1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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

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

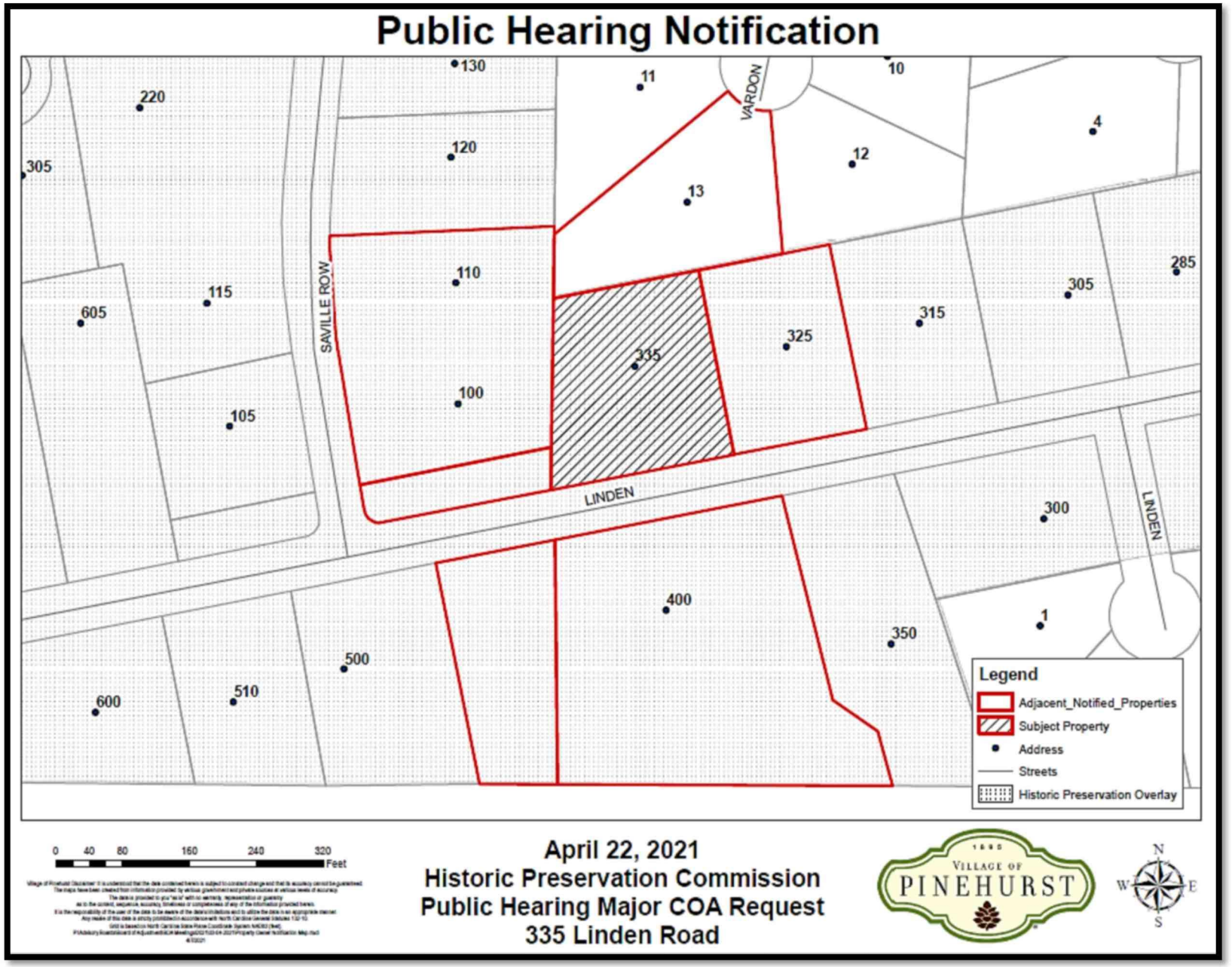
Request and Background:

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

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

335 Linden Road is not listed within the 1996 National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed within the 1996 survey as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for 335 Linden Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	335 Linden Rd.	2021	No	Not listed on the 1996 National Historic Landmark Survey
2	325 Linden Rd.	2015	No	Not listed on the 1996 National Historic Landmark Survey
3	350 Linden Rd.	2010	No	Not listed on the 1996 National Historic Landmark Survey
4	400 Linden Rd.	2012	No	Not listed on the 1996 National Historic Landmark Survey
5	Vacant Land	NA	No	Undeveloped land located within the Historic District.
6	Vacant Land	NA	No	Undeveloped land located within the Historic District.
8	100/110 Saville Row	NA	No	Undeveloped land located within the Historic District.
9	13 Vardon Rd	1994	No	Not located within the Historic District
10	12 Vardon Rd.	1994	No	Not located within the Historic District


Public Hearing Notification
130
11
10
VARDON
220
4
120
12
305
13
SAVILLE ROW
110
285
115
305
605
315
325
335
100
105
LINDEN
300
LINDEN
400
1
350
500
600
510
Legend
Adjacent_Notified_Properties
Subject Property
Address
Streets
Historic Preservation Overlay
0 40 80 160 240 320
Feet
April 22, 2021
Historic Preservation Commission
Public Hearing Major COA Request
335 Linden Road
1895
Village of
PINEHURST
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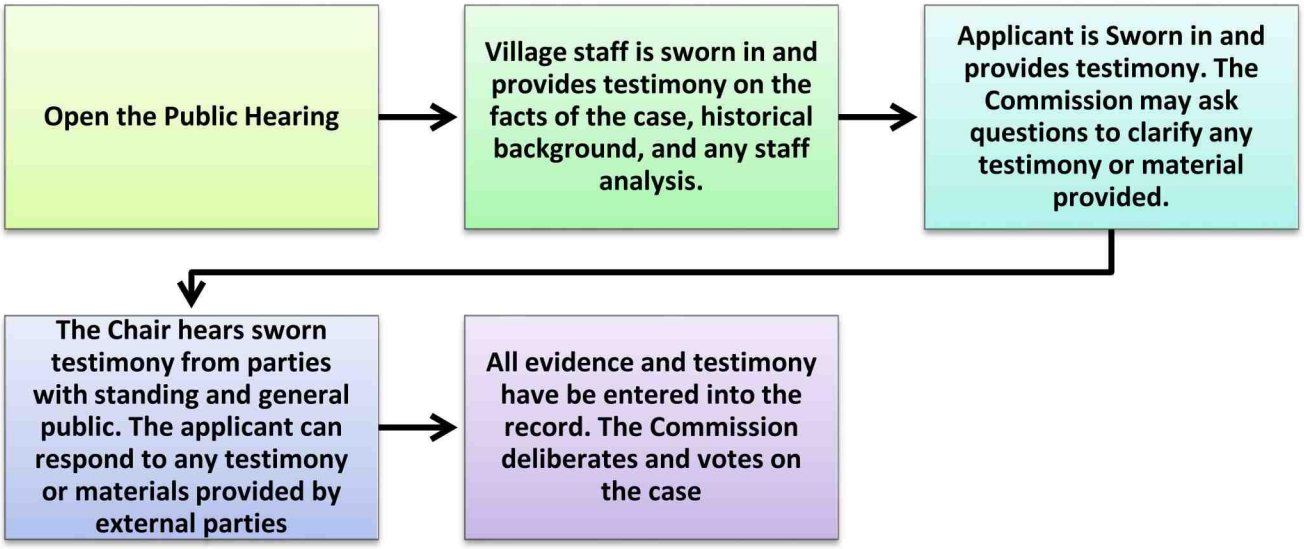
Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines the construction of an in-ground pool is considered Major Work. All Major work **must** be approved by the Commission.

The request includes:

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

The applicant has provided has provided a complete application, a project description, a site plan indicating the proposed location of the pool and associated fencing, and a material sample of the proposed fencing. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

FENCES

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

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

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

   The applicant is proposing a shadow box fence.

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

   The applicant is proposing a six foot rear yard fence.

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

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

SWIMMING POOLS

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

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

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

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

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

   An in-ground pool has been proposed.

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

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

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

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EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

X Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	335 Linden Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00021126

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

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

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

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

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

General Information

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

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

EXHIBIT A

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

Estimated Cost of Construction	$8,000

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____		Wooden Privacy Fence	Minwax Early American

Required Documents

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

Certification

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

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

EXHIBIT A

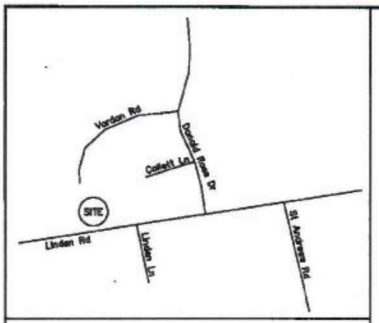
Historic Certificate of Appropriateness (COA)
Major and Minor

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

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

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

EXHIBIT B



VICINITY MAP

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

JL TUCKER CONSTRUCTION

MINERAL SPRINGS TOWNSHIP

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

NORTH CAROLINA
ROBESON COUNTY

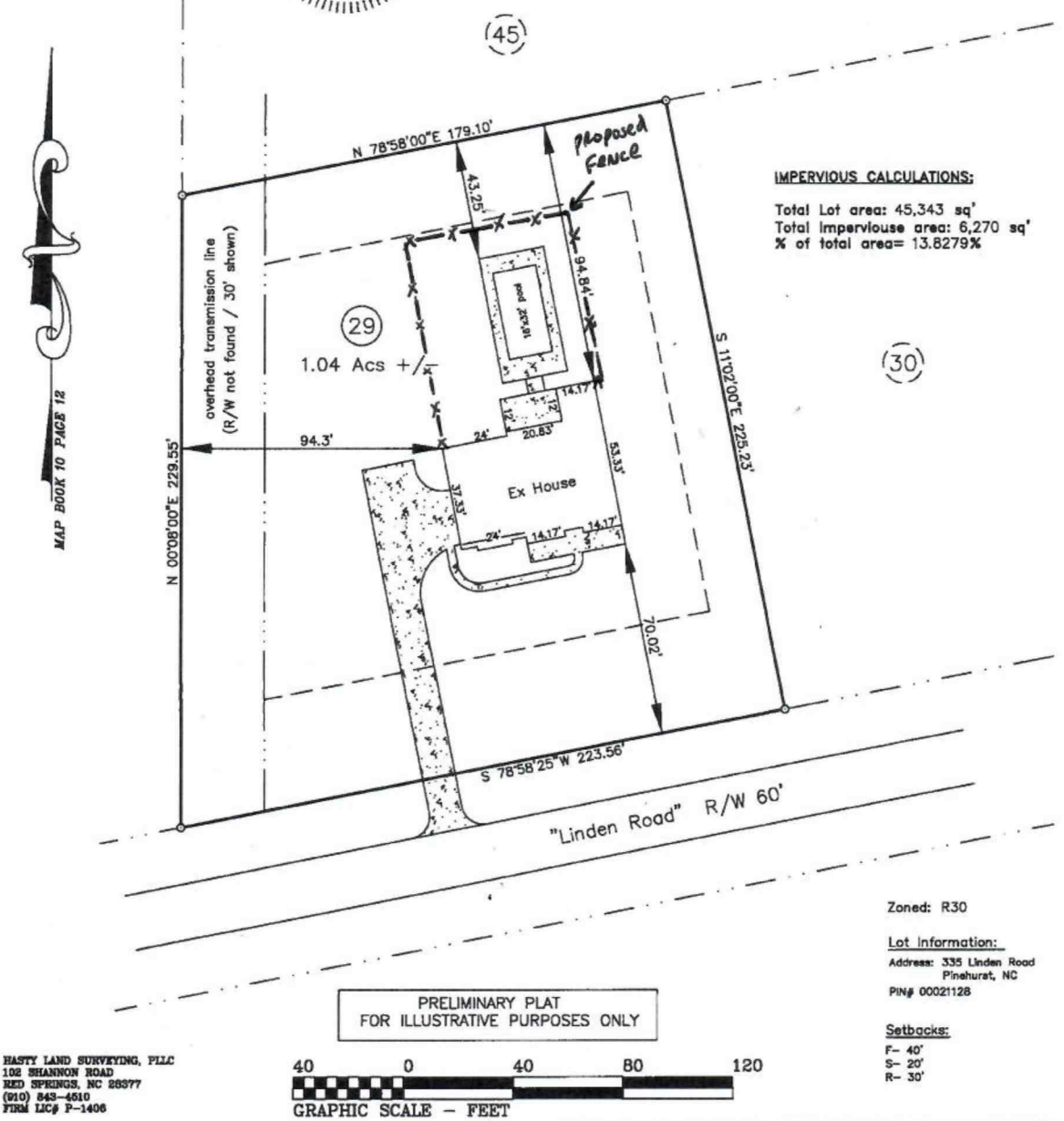
I, Robert E. Leach, II, certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Plat Cab 10, Page 12;
I further certify that this survey is of an existing parcel or parcels of land.
Witness my original signature, license number and seal, this the 27TH day of March, 2021

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

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

Line Table
- Boundary Lines
- Road Right of Way Lines
- Centerline of Road
- Lines not Surveyed

REVISION(S):



IMPERVIOUS CALCULATIONS:

Total Lot area: 45,343 sq'
Total Impervious area: 6,270 sq'
% of total area= 13.8279%

Zoned: R30

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

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

PRELIMINARY PLAT
FOR ILLUSTRATIVE PURPOSES ONLY

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

40 0 40 80 120
GRAPHIC SCALE – FEET

EXHIBIT C

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

Introduction

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

REQUEST

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

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

FINDINGS OF FACT

Concerning jurisdiction

1. In-ground swimming pools are considered Major Work

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

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

For the Record

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

Conclusions of Law

Guideline Requirements:

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

Guideline Recommendations:

1. No applicable Guideline recommendations

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

Attachment A
Final Order
335 Linden Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 335 Linden Road:

The following conditions apply to approval of the Certificate of Appropriateness for 335 Linden Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 335 Linden Road based on the following:

1895
VILLAGE OF
PINEHURST

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 7, 2021
Subject: **Major COA Request for 600 Linden Road**

Applicant:	Thomas and Karen Meade
Owners:	Thomas and Karen Meade
Property Location:	600 Linden Road
Zoning:	R-30 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855210354455

Request and Background:

Thomas Meade is requesting a Certificate of Appropriateness for the addition of an in-ground swimming pool and associated fencing at 600 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354455. The owner and applicant for the property are Thomas and Karen Meade.

600 Linden Road has received three previous Major COAs. In 2018, 600 Linden Road was approved for the demolition of a primary structure and the construction of a new single family residence. In 2020, a Major COA was approved for modification to a previously approved COA. 600 Linden Road has also received three additional minor COAs for addition of a gravel driveway (2019), restoration of an accessory structure (2019), and minor corrections to a previously approved COA (2020).

According to the National Historic Landmark Survey, the primary structure at 600 Linden Road was not a contributing structure and the new structure was completed in 2020. Most of the adjacent properties within the public hearing notification area are also listed as non-contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00051				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	600 Linden	2020	No	Not listed in the National Historic Landmark Survey
2	700 Linden	1998	No	Not listed in the National Historic Landmark Survey
3	698 Linden	1901	No	Not listed in the National Historic Landmark Survey
4	615 Linden	1920	No	Not listed in the National Historic Landmark Survey
5	605 Linden	1972	No	Not listed in the National Historic Landmark Survey
6	Vacant Land	NA	No	Not listed in the National Historic Landmark Survey
7	510 Linden	1999	No	Not listed in the National Historic Landmark Survey
*The numbers refer to the location of each property on the following notification map				

Public Hearing Notification

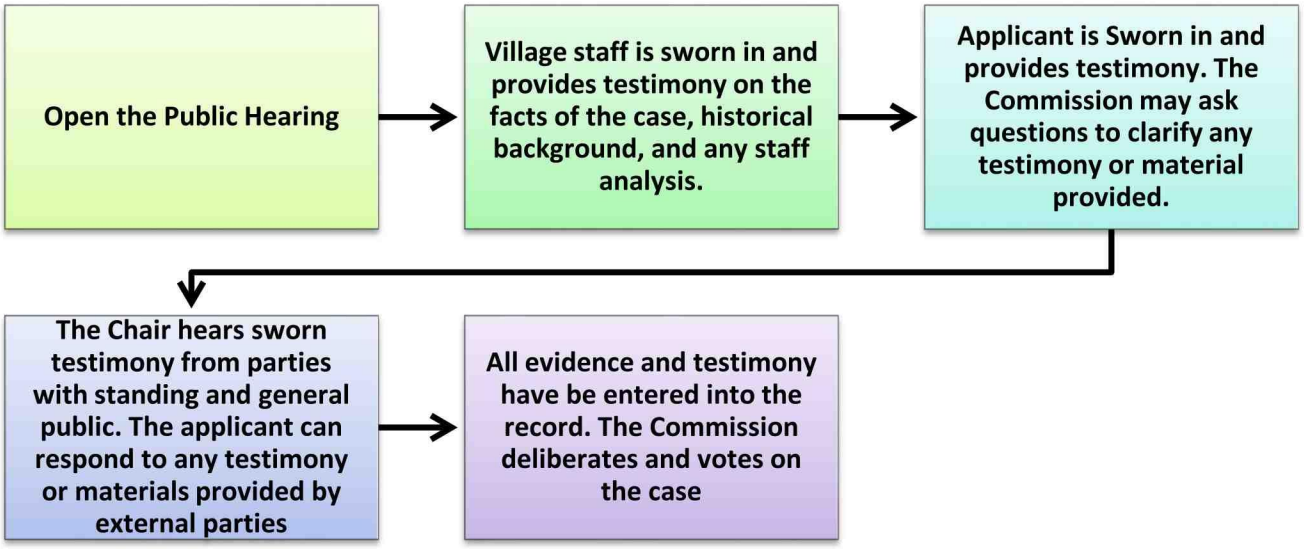
April 22, 2021
Historic Preservation Commission
Public Hearing Major COA Request
600 Linden Road

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines the construction of an in-ground pool is considered Major Work. All Major work **must** be approved by the Commission.

The request includes:

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

The applicant has provided has provided a complete application, a project description, a site plan indicating the proposed location of the pool and associated fencing, and a material sample of the proposed fencing. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

FENCES

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

   The applicant is proposing a four foot rear yard fence. The proposed fencing will be aluminum, painted black to resemble wrought iron

SWIMMING POOLS

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

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

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

   The proposed pool will be located in the rear yard and should be completely screened from view by the existing home.

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

   An in-ground pool has been proposed.

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

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

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

FINAL ORDER – MAJOR COA REQUEST 600 Linden Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Thomas Meade is requesting a Certificate of Appropriateness for the addition of an in-ground swimming pool and associated fencing at 600 Linden Road.

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

FINDINGS OF FACT

Concerning jurisdiction

1. In-ground swimming pools are considered Major Work

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

1. 600 Linden Road is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. A previous COA was issued in August of 2020 for modifications to a previous issued COA that permitted construction of a new single family home.

For the Record

1. The applicant has submitted a material package which includes: site plan, material sample, and photo of the proposed fencing.
2. The proposed pool is located in the rear yard.
3. The proposed fencing is a four foot black aluminum fencing.

Conclusions of Law

Guideline Requirements:

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

Guideline Recommendations:

1. No applicable Guideline recommendations

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

Attachment A
Final Order
600 Linden Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 600 Linden Road:

The following conditions apply to approval of the Certificate of Appropriateness for 600 Linden Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 600 Linden Road based on the following:

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 9, 2021
Subject: **Major COA Request for 4 Village Lane**

Applicant:	Michael Vaden
Owners:	Michael Vaden
Professional:	TBD
Property Location:	4 Village Lane
Land Use:	Single Family Residence
PID#	855208876822

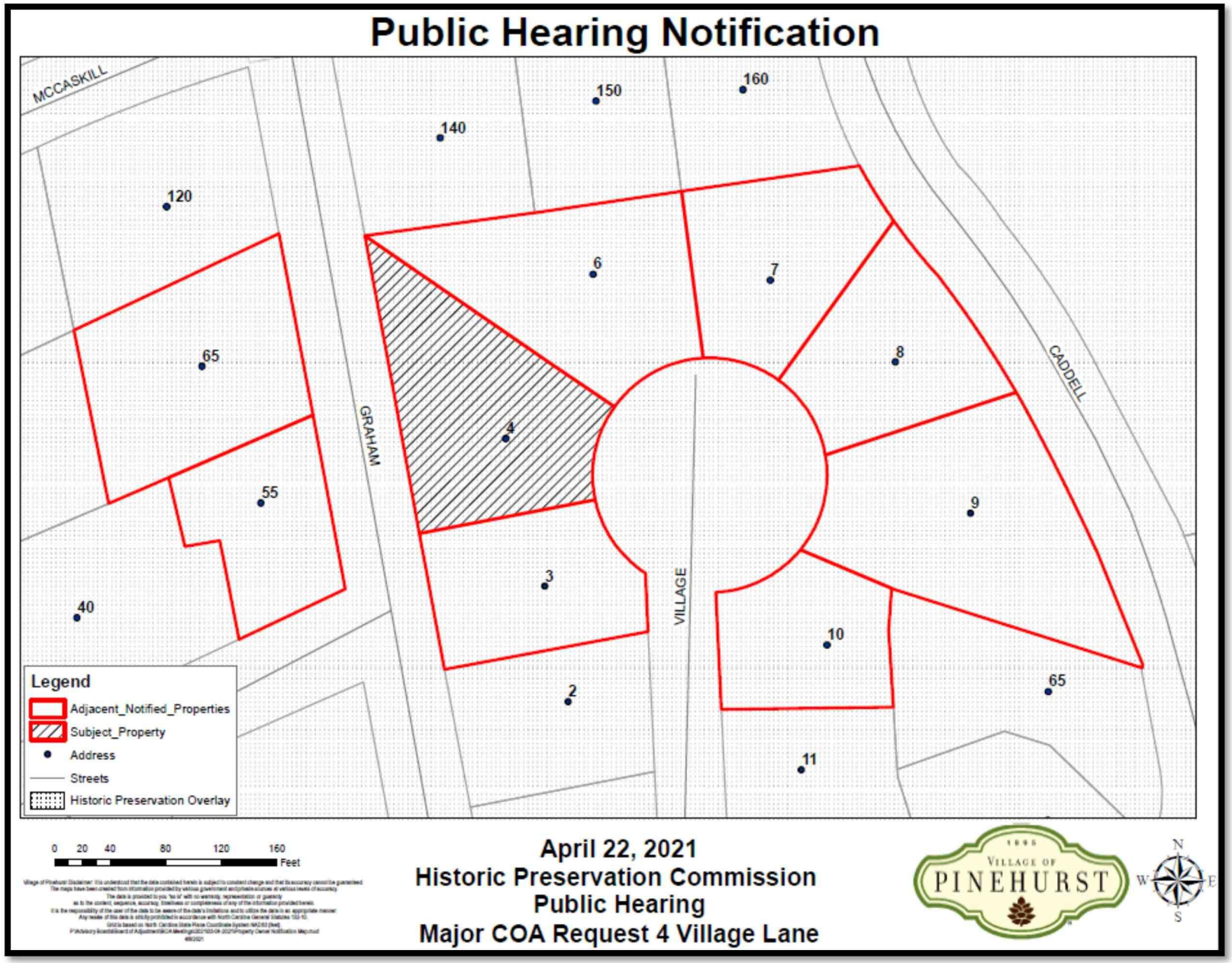
Request and Background:

Michael Vaden is requesting a Certificate of Appropriateness for the exterior modification of a structure located within the Pinehurst Historic District at 4 Village Lane. The applicant is proposing to replace an existing wood door and multiple windows with different material. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855208876822.

Previously Issued COAs for 4 Village Lane		
Description	**Year**	**Minor or Major**
Gazebo and cover for existing paved area	2019	Minor - approved
Re-roof	2021	Minor - approved

The subject property, 4 Village Lane was constructed in 2003 and is not listed within the 1996 National Historic Landmark Survey. Only one of the adjacent properties within the public hearing notification area are also listed within the National Historic Landmark Survey. The table and map on the following pages includes the construction date of each property and a brief history of each property from the 1996 National Historic Landmark Survey, if available.

National Historic Landmark Survey Table for 4 Village Lane				
#	Address	Year Built	Contributing	Structure History
1	4 Village Lane	2000	No	Structure is not listed within the National Historic Landmark Survey
2	6 Village Lane	1998	No	Structure is not listed within the National Historic Landmark Survey
3	7 Village Lane	1995	No	Structure is not listed within the National Historic Landmark Survey
4	8 Village Lane	1997	No	Structure is not listed within the National Historic Landmark Survey
5	9 Village Lane	1997	No	Structure is not listed within the National Historic Landmark Survey
6	10 Village Lane	1990	No	Structure is not listed within the National Historic Landmark Survey
7	3 Village Lane	1990	No	Structure is not listed within the National Historic Landmark Survey
8	65 Graham Rd	1986	No	Structure is not listed within the National Historic Landmark Survey
9	55 Graham Rd	1920	Yes	This one-story frame house sheathed in vinyl siding has a multi-gabled roof, interior chimneys, and shed hoods over pairs of windows. A Palladian window is found at the south end of the house.

