



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Katherine Liles, On-Call Senior Planner
DATE: 4/15/2019
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

**STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
APRIL 25, 2019 MEETING
03/19/19 to 04/15/19**

NORMAL MAINTENANCE

None

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Restoration of siding, windows and door, repaint color from approved palette	19-028	3/18/2019	3/19/2019	150 Frye Rd.	David Graham
Picket fence for screening	19-029	3/28/2019	3/28/2019	300 Magnolia Rd	Pinehurst LLC
Fence	19-030	3/28/2019	3/29/2019	20 Culdee Road	Mary Edwards
Generator	19-031	4/1/2019	4/1/2019	185 Barrett St.	Christopher O'Connor



**HISTORIC PRESERVATION COMMISSION
MARCH 28, 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, March 28, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commission members were in attendance:

Tom Schroeder, Vice-Chair
Terry Lurtz, HPC Member
Jim McChesney, HPC Member
John Taylor, HPC Member
Eric Von Salzen, HPC Member

HPC MEMBER ABSENT:

Molly Gwinn, Chair

STAFF IN ATTENDANCE:

Stephanie Goodrich, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

Approximately five attendees were also in attendance.

I. Call to Order

Vice-Chair Schroeder welcomed those in attendance and introduced himself and stated that he was filling in for Chair Gwinn, who was unable to attend this meeting.

Vice-Chair Schroeder stated that the overview of the Commission is to approve Certificates of Appropriateness for construction and Major Work and to do so by conducting hearings and Findings of Facts when applications come before the Commission. The mission of the Historic Preservation Commission is to take no action except to preserve and approve 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.

Vice-Chair Schroeder confirmed that there were five Commission members present and that there is a quorum. Vice-Chair Schroeder asked that the HPC Commission members introduce themselves to the audience.

II. General Business and Announcements

Vice-Chair Schroeder informed the Commissioners that this is Stephanie Goodrich's last HPC meeting as she is relocating to continue her interest with Historic Districts. Vice Chair Schroeder thanked Stephanie for her support to the Commissioners and her contribution to the new Guidelines that will be presented to Village Council on April 9, 2019.

Vice-Chair Schroeder announced that HPC member, Mark Parson has resigned due to scheduling conflicts and that he designs a lot of the Historic District's new construction as well as renovations and additions.

Beginning April 1, 2019, Vice-Chair Schroeder stated that the Village will begin charging fees for applications for COA's in the Historic District. The application fee for Minor Work COA's will be \$100.00, and the application fee for Major Work will be \$500.00.

Vice-Chair Schroeder stated that all but one Commission member have signed up for the upcoming training and confirmed that the Village of Pinehurst would reimburse the Commission members for their mileage acquired to attend training.

III. Review of Normal Maintenance and Minor Work Items

Vice-Chair Schroeder asked to change the order the agenda and move the review of normal maintenance and minor work items before the public hearing items. Stephanie Goodrich, Senior Planner, presented the Staff Approvals Report on Normal Maintenance and Minor Work Items for the Local Historic District for the time period of February 12, 2019, to March 18, 2019. The HPC Commission Members did not have any comments.

IV. Approval of Minutes

February 28, 2019

Upon a motion by HPC Member John Taylor, seconded by HPC Member Eric Von Salzen the HPC Commission unanimously approved the February 28, 2019, Meeting Minutes as amended to show that John Taylor voted against COA – 18-108, 74 Midland Road and the vote should show 6-1 and asked to remove all wording related to opening or closing the meetings.

V. Public Hearing

The following were sworn in: Stephanie Goodrich, Senior Planner; Amanda Jacoby, Mark Wesley Parson Design; Hugh Megan, Regional Director, First Bank, and Kathy Wilkerson, Properties Administrator, for First Bank; Kraig Decker, Property Owner; and John Strickland, Resident.

A. COA 19-025

This public hearing is to consider a request to alter the single family home at 76 Fields Road, Pinehurst, NC. The request involves reconfiguring and enclosing part of the rear porch. This property can be identified as Moore County LRK# 18170. The applicant is McFadden Homes, LLC, and the property owners are Ed and Ginger Monroe.

Stephanie Goodrich, Senior Planner, 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.

Amanda Jacoby, Mark Wesley Parson Design; was present to answer any questions or address any concerns of the Commission. Ms. Jacoby presented the Commission members with color selections for the rear porch, and that additional landscaping will be planted.

