

PINEHURST
ELEMENTARY
SCHOOL

100 Dundee Road
Pinehurst, NC 28374

Owner

Moore County Schools

Highway 15-501 South
Carthage, NC 28327
910-947-2976

Architect

RATIO Architects, Inc.

227 Fayetteville Street, Suite 301
Raleigh, North Carolina 27601
919-821-0805

Structural Engineer

LHC Structural Engineers

1331 Sunday Dr #121
Raleigh, NC 27607
919-832-5587

Mechanical / Electrical Engineer

Dewberry Engineers, Inc.

2610 Wycliff Road, Suite 400
Raleigh, NC 27607
919-881-9939

Civil Engineer

CLH Design

400 Regency Forest Dr #120
Cary, NC 27518
919-319-6716

Roofing Consultant

Rick Nuhn Engineering

Thayer Circle

Greensboro, NC
336-855-1182

Feed Service

Food Design Associates, Inc.

5828 Oak Drive

0828 Oak Drive
Charlotte, NC 28227

704-545-6151

SEAL | DATE

4/04/19

SHEET ISSUE

1	BOA - VARIANCE
---	----------------

04/19



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PROJECT NO.

SHEET TITLE
ROOF PLAN -
COMPOSITE

SHEET NUMBER

A-113

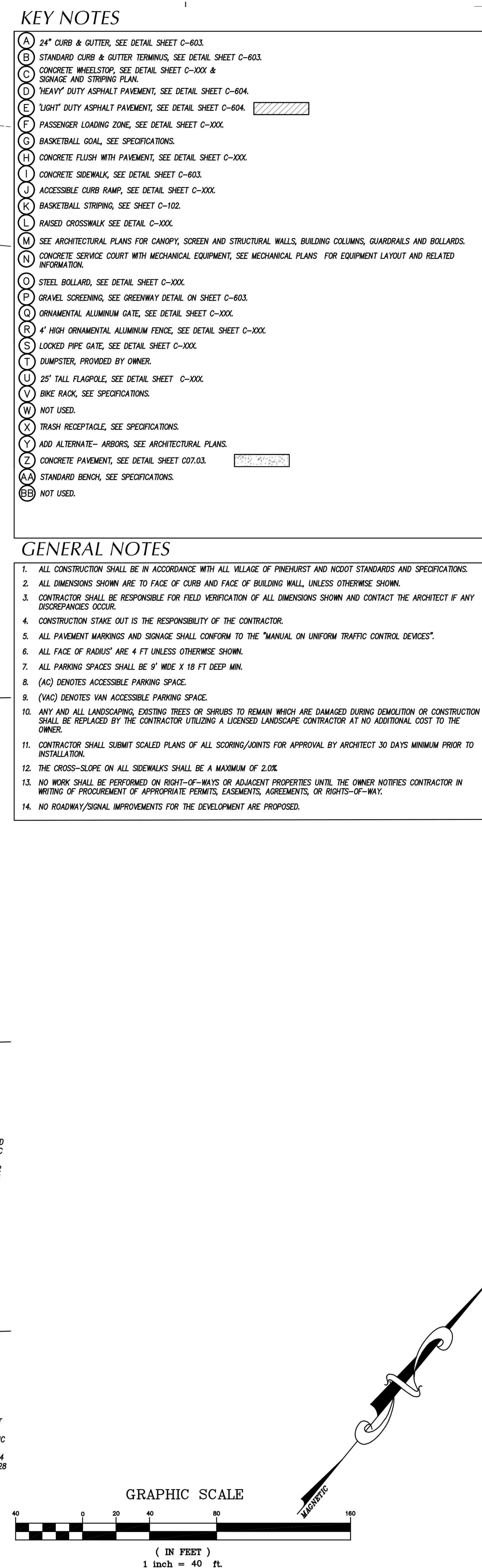
4/23/2019 4:38:33 PM



ROOF PLAN

$$3/64'' = 1'-0''$$

NOT FOR CONSTRUCTION



Owner
Moore County Schools
Highway 15-501 South
Carthage, NC 28527
910-947-2976

Architect
RATIO Architects, Inc.
227 Fayetteville Street, Suite 301
Raleigh, NC 27601

Structural Engineer
LHC Structural Engineers
1331 Sunday Dr
Raleigh, NC 27607
919-832-5587

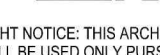
Mechanical / Electrical Engineer
Dewberry Engineers, Inc.
2610 Wycliff Road, Suite 400
Raleigh, NC 27607
919-881-9939

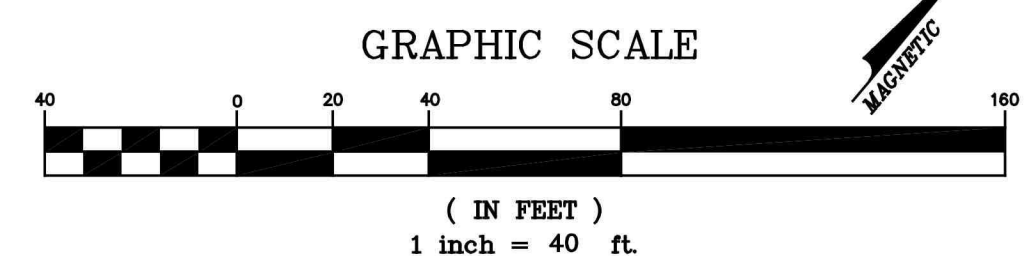
Civil Engineer
CLH Design, P.A.
400 Regency Forest Dr
Cary, NC 27518
919-319-6716

Roof Consultant
Rick Nuhn Engineering
13 Thayer Circle
Greensboro, NC 27407
336-855-1182

Food Service
FooDesign Associates, Inc.
5828 Oak Drive
Charlotte, NC 28227
704-545-6151

**PRELIMINARY
NOT FOR
CONSTRUCTION**

		RATIO	
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PROJECT NO.		020000.000	
SHEET TITLE			
STAKING PLAN			
SHEET NUMBER			
C-100			



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

COA: 19-050	600 Linden Road	Parcel ID # 00016367
Demolition		PIN # 855210354455

APPLICANT: Riley and Walker Homes, LLC
PROPERTY OWNER(S): Riley and Walker Homes, LLC

RECEIVED: 4/16/2019
MEETING DATE: 5/23/2019

ZONING DISTRICT: R-10
LHD STATUS: Contributing, year built 1939

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL
- ✓ ASBESTOS REPORT

NATURE OF PROJECT:

- Demolition of guesthouse

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The principle dwelling at 600 Linden Road was built in the mid-1920's and has since been removed with approval of the HPC. At the time of that approval, the applicant wished to attempt to save the guesthouse. However, the builder has since deemed that to be impractical based on condition of the structure. The original survey of the property for listing noted that the 3-bay guesthouse is frame in construction with six over six windows, shutters and a cupola. Of particular note is the hedgerow along Linden Road which this request will not affect.

A. SECTION 1.6.4.7 MAJOR WORK - *Demolition is considered to be major work.*

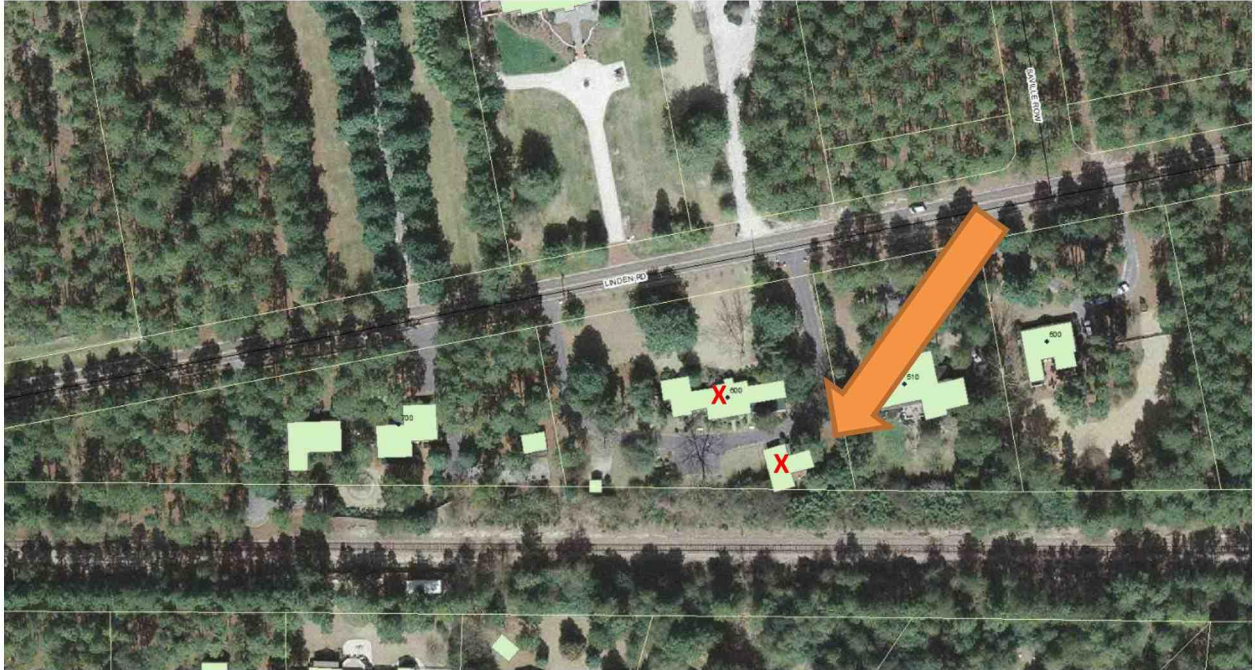
B. SECTION 3.5 - DEMOLITION - *Demolition of buildings in the Village is discouraged except to protect public safety. The HPC may order a delay of up to 365 days while it considers several points: can the building be moved, does it contribute to historic character of the Village, are there owners will to consider restoration, can it be adapted to the owner's needs, and is it structurally feasible for reuse. In this instance, the owner has attempted to save the structure for reuse but has found that saving the structure is not feasible. The building is on grade construction and would be very difficult to move. The structure is tucked away in the rear of the property and is not visually contributing to the district at this time.*

1. The structure **is/is not** able to be moved.
2. The structure **does/does not** contribute to the character of the Village.
3. The owners **are/are not** willing to restore the building.
4. The building **can/cannot** be adapted to future needs
5. The building **is/is not** structurally feasible for reuse

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Removal of the guesthouse **will/will not** be congruous with the Pinehurst Historic District.

LOCATION



LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 19-040 275 Dundee Rd Parcel ID# 00030210
Garage and Home Addition PIN # 856205293228

APPLICANT: **Cribb's Construction Company**
PROPERTY OWNER(S): Matthew and Lauren Chriscoe

RECEIVED: 5/2/2019
MEETING DATE: 5/23/2019

ZONING DISTRICT: **R-10**
LHD STATUS: Contributing building - 1924

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT: The applicant proposes to attach an existing outbuilding with a covered walkway and construct a new 778 SF detached garage (revised from original application), add a first floor addition to the rear of the building, paint, replace roof on main house and cottage, and install a new covered front porch.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: *Extensive modifications to the structure and outbuildings are proposed. Some will be visual from the street, others will occur to the rear. The paint color will shift from yellow to white with a copper metal roof on the front porch. The remainder of the roof is proposed to be architectural shingles.*

- A. SECTION 1.6.4.7 MAJOR WORK** – *The proposed work includes additions not considered to be minor.*
- B. SECTION 2.16.2 – CARRIAGE HOUSES, GARAGES, AND OUTBUILDING STANDARDS** – *Proportions of new garages should be compatible with proportions of the main house.*
1. *The proportion of the proposed garage/guesthouse will/will not be compatible with the proportions of the main house.*

New garages must use traditional roof forms, materials and detail compatible with the main building or historic district. The applicant proposes brick to match the house and fiber cement lapped siding. The main building has a mixture of windows with the most

common four over four. The garage plans show two over three vinyl covered wood windows.

*The proposed garage/guesthouse **will/will not** use traditional roof forms, materials and detail.*

C. SECTION 2.6.1 PORCHES, ENTRANCES AND BALCONIES – *Retain and preserve all architectural features that are character defining elements of porches, entrances and balconies including piers, columns, pilasters, balustrades, steps, brackets, soffit and trim.*

1. The addition of the front porch **will/will not** be inconspicuous.
2. The addition of the front porch **will/will not** be compatible with the neighborhood defining features.

ADDITION TO MAIN DWELLING:

D. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations. Both the front and the rear of the main house will change with the most extensive change on the rear.*

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

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

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

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

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

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

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

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

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

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed project **will/will not** be congruous with the Pinehurst Historic District.

LOCATION MAP







PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Katherine Liles, On-Call Senior Planner
DATE: 5/16/2019
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
APRIL 25, 2019 MEETING
04/16/19 TO 05/15/19

MINOR WORK – COA ISSUED AND NORMAL MAINTENANCE

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Tree removal front yard	19-036	4/10/2019	4/29/2019	20/30 Orange Rd	O'Hara/Drabik
New roof membrane and clean up copper parapet wall	19-037	4/22/2019	4/29/2019	95 Cherokee Rd.	Conbros Enterprises, LLC
Paint exterior of Village Café	19-038	5/1/2019	5/1/2019	525 McCaskill Rd.	Gladys and Carl Nines
Screening in rear porch	19-042	5/6/2019	5/6/2019	15 Ritter Road W	Ann and Thomas Register
Fence	19-043	4/22/2019	5/9/2019	225 Kelly Rd.	Alex and Vincent Enriquez
Reroofing	19-044	4/23/2019	5/9/2019	260 Cherokee Rd.	Gilbert Morland
New accessory building and door for outbuilding	19-046	4/28/2019	5/13/2019	85 Fields Rd.	Don Rectenwald
Gazebo and cover for existing paved area	19-047	5/13/2019	5/13/2019	4 Village Lane	Michael Vaden
replace 1961 door with wooden Mahogany door and shutters with operable shutters	19-048	4/30/2019	5/13/2019	15 Beulah Hill	Meg Ann Ellis

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 19-051 120 Woods Road Parcel ID# 00023528
Detached garage/guesthouse PIN # 856209068654

APPLICANT: **Cribb's Construction Company**
PROPERTY OWNER(S): Matthew and Lauren Chriscoe

RECEIVED: 5/2/2019
MEETING DATE: 5/23/2019

ZONING DISTRICT: **R-10**
LHD STATUS: Contributing building - 1935

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

Construct detached garage/guesthouse. Add new landscaping. Add shutters, front porch railing and columns, paint exterior doors and add exterior light fixtures.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: *The applicant proposes an additional structure on the property. The roofline on the main house is a combination of gable, shed and flat roof. The additional structure will use a gable roof without the shed.*

- A. SECTION 1.6.4.7 MAJOR WORK** – *The Village Planner has determined that this work is of a nature that staff cannot permit, and therefore, should be considered by the HPC due to the size of the structure and type of materials.*
- B. Section 2.16.2 – Carriage Houses, Garages, and Outbuilding Standards** – *Proportions of new garages should be compatible with proportions of the main house. The scale should be smaller. The main house is listed at 1.5 stories (23 feet tall) and has a first floor footprint of 1647 SF. The proposed garage will have a first floor footprint of 624 SF, is proposed to have an 8' bonus area above the garage and will be 22 feet tall, roughly the same height of the main house. The garage/guesthouse will be located directly behind the main house.*

1. *The proportion of the proposed garage/guesthouse will/will not be compatible with the proportions of the main house.*

New garages must use traditional roof forms, materials and detail compatible with the main building or historic district. The applicant proposes brick to match the house and vinyl siding. The main building has six over six windows. The windows are a predominant feature. The garage plans show four over four vinyl windows.

*The proposed garage/guesthouse **will/will not** use traditional roof forms, materials and detail.*

C. SECTION 2.9.1 – PAINT AND COLOR GUIDELINES – *Exteriors should be preserved and protected with a sound paint film. Paint colors should be appropriate to the building and the district. The applicant proposes to repaint the door and shutters .*

1. Repainting the door and shutters **will/will not** be compatible with the building and the district.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed project **will/will not** be congruous with the Pinehurst Historic District.

LOCATION MAP





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): Robert and Lisa Hammond

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 275 Dundee Road

Mailing Address (if different): 4901 Salem Bridge Road, Holly Springs, NC 27540

Phone #: 919-796-8454 Mobile #: _____

Zoning District: R10 LRK #: 00030210 PIN #: 856205293228

Applicant/Contractor Data

Name: Cribbs Construction Company

Contractor License #: 71829

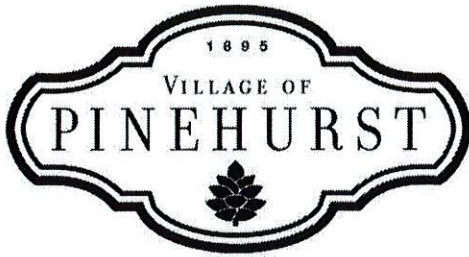
Phone #: 910-528-2501

E-mail Address (optional): russ.cribbs@gmail.com

Mailing Address: 9988 Aberdeen Road, Aberdeen, NC 28315

Estimate Cost of Construction: \$ 275,000

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



Application for Local Historic District

Description of Project:

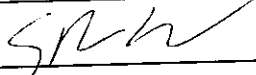
- 1) Construct a detached garage **REVISED**
- 2) Addition: enlarge kitchen and add laundry room
- 3) Current Main House: Painting, front porch, new roof, interior renovations
- 4) Cottage: new roof



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Cedar on house/addition & fiber cement lap siding on garage	Maison Blanche SW 7525
Rear Elevation	Cedar on house/addition & fiber cement lap siding on garage	Maison Blanche SW 7525
Right Elevation	Cedar on house/addition & fiber cement lap siding on garage	Maison Blanche SW 7525
Left Elevation	Cedar on house/addition & fiber cement lap siding on garage	Maison Blanche SW 7525
Trim	Wood	Alabaster SW 7008
Windows	Wood / Vinyl (new)	White
Chimney	Cedar Shakes	Maison Blanche SW 7525
Foundation	brick (match existing)	red
Front Door	Wood	Provential
Shutters	N/A	N/A
Garage Door	Steel	White
Roof	Certaanteed Architectural Shingles	Weathered Wood
Roof Exhaust Vents	PVC	Black
Front Porch	Metal Roof	Copper
Deck	n/a	n/a
Patio	n/a	n/a
Sidewalk	existing pavers	red/brown
Sky Lights	n/a	n/a
Driveway	existing	bluestone
House Number	metal	Black

Signature:  Date: May 2, 2019



Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☒ Major Work
Current Status: ☒ Contributing 1924 ☐ Non-contributing ☐ Vacant
COA# 19-040 Date: _____ Staff: KPL HPC Mtg(s): 5/23/19
Other required approvals: _____
Conditions: _____



Application for
Local Historic District

Description of Project:

- Covered Walkway:
- Asphalt shingled roof to match structure
 - 4x4 columns with Minotek trim 1x8 - white
 - 4x8 Allura (Fiber-cement) ceiling - white



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: *[Handwritten Signature]* Date: 5-16-19

120 WOODS RD



Scottsdale Brick by Lee Brick



**HISTORIC PRESERVATION COMMISSION
APRIL 25, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, April 25, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commission members were in attendance:

Molly Gwinn, HPC Chair
Terry Lurtz, HPC Member
Jim McChesney, HPC Member
John Taylor, HPC Member
Eric Von Salzen, HPC Member

HPC Member Not in Attendance:
Tom Schroeder, Vice-Chair

Staff In Attendance:
Kathy Liles, Senior Planner
Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning Administrative Assistant

Approximately 3 attendees were also in attendance.