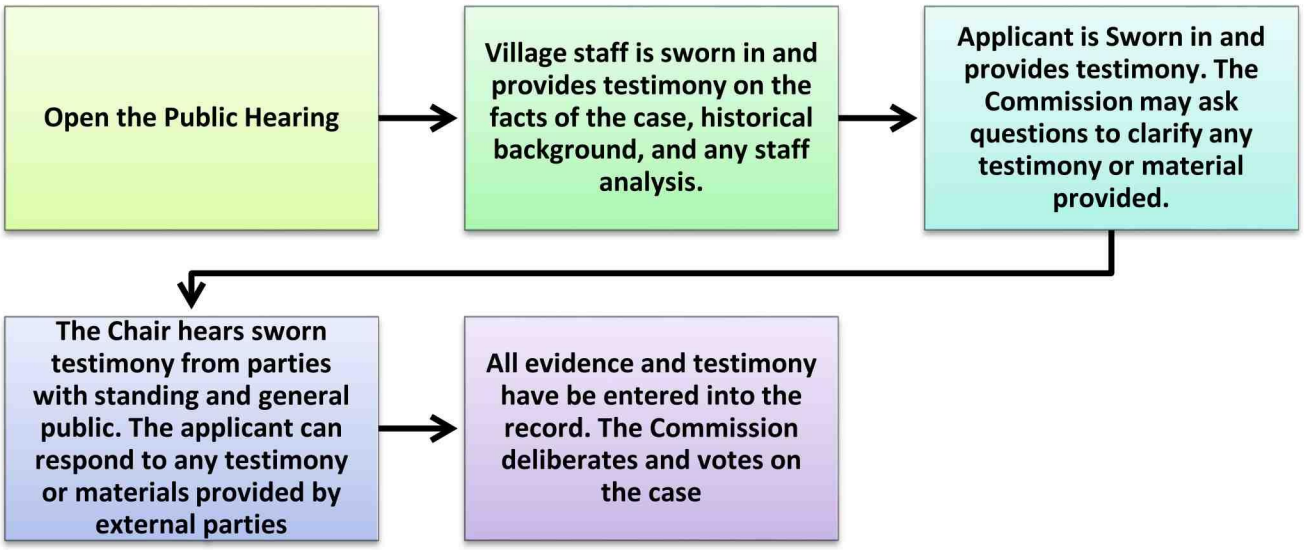

Public Hearing Notification
MCCASKILL
GRAHAM
VILLAGE
CADDELL
150
160
140
120
6
7
65
8
4
55
9
3
40
10
65
2
11
Legend
Adjacent_Notified_Properties
Subject_Property
Address
Streets
Historic Preservation Overlay
0 20 40 80 120 160
Feet
April 22, 2021
Historic Preservation Commission
Public Hearing
Major COA Request 4 Village Lane
1895
Village of
PINEHURST
N
W
E
S

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines, replacement of architectural details that changes the design or materials from the existing details and replacement of windows and doors that are not compatible with the existing window(s) and/or door requires a Major COA.

The applicant is proposing to replace the existing wood windows and doors with different material. Both the windows and doors will be fibrex traditional, which is a composit material that imitates the look and feel of wood. Additionally, the style and design of the front door is changing. The change in material requires review by the Historic Preservation Commission. The applicant has provided a detailed project description, photos of the existing structure, and material brochure.

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

Applicable Guidelines Requirements:

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations should be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows should have true or simulated divided lights.
    d. Snap-in muntins are not appropriate.

    The applicant is proposing to replace multiple windows and doors. The wooden windows on the front of the structure will not be retained. The new windows will be similar in composition to existing windows. It is unclear if the windows will have true or simulated divided lights or snap-in muntins.

2. Section III.C.11 – Glass Block windows are not permitted on street-facing elevations.

    Glass block windows have not been proposed.

3. Section III.C.12 – Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

    Application of paint, tint, or filmed glass has not been proposed.

4. Section III.C.13 – Sliding doors are not permitted on street-facing elevations.

    Sliding glass doors on the street facing elevations, have not been proposed.

Staff Comments:

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

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

Staff recommends the above motion because while the proposed project does not meet the recommendations (should language) within the Historic District Guidelines, the applicant has submitted evidence multiple roofs within the Historic District that feature asphalt shingle roofs, which demonstrates the conformity of this request.

COA-2021-00048

Exhibit A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

☒ Major Work	~~☒ Minor Work~~

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	4 VILLAGE LANE
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name	MICHAEL & LORI VADEN	Home Phone #	910 315 1993
Street Address	4 VILLAGE LANE	Mobile Phone #	910 850 3011
City, State, Zip Code	PINEHURST 28374	Business Phone #	910 986 0503
Email	MIKE.VADEN@PROTONMAIL.COM		

Applicant			
Name	SAME AS ABOVE	Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	

RECEIVED
MAR 31 2021
BY: .....

Exhibit A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

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

General Information

Description of Changes to the Structure	Replacing all the windows & doors (exterior) with more energy efficient Anderson Fibrex products. See attached photos & descriptions.		
Type of Work	☐ Addition	☒ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services
Includes Demolition	☒ Yes ☐ No Take out old windows & doors
Includes Tree Removal	☐ Yes ☒ No
Estimated Cost of Construction #176,309	

Exhibit A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door	WOOD Ratio Style	FIBREX TRADITIONAL	JAMB BLACK/URBAN BRONZE Sherwin Williams
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____			

Required Documents

- ☑ Site Plan/Survey or Sketch
- ☐ Elevation Drawings N/A
- ☐ Floor Plans N/A
- ☐ Landscaping Plan N/A

Certification

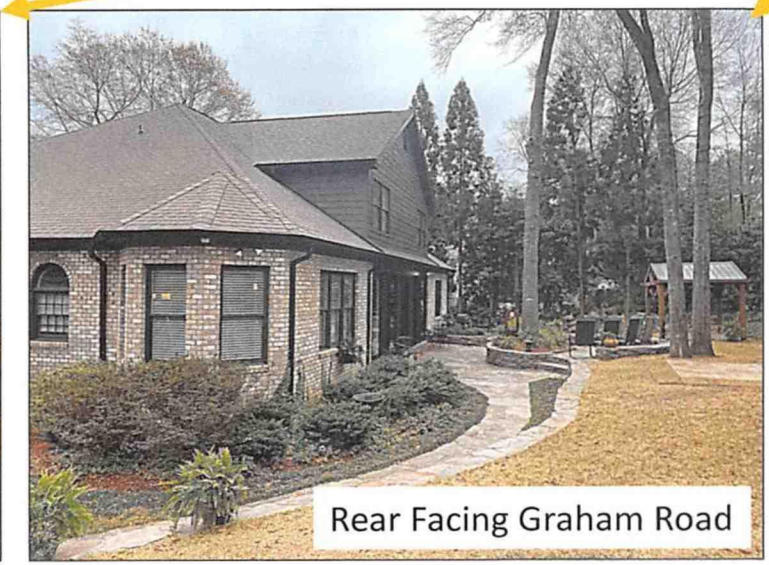
I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: MK KADEN Date: 31 MARCH 2021

Exhibit B

Michael & Lori Vaden
4 Village Lane
Pinehurst, NC 28374
Phone: 910-315-1993
Email: mike.vaden@protonmail.com

Front Facing Village Lane


Rear Facing Graham Road

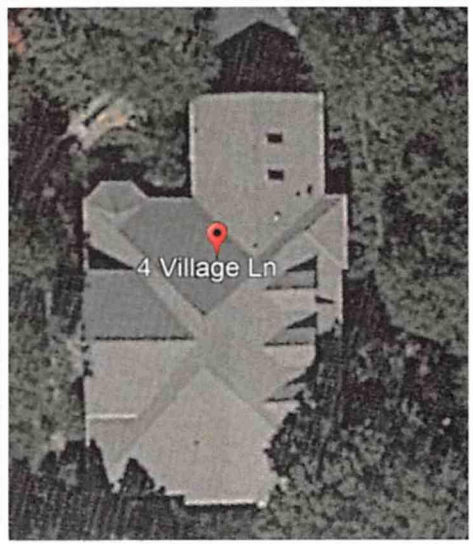


Exhibit C

Renewal by Andersen

Michael & Lori Vaden Project

4 Village Lane Pinehurst, NC 28374

Front Entrance:

- 1st Floor
  - Replace existing picture windows / transom to the left and right of front entry with larger Renewal by Andersen Fibrex picture to encompass entire opening.
  - Replace existing front entry door with new front entry system.
- 2nd Floor
  - Replace existing double hung windows with circle top with new Renewal by Andersen Fibrex double hung and circle top.

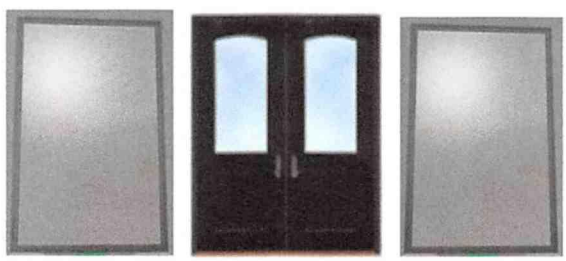
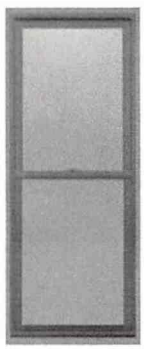


Exhibit C

Garage / Front of House

- Replace existing double hung windows with new Renewal by Andersen Fibrex double hung windows



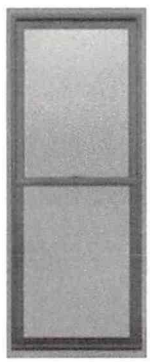


Exhibit C

Laundry Room – Front of house to right of front door / entrance.

- Replace 3 picture windows with circle top with new Renewal by Andersen Fibrex picture window with Circle Top

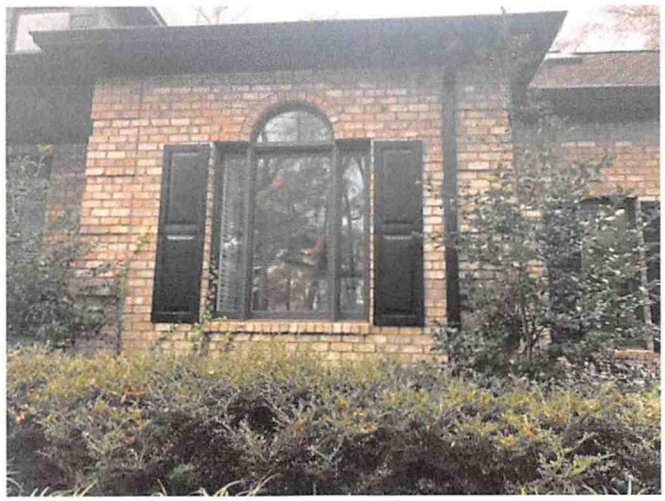


Exhibit C

Master Bath – Front of house to left of front door / entrance.

- Replace 3 picture windows with circle top with new Renewal by Andersen Fibrex picture window with Circle Top

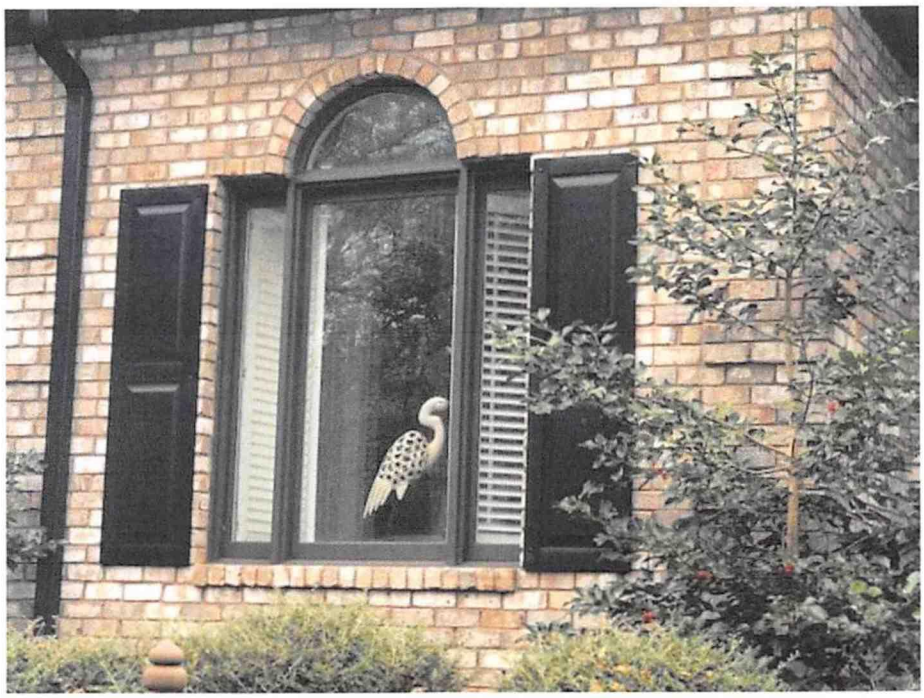
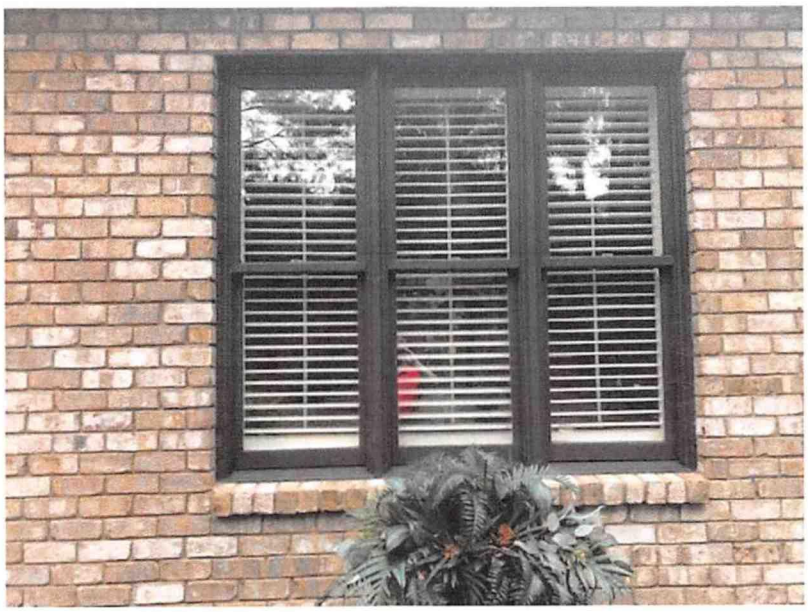


Exhibit C

Master Bedroom – Read of house 1st floor.

- Replace (3) Double Hung windows with new Renewal by Andersen Fibrex Double Glider with simulated meeting rail.



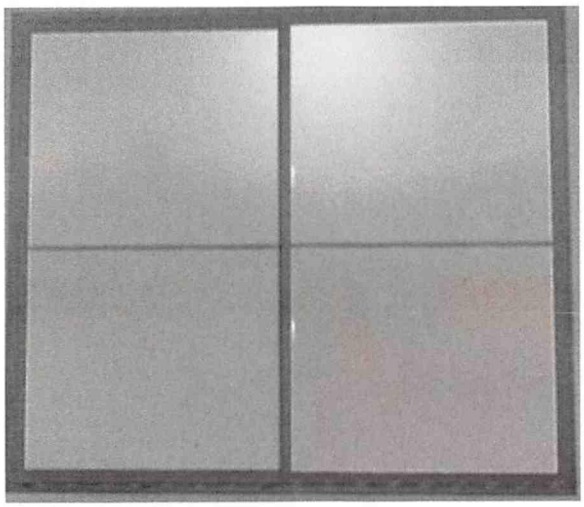
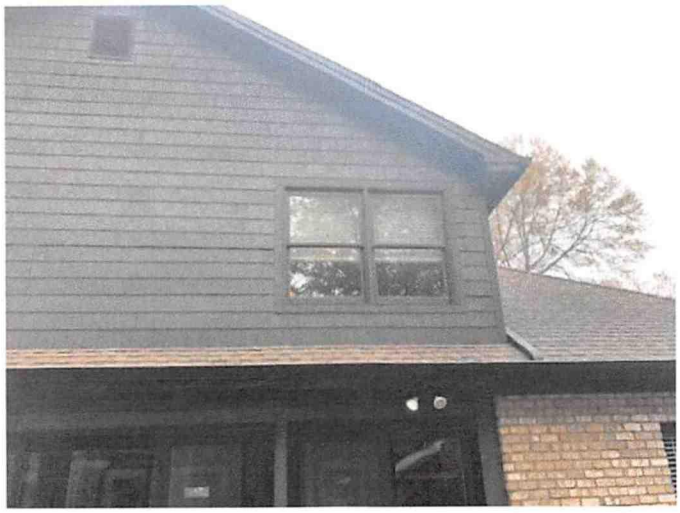


Exhibit C

2nd Floor Office

- Replace (2) Double Hung windows with new Renewal by Andersen Fibrex Double Glider with simulated meeting rail.



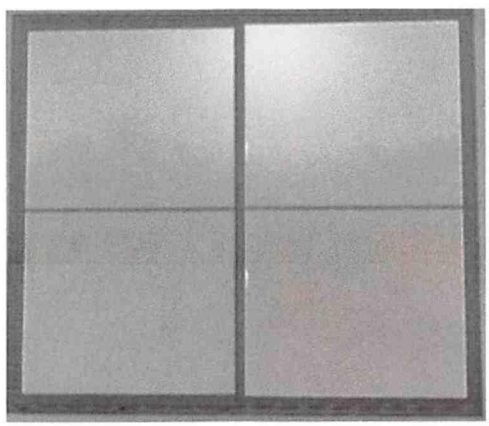
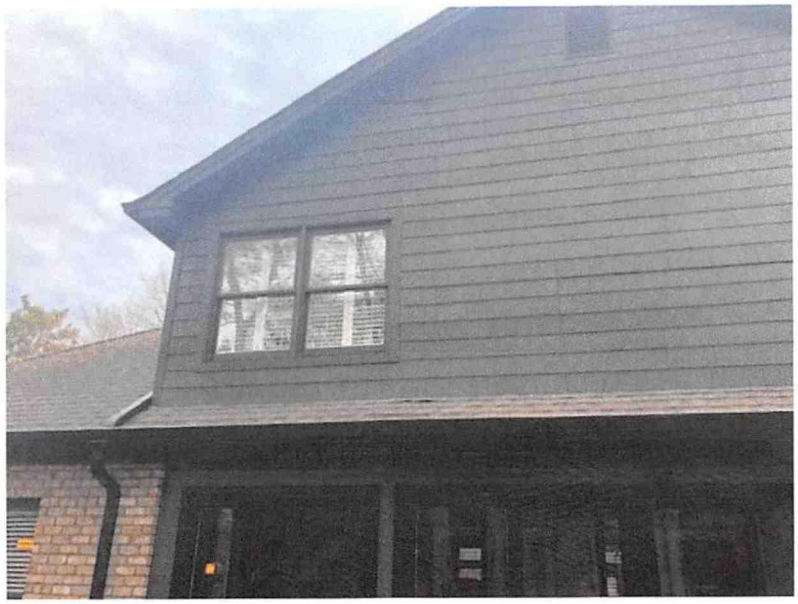


Exhibit C

2nd Floor Bedroom

- Replace (2) Double Hung windows with new Renewal by Andersen Fibrex Double Glider with simulated meeting rail.



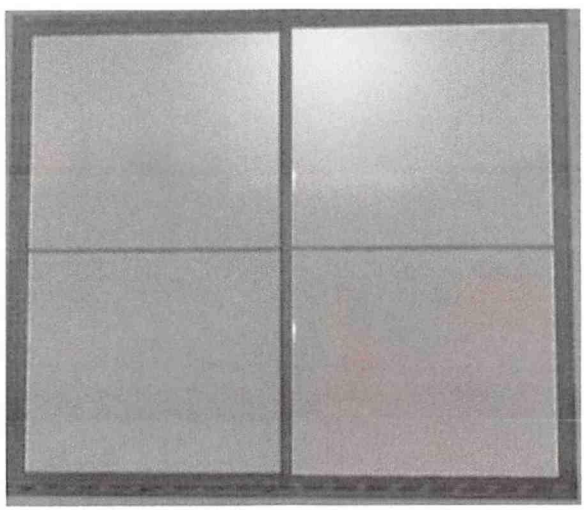
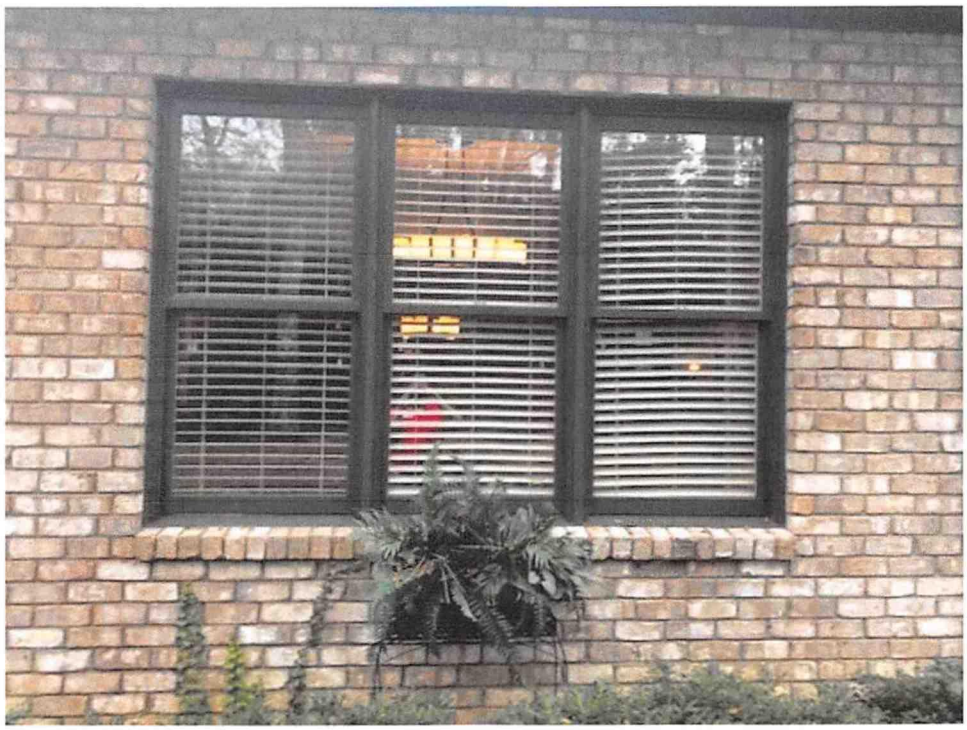


Exhibit C

1st Floor – Kitchen eating area rear of house

- Replace (3) Double Hung windows with new Renewal by Andersen Fibrex Triple Glider with simulated meeting rails.



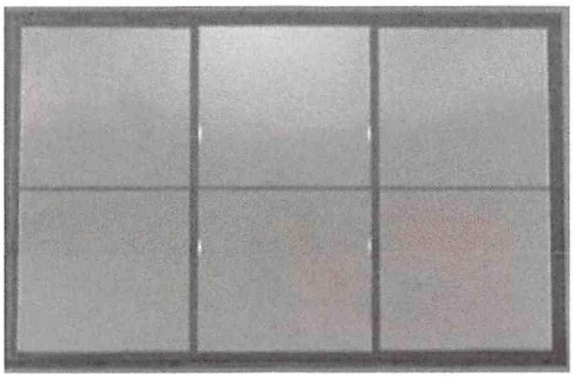


Exhibit C

1st Floor – Kitchen eating area side of house.

- Replace (3) Double Hung windows with 3 new Renewal by Andersen Fibrex double hung windows.

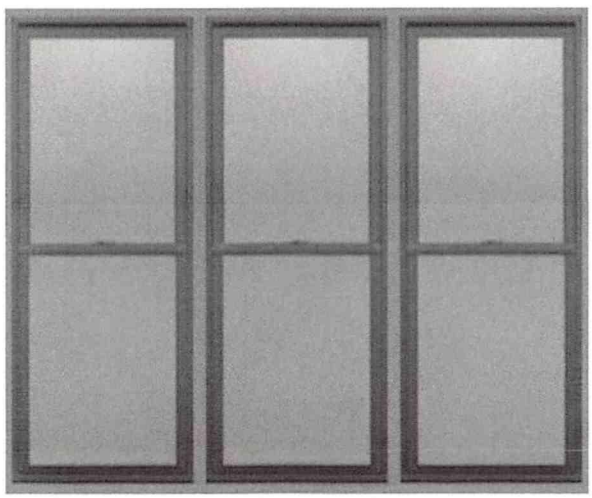


Exhibit C

Kitchen – Over Sink

- Replace Double Hung window with Circle top new Renewal by Andersen Fibrex double hung window and Circle Top Window.