Upon a motion by HPC Member Jim McChesney, seconded by HPC Member Eric Von Salzen the Commission unanimously voted to adopt the Findings of Fact and to issue a Certificate of Appropriateness to construct a new single family dwelling at 76 Fields Road, by a vote of 5-0.

B. COA 19-026

This public hearing is to consider a request to alter the ATM on the rear, but visible from Market Square at 10 Chinquapin Road, Pinehurst, NC (First Bank). The request involves enclosing the rest of the existing window opening. This property can be identified as Moore County LRK# 18897. The applicant is Clubb Construction, and the property owner is Nancy G. Smith.

Stephanie Goodrich, Senior Planner, 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.

Hugh Megan, Regional Director, First Bank, and Kathy Wilkerson, Properties Administrator for First Bank were present to answer any questions or address any concerns.

Upon a motion by HPC Member John Taylor, seconded by HPC Member Eric Von Salzen the Commission unanimously voted to adopt the Findings of Fact and to issue a Certificate of Appropriateness to alter the ATM on the rear visible from Market Square at 10 Chinquapin Road, by a vote of 5-0.

C. COA 19-027

This public hearing is to consider a request to construct a new single family dwelling at Lot 219-A McCaskill Road, Pinehurst, NC (Corner of McCaskill and Graham). This property can be identified as Moore County LRK# 13990. The applicant and property owners are Kraig Decker and Onyinyechi Agbara.

Stephanie Goodrich, Senior Planner, 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.

Kraig Decker, Property Owner, described the project and answered questions from Commission members. HPC members discussed the garage doors facing the front, and the applicant indicated the garage doors placement is so he is able to watch his children playing in the driveway. The applicant also addressed other questions from the Commission.

John Strickland, resident at 6 Village Lane, asked the Commission if there was any way to flip the garage 180 degrees so that it doesn't face the street.

HPC Member Eric Von Salzen made a motion to adopt the Findings of Fact and to issue a Certificate of Appropriateness to construct a new single family home at Lot 219A McCaskill Road, with the statement that the commission would have no objection if the applicant added arches over

the window sills on the front of the house. HPC Member Terry Lurtz seconded the motion, and the commission approved unanimously by a vote of 5-0.

VI. Comments from Attendees

There were no comments from attendees.

VII. Motion to Adjourn

Upon a motion by John Taylor, seconded by Jim McChesney the Commission unanimously voted to adjourn. The meeting adjourned at 5:15 pm.

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

Respectfully Submitted,

*Gwendy Hutchinson
Planning 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*



APR - 4 2019

Application for
Fence, Wall & Column
(revised 3/14/17)

Fee \$50.00

PROPERTY OWNER

Name: Michael Edwards Telephone: 910-639-0569
Mailing Address: 75 Dalrymple Road, Pinehurst, NC 28374
Email Address (to receive your approval): me99@nc.rr.com

PROJECT LOCATION

Moore County Parcel ID: 00016639 Lot Number: 3044 Unit: _____ Zoning District: _____

Physical Address: 75 Dalrymple Road

Is there a lake, pond or golf course next to your property? Yes ☐ No ☒

If yes, on what side of the property? N/A

Is your property in the Local Historic District? ☒ Yes ☐ No If yes, a Certificate of Appropriateness is required, prior to issuance of fence permit.

Is your house a corner lot? Yes ☐ No ☐ If yes, conditions apply to fences over 4 ft. in height.

INDICATE TYPE OF PERMIT REQUESTED (check all that apply)

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

PROJECT DATA

Length: 135 ft Height: 4 ft Color: Natural wood Material: POST + RAIL Fence
Front yard ☐ Side yard ☐ Rear yard ☐ Pool (NC Building Code regs apply) ☐ w/Black wire

**** Finished side of fence must face out. ****



Application for
Fence, Wall & Column
(revised 3/14/17)

GENERAL INFORMATION

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

Paperwork required for submittal of fence application:

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

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

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

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

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

Property Owner/Representative: Michael Edwards Date: 4/4/19

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

OFFICE USE ONLY

Zoning Official: _____ Approve ☐ Deny ☐ Date: _____



APR - 1 2019

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): Michael Edwards

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 75 Dalrymple Road, Pinehurst, NC 28374

Mailing Address (if different): _____

Phone #: 910 639 0569 AK Mobile #: 910 639 0569

Zoning District: R20 LRK #: 00016639 PIN #: 856 206 385 751

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:

