



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 4/17/2020
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT

April 23, 2020 MEETING

3/16/2020 TO 4/16/2020

MINOR WORK – COA ISSUED

NO MINOR WORK ITEMS WERE ISSUED



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00029 85 Community Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 23, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

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

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

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

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
85 Community Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 85 Community Road:

The following conditions apply to approval of the Certificate of Appropriateness for 85 Community Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 85 Community Road based on the following:

EXHIBIT A**COA-2020-00039 - Milan Garage - 85 Community Road**[Menu](#)[Help](#)**File Date:** [03/18/2020](#)**Application Status:** [In Review](#)**Application Type:** [Historic Certificate of Appropriateness - Major](#)**Application Detail:** [Detail](#)**Description of Work:** [Renovation of existing detached garage](#)**Application Name:** [Milan Garage - 85 Community Road](#)**Address:** [85 COMMUNITY Rd, PH, 28374](#)**Owner Name:** [MILAN, PAUL J](#)**Owner Address:** [4021 SKIPJACK CT, RALEIGH, NC 27613](#)**Parcel No:** [00023041](#)

Contact Info:	Name	Organization Name	Contact Type
	Cribbs Construction Co...	Cribbs Construc...	Applicant

Licensed Professionals Info:	Primary	License Number	License Type	Name
------------------------------	---------	----------------	--------------	------

Job Value: [\\$0.00](#)**Total Fee Assessed:** [\\$500.00](#)**Total Fee Invoiced:** [\\$500.00](#)**Balance:** [\\$0.00](#)**Custom Fields: GENERAL INFORMATION**

Description of Changes to the Structure
[renovation of existing garage to include new roof, siding, paint, garage doors, electrical](#)

Proposed Use
[Single Family Low Density](#)

Estimated Cost of Construction
[61400](#)

PERMIT DATES

Application Expiration Date	Permit Issued
-----------------------------	---------------

FRONT ELEVATION

Existing Material	Proposed Material	Proposed Color
T-111 (Fake Cedar)	Cedar Shakes	Sanderling SW 7513

REAR ELEVATION

EXHIBIT A**Existing Material Proposed Material Proposed Color**

T-III	Cedar Shakes	Sanderling SW 7513
-----------------------	--------------	--------------------

RIGHT ELEVATION**Existing Material Proposed Material Proposed Color**

T-111 (Fake Cedar)	Cedar Shakes	Sanderling SW 7513
------------------------------------	--------------	--------------------

LEFT ELEVATION**Existing Material Proposed Material Proposed Color**

T-111 (Fake Cedar)	Cedar Shakes	Sanderling SW 7513
------------------------------------	--------------	--------------------

TRIM**Existing Material Proposed Material Proposed Color**

Wood	Miratech Composite	Creamy SW 7012
----------------------	--------------------	----------------

WINDOWS**Existing Material Proposed Material Proposed Color**

N/A	Vinyl	White
---------------------	-------	-------

CHIMNEY**Existing Material Proposed Material Proposed Color**

N/A	N/A	N/A
---------------------	-----	-----

FOUNDATION**Existing Material Proposed Material Proposed Color**

None	None	None
----------------------	------	------

FRONT DOOR**Existing Material Proposed Material Proposed Color**

N/A	Fiberglass (Side door)	White
---------------------	------------------------	-------

SHUTTERS**Existing Material Proposed Material Proposed Color**

N/A	N/A	N/A
---------------------	-----	-----

GARAGE DOOR**Existing Material Proposed Material Proposed Color**

N/A	Steel	White
---------------------	-------	-------

ROOF

EXHIBIT A

Existing Material	Proposed Material	Proposed Color
Shingles	35 yr asphalt shingles	

ROOF EXHAUST VENTS

Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A

FRONT PORCH

Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A

DECK

Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A

PATIO

Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A

SIDEWALK

Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A

SKY LIGHTS

Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A

DRIVEWAY

Existing Material	Proposed Material	Proposed Color
#78 Stone	#78 Stone	Blue/Gray

HOUSE NUMBER

Existing Material	Proposed Material	Proposed Color
N/A	N/A	N/A

OTHER

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

Workflow Status:

Task

Assigned To

Status

[Application Acceptance](#)

Peter Hughes

Accepted

EXHIBIT A

Task	Assigned To	Status
Review for Completeness		
Review Distribution	Peter Hughes	
Historic Review	Peter Hughes	
Planning Review	Peter Hughes	
Review Consolidation	Peter Hughes	
HPC Public Hearing Notice	Peter Hughes	
Property Owner Notific...	Peter Hughes	
Staff Report	Peter Hughes	
HPC Hearing	Peter Hughes	
COA Issued	Peter Hughes	

Condition Status: Name Short Comments Status

Documents:	File Name	Document Group	Category
	85 Community Road Site...	PLN_HIST	Site Plan
	Milan Garage - 85 Comm...	PLN_HIST	Plan
	Milan - 85 Community R...	PLN_HIST	Other
	IMG_20200320_104901.jpg	PLN_HIST	Photo
	IMG_20200320_104840.jpg	PLN_HIST	Photo
	Your application COA-1...	PLN	Email
	IMG_20200320_104941(1)...	PLN_HIST	Photo
	Show all		

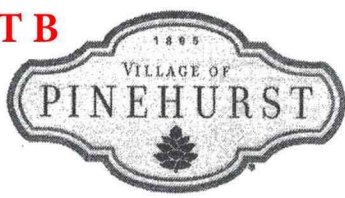
Application Comments: View ID Comment

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector
--------------------------------	-----------------	----------------	-----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector
-----------------------	-----------------	-----------------	-----------

Required Inspections:



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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	T-111 (FAKE CEDAR)	CEDAR SHAKES	SANDERLING SW 7513
Rear Elevation	"	"	(SAME AS HOUSE)
Right Elevation	"	"	"
Left Elevation	"	"	"
Trim	WOOD	MIRATECH-composite	CREAMY SW 7012
Windows	N/A	VINYL	WHITE
Chimney	N/A	N/A	N/A
Foundation	NONE		
Front Door SIDE DOOR	N/A	FIBERGLASS	WHITE
Shutters	N/A	N/A	N/A
Garage Door	N/A	STEEL	WHITE
Roof	SHINGLES	35 HR ARCHITECTURAL ASPHALT SHINGLES	
Roof Exhaust Vents	N/A	N/A	N/A
Front Porch	N/A	N/A	N/A
Deck	N/A	N/A	N/A
Patio	N/A	N/A	N/A
Sidewalk	N/A	N/A	N/A
Sky Lights	N/A	N/A	N/A
Driveway	#78 STONE	#78 STONE	BLUE GRAY
House Number	N/A	N/A	N/A
Other:			

Required Documents

☒ Site Plan/Survey or Sketch	☒ Elevation Drawings
☒ Floor Plans	☐ Landscaping Plan - NONE

Certification

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

Applicant Signature: JRC Date: 3/20/2020

Peter Hughes

From: Lorelei Milan <outlook_19B95F4D0025C327@outlook.com>
Sent: Monday, March 23, 2020 1:12 PM
To: Peter Hughes
Cc: lynncribbs3@gmail.com
Subject: 85 Community Road

Please note that I give Russ Cribb's Construction permission to represent me for our proposed project located at 85 Community Road.

