

Approval Date: 6/12/17

Prop Owner: John Strickland

Address: 6 Village Ln.

LRK# 28647

Applicant: John Strickland

Request: Tree removal

Standards and Guidelines: 1.6.3.10

COA: 17-047

Application Date: 6/12/17

Approval Date: 6/13/17

Prop Owner: Resorts of Pinehurst

Address: 300 Magnolia Rd.

LRK# 25797

Applicant: LKC Engineering

Request: Tree removal

Standards and Guidelines: 1.6.3.10



COA 17-41

ADDITIONAL AGENDA DETAILS:

A request for a front porch addition to the home at 70 Page Rd. Pinehurst, NC. This property can be identified as Moore County LRK# 00021628. The applicant is Sandhills Home Services and the property owners are Paul Blake and Charles Helbling.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application and Plan
- ☐ House Photo

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-041
Porch addition

70 Page Rd.

Parcel ID # 00021628
PIN # 856206278861

APPLICANT: Sandhills Home Services
PROPERTY OWNER(S): Paul Blake & Charles Helbling

RECEIVED: 5/25/17
MEETING DATE: 6/22/17

ZONING DISTRICT: R-20
LHD STATUS: Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL - PRIOR TO PERMITTING

NATURE OF PROJECT:

- Front porch addition.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK – *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves a new addition that **is/is not** considered minor work.

ADDITION TO HOUSE:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings.*

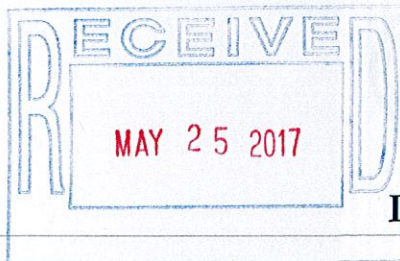
1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

F. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.



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): Chuck Helbling
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 70 Page Road
Mailing Address (if different): _____
Phone #: 910-315-4501 Mobile #: _____
Zoning District: R20 LRK #: 21628 PIN #: 880206278861

Applicant/Contractor Data

Name: Sandhills Home Services / Barry Leonard
Contractor License #: _____
Phone #: 910-639-1007
E-mail Address (optional): _____
Mailing Address: _____
Estimate Cost of Construction: \$ 7,000-

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



**Application for
Local Historic District**

Description of Project:

Front porch addition



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof	Same as existing	
Roof Exhaust Vents		
Front Porch	Trim to match existing home	
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: Chuck Hille Date: 5/25/17



Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

Other required approvals: _____

Conditions: _____

6" Roof Pitch

Beam

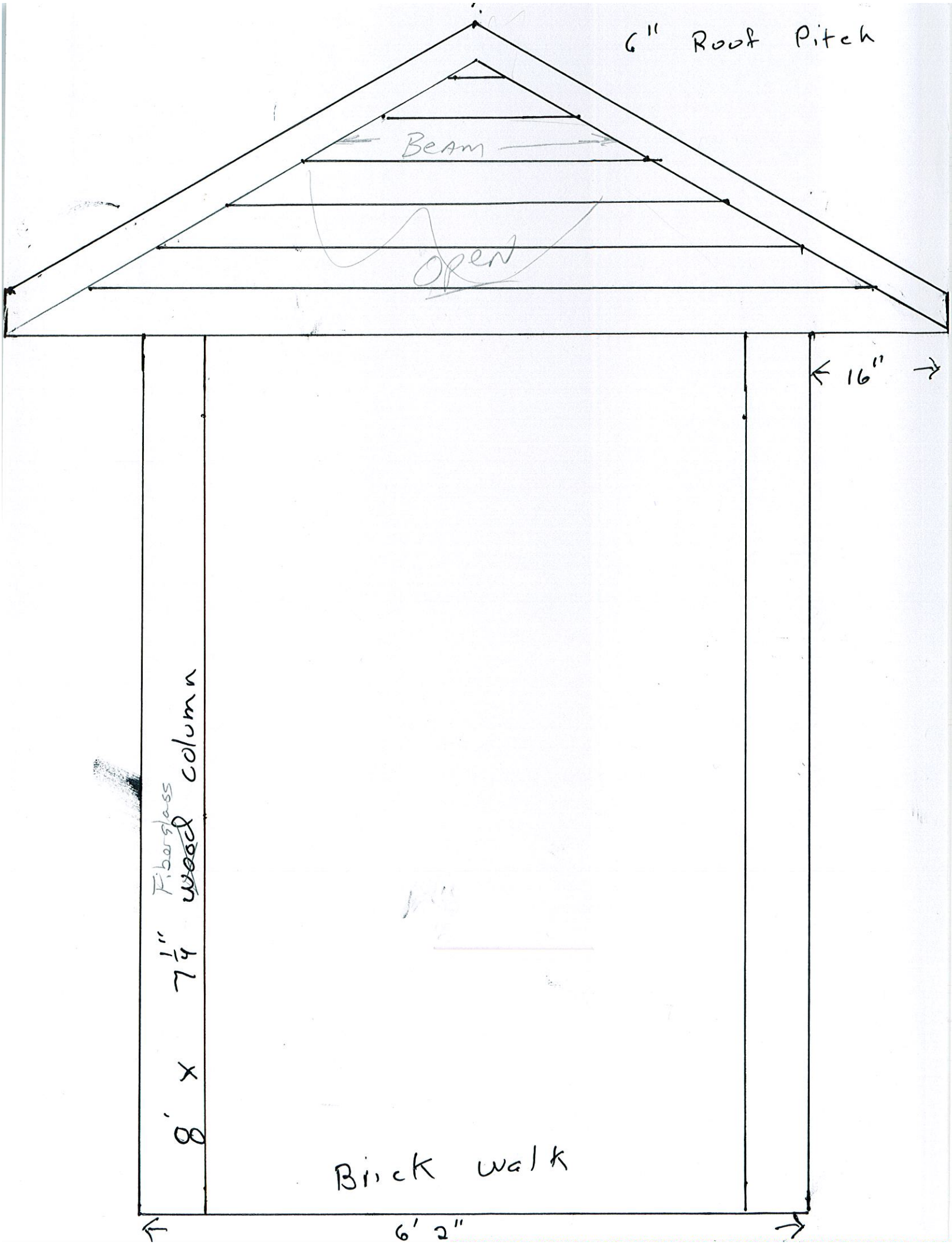
Open

16"

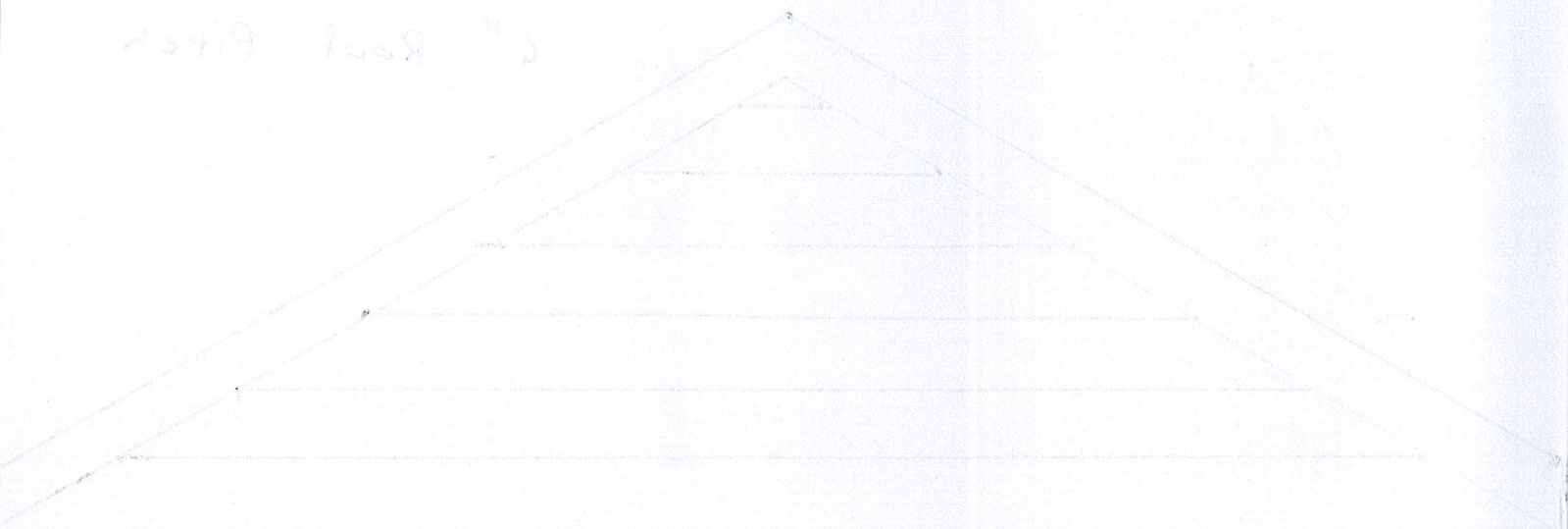
8' x 7 1/4" Fiberglass wood column

Brick walk

6' 2"



2" Roof Pitch

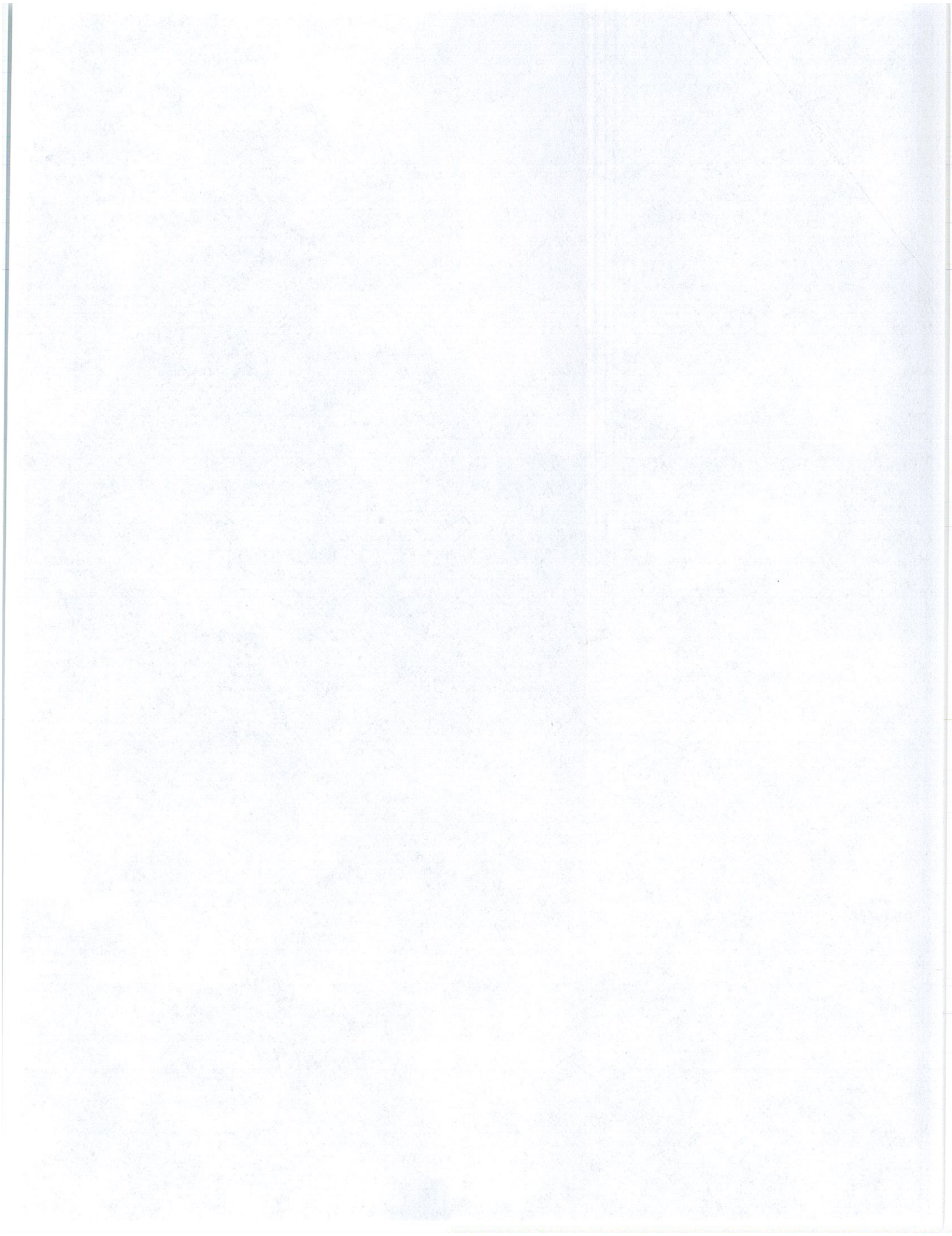


Black Mark

PAGE RD

80

70







COA 17-42

ADDITIONAL AGENDA DETAILS:

A request for a terrace addition to the rear of the home, new windows, new patio and a porch extension to the home at 50 Village Green Rd. E Pinehurst, NC. This property can be identified as Moore County LRK# 00020098. The applicant is Bowness Custom Homes and the property owners are Alison and Stuart Paul.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application and Photos
- ☐ Plans

**LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA: 17-042

50 Village Green Rd. E

Parcel ID # 20098

Windows, terrace, roof, addition

PIN # 856209056673

APPLICANT:

Bowness Construction Company

PROPERTY OWNER(S):

Stuart & Alison Paul

RECEIVED:

6/1/17

MEETING DATE:

6/22/17

ZONING DISTRICT:

R-10

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- New windows, remove rear roof, new roof, new terrace, porch extension.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1, & 6 MAJOR WORK - *New construction or additions not considered to be minor & changes to roof lines;*

1. This request is considered to be major work because it involves a new addition and changes to roof lines that **are/are not** considered minor work.

NEW WINDOWS & DOORS:

B. SECTION 2.4.2.1 WINDOWS AND DOORS STANDARDS - *Adding or changing original window and door openings shall not be permitted on the principal façade. If new uses for the structure require an additional door or a window, these shall be located where they are not visible from a principal street;*

1. The proposed new window and door openings **will/will not** be visible from the street.

C. SECTION 2.4.2.2 WINDOWS AND DOORS STANDARDS - *Windows and doors of existing buildings shall retain their original size and dimension;*

1. The proposed windows and doors for the building **will/will not** retain their original size and dimension.

D. SECTION 2.4.2.3 WINDOWS AND DOORS STANDARDS - *The number and size of panes, mullion, and muntin, and all window and door hardware shall be the same or similar to those of the original windows and doors;*

1. The panes, mullion, muntin and all hardware of the proposed windows and doors **will/will not** be the same or similar to those of the original windows.

E. SECTION 2.4.2.4 WINDOWS AND DOORS STANDARDS - *Windows and door surrounds and trim shall match the original door or window surrounds and trim;*

1. The trim for the proposed windows and doors **will/will not** match the original trim.

REAR ROOF & TERRACE:

- F. SECTION 2.8.2.1 ROOF STANDARDS** – *Any changes to the configuration of any existing roof shall be consistent with the original house.*
1. The proposed roof change **is/is not** consistent with the original house.
- G. SECTION 2.8.2.5 ROOF STANDARDS** – *Metal roofs are not appropriate on residential structures in the district unless material is copper or one of the following colors: weathered copper color, dark brown, dark bronze, or dark gray.*
1. The proposed metal roof **is/is not** copper.
- H. SECTION 3.1.2.1 ADDITIONS STANDARDS** – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*
1. The proposed addition **will/will not** be inconspicuous and on the rear elevation.
- I. SECTION 3.1.2.2 ADDITIONS STANDARDS** – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*
1. The proposed addition **will/will not** be of similar scale, color, materials and character as the existing building.
- J. SECTION 3.1.2.3 ADDITIONS STANDARDS** – *Roof forms are particularly important and shall blend with original buildings.*
1. The rooflines of the proposed addition **will/will not** blend with the original building.
- K. SECTION 3.1.2.5 ADDITIONS STANDARDS** – *Additions shall not be taller than the original buildings.*
1. The proposed addition **will/will not** be taller than the original building.
- L. SECTION 3.1.2.6 ADDITION STANDARDS** – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*
1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

LEFT ELEVATION PORCH:

- M. SECTION 2.6.2.2 PORCHES, ENTRANCES AND BALCONIES STANDARDS** – *Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.*
1. The proposed design change to the porch **will/will not** retain original architectural characteristics.
- N. SECTION 2.6.2.3 PORCHES, ENTRANCES AND BALCONIES STANDARDS** – *Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material composition, dimension, shape, color, pattern and texture.*
1. The proposed material **will/will not** retain historic porch characteristics.
- O. SECTION 3.1.2.1 ADDITIONS STANDARDS** – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*
1. The proposed addition **will/will not** be inconspicuous and on the rear elevation.
- P. SECTION 3.1.2.2 ADDITIONS STANDARDS** – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*
1. The proposed addition **will/will not** be of similar scale, color, materials and character as the existing building.

Q. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

R. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

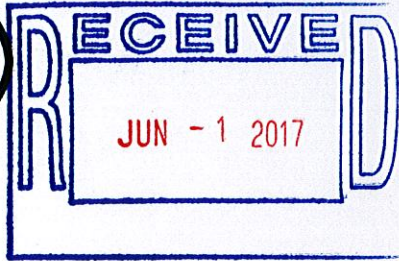
S. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

PAINT:

T. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst color palette;*

1. The proposed colors for the home **are/are not** appropriate to the historic building and district and **are/are not** in the Village of Pinehurst Color Palette.



Application for Local Historic District

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Property Data

Property Owner(s): Alison and Stuart Paul

Business Name (if applicable): NA

Tenant Name (if applicable): NA

Physical Address: 50 Village Green Rd E, Pinehurst, NC

Mailing Address (if different): same

Phone #: 0131 225 4581 Mobile #: _____

Zoning District: RI LRK #: 00020098 PIN #: 856209056673

Applicant/Contractor Data

Name: Bowness Custom Homes

Contractor License #: 12708

Phone #: 910-692-3782-25 Cell: 910-639-9800

E-mail Address (optional): alex@bownesscustomhomes.com

Mailing Address: 140 Applecross Rd, Suite C, Pinehurst, NC 28374

Estimate Cost of Construction: \$120,000

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



Application for Local Historic District

Description of Project:

The Owner wishes to replace the existing windows with insulated, SDL (simulated divided lite) units that match the existing windows in pattern of the muntins and type. The new window and door units are shown on the exterior elevations of the House. The new units will be wood to match the replacement windows as per the previous HPC application. They will be painted white on the exterior.

The existing porch on the east side of the house (rear) will be demolished. The roof over the first-floor family room will be reframed and the finish roof will be flat seam copper with a natural finish. The slope on that roof will be about 1.5:12.

In place of the porch, a new raised terrace will be added at the rear of the house as shown in the plans and elevations. The terrace will have brick pavers and brick foundation walls. The brick will match the existing brick on the foundations and chimneys of the house.