* POST + RAIL FENCE. (see attached)



Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# 19-035 Date: _____ Staff: KPL HPC Mtg(s): 4/25/19

Other required approvals: _____

Conditions: _____

Proposed Fence

existing Fence

house

property line

Page Rd N

Page Rd N

Dalrymple Rd

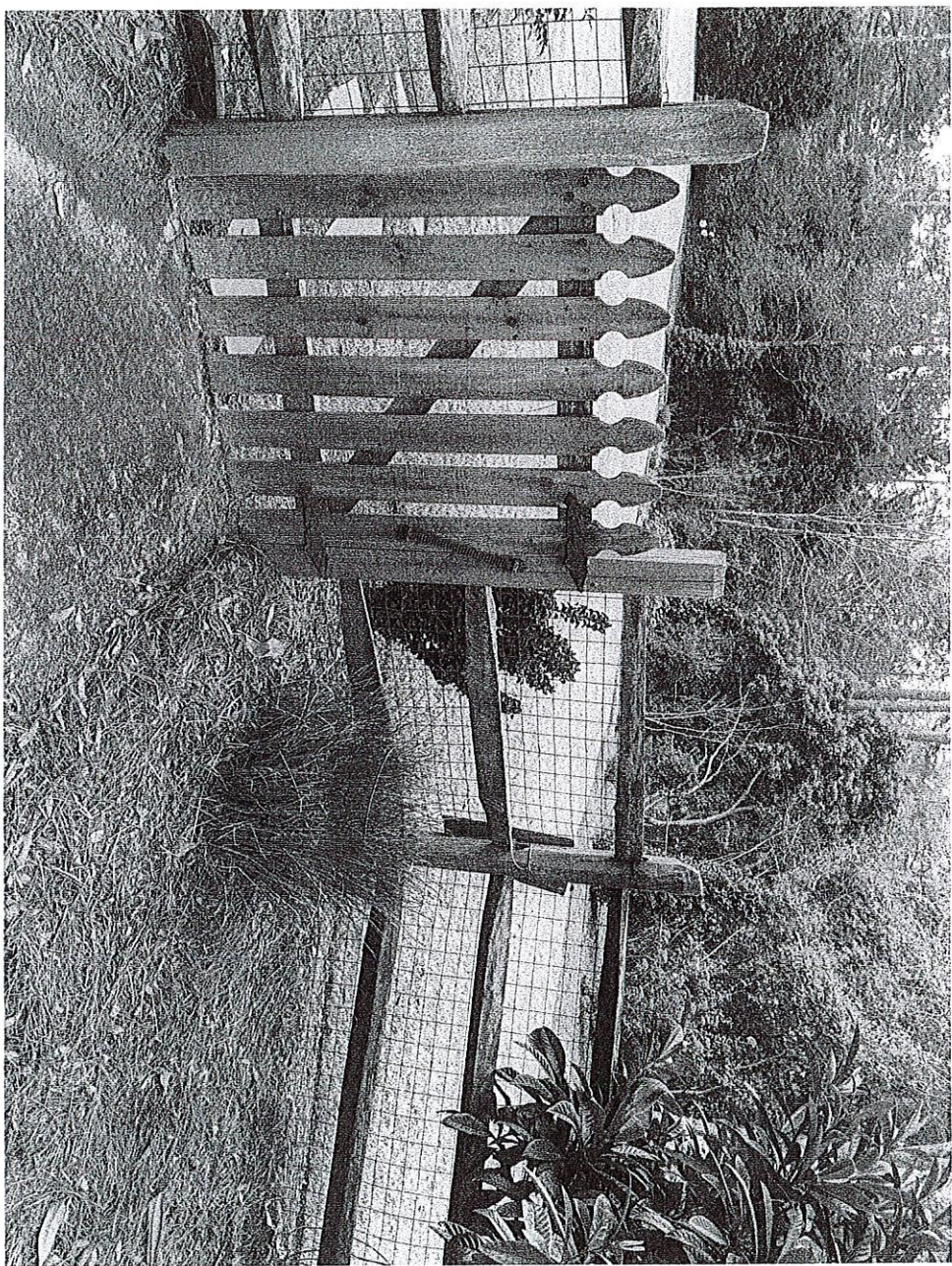
75 Dalrymple Road

Google



N

Existing Fence (+) Proposed Fence





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): MICHAEL ETOWSKI
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 30 McFARLAND RD, PINEHURST NC 28374
Mailing Address (if different): _____
Phone #: _____ Mobile #: 910 303 4828
Zoning District: R10 LRK #: 00029259 PIN #: 856206391156
Parcel 10