I. Call to Order

Molly Gwinn, Chair introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn stated that the overview of the Commission is to approve Certificates of Appropriateness for new construction and Major Work and to do so by conducting hearings and Findings of Fact when applications come before the Commission. The mission of the Historic Preservation Commission 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

March 28, 2019

Upon a motion by HPC Member Jim McChesney, seconded by Terry Lurtz, the board voted unanimously to approve the March 28, 2019 minutes.

III. Public Hearing

Upon a motion by HPC Member John Taylor, seconded by HPC Member Eric Von Salzen, the HPC Commission voted unanimously to recess the Regular Meeting and enter a Public Hearing A.

The following individuals were sworn into the public hearing; Kathy Liles, Senior Planner Michael Etowski, Applicant; and Michael Edwards, Applicant.

A. COA 19-34

This public hearing is to consider a request to construct a 28' x 30' garage in the rear yard at the end of the driveway and to make an 856 square foot addition to the residence located at 30 McFarland Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00029259. The owner is Michael Etowski and the applicant is Showcase Constrution Company.

Kathy Liles read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Michael Etowski, the Applicant, was present to answer any questions or address any concerns of the HPC Commission. He confirmed that he would use 8 inch siding instead of 10 inch siding.

Upon a motion by HPC Member Eric Von Salzen, seconded by HPC Member John Taylor, the HPC Commission voted unanimously to close Public Hearing A and to re-enter their regular meeting.

Upon a motion by HPC Member Terry Lurtz, seconded by Eric Von Salzen, the HPC Commission unanimously voted to adopt Findings of Fact and to issue a Certificate of Appropriateness to construct a 28' x 30' garage in the rear yard at the end of the driveway and to make an 856 square foot addition to the residence at 30 McFarland Road by a vote of 5-0.

B. COA 19-35

This public hearing is to consider a request to expand a post and rail fence visible from Page Road at 75 Dalrymple Road, Pinehurst, NC. This property can be identified as Moore County LRK# 00016639. The owner and applicant is Michael Edwards.

Upon a motion by HPC Member John Taylor, seconded by HPC member Eric Von Salzen, the HPC Commission voted unanimously to recess its regular meeting and enter into Public Hearing B.

Kathy Liles read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Michael Edwards, the Applicant, was present to answer any questions or address any concerns of the HPC Commission.

Upon a motion by HPC Commission Member John Taylor, seconded by HPC Member Eric Von Salzen, the HPC Commission voted unanimously to close Public Hearing B. and re-enter into the regular meeting.

Upon a motion by HPC Member Eric Von Salzen, seconded by HPC Member Jim McChesney, the HPC Commission voted unanimously to adopt the Findings of Fact and to issue a Certificate of Appropriateness to expand a post and rail fence visible from Page Road at 75 Dalrymple Road by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

Review of Normal Maintenance and Minor Work Items

Kathy Liles, Senior Planner, presented the Staff Approvals Report on Normal Maintenance and Minor Work Items for Local Historic District for the time period of March 19, 2019, to April 15, 2019. The HPC Commission Members did not have any comments.

V. Next Meeting Date

Chair Molly Gwinn reminded the HPC Members that the next meeting date would be May 23, 2019.

VI. Comments from Attendees

There were no comments from attendees.

VII. Motion to Adjourn

Upon a motion by HPC Commission Member John Taylor, seconded by HPC Commission Member Eric Von Salzen, the HPC Commission voted unanimously to adjourn. The meeting adjourned at 4:35 pm.

A recording and videotape of this meeting are available on the Village website at www.vopnc.org

Respectfully Submitted,

*Gwendy Hutchinson
Planning and Inspections Administrative Assistant
Village of Pinehurst*

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.



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Property Data

Property Owner(s): Matthew and Lauren Chriscoe

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 120 Woods Road

Mailing Address (if different): 35 Deacon Palmer Place, Southern Pines, NC 28387

Phone #: 910-639-2788 Mobile #: _____

Zoning District: R10 LRK #: 00023528 PIN #: 856205192020

Applicant/Contractor Data

Name: Cribbs Construction Company

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: \$ 125,000

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



Application for Local Historic District

Description of Project:

- 1) Construct a detached garage with upstairs bedroom and bath
- 2) Add new landscaping to existing property and new garage area
- 3) Add shutters, front porch railing and columns, painting exterior doors and exterior light fixtures to existing home

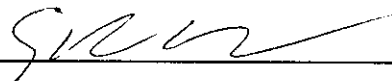


Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Vinyl to match home	Pure White
Rear Elevation	Vinyl to match home	Pure White
Right Elevation	Vinyl to match home	Pure White
Left Elevation	Vinyl to match home	Pure White
Trim	Vinyl to match home	Pure White
Windows	Vinyl to match home	Pure White
Chimney	n/a	n/a
Foundation	brick to match home	Scottsdale (dark red)
Front Door	Wood fiberglass	Minwax Provential
Shutters	Miratech Composite	Tricorn Black
Garage Door	Steel	White
Roof	Certaiteed Architectural Shingles	Hunter Green
Roof Exhaust Vents	n/a	n/a
Front Porch	n/a	n/a
Deck	n/a	n/a
Patio	n/a	n/a
Sidewalk	n/a	n/a
Sky Lights	n/a	n/a
Driveway	n/a	n/a
House Number	metal	Black

rookwood
shutter green

Signature:  Date: May 1, 2019



Application for Local Historic District

Office Use Only

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

Current Status: ☒ Contributing ☐ Non-contributing ☐ Vacant

COA# 19-041 Date: _____ Staff: KPL HPC Mtg(s): 5/23/19

Other required approvals: _____

Conditions: _____



SURVEY FOR
ROBERT S. HAMMOND
& WIFE
LISA A. HAMMOND
LOT NOS. 2803, 2804 & ADDITIONAL PARCEL
OLD VILLAGE SECTION OF PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
NOVEMBER 18, 2003 +/- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



LOCATION SKETCH

I certify that this map was drawn under my supervision from an actual survey made under my supervision. That the boundaries not surveyed are indicated as drawn from information shown hereon. That the ratio of precision or positional accuracy is 1:10,000+ and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56-1600).

I further certify that the premises shown & described hereon, do not lie in a FEMA designated 100 year flood plain area.

REFERENCE
DEED BOOK 4481, PAGE 445
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
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. 1365
DATE: JUNE 29, 2018

UNLESS OTHERWISE DENOTED:

- EXISTING IRON STAKE
- EXISTING CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- SET IRON STAKE
- SQUARE FOOTAGE
- UTILITY POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- SANITARY SEWER MAN-HOLE
- POWER SERVICE STUB
- SEWER SERVICE STUB
- TELEPHONE SERVICE STUB
- CABLE TV SERVICE STUB

- FENCE
- SILT FENCE

CATHOLIC CHURCH
PROPERTY

129.93'
N49°06'01"E

100.00'
S49°06'01"W
TIE LINE

SHED

2804

2803

2802

28,212 Sq. Feet
0.65 Acres

OUT BUILDING

DECK

to be covered

New Garage / Shop
778 Sq. Ft. Impervious

1-STORY FRAMED
774 Sq. Ft. ADDITION

1-STORY FRAMED DWELLING

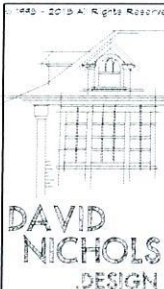
BRICK WALK

BLUE PAINTED LINE

100 oil tank fill vent

GRAVEL DRIVE

DUNDEE ROAD
128.16'
S55°06'09"E
TIE LINE



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

Anderson Nichols Design and David A. Nichols assume no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction:
1) Builder or contractor must verify all dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designers, Architects, Contractors, or Structural Engineers should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

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

Date	Drawn By	Checked By	Revised By	Revised Date
03/10/2019	David Nichols	D. Nichols	R. Cribbs	03/10/2019
Revision 2				
Hammonds				
WADS 2018				
Hammonds Remodel				
03/10/2019				

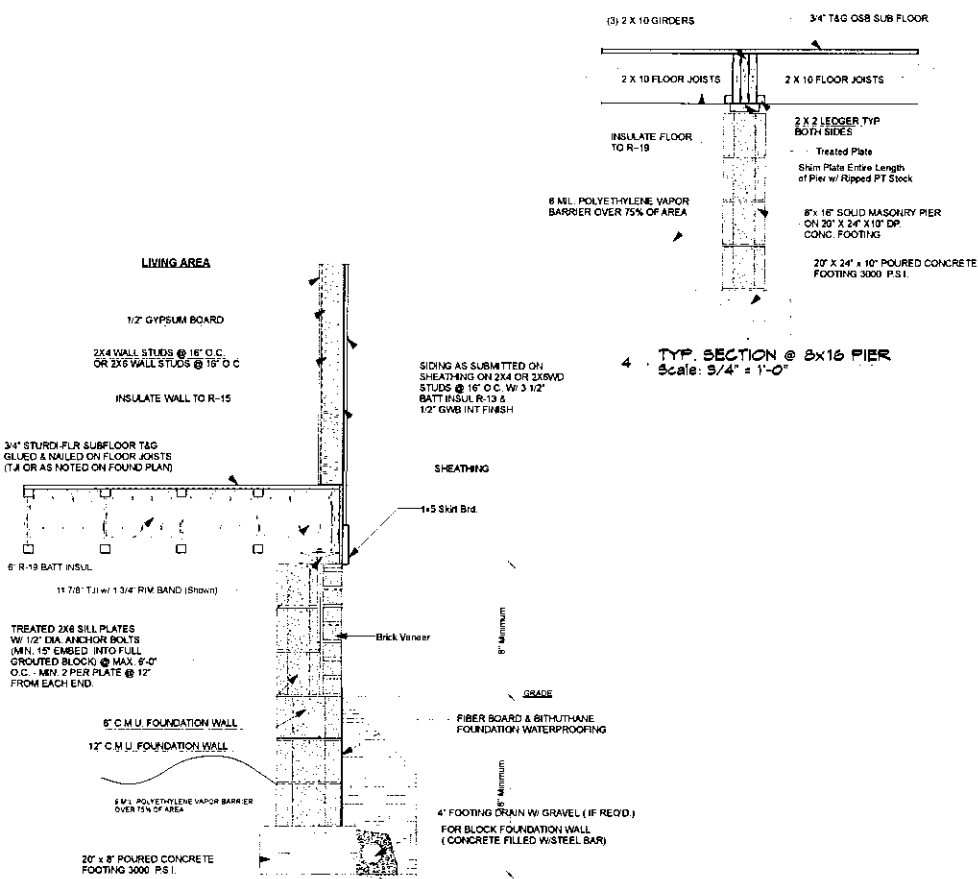
David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Russ Cribbs
Cribbs Construction Co.

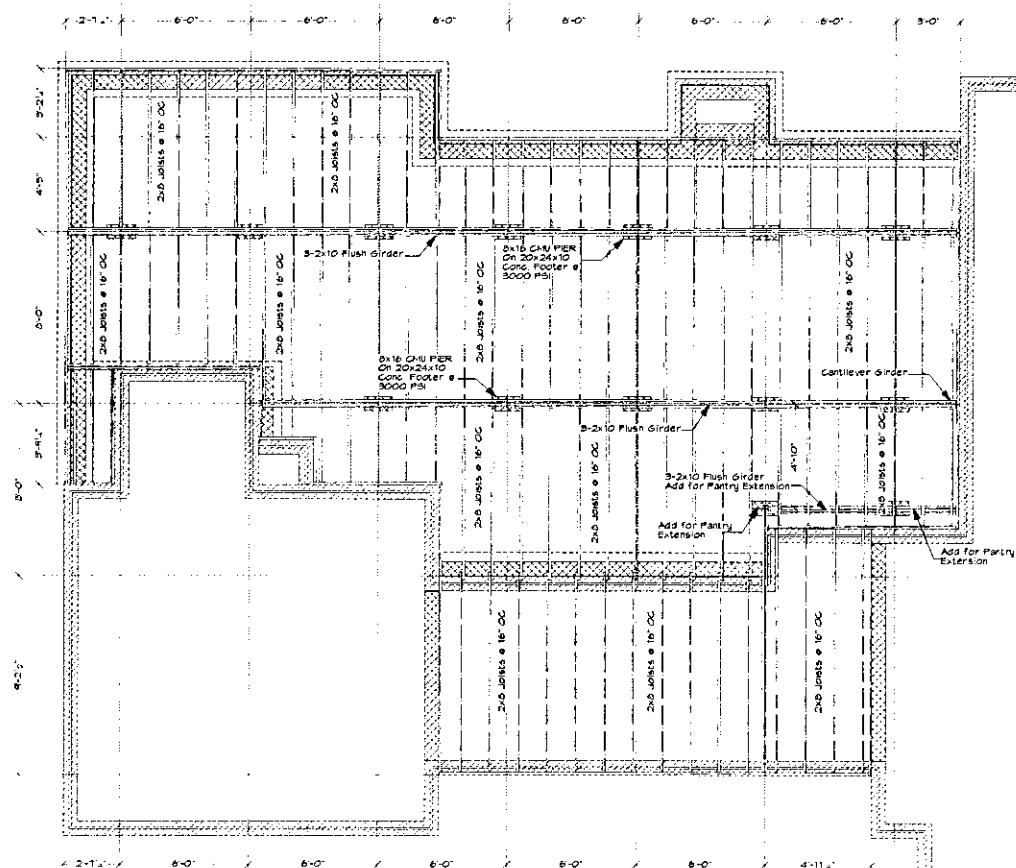
Proposed Site-Residence Addition & Shop
Existing Site - Legend
Lot Data - Vicinity Map

Scale: 1" = 20' - 0"

S-1.1
of
1

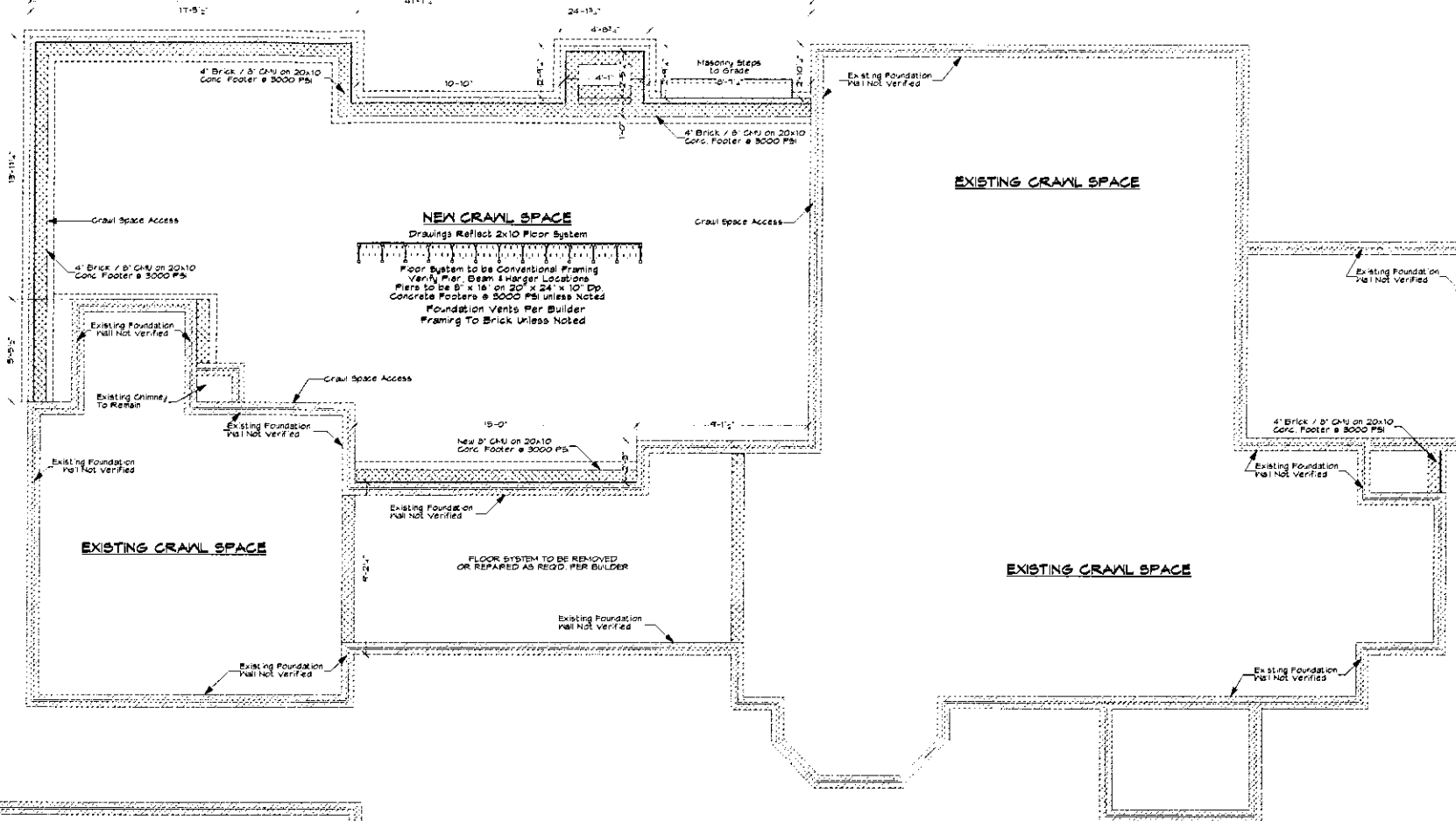


3 TYP. SECTION THRU EXTERIOR BRICK VENEER WALL @ New Construction
Scale: 3/4\" = 1'-0"

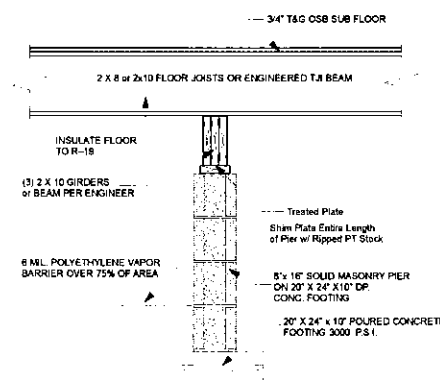


2 New Foundation Framing Plan
Scale: 1/4\" = 1'-0"

Note: Termites Treatment
Soil beneath slab on grade
shall be chemically treated
before concrete is poured



1 EXISTING & NEW FOUNDATION PLAN
Scale: 1/4\" = 1'-0"



4 TYP. SECTION @ 8x16 PIER w/ DROP GIRDER
Scale: 3/4\" = 1'-0"

Crawl Space Ventilation Data	
120 sq ft Foundation	= 2.46 sq ft Vent Req'd
851.95 sq ft Crawl Space	= 210 sq ft Vent Req'd
455 sq ft Vent Req'd	= 5 sq ft
Free Air Space per Vent	= 912 Vents Req'd
Reduced by 1/2 for Vapor Barrier & B Vents Req'd For Conventional Crawl Space	

DAVID NICHOLS DESIGN

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

Anderson Nichols Design is a professional architectural firm. We are not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for its accuracy. We are not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for its accuracy.

