# HISTORIC PRESERVATION COMMISSION
# MAY 27, 2021
# ASSEMBLY HALL
# 395 MAGNOLIA ROAD
# PINEHURST, NORTH CAROLINA
# 4:00 PM

I. Call to Order

II. Approval of Minutes

A. 04-22-2021 Regular Meeting Minutes

III. Public Hearing

A. COA-2021-00055

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 335 Linden Road. The modifications include the addition of an in-ground pool located in the rear yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210451824. The property owners of record are Eric and Meredith Morski and the applicant is Meredith Morski.*

B. COA 2021-00074

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

C. COA 2021-00075

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

D. COA 2021-00077

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

E. COA 2021-00081

*The purpose of this public hearing is to consider a request for a Major Certificate of*

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

F. COA 2021-00089

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

IV. Review of Normal Maintenance and Minor Work items

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

V. Next Meeting Date

A. June 17, 2021 Work Session

B. June 24, 2021 Regular Meeting

VI. Comments from Attendees

VII. Motion to Adjourn

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

# 04-22-2021 REGULAR MEETING MINUTES
## ADDITIONAL AGENDA DETAILS:

**FROM:**
Jill Lazuski

**CC:**
Alex Cameron & Kathy Liles

**MEMO DETAILS:**
Attached are the draft minutes of the 02-25-2021 regular meeting for your review.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Draft 04-22-2021 Regular Meeting Minutes |

**HISTORIC PRESERVATION COMMISSION**
**REGULAR MEETING**
**THURSDAY, APRIL 22, 2021**
**ASSEMBLY HALL**
**395 MAGNOLIA ROAD**
**PINEHURST, NORTH CAROLINA**
**4:00 PM**

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

There were approximately 17 people in attendance including 4 staff.

## I. Call to Order

## II. Approval of Minutes

Mr. Herring moved to approve the minutes; Mr. Taylor seconded. Approved by a vote of 5-0.

Mr.Taylor made a motion to move into the Public Hearing. Mr. Schroeder seconded. Approved 5-0.

All members present visited all sites (except Mr.Taylor who did not visit 1 Carolina Vista but familiar with site) and there were no ex parte communications from any of the Commission members.

## III. Public Hearing

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

Mr. Schroeder feels that in the future if we have this many cases, we should split them into different meetings. He also reviewed page 3 of guidelines, 4th and 5th paragraphs discussing a project being congruous and what is necessary for a Certificate Appropriateness. He also noted that we have many more standards for residential work versus Commercial standards. Mr. Schroeder will recuse himself from 87 Short Road and 70 Maple because he didn't have time to review.

Mr. Taylor mentioned that our standards don't address large commercial projects as they should. Mr. Von Salzen is planning a meeting to review the Historic District Guidelines.

**A. COA 2021-00052 (1 Carolina Vista)**
The purpose of this public hearing is to consider a request within the Pinehurst Historic District for the addition of multiple commercial structures at 1 Carolina Vista. The proposed project is for the new USGA facility, which will include the construction of a 2-building facility to house a welcome

center, museum, golf testing center, and administrative offices. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856213032663. The property owner is Resorts of Pinehurst Inc. and the applicants are Calvin Burkley of Pinehurst Resorts and Brandy Britt Thompson of Clearscapes.

Applicant representatives: Mr. Belledin, Mr. John May, Mr. Tebalbi, Mr. Jerris (USGA), Mr. Koontz, Ms. Driscoll, Ms. Thompson were all sworn in.

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

Mr. Von Salzen suggested holding off questions until after the USGA presentation. Mr. Schroeder suggested labeling exhibits so that it would be easier to refer to them. Mr. Taylor clarified that this is for two buildings.

John May, local attorney, spoke for USGA requesting proposed re-zoning and approval for Golf House Pinehurst. First step is the request for Certificate of Appropriateness. Mr. Jerris gave an overview of how they got here and the importance of the history that brought them to this point. They want to be here in Pinehurst because they feel they will be more connected with golfers and the game of golf. They have a commitment to sustainability and the environment. They believe that this first-ever anchor site for USGA championships will create a great partnership with the Village. They believe that the design will be consistent with the historic part of the Village and be something that the USGA will be proud of.

Brandy Thompson and Brett Belledin, architects presented a slide show from a historical perspective to today and the vision that began it all. One of the commitments to the projects is to understand the historic landscape. Explained their method of reviewing and studying historic architecture for their design. They were stimulated by the Carolina Hotel and the early Pinehurst Clubhouse and other buildings around town particularly with porches and square columns.

Mr. Herring clarified that this is a conceptual submittal and if things change after approval, they may have to come back for more approvals. Mr. Von Salzen agreed and said that we can give you conceptual approval but they can come back with the more detailed plans and designs. The USGA agrees to come back before permitting for additional approval if required. Mr. Taylor asked if it is required to get a demolition approval of tennis courts. Mr. Von Salzen said tennis courts are not a structure.

Mr. May said that in order to request rezoning of site, they have to have a COA in hand. Mr. Schroeder asked staff if we issue a COA, can staff issue a permit? Will they get COA tonight, then go to P&Z, then come back to HPC? Mr. Cameron said that there may not be a need for a 2nd COA. If the concepts presented tonight change dramatically, then yes, they would have to be re-reviewed. Mr. Taylor wanted clarification. Commission is reviewing what is before them tonight and are only asked to approve what is before them.

Mr. Herring asked about the screening wall of utilities. Applicant said the intent is for them to be 100% screened. Screening includes decorative section. Mr. Taylor asked if there will be a significant food preparation area. The answer was no.

Mr. Schroeder asked about the walkway between two buildings and would like to know where they see a historical connection. There is no specific reference for that but has a trellis which is consistent. Windows seals will be black, not white which is an approved color. The windows are reminiscent of the windows of the Holly. Mr. Von Salzen gave as an example that if something like the windows were to

change, they would have to come back to HPC. They understand and fully plan to come back with final design choices if needed.

No more questions or public comments. Deliberations began. Mr. Herring discussed the screen wall and feels that it should screen everything. Mr. Cameron indicated that the residential zoning requirement is max 6' but because it is commercial, it has to be tall enough to screen everything. The screening area is not considered part of the building structure. Mr. Taylor feels that all of the items that have been presented meet guidelines for approval. Mr. Von Salzen wants to make sure the applicants understand that if anything changes, they will have to come back. To provide clarity on materials, applicant explained that materials are pretty much determined except perhaps the color of the roof. Applicant did clarify that the roof will be copper metallic for the purposes of this application. If it changes, they will come back. They also clarified that is a wood composite siding. Mr. Cameron indicated that a change in roof color could be a staff approval. Mr. Herring brought up the gate of the trash/utility service area. Applicant promises to design a gate that will close.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 1 Carolina Vista is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

**Roll Call**

| | |
|---|---|
| Mr. Schroeder | *Aye* |
| Mr. Taylor | *Aye* |
| Mr. Herring | *Aye* |
| Mr. Lurtz | *Aye* |
| Mr. Von Salzen | *Aye* |

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 1 Carolina Vista.
Seconded by Mr. Schroeder. Approved by a vote of 5-0.

**B. COA-2021-00055 – (335 Linden Road)** POSTPONED BY REQUEST OF APPLICANT
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 335 Linden Road. The modifications include the addition of an in-ground pool located in the rear yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210451824. The property owners of record are Eric and Meredith Morski and the applicant is Meredith Morski.

Mr. Schroeder move to continue this case to 5/27/21 and it was seconded by Mr. Taylor. Approved by a vote of 5-0.

**C. COA-2021-00054 (600 Linden Road)**
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 600 Linden Road. The modifications include the addition of an in-ground pool located in the rear yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210354455. The property owners of record are Thomas and Karen Meade and the applicant is Thomas Meade.

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

Mr. Kinser was sworn in.

Mr. Taylor wanted clarification that the pool looks like it might possibly be visible from the street based on the location of the pool in the drawings.

Mr. Kinser designed where the pool can go based on the accessory structure and the septic field. There is also screened landscaping to prevent visibility from street. The sidewalk along Linden Road is on the opposite side of the street.

> Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 600 Linden Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Taylor. Approved by a vote of 5-0.

> Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 600 Linden Road.
> Seconded by Mr. Lurtz. Approved by a vote of 5-0.

**D. COA-2021-00048 (4 Village Lane)**
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 4 Village Lane. The modifications include the replacement of existing doors and windows with new doors and windows that do not match the existing material. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855208876822. The property owners of record are Lori and Michael Vaden and the applicant is Michael Vaden.

Michael Vaden was sworn in.

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

Applicant wants to replace windows because they are all damaged. All of them were wooden framed and have collected a gas between windows. The composite wood material that Anderson offers will aesthetically look like wood.

Mr. Taylor asked about slider window. It looks like original windows, but slides. Mr. Herring asked about layers of glass. It appears that the windows flanking the door are the same height of door. Applicant said the transom makes door higher than 71" and replacing with higher door and the windows next to door are similar in height but others are smaller. Mr. Herring does not think what he is doing matches what he submitted. Applicant is putting windows into existing space.

Mr. Herring is concerned about the simulated divided light vs the snap in grids. Guidelines say they can't be snap on. He doesn't think the proposal meets the intent. Mr. Von Salzen feels it does simulate the divided light. Mr. Herring wanted clarification on the sliding windows.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 4 Village lane is **not consistent** with the Historic District Standards, but is **congruous** within the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact.

Seconded by Mr. Schroeder. Approved by a vote of 5-0.

Application is amended by applicant to withdraw Exhibit E from application. Approved 5-0 by Commission.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 4 Village Lane.
Seconded by Mr. Schroeder. Approved by a vote of 5-0.

**E. COA-2021-00046 (245 Magnolia Road)**
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 245 Magnolia Road. The modifications include the enclosure and screening in of an existing rear porch and addition of six foot side and rear yard fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855212974240. The property owners of record are Dawn Snead and Jeff Clark and the applicant is Jeff Clark.

Jeffrey Clark was sworn in.

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

Mr. Taylor asked if the sizes of materials could be noted on the application. Yes. Mr. Herring had questions about the roof. The applicant clarified that it is a corrugated metal roof. Mr. Herring was asking if the new roof is matching the existing roof and it should not be referred to as standing seam roof. From the street you won't see the shed roof but the shingles will be changed. The roof line won't change. Regarding the fence, it will continue from the porch back to the road. Property slopes down from the road.

No public comments. Mr. Herring doesn't think we should deviate from our standards. Mr. Taylor agrees except for the slope of the lot in this case alters the perspective and doesn't believe the 6 ft fence will appear to be more than 4 ft because of the slope. Applicant indicated that they are shielding from The Manor Inn which is right across the street.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 245 Magnolia Road is not consistent with the Historic District Standards but is **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact and because it is not easily visible from road and because of the topography of the lot. Seconded by Mr. Taylor. Approved by a vote of 5-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 245 Magnolia Road.
Seconded by Mr. Taylor. Approved by a vote of 5-0.

**F. COA 2021-00051 (30 Medlin Road)**
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 30 Medlin Road. The modifications include the demolition of an existing single family home and the construction of a new single family home. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205181846. The property owners of record are Nelda and William Huffstetler and the applicant is William Huffstetler.

Mr. William Huffstetler was sworn in.

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

Mr. Herring wanted clarification that the metal roof is black; yes, it is charcoal and an approved Historic District color. Regarding Exhibit E, showing the fence. Applicant indicated that a 4 ft fence would not give their neighbors any privacy but 6 ft would. From his property line to their window is 5 ft. They aren't interested in having any fence in the front.

Regarding demolition request, there is no issue to delay it.

Mr. Taylor moves to approve the demolition of the existing structure at 30 Medlin Road. Seconded. Approved 5-0.

For the new structure, the applicant says the siding is a composite but with straight line shakes in the dormers. Mr. Herring is looking at windows. Applicant plans to do simulated divided lights on windows. Garage door will be a wood like composite. They are trying to keep with the Village look with a white building. Mr. Taylor thinks that the neighbors will be happy with what they are planning to do.

Regarding tree clearance, yes, applicant will clean it up but maybe only have to get rid of one of the good pines. No other questions for applicant.

No public comments. Mr. Herring is not convinced about 6 foot fence. Mr. Taylor says 4 foot fence wouldn't accomplish goal but the standards are not meant to satisfy that. Mr. Lurtz thinks it would be okay. If not approved, applicant said he would heavily berm area and put fencing up. Mr. Cameron said that it goes against guidelines to berm up a fence. Mr. Von Salzen feels that we should approve the application but not a 6 foot side fence.

> Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 30 Medlin Road is **congruous** with the Pinehurst Historic District, but not **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact with the exception of the 6 ft side yard fence. Seconded by Mr. Taylor. Approved by a vote of 5-0.
>
> Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 30 Medlin Road.
> Seconded by Mr. Taylor. Approved by a vote of 5-0.

**G. COA 2021-00053 (87 Short Road)**
The purpose of this public hearing is to consider a request for a Major Certificate of

Appropriateness within the Pinehurst Historic District for exterior modifications at 87 Short Road. The modifications include a 300 square foot addition to the east elevation, small porch on north elevation facing Short Road will be enclosed, repair/point up mortar as needed, replace chimney cap with a matching barrel design, replace all existing double-hung windows to match windows in addition, remove fabric awning over home entrance, replace existing garage door with automated door opener. Repair shingles as needed and repaint earthy brown, remove two (2) trees adjacent to garage, repaint existing grey shed same earthy brown color as garage, re-roof entire existing home, addition and garage with architectural shingle, replace much of gravel driveway adjacent to entry and add a brick apron at Short Road, remove marked trees to facilitate garage entry and guest parking, add an open porch on south elevation off kitchen with adjacent brick patio, and enclose portion of back yard (south elevation) with black aluminum fencing for dog and future pool. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205284641. The property owner of record is Judy Davis and the applicant is Christine Dandeneau of Dandeneau Architecture.

Judy Davis and Christine Dandeneau were sworn in.

Mr. Cameron provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact including an update tree survey provided by applicant and to the board. Exhibit B has been asked to be withdrawn from application.

Per the applicant, Exhibit B was withdrawn because of gables. Ms. Davis intends to occupy the home. The change from the application in January is because she was able to reevaluate what she needs for space. Ms. Dandenau explained a little more about the enclosed porch. The addition respects the existing house more. They have changed to a shake shingle and hardy plank to give it more of a cottage feel.

> Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 87 Short Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 4-0.
>
> Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 87 Short Road.
> Seconded by Mr. Lurtz. Approved by a vote of 4-0.

**H. COA 2021-00049 (125 Kelly Road)**
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family home at 125 Kelly Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205089506. The property owner of record is Charles Mucciolo and the applicant is Dan Degre of Step One Designs.

Dan Degre was sworn in.

Mr. Cameron provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact with correction that there is no chimney.

Mr. Degre indicated that the owner is a landscape architect and has designed the plan with only removing two trees (one in the footprint of house, and one in driveway). He showed samples of materials. They

will be using a Pella product but client has not picked which one yet. If he improves the quality of window, then it can be a staff approval or the commission could approve both types right now. Mr. Taylor wanted clarification on front door. Applicant does not want to do a wood door because of weather related issues. It would be a fiberglass door. Is it allowed? The guidelines do not indicate that it is not allowed. Roof is not a standing seam. The seam is about an inch in height. The stacked stone fence is on the landscape plan but for the future. The courtyard fence is only 3 ft high.

No public comments. Mr. Herring said that list of roof colors do not include black, only dark gray. Mr. Cameron read District Guidelines. Mr. Degre would have to discuss the color with his client. Will guess that his client probably would be a dark charcoal gray. Mr. Cameron said that black roof would work; roof colors were in a different section.

> Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 125 Kelly Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact noting that the windows are vinyl as proposed and does not have snap in mutins.
> Seconded by Mr. Schroeder. Approved by a vote of 5-0.
>
> Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 125 Kelly Road.
> Seconded by Mr. Lurtz. Approved by a vote of 5-0.

**I. COA 2021-00050 (70 Maple Road)**

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 70 Maple Road. The modifications include the addition of a covered porch, addition and removal of multiple doors to both the primary and accessory structures, replacement of lap siding with cedar shake siding on both the primary and accessory structures, and modification to the existing roofline of the primary structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856209075493. The property owner of record is Jason Tanner and the applicant is Dan Degre of Step One Designs.

Jason Tanner was sworn in.

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

Mr. Taylor asked about the patio which crosses the setback. It is non-conforming and it would not be allowed to increase. There is no sliding door in the plans; it is a swinging door. The accessory structure that faces the street does not have a sliding door, per applicant.

No public comments.

> Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 70 Maple Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact.
> Seconded by Mr. Taylor. Approved by a vote of 4-0.

DRAFT

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 15 Carolina Vista.
Seconded by Mr. Taylor. Approved by a vote of 4-0.

Mr. Taylor moved to go out of public hearing and back to regular meeting. Seconded by Mr. Schroeder. Approved 5-0.

## IV. Review of Normal Maintenance and Minor Work items

Mr. Von Salzan indicated that the commission needs to schedule a work session to review standards and asked Mr. Cameron to schedule it. Suggesting either early May or early June. The commission would like a Word Document of the Historic District Guidelines so they can redline it.

Want the copies they get of drawings and specifications to be bigger. Maybe we make submission requirements different so we can get the copies from the applicants. Also to get more specifics about materials. Mr. Herring says don't use "guideline" any more but refer to it as "standards". As of July 1st, statutes say they are "standards" and no longer guidelines.

## V. Next Meeting Date

A. 05-27-2021 Regular Meeting

## VII. Motion to Adjourn

Mr. Lurtz made motion to adjourn. Mr. Schroeder seconded. Approved 5-0.

Respectfully Submitted,

Jill Lazusky
Acting Clerk to the Board
Village of Pinehurst

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

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

DRAFT

# COA-2021-00055

## ADDITIONAL AGENDA DETAILS:

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 335 Linden Road. The modifications include the addition of an in-ground pool located in the rear yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210451824. The property owners of record are Eric and Meredith Morski and the applicant is Meredith Morski.*

**FROM:**
Peter Hughes

**CC:**
Darryn Burich

**DATE OF MEMO:**
4/14/2021

**MEMO DETAILS:**
This request is before the Commission because according to the Historic District Guidelines, in-ground pools are considered Major Work. All Major Work must be reviewed and approved by the Commission in order for a Certificate of Appropriateness to be issued.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Amended Staff Report |
| 🗋 | Exhibits D-E |
| 🗋 | Updated Draft Findings of Fact |
| 🗋 | 335 Lindent Road Staff Report |
| 🗋 | 335 Linden Road HPC Exhibits |
| 🗋 | 335 Linden Road Findings of Fact |

## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Alex Cameron, Principal Planner
**CC:** Darryn Burich, Planning and Inspections Director
Kathy Liles, Senior Planner
Jill Lazusky, Administrative Assistant
**Date:** April 8, 2021
**Subject:** **Amended Staff Report for Major COA Request for 335 Linden Road**

| | |
|---|---|
| **Applicant:** | Eric and Meredith Morski |
| **Owners:** | Eric and Meredith Morski |
| **Property Location:** | 335 Linden Road |
| **Zoning:** | R-30 |
| **Current Land Use:** | Single Family Residential |
| **Proposed Land Use:** | Single Family Residential |
| **PID#** | 855210451824 |
| **COA#** | 2021-00055 |

This staff memo is amended to address the additional material provided by the applicant following the request being placed on the April 22, 2021 regular meeting agenda. The public hearing was continued and the applicant has provided a revised site plan and driveway columns with gas lantern feature details. For more information on the request and background, see the staff report included in the April 22, 2021 meeting packet.

**Request and Background:**

Meredith Morski is requesting a Major Certificate of Appropriateness, on behalf of the Morski Family, for the construction of an in-ground swimming pool, associated fencing, gas lanterns and columns at 335 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210451824. The property owner of record is Onsite Homes (recently purchase by the Morski Family) and the applicant is Meredith Morski.

Two previous Major COAs have been issued. In 2020, a COA was approved for construction of a single family home. In 2021, a COA was approved for modifications of the previously approved COA.

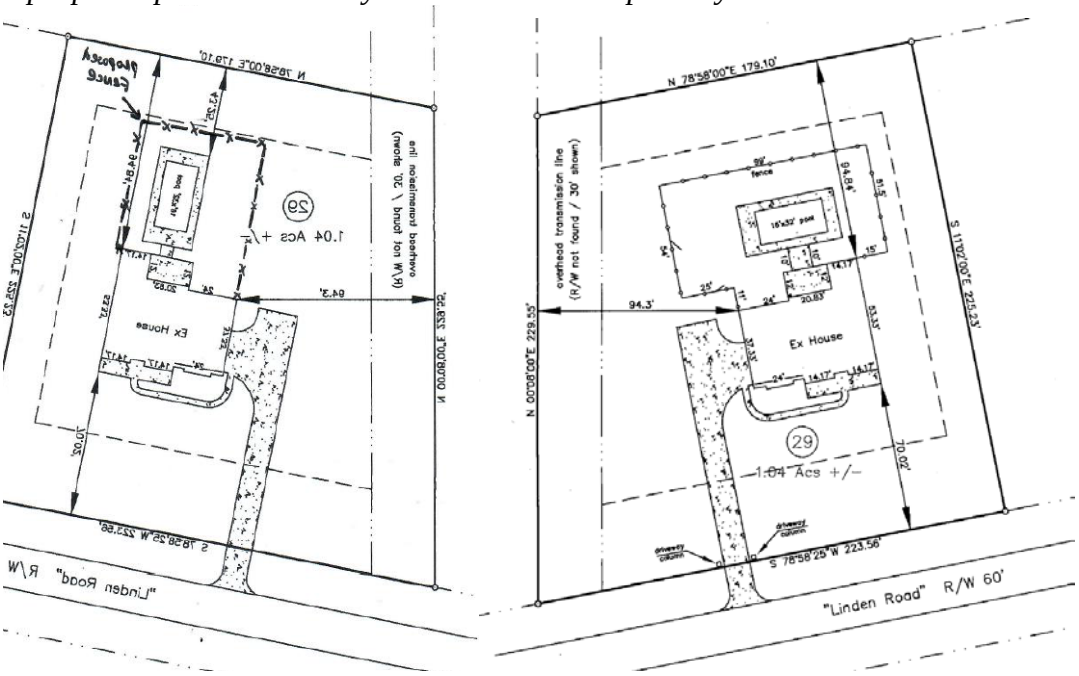
**Applicable Guidelines Requirements:**

*SWIMMING POOLS*

1. Section VII.D.1 – New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
   *The proposed in-ground pool appears to be similar to other in-ground pools located within the Historic District.*

2. Section VII.D.2 – In-ground swimming pools **must** not be easily visible from the street.
   *The proposed pool will be located in the rear yard and have a six foot fence providing additional screening.*

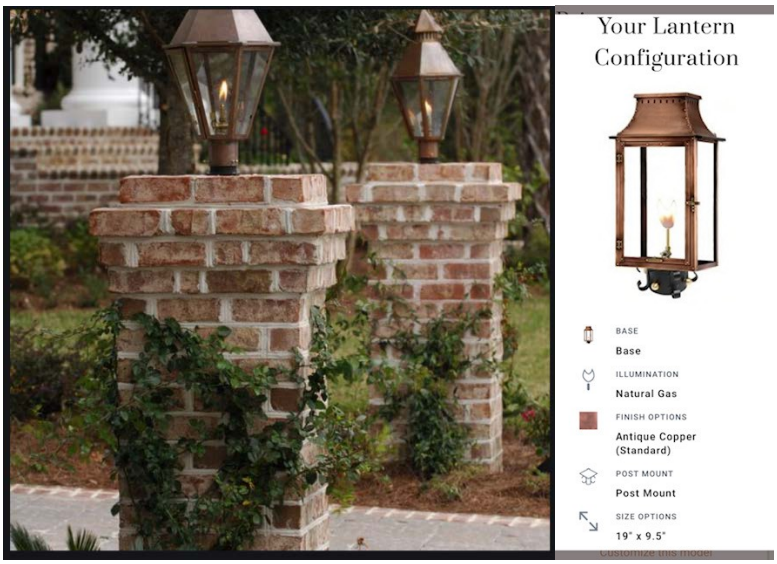
*The revised site plan that has been provided indicates that the pool will be rotated 90 degrees from the previous site plan. This change is compliant with all regulations of the Pinehurst Development Ordinance (PDO) and still situates the proposed pool in the rear yard and behind the primary structure.*




*Previous site plan* *Revised site plan*

*COLUMNS*

1. 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 columns are proposed to be located at the driveway entrance and topped with gas lanterns. The proposed columns are 3 feet tall with a 2 foot square base. The gas lanterns are proposed to top the columns and will be within the 5 foot height requirement of the PDO. These columns are compliant with the PDO and meet the applicable guidelines.*



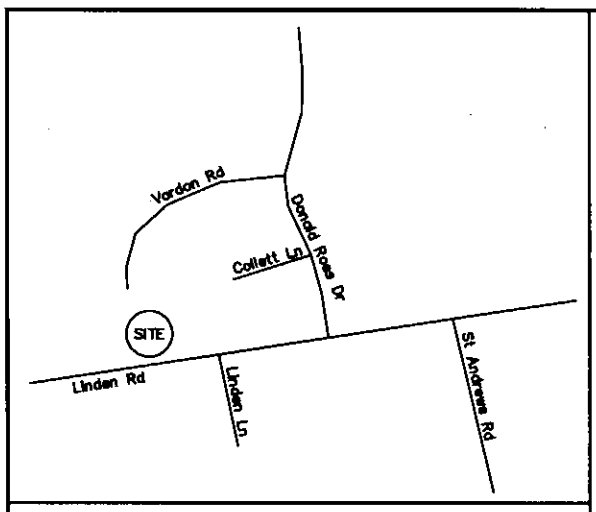

*Proposed brick column and lantern detail*

**Staff Comments:**
*The project as submitted appears to meet the Guideline requirements for both pools, fencing and columns within the Historic District.*

*If the Commission were to approve this request for Major COA staff would recommend the 1st motion within the motion packet, which has been provided below.*

> That the applicant has satisfied the burden of persuasion and the project as proposed (because the pool is located in the rear yard, the pool is not highly visible, the pool is an in-ground pool, and the proposed fencing complies with the Historic District Guidelines) subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

EXHIBIT D




VICINITY MAP

# SITE PLAN
## LOT 29
## PINEHURST INCORPORATED PHASE 1 UNIT 2
## FOR
# JL TUCKER CONSTRUCTION
## MINERAL SPRINGS TOWNSHIP

MOORE COUNTY — NORTH CAROLINA

DATE 05/02/2021 — SCALE 1" = 40 FEET

SURVEYED BY : — ROBERT E. LEACH, II

DRAWING NO. 2020042

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 27TH day of March, 2021

Robert E. Leach, II, PLS
License Number L-4869

Seal or Stamp

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

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: 6,270 sq'
% of total area= 13.8279%

MAP BOOK 10 PAGE 12




Zoned: R30

Lot Information:

Address: 335 Linden Road
Pinehurst, NC

PIN# 00021128

Setbacks:

F– 40'
S– 20'
R– 30'

PRELIMINARY PLAT
FOR ILLUSTRATIVE PURPOSES ONLY

HASTY LAND SURVEYING, PLLC
102 SHANNON ROAD
RED SPRINGS, NC 28377
(910) 843-4610
FIRM LIC# P-1406

40 0 40 80 120
GRAPHIC SCALE – FEET

EXHIBIT E

# Your Lantern Configuration

**EXHIBIT F**

BASE

Base

ILLUMINATION

Natural Gas

FINISH OPTIONS

Antique Copper (Standard)

POST MOUNT

Post Mount

SIZE OPTIONS

19" x 9.5"

Customize this model

FINAL ORDER – MAJOR COA REQUEST 335 Linden Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

***Introduction***

This matter was first taken up by the Village of Pinehurst Historic Preservation Commission on April 21, 2021. The hearing was continued to the May 27, 2021 meeting. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**REQUEST**

Meredith Morski is requesting a Major Certificate of Appropriateness, on behalf of the Morski Family, for the construction of an in-ground swimming pool and associated fencing as well as brick columns at 335 Linden Road.

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

**FINDINGS OF FACT**

***Concerning jurisdiction***

1. In-ground swimming pools are considered Major Work

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

1. 335 Linden Road is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. A previous COA was issued in May of 2020 for construction of a new single family home.

***For the Record***

1. The applicant has submitted a material package which includes: site plan and photo of the proposed fencing.
2. The proposed pool is located in the rear yard.
3. The proposed fencing is a six foot shadow box fence.
4. The proposed brick columns are three feet tall.

DRAFT

## *Conclusions of Law*

*Guideline Requirements:*

1. Section VII.A.5 - All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish must be completed within six (6) months of installation.
2. Section VII.A.11.a – Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height
3. Section VII.A.11.c – Shadow box fences must have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards must be at least three-quarter (3/4) inch nominal thick.
4. Section VII.D.1 – New in-ground swimming pools must be congruous with the landscape of the Pinehurst Historic District.
5. Section VII.D.2 – In-ground swimming pools must not be easily visible from the street.

*Guideline Recommendations:* 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.

DRAFT

## *Order*

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

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

Or

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

Or

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

**Hereby ordered the _____ of _____, 2021.**

_____ _____

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

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

DRAFT

Attachment A
Final Order
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:

DRAFT

**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

**To:** Historic Preservation Commission
**From:** Peter Hughes, Senior Planner
**CC:** Darryn Burich, Planning and Inspections Director
Alex Cameron, Principal Planner
**Date:** April 8, 2021
**Subject:** **Major COA Request for 335 Linden Road**

| | |
|---|---|
| **Applicant:** | Eric and Meredith Morski |
| **Owners:** | Eric and Meredith Morski |
| **Property Location:** | 335 Linden Road |
| **Zoning:** | R-30 |
| **Current Land Use:** | Single Family Residential |
| **Proposed Land Use:** | Single Family Residential |
| **PID#** | 855210451824 |

**Request and Background:**

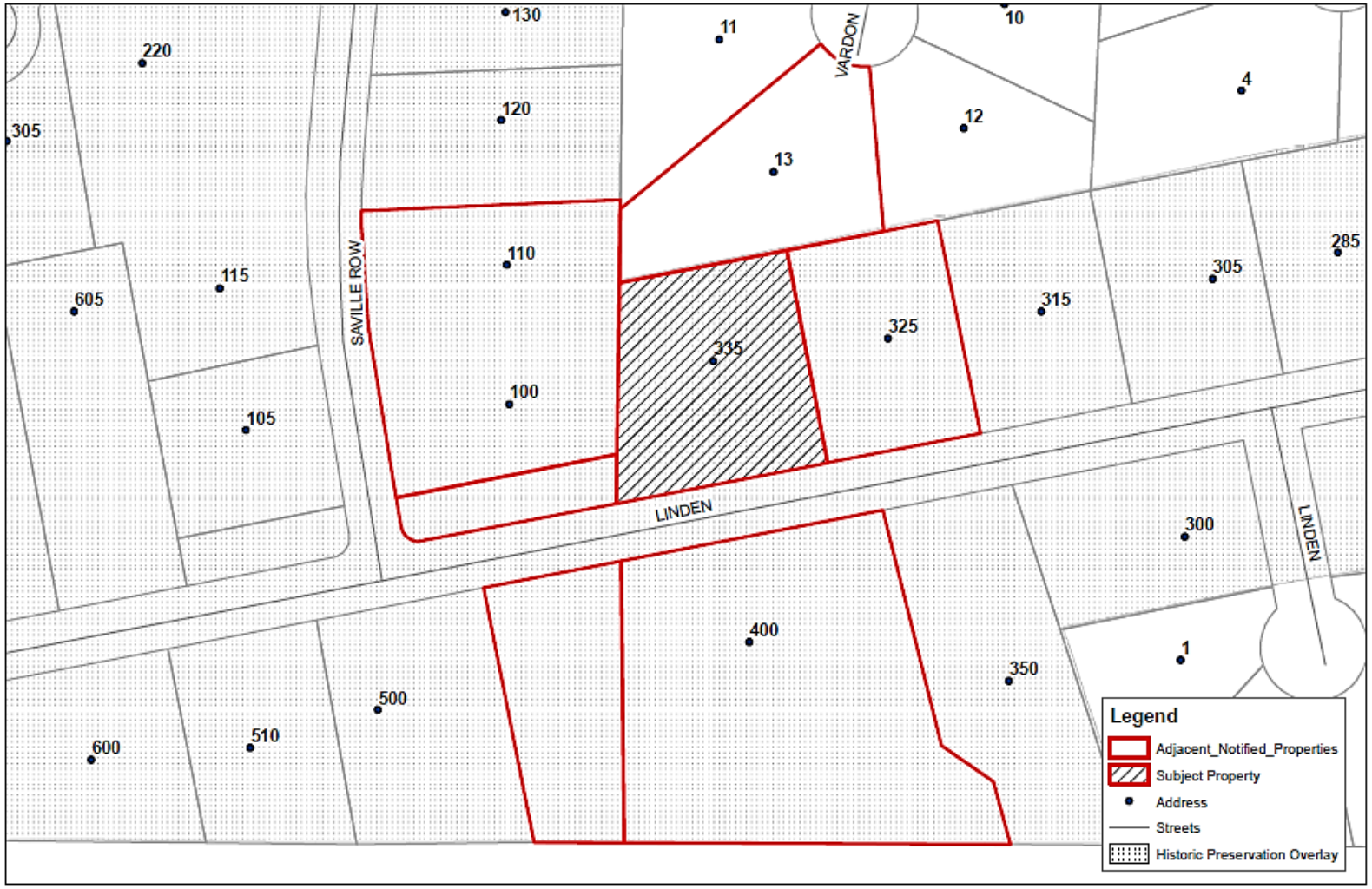
Meredith Morski is requesting a Major Certificate of Appropriateness, on behalf of the Morski Family, for the construction of an in-ground swimming pool and associated fencing at 335 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210451824. The property owner of record is Onsite Homes (recently purchase by the Morski Family) and the applicant is Meredith Morski.