Applicant/Contractor Data

Name: SHOWCASE CONSTRUCTION CO.
Contractor License #: 41883
Phone #: 910-864-0247
E-mail Address (optional): _____
Mailing Address: 5506 YADKIN RD, FAYETTEVILLE NC 28303
Estimate Cost of Construction: \$ 100,000

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





Application for
Local Historic District

Description of Project:

- CONSTRUCT A 28'x30' GARAGE IN REAR YARD AT END OF DRIVEWAY
- CONSTRUCT AN 856 sq MASTER BEDROOM, AND MASTER BATH ADDITION TO EXISTING HOME



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

(House)

EXTERIOR	MATERIAL	COLOR
Front Elevation	8" BEADED SIDING	WHITE
Rear Elevation	8" BEADED SIDING	WHITE
Right Elevation	8" BEADED SIDING	WHITE
Left Elevation	8" BEADED SIDING	WHITE
Trim	MATCH 1x6	WHITE
Windows	MATCH EXISTING	WHITE
Chimney	—	
Foundation	MATCH EXISTING	
Front Door	—	
Shutters	N/A	
Garage Door	—	
Roof	MATCH EXISTING	
Roof Exhaust Vents	PVC	BLACK
Front Porch	N/A	
Deck	N/A	
Patio	N/A	
Sidewalk	N/A	
Sky Lights	N/A	
Driveway	N/A	
House Number	N/A	

Signature: _____

Date: 28 MAR 19



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

(GARAGE)

EXTERIOR	MATERIAL	COLOR
Front Elevation	8" BEADED SIDING / BOARD BATTEN	white
Rear Elevation	8" BEADED SIDING / BOARD BATTEN	white
Right Elevation	8" BEADED SIDING	white
Left Elevation	8" BEADED SIDING	white
Trim	6" MIRATEC (MATCH HOUSE)	white
Windows	MATCH HOUSE	white
Chimney	N/A	
Foundation	CONCRETE SLAB	
Front Door - SIDE	9 LITE FIBERGLASS	white
Shutters	N/A	
Garage Door	METAL W/ STRAPS	white
Roof	MATCH EXISTING	
Roof Exhaust Vents	N/A	
Front Porch	N/A	
Deck	N/A	
Patio	N/A	
Sidewalk	PEBBLE - MATCH	
Sky Lights	N/A	
Driveway	USE EXISTING	
House Number	N/A	

Signature: _____

Date: _____

28 MAR 19

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

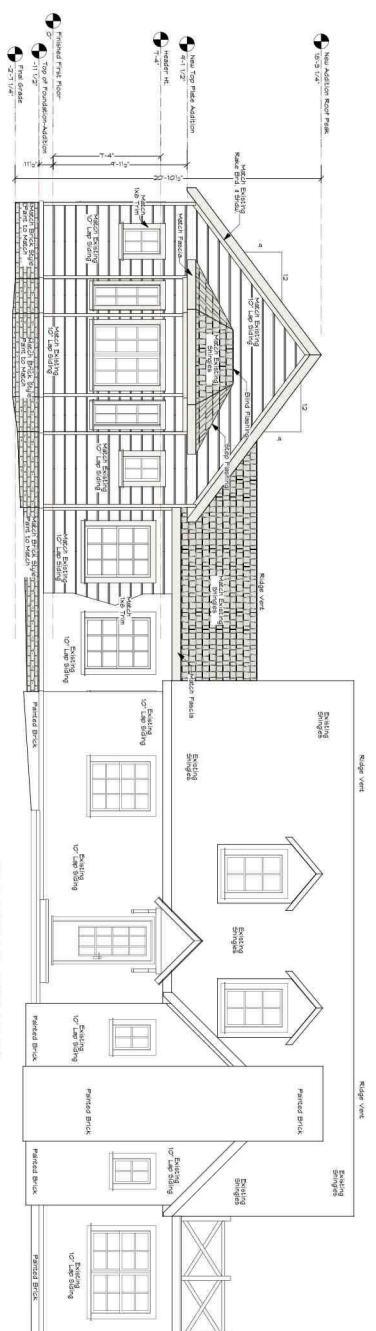
COA# 19-34 Date: 4/25/19 Staff: _____ HPC Mtg(s): 4/25/19

