



HISTORIC PRESERVATION COMMISSION

MAY 28, 2020

ASSEMBLY HALL

395 MAGNOLIA RD.

PINEHURST, NORTH CAROLINA

4:00 PM

I. Call to Order

II. Approval of Minutes

A. April 23, 2020 Regular Meeting Minutes

III. Public Hearing

A. COA-2020-00052

This public hearing is to consider a request within the Pinehurst Historic District for the construction of a new single family residence at 335 Linden Road . The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210451824. The current property owner is Diana Crider, on the day of the meeting the property owner and the applicant will be Onsite Homes.

B. COA-2020-00056

This public hearing is to consider a request within the Pinehurst Historic District for construction of a new single family residence at 100 Fields Road . The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205079778. The property owners are Dale and Mary Carey and the applicant is Pinehurst Homes.

C. COA-2020-00057

This public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: the removal of one window, removal of multiple trees, and to paint portions of the exterior of the structure at 165 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212971112. The property owners are Matthew and Michelle Gerardot and the applicant is Cribbs Construction.

D. COA-2020-00053

This public hearing is to consider a request within the Pinehurst Historic District for the construction of a new accessory structure at 10 Azalea Road for the Village Chapel. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209053600. The property owner is the Village Chapel and applicant is Pete Bogle and the Bogle Architecture Firm.

E. COA-2020-00051

This public hearing is to consider a request within the Pinehurst Historic District for modifications made to a previously approved Major COA at 600 Linden Road. The previous COA approval was for construction of a new single family home. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354455. The property owner and applicant is Riley Walker Homes.

F. COA-2020-00058

This public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: the replacement of existing vinyl siding with hardie lap siding, the replacement of cedar shakes with hardie shingles, replacement of existing roofing shingles with architectural shingles, replace green shutters with black shutters and removal of a pergola at 25 Maple Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209075032. The property owners are Sam and Cathy Carlisle and the applicant is Michales Construction.

IV. Review of Normal Maintenance and Minor Work items

A. Staff Approvals Report For Local Historic District

V. Next Meeting Date

A. June 25, 2020 Regular Meeting

VI. Motion to Adjourn

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

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

Values: Service, Initiative, Teamwork, and Improvement.



**APRIL 23, 2020 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Kelly Brown

CC:

Darryn Burich & Peter Hughes

DATE OF MEMO:

5/15/2020

MEMO DETAILS:

Attached are the draft meetings minutes for the 04-23-2020 regular HPC meeting for your review.

ATTACHMENTS:

Description

▣ 04-23-2020 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING (ELECTRONIC)
APRIL 23, 2020
ZOOM MEETING PLATFORM &
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Richard Vincent
John Taylor
Eric Von Salzen

Members Absent:

Jim McChesney
Terry Lurtz

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist
Darryn Burich, Planning Director

I. Call to Order

Chair Gwinn called the meeting to order at 4:00 pm and confirmed a quorum was present via remote participation.

II. Approval of Minutes

- A. February 27, 2020 Regular Meeting Minutes**
- B. March 26, 2020 Regular Meeting Minutes**

Schroeder moved to approve the February 27, 2020 regular meeting minutes. Seconded by Von Salzen. Motion carried unanimously by a vote of 5-0.

Von Salzen moved to approve the March 26, 2020 regular meeting minutes. Seconded by Schroeder. Motion carried unanimously by a vote of 5-0.

III. Public Hearing

A. COA 2020-00029

Vincent moved to recess the regular meeting and open the public meeting. Seconded by Taylor. Motion carried unanimously by a vote of 5-0.

Chair Gwinn swore Senior Planner Peter Hughes and Russ Cribbs of Cribbs Construction into the public meeting.

Commissioners Schroeder, Taylor, Von Salzen, Vincent, and Gwinn disclosed they conducted a site visit to 85 Community Road.

Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: renovation of an existing garage with the addition of a new roof, siding, paint, windows and garage doors at 85 Community Road. He stated the property can be identified in the Moore County Tax Registry by Moore County PIN Number #856209073413. He stated the property owners are Paul and Lorelei Milan and the applicant is Cribbs Construction.

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

Cribbs stated the shingles on the shed will match the shingles on house. He stated they would be using weather wood shingles, which are brown-gray in color.

Cribbs asked the Commission to approve a brick and block foundation, but in the event they could not do that, to instead approve a monolithic slab concrete foundation.

Cribbs stated they are proposing vinyl windows with simulated divided light. Cribbs testified that the fake simulated cedar shake is the existing material on the house, and the proposed material for the shed would be real shake.

Vincent asked about the tree next to the shed. Cribbs stated that they are planning on keeping the tree.

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

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

With the condition that a monolithic pour would be approved in the event that the structural and foundation integrity of the shed cannot be maintained for a brick and block foundation.

Taylor seconded. Motion carried unanimously by a vote of 5-0.

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00029.

Schroeder moved to adjourn the public hearing and to re-enter the public meeting. Seconded by Vincent. Motion carried unanimously by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

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

There were no minor works approved during this period.

V. General Business

A. Discuss Demolition Guidelines

The Commission discussed updating the demolition section of Historic District Guidelines. Hughes recommended updating the guidelines to allow the demolition of accessory structures with no dimensions greater than 12 feet as a minor work item. He also recommended developing a process for applicants to make an amendment to an approved Major COA, as opposed to going before the Commission for another hearing. Hughes suggested the Commission send a packet to Council with multiple updates and changes. Vincent and Schroeder discussed addressing changes as they come up, versus waiting. Commissioners suggested updating the guidelines on the website, the table of contents, and fixing typos.

B. Discuss Upcoming HPC Chair Vacancy

Gwinn stated her and McChesney's terms expire at the end of May. The Village has received many applications for the vacancies. The Commission will need to recommend a new Chair to be approved by Council. Taylor stated he would not like to run for Chair.

VI. Next Meeting Date

A. Regular Meeting on Thursday, May 28, 2020 at 4:00 pm

VII. Motion to Adjourn

Von Salzen moved to adjourn the regular meeting. Seconded by Schroeder. Motion carried unanimously by a vote of 5-0 at 4:45 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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COA-2020-00052

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District for the construction of a new single family residence at 335 Linden Road . The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210451824. The current property owner is Diana Crider, on the day of the meeting the property owner and the applicant will be Onsite Homes.

FROM:

Peter Hughes

DATE OF MEMO:

5/21/2020

MEMO DETAILS:

The applicant is requesting to construct a new single family residence within the Pinehurst Historic District. Per the Village of Pinehurst Historic District Guidelines, new construction is considered a major work item requiring issuance of a Major COA by the HPC.

The proposed new construction is a hybrid between craftsman and cottage style architecture. The proposed materials and the proposed color scheme are compliant with the Historic District Guidelines. The applicant has submitted all required documentation for review by the commission.

ATTACHMENTS:

Description

- ☐ 335 Linden Road Staff Report
- ☐ 335 Linden Road Exhibits and Materials
- ☐ 335 Linden Road Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: May 20, 2020
Subject: Major COA Request for 335 Linden Road (COA-2020-00052)

Applicant:	Onsite Homes
Owners:	Diana Crider
Professional:	Onsite Homes
Property Location:	335 Linden Road
Zoning:	R-30 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855210451824

Request and Background:

Angel Thornhill of Onsite Homes is requesting a Certificate of Appropriateness, with the permission of the property owner Diana Crider, for the construction of a new single family residence located within the Pinehurst Historic District at 335 Linden Road. The ownership of the property will change on May 26th after closing and become the property of Onsite Homes. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855210451824.

No previous applications have been submitted for this property.

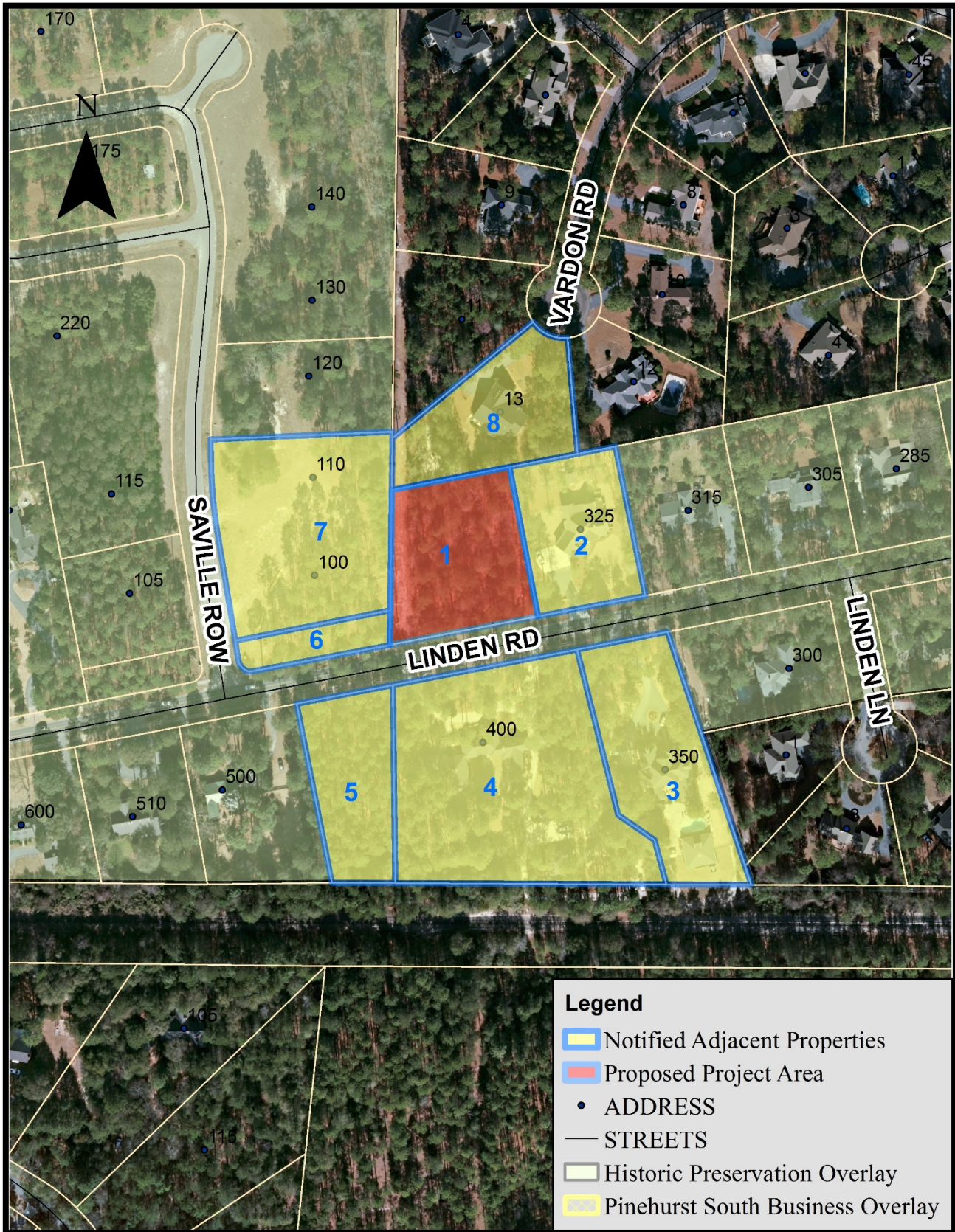
335 Linden Road is a vacant lot and not listed within the National Historic Landmark Survey. If approved the proposed new single family residence would be considered a non-contributing structure. None of the adjacent properties within the public hearing notification area are listed as contributing structures.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

National Historic Landmark Survey Table for COA 2020-00052

#*	Address	Year Built	Contributing	Structure History
1	335 Linden Road	NA	No	Vacant Land not listed in the National Historic Landmark Survey
2	325 Linden	2015	No	Not listed in the National Historic Landmark Survey
3	350 Linden	2003	NA	Not listed in the National Historic Landmark Survey
4	400 Linden	1922	NA	Not listed in the National Historic Landmark Survey.
5	No Address	NA	NA	Vacant Land not listed in the National Historic Landmark Survey
6	No Address	NA	NA	Vacant Land not listed in the National Historic Landmark Survey
7	100&110 Saville Row	NA	No	Vacant Land not listed in the National Historic Landmark Survey
8	13 Vardon	1994	No	Not located within the Historic District

*The numbers refer to the location of each property on the following notification map

Notification Map for COA 2020-00052: 335 Linden Road

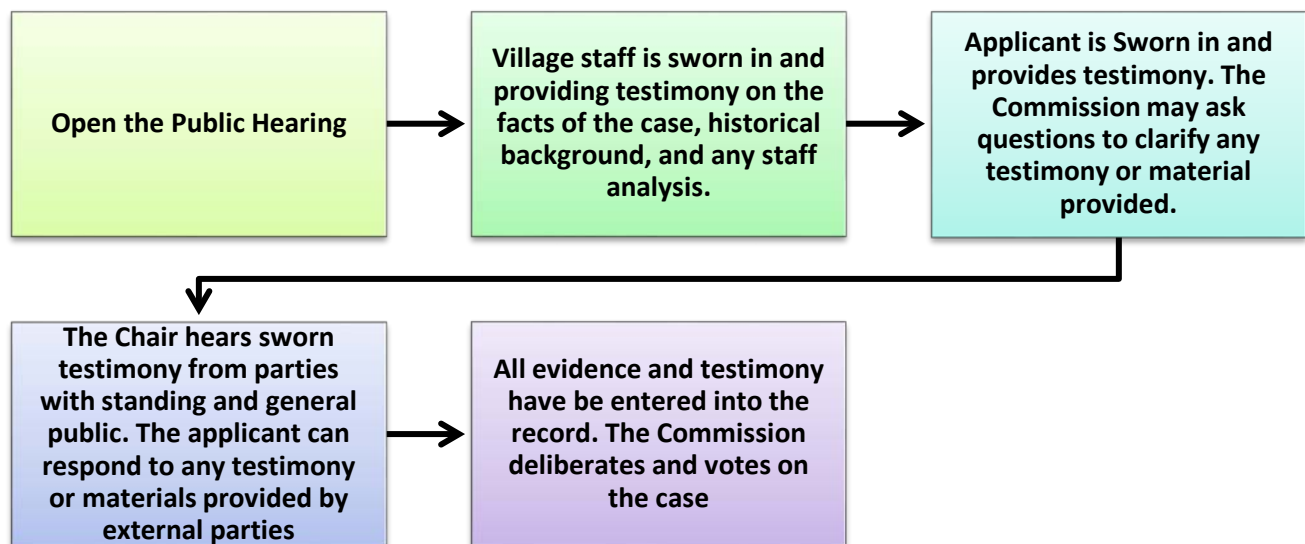


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

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

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

Applicable Guidelines Requirements:

GENERAL GUIDELINES

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

The proposed new residential structure will be a hybrid between craftsman and cottage style architecture. The broad front porch featuring bold, square porch columns is indicative of craftsman style architecture. What makes this more of hybrid between the two styles is the multiple pitched roof. Typically craftsman style home's feature low pitched roof, but the proposed elevations show a high pitch roof more associated with a cottage style of architecture. The proposed style of architecture is similar to other structures in the Historic District.

The proposed materials are compatible with the materials used on existing structures. The scale of the building is also in congruous with other structures in the Historic District, two story homes are not uncommon and the building footprint of 3600 square feet is not out of place.

Adjacent Property Scale Comparison COA 2020-00052				
#*	Address	Year Built	Number of Stories	Square Footage (Moore County GIS)
1	335 Linden Road	NA	2	3600 square feet
2	325 Linden	2015	2	2750 square feet
3	350 Linden	2003	2	5070 square feet
4	400 Linden	1922	1	5530 square feet
5	No Address	NA	NA	Vacant Land
6	No Address	NA	NA	Vacant Land
7	100&110 Saville Row	NA	NA	Vacant Land
8	13 Vardon	1994	2	2650 square feet
*Average square footage of adjacent properties 4,000				

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

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

WINDOWS AND DOORS

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

The proposed doors and windows are congruous with other primary structures in the Pinehurst Historic District. The windows are to be two over two and the front door will be wood with decorative glass panes.



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

The application did not indicate whether the proposed windows will feature true or simulated light. The application also did not indicate whether the proposed muntins will be snap in muntins or not.

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

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

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

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

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

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

SHUTTERS

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

Shutters have not been proposed based on the submitted application and elevations.

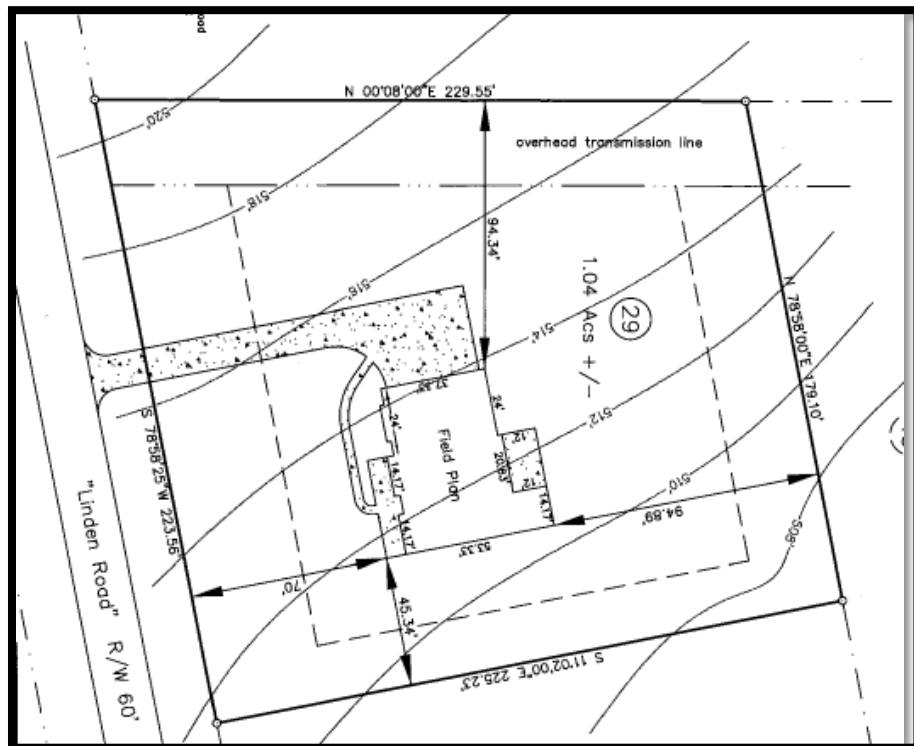
ACCESSORY FEATURES AND STRUCTURES

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

The proposed new construction only includes an attached garage and a rear patio. Both are proposed to be located discretely making them compliant with the Guidelines and congruous with the Historic District.

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

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



BUILDING MATERIALS

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

The proposed new construction will utilize a mix of exterior materials that is consistent with craftsman bungalows style homes. The proposed color scheme will use softer colors such as gray and white that are consistent with both cottage and craftsman style homes.

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

The proposed siding material is fiber cement for both the horizontal lap and vertical accent siding. Fiber cement siding is hardie board, which has been a material the commission has approved in the past. The use of hardie board is not explicitly compliant with the Guidelines, however would be congruous with other structures in the Historic District. The proposed paint color is Grizzle Gray (SW7068), which is congruous with the Historic District and consistent with cottage style homes.



The proposed trim material is MiraTec Trim Boards that will be used for the porch beam, garage and window casings. MiraTec is a composite wood that combines the authentic woodgrain look with the longevity of an engineered product. According to the Historic District Guidelines, the use of engineered wood product on existing structures is permitted, but must not cover other wooden

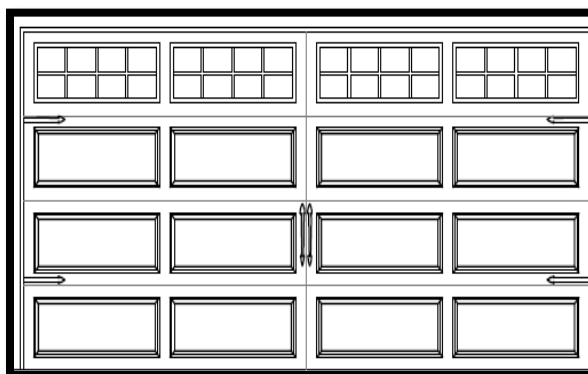
details. However for new construction engineered wood product is not listed as an appropriate or inappropriate material. The proposed paint color for the trim is high reflective white (SW7757), which is congruous with the Historic District and consistent with the both cottage and craftsman style homes.



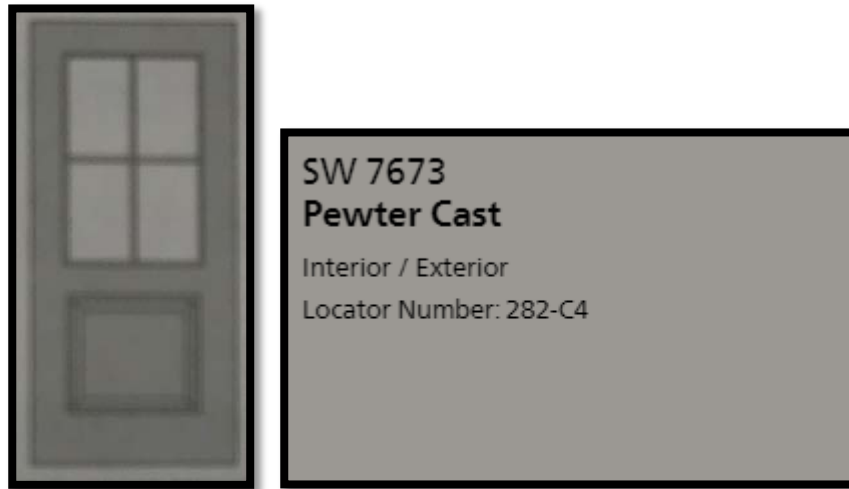
The proposed foundation material is a brick veneer from the triangle brick company. The proposed brick foundation is congruous with other structures within the Historic District and is an appropriate material according to the Historic District Guidelines.



The proposed garage door is a ranch door panel, white in color featuring faux hardware and glass window inserts. The proposed style of the garage door and inclusion of glass windows is congruous with other structures in the Historic District.



The proposed front door is a Masonite door, featuring 2 over 2 glass panel and the proposed paint color is Pewter Cast (SW7673). It is unclear from the application what the base material is for the proposed door. Masonite products can be composed from wood, fiberglass, and steel none of which would be out of character with other doors in the Historic District.



The applicant is proposing PlyGem-Pro Series 2 over 2 windows and the windows are proposed to be white. The material of the windows was not indicated and based on information from PlyGem's website the windows could potentially be vinyl. The Historic District Guidelines state that vinyl is not an appropriate material, however it is unclear from the information within the application whether the proposed windows are vinyl.

Applicable Recommendations from the Historic District Guidelines:

GENERAL

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

The applicant is proposing a muted color scheme that utilizes base colors of gray with trim colors of black and white. This color scheme is compatible with the architecture of the structure, compliant with the Historic District Guidelines, and congruous with the Historic District.

2. Section IV.B.4 - Detailing on new primary structures should be compatible with its overall architectural style.

As previously noted, the proposed new construction will utilize a mix of exterior materials that is consistent with craftsman bungalows style homes.

According to the Guidelines use of vertical siding or authentic board and batten should be limited to accents and not be a primary siding. Based on the submitted elevations the proposed design is using vertical board as accent material on the front elevation.

3. Section IV.B.5 - On the front and street facing elevations, posts and columns should be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.

The proposed columns are proportional to the structure.

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

The proposed roof form, while is very unique and conflicting to a tradition craftsman home, is still congruous with the Pinehurst Historic District.

WINDOWS AND DOORS

Guidelines have no recommendations for new construction.

SHUTTERS

Guidelines are not applicable because the proposed new construction does not include shutters.

ACCESSORY FEATURES AND STRUCTURES

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

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



Historic Certificate of Appropriateness (COA) Major and Minor

(Revised 04/01/19)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	335 Linden Rd.
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00021128

Owner Information (Lot contract Page attached)			
Name	Diana Paxton	Home Phone #	
Street Address	15225 Hathaway Court	Mobile Phone #	
City, State, Zip Code	Bloomington, IN 47401	Business Phone #	
Email			

Applicant			
Name	onsite Homes, LLC	Other Phone #	910.745.0001
Email	angelthornhill@onsitehomesnc.com	Street Address	2919 Breezewood Ave STE 300
Mobile Phone #	910.723.3351	City, State, Zip Code	Fayetteville, NC 28303



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

General Information

Description of Changes to the Structure	Building a new residential Single family Dwelling		
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 Lot clearing		
Includes Tree Removal	☒ Yes ☐ No		
Estimated Cost of Construction			



Historic Certificate of Appropriateness (COA) Major and Minor

(Revised 04/01/19)

Exterior Materials and Colors *Pictures + material description attached

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

Required Documents

- ☒ Site Plan/Survey or Sketch
☒ Floor Plans

- ☒ Elevation Drawings
☒ Landscaping Plan

Certification

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: *Angelina*

Date: 5-6-20

Angel Thornhill

From: Josh Lambert <jlambert@moorecountync.gov>
Sent: Monday, March 30, 2020 1:01 PM
To: Angel Thornhill
Subject: RE: 335 Linden

Water and sewer are available

From: Angel Thornhill <angelthornhill@onsitehomesnc.com>
Sent: Monday, March 30, 2020 12:44 PM
To: Josh Lambert <jlambert@moorecountync.gov>
Subject: 335 Linden

335 Linden rd.
Pinehurst

LRK: 00021128

Can you please tell me if you guys would provide water and/or sewer to this location? I am getting ready to begin the permitting applications
Thanks

Angel Thornhill

Production & Quality Assurance Manager
Onsite Homes LLC

910-221-7527 Direct dial
910-745-0001 Phone
910-483-5195 Fax
www.onsitehomesnc.com

Hours Of Operation: Mon-Thurs 7:30am to 5:00pm, Friday 7:30am to Noon



EXHIBIT**DO NOT REMOVE!****Details: Appointment of Lien Agent**

Entry #: 1229927

Fil

Ini

Designated Lien Agent

First American Title Insurance Company

Online: www.liensnc.com (<http://www.liensnc.com>)**Address:** 19 W. Hargett St., Suite 507 /
Raleigh, NC 27601**Phone:** 888-690-7384**Fax:** 913-489-5231**Email:** support@liensnc.com (<mailto:support@liensnc.com>)**Owner Information**Travina Love
2919 Breezewood ave
FAYETTEVILLE, NC 28303
United States
Email: travinalove@onsitehomesnc.com
Phone: 910-745-0001**Project Property**LOT 029 PINEHURST INCORPORATED PHASE
1 UNIT 2
335 LINDEN RD
PINEHURST, NC 28374
MOORE County**Property Type**

1-2 Family Dwelling

Date of First Furnishing

04/03/2020

Print & P**Contractors:**
Please post thi**Suppliers an**
Scan this imag
phone to view
file a Notice to
project.

View Comments (0)

Technical Support Hotline: (888) 690-7384

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND
[Consult "Guidelines" (form 12G) for guidance in completing this form]

NOTE: This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has been platted, properly approved and recorded with the register of deeds as of the date of the contract. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract-New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

- (a) "Seller": Diana Paxton
- (b) "Buyer": Onsite Homes, LLC
- (c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon.

NOTE: If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: 335 Linden Rd
City: Pinehurst Zip: 28374
County: Moore, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)
Plat Reference :Lot/Unit 29/2, Block/Section _____, Subdivision/Condominium Unit 2
_____, as shown on Plat Book/Slide _____ at Page(s) _____
The PIN/PID or other identification number of the Property is: 00021128 / 855210451824
Other description: LOT 29 UNIT 2 PH 1
Some or all of the Property may be described in Deed Book 4536 at Page 386

(d) "Purchase Price":

\$ 80,000.00
\$ _____
\$ 1,000.00
\$ _____
\$ _____
\$ _____
\$ _____
\$ 79,000.00

paid in U.S. Dollars upon the following terms:
BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date.
BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by ☐ cash ☒ personal check ☐ official bank check ☐ wire transfer, ☐ electronic transfer, EITHER ☐ with this offer OR ☒ within five (5) days of the Effective Date of this Contract.
BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash, official bank check, wire transfer or electronic transfer no later than 5 p.m. on _____, **TIME BEING OF THE ESSENCE.**
BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).
BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).
BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).

Page 1 of 12

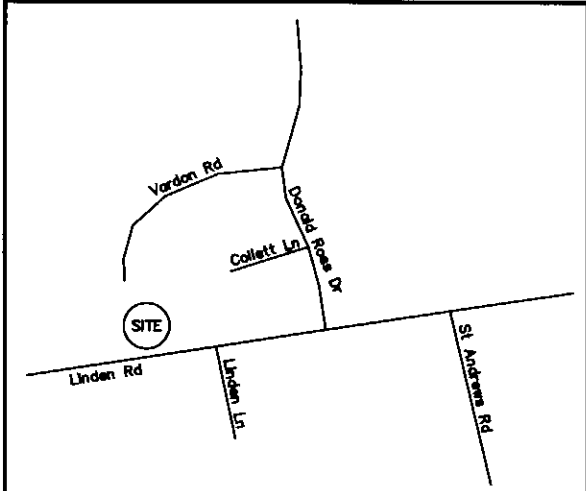


This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS®, Inc.



STANDARD FORM 12-T
Revised 7/2019
© 7/2019

Buyer initials MP Seller initials BP



VICINITY MAP

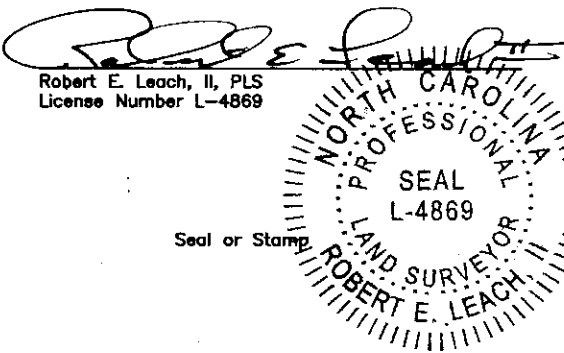
SITE PLAN
LOT 29
PINEHURST INCORPORATED PHASE 1 UNIT 2
FOR
ON SITE HOMES
MINERAL SPRINGS TOWNSHIP

MOORE COUNTY
DATE 04/03/2020
SURVEYED BY :
DRAWING NO. 2020042

NORTH CAROLINA
SCALE 1" = 40 FEET
ROBERT E. LEACH, II

NORTH CAROLINA
ROBESON COUNTY

I, Robert E. Leach, II, certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Plat Cab 10, Page 12;
I further certify that this survey is of an existing parcel or parcels of land.
Witness my original signature, license number and seal, this the 3RD day of April, 2020



Line Table

—————	Boundary Lines
— · — · —	Road Right of Way Lines
—————	Centerline of Road
— · — · —	Lines not Surveyed

REVISION(S):

IMPERVIOUS CALCULATIONS:

Total Lot area: 45,343 sq'
Total Impervious area: 5,261 sq'
% of total area= 11.6027%

MAP BOOK 10 PAGE 12

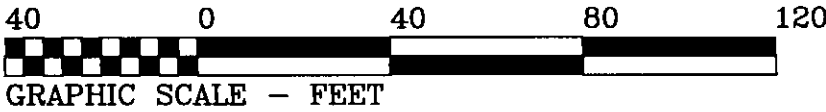
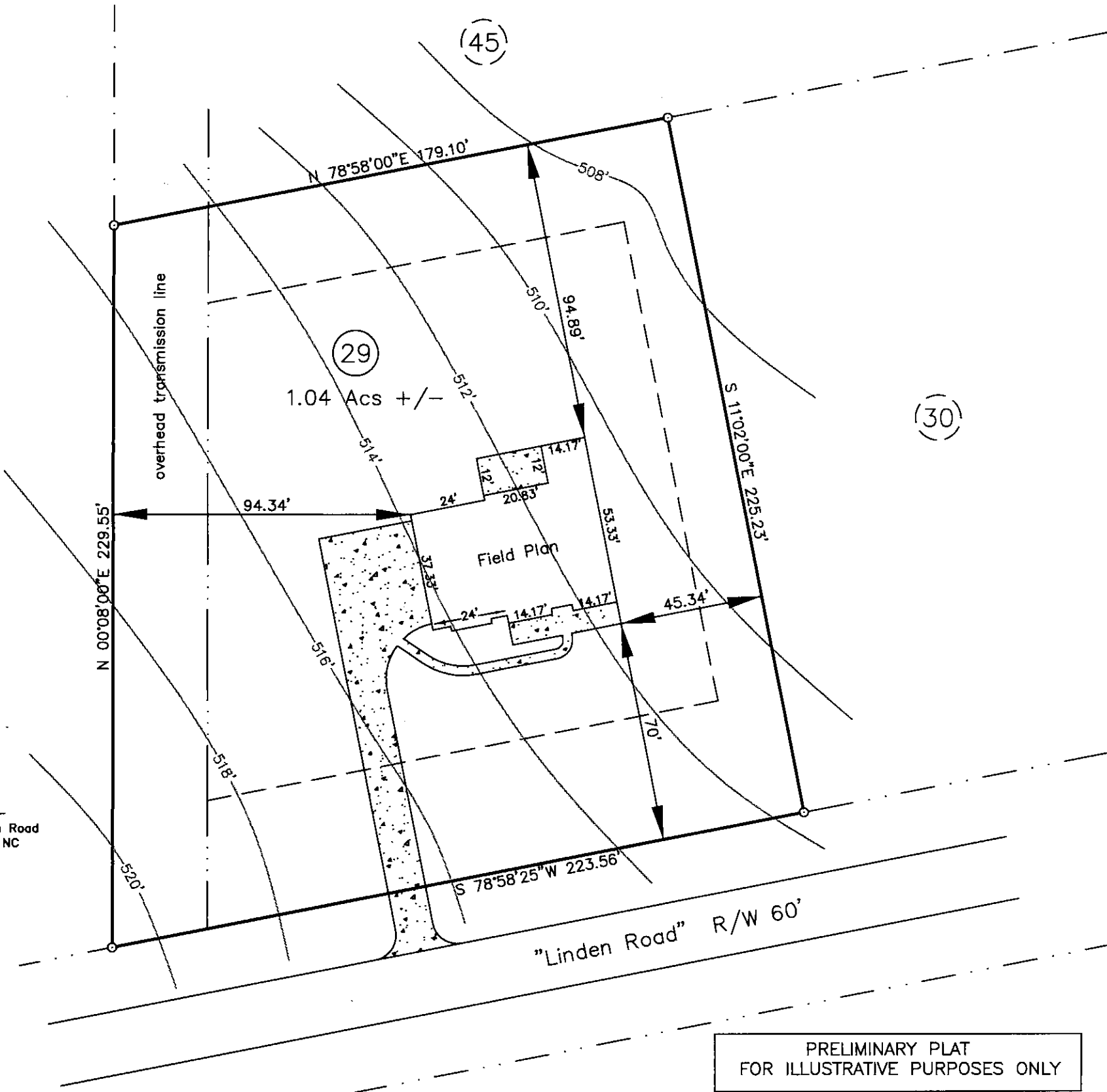
Zoned: R30

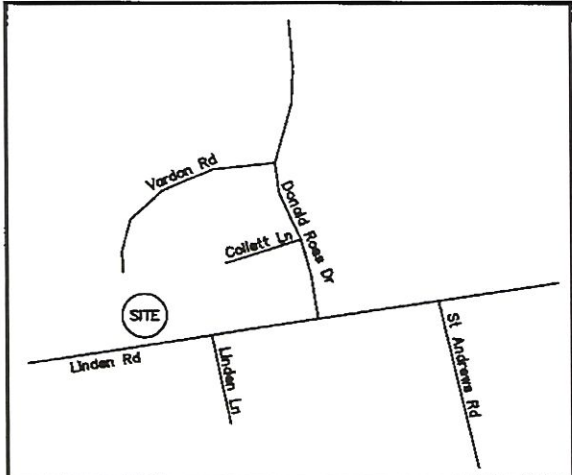
Lot Information:

Address: 335 Linden Road
Pinehurst, NC
PIN# 00021128

Setbacks:

F- 40'
R- 20'
S- 30'





VICINITY MAP

SITE PLAN
LOT 29
PINEHURST INCORPORATED PHASE 1 UNIT 2
FOR
ON SITE HOMES
MINERAL SPRINGS TOWNSHIP

MOORE COUNTY
DATE 04/03/2020
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Robert E. Leach, II, PLS
License Number L-4869

SEAL
L-4869
NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
ROBERT E. LEACH, II

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—————	Boundary Lines
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—————	Centerline of Road
— · — · —	Lines not Surveyed

REVISION(S):

IMPERVIOUS CALCULATIONS:

Total Lot area: 45,343 sq'
Total Impervious area: 5,261 sq'
% of total area= 11.6027%

Landscaping Key:

Crepe Myrtle	○	(4) 5'-6'
Burford Holly	●	(16) 5 Gal.
Muhly Grass	★	(9) 5 Gal.
Ruby	⊙	(6) 5 Gal.