The existing patio will be removed and replaced as shown on the site plan.

The existing roof over the porch on the north side of the house will be extended slightly toward the west and supported on a square post. The existing stoop/deck will be remodeled to make it wider. The steps to grade will be remodeled to extend across the width of the deck and a new wood guardrail/handrail will be added.

The existing house will be re-roofed in architectural fiberglass shingles. Color to match the existing gray color.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic District

NOTE: As this is an addition to the property, all material colors will be selected to match and complement the existing house.

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
East Elevation	Wood horizontal lap siding	White/Match
West Elevation	Wood horizontal lap siding	White/Match
North Elevation	Wood horizontal lap siding	White/Match
South Elevation	Wood horizontal lap siding	White/Match

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic District

Trim	Wood	White/Match
Windows	Wood	White/Match
Chimney	NA	
Foundation	Brick	Match existing
Front Door	NA	
Shutters	NA	
Garage Door	NA	White/Match
Roof	Fiberglass Shingles	Slate Gray/Match
Roof Exhaust Vents	Gray	Match Existing Roof
Front Porch	NA	
Deck	Wood	Stain/gray color
Patio	Brick Pavers	
Sidewalk		
Sky Lights	NA	
Driveway	Gravel	
House Number	NA 50	

Signature: _____

Date: 6-1-17

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

Other required approvals: _____

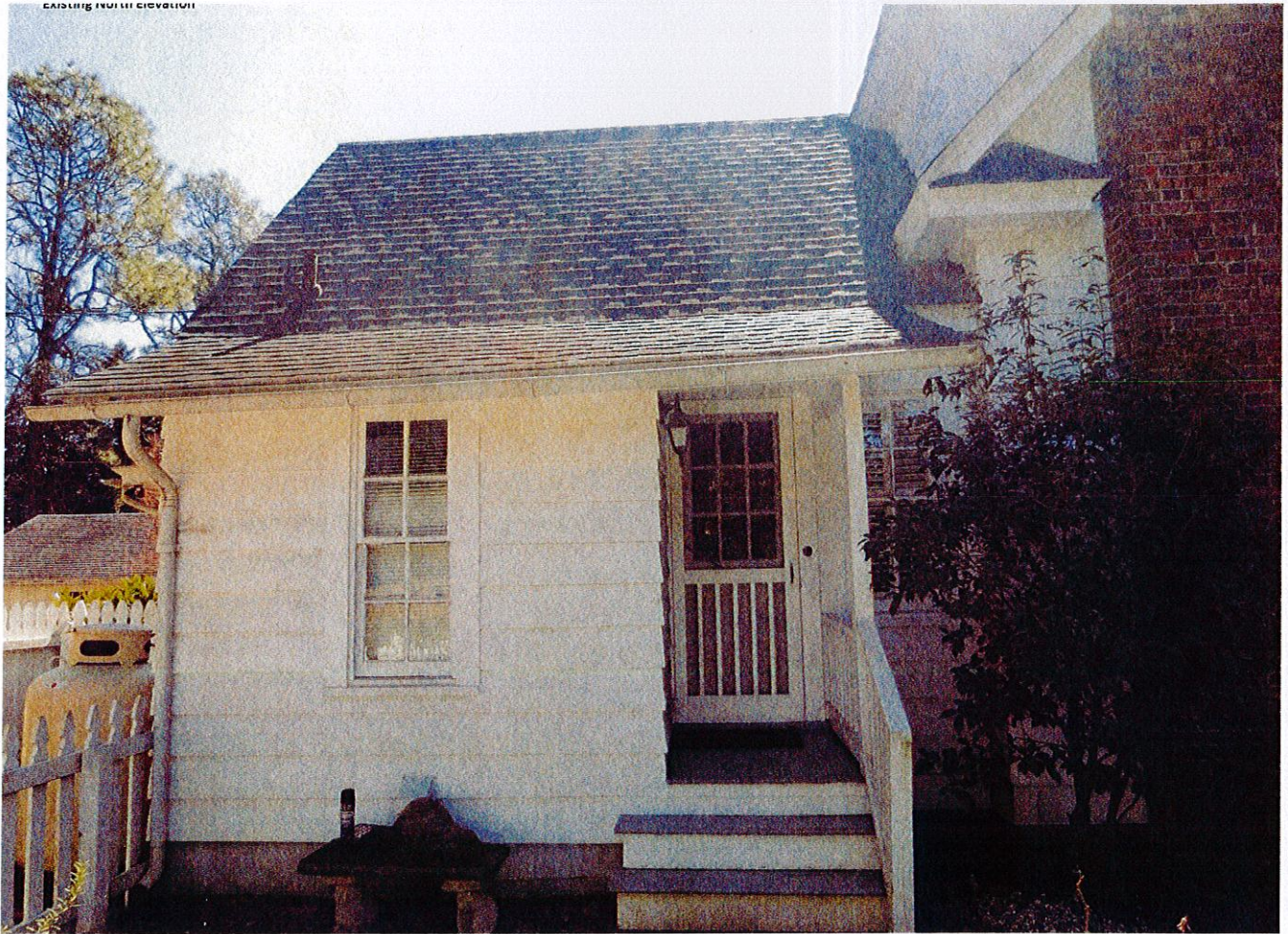
Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

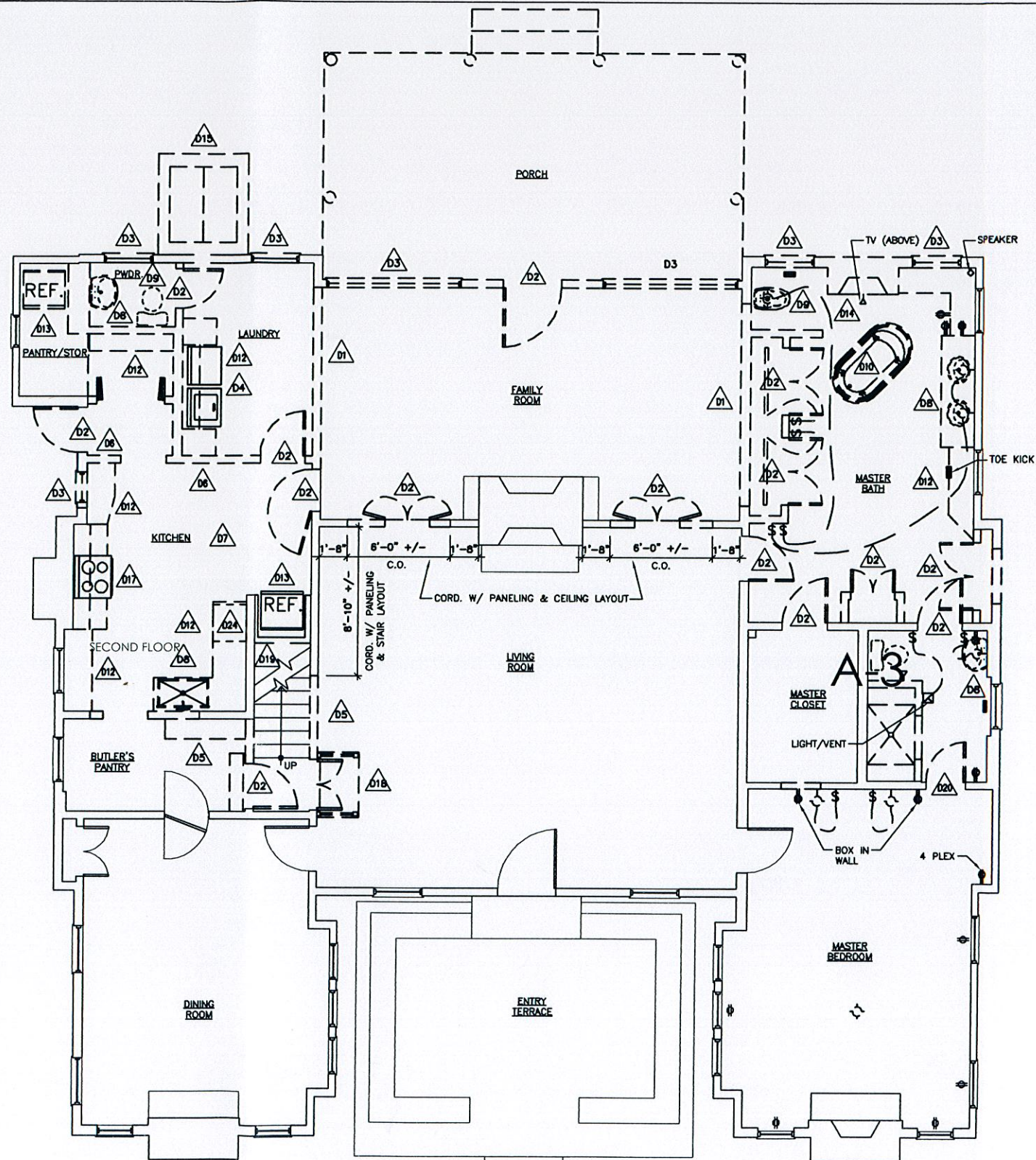
(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org

CASLING FOURTH ELEVATION



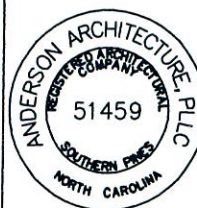
CASLING EAST ELEVATION (NEAR)





DEMOLITION PLAN
1/8" = 1'-0"

ANDERSON
ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387



SEALS

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

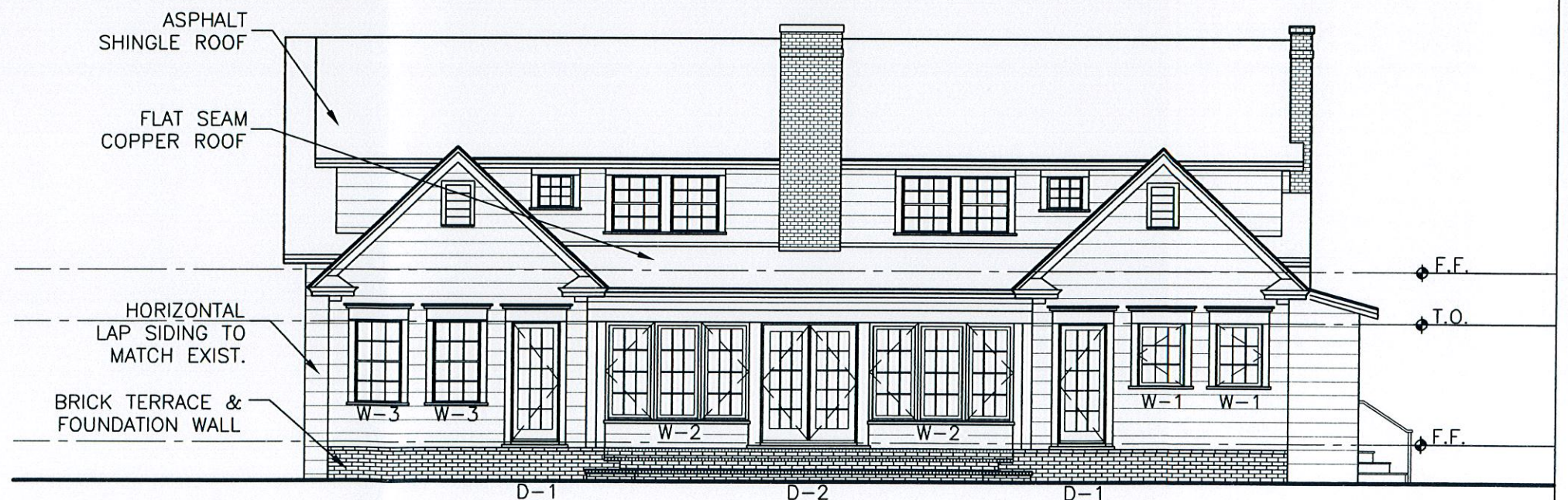
**PAUL RESIDENCE
REMODEL**
50 Village Green E.
Village of Pinehurst, North Carolina

• DATE: 1 JUNE 2017
• PROJECT NO. 15021
• DRAWN BY: S.NARAYAN
M. OTERO
M. DEAN

A-1



NORTH ELEVATION



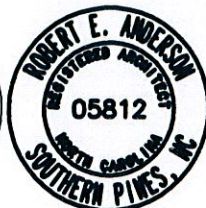
EAST ELEVATION

ELEVATIONS
1/8" = 1'-0"

ANDERSON
ARCHITECTURE
135 West Connecticut Avenue
Southern Pines, North Carolina 28387



SEALS



THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**PAUL RESIDENCE
REMODEL**
50 Village Green E.
Village of Pinehurst, North Carolina

• DATE: 1 JUNE 2017
• PROJECT NO. 15021
• DRAWN BY: S.NARAYAN
M. OTERO
M. DEAN

A-2



SOUTH ELEVATION

ELEVATIONS

1/8" = 1'-0"

ANDERSON
ARCHITECTURE

135 West Connecticut Avenue
Southern Pines, North Carolina 28387



SEALS

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PAUL RESIDENCE REMODEL

50 Village Green E.
Village of Pinehurst, North Carolina

• DATE: 1 JUNE 2017
• PROJECT NO. 15021
• DRAWN BY: S.NARAYAN
M. OTERO
M. DEAN

A-3



COA 17-43

ADDITIONAL AGENDA DETAILS:

A request for an addition to the home and new accessory dwelling at 30 Village Green Rd. E., Pinehurst, NC. This property can be identified as Moore County LRK# 00022283. The applicant and the property owners are Greg and Amanda Grimshaw.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Plans

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-043

30 Village Green Rd. E

Parcel ID # 22283

Addition and accessory dwelling

PIN # 856213042853

APPLICANT:

Gregory Grimshaw

PROPERTY OWNER(S):

Gregory & Amanda Grimshaw

RECEIVED:

6/1/17

MEETING DATE:

6/22/17

ZONING DISTRICT:

R-10

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- Addition to garage and new accessory dwelling

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK - *New construction or additions not considered to be minor.*

1. This request is considered to be major work because it involves a new addition that is/is not considered minor work.

ADDITION:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS - *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS - *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS - *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.4 ADDITIONS STANDARDS - *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **will/will not** be similar to those in the original building.

F. SECTION 3.1.2.5 ADDITIONS STANDARDS - *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

G. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

ACCESSORY DWELLING:

H. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES – *Locate new garages and outbuildings in rear yards and in traditional relationship to the main buildings.*

1. The proposed accessory dwelling **will/will not** be located in the rear yard.

I. SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.*

1. The proposed accessory dwelling **will/will not** be compatible with the proportion of the main house and be smaller in scale.

J. SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *New garages and outbuildings must use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district.*

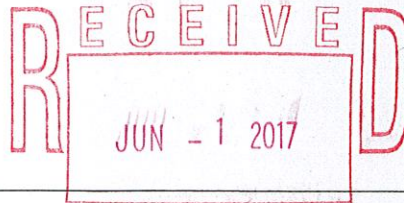
1. The proposed accessory dwelling **will/will not** use traditional roof forms, materials and details that are compatible with the home.

K. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS – *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*

1. The proposed accessory dwelling **will/will not** blend with existing structures on site and with the Local Historic District.

L. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS – *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style, and texture.*

1. The proposed accessory dwelling **will/will not** be compatible in terms of materials, scale, color, style and texture.



Application for
Local Historic District
(revised 3/14/17)

PLANNING and INSPECTIONS DEPT.

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

Property Data

Property Owner(s): Greg Grimschaw Physical Address: 30 Village Green Rd

Business/Tenant Name (if applicable): _____

Mailing Address (if different): _____

Telephone: 910-603-4686 Zoning District: HD Parcel ID#: 22283

Applicant/Contractor Data

Name: Not Sure Address: _____

Contractor License #: _____ Telephone: _____

E-mail Address (optional): _____

Description of Project:

- Expansion of 2 car garage to 3 car.
- upstairs addition of 2 Bedrooms / 1 Bath
- Addition of 800 Sq./Ft cottage detached
- All new components in keeping with existing house.



Application for
Local Historic District
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Cedar Shake	Grey
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof	Cedar Shake	
Front Porch	Brick	
Deck		
Patio	Brick	
Sidewalk	Brick	
Sky Lights		
Driveway		

Signature: [Signature] Date: 6/6/17

****Office Use Only****

Project Type: Normal Maintenance Minor Work Major Work

Current Status: Contributing Non-contributing Vacant

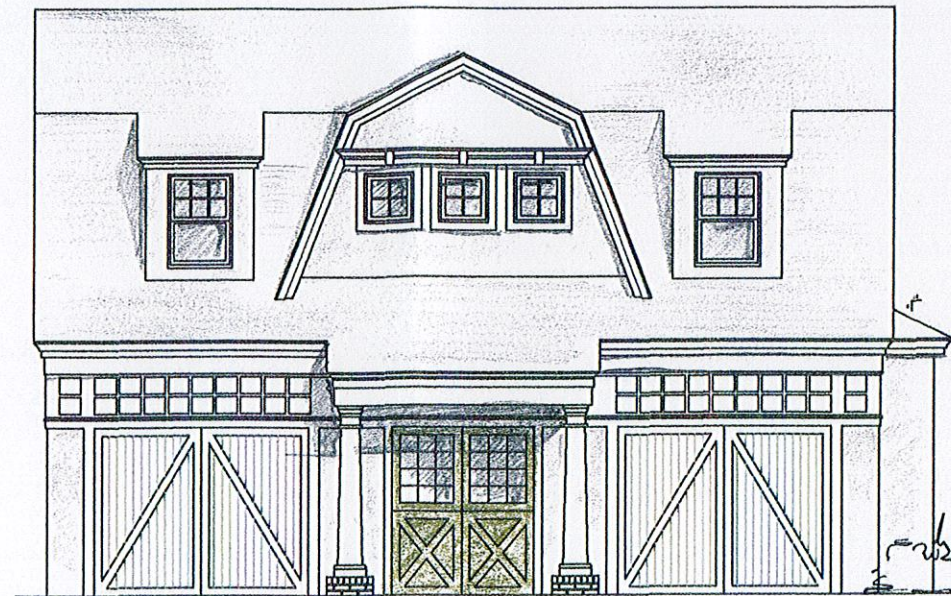
COA# 17-043 Date: Staff: HPC Mtg(s): 6/22/17