Other required approvals: _____

Conditions: _____

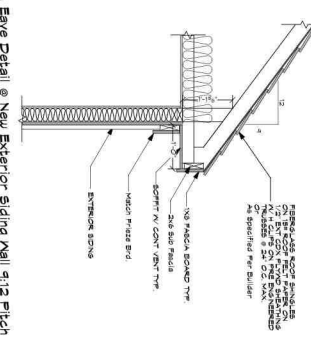


Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale 1" = 10' - 0" Sheet S-1.1	Design Firm David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901 Designer David Nichols Checker D. Nichols Reviewed By M.E. Approved By M. Etowski Project Manager	Date 03/10/2019 Revision Final Project ID Etowski Addition Revised Code VWDS 2018 City/State/Zip 03/10/2019	These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. The copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.	David A. Nichols Professional Engineer License No. 14444 Aberdeen, NC 28315 910-215-9901	DAVID NICHOLS DESIGN
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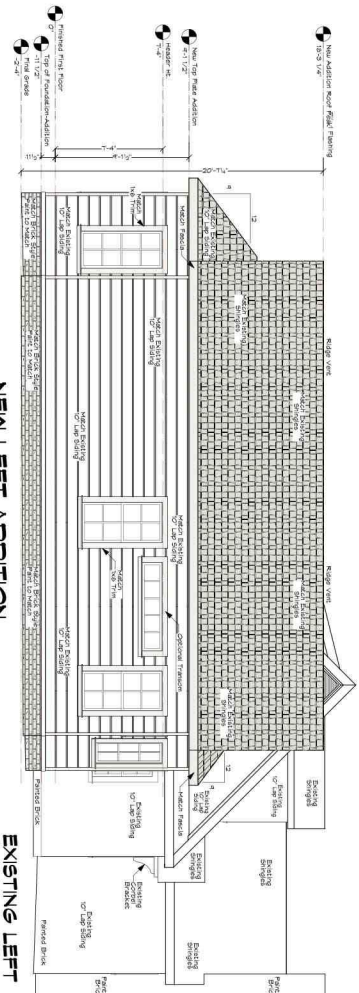