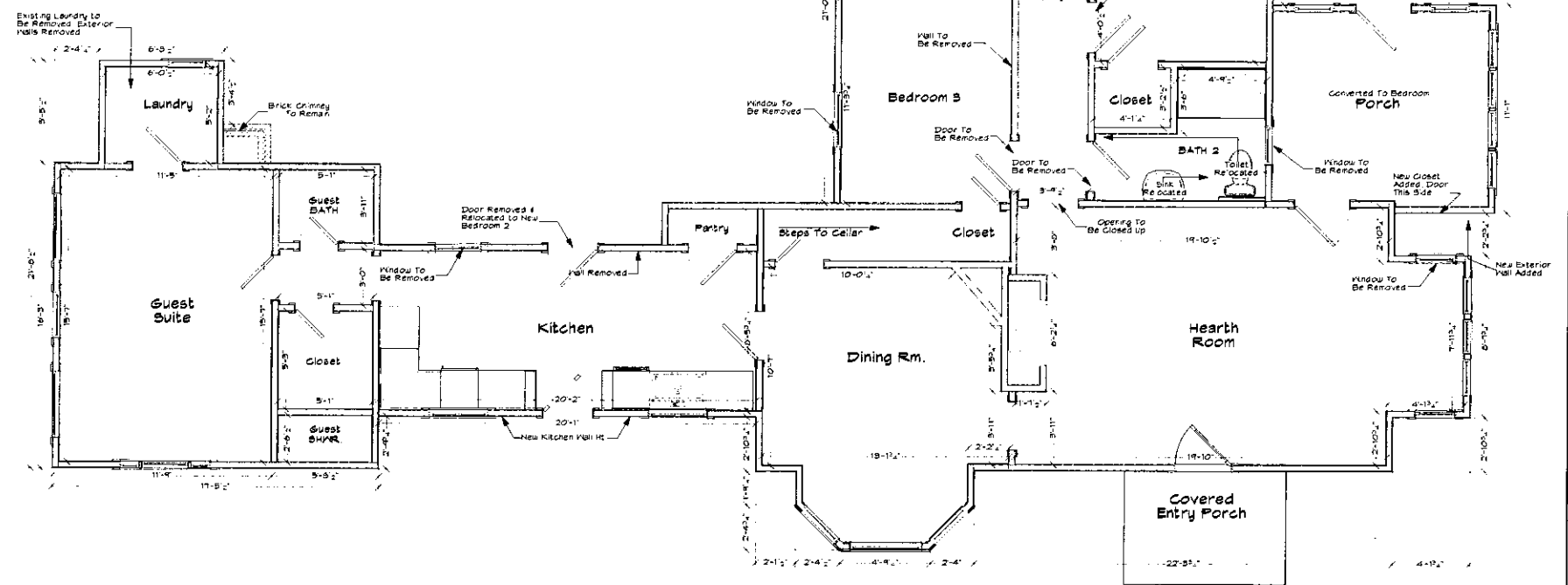
Date	Revision	By	Check	Appr.
03/08/2019	Revision 2	D. Nichols	R. Cribbs	David A. Nichols
03/08/2019	Revision 1	D. Nichols	R. Cribbs	David A. Nichols

Project: Lot Nos. 2803, 2804 & Additional Parcel
Old Village Section of Pinehurst
Mineral Springs Twp., Moore Co.
Pinehurst, North Carolina

Project Manager: Russ Cribbs
Checker: Russ Cribbs

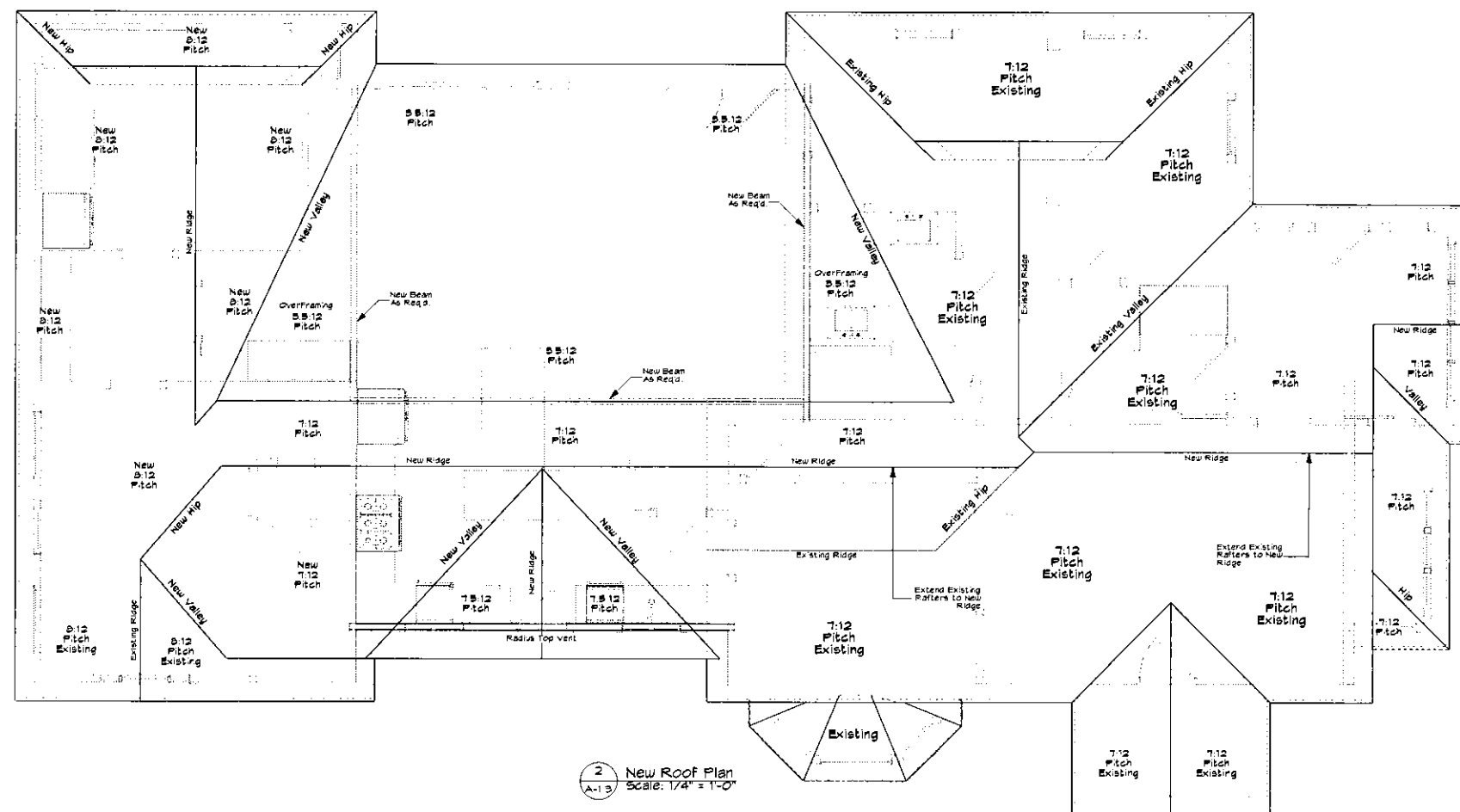
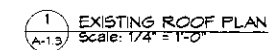
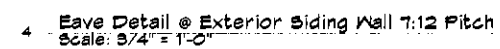
Scale: 1/4\" = 1'-0"

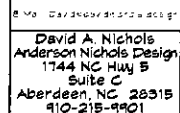
A-1.1

[illegible]

Residence Data		
Exist Heated First Floor	1515.00	Sq. Ft.
Heated First Floor Addition	752.00	Sq. Ft.
Covered Porch Addition	192.00	Sq. Ft.
Total Heated	2459.00	Sq. Ft.
Front Entry Porch	52.00	Sq. Ft.
Covered Porch Existing	192.00	Sq. Ft.
Total Under Roof	2811.00	Sq. Ft.

[illegible]





Anderson-Nichols Design and/or David A. Nichols shall assume no liability for any items constructed from this plan. It is the responsibility of the purchaser to perform the following duties in conjunction with this plan:

- 1) Builder or contractor must verify all dimensions prior to proceeding with construction.
- 2) Contractor must verify compliance with all local building codes in the area where the house is to be built.
- 3) Plans indicate no eavestroughs; engineering experts should incorporate actual site factors.

Customer must be advised in making any changes to the plan. Only qualified Designer, Architect or Engineer should be consulted. Customer should attempt modifications, as every minor change in any area of the house could lead to major changes in the entire house. Customer must have made every attempt to assume that these drawings may not succeed as actual and local

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

Designed By	David Nichols	Date	03/10/2019
Drawn By	D. Nichols	Revision	Revision 2
Checked By	R. Cribbs	Project ID	Hammonds
Reviewed By	Hammonds	Drawn Code	WADS 2018
Approved By	Anderson Nichols Design	Project Name	Hammonds Remodel
Project Manager	Ruebe Cribbs	Plot Date	03/10/2019

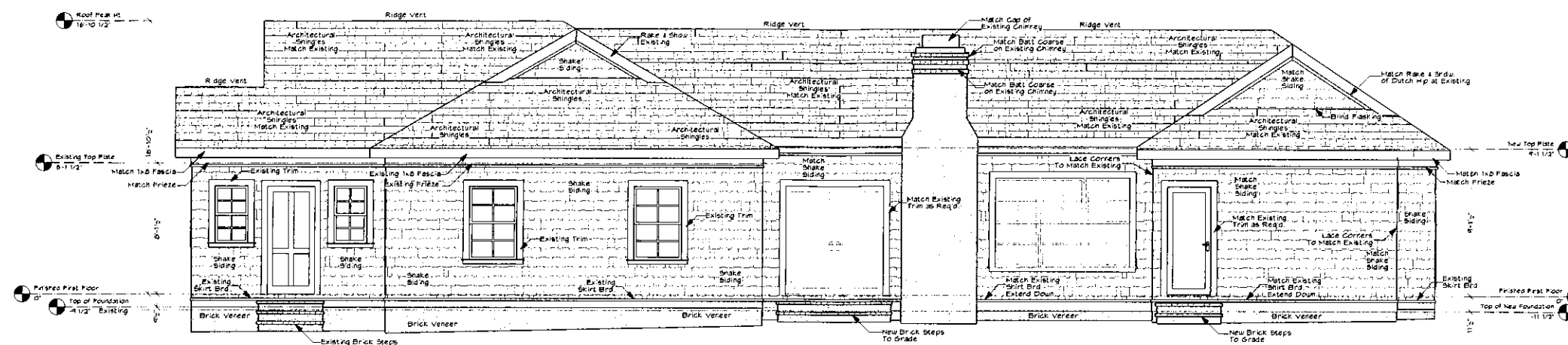
David Nichols Design 1744 NC Hwy 5, Suite C Aberdeen, NC 28315 910-215-9901	Russ Crittbs Crittbs Construction Co.
--	--

Design Kites
Consulting

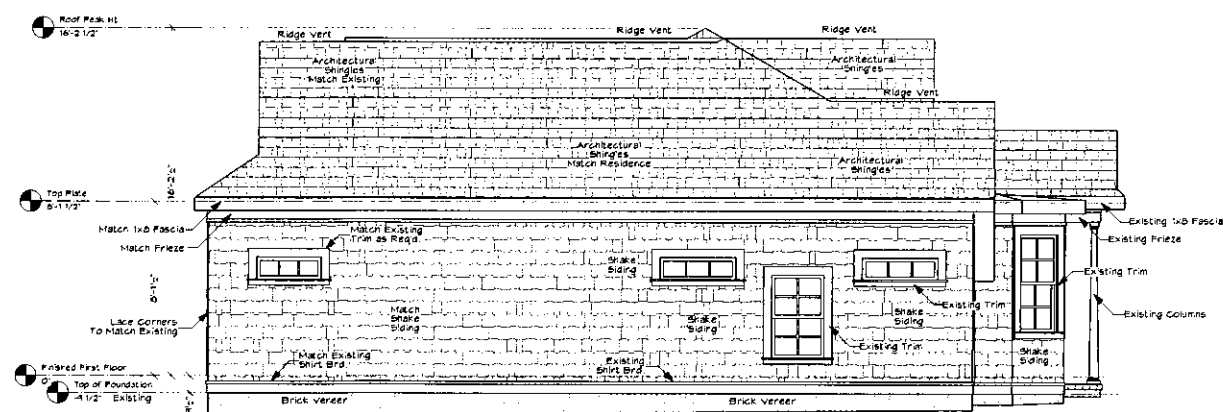
Lot Nos. 2803, 2804, & Additional Parcel Old Village Section of Pinehurst Mineral Springs Twp., Moore Co. Pinehurst, North Carolina	New Elevations New Rear Elevation New Left Elevation
--	--

Scale 1/4" = 1' - 0'

