

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 18-37

600 Linden Rd.

Parcel ID # 16367

Demolish Primary Residential Dwelling

PIN # 855210354455

APPLICANT: Tommy Hulsey Tile
PROPERTY OWNER(S): Patrick Kulisek

RECEIVED: 4/27/2018
MEETING DATE: 5/24/2018

ZONING DISTRICT: R-30
LHD STATUS: Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- Demolish single family dwelling; Accessory Dwelling to remain

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.2 & 10 MAJOR WORK -Demolition;

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

DEMOLITION OF:

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

1. The building **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The building **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 18-38

10 Medlin Road

Parcel ID #18534

Paint Color

PIN # 856200182761

APPLICANT: **Benjamin Jerry Bridgers**

PROPERTY OWNER(S): **Ben Bridgers**

RECEIVED: **5/9/2018**

MEETING DATE: **5/24/2018**

ZONING DISTRICT: **R-10**

LHD STATUS: **C**

ADDITIONAL APPROVALS/PERMITS NEEDED: **None**

NATURE OF PROJECT:

Request to paint existing stucco home a paint color not in the color palette. Paint to be on the first floor stucco only – the rest of the house exterior to remain the existing color.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.7 MAJOR WORK – *Minor work items not approved by the Village Planner;*

1. This request is considered to be major work because it involves an item that **was/was not** approved by the Village Planner.

B. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS – *When repainting, select paint colors appropriate to the historic building and district and in the Village of Pinehurst color palette.*

1. The proposed paint color **is/is not** appropriate to the building and district and **is/is not** in the Village of Pinehurst color palette.

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

COA: 18-38
Demolish Pool

125 Blue Rd.

Parcel ID # 17400
PIN # 855211750435

APPLICANT: Canady Construction
PROPERTY OWNER(S): Lawrence & Frances Morris

RECEIVED: 4/17/2018
MEETING DATE: 5/24/2018

ZONING DISTRICT: R-20
LHD STATUS: Not Listed

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- Demolish pool only; Dwelling to remain

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.2 & 10 MAJOR WORK -Demolition;

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

DEMOLITION OF:

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

1. The structure **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The structure **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Stephanie Goodrich, Senior Planner
DATE: 5/18/18
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT

May 24, 2018 MEETING

4/21/2018 to 5/17/2018

NORMAL MAINTENANCE

Application Date: 4/27/18

Approval Date: 5/3/2018

Prop Owner: Gregory Jordan

Address: 270 McCaskill Road

LRK# 30253

Applicant: Jordan Construction

Request: Repaint exterior

Standards and Guidelines: 1.6.2.1

Application Date: 5/3/18

Approval Date: 5/4/18

Prop Owner: Elias Dalitsouris

Address: 38 Chinquapin

LRK# 30475

Applicant: Statewide/John English

Request: Reshingle a section of the roof to match existing.

Standards and Guidelines: 1.6.2.4

Application Date: 5/9/18

Approval Date: 5/10/18

Prop Owner: Resorts of Pinehurst

Address: 1 Carolina Vista

LRK#25800

Applicant: Resorts of Pinehurst

Request: Remove dead pine tree across from Bank of America

Standards and Guidelines: 1.6.2.9

Application Date: 5/9/18

Approval Date: 5/10/18

Prop Owner: James Thompson

Address: 195 Barrett Rd. E.

LRK# 30737

Applicant: Statewide Roofing/John English

Request: Replace Roofing shingles and some underlayment with same

Standards and Guidelines: 1.6.2.4

MINOR WORK – COA ISSUED

COA: 18-33

Application Date: 4/25/18

Approval Date: 4/25/18

Prop Owner: Resorts of Pinehurst Address: 1 Carolina Vista

LRK# 25800

Applicant: Progressive Contracting, LLC

Request: Remove and replace walkway and metal deck from pool to clubhouse and relocate doors

Standards and Guidelines: 1.6.3.5, 20

COA: 18-34

Application Date: 4/25/18

Approval Date: 4/25/18

Prop Owner: Robert Anderson Address: 40 Village Green Road E

LRK# 30068

Applicant: Robert Anderson

Request: Picket fence in front yard

Standards and Guidelines: 1.6.3.7

COA: 18-35

Application Date: 5/7/18

Approval Date: 5/8/18

Prop Owner: Elias Dalitsouris Address: 38 Chinquapin

LRK# 30476

Applicant: Elias Dalitsouris

Request: A Frame Sandwich Board sign (offsite - approved by BOA)

Standards and Guidelines: 1.6.3.14



Received 5/9/18

Application for Local Historic District

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Property Data

Property Owner(s): Benjamin Ivey Bridges
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 10 Medlin Road Pinehurst NC 28374
Mailing Address (if different): _____
Phone #: 252-532-7815 Mobile #: _____
Zoning District: R10 LRK #: 18534 PIN #: 856200182761

Applicant/Contractor Data

Name: _____
Contractor License #: _____
Phone #: _____
E-mail Address (optional): _____
Mailing Address: _____
Estimate Cost of Construction: \$ _____

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



Application for
Local Historic District

Description of Project:

Paint the yellow portion of the house into
a slate blue grey.

The existing vinyl siding will remain
light khaki/sand in color.

Both these houses listed below are examples:

105 Medlin Road

285 Midland Road



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Siding SIDING	BRIGHT KHAKI (EXISTING)
Rear Elevation	SIDING	" "
Right Elevation	SIDING	" "
Left Elevation	STUCCO	9141 Waterloo
Trim		
Windows		
Chimney	STUCCO	9141 WATERLOO (SLATE BLUE
Foundation	STUCCO	9141 Waterloo (SLATE BLUE)
Front Door	WOOD	
Shutters	N/A	
Garage Door	White	EXISTING
Roof		
Roof Exhaust Vents		
Front Porch	WOOD	EXISTING
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____