NEW FRONT ADDITION

EXISTING FRONT

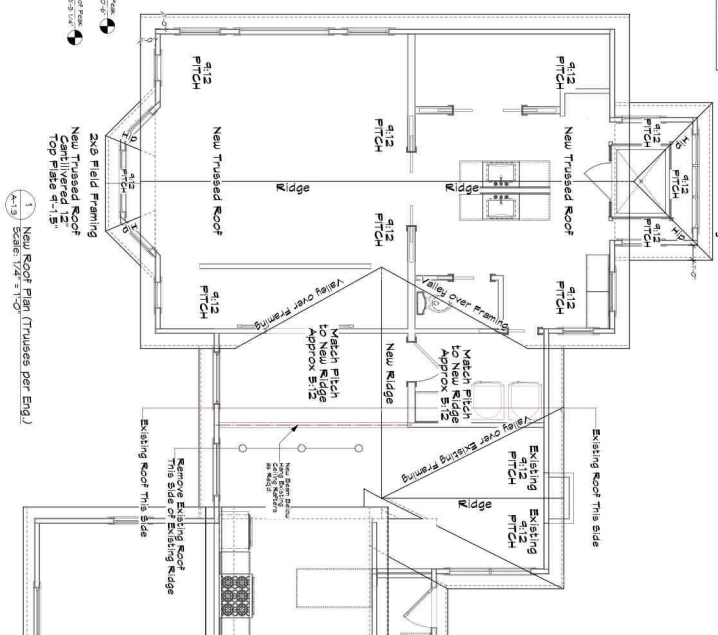


2 Eave Detail of New Exterior Siding Wall g1/2 Pitch
Scale: 3/4" = 1'-0"

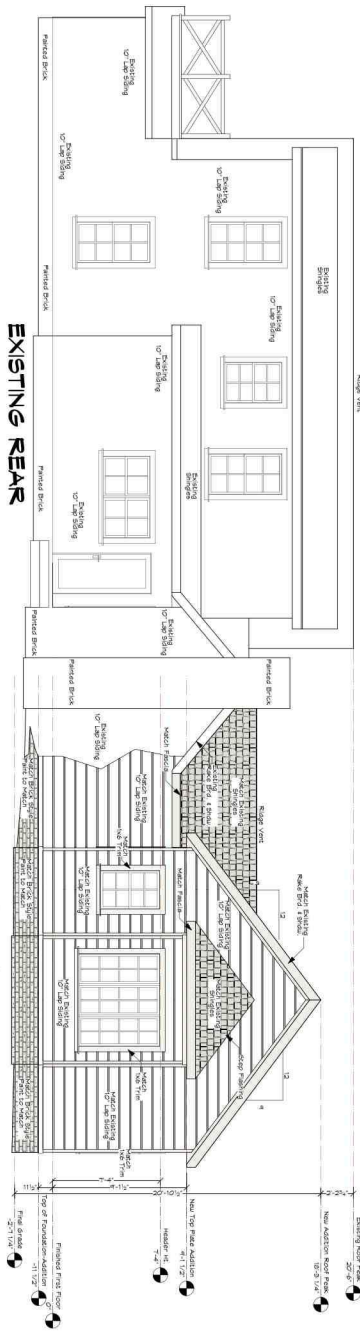


NEW LEFT ADDITION

EXISTING LEFT



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

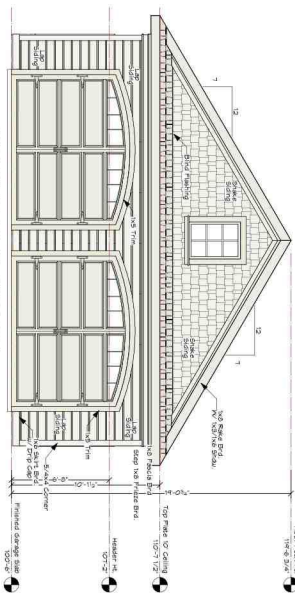


EXISTING REAR

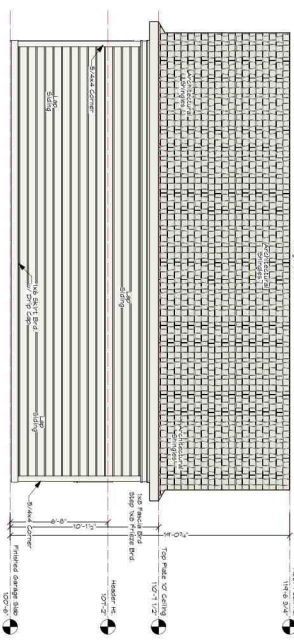
NEW REAR ADDITION



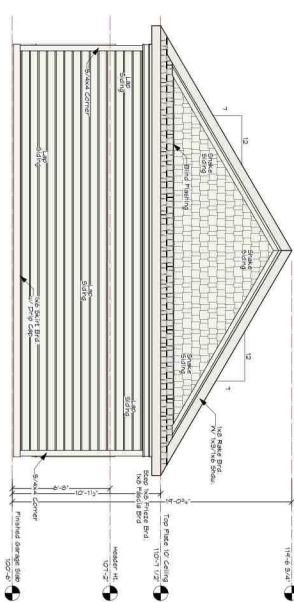
Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale: 1/4" = 1'-0" A-1.3	Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale: 1/4" = 1'-0" A-1.3	Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale: 1/4" = 1'-0" A-1.3	Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale: 1/4" = 1'-0" A-1.3	Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale: 1/4" = 1'-0" A-1.3	Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale: 1/4" = 1'-0" A-1.3
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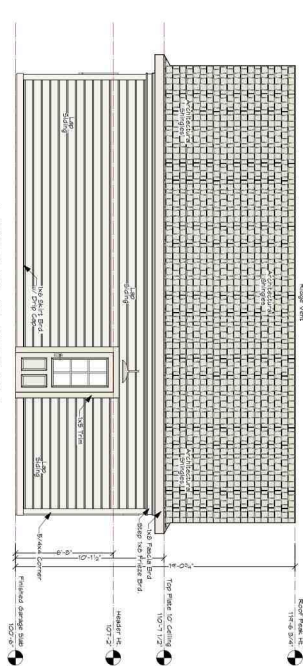
FRONT ELEVATION