Silt fence

Zoned: R30

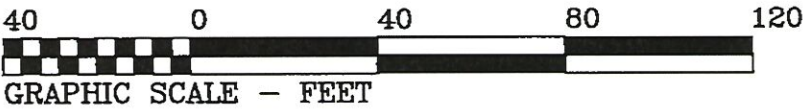
Lot Information:

Address: 335 Linden Road
Pinehurst, NC
PIN# 00021128

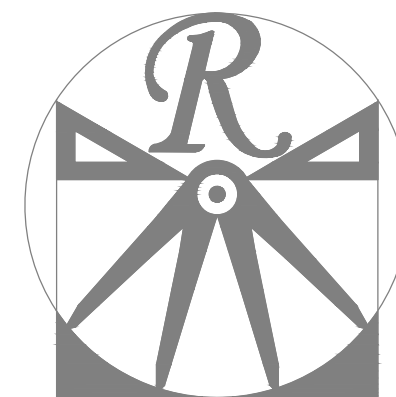
Setbacks:

F- 40'
S- 20'
R- 30'

HASTY LAND SURVEYING, PLLC
102 SHANNON ROAD
RED SPRINGS, NC 28377
(910) 843-4510
FIRM LIC# P-1408



PRELIMINARY PLAT
FOR ILLUSTRATIVE PURPOSES ONLY



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RESIDENTIAL DESIGN, INC.

4810 GLENMIST CT. | RALEIGH, NC 27612

919.829.1198

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ON SITE HOMES CHELSEA

DATE: SEPTEMBER 17, 2018

REV.:

SCALE: AS NOTED

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

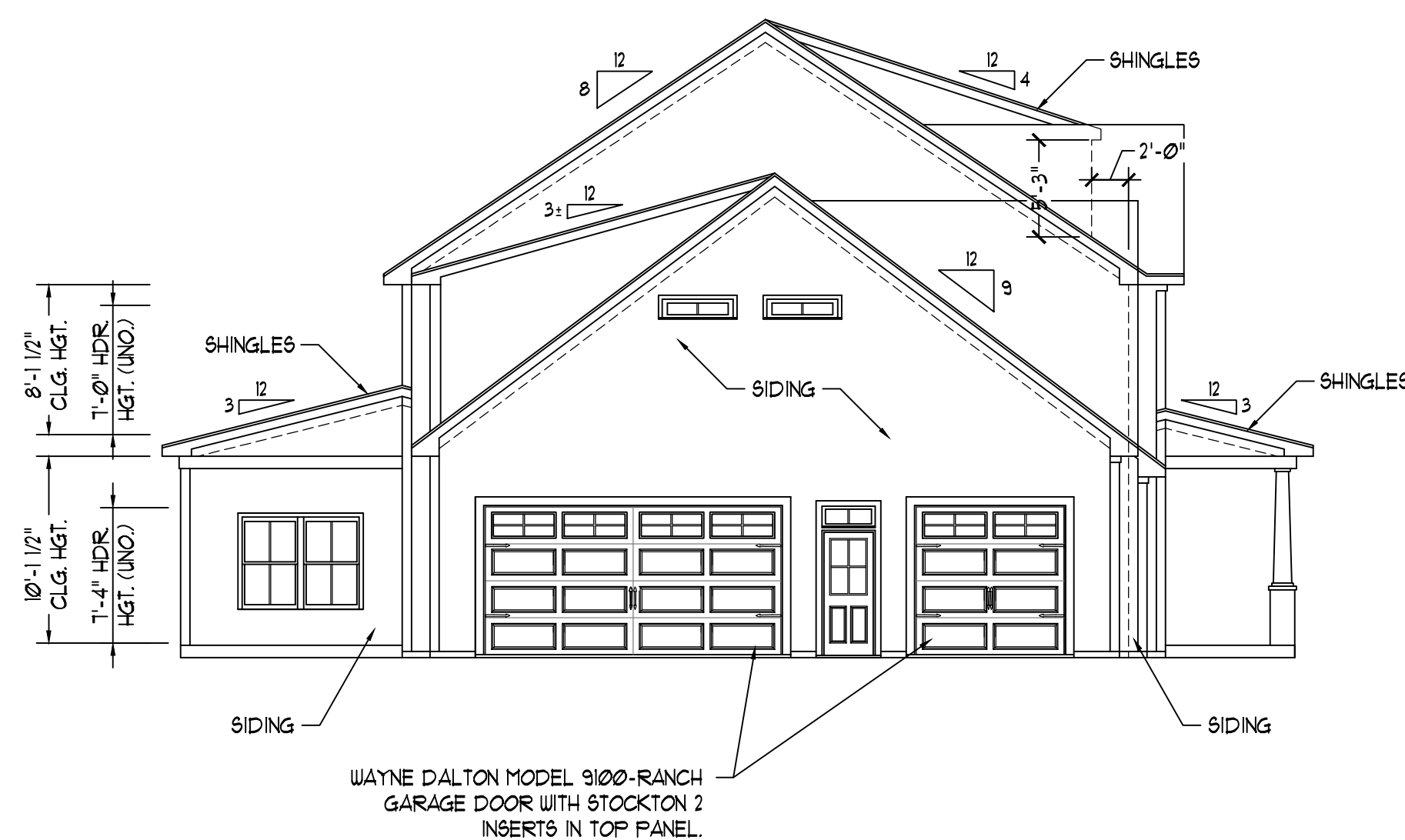
ELEVATIONS

A-1



FRONT ELEVATION

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



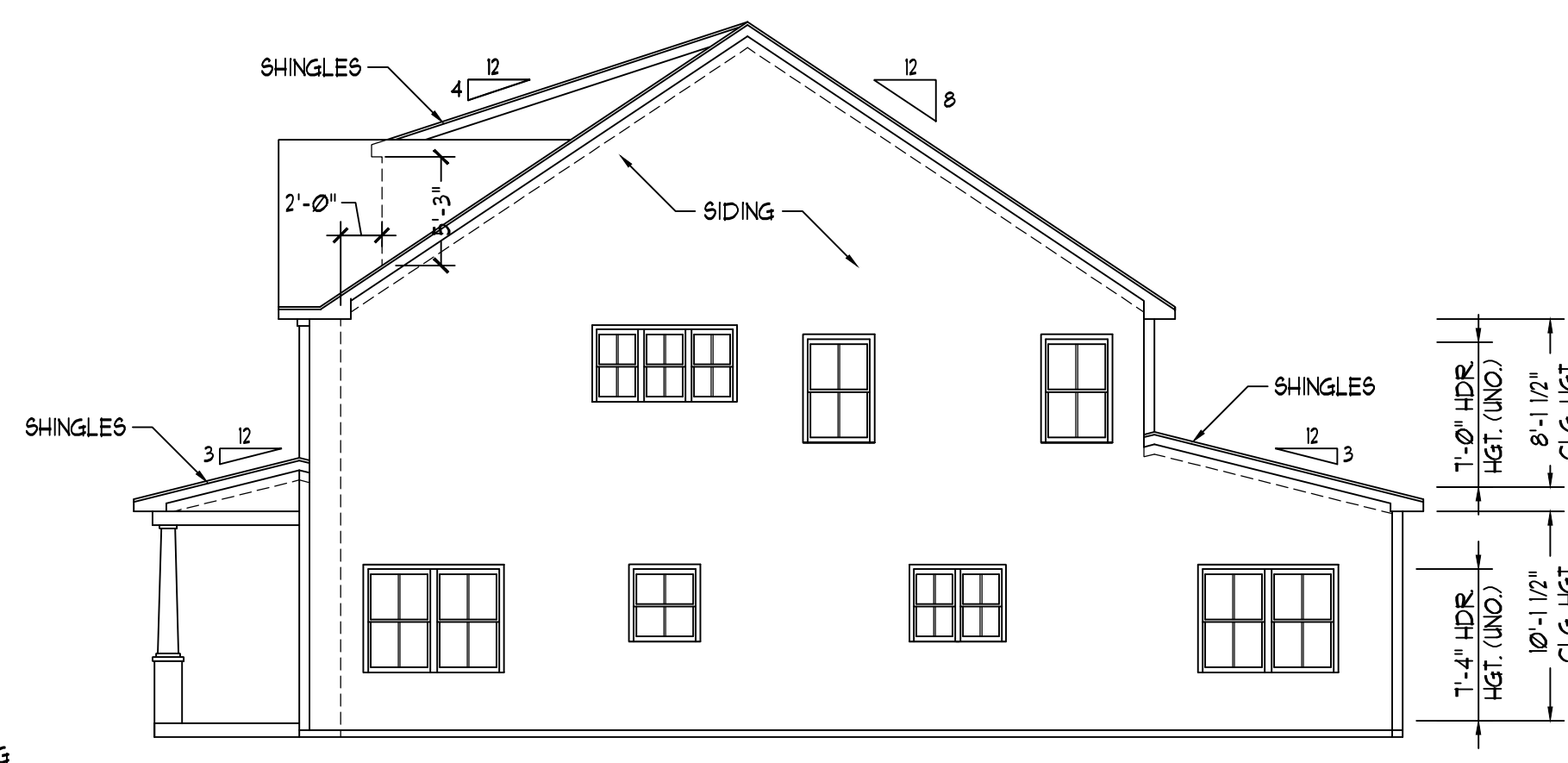
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



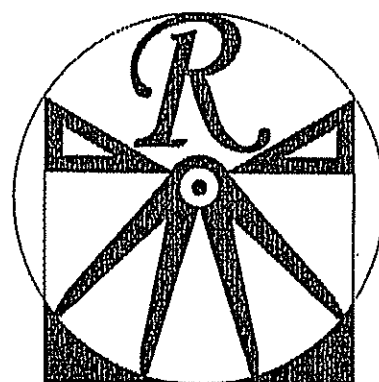
REAR ELEVATION

SCALE: 1/8" = 1'-0"



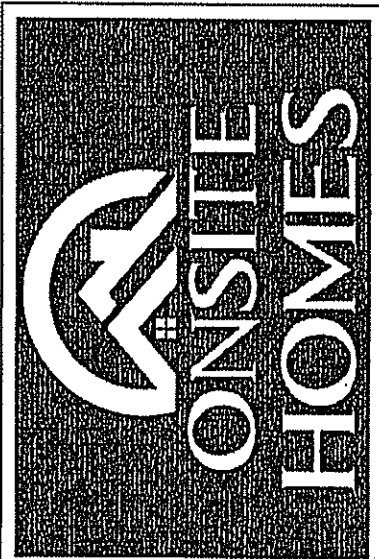
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



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CHELSEA

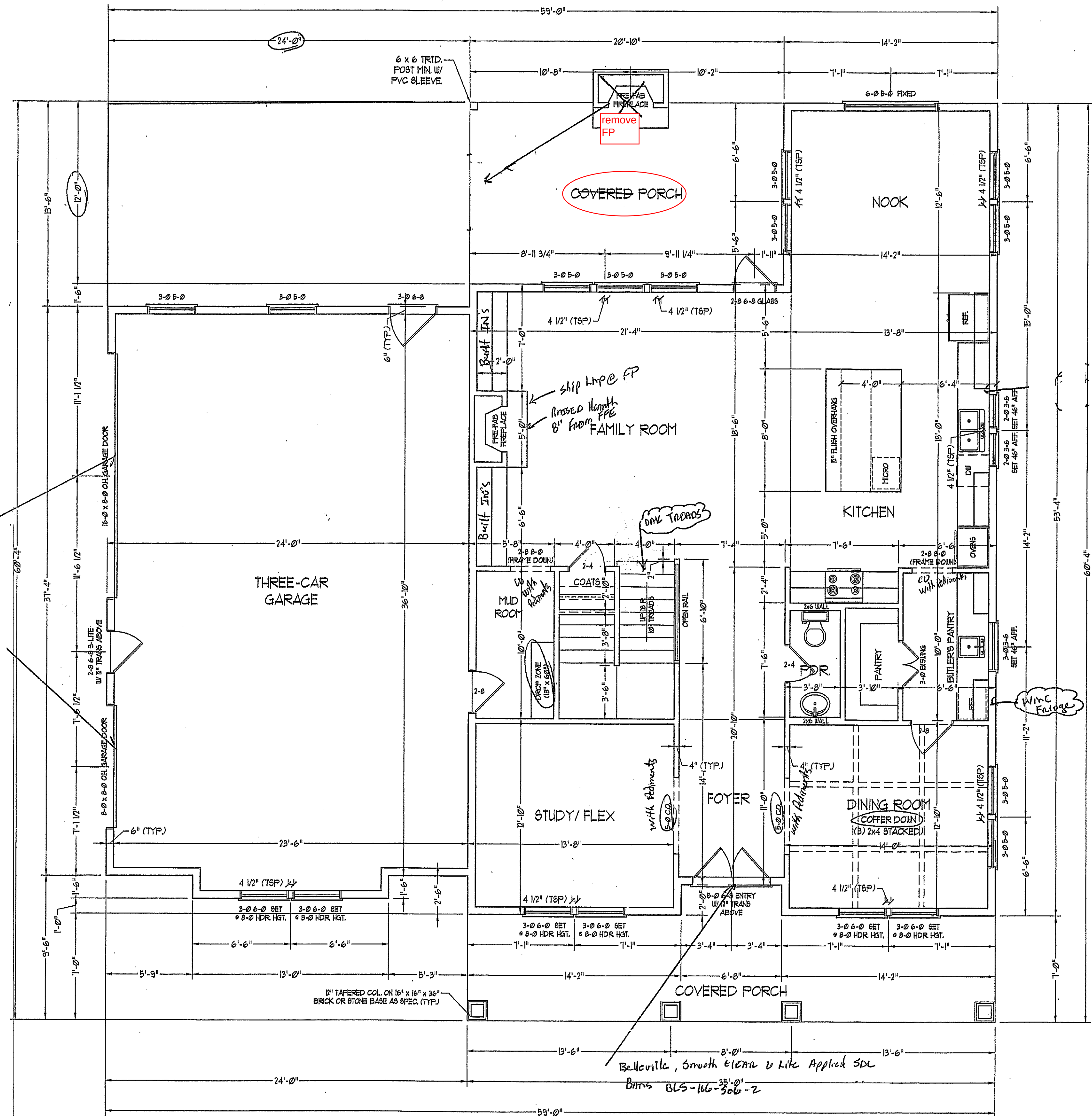
DATE: SEPTEMBER 17, 2018
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

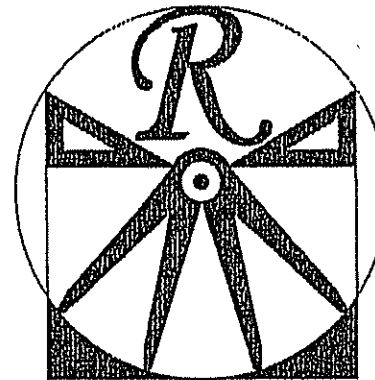
FIRST FLOOR
PLAN
A-2

SQUARE FOOTAGE

1st FLOOR:	1603 SQ. FT.
2nd FLOOR:	2025 SQ. FT.
TOTAL:	3628 SQ. FT.
FRONT PORCH:	258 SQ. FT.
REAR PORCH:	250 SQ. FT.
GARAGE:	915 SQ. FT.

***NOTE:** ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

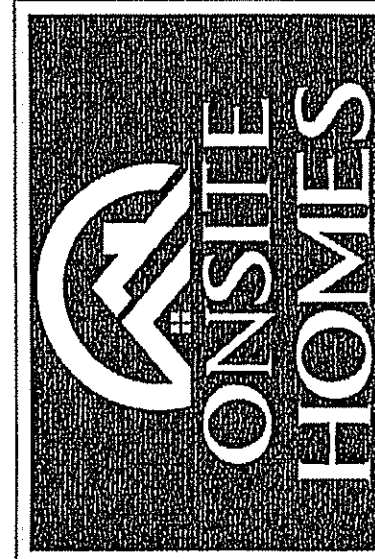




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ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018

REV.:

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

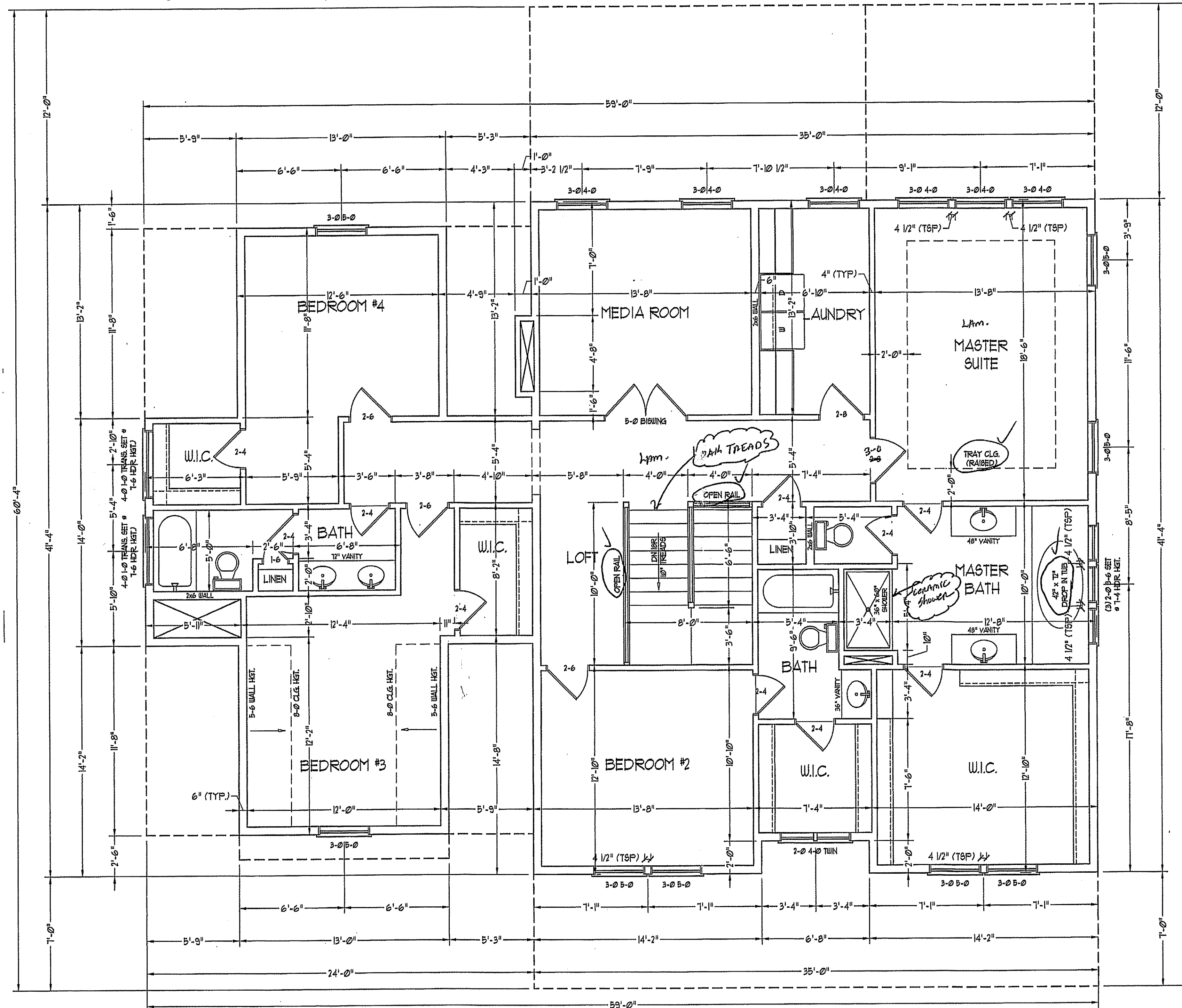
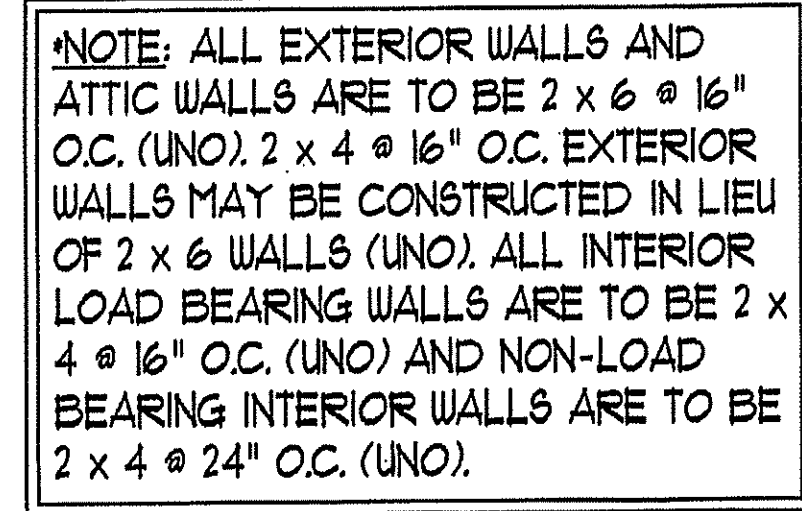
DRAWN BY: WG

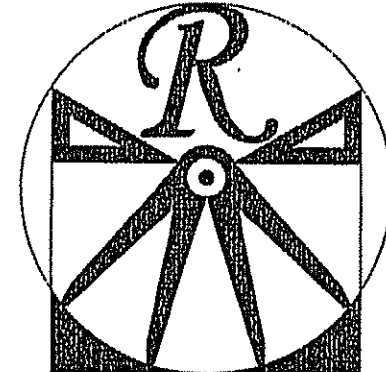
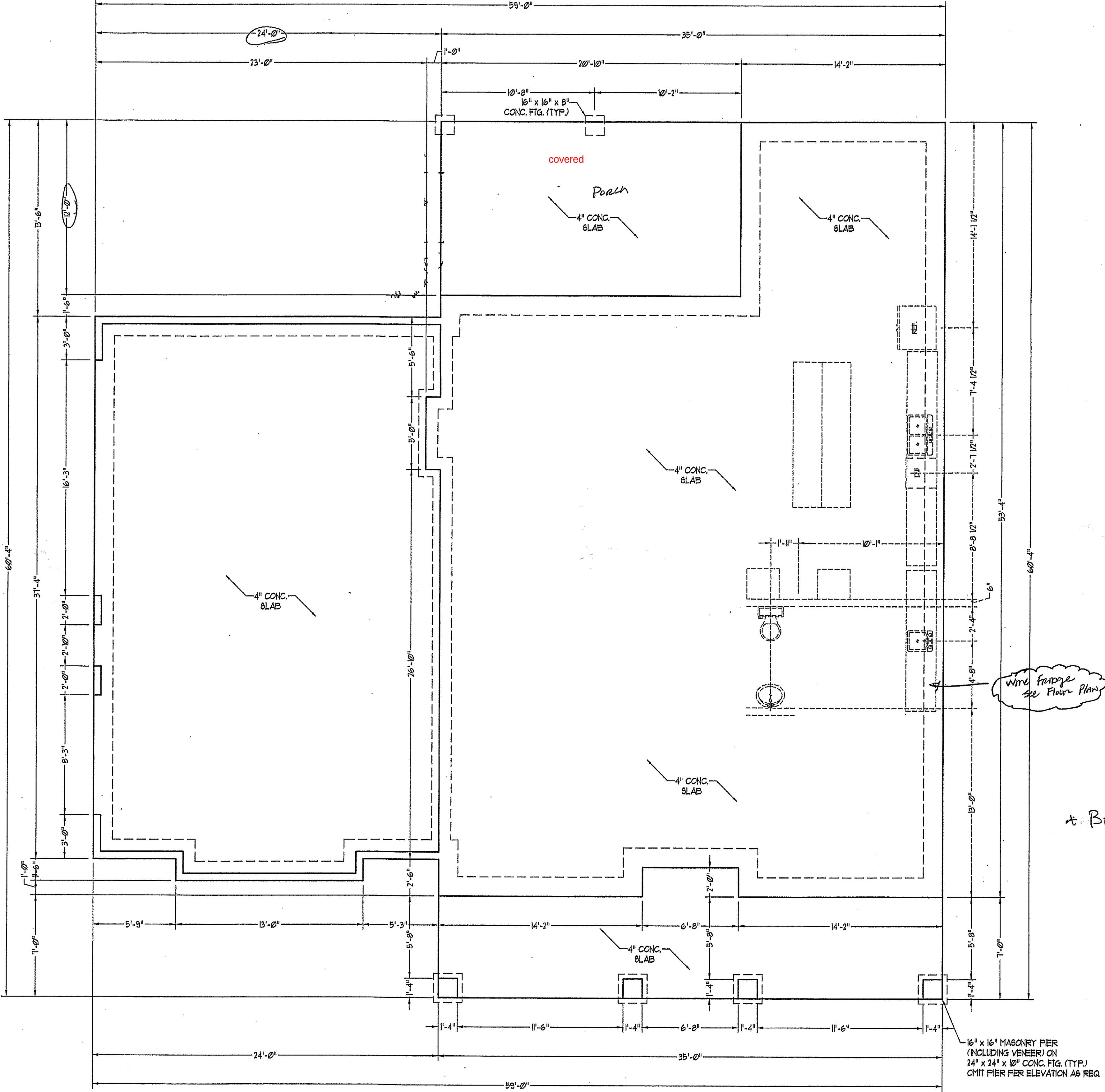
ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR
PLAN

A-3





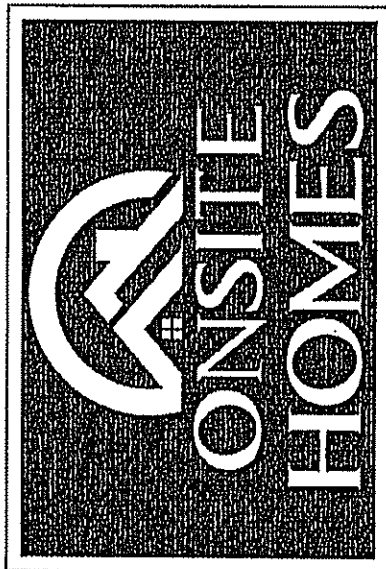
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(919) 828-1198

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ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018

REV.:

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

SLAB
FOUNDATION
PLAN

S-1

ELECTRICAL LAYOUT NOTES:

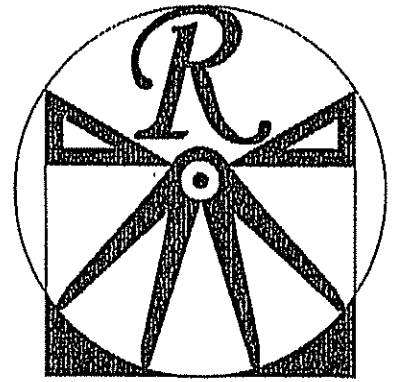
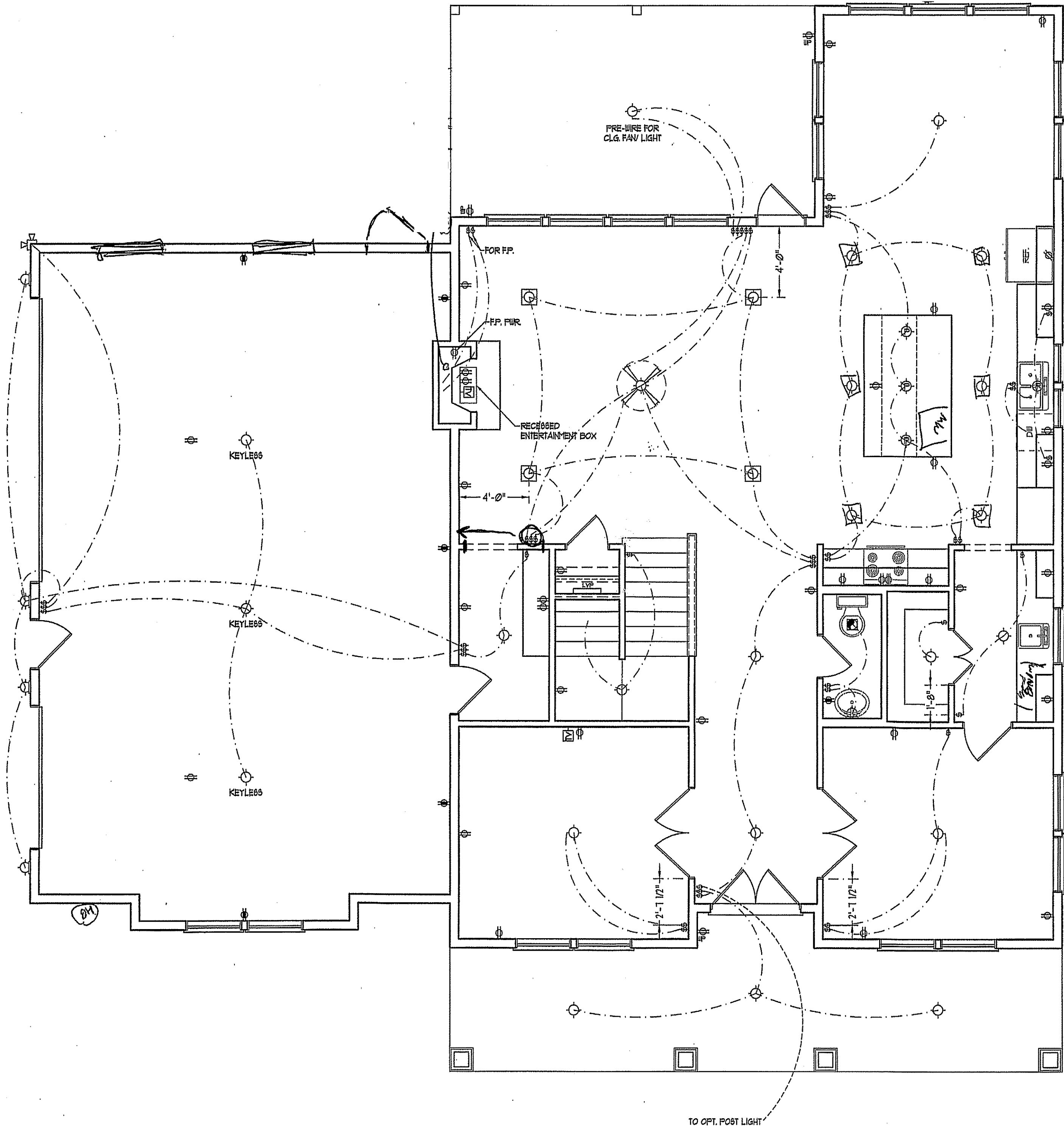
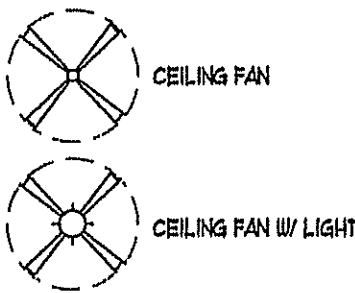
1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)

3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

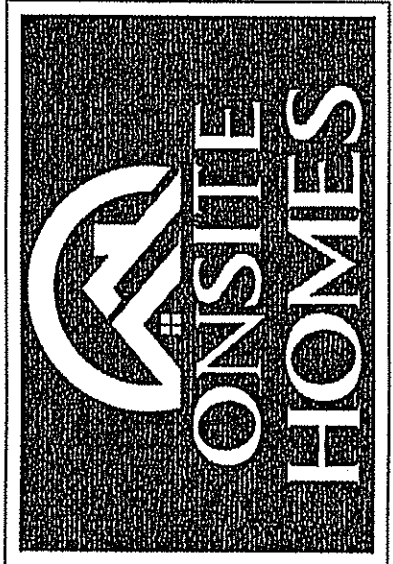
- ELECTRICAL LEGEND
- 110 V OUTLET
 - 110 V GFI OUTLET
 - 110 V SWITCHED OUTLET
 - 110 V BASEBOARD OUTLET
 - 4-FLEX
 - COUNTER OR FLOOR MOUNTED
 - COUNTER OR FLOOR MOUNTED 110V GFI
 - WEATHERPROOF
 - 220 V OUTLET
 - 110 V DEDICATED CIRCUIT
 - 220 V DEDICATED CIRCUIT
 - SPECIAL PURPOSE (240 V, ETC.)
 - WALL MOUNT LIGHT
 - CEILING MOUNT LIGHT
 - PENDANT LIGHT
 - RECESSED CAN LIGHT
 - MINI CAN LIGHT
 - EYEBALL LIGHT
 - FLUORESCENT LIGHT
 - UNDERCABINET LIGHT
 - FLOOD LIGHT
 - SWITCH
 - 3-WAY SWITCH
 - 4-WAY SWITCH
 - DIMMER SWITCH
 - TELEPHONE
 - TV CONNECTION
 - CONDUIT FOR COMPONENT WIRING
 - SPEAKER
 - DOORBELL CHIME
 - 110 V SMOKE DETECTOR
 - EXHAUST FAN
 - LOW VOLTAGE PANEL



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ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018

REV.:

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

FIRST FLOOR
ELECTRICAL
PLAN

E-1

ELECTRICAL LAYOUT NOTES:

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

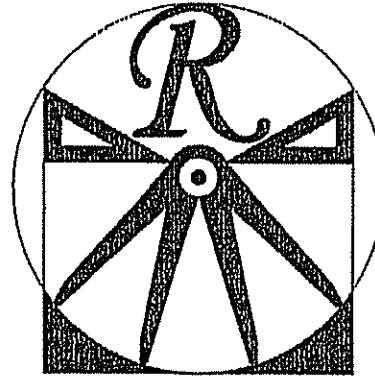
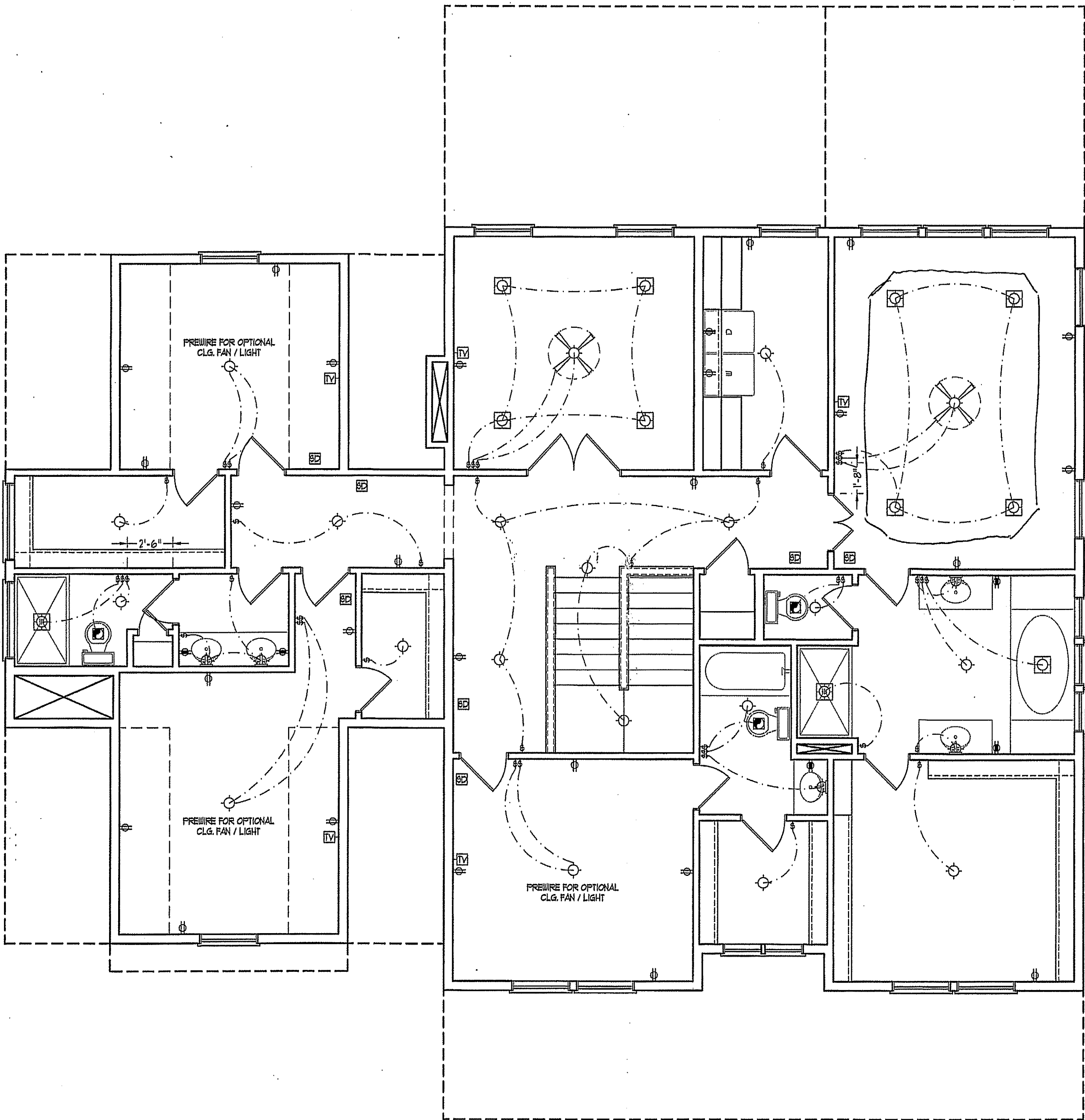
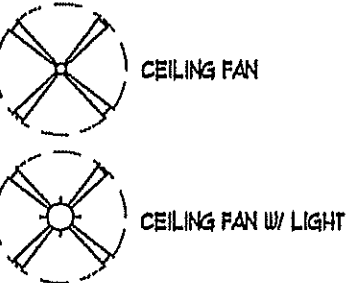
2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)