Two previous Major COAs have been issued. In 2020, a Major COA was approved for construction of a single family home. In 2021, a Major COA was approved for modification of a previously approved COA.

335 Linden Road is not listed within the 1996 National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed within the 1996 survey 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 335 Linden Road | | | | |
|---|---|---|---|---|
| #* | **Address** | **Year Built** | **Contributing** | **Structure History** |
| 1 | 335 Linden Rd. | 2021 | No | Not listed on the 1996 National Historic Landmark Survey |
| 2 | 325 Linden Rd. | 2015 | No | Not listed on the 1996 National Historic Landmark Survey |
| 3 | 350 Linden Rd. | 2010 | No | Not listed on the 1996 National Historic Landmark Survey |
| 4 | 400 Linden Rd. | 2012 | No | Not listed on the 1996 National Historic Landmark Survey |
| 5 | Vacant Land | NA | No | Undeveloped land located within the Historic District. |
| 6 | Vacant Land | NA | No | Undeveloped land located within the Historic District. |
| 8 | 100/110 Saville Row | NA | No | Undeveloped land located within the Historic District. |
| 9 | 13 Vardon Rd | 1994 | No | Not located within the Historic District |
| 10 | 12 Vardon Rd. | 1994 | No | Not located within the Historic District |

# Public Hearing Notification




0 40 80 160 240 320 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
GIS is based on North Carolina State Plane CoordSeek System NAD83 (feet)
P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd
©2021

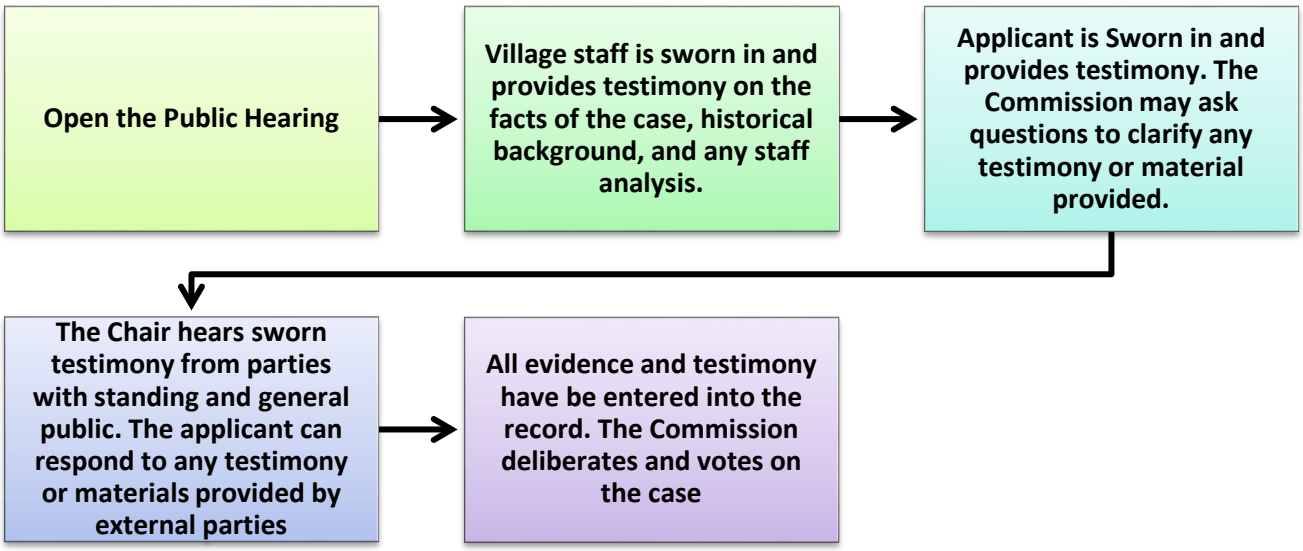
**April 22, 2021**
**Historic Preservation Commission**
**Public Hearing Major COA Request**
**335 Linden Road**

**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 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 the construction of an in-ground pool is considered Major Work. All Major work **must** be approved by the Commission.

The request includes:

1. A rear yard in-ground pool
2. A rear yard fence, which is required by the building code in order to meet safety standards for pools.

The applicant has provided has provided a complete application, a project description, a site plan indicating the proposed location of the pool and associated fencing, and a material sample of the proposed fencing. 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:

FENCES

1. Section VII.A.5 - All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish must be completed within six (6) months of installation.

   *Based on the application the proposed fence will be stained. The applicant has been notified that the fence must be stained or painted within six months of installation.*

2. Section VII.A.10 – Solid wooden fences are not permitted in the Pinehurst Historic District.

   *The applicant is proposing a shadow box fence.*

3. Section VII.A.11.a – Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height

   *The applicant is proposing a six foot rear yard fence.*

4. Section VII.A.11.c – Shadow box fences must have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards must be at least three-quarter (3/4) inch nominal thick.

   *It is unclear from the documents submitted whether or not the proposed shadowbox fence will comply with the above standard. At the time of the meeting the applicant can update the Commission or testify that they will comply with the dimensional requirements of shadow box fencing.*

*SWIMMING POOLS*

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

   *The proposed in-ground pool appears to be similar to other in-ground pools located within the Historic District.*

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

   *The proposed pool will be located in the rear yard and have a six foot fence providing additional screening.*

3. Section VII.D.3 – Above ground pools are not permitted in the Pinehurst Historic District.

   *An in-ground pool has been proposed.*

**Staff Comments:**
*The applicant has submitted a complete application. The project as submitted appears to meet the Guideline requirements for both pools and fencing within the Historic District.*

*If the Commission were to approve this request for Major COA staff would recommend the 1st motion within the motion packet, which has been provided below.*

> That the applicant has satisfied the burden of persuasion and the project as proposed (because the pool is located in the rear yard, the pool is not highly visible, the pool is an in-ground pool, and the proposed fencing complies with the Historic District Guidelines) subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

DigiSign Verified: B0BD8E42-4CDA-4165-A00D-8BF55677449B

EXHIBIT A

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

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

| | |
|---|---|
| X 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 | 335 Linden Road |
| City, State, Zip Code | Pinehurst, NC 28374 |
| Parcel ID # | 00021126 |

| Owner Information | | | |
|---|---|---|---|
| Name | Eric & Meredith Morski | Home Phone # | 803.944.2541 |
| Street Address | 335 Linden Road | Mobile Phone # | 803.944.2541 |
| City, State, Zip Code | Pinehurst, NC 28374 | Business Phone # | |
| Email | meredithmorski@gmail.com | | |

| Applicant | | | |
|---|---|---|---|
| Name | Eric & Meredith Morski | Other Phone # | 803.944.2541 |
| Email | meredithmorski@gmail.com | Street Address | 335 Linden Road |
| Mobile Phone # | 803.944.2541 | City, State, Zip Code | Pinehurst, NC 28374 |

DigiSign Verified: B0BD8E42-4CDA-4165-A00D-8BF55677449B

**EXHIBIT A**

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

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

| Licensed Professionals (Optional)<br>(License #s must include all letters and numbers as filed with the NC Licensing Board) | |
|---|---|
| License # | |
| Name | |
| Street Address | |
| City, State, Zip | |
| Phone # | |
| Email | |

**General Information**

| | | | |
|---|---|---|---|
| Description of Changes to the Structure | Addition of a wooden (shadow box), six foot tall rear-yard fence around an in-ground pool. | | |
| Type of Work | X Addition | ☐ Alteration | ☐ New |
| Existing Use | | Proposed Use | |
| ☐ Vacant<br>☐ Single Family Low Density<br>☐ Single Family Medium Density<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | | ☐ Vacant<br>☐ Single Family Low Density<br>☐ Single Family Medium Density<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | |
| Includes Demolition | | ☐ Yes X No | |
| Includes Tree Removal | | X Yes ☐ No | |

DigiSign Verified: B0BD8E42-4CDA-4165-A00D-8BF55677449B

EXHIBIT A

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

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

| | |
|---|---|
| Estimated Cost of Construction | $8,000 |

**Exterior Materials and Colors**

| | 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:_____ | | Wooden Privacy Fence | Minwax Early American |

**Required Documents**

| | |
|---|---|
| X 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).

DigiSign Verified: B0BD8E42-4CDA-4165-A00D-8BF55677449B

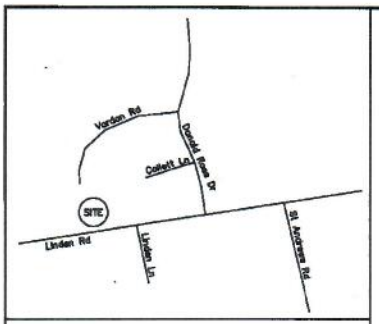
**EXHIBIT A**

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

Applicant Signature: Eric Morski Meredith Morski Date: 04-03-2021

Property Owner Signature: Eric Morski Meredith Morski Date: 04-03-2021

# EXHIBIT B




VICINITY MAP

SITE PLAN FOR PROPOSED POOL
LOT 29
PINEHURST INCORPORATED PHASE 1 UNIT 2
FOR

## JL TUCKER CONSTRUCTION

MINERAL SPRINGS TOWNSHIP

MOORE COUNTY — NORTH CAROLINA
DATE 03/27/2021 — SCALE 1" = 40 FEET
SURVEYED BY : — ROBERT E. LEACH, II
DRAWING NO. 2020042

NORTH CAROLINA
ROBESON COUNTY

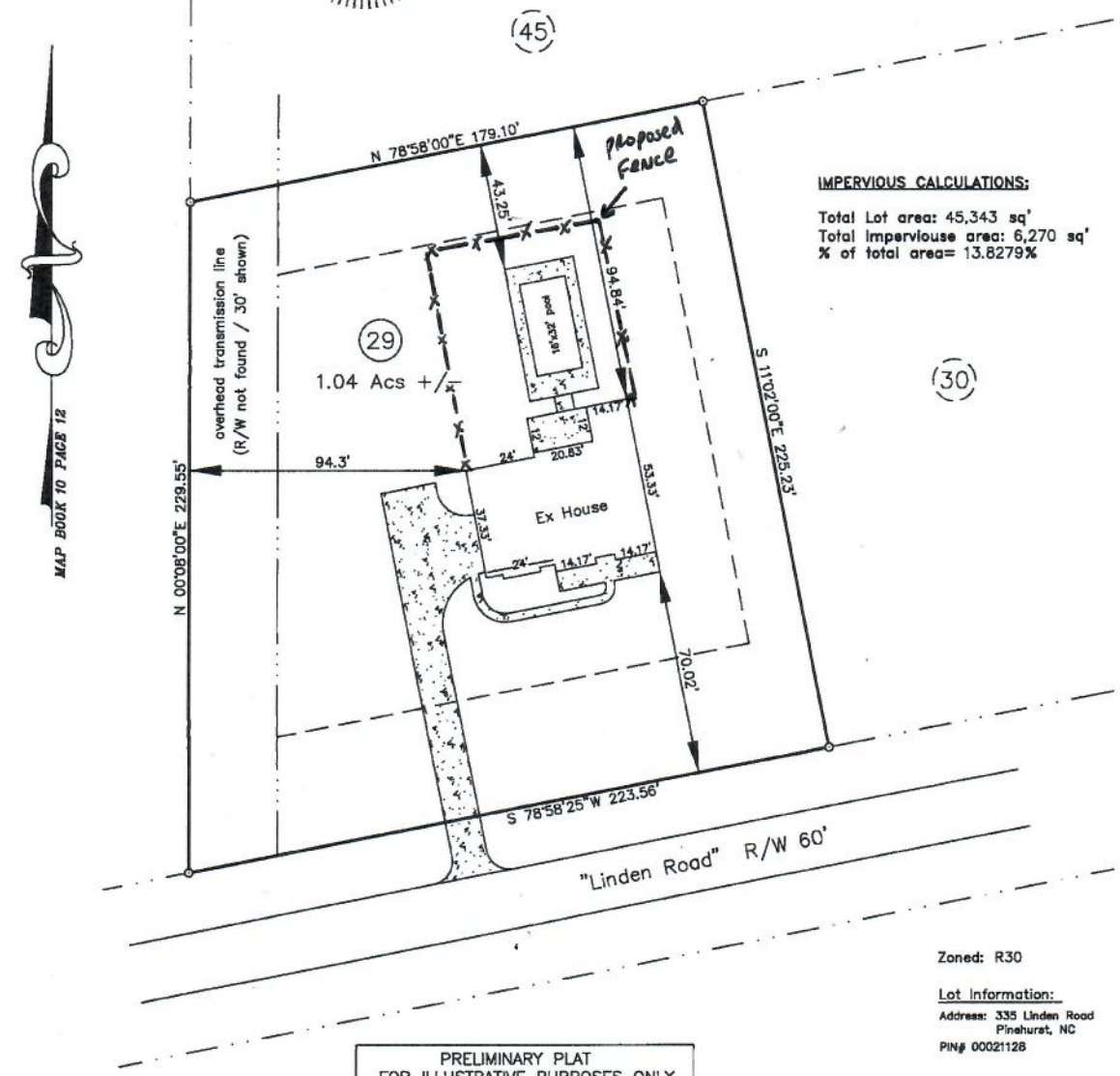
I, Robert E. Leach, II, certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in 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 27TH day of March, 2021

Robert E. Leach, II, PLS
License Number L-4869

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

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: 6,270 sq'
% of total area= 13.8279%

Zoned: R30

Lot Information:
Address: 335 Linden Road
Pinehurst, NC
PIN# 00021128

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

PRELIMINARY PLAT
FOR ILLUSTRATIVE PURPOSES ONLY


HASTY LAND SURVEYING, PLLC
102 SHANNON ROAD
RED SPRINGS, NC 28377
(910) 843-4510
FIRM LIC# P-1406


40 0 40 80 120
GRAPHIC SCALE – FEET

# EXHIBIT C

FINAL ORDER – MAJOR COA REQUEST 335 Linden Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

***Introduction***

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 14, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**REQUEST**

Meredith Morski is requesting a Major Certificate of Appropriateness, on behalf of the Morski Family, for the construction of an in-ground swimming pool and associated fencing at 335 Linden Road.

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

**FINDINGS OF FACT**

***Concerning jurisdiction***

1. In-ground swimming pools are considered Major Work

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

1. 335 Linden Road is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. A previous COA was issued in May of 2020 for construction of a new single family home.

***For the Record***

1. The applicant has submitted a material package which includes: site plan and photo of the proposed fencing.
2. The proposed pool is located in the rear yard.
3. The proposed fencing is a six foot shadow box fence.

## *Conclusions of Law*

*Guideline Requirements:*

1. Section VII.A.5 - All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish must be completed within six (6) months of installation.
2. Section VII.A.10 – Solid wooden fences are not permitted in the Pinehurst Historic District.
3. Section VII.A.11.a – Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height
4. Section VII.A.11.c – Shadow box fences must have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards must be at least three-quarter (3/4) inch nominal thick.
5. Section VII.D.1 – New in-ground swimming pools must be congruous with the landscape of the Pinehurst Historic District.
6. Section VII.D.2 – In-ground swimming pools must not be easily visible from the street.
7. Section VII.D.3 – Above ground pools are not permitted in the Pinehurst Historic District.

*Guideline Recommendations:*

1. No applicable Guideline recommendations

## *Order*

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

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

Or

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

Or

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

**Hereby ordered the _____ of _____, 2021.**

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

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

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 2021-00074

## ADDITIONAL AGENDA DETAILS:

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

**FROM:**
Alex Cameron & Kathy Liles

**CC:**
Darryn Burich

**DATE OF MEMO:**
5/20/2021

**MEMO DETAILS:**
Please see the attached documents related to this public hearing.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Report |
| 🗋 | Exhibits |
| 🗋 | Draft Findings of Fact |

1895
VILLAGE OF
PINEHURST

## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Kathy Liles, Senior Planner
Alex Cameron, Principal Planner
**CC:** Darryn Burich, Planning and Inspections Director
Jill Lazusky, Administrative Assistant
**Date:** May 20, 2021
**Subject:** **Major COA Request for 25 Maple Road**

| | |
|---|---|
| **Applicant:** | **Meg Shaw** |
| **Owners:** | Charles and Meg Shaw |
| **Professional:** | Grey Fox Outdoor – Country Lane Woodworking, LLC |
| **Property Location:** | 25 Maple Road |
| **Land Use:** | Single Family Residence |
| **PIN#:** | 856209075032 |
| **COA#:** | 2021-00074 |

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

Meg Shaw requests a Certificate of Appropriateness for installation of a 12' x 24' white painted wood pavilion with charcoal gray shingles, a 7'5" x 17'9" above ground grey colored swim spa, and a 6' tall privacy fence. All exterior improvements are proposed for the rear yard. The spa and pavilion will not be directly behind the house but they are to be shielded by the privacy fence from the street view. The spa will be partially under the pavilion.

The property is identified in the Moore County Tax Registry by Moore County PIN Number #856209075032. The structure was built in 1915's and is locally designated and listed on the National Historic Register.

> *RAMBLER 25 Maple Rd. 1915. Contributing building 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. (Lot# 1509)*

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

**Standards of Review**

Accessory structures greater than 12 feet in any dimension are considered Major Work requiring review by the Historic Preservation Commission (HPC) for issuance of a Certificate of Appropriateness. The proposed pavilion is 12 feet by 24 feet therefore, this proposal is considered Major Work. In addition, the proposed solid wood fence is not consistent with the guidelines which requires review by the HPC.

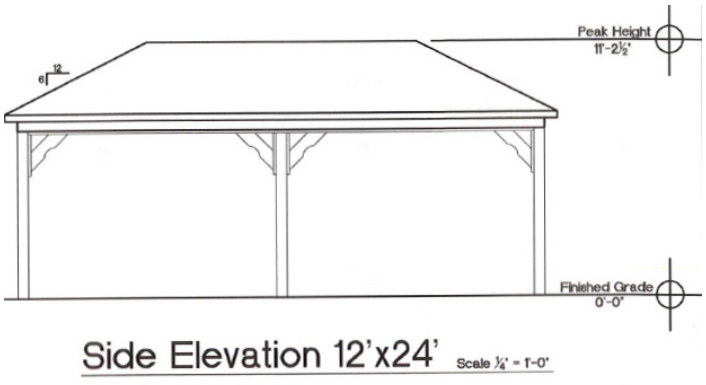
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

**Applicable Guidelines Requirements:**

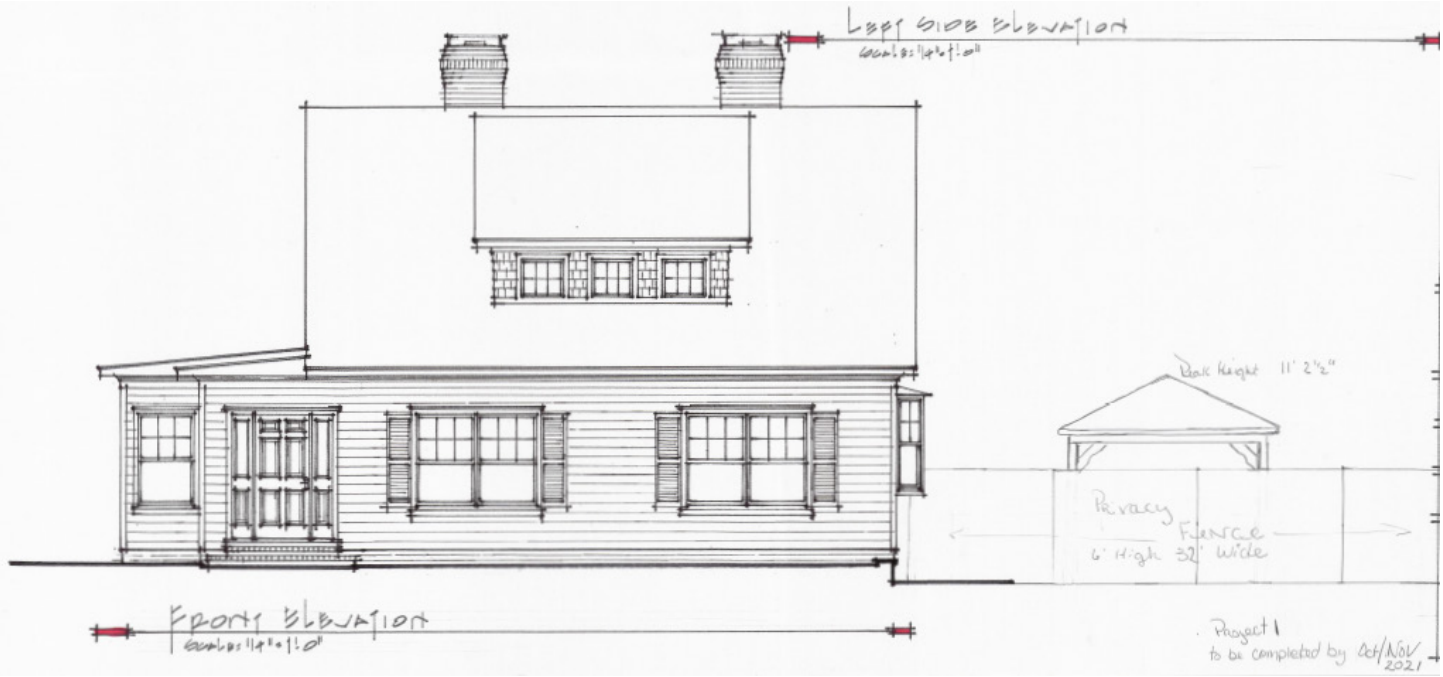
*ACCESSORY FEATURES AND STRUCTURES*

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.
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 pavilion will be of materials and color in keeping with the Pinehurst Historic District and is compatible with the principal structure. The shingled roof is proposed for a 12 over 6 pitch. The peak height is 11'-2½" which will not exceed the height of the primary structure. The use of the structure to partially shield the spa serves as a roof-over function that may be atypical in the district.*



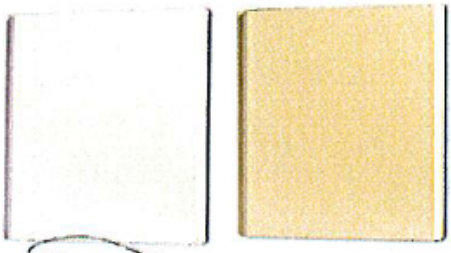

*Pavilion Elevation*




*Pavilion and fence in relationship to the home*

# COLOR OPTIONS

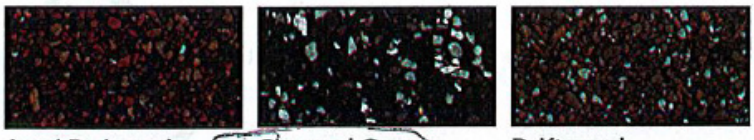
*Vinyl & Wood Paint Colors*




*Wood Stain Colors (Includes water repellent)*

# ROOFING OPTIONS

*Standard Architectural Asphalt Shingles*

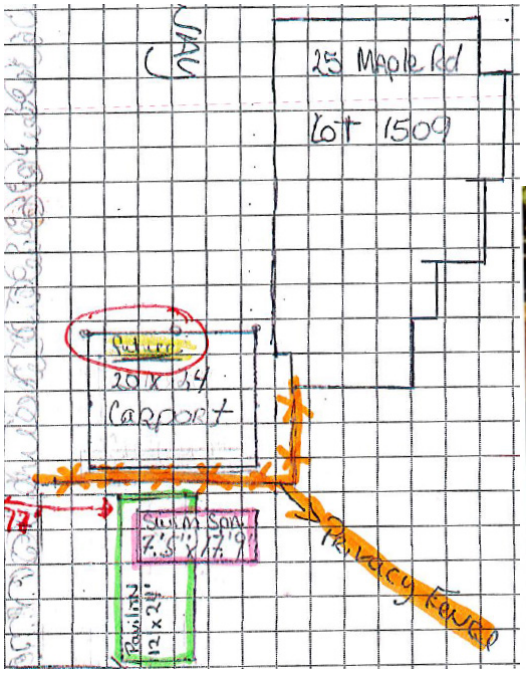



*Proposed colors and materials*

*FENCES*

1. Section VII.A.1 - The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
2. Section VII.A.3 - Residential street side fences should be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
3. Section VII.A.4 - New picket fences should be substantially open in character. The pickets should not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
4. Section VII.A.5 - All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
5. Section VII.A.10 - Solid wooden fences are **not permitted** in the Pinehurst Historic District.
6. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.

*The proposed white painted fence is not compliant with the guidelines as a solid fence. The proposed fence is also street facing. Solid privacy fences are not permitted in the district. At 6' in height, which is compliant with Section VII.A.11, the rear yard fence will shield the swim spa from sidewalk and street visibility. By shielding the spa, the fence sacrifices the characteristic of being open. The applicant has provided a photo of a neighbor's solid wooden fence as evidence that solid wood fences exist in the historic district.*




*Sketch plan*

*Neighboring solid wood fence*

*SWIMMING POOLS*

1. Section VII.D.1 - New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
2. Section VII.D.2 - In-ground swimming pools **must not** be easily visible from the street.
3. Section VII.D. 3 - Above ground pools are **not permitted** in the Pinehurst Historic District.

*The applicant proposes a swim spa which is designed to be above ground. Under ANSI guidelines and definition in the Pinehurst Development Ordinance, it is not classified as a pool. It would be shielded from the street view by a privacy fence and existing vegetation.*

*Spa example (applicant proposes gray color with gray base)*

**Staff Comments:**

*The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed pavilion appears to be similar to other within the Historic District and architecturally compatible, based on the applicant's submitted materials. If the Commission were to consider approval of this request staff would recommend the 2nd motion:*

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

*Staff recommends the above motion be considered because although solid wooden fences are not permitted within the district, the fence performs an important screening function from the public view from the sidewalk and road. In addition, many solid wooden fences exist within the district.*

May 11, 2021

Dear Property Owner(s),

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

Thursday May 27, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

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

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

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

PAINE, STUART R HRS C/O BRITTANY TOWNE HOUSE PROPERTY OWNERS
PO BOX 449
SOUTHERN PINES NC 28388

DOWNING, TILDON W & DOWNING, BETTIE W
PO BOX 53387
FAYETTEVILLE NC 28305

JOHNSTONE, STEPHEN M JOHNSTONE, CHERYL LEA BROWN
2239 WINTHROP AVENUE
CHARLOTTE NC 28203

SCHROEN, GUY SCHROEN, CARRIE
190 PALMETTO ROAD #22
PINEHURST NC 28374

VETAL, DONALD LLOYD JR VETAL, MARY TOMCO
PO BOX 3484
PINEHURST NC 28374-3484

CWM RESIDENTIAL PROPERTIES, LLC C/O CARL MEARES JR
PO BOX 41248
NORTH CHARLESTON SC 29423

WRIGHT, TIMOTHY R WRIGHT, CAROL C
4 JIB RD
WILMINGTON NC 28411-9234

SHAW, CHARLES D SHAW, MARY M
25 MAPLE ROAD
PINEHURST NC 28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST NC 28374

CUMMINS, JIMMIE M CUMMINS, LISA D
453 FAIRFIELD ROAD
WYCKOFF NJ 07481

NELSON, GAYLE FRANCES WHIPKEY
5109 GLENWOOD WAY
VIRGINIA BEACH VA 23456

CARRINGTON, JACK B II & ROBIN CISCO
207 STERLING AVE
MOUNT STERLING KY 40353

WRIGHT, LADY ANSLEY POST
PO BOX 702
PINEHURST NC 28370-0702

ADAMS, PAMELA ANN
PO BOX 3932
PINEHURST NC 28374

O'HARA, ROBERT JAMES O'HARA, PAMELA BRENT
30 ORANGE ROAD
PINEHURST NC 28374

PIZZELLA, MARY JOY TRUSTEE & PIZZELLA, PATRICK TRUSTEE
3818 JAY AVE
ALEXANDRIA VA 22302-1813

YARDLEY, JAMES C YARDLEY, NANCY N
2618 SUTTON COURT
HOUSTON TX 77027

HANLON, DERINDA H
1361 QUEENSFERRY ROAD
CARY NC 27511

BANNON, STEPHEN K
8391 BEVERLY BLVD
LOS ANGELES CA 90048

HIXSON, JANE E
PO BOX 3147
PINEHURST NC 28374-3147

LOSKARN, CHARLES M JR LOSKARN, LAURA GAY
7533 MAIN STREET, STE B
SYKESVILLE MD 21784

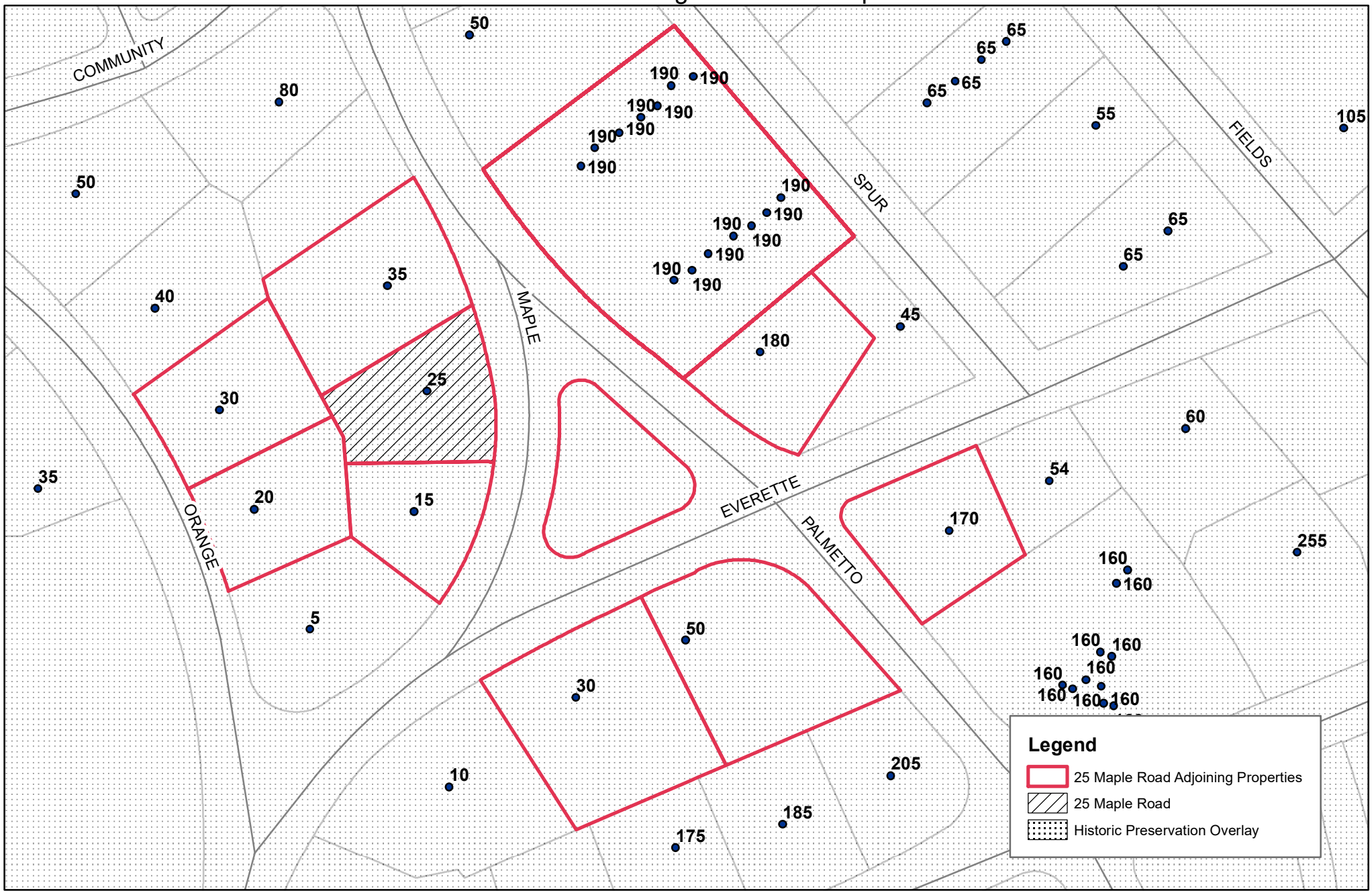
ADAMS, DIANA H
PO BOX 1910
PINEHURST NC 28374

DRABIK, TIMOTHY DRABIK, CYNTHIA
PO BOX 1043
LEWISTON NY 14092

TUCK, STEPHEN C
15 MAPLE ROAD
PINEHURST NC 28374

VILLAGE PLACE LLC
9012 WINGED THISTLE CT
RALEIGH NC 27617

# Public Hearing Notification Map




0 30 60 120 180 240 Feet

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

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5/11/2021

## May 27, 2021
## Historic Preservation Commission
## 25 Maple Road COA Request

1895 Village of Pinehurst

N W E S

EXHIBIT A COA-2021-00074

# 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 # | 00026179 OLD TOWN LOT 1509 PIN: 856209075032 |

| Owner Information | | | |
|---|---|---|---|
| Name | Charlie & Meg Shaw | Home Phone # | |
| Street Address | 25 Maple Road | Mobile Phone # | 503-899-2540 |
| City, State, Zip Code | Pinehurst, NC 28374 | Business Phone # | |
| Email | megatwicksend@gmail.com | | |

| Applicant | | | |
|---|---|---|---|
| Name | Meg Shaw | Other Phone # | N/A |
| Email | megatwicksend@gmail.com | Street Address | 25 Maple Rd |
| Mobile Phone # | 503-899-2540 | City, State, Zip Code | Pinehurst, NC 28374 |

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APR 29 2021
BY: .....