B. B. B.

Date: _____

5/6/18



Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

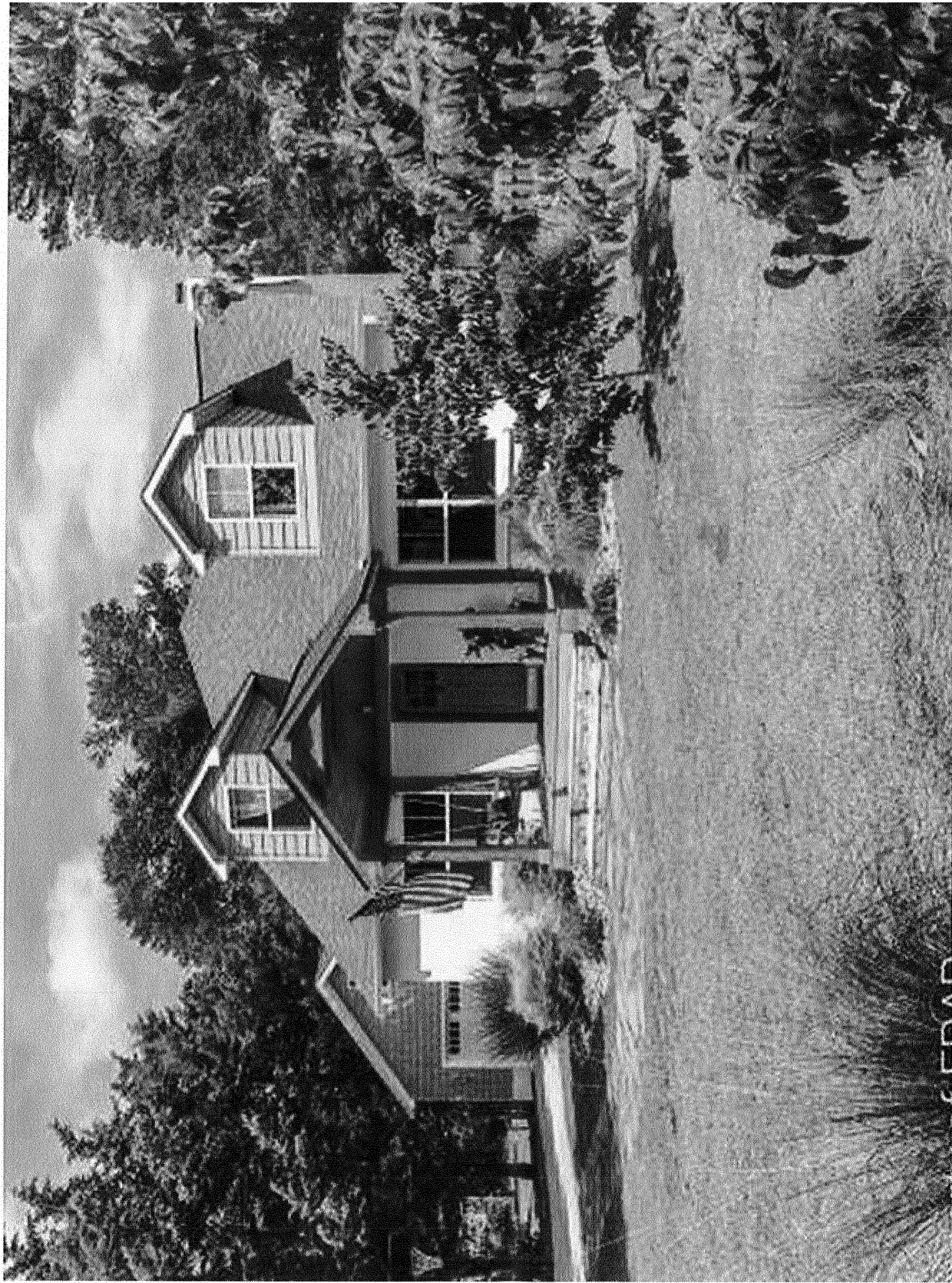
Other required approvals: _____

Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Property of FRAR

105 Medlin Rd







HISTORIC PRESERVATION COMMISSION
April 26, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

MINUTES

Commission Members in Attendance:

Bob Farren, Chair
Christine Dandeneau, HPC Member
Molly Gwinn, Vice-Chair
Jim McChesney, HPC Member
Mark Parson, HPC Member
Tom Schroeder, HPC Member
John Taylor, HPC Member

Staff Present:

Will Deaton, Planning and Inspections Director
Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

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

II. Approval of Minutes

A. January 25, 2018

Molly Gwinn made a motion to approve the January 25, 2018 Minutes; Jim McChesney seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work Items

The Commission discussed COA 18-12, a request for a handicap ramp. No action was taken by the Commission.

IV. Sworn In:

The following were sworn in: Alex Cameron, Senior Planner; and Paul Blake, Property Owner.

V. Public Hearing

A. COA 18-26

A request to paint the home at 70 Page Road, Pinehurst, NC a color not in the Village of Pinehurst color palette. This property can be identified as Moore County Parcel ID# 0021628. The applicant is Chuck Helbling and the property owners are Paul Blake and Chuck Helbling.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

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

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness with a noted exception, approving the paint color that is not in the Village of Pinehurst color palette; Jim McChesney seconded the motion, which was unanimously approved.

VI. Next Meeting Date: May 24, 2018

VII. Other Business;

Guidelines: Update Committee

Chair Bob Farren stated that discussions on splitting the districts are tabled at this time. Chair Farren asked the Commissioner Members to form a Sub-Committee to meet one more time for one hour to finalize changes to the Guidelines and asked who would like to serve. Tom Schroeder, Christine Dandeneau, Molly Gwinn, Bob Farren and staff will serve on the Sub-Committee. Chair Farren will inform the Sub-Committee and staff as to the date and time for the Sub-Committee meeting.

VIII. Comments from Attendees:

Jack Farrell, Resident will send his recommendations for the Guidelines to the Sub-Committee.

John Strickland likes the process thus far and suggested that the districts be renamed.

Clark Campbell, Resident, stated his dislike for the names of the districts; there are holes in the Guidelines. Clark Campbell asked the Commission to make sure that everyone is aware of the updated Guidelines and discussed must vs. should.

John Root, Resident arrived late and asked questions that had already been discussed. John Root was on the first Historic Preservation Commission and agreed with tabling the discussion on splitting the districts.

John Hoffman, Resident stated his concerns with infill and demolitions.

IX. Motion to Adjourn

With no further discussion, Tom Schroeder made a motion to adjourn; John Taylor seconded the motion, which was unanimously approved. The meeting was adjourned at 5:00 pm.

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.

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 18-36

20 Woods Rd.

Parcel ID # 20110257

New Single Family House with detached garage

PIN # 856200185971

APPLICANT:

Cribbs Construction

PROPERTY OWNER(S):

Lance and Lauren Craig

RECEIVED:

5/2/2018

MEETING DATE:

5/24/2018

ZONING DISTRICT:

R-10

LHD STATUS:

Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- New single family dwelling and detached garage

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.7 MAJOR WORK – *New construction or additions not considered to be minor.*

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

NEW CONSTRUCTION:

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

1. The proposed new construction **will/will not** blend with the Local Historic District.

C. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS – *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture.*

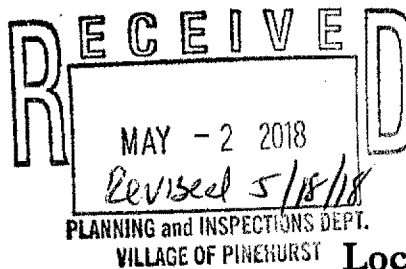
1. The proposed new construction **will/will not** be of similar scale as existing structures in the neighborhood.
2. The proposed new construction **will/will not** be of similar style as other dwellings in the district.
3. The proposed new construction **will/will not** be of similar materials as other dwellings in the district.
4. The proposed new construction **will/will not** be of similar colors as other dwellings in the neighborhood and **are/are not** in the Village of Pinehurst Color Palette.
5. The proposed new construction **will/will not** be of similar texture as historic structures around the subject property.