Other required approvals: _____

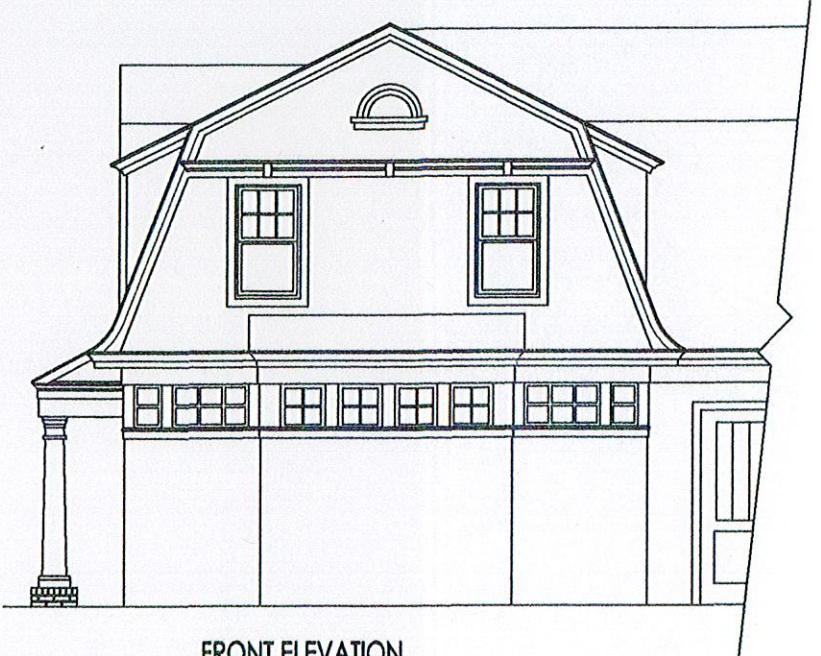
Conditions: _____



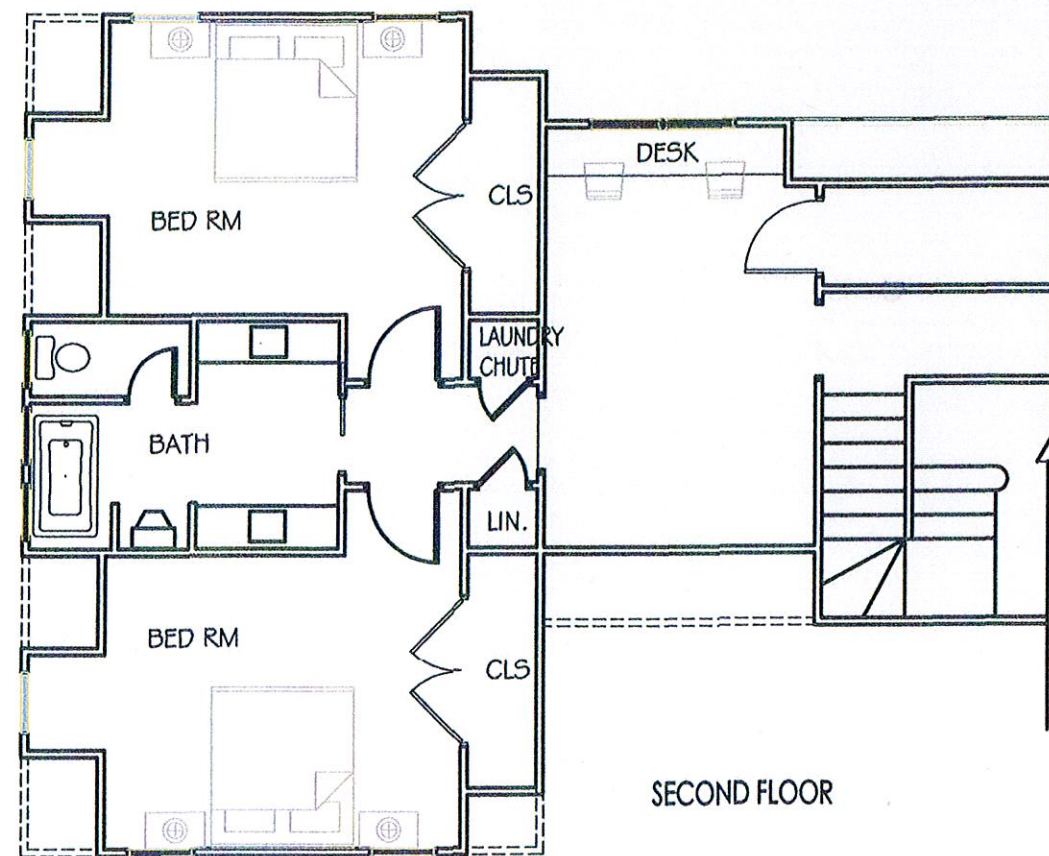
REAR ELEVATION



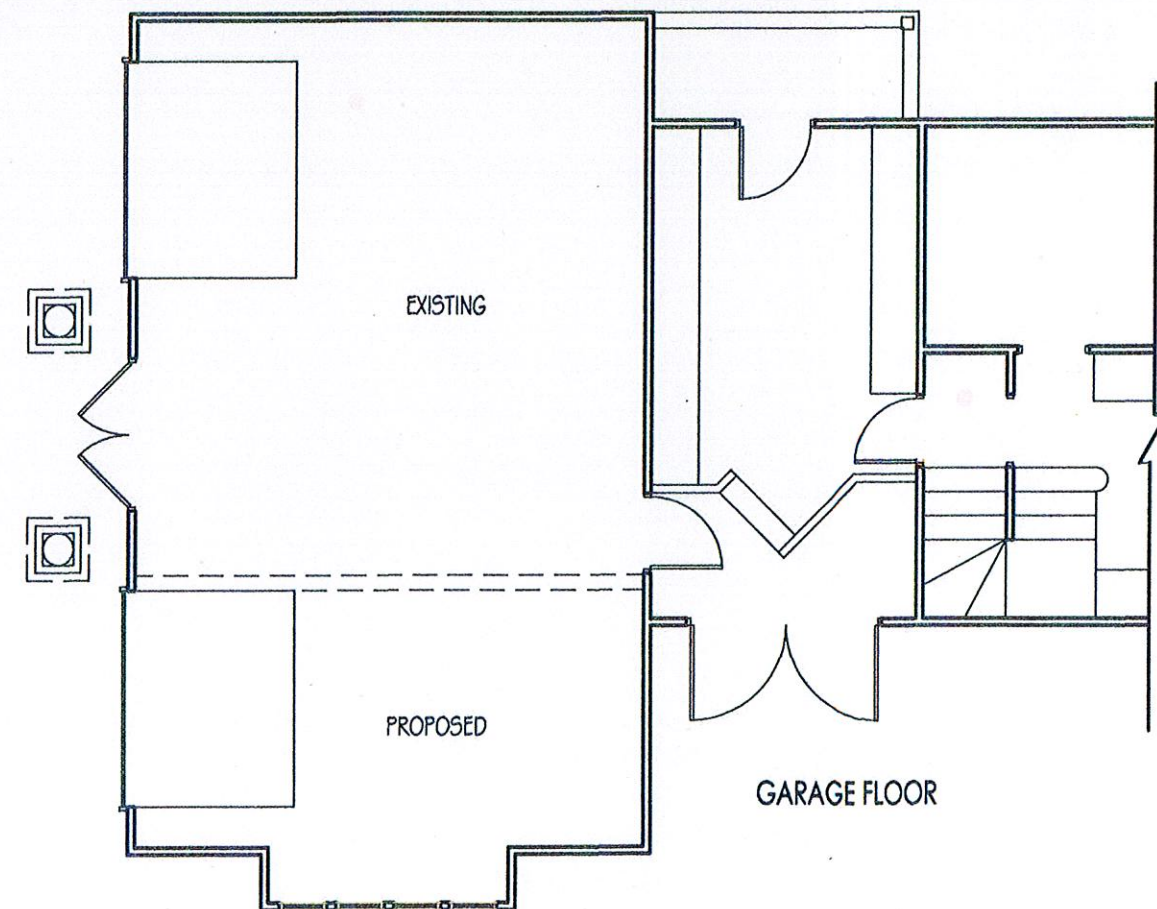
SIDE ELEVATION



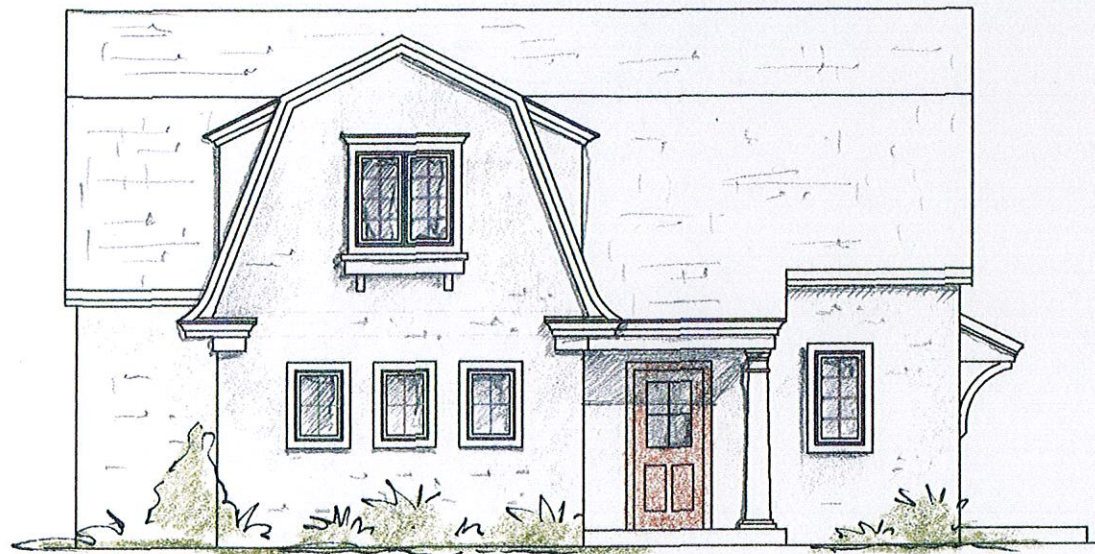
FRONT ELEVATION



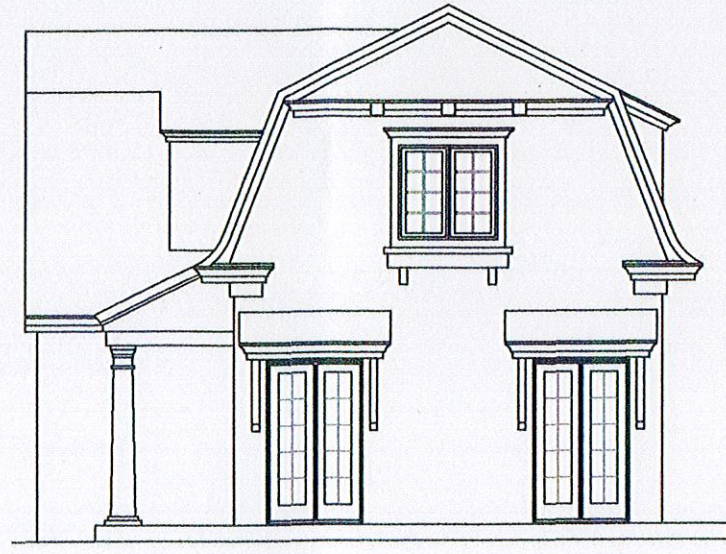
SECOND FLOOR



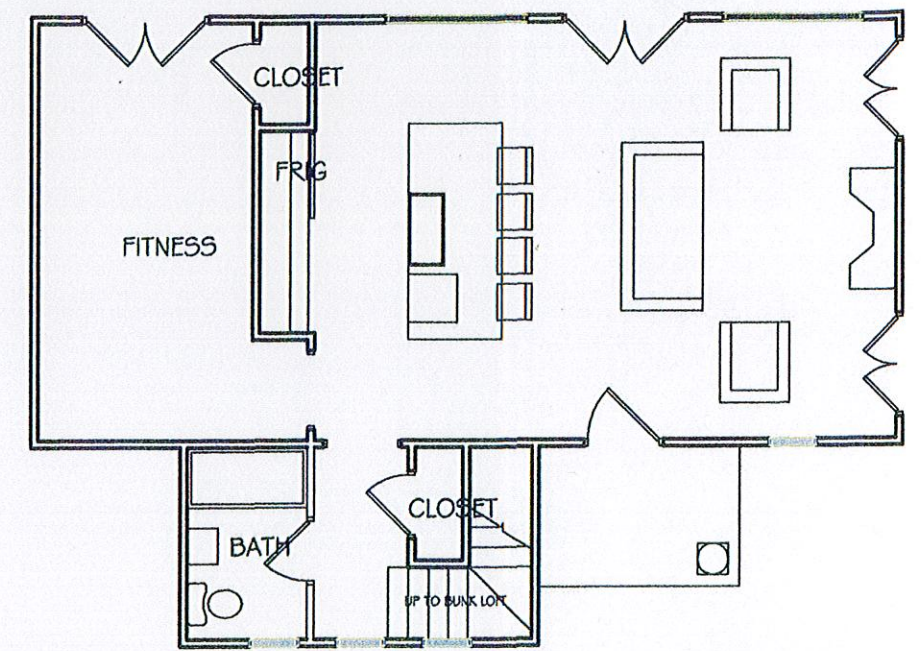
GARAGE FLOOR



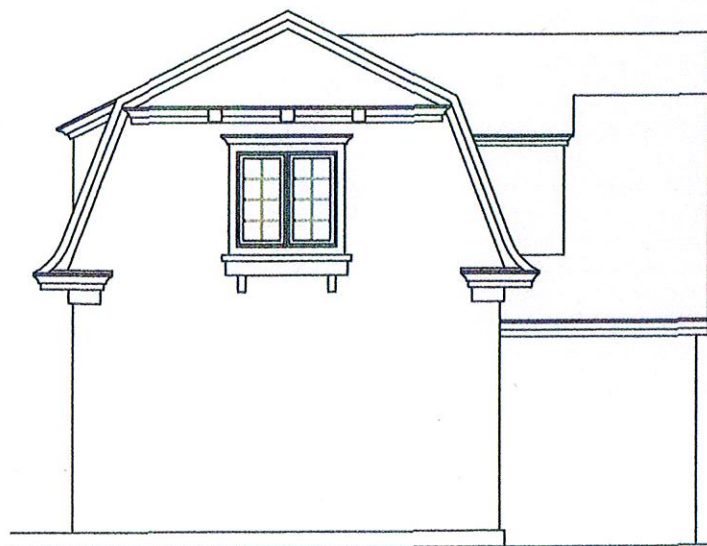
FRONT ELEVATION



RIGHT SIDE ELEVATION



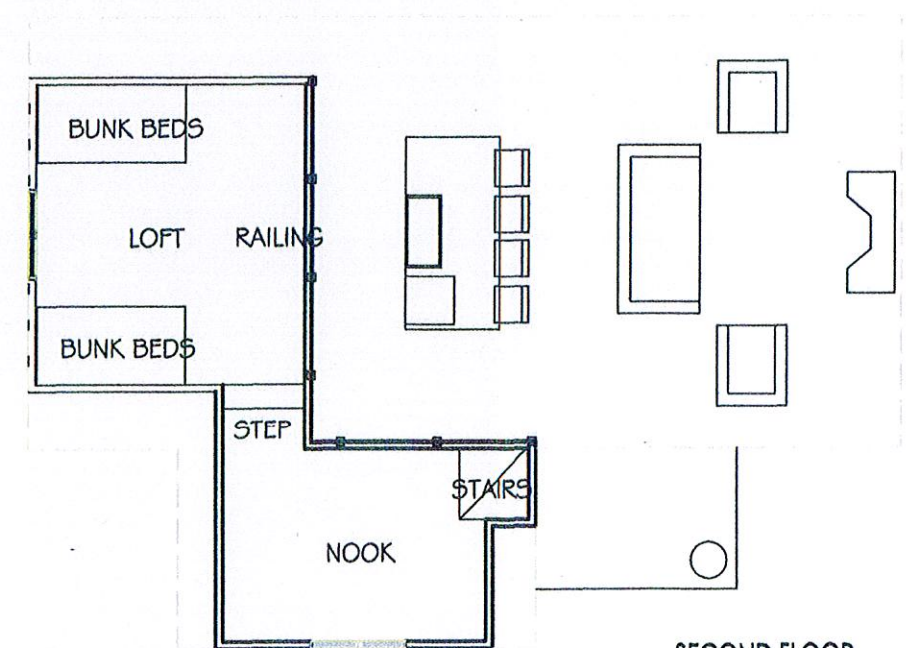
FIRST FLOOR



LEFT SIDE ELEVATION



REAR ELEVATION



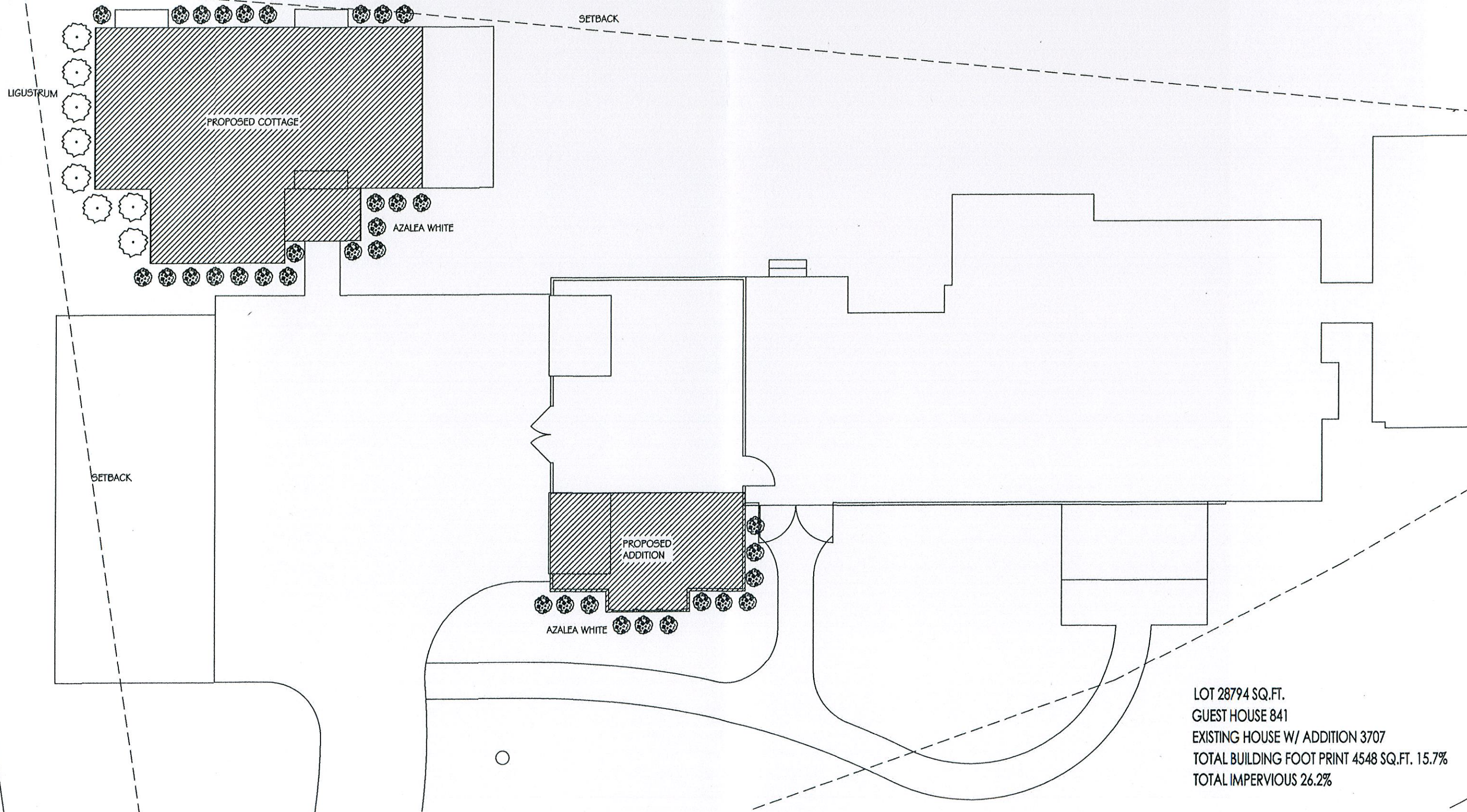
SECOND FLOOR

SCALE $\frac{1}{8}" = 1'-0"$

Mark Parson
mark parson

GRIMSHAW RESIDENCE
30 VILLAGE GREEN ROAD
GUEST COTTAGE

HPC
PRESENTATION DRAWINGS



LOT 28794 SQ.FT.
GUEST HOUSE 841
EXISTING HOUSE W/ ADDITION 3707
TOTAL BUILDING FOOT PRINT 4548 SQ.FT. 15.7%
TOTAL IMPERVIOUS 26.2%

Mark Parson
mark parson

GRIMSHAW RESIDENCE
30 VILLAGE GREEN ROAD
LOT/LANDSCAPE

HPC
PRESENTATION DRAWINGS



COA 17-44

ADDITIONAL AGENDA DETAILS:

A request to change the siding, addition of a breezeway to garage, addition to garage, sidelights and fencing at 145 Dundee Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021108. The applicant is Brian Kennedy and the property owners are Robert and Cynthia Kennedy.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ LHD Application
- ☐ Fence Application
- ☐ Site Plan
- ☐ Plans
- ☐ Elevation

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-044

145 Dundee Road

Parcel ID # 22503

Additions, fence & siding

PIN # 856209079056

APPLICANT:

Brian Kennedy

PROPERTY OWNER(S):

Robert & Cynthia Kennedy

RECEIVED:

6/1/17

MEETING DATE:

6/22/17

ZONING DISTRICT:

R-10

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- Breezeway addition, outbuilding addition, siding change and fence change.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 & 7 MAJOR WORK - *New construction or additions not considered to be minor & Minor work items not approved by the Village Planner;*

1. This request is considered to be major work because it involves new additions that **are/are not** considered minor work & minor work items that **were/were not** approved by the Village Planner.