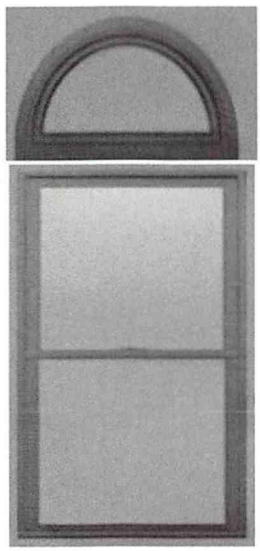
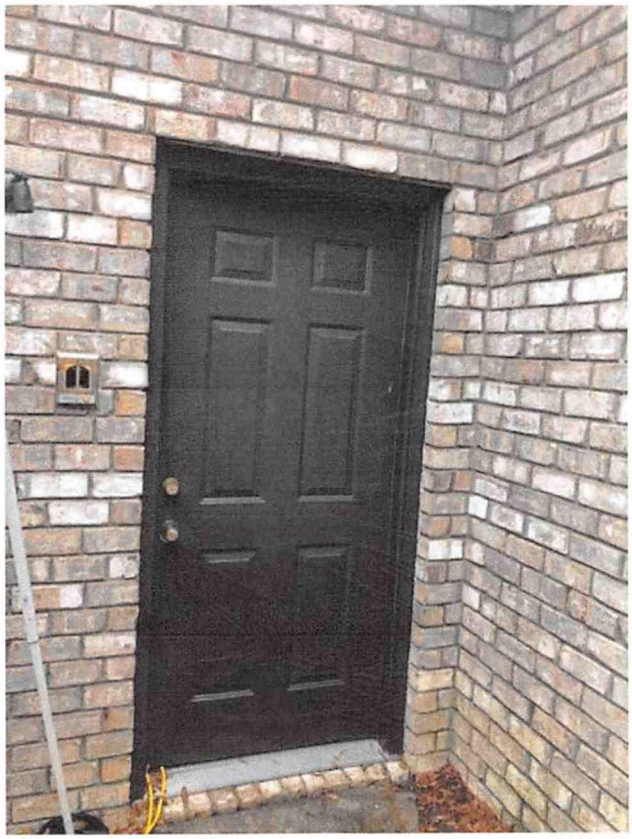


Exhibit C

Garage Door entry from rear of house

- Replace with new door with same profile as front entry door system



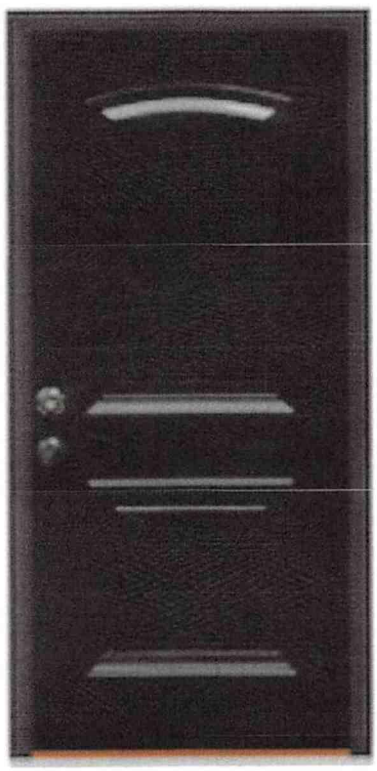


Exhibit D

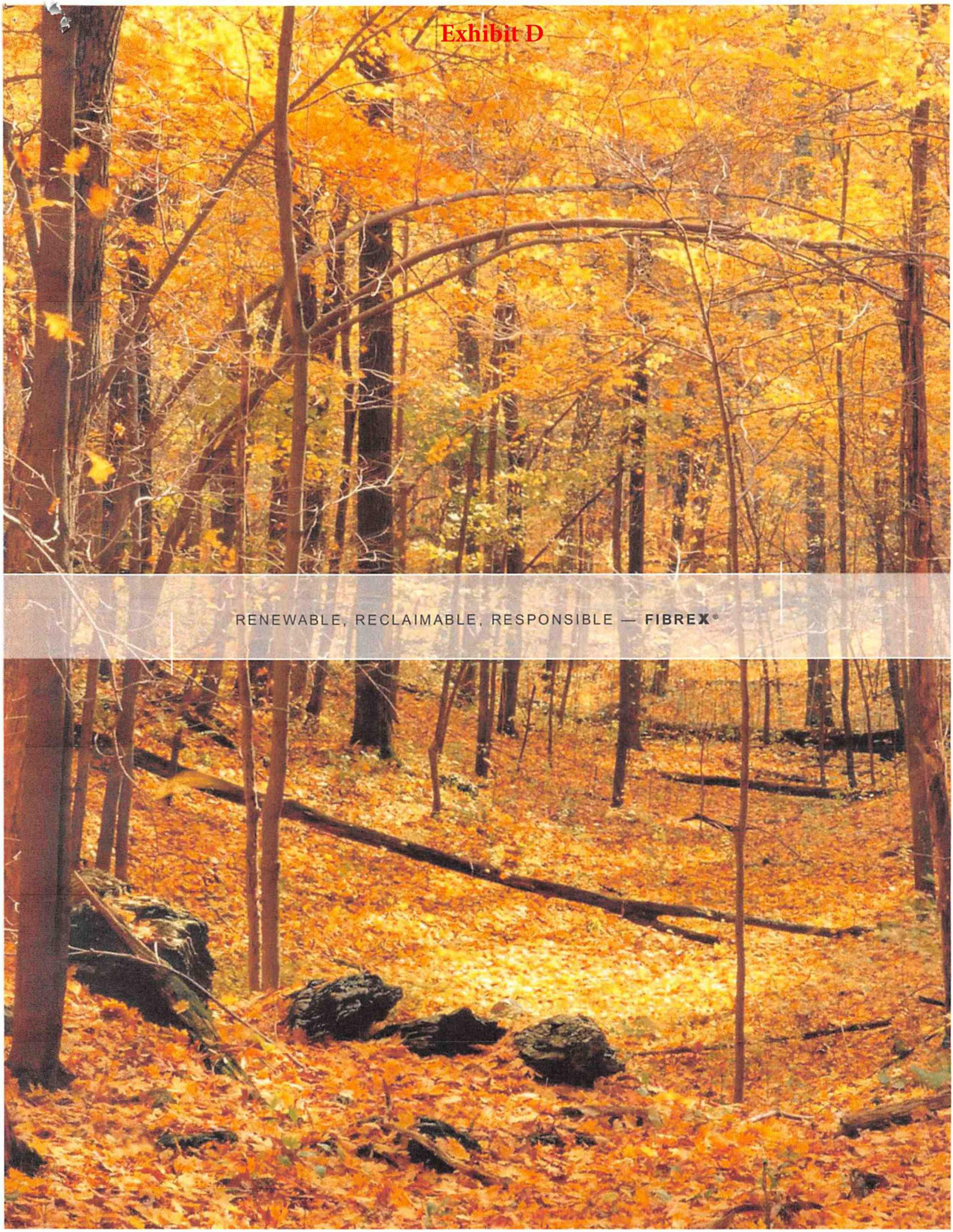
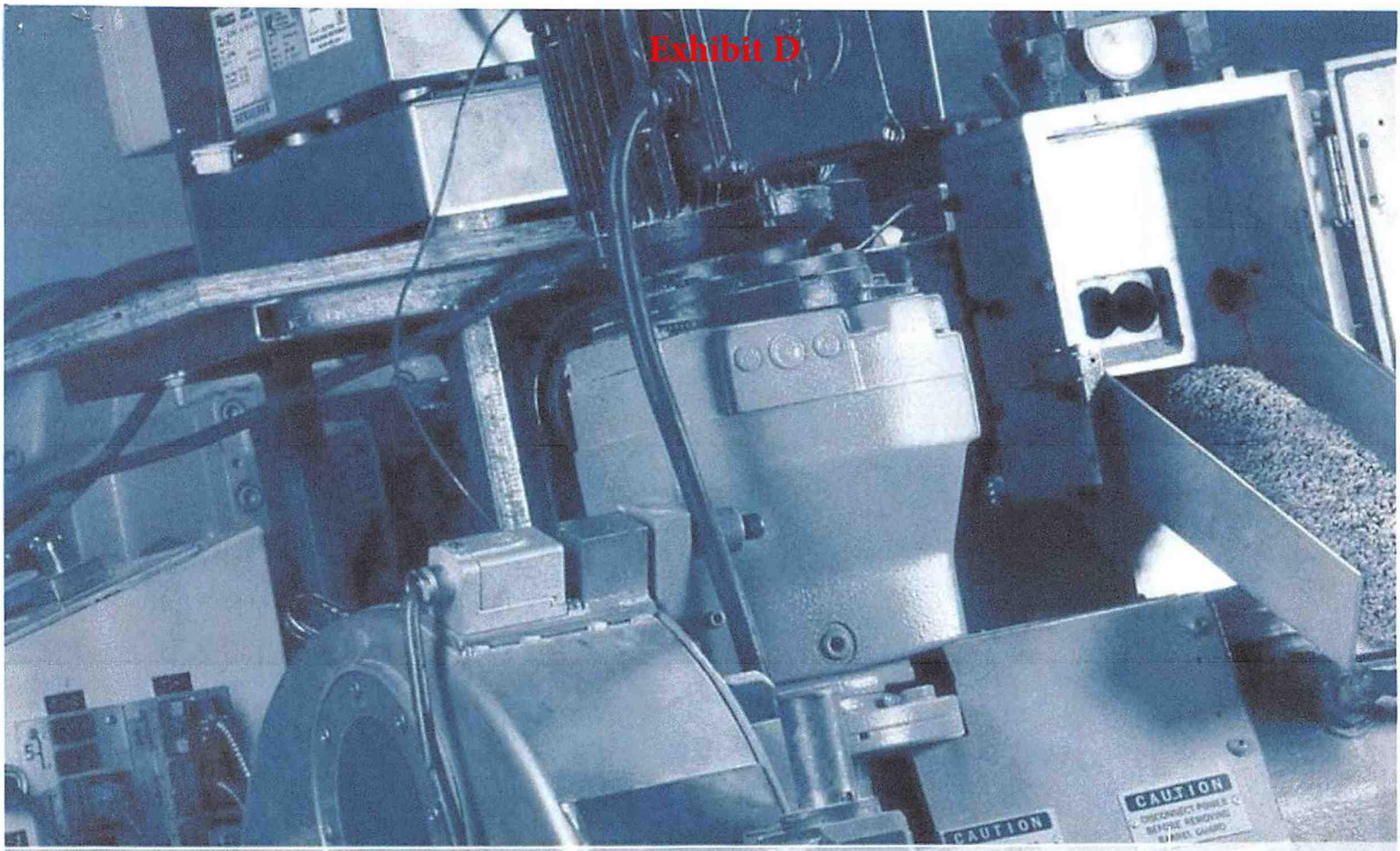


Exhibit D



FIBREX® — ENGINEERED FOR STRUCTURAL PERFORMANCE

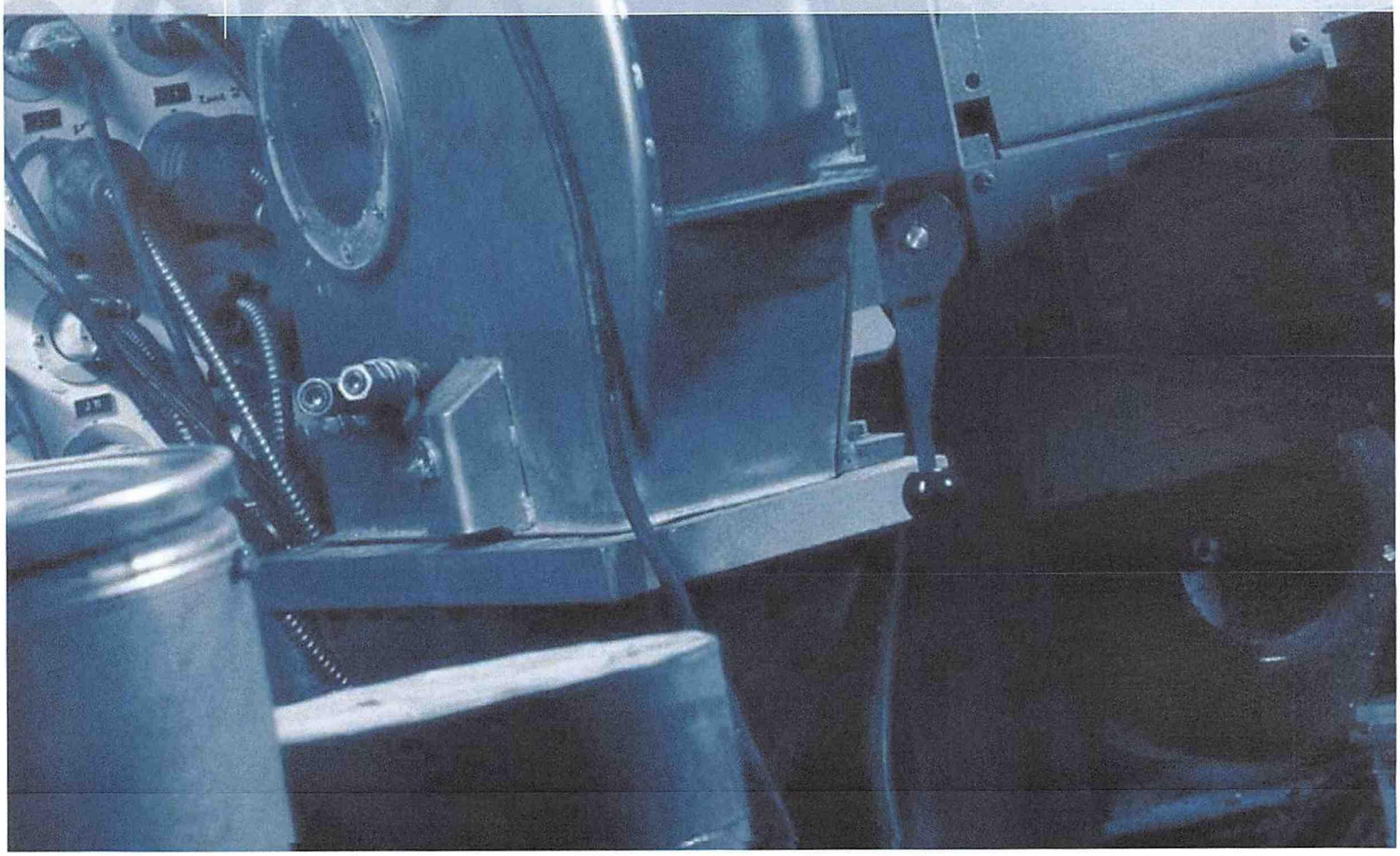
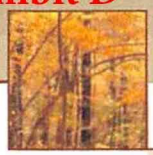


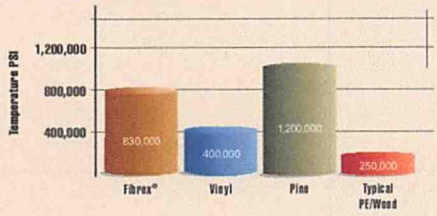
Exhibit D



STIFFNESS

Modulus is the scientific term for a material's stiffness. The higher the number, the stiffer the material. The average modulus for Fibrex® is over twice the average for vinyl, making it a far more stable and rigid material. And though wood's average stiffness is higher, it is far less predictable than Fibrex,® since wood has natural variations such as grain, knots and moisture content.

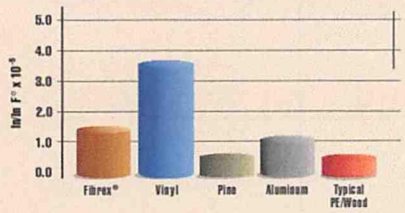
Stiffness



THERMAL EXPANSION

Thermal expansion is the degree to which a given material expands and contracts with changes in temperature. Pine has a very low thermal expansion rate. With a rate of 1.6, Fibrex,® like aluminum, expands and contracts very little. Vinyl, with a thermal expansion rate of 4.0, expands and contracts at a rate twice that of Fibrex,® resulting in bowing and cracking over time.

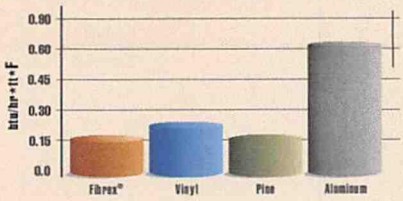
Coefficient of Thermal Expansion (CTE)



CONDUCTIVITY

Fibrex® has a very low thermal conductivity ratio. Its insulating properties can be put on par with pine or vinyl. Unlike aluminum, Fibrex® resists the transfer of heat or cold.

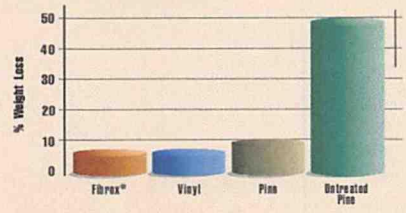
Thermal Conductivity



DECAY RESISTANCE

The special polymer formulations in Fibrex® surround, coat and fill the cell structure of each wood fiber in the manufacturing process, ensuring unsurpassed resistance to rot.

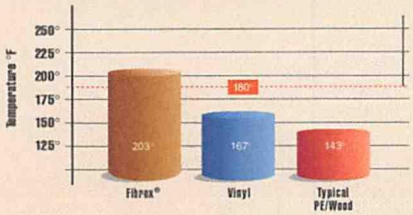
Decay Resistance



HEAT RESISTANCE

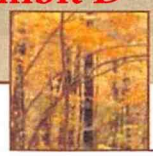
High temperatures can result in distortion. At high temperatures, vinyl can bow or sag. In tests, Fibrex® remains rigid and stable to a temperature of 93°C (199°F).

Heat Distortion Temperature



FIBREX®

Exhibit D

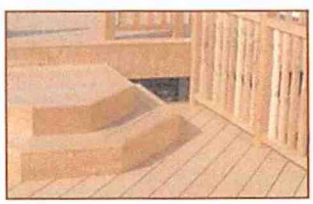


Fibrex® Properties

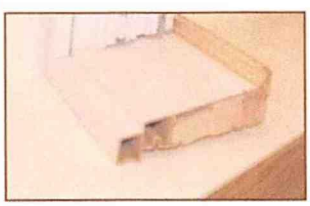
The design versatility of Fibrex® material is enhanced by its exceptional physical properties. Parts made from Fibrex have a high flexural and tensile modulus, low moisture absorption, a higher heat distortion temperature than rigid PVC and a low coefficient of thermal expansion.

Fibrex® material can be extruded or injection molded into functional components. Extruded profiles can be solid or hollow, machined and joined using mechanical fastening, thermal welding and vibratory weld tacking. Profiles can be extruded with a weatherable capstock, enabling color options and color fastness and allowing the surface appearance to be optimized for a specific application.

Fibrex has been found to be an exceptional material when used for siding, decking, railing, fencing, molding, trim, furniture and packaging, to name a few.



Fibrex® decking



Fibrex® window sill

Fibrex® extrusion

FIBREX®

Fibrex® Mechanical Properties (Typical)

Measurement	ASTM	Units	Material Value
Tensile Modulus, 77° (25°C)	D3039	psi (MPa)	
Extrusion direction			950,000 (6,550)
Cross-extrusion direction			750,000 (5,200)
Tensile Yield Strength, 77° (25°C)	D3039	psi (MPa)	3,000 (21)
Tensile Strength (UTS), 77° (25°C) Extrusion direction Cross-extrusion direction	D3039	psi (MPa)	 5,500 (38) 3,800 (26)
Tensile Strain at Failure, 77° (25°C) Extrusion direction Cross-extrusion direction	D3039	%	 1.3 0.9
Poisson's Ratio	D630	—	0.342 @ 70°F 0.236 @ 160°F
Flexural Modulus, 77° (25°C)	D790	psi (MPa)	830,000 (5,700)
Compressive Modulus, 77° (25°C)	D695	psi (MPa)	571,000 (3,900)
Modulus of Rupture, 77° (25°C)	D790	psi (MPa)	10,000 (69)
Maximum Flexural Strain (E_{max})	D790	%	1.7
Impact Strength, Gardner, 77° (25°C) 0.1" sample thickness	D3029	inch•lbs (J)	5.0 (0.56)
Izod Notched Impact, 77° (25°C)	D256	inch•lbs/inch (J/m)	7.0 (28)
Maximum Allowable Dynamic Stress	*	psi (MPa)	16,000 (110)
Extrusion Shrinkage	D3679	%	0.2
Specific Gravity	D792	—	1.4
Hardness, Rockwell "L", 77° (25°C)	D785	—	92
Hardness, Rockwell "M", 77° (25°C)	D785	—	66
Static Coefficient of Friction vs. Neolite std. Extrusion direction	F1679-96	—	0.60 wet 0.85 dry

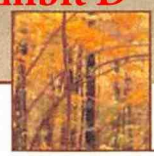
Fibrex® Environmental Properties

Measurement	ASTM	Units	Material Value
Moisture Absorption	D570-84	%	0.9
Termite Resistance C. formosanus R. flavipes	—	Weight Loss (g)	 0 0
Fungal Decay	D1413		None
Moisture Expansion	D1037	inch/inch/%ΔMC *	1.14×10^{-3}

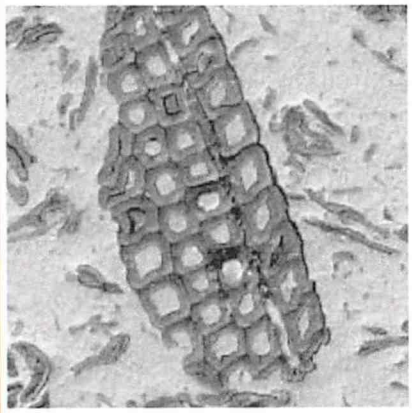
Fibrex® Thermal Properties

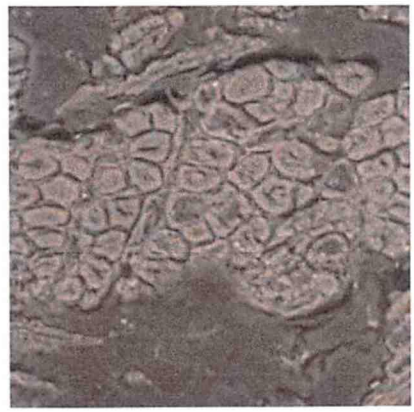
Measurement	ASTM	Units	Material Value
Heat Deflection Temperature, 264psi (1.82 MPa) 66 psi (0.46 MPa)	D648	°F (°C)	 173 (78) 221 (105)
Coefficient of Thermal Expansion	D696	inch/inch/°F (m/m/°C)	1.6×10^{-5} (2.9×10^{-5})
Thermal Conductivity	F433	Btu/hr•ft•°F (W/m•K)	0.1 (0.17)
Specific Heat	—	Btu/lb•°F (J/kg•K)	0.4 (1674)
Flash Ignition Temperature	D1929	°F (°C)	644 (340)
Self Ignition Temperature	D1929	°F (°C)	716 (380)
Flame Spread Index	E84-94		10
Smoke Developed Index	E84-94		580
Average Flame Spread Index	E162-94		22.73
Average Optical Density of Smoke Flaming mode Non-flaming mode	E662-94		 472.32 439.24
Average Time of Burn	D635-91	sec.	<5
Average Extent of Burn	D635-91	mm	<5
Final Oxygen Index	D2863	%volume	31.3

Exhibit D



Fibrex® Material Advantage
Special polymer formulations surround and fill each wood fiber — ensuring top performance.


Fibrex®


Polyethylene Wood-Fiber Composite

Fibrex® Patents

5,205,102	6,210,792	5,985,429	5,827,607	5,486,553
6,357,197	6,122,877	5,981,067	5,773,138	5,441,801
6,346,160	6,054,207	5,948,524	5,695,874	5,406,768
6,342,172	6,015,612	5,932,334	5,539,027	
6,280,667	6,015,611	5,882,564	5,518,677	
6,265,037	6,004,668	D402,770	5,497,594	

*Additional patents pending

FIBREX®

Exhibit E

rSuite PCS 2021

Entire House w/o Carolina

Erik Stromberg (910)639-2683

Michael Vaden and Lori Vaden

4 Village Lane
Pinehurst , NC 28374
(910)850-3011

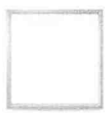
ID#	ROOM	SIZE		DETAILS
103	Laundry Room	60 W 65 H		**Window:** Picture , Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass
104	Laundry Room	36 W 16 H		**Specialty:** Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens
101	Garage	25 W 65 H		**Window:** Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass
102	Garage	25 W 65 H		**Window:** Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass
106	Dining Room	70 W 95 H		**Window:** Picture , EJ Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern , Tempered Glass **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass, May require some build up duento opening size.
108	Living Room	70 W 95 H		**Window:** Picture , EJ Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern , Tempered Glass **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass, May require some build up duento opening size.