3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

4) PLACE SWITCHES 6" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- 110 V OUTLET
- 110 V GFI OUTLET
- 110 V SWITCHED OUTLET
- 110 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
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- 4-WAY SWITCH
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- SPEAKER
- DOORBELL CHIME
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

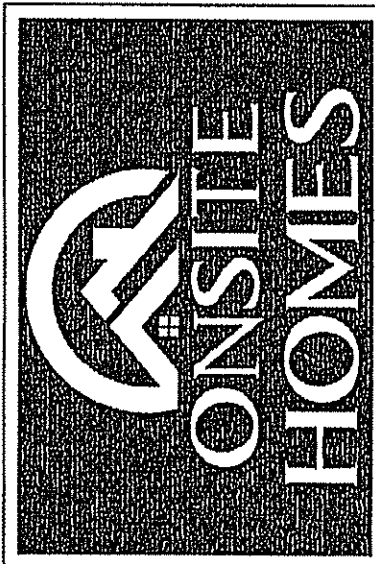


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CHELSEA

DATE: SEPTEMBER 17, 2018

REV.:

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

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR
ELECTRICAL
PLAN

E-2

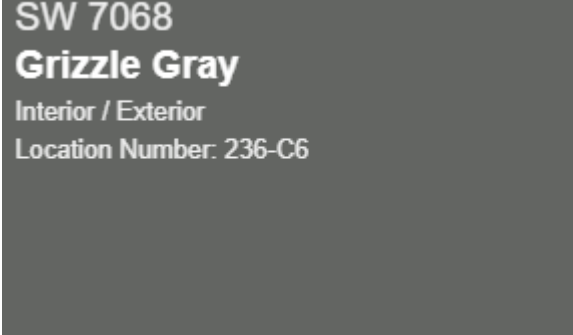


2919 Breezewood Avenue, Suite 300
 Fayetteville, North Carolina 28303
 910-486-4864 Office
 910-483-5195 Fax
 NC General Contractor #73671U
OnsiteHomesNC.com

EXTERIOR FINISH SCHEDULE SUBMISSION:

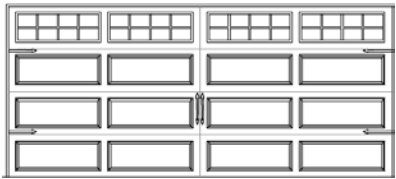
LOT 29 Unit 2 PH I

335 Linden Rd., Pinehurst, NC

Roof Shingles: • IKO Cambridge 30 year Dimensional Shingle - o Dual Black	Dual Black 
Lap Siding: • Nichiha Fibercement: Nichiboard - o Sherwin Williams SW 7068 Grizzle Gray	SW 7068 Grizzle Gray Interior / Exterior Location Number: 236-C6 
Accent Siding: • Nichiha Fibercement: Nichipanel and Nichi Batten Strips - o Sherwin Williams SW 7068 Grizzle Gray	SW 7068 Grizzle Gray Interior / Exterior Location Number: 236-C6 



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Trim • Miratech Trim Boards; Porch Beam, Garage and Window Casing - o Painted: Sherwin Williams SW 7757 High Reflective White	SW 7757 High Reflective White Interior Location Number: 256-C1 
Brick Veneer –Foundation and Column Bases • Triangle Brick Co. - o Wilmington Overside	
Garage Door Wayne Dalton: 9100 Ranch Door Panel - o White color - o Stockton III Glass Inserts - o Faux Hardware & Handles	  White
Front Door • Masonite: 6-8 height: BLT106-041-1 (twin) - o Sherwin Williams SW 7673 Pewter Cast	 SW 7673 Pewter Cast Interior / Exterior Locator Number: 282-C4



2919 Breezewood Avenue, Suite 300
Fayetteville, North Carolina 28303
910-486-4864 Office
910-483-5195 Fax
NC General Contractor #73671U
OnsiteHomesNC.com

• Shutters : NONE	
Gutters • Service Partners -OG 5" aluminum - o White color	
Soffit • Beaded Pine - o Painted to match White trim	
Windows • PlyGem-Pro Series: grills to match elevation (2 over 2 Pattern) - o White Color	 Two over Two



**CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING
ELECTRONICALLY**

Board: ☐ Planning and Zoning Board
☐ Historic Preservation Commission
☐ Board of Adjustment

Meeting Date: May, 28 2020

The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the Property at 335 Linden Rd
Pinehurst, NC

Angel Thornhill (Rep for Onsite Homes, LLC)
Name

Angel Thornhill
Signature

5-11-20
Date

EXHIBIT K

From: [Angel Thornhill](#)
To: [Peter Hughes](#)
Subject: FW: 335 Linden Rd.
Date: Tuesday, May 12, 2020 7:47:17 AM
Attachments: [Outlook-u0d0ggj0.png](#)

Hi

Please see emails below. This is the landowner of 335 Linden rd. giving Onsite Homes permission.
Thank you

From: Lee Ann Graham <lgraham@homescba.com>
Sent: Monday, May 11, 2020 10:11 PM
To: Meredith Morski <mmorski@homescba.com>
Cc: Angel Thornhill <angelthornhill@onsitehomesnc.com>
Subject: Fw: 335 Linden Rd.

From the seller of 335 Linden Rd. Let me know if you need anything else.



Check out my reviews here:

[Facebook](#)

[Zillow](#)

Please [click here](#) and review the Working with Real Estate Agents Brochure.

From: Diana Paxton <dianapaxton@comcast.net>
Sent: Monday, May 11, 2020 9:57 PM
To: Lee Ann Graham <lgraham@homescba.com>
Subject: Re: 335 Linden Rd.

Onsite Homes, as the builder for the buyers of this lot, have my permission to attend the virtual

EXHIBIT K

meeting with the Village of Pinehurst.

Sincerely,
Diana Paxton (Crider)

Sent from my iPhone

On May 11, 2020, at 5:09 PM, Lee Ann Graham <lgraham@homescba.com> wrote:

Good afternoon Diana and hope you are well!

The builder for your lot at 335 Linden Rd. is needing your permission to attend a virtual meeting via zoom with the Village of Pinehurst as they finish up their building plans for the buyer. Would you please respond to this e-mail that you allow Onsite Homes to attend this virtual meeting since they do not technically own the lot yet? Thank you!

<Outlook-2suqcacj.png>

Check out my reviews here:

[Facebook](#)

[Zillow](#)

Please [click here](#) and review the Working with Real Estate Agents Brochure.



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00052 355 Linden Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
335 Linden Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 335 Linden Road:

The following conditions apply to approval of the Certificate of Appropriateness for 335 Linden Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 335 Linden Road based on the following:



COA-2020-00056

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District for construction of a new single family residence at 100 Fields Road . The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778. The property owners are Dale and Mary Carey and the applicant is Pinehurst Homes.

FROM:

Peter Hughes

DATE OF MEMO:

5/21/2020

MEMO DETAILS:

The applicant is requesting to construct a new single family residence within the Pinehurst Historic District. Per the Village of Pinehurst's Historic District Guidelines, new construction is considered a major work item requiring approval of a Major COA by the HPC.

ATTACHMENTS:

Description

- ☐ 100 Fields Road Staff Report
- ☐ 100 Fields Road Exhibits and Materials
- ☐ 100 Fields Road Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: May 20, 2020
Subject: Major COA Request for 100 Fields Road (COA-2020-00056)

Applicant:	Pinehurst Homes
Owners:	Dale and Mary Carey
Professional:	Pinehurst Homes
Property Location:	100 Fields Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205079778

Request and Background:

Wayne Haddock of Pinehurst Homes is requesting a Certificate of Appropriateness, on behalf of the property owners Dale and Mary Carey, for the construction of a new single family residence located within the Pinehurst Historic District at 100 Fields Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778.

No previous applications have been submitted for this property.

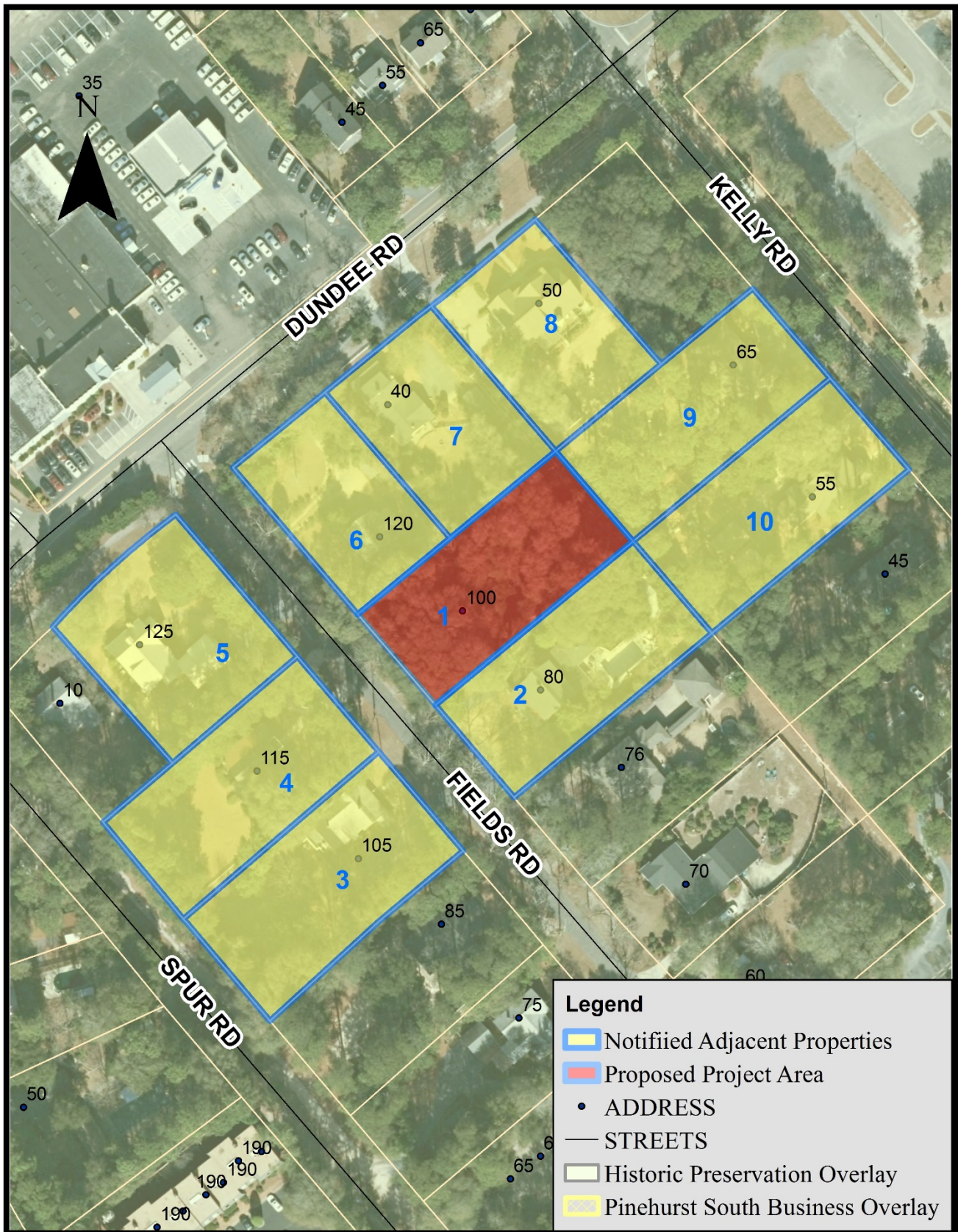
100 Fields Road is a vacant lot and not listed within the National Historic Landmark Survey. If approved the proposed new single family residence would be considered a non-contributing structure. None of the adjacent properties within the public hearing notification area are listed as contributing structures.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

National Historic Landmark Survey Table for COA 2020-00056

#*	Address	Year Built	Contributing	Structure History
1	100 Fields	NA	NA	Vacant Land not listed in the National Historic Landmark Survey
2	80 Fields	1920s	Yes	This handsome house is a one-and-a-half-story wood-shingled bungalow. It has a gable roof of double pitch with overhanging braced eaves, a full-facade shed dormer, and a full-facade porch with Tuscan columns. Four French doors open to the porch.
3	105 Fields	1920s	Yes	This one-story frame house has German siding, a gable roof, and a front porch with lattice posts.
4	115 Fields	1922	No	Not listed in the National Historic Landmark Survey.
5	125 Fields	1930	NA	Vacant Land not listed in the National Historic Landmark Survey
6	120 Fields	1920s	Yes	This one-and-a-half-story frame bungalow is sheathed with rough-cut slab siding, a two-bay shed dormer, and a bracketed pent eave over the door.
7	40 Dundee	1920	Yes	This one-and-a-half-story frame bungalow with vinyl siding has a broad gable roof, a long shed dormer across the front, both a central chimney and a side chimney, and a full-facade porch with turned posts.
8	50 Dundee	2009	No	Not listed in the National Historic Landmark Survey.
9	65 Kelly	1995	No	Not listed in the National Historic Landmark Survey.
10	55 Kelly	1922	No	Not listed in the National Historic Landmark Survey.

*The numbers refer to the location of each property on the following notification map

Notification Map for COA 2020-00056: 335 Linden Road

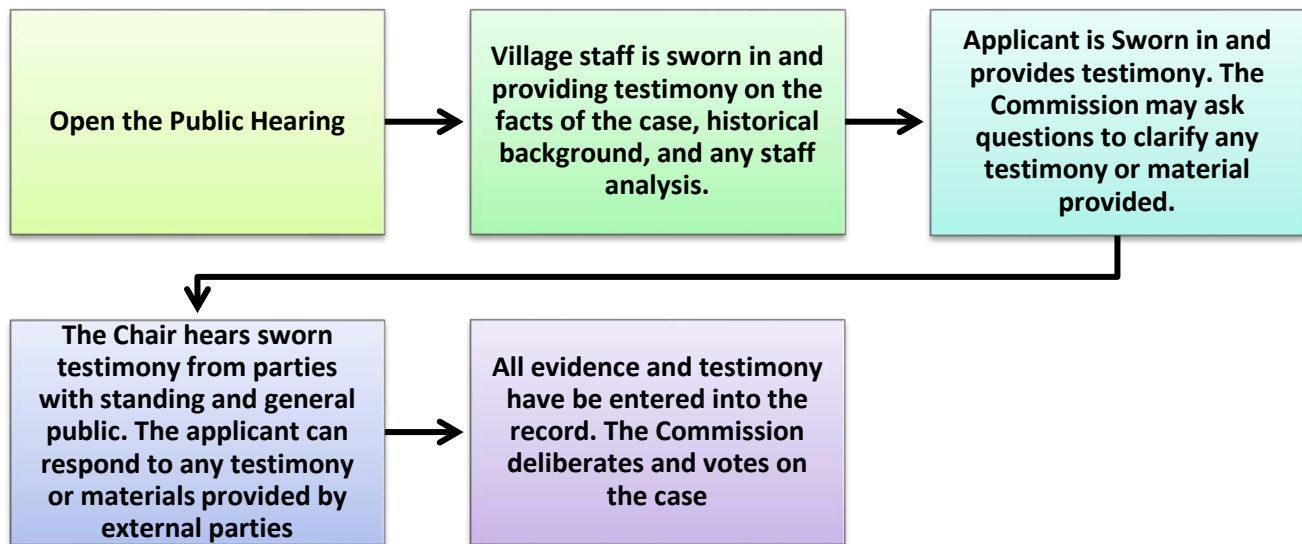


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

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

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

Applicable Guidelines Requirements:

GENERAL GUIDELINES

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

The proposed new residential structure will be a hybrid between craftsman and Georgian revival style architecture. The broad front porch featuring bold, square porch columns, use of cedar shakes as siding material, and the mixing of building material is indicative of craftsman style architecture. What makes this more of hybrid between the two styles is the square, symmetrical shape of the structure, the high number of the windows on the front elevation, and a high pitched roof. Typically craftsman style home's feature low pitched roof, but the proposed elevations show a high pitch roof more associated with a Georgian style of architecture. The proposed hybrid style of architecture is similar to other structures in the Historic District. The applicant described it as Pinehursty and staff would agree with that classification.

The proposed materials are compatible with the materials used on existing structures. The scale of the building is also in congruous with other structures in the historic district, two story homes are not uncommon and the building footprint of just over 2900 square feet with a detached garage is not out of place.

Adjacent Property Scale Comparison COA 2020-00056				
#*	Address	Year Built	Number of Stories	Square Footage (Moore County GIS)
1	100 Fields	NA	2	2139 square feet
2	80 Fields	1920s	2	2760 square feet
3	105 Fields	1920s	1	Not available
4	115 Fields	1922	2	1690 square feet
5	125 Fields	1930	2	3500 square feet
6	120 Fields	1920s	2	1840 square feet
7	40 Dundee	1920	2	2560 square feet
8	50 Dundee	2009	2	2670 square feet
9	65 Kelly	1995	1	2110 square feet
10	55 Kelly	1922	1	1850 square feet
*Average square footage of adjacent properties 2,372.5				

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

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

WINDOWS AND DOORS

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

The proposed doors and windows are congruous with other primary structures in the Pinehurst Historic District. The windows are to be six over one and the front door will be wood featuring decorative elements.



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

The application did not indicate whether the proposed windows will feature true or simulated light. The application also did not indicate whether the proposed muntins will be snap in muntins or not.

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

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

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

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

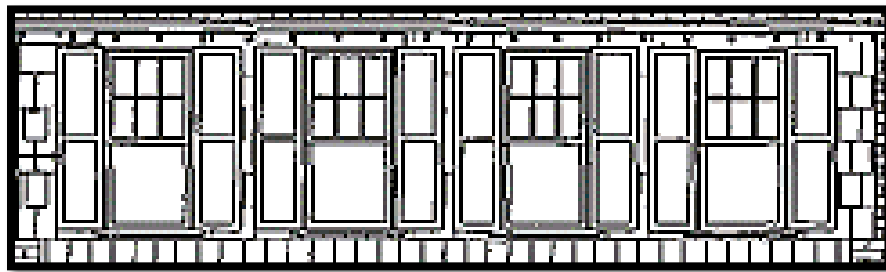
5. Section IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.

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

SHUTTERS

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

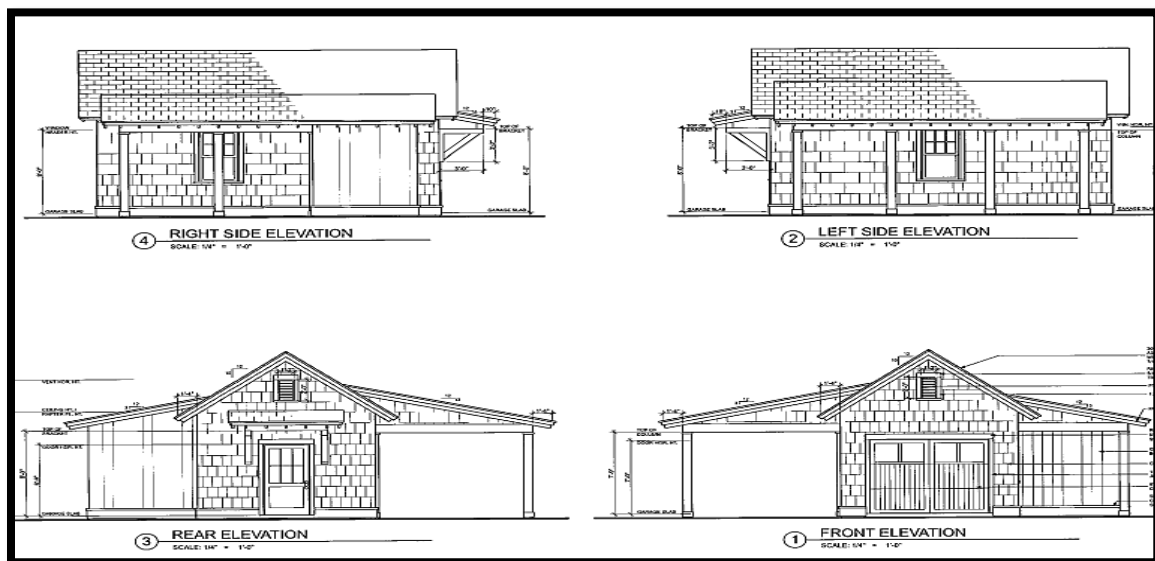
Shutters have been proposed on the front and left elevations. The shutters based on the elevation are appropriately sized to meet the design goal of having shutter that could fully cover the windows if they were to be closed. The proposed shutters are compliant with the historic district guidelines and compliant with the historic District Guidelines.



ACCESSORY FEATURES AND STRUCTURES

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

The proposed new construction also includes the construction of a detached garage. The proposed garage will be constructed to match the style of the home and would be congruous with other detached garages in the historic district.



2. Section IV.E.2 - Accessory buildings must be equal or lower in height than the primary structure and the roof should have an equal or lower slope than the primary structure.

The proposed detached garage will be smaller in scale and lower in height than the primary structure.

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

The proposed garage will be front facing if approved, however the garage is located in the rear yard setback over 140 feet from the front property line. The proposed garage would be compliant with the guidelines because there is only one front facing garage door and a car port for the golf cart. The proposed design of the garage is congruous with other garages in the historic district.

4. Detached garages and other accessory buildings for new residential construction must be set behind the front facade of the primary structure.

The proposed garage is located in the rear yard set behind the front façade of the primary structure.

BUILDING MATERIALS

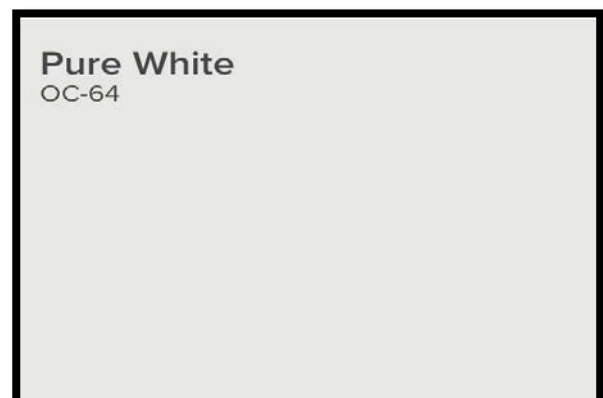
1. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures must be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Section IV.F.3 - The following materials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

The proposed new construction will utilize a mix of exterior materials that is consistent with craftsman bungalow style homes. The proposed color scheme will use different shades of white paint that are consistent with Georgian style homes.

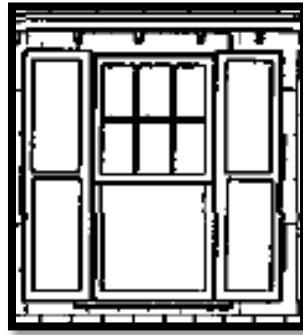
Some of the proposed material for this project are either not compliant with the guidelines or not specifically stated to be an appropriate or an inappropriate building material. Each proposed building material will be reviewed below for compliance with the guidelines and whether it is congruous with the historic district. The HPC has the flexibility and authority to approve requests that are not compliant with the guidelines, but are deemed congruous with the Pinehurst Historic District.

The proposed siding material is hardie shake for the rear and front elevation and hardie shake along with board and batton for the left and right elevation. The use of hardie board is not explicitly compliant with the Guidelines, however would be congruous with other structures in the Historic District and is a material the commission has approved previously. The proposed paint color is

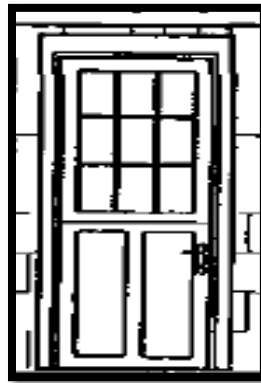
The proposed brick foundation is congruous with other structures within the Historic District and is an appropriate material according to the historic district guidelines. The brick is proposed to be painted Chantilly Lace.



The proposed shutters are wood and the proposed style, specifically the scale of the shutters is congruous with the historic district. The proposed paint color is Pure White.

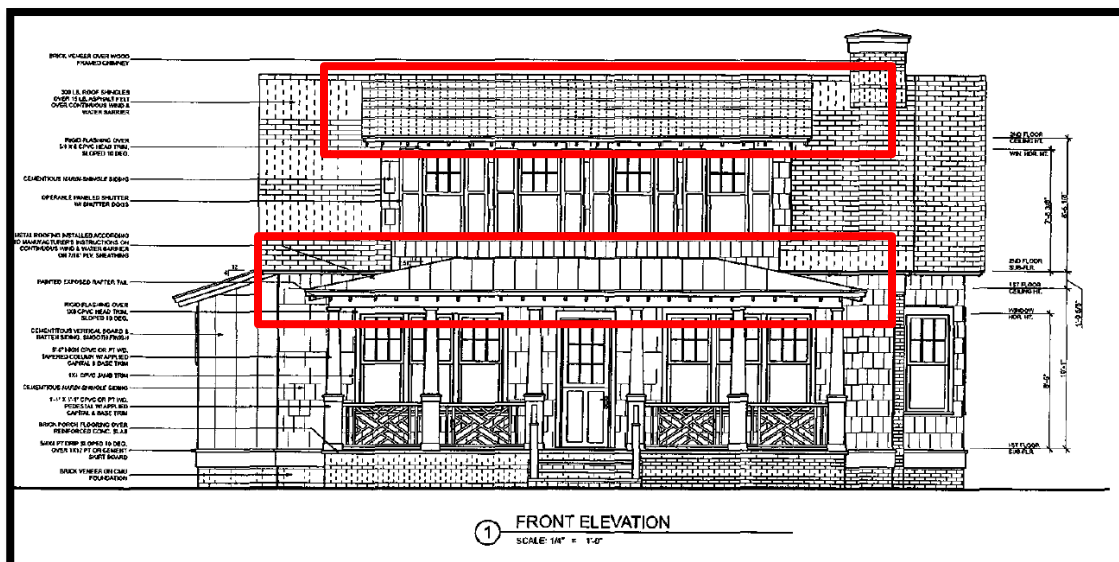


The proposed front door is wood with a 9 pane window. The inclusion of the 9 pane window is very common with Georgian front doors and is congruous with the historic district. The proposed paint color is Pure White.



The proposed material for the garage door is steel, which is a permitted material. At this time it is unclear whether the proposed garage door would be congruous because the application package did not include an elevation of the garage.

The application and elevation has indicated two different roofing materials. One of proposed roofing material will be a composite architectural shingle, which is complaint with the guidelines and congruous with other homes in the historic District. The other proposed roofing material is metal, which will be used for the porch and is congruous with the historic district. The proposed colors are black shingles and white metal roof.



Applicable Recommendations from the Historic District Guidelines:

GENERAL

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

The applicant is proposing a muted color scheme that utilizes base colors of different shades of white for the body of the home and charcoal black for the roofing material. This color scheme is, compliant with the Historic District Guidelines and congruous with the Historic District.

2. Section IV.B.4 - Detailing on new primary structures should be compatible with its overall architectural style.

As previously noted, the proposed new construction will utilize a mix of exterior materials that is consistent with craftsman style homes.

3. Section IV.B.5 - On the front and street facing elevations, posts and columns should be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.

The proposed columns are proportional to the structure.

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

The proposed roof form, while is very unique and conflicting to a tradition craftsman home, is still congruous with the Pinehurst Historic District.

WINDOWS AND DOORS

Guidelines have no recommendations for new construction.

SHUTTERS

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

The proposed shutters are wood. The application did not indicated whether the shutters will be operable.

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

Based on the submitted elevations drawings the proposed shutters appear to meet the above dimensional recommendation.

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.6 - Detached garages should be positioned so that the garage doors open to the rear or side of the residence when possible.

The proposed garage opens to the front and would be visible from the street.

2. Section IV.E.6 - A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.

Based on the submitted site plan the proposed garage setback well over 10 feet from the front elevation of the residence.



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	100 Fields Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00020116

Owner Information			
Name	Dale & Mary Carey	Home Phone #	
Street Address	206 Funches Street	Mobile Phone #	
City, State, Zip Code	Raleigh, NC 27607	Business Phone #	910 295-5400
Email			

Applicant			
Name	Pinehurst Homes, Inc	Other Phone #	910 295-5400
Email	admin@pinehursthomesinc.com	Street Address	PO Box 3190
Mobile Phone #	910-603-0800	City, State, Zip Code	Pinehurst, NC 28374

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



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 #	28728
Name	Pinehurst Homes, Inc
Street Address	PO Box 3190
City, State, Zip	Pinehurst, NC 28374
Phone #	910 295-5400
Email	admin@pinehursthomesinc.com

General Information

Description of Changes to the Structure	Build new home and detached garage on vacant lot.		
	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		\$588,179.00	

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
 (910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



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		Hardie Shake	Chantilly Lace OC-65
Rear Elevation		Hardie Shake	Chantilly Lace OC-65
Right Elevation		Hardie Shake, Board & Batton	Chantilly Lace OC-65
Left Elevation		Hardie Shake, Board & Batton	Chantilly Lace OC-65
Trim		Hardie Trim	Pure White OC-64
Windows		Vinyl	Pure White OC-64
Chimney		Brick	Chantilly Lace OC-65
Foundation		Brick	Chantilly Lace OC-65
Front Door		Wood	Pure White OC-64
Shutters		Wood	Pure White OC-64
Garage Door		Steel	Pure White OC-64
Roof		Composite & Metal	Charcoal Black & Polar (White)
Roof Exhaust Vents		Metal	Comparable to Roof Color
Front Porch		Brick Paver	Chantilly Lace OC-65
Deck		N/A	N/A
Patio		N/A	N/A
Sidewalk		Blue Stone	Slate Blue
Sky Lights		N/A	N/A
Driveway		Blue Stone	Slate Blue
House Number		Brass	Brass
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: _____

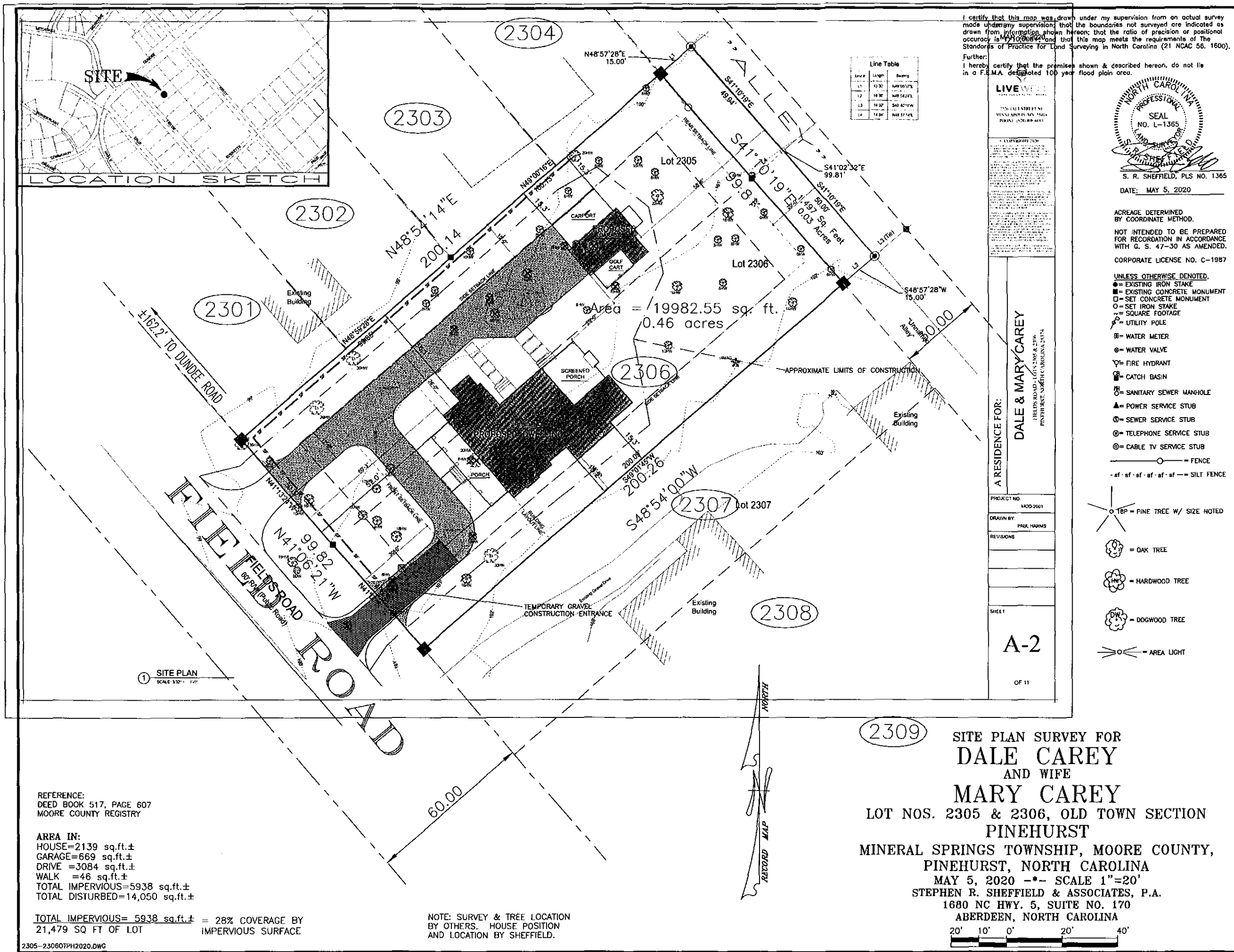
Wayne Haddock

Date: _____

5/6/2020

Planning and Inspections Department

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GENERAL NOTES

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL, AND ENGINEERING DETAILS.

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.

CONTRACTOR TO VERIFY ALL CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET APPLICABLE CODES AND LOADS IMPOSED.

ALL INSTALLATIONS MUST COMPLY WITH LOCAL BUILDING CODES, EVEN IF MORE STRINGENT THAN WHAT IS ILLUSTRATED IN THE FOLLOWING DOCUMENTS.

ALL STRUCTURAL INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR AND/OR LOCAL LICENSED STRUCTURAL ENGINEER SHALL REVIEW ACTUAL SITE CONDITIONS AND VERIFY AND/OR MODIFY ALL STRUCTURAL ELEMENTS.

FOUNDATION NOTES

SOIL CONDITIONS AND FLOOD ELEVATIONS VARY SIGNIFICANTLY AND FOUNDATION WORK MUST SUIT SPECIFIC SITE REQUIREMENTS. FOUNDATION REQUIREMENTS SHOULD BE DESIGNED BY OTHERS, AND MAY INCLUDE A SCIENTIFIC SOIL INVESTIGATION TO DETERMINE THE MOST SUITABLE FOUNDATION SYSTEM.