Thank you,

Lorelei and Paul Milan
lmilan@nc.rr.com
(919) 291-8578

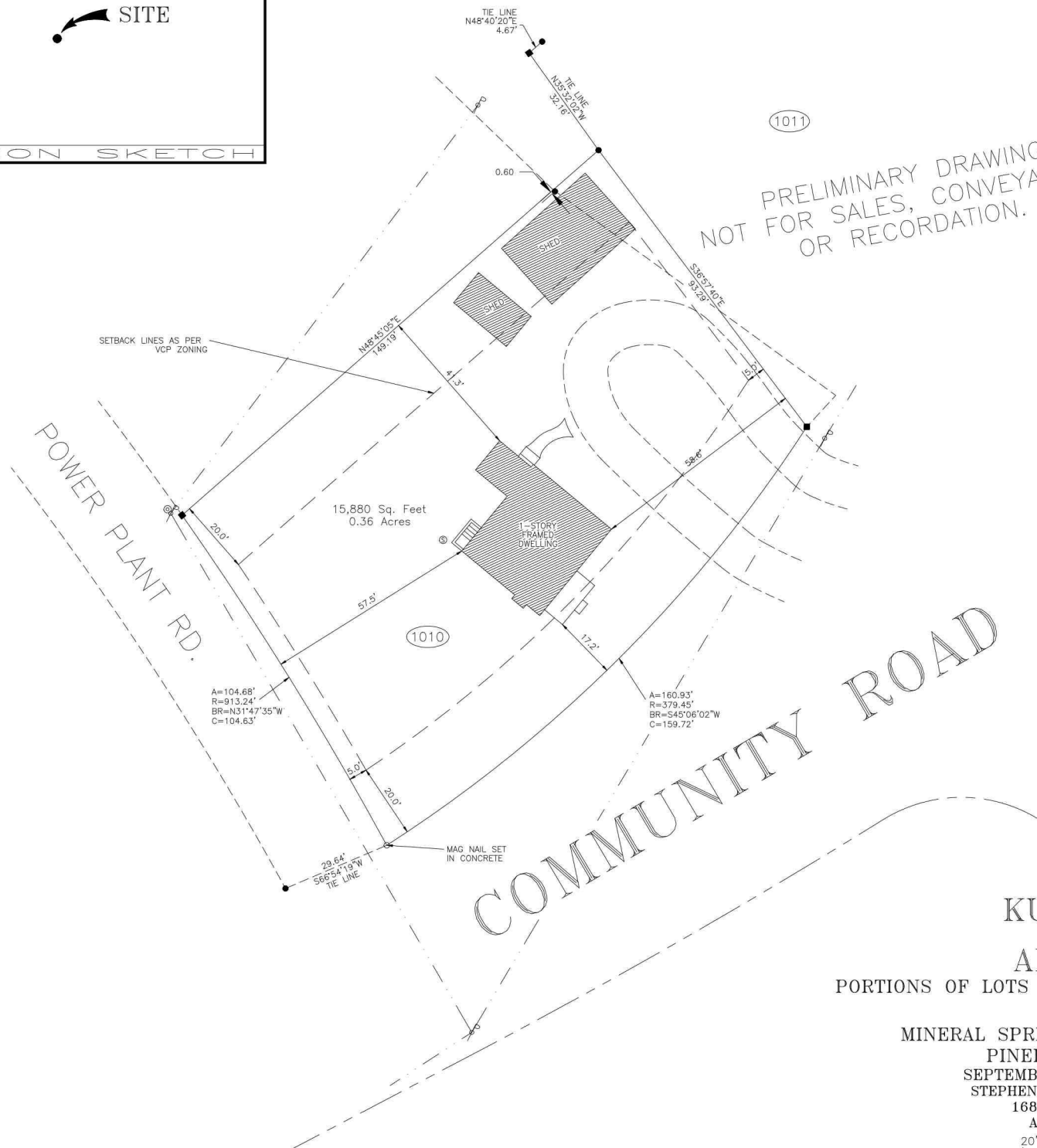
Sent from [Mail](#) for Windows 10

EXHIBIT D



Missing or invalid reference
 File: \\VARDPROJ\1010.pdf
 Sheet: 1

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).
 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 _____, PAGE _____
 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: SEPTEMBER 20, 2012

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 MANHOLE
 ▲ = POWER SERVICE STUB
 ⊕ = SEWER SERVICE STUB
 ⊙ = TELEPHONE SERVICE STUB
 ⊞ = CABLE TV SERVICE STUB
 — = FENCE
 - sf - sf - sf - sf - sf - = SILT FENCE

⊙ 18P = PINE TREE W/ SIZE NOTED
 ○ = OAK TREE
 HW = HARDWOOD TREE
 DW = DOGWOOD TREE
 ⦿ = AREA LIGHT

SURVEY FOR
 KURT HERKERT
 AND WIFE

AMY HERKERT

PORTIONS OF LOTS 1010 AND 1011, OLD VILLAGE SECTION
 PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,

PINEHURST, NORTH CAROLINA

SEPTEMBER 20, 2012 -* SCALE 1"=20'

STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.

1680 NC HWY. 5, SUITE NO. 170

ABERDEEN, NORTH CAROLINA



EXHIBIT E



EXHIBIT F



EXHIBIT G





E-Mail: David@davidnichols.design

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

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

- 1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
- 2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
- 3) Plans indicate load only; engineering aspects should incorporate actual site conditions.

Caution must be exercised in making any

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

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.

Designed By	David Nichols	Date	2/12/20
Drawn By	D. Nichols	Revision	
Checked By	Lorelei Mian	Project ID	Milan Garage
Reviewed By	R. Cribbs	Drawing Code	VWDS 2020
Submitted By	Anderson Nichols Design	CAD File Name	Milan Garage v2020
Project Manager	Russ Cribbs	Plot Date	02/12/2020

--	--

Bl Design
5 - Suite C
C 28315
-9901

ribbs
struction Co.

David Nicholas
744 NC Hwy
Aberdeen, N
910-215

1

Design F	Consulting

an
s

Garage
Road.-Pineh
n - Floor Pla
- Elevation
n Details

Milan Community R	Foundation Roof Plan Section
----------------------	------------------------------------

Project Title	85 Co	Sheet Title
---------------	-------	-------------

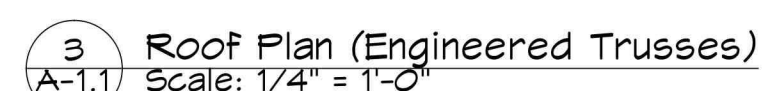
Scale $1/4" = 1' - 0"$

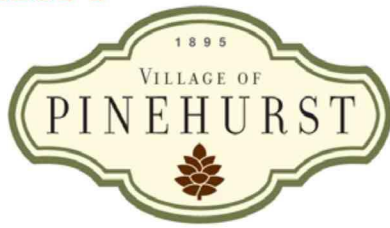
Sheet No. **A-1.1**

_____ of _____
2



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





HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 10, 2020

Dear Property Owner(s),

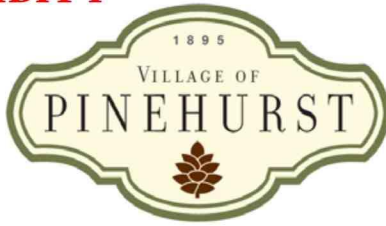
The Historic Preservation Commission of the Village of Pinehurst will hold a public hearing at 4:00 p.m. on Thursday April 23, 2020. Most if not all the members of the Historic Preservation Commission and Village Staff will be participating in the meeting remotely via the virtual meeting platform ZOOM. The meeting will be streamed in real-time on the Village's website, at www.vopnc.org, for public viewing/listening and video-recorded for future reference. The public hearing is for the following:

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

As an owner of property adjacent to the subject lot, you are receiving formal notification of this public hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM, with the exception of holidays. However due to COVID-19, Village Hall is currently not allowing walk-ins or same day appointments. If you want to view the case information in-person, an appointment must be made 24 hours in advance by contacting 910-295-1900.