Exhibit E

109 Master Bath 60 W 65 H

Window: Picture , Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern , Tempered Glass **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass

110 Master Bath 36 W 16 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

111 Master Bedroom 75 W 65 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

115 Kitchen Nook 102 W 65 H

Window: Gliding , Triple, 1:1:1, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White , Standard Color Extra Lock **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

116 Kitchen Nook 32 W 65 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

117 Kitchen Nook 32 W 65 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

118 Kitchen Nook 32 W 65 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

Exhibit E

119 Kitchen — 36 W, 37 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass, Free TruScene Screens

120 Kitchen — 36 W, 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

201 Office (Lorie) — 36 W, 54 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass, Elevated Install, Elevated Install

202 Office (Lorie) — 36 W, 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

203 Front Entry — 36 W, 54 H

Window: Picture , Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass, Elevated Install, Elevated Install

204 Front Entry — 36 W, 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

205 Shop — 36 W, 54 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass, Elevated Install, Elevated Install

Exhibit E

206 Shop 36 W 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

207 Office (Michael) 75 W 54 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

208 Spare Bedroom 75 W 54 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

106d Front Entry

Misc: Misc, Entry Door - Double Door with extended eight, DETAILSSignet French Entry Door in FrameSaver Frame71" Custom Unit Width97 3/8" Custom Unit HeightUnit Size: 71" x 97 3/8"Frame Depth: 4 9/16"2" Standard BrickmoldLeft Hand Inswing - Right Door Active (ISLO)French Doors437 Style Signet Knotty Alder Fiberglass DoorWith Panel PlanksComforTech DLACoal Black Inside and OutsideHardwareBlack Eclipse Lever Trilennium Handle - Both Doors (2 3/8" Backset)FrameTextured Coal Black Aluminum Frame CladdingCoal Black Inside FrameTrilennium Astragal2 Tubes of Coal BlackBronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)Aged Bronze Ball Bearing Hinges4 HingesInstallation Kit with Wood ShimsPoplar Colonial 3 1/2" Casing - Coal Black

WINDOWS: 17 **PATIO DOORS: 0** **SPECIALTY: 6** **MISC: 1**

UPDATED: 03/30/21

Exhibit E

RENEWAL BY ANDERSEN
4250 Regency Dr Unit 101, Greensboro, NC 27410
Phone 336-299-5051 Fax 336-553-2944

CHANGE ORDER

Buyer(s) Name	Date of Agreement
Vaden, Michael and Lori	3/17/21

Buyer(s) Street Address, City, State, and Zip Code

4 Village Lane Pinehurst, NC 28374

This Change Order applies to the Custom Window and Door Remodeling Agreement dated 3/17/2021 between the Contractor and Buyer(s) identified above. Its purpose is to alter or amend the original work to be performed, plans, specifications, or materials (including special order materials) to be used and furnished by Contractor **specifically** as follows:

Addition of (2) Legacy Single Entry Doors to original order. Entry Link Order # 7170273

- Door #1 (Garage to Hallway) - Legacy Single Entry Door, 90 min Fire Rated - see attached Spec Sheet
- Door #2 (Garage to Exterior of House) - Legacy Single Entry Door -see attached Spec Sheet

Yes / No: Revised Window Specification Sheet or Door Specification Sheet attached?

Due to this change in the Custom Window and Door Remodeling Agreement, the **new total sales price** is $ 76,309.19, and the old total sales price was $ 67, 650.75 as specified below:

Original Schedule of Payments:		**New Schedule of Payments:**	
Total Job Amount:	$ 67,650.75	Total Job Amount:	$ 76,309.19
Deposit Received:	$ 33,825	Deposit Received:	$ 38,154
Additional Deposit Due (Date:_____)	$	Additional Deposit Due (Date:_____)	$
NC sales tax:	$ 4,425.75	NC sales tax:	$ 4,992.19
Balance upon Substantial Completion:	$ 33,825.75	Balance upon Substantial Completion:	$ 38,155.19

*Contractor accepts Check, Cash, Visa, Mastercard, American Express, and Discover
*Contractor reserves the right to arrange financing for the Buyer if otherwise unavailable.
*Buyer agrees upon substantial completion of work to execute and deliver to Contractor a Completion Certificate and pay any balance due. A 1% daily charge will be added to any balance due.

Renewal by Andersen of Central NC

By: _____
Signature of Product Manager

Buyer(s)

_____ _____
Signature Signature

You, the Buyer(s), may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction (see below for an explanation of this right). Buyer understands that if he/she cancels this Change Order, the terms of the Original Custom Window and Door Remodeling Agreement and all other Change Orders will remain in full force and effect.

NOTICE OF CANCELLATION

Date of Transaction:_____. You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract of Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Seller's expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Renewal by Andersen of Central NC, 4250 Regency Dr, Greensboro, NC 27410 NO LATER THAN MIDNIGHT OF _____(Date).

I HEREBY CANCEL THIS TRANSACTION

_____
Buyer's Signature Print Name Date

NOTICE OF CANCELLATION

Date of Transaction:_____. You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract of Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Seller's expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Renewal by Andersen of Central NC, 4250 Regency Dr, Greensboro, NC 27410 NO LATER THAN MIDNIGHT OF _____(Date).

I HEREBY CANCEL THIS TRANSACTION

_____
Buyer's Signature Print Name Date

FINAL ORDER – MAJOR COA REQUEST 4 Village Lane
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Michael Vaden is requesting a Certificate of Appropriateness for the exterior modification of a structure located within the Pinehurst Historic District at 4 Village Lane. The applicant is proposing to replace an existing wood doors and windows with different material

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

FINDINGS OF FACT

Concerning jurisdiction

According to the Historic District Guidelines a Major COA is required when:

1. Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s).
2. Replacement of architectural details that changes the design or materials from the existing details

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

1. The primary structure at 4 Village Lane is not listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure.
2. One of the adjacent properties within the public hearing notification area are listed as a contributing structure.
3. Adjacent property information can be found in the staff report.
4. Previous issued COAS:

Previously Issued COAs for 4 Village Lane		
Description	**Year**	**Minor or Major**
Gazebo and cover for existing paved area	2019	Minor - approved
Re-roof	2021	Minor - approved

For the Record

1. The applicant has submitted a material package which includes: photos of the existing structures, detailed project descriptions, and material samples.
2. The applicant is requesting a replace multiple windows and doors with different materials and styles that are not compatible with existing.
3. The existing windows are wood and the applicant is proposing vinyl.

Conclusions of Law

Guideline Requirements:

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.
2. Section III.C.4. If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture. a. Wooden windows on street-facing elevations should be replaced in kind. b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure. c. Windows should have true or simulated divided lights. d. Snap-in muntins are not appropriate.
3. Section III.C.11. Glass Block windows are not permitted on street-facing elevations.
4. Section III.C.12. Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

Guideline Recommendations:

1. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
2. Section III.C.5. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.6. Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
4. Section III.C.7. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
5. Section III.C.8. New dormer windows on street-facing elevations should be compatible with the size and placement of existing windows on primary elevations and should not compromise the architecture of the structure.
6. Section III.C.9. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
7. Section III.C.10. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

Attachment A
Final Order
4 Village Lane

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 4 Village Lane:

The following conditions apply to approval of the Certificate of Appropriateness for 4 Village Lane:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 4 Village Lane based on the following:

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 9, 2021
Subject: **Major COA Request for 4 Village Lane**

Applicant:	Michael Vaden
Owners:	Michael Vaden
Professional:	TBD
Property Location:	4 Village Lane
Land Use:	Single Family Residence
PID#	855208876822

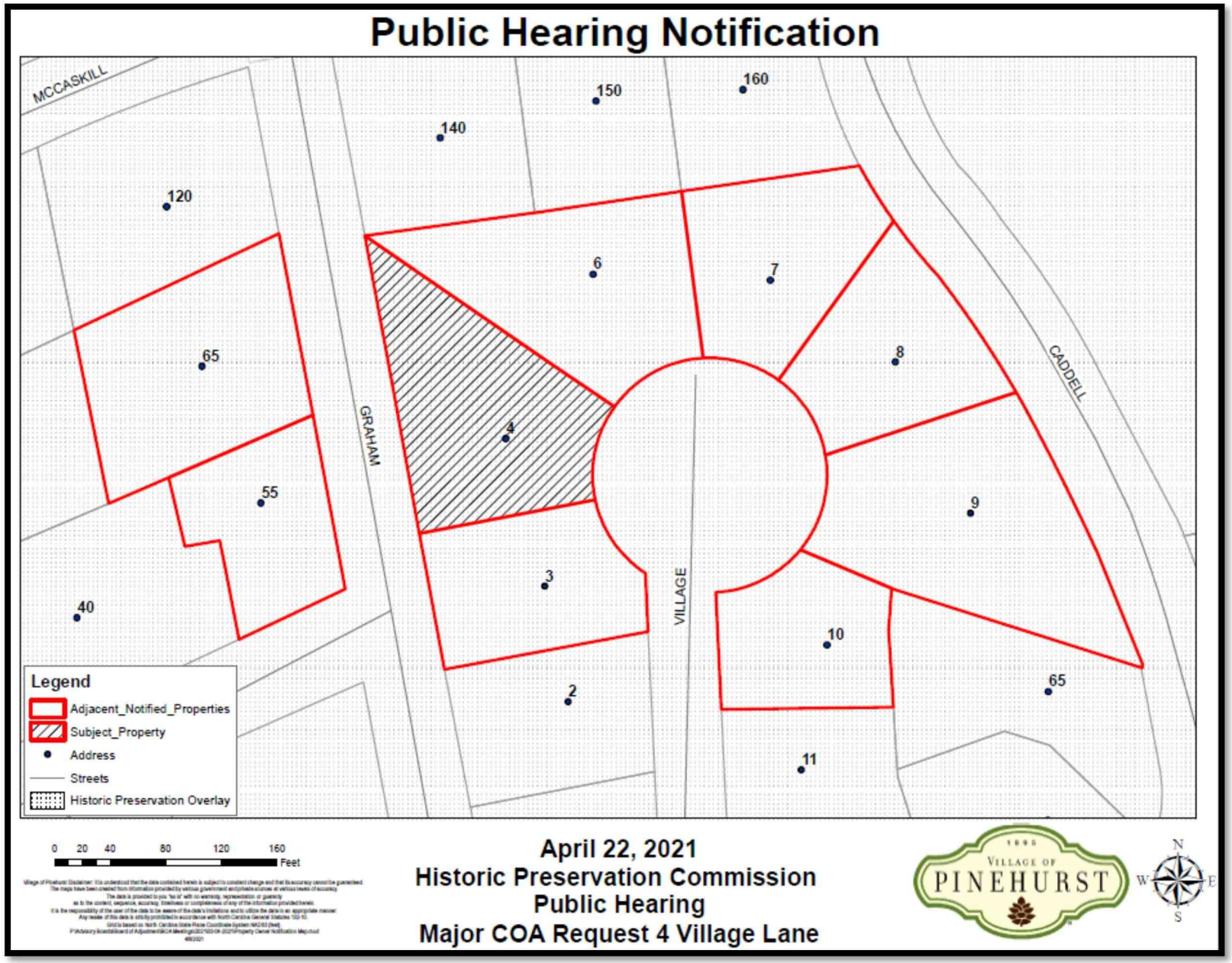
Request and Background:

Michael Vaden is requesting a Certificate of Appropriateness for the exterior modification of a structure located within the Pinehurst Historic District at 4 Village Lane. The applicant is proposing to replace an existing wood door and multiple windows with different material. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855208876822.

Previously Issued COAs for 4 Village Lane		
Description	**Year**	**Minor or Major**
Gazebo and cover for existing paved area	2019	Minor - approved
Re-roof	2021	Minor - approved

The subject property, 4 Village Lane was constructed in 2003 and is not listed within the 1996 National Historic Landmark Survey. Only one of the adjacent properties within the public hearing notification area are also listed within the National Historic Landmark Survey. The table and map on the following pages includes the construction date of each property and a brief history of each property from the 1996 National Historic Landmark Survey, if available.

National Historic Landmark Survey Table for 4 Village Lane				
#	Address	Year Built	Contributing	Structure History
1	4 Village Lane	2000	No	Structure is not listed within the National Historic Landmark Survey
2	6 Village Lane	1998	No	Structure is not listed within the National Historic Landmark Survey
3	7 Village Lane	1995	No	Structure is not listed within the National Historic Landmark Survey
4	8 Village Lane	1997	No	Structure is not listed within the National Historic Landmark Survey
5	9 Village Lane	1997	No	Structure is not listed within the National Historic Landmark Survey
6	10 Village Lane	1990	No	Structure is not listed within the National Historic Landmark Survey
7	3 Village Lane	1990	No	Structure is not listed within the National Historic Landmark Survey
8	65 Graham Rd	1986	No	Structure is not listed within the National Historic Landmark Survey
9	55 Graham Rd	1920	Yes	This one-story frame house sheathed in vinyl siding has a multi-gabled roof, interior chimneys, and shed hoods over pairs of windows. A Palladian window is found at the south end of the house.

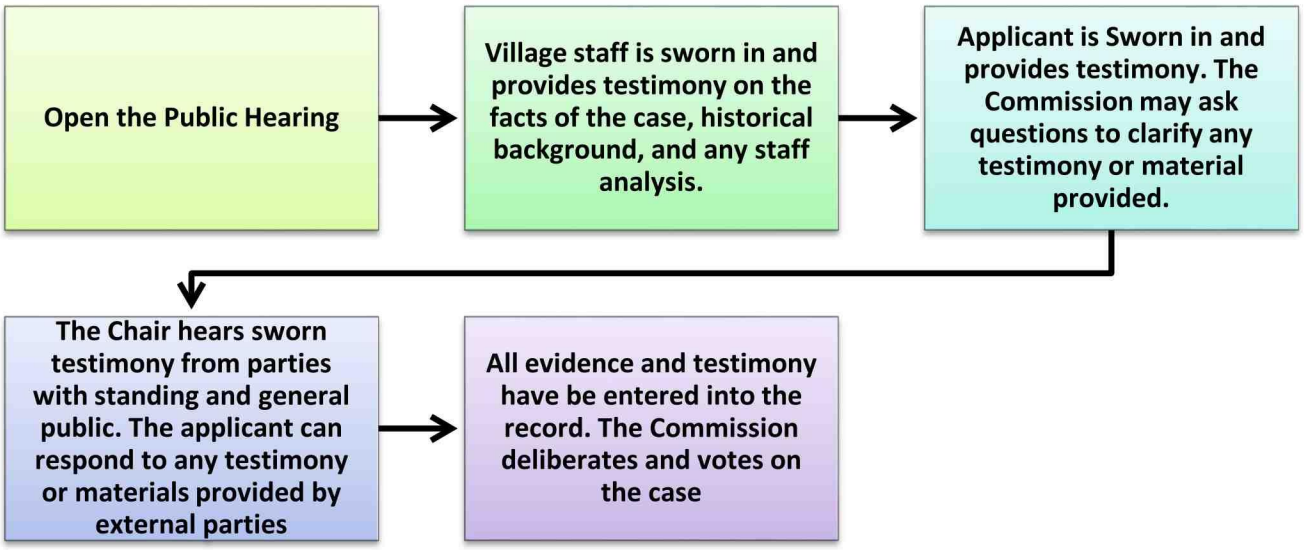

Public Hearing Notification
MCCASKILL
GRAHAM
VILLAGE
CADDELL
150
160
140
120
6
7
65
8
4
55
9
3
40
10
65
2
11
Legend
Adjacent_Notified_Properties
Subject_Property
Address
Streets
Historic Preservation Overlay
0 20 40 80 120 160
Feet
April 22, 2021
Historic Preservation Commission
Public Hearing
Major COA Request 4 Village Lane
1895
Village of
PINEHURST
N
W
E
S

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines, replacement of architectural details that changes the design or materials from the existing details and replacement of windows and doors that are not compatible with the existing window(s) and/or door requires a Major COA.

The applicant is proposing to replace the existing wood windows and doors with different material. Both the windows and doors will be fibrex traditional, which is a composit material that imitates the look and feel of wood. Additionally, the style and design of the front door is changing. The change in material requires review by the Historic Preservation Commission. The applicant has provided a detailed project description, photos of the existing structure, and material brochure.

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

Applicable Guidelines Requirements:

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations should be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows should have true or simulated divided lights.
    d. Snap-in muntins are not appropriate.

    The applicant is proposing to replace multiple windows and doors. The wooden windows on the front of the structure will not be retained. The new windows will be similar in composition to existing windows. It is unclear if the windows will have true or simulated divided lights or snap-in muntins.

2. Section III.C.11 – Glass Block windows are not permitted on street-facing elevations.

    Glass block windows have not been proposed.

3. Section III.C.12 – Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

    Application of paint, tint, or filmed glass has not been proposed.

4. Section III.C.13 – Sliding doors are not permitted on street-facing elevations.

    Sliding glass doors on the street facing elevations, have not been proposed.

Staff Comments:

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

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

Staff recommends the above motion because while the proposed project does not meet the recommendations (should language) within the Historic District Guidelines, the applicant has submitted evidence multiple roofs within the Historic District that feature asphalt shingle roofs, which demonstrates the conformity of this request.

EXHIBIT A

COA-2021-00054

Historic Certificate of Appropriateness (COA)
Major and Minor

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

✓ Major Work	€ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	600 LINDEN RD
City, State, Zip Code	PINEHURST, NC, 28374
Parcel ID #	00016367

Owner Information			
Name	MEADE, THOMAS	Home Phone #	
Street Address	4112 N. GARLAND ST.	Mobile Phone #	858.220.8131
City, State, Zip Code	ALEXANDRIA, VA 22304	Business Phone #	
Email	LATANEMEADE@GMAIL.COM		

Applicant			
Name	KINZER, JOHN	Other Phone #	
Email	KINZ43@GMAIL.COM	Street Address	12906 CLIFTON CREEK DR.
Mobile Phone #	703.220.7516	City, State, Zip Code	CLIFTON, VA 20124

RECEIVED
APR 05 2021
BY: .....

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

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

General Information

Description of Changes to the Structure	INSTALLATION OF 15'x35' FIBERGLASS IN-GROUND POOL.		
Type of Work	€ Addition	€ Alteration	€ New
Existing Use		Proposed Use	
€Vacant €Single Family Low Density ✓ €Single Family Medium Density €Single Family High Density €Multi-Family Development €Office €Retail €Lodging €Recreational €Institutional €Medical €Industrial €Services		€Vacant €Single Family Low Density ✓ €Single Family Medium Density €Single Family High Density €Multi-Family Development €Office €Retail €Lodging €Recreational €Institutional €Medical €Industrial €Services	
Includes Demolition		€ Yes € No ✓	
Includes Tree Removal		€ Yes € No ✓	
Estimated Cost of Construction		$ 80,000	

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: POOL	N/A	FIBERGLASS	DARK BLUE

Required Documents

€ Site Plan/Survey or Sketch ✓	€ Elevation Drawings
€ Floor Plans	€ Landscaping Plan

Certification

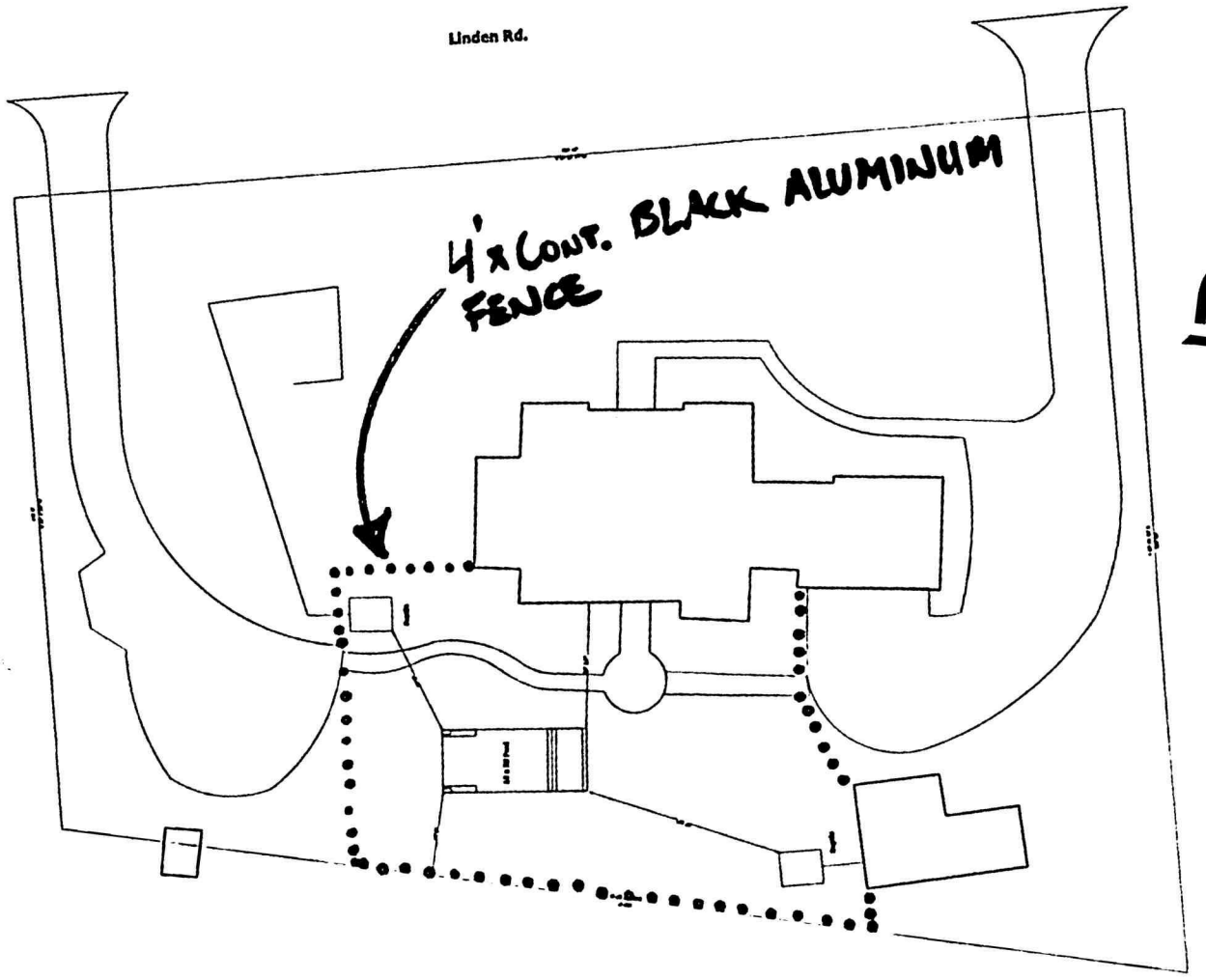
I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: John Krieger Date: 4/1/21