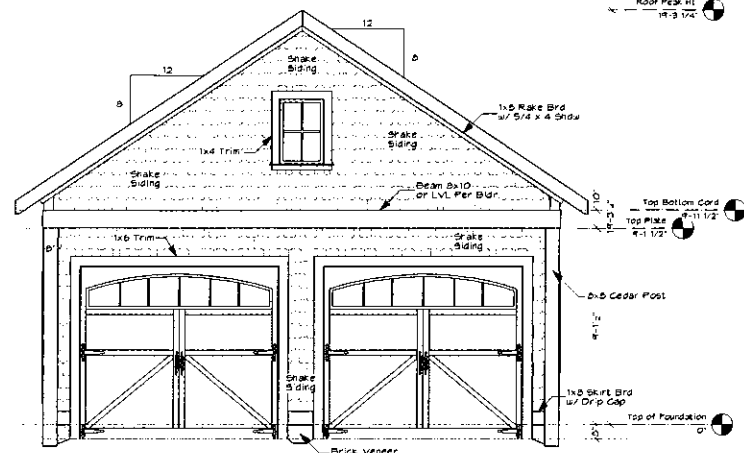
Sheet No
A-1.5

of
7

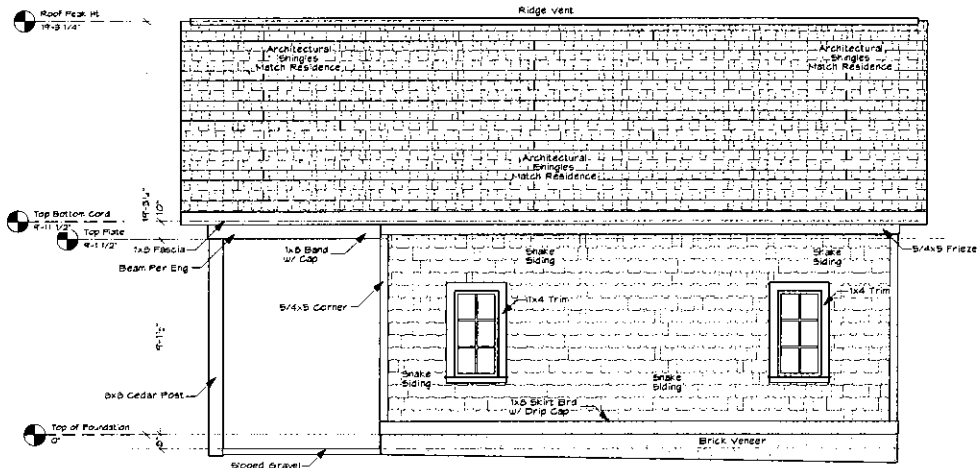
REAR ELEVATION



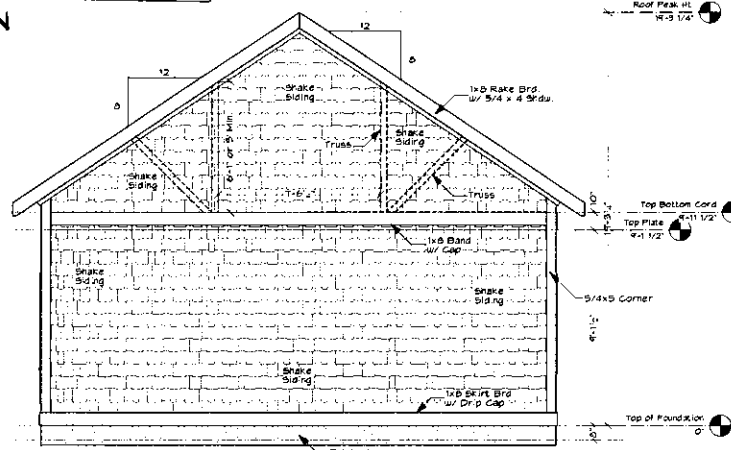
LEFT ELEVATION



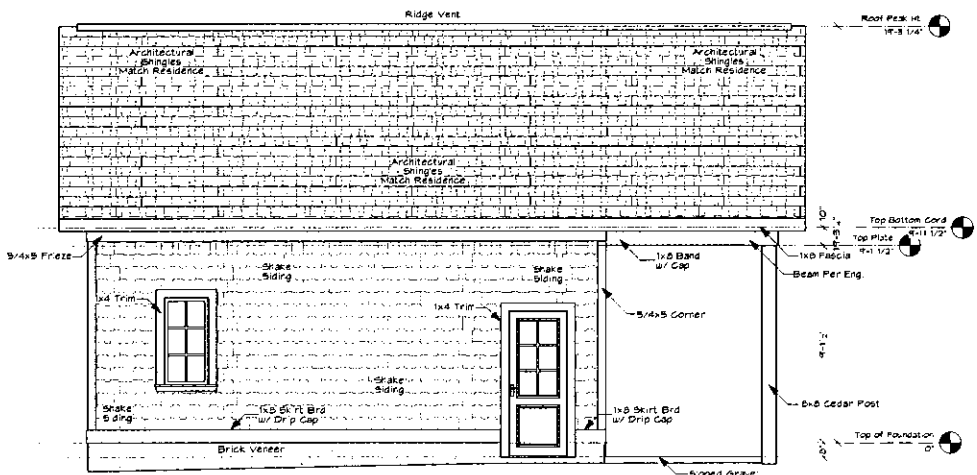
FRONT ELEVATION



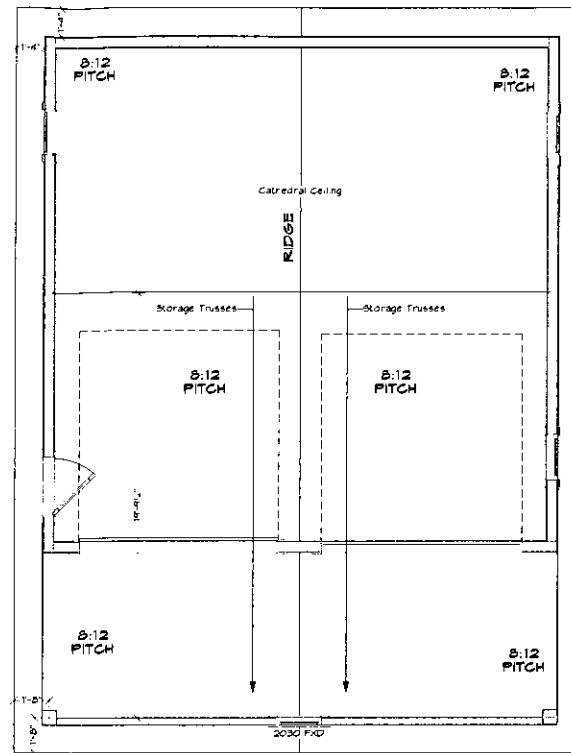
RIGHT ELEVATION



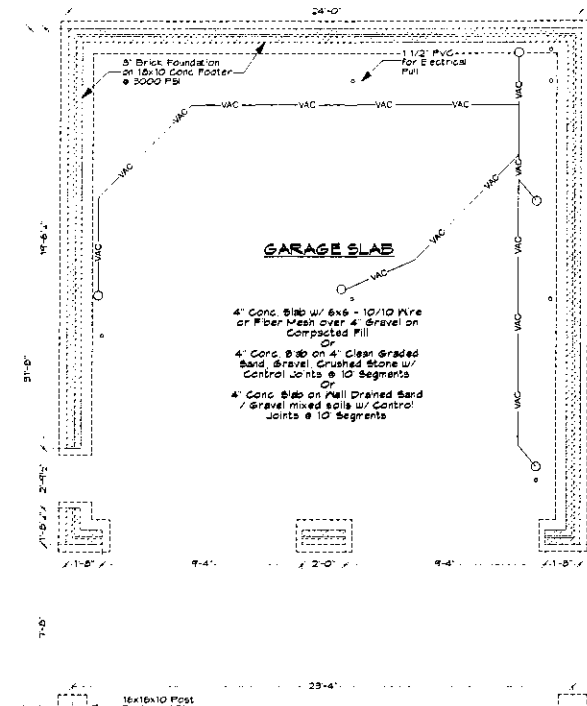
REAR ELEVATION



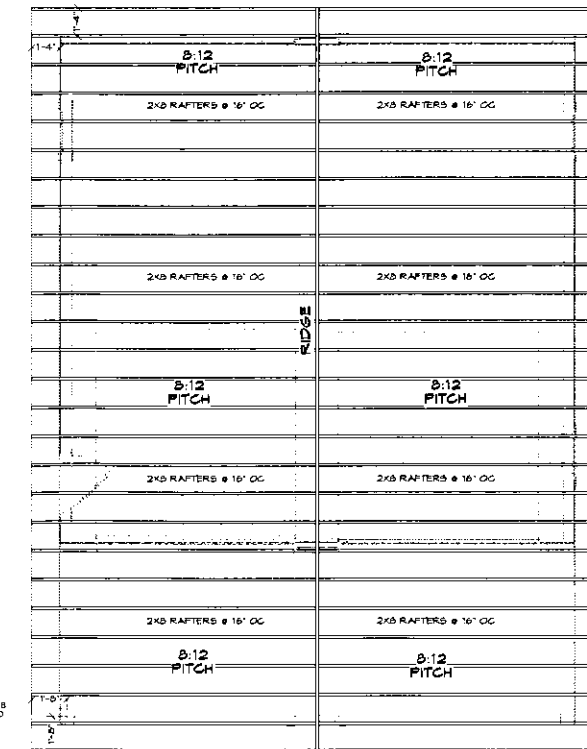
LEFT ELEVATION



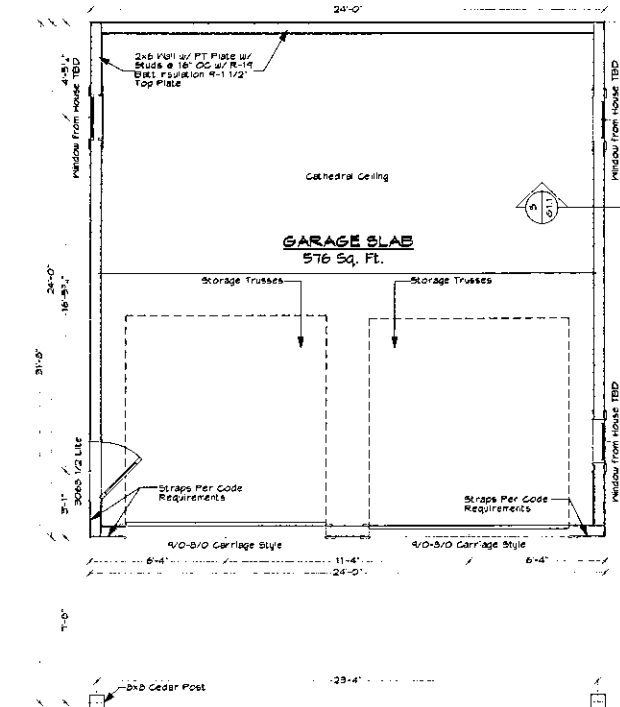
3 GARAGE / SHOP ROOF PLAN
Scale: 1/4" = 1'-0"
Storage & Cathedral Trusses per Truss Eng



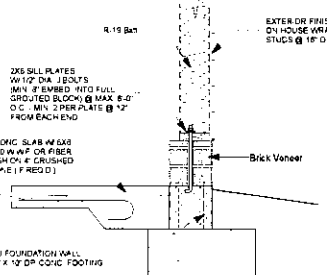
1 Garage / Shop Foundation Plan
Scale: 1/4" = 1'-0"



4 GARAGE / SHOP ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"



2 GARAGE / SHOP FLOOR PLAN
Scale: 1/4" = 1'-0"



5 FOUNDATION DETAIL @ GARAGE
Scale: 3/4" = 1'-0"

DAVID NICHOLS DESIGN

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

Anderson Nichols Design and David A. Nichols are not responsible for the construction of this plan. It is the responsibility of the contractor to verify the accuracy of the plan and to make any necessary changes to the plan before construction. The contractor must verify the accuracy of the plan and make any necessary changes to the plan before construction. The contractor must verify the accuracy of the plan and make any necessary changes to the plan before construction.

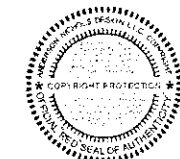
Drawings and Specifications are instruments of service and shall remain the property of Anderson Nichols Design. They are not to be used for any other project or for any other purpose without the written consent of Anderson Nichols Design.

Drawn By	Checked By	Reviewed By	Date
David Nichols	D. Nichols	R. Chibbs	03/10/2019
David Nichols	D. Nichols	R. Chibbs	03/10/2019
David Nichols	D. Nichols	R. Chibbs	03/10/2019

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

Russ Chibbs
Chibbs Construction Co.
New Garage Plan
Foundation, Floor & Roof Plan
Garage Elevations - Section Detail

Lot Nos. 2803.2804 & Additional Parcel
Old Village Section of Pinehurst
Mineral Springs Twp., Moore Co.
Pinehurst, North Carolina



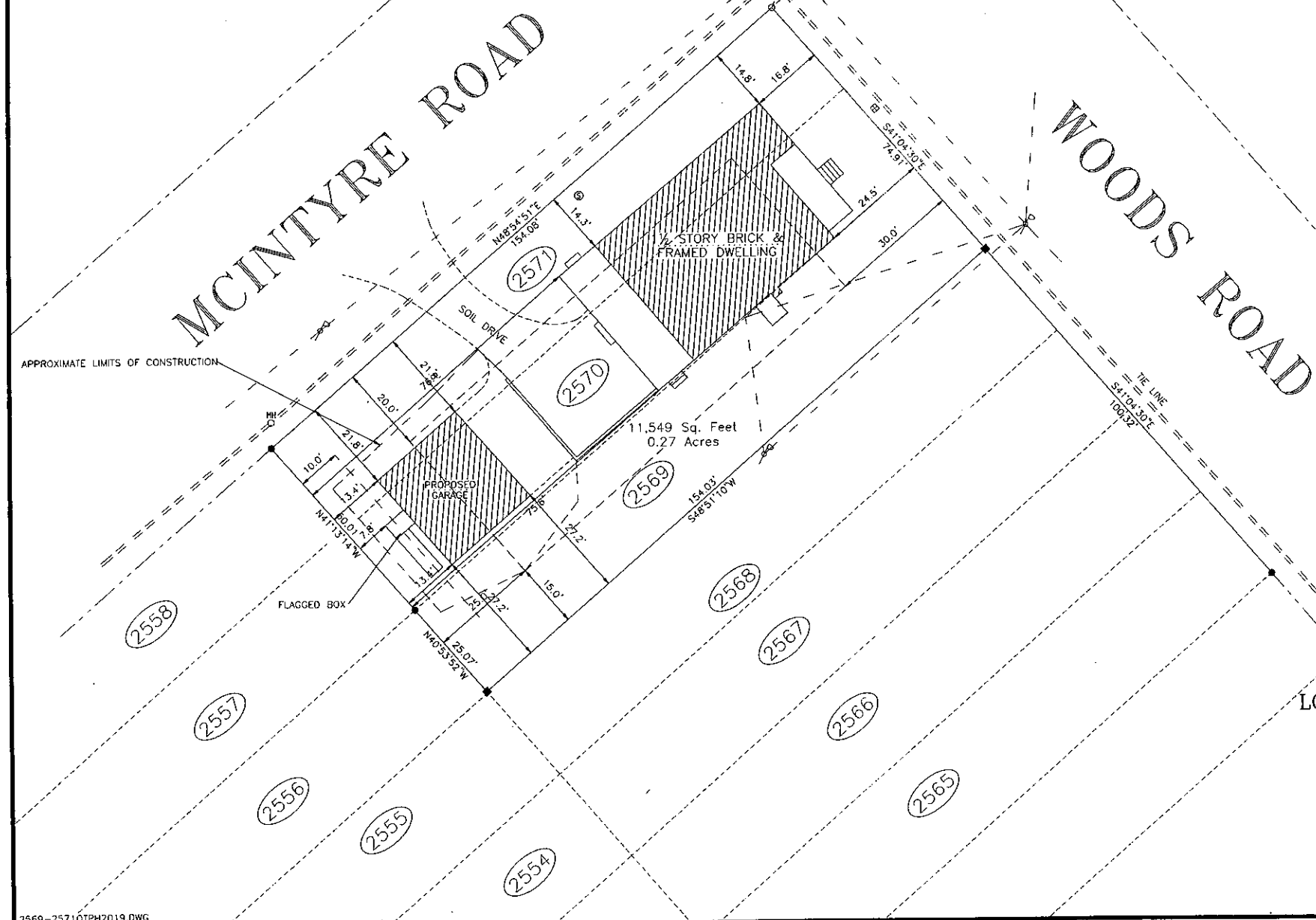
G-1.1
of 1



AREA IN:
PROPOSED GARAGE=624 sq.ft.±
PROPOSED ADDITIONAL DRIVE=358 sq.ft.±
HOUSE=2162 sq.ft.±
DRIVE =919 sq.ft.±

TOTAL IMPERVIOUS=4063 sq.ft.±
TOTAL DISTURBED=1923 sq.ft.±

TOTAL IMPERVIOUS= 4063 sq.ft.± = 35% COVERAGE BY
11,549 SQ FT OF LOT IMPERVIOUS SURFACE



I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Further:
I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 533, PAGE 237
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
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. 1365

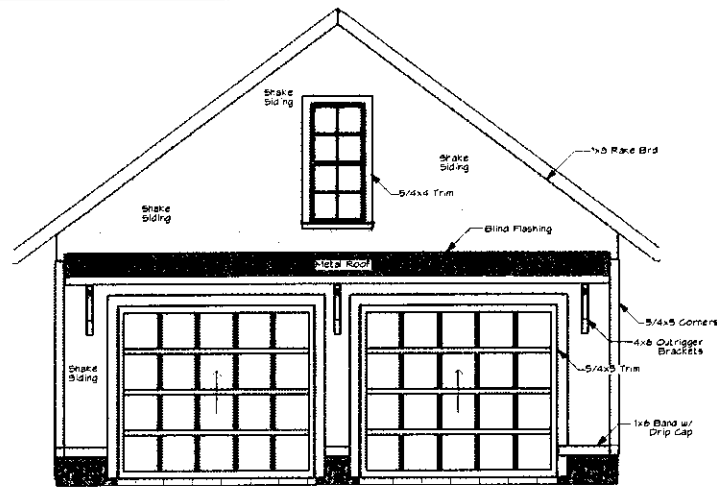
DATE: MAY 2, 2019

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY
S. R. SHEFFIELD, PLS NO. 1365, ON MAY 2, 2019
THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

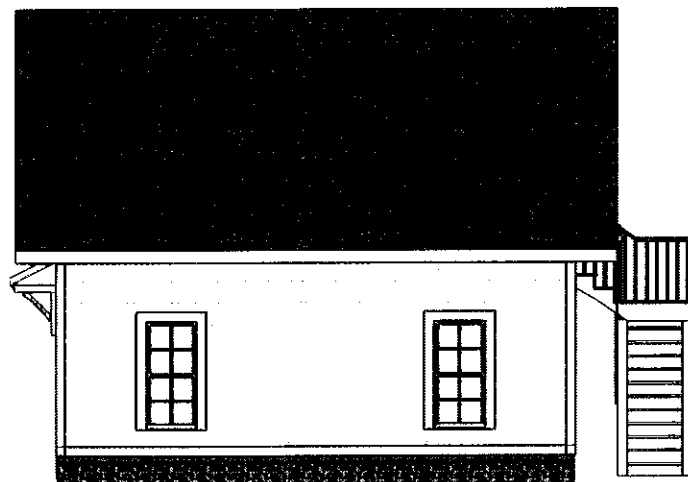
- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - = SQUARE FOOTAGE
 - = UTILITY POLE
 - ⊞ = WATER METER
 - ⊙ = WATER VALVE
 - ⦿ = FIRE HYDRANT
 - ⊞ = CATCH BASIN
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 - ▲ = POWER SERVICE STUB
 - ⊙ = SEWER SERVICE STUB
 - ⊙ = TELEPHONE SERVICE STUB
 - ⊙ = CABLE TV SERVICE STUB
 - = FENCE
 - sf - sf - sf - sf - sf - sf - = SILT FENCE
 - TBP = PINE TREE W/ SIZE NOTED
 - = OAK TREE
 - HW = HARDWOOD TREE
 - DW = DOGWOOD TREE
 - ⊞ = AREA LIGHT

SURVEY FOR
MATT CHRISCOE
AND WIFE
LAUREN CHRISCOE
LOT NO. 2569, 2570 & 2571, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
APRIL 29, 2019 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

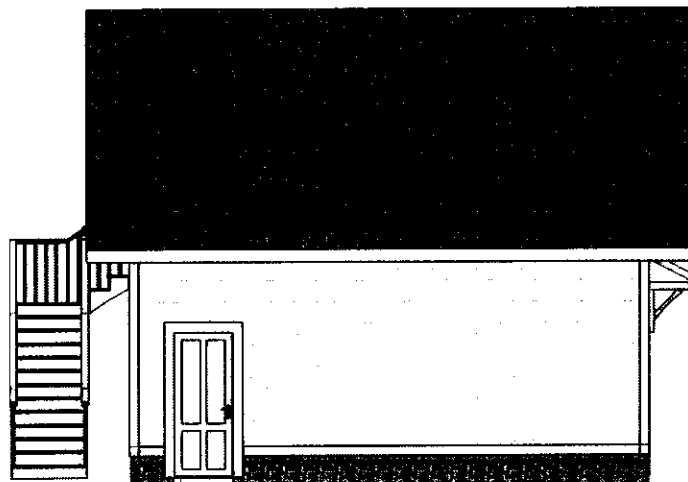




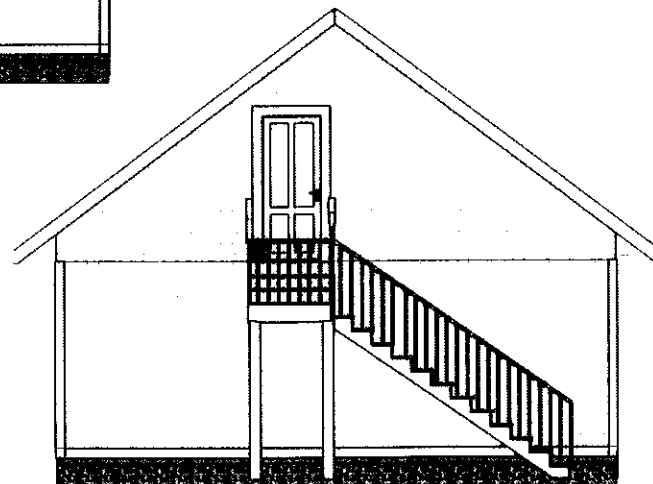
5 Front Elevation
Scale: 1/4" = 1'-0"



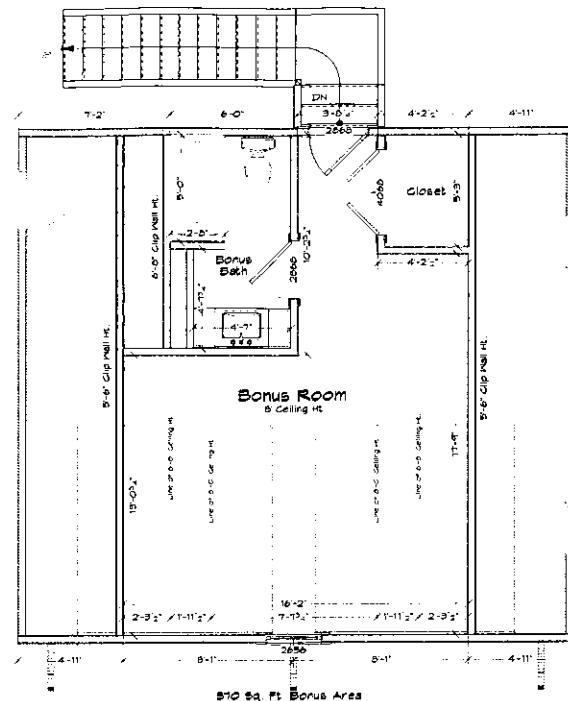
6 Right Elevation
Scale: 1/4" = 1'-0"



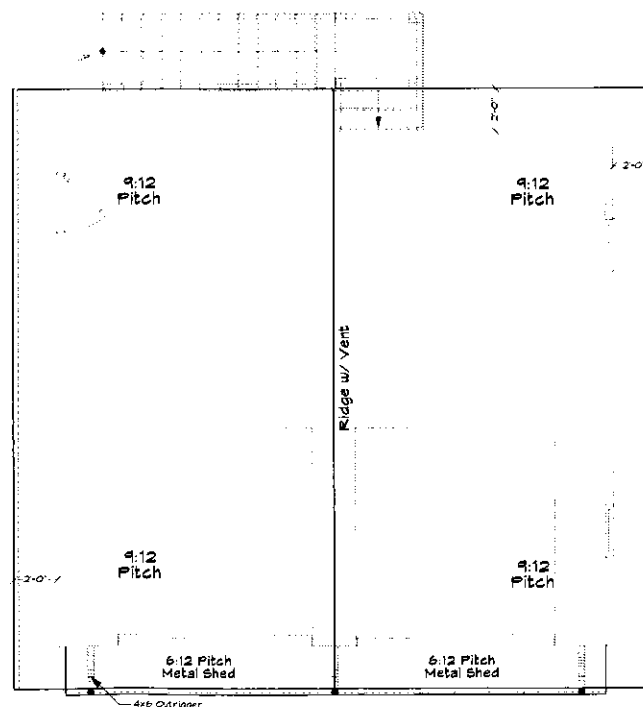
7 Left Elevation
Scale: 1/4" = 1'-0"



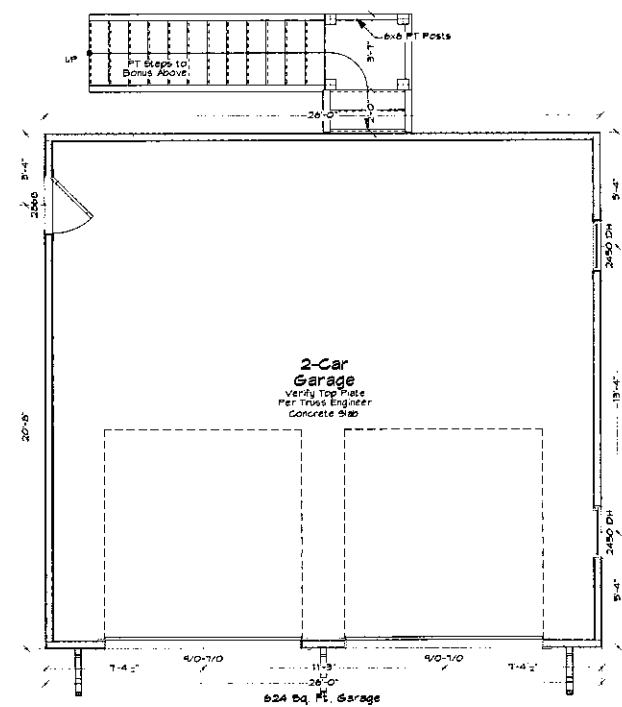
8 Rear Elevation
Scale: 1/4" = 1'-0"



9 Bonus Room Plan (Trusses Per Eng.)
Scale: 1/4" = 1'-0"



4 Roof Plan (Eng. Bonus Room Trusses)
Scale: 1/4" = 1'-0"



2 Garage Floor Plan
Scale: 1/4" = 1'-0"



DAVID NICHOLS DESIGN

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

Designed By	David Nichols	Date	04/15/2019
Drawn By	D. Nichols	Revision	
Checked By	R. Crittbs	Project ID	Chriscoc Garage Addition
Reviewed By	R. Crittbs	Drawing Date	04/15/2019
Submitted By	Anderson Nichols Design	Client Name	Chriscoc Garage Addition
Project No.		Project No.	04/15/2019

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

Russ Crittbs
Cribbs Construction Co.