Information on this request will also be made available on the Novus website <https://pinehurst.novusagenda.com/agendapublic/> the week of the meeting.

EXHIBIT I



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

All persons wishing to be heard must attend this meeting virtually or be present during the public hearing so that the facts presented are made a matter of record. Virtual attendance is highly encouraged and all persons wishing to attend virtually must login to the Zoom meeting. If you would like to participate in the meeting and provide testimony before the HPC, please contact Darryn Burich (dburich@vopnc.org) or Kelly Brown (kbrown@vopnc.org) for information and instructions on how to login to the ZOOM meeting. Additionally, if you would like to present evidence to the HPC at the meeting, please provide that information to staff 10 days ahead of the meeting so it may be incorporated into the HPC's hearing exhibit package.

All persons wishing to view this public hearing may do so through the livestream at the following web address:

www.vopnc.org/live

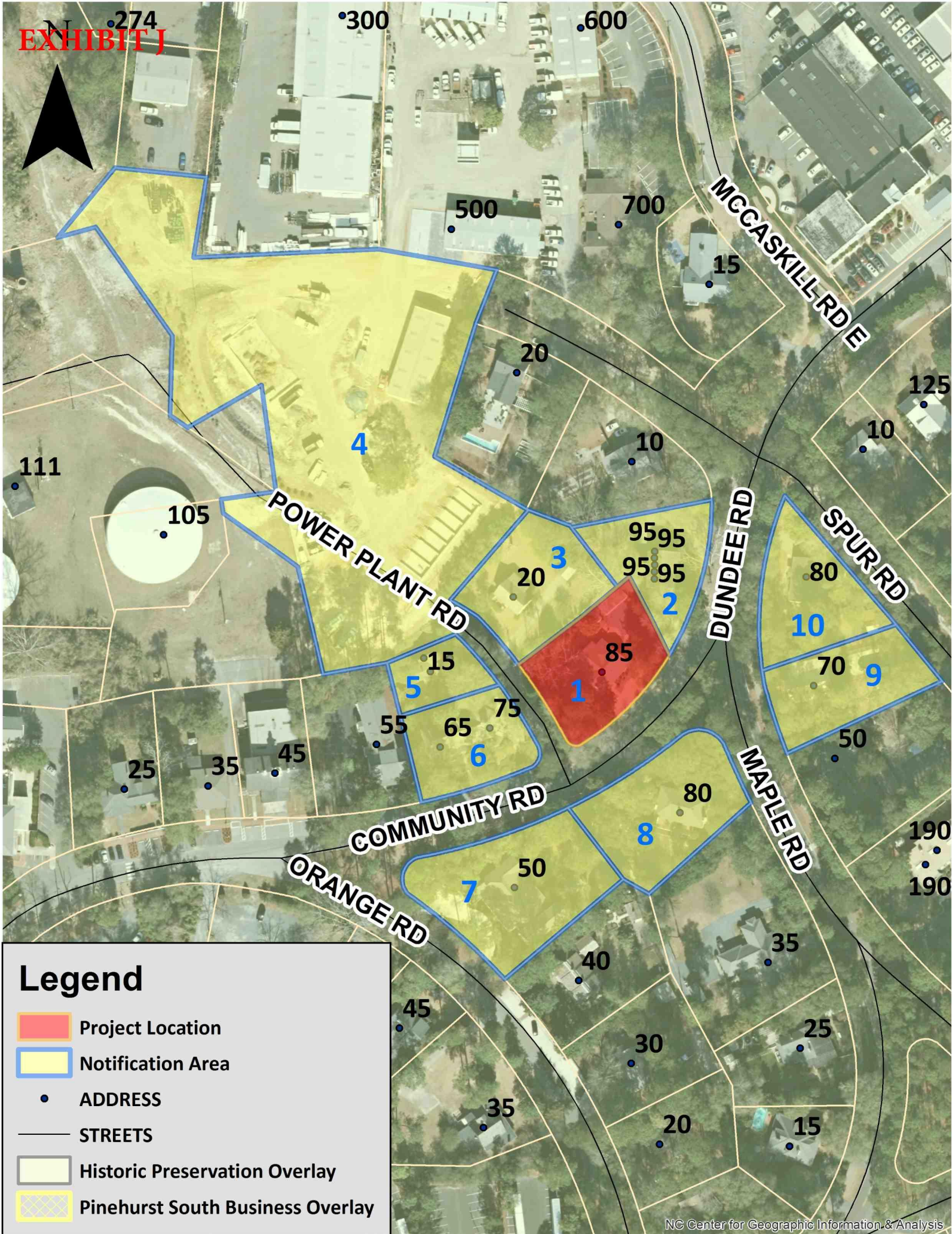
If you cannot attend or participate virtually, a viewing area and access to join the Zoom meeting, for official participation will be provided at Village Assembly Hall, 395 Magnolia Road Pinehurst, North Carolina. Please be mindful that staff will have to limit the number of people attending in-person to 10 individuals, to be compliant with Governor Cooper's executive order. Staff strongly encourages that the Stay-At-Home Order be respected if possible, and to only attend in-person if it is the only option available to you. For more information, please call (910) 295-2581 or email phughes@vopnc.org.

Sincerely,

Peter Hughes
Senior Planner
Direct#: 910.295.8659
phughes@vopnc.org

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org





**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
FEBRUARY 27, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Jim McChesney
Terry Lurtz
Eric Von Salzen
Richard Vincent
John Taylor

Members Absent:

None

Staff Present:

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

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present at 4:00 p.m.

II. Approval of Minutes

- A. December 19, 2019 Regular Meeting Minutes**
- B. January 23, 2020 Regular Meeting Minutes**
- C. February 13, 2020 Regular Meeting Minutes**

Mr. Von Salzen moved to approve the December 19, 2019 regular meeting minutes. Seconded by Mr. McChesney. Motion carried unanimously by a vote of 7-0.

Mr. Taylor moved to approve the January 23, 2020 regular meeting minutes. Seconded by Mr. Von Salzen. Motion carried unanimously by a vote of 7-0.

Mr. Schroeder moved to approve the February 13, 2020 special meeting minutes. Seconded by Mr. McChesney. Motion carried unanimously by a vote of 7-0.

III. Public Hearing

A. COA 2020-00021

Mr. Lurtz moved to open the Public Hearing. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 7-0.

The following Commission members disclosed that they made a site visit to 30 Orange Road and 125 Kelly Road: Mr. Taylor, Mr. Schroeder, Mr. McChesney, Ms. Gwinn, Mr. Von Salzen, and Mr. Vincent.

Ms. Gwinn swore the following into the public meeting: Senior Planner Peter Hughes and applicant/property owner Robert Wiltshire.