Property Owner Signature: [signature] Date: 4-1-21

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

EXHIBIT B


Linden Rd.
4' x Cont. BLACK ALUMINUM FENCE
DABBS BROTHERS CUSTOM POOLS

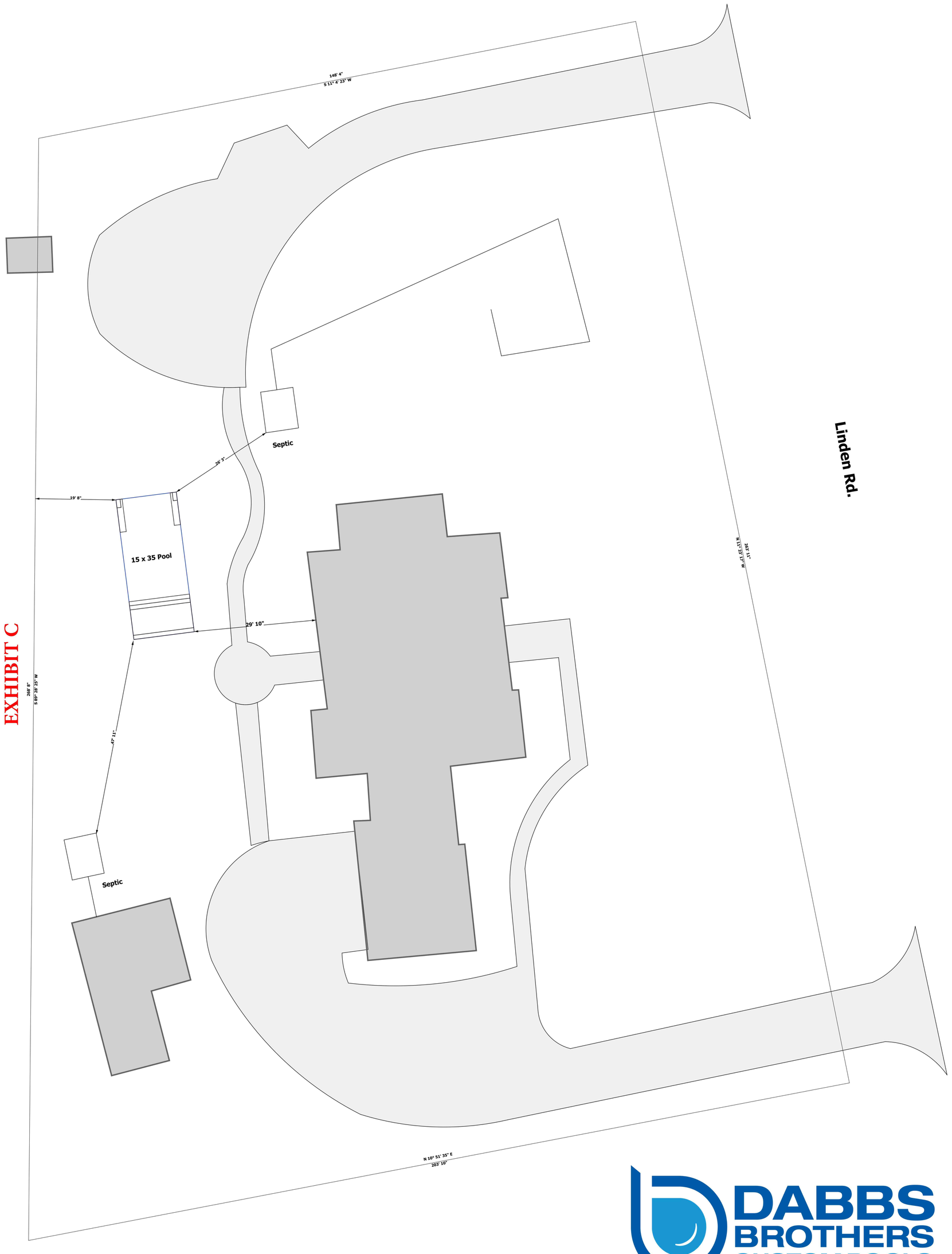


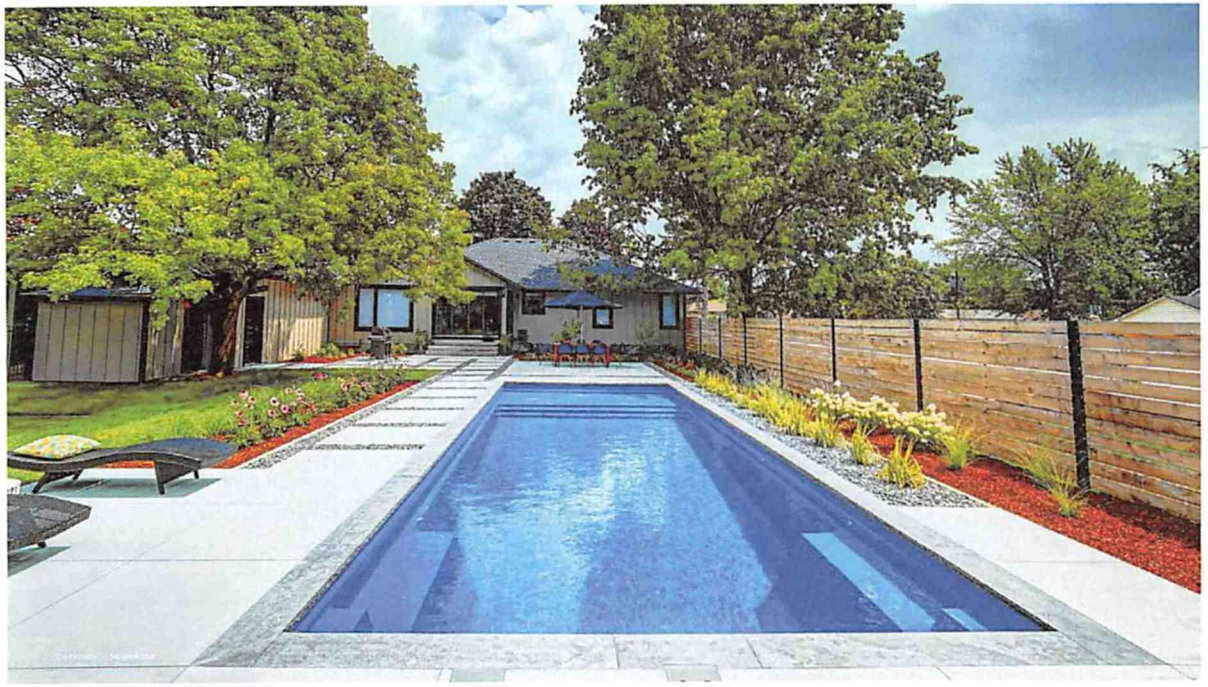
EXHIBIT C

DABBS BROTHERS CUSTOM POOLS

Pools	
Envelope:	34' 4" x 14' 10"
Project Info	
Address:	600 Linden Rd.
City:	Pinehurst
State/Province:	NC

EXHIBIT D

EXHIBIT E



The Pinnacle™

The embodiment of space has been redefined by the creation of The Pinnacle™. On the drawing board, Leisure Pools' wanted to push forward the idea behind The Ultimate™ and take the elements to a new level.

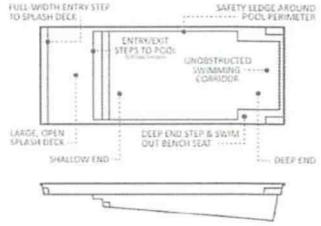
The result is the collaboration of expansive planes and a modern design that speaks volumes of its potential in both landscaping opportunities and range of activities.

The Pinnacle™ features a full-width entry step at the shallow end, providing access to a grand splash deck area for little ones to play or large reclining chairs to be located. The full-width entry step gives flexibility in the placement of the pool in relation to the house to provide optimum entry and exit into the pool.

The Pinnacle™ has good depths in the deep end, providing even the tallest of swimmers a good swim area. The deep end features a deep-end swim out for relaxation, and entry and exit steps on either side providing great access for swimmers.

Over all, Leisure Pools' is proud to push the boundaries of swimming pool innovation and present to you the most expansive rectangular pool in our line to date. Delightfully clean in design, and perfectly practical in nature, The Pinnacle™ is a one of a kind pool for your dream backyard.

Note: Deck measures 6'5" x 15'5", 1'8" from base to coping



LENGTH	WIDTH	SHALLOW DEPTH	DEEP DEPTH
42'-0"	15'-5"	4'-4"	7'-0"
35'-0"	15'-5"	4'-4"	6'-5"
30'-0"	15'-5"	4'-4"	6'-0"

EXHIBIT F

Permit # 33738 PID or LRK# 00016367 Page 1 of 2

Property Address 600 Linden Rd, Pinehurst Number of Bedrooms 4

Moore County Health Department

Environmental Health Section

P.O. Box 279, Carthage, NC 28327

Phone: 910-947-6283 Fax: 910-947-5127

Inspection of Sewage Disposal System For:

- ☐ Relocation
- ☐ Remodel
- ☐ Addition
- ☒ Other: Pool

"EVALUATION EXPIRES SIX (6) MONTHS FROM DATE OF ISSUE"

Applicant Name: Thomas Latane Meade

Applicant Address: 600 Linden Rd, Pinehurst

Phone: 703-220-7516 Email: jkinzer@icmtg.com

Property Owner: Same

Property Address:

Phone: Email:

House: X Mobile Home: Other:

Date: 3/24/2021 Env. Specialist: Jeanine R West

- ☒ Approved
- ☐ Denied

COMMENTS:

drainlines for Apartment are the closeset to the pool and have been marked

maintain minimum 15' between the drainlines and the cut of the pool.

FINAL ORDER – MAJOR COA REQUEST 4 Village Lane
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Michael Vaden is requesting a Certificate of Appropriateness for the exterior modification of a structure located within the Pinehurst Historic District at 4 Village Lane. The applicant is proposing to replace an existing wood doors and windows with different material

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

FINDINGS OF FACT

Concerning jurisdiction

According to the Historic District Guidelines a Major COA is required when:

1. Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s).
2. Replacement of architectural details that changes the design or materials from the existing details

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

1. The primary structure at 4 Village Lane is not listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure.
2. One of the adjacent properties within the public hearing notification area are listed as a contributing structure.
3. Adjacent property information can be found in the staff report.
4. Previous issued COAS:

Previously Issued COAs for 4 Village Lane		
Description	**Year**	**Minor or Major**
Gazebo and cover for existing paved area	2019	Minor - approved
Re-roof	2021	Minor - approved

For the Record

1. The applicant has submitted a material package which includes: photos of the existing structures, detailed project descriptions, and material samples.
2. The applicant is requesting a replace multiple windows and doors with different materials and styles that are not compatible with existing.
3. The existing windows are wood and the applicant is proposing vinyl.

Conclusions of Law

Guideline Requirements:

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.
2. Section III.C.4. If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture. a. Wooden windows on street-facing elevations should be replaced in kind. b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure. c. Windows should have true or simulated divided lights. d. Snap-in muntins are not appropriate.
3. Section III.C.11. Glass Block windows are not permitted on street-facing elevations.
4. Section III.C.12. Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

Guideline Recommendations:

1. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
2. Section III.C.5. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.6. Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
4. Section III.C.7. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
5. Section III.C.8. New dormer windows on street-facing elevations should be compatible with the size and placement of existing windows on primary elevations and should not compromise the architecture of the structure.
6. Section III.C.9. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
7. Section III.C.10. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

Attachment A
Final Order
4 Village Lane

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 4 Village Lane:

The following conditions apply to approval of the Certificate of Appropriateness for 4 Village Lane:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 4 Village Lane based on the following:

FINAL ORDER – MAJOR COA REQUEST 30 Medlin Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Nelda and William Huffstetler are requesting a Certificate of Appropriateness for construction of a new single family home.

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

FINDINGS OF FACT

Concerning jurisdiction

1. New Construction or additions are considered Major Work
2. Request that are inconsistent with the Guidelines (six foot side yard fence)

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

1. According to Moore County Assessor's Office 30 Medlin Road was constructed in 1935 and is not listed or recorded within the 1996 National Historic Landmark Survey.
2. Previous COAs have been issued for 30 Medlin Road.
3. None of the adjacent properties within the public hearing notification area are listed or recorded within the 1996 survey as contributing structures.
4. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: a site plan, floor plans, graphic renderings, architectural elevations, photos of the existing house and material samples.
2. The applicant is proposing to demolish the existing single family structure and construct a new structure in its place.
3. The Demolition request must be acted on prior to the new construction.
4. The applicant is proposing a new single family home.

Conclusions of Law

Guideline Requirements:

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Guidelines herein as appropriate to specific projects.
3. Section IV.C.1 - Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
4. Section IV.C.2- Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins **are not appropriate**.
5. Section IV.C.3 - Glass block windows **are not allowed** on street-facing elevations.
6. Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.
7. Section IV.C.5 - Sliding doors **are not allowed** on street-facing elevations in the Pinehurst Historic District.
8. Section III.F.1 - New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.
9. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.
10. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
11. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District.
    a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls Sheets of plywood siding
    b. Vinyl or aluminum siding
    c. Plastic, sheet metal, or a similar material used as siding or panels
    d. Any treatment of material that imparts a glossy or reflective finish to the material
    e. Concrete, cinderblock, or glass block.
    f. Boxed chimneys
12. Section VII.A.5 – All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish must be completed within six (6) months of installation.
13. Section VII.A.10 – Solid wooden fences are not permitted in the Pinehurst Historic District.
14. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
15. Section VII.A.11Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.

Guideline Recommendations:

1. Section IV.B.3 - Color schemes should comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and should be compatible with the architecture of the structure.
2. Section IV.B.6 - Roof forms should be congruous with the Pinehurst Historic District.
3. Section IV.E.4 - Attached garages should not be prominent on the street-facing elevation and should be set behind the front facade of the primary structure. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.
4. Section VII.A.3 - Residential street side fences should be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 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
30 Medlin Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 30 Medlin Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 30 Medlin Road based on the following:

FINAL ORDER – MAJOR COA REQUEST 30 Medlin Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Nelda and William Huffstetler are requesting a Certificate of Appropriateness for demolition of existing residence

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

FINDINGS OF FACT

Concerning jurisdiction

1. Demolition is considered major work

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

1. According to Moore County Assessor's Office 30 Medlin Road was constructed in 1935 and is not listed or recorded within the 1996 National Historic Landmark Survey.
2. Previous COAs have been issued for 30 Medlin Road.
3. None of the adjacent properties within the public hearing notification area are listed or recorded within the 1996 survey as contributing structures.
4. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: a site plan, floor plans, graphic renderings, architectural elevations, photos of the existing house and material samples.
2. The applicant is proposing to demolish the existing single family structure and construct a new structure in its place.
3. The Demolition request must be acted on prior to the new construction.

Conclusions of Law

Pinehurst Development Ordinance

1. 8.3.2.7 (A) - An application for a Certificate of Appropriateness authorizing the demolition, removal, or destruction of a building structure or site within a Historic District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to three hundred sixty-five (365) days from the date of approval. The Commission shall reduce the period of delay if it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. During the delay period, the Commission shall negotiate with the owner in an effort to find a means of preserving the building, structure, or site. If the Commission finds that a building, structure, or site has no special significance or value toward maintaining the character of a District, it shall waive all or part of such period of delay and authorize earlier demolition or removal;

Guideline Requirements:

1. Section VIII.B.3 – Prior to demolition of a primary structure, a record of the primary structure **must** be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation **must** be provided to Village Staff before the public hearing.
2. Section VIII.B.6 - After demolition, all debris **must** be removed from the site within 30 days.

Guideline Recommendations:

1. Section VIII.B.1 – Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
2. Section VIII.B.4 - Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.
3. Section VIII.B.5 – Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 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
30 Medlin Road

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

The following conditions apply to approval of the Certificate of Appropriateness for 30 Medlin Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 30 Medlin Road based on the following:

1895
VILLAGE OF
PINEHURST

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 9, 2021
Subject: **Major COA Request for 30 Medlin Road**

Applicant:	Nelda and William Huffstetler
Owners:	Nelda and William Huffstetler
Professional:	Enrique Artigua
Property Location:	30 Medlin Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205181846

Request and Background:

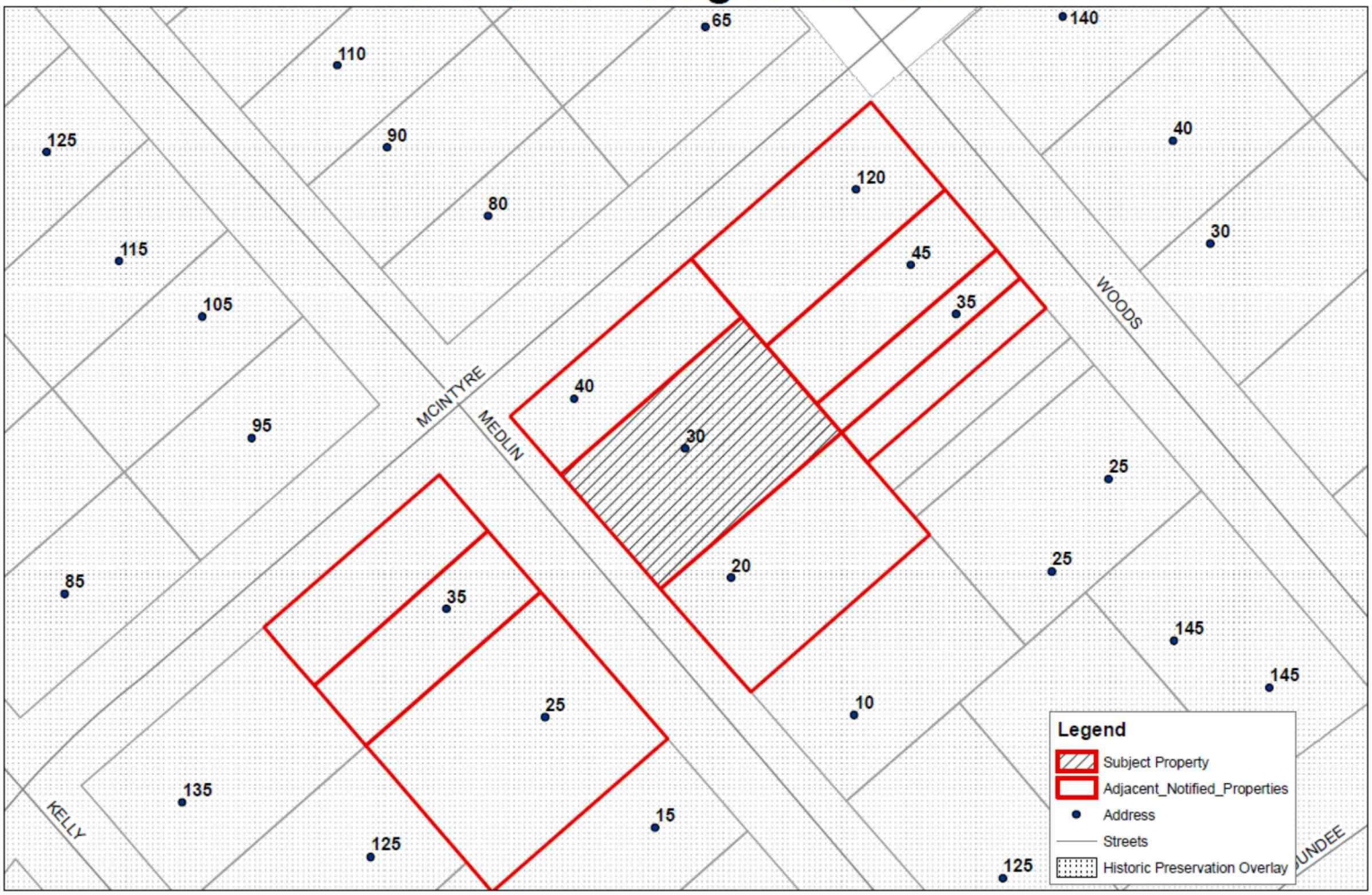
Nelda and William Huffstetler are requesting a Certificate of Appropriateness for demolition of existing residence and construction of a new residence within the Pinehurst Historic District at 30 Medlin Road. The subject property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205181846. The property owners and applicants are Nelda and William Huffstetler and they have not selected a professional to perform the work.

No previous COAs have been issued for 30 Medlin Road.

According to Moore County Assessor's Office 30 Medlin Road was constructed in 1935 and is not listed or recorded within the 1996 National Historic Landmark Survey. None of the adjacent properties within the public hearing notification area are listed or recorded within the 1996 survey as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 30 Medlin Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	30 Medlin	1935	No	Not listed on the 1996 National Historic Landmark Survey
2	20 Medlin	1952	No	Not listed on the 1996 National Historic Landmark Survey
3	25 Medlin	1960	No	Not listed on the 1996 National Historic Landmark Survey
4	35 Medlin	1971	No	Not listed on the 1996 National Historic Landmark Survey
5	40 Medlin	1943	No	Not listed on the 1996 National Historic Landmark Survey
6	120 Woods	1935	No	Not listed on the 1996 National Historic Landmark Survey
7	45 Woods	1954	No	Not listed on the 1996 National Historic Landmark Survey
8	35 Wood	NA	No	Not listed on the 1996 National Historic Landmark Survey

Public Hearing Notification



0 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 133-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\Advisory Boards\Board of Adjustment\BOA Meeting\2021\03-04-2021\Property Owner Notification Map.mxd
4/7/2021

April 22, 2021
Historic Preservation Commission
Public Hearing
Major COA Request 30 Medlin Road

1895 Village of Pinehurst

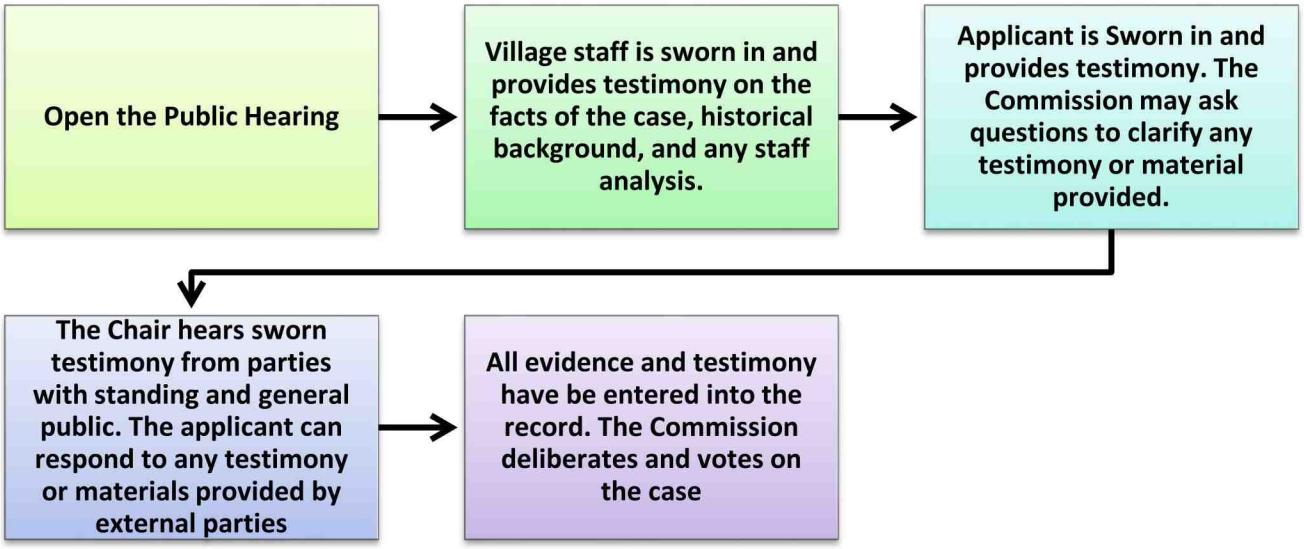
N W E S

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

Any approval or denial of the request shall be by 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 demolition of an existing structure and new construction are considered Major Work. All Major Work **must** be approved by the Commission.*

*The proposed demolition is of a non-contributing single family residence that was built in 1935. The applicant is also proposing construction of new cottage styled single family home. The Commission **must** rule on demolition of the existing structure, prior to approving the proposed new construction. This can be accomplished through one COA or one application, however the Commission will need to approve both requests through individual motions.*

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 for Demolition of Existing Structure:

DEMOLITIONS

1. Section VII.B.3 – Prior to demolition of a primary structure, a record of the primary structure **must** be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation **must** be provided to Village Staff before the public hearing.

   The applicant has submitted photos of the neglected structure. They applicant's purchased the home in its current state.

2. Section VII.B.6 - After demolition, all debris **must** be removed from the site within 30 days.

   The applicant has been notified of this requirement.

Applicable Guidelines Requirements for New Residential Primary Structure:

GENERAL GUIDELINES

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.

   The proposed new residential structure will feature a craftsman style of architecture. The proposed Craftsman architecture is a very common style within the Historic District and the proposed structure would be similar to other existing craftsman style homes. The main characteristics of this home that define it as a craftsman are the mix of exterior materials, the stone chimney, shake style dormers, and low pitched roof. Materials will be discussed in more detail below, however the majority of the material is lap and cedar shake siding, which are consistent with the Guidelines.

   The table below illustrates and compares the size and scale of the proposed structure in relation to the adjacent properties. While congruity of this structure should be based on the District as a whole, the table will help to frame the review. The proposed new residential structures is to be a two story

building with a total of 2500 square feet under roof. Four of the eight adjacent properties exceed single story construction. The smallest adjacent home is 1100 square feet, the largest adjacent home is 2810 square feet, and the average size of the adjacent homes is approximately 1800 square feet.

Adjacent Property Scale and Size Table for COA 30 Medlin Road				
#	Address	Year Built	Number of Stories	Building Square Footage
1	30 Medlin	TBD	2	2500
2	20 Medlin	1952	1	1610
3	25 Medlin	1960	1.5	2810
4	35 Medlin	1971	1	1150
5	40 Medlin	1943	1.5	1420
6	120 Woods	1935	2	2600
7	45 Woods	1954	1	1100
8	35 Wood	NA	NA	NA

2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the Relevant Guidelines herein as appropriate to specific projects.

   Based on the provided material the proposed single family dwelling complies with the PDO.

WINDOWS AND DOORS

1. Section IV.C.1 - Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.

   Based on the submitted elevations the proposed window styles appear to be congruous with other windows featured within the Historic District.

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.

   It is unclear from the material submitted if the windows will feature snap-in muntins.

3. Section IV.C.3 - Glass block windows are not allowed on street-facing elevations.

   Glass block windows have not been proposed.

4. Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is not appropriate on street-facing elevations.