D. SECTION 3.2.2.3 NEW CONSTRUCTION STANDARDS – *Consideration is often given to using or simplifying the details from neighboring buildings. This technique is used to "blend" the new structure with its neighbors. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.*

1. The proposed new construction **will/will not** blend with its neighboring buildings.

- E. **SECTION 3.2.3.1 PROJECT PLANNING AND SITE DESIGN** – *New infill housing is very appropriate and very desirable in the Village of Pinehurst area. The designs shall follow the basic Design Standards and shall also repeat the same relationships of house to street and house to lot as their historic neighbors. Table 3.2.3.1 is a table of Architectural Styles to be used as a reference for Architecture found in the Local Historic District and will be used by the Commission and staff to determine if a proposal is consistent with the neighborhood.*
1. The proposed new architecture **is/is not** consistent with historic neighbors in the neighborhood.
- F. **SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst Color Palette;*
1. The proposed colors for the new house **will/will not** be appropriate for the building and district and **are/are not** in the Village of Pinehurst Color Palette.
- G. **SECTION 2.12.1.3 CHIMNEY GUIDELINES** - *Wooden, boxed chimneys are inappropriate for the district and should not be used for new buildings.*
1. The chimney for the new house **will/will not** be appropriate for the building and district.
- ACCESSORY DWELLING:**
- I. **SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES** – *Locate new garages and outbuildings in rear yards and in traditional relationship to the main buildings.*
1. The proposed accessory dwelling **will/will not** be located in the rear yard.
- J. **SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS** – *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.*
1. The proposed accessory dwelling **will/will not** be compatible with the proportion of the main house and be smaller in scale.
- K. **SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS** – *New garages and outbuildings must use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district.*
1. The proposed accessory dwelling **will/will not** use traditional roof forms, materials and details that are compatible with the home.
- L. **SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS** – *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*
1. The proposed accessory dwelling **will/will not** blend with existing structures on site and with the Local Historic District.
- M. **SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS FOR NEW RESIDENCES, ACCESSORY STRUCTURES AND BUILDINGS** – *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style, and texture.*
1. The proposed accessory dwelling **will/will not** be compatible in terms of materials, scale, color, style and texture.
- N. **SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst color palette;*

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



Application for Local Historic District

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Property Data

Property Owner(s): Lance and Lauren Craig
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 20 Woods Road
Mailing Address (if different): 205 Oakmont Circle, Pinehurst, NC 28374
Phone #: 336-971-0900 Mobile #: _____
Zoning District: R10 LRK #: 20110257 PIN #: 856200185971

Applicant/Contractor Data

Name: Cribbs Construction Company, LLC
Contractor License #: 71829
Phone #: 910-528-2501
E-mail Address (optional): russ.cribbs@gmail.com
Mailing Address: 9988 Aberdeen Road, Aberdeen, NC 28315
Estimate Cost of Construction: \$ 420,000

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



**Application for
Local Historic District**

Description of Project:

Construction of New Single Family Residence with Detached Garage



**Application for
Local Historic District**

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Hardie Shake	Dove Wing BM OC-18
Rear Elevation	Hardie Smooth Lap and B&B	Dove Wing BM OC-18
Right Elevation	Hardie Smooth Lap and B&B	Dove Wing BM OC-18
Left Elevation	Hardie Smooth Lap and B&B	Dove Wing BM OC-18
Trim	Smart Trim Composite	Chantilly Lace BM OC-65
Windows	Vinyl	White
Chimney	Hardie Shake	Dove Wing BM OC-18
Foundation	Brick	Red - Lee Brick Carbonton
Front Door	Wood	Oxford Brown - Ben Moore
Shutters	Wood	Evening Dove BM 2128-30
Garage Door	Steel	Oxford Brown - Ben Moore
Roof	30 Architectural Shingles	Charlestown Gray
Roof Exhaust Vents	PVC	Black
Front Porch	Treated Wood Decking	Imperial Gray - Ben Moore
Deck	Treated Wood Decking	Imperial Gray - Ben Moore
Patio	N/A	N/A
Sidewalk	Concrete	Gray
Sky Lights	N/A	N/A
Driveway	Concrete/Gravel	Concrete Pad/Blue Stone Gravel
House Number	Metal	Oil Rubbed Bronze

Signature: SPW Date: 5-1-18



**Application for
Local Historic District**

Office Use Only

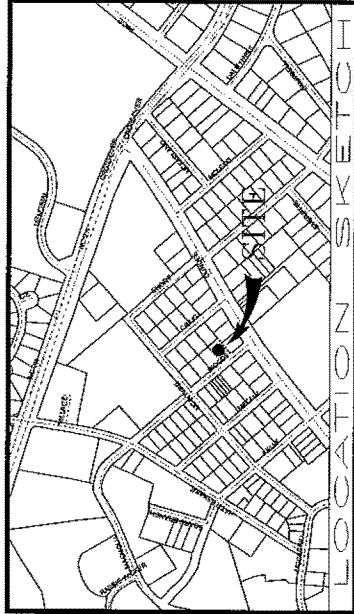
Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