CONTRACTOR MUST INSPECT SITE & EXCAVATED CONDITIONS PRIOR TO FOUNDATION CONSTRUCTION. ANY NON-TYPICAL CONDITIONS CONCERNING SOILS, GROUND WATER, OR ANY OTHER ISSUE SHALL BE RESOLVED WITH CONTRACTOR, STRUCTURAL ENGINEER, AND OWNER.

ALL CONCRETE WORK MUST BE IN ACCORDANCE WITH A.C.I. 301, UNLESS OTHERWISE NOTED.

ALL POURED IN PLACE CONCRETE MUST BE RATED 3000 psi AT 28 DAYS. MAXIMUM SIZE AGGREGATE MUST BE 3/4" WITH A PERMISSIBLE SLUMP OF 4" X 1".

MINIMUM CONCRETE COVER TO BE AS FOLLOWS: POURED ON GROUND- 2"; FORMED IN CONTACT W/ THE GROUND- 2".

CONCRETE MASONRY UNITS FOR LOAD BEARING WALLS MUST CONFORM TO ASTM C-90. ALL OTHER MASONRY UNITS MUST CONFORM TO ASTM C-125.

MORTAR MUST CONFORM TO ASTM C-270 TYPE "M" (2800 psi).

REINFORCING STEEL MUST CONFORM TO THE ASTM A-615, GRADE 60, FABRICATED IN ACCORDANCE WITH THE C.R.S.I. MANUAL AND INSTALLED IN ACCORDANCE WITH THE A.C.I. MANUAL.

WELDED WIRE FABRIC MUST CONFORM TO ASTM A-185.

CRAWLSPACE VAPOR BARRIER MUST BE 6 MIL. POLYETHYLENE. OVERLAP JOINTS 4" MINIMUM AND TAPE WITH DUCT TAPE. TAPE VAPOR BARRIER TO ALL FOUNDATION WALLS AND PIERS.

FRAMING NOTES

WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY MUST BE PRESSURE-TREATED. USE STAINLESS STEEL OR MANUFACTURER APPROVED ANCHORS AND FASTENERS FOR CORROSION RESISTANCE. DO NOT USE GALVANIZED FASTENERS WITH WOOD IN CONTACT WITH PRESSURE-TREATED MEMBERS.

METAL CONNECTORS MUST CONFORM TO THE LATEST REQUIREMENT OF APPLICABLE CODES. INSTALL HURRICANE CLIPS THROUGHOUT AS PER CODE REQUIREMENTS.

METAL EXPOSED TO THE WEATHER, INCLUDING NAILS, FLASHING, AND DRIP EDGES MUST BE GALVANIZED, UNLESS OTHERWISE NOTED.

WOOD FRAMING AND BLOCKING TO BE "SOUTHERN YELLOW PINE" OR "FIR"; STUD GRADE OR BETTER FOR 2X4, #2 SFF OR BETTER FOR ALL OTHER SIZES.

WOOD FRAMING AND BLOCKING LUMBER MUST BE KILN-DRIED TO A MOISTURE CONTENT OF 19% OR BETTER. WOOD BLOCKING MUST BE SOLID AND MATCH THE DEPTH OF THE CORRESPONDING FRAMING MEMBERS.

SOLID BLOCKING MUST BE PROVIDED AT MID-SPAN BETWEEN JOISTS THAT EXCEED 8'-0" BETWEEN SUPPORTS.

FLASH FRAMED JOISTS MUST BE SECURED TO BEAMS/GIRDERS W/ PROPERLY SIZED METAL JOIST HANGERS.

PROVIDE SOLID BLOCKING FOR ALL PLYWOOD SHEATHING EDGES WHICH RUN PERPENDICULAR TO WALL STUDS.

WALL TYPES (UNLESS OTHERWISE NOTED):
TYPICAL EXTERIOR WALLS - 2x4 STUDS (5 1/2" WIDE) AT 16" O.C.
TYPICAL INTERIOR PARTITION WALLS - 2x4 STUDS (5 1/2" WIDE) AT 16" O.C.
PLUMBING WALLS - 2x6 STUDS (5 1/2" WIDE) AT 16" O.C.
NOTCH MAXIMUM - 25% OF STUD DEPTH
BORED HOLE MAXIMUM - 40% OF STUD DEPTH

EXTERIOR STUD WALLS MUST HAVE 7/16" APA EXTERIOR PLYWOOD SHEATHING.

DIMENSIONS SHOWN ARE TO THE FACE OF STUD ON ALL WALLS (EXTERIOR & INTERIOR), UNLESS OTHERWISE NOTED.

ROOF NOTES

METAL ROOF TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALLATION SUBCONTRACTOR IS RESPONSIBLE FOR ALL ROOFING WORK.

ALL ROOF MOUNTED ACCESSORIES MUST BE PAINTED TO MATCH ROOF COLOR BY CONTRACTOR OR OWNER.

GUTTERS AND DOWNSPOUTS ARE NOT SHOWN. IF OWNER AND/OR CONTRACTOR USES GUTTERS AND DOWNSPOUTS THEY MUST BE LOCATED TO ALLOW DRAINAGE TO FLOW AWAY FROM HOUSE, ADJACENT STRUCTURES, AND PROPERTY LINE.

DO NOT LOCATE DOWNSPOUTS ON THE FRONT FACE OF HOUSE. GUTTERS SHOULD BE TRADITIONAL HALF-ROUND THAT COORDINATED WITH THE ROOF & HOUSE COLOR.

FLATE HEIGHTS INDICATED ARE MEASURE FROM THE NEAREST SUB-FLOOR.

FLASHING NOTES

INSTALL ALL EXPOSED FLASHING WITH CONCEALED CLEATS. DO NOT USE SURFACE FASTENERS.

BASE FLASHING MUST BE 2 OUNCE COPPER-FABRIC EQUAL TO A.F.C.O. FLASHING MUST EXTEND UP 4" MINIMUM BEHIND SHEATHING WHEN INSTALLED AT WOOD FLOOR SYSTEM.

WINDOW AND DOOR HEAD FLASHING MUST BE 3 OUNCE COPPER-FABRIC EQUAL TO A.F.C.O. EITHER 16 OUNCE COPPER OR #19 FACTORY PRE-PRIMED ALUMINUM BREAK METAL OR RUBBERIZED ROLL FLASHING.

EAVE AND RAKE FLASHING MUST BE EITHER 16 OUNCE COPPER OR #19 FACTORY PRE-PRIMED ALUMINUM BREAK METAL. ALL ROOF EDGE FLASHING MUST EXTEND 4" MINIMUM BEHIND ROOFING FELT OR OTHER ROOFING MATERIAL. FLASHING MUST EXTEND UNDER BOTH THE ROOFING MATERIAL THE SUB-ROOFING MATERIAL, SUCH AS ROOFING FELT.

EAVE FLASHING AT GUTTERS, IF USED, MUST EXTEND TO COVER BACK LEG OF GUTTER AND TERMINATED ABOVE RIM OF GUTTER.

VALLEY FLASHING MUST BE 16 OUNCE COPPER OR #19 FACTORY PRE-PRIMED ALUMINUM BREAK METAL. 12" WIDE MINIMUM CENTERED IN VALLEYS. 12" MINIMUM LAP JOINTS.

PROVIDE FLASHING AS PER DETAILS OR AS PER S.M.A.C.N.A. WHERE ROOF PITCH CHANGES OR WHERE ROOFING INTERSECTS WITH VERTICAL SURFACES.

VENTILATION NOTES

ALL ATTICS, CRAWLSPACES, AND OTHER CONCEALED AREAS MUST BE VENTILATED IN ACCORDANCE WITH LOCAL BUILDING CODES.

SOFFIT VENTING MUST BE EQUAL TO ONE 2" DIAMETER ALUMINUM SOFFIT VENT PER RAFTER VOID.

CRAWLSPACE VENTILATION TO BE AS INDICATED, WITH INSECT SCREENING INSTALLED ON THE INSIDE OF FOUNDATION.

PROVIDE INSULATION Baffles AT VENTILATED AREAS AS REQUIRED TO ASSURE MINIMUM 1" CLEAR AIR SPACE AT UNDERSIDE OF ROOF DECK.

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CAREY RESIDENCE

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

DRAWING INDEX	
ID	Sheet Name
A-1	COVER SHEET
A-2	SITE PLAN
A-3	FOUNDATION PLAN
A-4	FRAMING PLANS
A-5	FIRST FLOOR PLAN
A-6	SECOND FLOOR PLAN / ROOF PLAN
A-7	ELEVATIONS
A-8	ELEVATIONS
A-9	BUILDING SECTIONS
A-10	DETAILS
A-11	ELECTRICAL PLANS

DATE
MAR. 26, 2020


LIVEWELL
HOME DESIGN by PAUL HARMS

2226 TAFT STREET NE
MINNEAPOLIS, MN 55418
PHONE: (612) 808-6683

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A RESIDENCE FOR:
DALE & MARY CAREY
FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO:
MOD-2001

DRAWN BY:
PAUL HARMS

REVISIONS:

SHEET
A-1
OF 11

MARK	SIZE		MATERIAL	PANELS	GLASS	# OF LEAFS	OPERATION	TRANSM H.T.	TRANSM GL.	HARDWARE	HEADER HT.	NOTES
	W	HT										
#01	3'-0"	8'-0"	WOOD / GLASS	2 FLAT	12 - 9 LIGHT	2	DUTCH DOOR			ENTRY	8'-1"	
#02	3'-0"	8'-0"	WOOD / GLASS	1 FLAT	23 - 9 LIGHT	1	SWING			ENTRY	8'-1"	
#03	8'-0"	8'-0"	WOOD / GLASS	2 FLAT	FULL 9 - LIGHT	2	FRENCH			ENTRY	8'-1"	
#04	2'-6"	8'-0"	SOLID CORE	2 FLAT		1	POCKET			PASSAGE	8'-1"	
#05	2'-6"	8'-0"	SOLID CORE	2 FLAT		1	SWING			BATH	6'-0"	LOCATED @ PHOR.
#06	2'-6"	8'-0"	SOLID CORE	2 FLAT		2	DBL. SWING			CLOSET	8'-1"	
#06	2'-6"	8'-0"	SOLID CORE	2 FLAT		2	POCKET			PASSAGE	8'-1"	
#09	2'-8"	8'-0"	SOLID CORE	2 FLAT		1	POCKET			PASSAGE	8'-1"	
#10	2'-6"	8'-0"	SOLID CORE	2 FLAT		1	SWING			PASSAGE	8'-1"	
#11	2'-6"	8'-0"	SOLID CORE	2 FLAT		1	POCKET			PASSAGE	8'-1"	
#12	2'-6"	8'-0"	SOLID CORE	2 FLAT		1	POCKET			BATH	8'-1"	
#13	2'-6"	8'-0"	SOLID CORE	2 FLAT		1	SWING			BATH	8'-1"	
#14	2'-8"	7'-0"	SOLID CORE	2 FLAT		1	SWING			PASSAGE	7'-1"	
#16	4'-0"	7'-0"	SOLID CORE	3 FLAT		2	DBL. SWING			CLOSET	7'-1"	
#18	2'-8"	7'-0"	SOLID CORE	2 FLAT		1	SWING			PASSAGE	7'-1"	
#17	4'-0"	7'-0"	SOLID CORE	2 FLAT		2	DBL. SWING			CLOSET	7'-1"	
#18	2'-6"	7'-0"	SOLID CORE	2 FLAT		1	SWING			PASSAGE	6'-1"	ATTIC ACCESS DOOR
#19	2'-6"	7'-0"	SOLID CORE	2 FLAT		1	SWING			PASSAGE	6'-1"	ATTIC ACCESS DOOR
#20	2'-6"	7'-0"	SOLID CORE	2 FLAT		1	SWING			BATH	7'-1"	
#21	2'-6"	7'-0"	SOLID CORE	2 FLAT		1	SWING			PASSAGE	7'-1"	
#22	2'-6"	7'-0"	SOLID CORE	2 FLAT		1	SWING			BATH	7'-1"	
#23	4'-0"	7'-0"	SOLID CORE	2 FLAT		2	DBL. SWING			CLOSET	7'-1"	
#24	2'-6"	7'-0"	SOLID CORE	2 FLAT		1	SWING			REISSAFT	7'-1"	

WINDOW SCHEDULE									
MARK	UNIT ID	NO. UNITS	JOIN MULL	R.O. WIDTH	R.O. HEIGHT	HEADER HT.	TYPE	MATERIAL	NOTES
w01	CUJH-WG2334E	3	4"	2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w02	CUJH-WG2334E	3	4"	2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w03	CUJCA 2840	1		2'-0"	7'-3 5/8"	0"	CASEMENT	MARVIN	WG (2) OPERABLE SHUTTERS
w04	CUJH-WG2428	2	4"	2'-4 1/4"	5'-0"	6'-4"	DOUBLE HUNG	MARVIN	
w05	CUJH-WG2428	1		2'-4 1/4"	5'-0"	6'-4"	DOUBLE HUNG	MARVIN	WG (2) OPERABLE SHUTTERS
w06	CUJCA 2832	1		2'-0"	2'-7 5/8"	6'-4"	CASEMENT	MARVIN	
w07	CUJCA 2832	1		2'-0"	2'-7 5/8"	6'-4"	CASEMENT	MARVIN	
w08	CUJH-WG2334E	1		2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w09	CUJH-WG2334E	1		2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w10	CUJH-WG2330S	2	4"	2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w11	CUJH-WG2330S	1		2'-0 1/4"	5'-0"	6'-4"	DOUBLE HUNG	MARVIN	
w12	CUJH-WG2334E	1		2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w13	CUJH-WG2334E	1		2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w14	CUJH-WG2334E	1		2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w15	CUJH-WG2334E	1		2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w16	CUJH-WG2334E	1		2'-0 1/4"	6'-4"	6'-4"	DOUBLE HUNG	MARVIN	
w17	CUJH-WG2330S	1		2'-0 1/4"	6'-4"	7'-4 1/8"	DOUBLE HUNG	MARVIN	WG (2) OPERABLE SHUTTERS
w18	CUJH-WG2330S	1		2'-0 1/4"	6'-4"	7'-4 1/8"	DOUBLE HUNG	MARVIN	WG (2) OPERABLE SHUTTERS
w19	CUJH-WG2330S	1		2'-0 1/4"	6'-4"	7'-4 1/8"	DOUBLE HUNG	MARVIN	WG (2) OPERABLE SHUTTERS
w20	CUJH-WG2330S	1		2'-0 1/4"	6'-4"	7'-4 1/8"	DOUBLE HUNG	MARVIN	WG (2) OPERABLE SHUTTERS
w21	CUJH-WG2428	1		2'-4 1/4"	5'-0"	7'-4 1/8"	DOUBLE HUNG	MARVIN	WG (2) OPERABLE SHUTTERS
w22	CUJH-WG2428	1		2'-4 1/4"	5'-0"	7'-4 1/8"	DOUBLE HUNG	MARVIN	WG (2) OPERABLE SHUTTERS
w23	CUJCA 2840	3	4"	2'-0"	7'-3 5/8"	7'-4 1/8"	CASEMENT	MARVIN	
w24	CUJCA 2840	1		2'-0"	7'-3 5/8"	7'-4 1/8"	CASEMENT	MARVIN	

DATE	MAR. 26, 2020
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2226 TAFT STREET NE
MINNEAPOLIS, MN 55411
PHONE: (828) 808-6683

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A RESIDENCE FOR:

DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO: MOD-2001

DRAWN BY: PAUL HARMS

REVISIONS:

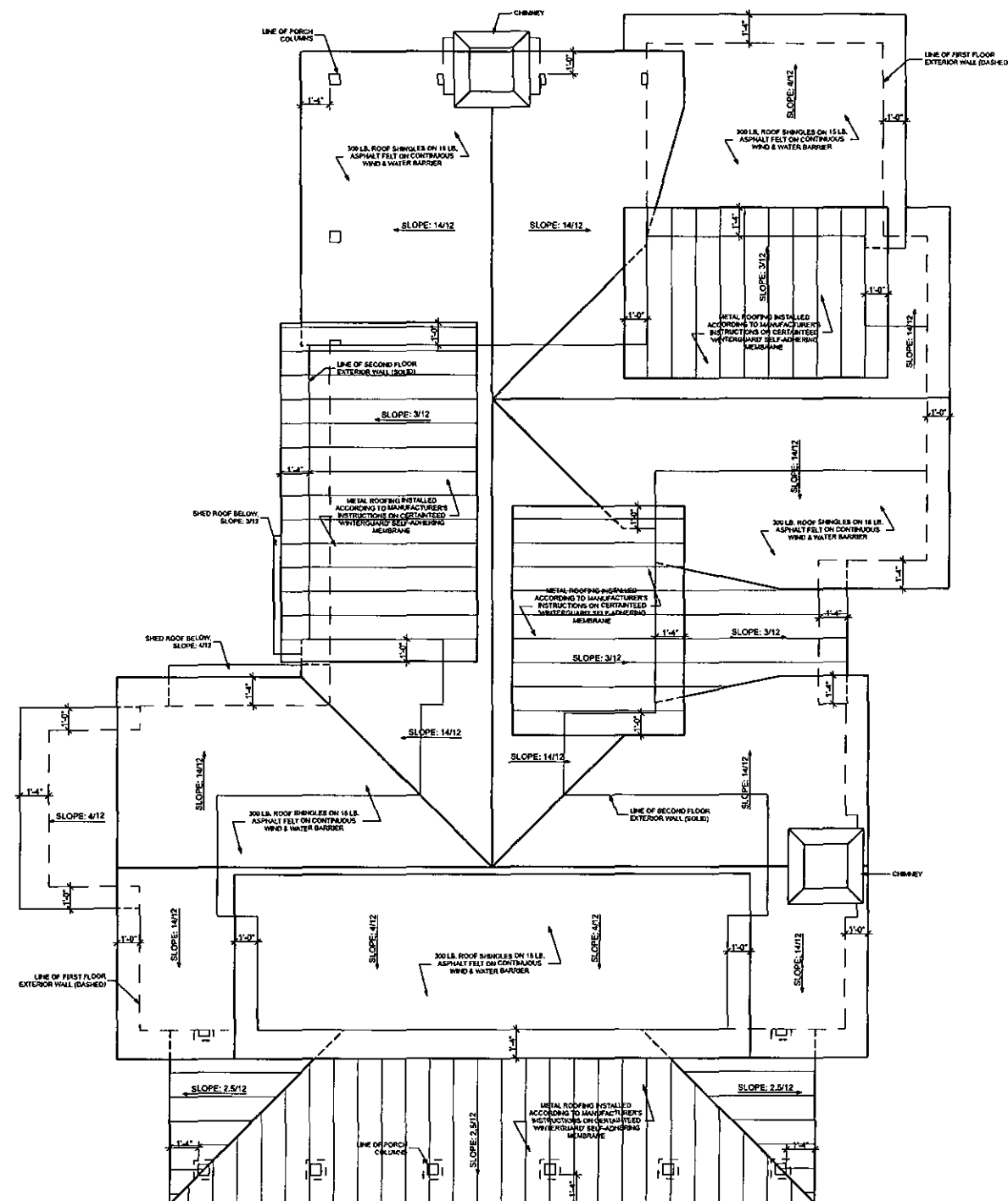
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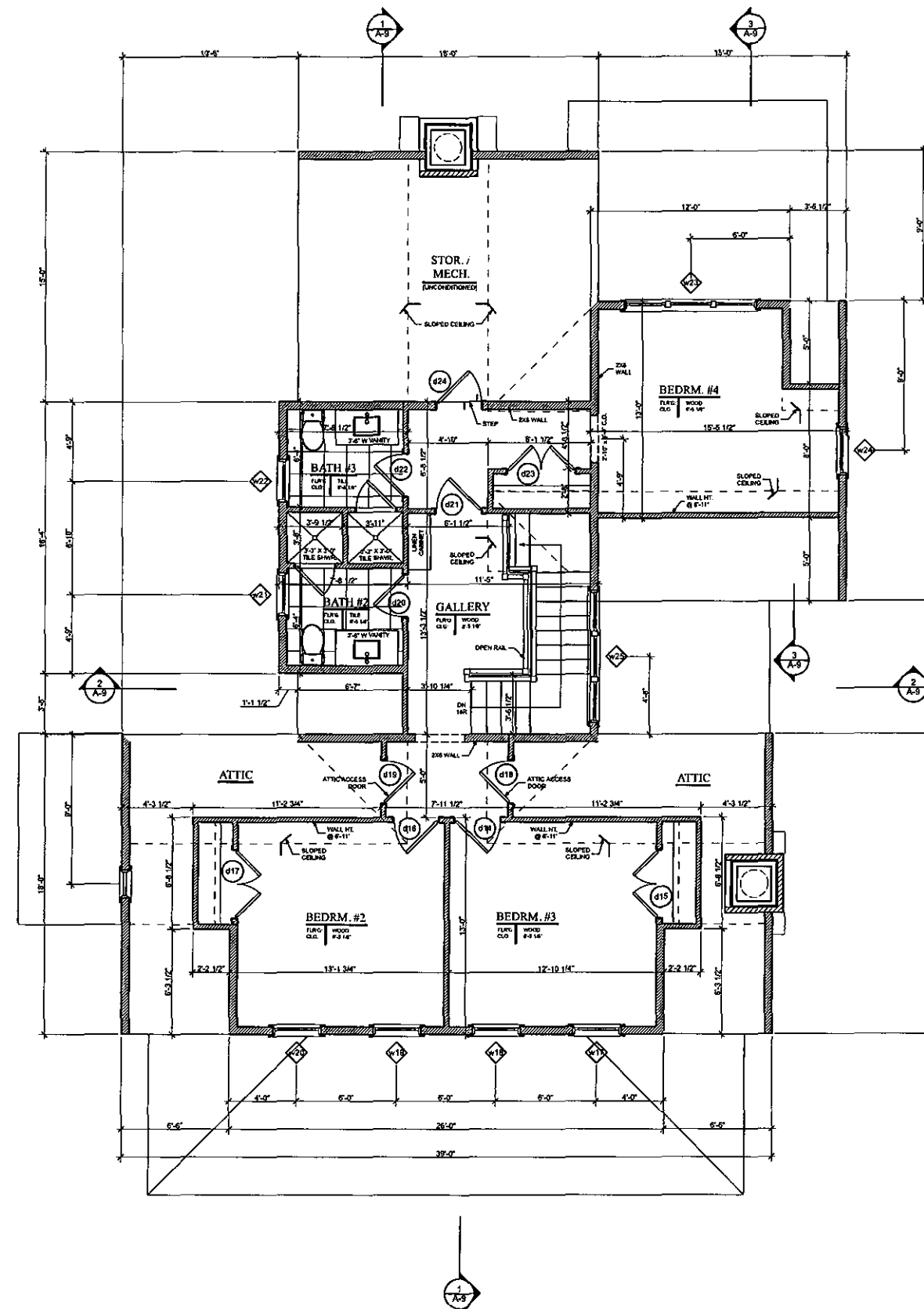
OF 11

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING AREA:	
FIRST FLOOR TOTAL HTD:	1,589 SQ. FT.
FRONT PORCH:	272 SQ. FT.
SCREENED PORCH:	263 SQ. FT.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



① SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING AREA:
SECOND FLOOR TOTAL HTD: 873 SQ. FT.



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A RESIDENCE FOR:

DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO: MOD-2001

DRAWN BY:
PAUL HARMS

REVISIONS:

SHEET

A-6



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



① FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DATE
MAR. 26, 2020



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A RESIDENCE FOR:

DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

PROJECT NO:
MOD-2001

DRAWN BY:
PAUL HARMS

REVISIONS:

SHEET

A-7



② LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DATE
MAR. 26, 2020



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A RESIDENCE FOR:

DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

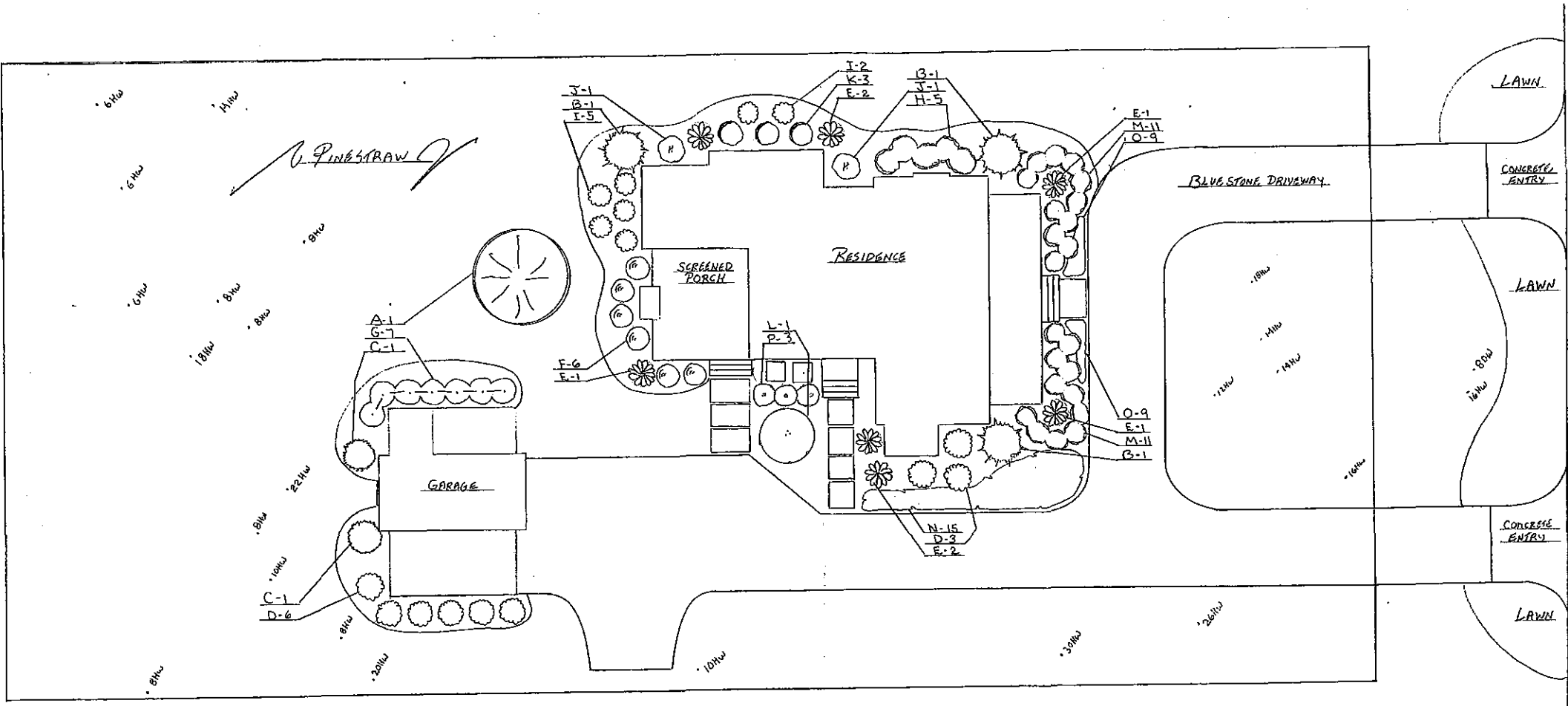
PROJECT NO: MOD-2001

DRAWN BY:
PAUL HARMS

REVISIONS:

SHEET

A-8



PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	1	'NATCHEZ' CRAPE MYRTLE	1-9'
B	3	'ROBIN' HOLLY	4-5'
C	2	'CHRISTMAS JEWEL' HOLLY	4-5'
D	9	'DARK FIRE' LOROPETALUM	7GAL
E	7	'INSPIRATION' SASANKUA CAMELLIA	7GAL
F	6	'JUBILATION' GARDENIA	5GAL
G	7	'CARISSA' HOLLY	7GAL
H	5	'AUTUMN TWIST' ENCORE AZALEA	3GAL
I	7	'CRIMSON FIRE' LOROPETALUM	5GAL
J	1	'ENDLESS SUMMER' HYDRANGEA	7GAL
K	3	'KALEIDOSCOPE' ABELIA	5GAL
L	1	'RISING SUN' REDBUD	15GAL
M	22	'AUTUMN CORAL' ENCORE AZALEA	3GAL
N	15	'BLUE RUG' JUNIPER	3GAL
O	18	'ROYAL PURPLE' LIRIOPE	16GAL
P	3	'STEEDS' HOLLY	7GAL

REAVES
LANDSCAPE & DESIGN INC
PO BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscape@gmail.com

DALE & MARY CAREY
FIELDS ROAD
PINEHURST N.
LOTS 2305 & 2306
C.

REVISIONS
1 2 3 4 5 6 7
8 9 10 11 12 13 14

SCALE:
1"=10'

DATE:
5-2-2020

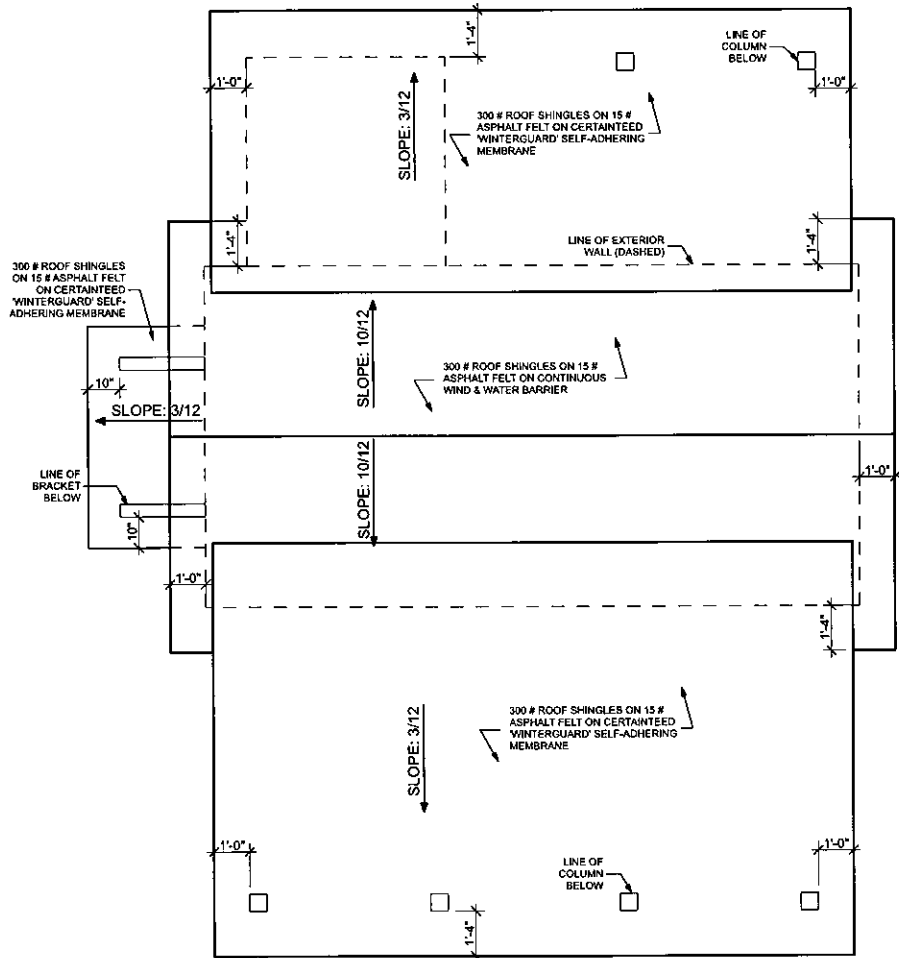
DRAWN BY:
RLAD

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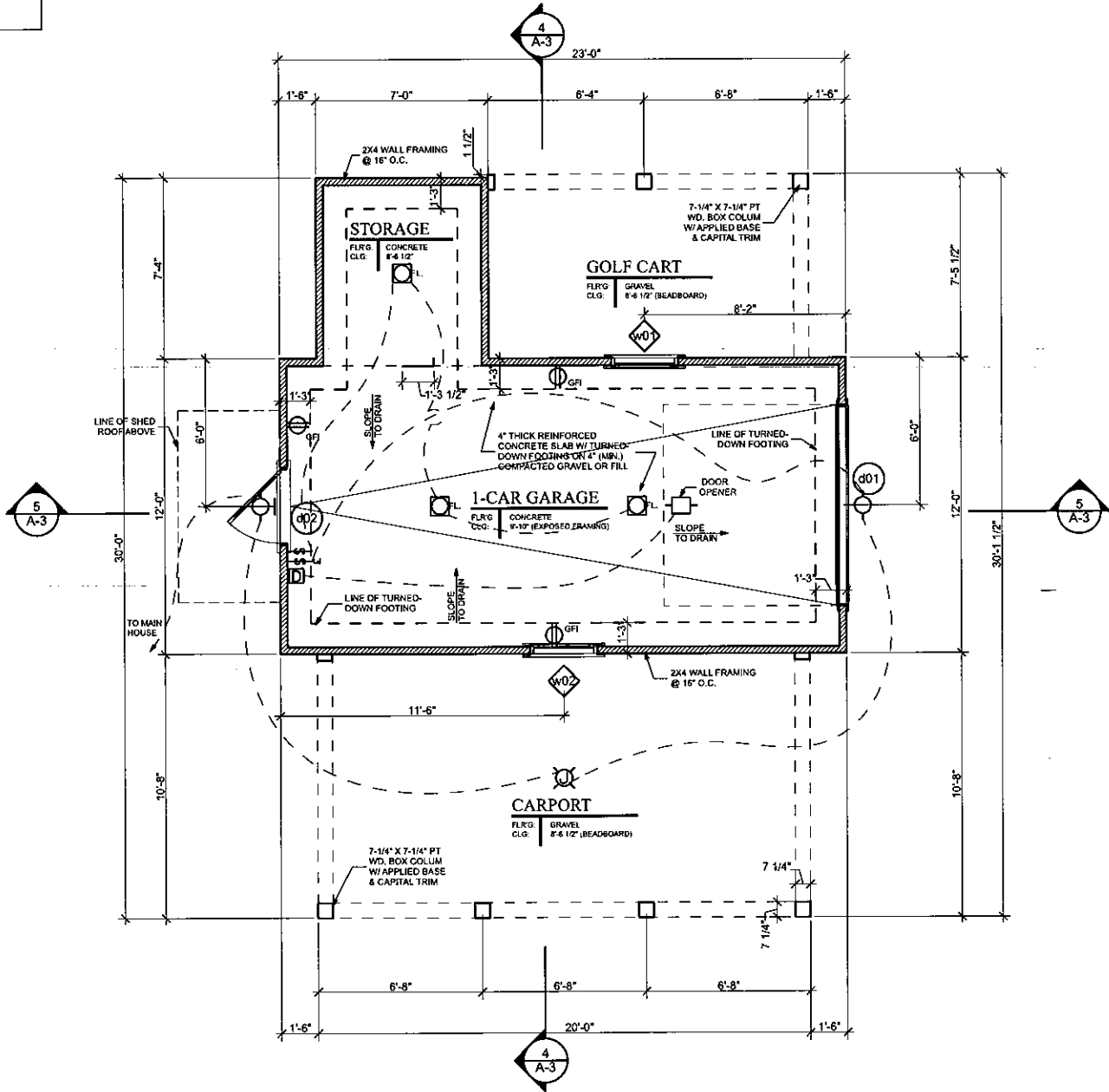
ELECTRICAL LEGEND	
NAME	SYMBOL
DOOR OPENER	
DUPLEX RECEPT.	
FLOURESCENT	
JUNCTION BOX	
SINGLE SWITCH	
SWITCH 3-WAY	
WALL SCONCE	

DOOR SCHEDULE												
MARK	SIZE		MATERIAL	PANELS	GLASS	# OF LEAFS	OPERATION	TRANSOM HT.	TRANSOM GL.	HARDWARE	HEADER HT.	NOTES
	W	HT										
401	8'-0"	7'-0"	WOOD	2 FLAT			OVERHEAD			GARAGE	7'-1"	OVERHEAD GARAGE DOOR
402	3'-0"	6'-0"	WOOD	1 FLAT	1/2-5 LIGHT	1	SWING			ENTRY	6'-9"	

WINDOW SCHEDULE									
MARK	UNIT ID	NO. UNITS	JOIN MULL.	R.O. WIDTH	R.O. HEIGHT	HEADER HT.	TYPE	MAUNF.	NOTES
w01	WU042626	1		2'-8 3/8"	5'-1 1/2"	8'-0"	DOUBLE HUNG	MARVIN	
w02	WU042626	1		2'-8 3/8"	5'-1 1/2"	8'-0"	DOUBLE HUNG	MARVIN	



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN W/ ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

DATE
JAN. 28, 2020



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A GARAGE FOR:

DALE & MARY CAREY

FIELDS ROAD - LOTS 2305 & 2306
PINEHURST, NORTH CAROLINA 28374

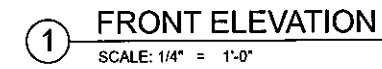
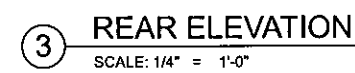
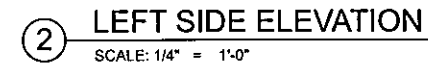
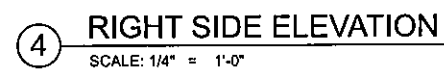
PROJECT NO: MOD-2001

DRAWN BY: DAVID M. BELL

REVISIONS:

SHEET

A-1



A GARAGE FOR:

PROJECT NO: MOD-2001

DRAWN BY:
PAUL HARMS

REVISIONS:

SHEET

A-2



**CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING
ELECTRONICALLY**

Board: ☐ Planning and Zoning Board
☒ Historic Preservation Commission
☐ Board of Adjustment

Meeting Date: May 28, 2020

The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the application at:

**100 Fields Rd.
Pinehurst, NC 28374
PID #00020116**

Wayne Haddock
Name

Wayne Haddock
Signature

5-11-2020
Date

EXHIBIT E



**CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING
ELECTRONICALLY**

Board: ☐ Planning and Zoning Board
☒ Historic Preservation Commission
☐ Board of Adjustment

Meeting Date: May 28, 2020

The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the application at:

**100 Fields Rd.
Pinehurst, NC 28374
PID #00020116**

Dale Carey

Name

DocuSigned by:


Signature

5/11/2020

Date



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00056 100 Fields Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
100 FieldsRoad

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 100 FieldsRoad:

The following conditions apply to approval of the Certificate of Appropriateness for 100 FieldsRoad:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 100 FieldsRoad based on the following:



COA-2020-00057

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: the removal of one window, removal of multiple trees, and to paint portions of the exterior of the structure at 165 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212971112. The property owners are Matthew and Michelle Gerardot and the applicant is Cribbs Construction.