   The application of paint, tint or darkening film has not been proposed.

5. Section IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.

   Street facing sliding glass doors have not been proposed

CHIMNEY

1. Section III.F.1 - New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.

   The applicants are proposing a masonry chimney. Masonry chimneys are compliant with the guidelines and common throughout the district.

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.

   The garage doors will not be street facing.

BUILDING MATERIALS

1. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
   a. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
   b. Sheets of plywood siding
   c. Vinyl or aluminum siding
   d. Plastic, sheet metal, or a similar material used as siding or panels
   e. Any treatment of material that imparts a glossy or reflective finish to the material
   f. Concrete, cinderblock, or glass block.
   g. Boxed chimneys

   The proposed redevelopment of this lot and the associated construction will utilize a mix of exterior materials that are consistent with the architecture of craftsman homes. The proposed color scheme will emphasize softer colors with accents of muted tones.

   Some of the proposed materials for this project are not compliant with the Guidelines. Each proposed building material will be reviewed below for compliance with the Guidelines and for compatibility with the Historic District. The HPC has the flexibility and authority to approve

requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

Siding
The siding will be a combination of shake and lap siding. The siding will be a composite/engineered wood product that will imitate the look and feel of wood, with increased durability. Composite siding materials have been approved within the District.

Windows
The proposed windows will be double hung and the selected material is vinyl. Vinyl windows are permitted.

Chimney and Foundation
The chimney and foundation will be red brick. Brick is a permitted material according to the Historic District Guidelines.

Roof
The roofing will consist of both metal and asphalt roofing. Both metal and asphalt are compliant materials.

The applicant will be providing samples and brochures on the material at the time of the meeting.

FENCE

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

   The applicants have been notified of this requirement.

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

   The applicants are proposing a shadow box fence.

3. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
   a. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
      i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence must not extend beyond the front corner of the structure.
      ii. ii. Fences must not be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
   b. Brick and stacked stone walls on the street sides of the property must not be taller than two and a half (2.5) feet in height.
   c. Shadow box fences must have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards must be at least three-quarter (3/4) inch nominal thick.

   The applicants are proposing a six foot rear and side yard shadow box fence. The Commission has the ability to grant requests that are not consistent with the guidelines.

LANDSCAPING AND VEGETATION

1. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

2. Section VII.C.1 4. Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
    b. Tree removal within the Village's right-of-way is regulated by Village Staff.

    The applicants are proposing to remove multiple trees and brush from the existing landscape. It is unclear how many mature trees will be removed based on the application.

Staff Recommendation:

The applicant has submitted a complete application. The proposed demolition appears to be the only option for the neglected structure at 30 Medlin Road. The structure has a caved in floor, a caved in roof, and is not in a habitable state. The proposed new construction appears to be similar in design to other homes within the Historic District and would also appear to be congruous with the Historic District as a whole. The applicant is requesting the addition of six foot side yard fence which is not compliant with the Historic District Guidelines. If the Commission were to approve the Major COA request for 30 Medlin Road Staff would recommend the following motions:

Demolition

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

New Construction

2. That the project as proposed is not in conformity with the guidelines *(with respect to the requested six foot side yard fence),* nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

COA-2021-00048

Exhibit A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

☒ Major Work	~~☒ Minor Work~~

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	4 VILLAGE LANE
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name	MICHAEL & LORI VADEN	Home Phone #	910 315 1993
Street Address	4 VILLAGE LANE	Mobile Phone #	910 850 3011
City, State, Zip Code	PINEHURST 28374	Business Phone #	910 986 0503
Email	MIKE.VADEN@PROTONMAIL.COM		

Applicant			
Name	SAME AS ABOVE	Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	

RECEIVED
MAR 31 2021
BY: .....

Exhibit A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

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

General Information

Description of Changes to the Structure	Replacing all the windows & doors (exterior) with more energy efficient Anderson Fibrex products. See attached photos & descriptions.		
Type of Work	☐ Addition	☒ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services
Includes Demolition	☒ Yes ☐ No Take out old windows & doors
Includes Tree Removal	☐ Yes ☒ No
Estimated Cost of Construction #176,309	

Exhibit A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door	WOOD Ratio Style	FIBREX TRADITIONAL	JAMB BLACK/URBAN BRONZE Sherwin Williams
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____			

Required Documents

- ☑ Site Plan/Survey or Sketch
- ☐ Elevation Drawings N/A
- ☐ Floor Plans N/A
- ☐ Landscaping Plan N/A

Certification

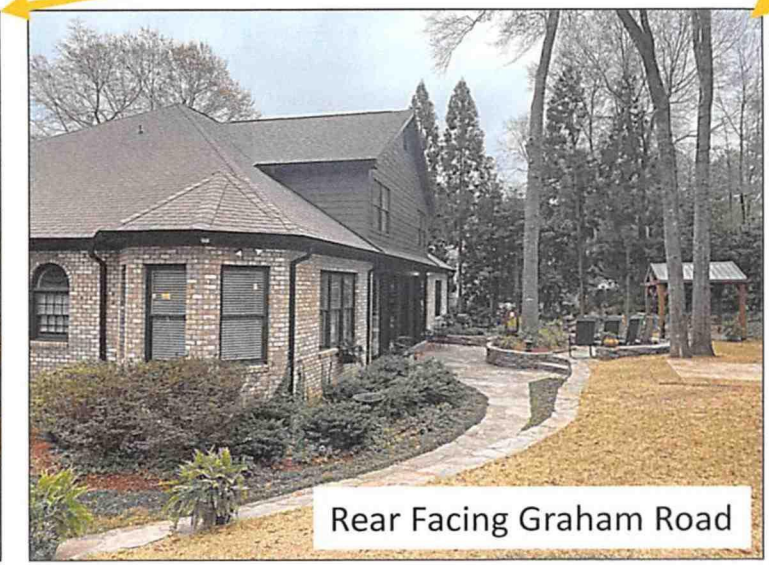
I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: MK KADEN Date: 31 MARCH 2021

Exhibit B

Michael & Lori Vaden
4 Village Lane
Pinehurst, NC 28374
Phone: 910-315-1993
Email: mike.vaden@protonmail.com

Front Facing Village Lane


Rear Facing Graham Road

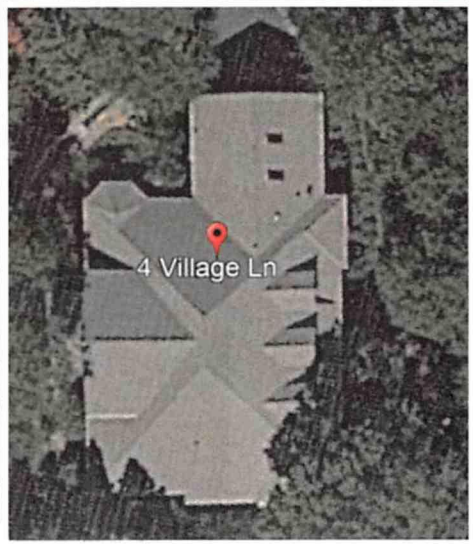


Exhibit C

Renewal by Andersen

Michael & Lori Vaden Project

4 Village Lane Pinehurst, NC 28374

Front Entrance:

- 1st Floor
  - Replace existing picture windows / transom to the left and right of front entry with larger Renewal by Andersen Fibrex picture to encompass entire opening.
  - Replace existing front entry door with new front entry system.
- 2nd Floor
  - Replace existing double hung windows with circle top with new Renewal by Andersen Fibrex double hung and circle top.

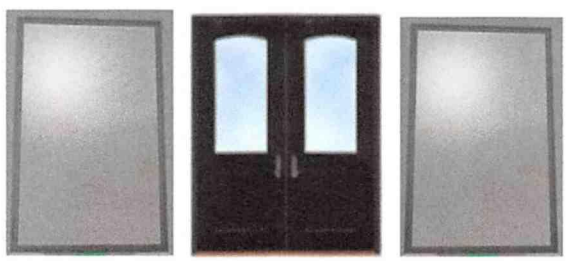
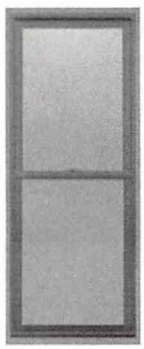


Exhibit C

Garage / Front of House

- Replace existing double hung windows with new Renewal by Andersen Fibrex double hung windows



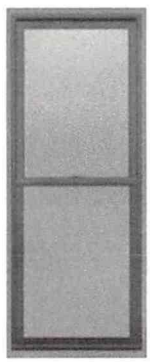


Exhibit C

Laundry Room – Front of house to right of front door / entrance.

- Replace 3 picture windows with circle top with new Renewal by Andersen Fibrex picture window with Circle Top

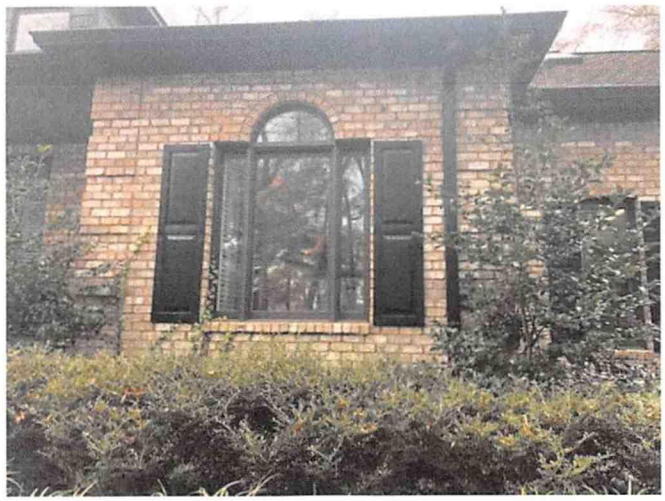


Exhibit C

Master Bath – Front of house to left of front door / entrance.

- Replace 3 picture windows with circle top with new Renewal by Andersen Fibrex picture window with Circle Top

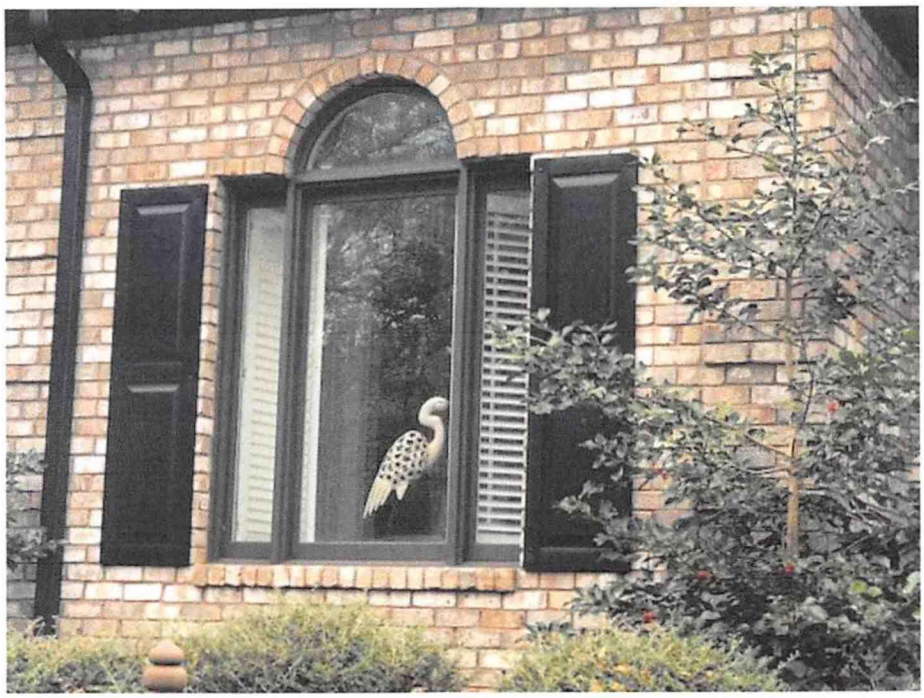
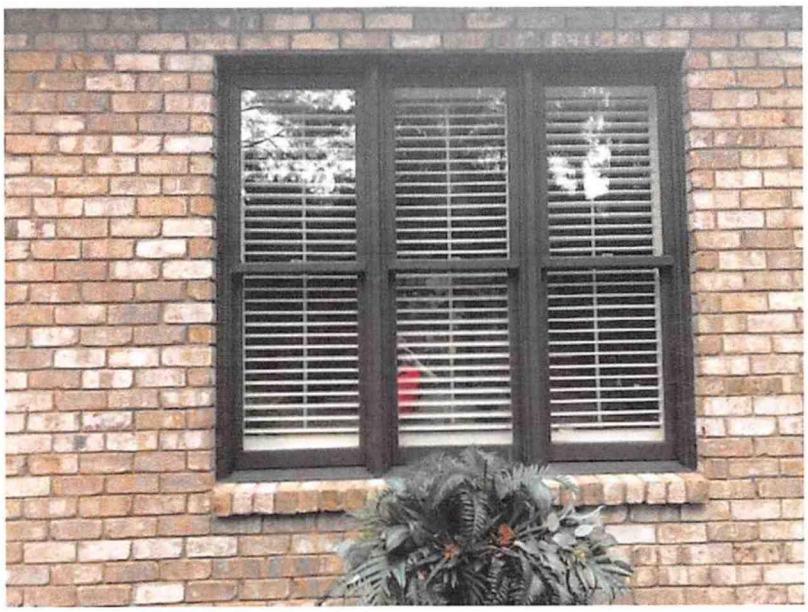


Exhibit C

Master Bedroom – Read of house 1st floor.

- Replace (3) Double Hung windows with new Renewal by Andersen Fibrex Double Glider with simulated meeting rail.



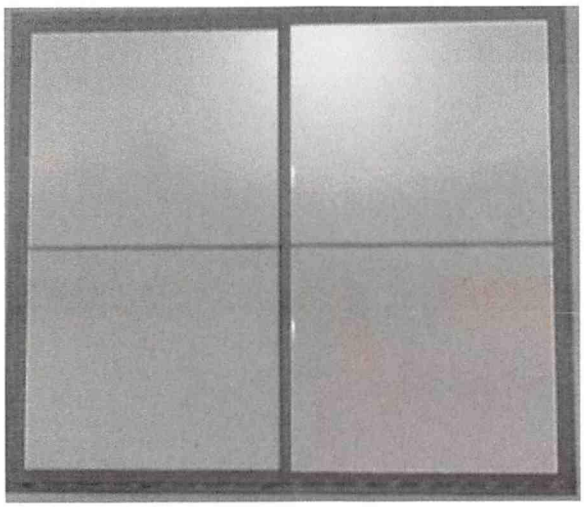
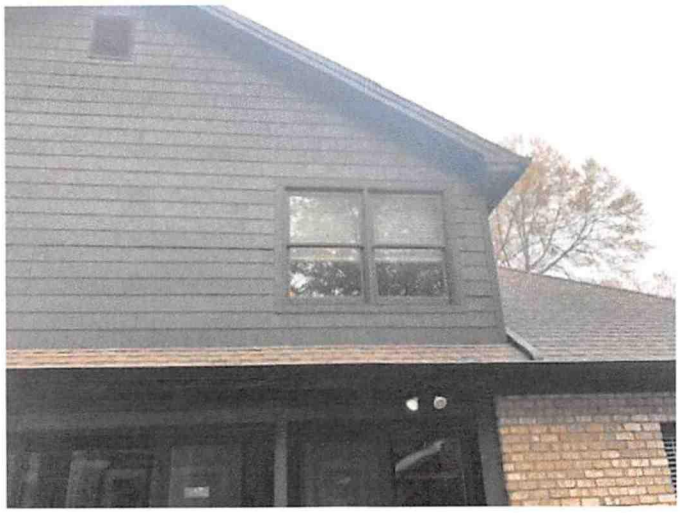


Exhibit C

2nd Floor Office

- Replace (2) Double Hung windows with new Renewal by Andersen Fibrex Double Glider with simulated meeting rail.



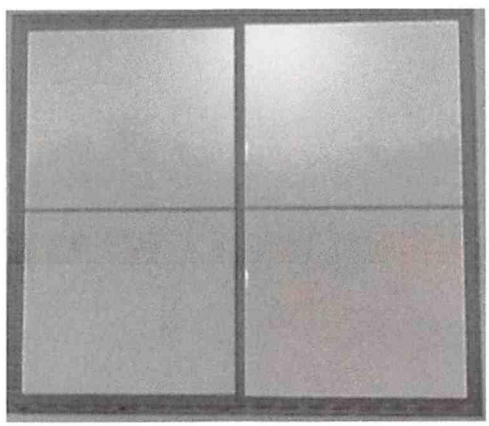
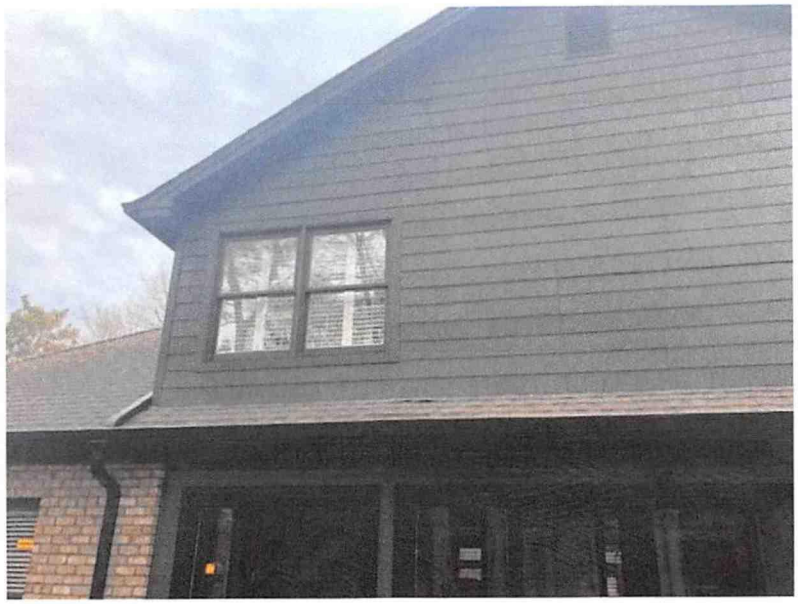


Exhibit C

2nd Floor Bedroom

- Replace (2) Double Hung windows with new Renewal by Andersen Fibrex Double Glider with simulated meeting rail.



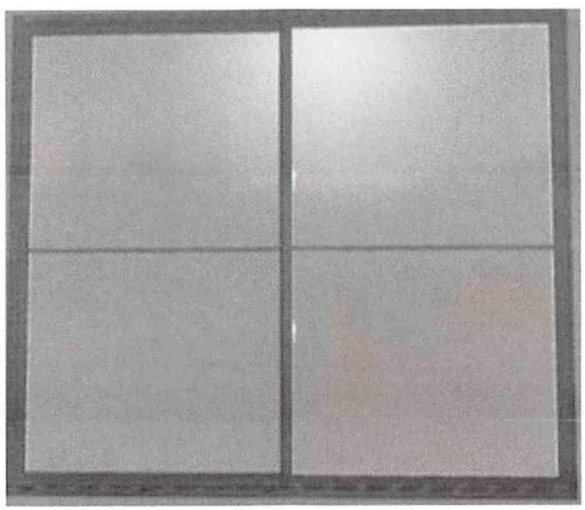
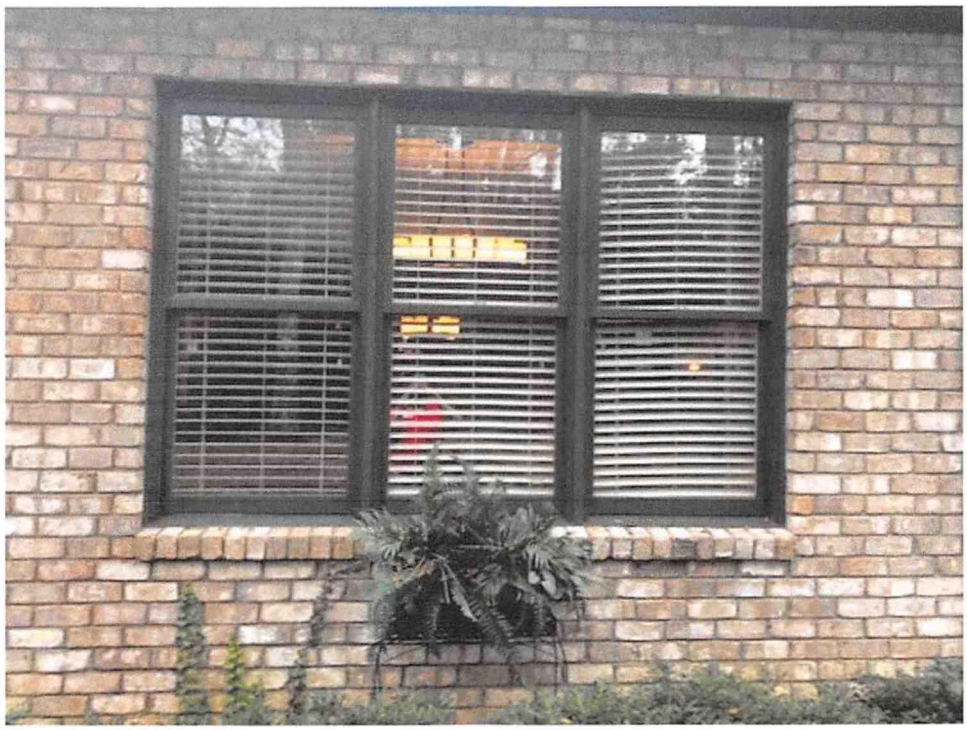


Exhibit C

1st Floor – Kitchen eating area rear of house

- Replace (3) Double Hung windows with new Renewal by Andersen Fibrex Triple Glider with simulated meeting rails.



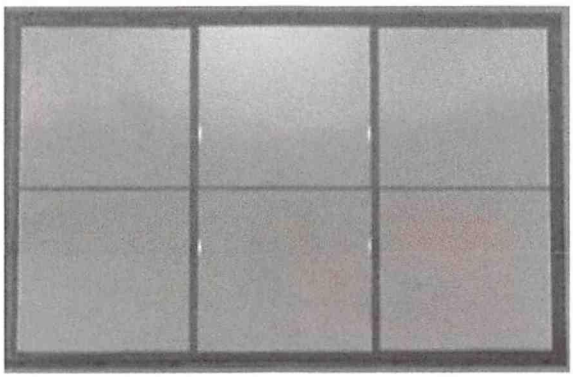


Exhibit C

1st Floor – Kitchen eating area side of house.

- Replace (3) Double Hung windows with 3 new Renewal by Andersen Fibrex double hung windows.

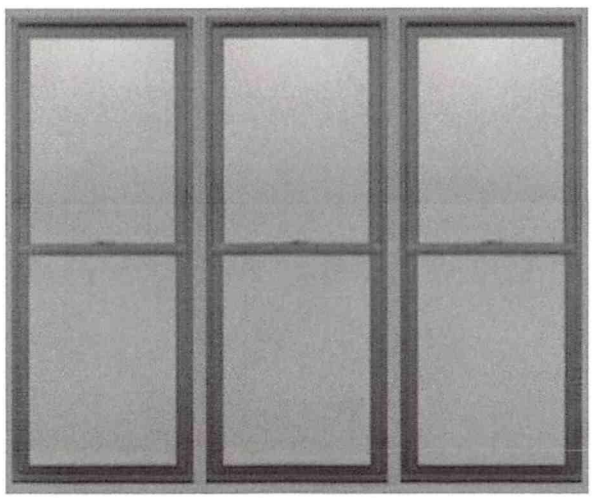


Exhibit C

Kitchen – Over Sink

- Replace Double Hung window with Circle top new Renewal by Andersen Fibrex double hung window and Circle Top Window.