Chriscoc Garage Addition
Pinehurst, NC

Foundation Plan
Roof Plan - Elevations
Section Details

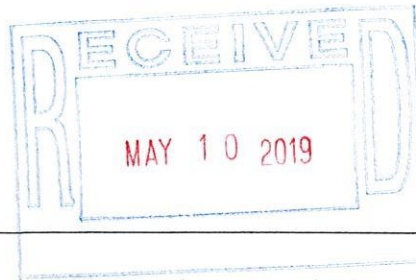
Scale: 1/4" = 1'-0"

Sheet No.

A-1.1

of

TBD



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

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

Property Data

Property Owner(s): DAVID & Molly GWINN Physical Address: 185 Cherokee

Business/Tenant Name (if applicable): _____

Mailing Address (if different): _____

Telephone: ⁹¹⁰ 215 - 8182 Zoning District: R-10 Parcel ID#: 856209068654
KH

Applicant/Contractor Data

Name: DAVIDSON BUILDING SERVICE INC Address: P.O. Box 1754 Pinehurst 28370

Contractor License #: 40733 Telephone: 910 690 6141

E-mail Address (optional): _____

Description of Project:

EXTEND EAST SIDE OF GARAGE (EXISTING)
6'

INSTALL NEW ROOF WINDOWS GARAGE DOORS
SERVICE DOOR NEW SIDING

ALL MATCHING EXISTING HOUSE COLORS
WINDOWS & SIDING



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

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	GERMAN SIDING	White
Rear Elevation	HORIZONTAL Lap	}
Right Elevation	MATCHING EXISTING	
Left Elevation	HOUSE & GARAGE	
Trim	WOOD	White
Windows	Ply GEM ALUMINUM CLAD	White
Chimney	NA CLAD	NA
Foundation	CONCRETE	NA
Front Door	GARAGE SERVICE DOOR - WOOD	White
Shutters	NA	
Garage Door	METAL / ALUMINUM	White Black Hinges
Roof	Fiberglass Asphalt	CHAMPION
Front Porch	NA	NA
Deck	NA	NA
Patio	NA	NA
Sidewalk	NA	NA
Sky Lights	NA	NA
Driveway	NA	NA

Signature: R. X. Jambon

Date: 5.9.19

****Office Use Only****

Project Type: Normal Maintenance

Minor Work

Major Work

Current Status: Contributing

Non-contributing

Vacant

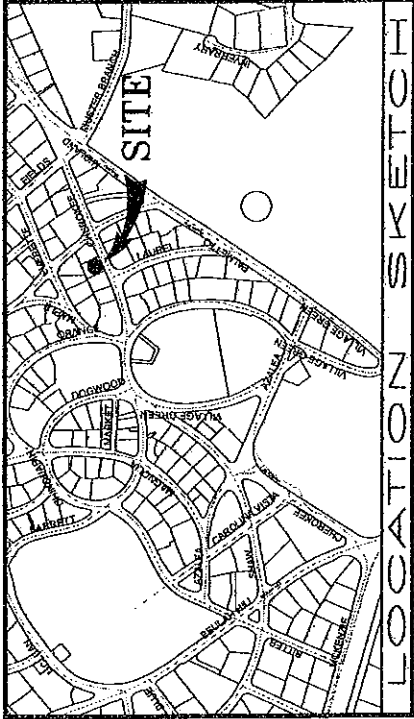
COA# 19-045 Date:

Staff: RK

HPC Mtg(s): 5/23/19

Other required approvals: _____

Conditions: _____



- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - ~ = SQUARE FOOTAGE
 - ▲ = POWER SERVICE STUB
 - ⊙ = SEWER SERVICE STUB
 - ⊕ = TELEPHONE SERVICE STUB
 - ⊖ = CABLE TV SERVICE STUB
 - ⊗ = WATER METER
 - ⊙ = FIRE HYDRANT
 - MH = SANITARY SEWER MANHOLE
 - = UTILITY POLE
 - = FENCE

LOCATION SKETCH



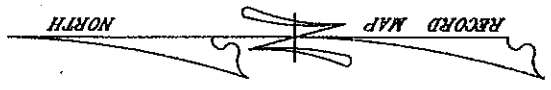
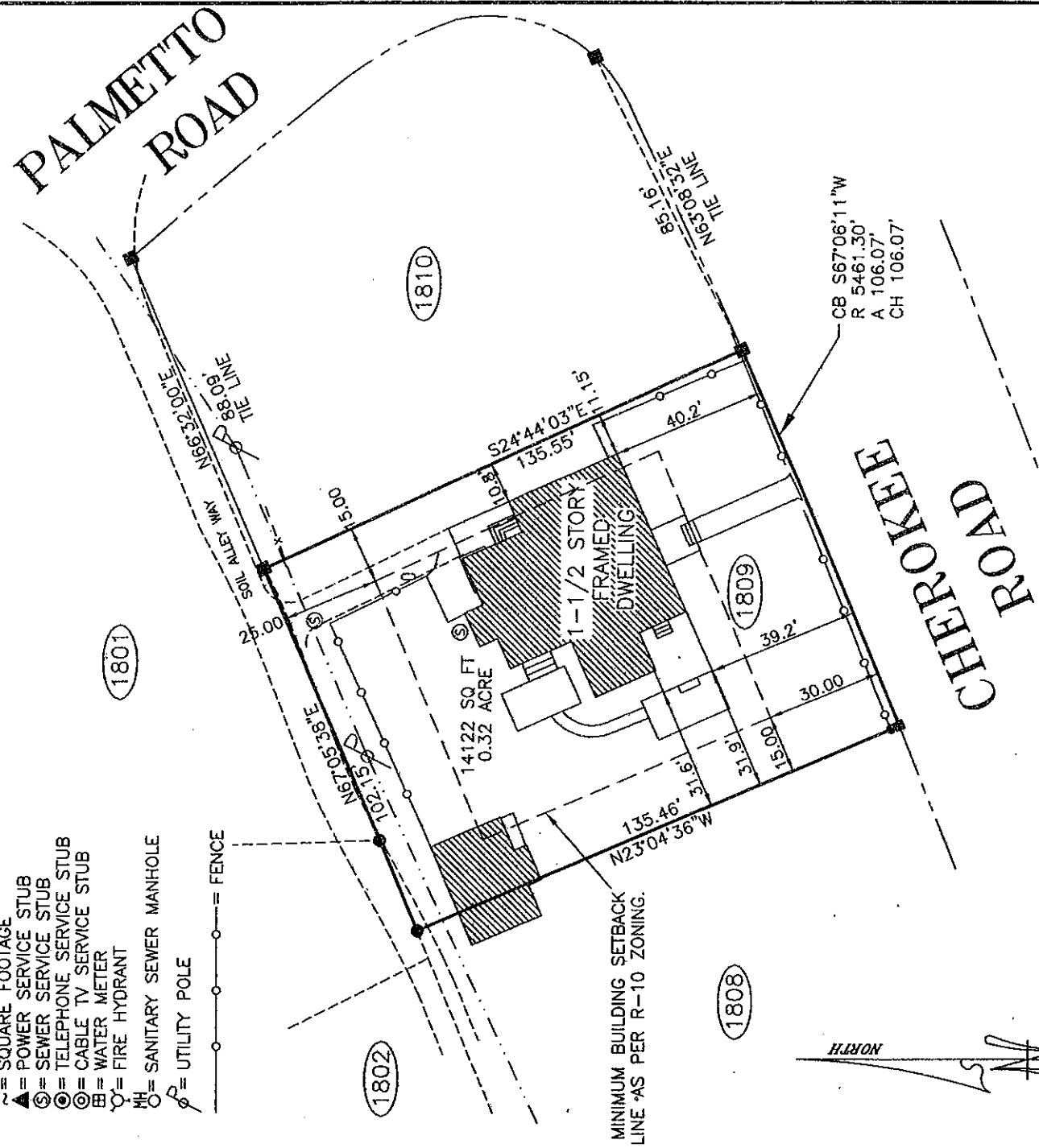
S. R. SHEFFIELD, PLS No. 1365
DATE: AUGUST 17, 2018

I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
Further:
I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 1359, PAGE 299
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987



SURVEY FOR
DAVID B. GWINN
& WIFE
MOLLY GWINN

LOT NO. 1809 (OLD TOWN SECTION)
PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
AUGUST 17, 2018-* - SCALE 1"=40'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



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

COA: 19-045 **185 Cherokee Road** **Parcel ID # 00024884**
Addition to Garage **PIN # 856209068654**

APPLICANT: **Davidson Building Service, Inc.**
PROPERTY OWNER(S): **David and Molly Gwinn**

RECEIVED: **5/10/2019**
MEETING DATE: **5/23/2019**

ZONING DISTRICT: **R-10**
LHD STATUS: **Contributing dwelling, year built 1895**
 Detached framed garage built 1930

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:

- **Add 6' to existing garage. Repair existing garage to include: install new roof, windows, garage doors, service door, and new siding to match existing house colors, windows and siding.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 185 Cherokee Rd. is a contributing structure built in 1895. The detached framed garage was constructed in 1930.

A. SECTION 1.6.4.7 MAJOR WORK – *New construction or additions not considered to be minor. Staff determined that the expansion and restoration of a garage should be considered by the Commission. Staff also determined that it is appropriate to avoid any appearance of favoritism for an application on which the Chair is an applicant by elevating the request to the Commission to ensure transparency.*

ADDITION TO MAIN DWELLING:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations. The existing garage is a nonconforming garage under zoning. The addition will be on the eastern side and front but to the rear of the property behind the dwelling and will not constitute an expansion of the zoning nonconformity.*

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

C. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character. The applicant proposes to repair/restore the garage with an addition. The size will increase slightly on the east and front but not significantly change the scale. Colors and materials are proposed to match the existing structure.*

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

D. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings. The outbuilding is proposed to be 13'2 ¾" in height. The gable roof will be off-center to accommodate the degree of slope needed to incorporate the 6' addition. The existing dwelling has a gable roof with numerous breaks in the roof lines at the front of the property.*

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

E. SECTION 3.1.2.4 ADDITIONS STANDARDS – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials. The applicant proposes to match the existing dwelling in appearance with white aluminum clad windows.*

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

F. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings. The tax office lists the height of the structure at 1.75 stories.*

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

G. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions. The expansion is to occur on slab consistent with the remainder of the garage.*

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

H. SECTION 2.16.2 - *Garages are typically single-bay, located in the rear yard at the end of the driveway. The proportions should be compatible with the main house and should use traditional form and material for the District. This garage is proposed to go from approximately 2.5 to 3 bay and will match existing house colors and siding.*

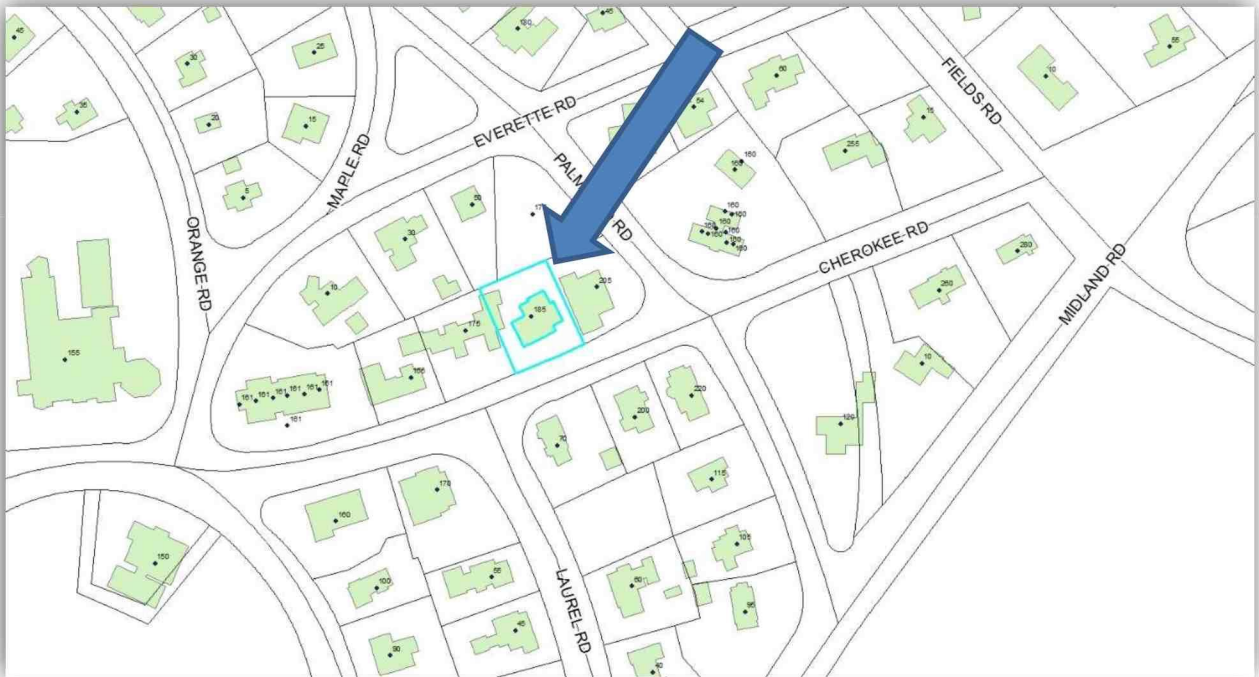
1. The proposed garage **will/will not** be single-bay and located in the rear at the end of the drive.

2. The proposed garage will/will not be compatible with the main house.
3. The proposed garage will/will not use traditional forms and materials.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed project **will/will not** be congruous with the Pinehurst Historic District.

LOCATION MAP





From Porch

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): Craig and Margaret Ann Ellis

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 15 Beulah Hill Road North, Pinehurst NC 28374

Mailing Address (if different): 452 Gellert Drive San Francisco Ca 94132

Phone #: _____ Mobile #: 626-710-7151

Zoning District: R-20 LRK #: 15557 PIN #: 855212857072

Applicant/Contractor Data

Name: Michael's Construction Company, Inc.

Contractor License #: 57027

Phone #: 910-315-4957

E-mail Address (optional): mccimike@gmail.com

Mailing Address: 704 Hoffman Road West End NC 27376

Estimate Cost of Construction: \$ 3,000-

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

MEGANN ELLIS 626-710-7151
15 BEULAH HALL RD N
PINEHURST NC 28374

Front Porch Update

Demo the first level of fascia beam up to the dental molding

This will increase the height to 8'1" (the back porch is 8'2")
and the beam begins with dental mold

Widen the fascia beam with dental mold

Build 2 square pillars to match back porch and install

Build and install 2 4" deep false pillars to be mounted on either side of the door unit in line with front pillars

Run electric line for 2 new wall mount porch lights centered between the false pillars and the sidelites (@ 5'6")

Install new door unit

See below door unit/casing 6 lites on door and 3 on each sidelite

Build and install porch rail and panel between false pillar and front pillar

Door and Casing Detail: Ordered April 11, 2019

1-0/3-0/1-0 X 6-8 -

ALEXANDRIA TDL 6LT -

E-03 CLEAR BEVELED

LOW-E GLASS -

MAHOGANY - 4-9/16"

JAMB - MILL SILL -

SATIN NICKEL HINGES -

DBB - RHIS - OUTSIDE

OF BM DIMS = (WILL

SHIP BM LOOSE)

\$2,400+tax= \$2,568 O/S

BM= 67-3/4"x84"