FROM:

Peter Hughes

DATE OF MEMO:

5/21/2020

MEMO DETAILS:

The applicant is proposing to remove one skylight, one window, repaint the front door, repaint the exterior of the home, and remove six trees (one in the front yard and five in the rear yard). The reason for the proposed window removals is to accommodate the extensive interior remodel of the home. It is not encouraged to have interior changes influence exterior modification, however both the skylight and bay window removal would not negatively affect the historic facade. Both windows will also be replaced with material to match the existing material of the structure (brick and shingles). Lastly, the removal of the trees according to the homeowner is the potential safety risk many of the trees present.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ 165 Barrett Road Exhibits and Materials
- ☐ 165 Barrett Road Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: May 20, 2020
Subject: Major COA Request for 165 Barrett Road (COA-2020-00057)

Applicant:	Russ Cribbs
Owners:	Matthew and Michelle Garadot
Professional:	Cribbs Construction (Russ Cribbs)
Property Location:	165 Barret Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212971112

Request and Background:

Russ Cribbs of Cribbs Construction is requesting a Certificate of Appropriateness, on behalf of the property owners Matthew and Michele Garadot, for exterior modifications to a residence located within the Pinehurst Historic District at 165 Barrett Road. The proposed modifications are the removal of two windows, removal of multiple trees, and repainting of the structure. The removed windows will be replaced with brick to match the existing brick of the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212971112.

There is no history of any previous COA requests or approvals for 165 Barrett Road.

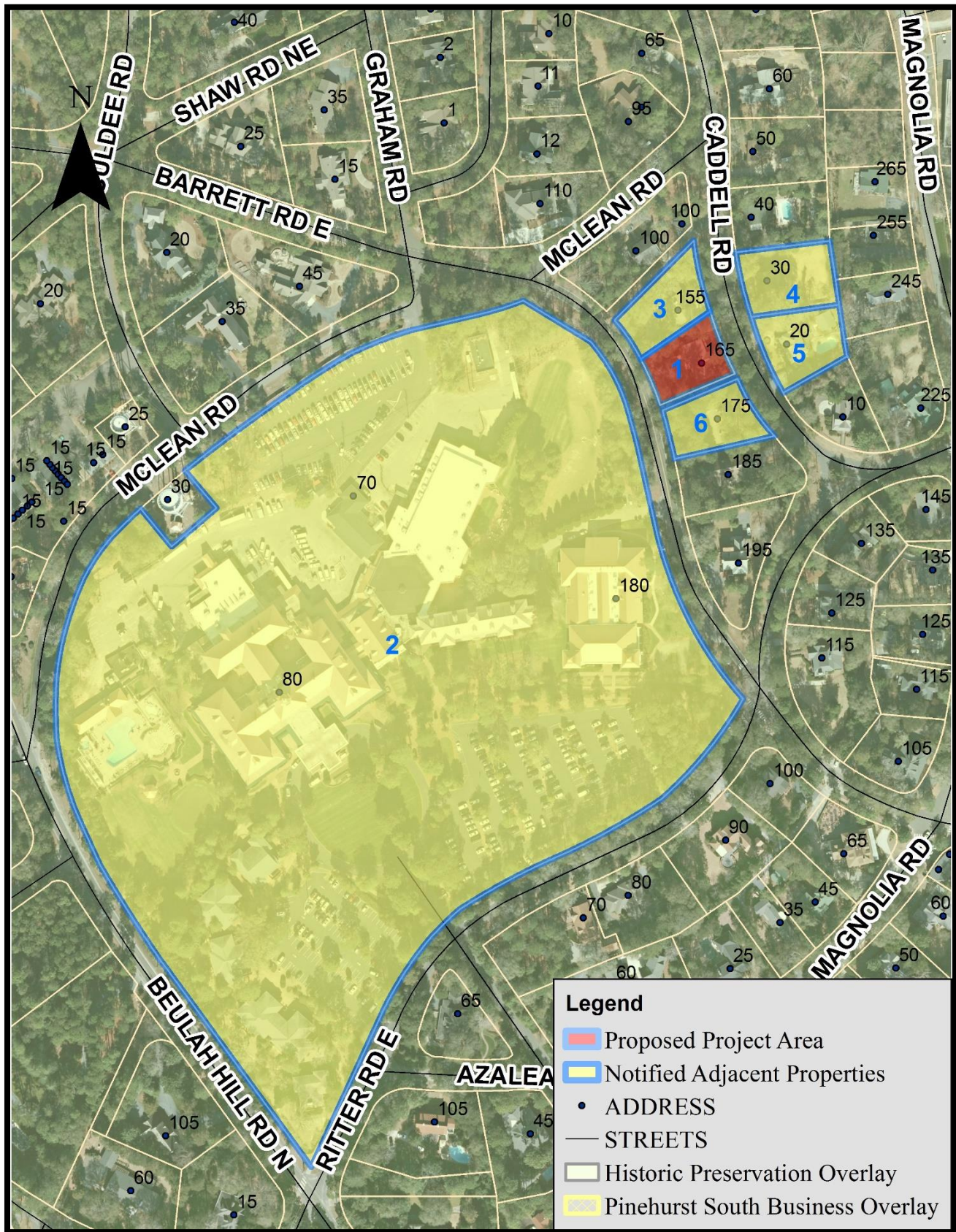
According to the National Historic Landmark Survey, the primary structure at 165 Barrett Road was constructed in the late 20th century and is listed as a non-contributing building. Many of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00029

#*	Address	Year Built	Contributing	Structure History
1	165 Barrett	Late 20 th c.e.	No	Roswell E. Wicker was the original owner of this delightful shingled cottage. The small one-story frame house is wood-shingled and has a clipped gable roof, an eyelid attic vent, casement windows, trellis on the facade, and a hooded entrance.
2	80 Carolina Vista	1901	Yes	The Carolina Hotel, erected in 1899-1900, and opened to the public on January 1, 1901, is a massive, four-story, frame, Colonial Revival hotel now sheathed in vinyl siding. It immediately became the center of resort activities. The exterior finish was in the Colonial Revival style and the central pavilion was crowned by an octagonal cupola. A Mission style music hall was constructed to the east. Because of the immense popularity of the resort hotel, expansions and refittings of the interior occurred in a series of projects in the following decades.
2	155 Barrett	Late 20 th c.e.	No	Tan brick and a front ell characterize this one-story ranch house.
3	30 Caddell	1915	Yes	German siding covers this one-and-a-story frame bungalow. Other features include a steep gable roof, a five-bay shed dormer across the front, interior chimneys, and an inset front porch.
4	40 Caddell	1915	Yes	This two-story, German-sided frame house features a gable roof, two-over-two sash windows, and a one-story shed porch with replacement posts and balustrade across the three-bay facade.
5	175 Barrett	Late 20 th c.e.	No	This one-story brick veneer ranch house has front ells, one of which houses the garage.

*The numbers refer to the location of each property on the following notification map

Notification Map for COA 2020-00057: 165 Barrett Road

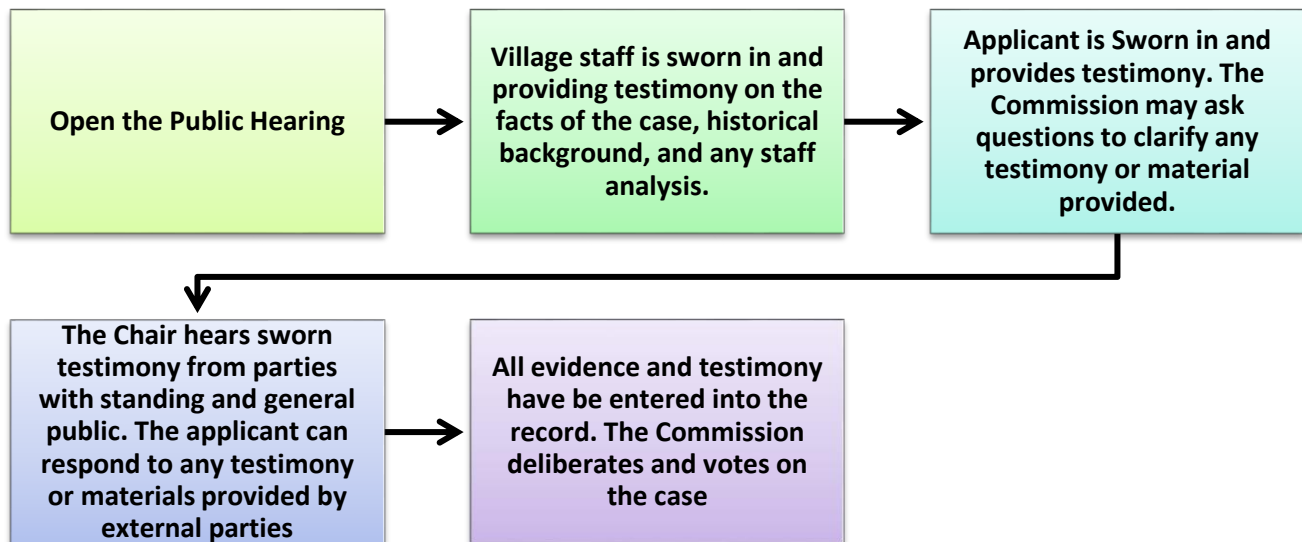


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because replacement of architectural details with different material from the existing, removal of a window, and the removal of trees greater than 12 inches in Diameter Breast Height (DBH) visible from the street are all considered Major Work. All Major Work **must** be approved by the Commission.

The applicant is proposing to remove one skylight, one window, repaint the front door, repaint the exterior of the home, and remove six trees (one in the front yard and five in the rear yard). The reason for the proposed window removals is to accommodate the extensive interior remodel of the home. It is not encouraged to have interior changes influence exterior modification, however both the skylight and bay window removal would not negatively affect the historic façade. Both windows will also be replaced with material to match the existing material of the structure (brick and shingles). Lastly, the removal of the trees according to the homeowner is the potential safety risk many of the trees present.

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:

WINDOWS AND DOORS

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

The applicant is proposing to remove one skylight and one window. The area of the removed skylight will be replaced with asphalt shingles to match the existing roofing shingle of the structure. According to the Guidelines skylights should not be visible from the street. Removing this skylight would make the existing structure more complaint with the Historic District Guidelines.



The applicant is also proposing the removal of one window along the right side elevation of the home. The bay window is tucked behind the front façade of the building and is not visible from the public right of way. The window will be removed and then bricked over to match the existing brick of the structure. The removal of this window does not negatively impact the structure, mainly because the window is not visible from the public right of way. The propose removal of the window while not encourage by the Guidelines would be congruous because the change would match existing architectural detail.

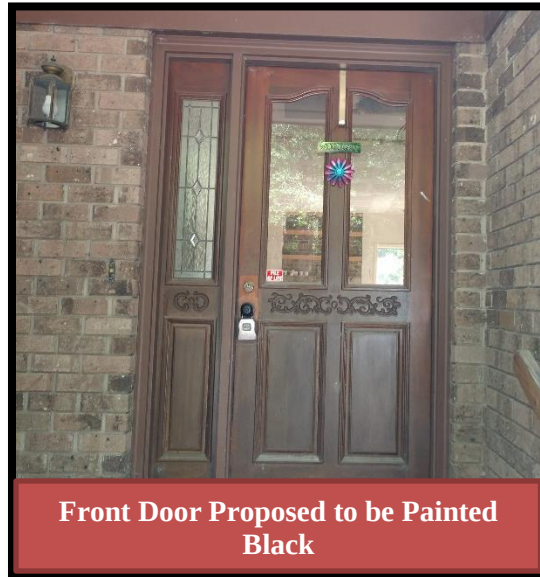


Paint

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

The applicant is proposing to paint the front door black. The front door is considered a trim detail and therefor this choice of color is compliant with the Guidelines and congruous with the Historic District.

The applicant is proposing to paint the exterior of the building white. White exteriors and white brick exterior are not uncommon in the Historic District. Painting the body of the building a softer color such as white is compliant with the Guidelines and compatible with other architecture in the Village



**Front Door Proposed to be Painted
Black**

SITE FEATURES

1. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

The applicant is proposing to remove multiple trees from both the rear and front yard. 165 Barrett Road is a unique lot with street frontage along both the front and rear. Typically rear yard trees could be removed without HPC approval, however in this case the trees are clearly visible from a public right of way.

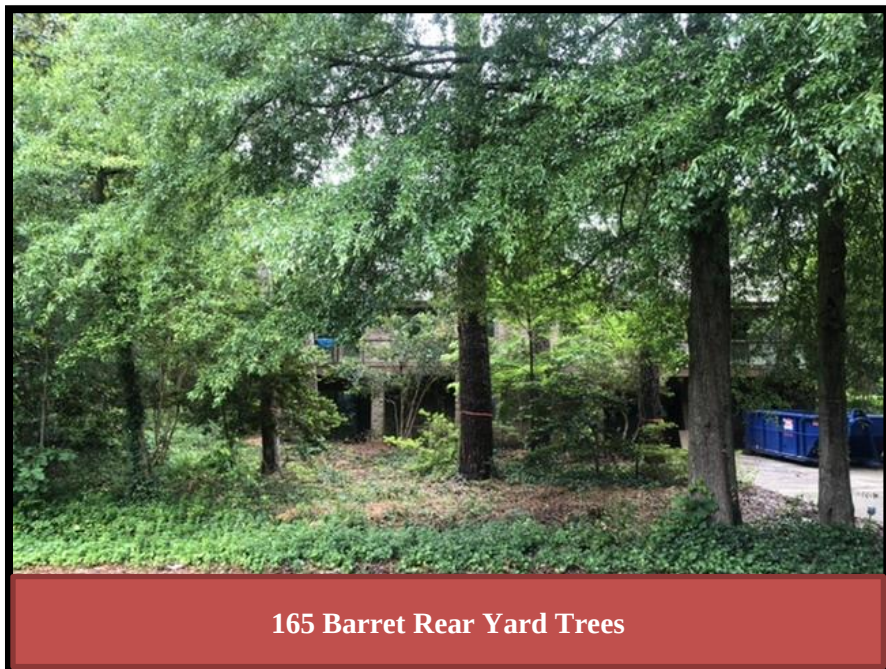
The applicant is requesting removal of the tree located in the front because the tree is has started to lean and uproot from the soil and there is concern of the tree falling in the near future.



165 Barrett Front Yard Trees

The removal of the rear trees is for a couple reasons:

- a. One of the trees is located very close to an existing pathway and to the foundation of the home, which could potentially cause future damage to the foundation of the home by the tree's root system.*
- b. All of the trees pose a potential risk of falling on the house and removal of the tree would relieve this concern. In addition to the concern over the trees falling on the house, the homeowner also indicated the existing trees have some dead branches, he fears may fall one day and cause harm to his family.*
- c. The last reason is the homeowner would like to remove these trees in order to create a rear yard living space for his children to enjoy.*





165 Barrett Road Rear Yard Tree Canopy

The Guidelines state that tree removal should not unreasonably compromise the tree canopy and the historic appearance of the landscape. The removal of the singular tree in the front yard has very little impact if any on the tree canopy or the historic landscape. The removal of five trees in the rear yard would definitely alter the existing canopy and change the historic landscape of the lot. As previously stated, 165 Barrett Road is a unique lot that has a rear yard that is visible from a public right of way. It is true that the removal of the trees would not go unnoticed, but the rear yard has many other mature trees that would sustain the existing tree canopy and historic character of the landscape. The homeowner has expressed legitimate concern to Village staff, over safety issues these trees pose. The benefit of removing these trees, beyond relieving the safety is it would open up the rear yard and allow the homeowner to create a useable outdoor space in the rear yard, which is not uncommon in the Pinehurst Historic District. While it is never ideal to remove mature trees, the proposed removal is reasonable. As with every case, the Commission has the ability to determine that a proposed change, which does not meet the requirements of the Guidelines is, in fact more congruous with the special character of the Pinehurst Historic District.

EXHIBIT A

Record Id: [COA-2020-00057](#)
File Date: 5/7/2020
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work: Eliminate 2 exterior windows and one skylight. Interior renovations.
Application Name: 165 Barrett Road - Gerardot
Address: 165 BARRETT Rd, PH, NC 28374
Owner Name: MCPHARLIN, PATRICK J
Owner Address: 165 BARRETT RD PINEHURST PINEHURST
Parcel No: 00022953

The register of deeds is not up to date the current owners are the Garadots

Contact Info:

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

Licensed Professionals Info:

Primary: N
License Number:
License Type:
Name:
Business Name : Cribbs Construction Company, LLC
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Eliminate 2 existing windows and one skylight to accommodate interior renovations	Type of Work:	Alteration
Existing Use:	Single Family Low Density	Proposed Use:	Single Family Low Density
Includes Demolition:	No	Includes Tree Removal:	No
Estimated Cost of Construction:	5000	COA Number:	

PERMIT DATES

Application Expiration Date:
Permit Issued Date:
Permit Expiration Date:

EXHIBIT A

Front Elevation		
Existing Material	Proposed Material	Proposed Color
Rear Elevation		
Existing Material	Proposed Material	Proposed Color
Right Elevation		
Existing Material	Proposed Material	Proposed Color
Left Elevation		
Existing Material	Proposed Material	Proposed Color
Trim		
Existing Material	Proposed Material	Proposed Color
Windows		
Existing Material	Proposed Material	Proposed Color
Remove Bay Window	Brick to match existing	Brick to match existing
Chimney		
Existing Material	Proposed Material	Proposed Color
Foundation		
Existing Material	Proposed Material	Proposed Color
Front Door		
Existing Material	Proposed Material	Proposed Color
Shutters		
Existing Material	Proposed Material	Proposed Color

EXHIBIT A

Garage Door

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

Roof

Existing Material	Proposed Material	Proposed Color
Remove Skylight	Shingle to match existing	Match Existing

Roof Exhaust Vents

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

Front Porch

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

Deck

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

Patio

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

Sidewalk

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

Sky Lights

Existing Material	Proposed Material	Proposed Color
Skylight (Remove)	Shingles to match existing	Shingles to match existing

Driveway

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

House Number

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

Other

Existing Material	Proposed Material	Proposed Color
Remove Trees	Replace Trees with Grass	natural







EXHIBIT E

The Applicant originally proposed to remove this window, however has since decided not too. Do not consider the rremoval of this window as part of the request.





**CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING
ELECTRONICALLY**

Board: Planning and Zoning Board
Historic Preservation Commission
Board of Adjustment

Meeting Date: May, 28 2020

The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the Property at 165 BARRETT RD.

SAMUEL RUSSELL CRIBBS
Name

SKC
Signature

5/11/20
Date

EXHIBIT G

From: [Michelle Gerardot](#)
To: [Peter Hughes](#)
Subject: 165 Barrett rd East
Date: Wednesday, May 13, 2020 2:53:19 PM

Hello Peter,

I wanted to give approval for Russ Cribbs to apply on my behalf for exterior changes on my home at 165 Barrett Road East.

We also have a few trees in our yard that need to be removed for safety. Do we need to add that to our request?

Thank you.

Michelle Gerardot.

Sent from my iPhone



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00057 165 Barrett Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
165 BarrettRoad

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 165 BarrettRoad:

The following conditions apply to approval of the Certificate of Appropriateness for 165 BarrettRoad:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 165 BarrettRoad based on the following:



COA-2020-00053

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District for the construction of a new accessory structure at 10 Azalea Road for the Village Chapel. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209053600. The property owner is the Village Chapel and applicant is Pete Bogle and the Bogle Architecture Firm.

FROM:

Peter Hughes

MEMO DETAILS:

This request is before the Commission because new construction is considered Major Work. The applicant is proposing construction of a new structure and the proposed work **must** be approved by the Commission. The applicant is proposing to match architectural details and the material of the new structure to existing structures on site. The HPC is to base its decision to approve or deny a COA application on whether the project is congruous with the historic character of the Pinehurst Historic District. A project, including a renovation, addition, or new construction, must be congruous with the character, density, scale, and setting of the surrounding properties. The applicant has submitted a very detailed application packet that will provide further explanation of the proposed structure.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Village Chapel, 10 Azalea Road Exhibits and Materials
- ☐ Village Chapel, 10 Azalea Road Finding of Facts



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: May 20, 2020
Subject: Major COA Request for Village Chapel, 10 Azalea Road (COA-2020-00053)

Applicant:	Pete Bogle
Owners:	Village Chapel Inc.
Professional:	Bogle Architecture
Property Location:	10 Azalea Road (Village Chapel)
Zoning:	Public Conservation (PC)
Current Land Use:	Religious Institution
Proposed Land Use:	Religious Institution
PID#	856209053600

Request and Background:

Pete Bogle of Bogle Architecture is requesting a Major Certificate of Appropriateness, on behalf of the Village Chapel, for construction of a new accessory structure located within the Pinehurst Historic District at 10 Azalea Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778.

The Village Chapel is a historic structure and is very much a part of Pinehurst's rich history. The church was first established in 1898 by James Walker Tufts, when he invited his friend Dr. Hale to be the first minister of the church and serve the Pinehurst community. The construction of the main chapel building was completed in 1925. Since 1925, the Village Complex has expanded to include administration offices (dedicated 1961) and a chapel hall (dedicated in 1991).

Village Chapel has received two previous Major COAs. In 2009, Village Chapel was issued a Major COA to replace the top 34 feet of the existing chapel steeple with composite materials to match the existing style. In 2010, a Major COA was issued for the construction of a new 16,000 square foot learning center. The 2010 COA expired when no work was performed. Village Chapel has also received six additional minor COAs for the removal of five trees (2011), addition of a wood louver (2012), outdoor lighting (2012), brick sidewalk (2013), a paved driveway (2013), and repairs to the roof (2017).

The Village Chapel (10 Azalea Road) is located in the heart of the Historic District, directly adjacent to the Village Green and is listed as a contributing structure within the National Historic Landmark Survey. All of the adjacent properties within the public hearing notification area are all listed as contributing structures. The tables and map on the following pages indicate which, adjacent properties were notified and each property's National Historic Landmark survey Status.

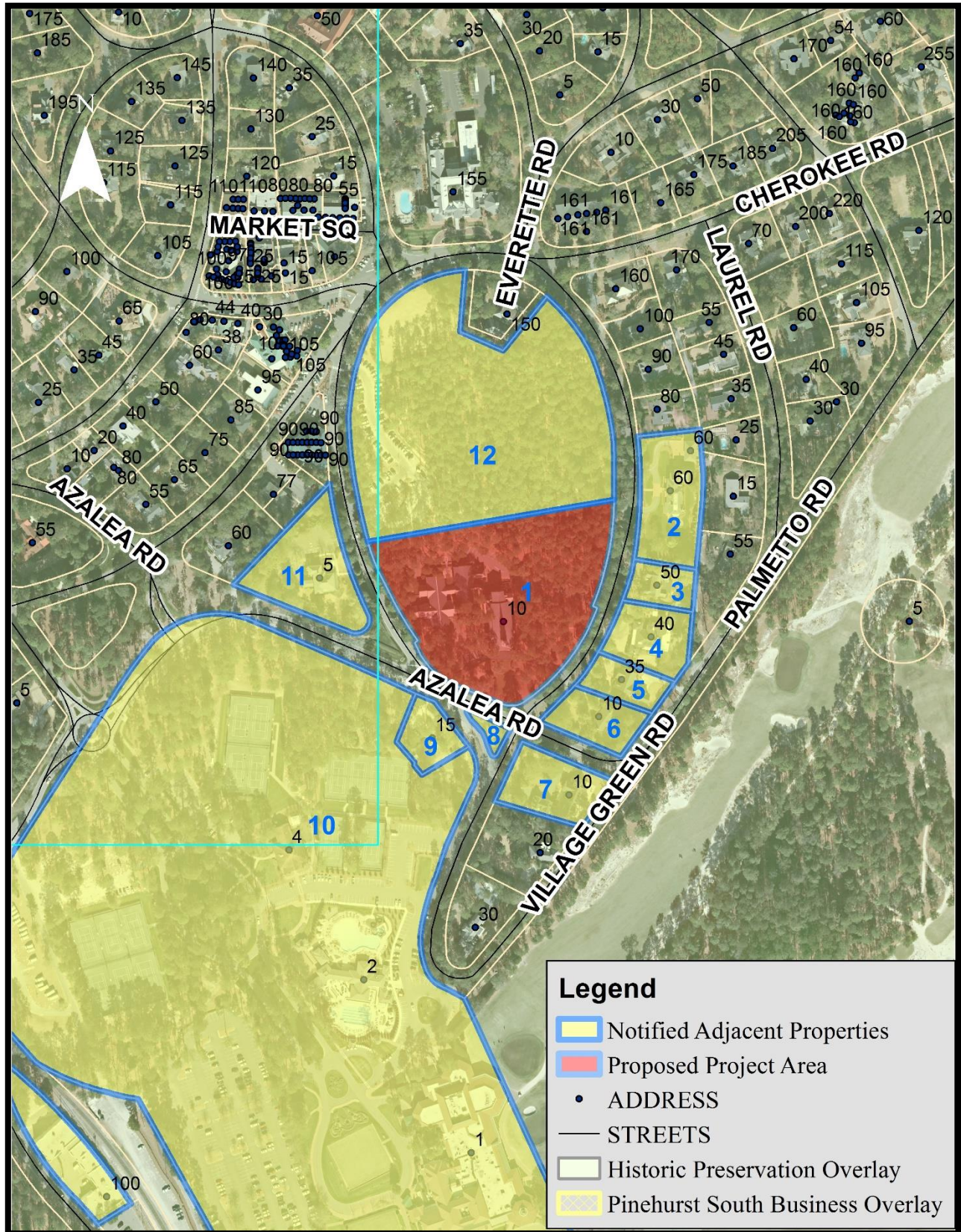
National Historic Landmark Survey Table for COA 2020-00053				
#*	Address	Year Built	Contributing	Structure History
1	10 Azalea	1924	Yes	Vacant Land not listed in the National Historic Landmark Survey
2	60 Village Green	1911	Yes	In 1913 Mr. Fownes bought 3 lots on which he would erect a vast, rambling house, one of the largest in Pinehurst. The two-story dwelling is shingle-clad and has a hipped roof with shaped rafter ends, hipped dormers, multiple chimneys, and several porches, including a classical entrance porch. Mr. Fownes was the founder and long-time president of the Oakmont Country Club
3	50 Village Green	1920	No	It is a one-and-a-half-story frame dwelling with a gable roof, a shed wall dormer, and a central hooded entrance bay flanked by one-story front ells with gable-end chimneys facing the road.
4	40 Village Green	1916	Yes	Whispering Pines was built by Dr. J. S. Brown. It is an expansive one-story shingle-clad frame house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner.
5	35 Village Green	1996	No	Not listed in the National Historic Landmark Survey
6	10 Village Green East	1920	Yes	The Casements was built by Mrs. Dorothy Campbell Hurd from the design of a shooting lodge in England. It is an eccentric two-story frame house with a tower at the center of the facade next to the Tudor-arched entrance. Each room has either a row of windows or a bay window. At the south gable end is a rock chimney.
7	10 Village Green	1920s	Yes	This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell.
8	Vacant Land	NA	NA	Not listed in the National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00053

#*	Address	Year Built	Contributing	Structure History
9	15 Azalea	Early 19 th C.E.	No	In 1895 James Walker Tufts was charmed by the cabin and built a new kitchen for the McKenzie family in exchange for it. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It was moved piece-by-piece to Pinehurst and placed in the Pine Grove. For some years thereafter the cabin served as a tiny museum for the village and exhibited miscellaneous early tools and equipment. As time went on, however, and golf became more popular, the museum was rarely visited, and eventually it closed. In 1923 it was offered free of rent to the directors of the Women's Exchange for their shop.
10	2 Carolina Vista	1922	No	Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses. Bronze statues of Donald Ross and Richard Sise Tufts stand east of the clubhouse near the 18th hole of the Number 2 course.
11	5 Village Green West	1905	Yes	This was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. The house looks today much as it did when it was built, although it now serves as a branch of NationsBank. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
12	Village Green	1895	Yes	The Village Green was part of the original Olmsted, Olmsted and Eliot design for Pinehurst. It is an egg-shaped piece of land in the center of the village filled with tall pines, interspersed hollies, and dogwoods. The floor is carpeted in pine needles, and sand walks lead through the green.

*The numbers refer to the location of each property on the following notification map

Notification Map for COA 2020-00053: Village Chapel (10 Azalea Road)

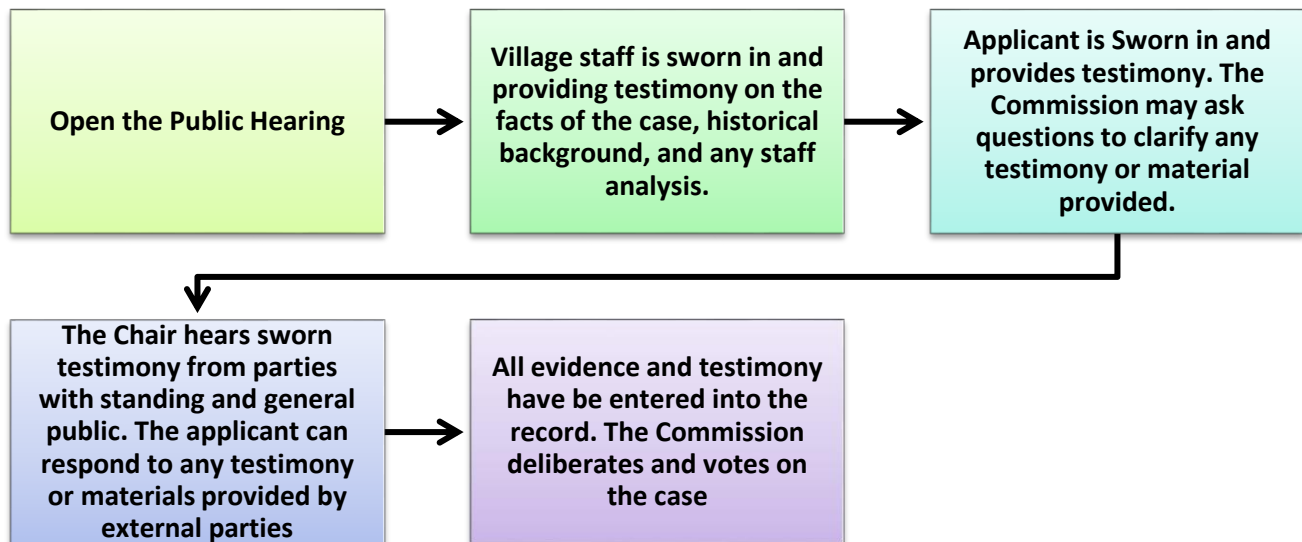


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because new construction is considered Major Work. The applicant is proposing construction of a new structure and the proposed work **must** be approved by the Commission.