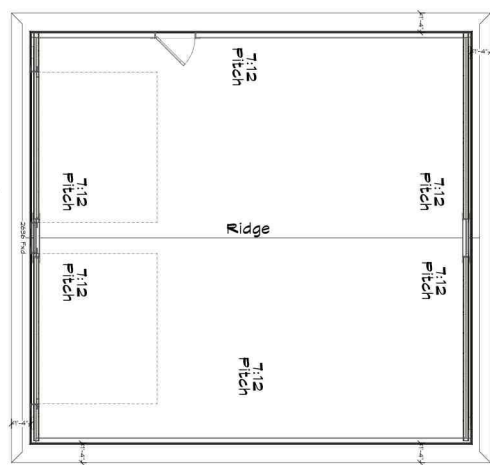
RIGHT ELEVATION



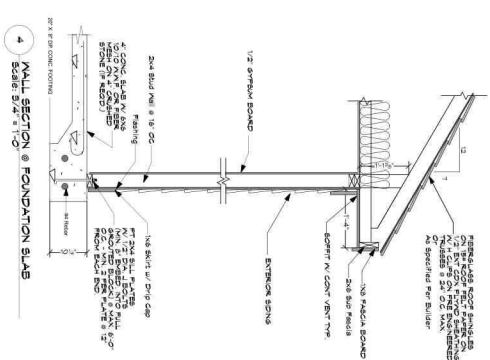
REAR ELEVATION



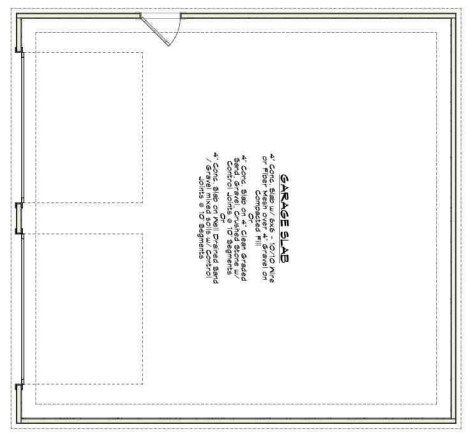
LEFT ELEVATION



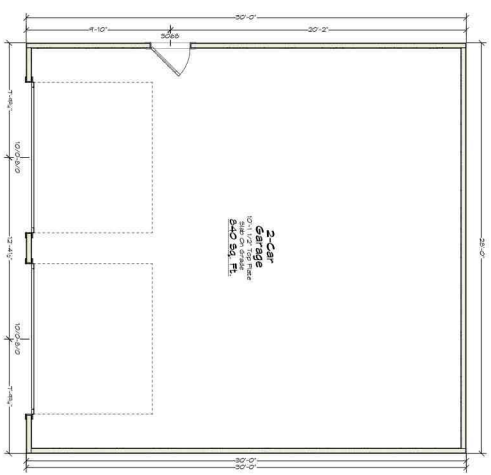
Garage Roof Plan
Scale 1/4" = 1'-0"



Wall Section & Foundation Slab
Scale 3/4" = 1'-0"



Garage Foundation-Slab on Grade
Scale 1/4" = 1'-0"



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



Project Title Lot 12, 13, & Half of 14 McFarland Road Pinehurst, NC Scale: 1/4" = 1'-0" Sheet: 1	Design Firm David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901 Designer: David Nichols Drawn By: D. Nichols Checked By: M.E. Reviewed By: M. Etowski Approved By: Anderson Nichols Design Project Manager	Date: 03/10/2019 Revision: Final Project: Etowski Addition Drawing Code: VWS05 2018 Plot Date: 03/10/2019 Client: David A. Nichols 1744 NC Hwy 5 Aberdeen, NC 28315 910-215-9901	David A. Nichols Professional Engineer License No. 14428 Aberdeen, NC 28315 910-215-9901 DAVID NICHOLS DESIGN
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**LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA: 19-035	75 Dalrymple Road	Parcel ID # 00016639
Extension of Post and Rail Fence		PIN # 856206385751

APPLICANT: **Michael Edwards**
PROPERTY OWNER(S): **Michael Edwards**

RECEIVED: **4/4/19**
MEETING DATE: **4/25/19**

ZONING DISTRICT: **R-20**
LHD STATUS: **In district, noncontributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **ZONING APPROVAL**

NATURE OF PROJECT:

- **Add 135' of 4' high natural wood post and rail fence to existing fence adjacent to Page Road.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The residence at 75 Dalrymple Road was constructed in 1975 within the National Register District. It also contains 160 Page Road and the property adjoins both Dalrymple and Page Roads with the Page Road side heavily screened with vegetation. A small post and rail fence with screening already exists between the entrance to 160 Page Road and the garage for 75 Dalrymple. The applicant proposes to extend the post and rail fence with wire on the Page Road side. The fence will be a combination front/side yard installation.