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

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

| Licensed Professionals (Optional)<br>(License #s must include all letters and numbers as filed with the NC Licensing Board) | |
|---|---|
| License # | 176 1326 |
| Name | Betty Glick<br>Sam Glick - Grey Fox Outdoor - Country Lane Woodworking LLC |
| Street Address | 225 W Morganton Road |
| City, State, Zip | Southern Pines, NC 28387 |
| Phone # | 910-725-0394 |
| Email | betty@greyfox-outdoor.com |

**General Information**

| | | | |
|---|---|---|---|
| Description of Changes to the Structure | New Pavilion 12 x 24 wood to be painted white<br>Spa - 7'5" x 17'9" x 4'10"<br>Fence - 6' tall x 8' wide panels = upto 40' wide privacy fence<br>EZ Pad f/ Swim Spa 8'x20' | | |
| Type of Work | ☐ Addition | ☐ Alteration | ☒ New |

| Existing Use | Proposed Use |
|---|---|
| ☒ Vacant | ☐ Vacant |
| ☐ Single Family Low Density | ☐ Single Family Low Density |
| ☐ Single Family Medium Density | ☐ Single Family Medium Density |
| ☑ Single Family High Density | ☑ Single Family High Density |
| ☐ Multi-Family Development | ☐ Multi-Family Development |
| ☐ Office | ☐ Office |
| ☐ Retail | ☐ Retail |
| ☐ Lodging | ☐ Lodging |
| ☐ Recreational | ☒ Recreational |
| ☐ Institutional | ☐ Institutional |
| ☐ Medical | ☐ Medical |
| ☐ Industrial | ☐ Industrial |
| ☐ Services | ☐ Services |
| Includes Demolition | ☐ Yes ☒ No |
| Includes Tree Removal | ☐ Yes ☒ No |
| Estimated Cost of Construction | $ 45,000 |

**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 | | Treated Southern Yellow Pine | White |
| Rear Elevation | | | |
| Right Elevation | | | |
| Left Elevation | | | |
| Trim | | | |
| Windows | | N/A | |
| Chimney | | N/A | |
| Foundation | | | |
| Front Door | | N/A | |
| Shutters | | N/A | |
| Garage Door | | N/A | |
| Roof | | Asphalt Shingles | Charcoal gray |
| Roof Exhaust Vents | | N/A | |
| Front Porch | | N/A | |
| Deck | | N/A | |
| Patio | | N/A | |
| Sidewalk | | N/A | |
| Sky Lights | | N/A | |
| Driveway | | N/A | |
| House Number | | N/A | |
| 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: Meg Shaw Date: April 27, 2021

EXHIBIT B 2021-00805

# Fence, Wall, or Column

Fee: $175

(Revised 09/2019)

## Permit Information

Requirements for fence, wall, and columns are described in Section 9.13 of the Pinehurst Development Ordinance (PDO). North Carolina Building Code requires fencing around swimming pools.

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 Rd |
| City, State, Zip Code | Pinehurst, NC 28374 |
| Parcel ID # | 00026179 |

| Owner Information | | | |
|---|---|---|---|
| Name | Charlie & Meg Shaw | Home Phone # | N/A |
| Street Address | 25 Maple Rd | Mobile Phone # | 503-899-2540 |
| City, State, Zip Code | Pinehurst | Business Phone # | N/A |
| Email | megatwicksend@gmail.com | | |

| Applicant | | | |
|---|---|---|---|
| Name | Meg Shaw | Other Phone # | N/A |
| Email | megatwicksend@gmail.com | Street Address | 25 Maple Rd |
| Mobile Phone # | 503-899-2540 | City, State, Zip Code | Pinehurst, NC 28374 |

**Licensed Professionals**

License #s must include all letters and numbers as filed with the NC Licensing Board. If work is under $30,000 and a general contractor will not perform the work, enter applicant information in General Contractor fields and applicant phone # as the License #.

| | General Contractor (Required) |
|---|---|
| License # | 503-899-2540 |
| Name | Meg Shaw |
| Street Address | 25 Maple Road |
| City, State, Zip | Pinehurst, NC 28374 |
| Phone # | 503-899-2540 |
| Email | megatwicksend@gmail.com |

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APR 29 2021
BY: .....

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# Fence, Wall, or Column

Fee: $175

(Revised 09/2019)

## General Information

| | | | |
|---|---|---|---|
| New or Existing | ☒ New | ☐ Existing | |
| Type of Work | ☒ Fence | ☐ Column | ☐ Wall |
| Temporary | ☐ Yes | ☒ No | |
| Type of Use | ☒ 1-2 Family Dwelling<br>☐ Accessory Building<br>☐ Multi-Family Dwelling<br>☐ Commercial/Industrial<br>☐ Other | | |
| Type of Fence | ☐ Brick<br>☐ Post and Rail<br>☐ Vinyl | ☐ Chain Link<br>☐ Stone<br>☐ Wrought Iron | ☐ Picket<br>☒ Wood Board, Shadow Board<br>☐ N/A |
| Fence Color | White (wood painted white) | | |
| Fence Location | | | |
| Front Height (in feet) | 6' | Side 1 Height (in feet) | N/A 6' |
| Rear Height (in feet) | N/A | Side 2 Height (in feet) | N/A |
| Job Cost | Less than $500. | | |
| Corner Lot | ☐ Yes | ☒ No | |
| Golf Course/Lake Lot | ☐ Yes | ☒ No | |
| Pool Enclosure | ☒ Yes | ☐ No | |

## Zoning Information

| | |
|---|---|
| Zoning District | R-1D |
| Overlay District | ☐ Historic Preservation Overlay District ☐ N/A<br>☐ Pinehurst South Overlay District |

## Required Documents

| |
|---|
| ☒ Site Plan/Sketch Drawing |

**Fence, Wall, or Column**
Fee: $175
(Revised 09/2019)

**Additional Village Permits (As Applicable) – Must accompany this permit with the applicable fee**

- ☐ Floodplain Development Permit - If located in a Flood Zone
- ☑ Certificate of Appropriateness (COA) – If located in the Historic Preservation Overlay District

**Other Agency Permits/Approvals (As Applicable) - Per Section 4.2.6 of PDO**

- ☑ Moore County Utilities Approval – If fence is located within a utility easement (recorded or unrecorded)
- ☐ US Fish and Wildlife Approval
- ☐ Other

**Notice to Applicant**

The undersigned Applicant makes this request subject to any recorded and/or unrecorded utility easements and any restrictive covenants that may affect the Applicant's property. The Village of Pinehurst makes no warranty, express or implied, concerning whether this application, if granted, would violate any easements or restrictive covenants affecting the Applicant's property.

By completing and submitting this application, you certify that this application and submittal is complete and accurate.

Applicant Signature: Meg Shaw Date: April 27, 2021

Each panel

6' high

8' wide

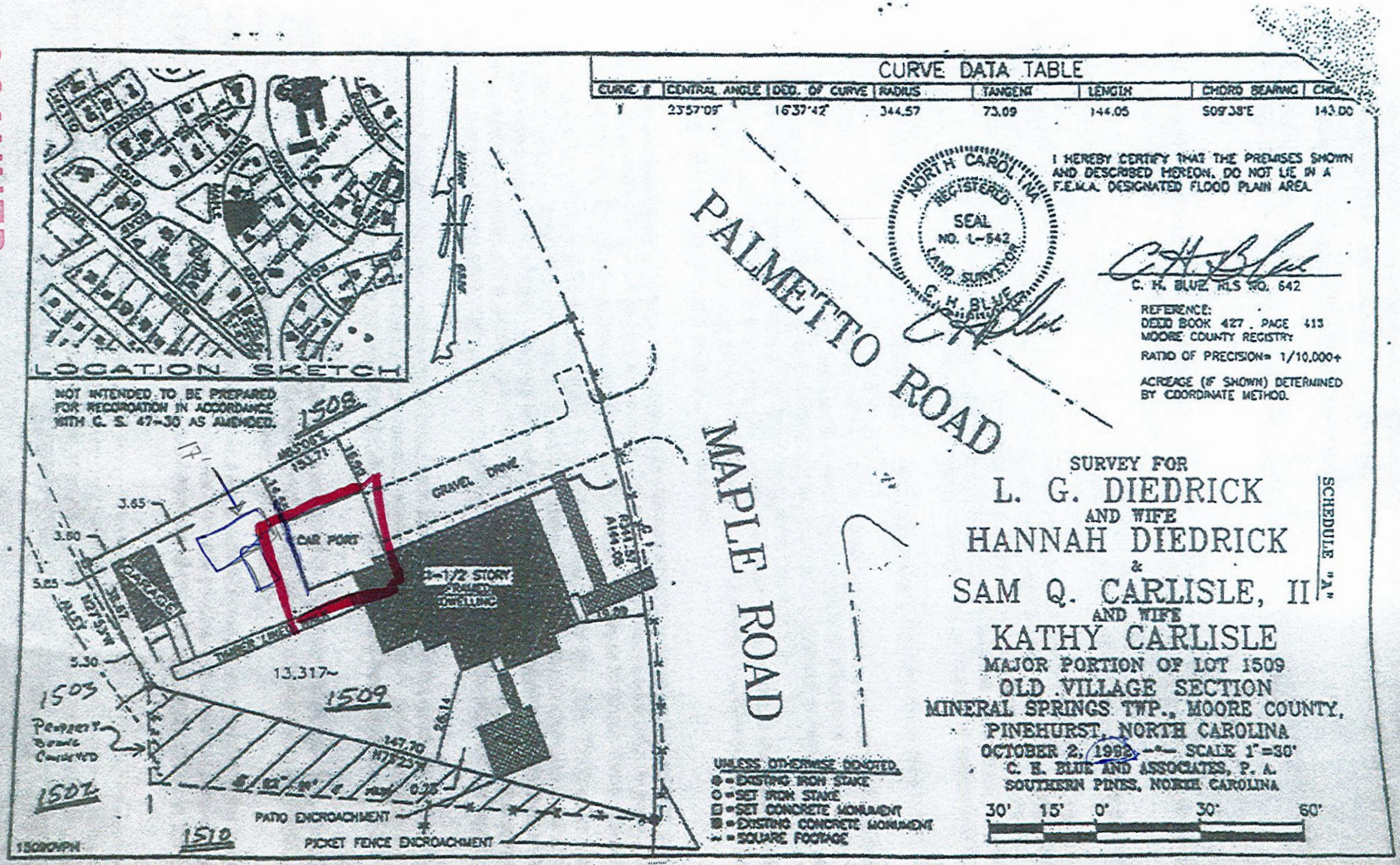
Pressure Treated Pine to be painted White

SCANNED

SCANNED



**EXHIBIT C**




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

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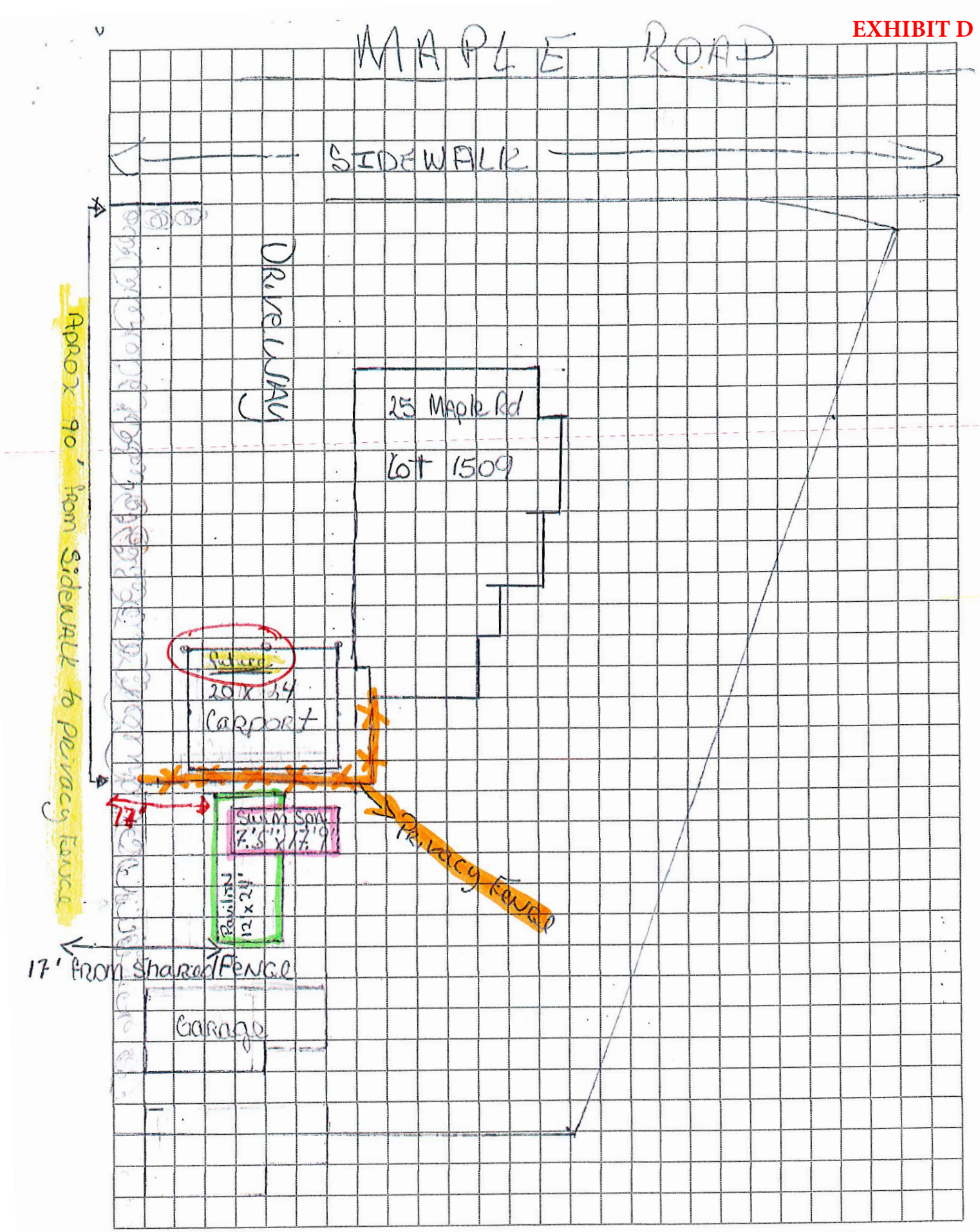
EXHIBIT D




SCANNED

Calendar By: WaterproofPaper.com More Free Printables: Calendars Maps Graph Paper Targets

Similar look -
Ours will be
Gray base
& Gray
Rolltop Coker

EXHIBIT E

SCANNED

EXHIBIT E

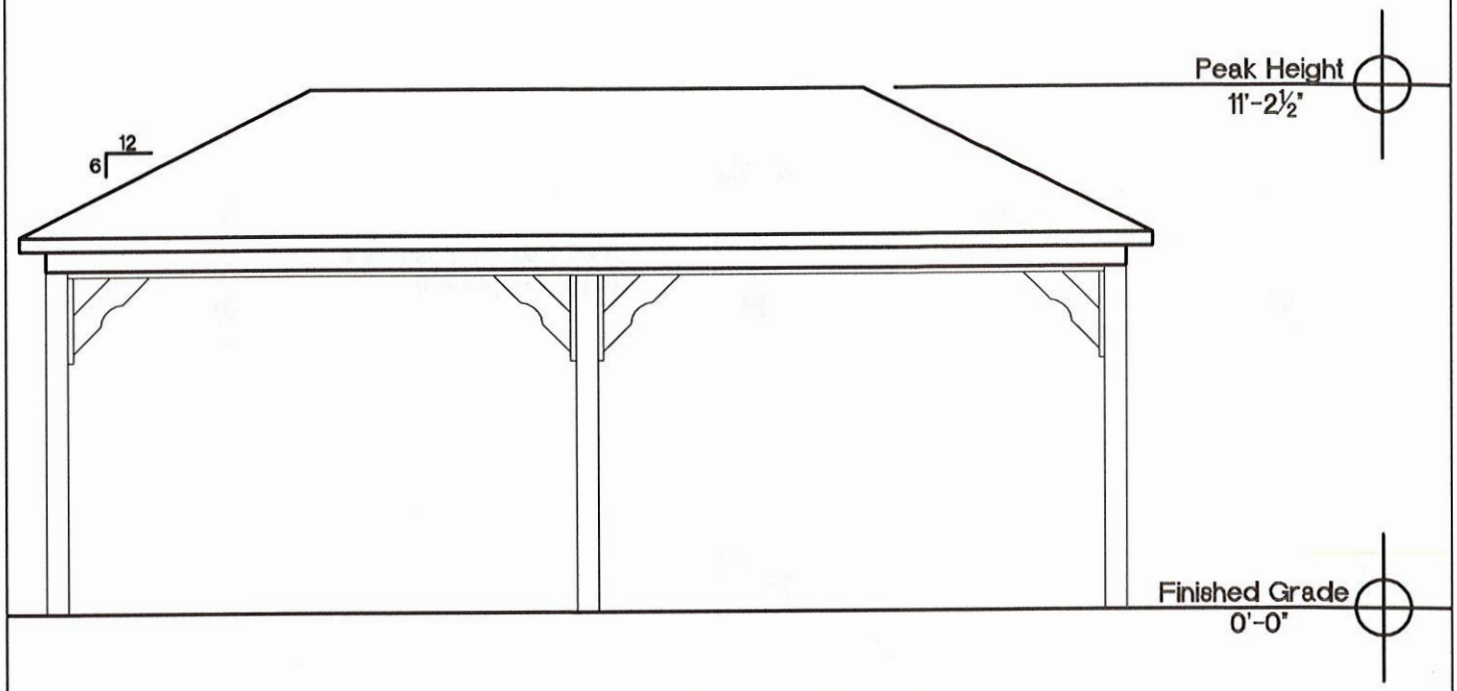
SCANNED

EXHIBIT F

JOB NUMBER: E281-10
PAGE 1 OF 5

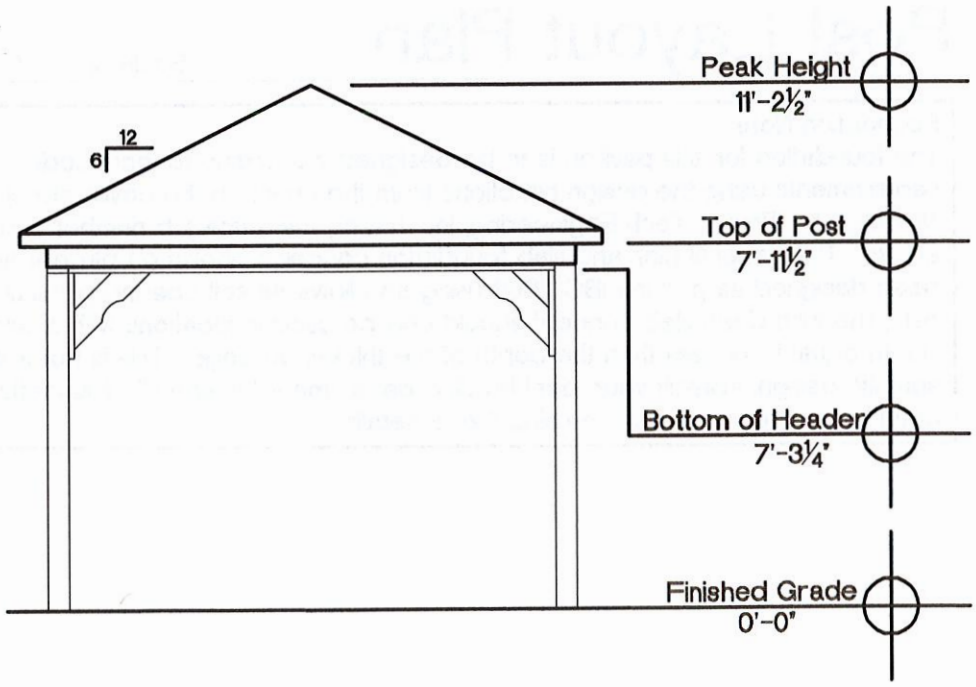
PROJECT: STANDARD PLANS FOR 12x24 RECTANGLE WOOD PAVILION

This drawing is the property of Country Lane Woodworking, LLC, provided by Timber Tech Engineering, Inc. and reproduction, alteration or use of this drawing without the written consent of Country Lane Woodworking, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.




# Side Elevation 12'x24'

Scale ¼" = 1'-0"




# End Elevation 12'x24'

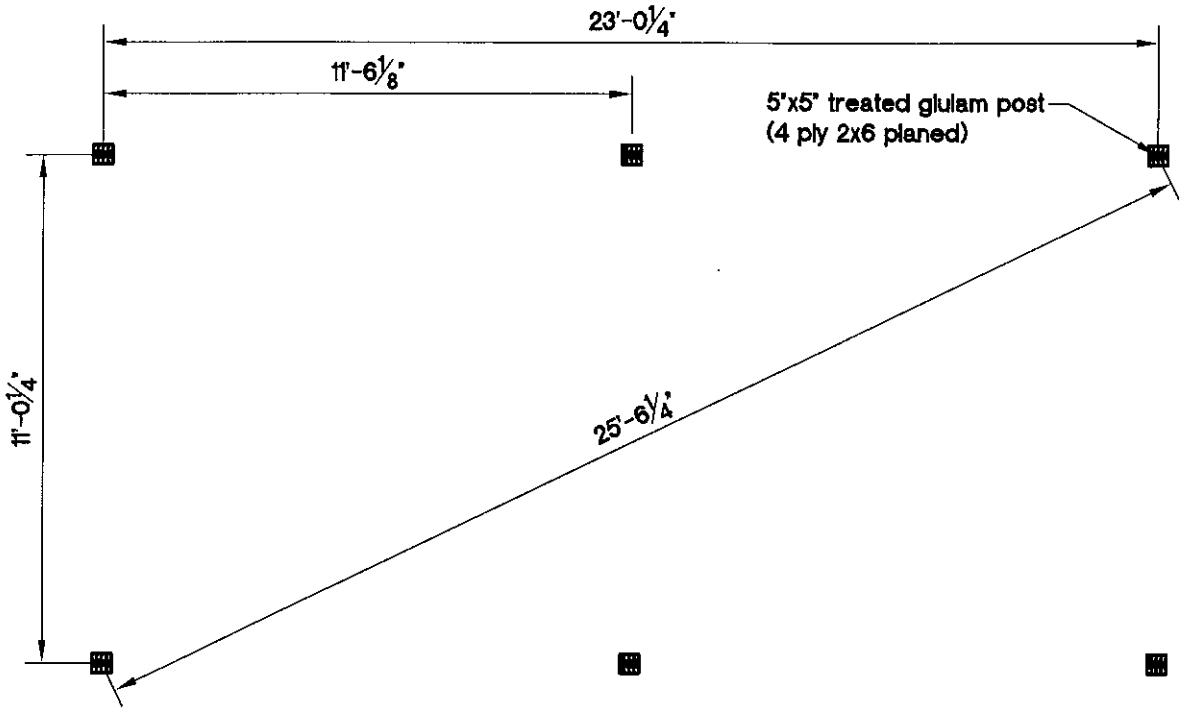
Scale ¼" = 1'-0"

SCANNED

EXHIBIT F

| JOB NUMBER: E281-10 | PROJECT: STANDARD PLANS FOR 12x24 RECTANGLE WOOD PAVILION |
|---|---|
| PAGE 2 OF 5 | |

This drawing is the property of Country Lane Woodworking, LLC, provided by Timber Tech Engineering, Inc. and reproduction, alteration or use of this drawing without the written consent of Country Lane Woodworking, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.




# Post Layout Plan

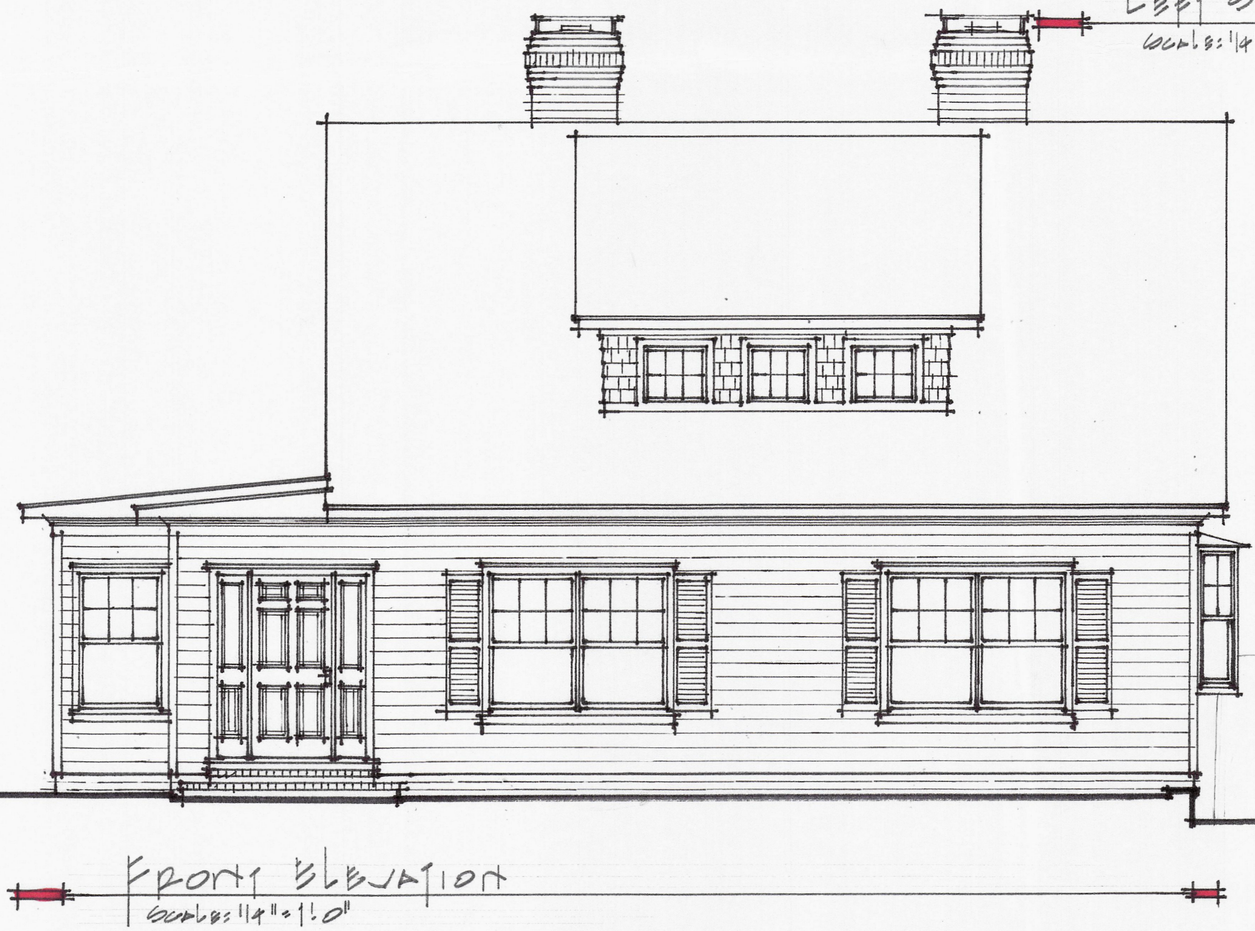
Scale ¼" = 1'-0"

Foundation Note:
The foundation for this pavilion is to be designed according to local code requirements using the design reactions from the chart on the cover sheet of the drawings by Timber Tech Engineering, Inc. having the same job number referenced above. The general pier and slab foundation concepts shown on page 4 and 5 have been designed as per the IBC 2009 using an allowable soil bearing pressure of 2000 psf. The turn down slab concept should only be used in locations with a design frost depth equal to or less than the depth of the thickened edge. This is not a site specific design, consult your local building department for specific foundation design criteria for your area before using these details

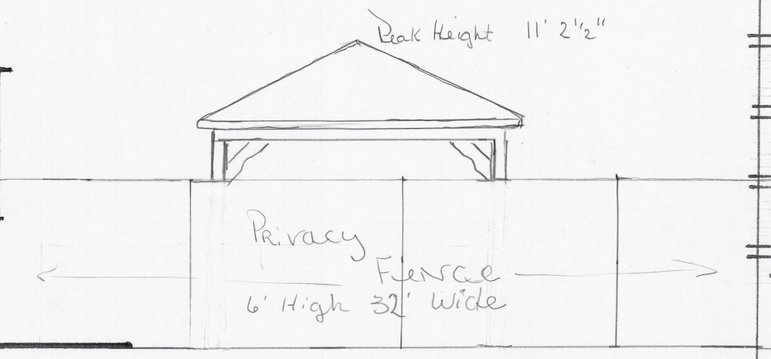
EXHIBIT G

25 Maple Road
Pinehurst NC
Parcel ID# 00026179
Old Town Lot 1509

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



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




Project to be completed by Oct/Nov 2021

Step One Design
1808 Linden Road
Aberdeen, NC.
910 687 0710

Proposed Plans
Existing Elevations
Sheet Index

Revisions:

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

Date:
May 2020

Plan No:
25 Maple

Sheet No:
A-01

# Options

EXHIBIT H

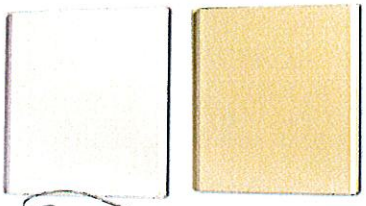
## STANDARD SHAPE & SIZES

10'x10', 10'x12', 10'x14', 10'x16', 12'x12', 12'x14', 12'x16', 12'x18', 12'x20', 12'x24', 14'x14', 14'x16', 14'x18', 14'x20', 14'x24', 14'x28', 16'x16', 16'x20', 16'x24', 16'x28', 16'x32', 20'x20', 20'x24', 20'x28', 20'x32', 20'x36', 20'x40'

Many other custom sizes also available.

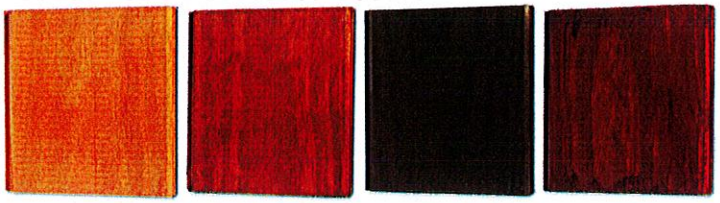
## COLOR OPTIONS

*Vinyl & Wood Paint Colors*



White | Almond

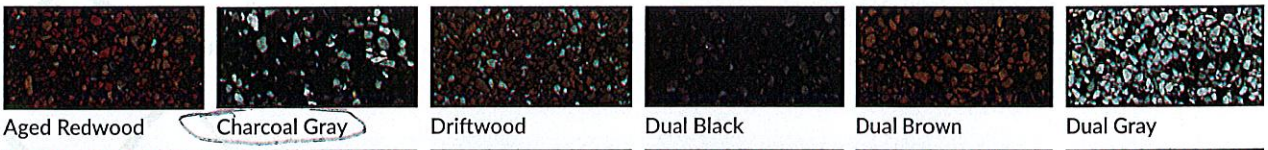
*Wood Stain Colors (Includes water repellent)*



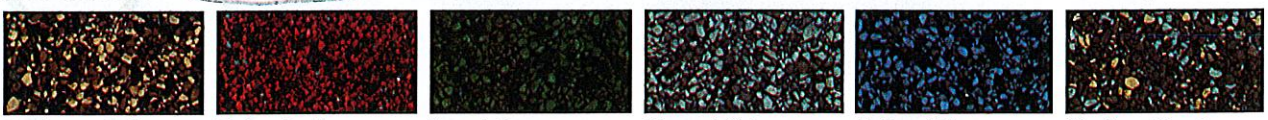
Cedar | Canyon Brown | Cinder | Mahogany

## ROOFING OPTIONS

*Standard Architectural Asphalt Shingles*

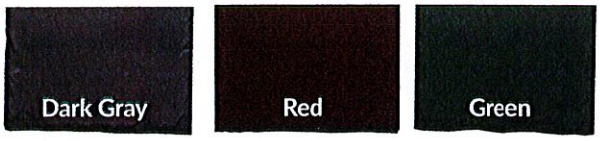


Aged Redwood | Charcoal Gray | Driftwood | Dual Black | Dual Brown | Dual Gray



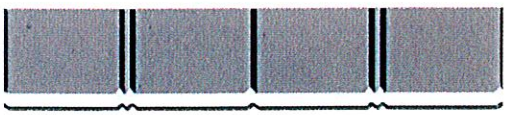
Earthtone Cedar | Riviera Red | Forest Green | Harvard Slate | National Blue | Weather Wood

*Optional Rubber Slate Shingles*

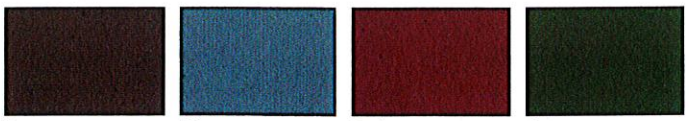


Dark Gray | Red | Green

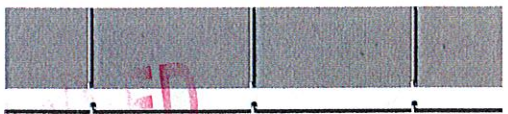
*Optional Metal Roofing*



5V Metal Roof



Bronze | Blue | Red | Green



Standing Seam Metal Roof

SCANNED

EXHIBIT I

Neighbor Fence – View from Maple Rd

FINAL ORDER – MAJOR COA REQUEST 25 Maple Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

***Introduction***

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**REQUEST**

Meg Shaw requests a Certificate of Appropriateness for installation of a 12' x 24' white painted wood pavilion with charcoal gray shingles, a 7'5" x 17'9" above ground grey colored swim spa, and a 6' tall privacy fence.