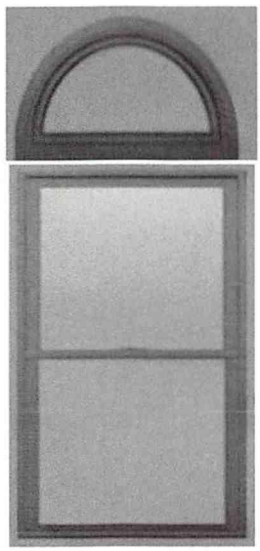
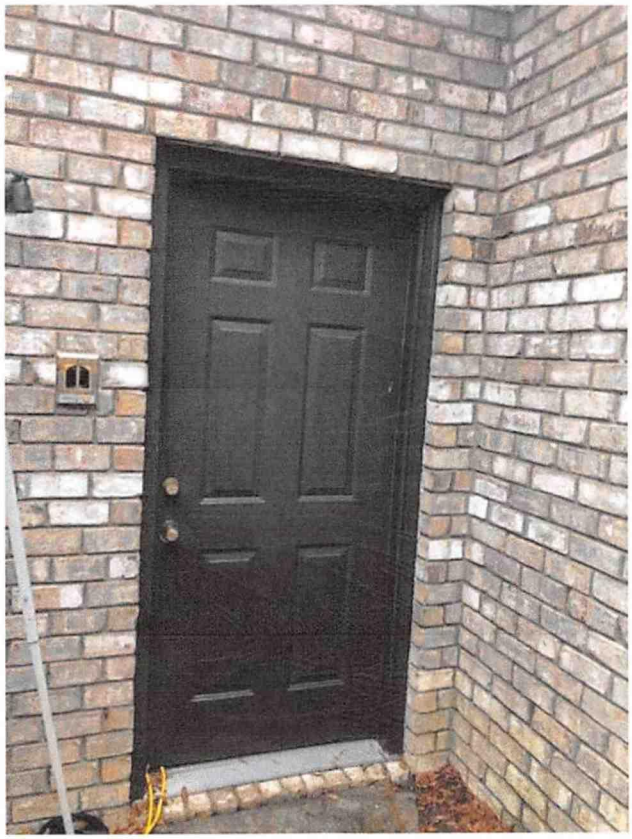


Exhibit C

Garage Door entry from rear of house

- Replace with new door with same profile as front entry door system



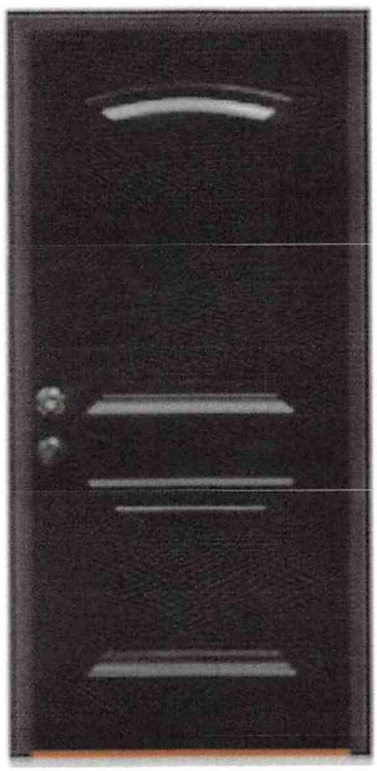


Exhibit D

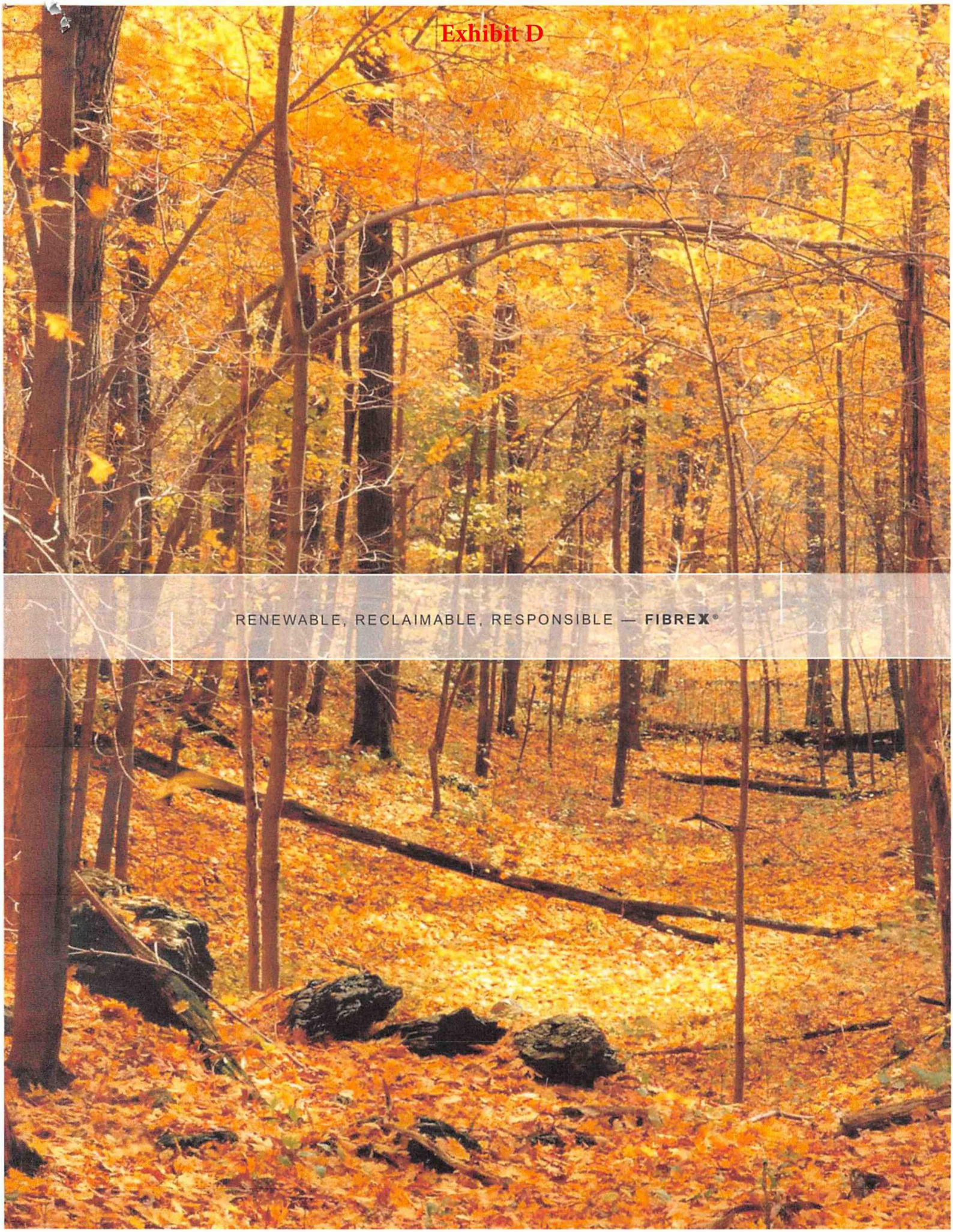
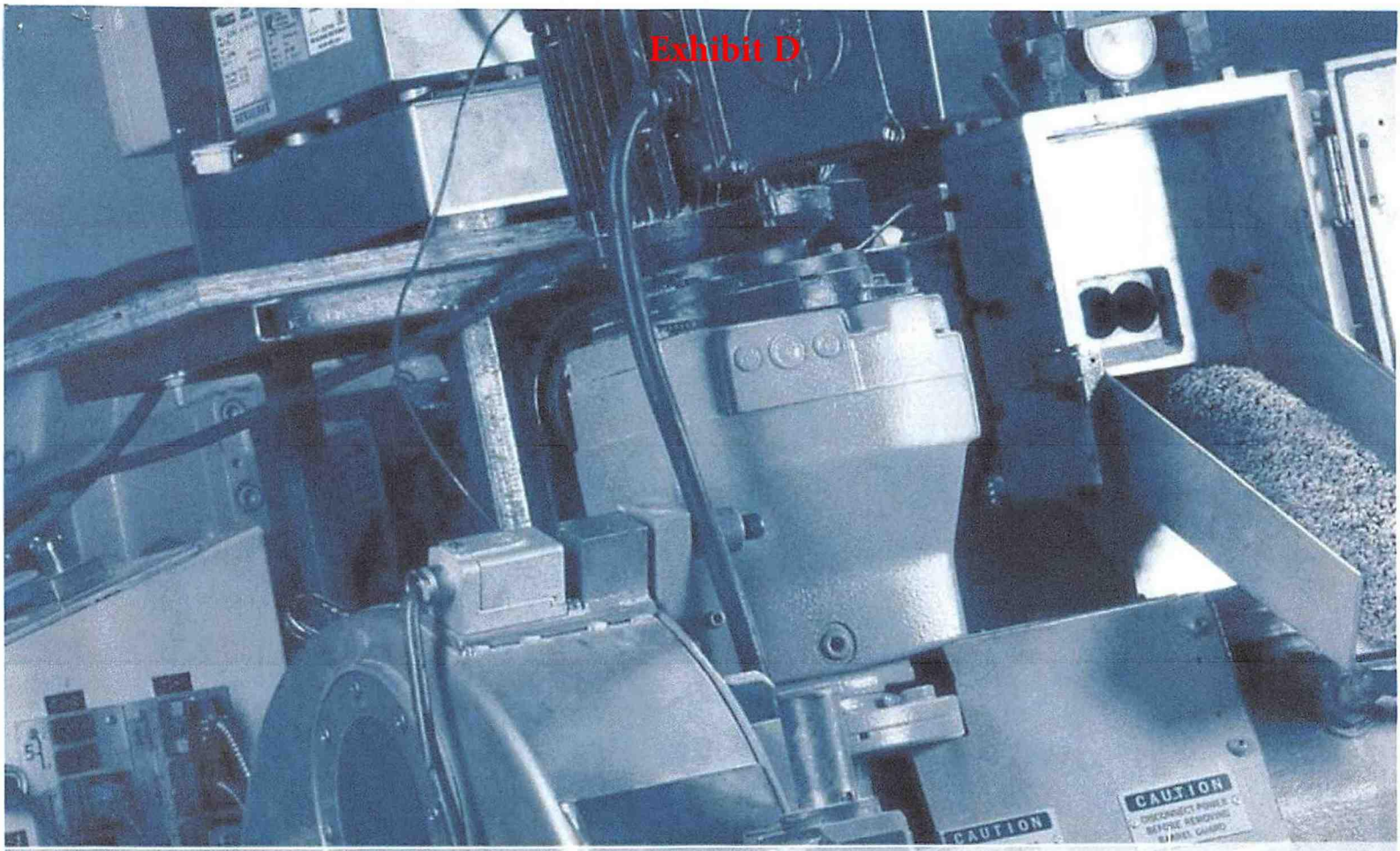


Exhibit D



FIBREX® — ENGINEERED FOR STRUCTURAL PERFORMANCE

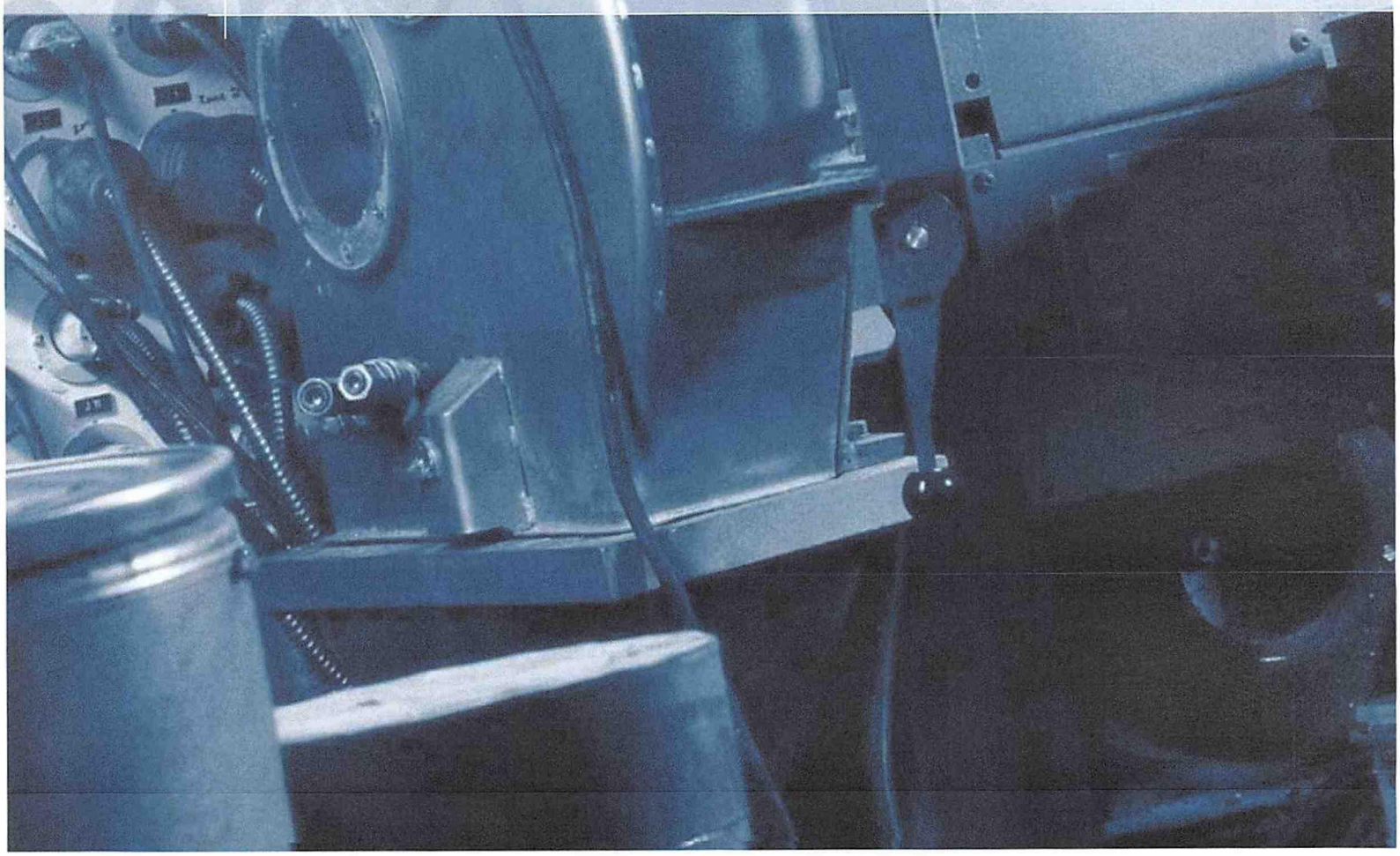
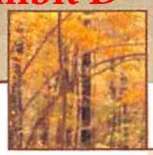


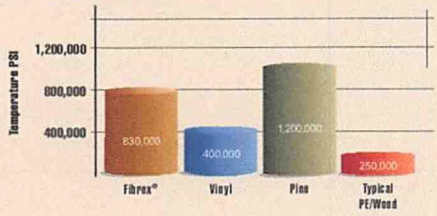
Exhibit D



STIFFNESS

Modulus is the scientific term for a material's stiffness. The higher the number, the stiffer the material. The average modulus for Fibrex® is over twice the average for vinyl, making it a far more stable and rigid material. And though wood's average stiffness is higher, it is far less predictable than Fibrex,® since wood has natural variations such as grain, knots and moisture content.

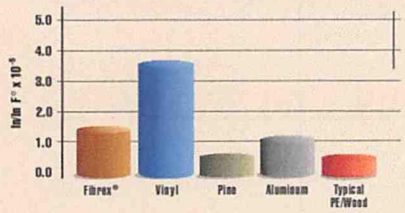
Stiffness



THERMAL EXPANSION

Thermal expansion is the degree to which a given material expands and contracts with changes in temperature. Pine has a very low thermal expansion rate. With a rate of 1.6, Fibrex,® like aluminum, expands and contracts very little. Vinyl, with a thermal expansion rate of 4.0, expands and contracts at a rate twice that of Fibrex,® resulting in bowing and cracking over time.

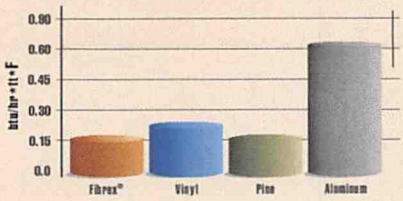
Coefficient of Thermal Expansion (CTE)



CONDUCTIVITY

Fibrex® has a very low thermal conductivity ratio. Its insulating properties can be put on par with pine or vinyl. Unlike aluminum, Fibrex® resists the transfer of heat or cold.

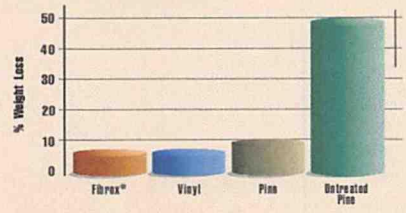
Thermal Conductivity



DECAY RESISTANCE

The special polymer formulations in Fibrex® surround, coat and fill the cell structure of each wood fiber in the manufacturing process, ensuring unsurpassed resistance to rot.

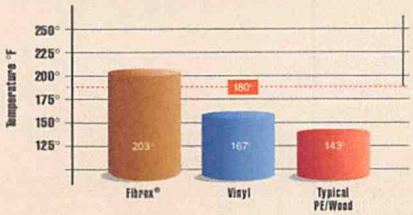
Decay Resistance



HEAT RESISTANCE

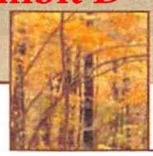
High temperatures can result in distortion. At high temperatures, vinyl can bow or sag. In tests, Fibrex® remains rigid and stable to a temperature of 93°C (199°F).

Heat Distortion Temperature



FIBREX®

Exhibit D

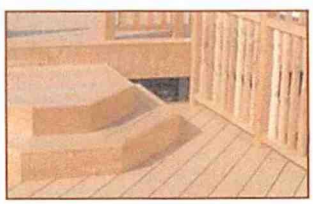


Fibrex® Properties

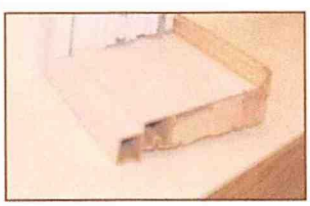
The design versatility of Fibrex® material is enhanced by its exceptional physical properties. Parts made from Fibrex have a high flexural and tensile modulus, low moisture absorption, a higher heat distortion temperature than rigid PVC and a low coefficient of thermal expansion.

Fibrex® material can be extruded or injection molded into functional components. Extruded profiles can be solid or hollow, machined and joined using mechanical fastening, thermal welding and vibratory weld tacking. Profiles can be extruded with a weatherable capstock, enabling color options and color fastness and allowing the surface appearance to be optimized for a specific application.

Fibrex has been found to be an exceptional material when used for siding, decking, railing, fencing, molding, trim, furniture and packaging, to name a few.



Fibrex® decking



Fibrex® window sill

Fibrex® extrusion

FIBREX®

Fibrex® Mechanical Properties (Typical)

Measurement	ASTM	Units	Material Value
Tensile Modulus, 77° (25°C)	D3039	psi (MPa)	
Extrusion direction			950,000 (6,550)
Cross-extrusion direction			750,000 (5,200)
Tensile Yield Strength, 77° (25°C)	D3039	psi (MPa)	3,000 (21)
Tensile Strength (UTS), 77° (25°C) Extrusion direction Cross-extrusion direction	D3039	psi (MPa)	 5,500 (38) 3,800 (26)
Tensile Strain at Failure, 77° (25°C) Extrusion direction Cross-extrusion direction	D3039	%	 1.3 0.9
Poisson's Ratio	D630	—	0.342 @ 70°F 0.236 @ 160°F
Flexural Modulus, 77° (25°C)	D790	psi (MPa)	830,000 (5,700)
Compressive Modulus, 77° (25°C)	D695	psi (MPa)	571,000 (3,900)
Modulus of Rupture, 77° (25°C)	D790	psi (MPa)	10,000 (69)
Maximum Flexural Strain (E_{max})	D790	%	1.7
Impact Strength, Gardner, 77° (25°C) 0.1" sample thickness	D3029	inch•lbs (J)	5.0 (0.56)
Izod Notched Impact, 77° (25°C)	D256	inch•lbs/inch (J/m)	7.0 (28)
Maximum Allowable Dynamic Stress	*	psi (MPa)	16,000 (110)
Extrusion Shrinkage	D3679	%	0.2
Specific Gravity	D792	—	1.4
Hardness, Rockwell "L", 77° (25°C)	D785	—	92
Hardness, Rockwell "M", 77° (25°C)	D785	—	66
Static Coefficient of Friction vs. Neolite std. Extrusion direction	F1679-96	—	0.60 wet 0.85 dry

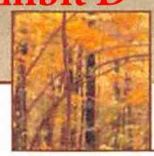
Fibrex® Environmental Properties

Measurement	ASTM	Units	Material Value
Moisture Absorption	D570-84	%	0.9
Termite Resistance C. formosanus R. flavipes	—	Weight Loss (g)	 0 0
Fungal Decay	D1413		None
Moisture Expansion	D1037	inch/inch/%ΔMC *	1.14×10^{-3}

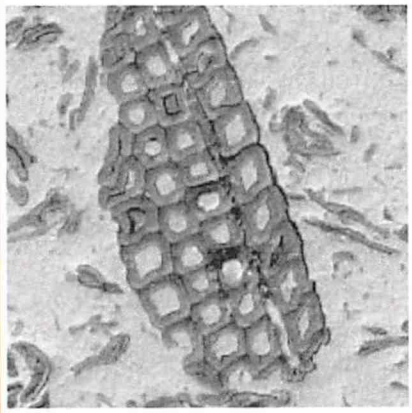
Fibrex® Thermal Properties

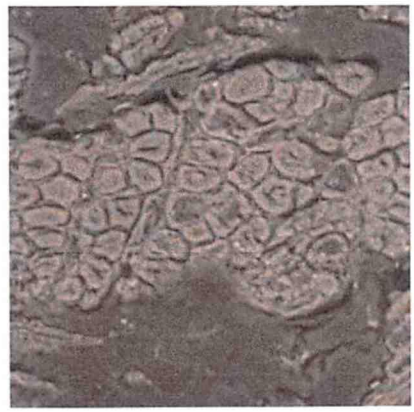
Measurement	ASTM	Units	Material Value
Heat Deflection Temperature, 264psi (1.82 MPa) 66 psi (0.46 MPa)	D648	°F (°C)	 173 (78) 221 (105)
Coefficient of Thermal Expansion	D696	inch/inch/°F (m/m/°C)	1.6×10^{-5} (2.9×10^{-5})
Thermal Conductivity	F433	Btu/hr•ft•°F (W/m•K)	0.1 (0.17)
Specific Heat	—	Btu/lb•°F (J/kg•K)	0.4 (1674)
Flash Ignition Temperature	D1929	°F (°C)	644 (340)
Self Ignition Temperature	D1929	°F (°C)	716 (380)
Flame Spread Index	E84-94		10
Smoke Developed Index	E84-94		580
Average Flame Spread Index	E162-94		22.73
Average Optical Density of Smoke Flaming mode Non-flaming mode	E662-94		 472.32 439.24
Average Time of Burn	D635-91	sec.	<5
Average Extent of Burn	D635-91	mm	<5
Final Oxygen Index	D2863	%volume	31.3

Exhibit D



Fibrex® Material Advantage
Special polymer formulations surround and fill each wood fiber — ensuring top performance.


Fibrex®


Polyethylene Wood-Fiber Composite

Fibrex® Patents

5,205,102	6,210,792	5,985,429	5,827,607	5,486,553
6,357,197	6,122,877	5,981,067	5,773,138	5,441,801
6,346,160	6,054,207	5,948,524	5,695,874	5,406,768
6,342,172	6,015,612	5,932,334	5,539,027	
6,280,667	6,015,611	5,882,564	5,518,677	
6,265,037	6,004,668	D402,770	5,497,594	

*Additional patents pending

FIBREX®

Exhibit E

rSuite PCS 2021

Entire House w/o Carolina

Erik Stromberg (910)639-2683

Michael Vaden and Lori Vaden

4 Village Lane
Pinehurst , NC 28374
(910)850-3011

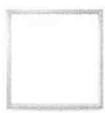
ID#	ROOM	SIZE		DETAILS
103	Laundry Room	60 W 65 H		**Window:** Picture , Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass
104	Laundry Room	36 W 16 H		**Specialty:** Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens
101	Garage	25 W 65 H		**Window:** Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass
102	Garage	25 W 65 H		**Window:** Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass
106	Dining Room	70 W 95 H		**Window:** Picture , EJ Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern , Tempered Glass **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass, May require some build up duento opening size.
108	Living Room	70 W 95 H		**Window:** Picture , EJ Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern , Tempered Glass **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass, May require some build up duento opening size.