The Pinehurst Historic Overlay District was established by the Pinehurst Village Council in 2006 under authority cited in North Carolina General Statute 160A-400, which grants a municipality the authority to “safeguard its heritage by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory.” The Pinehurst Historic District is not the same as the National Historic Landmark (NHL). The NHL is an honorary designation that was awarded to the Village of Pinehurst by the National Park Service in 1996. The Pinehurst Historic District includes properties that are included in the NHL, but also includes several other streets and many other properties. The National Historic Landmark Status and Historic District are two different beings

The HPC is to base its decision to approve or deny a COA application on whether the project is congruous with the historic character of the Pinehurst Historic District. A project, including a renovation, addition, or new construction, must be congruous with the character, density, scale, and setting of the surrounding properties. Changes or additions to an existing building must be sufficiently compatible with the primary structure and congruous with the Pinehurst Historic District. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

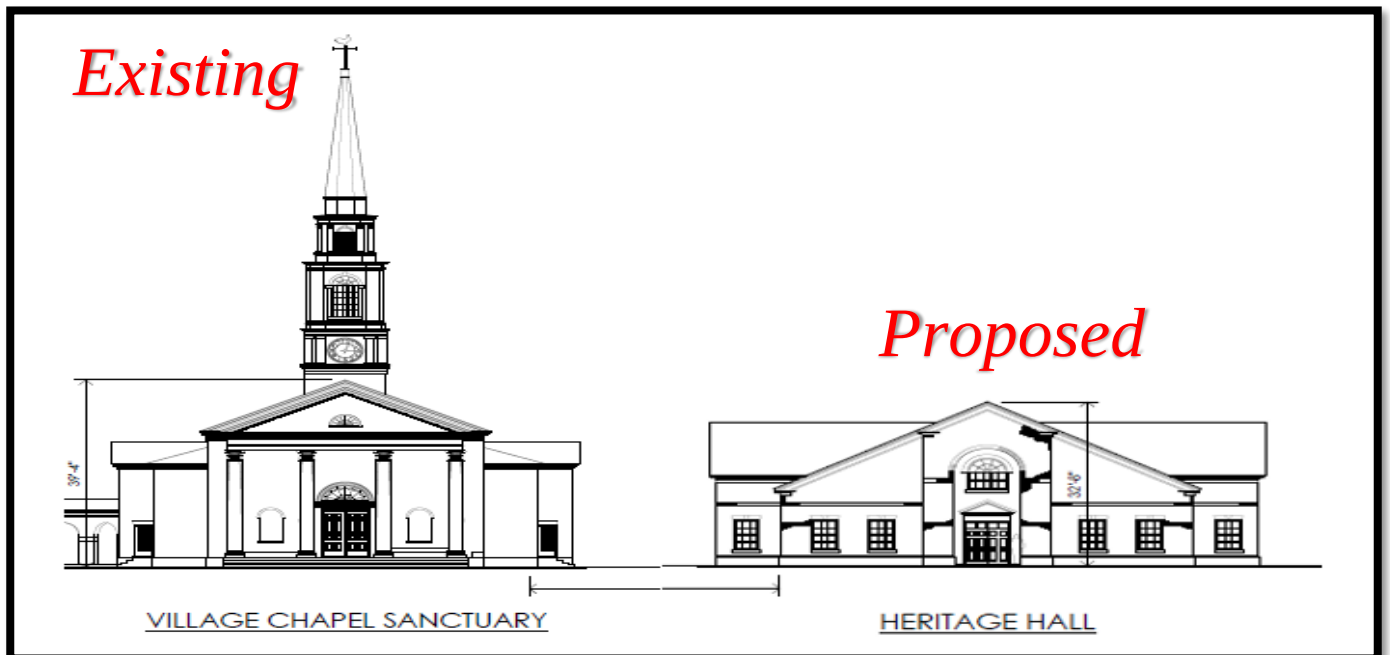
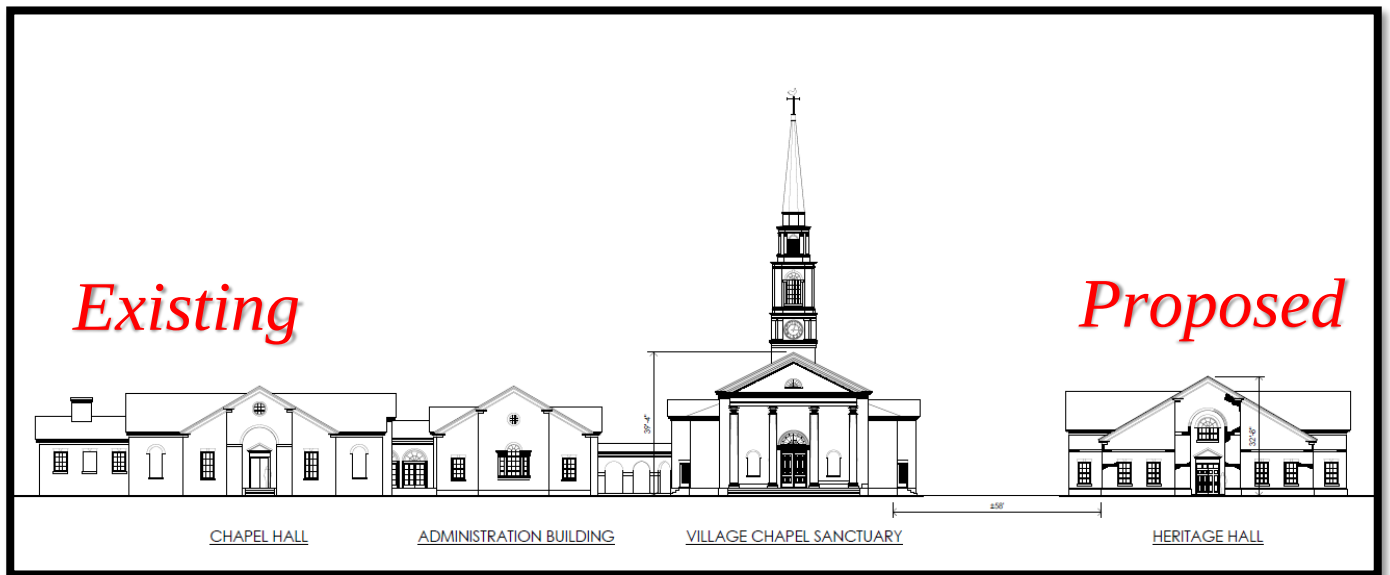
Applicable Guidelines Requirements:

For the purposes of this case and staff report the Village Chapel was reviewed based on the guidelines established for commercial structures. The Village Chapel while not a commercial structure is considered to be a non-residential structure and should be reviewed using non-residential standards.

GENERAL GUIDELINES FOR NEW CONSTRUCTION

1. Section VI.B.1 - New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.

The proposed Heritage Hall will match the existing colonial revival style of the existing architecture of Village Chapel complexes. The graphic below illustrates the proposed Heritage Hall against the existing architecture of the existing buildings. The architect has incorporated many of the existing architecture details on site within the design for Heritage Hall and a design that maintains the congruous look while also providing for originality.



2. Section VI.B.3 - Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.

The proposed windows are either an exact match of existing windows to existing windows on site or have clear elements of influence. The proposed windows are compatible and congruous with the existing architecture.

3. Section VI.B.4 - Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.

Based on the application materials the proposed windows will not be tinted or painted.

Applicable Recommendations from the Historic District Guidelines:

GENERAL

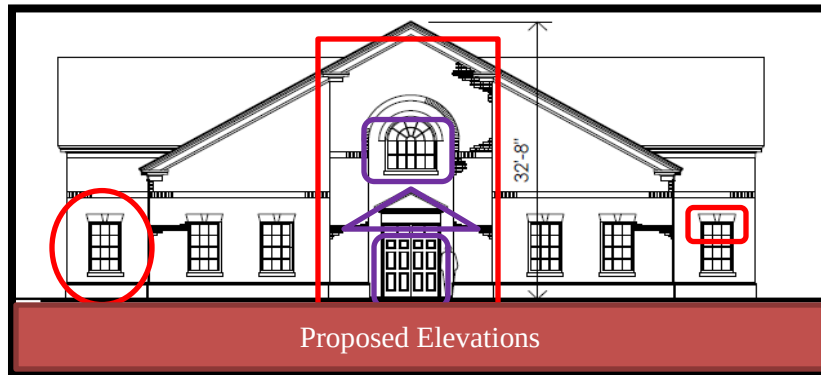
1. Section VI.B.2 - New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.

The proposed Heritage Hall does reflect the character of the existing structures on the Village Chapel campus. The proposed addition of this new structure should not detract from the existing character and should be congruous with the special character of the Village of Pinehurst and the Village Chapel.

Scale: the proposed Heritage Hall is to be a 1-1/2 story building with a footprint of 7,317 square feet. Village Chapel is 6800 square feet, the administration building is 3,844 square feet (built 1961), and Chapel Hall is 7,588 square feet (built 1991).

Fenestration (the arrangement of openings on a building): looking at the graphics below, the proposed Heritage Hall emulates many of the same architectural characteristics of the existing structures. The design for Heritage Hall has incorporated the arched entry way from Chapel Hall and 6 over 6 glass pane windows. The brick trim detail around the windows is seen on both Chapel Hall and the Admin building. The arched window style from the admin building is similar to the arched window above the entry of Heritage Hall. Lastly, the proposed front door of Heritage Hall has incorporated the design style of the front door from Village Chapel.





Massing and Material: The proposed Heritage Hall is keeping in the same mass of the other buildings on the Village Chapel campus. The architect was thoughtful to give this building a unique design, but also made sure it blended in with the existing campus. Ensuring the compatibility of this structure's architecture to the rest of the structures is important because it will keep Village Chapel as the focal point and maintain historic significance of the site. The proposed Heritage Hall is to be just under 33 feet in height and the main roof line of Village Chapel is just under 40 feet (not including the spire). By designing the roofline of the new structure to be below the roofline of the Village Chapel, the architect has ensured the front façade mass of this new building doesn't overwhelm. The applicant has indicated the intent to use building material that will match existing material on site as much as possible.

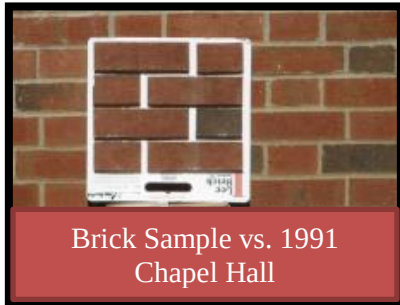
2. Section VI.B.3 - Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.

The proposed windows match existing windows on the administration and Chapel Hall buildings or have clear elements of influence from existing windows on site. The proposed windows are compatible and congruous with the existing architecture.



3. Section VI.B.5 - Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material

The proposed building material for the façade is brick to match existing.



Brick Sample vs. 1991
Chapel Hall



Brick Sample vs. 1961
Admin Building



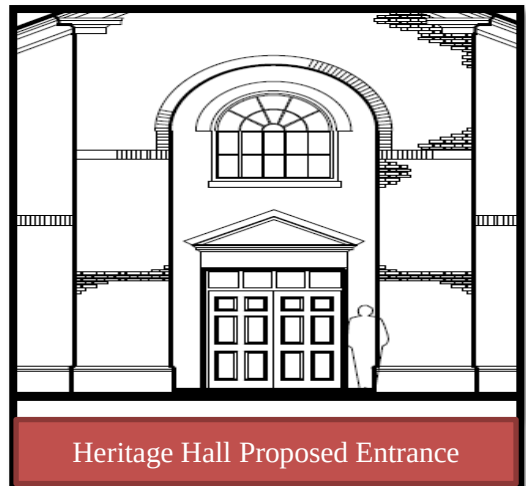
Brick Sample vs. 1924
Village Chapel

4. Section VI.B.6 - Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.

As previously stated, the proposed entrance to the Heritage Hall is reflective of the existing entrance to the Chapel Hall Building and is congruous with the character of the Pinehurst Historic District.



Chapel Hall Entrance



Heritage Hall Proposed Entrance

5. Section VI.B.7 - Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.

The proposed roof line mirrors the existing rooflines on all other buildings on site. The only difference in the proposed roofline is that it may be slightly taller than the other buildings, but is smaller in scale than Village Chapel.



6. Section VI.B.8 - New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

According to the application the only architectural detail to be painted is the Roof Exhaust Vents. The proposed color is gray, which would be congruous with the Village of Pinehurst Color Palette.

EXTERIOR	MATERIAL	COLOR
Front Elevation	Brick, flemish bond	matching
Rear Elevation	Brick, flemish bond	matching
Right Elevation	Brick, flemish bond	matching
Left Elevation	Brick, flemish bond	matching
Trim	Painted Exterior Trim	matching
Windows	Clad Wood	matching
Chimney	N/A	N/A
Foundation	Brick water-table course	matching
Front Door	Wood / Clad Wood	matching
Shutters	N/A	N/A
Garage Door	N/A	N/A
Roof	Slate	matching
Roof Exhaust Vents	Minimal VTRs as req'd	Painted gray to match shingles
Front Porch	Concrete slab w/ brick edging	matching
Deck	N/A	N/A
Patio	N/A	N/A
Sidewalk	Brick pavers in matching pattern	matching
Sky Lights	N/A	N/A
Driveway	Asphalt paving	asphalt
House Number	N/A	N/A

EXHIBIT A

Record Id: [COA-2020-00053](#)
File Date: 5/6/2020
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work: New Construction Christian Education Building
Application Name: Heritage Hall at The Village Chapel
Address: 10 AZALEA Rd, PH 28374
Owner Name: VILLAGE CHAPEL INC
Owner Address: 10 AZALEA RD PINEHURST PINEHURST
Parcel No: 00029674

Contact Info:

Name:
Organization Name: Bogle Firm Architecture
Contact Type: Applicant
Contact Primary Address:

Licensed Professionals Info:

Primary: N
License Number:
License Type:
Name:
Business Name : Bogle Firm Architecture
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	New Construction. No modification to existing buildings.	Type of Work:	New
Existing Use:	Services	Proposed Use:	Services
Includes Demolition:	No	Includes Tree Removal:	Yes
Estimated Cost of Construction:	2500000	COA Number:	

PERMIT DATES

Application Expiration Date:
Permit Issued Date:
Permit Expiration Date:

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
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Rear Elevation

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

Right Elevation

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

Left Elevation

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

Trim

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

Windows

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

Chimney

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

Foundation

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

Front Door

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

Shutters

Existing Material	Proposed Material	Proposed Color
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EXHIBIT A

Garage Door

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

Roof

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

Roof Exhaust Vents

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

Front Porch

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

Deck

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

Patio

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

Sidewalk

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

Sky Lights

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

Driveway

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

House Number

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

Other

Existing Material	Proposed Material	Proposed Color
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**Certificate of Appropriateness Submittal
to the Historic Preservation Commission
of the Village of Pinehurst**



**The Village Chapel
Heritage Hall**
Proposed New Construction at
The Village Chapel, Pinehurst, NC

May 6, 2020

The Bogle Firm Architecture, PLLC
110 N. Main Street, Suite 200
Salisbury, NC 28144 • 704.638.2015

Index

- 1) Application for Local Historic District
- 2) Colors and Materials Form
- 3) Description of Project
- 4) Attachments:
 1. General Concept Plan
 2. Floor Plans
 3. Building Elevations
 4. Renderings
 5. Materials



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): _____

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: _____

Mailing Address (if different): _____

Phone #: _____ Mobile #: _____

Zoning District: _____ LRK #: _____ PIN #: _____

Applicant/Contractor Data

Name: _____

Contractor License #: _____

Phone #: _____

E-mail Address (optional): _____

Mailing Address: _____

Estimate Cost of Construction: \$ _____

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

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

Description of Project:



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		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature:  Date: _____

Project Background

The proposed “Heritage Hall” addition to the Village Chapel will provide much needed space for The Village Chapel congregation. Bogle Firm Architecture, of Salisbury, utilized the Village's Historic District Design Standards as a central guide and consulted with Village Planning Department staff throughout the design process to ensure compliance with the Pinehurst Development Ordinance Review Criteria for Certificates of Appropriateness. As proposed, the Heritage Hall addition is in congruity with the Village of Pinehurst Historic District and the existing Village Chapel campus.

The Village Chapel was constructed in 1924, approximately thirty years after the Village Green was laid out. New York architect, Hobart Upjohn, designed the original 6,800 square foot brick Colonial Revival structure. Over the years two additional buildings were added to the Chapel campus: the Administration Building built on the west side of the chapel in 1961; and the Chapel Hall, constructed in 1991. The 1961 and 1991 buildings contain 3,844 square feet and 7,558 square feet, respectively.

The design presented in the attached plans and documents preserves the status of the 1924 Village Chapel sanctuary as the focal point of the complex.

Heritage Hall will be a 1 ½ story building with a footprint of 7,317 square feet and an unfinished second floor of 3,238 square feet. The second floor will be used as storage space until a point in the future when additional classroom or meeting spaces may be needed.

Massing and Building Placement

Using a matching roof pitch to other secondary campus buildings, the Heritage Hall will measure 32 feet, 8 inches in height at the roof ridge. Its height is close to that of the 1961 and 1991 buildings (± 30 feet). The highest point of Heritage Hall will be roughly 7 feet lower than the ridgeline of the 1924 sanctuary, and considerably lower than its steeple. The multi-gabled roofline of the proposed Heritage Hall reflects similar elements found in the Administration and Chapel Hall buildings.

Site layout will preserve the sanctuary building as the primary focal point and will add symmetry to the overall campus. The front of the proposed Heritage Hall is set back 70 feet from the front steps of the sanctuary and aligns with the front facade of the existing Chapel Hall building on the west side of the campus. The western wing of the proposed building is sited 42 feet away from the nearest existing wing of the sanctuary building. This provides a clear distance of roughly 58 feet from the main body of the sanctuary to the main body of the proposed building. No physical connections will be made to the existing sanctuary and no work is planned on any of the existing buildings. This also provides a clear distance of nearly 100 feet to from the closest point of the building to Village Green Road East.

The overall result is a bilaterally balanced plan with all of the additions (1961, 1991 and proposed 2020) in subservient positions to Upjohn's original design.

Architectural Detailing

The exterior brickwork and other architectural details proposed for the Heritage Hall will be similar to those used on the Administration Building and Chapel Hall in order to maintain the established architectural language of the entire site. Architectural details compliment, but do not replicate, the 1924 sanctuary, as the historic Chapel needs to stand out as the focal point of the complex. The exterior of the Heritage Hall will be Flemish bond pattern brick with jack arches over the door and window openings. Brick size, color, and mortar color will closely match the 1961 and 1991 buildings. Details such as the cast stone windowsills and eave trim will be replicated, although contemporary materials may be

used (painted fiber cement). A slate roof will be installed. New clad wood windows will match the construction and style of the Administration and Chapel Hall buildings. Proportions of window opening dimensions and grid configurations will be similar.

Site Configuration & Landscaping

The Village Chapel sits on a 4.5-acre parcel at the south end of the Village Green. The oval-shaped Village Green is characterized by an abundance of tall, evergreen Longleaf Pines and has long-served as the central open space to the Village of Pinehurst. Together, the lands of The Village Chapel, The Village Green, and the Given Memorial Library parcels comprise a contiguous area of 12 ¼ acres. When viewed from various vantage points, the Chapel campus is seen through a filter of pines, hollies, dogwoods and other plantings. Pinehurst's evergreen setting is a character defining feature of the village.

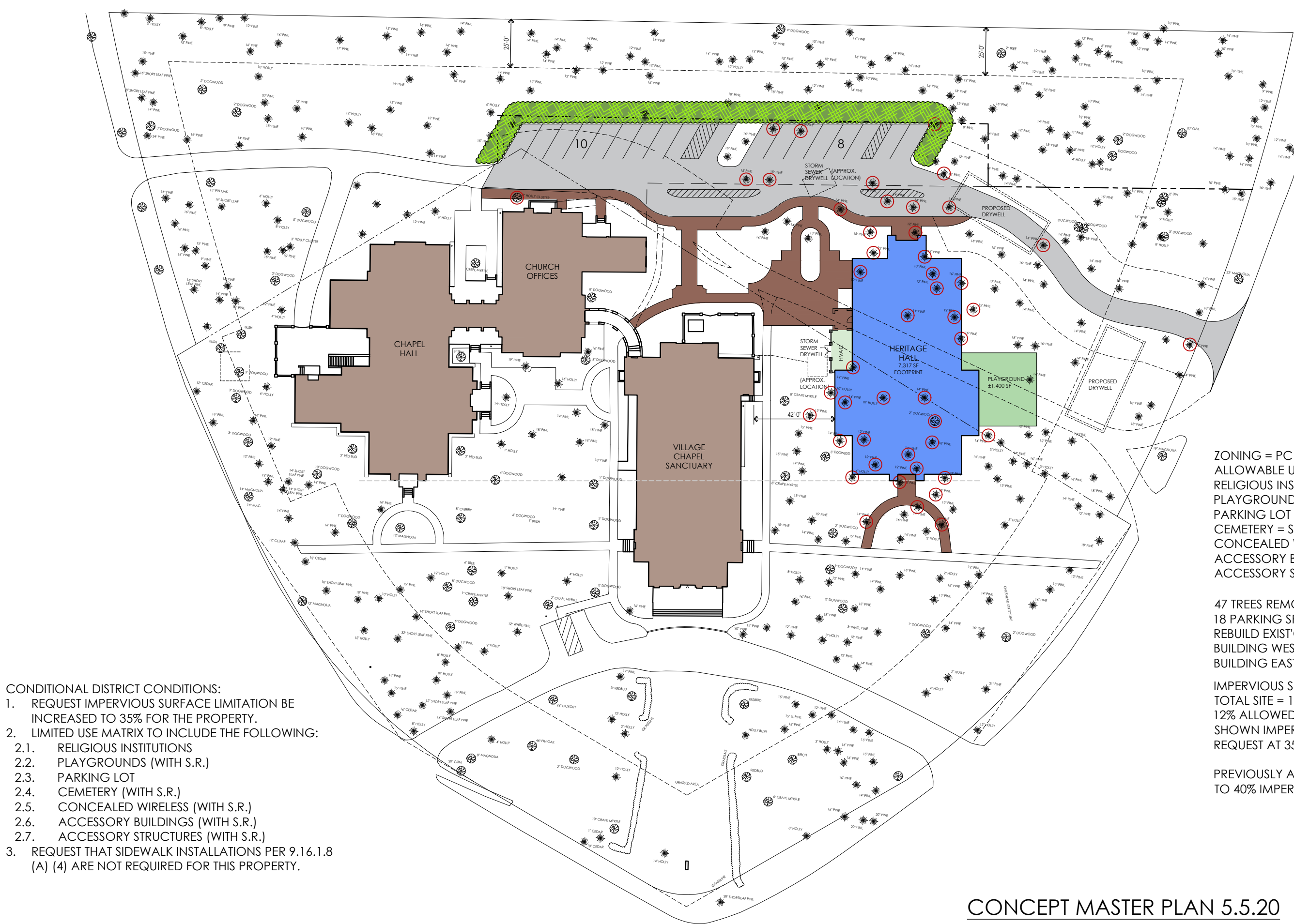
The 1-1/2 story proposed design for the Heritage Hall minimizes the addition's footprint to 7,317 square feet, and is designed to meet the church's immediate and future Christian education space needs. The building, hardscaping, underground drywells, and parking/driveways have been carefully designed to limit necessary tree removal. As proposed, 47 trees (40 pines) will be required to be removed. The total campus has roughly 430 trees across the 4.5 acres.

Landscaping will be designed to meet PDO buffering standards along the parking lot. Other landscaping design will be ornamental around the building foundations and within the rear courtyard areas. Historically appropriate flora selections will include Long Leaf Pines, Dogwoods, Redbuds, Camellias, Azaleas, and Holly Varieties that are of common use on the site and in the Old Town portion of the Village.

The proposed playground for small kids on the east side of the building will be enclosed with a wrought-iron picket style fence to meet PDO standards. Fencing will likely be aluminum construction and 4 feet tall to keep young kids from wandering off of the play yard.

The parking area will be slightly reconfigured to generate a net gain of five (5) parking spaces, for a total of eighteen (18) parking spaces without significantly altering the appearance of the property. The existing traffic pattern will remain as one-way flow with a driveway entrance from Village Green West. Traffic will continue to use the existing driveway located on the western side of the property and exit the property on the east. The proposed driveway exiting the site is designed with two bends to minimize the loss of pine trees and to create a visual break when looking into the campus from Village Green East.

EXHIBIT B



- CONDITIONAL DISTRICT CONDITIONS:
1. REQUEST IMPERVIOUS SURFACE LIMITATION BE INCREASED TO 35% FOR THE PROPERTY.
 2. LIMITED USE MATRIX TO INCLUDE THE FOLLOWING:
 - 2.1. RELIGIOUS INSTITUTIONS
 - 2.2. PLAYGROUNDS (WITH S.R.)
 - 2.3. PARKING LOT
 - 2.4. CEMETERY (WITH S.R.)
 - 2.5. CONCEALED WIRELESS (WITH S.R.)
 - 2.6. ACCESSORY BUILDINGS (WITH S.R.)
 - 2.7. ACCESSORY STRUCTURES (WITH S.R.)
 3. REQUEST THAT SIDEWALK INSTALLATIONS PER 9.16.1.8 (A) (4) ARE NOT REQUIRED FOR THIS PROPERTY.

ZONING = PC "PUBLIC CONSERVATION"
ALLOWABLE USES IN PC DISTRICT:
RELIGIOUS INSTITUTIONS = BY RIGHT
PLAYGROUND = SPECIAL REQUIREMENTS
PARKING LOT (PRIMARY USE) = BY RIGHT
CEMETERY = SPECIAL REQUIREMENTS
CONCEALED WIRELESS = SPECIAL REQ.
ACCESSORY BUILDING = SPECIAL REQ.
ACCESSORY STRUCTURES = SPECIAL REQ.

47 TREES REMOVED (40 PINES)
18 PARKING SPACES SHOWN
REBUILD EXIST'G DRYWELL TO ACCEPT NEW BUILDING WEST. ADD DRYWELL FOR NEW BUILDING EAST.

IMPERVIOUS SURFACES
TOTAL SITE = 196,702 SF INSIDE PROP. LINES
12% ALLOWED = 17,408 SF
SHOWN IMPERVIOUS = 57,684 SF (29.33%)
REQUEST AT 35% = POTENTIAL ADD 11,162 SF

PREVIOUSLY APPROVED MSU ALLOWED UP TO 40% IMPERVIOUS.

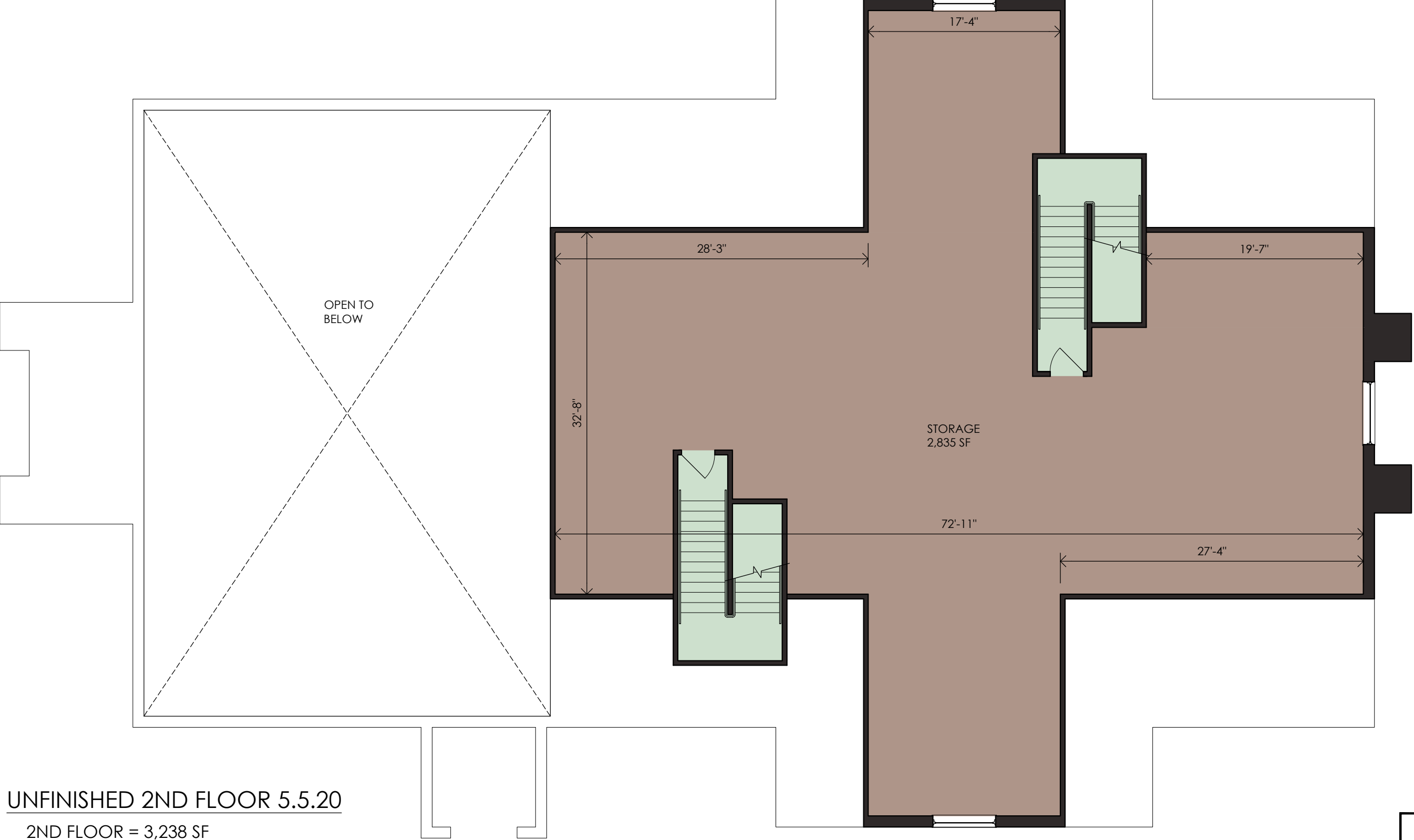
CONCEPT MASTER PLAN 5.5.20





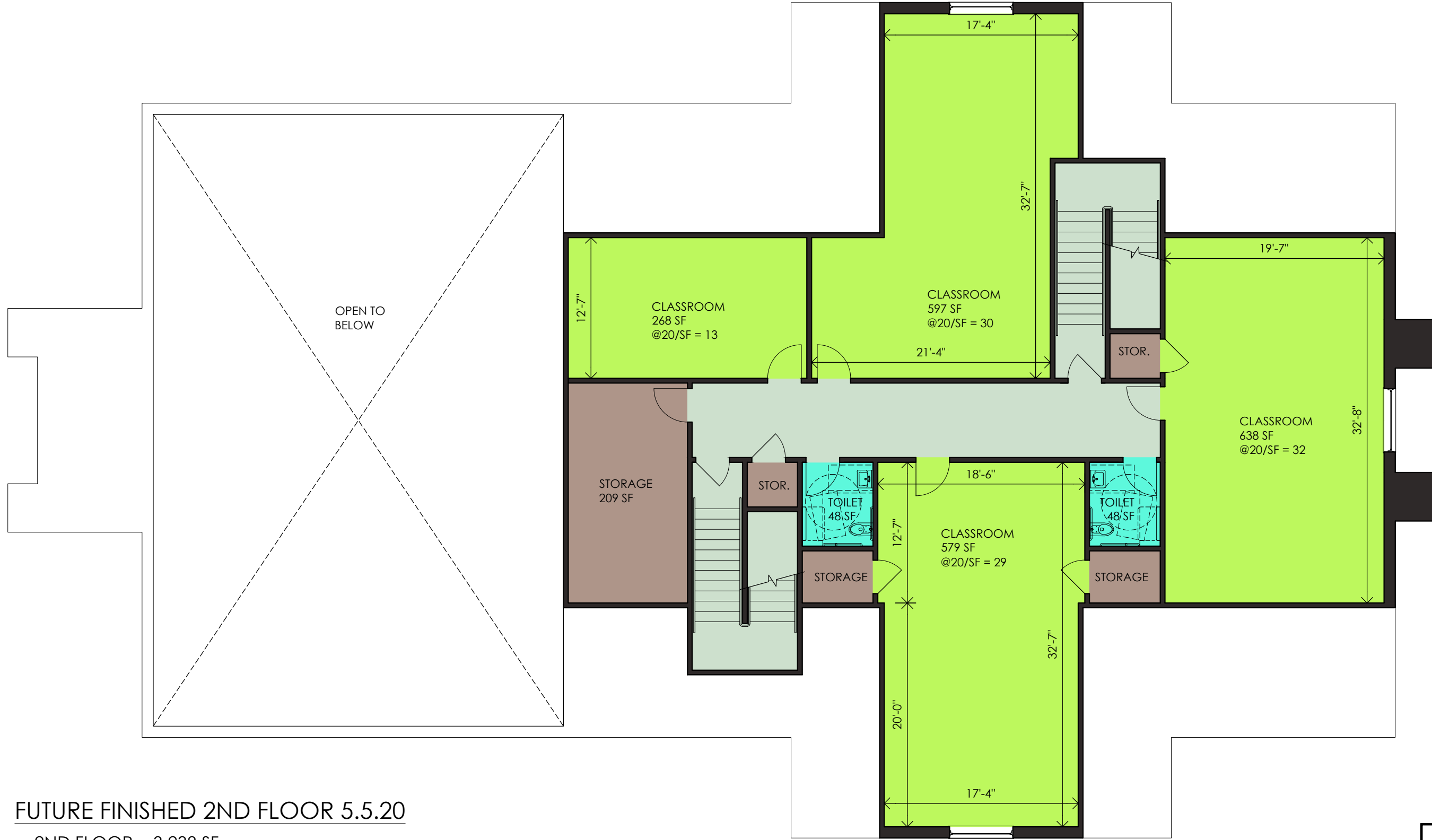
FIRST FLOOR PLAN 5.5.20

1ST FLOOR = 7,197 SF
FULLY SPRINKLERED
ASSEMBLY SPACE, NURSERY,
5 CLASSROOMS, TOILETS,
STORAGE.



UNFINISHED 2ND FLOOR 5.5.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
STORAGE



FUTURE FINISHED 2ND FLOOR 5.5.20

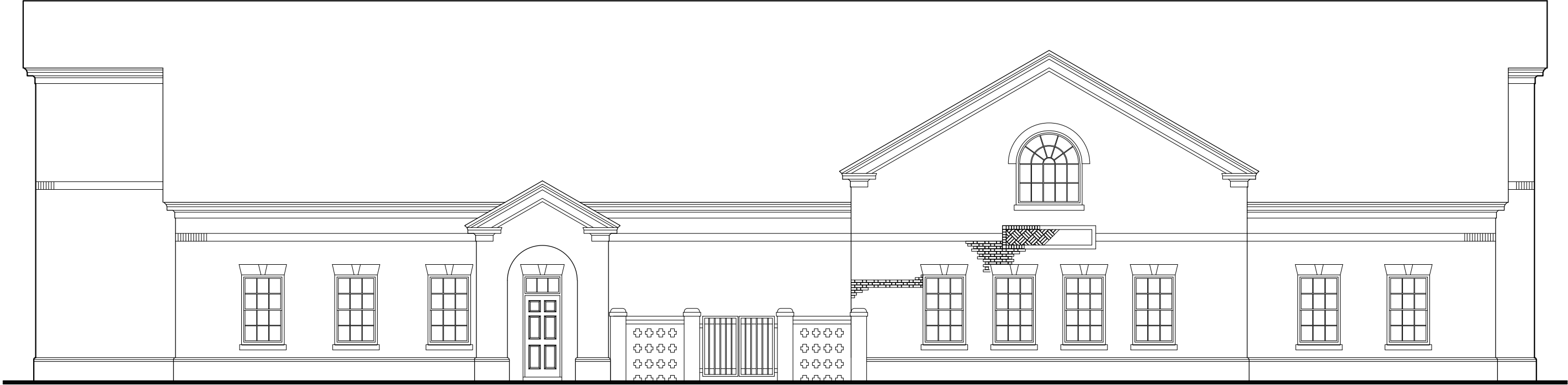
2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
4 CLASSROOMS, TOILETS,
STORAGE.