Other required approvals: _____

Conditions: _____

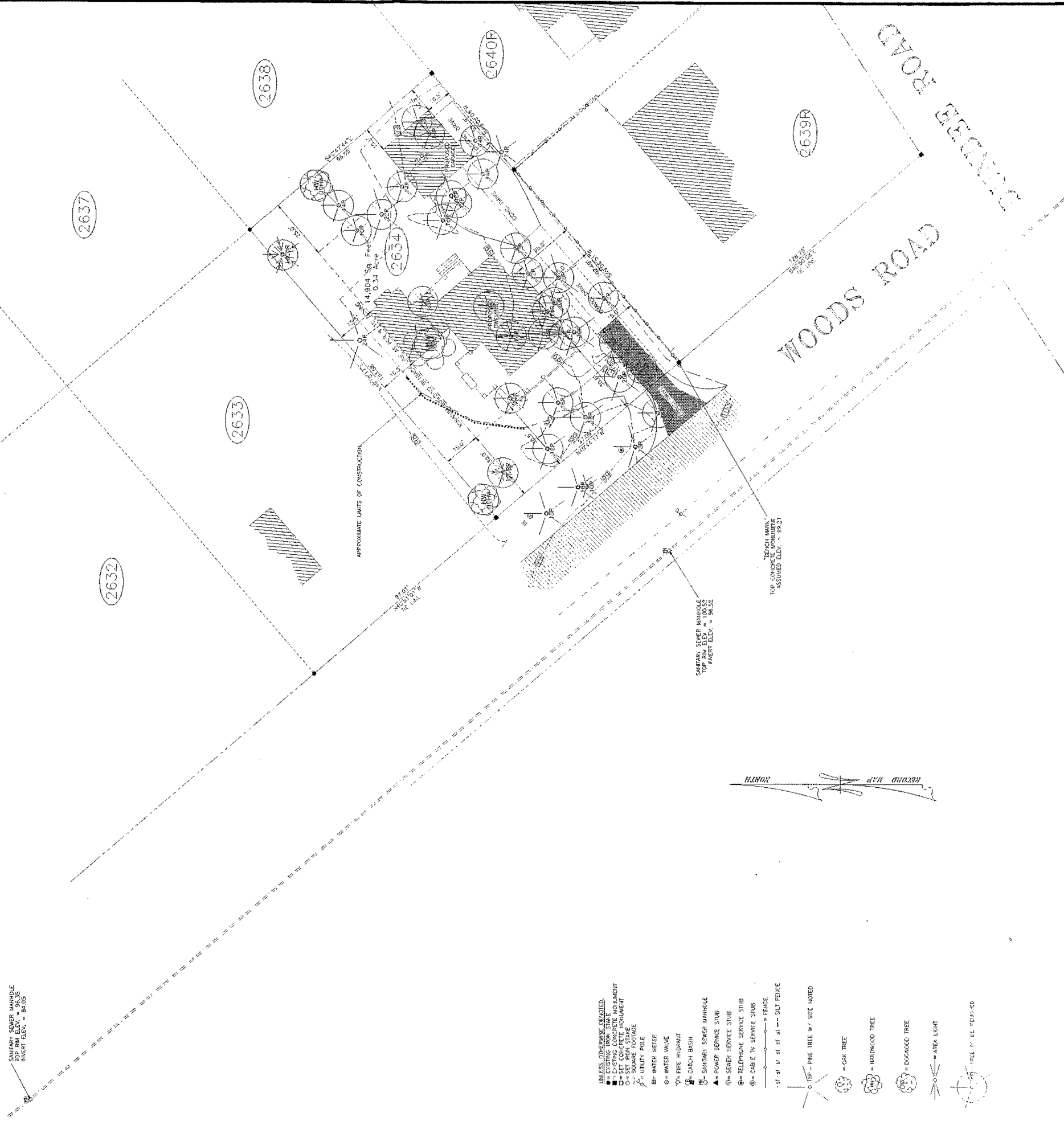


I certify that this map was drawn under my supervision from an actual survey made on the ground and that the same is a true and correct representation of the facts shown on the ground and that this map meets the requirements of the Surveying and Mapping Act of 1968, Chapter 11, North Carolina General Statutes (G.S. 1-100) and that the map meets the requirements of the Surveying and Mapping Act of 1968, Chapter 11, North Carolina General Statutes (G.S. 1-100).

REFERENCE:
MAP BOOK 10, PAGE 36
MOORE COUNTY REGISTRY
APPROPRIATELY
BY COORDINATE METHOD.
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.
CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS. NO. 1395
DATE: MAY 16, 2018

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY:
S. R. SHEFFIELD, PLS. NO. 1395, ON MAY 16, 2018.
THIS MEANS SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT



- UNLESS OTHERWISE SPECIFIED:
■ EXISTING CONCRETE MONUMENT
■ SET CONCRETE MONUMENT
○ EXISTING UTILITY
○ SQUARE POTAGE
○ UTILITY POLE
○ WATER METER
○ WATER VALVE
○ FIRE HYDRANT
○ CATCH BASIN
○ SANITARY SEWER MANHOLE
○ POWER SERVICE STUB
○ SEWER SERVICE STUB
○ TELEPHONE SERVICE STUB
○ CABLE TV SERVICE STUB
○ FENCE
○ SALT PILE
○ PINE TREE W/ SITE NOTED
○ OAK TREE
○ HARDWOOD TREE
○ DOGWOOD TREE
○ AREA LIGHT
○ HOLE IN EL. 250.50

AREA IN:
HOUSE=2608 sq.ft. ±
GARAGE=633 sq.ft. ±
DRIVE=2160 sq.ft. ±
WALK=164 sq.ft. ±
TOTAL IMPERVIOUS=5565 sq.ft. ±
TOTAL DISTURBED=10,760 sq.ft. ±

WELL DEPTH=14.00 ft. ±
WELL CAP=1.00 ft. ±
WELL DIA=1.00 ft. ±
WELL DIA=1.00 ft. ±
WELL DIA=1.00 ft. ±

TOPOGRAPHIC SURVEY & SITE PLAN FOR
WILLIAM LANCE CRAIG
AND WIFE
LAUREN MCNEILL CRAIG
LOT NO. 2634, UNIT 7, PHASE 1
PINEHURST, INCORPORATED
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
APRIL 13, 2018 - SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