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

**FINDINGS OF FACT**

***Concerning jurisdiction***

Installation of accessory structures greater than 12' in any dimension and installation of a solid street-facing privacy fence are considered Major Work.

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

1. The structure was built in 1916, is locally designated and listed on the National Historic Register:
2. The structure is contributing to the district.
3. The listing defines the structure as a one-and-a-half-story Colonial Revival dwelling with wood-shingle siding, a gambrel roof with pedimented dormers, and classical entrance porches on both the Beulah Hill Road and Shaw Road sides of the house.

DRAFT

***For the Record***

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, a sketch plan, pavilion elevations and photographs.
3. The applicant proposes to install a 12' x 24' white painted wood pavilion with charcoal gray shingles, a 7'5" x 17'9" above ground grey colored swim spa, and a 6' tall privacy fence.
4. Per ANSI requirements and Pinehurst Development Ordinance definitions, swim spas are not considered to be pools.
5. A solid privacy fence is located on neighboring property.

***Conclusions of Law***

*Guideline Requirements:*

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.
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.
3. Section VII.A.5 - All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
4. Section VII.A.10 - Solid wooden fences are **not permitted** in the Pinehurst Historic District.
5. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.

    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.

DRAFT

***Order***

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

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

Or

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

Or

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

**Hereby ordered the _____ of _____, 2021.**

_____ _____

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

Attachments: Attach application, map, site plan, photographs

DRAFT

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:

DRAFT

# COA 2021-00075

## ADDITIONAL AGENDA DETAILS:

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

**FROM:**
Alex Cameron & Kathy Liles

**CC:**
Darryn Burich

**DATE OF MEMO:**
5/20/2021

**MEMO DETAILS:**
Please see the attached documents related to this public hearing.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Report |
| 🗋 | Exhibits |
| 🗋 | Draft Findings of Fact |

1895
VILLAGE OF
PINEHURST

## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Kathy Liles, Senior Planner
Alex Cameron, Principal Planner
**CC:** Darryn Burich, Planning and Inspections Director
Jill Lazusky, Administrative Assistant
**Date:** May 20, 2021
**Subject:** **Major COA Request for 5 Carolina Vista**

| | |
|---|---|
| **Applicant:** | **Homewright Construction LLC** |
| **Owners:** | Gilbert and Christine Pritchard |
| **Professional:** | Homewright Construction LLC |
| **Property Location:** | 5 Carolina Vista |
| **Land Use:** | Single Family Residence |
| **PID#** | 855212950261 |
| **COA#:** | 2021-00075 |

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

Homewright Construction requests a Certificate of Appropriateness for exterior modifications to the property located at 5 Carolina Vista for installation of a 16' x 16' cedar open air pavilion with green standing seam roof in the rear of the property. The property is identified in the Moore County Tax Registry by Moore County PIN Number #855212950261. The structure was built in 1916, is located on 2.2 acres, and is locally designated and listed on the National Historic Register. The original listing was under 40 Beulah Hill Church:

> *THE DEODARS Contributing building 40 Beulah Hill Rd. 1916. On April 5, 1916, W. H. Thurston purchased this property and proceeded immediately to build a house on the site. The following year he built the Albemarle (#38) and sold this house to Jay V. Hall. For many years this house was the winter home of Samuel Young Ramage (1853-1940), an oil magnate from Oil City, Pa. and a member of the Oakmont Country Club of Pittsburgh. The Deodars is a handsome one-and-a-half-story Colonial Revival dwelling with wood-shingle siding, a gambrel roof with pedimented dormers, and classical entrance porches on both the Beulah Hill Road and Shaw Road sides of the house. (Lots #406 and 429; other name- Happy Ours).*

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

**Standards of Review**

Installation of accessory structures greater than 12 feet in any dimension are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness. The proposed new cedar pavilion is 16 feet by 16 feet therefore it is considered Major Work.

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.

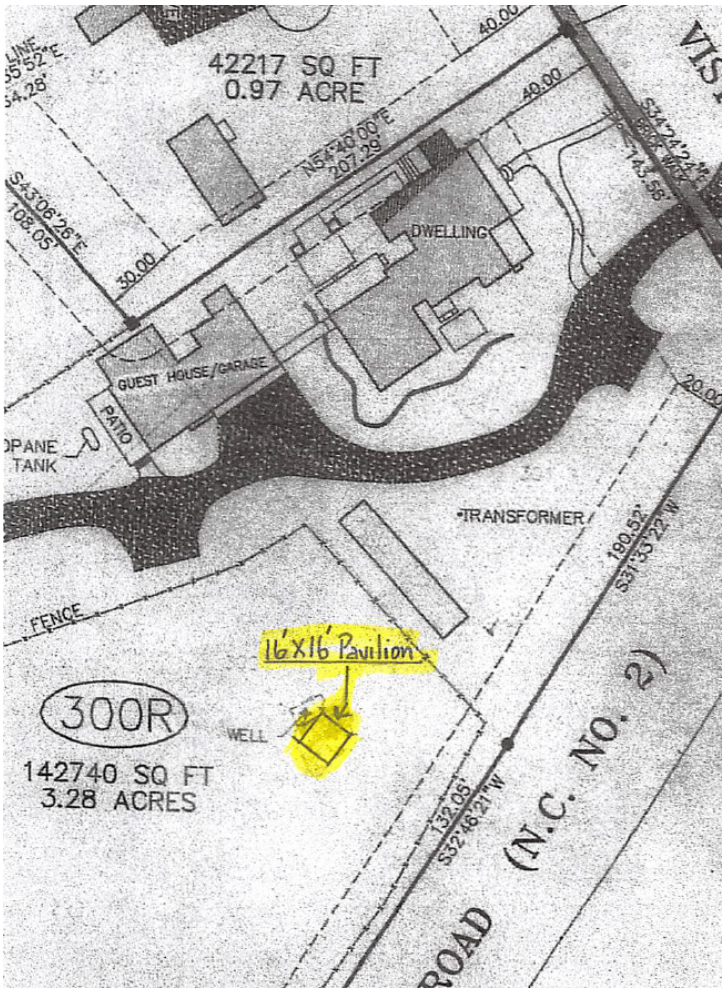
**Applicable Guidelines Requirements:**

*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.
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 applicant proposes to construct a cedar wooden pavilion with a green standing seam roof. Wooden pavilions are well represented in the Pinehurst Historic District. The structure will not be visible to public view and will be shielded by the structure. The green standing seam roof will have an equal or lower slope than the primary structure.*

*Aerial photo of property*




*Applicant provided sketch plan*

*View of property near proposed location looking toward Cherokee Rd.*

*Proposed pavilion roof color (metal)*

***Staff Comments:***

*The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The pavilion appears to be similar to others within the Historic District and compatible based on the applicant's submitted materials and therefore meets the requirements of the Historic District Guidelines. If the Commission were to consider approval of this request staff would recommend the first motion:*

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

May 11, 2021

Dear Property Owner(s),

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

Thursday May 27, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

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

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

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

ELLIS, CRAIG ALLEN TRUSTEE ELLIS, MARGARET ANN TRUSTEE

15 BEULAH HILL ROAD NORTH

PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

ELLIS, CRAIG ALLEN TRUSTEE ELLIS, MARGARET ANN TRUSTEE

15 BEULAH HILL ROAD NORTH

PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

PRITCHARD, GILBERT JR & PRITCHARD, CHRISTINE TRUSTEES

PO BOX 931

PINEHURST NC 28370-0931

PRITCHARD, GILBERT JR & PRITCHARD, CHRISTINE TRUSTEES

PO BOX 931

PINEHURST NC 28370-0931

FISHER, JAMES A & ELIZABETH Y

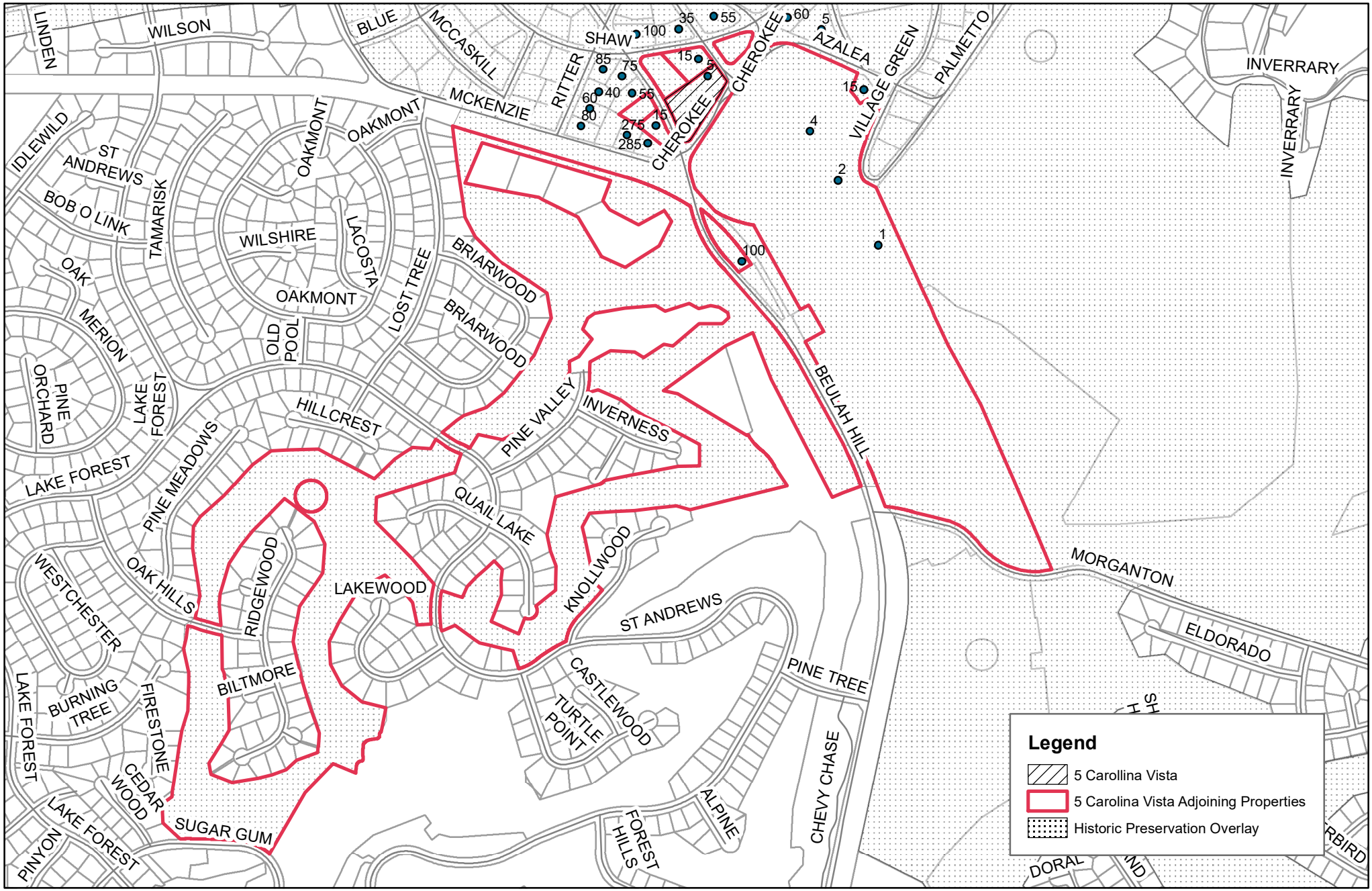
PO BOX 4510

PINEHURST NC 28374

HOMEWRIGHT CONSTRUCTION LLC
3626 MURDOCKSVILLE ROAD BLDG #9

WEST END, NC 27376

# Public Hearing Notification




0 250 500 1,000 1,500 2,000 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2021

## May 27, 2021
## Historic Preservation Commission
## 5 Carolina Vista COA Request

1895 Village of Pinehurst

N W E S

EXHIBIT A COA-2021-00075

PINEHURST

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

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

| ☑ Major Work | ☐ Minor Work |
|---|---|

### Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

### Intake Information

| Property Address | |
|---|---|
| Street Address | 5 Carolina Vista |
| City, State, Zip Code | Pinehurst, NC, 28374 |
| Parcel ID # | 855219502 61 |

| Owner Information | | | |
|---|---|---|---|
| Name | Gilbert and Christine Pritchard | Home Phone # | (910) 992-1356 |
| Street Address | 5 Carolina Vista. | Mobile Phone # | |
| City, State, Zip Code | Pinehurst, NC, 28374 | Business Phone # | |
| Email | christine@cmapgroup.com | | |

| Applicant | | | |
|---|---|---|---|
| Name | Homewright Const. LLC. | Other Phone # | (910) 690-6257 |
| Email | shaulsee@nc.rr.com. | Street Address | 3626 Murdocksville Rd. Bldg. 9 |
| Mobile Phone # | (910) 690-6257 W. Scott Haulsee | City, State, Zip Code | West End, NC 27376 |

RECEIVED
APR 29 2021
BY: .....

PINEHURST

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

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

| Licensed Professionals (Optional)<br>(License #s must include all letters and numbers as filed with the NC Licensing Board) | |
|---|---|
| License # | 84144 |
| Name | Homewright Construction LLC |
| Street Address | 3626 Murdocksville Rd. Bldg 9 |
| City, State, Zip | West End, NC, 27376 |
| Phone # | (Scott) 910 690-6257 Craig (910) 315-1226 |
| Email | shaulsee@nc.rr.com craigschiffmacher@gmail.com |

**General Information**

| | |
|---|---|
| Description of Changes to the Structure | New structure adjacent to Garden. Open air Pavilion, 6X6 cedar post 6X10 Beams 4X8 Rafters with 2x6 t&g ceiling Green Standing Seam metal Roof. All cedar structure. |

| Type of Work | ☐ Addition | ☐ Alteration | ☐ New |
|---|---|---|---|

| Existing Use | Proposed Use |
|---|---|
| ☐ Vacant | ☐ Vacant |
| ☐ Single Family Low Density | ☐ Single Family Low Density |
| ☐ Single Family Medium Density | ☐ Single Family Medium Density |
| ☐ Single Family High Density | ☐ Single Family High Density |
| ☐ Multi-Family Development | ☐ Multi-Family Development |
| ☐ Office | ☐ Office |
| ☐ Retail | ☐ Retail |
| ☐ Lodging | ☐ Lodging |
| ☐ Recreational | ☑ Recreational Pavilion |
| ☐ Institutional | ☐ Institutional |
| ☐ Medical | ☐ Medical |
| ☐ Industrial | ☐ Industrial |
| ☐ Services | ☐ Services |
| Includes Demolition | ☐ Yes ☑ No |
| Includes Tree Removal | ☐ Yes ☑ No |
| Estimated Cost of Construction | $18,000 |

PINEHURST

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

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

### Exterior Materials and Colors

| | Existing Material | Proposed Material | Proposed Color |
|---|---|---|---|
| Front Elevation | | Natural Cedar | Natural. |
| Rear Elevation | | Natural Cedar | Natural. |
| Right Elevation | | " | " |
| Left Elevation | | " | " |
| Trim | | | |
| Windows | | | |
| Chimney | | | |
| Foundation | | | |
| Front Door | | | |
| Shutters | | | |
| Garage Door | | | |
| Roof | | Standing Seam metal | Green - Dark. |
| Roof Exhaust Vents | | | |
| Front Porch | | | |
| Deck | | | |
| Patio | Existing Stone patio | | |
| Sidewalk | | | |
| Sky Lights | | | |
| Driveway | | | |
| House Number | | | |
| Other:_____ | | | |

### Required Documents

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

### Certification

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

Applicant Signature: W. Scott Haulsee Date: 4/29/2021

**EXHIBIT B**

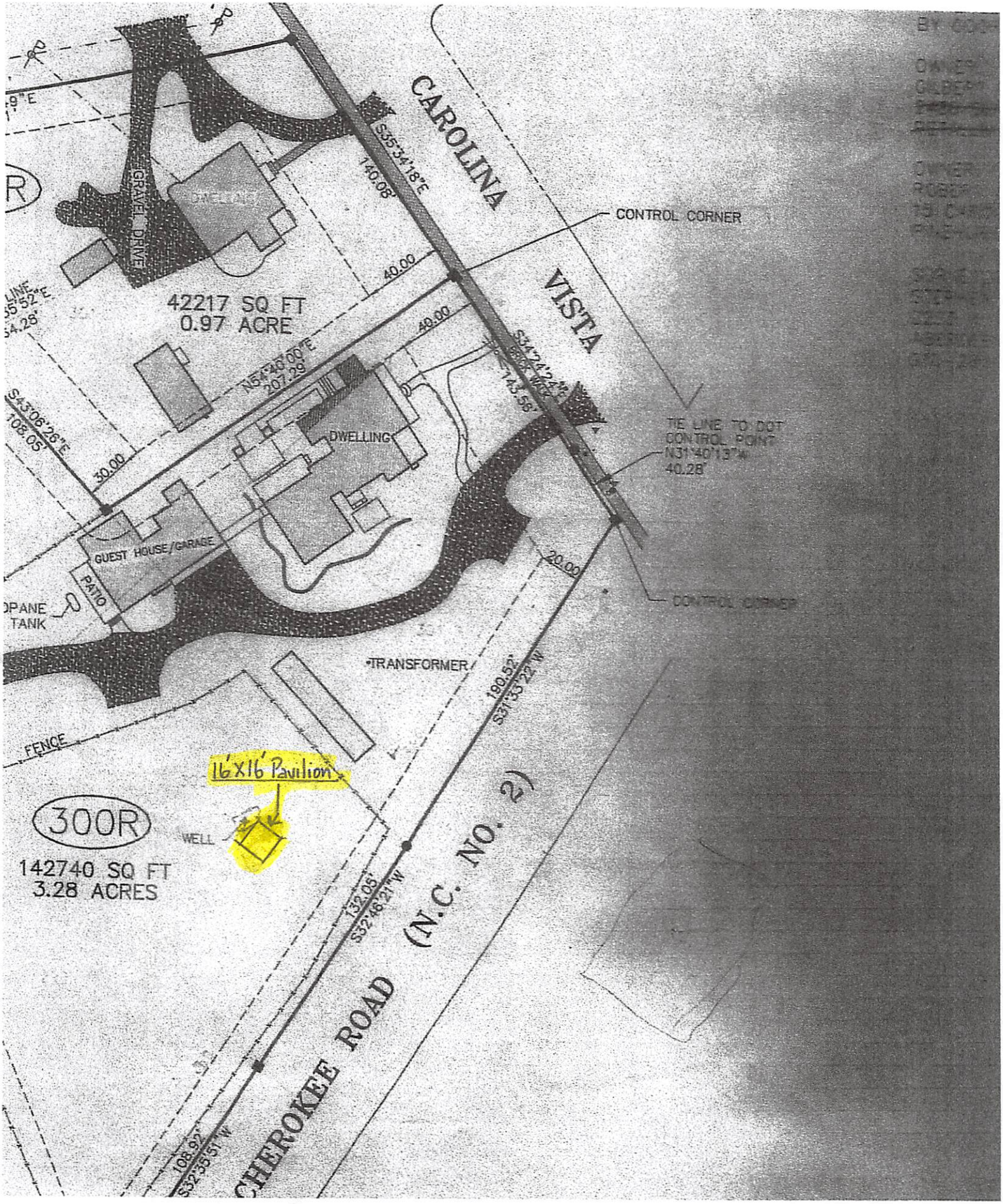

CAROLINA VISTA
CHEROKEE ROAD (N.C. NO. 2)
GRAVEL DRIVE
DWELLING
42217 SQ FT
0.97 ACRE
S55°34'18"E
140.08'
CONTROL CORNER
40.00
N54°40'00"E
207.29'
S34°24'42"W
143.58'
TIE LINE TO DOT CONTROL POINT
N31°40'13"W
40.28'
S43°06'26"E
108.05'
30.00
DWELLING
GUEST HOUSE/GARAGE
PATIO
OPANE TANK
20.00
CONTROL CORNER
TRANSFORMER
190.5'
S31°33'22"W
FENCE
16'X16' Pavilion
WELL
300R
142740 SQ FT
3.28 ACRES
132.05'
S32°46'21"W
108.92'
S32°35'51"W

**EXHIBIT C**

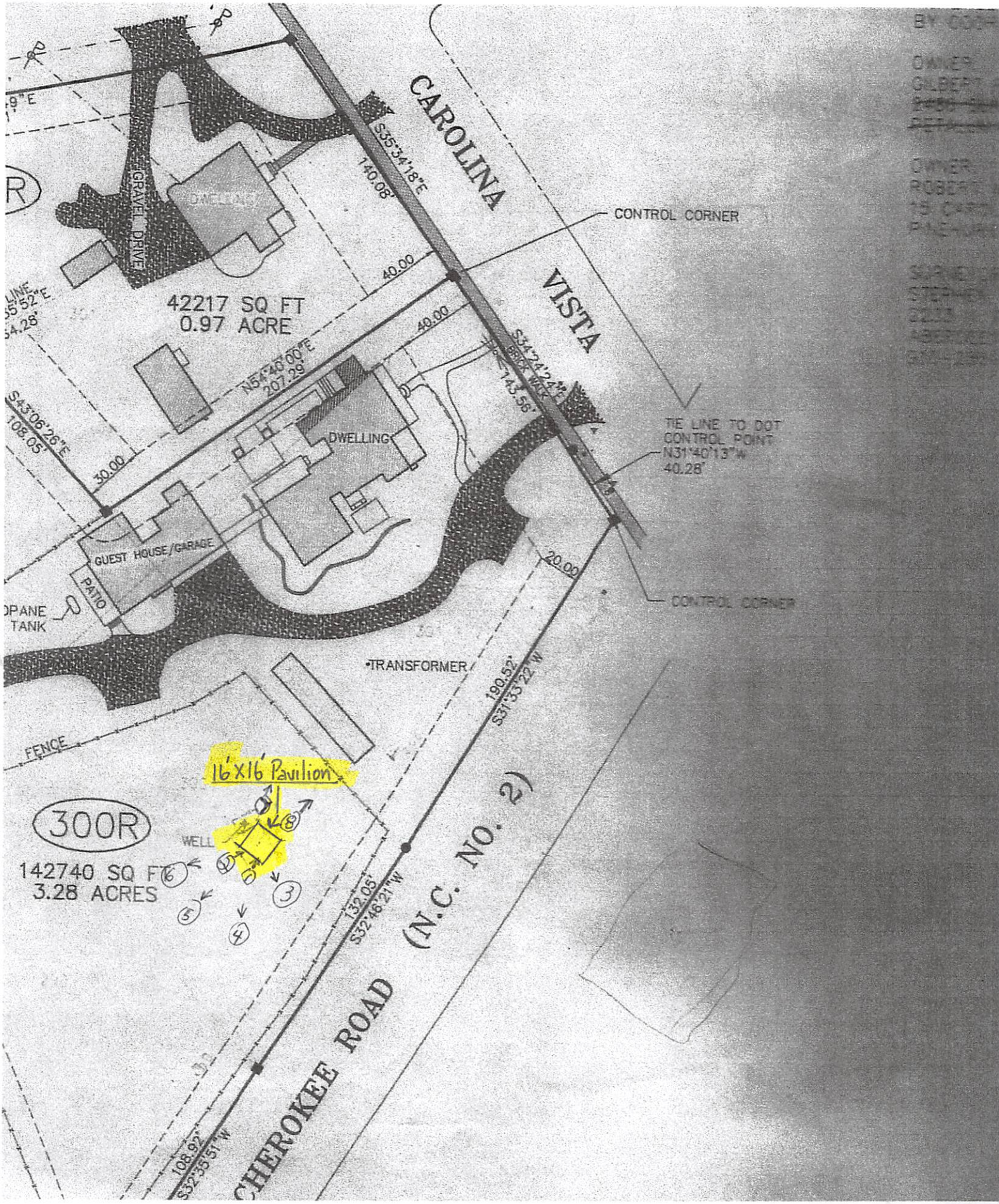

CAROLINA VISTA
CONTROL CORNER
S35°34'18"E
140.08'
40.00
42217 SQ FT
0.97 ACRE
GRAVEL DRIVE
DWELLING
N54°40'00"E
207.29'
S34°24'24"E
143.56'
BRICK WALK
TIE LINE TO DOT
CONTROL POINT
N31°40'13"W
40.28'
S43°06'26"E
108.05'
30.00
GUEST HOUSE/GARAGE
PATIO
PROPANE TANK
TRANSFORMER
20.00
CONTROL CORNER
190.52'
S31°33'22"W
FENCE
16'X16' Pavilion
300R
142740 SQ FT
3.28 ACRES
WELL
132.05'
S32°46'21"W
108.92'
S32°35'51"W
CHEROKEE ROAD (N.C. NO. 2)

**EXHIBIT D**

**EXHIBIT D**

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT E

**Black**
Prime

**Charcoal**
*Thrifty* | Prime | Ultra

**Pewter**
Prime
Trim in 29ga only.

**Gray**
*Thrifty* | Prime | Ultra

**Alamo**
*Thrifty* | Prime | Ultra
Trim in 29ga only.

**Brilliant**
*Thrifty* | Prime | Ultra

Roof color

**Forest**
Prime | Ultra

**Hunter**
*Thrifty* | Prime | Ultra

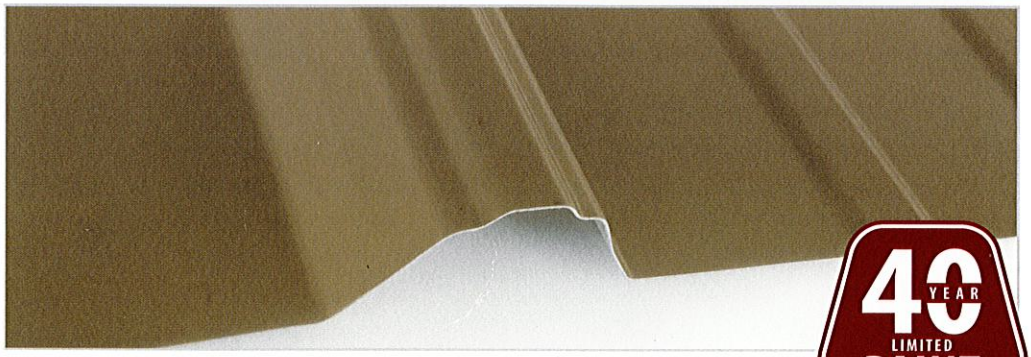
CENTRALGUARD®

POWERED BY valspar

# Panel-Loc Plus™

## Color Selection Tool

Includes Panel-Loc™





## K & R Metals

7339 NC Hwy 705 - Eagle Springs, NC 27242

910-639-4655


* Copper Metallic available in Fluropon® 70% PVDF only. Contact your sales person for accurate pricing. Copper Metallic panels must be installed in the same direction. See directional arrows or stickers provided on your panels. Color variation between orders is normal and not cause for rejection.

† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

METAL CONSTRUCTION ASSOCIATION CERTIFIED ROOFING PANELS

ENERGY STAR RATED

All colors meet ENERGY STAR® requirements for steep slope roofs.

SCANNED

E CHRT_PLPN_160125

**Galvalume®†**
Prime | Ultra
Clear acrylic coating
NOT ENERGY STAR RATED

**Copper Metallic***
Prime
Fluropon® 70% PVDF

**Burnished Slate**
Prime | Ultra

**Brown**
*Thrifty* | Prime | Ultra

**Tan**
*Thrifty* | Prime | Ultra

**Colony**
Prime
Trim in 26ga only.

**Crimson**
Prime | Ultra

**Rustic**
*Thrifty* | Prime | Ultra

**Burgundy**
Prime | Ultra

**Gallery**
Prime | Ultra

**Ocean**
Prime | Ultra
Trim in 29ga only.

**Ivory**
Prime
Trim in 29ga only.

**Light Stone**
*Thrifty* | Prime | Ultra

**Desert**
Prime
Trim in 26ga only.

**Taupe**
Prime | Ultra

FINAL ORDER – MAJOR COA REQUEST 5 Carolina Vista
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

***Introduction***

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**REQUEST**

Homewright Construction requests a Certificate of Appropriateness for exterior modifications to property located at 5 Carolina Vista for installation of a 16' x 16' cedar open air pavilion with green standing seam roof in the rear of the property.

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

**FINDINGS OF FACT**

***Concerning jurisdiction***

Installation of accessory structures greater than 12' in any dimension are considered Major Work.

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

1. The structure was built in 1916, is locally designated and listed on the National Historic Register:
2. The structure is contributing to the district.
3. The listing defines the structure as a one-and-a-half-story Colonial Revival dwelling with wood-shingle siding, a gambrel roof with pedimented dormers, and classical entrance porches on both the Beulah Hill Road and Shaw Road sides of the house.

***For the Record***

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, a sketch plan and photographs.
3. The applicant proposes to construct a 16 x 16 cedar pavilion with green standing seam roof in the rear yard.

DRAFT

## *Conclusions of Law*

*Guideline Requirements:*

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.
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.

## *Order*

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

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

Or

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

Or

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

**Hereby ordered the _____ of _____, 2021.**

_____ _____

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

Attachments: Attach application, map, site plan, photographs

DRAFT

Attachment A
Final Order
5 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 5 Carolina Vista:

The following conditions apply to approval of the Certificate of Appropriateness for 5 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 5 Carolina Vista based on the following:

DRAFT

# COA 2021-00077

## ADDITIONAL AGENDA DETAILS:

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

**FROM:**
Alex Cameron & Kathy Liles

**CC:**
Darryn Burich

**DATE OF MEMO:**
5/20/2021

**MEMO DETAILS:**
Please see the attached documents related to this public hearing.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Report |
| 🗋 | Exhibits |
| 🗋 | Draft Findings of Fact |

## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

**To:** Historic Preservation Commission
**From:** Kathy Liles, Senior Planner
Alex Cameron, Principal Planner
**CC:** Darryn Burich, Planning and Inspections Director
Jill Lazusky, Administrative Assistant
**Date:** May 20, 2021
**Subject:** **Major COA Request for 220 Cherokee Road**

| | |
|---|---|
| **Applicant:** | Pinehurst Homes |
| **Owners:** | Daniel Bennett and Sally Cummings |
| **Professional:** | Pinehurst Homes |
| **Property Location:** | 220 Cherokee Road |
| **Land Use:** | Single Family Residence |
| **PIN#:** | 856209160591 |
| **COA#:** | 2021-00077 |

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

A Certificate of Appropriateness is requested for exterior modifications to 220 Cherokee for the following.

A. Front elevation: Paint front door, repoint brick steps, reset pop-up bricks.

B. Right side elevation: Remove steps and railing, enclose deck, add new trex steps and railing.

C. Rear elevation: Remove pergola, enclose deck to expand kitchen while retaining an entrance with a new door of the same style, remove decking and install new trex decking and railing, replace all lattice with new trex lattice.

D. Left side elevation: Remove steps and railing, deck addition, enclose door opening.

E. Detached garage: Paint and reroof to match house. New white garage door.

F. House: To be painted.

The property is identified in the Moore County Tax Registry by Moore County PIN Number #856209160591. The structure is locally designated and listed on the National Historic Register:

> *HEARTSEASE Contributing building 220 Cherokee Rd. 1896. Heartsease began as a four-room cottage and grew to meet the rental needs in Pinehurst. In 1922 the house was sold to Isham C. Sledge, Secretary-Treasurer of Pinehurst Inc. Heartsease is a one-and-a-half-story frame cottage with a gable-end facade, vinyl siding, hipped dormers, a front porch, and several small additions. (Lot #200 1; other name - Elm)*

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

**Standards of Review**

Eliminating a door, new construction or additions, resurfacing buildings with different materials from that which was removed and Minor Works not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The applicant has provided a project description, photos of the existing structure, and renderings.