SIDING:

B. SECTION 2.10.2.8&9 ARTIFICIAL SIDING STANDARDS - *The artificial siding shall be close to the original in width, shape and color.*

1. The proposed siding for the structure **will/will not** be similar in width, shape and color.

BREEZEWAY ADDITION

C. SECTION 3.1.2.1 ADDITIONS STANDARDS - *Additions shall be located as inconspicuously as possible, preferably on rear elevations;*

1. The proposed addition **will/will not** be inconspicuous and **will/will not** be on the rear elevation.

D. SECTION 3.1.2.2 ADDITIONS STANDARDS - *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character;*

1. The proposed addition **will/will not** be of similar scale, color, materials and character as the existing building.

E. SECTION 3.1.2.3 ADDITIONS STANDARDS - *Roof forms are particularly important and shall blend with original buildings;*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

F. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings;*

1. The proposed addition **will/will not** be taller than the original building.

G. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions;*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

STORAGE BUILDING/GARAGE ADDITION:

H. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous and **will/will not** be on the rear elevation.

I. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale, color, materials and character as the existing building.

J. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

K. SECTION 3.1.2.4 ADDITIONS STANDARDS – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **will/will not** be similar to those in the original building.

L. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

M. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

PAINT COLOR:

N. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst color palette.*

1. The proposed colors for the additions **are/are not** appropriate to the historic building and district and **are/are not** in the Village of Pinehurst Color Palette.

FENCE:

O. SECTION 2.17.1.1 FENCE GUIDELINES – *Residential street side fences should be wood picket or brick;*

1. The proposed fence **is/is not** wood picket.

P. SECTION 2.17.1.5 FENCE GUIDELINES – *All fences and walls should be compatible with the architecture of the structure(s) on the property;*

1. The proposed fence **is/is not** compatible with the architecture of the structures on the property.

Q. SECTION 2.17.1.6 FENCE GUIDELINES - *Back and side yard fences shall not be taller than 6' in height and front yard fences shall not be taller than 3.5';*

1. The proposed back and side yard fence **is/is not** taller than 6'.

R. SECTION 2.17.1.7 FENCE GUIDELINES - *Side yard fences greater than 3.5' in height should be at least 1 foot back from the front facade;*

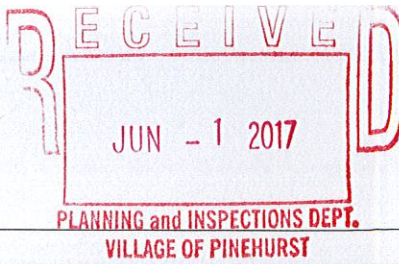
1. The proposed fencing **will/will not** set back at least 1 foot from the front facade.

S. SECTION 2.17.1.8 FENCE GUIDELINES - *Fences over 3.5' in height shall be screened with native landscaping on sides visible from the street;*

1. The proposed fence **will/will not** be screened with native landscaping on sides visible from the street.

T. SECTION 2.17.1.9 FENCE GUIDELINES - *All wooden fences shall be stained, painted or have a clear finished coating;*

1. The proposed fence **will/will not** be stained.



Application for
Local Historic District
(revised 3/14/17)

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

Property Data

Property Owner(s): Robert & Cynthia Kennedy Physical Address: 145 Dudeer Road Pinehurst

Business/Tenant Name (if applicable): _____

Mailing Address (if different): 502 S. Glenwood Trail Southern Pines NC 28387

Telephone: 910-695-0010 Zoning District: R10 Parcel ID#: 856205184782

Applicant/Contractor Data

Name: Brian Kennedy Address: 255 Rowe Avenue Aberdeen NC 28315

Contractor License #: N/A Telephone: 704-608-5250

E-mail Address (optional): blkecu@aol.com

Description of Project:

- Changing siding from previously approved (to match existing) on the addition to an LP 8 1/4" smart lap siding on the entire house.
- Adding 2 sidelights total left & right elevations in the kitchen & master bedroom
- Adding a breezeway to attach to existing garage apartment
- Adding an attached 20x20 storage building to the existing garage apartment
- Matching siding from the house to the existing garage apartment



Application for
Local Historic District
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	8 1/4" LP shingle lap siding	"Fields of Green"
Rear Elevation	"	"
Right Elevation	"	"
Left Elevation	"	"
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights	2) Velox deck mounted 2' x 3'	black
Driveway		

Signature: _____ Date: _____

****Office Use Only****

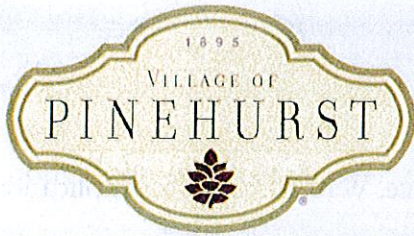
Project Type: Normal Maintenance Minor Work Major Work

Current Status: Contributing Non-contributing Vacant

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

Other required approvals: _____

Conditions: _____



Fence, Wall, & Column Application

Fee \$50.00

PROPERTY OWNER

Name: Robert and Cynthia Kennedy Telephone Number: 714-608-5250
Mailing Address: 502 S. Glenwood Trail Southern Pines NC 28587
Email Address (to expedite approval): blkecu@aol.com

PROJECT LOCATION

Moore County Parcel ID: 00021108 Lot Number: 2542-2545 Unit: _____ Zoning District: R10
Physical Address: 145 Durdee Road Pinehurst NC 28584
Is there a lake, pond or golf course next to your property? ☐ Yes ☒ No
If yes, on what side of the property? _____
Is your property in the Local Historic District? ☒ Yes ☐ No If yes, a Certificate of Appropriateness is required.
Is your house a corner lot? ☒ Yes ☐ No If yes, conditions apply to fences over 4 ft. in height.

INDICATE TYPE OF PERMIT REQUESTED (check all that apply)

Picket ☐ Post and Rail ☐ Wrought Iron ☐ Brick/Stone ☐ Column ☐ Solid ☐
Vinyl-coated Chain Link (non-residential uses) ☐ Shadowbox ☒ Wall ☐ Other _____

PROJECT DATA

Installer Name: Brian Kennedy email: blkecu@aol.com cell: 704-608-5250
Length: 250' Height: 4' Color: brown Material: Wood
Front yard ☐ Side yard ☒ Rear yard ☒ Pool (NC Building Code regs apply) ☐

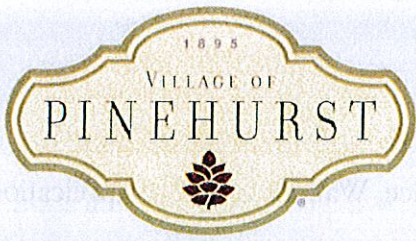
I, the undersigned, hereby make application for permits, inspections at the location designated as per approved plans and in accordance with the provisions of all ordinances and laws of the State of North Carolina, the County of Moore, and the Village of Pinehurst regarding all work specified herein. I have a legal contract with the property owner allowing me to improve the property as proposed. Such contract shall be made available to the Village if requested. I understand it is my responsibility to contact Moore County Public Utilities to ensure there are no water or sewer line encroachments.

Property Owner/Representative: BK Date: 05/01/17

THIS PERMIT SHALL EXPIRE 6 MONTHS AFTER DATE OF ISSUANCE AND NO STRUCTURES ARE ALLOWED TO ENCROACH THE RIGHT-OF-WAY

OFFICE USE ONLY

Zoning Official: _____ Approve ☐ Deny ☐ Date: _____



Fence, Wall, & Column Application

GUIDELINES FOR PLAN SUBMITTAL OF A FENCE, WALL, COLUMN, PET HOUSE, PET RUN OR SIMILAR STRUCTURE:

Paperwork required for submittal of fence application:

1. One (1) copy of completed application page (you do not need to copy/submit entire packet).
2. One (1) copy of the site plan, survey or map for the property, showing the location of the home on the lot and the location of the proposed structure.
3. One (1) copy of a picture or drawing of the type of structure to be installed. You may copy a picture from the allowable fence types located in the application packet.

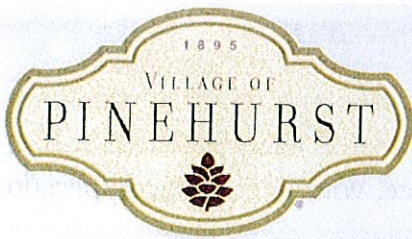
GENERAL INFORMATION

To obtain property information such as the PIN number, the LRK number, the lot and unit numbers, the zoning district, as well as a map of your property, visit Moore County Government's website at www.moorecountync.gov. Select the "I want to" tab and look up "Real Property", "Property Records" and select the "Agree" tab in the lower right-hand corner, and then you may search for your property by owner or address. Once you hit search, there will be a map option on the bottom left that will enable you to print a copy of a map of your lot.

The Village accepts the following methods of payment: cash, check (made payable to the Village of Pinehurst), Visa and Master Card.

FENCE INFORMATION FROM SECTION 9.13 OF THE PINEHURST DEVELOPMENT ORDINANCE:

- (1) The purpose of this Subsection is to allow fences within districts which are architecturally compatible with each other, while preserving the flexibility of fences in the rural areas;
- (2) Fences and Walls in Residential Zoning Districts and/or on Residential Properties:
 - (a) Fences, walls, and similar structures not over six (6) feet in height may project into the rear or side setback provided the lot does not abut a golf course or a lake. Fences, walls, and similar structures are prohibited in the rear setback if the lot abuts a golf course or a lake. If the side yard does not abut a golf course or a lake, fences, walls, and similar structures may be erected to a maximum

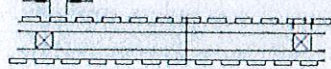


Fence, Wall, & Column Application

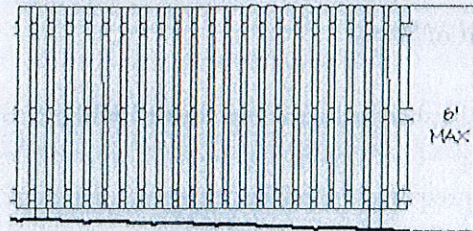
(g) Vinyl and Wood Board/Shadowbox/Solid, provided that:

- i. Board with (vertical members) is not less than four (4) inches nominal and not more than ten (10) inches nominal. Vinyl fences shall have the appearance of meeting this requirement.
- ii. Wood fences greater than four (4) feet in height are required to have a minimum of three (3) horizontal rails (does not apply to vinyl fences).
- iii. Solid fences may also be constructed of vinyl or composite material

BOARD 4-10"
(NOMINAL)
ONLY



PLAN VIEW



ELEVATION

(g) SHADOW BOX FENCE

4" - 10"
(Nominal)



PLAN VIEW



ELEVATION

(h) SOLID (wood or vinyl) FENCE

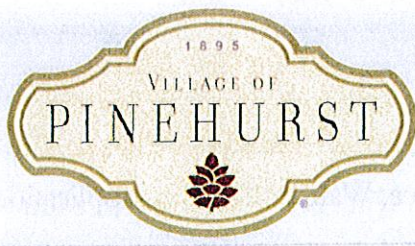
Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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

Revised 10/5/16

Page 9 of 10



Fence, Wall, & Column Application

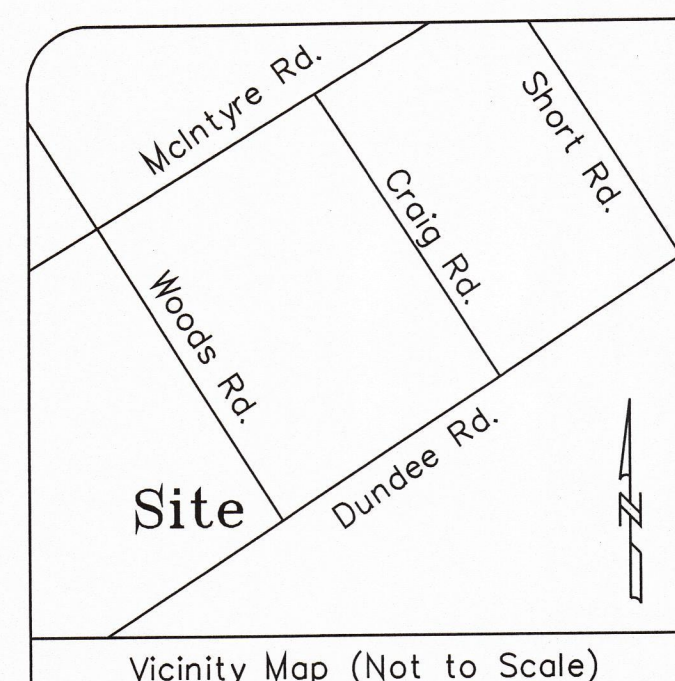
(5) Retaining Walls:

- (a) Retaining walls higher than thirty-six (36) inches shall not encroach the front setback for primary structures or the rear and side setbacks for accessory structures.
- (b) No retaining wall shall be closer than five (5) feet to a property line or right of way line.
- (c) Retaining wall height shall be measured from the lowest ground elevation to the top of the wall.
- (d) Retaining walls constructed in a series of two or more shall provide a minimum of twelve (12) inches of horizontal separation planted in grass or other vegetation.
- (e) Retaining wall shall also be constructed in accordance with the current North Carolina State Building Code.

(6) Fences in Right of Ways

No fences or walls shall be located within any public or private right-of-way unless approved by the Village and only for purposes of preserving specimen trees or desirable vegetation as determined by the Village Planner or when required for public purposes, i.e. retaining walls for sidewalk construction, storm water management, etc. In such cases, for structures proposed within the public right-of-way, the Village reserves the right to require submittal of an application for a Right-of-Way Encroachment permit by the applicant, and approval by the Village prior to the encroaching structure being constructed. All structures are limited to a maximum height of 30 inches above grade. These structures do not require a development permit.

Changing previously approved wood/vinyl fence from white picket 4' to brown shadow box style. The material is a pre finished brown 5/4" thick x 5.25" wide x 4' tall wood similar to a decking board. High quality minimal movement low maintenance wood fence. I can provide samples.



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.