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: construction of two residential additions to the structure, removal of a front porch, and the resurfacing of the stucco siding on the structure at 125 Kelly Road. The applicant is proposing one rear addition and one front yard addition for a combined total of approximately 600 square feet. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856205089506. The property owner and applicant is Robert Wiltshire.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, staff report and finding of fact.

Mr. Wiltshire corrected the label on Exhibit G; he stated the bottom left elevation rendering should be labeled as "modified right side elevation." Mr. Wiltshire stated he wanted to change the siding from vinyl to board and batten to match the look of other houses in the neighborhood. He stated he would be using divided, black vinyl windows with muttons. He testified that only the windows on the front elevation would be replaced with two-over-one windows, except for one window which would be screened by shrubbery.

Mr. Taylor moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

That the project as proposed is not in conformity with the guidelines because the addition extends into the front yard and front yard additions are not allowed, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District.

Mr. Lurtz seconded. Motion carried unanimously by a vote of 7-0. The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00021.

B. COA 2020-00018

Ms. Gwinn swore builder and applicant Dennis Dunagan into the meeting.

Mr. Hughes stated that this public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: Construction of a 900 square foot addition to the right side of the home and the removal of fake stucco to be replaced by hardie plank lap siding at 30 Orange Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856209073072. The property is owned by Robert and Pamela O'Hara and the applicant and builder is Dunagan Builders.

Mr. Hughes stated that an updated survey was submitted showing that the impervious surface and the side setback complies with zoning standards. He provided the Commission with an addendum to change the wording of the 30 Orange Road staff report to reflect that the proposed addition was located in the front yard, not the side yard. These additional exhibits are located in the docket file for the meeting.

Mr. Hughes provided background on the property from the staff report. submitted the following materials into the official record: presentation, application, applicant's materials, photos, staff report and finding of fact.

Upon questions by Mr. Von Salzen, Mr. Hughes stated that the applicant is requesting to change from one like material approved by the guidelines, fake stucco, to another like material, hardie board. Mr. Dunagan stated that he thought the hardie board kept in character with the rest of the neighborhood. He testified that someone put the synthetic stucco on the house sometime after it was built.

Mr. Dungan stated that the front addition was extended to accommodate the interior kitchen. He stated his intent was match the proposed windows to the existing windows of any windows that are changed out. He stated the front door would not be modified. He stated that the proposed hardie board would be a similar gray color to the existing stucco.

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

That the project as proposed is not in conformity with the guidelines due to the addition on the left side of the house which affects the front face, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District.

Mr. Taylor seconded. Motion carried unanimously by a vote of 7-0. The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00018.

Mr. Taylor moved to adopt changes to the wording of the 30 Orange Road staff report. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Staff Approvals of Minor COA

There were no comments from the Commission.

V. Next Meeting Date
A. Regular Meeting on Thursday, March 26, 2020

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the regular meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0 at 4:38.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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.

DRAFT



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: April 17, 2020
Subject: Major COA Request for 85 Community Road (COA-2020-00029)

Applicant:	Russ Cribbs
Owners:	Paul and Lorelei Milan
Professional:	Cribbs Construction (Russ Cribbs)
Property Location:	85 Community Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856209073413

Request and Background:

Russ Cribbs of Cribbs Construction is requesting a Certificate of Appropriateness, on behalf of the property owners Paul and Lorelei Milan, for exterior modifications to an accessory structure located within the Pinehurst Historic District at 85 Community Road. The proposed exterior renovation of an existing garage with the addition of a new roof, siding, paint, windows and garage doors. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209073413.

In 2013, 85 Community Road received a COA, issued by the HPC, to make an addition and alterations to the existing home. In 2019, prior to the new Historic District Guidelines, 85 Community Road received a COA, issued by staff, for renovation of a small shed located in rear yard between the home and garage.

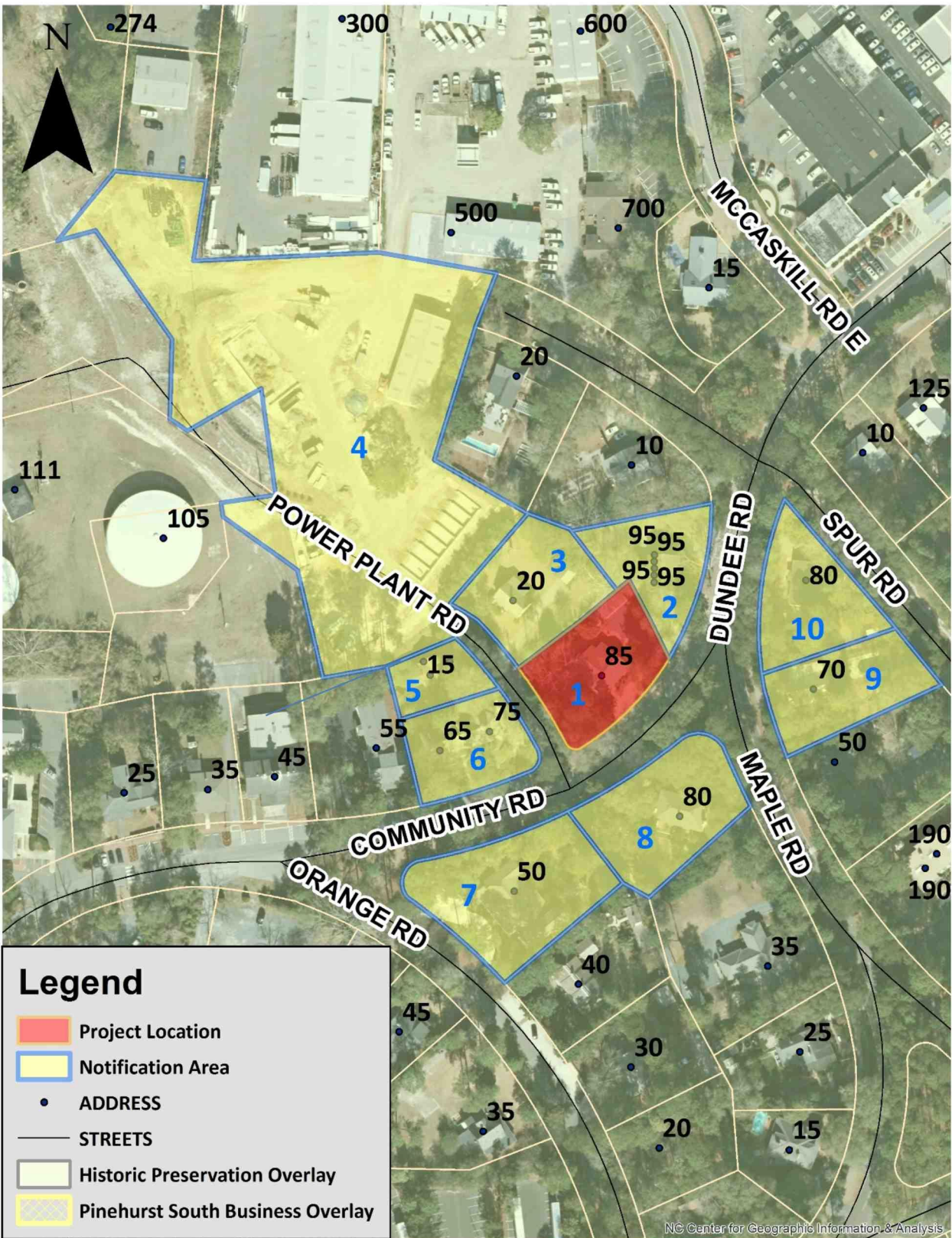
According to the National Historic Landmark Survey, the primary structure at 85 Community Road was constructed in 1919 and is listed as a contributing building. However, the accessory structure being proposed for renovation, is listed as non-contributing. Many of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00029