445

MAHOGAN

Y

INTERIOR

CASING -

\$197+tax=\$

210.79

2 1X4X8

S4S

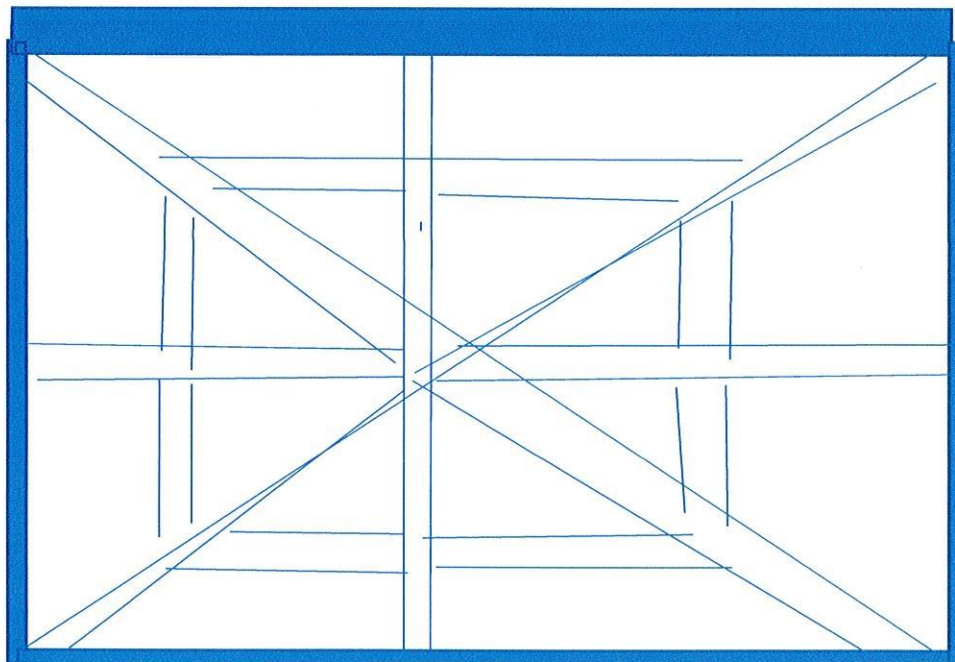
CASING

ALSO -

\$240+tax=

\$256.80

Panel for rail

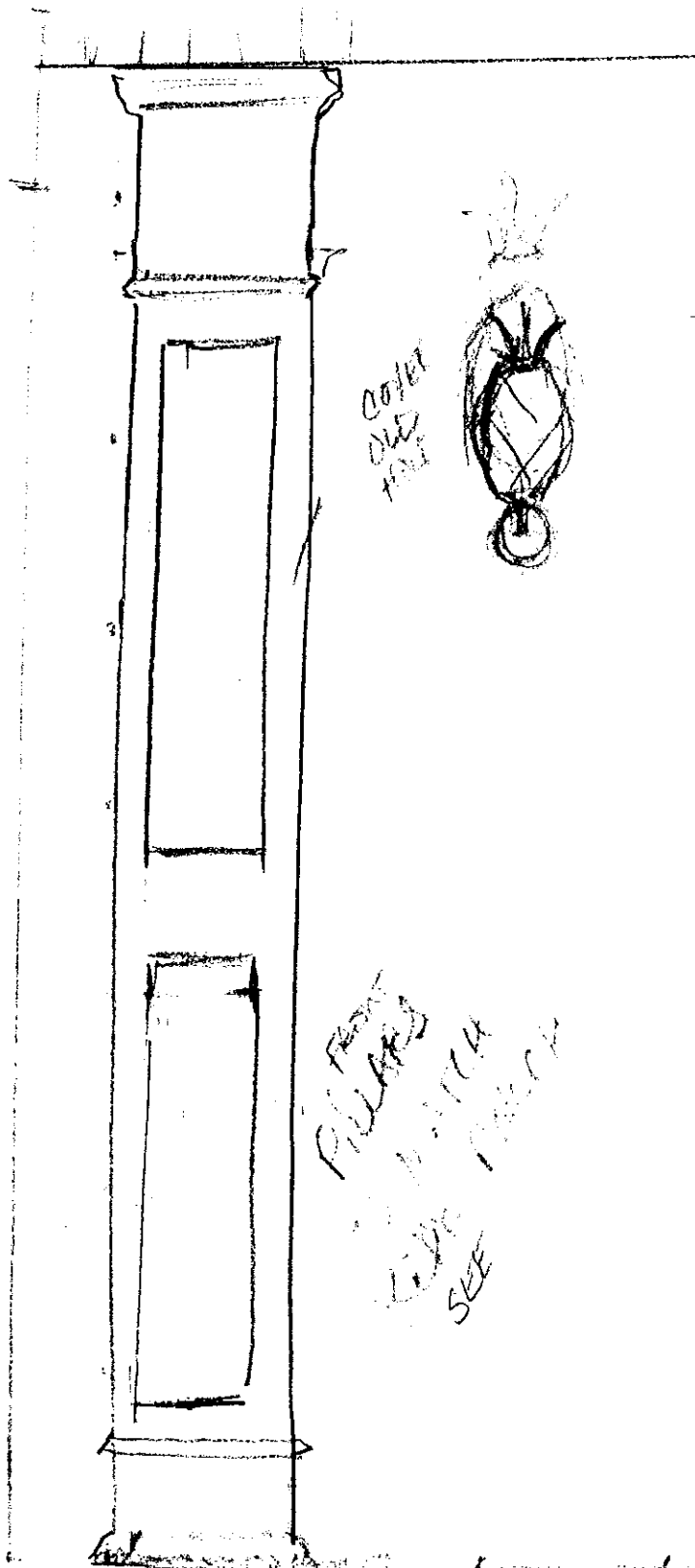


8' 1"

REMOVAL OF FIGURA REMOVED

FRONT

9"



COVER
OLD
HOLE

FRONT
PICTURES
TO MATCH
SIDE PICTURE
SEE

13"

2'-6"

1'

12'-



Application for
Local Historic District

Description of Project:

REPLACE FIBERGLASS ROUND PILLARS WITH
SQUARE PILLARS

- REMOVE FASCIA BOARD TRIM TO INCREASE
HEIGHT OF PILLAR AND MAKE FRONT
PORCH CONSISTENT WITH BACK PORCH
- RECENTER LIGHT FIXTURE
(NEVER CENTERED PROPERLY)
- ADD FALSE PILLAR (ATTACH TO HOUSE)
- ADD SIDE RAIL & FENCE PANEL (DECORATIVE
NOT FUNCTIONAL)



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

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim	WOOD	WHITE
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Front Porch	WOOD / BRICK (REPAIR)	WHITE
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		

Signature: M. Ellis Date: 4/30/2019

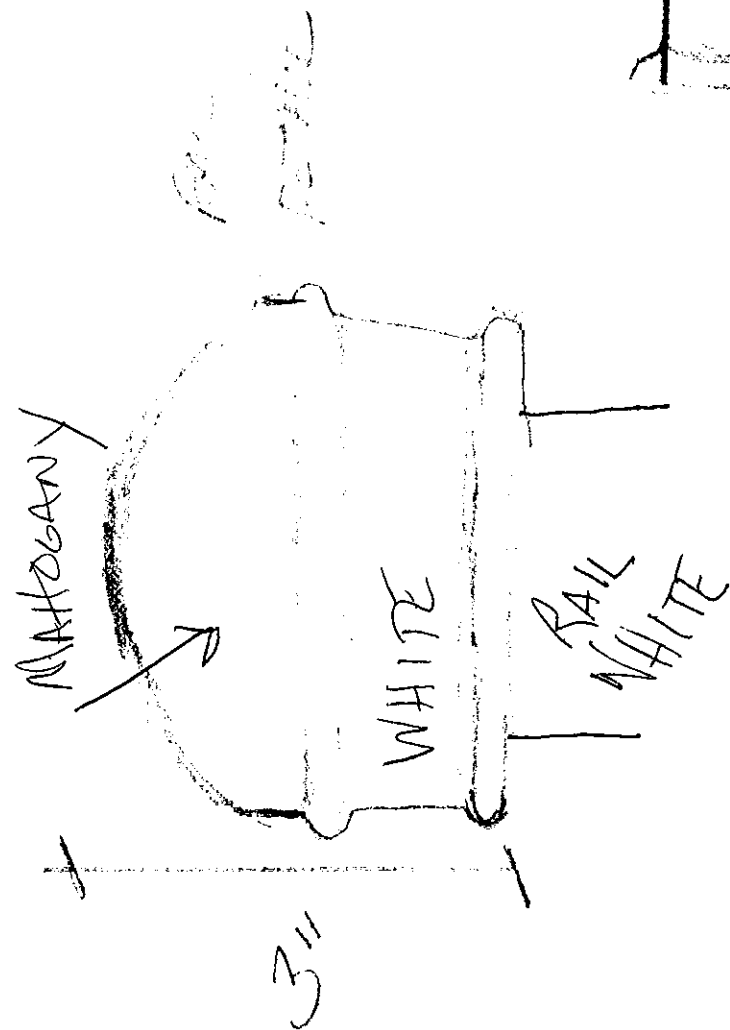
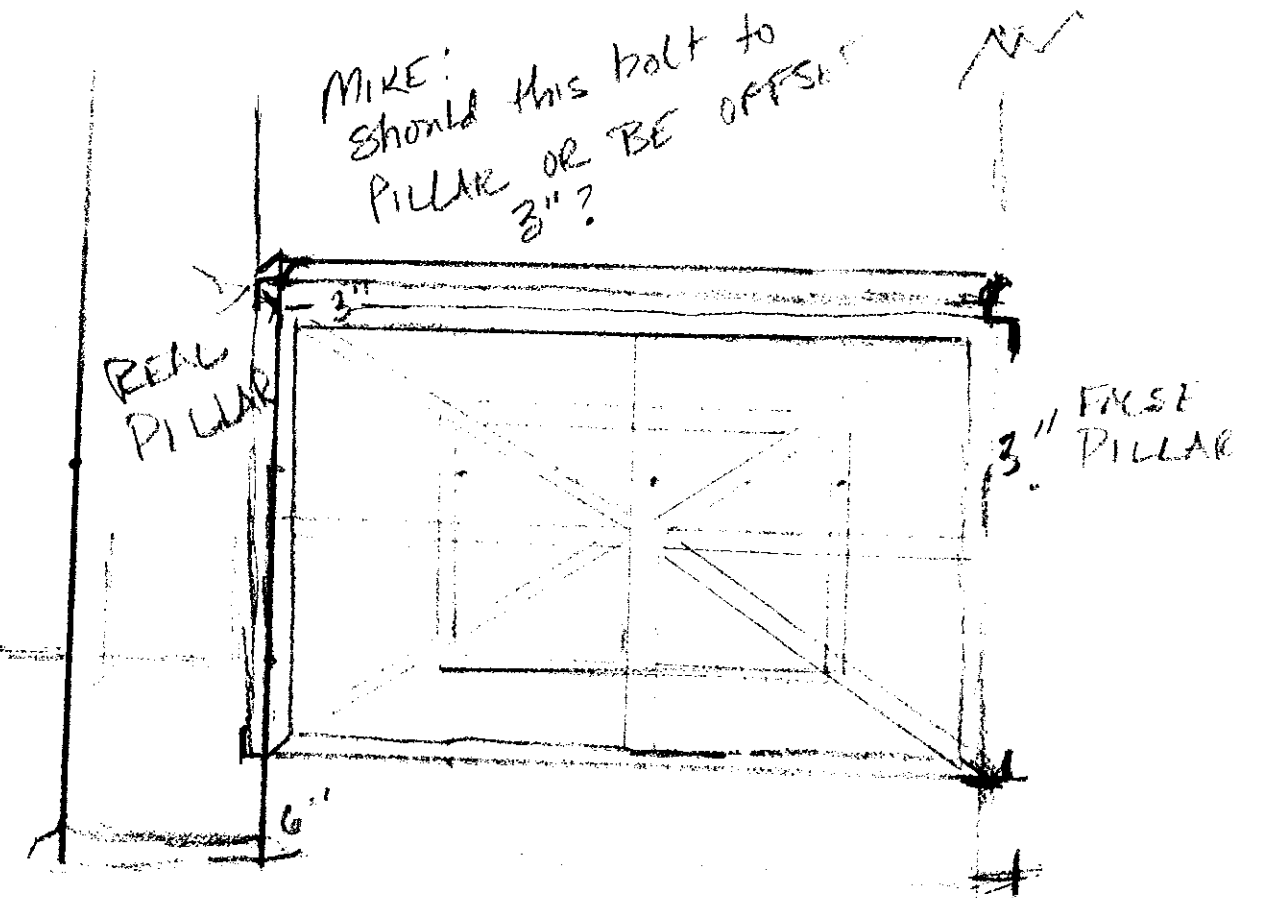
****Office Use Only****

Project Type: Normal Maintenance Minor Work Major Work

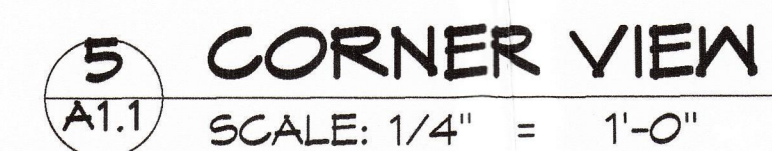
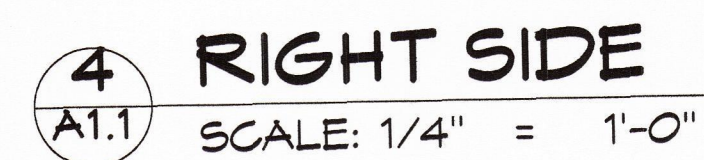
Current Status: Contributing Non-contributing Vacant

COA# 19-049 Date: Staff: HPC Mtg(s): 5-23-19

Other required approvals: _____
Conditions: _____



MIKE: Should this bolt to PILLAR OR BE OFFSET 3"?



OF AI

Cherokee Road
madey d David Gwinn
Lot 4809
P.O. Box 3686
Pinehurst, NC 28473

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1" EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

A1.1

Plotted On: 3/15/19

MAIN LEVEL FLOOR PLAN 3/16"



NEW PILLAR DESIGN
MATCH BACK PORCH





Porch' as is''



APR 16 2019

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

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Property Data

Property Owner(s): Riley & Walker Homes, LLC Physical Address: 600 Linden Rd
Business/Tenant Name (if applicable): _____
Mailing Address (if different): _____
Telephone: 919-601-1217 Zoning District: R-30 Parcel ID#: 00016367

Applicant/Contractor Data

Name: Riley & Walker Homes, LLC Address: PO Box 3248, Pinehurst, NC 28374
Contractor License #: 76980 Telephone: 919-601-1217
E-mail Address (optional): Rileyandwalkerhomes@gmail.com

Description of Project: Demolish existing accessory structure



EXTERIOR MATERIAL COLOR FORM

Front Elevation		
Left Elevation		
Chimney		
Shutters		
Front Porch		
Sky Lights		

Signature: aden Rile Date: 4/16/2019

****Office Use Only**

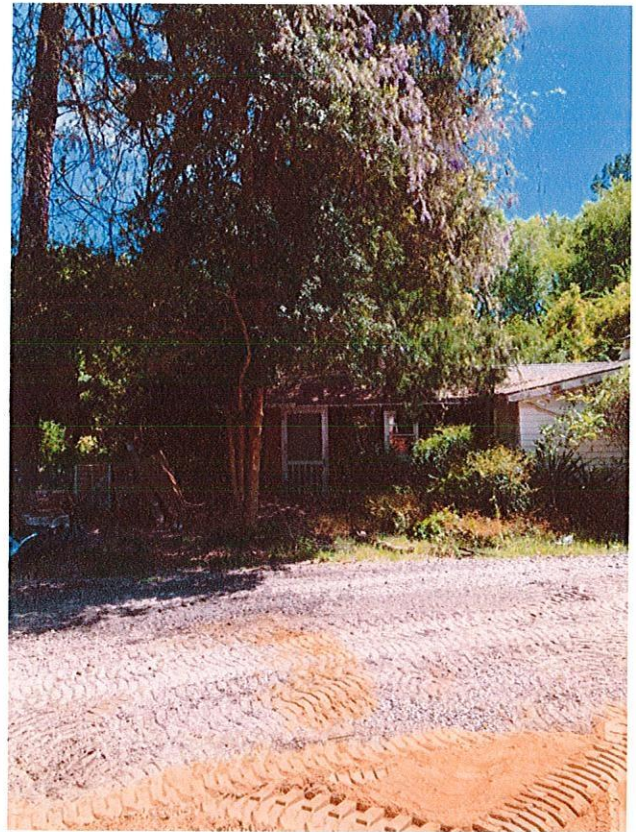
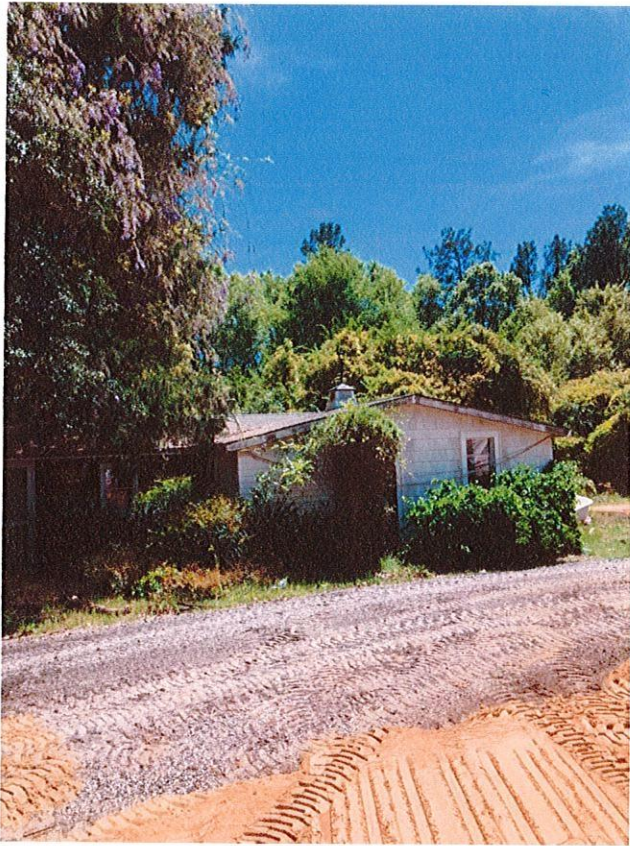
Project Type: Normal Maintenance Minor Work Major Work

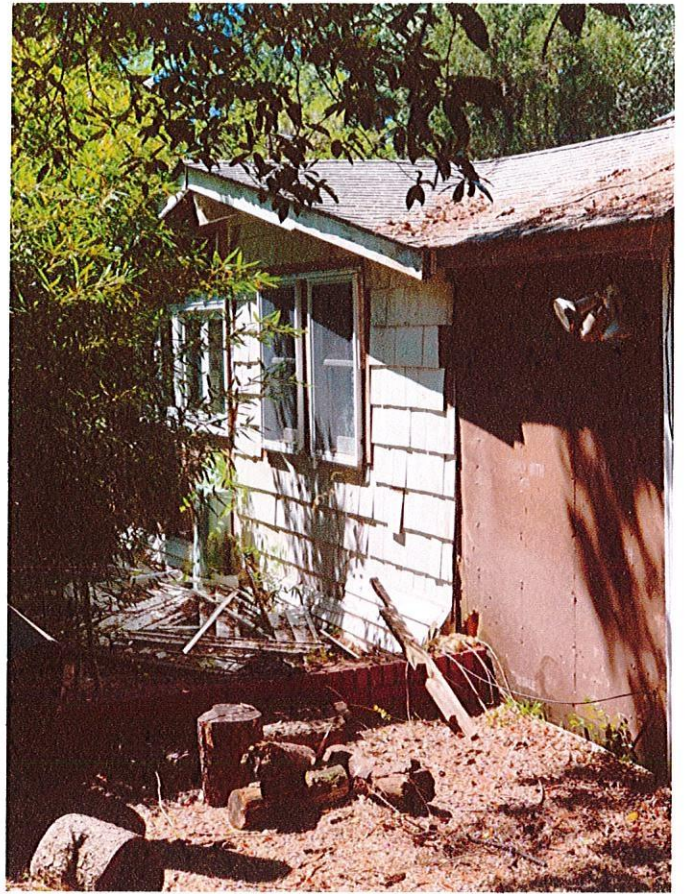
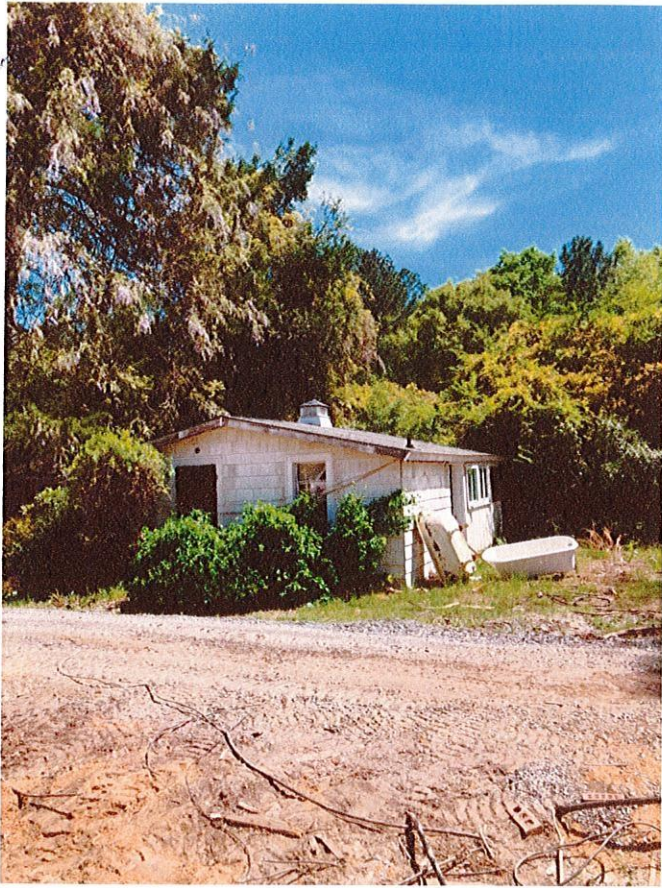
Current Status: Contributing Non-contributing Vacant

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

Other required approvals: _____

Conditions: _____





Aberdeen, Carolina & Western RR

Vicinity Map - Not to Scale

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

Area by coordinate method.