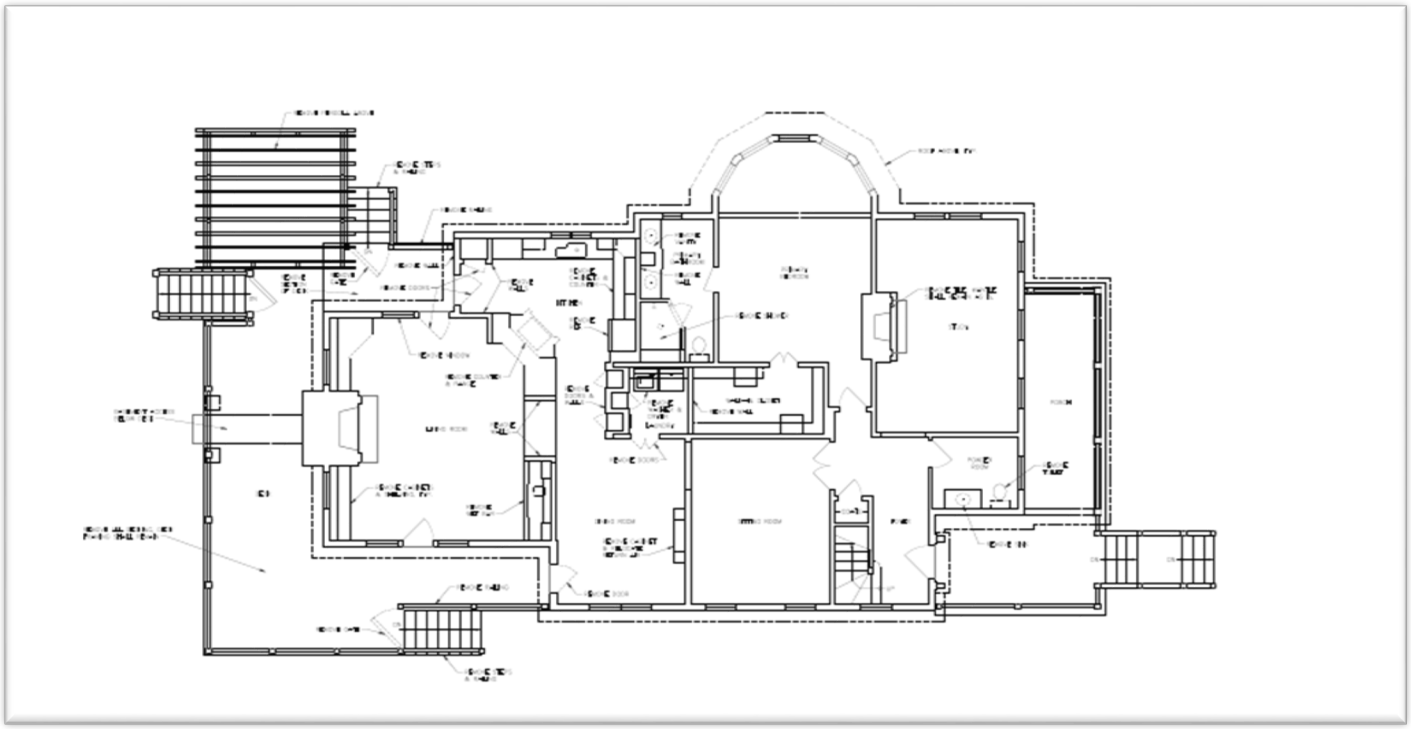
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

**Applicable Guidelines Requirements:**

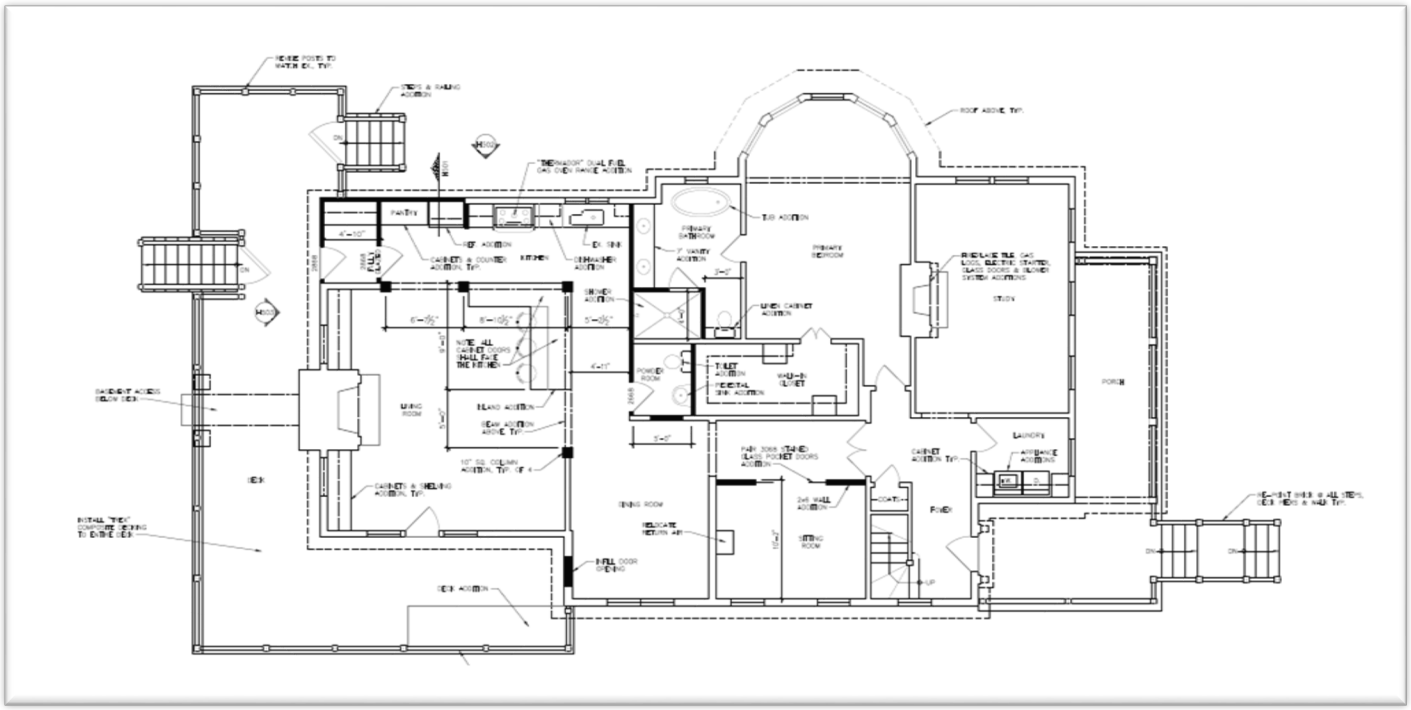
*WINDOWS AND DOORS*

1. Section III.A.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.A.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
3. Section III.A.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Snap-in muntins are **not appropriate.**
4. Section III.A.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
5. Section III.A.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

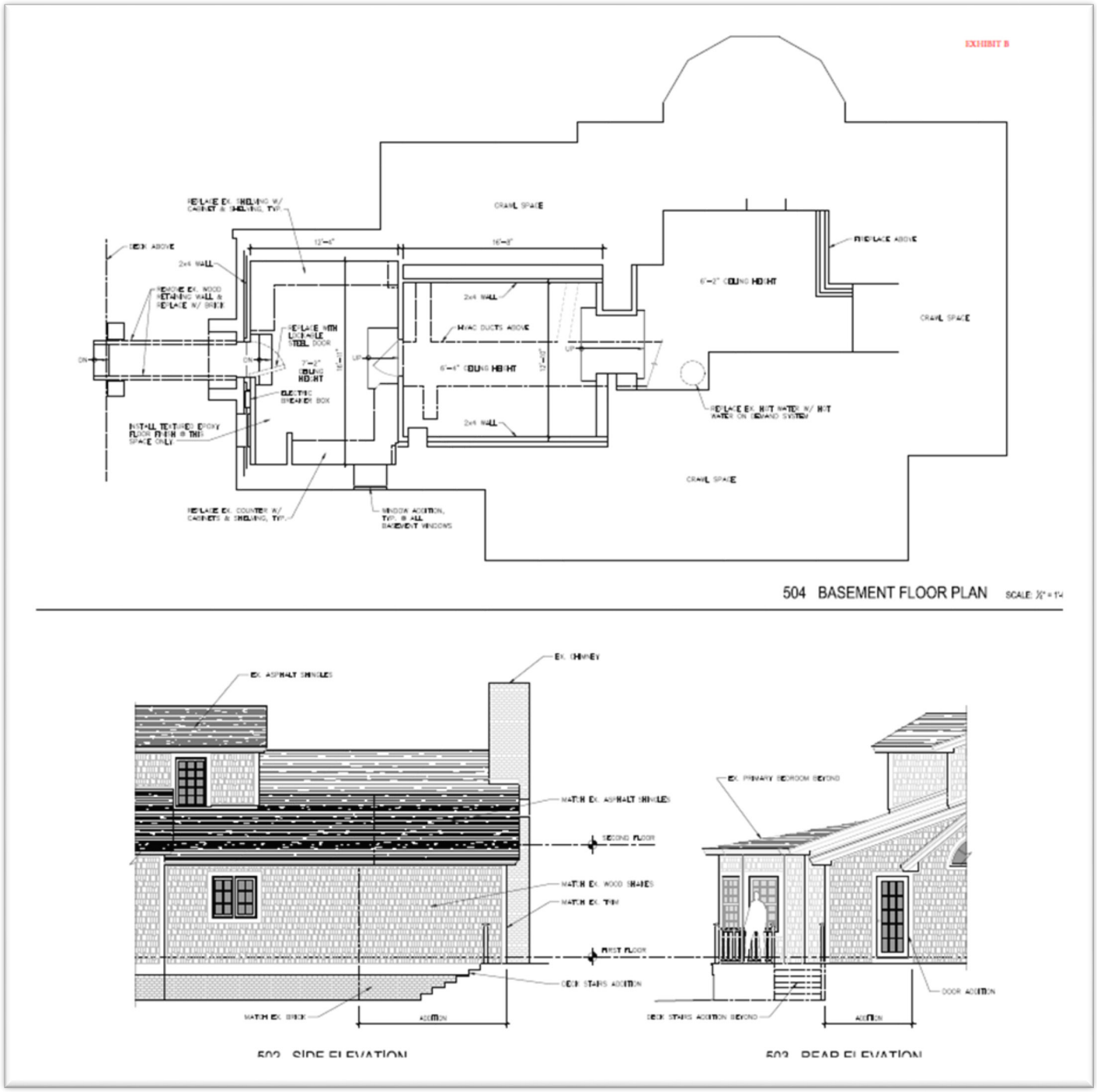
*The applicant proposes to infill the door opening on the left side of the house and remove a door to expand the kitchen on the rear of the house replacing it with a new door of the same style. The front door is to be repainted. The door area to be removed is to be resided to match the existing residence. The material changes would be compatible with the existing structure, not visible from the street and congruous with the district.*



*Existing first floor plan with proposed removal*



*Proposed first floor plan with rennovations and additions*




*Proposed elevations*

*DECKS*

1. Section III.H.1 - The addition of a deck or patio **must not** obscure, damage, or destroy character-defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.H.2 - Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. Section III.H.3 - Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. Section III.H.5 - Decks and patios should be located on the rear or least character-defining elevation of the structure.
5. Section III.H.6 - Deck framing should be screened by landscaping or skirt boards.
6. Section III.H.7 - Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.

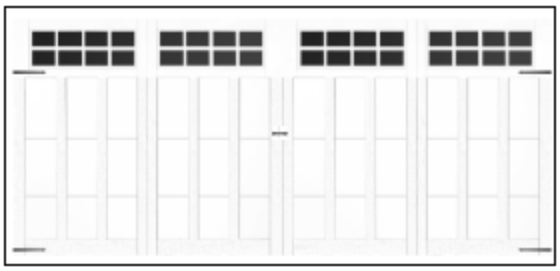
*The applicant proposes to enclose an area of the deck on the rear left side and remove the pergola to increase the size of the kitchen. Additional deck will be added to the structure in the area of the pergola with the steps relocated. A deck addition is also proposed for the left side – squaring the deck off with removal of the stairs and the left side entry door. Decking material will be trex, a composite which is a material alteration. All decking changes are designed to match the existing decking. Decking changes will not obscure any character defining feature. Trex lattice will replace existing lattice to help screen framing. Proposed colors are compatible with the structure and in the color palette. The proposed decking changes are congruous with the character of the district.*

*GARAGES*

1. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
    a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

*The garage is to be reroofed and painted to match the existing house with installation of a new garage door with hinges and 4 sets of 4 over 4 lights. There is no garage door visible for a comparison to the new door.*

Detached Garage



*Existing garage to be painted and roofed to match the home and new proposed garage door*

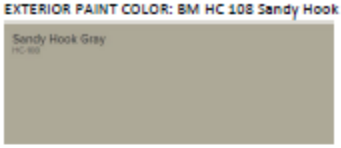
*PAINT*

1. Section III.N.1Paint 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 proposes to continue the existing color theme of the house with white railing, gray exterior color and decking – extending it to garage improvements with the siding and white garage door. The house is to be repainted. The front door will be repainted. The colors are consistent with the color palette.*

EXTERIOR TRIM COLOR: WHITE

EXTERIOR PAINT COLOR: BM HC 108 Sandy Hook Gray:



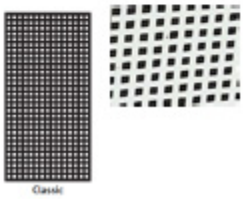

NEW ROOF COLOR: WEATHERED WOOD

PAINT EXISTING FRONT DOOR – COLOR: BM HC 183 Country Redwood

TREX DECKING – COLOR: GRAVEL PATH

TREX RAILING – COLOR: WHITE

TREX LATTICE – COLOR: WHITE



*Proposed colors and materials*

**Staff Comments:**

*The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. Based on the applicant's submitted materials, all mandated requirements will be met and therefore this request meets the requirements of the Historic District Guidelines. If the Commission were to consider approval of this request staff would recommend the first motion:*

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

May 11, 2021

Dear Property Owner(s),

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

Thursday May 27, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

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

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

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

AMHERST DEVELOPMENT COMPANY
246 VALLEYFIELD LN
SOUTHERN PINES NC 28388

WEBB, DEBBIE A
442 JOHN WEBB ROAD
ELLERBE NC 28338

SAHLMAN, CHRISTIAN F SAHLMAN, ROSLYN S
115 BLOCK HOUSE RD
GREENVILLE SC 29615

PARKER, RYAN CHRISTOPHER HARDER-PARKER, AMANDA L
1005 CLARENDON ST
FAYETTEVILLE NC 28305

HAGSTROM, JOHN C VAITKUS, ROXANNE S
200 CHEROKEE ROAD
PINEHURST NC 28374

BENNETT, DANIEL W III CUMMINGS, SALLY ANN
95 DUNDEE ROAD
PINEHURST NC 28374

BROOKS, PHILIP L TRUSTEE BROOKS, MARTHA C TRUSTEE
67 NEW RHODODENDRON
CHAPEL HILL NC 27517

WEBB, DEBBIE A
448 JOHN WEBB ROAD
ELLERBE NC 28338

COLE, MELANIE M
PO BOX 20077
PALO ALTO CA 94309

WALKER, ANGELA V WALKER, JOSEPH G
955 BEAVER DAM RD
CHAPEL HILL NC 27517

KADARAUCH, ROBERT J JR TRUSTEE & KADARAUCH, MARY MCCLINTOCK TRUSTEE
PO BOX 2352

PINEHURST HOMES INC
c/o WAYNE HADDOCK
6895 NC-211
WEST END, NC 27376

MILLS, JAMES D & BURKE, JAMES R
8160 SUNDANCE DR
MANSFIELD TX 76063-7083

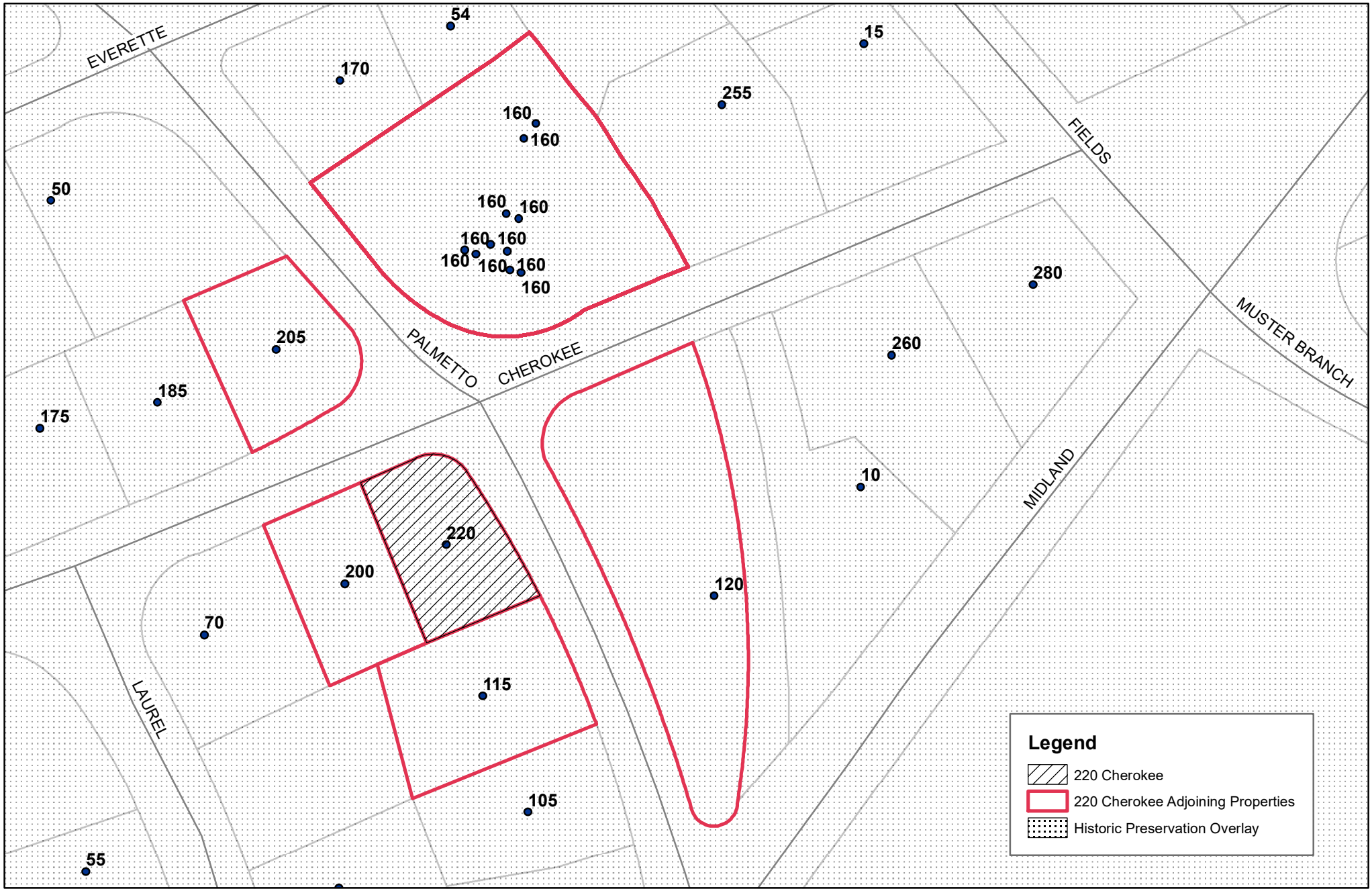
BYRNE, JOHN W BYRNE, PATRICIA W
333 SOUTH MAIN
FUQUAY VARINA NC 27526

CARRIAGE HOUSE PROPERTIES OF PINEHURST, LLC
10278 OLENTANGY RIVER RD
POWELL OH 43065

MONARCH HOUSE LLC
150 BROOKHAVEN ROAD
PINEHURST NC 28374

BAXTER, G STEVE & TRACI F
120 PALMETTO RD
PINEHURST NC 28374

# Public Hearing Notification Map




Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2021

## May 27, 2021

## Historic Preservation Commission
## 220 Cherokee Road COA Request

1895 Village of Pinehurst

N W E S

**EXHIBIT A**

| | |
|---|---|
| Record Id: | COA-2021-00077 |
| File Date: | 4/23/2021 |
| Application Status: | |
| Application Type: | Historic Certificate of Appropriateness - Major |
| Description of Work: | Enclose porch, New Deck & rails, exterior painting and interior home renovation |
| Application Name: | Bennett Cummings Renovations |
| Address: | 220 CHEROKEE Rd, Pinehurst, NC 28374 |
| Owner Name: | Daniel Bennett & Ann Cummings |
| Owner Address: | 95 Dundee Rd Pinehurst Pinehurst NC 28374 |
| Parcel No: | 00028797 |
| **Contact Info:** | |
| Name: | |
| Organization Name: | Pinehurst Homes, Inc. |
| Contact Type: | Applicant |
| Contact Primary Address: | |
| **Licensed Professionals Info:** | |
| Primary: | N |
| License Number: | |
| License Type: | |
| Name: | |
| Business Name : | Pinehurst Homes, Inc. |
| 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: | Exterior: 1. Install New Roof 2. Paint Home 3. Enclose 12 x 6 rear porch entry to kitchen. (same foot print). 4. Rear Deck: a) Remove Steps and Exterior Door to Dining on Lt. Side, Pergola and Steps on Rt. Side. 5. Paint/Roof existing Garage to match house Paint/Roof. New Garage Door Interior: 1. Renovate Home. |
| Type of Work: | Alteration |
| Existing Use: | Single Family Low Density |
| Proposed Use: | Single Family Low Density |

| | | | |
|---|---|---|---|
| Includes Demolition: | Yes | Includes Tree Removal: | No |
| Estimated Cost of Construction: | 290000 | COA Number: | |

*PERMIT DATES*

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

Front Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Wood Shakes | Existing | Sandy Hook Gray HC-108 |

Rear Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Wood Shakes | Existing & New Wood Shakes | Sandy Hook Gray HC-108 |

Right Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Wood Shakes | Existing & New Wood Shakes | Sandy Hook Gray HC-108 |

Left Elevation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Wood Shakes | Existing & New Wood Shakes | Sandy Hook Gray HC-108 |

Trim

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Wood | Existing | Match Existing White |

Windows

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

Chimney

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

Foundation

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Brick | Brick | Match Existing |

Front Door

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Wood | Existing | Country Redwood HC-183 |

Shutters

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

Garage Door

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Steel | Steel | White |

Roof

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Asphalt Shingle | New Asphalt Shingle | Weathered Wood |

Roof Exhaust Vents

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

Front Porch

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

Deck

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Wood | Trex | Gravel Path |

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 |
|---|---|---|

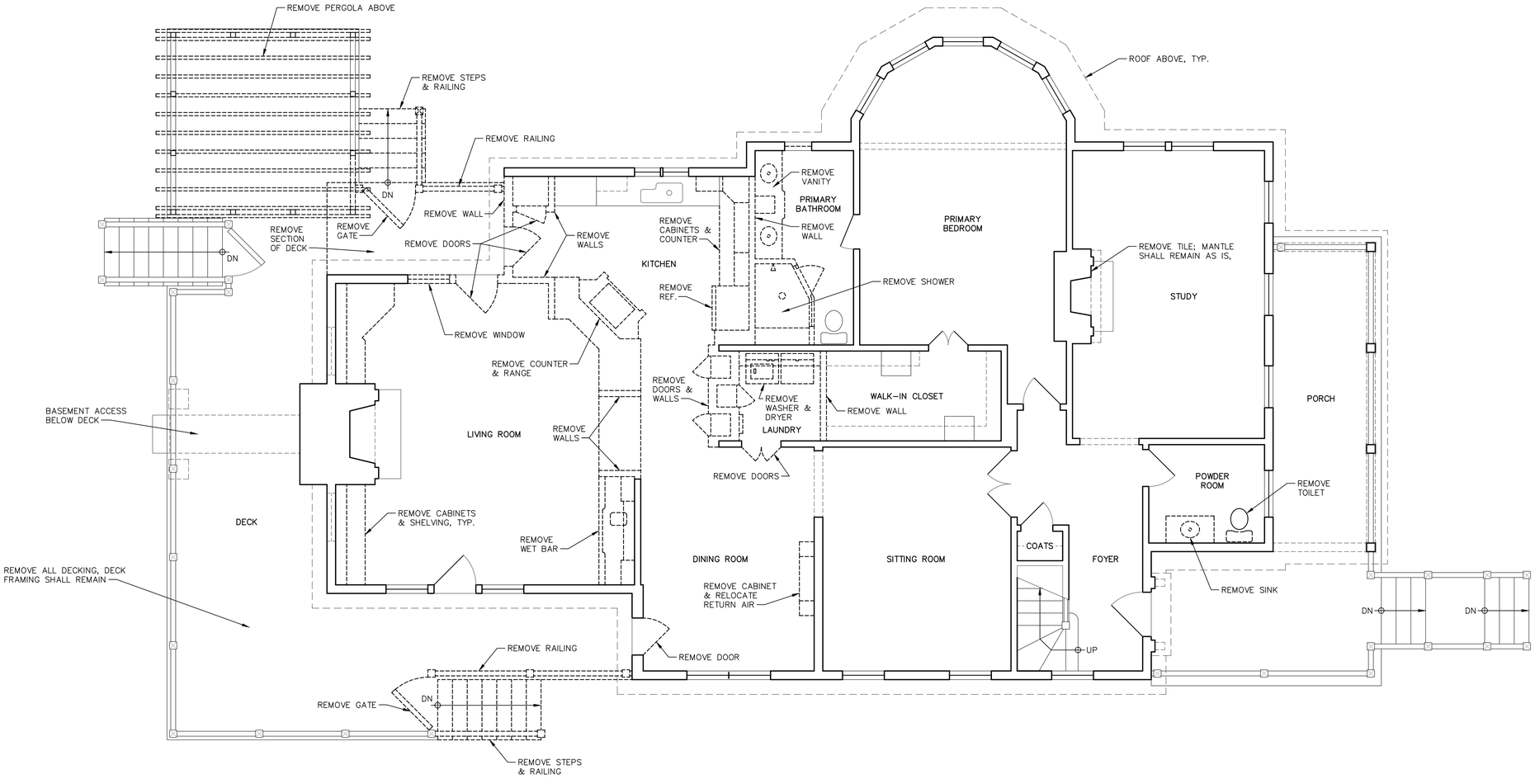
House Number

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

Other

| Existing Material | Proposed Material | Proposed Color |
|---|---|---|
| Detached Garage | Existing Wood Shakes | Sandy Hook Gray HC-108 / White Trim |

EXHIBIT B




| EXISTING SQUARE FOOTAGE TABULATION | |
|---|---|
| FIRST FLOOR: | 2,090 GROSS S.F. |
| SECOND FLOOR: | 899 GROSS S.F. |
| TOTAL EXISTING CONDITIONED | 2,991 GROSS S.F. |
| DECK: | 842 GROSS S.F. |
| PORCH: | 350 GROSS S.F. |
| TOTAL UNCONDITIONED | 1,192 GROSS S.F. |
| TOTAL IMPERMEABLE: | 3,282 GROSS S.F. |

101 AS-BUILT DEMOLITION FIRST FLOOR PLAN SCALE: ¼" = 1'-0"


Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com



IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.


PINEHURST HOMES INC.

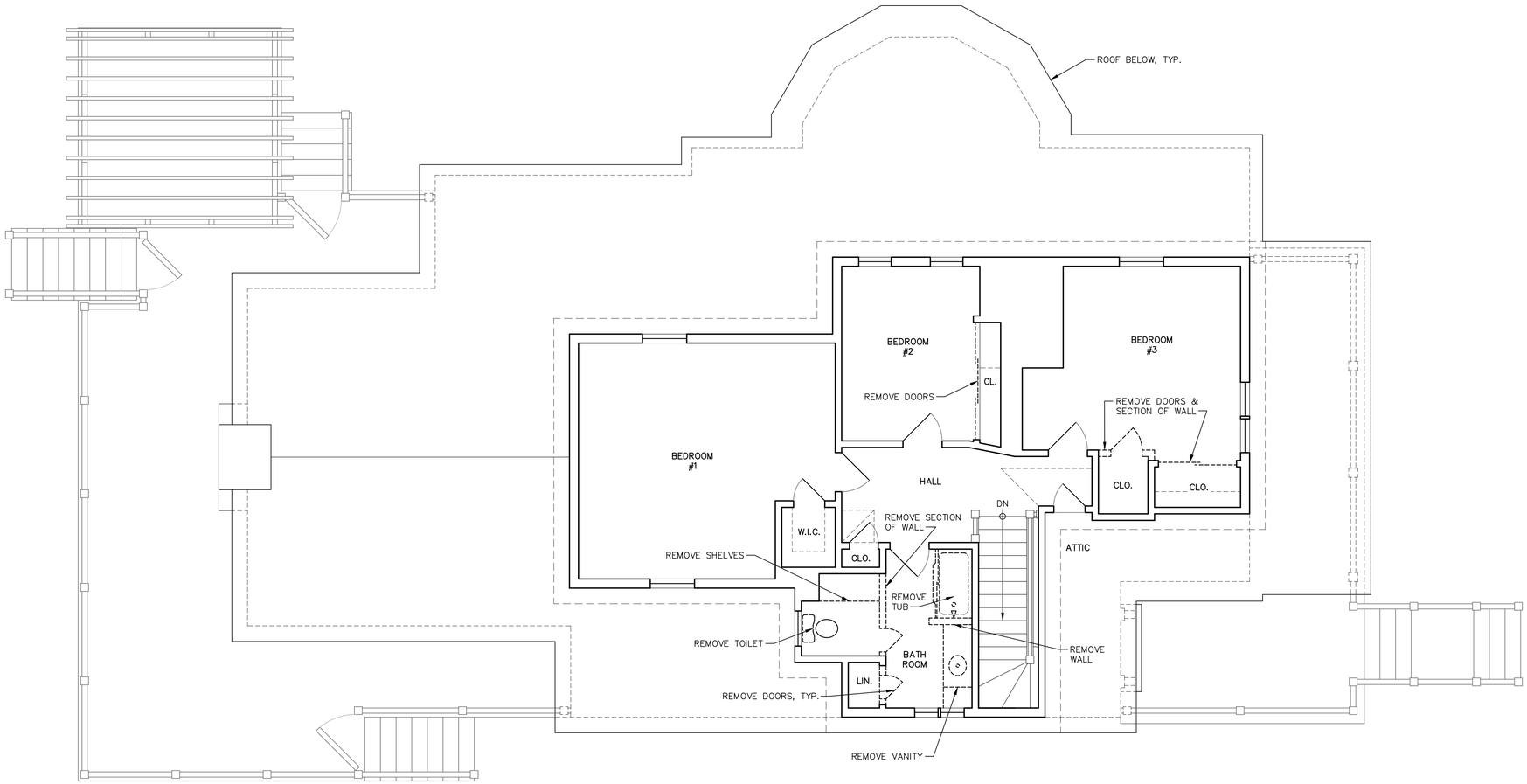
# BENNETT / CUMMINGS RESIDENCE
# RENOVATION & ADDITIONS

220 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- AS-BUILT / DEMO. FIRST FLOOR PLAN
- SCALE : ¼" = 1'-0"
- DATE : 4 / 26 / 2021
- DRAWING NO. :

H-1

EXHIBIT B




201 AS-BUILT DEMOLITION SECOND FLOOR PLAN SCALE: ¼" = 1'-0"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PINEHURST HOMES INC.