EAST ELEVATION 5.5.20



NORTH ELEVATION 5.5.20



WEST ELEVATION 5.5.20



SOUTH ELEVATION 5.5.20





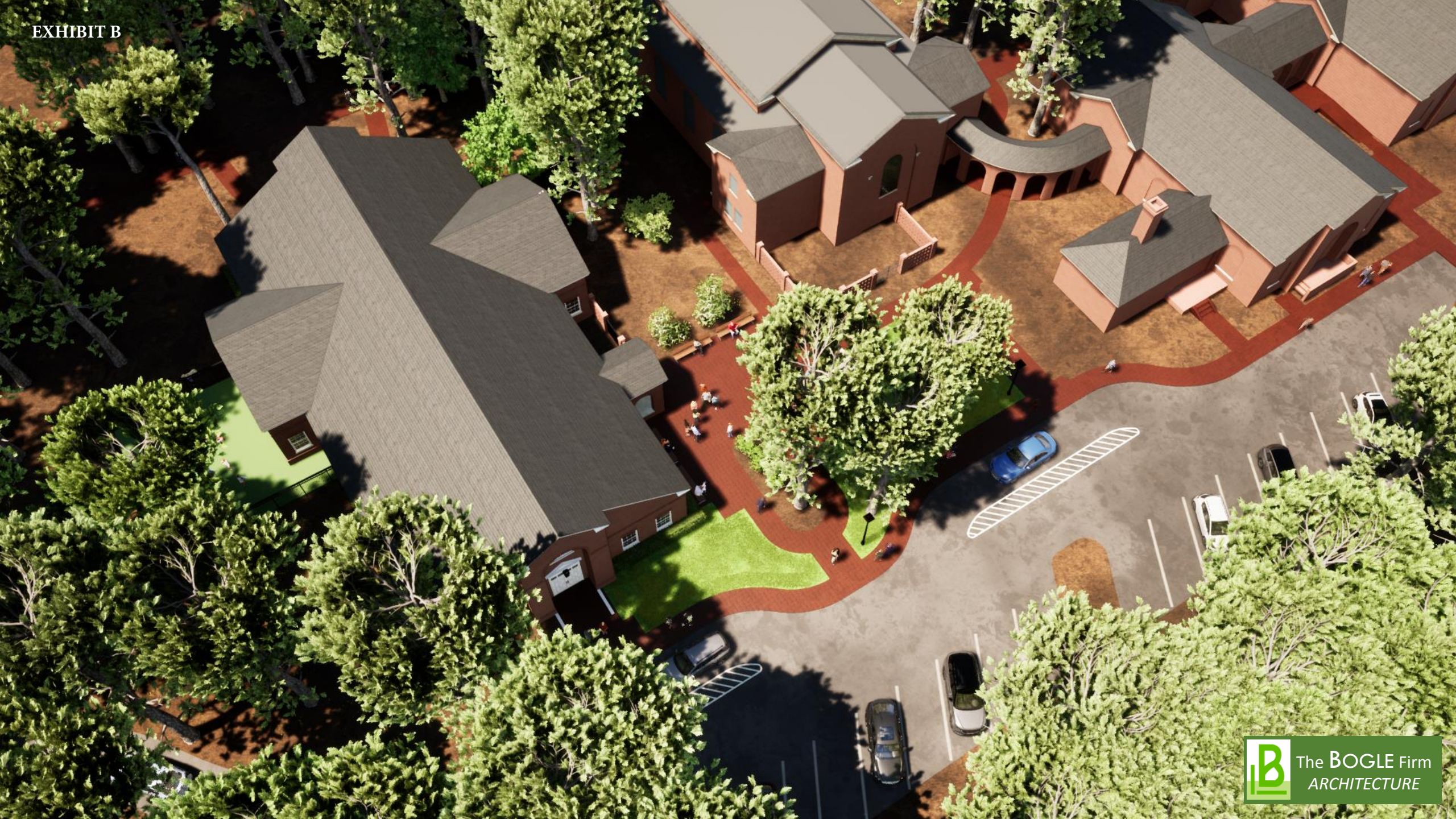


EXHIBIT B





EXHIBIT B







EXHIBIT B



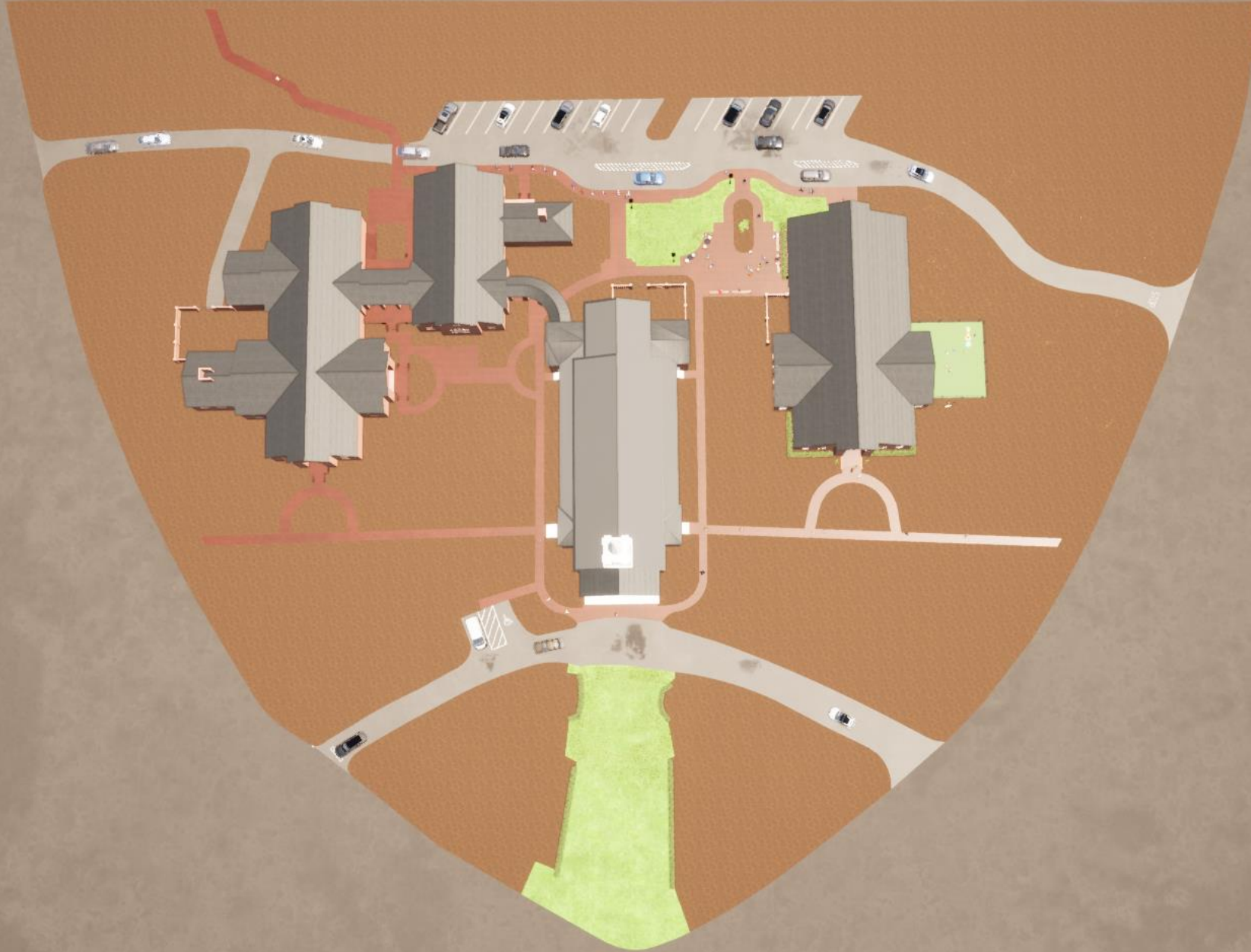








EXHIBIT B











Arched Gable Entry, Chapel Hall, 1991

Clad Wood Windows, 1991



Clad Wood Window Grid, 1991



Precast Window Sills, 1961 & 1991



EXHIBIT B



Potential brick selection against
1991 Chapel Hall Building



Potential brick selection against
1961 Administration Building



Potential brick selection against
1924 Village Chapel Sanctuary



Slate Roof, 1961
shown in picture.



6-Panel Double Door with
Pediment Trim, 1991



CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING
ELECTRONICALLY

Board: ☐ Planning and Zoning Board
☒ Historic Preservation Commission
☐ Board of Adjustment

Meeting Date: May 28, 2020

The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the application at:

**The Village Chapel
10 Azalea Road
Pinehurst, NC 28374**

Jack B. Wood, Chairman, Buildings and Grounds Committee
The Village Chapel

Name

Signature

May 11, 2020
Date

**The Village Chapel
10 Azalea Road
Pinehurst, NC 28374**

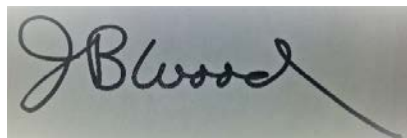
May 11, 2020

Peter Hughes
Senior Planner
Village of Pinehurst
395 Magnolia Rd
Pinehurst, NC 28374

Mr. Hughes,

This letter is certification that Mr. Pete Bogle and the firm, Bogle Architecture, has the permission of the Village Chapel to represent our interests and to speak on our behalf at the public meeting of the Historic Preservation Commission regarding our application for a Certificate of Appropriateness for our new building project.

Regards.

A handwritten signature in black ink, reading "JB Wood", with a long horizontal stroke extending to the right.

Jack B. Wood, P.E.
Chairman
Building and Grounds Committee
The Village Chapel
703 608-4093 c
910 255-6481 h
Jwood008@nc.rr.com



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00053 Village Chapel, 10 Azalea Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
Village Chapel, 10 Azalea Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for Village Chapel, 10 Azalea Road:

The following conditions apply to approval of the Certificate of Appropriateness for Village Chapel, 10 Azalea Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for Village Chapel, 10 Azalea Road based on the following:



COA-2020-00051

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District for modifications made to a previously approved Major COA at 600 Linden Road. The previous COA approval was for construction of a new single family home. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354455. The property owner and applicant is Riley Walker Homes.

FROM:

Peter Hughes

DATE OF MEMO:

5/21/2020

MEMO DETAILS:

This request is before the Commission because modifications were made to a previously approved COA that are considered Major Work items per the Historic Guidelines. During construction the following modifications were made: (1) a change in roofing material from approved shingles to metal, (2) addition of a chimney and relocation of a cupola modifying the proposed roofline and architectural detail, (3) the architectural design of the front door was changed and proposed transom windows on the rear elevation were not constructed.

All Major Work **must** be approved by the Commission. The Commission must determine if the modifications are congruous with the Pinehurst Historic District and compatible with the previously approved COA. 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.

ATTACHMENTS:

Description

- ☐ 600 Linden Road Staff Report
- ☐ 600 Linden Road Exhibits and Materials
- ☐ 600 Linden Road Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: May 20, 2020
Subject: Major COA Request for 600 Linden Road (COA-2020-00051)

Applicant:	Braden Riley
Owners:	Riley and Walker Homes
Professional:	Riley and Walker Homes
Property Location:	600 Linden Road
Zoning:	R-30 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855210354455

Request and Background:

Braden Riley of Riley and Walker Homes is requesting a Certificate of Appropriateness for changes to a previously approved Major COA within the Pinehurst Historic District at 600 Linden Road. Multiple modifications were made and the commission must review each modification to ensure they are congruous. The modifications include: a change in style to the front door, the addition of a chimney, the relocation of a cupola, a change in roofing material, and removal of a proposed transom window. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354455. The owner and applicant for the property is Braden Riley of Riley and Walker Homes.

600 Linden Road has received two previous Major COAs. In 2018, 600 Linden Road was approved for the demolition of a primary structure and the construction of a new single family residence. 600 Linden has also received three additional minor COAs for addition of a gravel driveway (2019), restoration of an accessory structure (2019), and minor corrections to a previously approved COA (2020).

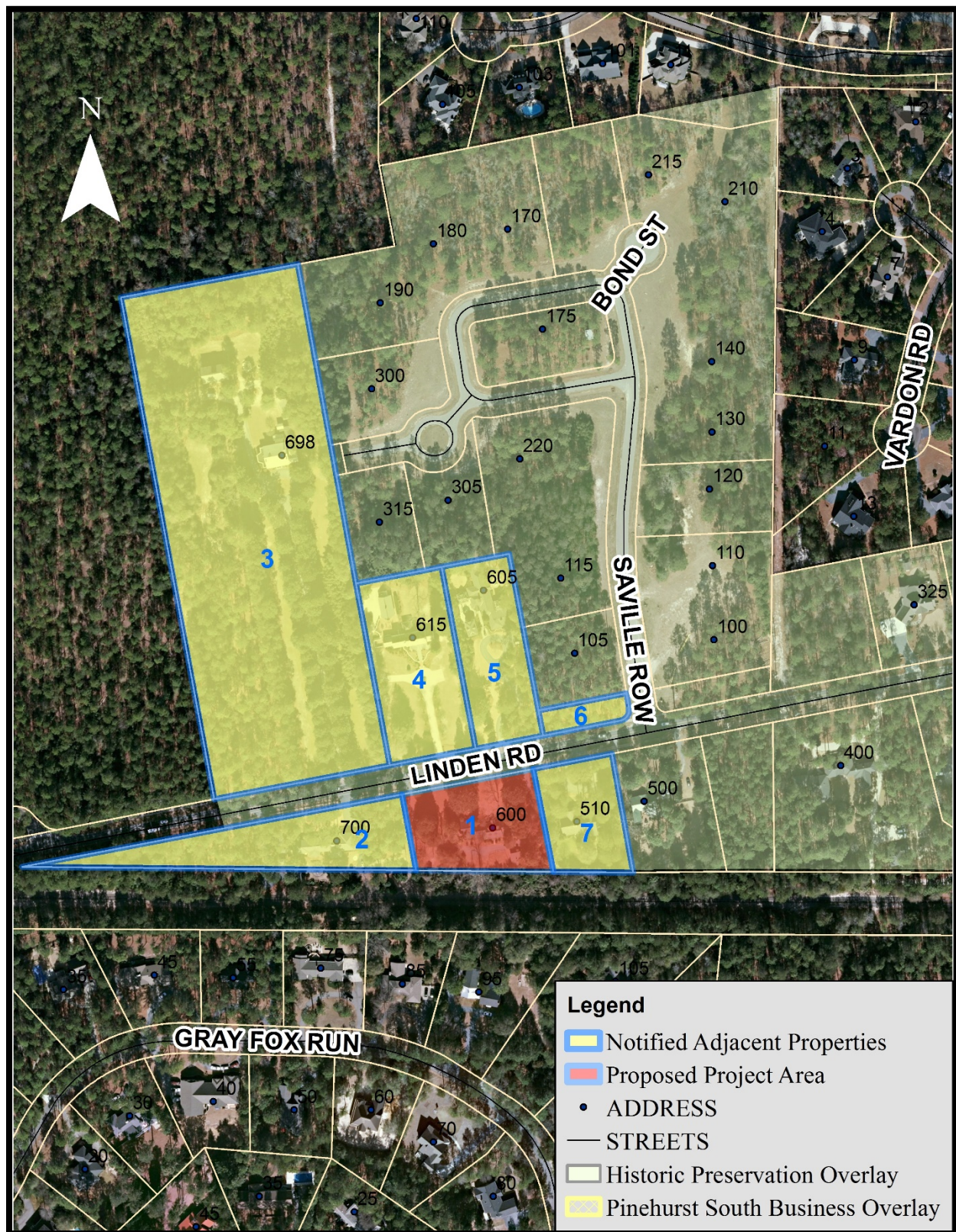
According to the National Historic Landmark Survey, the primary structure at 600 Linden Road was not a contributing structure and the new structure was completed in 2020. Most of the adjacent properties within the public hearing notification area are also listed as non-contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00051

#*	Address	Year Built	Contributing	Structure History
1	600 Linden	2020	No	Not listed in the National Historic Landmark Survey
2	700 Linden	1998	No	Not listed in the National Historic Landmark Survey
3	698 Linden	1901	No	Not listed in the National Historic Landmark Survey
4	615 Linden	1920	No	Not listed in the National Historic Landmark Survey
5	605 Linden	1972	No	Not listed in the National Historic Landmark Survey
6	Vacant Land	NA	No	Not listed in the National Historic Landmark Survey
7	510 Linden	1999	No	Not listed in the National Historic Landmark Survey

*The numbers refer to the location of each property on the following notification map

Notification Map for COA 2020-00051: 600 Linden Road

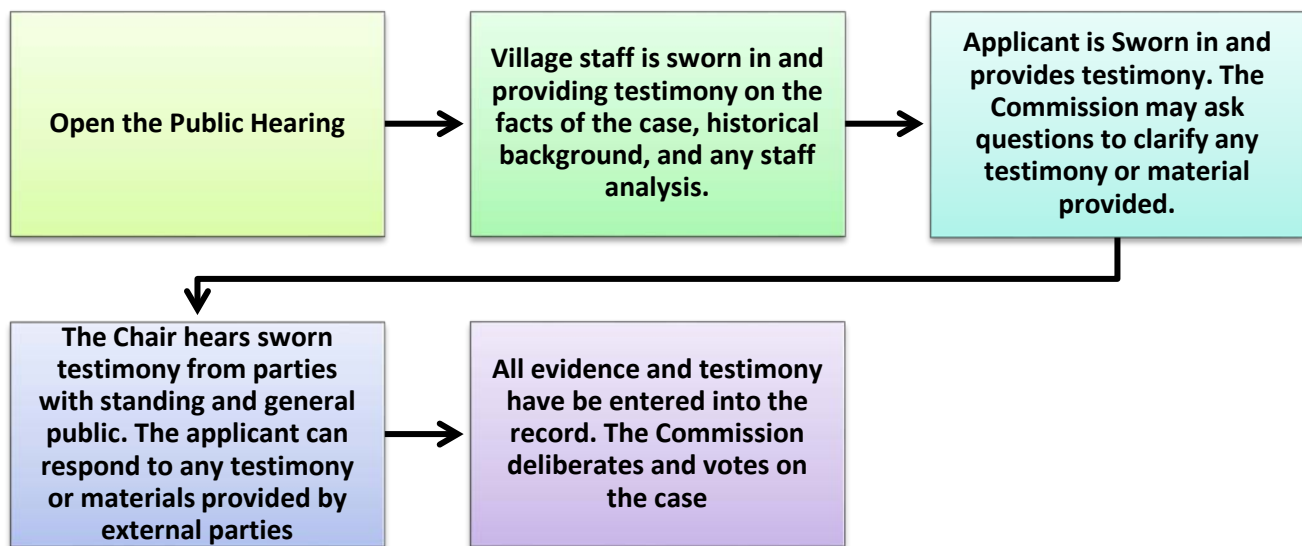


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

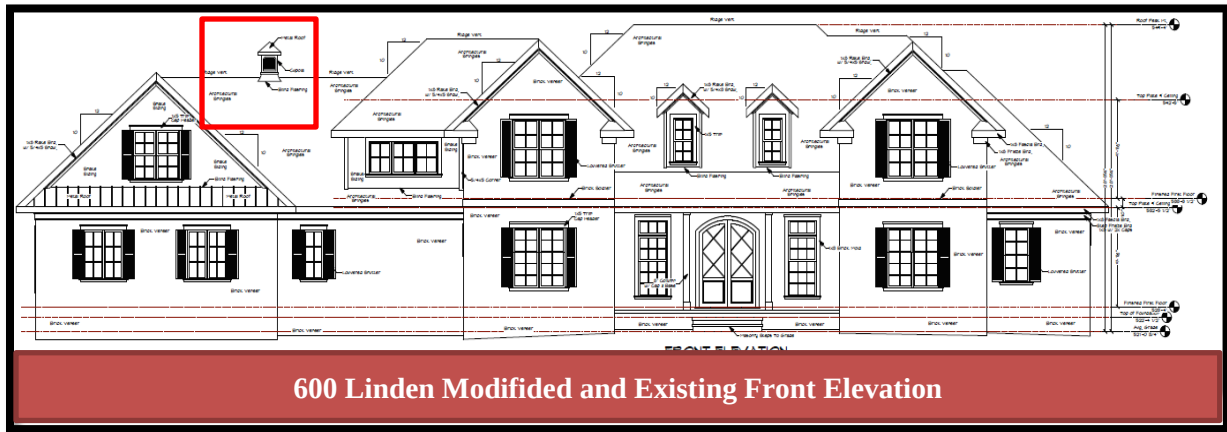
Any approval or denial of the request shall be by motion at the public hearing, accompanied by written findings of fact that the COA request meets or does not meet each of the standards set forth in Historic Guidelines.

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

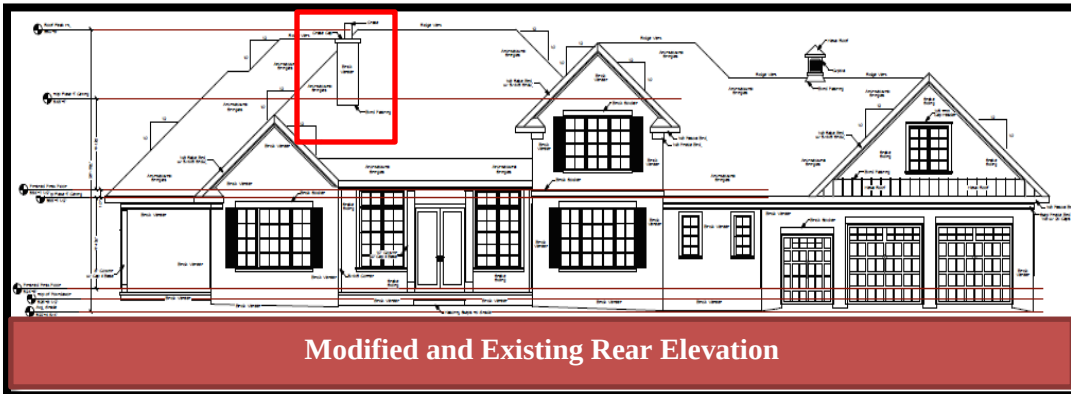
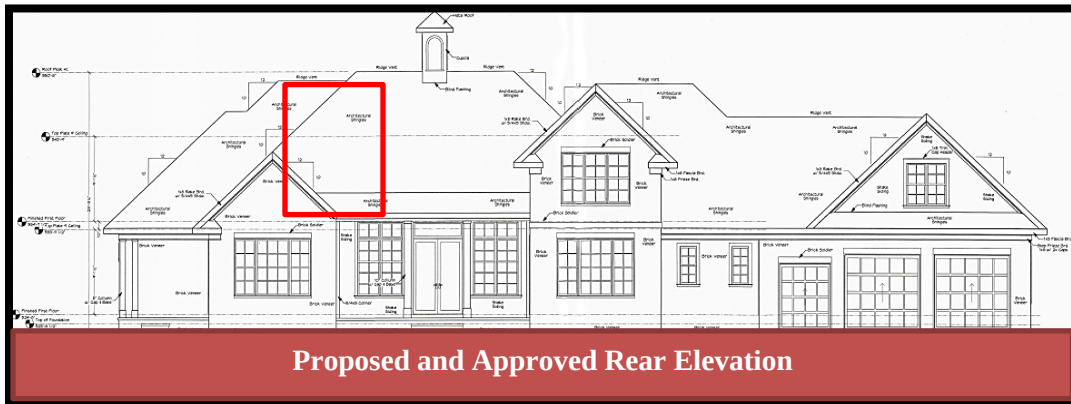
This request is before the Commission because modifications were made to a previously approved COA that would be considered Major Work. During construction the following modification were made: (1) a change in roofing material from approved shingles to metal, (2) addition of a chimney and relocation of a cupola modifying the proposed roofline and architectural detail, (3) the architectural design of the front door was changed and proposed transom windows on the rear elevation were not constructed.

During construction the proposed cupola was relocated from center of the structure to the left side of the structure, in between the center of the structure and the garage. It is a change from what was proposed however, it is still compliant with the guidelines and compatible with the architecture.





During construction a chimney was added to the rear of the structure. The addition of a chimney adds a distinct architectural detail and additional character to the home. By adding the chimney the applicant did, however modify the approved roofline. The chimney is not visible from the street and chimneys are common throughout the Historic District. While modifications to the roofline are not encouraged, this modification is compatible with the architecture of the structure and does not negatively impact the historic character.

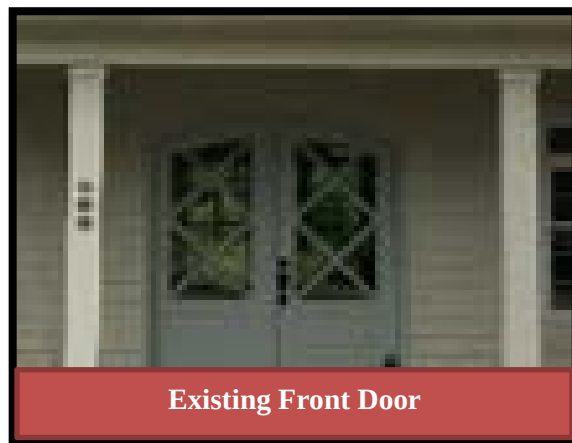
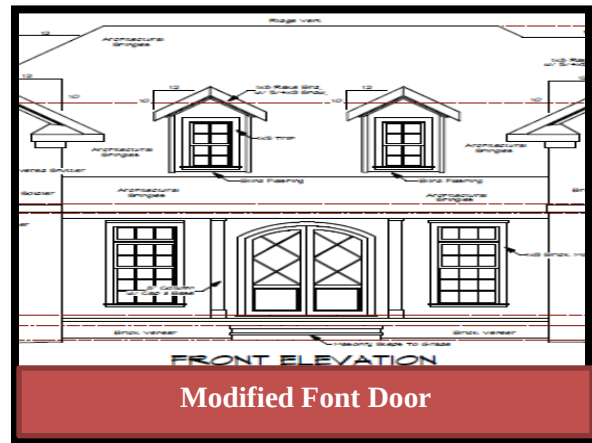
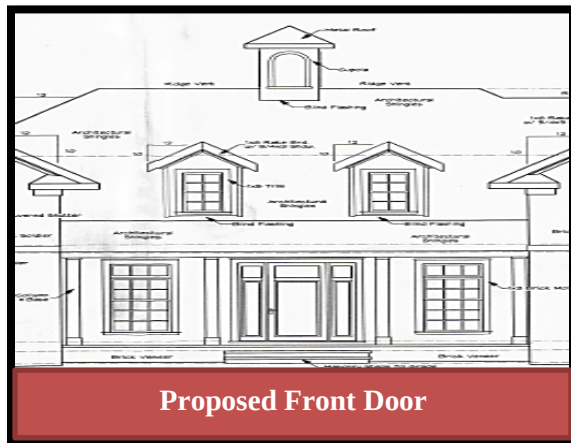


EXTERIOR WALLS AND TRIM

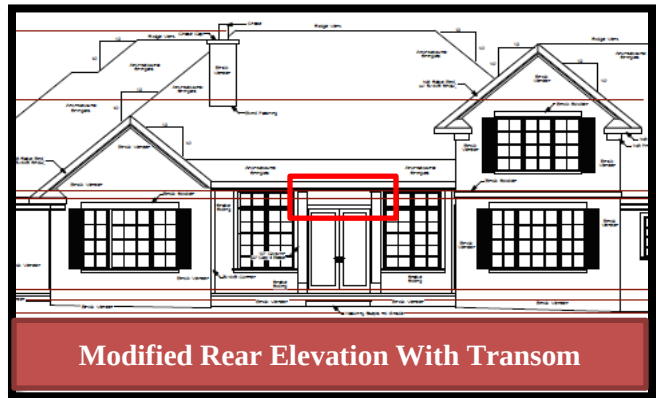
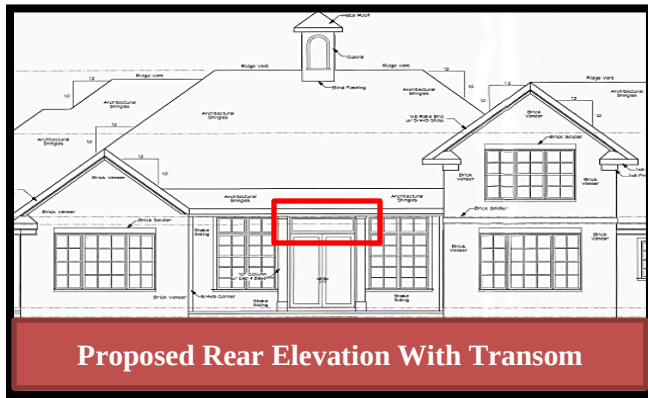
1. Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.

During construction the applicant altered the design of the front door and did not construct the proposed transom windows on the rear elevation.

The commission originally approved a traditional style, wood front door surrounded by transom windows (shown below). The constructed front door is a radius top country French door. The change is not significant, however it was a change that was not approved. The French style door makes the entrance more prominent and adds some diversity to the very linear and square front façade of the structure. This modification is compliant with the historic district guidelines and compatible with the colonial esque architecture.



On the rear of the home the approved plans showed the inclusion of a transom window above the French doors on the rear patio. The applicant ending up not construction the transom window and removing them from the design. This elimination of the transom window is a relatively minor modification. Transom windows are a minor architectural detail and the change occurred on the rear of the home causing no effect to the look of the front façade. This is new construction and the colonial architectural design is not lessen without the transom windows.



CHIMNEYS

1. New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and must be congruous with chimneys in the Pinehurst Historic District.

The chimney, which was added during the course of construction is compatible with the existing architecture of the building. The chimney is constructed using the same brick to match the rest of the home and the chimney has the copper flashing surrounding the base, matching the flashing of the rest of the home.

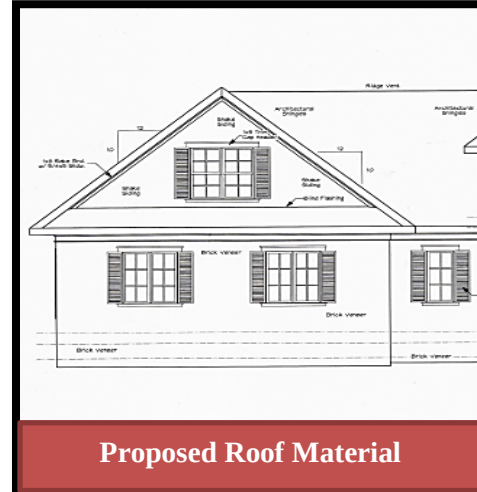
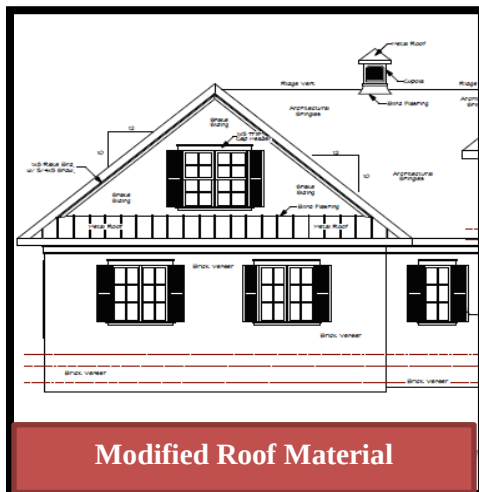


Applicable Recommendations from the Historic District Guidelines:

ROOFS

1. Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.

The roofing material of the overhang on the garage changed from asphalt shingle to metal. Metal roofs are common throughout the Historic District and featured on prominent structures, such as the Carolina Inn. The color of the metal roof at 600 Linden Road is copper. This modification is compliant with the historic district guidelines and congruous with the Historic District.





CHIMNEYS

1. Chimney stacks should not have stucco applied above the foundations as a means of stabilization.

The constructed chimney does not have stucco

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

The constructed chimney has a masonry finish of white brick to match the rest of the home's exterior.

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

The constructed chimney is not a wooden, boxed chimney



EXHIBIT A

Record Id: [COA-2020-00051](#)
File Date: 5/6/2020
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work: Roof Line Cupola location change, addition of chimney, accent roof material change
Application Name: 600 Linden
Address: 600 LINDEN Rd, PH 28374
Owner Name: RILEY AND WALKER HOMES, LLC
Owner Address: PO BOX 3248 PINEHURST PINEHURST NC 28374
Parcel No: 00016367

Contact Info:

Name: Braden Riley
Organization Name: Riley & Walker Homes, LLC
Contact Type: Applicant
Contact Primary Address: PO BOX 3248 PINEHURST NC 28374

Licensed Professionals Info:

Primary: N
License Number:
License Type:
Name:
Business Name : Riley & Walker Homes, LLC
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	The proposed location of the cupola was changed, a chimney was added to cover the vent of the gas fireplace, water table roof material changed to copper from asphalt shingles	Type of Work:	Alteration
Existing Use:	Vacant	Proposed Use:	Single Family Low Density
Includes Demolition:	No	Includes Tree Removal:	No
Estimated Cost of Construction:	10000.00	COA Number:	

PERMIT DATES

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
asphalt shingle	copper	copper

Rear Elevation

Existing Material	Proposed Material	Proposed Color
asphalt shingle	copper	copper

Right Elevation

Existing Material	Proposed Material	Proposed Color

Left Elevation

Existing Material	Proposed Material	Proposed Color

Trim

Existing Material	Proposed Material	Proposed Color

Windows

Existing Material	Proposed Material	Proposed Color

Chimney

Existing Material	Proposed Material	Proposed Color
N/A	Brick	White

Foundation

Existing Material	Proposed Material	Proposed Color

Front Door

Existing Material	Proposed Material	Proposed Color

Shutters

Existing Material	Proposed Material	Proposed Color

EXHIBIT A

Garage Door

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

Roof

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

Roof Exhaust Vents

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

Front Porch

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

Deck

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

Patio

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

Sidewalk

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

Sky Lights

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

Driveway

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

House Number

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

Other

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

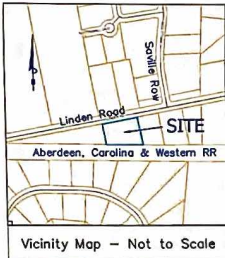


EXHIBIT B

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

Area by coordinate method.

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

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

Subject property is currently zoned R-30.

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

Reference: Book 4982 Page 148
Moore County Registry

PID# 00029363
Robert Forsyth
Book 4889 Page 493



I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book 4982 Page 49; that the boundaries not surveyed are indicated as drawn from information from references shown; that the ratio of precision is better than 1:7500; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 20th Day of April, 2020.

Emmett S. Raynor
Emmett S. Raynor, PLS L-2521

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

REVISIONS 08.25.18 Labeled railroad property.
Final survey locations added 04.20.2020.

Center of RR Tracks

Linden Road

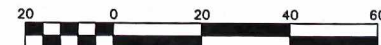
PID# 00016367
600 Linden Road
46,307 SF
1.06 Acres

N89°16'35"W 269.53'

Aberdeen, Carolina & Western Railroad



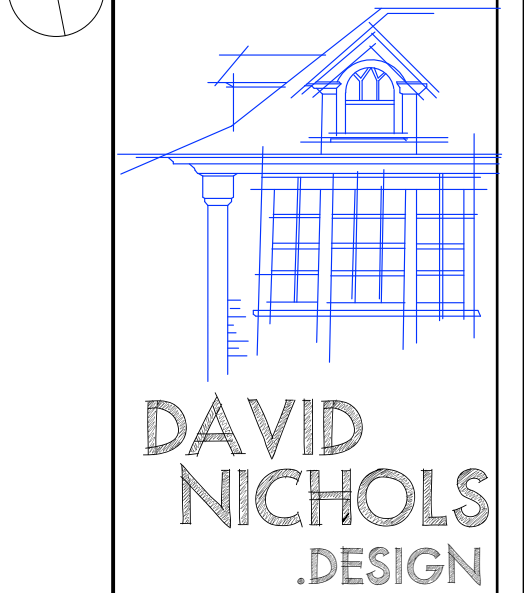
PID# 00029240
Wayne B. Lucas
Book 1479 Page 138



Scale 1" = 20'

Survey of
PID# 00016367
600 Linden Road
Mineral Springs Township, Moore County,
Pinehurst, North Carolina

The Property of
Riley and Walker Homes, LLC



E-Mail: David@nicholsdesign.com

David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction:
1) Builder or contractor must verify all dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.

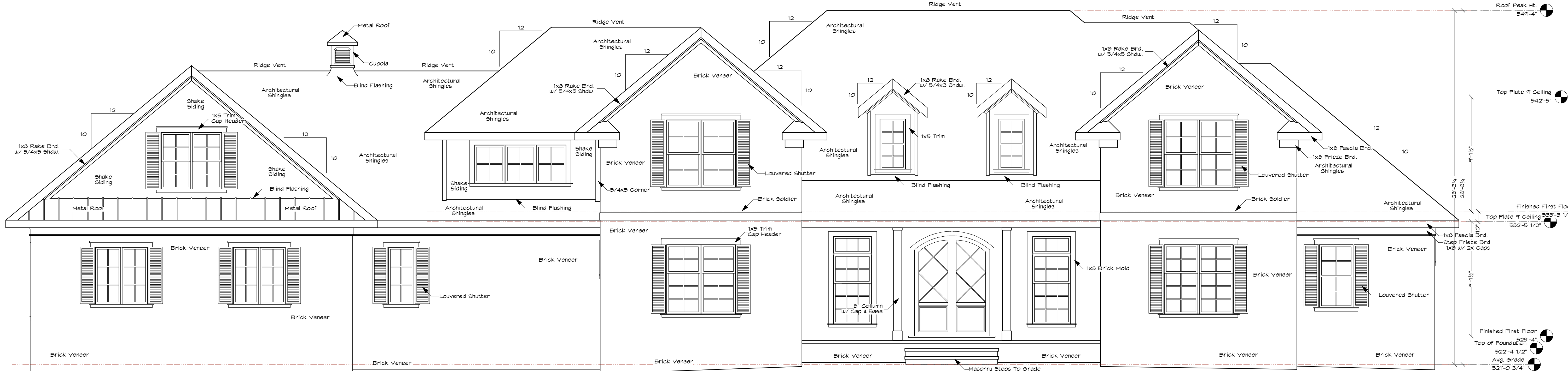
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

Drawings and Specifications as Instruments of Service are and shall remain the property of Anderson Nichols Design, whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the designer.