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 #00021108, PIN #856205184782

Legend:

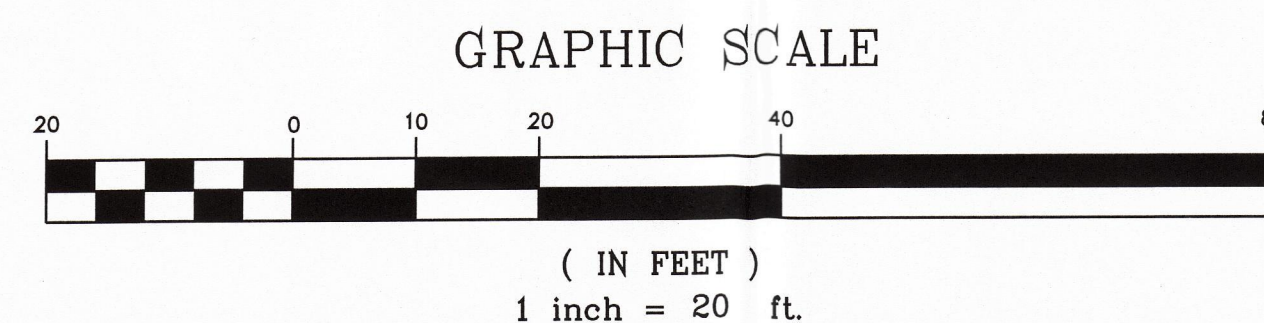
IPF = Iron Pipe Found
 IPS = Iron Pipe Set
 IRF = Iron Rod Found
 IRS = Iron Rod Set
 CMF = Concrete Monument Found
 ⊙ = Sewer Manhole
 ⊕ = Fire Hydrant
 ⊖ = Utility Pole
 CATV = Cable Television
 PSO = Power Stub Out
 TP = Telephone Pedestal
 WV = Water Valve
 ☆ = Light Pole
 — = Building Setback Line
 —OHU— = Overhead Utilities
 ⊠ = Water Meter
 SSO = Sanitary Sewer Stub Out
 □ = Electrical Transformer
 ▣ = HVAC
 12P = 12" Pine Tree(Typ.)
 12HW = 12" Hardwood Tree(Typ.)
 —SS— = Sanitary Sewer
 ○ = Calculated Point

Reference: Map Book 10, Page 36
 Deed Book 367, Page 39
 Moore County, North Carolina

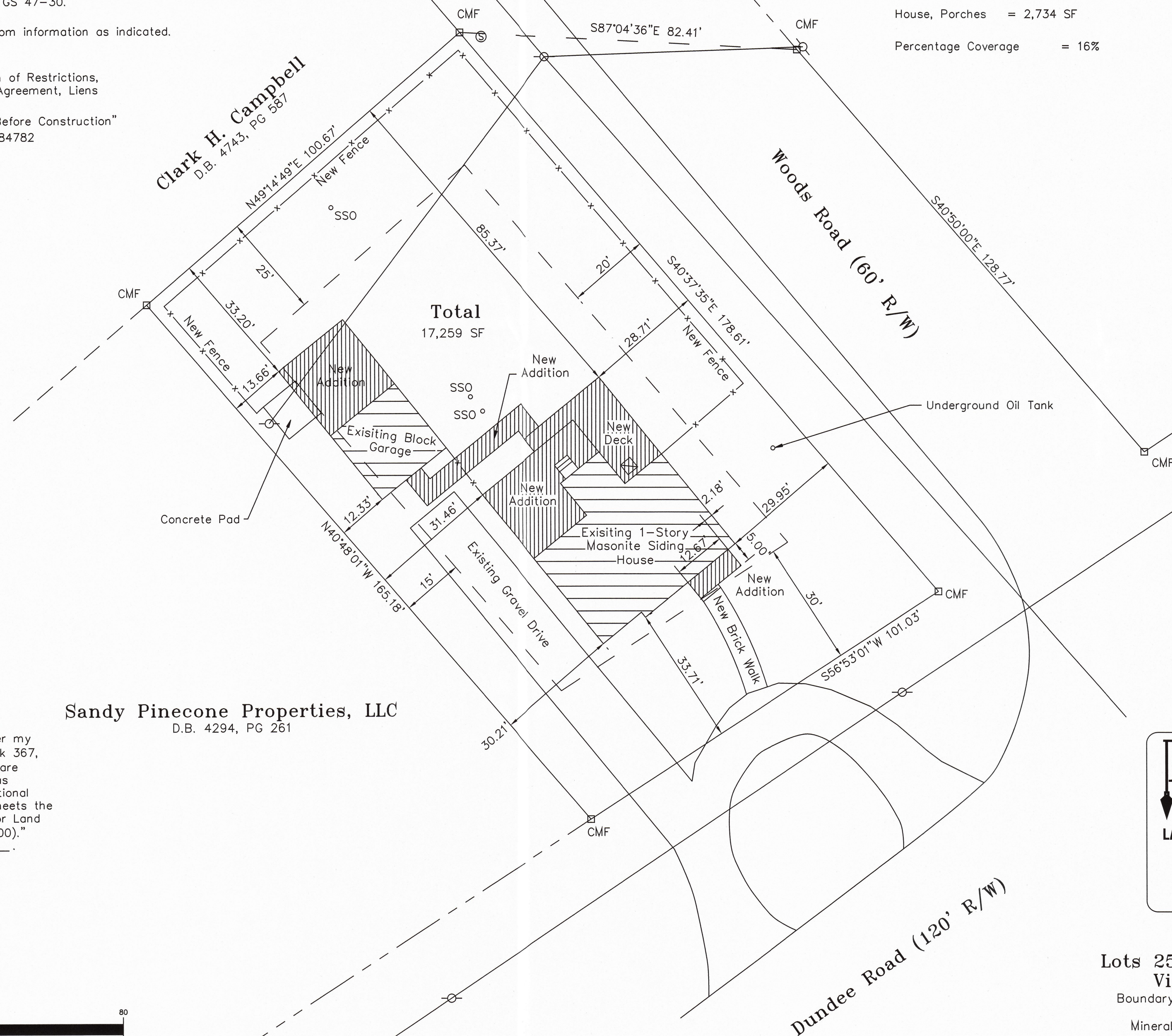
"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 367, page 39) and that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20,000; 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 January, 2017.

Ryan D. McBryde
 Professional Land Surveyor

L-4394
 Registration Number



Sandy Pinecone Properties, LLC
 D.B. 4294, PG 261



New Proposed Impervious Area

House, Porches = 2,734 SF
 Driveways, Walks, Patios = 1,493 SF

Total = 4,227 SF
 Percentage Coverage = 24%

Roof Area

House, Porches = 2,734 SF
 Percentage Coverage = 16%

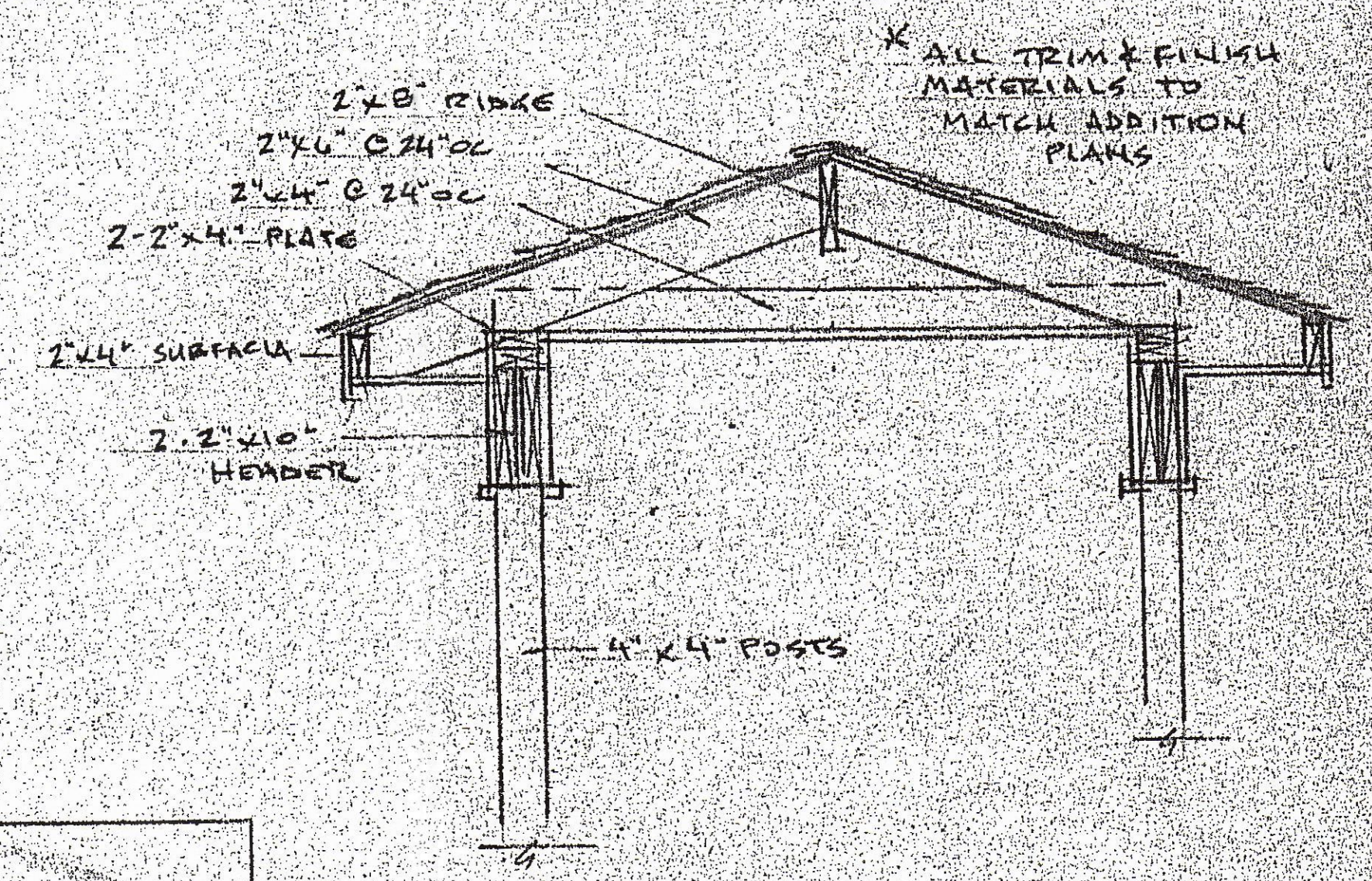
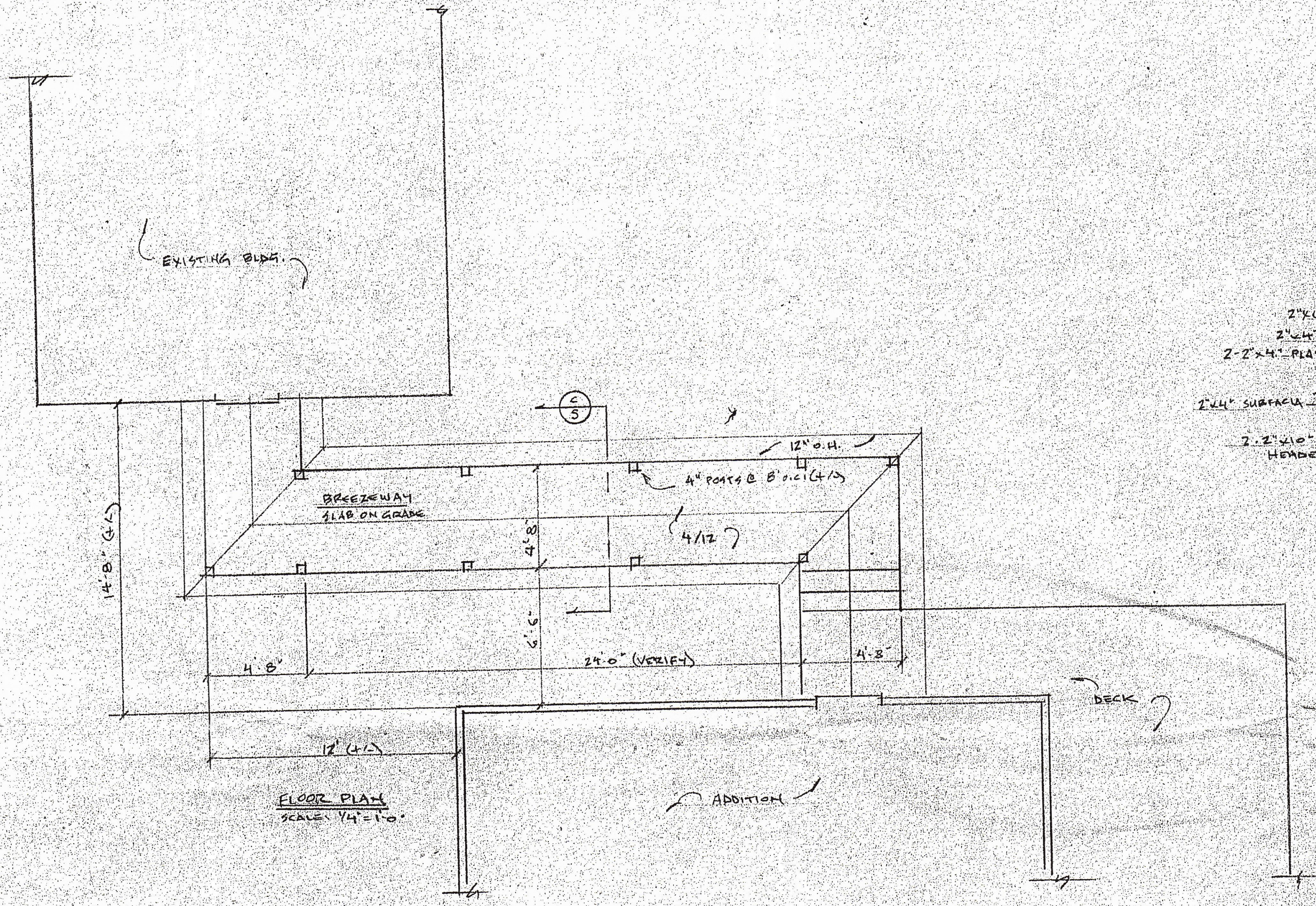
Per M.B. 10, PG 36
 Moore County Registry

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

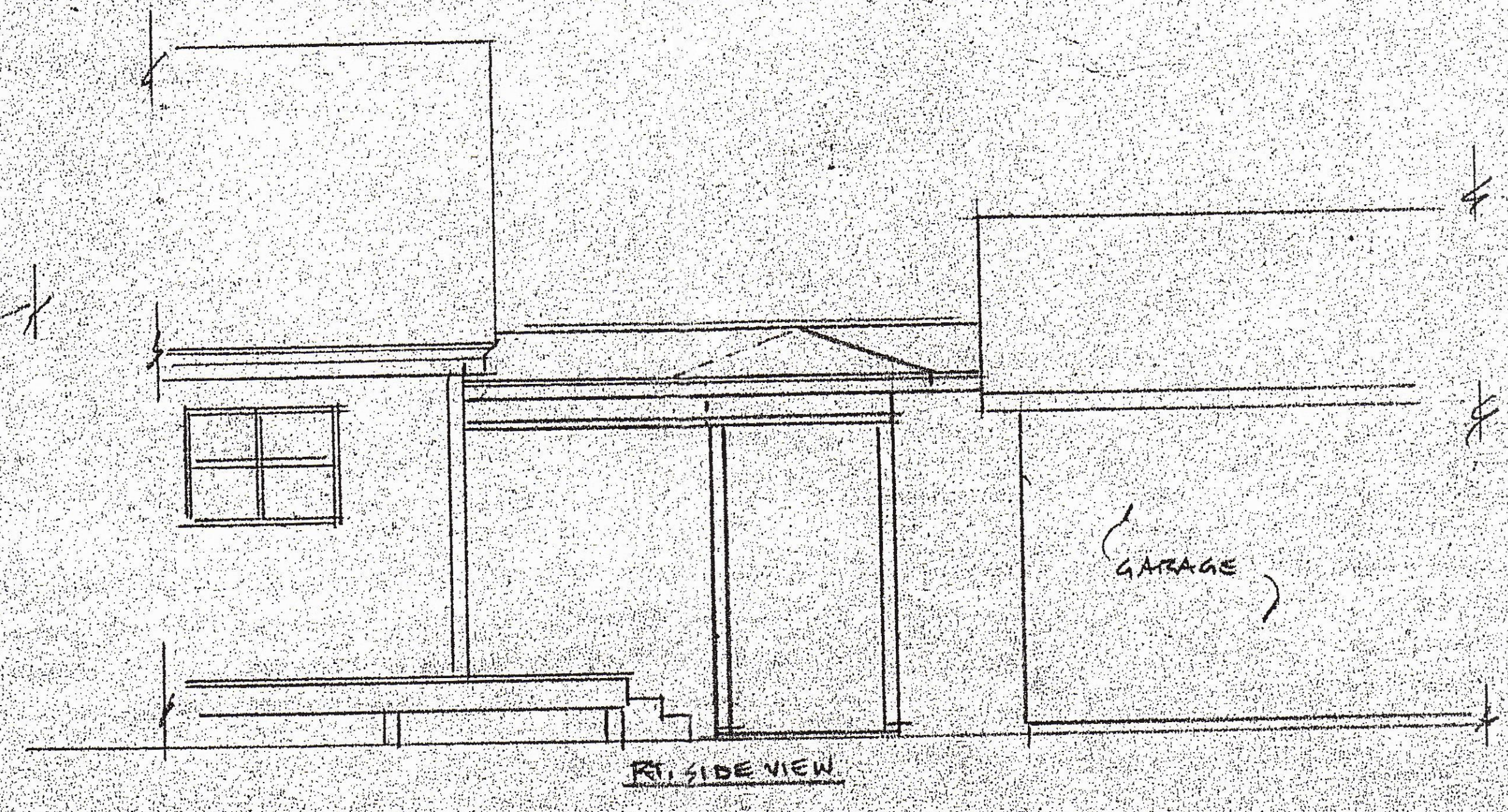
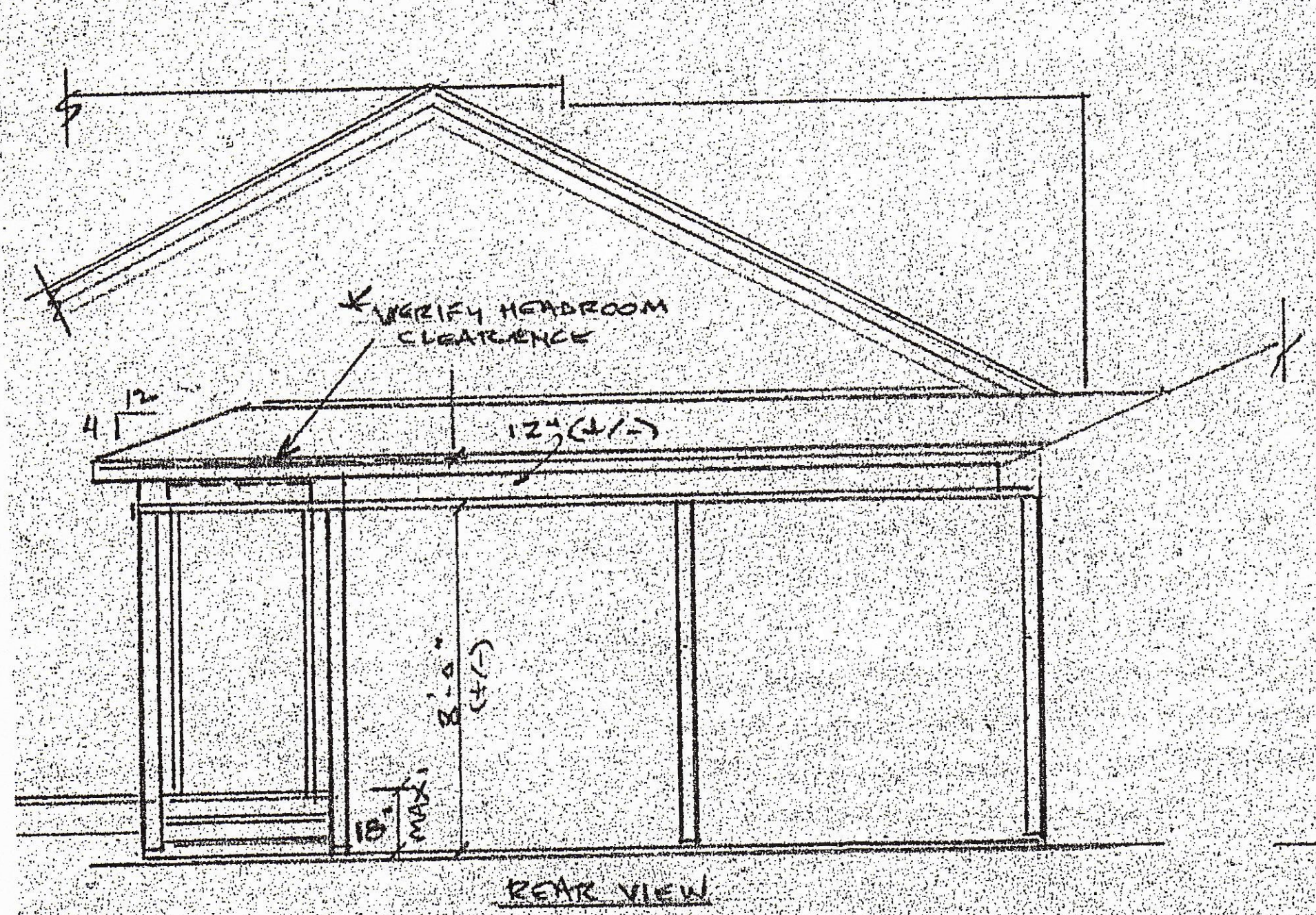
Survey For:
Brian Kennedy
Lots 2542, 2543, 2544 & 2545
Village of Pinehurst
 Boundary/Improvement/New Addition Survey
 Pinehurst Incorporated
 Mineral Springs Township, Moore County
 Pinehurst, North Carolina
 January 27, 2017 JOB# 160237
 Revised 03/03/17: Deleted New Building, Changed Deck
 Revised 05/31/17: Added New Building & Breezeway