STREET LIGHT
TOP OF LIGHT
ELEV. = 251.5

River Place - #SL-1959

Southern Living Plans

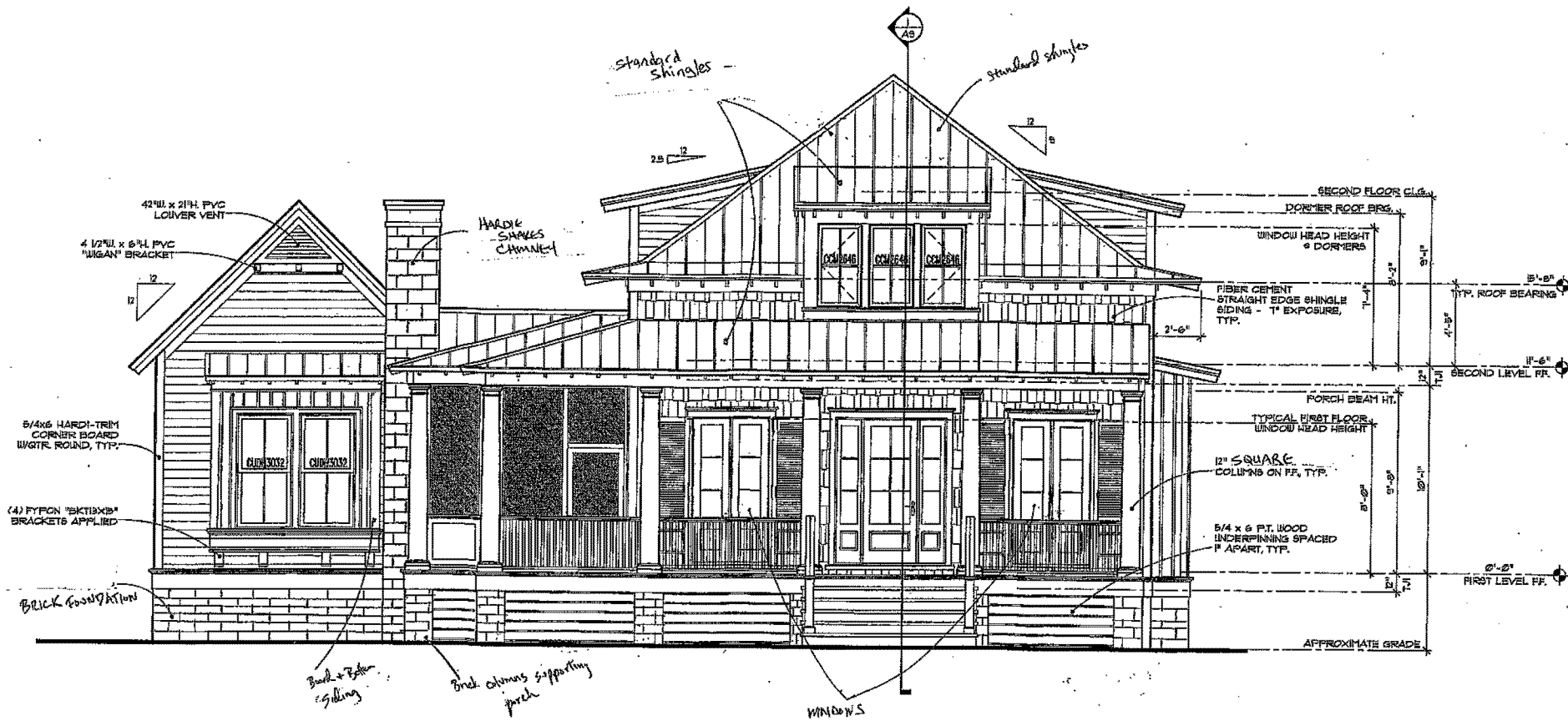
designed for

PLEASE NOTE: WaterMark Coastal Homes, LLC assumes no liability for any home constructed from these plans. It is the responsibility of the purchaser of these plans to perform the following before beginning actual construction.

1. The purchaser of this plan is responsible for compliance with all local building codes and for ensuring that this plan is correctly adapted to accommodate local site conditions. The purchaser should consult with a local Architect or engineer regarding these matters.
2. Before construction begins, the purchaser should thoroughly review this plan with the contractor, verify all dimensions, and report to WaterMark Coastal Homes, LLC any errors, omissions or questions for clarification.
3. Before construction begins, the purchaser or contractor should verify all structural elements for the plan and site with a local engineer.
4. The exact size, reinforcement and depth of all concrete footings must be determined by local soil conditions and acceptable practices of construction. The bottom of all footings should extend below freezing. Before construction begins, the purchaser or contractor should verify the design with a local engineer.
5. The purchaser assumes all risks associated with adapting the plan to local sites affected by regional variations in climate, local site conditions, design needs and building codes. Neither Southern Living nor WaterMark Coastal Homes, LLC may be held responsible for adapting the plan to local site conditions, design changes, construction means or methods, costs, workmanship, quality of materials or equipment utilized in the construction.
6. The purchaser is granted the right to build only one structure from this plan. This right extends to the original purchaser only and is not transferable.

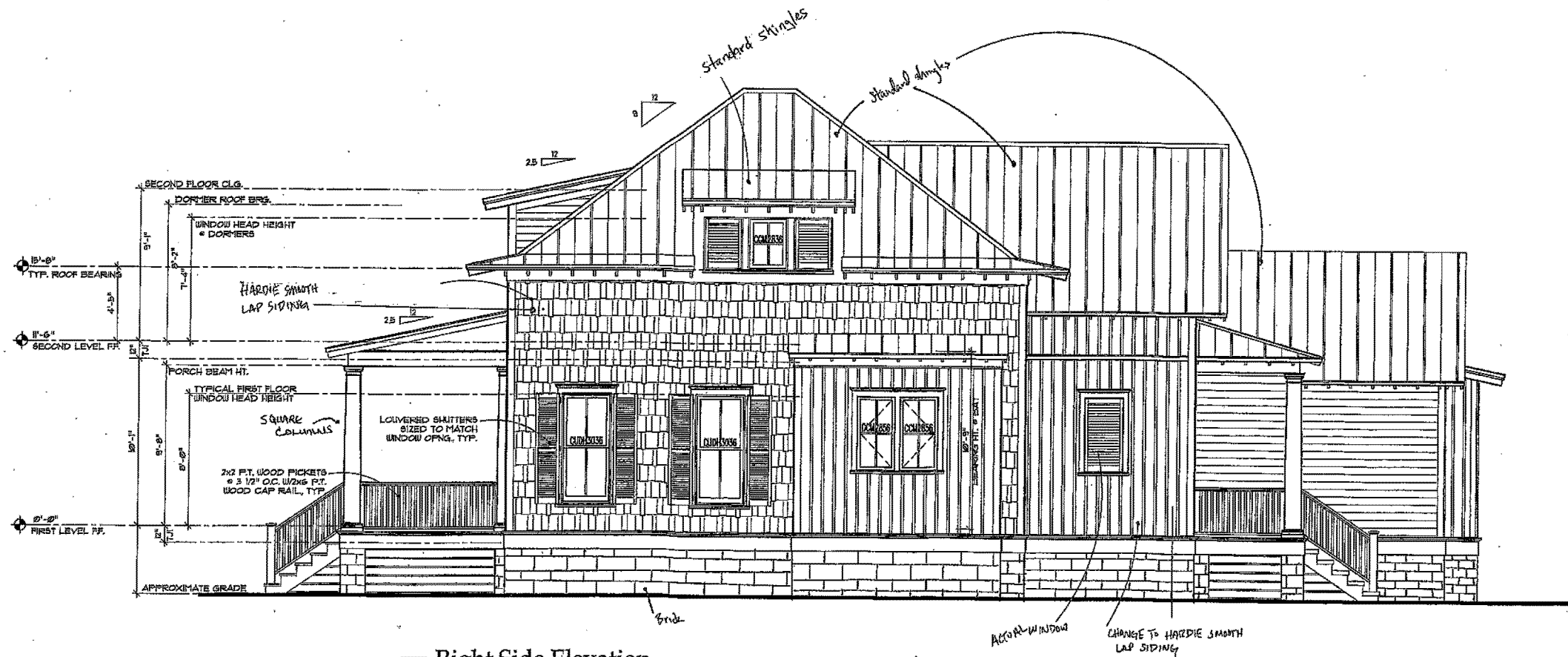
EXTERIOR
ELEVATIONS

A7



1 Front Elevation

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



2 Right Side Elevation

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

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DISCLAIMER OF WARRANTIES
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River Place - #SL-1959