#*	Address	Year Built	Contributing	Structure History
1	85 Community	1919	Yes	Roswell E. Wicker was the original owner of this delightful shingled cottage. The small one-story frame house is wood-shingled and has a clipped gable roof, an eyelid attic vent, casement windows, trellis on the facade, and a hooded entrance.
2	95 Community	1916	Yes	This two-story, double-pile, frame Colonial Revival house has a pedimented gable roof, a three-bay facade, and a one-story classical porch. It is sheathed with vinyl siding.
3	20 Power Plant	1920	NA	Not listed in the National Historic Landmark Survey
4	N/A	NA	NA	Not listed in the National Historic Landmark Survey. Owned by the Village of Pinehurst
5	15 Power Plant	1940	NA	Not listed in the National Historic Landmark Survey
6	65 & 75 Community	1920	Yes	This tiny frame house, probably originally a worker's cottage, is a one-and-a-half-story dwelling with a gable roof, shed dormers, and shed hoods over the entrances.
7	50 Orange	1917	No	Although records suggest that the Fields House was built in 1917, its present form, windows, entrance porch, asbestos shingle siding, and breezeway connecting to the garage give it the appearance of a 1950s house
8	80 Community	1916	Yes	Thistle is a two-story wood-shingled house with a hipped roof and front and side columnar porches.
9	70 Maple Lane	1915	Yes	Roswell E. "Rassie" Wicker was the owner most commonly associated with this one-story frame cottage. It has a gabled facade, two-over-two sash windows, and various alterations, including vinyl siding.
10	80 Maple Lane	1950s	No	This one-story frame house has a broad gable roof and a perma-brick front elevation.

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

Notification Map for COA 2020-00029: 85 Community Road

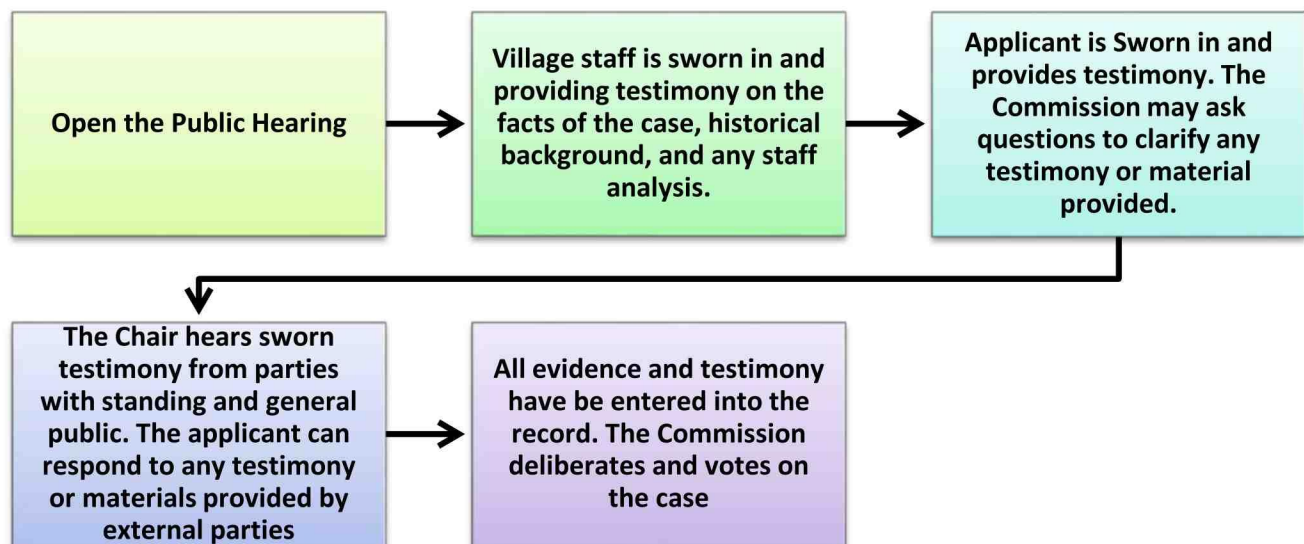


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines replacement of architectural details that changes the design or materials from the existing details, resurfacing buildings with different materials from that which was removed, and roofline changes are considered Major Work. The proposed renovation of an existing garage will change the existing architecture to match the historic home and change the siding of the building from vertical board to shake siding to match the historic home. All Major Work **must** be approved by the Commission.

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

Applicable Guidelines Requirements:

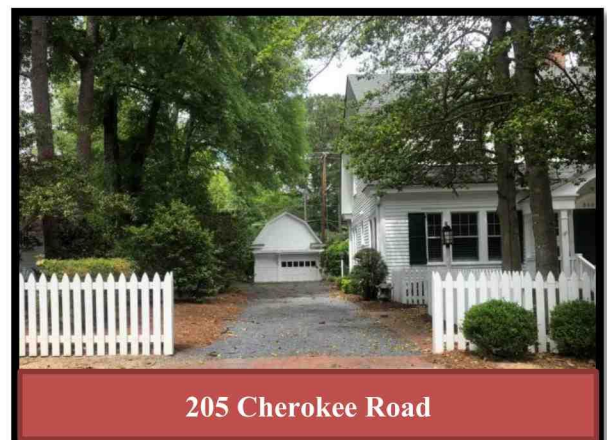
ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and **must** be smaller in scale than the primary structure.

The accessory structure (garage) is not taller than the primary structure and is smaller in scale than the primary structure. The applicant is only renovating the existing accessory structure, the scale and height of the structure will not change.

2. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.

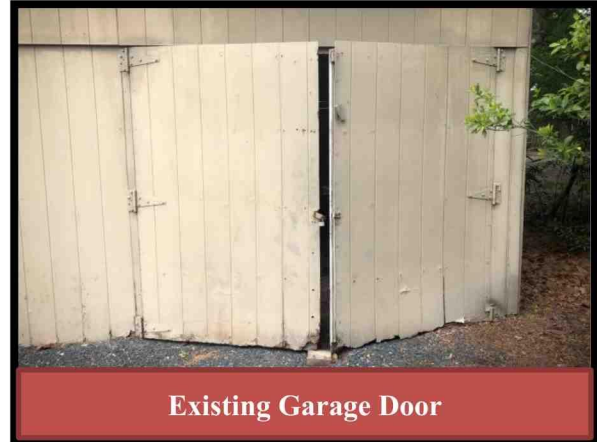
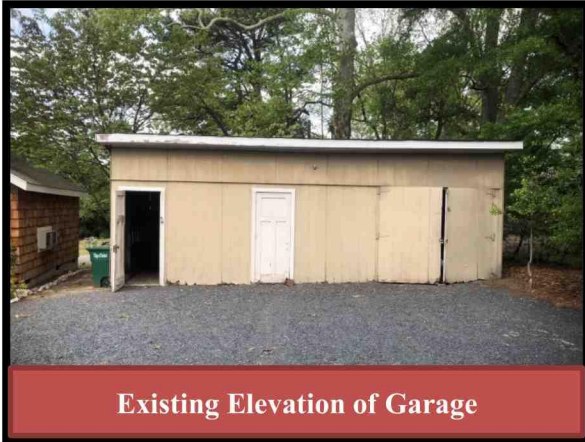
The accessory structure is existing and its placement on the lot occurred prior to the adoption of the current Historic District Guidelines. The applicant is not taking any action that would further intensify the conspicuousness as the accessory structure (garage) has always been visible from the street. In effect, the structure is located as inconspicuously as possible. Additionally, there are other homes in the Historic District with garages visible from the street. The maintenance or renovation of this front facing garage would be congruous with other Historic District properties.