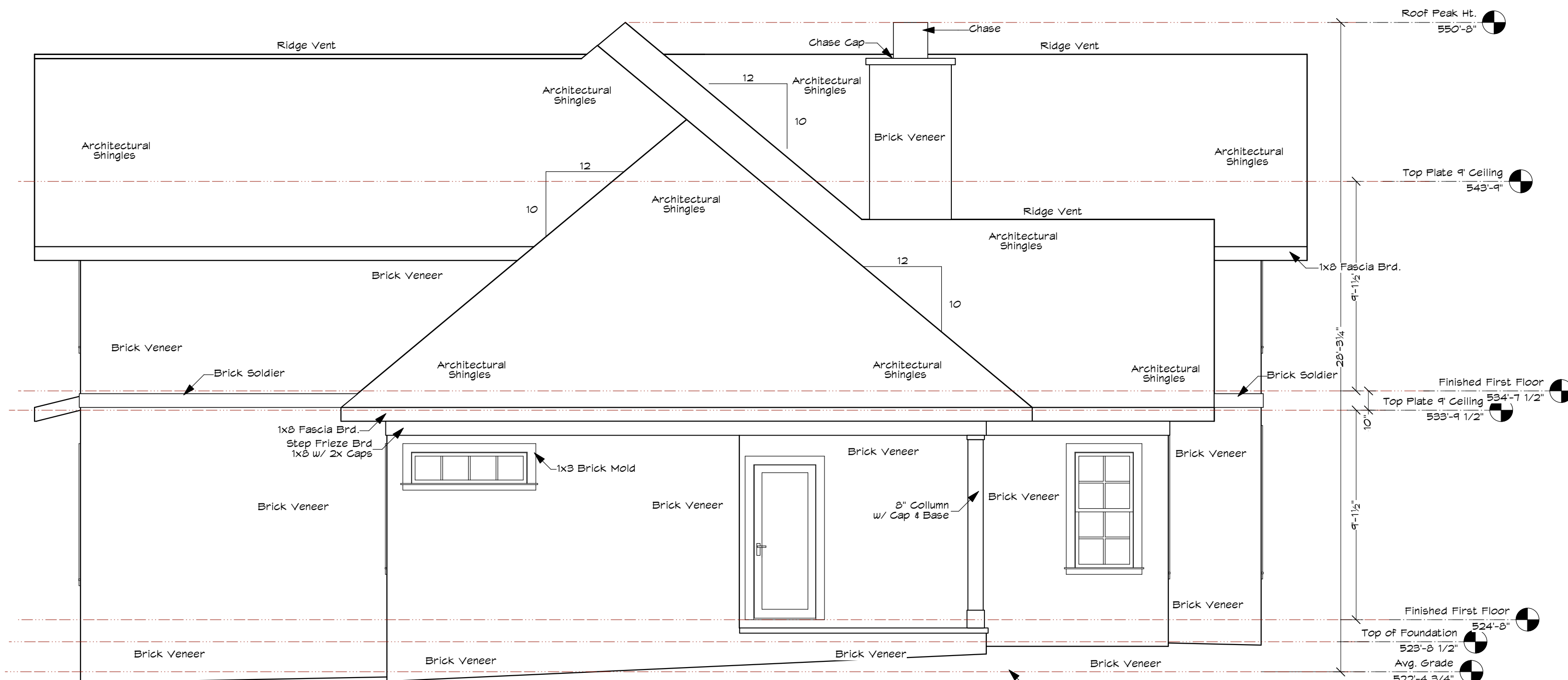
Date	Revision	Final
5/5/2020	Final	
Designed By	David Nichols	
Drawn By	D. Nichols	
Checked By	B. Riley	
Reviewed By	B. Riley	
Submitted By	Anderson Nichols Design	
Project Manager	Braden Riley	

David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901
Braden Riley
Riley Walker Homes

600 Linden Road
Mineral Springs Twp., Moor Co.
Pinehurst, North Carolina
FRONT ELEVATION
RIGHT ELEVATION
Scale: 1/4" = 1' - 0"
Sheet No. A-1.5
of 3



FRONT ELEVATION



RIGHT ELEVATION





David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

David Nichols	Revision	5/5/2020
D. Nichols	Project ID	Final
B. Riley	Linden Spec	
B. Riley	Drawing Code	VWDS 2018
Anderson Nichols Design	CAD File Name	Linden Spec.vwx
Branden Riley	Plot Date	05/05/2020

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

Braden Riley
Riley Walker Homes

600 Linden Road
Mineral Springs Twp., Moor Co.
Pinehurst, North Carolina

REAR ELEVATION
LEFT ELEVATION

Sheet Title

Scale $1/4" = 1' - 0"$

Sheet No. **A-1.6**

_____ of _____
B



EXHIBIT E





CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING
ELECTRONICALLY

Board: ☐ Planning and Zoning Board
☒ Historic Preservation Commission
☐ Board of Adjustment

Meeting Date: May, 28 2020

The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the Property at 600 Linden Rd.

Braden Riley
Name

Braden Riley
Signature

5/11/2020
Date



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00051 600 Linden Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
600Linden Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 600 Linden Road:

The following conditions apply to approval of the Certificate of Appropriateness for 600 Linden Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 600 Linden Road based on the following:



COA-2020-00058

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: the replacement of existing vinyl siding with hardie lap siding, the replacement of cedar shakes with hardie shingles, replacement of existing roofing shingles with architectural shingles, replace green shutters with black shutters and removal of a pergola at 25 Maple Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209075032. The property owners are Sam and Cathy Carlisle and the applicant is Michales Construction.

FROM:

Peter Hughes

DATE OF MEMO:

5/21/2020

MEMO DETAILS:

This request is before the HPC because per the Historic District Guidelines replacing siding with a different material than existing and removal of the pergola are considered Major Work Items. The applicant is proposing to use a hardie material that will match every detail of the existing material except composition. All Major Work must be approved by the HPC.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ 25 Maple Road Exhibits and Materials
- ☐ 25 Maple Road Findings of Fact



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: May 20, 2020
Subject: Major COA Request for 25 Maple Road (COA-2020-00058)

Applicant:	Mike Hess
Owners:	Charlie and Meg Shaw
Professional:	Michael's Construction
Property Location:	25 Maple Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856209075032

Request and Background:

Mike Hess of Michael's Construction is requesting a Certificate of Appropriateness on behalf of the property owners Charlie and Meg Shaw multiple exterior modification to a residence located within the Pinehurst Historic District at 25 Maple Road. The exterior modifications include the replacement of existing vinyl siding with hardie lap siding, the replacement of cedar shakes with hardie shingles, replacement of existing asphalt shingles with architectural shingles, replace green shutters with black shutters, and removal of a pergola. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209075032. The property owners are Charlie and Meg Shaw and the applicant is Michael's Construction.

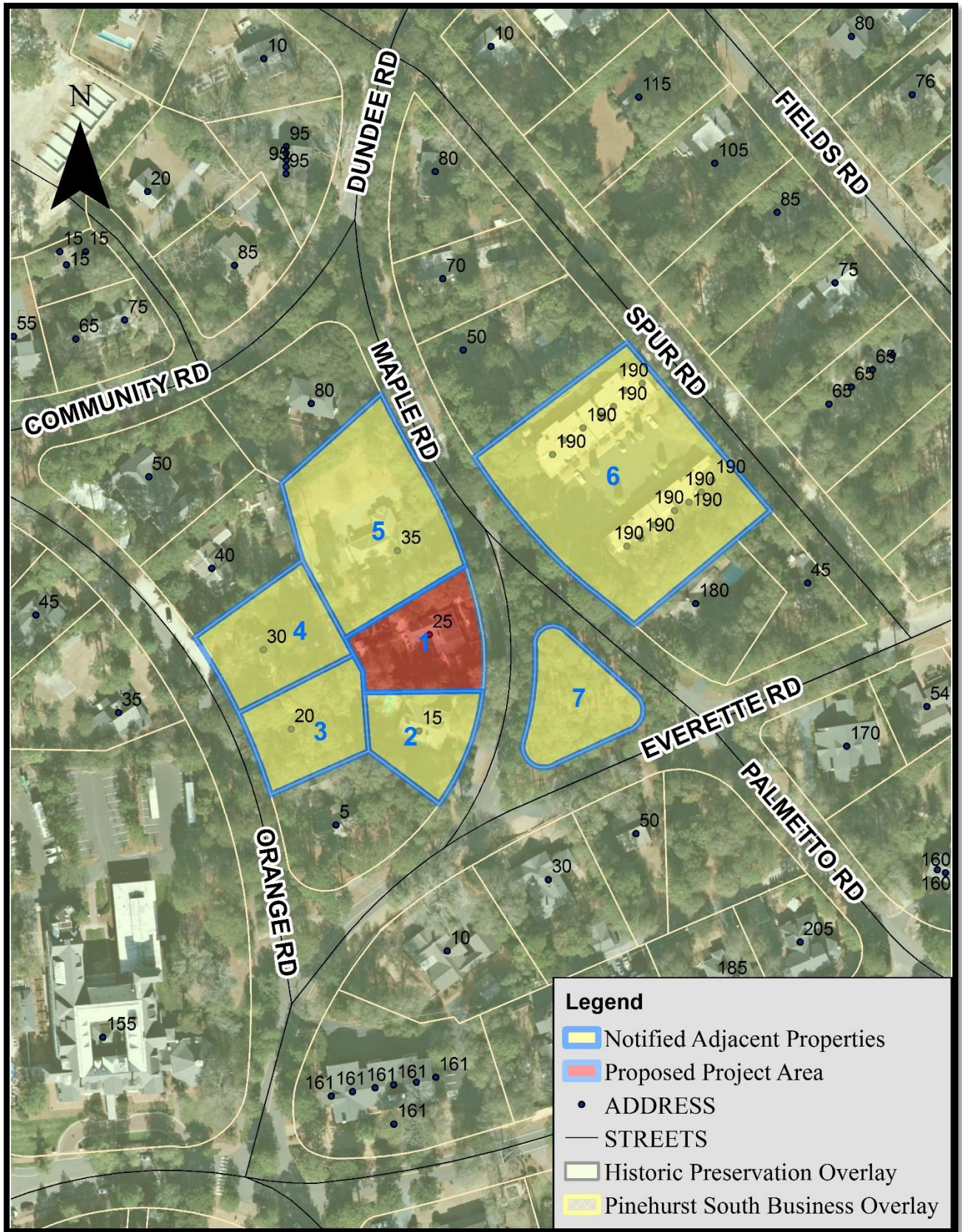
No previous applications have been submitted for this property.

According to the National Historic Landmark Survey, the primary structure at 25 Maple Road is a contributing structure. Most of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00058

#*	Address	Year Built	Contributing	Structure History
1	25 Maple	1915	Yes	Mr. F. W. VonCannon, cashier of the Bank of Pinehurst, built this house for year-round occupancy. The one-story German-sided cottage has a gable roof, a front shed dormer, a side sun room, and a remodeled entrance.
2	15 Maple	1897	No	The Tremont was built following the same plan as the Beacon (#130), the Dartmouth (#127), and the Marlborough (#238) and originally consisted of four rental suites. The Tremont is a one-and-a-half-story frame dwelling with a hipped roof, hipped dormers, interior chimneys, and front bay windows. The front porch has been lost.
3	20 Orange	1917	No	This one-story frame house has a form typical of the period, but is unusual in being sided with ceramic blocks. The gables are stuccoed, and there is a screened corner porch.
4	30 Orange	1920	No	This one-story house is stuccoed, has a gable roof, front ell, and classical front and side entrances.
5	35 Maple	1912	Yes	S. J. Stutts was the original owner of this small frame house named for its simple shape. It is a one-story, shingle-clad house with a hipped roof, shaped rafters, and a projecting center entrance bay.
6	190 Palmetto	1970s	No	Not listed in the National Historic Landmark Survey
7	Vacant Land	NA	NA	Not listed in the National Historic Landmark Survey
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA 2020-00058: 25 Maple Road

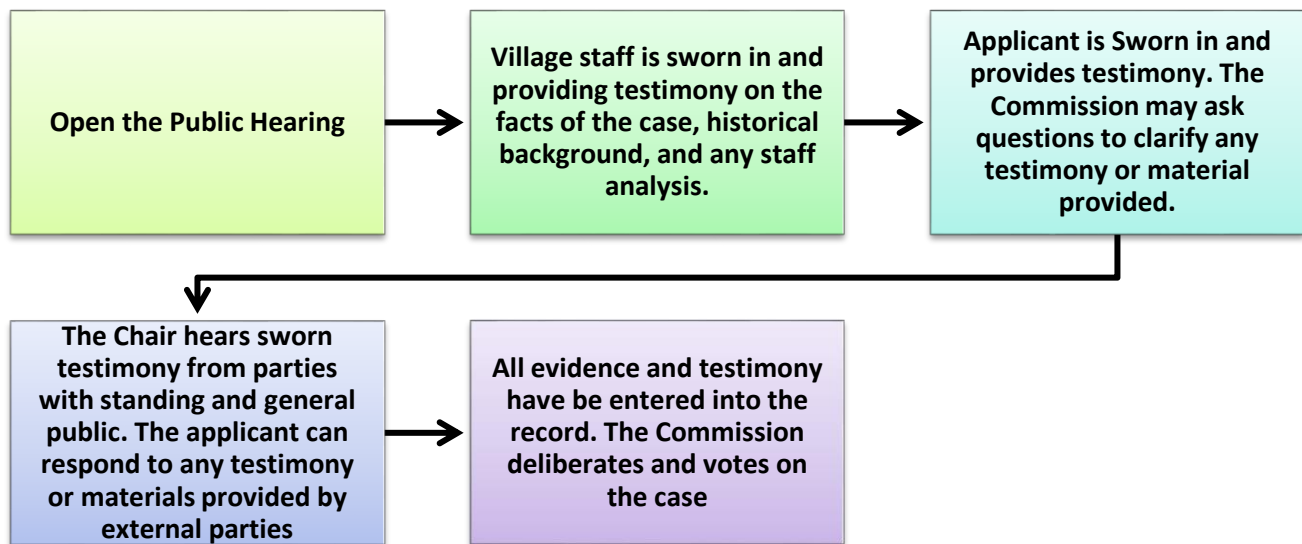


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines replacing siding with a different material than existing and removal of the pergola are considered Major Work Items. The applicant is proposing to use a hardie material that will match every detail of the existing material except composition. All Major Work **must** be approved by the Commission.

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:

WALLS AND TRIM

1. Section III.B.1 -- Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.

While siding is not specifically mentioned above, the intent is clear that any changes to an exterior wall need to be compatible with the structure and congruous with the district. The transition from vinyl to hardie board is welcomed as it is a more aesthetically pleasing building material. The proposed design of lap siding is an architecture detail that is used throughout the Historic District. This request, if approved, would allow for a more congruous structure.



2. Section III.B.5 – Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.

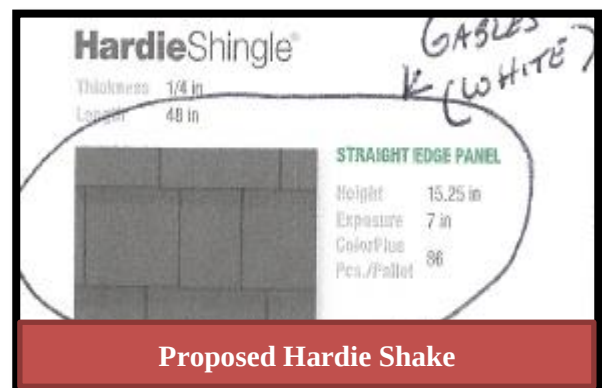
The applicant is not proposing to cover any wall material with coatings or materials, such as vinyl. The applicant is proposing to eliminate the vinyl siding and replace it with hardie board material.

BUILDING MATERIALS

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

While this request is not for new construction, the applicant is proposing to utilize hardie board lap siding (the applicant has submitted a material sample), which would be an improvement to the existing vinyl siding. Vinyl siding as listed above is not permitted and the transition away from vinyl would make this structure more congruous with the character of the Historic District and come more into conformity with the Guidelines.

The request is also to replace the existing cedar shakes with hardie shakes. The Guidelines recommend that when resurfacing a building to match the existing material as much as possible. In this case while matching would still be welcomed the replacement material of hardie is acceptable. The hardie shakes will match the existing material in every way except composition, maintaining the historic look of the home and with the added benefit of increase durability.



Hardie board is a special siding material that uses cement fibers to create a more durable and attractive product. Cement is combined with sand, water and cellulose wood fibers to create a material particularly suited to protect home exteriors. One big key to the longevity is that cement does not retain moisture, so this siding never rots, swells or warps.

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.

The applicant is not proposing new shutters. The applicant is proposing to repaint the existing shutters black which is congruous with the Village of Pinehurst Color Palette.



Existing Shutters 25 Maple

PAINT

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

The applicant's choice to utilize a muted and simple color scheme of gray, white, and black paints is congruous with the Guidelines (refer to the hardie board sample). No swatches were submitted however there are a wide variety of shade of each proposed color within the Pinehurst Color Palette.

	Existing Material	Proposed Material	Proposed Color
Front Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Rear Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Right Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Left Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Trim	ALUMINUM WRAP	HARDY CEMENT	WHITE
Windows	WOOD	WOOD	WHITE
Chimney	BRICK	BRICK	WHITE
Foundation	BRICK	BRICK	
Front Door	WOOD	WOOD	GRAY
Shutters	VINYL	WOOD	BLACK
Garage Door	N/A		
Roof	ASPHALT SHINGLES	ARCHITECTURAL SHINGLES	BLACK
Roof Exhaust Vents	POWERED FAN	RIDGE VENT	BLACK
Front Porch	N/A		
Deck	N/A		
Patio	N/A		
Sidewalk	N/A		
Sky Lights	N/A		
Driveway	GRAVEL		

Materials and Colors from 25 Maple Application

LANDSCAPE

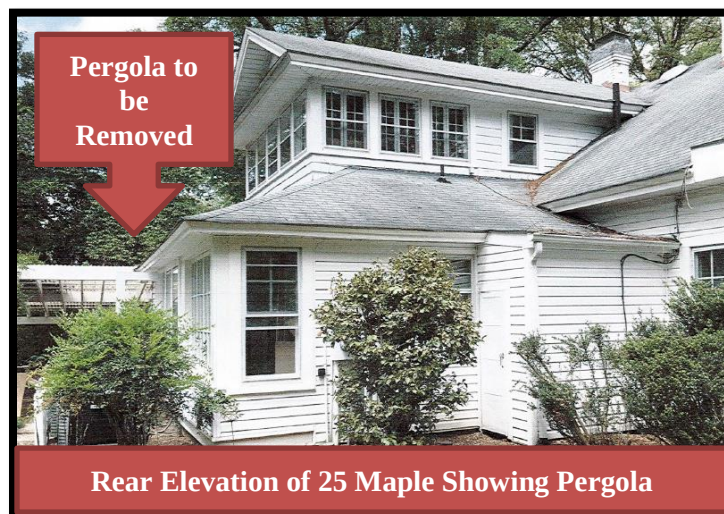
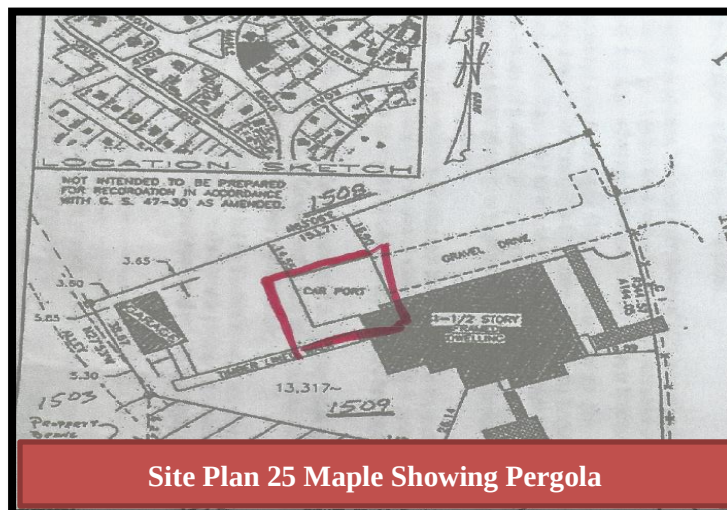
1. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, must be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

The applicant is proposing to remove a pergola located on the right elevation of the home. The removal of this pergola does not negatively impact the architectural character of the home. Pergolas are considered a site feature more associated with landscaping and as such has no direct connection with the cottage style architecture of the home.

DEMOLITION

The Guidelines do not have any specific requirements for the demolition or removal of site features. Removal of accessory structure, are included under Major Works requiring HPC review and removal of fencing is a Minor Work. A pergola should be considered as a minor change like the removal of fencing.

Under the demolition section of the Guidelines a record is required for primary structure demolition, but there is no mention of what is required for site features. The applicant has submitted pictures of the pergola and a site plan indicating the proposed removal. The applicant has effectively met the requirement of providing a record given the given the lack of historical character of the pergola in relation to the primary structure's cottage architecture.



Applicable Recommendations from the Historic District Guidelines:

EXTERIOR WALLS AND TRIM

1. Section III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

The applicant is proposing to resurface the existing building using hardie board material. The guideline's prefer that original material be match, but do not require it. Many homes utilize hardie as a material substitute and the commission has previously approved hardie as material, making the proposed material congruous with the historic district. Hardie is also a far more durable material and will help preserve the historic character of the structure.

ROOF

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

The applicant is proposing to resurface the roof using an architectural shingle verses matching the existing asphalt shingle. This proposed change in material is minor as the architectural shingle will have the same appearance as the existing asphalt shingle, but the added benefit of additional durability. Architectural shingles are characterized as dimensional or laminate and thicker than the standard asphalt shingle. Because of the thickness of architectural shingles have a longer lifespan requiring less maintenance than an asphalt shingle. The proposed modification is compliant with the Guidelines and compatible with the architecture of the structure.





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	25 MAPLE ROAD
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	1509

Owner Information			
Name	CHARLIE SHAW	Home Phone #	
Street Address	25 MAPLE ROAD	Mobile Phone #	503-883-1828
City, State, Zip Code	PINEHURST NC 28374	Business Phone #	
Email	VINCULTURE@GMAIL.COM		

Applicant			
Name	MICHAEL HESS	Other Phone #	
Email	mccinwike@gmail.com	Street Address	704 HOFFMAN RD
Mobile Phone #	910-315-4957	City, State, Zip Code	WEST END, NC 27376



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	57027
Name	MICHAEL'S CONSTRUCTION CO. INC
Street Address	204 HOFFMAN ROAD
City, State, Zip	WEST END, NC 27376
Phone #	910-315-4957
Email	mccimike@gmail.com

General Information

Description of Changes to the Structure	REMOVE VINYL SIDING OFF LOWER LEVEL AND REPLACE WITH HARDY SIDING (LAP). REMOVE CEDAR SHINGLES OFF DORMER SIDES AND REPLACE WITH HARDY SHINGLES. MOST OF THE CEDAR SHINGLES ARE STARTING TO ROT. REMOVE 3IN ONE TAP ROOFING SHINGLES AND REPLACE WITH ARCHITECTURAL SHINGLES. KEEPING SIDING AND ROOFING SAME COLORS. REPLACE GREEN SHUTTERS WITH BLACK ONES.		
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			

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Rear Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Right Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Left Elevation	VINYL SIDING	HARDY CEMENT	WHITE
Trim	ALUMINUM WRAP	HARDY CEMENT	WHITE
Windows	WOOD	WOOD	WHITE
Chimney	BRICK	BRICK	WHITE
Foundation	BRICK	BRICK	
Front Door	WOOD	WOOD	GRAY
Shutters	VINYL	WOOD	BLACK
Garage Door	N/A		
Roof	ASPHALT SHINGLES	ARCHITECTURAL SHINGLES	BLACK
Roof Exhaust Vents	POWERED FAN	RIDGE VENT	BLACK
Front Porch	N/A		
Deck	N/A		
Patio	N/A		
Sidewalk	N/A		
Sky Lights	N/A		
Driveway	GRAVEL		
House Number	25		
Other:			

Required Documents

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

Certification

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

Applicant Signature: Michael Leno Date: 5/4/20

EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B



EXHIBIT B

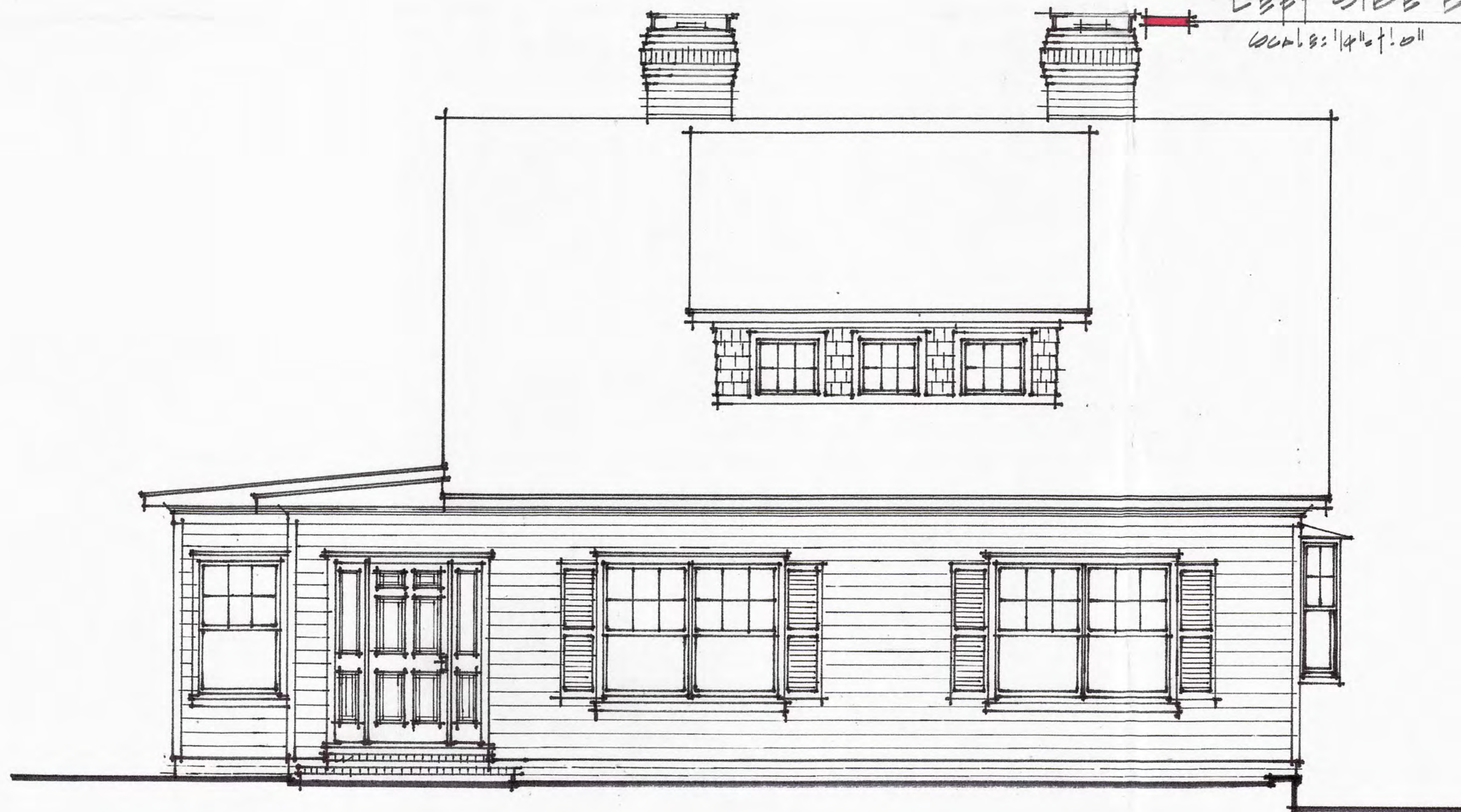


EXHIBIT B





Left Side Elevation
Scale: 1/4" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

STEP ONE DESIGN
1805 LINCOLN ROAD
APPROPRIATE, N.C.
910 687 0910

PROJECT TITLE:
SHAW RESIDENCE

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS:

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

DATE:
May, 2020

PLANT NOS:
20 Maple

SHEET NOS:

A-01



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

STEP ONE DESIGN
1800 LINDEN ROAD
ASHEBORO, NC
910 689 0910

PROJECT TITLE: SHAW RESIDENCE
SHEET TITLE: EXTERIOR ELEVATIONS

REVISIONS:

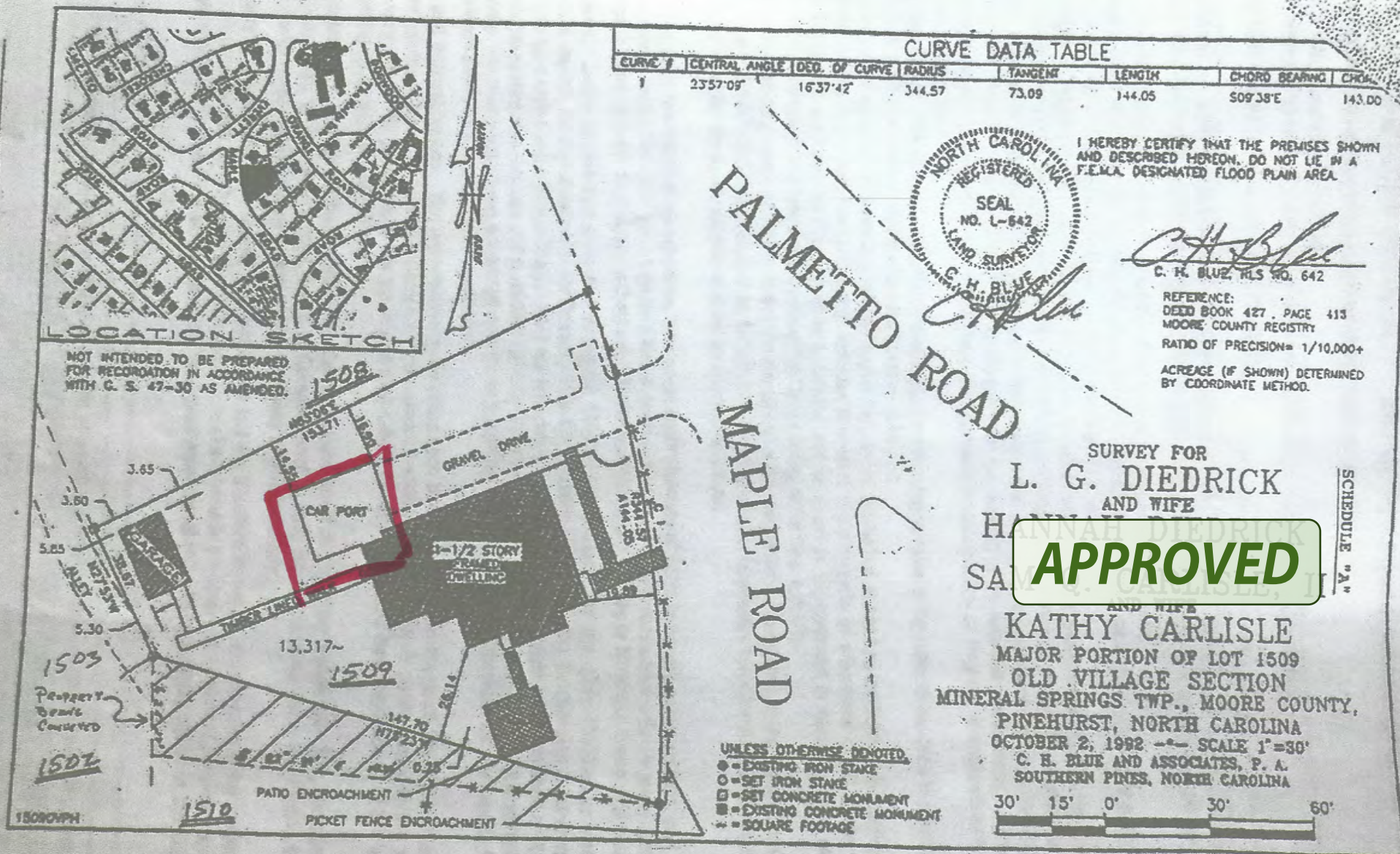
SCALE:
1/4" = 1'-0"

DATE:
MAY, 2020

PLAN NOS
20 MAP.2

SHEET NOS:

A-02



THIS MAP IS NOT A CERTIFIED
SURVEY AND NO RELIANCE MAY BE
PLACED IN ITS ACCURACY

15100 00210

EXHIBIT E

STATEMENT COLLECTION™

ColorPlus® Technology

Make your next home stand out with our *Statement Collection™* products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Colors shown are as accurate as printing methods will permit. Please see color product sample for true color.

HardiePlank®

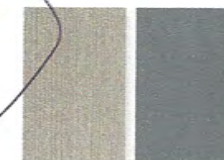
Thickness 5/16 in
Length 12 ft planks



WALLS (WHITE)
SELECT CEDARMILL® & SMOOTH
Width 8.25 in
Exposure 7 in
ColorPlus 210
Pcs./Pallet

HardiePanel®

Thickness 5/16 in



SELECT CEDARMILL® & SMOOTH
Size 4 ft x 10 ft
ColorPlus 50
Pcs./Pallet

HardieShingle®

Thickness 1/4 in
Length 48 in



CABLES K (WHITE)
STRAIGHT EDGE PANEL
Height 15.25 in
Exposure 7 in
ColorPlus 86
Pcs./Pallet



STAGGERED EDGE PANEL
Height 15.25 in
Exposure 6 in
ColorPlus 100
Pcs./Pallet

HardieSoffit®

Thickness 1/4 in



VENTED SMOOTH
Width 12 in 16 in* 24 in*
Length 12 ft 12 ft 8 ft
ColorPlus 216 156 108
Pcs./Pallet

NON-VENTED SMOOTH
Width 12 in 16 in* 24 in*
Length 12 ft 12 ft 8 ft
ColorPlus 216 156 108
Pcs./Pallet

*16 in and 24 in soffit panels only available in Arctic White

HardieTrim®

4/4 SMOOTH



5/4 SMOOTH



Trim (WHITE)
Thickness .75 in 1 in
Length 12 ft boards 12 ft boards
Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in 3.5 in 4.5 in 5.5 in 7.25 in 9.25 in* 11.25 in
ColorPlus 312 208 156 104 104 240 200 160 120 80 80
Pcs./Pallet

*Only available in Arctic White

BATTEN BOARDS

4/4 SMOOTH



Selecting a color? Request a product sample at jameshardiepros.com/samples

EXHIBIT E



TruDefinition[®] Oakridge[®] Shingles

Brownwood



Desert Tan



Driftwood



Estate Gray



Flagstone



Onyx Black



Altoona



Twilight Black



Wilmington Gray



Featured Color
Onyx Black





**CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING
ELECTRONICALLY**

Board: Planning and Zoning Board
Historic Preservation Commission
Board of Adjustment

Meeting Date: May, 28 2020

The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the Property at 25 MAPLES.

Michael Hess
Name

Michael Hess
Signature

5/12/20
Date

EXHIBIT G

From: [Meg Shaw](#)
To: [Peter Hughes](#)
Cc: mccmike@gmail.com
Subject: 25 Maple Rd representation
Date: Sunday, May 17, 2020 8:37:44 AM

Good day Mr. Hughes

As the owners of 25 Maple Rd, Pinehurst, NC 28374, we give permission for Mike Hess to represent our interests in the dealings concerning the property and the Village of Pinehurst.

Thank You,

Charlie & Meg Shaw



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00058 25 Maple Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
25 Maple Road

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

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

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



STAFF APPROVALS REPORT FOR LOCAL HISTORIC DISTRICT ADDITIONAL AGENDA DETAILS:

FROM:

Peter Hughes

DATE OF MEMO:

5/21/2020

MEMO DETAILS:

The attached document is the summary of Minor Work Items Approved by staff from 4/16/2020 to 5/16/2020. In the last month, staff has approved and issued eight Minor Work COAs. The issued COAs consisted of the following:

1. Two roof repairs
2. Two Repaint Requests
3. One Minor Changes to an Approved COA
4. One New Fence
5. One New Awning
6. One Request to Screen in an Existing Porch

ATTACHMENTS:

Description

- ▣ Staff Approvals Report For Local Historic District



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 5/21/2020
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
May 28, 2020 MEETING
4/16/2020 TO 5/16/2020

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Repair Roof	2020-00044	4/22/2020	4/22/2020	75 Linden	Jodi Strange
Repaint Shutters and Garage Door	2020-00049	4/30/2020	4/30/2020	130 Short	Richard Vincent
Screening in Rear Porch	2020-00047	4/30/2020	4/30/2020	80 Ritter	John Forbes
New Fence	2020-0048	4/30/2020	5/1/2020	275 Dundee	Bob Hammond
Repaint Exterior	2020-00050	5/4/2020	5/5/2020	38 Chinquapin	Theo's Tavern
Awning	2020-00054	5/7/2020	5/7/2020	80 Midland	Tess Weil
Minor Changes to a COA	2020-00059	5/8/2020	5/8/2020	600 Linden	Braden Riley
Repair Dormer	2020-00060	5/8/2020	5/14/2020	75 Cherokee	Thomas Berry