KENNEDY RESIDENCE

BREEZEWAY ADDITION

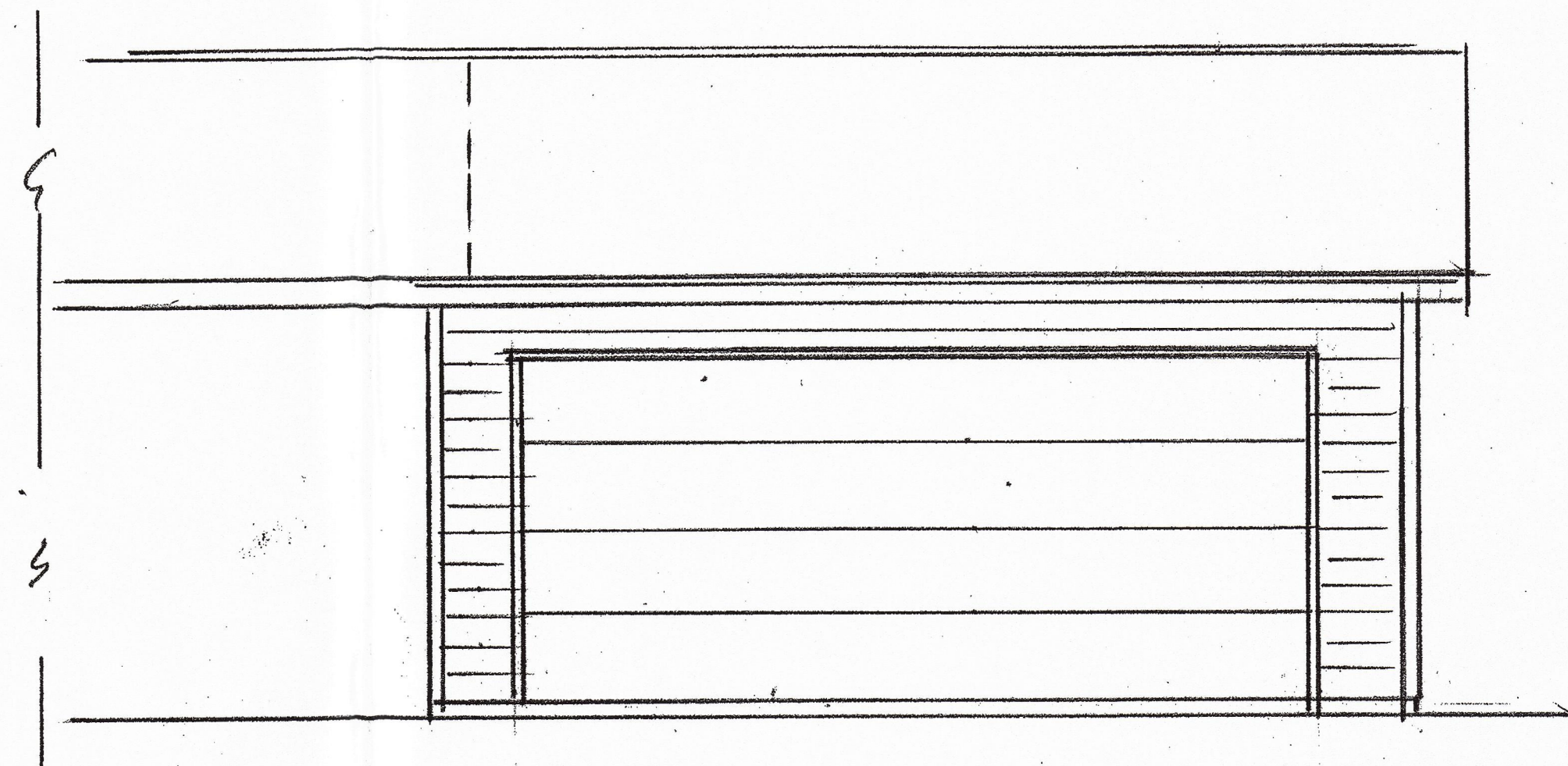


CROSS SECTION SCALE: 3/4" = 1'-0"



A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204
5-15-17

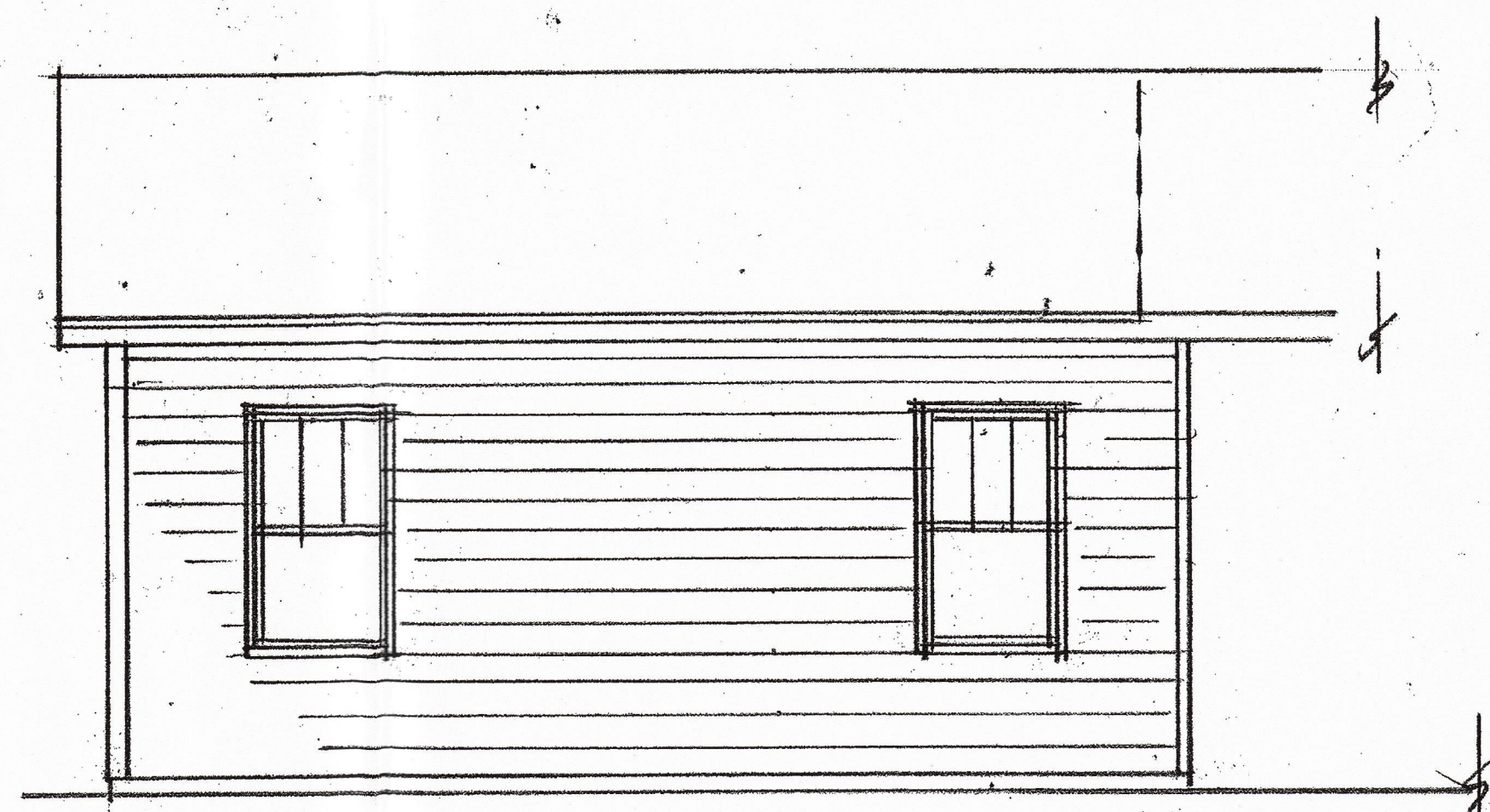
KENNEDY GARAGE ADDITION	
DATE: 2-16-17	SCALE: 1/4"=1'-0"
FLOOR PLAN & ELEVATIONS	



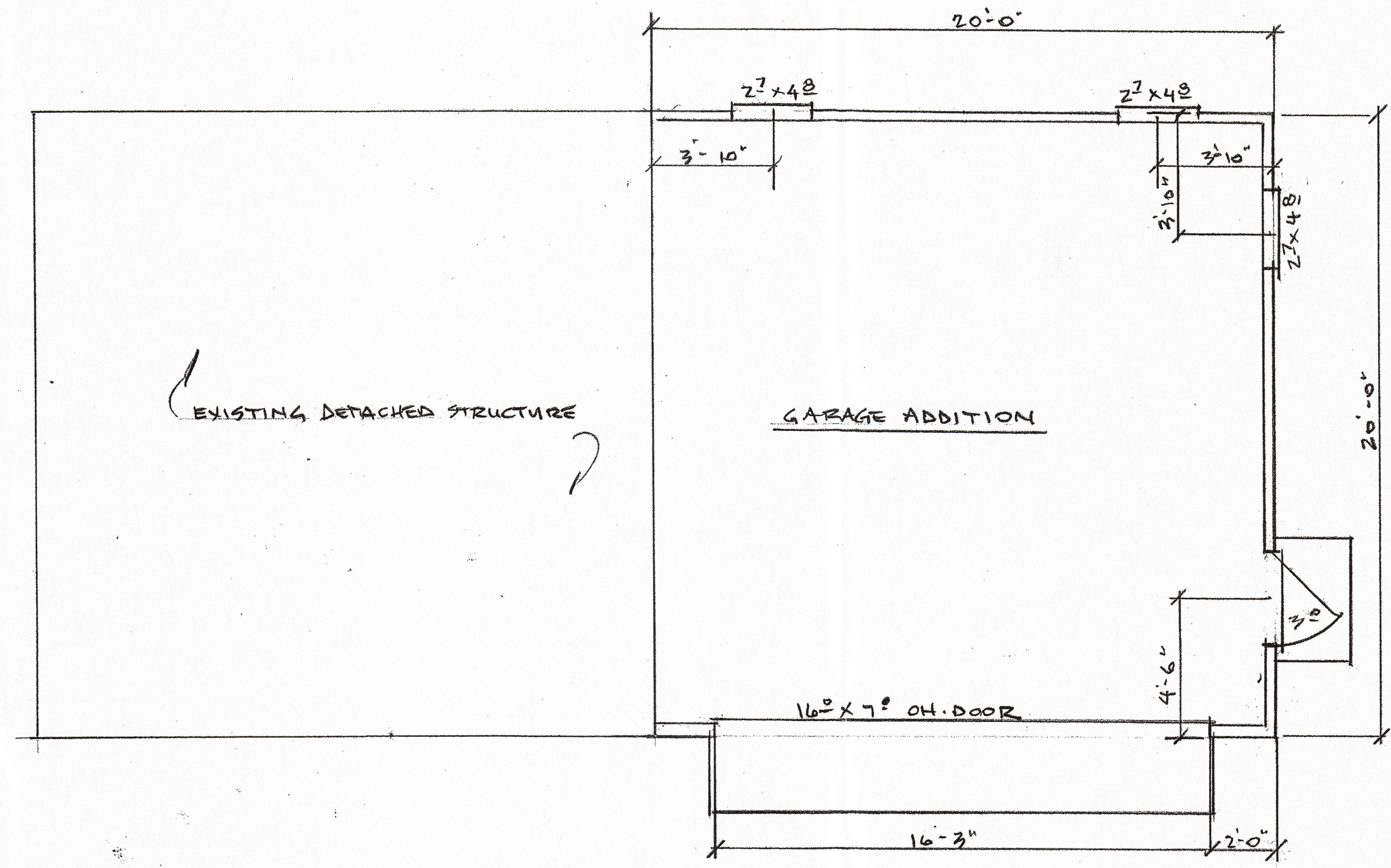
FRONT VIEW



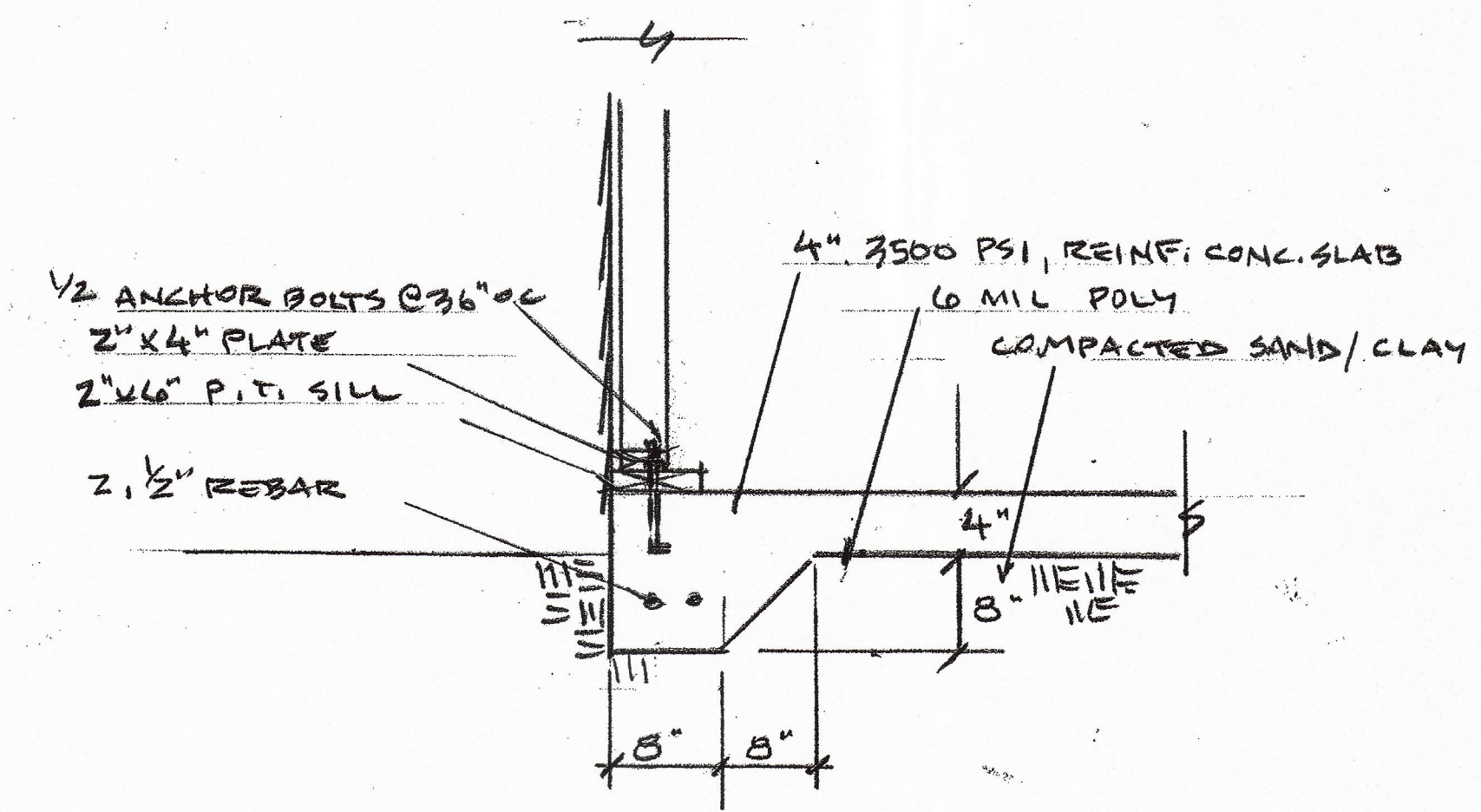
RIGHT SIDE VIEW



REAR VIEW



FLOOR PLAN



FOOTING SECTION SCALE 3/4"=1'-0"

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

2-16-17



COA 17-45

ADDITIONAL AGENDA DETAILS:

A request for additions to the existing facility, new greenhouse/smoker building, exterior repairs, window replacements and demolition of a storage shed at 300 Magnolia Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00025797. The applicant is Stagaard & Chao Architects and the property owner is Pinehurst, LLC.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Front Elevation
- ☐ Left Elevation
- ☐ Right Elevation
- ☐ Rear Elevation
- ☐ Site Plan 1
- ☐ Site Plan 2
- ☐ Photos & Narrative

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-045

300 Magnolia Road

Parcel ID # 25797

Additions, windows, doors, demolition, new building

PIN # 855200976860

APPLICANT:

Stagaard and Chao Architects

PROPERTY OWNER(S):

Resorts of Pinehurst Inc

RECEIVED:

6/1/17

MEETING DATE:

6/22/17

ZONING DISTRICT:

VMU

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- Additions, outbuilding addition, window and door replacements.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. **SECTION 1.6.4.1 & 7 MAJOR WORK** - *New construction or additions not considered to be minor & Minor work items not approved by the Village Planner;*

1. This request is considered to be major work because it involves new additions that **are/are not** considered minor work & minor work items that **were/were not** approved by the Village Planner.

NEW WINDOWS & DOORS:

B. **SECTION 2.4.2.1 WINDOWS AND DOORS STANDARDS** - *Adding or changing original window and door openings shall not be permitted on the principal façade. If new uses for the structure require an additional door or a window, these shall be located where they are not visible from a principal street;*

1. The proposed new window and door openings **will/will not** be visible from the street.

C. **SECTION 2.4.2.2 WINDOWS AND DOORS STANDARDS** - *Windows and doors of existing buildings shall retain their original size and dimension;*

1. The proposed windows and doors for the building **will/will not** retain their original size and dimension.

D. **SECTION 2.4.2.3 WINDOWS AND DOORS STANDARDS** - *The number and size of panes, mullion, and muntin, and all window and door hardware shall be the same or similar to those of the original windows and doors;*

1. The panes, mullion, muntin and all hardware of the proposed windows and doors **will/will not** be the same or similar to those of the original windows.