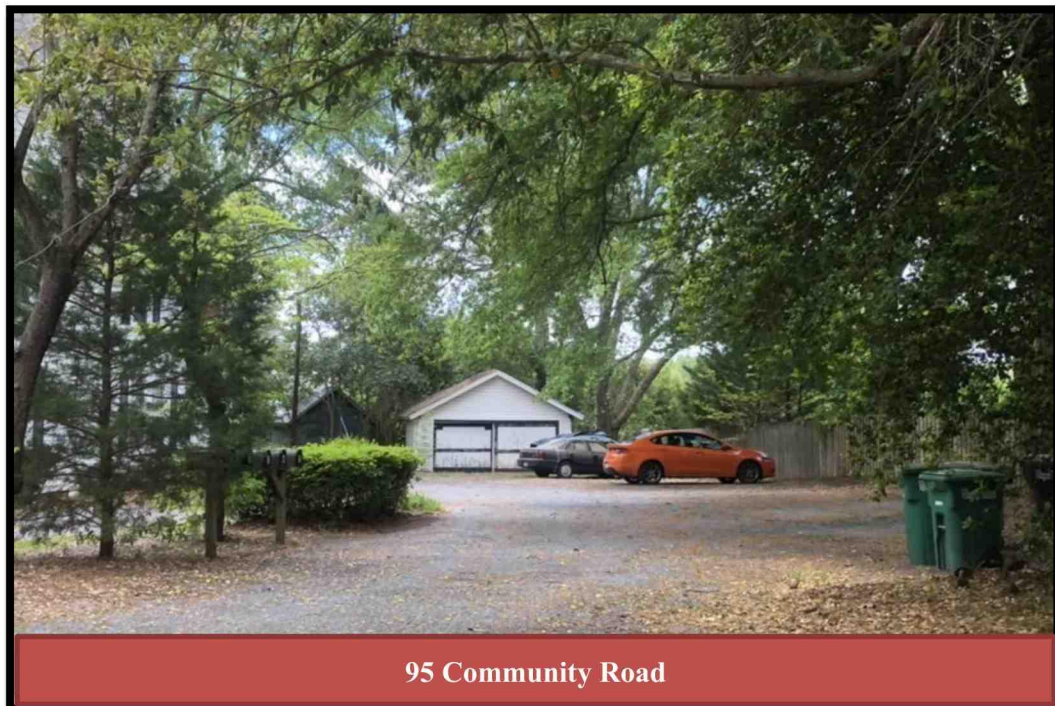
3. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.

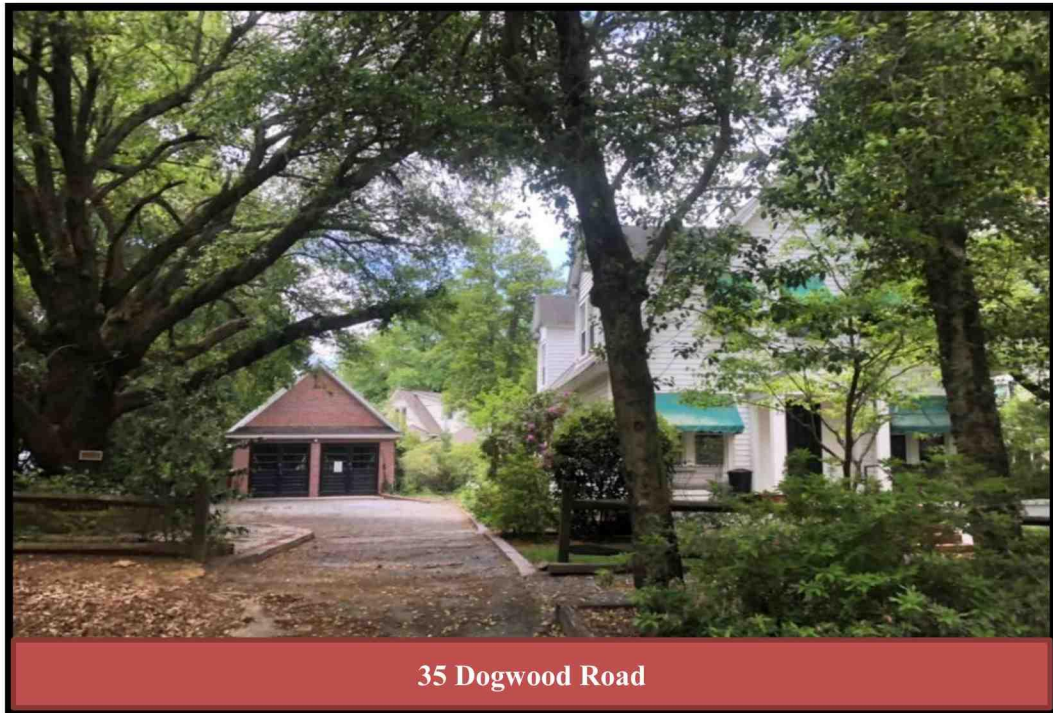
The applicant is proposing multiple front facing garages. The guidelines specifically state that multiple front facing garages are not appropriate. The Commission has the ability to approve requests that are not compliant with the guidelines if the burden of proof is satisfied.

The proposed garage will feature two car garage doors and one golf cart garage door that will face the front and be visible from the street. The current accessory structure was placed and orientated on the lot prior to adoption of the current Historic Guidelines and the current Pinehurst Development Ordinance. Currently, the accessory structure has one garage door and features multiple front facing doors.



While multiple front facing garages are not compliant with the guidelines, multiple front facing garages are not incongruous with the Historic District. There are other garages in the Historic District that are front facing (not conspicuously located) and with multiple front facing garages.



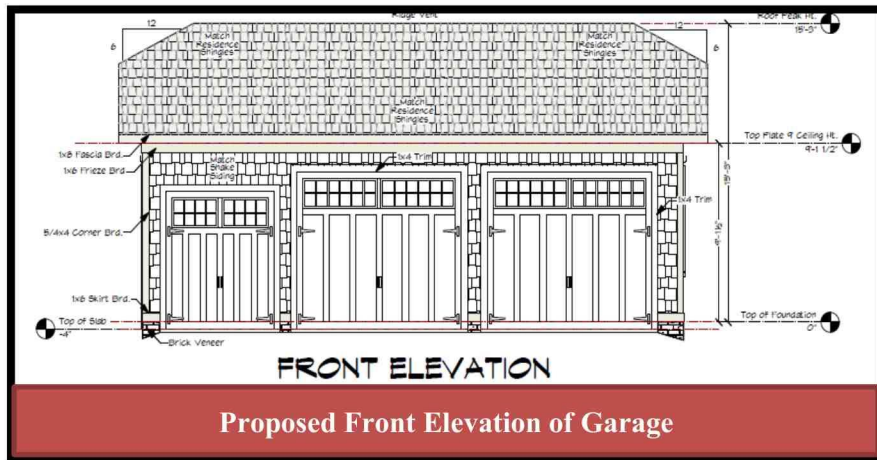


The proposed garage, if approved, will become more compatible with the architecture of the primary structure and could be considered congruous with the Historic District, but would not be compliant with the Historic District Guidelines.