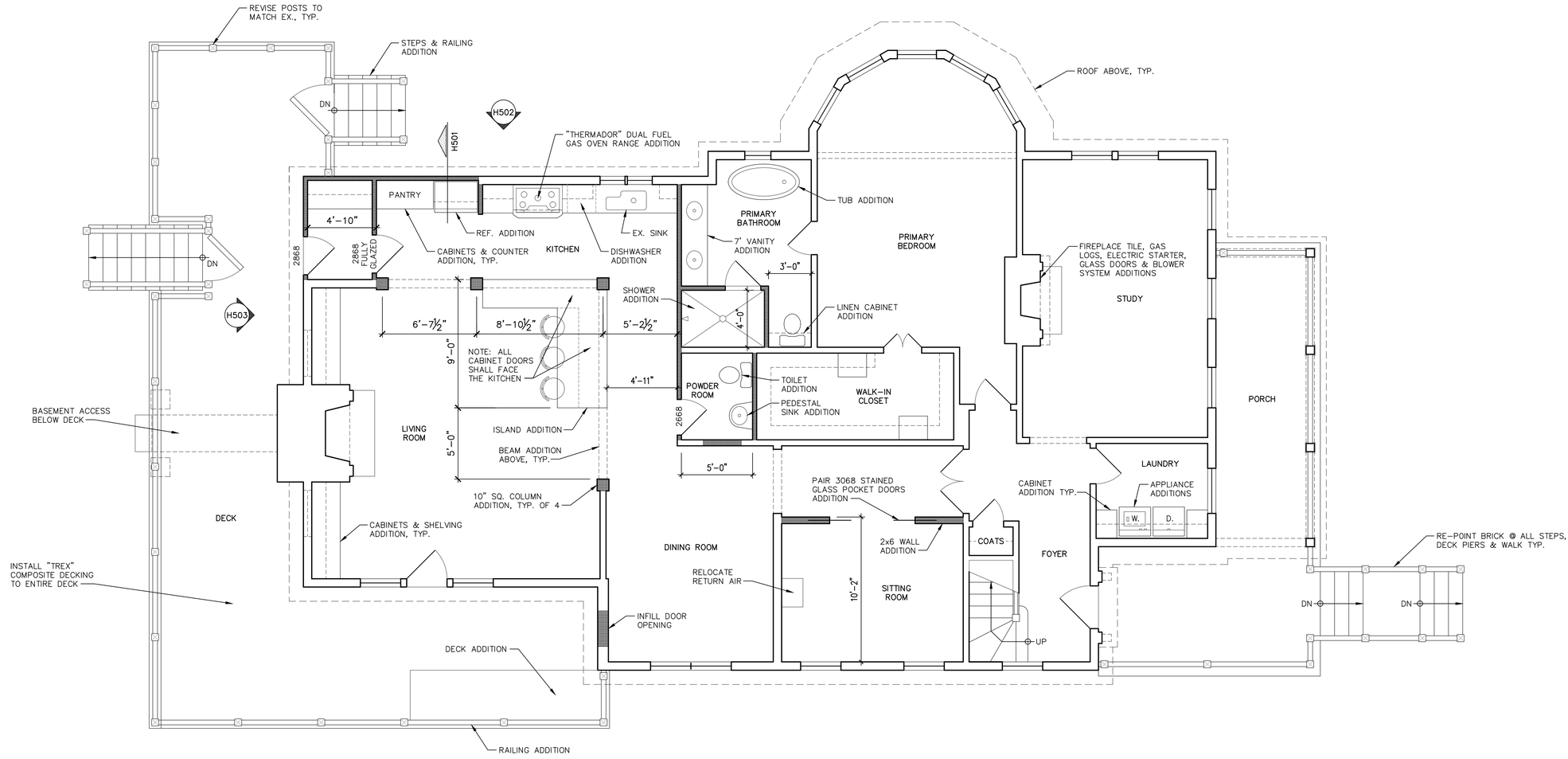
# BENNETT / CUMMINGS RESIDENCE RENOVATION & ADDITIONS

220 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- AS-BUILT / DEMO. SECOND FLOOR PLAN
- SCALE : ¼" = 1'-0"
- DATE : 4 / 26 / 2021
- DRAWING NO. :

H-2

EXHIBIT B




| EXISTING + ADDITION SQUARE FOOTAGE TABULATION | |
|---|---|
| FIRST FLOOR: | 2,090 GROSS S.F. |
| SECOND FLOOR: | 899 GROSS S.F. |
| TOTAL EXISTING CONDITIONED | 2,991 GROSS S.F. |
| ADDITION: | 89 GROSS S.F. |
| DECK: | 842 GROSS S.F. |
| PORCH: | 350 GROSS S.F. |
| TOTAL UNCONDITIONED | 1,192 GROSS S.F. |
| TOTAL IMPERMEABLE: | 3,371 GROSS S.F. |

301 RENOVATION & ADDITIONS FIRST FLOOR PLAN SCALE: ¼" = 1'-0"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imark.drafting@yahoo.com



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PINEHURST HOMES INC

# BENNETT / CUMMINGS RESIDENCE
# RENOVATION & ADDITIONS

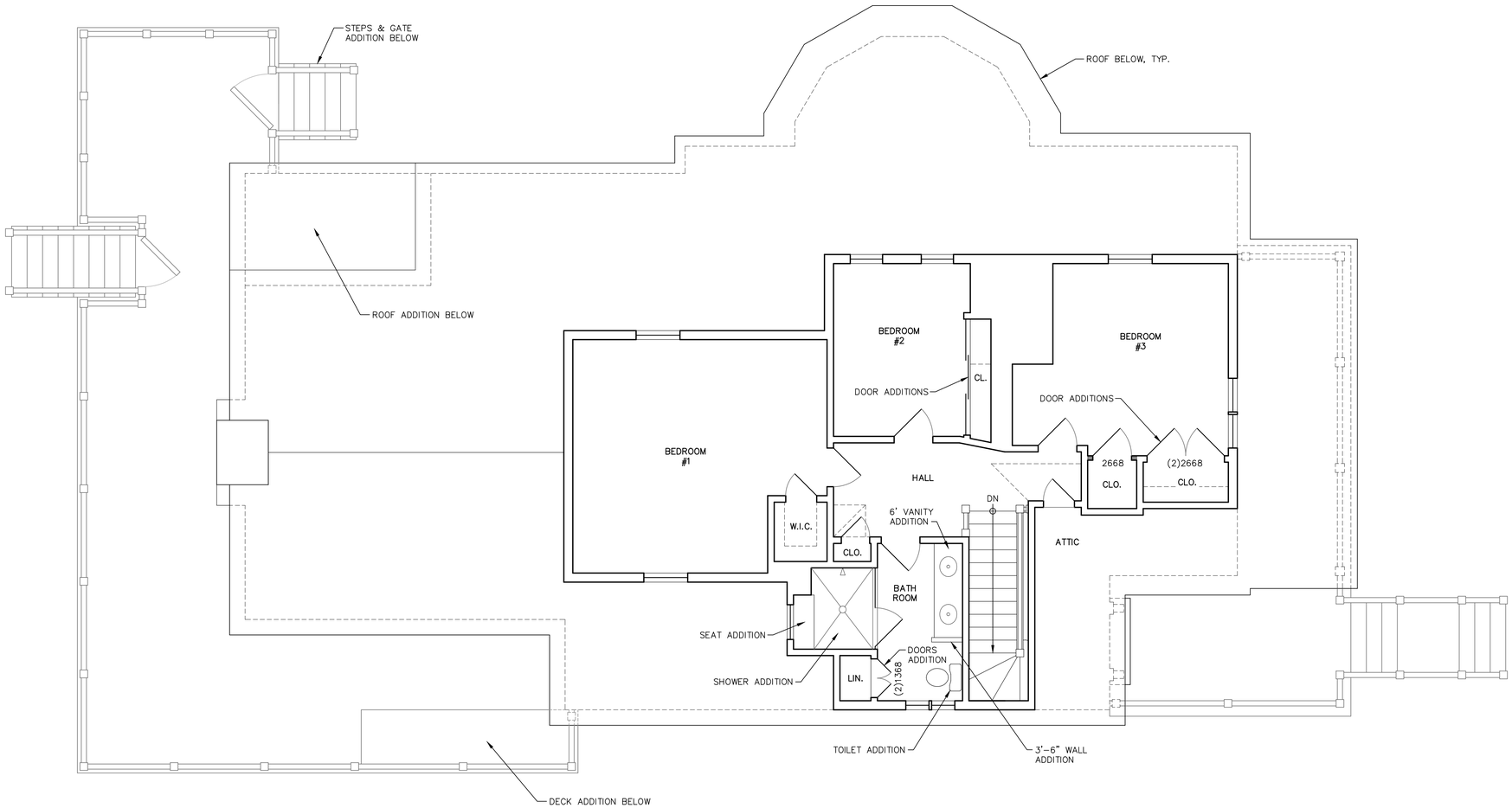
220 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- RENOVATION & ADDITIONS FIRST FLOOR PLAN
- SCALE : ¼" = 1'-0"
- DATE : 4 / 26 / 2021

- DRAWING NO. :

H-3

EXHIBIT B




401 RENOVATION & ADDITIONS SECOND FLOOR PLAN SCALE: ¼" = 1'-0"


Imark Design
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imark.drafting@yahoo.com



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PINEHURST HOMES INC.

# BENNETT / CUMMINGS RESIDENCE
# RENOVATION & ADDITIONS

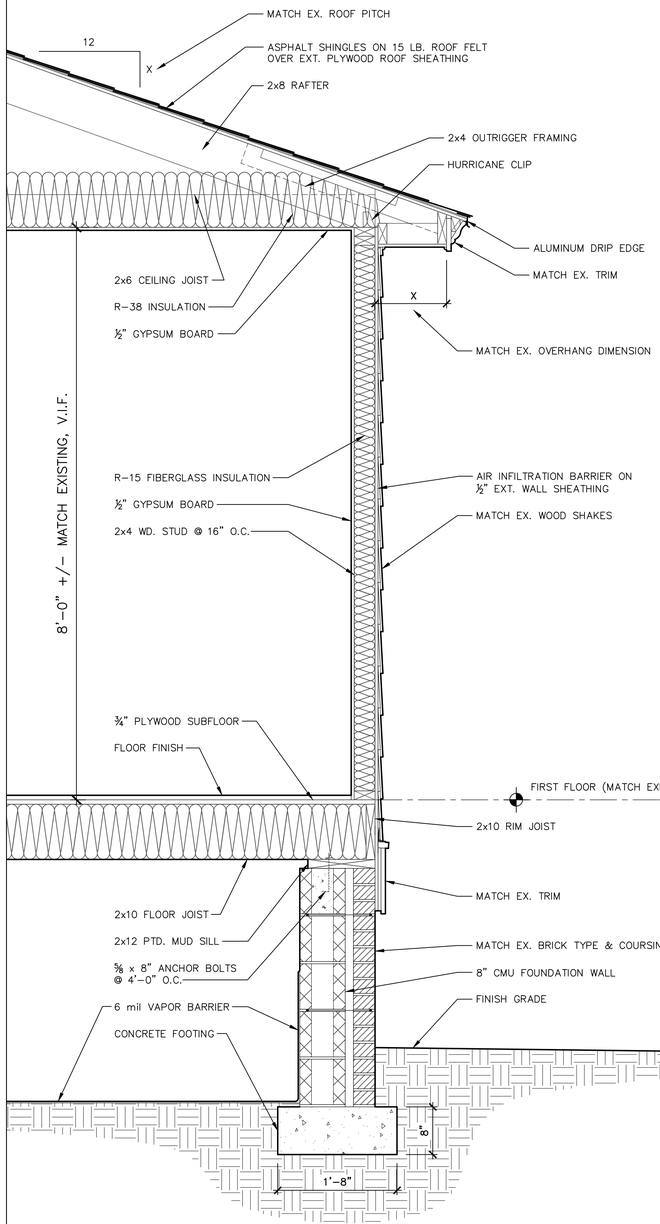
220 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- RENOVATION & ADDITIONS SECOND FLOOR PLAN
- SCALE : ¼" = 1'-0"
- DATE : 4 / 26 / 2021

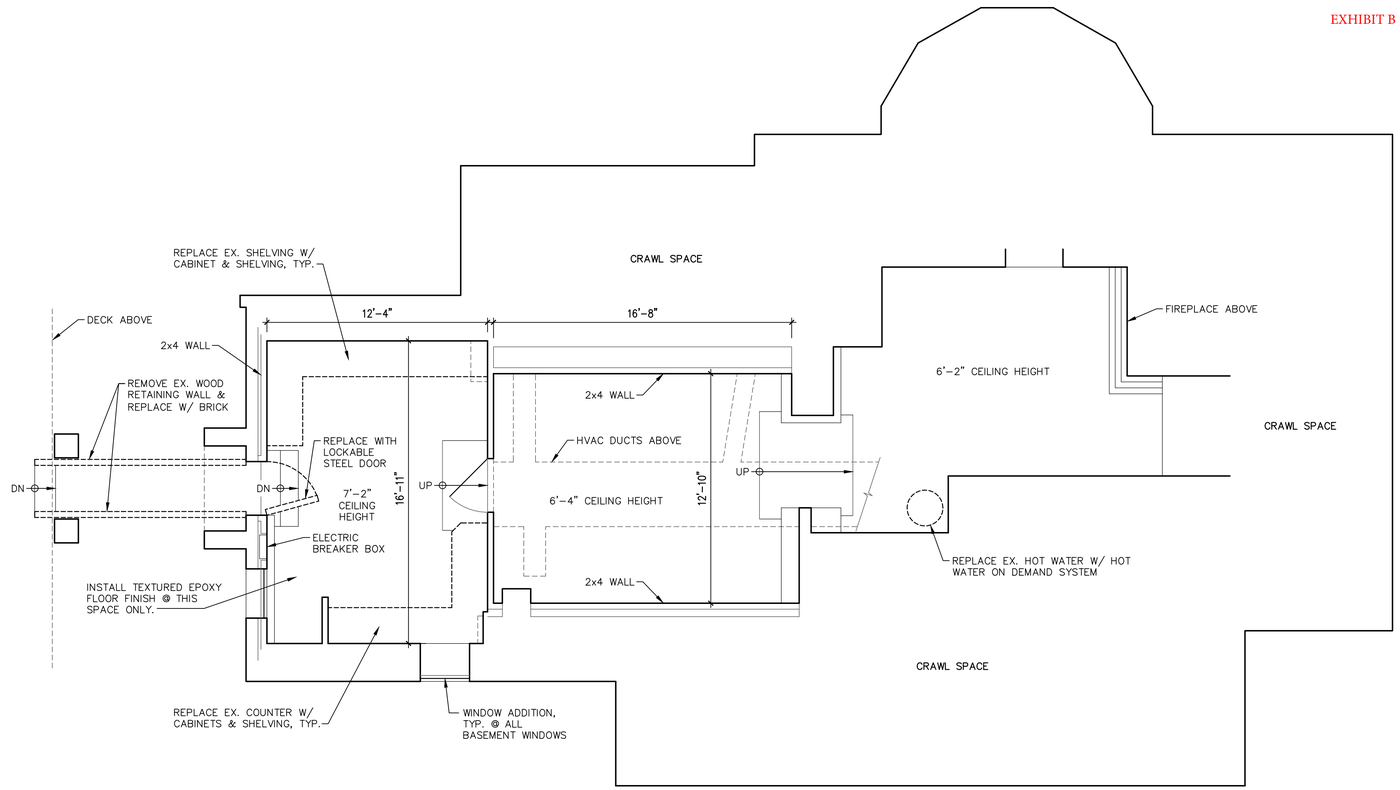
- DRAWING NO. :

H-4

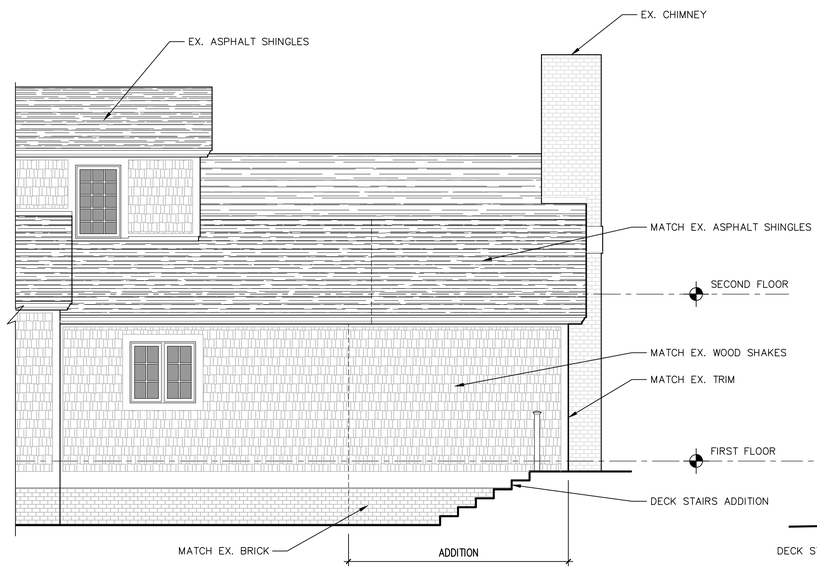
EXHIBIT B



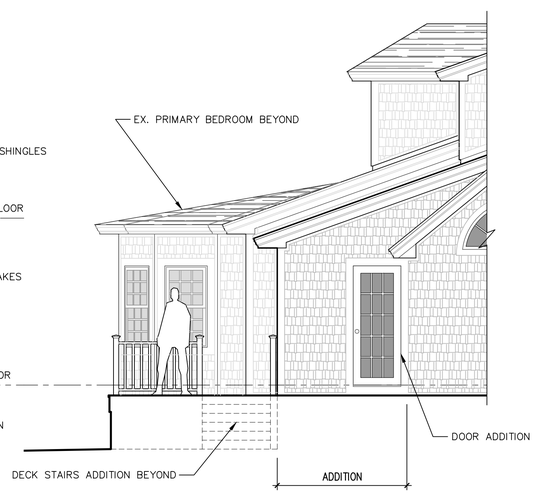

501 WALL SECTION SCALE: 1" = 1'-0"




504 BASEMENT FLOOR PLAN SCALE: ¼" = 1'-0"




502 SIDE ELEVATION




503 REAR ELEVATION

ADDITION ELEVATIONS SCALE: ¼" = 1'-0"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PINEHURST HOMES INC

# BENNETT / CUMMINGS RESIDENCE
# RENOVATION & ADDITIONS

220 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

- ADD. ELEVATIONS / WALL SECTION / BASEMENT FLR. PL.
- SCALE : AS NOTED
- DATE : 4 / 26 / 2021

- DRAWING NO. :

H-5

**EXHIBIT C**

# 220 CHEROKEE ROAD - ELM COTTAGE - LOT 2001

**FRONT VIEW**

**Paint Front Door**
**& Point up brick steps**

**Reset pop-up bricks on the walk.**

**EXHIBIT C**

## RIGHT SIDE VIEW

**Remove Steps & Railing at area to be enclosed. Add steps and railing from new trex deck per plan.**

**EXHIBIT C**

## REAR VIEW

**Remove Pergola**

**Area to be enclosed**

**New door same style**

**Replace all lattice with new trex lattice - white**

**All new Trex Decking and Railing**

**EXHIBIT C**

## LEFT SIDE VIEW

Remove Steps & Railing

Deck addition with new railing

Direct view of deck

Infill door opening

**EXHIBIT C**

## Detached Garage

**Paint to match house – New Roof to match house– New White Garage Door**

**EXHIBIT C**

EXTERIOR TRIM COLOR: WHITE

EXTERIOR PAINT COLOR: BM HC 108 Sandy Hook Gray;

NEW ROOF COLOR: WEATHERED WOOD

PAINT EXISTING FRONT DOOR – COLOR: BM HC 183 Country Redwood

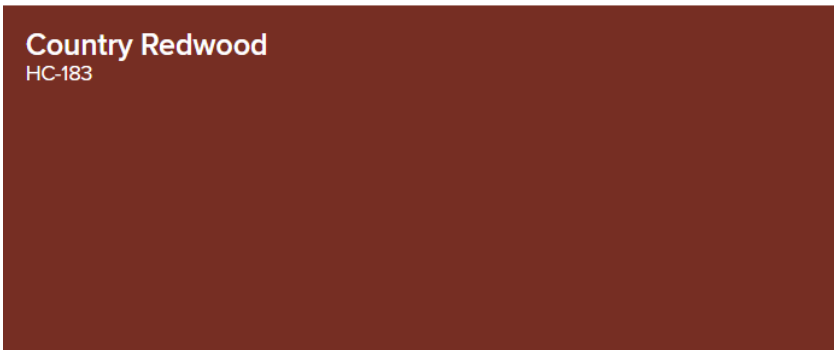
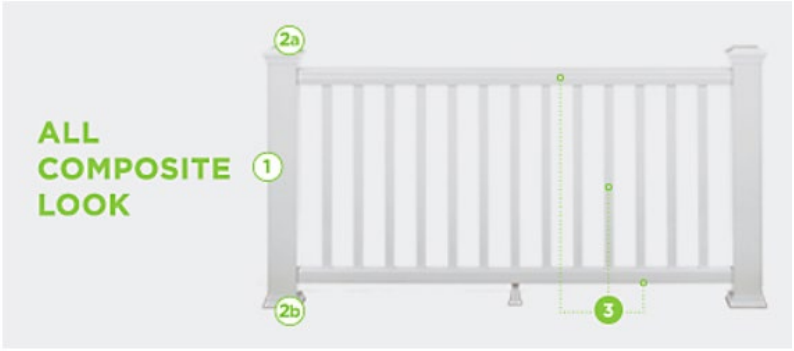


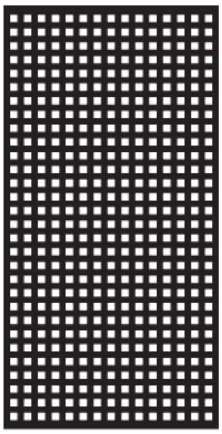
**EXHIBIT C**

TREX DECKING – COLOR: GRAVEL PATH

TREX RAILING – COLOR: WHITE



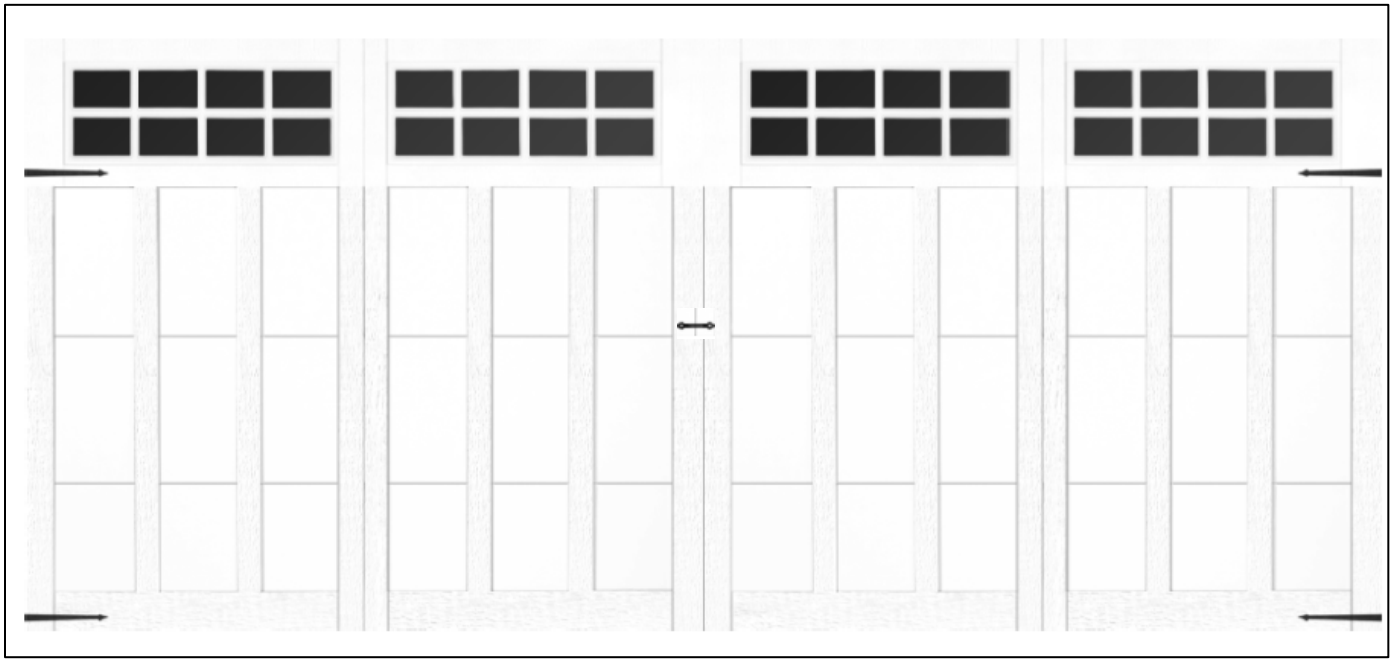

TREX LATTICE – COLOR: WHITE



Classic

**EXHIBIT C**

NEW GARAGE DOOR STYLE – COLOR: WHITE



FINAL ORDER – MAJOR COA REQUEST 220 Cherokee Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

***Introduction***

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**REQUEST**

Pinehurst Homes requests a Certificate of Appropriateness for exterior modifications to 220 Cherokee for the following.

A. Front elevation: Paint front door, repoint brick steps, re-set pop-up bricks.
B. Right side elevation: Remove steps and railing, enclose deck, and add new Trex steps and railing.
C. Rear elevation: Remove pergola, enclose deck to expand kitchen while retaining an entrance with a new door of the same style, remove decking and install new Trex decking and railing, replace all lattice with new Trex lattice.
D. Left side elevation: Remove steps and railing, deck addition, enclose door opening.
E. Detached garage: Paint and reroof to match house. New white garage door.
F. House: To be painted.

DRAFT

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

## FINDINGS OF FACT

### *Concerning jurisdiction*

Eliminating a door, new construction or additions, resurfacing buildings with different materials from that which was removed and minor works not approved by the Village Planner are considered Major Work.

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

1. The structure was built in 1896 and is locally designated and listed on the National Historic Register:
2. The structure is contributing to the district.
3. The listing defines the structure as a one-and-a-half-story frame cottage with a gable-end facade, vinyl siding, hipped dormers, a front porch, and several small additions.
4. The siding is now identified as being wood shake and the decking is wood.

### ***For the Record***

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and renderings.
3. The applicant proposes exterior modifications to modify the deck and railings of the house, infill a door opening, install a garage door and new garage roof and expand the kitchen resulting in a new door and deck enclosure.

### *Conclusions of Law*

*Guideline Requirements:*

1. Section III.A.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.H.1 - The addition of a deck or patio **must not** obscure, damage, or destroy character- defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District.
3. Section III.N.1Paint 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.

DRAFT

*Guideline Recommendations:*

1. Section III.A.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
2. Section III.A.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Snap-in muntins are **not appropriate.**
3. Section III.A.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
4. Section III.A.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
5. Section III.H.2 - Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
6. Section III.H.3 - Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
7. Section III.H.5 - Decks and patios should be located on the rear or least character-defining elevation of the structure.
8. Section III.H.6 - Deck framing should be screened by landscaping or skirt boards.
9. Section III.H.7 - Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.
10. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
    a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
11. Section III.N.1Paint 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.

DRAFT

***Order***

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

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

Or

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

Or

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

**Hereby ordered the _____ of _____, 2021.**

_____ _____

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

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

DRAFT

Attachment A
Final Order
220 Cherokee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 220 Cherokee Road:

The following conditions apply to approval of the Certificate of Appropriateness for 220 Cherokee Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 220 Cherokee Road based on the following:

DRAFT

# COA 2021-00081

## ADDITIONAL AGENDA DETAILS:

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

**FROM:**
Alex Cameron & Kathy Liles

**CC:**
Darryn Burich

**DATE OF MEMO:**
5/27/2021

**MEMO DETAILS:**
Please see the attached documents related to this public hearing.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Report |
| 🗋 | Exhibits |
| 🗋 | Draft Findings of Fact |

**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

**To:** Historic Preservation Commission
**From:** Kathy Liles, Senior Planner
Alex Cameron, Principal Planner
**CC:** Darryn Burich, Planning and Inspections Director
Jill Lazusky, Administrative Assistant
**Date:** May 20, 2021
**Subject:** **Major COA Request for 10 Dundee Road**

| | |
|---|---|
| **Applicant:** | Jacob Kirby |
| **Owners:** | Jacob and Carrie Kirby |
| **Professional:** | Kirby Construction Group, LLC |
| **Property Location:** | 10 Dundee Road |
| **Land Use:** | Single Family Residence |
| **PID#** | 855208876822 |
| **COA#:** | 2021-00081 |

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

Jacob Kirby requests a Certificate of Appropriateness for modifications to the home at 10 Dundee Road for replacement of the front door to include a door with dentil shelf, and to raise the roof pitch in the rear to meet shingle warranty requirements. The property is identified in the Moore County Tax Registry by Moore County PIN Number # 856205076636. The structure was built in 1920's and is locally designated and listed on the National Historic Register:

> *10 Dundee Rd. 1920s Contributing building. A broad gable roof, a central chimney, and an enclosed porch characterize this simple one-story frame bungalow. (Lot #1201).*

A Minor Work COA was issued in April for roof replacement and repair and repaint the existing siding to match.

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

**Standards of Review**

Changes to roof lines, installation of a dentil shelf, and a door replacement not compatible with the existing door are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The style and design of the front door is changing and the change in material requires review by the Historic Preservation Commission. The applicant has provided a project description, photos of the existing structure, and renderings.

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

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

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

*The applicant proposes to replace the existing double French front doors with a white Craftsman style fiberglass door with six lights and a dentil shelf, adding a new architectural detail. Existing windows are one over one. Although the light arrangement differs from the existing doors and windows, the replacement will be more in character with the district and a bungalow.*

*Existing Door*

*Proposed Door*

*ROOFS*

1. Section III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
3. 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 proposes to raise the roof pitch of the gable roof to meet shingle warranty requirements. It will not change the type of roof but it will change the height and angle of the roof to up to 4/12. The roof is to be shingled to match the existing roof. Any siding impacted to increase the pitch of the roof is to be replaced in kind and paint to match.*

*Existing Rear Roof*

*Proposed Rear Roof*

**Staff Comments:**

*The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed replacement material for the door and roof appears to be similar to other within the Historic District and architecturally compatible, based on the applicant's submitted materials. If the Commission were to consider approval of this request staff would recommend the 2nd motion:*

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

*Staff recommends the above motion because the door will not be replaced in-kind. The door replacement will be more in conformity with the district than the existing French doors on the front of the house. The gable roof form characterized in the listing will be retained albeit with a different pitch.*

May 11, 2021

Dear Property Owner(s),

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

Thursday May 27, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

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

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

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

KROENING, MARY KATHRYN L

80 MAPLE LANE

PINEHURST NC 28374

BASINGER, JAY CODY BASINGER, SHELBY QUINN

125 FIELDS ROAD

PINEHURST NC 28374

MCKEAN, DAVID E MCKEAN, VALERIE J

40 QUEENS CT

PINEHURST NC 28374

JACOB & CARRIE KIRBY

10 DUNDEE ROAD

PINEHURST NC 28374

DIASIO, CHRISTOPH ROBERT DANDENEAU, CHRISTINE ANNE

10 SPUR RD

PINEHURST NC 28374

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

MOUNT EDEN PROPERTIES, LLC

4030 WAKE FOREST RD STE 349

RALEIGH NC 27609

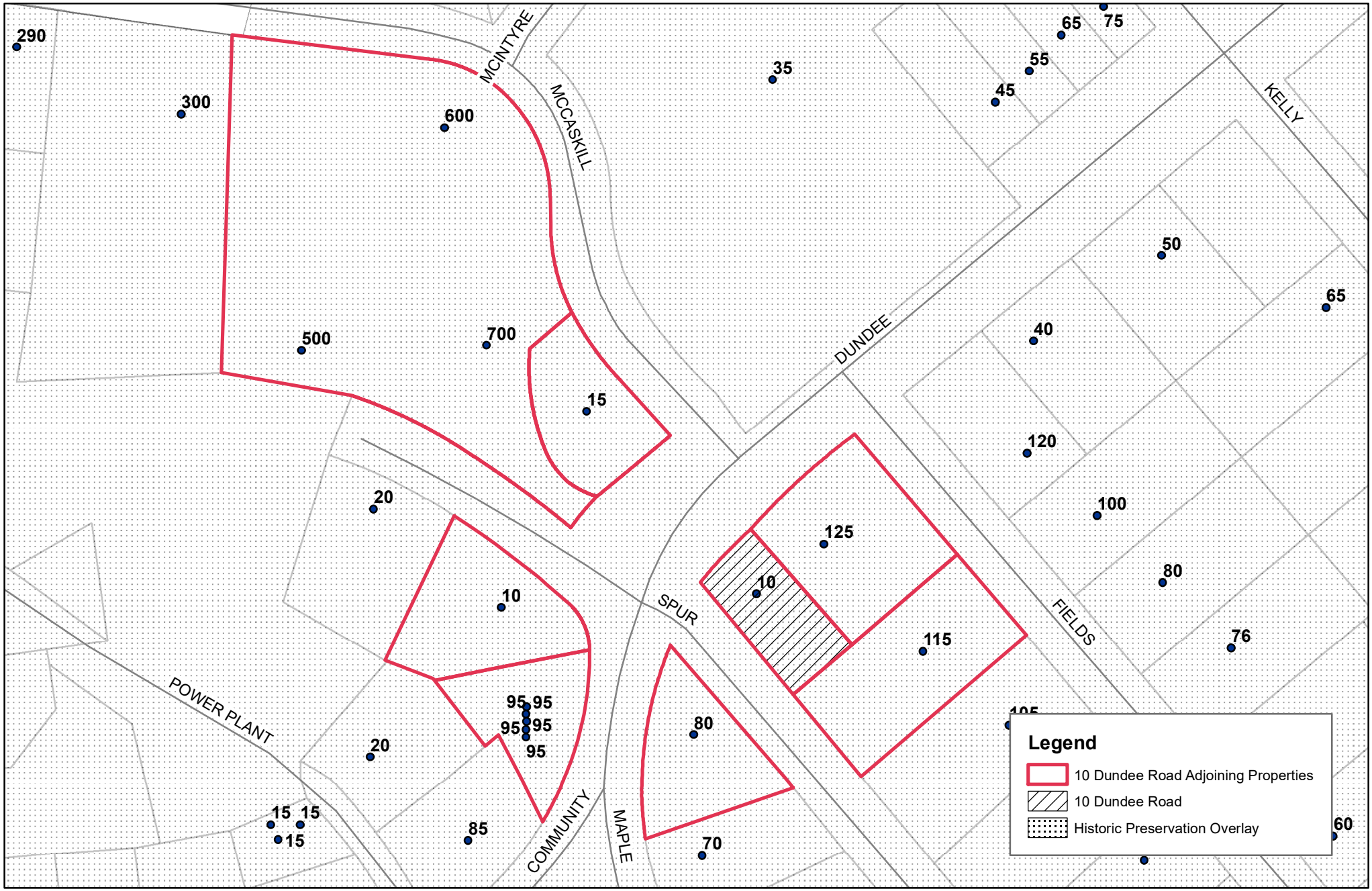
AHRENS, SCOTT R AHRENS, TODD M

15 DUNDEE ROAD

PINEHURST NC 28374

JACOB & CARRIE KIRBY
15 MIDDLEBURY ROAD
SOUTHERN PINES NC 28388

# Public Hearing Notification Map




0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
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as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
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Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2021

## May 27, 2021
## Historic Preservation Commission
## 10 Dundee Road COA Request

1895 Village of Pinehurst

N W E S

Exhibit A COA-2021-00081

# 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 | 10 Dundee Road |
| City, State, Zip Code | Pinehurst NC 28374 |
| Parcel ID # | 00015228 |

| Owner Information | | | |
|---|---|---|---|
| Name | Jacob & Carrie Kirby | Home Phone # | |
| Street Address | 10 Dundee Rd | Mobile Phone # | (910) 528-6160 |
| City, State, Zip Code | Pinehurst, NC 28374 | Business Phone # | (910) 528-5926 |
| Email | jacob@kirbycompanies.com | | Carrie@kirbycompanies.com |

| Applicant | | | |
|---|---|---|---|
| Name | Jacob Kirby | Other Phone # | (910) 528-5926 |
| Email | jacob@kirbycompanies.com | Street Address | 285 SE Broad St |
| Mobile Phone # | (910) 528-5926 | City, State, Zip Code | Southern Pines, NC 28388 |

RECEIVED
MAY 04 2021
BY: .....