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

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

Subject property is currently zoned R-30.

Legend: IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
CMS= Concrete Monument Set
⚡= Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
FH= Fire Hydrant
S/T= Sewer Tap

Reference: Book 4982 Page 148
Moore County Registry

Tree Legend:
12P= 12"Dia. Pine
24Mag= 24"Dia. Magnolia
6DW= 6"Dia. Dogwood
 Crepe Myrtle

PID# 00029363
Robert Forsyth
Book 4889 Page 493

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

This 17th Day of August, 2018.

Emmett S. Raynor, PLS L-2521

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

±NCGrid NAD'83 by
GPS Observations

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DAVID
NICHOLS
.DESIGN

E-Mail: David@davidnichols.design

David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-1701

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to protect the investment before beginning construction.

- 1) Builder or contractor must verify all dimensions prior to proceeding with construction.
- 2) Contractor must verify compliance with all local building codes and that the home is to be constructed.
- 3) Plans indicate locations only; engineering aspects should indicate actual site conditions.

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

Designed By	David Nichols	Date	08/29/2018
Drawn By	D. Nichols	Revision	Final
Checked By	B. Riley	Project ID	Linden Spec
Reviewed By	B. Riley	Drawing Code	VWDS 2018
Designed By	Anderson Nichols Design	Client Name	Linden Spec wvw
Project Manager		Plot Date	08/29/2018

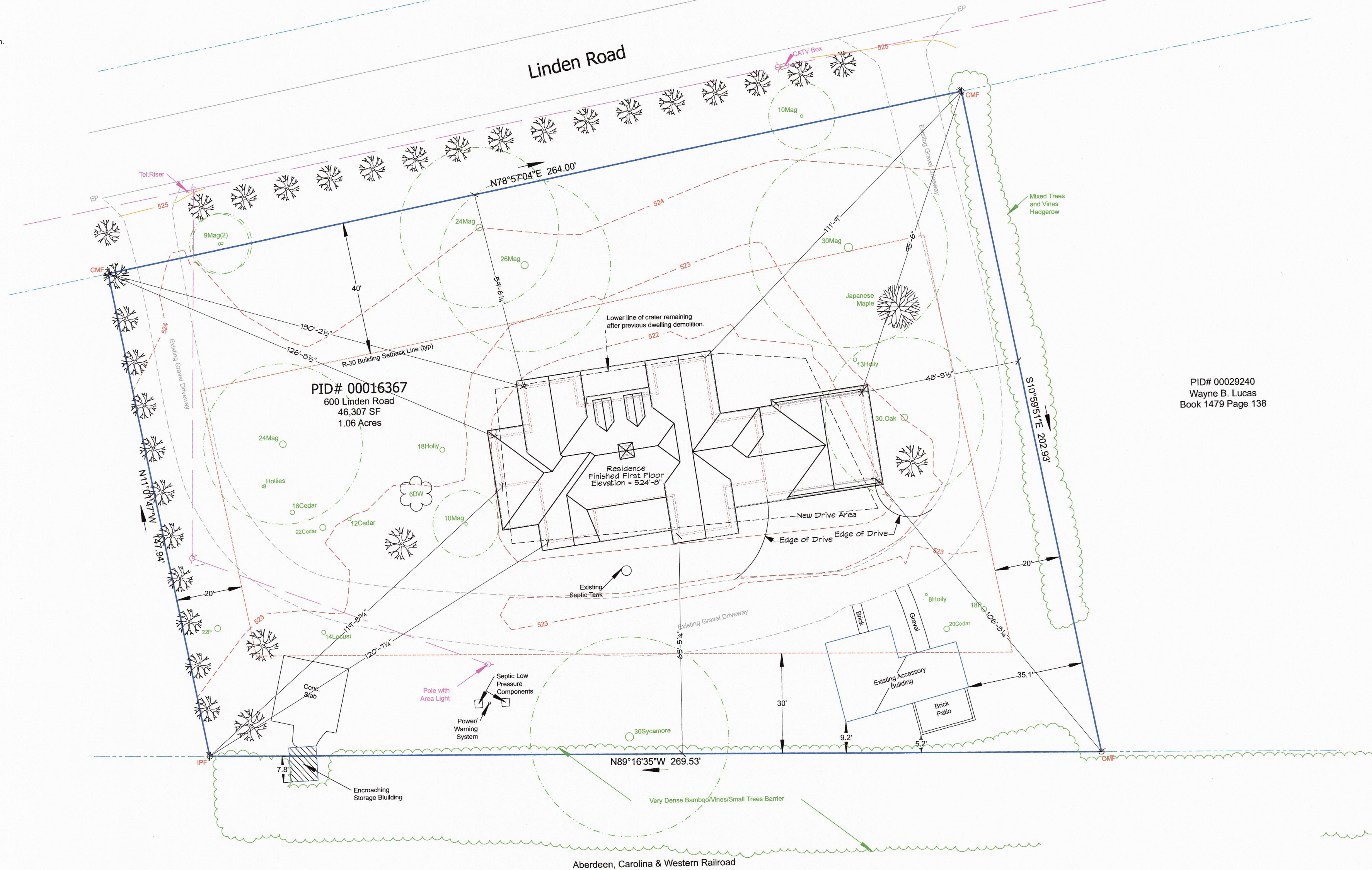
David Nichols Design
44 NC Hwy 5 - Suite C
Berdeen, NC 28315
910-215-9901

Braden Riley
Riley Walker Homes

600 Linden Road I Springs Twp., Moor Co. Rehursht, North Carolina	Proposed Site Plan Residence Location
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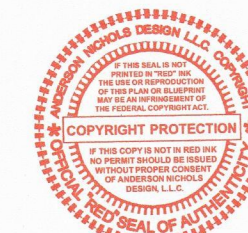
Scale 1" = 15' - 0"

Sheet No. **S-1.1**



PID# 00029240
Wayne B. Lucas
Book 1479 Page 138

DRAWN BY: ESR DATE: 08.17.2018 DWG. NO.:		APPROVED BY: PROJ. NO.: DWG. 600_LindenRd.dwg		REVISIONS 08.25.18 Labeled railroad property. 		PROJECT Survey of PID# 00016367 600 Linden Road Mineral Springs Township, Moore County, Pinehurst, North Carolina		SHT. NAME The Property of Riley and Walker Homes, LLC		SHT. NO.	
--	--	---	--	---	--	---	--	--	--	----------	--



100 Dundee Road
Pinehurst, NC 28374

Owner
Moore County Schools
 Highway 15-501 South
 Carthage, NC 28327
 910-947-2976

Architect
RATIO Architects, Inc.
 227 Fayetteville Street, Suite 301
 Raleigh, North Carolina 27601
 919-821-0805

Structural Engineer
LHC Structural Engineers
1331 Sunday Dr #121
Raleigh, NC 27607
919-832-5587

Mechanical / Electrical Engineer
Dewberry Engineers, Inc.
 2610 Wycliff Road, Suite 400
 Raleigh, NC 27607
 919-881-9939

Civil Engineer
CLH Design
400 Regency Forest Dr #120
Cary, NC 27518
919-319-6716

Roofing Consultant
Rick Nuhn Engineering

Thayer Circle
Greensboro, NC 27407
336-855-1182

Food Service
FoodDesign Associates, Inc.
 5828 Oak Drive
 Charlotte, NC 28227
 704-545-6151

SEAL | DATE 04/04/19

SHEET ISSUE

1	BOA - VARIANCE
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4/04/19



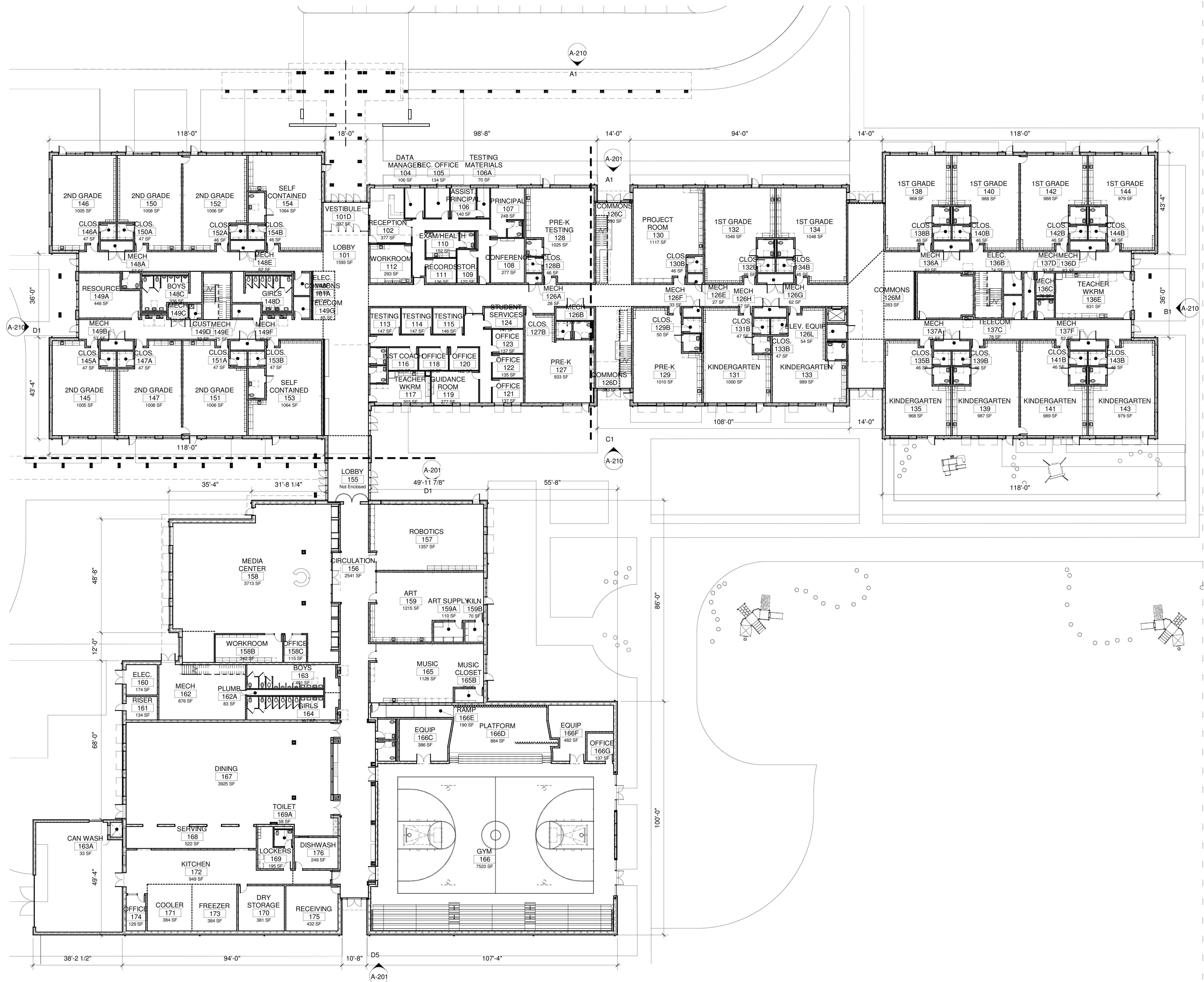
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PROJECT NO.

SHEET TITLE
FIRST FLOOR PLAN -
COMPOSITE

SHEET NUMBER

A-110



NOT FOR CONSTRUCTION



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): Moore County Schools - John Birath

Business Name (if applicable): Pinehurst Elementary

Tenant Name (if applicable): _____

Physical Address: 100 Dundee Road, Pinehurst, NC 28374

Mailing Address (if different): _____

Phone #: 910.947.2976 Ext. 100230 Mobile #: _____

Zoning District: R10 LRK #: 0024884 PIN #: 856205186101

Applicant/Contractor Data

Name: Brent Covington, AIA

Contractor License #: N/A

Phone #: 919.821.0805

E-mail Address (optional): _____

Mailing Address: 227 Fayetteville Street, Suite 301, Raleigh, NC 27601

Estimate Cost of Construction: \$ \$28,870,871.00

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

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Application for Local Historic District

Description of Project:

The project proposes full demolition of all the existing structures currently on site. The new construction will be a total of 119,094 square feet comprised of a two-story Classroom Wing and Gym/Dining/Media Center Wing.

The primary exterior finish will be norman-type red brick throughout. The windows will be aluminum with a white powder coat finish. The roof will be a standing seam metal roof in a dark gray finish.

The Classroom Wing will front Dundee Road with the massing organized in a traditional symmetrical form. Given the difference of building type in relation to neighboring structures, several methods were applied to provide a more pedestrian scale, including: breaking up the building into massing 'nodes' with the Learning Commons stepping back & expressed in white aluminum storefront; developing a rational composition of brickwork based on historic precedents; and strategically crafting the sloped roofs to reduce the overall building profile. The Classroom Wing includes teaching spaces for grades Pre-K through 5th grade, Administration directly adjacent to the Main Entry, and Student Support. The Gym Wing is tucked behind the Classroom Wing with the massing being dictated by volumetric requirements of the program. Connected by Lobby Connector which will serve as a public entry after school hours, this wing includes Robotics, Art, Music, Media Center, Dining, Kitchen, and the Gym.

The relationship of the Classroom Wing to the Gym Wing is arranged in an asymmetrical "L" footprint to provide a buffer between Dundee Road/Kelly Road and the outdoor play areas and multipurpose field. The main interior corridors intersect at Administration and Student Support to provide clear sight lines for teachers and staff. Windows are organized base on programmatic spaces and a design philosophy to provide natural light to all teaching spaces. Integral horizontal shading devices will match the window frame finish (white) and are used to reduce solar heat gain as well as reduce glare.

After a process of research through observation and documentation, the following aspects of the design were derived from historical significant structures throughout the village:

1. The roof forms are a collection of hip, gabled, and shed roofs—appropriate to the historic character of Pinehurst, but also one of the most durable pitched roof materials.
2. Overall window proportions and fenestration are derived from a catalogue of precedents in the community.
3. Implementation of 1/3rd running bond pattern, English bond pattern, and brick reveals in the façade composition based on reoccurring brickwork details in the community.

The formal approach to the Main Entry of the school runs from the historic old town paths parallel at Dundee Road to the Classroom Wing. This walk will be lined with the community school garden featuring the refurbished existing cupola (which is currently on site), a raised pedestrian friendly table, and hip roof canopy. The colonnade along student pick-up and drop-off takes cues from local hotel resorts by using a paired column design with a brick base.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



**Application for
Local Historic District**

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Brick	Red
Rear Elevation	Brick	Red
Right Elevation	Brick	Red
Left Elevation	Brick	Red
Trim	N/A	
Windows	Alum	White
Chimney	N/A	
Foundation	Brick	Red
Front Door	Alum./Glass	White
Shutters	N/A	
Garage Door	N/A	
Roof	Standing Seam Metal	Gray
Roof Exhaust Vents		
Front Porch	N/A	
Deck	N/A	
Patio	N/A	
Sidewalk	Concrete	Gray
Sky Lights	None	
Driveway	Asphalt	Black
House Number	Alum.	Black

Signature: _____ Date: _____



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

PINEHURST
ELEMENTARY
SCHOOL
100 Dundee Road
Pinehurst, NC 28374

Owner
Moore County Schools
Highway 15-501 South
Carthage, NC 28327
910-947-2976

Architect
RATIO Architects, Inc.
227 Fayetteville Street, Suite 301
Raleigh, North Carolina 27601
919-821-0805

Structural Engineer
LHC Structural Engineers
1331 Sunday Dr #121
Raleigh, NC 27607
919-832-5587

Mechanical / Electrical Engineer
Dewberry Engineers, Inc.
2610 Wycliff Road, Suite 400
Raleigh, NC 27607
919-881-9939

Civil Engineer
CLH Design
400 Regency Forest Dr #120
Cary, NC 27518
919-319-6716

Roofing Consultant
Rick Nuhn Engineering
Thayer Circle
Greensboro, NC 27407
336-855-1182

Food Service
FoodDesign Associates, Inc.
5828 Oak Drive
Charlotte, NC 28227
704-545-6151

SEAL | DATE 04/04/19

SHEET ISSUE
1 BOA - VARIANCE 04/04/19



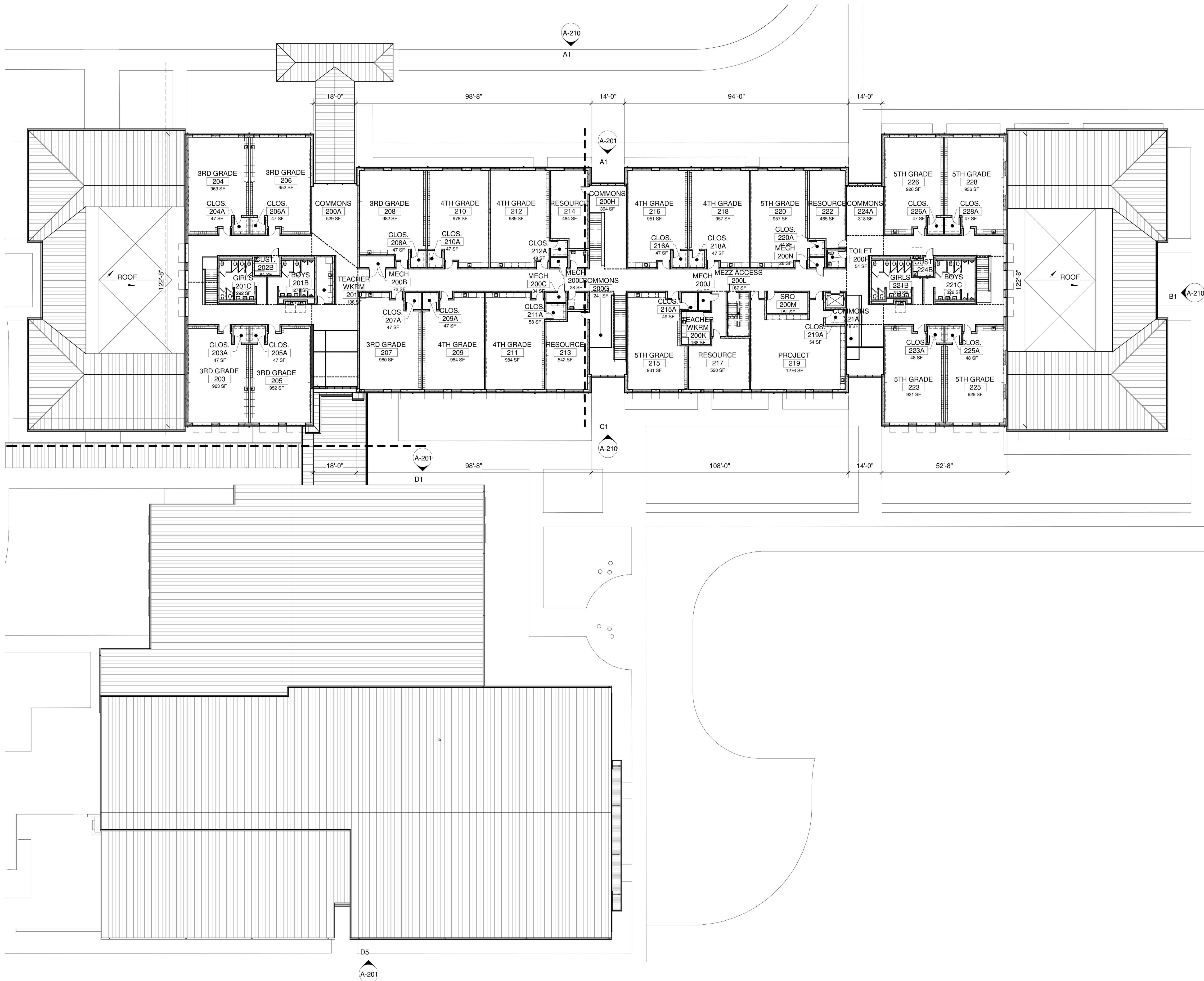
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PROJECT NO. 18031.000

SHEET TITLE
**SECOND FLOOR
PLAN - COMPOSITE**

SHEET NUMBER

A-111



LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 19-049
Front Porch

15 Beulah Hill Road

Parcel ID # 15557
PIN # 856209068654

APPLICANT: Michael's Construction Company
PROPERTY OWNER(S): Craig and Margaret Ann Ellis (Trustee)

RECEIVED: 4/30/2019
MEETING DATE: 5/23/2019

ZONING DISTRICT: R-20
LHD STATUS: Non-Contributing dwelling, year built 1976

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:

- **Front porch remodel:** replace fiberglass round pillars with square pillars. Remove fascia board trim and leave dentil trim. Re-center light fixture and add second light. Attach false pillar to house. Add side rail and panel to porch.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 15 Beulah Hill Road has a noncontributing structure built in 1976. It is screened heavily by vegetation on the front. No vegetation is proposed for removal as a result of this project. The applicant has received minor approval to replace the door and sidelights and install working shutters in place of fixed fiberglass shutters. As the structure is non-contributing, the important measure is if the structure is congruous with the district.