ROOFS

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

The applicant is proposing to alter the roofline of the accessory structure. Currently, the roof is a flat roof sloping front to back. The applicant is proposing a pitched roof (6 over 12) that is more architecturally compatible with the primary residential structure. The proposed change to the roofline is congruous with the Historic District.



The applicant is proposing to replace the shingles of the existing roof with 35-year asphalt shingles. The applicant has not indicated the color of the shingles.

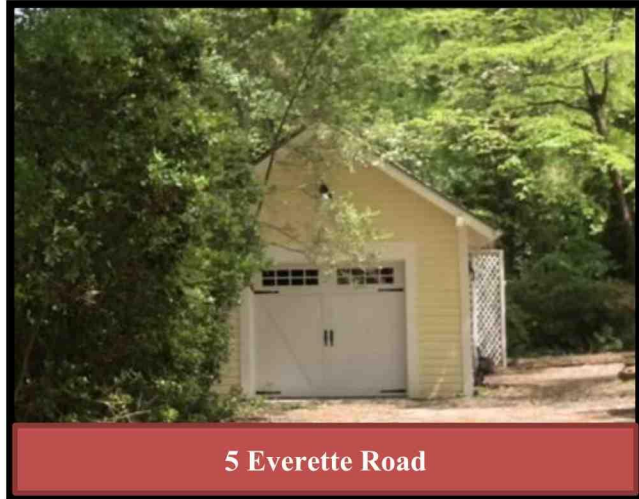
WINDOWS AND DOORS

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

The proposed garage doors, with window features, are congruous with other garage doors in the Historic District.



Proposed Garage Door



5 Everett Road

The proposed windows on the right and left elevations have a style of two-over-two with eight panes, which is congruous with other windows of the primary structure. The proposed row windows with five panes on the rear elevation are similar to other windows featured on accessory structures, within the Historic District.

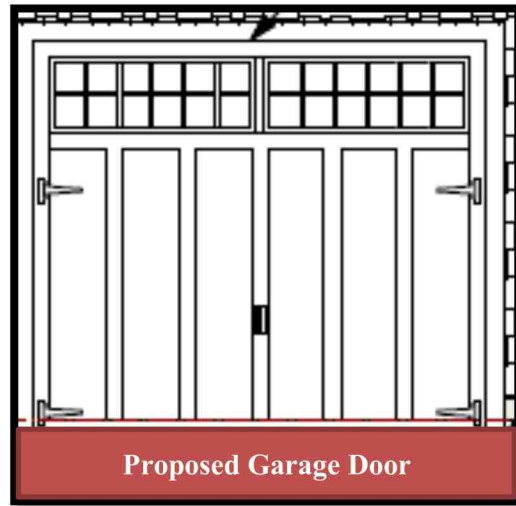
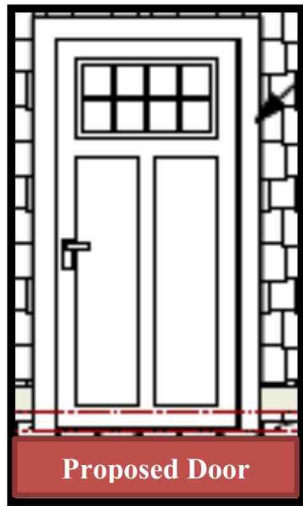


Proposed window



Front Elevation of 85 Community

The proposed door on the left elevation is proportional and congruous with other doors in the Historic District. The design of the door is similar in design of the proposed garage doors, making the two architecturally compatible.



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

The applicant did not indicate through the application or submitted material, if the windows will feature divided or simulated divided lights. The applicant also did not indicate through the application whether snap in muntins will be used.

WOOD

1. Section III.K.1 - New wooden features or details or replacement of a missing feature or detail or element **must be** compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

The applicant has indicated that all new wooden material (the cedar shake siding) will match the material used on the primary structure.

2. Section III.K.6 - Wooden surfaces and features **must** be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.

The proposed color is Sanderling SW7513



PAINT

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

The applicant has indicated the intent to use a muted color scheme. The majority of the building (the shake siding) being painted Sanderling Sw7513 (shown above), the trim will be painted Creamy SW7012 (shown below), and the windows, door, and garage doors will be painted white. The proposed paint scheme is compatible with existing primary structure and congruous with Historic District.



Applicable Recommendations from the Historic District Guidelines:

ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.4.a-b - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
 - a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
 - b. If the material used on the primary structure is non-conforming with the current Pinehurst Historic District Guidelines, the same material is permitted on additions and accessory buildings.

The applicant is proposing to renovate a deteriorated accessory building. The renovation includes conversion of existing architectural detail to match the architecture of the historic craftsman's style home. The applicant will not be matching the existing material of accessory structure, however in accordance with item "b" (listed above) by matching the material and style of the historic home the applicant will be compliant with the Historic District Guidelines.

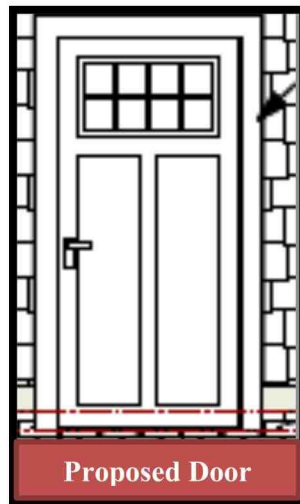
2. Section III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.

The applicant, based on the submitted elevations, intends to modify the existing accessory structure by adding three new garage doors to the street facing elevation, two row windows with five panes on the rear elevation, a door and a two over two window on the left elevation, and a two over two window on the right elevation. The addition of these new features would not be incompatible with the architecture of the structure, as previously noted in the images above.

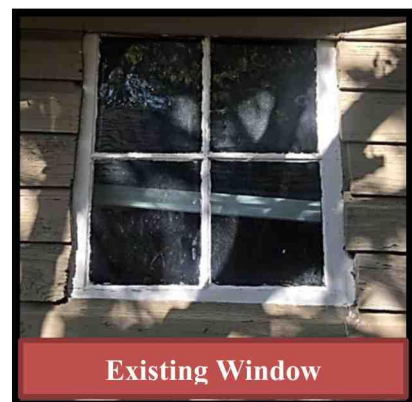
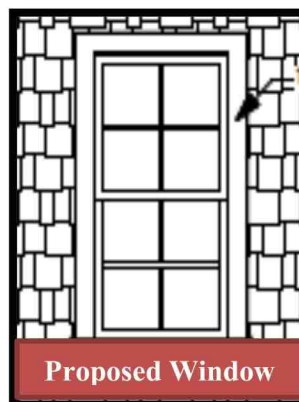
3. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.

The applicant intends to install a side door on the left elevation of the accessory structure and it will not be visible from the street. The proposed door is to be a white, fiberglass door with an eight pane glass window at the top.