VILLAGE OF PINEHURST

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

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

| Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board) | |
|---|---|
| License # | 55924 |
| Name | Kirby Construction Group, LLC |
| Street Address | 285 SE Broad Street |
| City, State, Zip | Southern Pines, NC 28388 |
| Phone # | (910) 528-5926 |
| Email | jacob@kirbycompanies.com |

**General Information**

| | | | |
|---|---|---|---|
| Description of Changes to the Structure | (A) Replace Exterior doors with Craftsman style with six lights and dental shelf Painted white<br><br>(B) Raise Roof pitch in Rear to Allow for required Pitch to comply with code and shingle warrenty | | |
| Type of Work | ☐ Addition | ☒ Alteration | ☐ New |

| Existing Use | Proposed Use |
|---|---|
| ☐ Vacant | ☐ Vacant |
| ☐ Single Family Low Density | ☐ Single Family Low Density |
| ☒ Single Family Medium Density | ☒ Single Family Medium Density |
| ☐ Single Family High Density | ☐ Single Family High Density |
| ☐ Multi-Family Development | ☐ Multi-Family Development |
| ☐ Office | ☐ Office |
| ☐ Retail | ☐ Retail |
| ☐ Lodging | ☐ Lodging |
| ☐ Recreational | ☐ Recreational |
| ☐ Institutional | ☐ Institutional |
| ☐ Medical | ☐ Medical |
| ☐ Industrial | ☐ Industrial |
| ☐ Services | ☐ Services |
| Includes Demolition | ☐ Yes ☒ No |
| Includes Tree Removal | ☐ Yes ☒ No |
| Estimated Cost of Construction | $15,000 |

VILLAGE OF PINEHURST

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

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

### Exterior Materials and Colors

| | Existing Material | Proposed Material | Proposed Color |
|---|---|---|---|
| Front Elevation | | | |
| Rear Elevation | | | |
| Right Elevation | | | |
| Left Elevation | | | |
| Trim | | | |
| Windows | | | |
| Chimney | | | |
| Foundation | | | |
| Front Door | Glass Slider | Craftsman Fiberglass | White |
| Shutters | | | |
| Garage Door | | | |
| Roof | Shingles Asphalt | Asphalt Architectural 4 on 12 | match existing |
| Roof Exhaust Vents | | | |
| Front Porch | | | |
| Deck | | | |
| Patio | | | |
| Sidewalk | | | |
| Sky Lights | | | |
| Driveway | | | |
| House Number | | | |
| Other:_____ | | | |

### Required Documents

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

### Certification

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

Applicant Signature: _____ Date: 5/3/21

**EXHIBIT B**

**EXHIBIT B**

EXHIBIT B

**Exhibit C**

Front Elevation

**Exhibit C**

Proposed Front Door (White)

**Exhibit C**

Exhibit C

Back Elevation

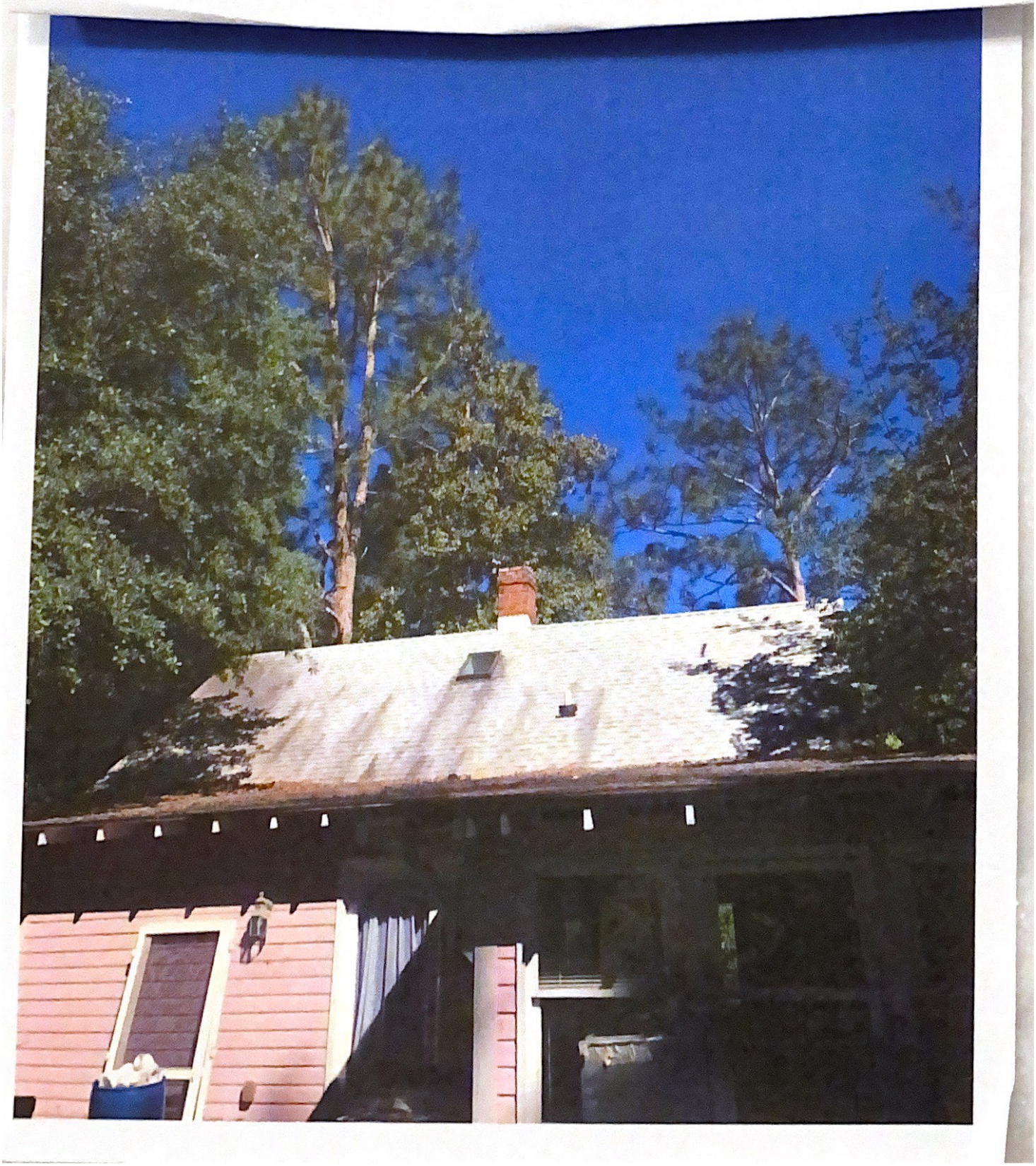
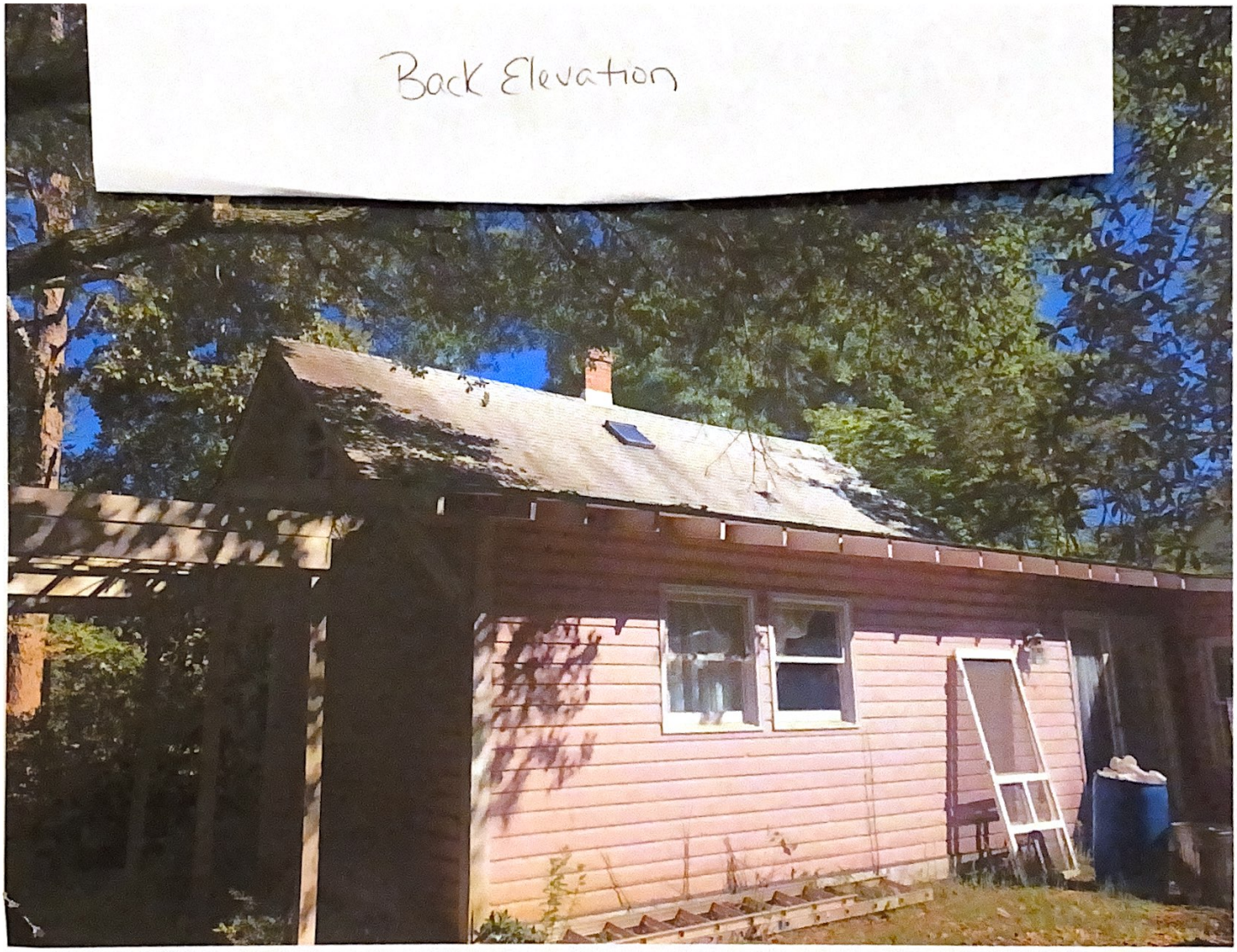


**Exhibit C**



FINAL ORDER – MAJOR COA REQUEST 10 Dundee Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

***Introduction***

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**REQUEST**

Jacob Kirby requests a Certificate of Appropriateness for modifications to 10 Dundee Road for replacement of the front door with a new front door including a dentil shelf and to raise the rear roof pitch.

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

**FINDINGS OF FACT**

***Concerning jurisdiction***

Changes to rooflines, installation of door replacement not compatible with the existing door are considered Major Work.

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

1. The structure was built in 1920's and is locally designated and listed on the National Historic Register:
2. The structure is listed as contributing to the district.
3. The listing defines the structure as characterized by a broad gable roof, central chimney and enclosed porch

***<u>For the Record</u>***

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and renderings.
3. The applicant proposes exterior modifications to replace double French doors with a door containing a dentil shelf feature and to raise the pitch of the rear roof.

DRAFT

## *Conclusions of Law*

*Guideline Requirements:*

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

*Guideline Recommendations:*

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
2. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
4. Section III.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
5. 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.

DRAFT

***Order***

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

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

Or

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

Or

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

**Hereby ordered the _____ of _____, 2021.**

_____ _____

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

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

DRAFT

Attachment A
Final Order
10 Dundee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 30 Medlin Road:

The following conditions apply to approval of the Certificate of Appropriateness for 10 Dundee Road:

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

DRAFT

# COA 2021-00089

## ADDITIONAL AGENDA DETAILS:

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

**FROM:**
Alex Cameron & Kathy Liles

**CC:**
Darryn Burich

**DATE OF MEMO:**
5/20/2021

**MEMO DETAILS:**
Please see the attached documents related to this public hearing.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Report |
| 🗋 | Exhibits |
| 🗋 | Draft Findings of Fact |

**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

**To:** Historic Preservation Commission
**From:** Alex Cameron, Principal Planner
**CC:** Darryn Burich, Planning and Inspections Director
Kathy Liles, Senior Planner
Jill Lazusky, Administrative Assistant
**Date:** May 21, 2021
**Subject:** **Major COA Request for 20 McCaskill Rd. W**

| | |
|---|---|
| **Applicant:** | Rick & Hope Jamison |
| **Owners:** | Rick & Hope Jamison |
| **Professional:** | Mark Wesly Parsons Design |
| **Property Location:** | 20 McCaskill Road West |
| **Zoning:** | R-30 (Medium Density Residential) |
| **Current Land Use:** | Vacant |
| **Proposed Land Use:** | Single Family Residence |
| **PID#** | 00029736 |
| **COA#** | 2021-00089 |

**Request and Background:**

Rick and Hope Jamison are requesting a Certificate of Appropriateness for the construction of a new single family residence within the Pinehurst Historic District at 20 McCaskill Road West. The subject property is further identified as Moore County PID Number # 00029736. The property is currently vacant and zoned for medium density residential use.

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

**Standards of Review**

New construction is considered Major Work. Therefore, the proposed new single family residence is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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 single family residence appears to be similar in size, scale, proportion, style, materials and architecture as others within the historic district.*

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.
   *Based on the material provided with the application, the proposed construction is compliant with the PDO and will be further evaluated at time of building permit submittal.*

*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.
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 proposed windows and doors are of similar proportions, shape, size, etc. of those within the historic district. The applicant can provide further testimony at the public hearing concerning the muntins.*

*SHUTTERS*

1. Section IV.D.1 - Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
   *The shutters are proposed to be the same color as the trim and is within the color palette.*

*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 detached garage is compatible with the proposed primary structure.*

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 is lower in height than the tallest pitch of the primary structure.*

3. Section IV.E.5 - Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.
   *The proposed detached garage is situated in the rear yard behind the primary structure.*

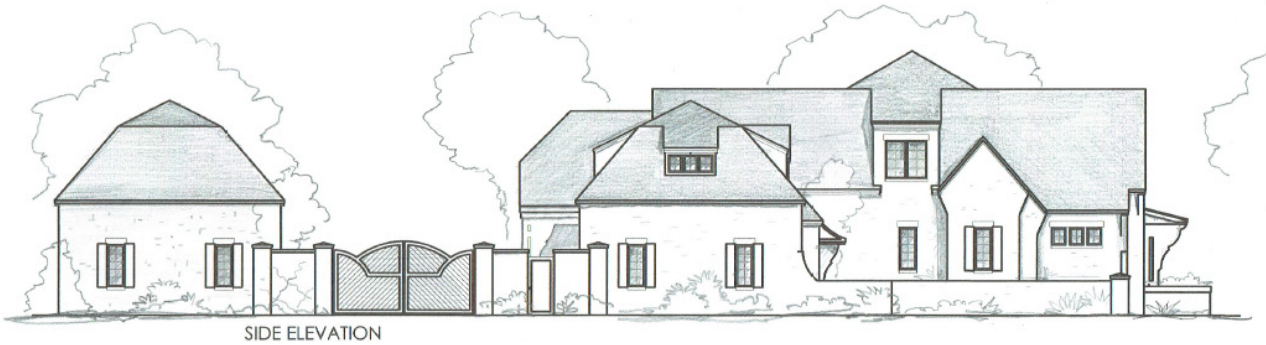
*Submitted site plan*

EXHIBIT D

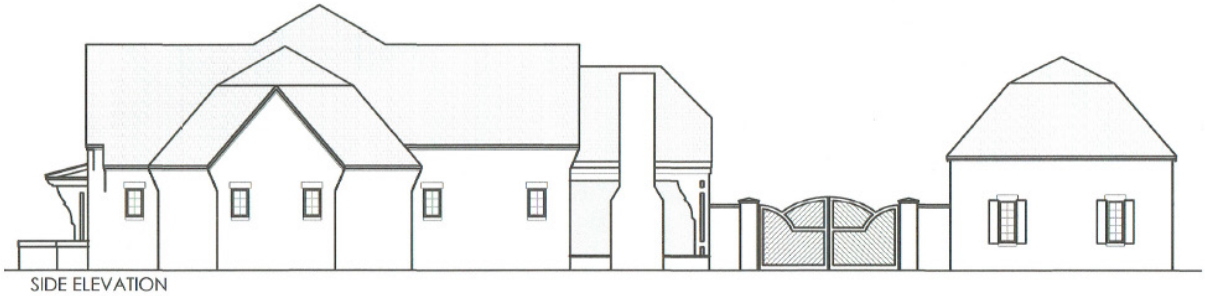
FRONT ELEVATION

REAR ELEVATION

EXHIBIT D



SIDE ELEVATION



SIDE ELEVATION

*Provided renderings*

*BUILDING MATERIALS*

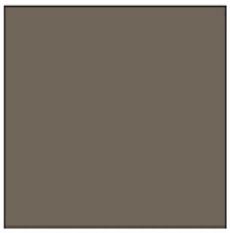
1. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.

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 does not consistent of any of the not permitted materials and utilizes many of the materials and colors found within the historic district.*

ROOF SHINGLE

BRICK COLOR (LIMEWASH)



WINDOW & SHUTTER COLOR

EXHIBIT I

INSPIRATION IMAGE

*Materials and colors*

FENCES AND WALLS

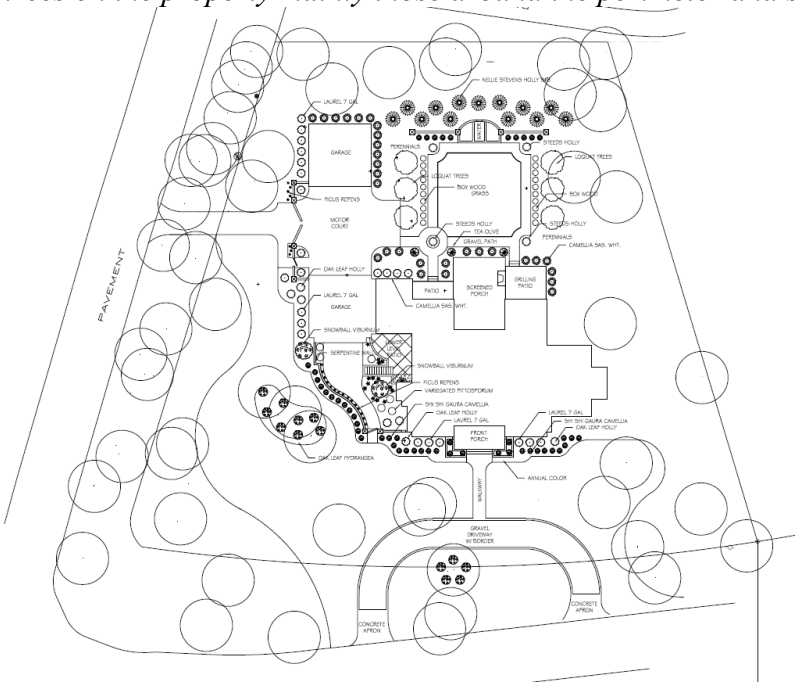
1. Section VII.A.7 - Brick and stacked stone walls are permitted.
2. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
   a. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
   b. Brick and stacked stone walls on the street sides of the property must not be taller than two and a half (2.5) feet in height.

   *According to the submitted material, the applicant is proposed a brick wall in the rear yard and columns at the street side yard entrance and near the front walkway and entrance to the garage. The applicant has indicated via email to staff that the proposed columns will be 3.5 feet tall and material will match the brick of the proposed home. The applicant can provide this prior to the hearing or provide further evidence of the proposed material and height at the hearing to made part of the record.*

LANDSCAPING AND VEGETATION

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 has submitted a landscape plan that is compliant with the PDO. The proposed plantings should complement the site and would be congruous with the Historic District.*

2. Section VII.C.1 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. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
   *Based on the submitted site and landscape plan, the proposed new construction appears to retain many of the mature trees on the property mainly those around the perimeter and street front areas.*




*Submitted landscape plan*

**Staff Comments:**

*The applicant has submitted a complete application. The proposed new construction appears to be similar in design to other homes within the Historic District and would also appear to be congruous with the Historic District as a whole. If the Commission were to approve the COA, staff would recommend the following motions:*

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

*Note: more material will be needed on the proposed brick walls and columns to determine if it meets the applicable guidelines.*

May 13, 2021

Dear Property Owner(s),

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

Thursday May 27, 2021
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

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

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

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

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

FRAIM, WILLIAM L TRUSTEE
1333 OMAHA ROAD
BELLEFONTAINE OH 43311

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

MARK WESLEY PARSON DESIGN
161 E. NEW HAMPSHIRE AVENUE
SOUTHERN PINES, NC 28387

BRECHTELSBAUER, ANNE B
PO BOX 2209
PINEHURST NC 28374

SUBIN, GLEN D & DIANE
25 MCCASKILL RD W
PINEHURST NC 28374-9029

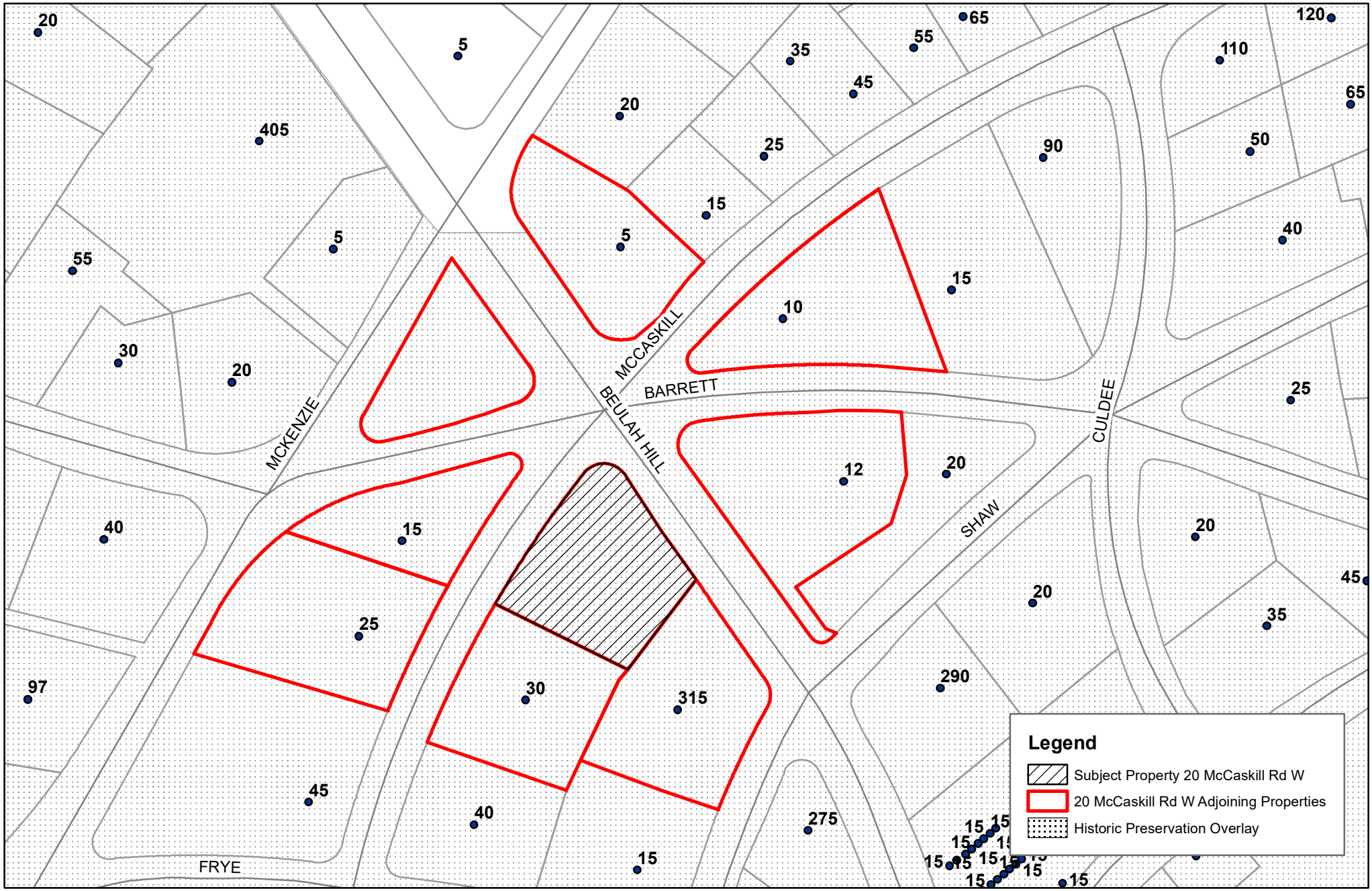
VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST NC 28374

VALDES, JOANNE S
10 MCCASKILL ROAD EAST
PINEHURST NC 28374

REPP, ALAN C
PO BOX 1035
PINEHURST NC 28370-1035

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

# Public Hearing Notification Map




0 50 100 200 300 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/13/2021

## May 27, 2021
## Historic Preservation Commission
## 20 McCaskill Road West COA Request

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT A

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

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

| X Major Work | ☐ Minor Work |
|---|---|

### Certificate of Appropriateness Information

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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 | 20 McCaskill Road W |
| City, State, Zip Code | Pinehurst, NC 28374 |
| Parcel ID # | 00029736 |

| Owner Information | | | |
|---|---|---|---|
| Name | Rick & Hope Jamison | Home Phone # | |
| Street Address | 4905 Magglucci Place | Mobile Phone # | (704) 904-6296 |
| City, State, Zip Code | Charlotte, NC 28227 | Business Phone # | |
| Email | rjamison@pinehurst.life | | |

| Applicant | | | |
|---|---|---|---|
| Name | Rick & Hope Jamison | Other Phone # | |
| Email | R.Jamison@Pinehurst.Life | Street Address | 4905 Magglucci Pl |
| Mobile Phone # | 704-904-6296 | City, State, Zip Code | Mint Hill, NC 28227 |

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

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

| Licensed Professionals (Optional)<br>(License #s must include all letters and numbers as filed with the NC Licensing Board) | |
|---|---|
| License # | |
| Name | |
| Street Address | |
| City, State, Zip | |
| Phone # | |
| Email | |

**General Information**

| | | | |
|---|---|---|---|
| Description of Changes to the Structure | - New residential dwelling on vacant lot, located on the corner of McCaskill Road W and Beulah Hill Road/Rt. 5<br>- Front of dwelling will face McCaskill Road, with circular drive<br>- Motor court entrance on Beulah Hill Road<br>- 1.5 stories with partial basement | | |
| Type of Work | ☐ Addition | ☐ Alteration | X New |
| Existing Use | | Proposed Use | |
| X Vacant<br>☐ Single Family Low Density<br>☐ Single Family Medium Density<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | | ☐ Vacant<br>X Single Family Low Density<br>☐ Single Family Medium Density<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | |
| Includes Demolition | | ☐ Yes X No | |
| Includes Tree Removal | | X Yes ☐ No | |
| Estimated Cost of Construction | | $ 1,000,000 | |

**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 | -- | Brick | Limewash: Tropea Beige |
| Rear Elevation | -- | Brick | Limewash: Tropea Beige |
| Right Elevation | -- | Brick | Limewash: Tropea Beige |
| Left Elevation | -- | Brick | Limewash: Tropea Beige |
| Trim | -- | Boral | BM OC-17 White Dove |
| Windows | -- | Aluminum Clad | Terratone (Andersen) |
| Chimney | -- | Brick | Limewash: Tropea Beige |
| Foundation | -- | Brick | Limewash: Tropea Beige |
| Front Door | -- | Wood | Mahogany |
| Shutters | -- | Composite | (to match windows) |
| Garage Door | -- | Wood or Fiberglass | Mahogany |
| Roof | -- | Asphalt Shingle | CertainTeed: Driftwood |
| Roof Exhaust Vents | -- | N/A | -- |
| Front Porch | -- | Floor: Bluestone; Clg: Wood | (natural) |
| Deck | -- | N/A | -- |
| Patio | -- | Bluestone with brick border | (natural) |
| Sidewalk (walkways) | -- | Front: bluestone; Rear: gravel | -- |
| Sky Lights | -- | N/A | -- |
| Driveway | -- | Gravel w/ border & conc. apron | (Blue/gray gravel) |
| House Number | -- | Metal | Bronze |
| 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: (Mark Wesley Parson Design) Date: 5/5/2021

Property Owner Signature: _____ Date: 05/19/2021

## NOTES

1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7. THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

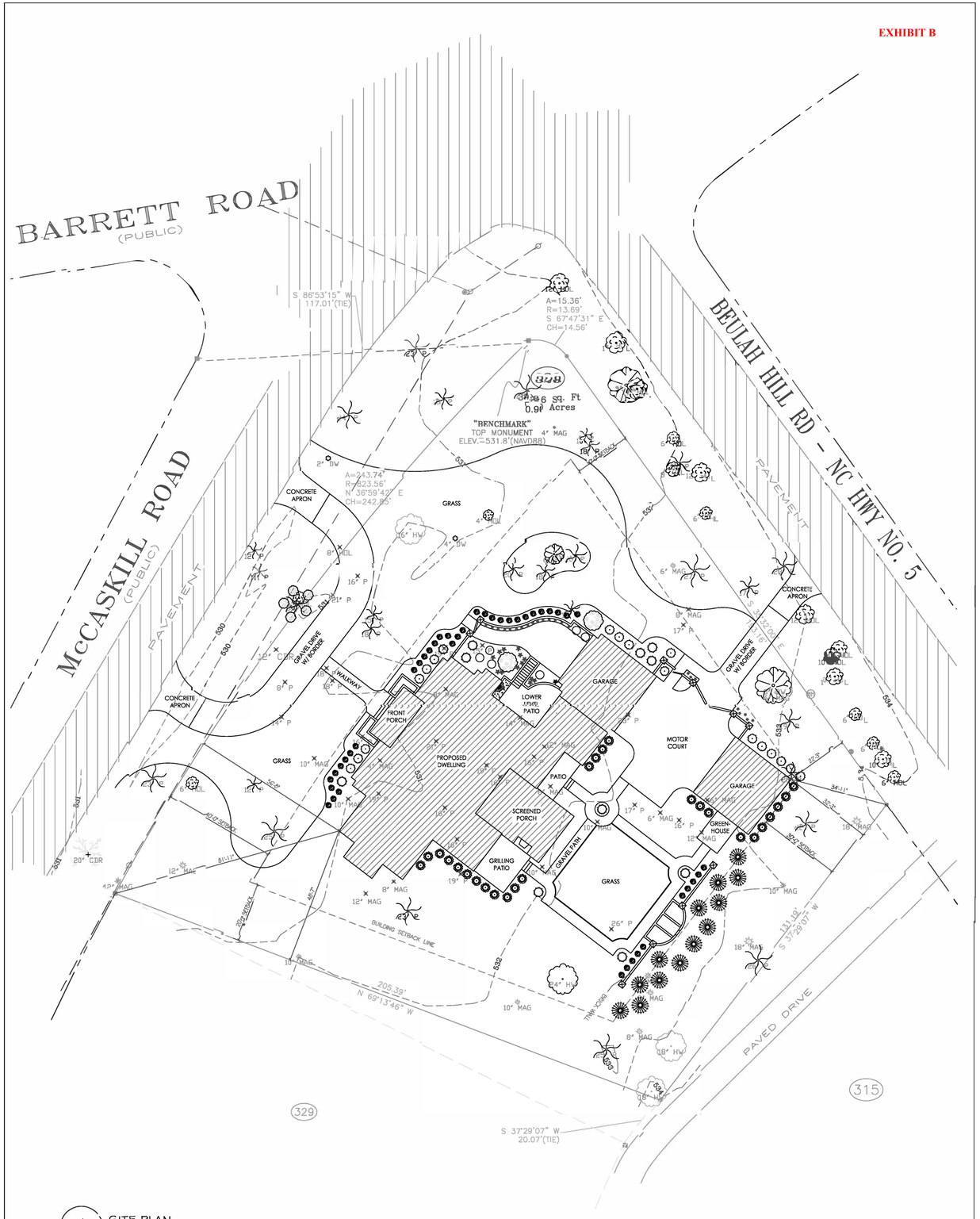
## SYMBOLS LEGEND

| | |
|---|---|
| DRAWING TIITLE | # DRAWING NAME / A# SCALE |
| SECTION | # / A# |
| ELEVATION | # / A# |
| WINDOW NUMBER | # |
| DOOR NUMBER | # |
| CEILING/ELEVATION HEIGHT | CH: ## |