A. SECTION 1.6.4.7 MAJOR WORK – Post and rail fences with wire are not listed in the guidelines.

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

FENCES AND WALLS:

B. SECTION 2.17 – *Fences should provide for open views and vistas that evidence a natural setting using appropriate materials at an appropriate height in character with the Village. The proposed post and rail fence is an open type of fence construction that does appear within the District.*

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

C. SECTION 2.17.1 – *Fence guidelines indicate a preference for wood picket with white wood being the preferred residential front yard type. Fences should be compatible with the architectural style of structures on property. Side yard fences are limited to 6' in height and front yard fences 3.5' in height. The structure is noncontributing and the structural layout on the site is complex. The wooden fence presents a combination front yard/side yard construct at 4' in height. The need for paint or sealant should be considered with the preservation of a landscape screen along Page Road.*

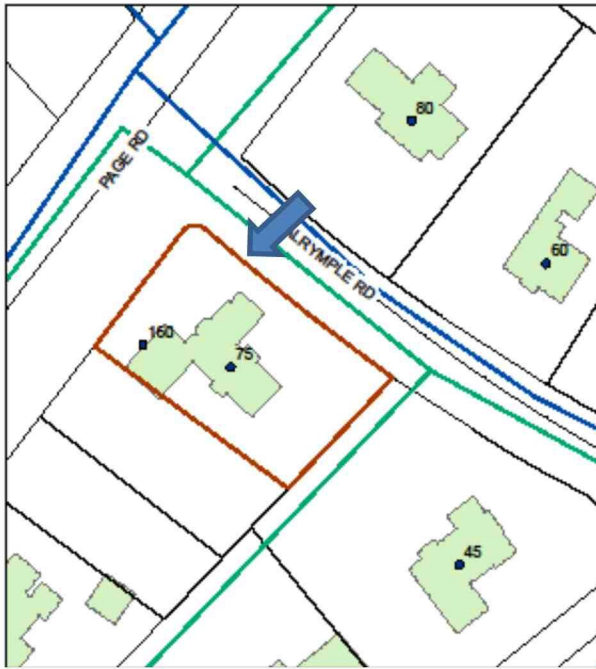
1. The proposed fence expansion **will/will not** be compatible with architectural style of structures on the property.

2. The proposed fence expansion **will/will not** be made of appropriate materials at appropriate scale.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed fence expansion **is/is not** congruous with the Village of Pinehurst Historic District.

LOCATION



Vegetative Screen Along Page Road



Vegetative Screen Along Dalrymple

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

COA: 19-034	30 McFarland Road	Parcel ID # 00029259
Addition of garage and master bedroom		PIN # 856206391156

APPLICANT: **Showcase Construction Company**
PROPERTY OWNER(S): **Michael Etowski**

RECEIVED: **3/29/2019**
MEETING DATE: **4/25/2019**

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

ADDITIONAL APPROVALS/PERMITS NEEDED:

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

NATURE OF PROJECT:

- **Master bedroom Addition behind exiting vegetation line (to be removed) and the front line of the existing structure with addition of garage at the end of the existing gravel driveway.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 30 McFarland is a contributing structure built in 1939. Input from architect and builder indicated that changes have occurred to the structure over time including addition of some aluminum siding

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

ADDITION TO MAIN DWELLING:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations. This addition is added to the side of the structure. The builder intends to remove the existing vegetation but provide a landscape plan.*

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 addition is subordinate in height to the original residence. The applicant proposes to match foundation elevation, painted brick, color (by sample match) and appearance of exterior siding. The addition will change the dimensional orientation of the building by increasing the width. The applicant is to provide sample wood composite exterior material to be used. Original material was stated to be beaded lapped siding. Building has a mix of lapped siding, aluminum siding and 12 x 24 shake. Roofing materials are identified as approximately 10 years old and are to be matched. Same materials have been used on nearby buildings.*

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.*

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 building contains a wide variety of 6 over 6, 4 over 4, 2 over 3 and 2 over 2 arrangements. Windows have been selected to match on the exterior.*

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

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

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

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

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

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.*

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