The proposed side door on the accessory structure is similar to the front door of the primary structure with both doors highlighting window features. In addition to being similar to the front door of the primary structure, the proposed side door is also architecturally similar to the proposed garage doors.



The accessory structure has one very small two over two window, however the applicant is proposing styles that match the existing windows on the primary structure. The proposed windows will be white vinyl, and the existing windows on the primary structure are white wood. The proposed windows are not visible from the street.



4. Section III.I.12 - Attached or detached garages should open to the rear or side of the primary structure.

The garage will open facing the street and the garage doors will be visible from the street. The accessory building has always been visible from the street and the proposed changes to the structure are not intensifying the current use.

ROOFS

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

The applicant has indicated the need to replace the existing roof and re-shingle. The proposed roofing material is an asphalt shingle that will match the material of the primary structure. By matching material to the primary structure the applicant is maintaining architectural compatibility and improving upon the congruous look of the property.

A shingle color was not indicated on the application.

2. Section III.A.8 - New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.

The applicant has not indicated, through the application, the intent of adding new gutters. Staff has provided this report for the applicant's review, making them aware of this recommendation.

3. Section III.A.9 - Replacement gutters and downspouts should be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.

Currently, the structure does not have any gutters or downspouts. If the applicant decides to add gutters and downspouts, they will have the staff report to refer to, and be aware of the recommendation that downspouts be coated with paint or baked enamel finish in a color in the Village of Pinehurst Color Palette.



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
MARCH 26, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Tom Schroeder, Vice-Chair
Terry Lurtz
Eric Von Salzen
Richard Vincent
John Taylor

Members Absent:

Jim McChesney
Molly Gwinn, Chair

Staff Present:

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

I. Call to Order

Vice-Chair Tom Schroeder called the meeting to order and confirmed a quorum was present at 4:00 pm.

All Commission members disclosed that they conducted a site visit to 160 Palmetto Road Unit #10, 50 Everette Road, and 80 Midland Road. Mr. Von Salzen disclosed that he had prior communication with the property owner of 160 Palmetto Road Unit #10 a year prior to the hearing about subjects not directly related to the case; he stated he did not feel the need to recuse himself.

Mr. Schroeder swore Senior Planner Peter Hughes into the public meeting.

II. Approval of Minutes

A. February 27, 2020 Regular Meeting Minutes

Mr. Schroeder stated that the Commission would consider approval of the February 27, 2020 minutes at the next regular meeting on April 23, 2020.

III. Public Hearing

A. COA 2020-00026

Mr. Taylor moved to open the Public Hearing. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 5-0.

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification of the roofline with the addition of a covered entry, which will be framed to match the existing archway at 160 Palmetto Road, Unit 10. The property can be identified

in the Moore County Tax Registry by Moore County PIN Number# 856209161810. The property owners are Linda and Guy Salvatto and the applicant is Kevin Steed of Kustom Konstruct.

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

Mr. Schroeder swore property owner Linda Salvatto and applicant/builder Kevin Steed of Kustom Konstruct into the public meeting.

Ms. Salvatto testified she would like a covered entry for protection against the elements while entering the house and to protect the door, which the homeowner has had to replace once already due to wear from the rain and sun.

Upon question by Mr. Taylor, Ms. Salvatto stated that the existing light above the door would need to be removed, to be replaced with recessed canned lighting within the covered entry.

Mr. Taylor moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Mr. Lurtz seconded. Motion carried unanimously by a vote of 5-0. The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00026.

B. COA 2020-00027

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: the demolition of the primary structure at 50 Everette Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856209067777. The property owner is the Hazelwood Partnership of Tim Wright and Bart Boudreaux and the applicant is Bart Boudreaux.

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

Mr. Schroeder swore applicant and property owner Bart Boudreaux into the public meeting.

Mr. Boudreaux testified he and Tim Wright, who owns a vacant lot next to the 50 Everette Road property, approached the previous owner of 50 Everette Road and purchased the property from him. Mr. Boudreaux believed it would be better situation for the whole area to demolish the building as the structure is unkept at best and the historical features of the structure have been taken away. He stated that after demolition he and Tim Wright would split the lot, as Mr. Boudreaux owned an abutting lot located at 30 Everette Road.

Mr. Boudreaux stated a lot of the salvageable material was taken. He stated there is only one refinishing left for the heart pine flooring, as it is very thin. He stated the stair treads and dental molding would be salvaged. He stated the previous owner took the doors and hardware, claw foot

tub, porcelain sink, and will take the windows. He stated they would try to protect the trees on the property during demolition.

Mr. Boudreaux stated they have not gotten demolition bids yet. He testified that there is mold and lead paint, maybe asbestos, and they will find a licensed contractor to take care of that. He stated he would back fill the foundation, compact it, and then put down grass seed.

Mr. Boudreaux testified he is open to alternatives to demolition. He suggested the fire department could use the house for training. He stated he was open to someone moving or deconstructing the house. He testified that the co-owner of 50 Everette Road and of the abutting vacant lot, Tim Wright, is interested in building a house.

Mr. Schroeder reminded the Commission that they cannot prevent the demolition, only delay it for a period of time. Mr. Boudreaux stated he would like to start demolition as soon as possible. Mr. Hughes stated that Mr. Boudreaux has 30 days max to complete the demolition once work has started.

Upon question by Mr. Von Salzen, Mr. Boudreaux stated he has an idea of what the salvageable materials are, but does not have any potential buyers. He stated that if he cannot find anyone to buy or take the floors, he would take them. Mr. Von Salzen asked if Mr. Boudreaux would provide a statement on the dispensation of the salvageable materials for the record; Mr. Boudreaux agreed.

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

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Mr. Taylor seconded. Motion carried unanimously by a vote of 5-0. The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00027.

C. COA-2020-00028

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: the addition of a rear yard covered porch with retractable screens at 80 Midland Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number # 856200273170. The property owner is Tess Weil and the applicant is Johnathon Landwehrmann of Jland Construction.

Mr. Hughes provided background on the property. He stated the applicant and homeowner revised their submission; they are no longer going to use hardie board for the left wall, but brick to match the house. Mr. Hughes entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Hughes entered the following documents into the record:

Mr. Schroeder swore Johnathon Landwehrmann of Jland Construction into the public meeting. He stated he is the applicant and building professional.

Mr. Landwehrmann stated the patio is off the master suite, and the homeowner would like a covered porch to enjoy the space while it is raining and while using the pool. He stated there is a new construction being built next door, which is why the homeowner is requesting a brick wall on one side.

Mr. Landwehrmann stated the color of the screen could vary. He stated the applicant is considering a solar shade, which is a darker color and thicker screen material to help keep UV rays out.

Upon question by Mr. Von Salzen, Mr. Hughes stated that conventional windows screens have to match the Historic District color palette, generally being a muted color.

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

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Mr. Lurtz seconded. Motion carried unanimously by a vote of 5-0. The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00028.

Mr. Taylor moved to close the public meeting and re-enter into the regular meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Works Approved by Staff from 2/26/2020 to 3/16/2020

There were no comments from the Commission.

V. Next Meeting Date
A. Regular Meeting on Thursday, April 23, 2020 at 4:00 pm

VI. Motion to Adjourn
Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 5-0 at 4:46 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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.

DRAFT