- A. SECTION 1.6.4.7 MAJOR WORK** – *New construction or additions not considered to be minor. The front porch remodel is sufficiently extensive to be considered a major work – especially when considered in context of approved minor work.*
- B. SECTION 2.6.1 PORCHES, ENTRANCES AND BALCONIES** – *Retain and preserve all architectural features that are character defining elements of porches, entrances and balconies including piers, columns, pilasters, balustrades, steps, brackets, soffit and trim. The applicant proposes replacing round columns with square columns on the front porch to match the rear of the house, double and center the lighting, and add side rail and panels. The front of the house is heavily screened from the road.*

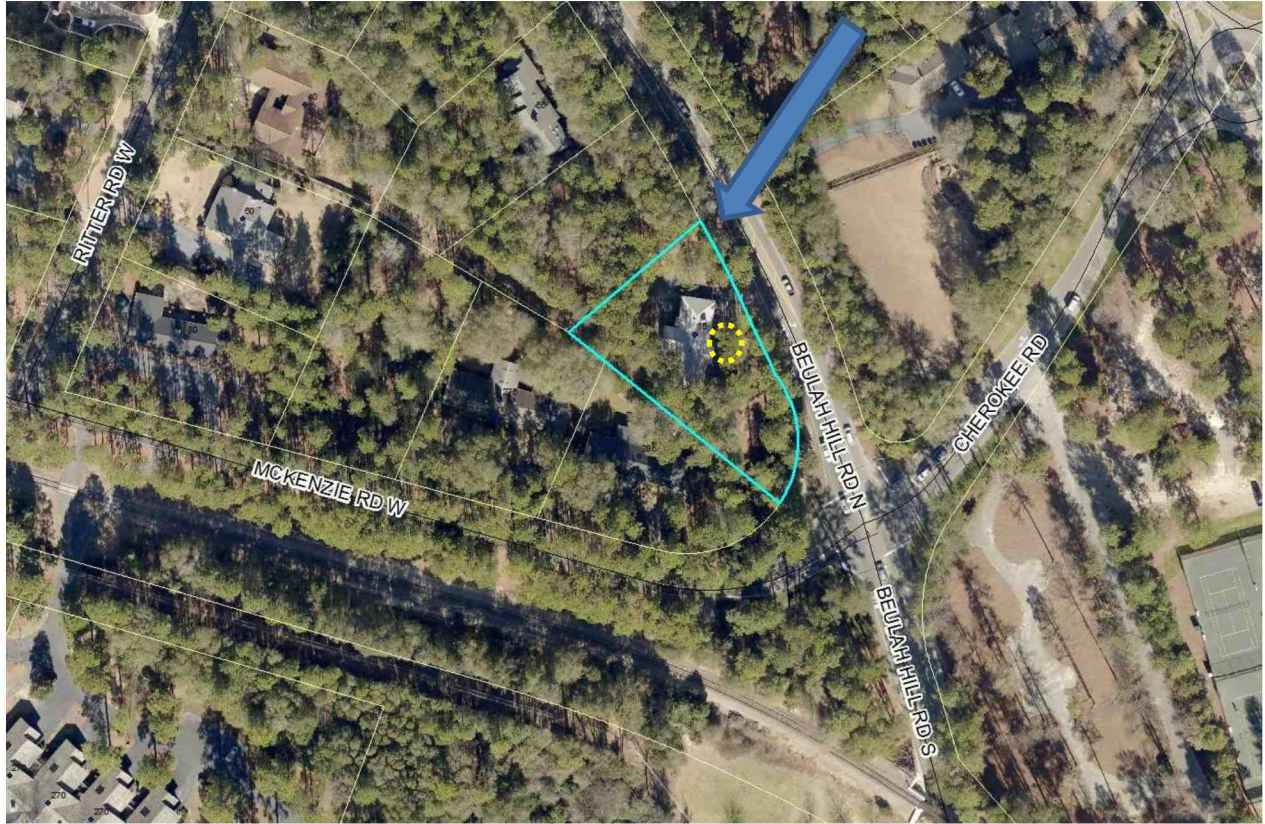
1. The proposed change to the front porch **will/will not** be inconspicuous.

2. The proposed change to the front porch **will/will not** be compatible with the neighborhood defining features.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed project **will/will not** be congruous with the Pinehurst Historic District.

LOCATION MAP



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

COA: 19-051 5 Everette Road Parcel ID # 16447
Rear Entry Porch Cover PIN # 856209064852

APPLICANT: Michael's Construction Company
PROPERTY OWNER(S): Craig and Margaret Ann Ellis (Trustee)

RECEIVED: 5/2/2019
MEETING DATE: 5/23/2019

ZONING DISTRICT: R-10
LHD STATUS: Contributing Dwelling Built 1915

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

Add rear entry porch cover (major), repaint exterior same color, restore garage back to garage, restore porch where previously enclosed.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The proposed project predominantly involves restoration of the original structure. The portion of the project that constitutes major work is an addition of a rear entry porch cover on the back of the house. The proposed cover is in keeping with the gables present on the original structure and will be added to an existing stoop.

- A. **SECTION 1.6.4.7 MAJOR WORK** – *The addition to the principal dwelling is minor in scope but constitutes a major change.*
- B. **SECTION 2.6 – PORCHES, ENTRANCES, AND BALCONIES** – *The enclosure of a porch alters the historic character of a building and is not considered appropriate in the district. This project will reverse the enclosure of the front porch and will restore the original appearance.*

1. The proposed change to the front porch will/will not be compatible with the character of the district.

- C. **SECTION 2.6.1 PORCHES, ENTRANCES AND BALCONIES** – *Retain and preserve all architectural features that are character defining elements of porches, entrances and balconies including piers, columns, pilasters, balustrades, steps, brackets, soffit and trim.*

The applicant proposes an addition of a porch cover to the rear of the house that will be compatible with architectural features of the house.

1. The proposed addition of a rear porch cover **will/will not** be inconspicuous.
2. The proposed addition of a rear porch cover **will/will not** be compatible with the architectural features of the house.

D. SECTION 2.16.1 - CARRIAGE HOUSES, GARAGES, AND OUTBUILDING GUIDELINES - *Garages should be preserved when feasible including character-defining elements and architectural features.*

1. The garage renovation **will/will not** restore the garage with appropriate architectural features.

E. SECTION 2.9.1 - PAINT AND COLOR GUIDELINES - *Exteriors should be preserved and protected with a sound paint film. Paint colors should be appropriate to the building and the district. The applicant proposes to repaint the house and trim and all renovation work with the existing color.*

1. Repainting the exterior of the structures with the existing color **will/will not** be compatible with the building and the district

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed project **will/will not** be congruous with the Pinehurst Historic District.

LOCATION MAP





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): Brandon Sowell
Business Name (if applicable): N/A
Tenant Name (if applicable): N/A
Physical Address: 5 Everette Rd
Mailing Address (if different): _____
Phone #: _____ Mobile #: 910-684-0931
Zoning District: R10 LRK #: 00016447 PIN #: 856209064852

Applicant/Contractor Data

Name: Pinehurst Homes, Inc.
Contractor License #: 28728
Phone #: 910-295-5400
E-mail Address (optional): admin@pinehursthomesinc.com
Mailing Address: 6895 Hwy 211 W West End, NC 27376
Estimate Cost of Construction: \$ 100,000

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

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org
Page 1 of 4



Application for Local Historic District

Description of Project:

Restore original Front Porch that had been enclosed

Restore original Garage that was converted to a room, back to a functioning Garage

Add Rear Door Entry Porch Cover

Update Kitchen and Bathrooms

Repaint exterior existing color

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Existing cedar	Existing yellow
Rear Elevation	Existing cedar	Existing yellow
Right Elevation	Existing cedar	Existing yellow
Left Elevation	Existing cedar	Existing yellow
Trim	Existing wood	Existing white
Windows	No Change	Existing white
Chimney	No Change	Existing white
Foundation	No Change	Existing white
Front Door	Fiberglass	White
Shutters	No Change	N/A
Garage Door	Metal	White
Roof	No Change cedar	N/A
Roof Exhaust Vents	N/A	N/A
Front Porch	Wood	White
Deck	N/A	N/A
Patio	N/A	N/A
Sidewalk	N/A	N/A
Sky Lights	N/A	N/A
Driveway	No Change	N/A
House Number	Metal	Black

Signature: BSL Date: 5-2-19



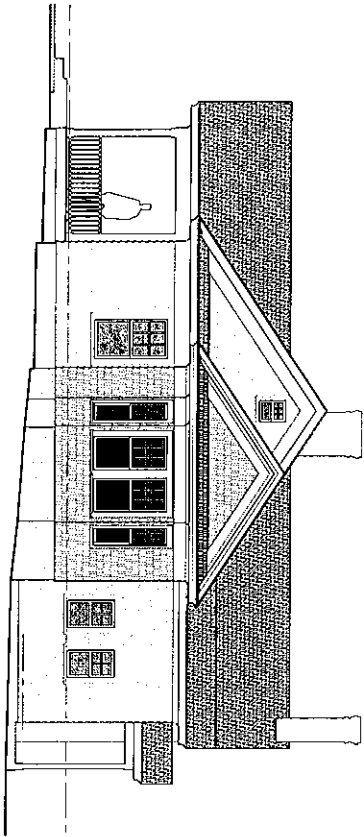
Application for Local Historic District

Office Use Only

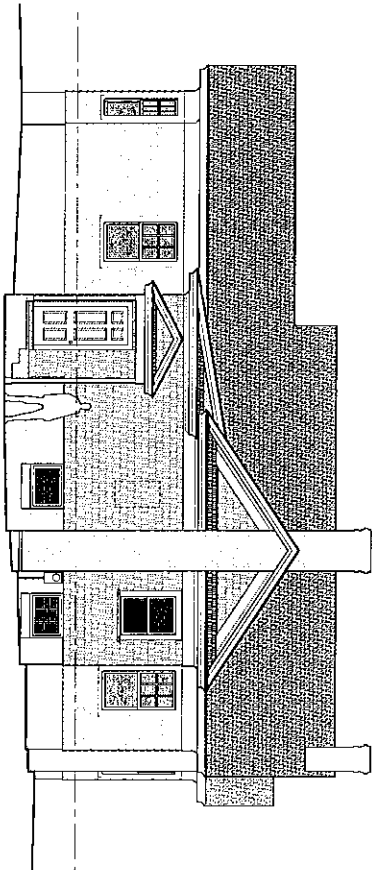
Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work
Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant
COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

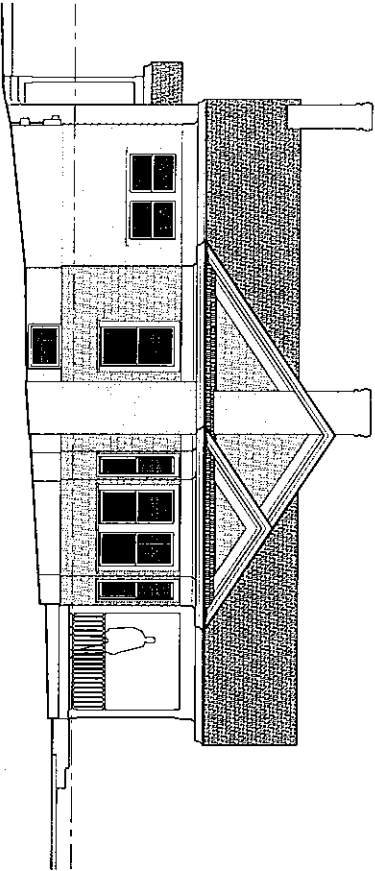
Conditions: _____



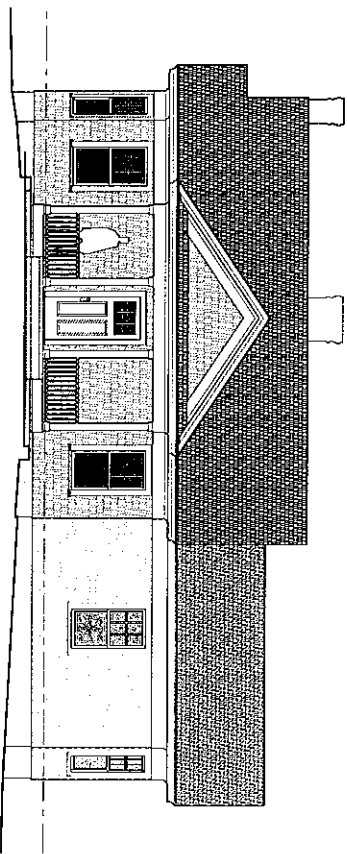
201 RIGHT SIDE



202 REAR ELEVATION



203 LEFT SIDE



204 FRONT

EXTERIOR ELEVATIONS

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

H-2

• EXT. ELEVATIONS
• SCALE: 1/8" = 1'-0"
• DATE: 4/28/2019
• DRAWING NO.:

SOWELL RESIDENCE
COTTAGE RENOVATION
6 SADDLE PLACE DRIVE, PINEHURST, NORTH CAROLINA

PINEHURST
HOMES INC.

Mark Design
10000
mark.d@markdesign.com



SUNNYSIDE

Contributing building

5 Everett Rd.

1915

Thomas H. Craig, Pinchurst's Superintendent of Sanitation, was the original owner of this house. It is a one-story, shingle-clad frame cottage with a gable roof, pedimented entrance bay, and one-story side wing. (Lot #1501)

GARAGE

Contributing building

Behind the house is a one-bay German-sided frame garage.

Property overview history from Tufts Archives

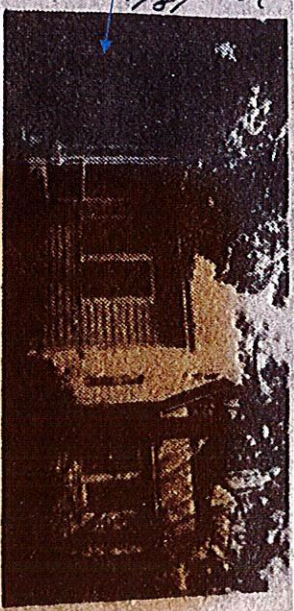
Newspaper
clipping from
Tufts Archives
showing original
Front Porch

Real Estate For Sale

Old South
REALTY
1140
OLD U.S. 1
SOUTH
692-4211

18/11/81 *2011*

SUNSHINE COTTAGE - Great room with fireplace - central gas heat & air - nice garden spot on lot 125'x125' - 2 blocks from downtown - add your decorating touches and make this a winner - \$34,500.



LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 19-052 **100 Dundee Rd** **Parcel ID# 00024884**
Pinehurst Elementary School **PIN # 856205186101**

APPLICANT: Brent Covington, AIA, John Birath
PROPERTY OWNER(S): Moore County Schools (Moore Co. Schools)

RECEIVED: **Revised 5/10/2019**
MEETING DATE: **5/23/2019**

ZONING DISTRICT: **R-10**
LHD STATUS: Contributing building - various build dates

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT: Moore County Schools proposes to build a new elementary school. The building with 119,094 square feet will be comprised of a classroom wing and gym/dining hall/media center wing. A full description of materials, style, massing, and scale is included on page 2 of the application.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The proposed school is to be constructed in the R-10 zoning district - a residential area. The proposed project is governmental and non-residential. The school campus abuts two streets and will be visible from both. The site will also include landscaping and fencing. The exterior of the building will be red brick with white aluminum windows. Horizontal shading devices are to be included within the windows. The roof is proposed to be gray standing metal seam. The foundation will be red brick. The site plan is included to assess fencing and landscaping. The guidelines in effect at the time of submittal include new residential construction or new construction in nonresidential zoning districts. While this project is in the Historic District, it does not cleanly fit into either of these two categories.

- A. SECTION 1.6.4.7 MAJOR WORK** - *A new school requires approval as a major work.*
- B. SECTION 3.3.2 New Construction and Additions Standard** - *New construction should be brick or clapboard. Consistent architectural features should be on all four side of the building. Roof types should be gambrel, hip or gable. Flat roofs are not allowed on new structures. Opening shall be in an ordered rhythm.*

The school consists of a brick L-shaped structure with the play area encapsulated in the rear by the two sides. Materials are predominantly brick. The metal roof is hipped and not flat. The top of the roof will rest at 144'10" and the mass will exceed the scale of homes around it. Massing will be symmetrical and efforts were made to provide for a more pedestrian scale including stepping back nodes and using contrasting material and sloping the roof to reduce building profile.

1. The proposed school **will/will not** be constructed of acceptable materials.
2. The proposed school **does/does not** demonstrate consistent architectural features.
3. The roof **will/will not** be of an acceptable design.
4. Building openings **are/are not** shown in an ordered rhythm.

C. Section 2.8.2 Roof Standards – *metal roofs, excluding copper must be earth-toned in hue.*

1. The proposed roof **will/will not** be earth toned in hue.

D. Section 2.17 Fences - *fencing should consist of appropriate materials at an appropriate height. Residential fences in residential neighborhoods are required to be wood picket or brick. The applicant proposed 4' aluminum metal fencing around the infiltration basin as a safety measure.*

1. Fencing **will/will not** consist of appropriate materials at an appropriate height.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed project **will/will not** be congruous with the Pinehurst Historic District.

LOCATION MAP