E. **SECTION 2.4.2.4 WINDOWS AND DOORS STANDARDS** - *Windows and door surrounds and trim shall match the original door or window surrounds and trim;*

1. The trim for the proposed windows and doors **will/will not** match the original trim.

ADDITIONS:

- F. SECTION 3.1.2.1 ADDITIONS STANDARDS** – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*
1. The proposed additions **will/will not** be inconspicuous and **will/will not** be on the rear elevation.
- G. SECTION 3.1.2.2 ADDITIONS STANDARDS** – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*
1. The proposed additions **will/will not** be of similar scale, color, materials and character as the existing building.
- H. SECTION 3.1.2.3 ADDITIONS STANDARDS** – *Roof forms are particularly important and shall blend with original buildings.*
1. The rooflines of the proposed additions **will/will not** blend with the original building.
- I. SECTION 3.1.2.4 ADDITIONS STANDARDS** – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*
1. The windows in the proposed additions **will/will not** be similar to those in the original building.
- J. SECTION 3.1.2.5 ADDITIONS STANDARDS** – *Additions shall not be taller than the original buildings.*
1. The proposed additions **will/will not** be taller than the original building.
- K. SECTION 3.1.2.6 ADDITION STANDARDS** – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*
1. The proposed additions **will/will not** have foundations and eaves that generally align with the existing building.
- L. SECTION 3.3.2.2 NEW CONSTRUCTION AND ADDITIONS STANDARDS**– *Maintain consistent architectural features on all four sides of the building;*
1. The proposed additions **do/do not** maintain consistent architectural features on all four sides of the building.
- M. SECTION 3.3.2.6 NEW CONSTRUCTION AND ADDITIONS STANDARDS** – *Openings shall be in an ordered rhythm;*
1. The openings of the proposed additions **will/will not** be in an ordered rhythm.
- N. SECTION 3.3.2.7 NEW CONSTRUCTION AND ADDITIONS STANDARDS** – *Additions must be compatible with the original buildings in terms of size, scale, color, materials, and character;*
1. The proposed additions **will/will not** be of similar scale, color, materials and character as the existing building.

ROOFING:

- O. SECTION 2.8.2.4 ROOF STANDARDS** – *All metal roofs excluding copper must be earth tone in hue.*
1. The proposed metal roofing **is/is not** earth tone in hue.
- P. SECTION 2.8.2.6 ROOF STANDARDS** – *Corrugated metal roofs are prohibited on all structures in the district.*
1. The proposed metal roofing **is/is not** corrugated.

LANDSCAPING & TRELLIS:

Q. SECTION 2.19.2.3 VEGETATION/ LANDSCAPING STANDARDS- *New construction shall minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site.*

1. The proposed construction **will/will not** minimize the impact on existing mature trees.

R. SECTION 2.19.1.6 VEGETATION/ LANDSCAPING STANDARDS- *Arbors, trellises, and pergolas should be constructed in a manner that is congruous with the architecture of the structure; if attached to the existing structure, it shall be done in a way which does not materially affect the façade if removed in the future*

1. The proposed trellis **will/will not** be congruous with architecture of the structure.

STREETLIGHT:

S. SECTION 2.20.1.2 RIGHTS-OF-WAY, BUSINESS FRONTS, AND ALLEY GUIDELINES- *Select street lighting in non-residential areas that is compatible in design, materials, and scale with the character and the pedestrian scale of the historic district.*

1. The proposed street lighting **is/is not** compatible with the character of the district.

PAINT COLOR:

T. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS - *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst color palette.*

1. The proposed colors for the additions **are/are not** appropriate to the historic building and district and **are/are not** in the Village of Pinehurst Color Palette.

AWNING:

U. SECTION 2.14.1.1 AWNING GUIDELINES - *All awnings should be canvas, metal, or woven fabric;*

1. The proposed awning **will/will not** be canvas.

V. SECTION 2.14.1.2 AWNING GUIDELINES - *Color should be compatible with the building colors and meet the Village of Pinehurst's color palette and muted in color;*

1. The proposed awning color **will/will not** be compatible with the building and **is/is not** in the Village of Pinehurst color palette.

FENCE:

W. SECTION 2.17.1.3 FENCE GUIDELINES - *Brick walls may be permitted if compatible with the architecture of the home and neighborhood;*

1. The proposed brick wall **is/is not** compatible with the architecture and neighborhood.

X. SECTION 2.17.1.5 FENCE GUIDELINES - *All fences and walls should be compatible with the architecture of the structure(s) on the property;*

1. The proposed fence **is/is not** compatible with the architecture of the structures on the property.

Y. SECTION 2.17.1.6 FENCE GUIDELINES - *Back and side yard fences shall not be taller than 6' in height and front yard fences shall not be taller than 3.5';*

1. The proposed fence **is/is not** taller than 6'.

Z. SECTION 2.17.1.8 FENCE GUIDELINES - *Fences over 3.5' in height shall be screened with native landscaping on sides visible from the street;*

1. The proposed fence **will/will not** be screened with native landscaping on sides visible from the street.

AA. SECTION 2.17.1.9 FENCE GUIDELINES - *All wooden fences shall be stained, painted or have a clear finished coating;*

1. The proposed fence **will/will not** be stained painted or have a clear finished coating.

GREENHOUSE/SMOKER:

AB. SECTION 2.16.1.9 CARRAIGE HOUSES, GARAGES AND OUTBUILDINGS GUIDELINES - *Locate new garages and outbuildings in rear yards and in traditional relationship to the main buildings;*

1. The proposed new greenhouse/smoker **will/will not** be in the rear and in traditional relationship to the main building.

AC. SECTION 2.16.2.3 CARRAIGE HOUSES, GARAGES AND OUTBUILDINGS STANDARDS - *New garages and outbuildings must use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district;*

1. The proposed new greenhouse/smoker **will/will not** use traditional roof forms, materials and details compatible with the main building.

DEMOLITION OF THE SHED:

AD. SECTION 2.16.1.6 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS -*Retain and preserve original carriage houses, garages and outbuildings when feasible.*

1. Retaining or preserving the carriage house, garage or outbuilding **is/is not** feasible.

AE. SECTION 3.5 DEMOLITION - *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

2. The structure **does/does** not contribute to the historic character of the 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): Pinehurst, LLC

Business Name (if applicable): Pinehurst Resort and Country Club

Tenant Name (if applicable): N/A

Physical Address: 300 Magnolia Road

Mailing Address (if different): P.O. Box 4000, Pinehurst, NC 28374

Phone #: _____ Mobile #: _____

Zoning District: VMU LRK #: 00025797 PIN #: 855200976860

Applicant/Contractor Data

Name: STAGAARD & CHAO ARCHITECTS, PLLC

Contractor License #: _____

Phone #: 910-295-4800

E-mail Address (optional): admin@stagaardchao.com

Mailing Address: P. O. Box 4840, Pinehurst, NC 28374

Estimate Cost of Construction: \$ To be determined _____

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



Application for Local Historic

District

Description of Project:

The project is an adaptive reuse and conversion of the historic Pinehurst Steam Plant into a Pub and a Brewery. The existing building is approximately 7000 SF, 4936 Sf of which will be a new Pub and 2134 SF will be a Brewery. The new facility will include additions such as 968 SF of new Covered Terrace-Outside Dining, 276 SF of Kitchen Storage, and 1136 SF of new Covered Beer Garden with covered outside Bar area & Toilets. An Event Lawn will be located on the west side of the property along Magnolia Road.

There will be a small Smoker – Greenhouse Building, 200 SF added, off the east side of the Brewery.

The existing exterior wall finishes of the building will remain; any damaged brick finish or walls will be repaired. All existing windows in the Pub Wing will be replaced with new ones to match. Existing metal framed windows along the North & East walls of the Brewery Wing will be repaired, refinished, and new glass provided.

Since the existing old brick will be difficult to match, the new wall surfaces of the small added enclosures along the west & north sides will be of dark brick with red brick accent frieze near the eave line, to reflect existing brick detail.

The existing dilapidated Storage Shed at the southwest corner of the property is in the new Power Plant Road right-of-way and will be demolished. All brick will be salvaged and used on the new additions along the south side (called front) of the building.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org
Page 2 of 4



Application for Local Historic

District

MAIN BUILDING

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
South/Front Elev.	Existing & Salvaged Brick	Existing
North/Rear Elev.	Existing to remain. New – Dark Brick w/ Red Brick accent	See sample
East/Right Elev.	Existing Brick	Existing
West/Left Elev	Existing to remain. New – Dark Brick w/ Red Brick accent	See sample
Trim, Windows	Boral	White to match windows
Trim, Fascias, Rakes, Trellis members	Wood	Paint or Stain to match Corten Steel
Windows, New	Aluminum Clad Wood	White
Windows, Existing	Existing Steel	Painted Black
Smoke Stack	Existing & New Brick	New to match Existing
Foundation	Existing & New	Match walls
Front & Entry Doors	Aluminum Clad Wood	White
Other Doors	Metal	Painted Gray
Overhead Doors	Aluminum frame w/ Glass	Clear anodized finish
Roof, New	Metal “Imperial Rib” Panels by ABC w/ exposed fasteners	Galvalume
West/Left Terrace	Grounded Concrete	Natural Matte finish
Patio, Beer Garden	Grounded Concrete	Natural Matte finish
Sidewalk	Brick pavers	Match Village sidewalks