Southern Living Plans

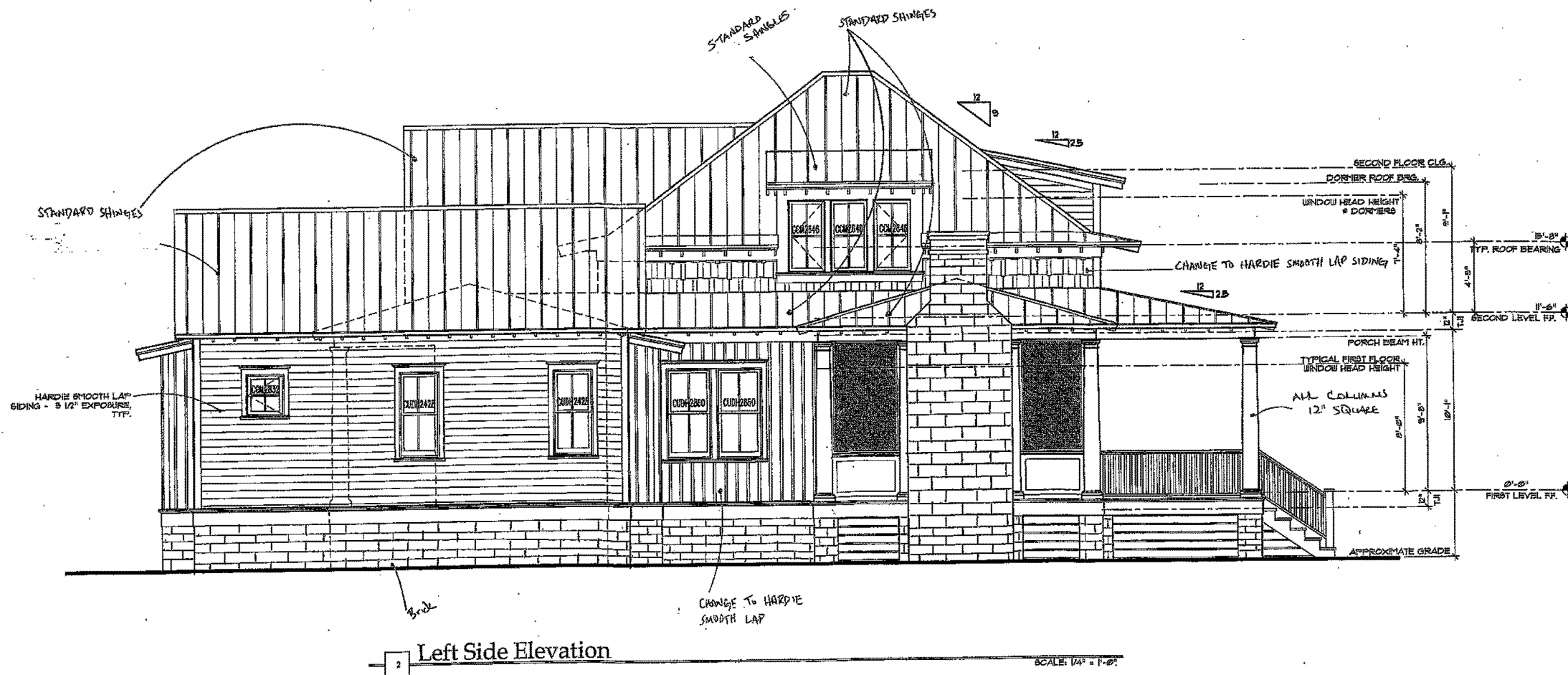
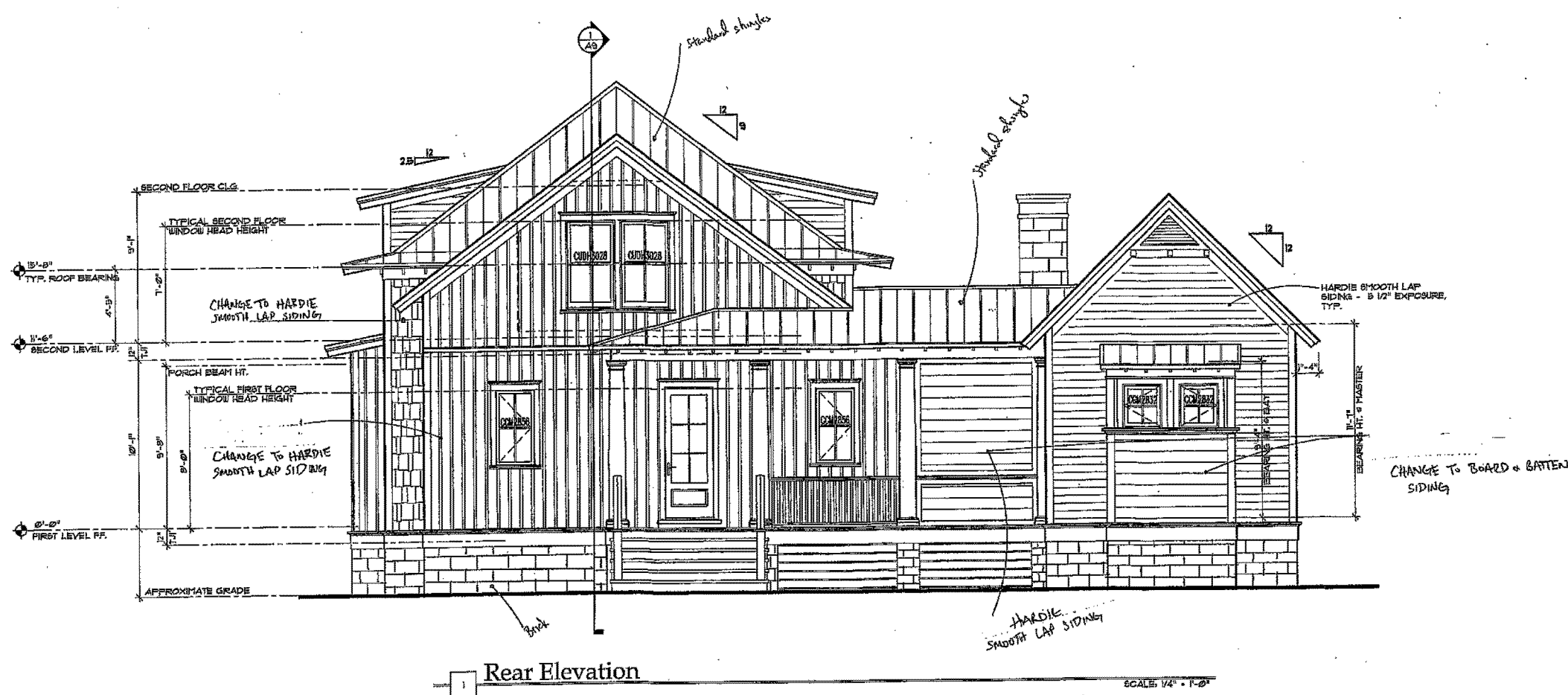
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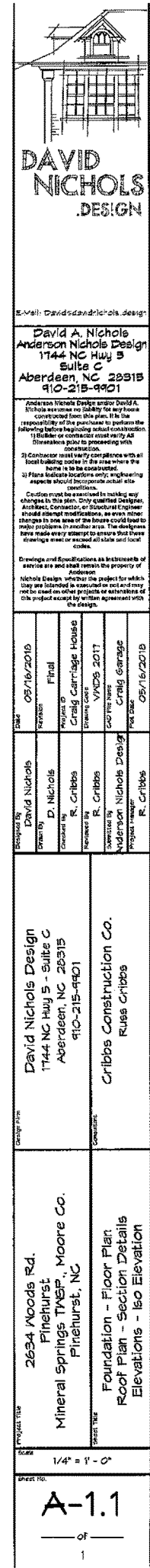
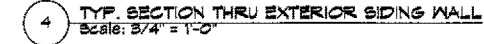
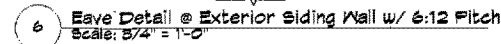
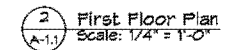
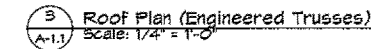
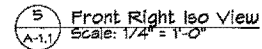
PLEASE NOTE: WaterMark Coastal Homes, LLC assumes no liability for any home constructed from these plans. It is the responsibility of the purchaser of these plans to perform the following before beginning actual construction.