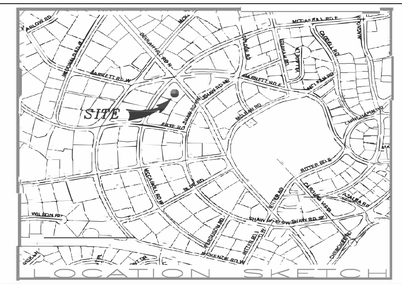
## ABBREVIATIONS KEY

| | |
|---|---|
| AFF | ABOVE FINISHED FLOOR |
| CLG | CEILING |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CONC | CONCRETE |
| CPT | CARPET |
| DIA | DIAMETER |
| DWG | DRAWING |
| EQ | EQUAL |
| FLR | FLOOR |
| GLS | GLASS |
| GYP | GYPSUM BOARD |
| HVAC | HEATING, VENTILATION, AIR CONDITIONING |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| N/A | NOT APPLICABLE |
| NTS | NOT TO SCALE |
| OPP | OPPOSITE |
| PT | PAINT |
| SIM | SIMILAR |
| SF | SQUARE FEET |
| SHT | SHEET |
| TYP | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| VIF | VERIFY IN FIELD |
| WD | WOOD |

EXHIBIT B




1 / A0 SITE PLAN
SCALE: 1" = 20'




2 / A0 LOCATION MAP
NOT TO SCALE

## PROJECT INFORMATION

ZONE: R-30

| | |
|---|---|
| LOT AREA: | 39,216 SF |

SETBACKS (AS DRAWN):

| | |
|---|---|
| FRONT | 40 FT |
| RIGHT SIDE | 20 FT |
| LEFT SIDE | 20 FT |
| REAR | 30 FT |

AREAS:

| | |
|---|---|
| TOTAL UNDER ROOF | 5,680 SF (14.5 %) |
| MOTOR COURT & DRIVEWAY | 1,621 SF |
| FRONT DRIVEWAY & WALKWAY | 1,707 SF |
| GARDEN PATH | 559 SF |
| PATIOS | 565 SF |
| TOTAL IMPERVIOUS | 10,132 SF (25.8%) |

*R-30 ALLOWANCES:*

| | |
|---|---|
| *MAXIMUM LOT COVERAGE BY BUILDING:* | 20% |
| *IMPERVIOUS:* | 30% |

## DRAWING LIST


| | |
|---|---|
| A0 | COVERSHEET & SITE PLAN |
| A1 | FOUNDATION PLAN |
| A2 | ROOF PLAN, SECTION & DETAILS |
| A3 | FLOOR PLAN |
| A4 | REFLECTED CEILING/LIGHTING PLAN |
| A5 | EXTERIOR ELEVATIONS |
| A6 | EXTERIOR ELEVATIONS |
| A7 | DOOR & WINDOW SCHEDULE |
| L1 | LANDSCAPE & HARDSCAPE PLAN |



markwesleyparson

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910.692.8550

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# JAMISON RESIDENCE

20 McCASKILL ROAD WEST
P NEHURST, NC 28374

DATE: MAY 5, 2021

REVISIONS:

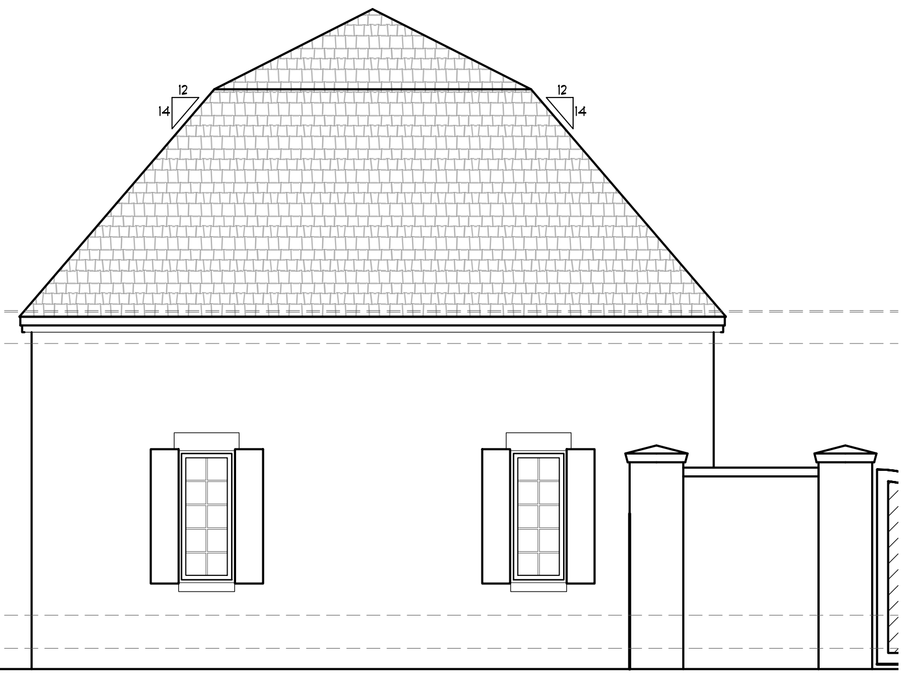
COVER SHEET
SITE PLAN

SHEET NUMBER

A0

EXHIBIT C

FRONT ELEVATION



SIDE ELEVATION CONTINUED

SIDE ELEVATION

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JAMI N E IDENCE
20 MCCA KILL AD WE T
PINEHU T NC 28374

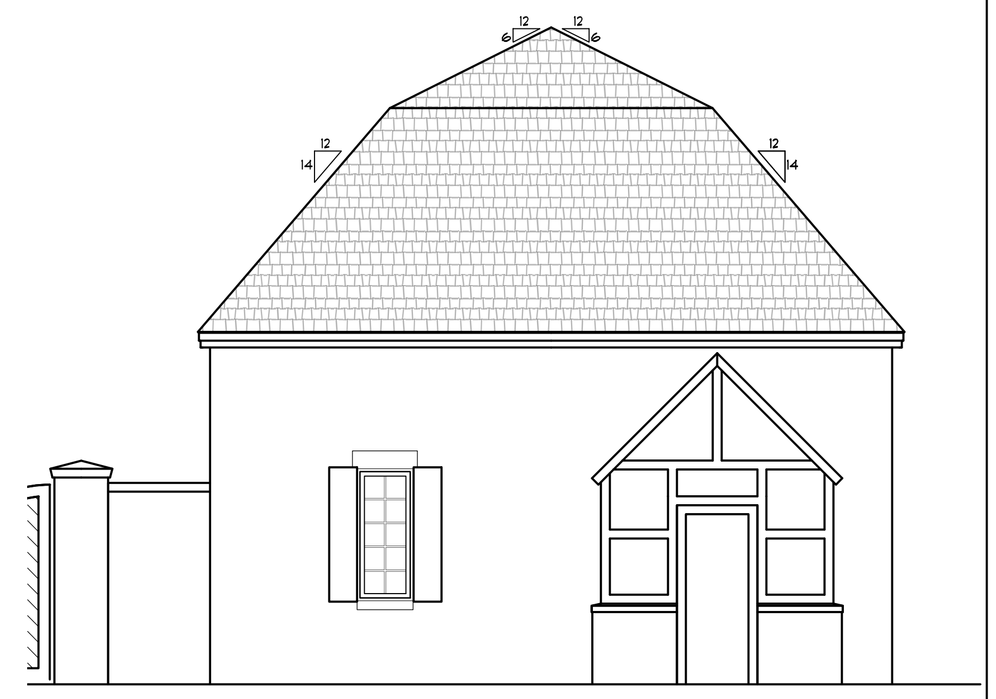
DATE MA CH 22, 2021
E II N

F NT & SIDE ELEVATIONS

HEET NUM E
A7

EXHIBIT C

REAR ELEVATION



SIDE ELEVATION CONTINUED

SIDE ELEVATION

C:\Users\mpars\Dropbox\OFFICE\LOGO\MP_ LOGO.JPG

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# JAMI N E IDENCE

20 MCCA KIL A AD WE T
PINEHU T NC 28374

DATE MA CH 22, 2021

E I I N

EA & IDE
ELE ATI N

HEET NUM E

A8

EXHIBIT D

FRONT ELEVATION

REAR ELEVATION

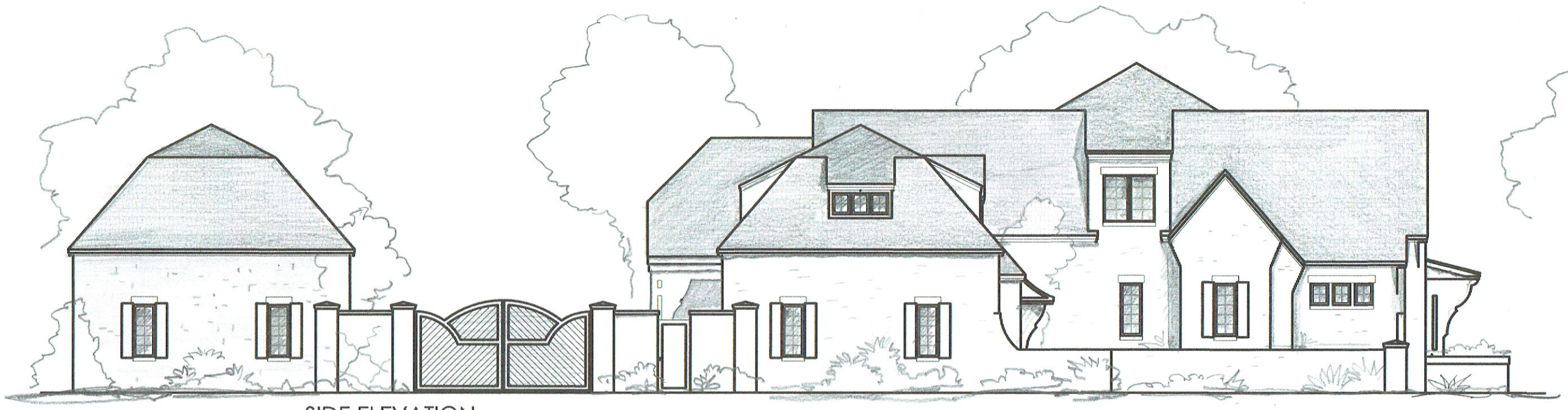
markwesleyparson

# JAMISON RESIDENCE

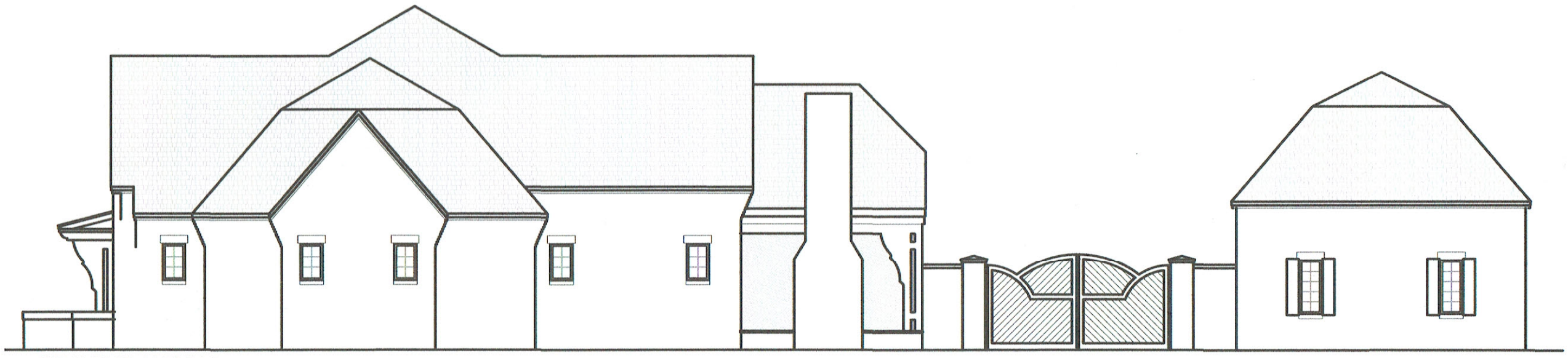
ELEVATIONS
APRIL 30, 2021

EL1

EXHIBIT D



SIDE ELEVATION



SIDE ELEVATION

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# JAMISON RESIDENCE

ELEVATIONS
APRIL 30, 2021

EL2

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# JAMISON RESIDENCE

20 MCCASKILL ROAD WEST
PINEHURST NC 28374

DATE: MARCH 22, 2021

REVISIONS:

FIRST FLOOR PLAN-PARTIAL

SHEET NUMBER

A4a

## FIRST FLOOR PLAN

*ALL WINDOWS ARE CASEMENTS U.O.N.

PRELIMINARY-NOT
FOR CONSTRUCTION

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# JAMISON RESIDENCE

20 MCCASKILL ROAD WEST
PINEHURST NC 28374

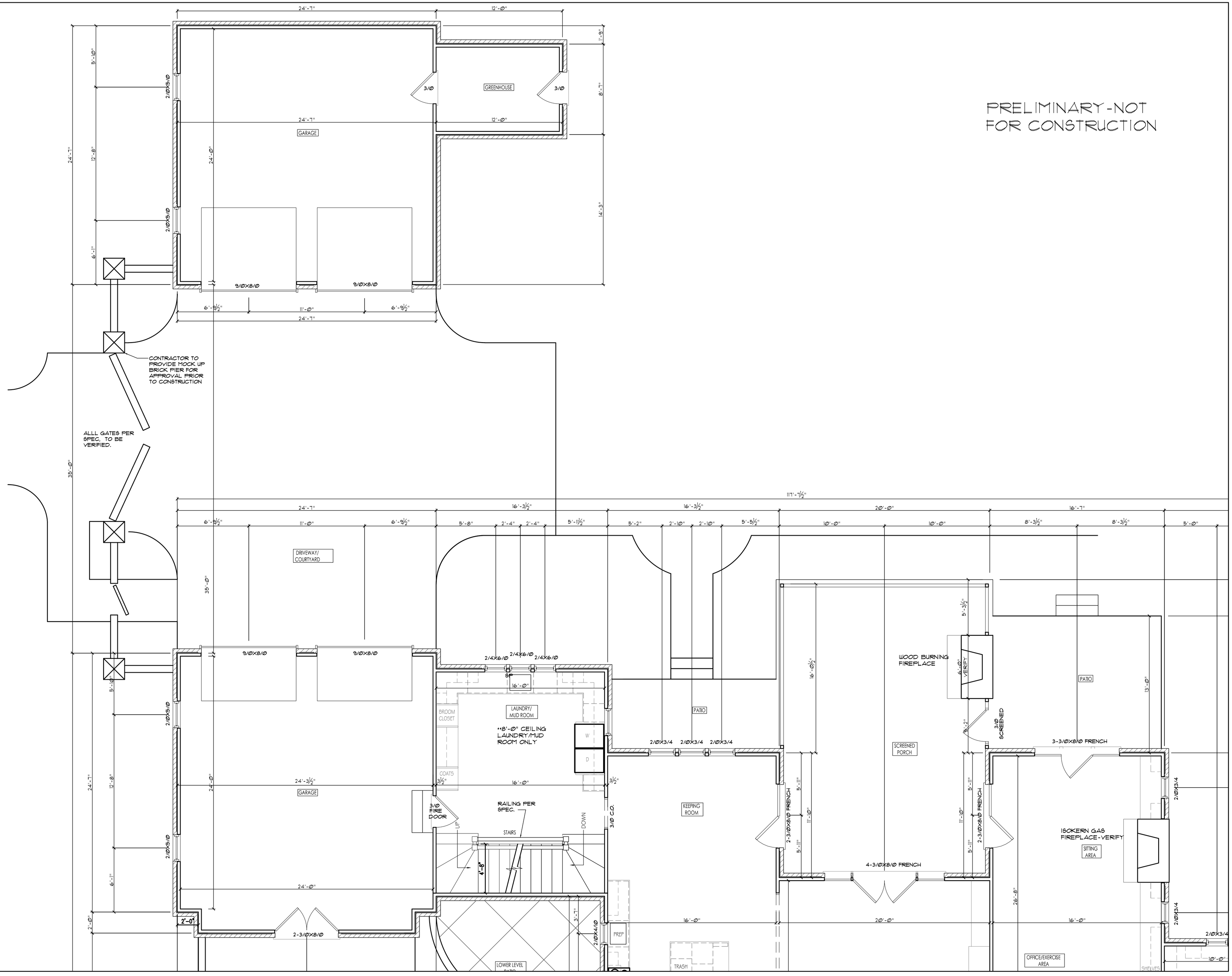
DATE: MARCH 22, 2021

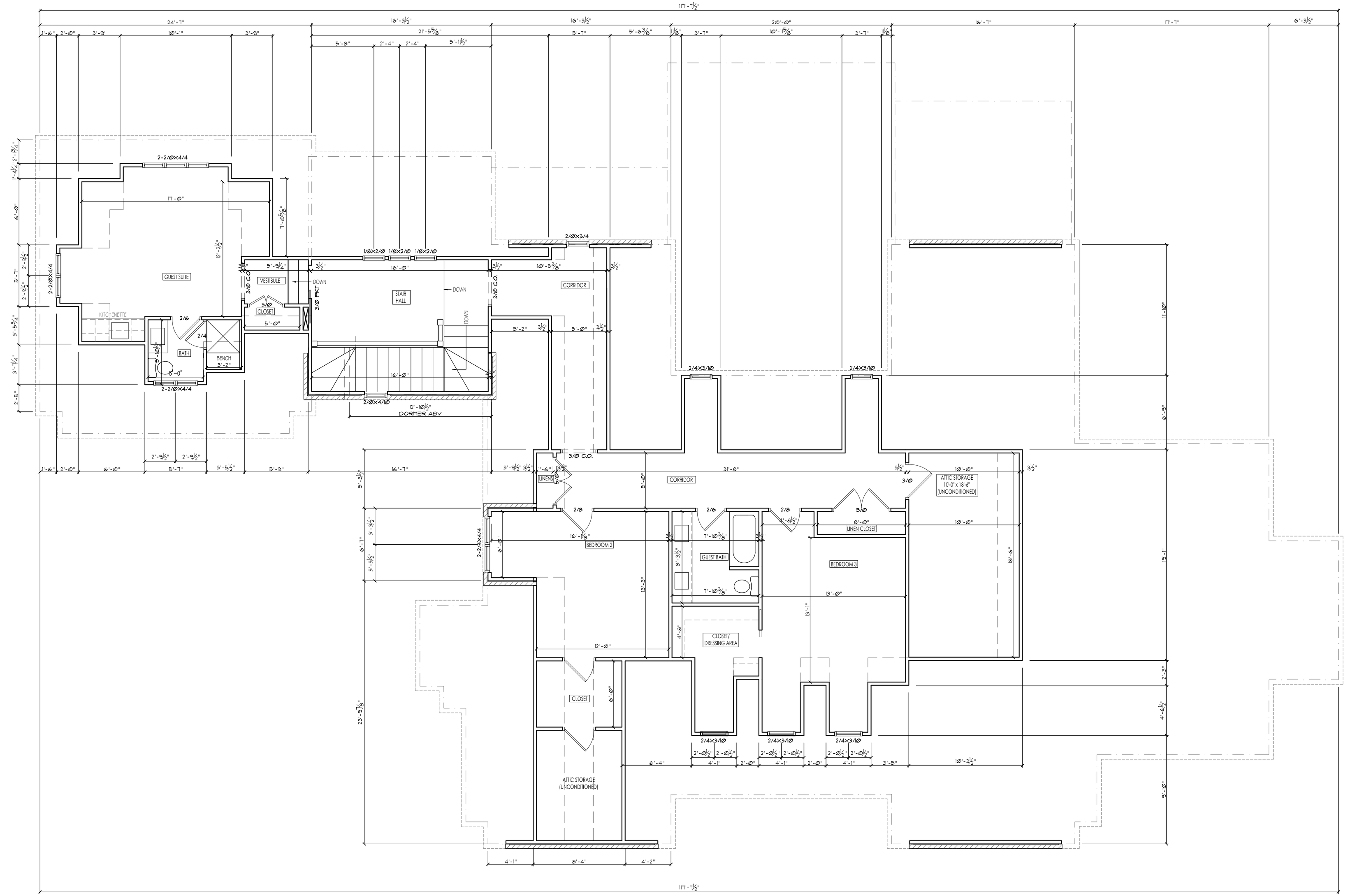
REVISIONS:

FIRST FLOOR
PLAN-PARTIAL

SHEET NUMBER

A4b






SECOND FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION


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EXHIBIT F

# N E IDENCE

JAMI

20 MCCA KILL AD WE T
PINEHU T NC 28374

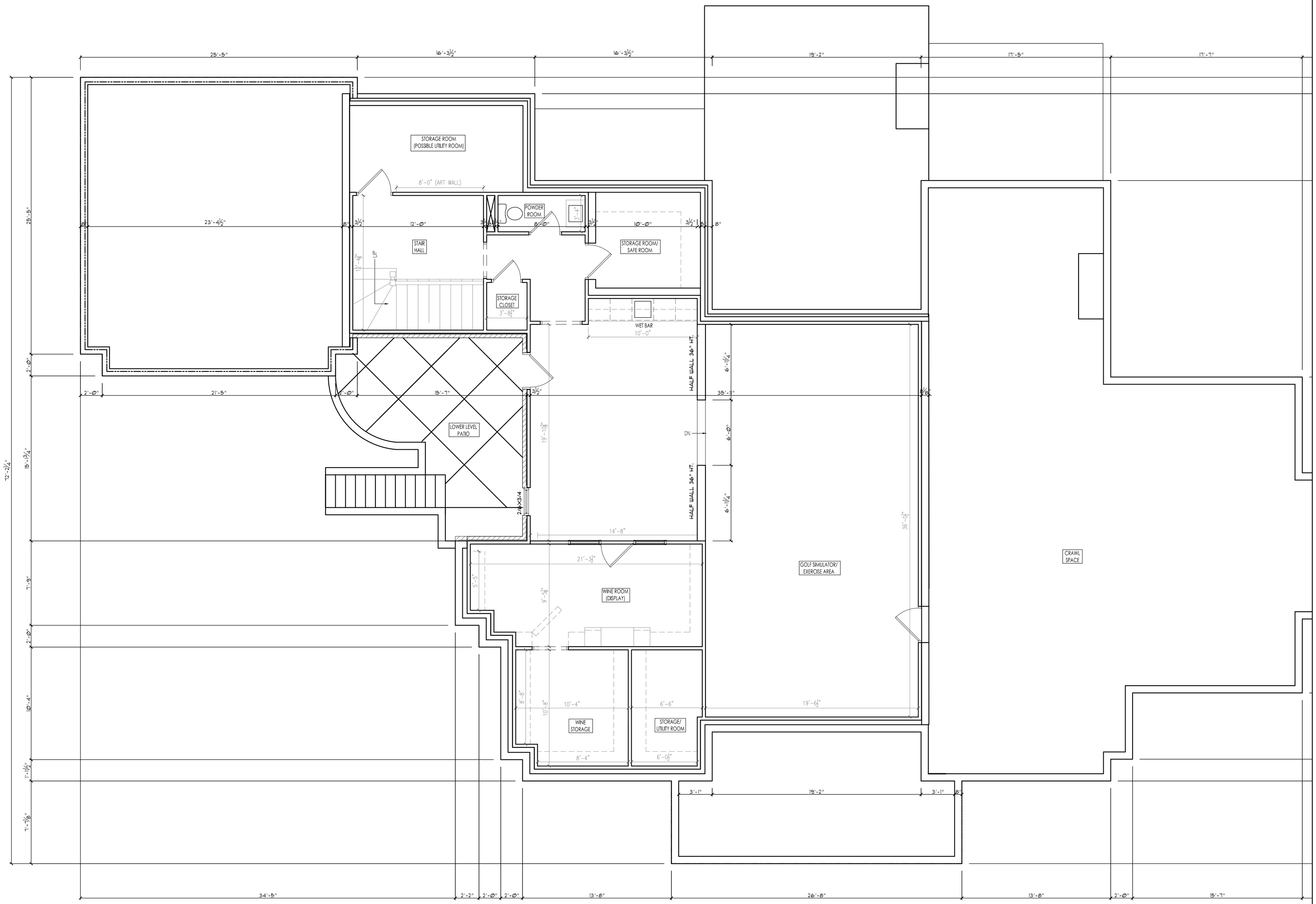
DATE MA CH 22, 2021

E I I N

EC ND FL PLAN

HEET NUM E

A5




# BASEMENT FLOOR PLAN


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**EXHIBIT G**

JAMI N E IDENCE
20 MCCA KILL AD WE T
PINEHU T NC 28374

DATE MA CH 22, 2021

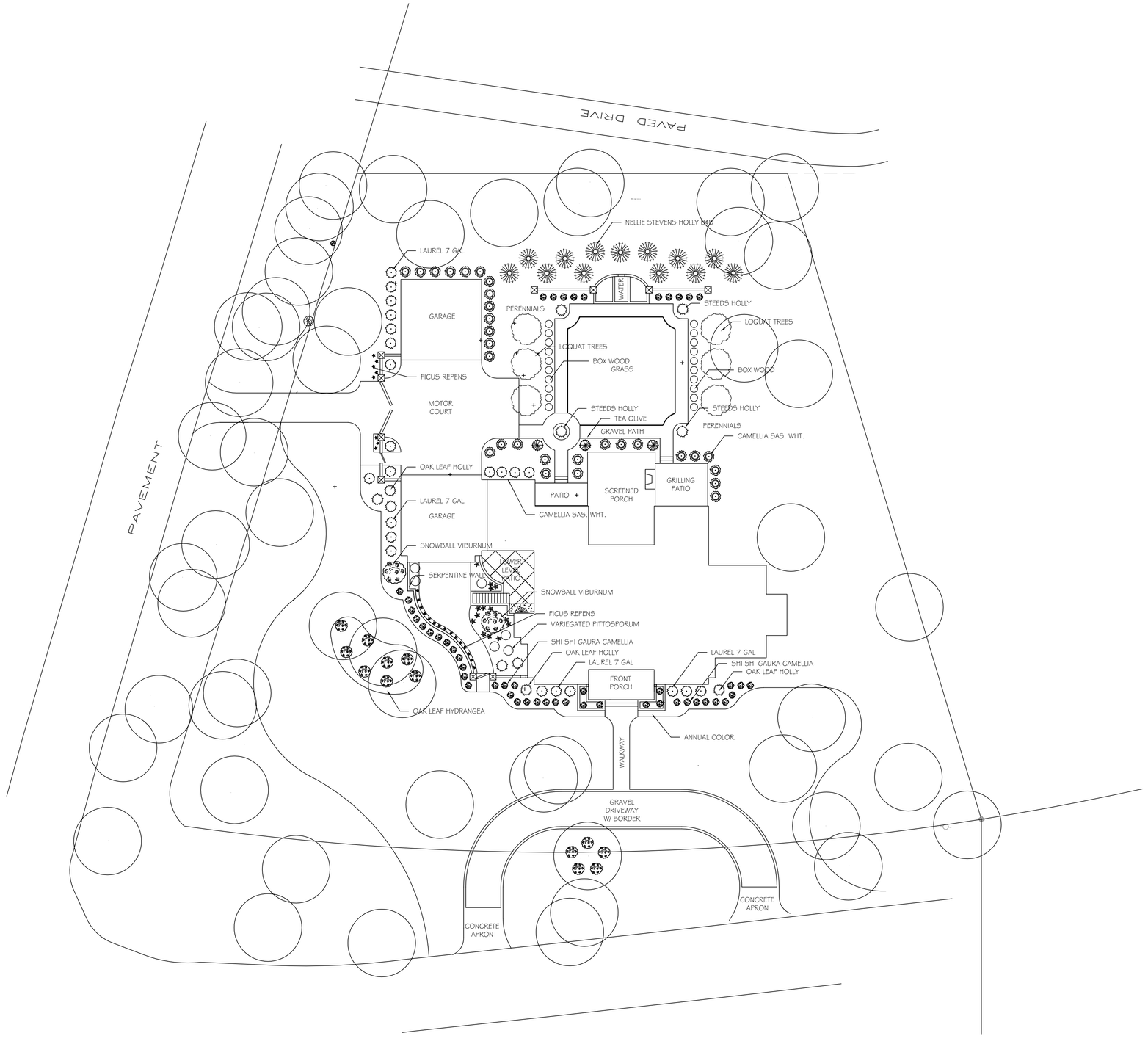
E I I N

A EMENT PLAN

HEET NUM E

A-3

EXHIBIT H




1 / L1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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# JAMISON RESIDENCE

20 McCASKILL ROAD WEST
PINEHURST, NC 28374

DATE: MAY 4, 2021

REVISIONS:

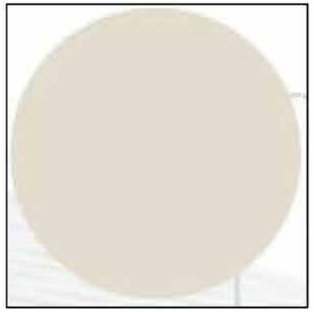
LANDSCAPE PLAN

SHEET NUMBER

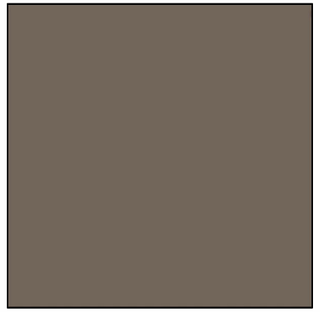
L1

EXHIBIT I

ROOF SHINGLE



BRICK COLOR (LIMEWASH)



WINDOW & SHUTTER COLOR

INSPIRATION IMAGE

markwesleyparson

# JAMISON RESIDENCE

20 McCASKILL RD. W

PROPOSED EXTERIOR MATERIALS

FINAL ORDER – MAJOR COA REQUEST 20 McCaskill Road West
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

***Introduction***

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**REQUEST**

The applicant Mark Wesly Parson Design on behalf of the owners, *Thomas and Hope Jamison*, requests to construct a new single family residence.

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

**FINDINGS OF FACT**

***Concerning jurisdiction***

1. New construction is considered major work.

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

1. The property is located within the Village of Pinehurst Local Historic District and is vacant.

***For the Record***

1. The applicant is proposing the construction of a new single family residence and detached garage.
2. The applicant has submitted a material package which includes: a site plan, floor plans, architectural elevations and a landscape plan.
3. The proposed structure will feature brick exterior siding, aluminum clad windows, composite shutters and asphalt shingle roof.
4. The single family residence consists of 5,680 square feet under roof.

DRAFT

## *Conclusions of Law*

*Guideline Requirements:*

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.
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.
3. 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.
4. 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**.
5. Section IV.D.1 - Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
6. 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.
7. 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.
8. Section IV.E.5 - Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.
9. 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.
10. Section IV.F.3 - The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
    1. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
    2. Sheets of plywood siding
    3. Vinyl or aluminum siding
    4. Plastic, sheet metal, or a similar material used as siding or panels
    5. Any treatment of material that imparts a glossy or reflective finish to the material
    6. Concrete, cinderblock, or glass block
    7. Boxed chimneys
11. Section VII.A.7 - Brick and stacked stone walls are permitted.
12. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
    b. Brick and stacked stone walls on the street sides of the property must not be taller than two and a half (2.5) feet in height.
13. 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.

DRAFT

14. Section VII.C.1 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. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.

*Guideline Recommendations:*

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

DRAFT

***Order***

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

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

Or

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

Or

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

**Hereby ordered the _____ of _____ 2021.**

_____ _____

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

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

DRAFT

PLANNING AND INSPECTIONS DEPARTMENT

**TO:** Pinehurst Historic Preservation Commission
**FROM:** Alex Cameron, Principal Planner
**DATE:** 5/20/2021
**SUBJECT:** Issued Minor Work COA's

**REPORT of STAFF APPROVALS**
**MAY 27, 2021 MEETING**
**4/16/2021 TO 5/20/2021**

## MINOR WORK – COA ISSUED

| COA | Nature of Work | Application Date | Approval Date | Address | Property Owner |
|---|---|---|---|---|---|
| 2021-00072 | Window replacement – like for like | 4/22/2021 | 4/26/2021 | 190 Midland Road | Zach Taylor |
| 2021-00073 | New brick knee wall | 4/28/2021 | 4/28/2021 | 45 McLeod Road | Richard Keating |
| 2021-00076 | Sliding door replacement – like for like | 4/30/2021 | 5/3/2021 | 80 Page Road | Dan DiFrischia |
| 2021-00087 | Sign replacement | 5/19/2021 | 5/20/2021 | 70 Market Square | K M Biggs, Inc. |