Signature: _____

Date: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic

District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

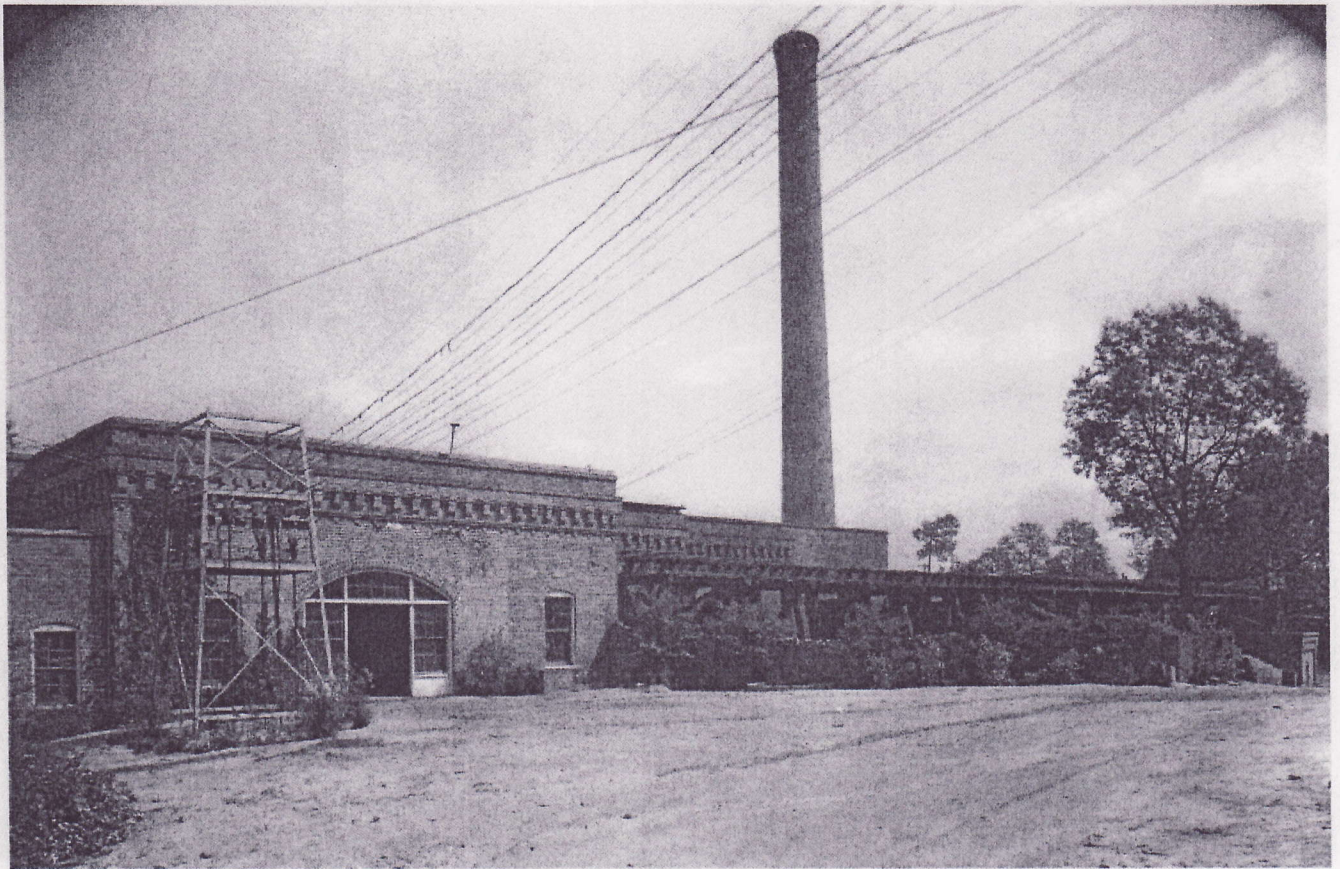
Other required approvals: _____

Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Description

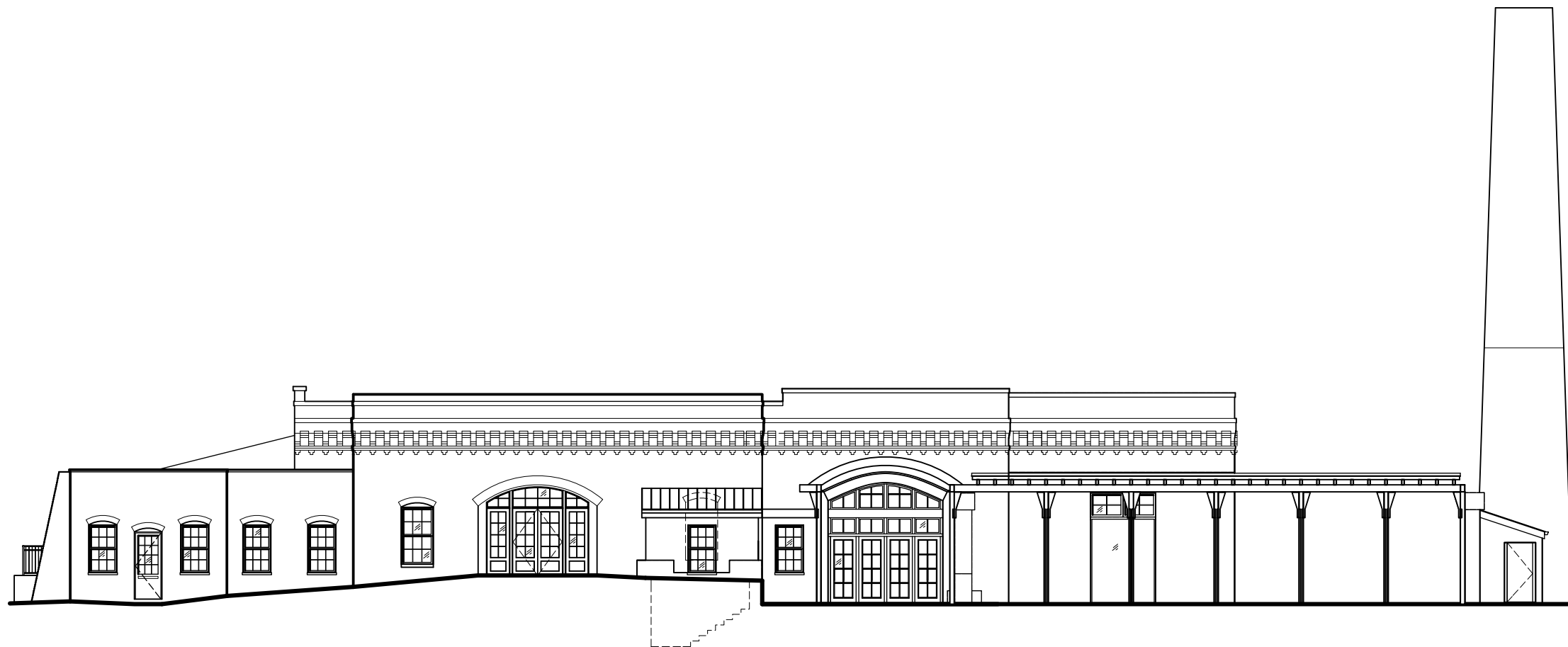
Village of Pinehurst

Negative Number

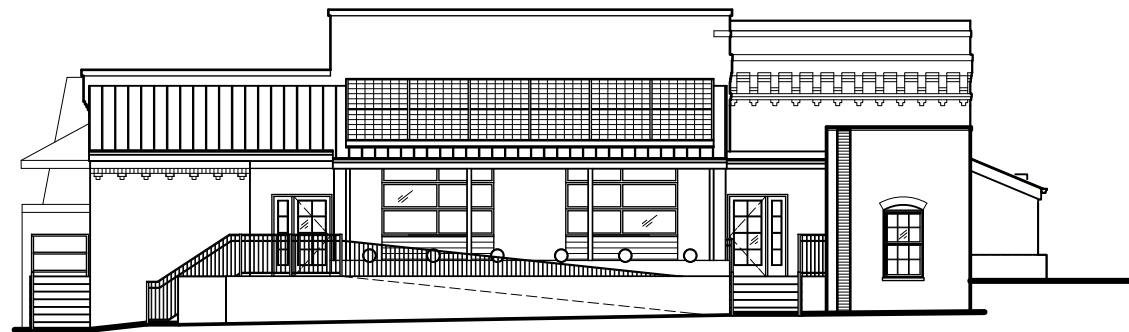
SUB 6375.03

Home Location

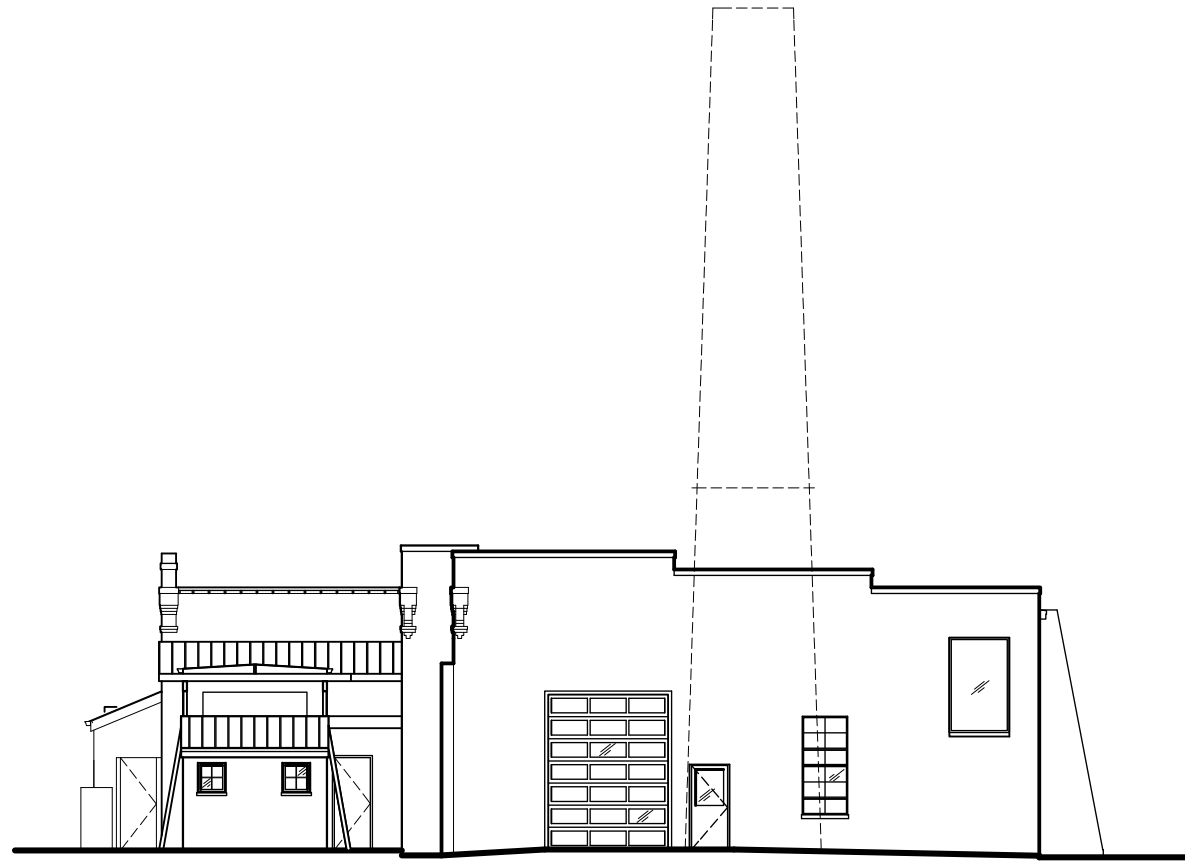
PF-006-025



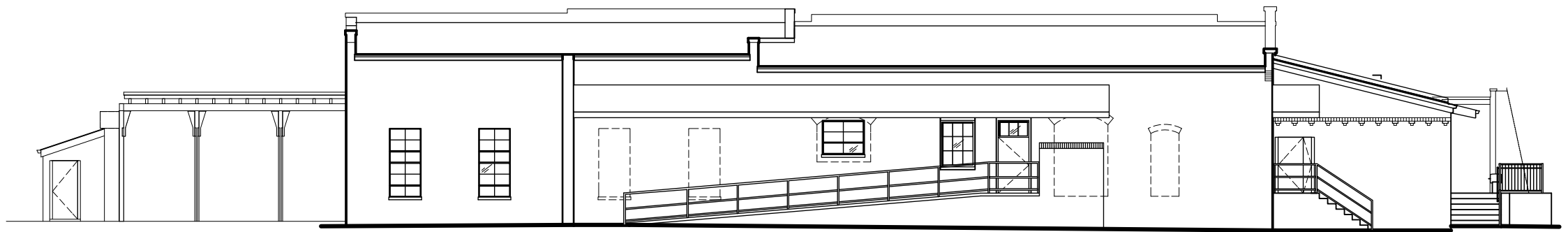
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR SIDE ELEVATION

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Planning

LKC

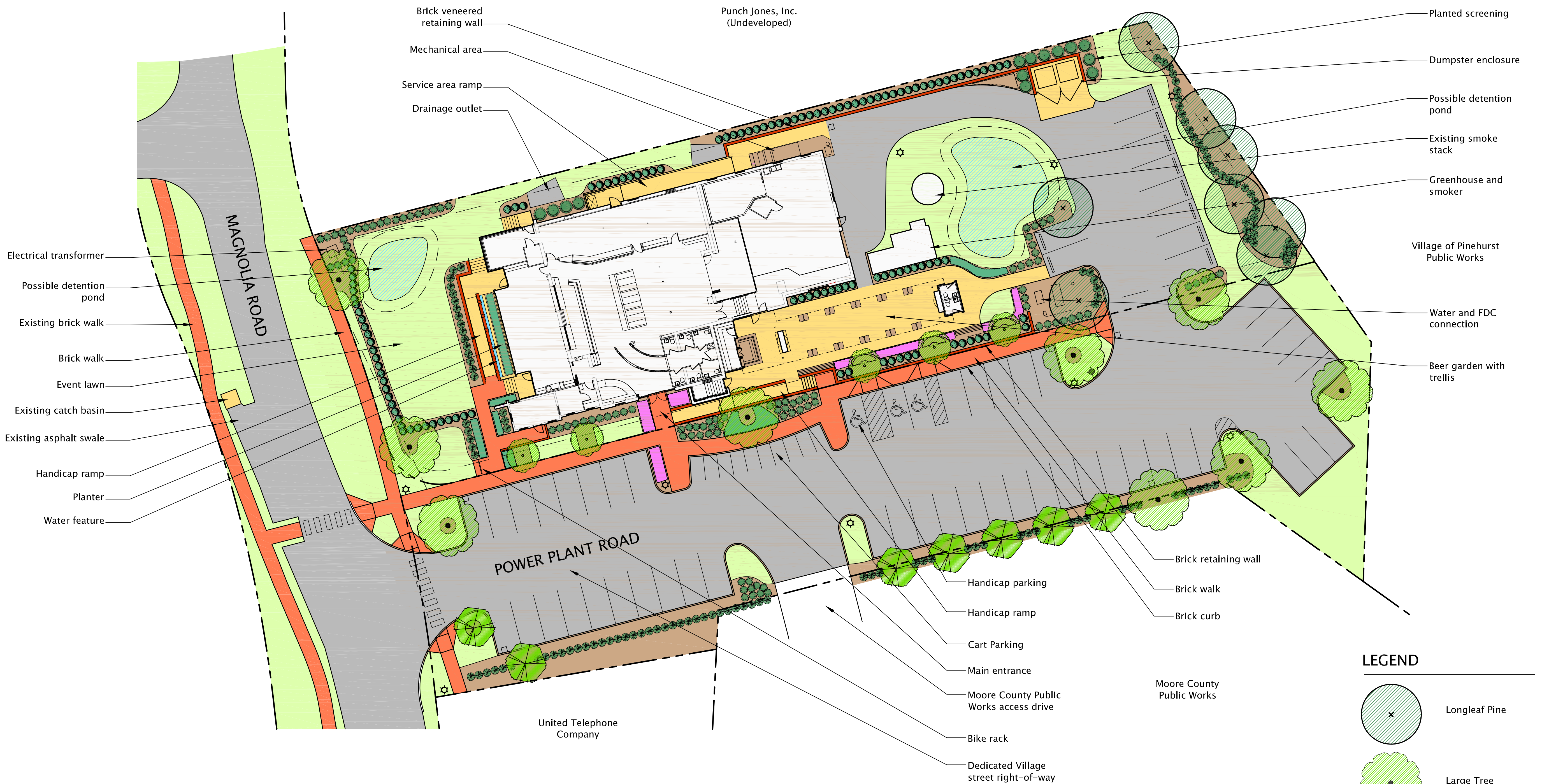
Site Plan

Pinehurst Brewery

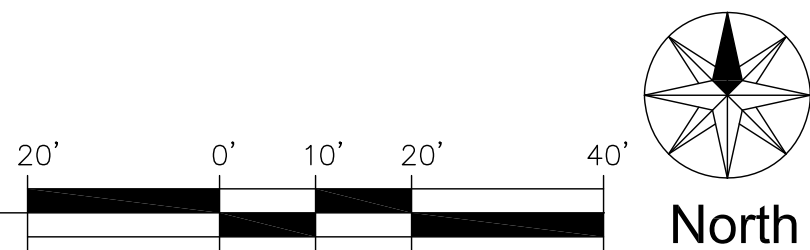
Pinehurst, North Carolina

DATE:
DESIGNED: -
DRAWN: -
CHECKED: -
NO.

L1



1 RENDERED SITE PLAN
L1 SCALE: 1"= 20'-0"



LEGEND	
	Longleaf Pine
	Large Tree
	Large Columnar Tree
	Small Tree
	Street Light

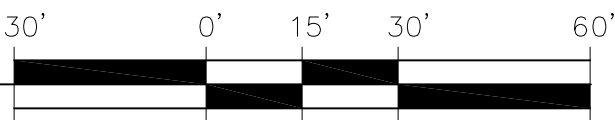
REVISIONS			
SYM.	DESCRIPTION	DATE	BY



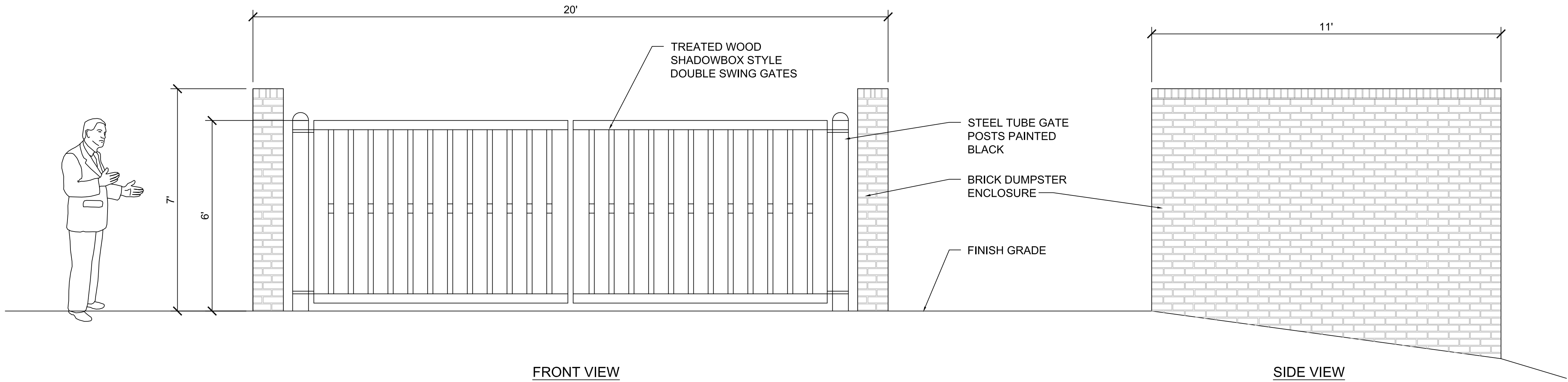
STREET LIGHT TO MATCH
EXISTING VILLAGE
STANDARD AS PROVIDED
BY DUKE ENERGY PROGRESS

- LEGEND
(COLOR CODE AS PER 1961 MCPW PLAN)
- WATER LINE
 - WATER LINE
 - WATER LINE
 - DRAIN LINE
 - ABANDONED STEEL STEAM LINE

1
L2 EXISTING CONDITIONS & UTILITIES PLAN
SCALE: 1"= 30'-0"



2
L2 STREET LIGHT
NOT TO SCALE



3
L2 DUMPSTER ENCLOSURE
NOT TO SCALE

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

LKC Engineering, plc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Planning

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Site Plan Details

Pinehurst Brewery

Pinehurst, North Carolina

DATE:
DESIGNED: -
DRAWN: -
CHECKED: -
NO.

L2



EXISTING SOUTHWEST VIEW – CALLED FRONT-LEFT CORNER

- ALL EXISTING BOARDED UP WINDOWS TO BE REPLACED WITH NEW TO MATCH.
- EXISTING BOARDED UP MAIN DOOR OPENING ON THE SOUTH WALL TO BE REPLACED WITH NEW DOUBLE DOORS WITH SIDELIGHTS AND ARCHED TRANSOMS TO MATCH ORIGINAL.
- EXISTING BRICK ON ALL SIDES TO BE CLEANED. BRICK WHERE DAMAGED TO BE REPAIRED AND JOINTS RETOOLED WHERE REQUIRED.

PROPOSED SOUTHWEST VIEW – CALLED FRONT-LEFT CORNER

- NEW WINDOWS AND DOORS TO REPLACE AND MATCH EXISTING SHOWN.
- NEW COVERED TERRACE/OUTSIDE DINING AREA ADDED ON THE WEST SIDE. NEW STRUCTURE WILL CONSIST OF CORTEN STEEL COLUMNS AND BEAMS, WITH KALWALL TRANSLUCENT ROOF PANELS.
- NEW KITCHEN ADDITION WITH BRICK WALL AND GALVALUME METAL ROOFING ON THE NORTHWEST CORNER. NEW BRICK WALLS TO BE OF BROWN BRICK WITH SALVAGED BRICK ACCENT FRIEZE.





EXISTING SOUTH VIEW – CALLED FRONT

- ALL BOARDED UP DOOR AND WINDOW OPENINGS TO BE REPLACED WITH NEW TO MATCH.
- EXISTING METAL OVERHEAD DOOR AND BRICK IN-FILL AT ARCHED OPENING TO BE REMOVED. NEW ENTRY DOORS, SIDELIGHTS, AND ARCHED TRANSOMS TO BE PROVIDED TO WATCH NEW MAIN ENTRY.
- PORTION OF EXISTING CONCRETE WALL BELOW HIGH WINDOWS TO BE REMOVED TO ACCOMMODATE NEW FIXED GLASS VIEW PANEL AND TRANSOM.

PROPOSED SOUTH VIEW – CALLED FRONT

- NEW WINDOWS AND DOORS TO REPLACE AND MATCH EXISTING SHOWN.
- NEW COVERED ENTRANCE TO BREWERY WITH OUTSIDE BAR AND RELATED STORAGE ADDED.
- NEW COVERED BEER GARDEN ADDED. SEE DESCRIPTION OF NEW STRUCTURE ON NEXT PAGE.
- NEW ENCLOSURE OVER EXISTING ACCESS TO BASEMENT MECHANICAL ROOM ADDED. WALLS TO BE OF BRICK SALVAGED FROM THE EXISTING STORAGE SHED. NEW ROOF TO BE GALVALUME METAL ROOFING.





EXISTING SOUTHEAST VIEW – CALLED FRONT RIGHT CORNER

- EXISTING EXTERIOR CONCRETE PYLONS TO REMAIN.
- PORTION OF EXISTING CONCRETE WALL BELOW HIGH WINDOWS TO BE REMOVED TO ACCOMMODATE NEW FIXED GLASS VIEW PANEL AND TRANSOM.
- EXISTING OVERHEAD DOOR ON EAST WALL TO BE REPLACED WITH NEW ALUMINUM FRAMED GLASS OVERHEAD DOOR.

PROPOSED SOUTHEAST VIEW – CALLED FRONT RIGHT CORNER

- NEW ARCHED COVERED ENTRY TO BREWERY AND OUTSIDE BAR ADDED. NEW ROOF WILL BE GALVALUME METAL ROOF.
- NEW BAR STORAGE ADDED. WALLS TO BE OF BRICK SALVAGED FROM THE EXISTING STORAGE SHED. ROOF TO BE GALVALUME METAL ROOFING.
- NEW COVERED BEER GARDEN ADDED. STRUCTURE WILL CONSIST OF CORTEN STEEL COLUMNS AND BEAMS, WOOD TRELLIS, AND PLEXIGLASS ROOF PANELS. INCORPORATING ALL THE NEW STRUCTURE WITH THE EXISTING CONCRETE PYLONS WILL REFLECT THE OLD TRESTLE WHERE COAL DELIVERIES WERE MADE VIA RAILWAY THROUGH OLD TOWN.
- NEW EXTERIOR TOILET FACILITIES ADDED ON THE EAST END OF THE BEER GARDEN. WALLS WILL BE OF BLACK BRICK. ROOF WILL BE GALVALUME METAL ROOFING.





EXISTING NORTHEAST VIEW – CALLED RIGHT REAR CORNER

- EXISTING SMOKE STACK TO REMAIN.
- EXISTING METAL DUCT FROM THE BUILDING TO THE SMOKE STACK TO BE REMOVED.
- EXISTING METAL FRAMED WINDOWS ON THE NORTH WALL TO BE REPAIRED, REUSED, REFINISHED AND NEW GLASS PROVIDED.
- EXISTING BOARDED UP WINDOWS WILL EITHER BE REPLACED WITH NEW WINDOWS TO MATCH OR BE USED AS NEW DOOR OPENINGS OR IN FILL WITH BRICK WHERE INTERIOR COOLERS WILL BE LOCATED.

PROPOSED NORTHEAST VIEW – CALLED RIGHT REAR CORNER

- APPROXIMATELY 40 FEET OF EXTENSION WILL BE ADDED TO THE EXISTING SMOKE STACK.
- NEW ALUMINUM FRAMED GLASS OVERHEAD DOOR AND SWING DOOR ON EAST WALL TO BE INSTALLED TO REPLACE EXISTING.
- NEW METAL FRAME FIXED GLASS UNIT TO BE PROVIDED ON THE OPENING WHERE THE DUCT WAS REMOVED.
- NEW SERVICE RAMP WITH CANVAS AWNING WILL BE ADDED ON THE NORTH WALL.
- METAL FRAMED WINDOWS ON THE EAST END TO BE REPAIRED, ALL OTHER NEW WINDOWS AND DOORS AS SHOWN.





EXISTING WEST VIEW – CALLED LEFT SIDE

- ALL BRICK SURFACES ON ALL SIDES TO BE CLEANED UP, REPAIRED WHERE DAMAGED, AND JOINTS RETOOLED WHERE REQUIRED.
- OPENINGS THAT ARE EITHER BOARDED UP OR HAVE BRICK IN-FILL WILL BE USED AS NEW OPENINGS TO NEW ADDITIONS.
- EXISTING BOARDED UP WINDOWS ON EXISTING STORAGE WING WILL BE REPLACED WITH NEW TO MATCH. EXISTING WOOD SIDED WALL WILL BECOME PART OF NEW VESTIBULE AREA WITH NEW OUTSIDE FIREPLACE.

PROPOSED WEST VIEW – CALLED LEFT SIDE

- NEW KITCHEN ADDITION ON THE NORTH END. WALLS TO BE OF NEW BROWN BRICK WITH SALVAGED BRICK ACCENT FRIEZE. ROOF TO BE GALVALUME METAL ROOFING.
- NEW COVERED TERRACE/OUTSIDE DINING AREA ADDED. STRUCTURE TO BE OF CORTEN STEEL COLUMNS AND BEAMS, WITH KALWALL TRANSLUCENT ROOF PANELS. ROLL UP TRANSPARENT VINYL AND CANVASS CURTAINS TO BE PROVIDED FOR USE IN THE EVENT OF EXTREME WEATHER CONDITIONS.
- ACCESSIBLE RAMP WILL BE PROVIDED. GUARDRAIL AND RAILING WILL BE METAL. ALL NEW VERTICAL SURFACES TO BE BROWN BRICK.
- NEW ALUMINUM FRAMED GLASS OVERHEAD DOORS WILL BE PROVIDED AT THE INTERIOR BAR AREA.