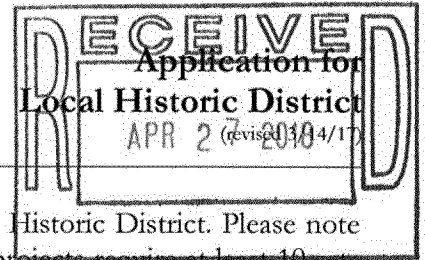
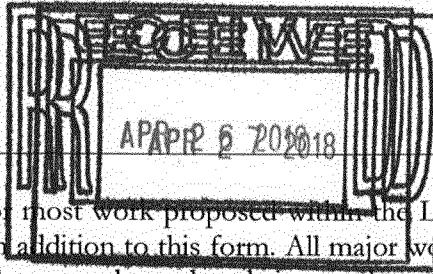
1. The purchaser of this plan is responsible for compliance with all local building codes and for ensuring that the plan is correctly adapted to accommodate local site conditions. The purchaser should consult with a local Architect or engineer regarding these matters.
2. Before construction begins, the purchaser should thoroughly review this plan with the contractor, verify all dimensions, and report to WaterMark Coastal Homes, LLC any errors, omissions or questions for clarification.
3. Before construction begins, the purchaser or contractor should verify all structural elements for the plan and site with a local engineer.
4. The exact size, reinforcement and depth of all concrete footings must be determined by local soil conditions and acceptable practices of construction. The bottom of all footings should extend below freezing. Before construction begins, the purchaser or contractor should verify the design with a local engineer.
5. This purchaser assumes all risks associated with adapting the plan to local site conditions. WaterMark Coastal Homes, LLC may be held responsible for adapting the plan to local site conditions, design changes, construction means or methods, costs, workmanship, quality of materials or equipment utilized in the construction.
6. The purchaser is granted the right to build only one structure from this plan. This right extends to the original purchaser only and is not transferable.

EXTERIOR ELEVATIONS

A8







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

Property Data

Property Owner(s): Patrick Kulisek Physical Address: 600 Linden Rd
Business/Tenant Name (if applicable): PETT LLC
Mailing Address (if different): 7 Lake Shore Ct - Pinehurst
Telephone: 815-919-4409 Zoning District: _____ Parcel ID#: _____

Applicant/Contractor Data - TBD

Name: (Tommy Hulsey Tile) - possible Address: _____
Contractor License #: _____ Telephone: _____
E-mail Address (optional): _____

Description of Project:

Demolish existing home.



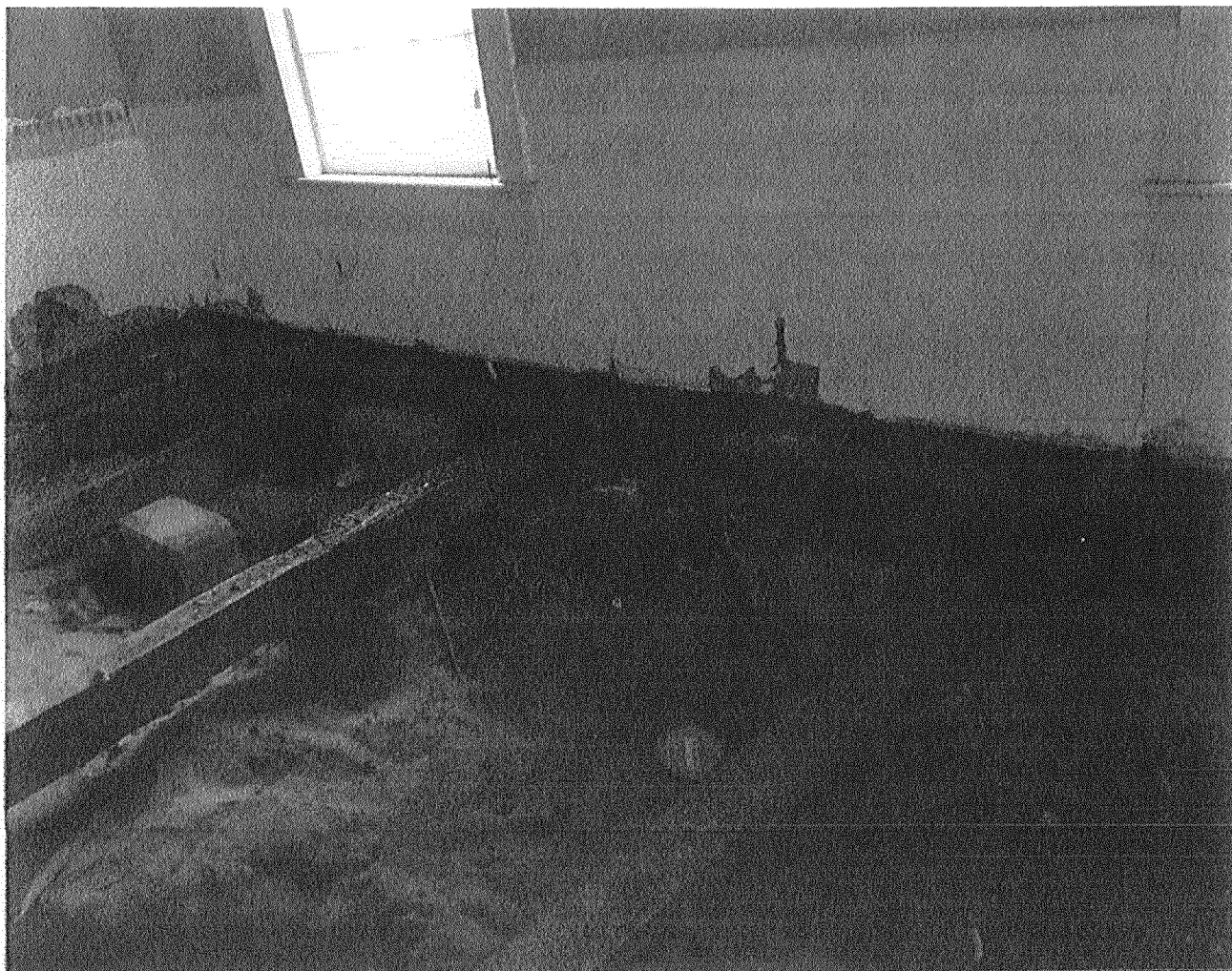
Application for
Local Historic District

Description of Project:

Requesting permission to remove
damaged residence at 600 Linden Rd.

Supporting evidence of structural
damage due to age and termites
on other attachments.

Pat Kulmer



600 Linden - Wall Facing Road - Living Room of original home
shows joists that were damaged with
no where to attach

Main chimney



chimney crumbling



↑ CORNER of INTERIOR LOAD BEARING NOT supported

Request for Removal of unsafe and unsound residence at 600 Linden rd.

We request the complete demolition of main residence at 600 Linden road to village standards, for the following reasons.

Extensive inspection, and interior demolition, was done after we took possession which required a permit and could not be done prior to ownership. It was my hope that we could justify saving the structure. It was determined by the staff expert at the historical library that there was no historical value or person of interest that ever owned 600 Linden also.

The termite damage is extensive and shown on attached pictures. It has made the structure beyond salvage. Many floor joists were not on piers after being destroyed by termites, and those that were still on any pier would all need to be dug out and replaced as they were all unsound. Along with the outside wall bands deteriorating to the point that walls would all have to be replaced, determined the obvious faults, but many more lie hidden.

Village Inspector Scott Thomas visited home related to demo permit, and also determined that the home may be beyond saving, and could be a reference.

Note; Home is on city water and private septic. Carriage home Located to rear of property, will stay and continue to have power and water service.

SEVEN LAKES ENGINEERING SERVICES, INC.

119 HARWICH CT., 2223 SEVEN LAKES SOUTH, SEVEN LAKES, NC 27376
TELEPHONE: (910) 673-1182 EMAIL: CFARWELL@NC.RR.COM

January 10, 2014

Subject: Structural Inspection of Home @
600 Linden Road
Pinehurst, North Carolina 28374

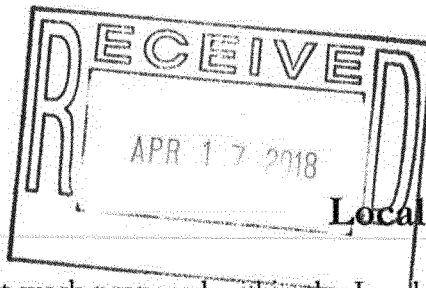
Gentlemen:

Seven Lakes Engineering Services, Inc. (SLES) performed the subject inspection on January 10, 2014. The purpose of the inspection was to determine if any structural damage was present that would require remedial action to render the home safe for habitation.

Inspection of the upper floor revealed no evidence of significant structural damage. A few wall cracks were present but, none of any concern regarding length or width. Some flooring sloped slightly and there was a creak in one small area of the bedroom. An attic view of the supporting members of the roof overhead and the ceiling below did not show any signs of twisting, warping, or other structural damage.

Inspection of the ground floor revealed significant floor sloping, especially in the living room, and considerable differences in floor elevations between the living room and adjacent rooms. In addition, there is a crack in the wall above the living room fireplace. These circumstances indicate foundation settlement and/or structural damage of the ground floor supporting system.

Inspection of the basement area revealed considerable damage to the ground floor supporting structure. Some of this damage appears to have come from insect infestation. There does not seem to be any present activity. A professional exterminator should be



Application for Local Historic District

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

Property Data

Property Owner(s): Lawrence/Frances Morris

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 125 Blue Rd

Mailing Address (if different): 200 Kerr Lake Rd., Aberdeen NC 28315

Phone #: _____ Mobile #: 910.280.0073

Zoning District: _____ LRK #: 17400 PIN #: 855211750435

Applicant/Contractor Data

Name: Canady Construction LLC

Contractor License #: 64404

Phone #: 910.690.9650

E-mail Address (optional): _____

Mailing Address: 5 Dogwood Crt., Foxfire Village, NC 27281

Estimate Cost of Construction: \$ 4000

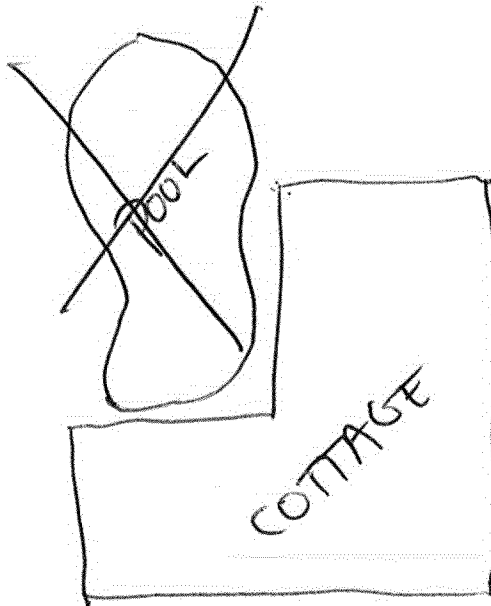
*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒



Application for Local Historic District

Description of Project:

Demolish existing pool





Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

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

Signature: _____

Date: _____

4/17/18



Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

Other required approvals: _____

Conditions: _____