Exhibit E

109 Master Bath 60 W 65 H

Window: Picture , Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern , Tempered Glass **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass

110 Master Bath 36 W 16 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

111 Master Bedroom 75 W 65 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

115 Kitchen Nook 102 W 65 H

Window: Gliding , Triple, 1:1:1, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White , Standard Color Extra Lock **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

116 Kitchen Nook 32 W 65 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

117 Kitchen Nook 32 W 65 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

118 Kitchen Nook 32 W 65 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

Exhibit E

119 Kitchen — 36 W, 37 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free SmartSun Glass, Free TruScene Screens

120 Kitchen — 36 W, 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

201 Office (Lorie) — 36 W, 54 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass, Elevated Install, Elevated Install

202 Office (Lorie) — 36 W, 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

203 Front Entry — 36 W, 54 H

Window: Picture , Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass, Elevated Install, Elevated Install

204 Front Entry — 36 W, 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

205 Shop — 36 W, 54 H

Window: Double-Hung (DG) , 1:1, Slope Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Screen:** No Screen **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass, Elevated Install, Elevated Install

Exhibit E

206 Shop 36 W 18 H

Specialty: Circle Top , Base Frame, Flexible Drip Cap, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Grille Style:** No Grille **Misc:** Coil Wrap , Free TruScene Screens

207 Office (Michael) 75 W 54 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

208 Spare Bedroom 75 W 54 H

Window: Gliding , Double, 1:1, Active / Passive, Base Frame, Exterior Black, Interior White **Glass:** All Sash: High Performance, No Pattern **Hardware:** White **Screen:** No Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 1w x 2h **Misc:** Coil Wrap , Free TruScene Screens, Free SmartSun Glass

106d Front Entry

Misc: Misc, Entry Door - Double Door with extended eight, DETAILSSignet French Entry Door in FrameSaver Frame71" Custom Unit Width97 3/8" Custom Unit HeightUnit Size: 71" x 97 3/8"Frame Depth: 4 9/16"2" Standard BrickmoldLeft Hand Inswing - Right Door Active (ISLO)French Doors437 Style Signet Knotty Alder Fiberglass DoorWith Panel PlanksComforTech DLACoal Black Inside and OutsideHardwareBlack Eclipse Lever Trilennium Handle - Both Doors (2 3/8" Backset)FrameTextured Coal Black Aluminum Frame CladdingCoal Black Inside FrameTrilennium Astragal2 Tubes of Coal BlackBronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)Aged Bronze Ball Bearing Hinges4 HingesInstallation Kit with Wood ShimsPoplar Colonial 3 1/2" Casing - Coal Black

WINDOWS: 17 **PATIO DOORS: 0** **SPECIALTY: 6** **MISC: 1**

UPDATED: 03/30/21

Exhibit E

RENEWAL BY ANDERSEN
4250 Regency Dr Unit 101, Greensboro, NC 27410
Phone 336-299-5051 Fax 336-553-2944

CHANGE ORDER

Buyer(s) Name	Date of Agreement
Vaden, Michael and Lori	3/17/21

Buyer(s) Street Address, City, State, and Zip Code

4 Village Lane Pinehurst, NC 28374

This Change Order applies to the Custom Window and Door Remodeling Agreement dated 3/17/2021 between the Contractor and Buyer(s) identified above. Its purpose is to alter or amend the original work to be performed, plans, specifications, or materials (including special order materials) to be used and furnished by Contractor **specifically** as follows:

Addition of (2) Legacy Single Entry Doors to original order. Entry Link Order # 7170273

- Door #1 (Garage to Hallway) - Legacy Single Entry Door, 90 min Fire Rated - see attached Spec Sheet
- Door #2 (Garage to Exterior of House) - Legacy Single Entry Door -see attached Spec Sheet

Yes / No: Revised Window Specification Sheet or Door Specification Sheet attached?

Due to this change in the Custom Window and Door Remodeling Agreement, the **new total sales price** is $ 76,309.19, and the old total sales price was $ 67, 650.75 as specified below:

Original Schedule of Payments:		**New Schedule of Payments:**	
Total Job Amount:	$ 67,650.75	Total Job Amount:	$ 76,309.19
Deposit Received:	$ 33,825	Deposit Received:	$ 38,154
Additional Deposit Due (Date:_____)	$	Additional Deposit Due (Date:_____)	$
NC sales tax:	$ 4,425.75	NC sales tax:	$ 4,992.19
Balance upon Substantial Completion:	$ 33,825.75	Balance upon Substantial Completion:	$ 38,155.19

*Contractor accepts Check, Cash, Visa, Mastercard, American Express, and Discover
*Contractor reserves the right to arrange financing for the Buyer if otherwise unavailable.
*Buyer agrees upon substantial completion of work to execute and deliver to Contractor a Completion Certificate and pay any balance due. A 1% daily charge will be added to any balance due.

Renewal by Andersen of Central NC

By: _____
Signature of Product Manager

Buyer(s)

_____ _____
Signature Signature

You, the Buyer(s), may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction (see below for an explanation of this right). Buyer understands that if he/she cancels this Change Order, the terms of the Original Custom Window and Door Remodeling Agreement and all other Change Orders will remain in full force and effect.

NOTICE OF CANCELLATION

Date of Transaction:_____. You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract of Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Seller's expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Renewal by Andersen of Central NC, 4250 Regency Dr, Greensboro, NC 27410 NO LATER THAN MIDNIGHT OF _____(Date).

I HEREBY CANCEL THIS TRANSACTION

_____
Buyer's Signature Print Name Date

NOTICE OF CANCELLATION

Date of Transaction:_____. You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract of Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Seller's expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Renewal by Andersen of Central NC, 4250 Regency Dr, Greensboro, NC 27410 NO LATER THAN MIDNIGHT OF _____(Date).

I HEREBY CANCEL THIS TRANSACTION

_____
Buyer's Signature Print Name Date

1895
VILLAGE OF
PINEHURST

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 14, 2021
Subject: **Major COA Request for 87 Short Road**

Applicant:	Judy Davis
Owners:	Judy Davis
Professional:	Christine Dandeneau
Property Location:	87 Short Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205284641

Request and Background:

Judy Davis is requesting a Certificate of Appropriateness within the Pinehurst Historic District for multiple exterior modifications at 87 Short Road. The modifications include the following:

1) a 300 square foot addition to east elevation,
2) a small porch on north elevation facing Short Road will be enclosed,
3) repair/point up mortar as needed,
4) replace chimney cap with a matching barrel design,
5) replace all existing double-hung windows to match windows in addition,
6) remove fabric awning over home entrance,
7) replace existing garage door with automated door opener.
8) repair shingles as needed and repaint earthy brown,
9) remove two (2) trees adjacent to garage,
10) repaint existing grey shed same earthy brown color as garage,
11) re-roof entire existing home, addition and garage with architectural shingle,
12) replace much of gravel driveway adjacent to entry and add a brick apron at Short Road,

13) remove marked trees to facilitate garage entry and guest parking,

14) add an open porch on south elevation off kitchen with adjacent brick patio, and

15) enclose portion of back yard (south elevation) with black aluminum fencing for dog and future pool.

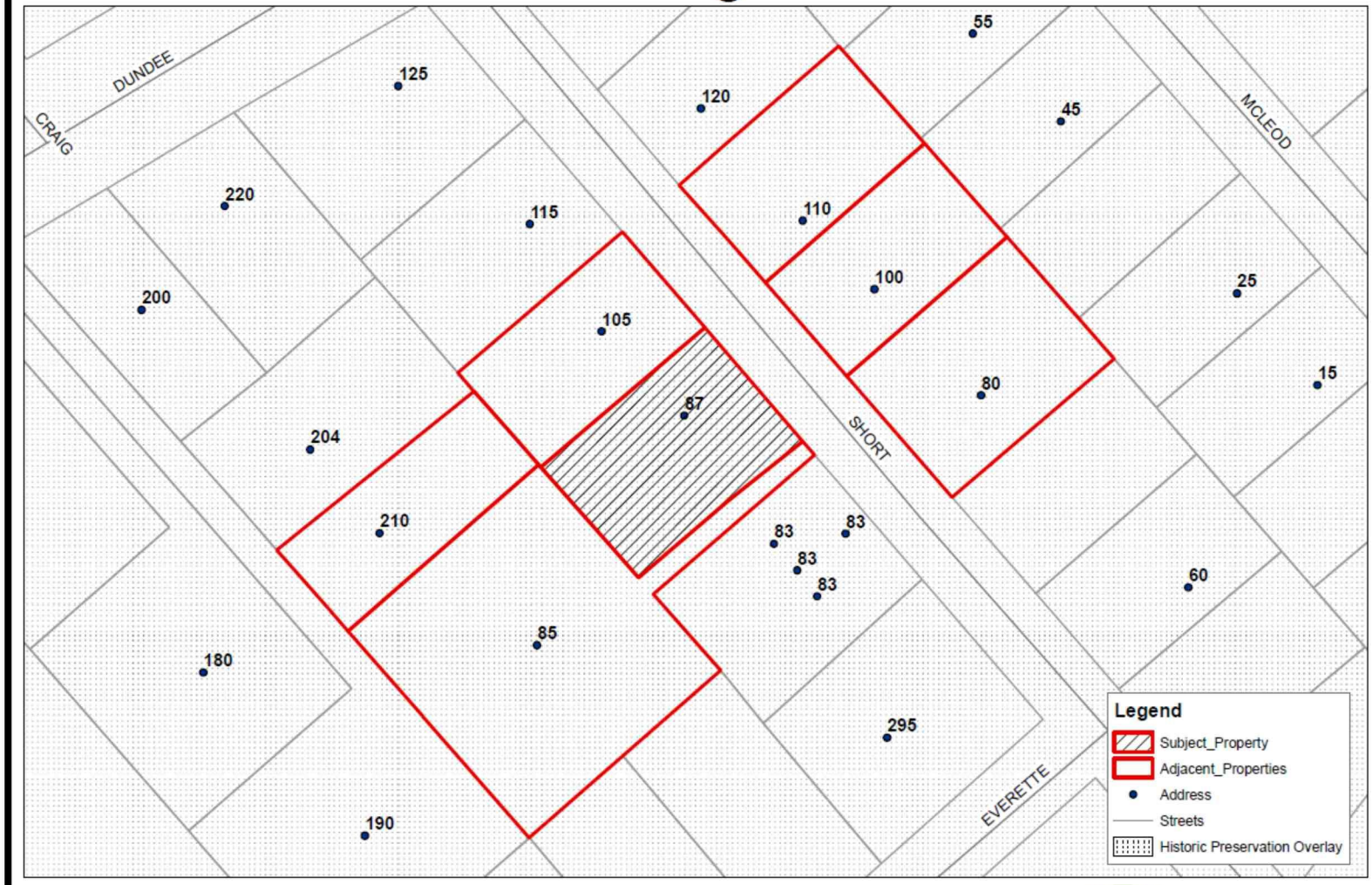
The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205284641.

The Commission previously granted a COA for a similar request in January, however based on the scale and number of modifications, a new request was necessary. The primary structure at 87 Short Road is not listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure. None of the adjacent properties within the public hearing notification area are listed as a contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for 87 Short Road

#*	Address	Year Built	Contributing	Structure History
1	87 Short Road	1927	No	Not listed within the 1996 Landmark Survey
2	100 Short Road	1926	No	Not listed within the 1996 Landmark Survey
3	80 Short Road	1925	No	Not listed within the 1996 Landmark Survey
4	85 Short Road	NA	No	Vacant Lot
5	210 Dundee Road	1940	No	Not listed within the 1996 Landmark Survey
6	105 Short Road	1923	No	Not listed within the 1996 Landmark Survey
7	110 Short Road	1927	No	Not listed within the 1996 Landmark Survey

Public Hearing Notification



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet)
P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd
4/7/2021

April 22, 2021
Historic Preservation Commission
Public Hearing Major COA Request
87 Short Road

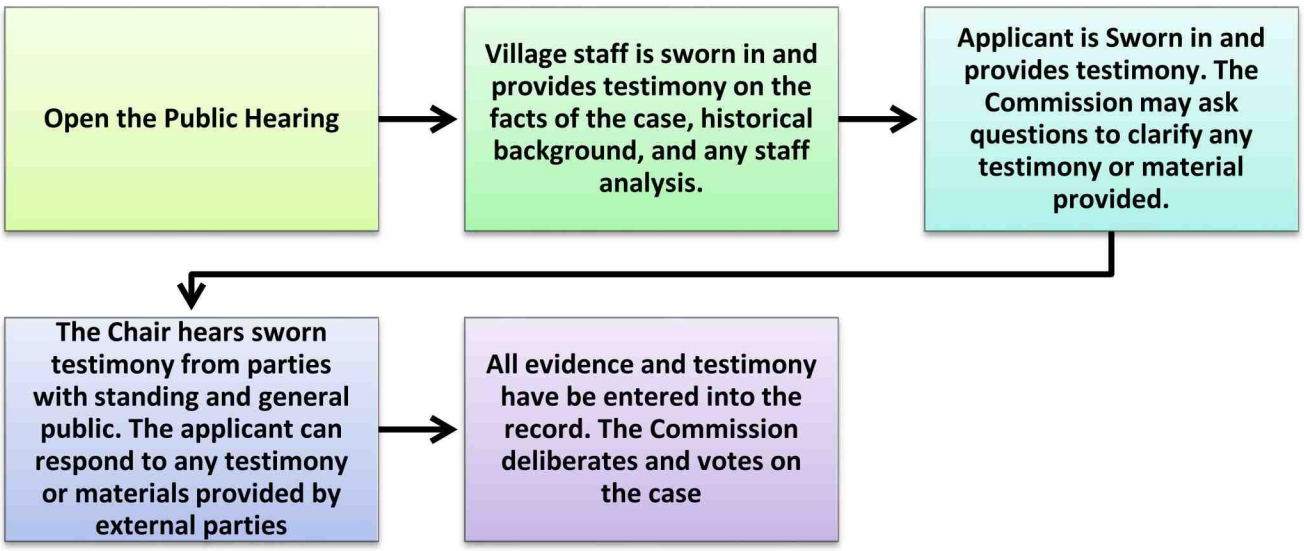
1895 Village of Pinehurst

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

(1) Subpoena witnesses and request additional information;
(2) Continue the public hearing
(3) Conduct an additional public hearing on the application;
(4) Grant the COA
(5) 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.
(6) Deny the requested COA.

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Guidelines, new construction or additions, replacement of windows and doors that are not compatible with the existing window(s) and/or door(s), and replacement of architectural details that changes the design or materials from the existing details are considered Major Work Items. The Commission previously granted a similar request in January 2021 for this property, however the applicant has made significant modifications to request, therefore, is before the Commission for review and approval. As stated above the following are the proposed exterior modifications to 87 Short Road.

Modification	Major or Minor
1) a 300 square foot addition to east elevation,	Major
2) a small porch on north elevation facing Short Road will be enclosed,	Major
3) repair/point up mortar as needed,	Minor
4) replace chimney cap with a matching barrel design,	Minor
5) replace all existing double-hung windows to match windows in addition,	Major
6) remove fabric awning over home entrance,	Minor
7) replace existing garage door with automated door opener.	Minor
8) repair shingles as needed and repaint earthy brown,	Minor
9) remove two(2) trees adjacent to garage,	Major (depending on size of trees)
10) repaint existing grey shed same earthy brown color as garage,	Minor
11) re-roof entire existing home, addition and garage with architectural shingle,	Minor
12) replace much of gravel driveway adjacent to entry and add a brick apron at Short Road,	Minor
13) remove marked trees to facilitate garage entry and guest parking,	Major (depending on size of trees)
14) add an open porch on south elevation off kitchen with adjacent brick patio, and	Minor
15) Enclose portion of back yard (south elevation) with black aluminum fencing for dog and future pool.	Minor (fencing); Major (pool)

The applicant has provided a detailed project description, photos of the existing property, architectural elevations, a site plan, three-dimensional renderings, and material exhibits board. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines or satisfies the burden of proof.

Applicable Guidelines Requirements:

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations should be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows should have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate.**

    The applicant is proposing to replace the windows on the existing primary structure with double hung windows (six over one windows) to match the windows on the proposed addition. The existing windows material is wood and the proposed windows are vinyl. According to the project description, the proposed windows will feature simulated divided light.

    The applicant is also proposing to replace a solid wood door with a mahogany, wood door that will feature six windowpanes. The replacement door would not match the existing door, but would add architectural details that would appear to complement existing and proposed details of the home.

2. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.

    Glass block windows have not been proposed.

3. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.

    Painted, tinted, or filmed glass has not been proposed.

4. Section III.C.13 - Sliding doors are **not permitted** on street-facing elevations.

    Sliding glass doors have not been proposed.

SHUTTERS AND AWNINGS

1. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.

    The applicant is proposing to replace the existing shutters with new wooden shutters that feature shutter dogs. The proposed shutters would be compatible with the cottage architecture of the home and would appear similar to other shutters within the Historic District.

CHIMNEYS

1. Section III.F.1 - New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.

    The applicant is proposing to replace the chimney cap with a matching bronze barrel chimney cap.

PORCHES, ENTRANCES AND BALCONIES

1. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.

   The applicant is proposing to alter the façade of a street facing porch. The applicant is proposing to enclose the existing front porch. The proposed alteration will result in the addition of new architectural detail. The enclosure of the existing porch will result in the addition of hardie plank siding and the addition of five cottage style windows (three on the front elevation and one on each side elevation). The elevations also indicate the incorporation of existing detail such as brick base to match the brick foundation of the structure. Based on the proposed elevation the porch would appear to be similar to other porches within the Historic District.

DECKS AND PATIOS

1. Section III.H.1 - The addition of a deck or patio **must not** obscure, damage, or destroy character-defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District.

   The applicant is proposing a rear yard covered. The proposed covered patio will feature white, square columns and match the existing roofline in design and material. The location of the patio in rear yard would not obscure, damage, or destroy any character-defining features and would not be highly visible from the street. The proposed patio based on the elevations and three-dimensional renderings would appear to be similar to other patios within the Historic District.

ADDITIONS AND ACCESSORY BUILDINGS

1. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be** compatible with the character and scale of the primary structure and **must be** congruous with the character of the Pinehurst Historic District.

   The applicant is proposing a 300 square foot addition to the side of the structure. Based on the submitted elevations the addition will feature six over one double-hung windows, weathered wood asphalt shingles, and a brick foundation to match the existing structure. The addition differs from the existing structure by its use of Hardie lap siding. Hardie board is an engineered wood product that simulates the look and detail of wood. The cottage look of the addition would appear similar to other structures within the Historic District.

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 proposed addition will be located in the side yard.

3. Section III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.

   Because the proposed addition is located in the side yard it would not obscure, damage, or destroy the character defining features of an historic primary structure.

MASONRY

1. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

   The applicant is proposing addition of brick base to the street facing porch. The brick base would be similar to the existing brick façade of the primary structure and would appear similar to other front porch elements within the Historic District.

2. Section III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted.

   Based on the submitted material the brick base is not proposed to be painted.

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.

   All the proposed paint colors are consistent with the Historic District Guidelines and appear similar to other structures within the Historic District. The siding of the addition is proposed to be painted white. The trim of the addition and accessory structure is proposed to be painted white. The front door is proposed to be painted autumn wheat. The shutters are proposed to be painted Colonial Verdigris.

2. Sections III.N.5 - Painting copper and terra cotta surfaces is **not appropriate**.

   No copper surfaces have been proposed to be painted.

FENCES AND WALLS

1. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.
        i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
        ii. Fences **must not** be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
    b. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.
    c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

The proposed black aluminum fence will be located in the rear yard. The fence is proposed to be 4', which is compliant with the Historic District Guidelines.

LANDSCAPING

1. Section VII.C.4 – Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
    b. Tree removal within the Village's right-of-way is regulated by Village Staff.

The applicant is proposing to remove two trees located near the existing garage. It is unclear from the submitted materials whether or not those trees are larger than 12" in DBH.

The applicant has also stated the proposed reconfiguration of the driveway will result in the removal of multiple trees. It is unclear from the material submitted how many trees will be removed and whether or not they exceed 12" in DBH.

SWIMMING POOLS

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

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

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

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

Staff Comments:

The applicant has submitted a detailed application package. Based on the submitted documentation the proposed exterior modifications to the existing structure, the conversion of the garage into an accessory dwelling, the proposed side yard addition, and proposed site features meet the requirements of the Historic District Guidelines. If the Commission were to consider approval of this request, staff would recommend the first motion:

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

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

(Revised 04/01/19)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	30 Medlin Road
City, State, Zip Code	Pinehurst, N.C. 28374
Parcel ID #	00023802

Owner Information			
Name	William and Nelda Huffstetler	Home Phone #	
Street Address	25 Medlin Rd.	Mobile Phone #	910-638-5788 910-638-8259
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	whuffstetler321@hotmail.com		

Applicant			
Name	Owner	Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

(Revised 04/01/19)

General Information

Description of Changes to the Structure	Per Applicant: 1. Demolition of existing single family structure 2. Construction of a new single family home 3. Addition of a six foot rear and side yard shadow box fence		
Type of Work	☐ Addition	☐ Alteration	☒ New

Existing Use	Proposed Use
☒ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☒ Yes ☐ No
Includes Tree Removal	☒ Yes ☐ No
Estimated Cost of Construction	$310,000

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

(Revised 04/01/19)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation		shakes	white
Rear Elevation		composite lap	white
Right Elevation		siding	
Left Elevation		"	
Trim		composite	white
Windows		dublehung	white
Chimney		brick	red
Foundation		masonry	red
Front Door		Wood Craftsman	natural or dark blue
Shutters			
Garage Door		white	
Roof		metal porch & dormers asphalt architectural	Charcoal
Roof Exhaust Vents			
Front Porch		brick pavers on	reinforced concrete
Deck			
Patio			
Sidewalk		brick	
Sky Lights			
Driveway		bluestone	
House Number			
Other:_____			

Required Documents

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

Certification

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

Applicant Signature: Helen M. Hoffstetter Helen C Hoffstetter Date: 3/11/2021

EXHIBIT B

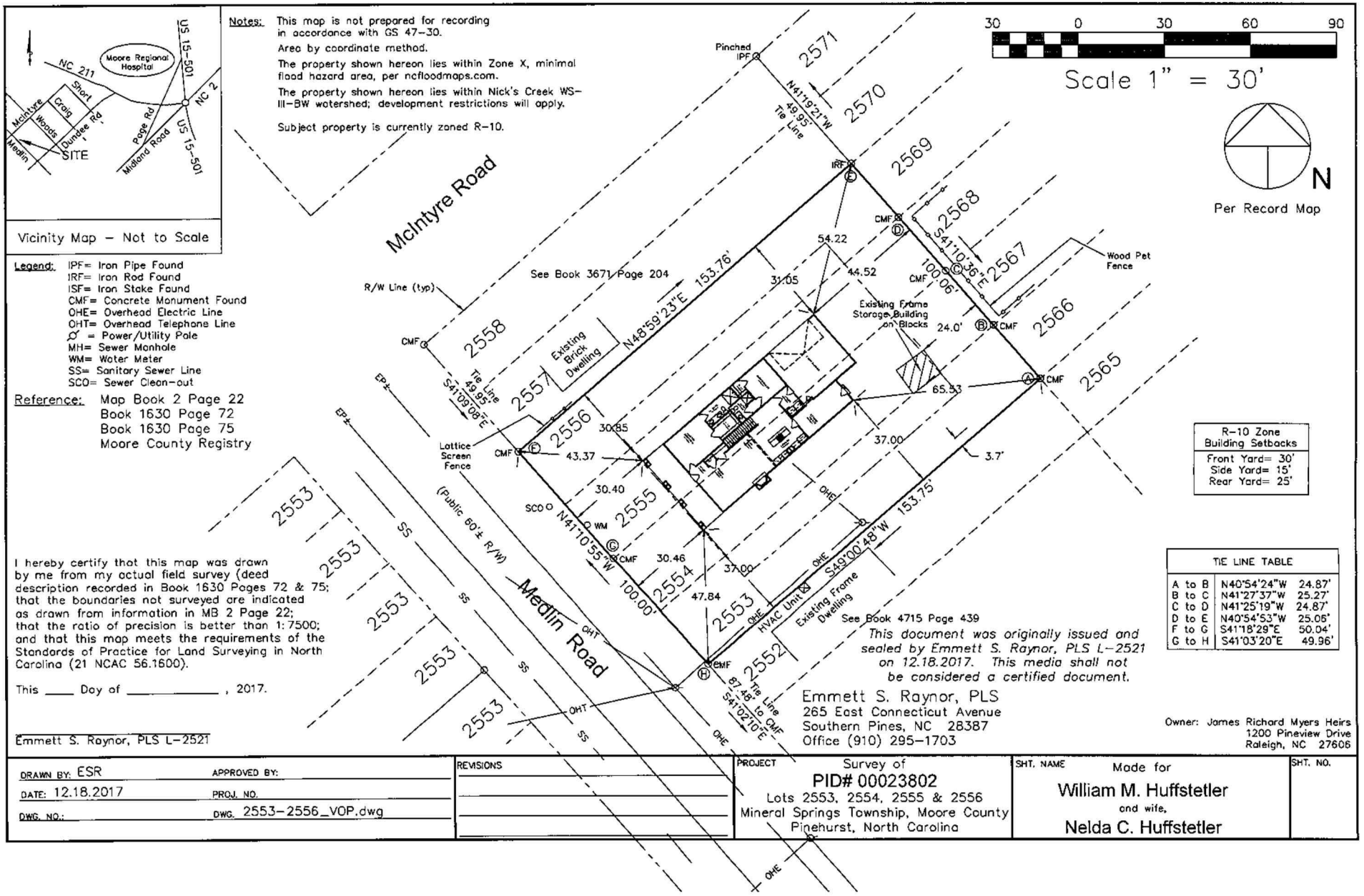

Vicinity Map – Not to Scale
Moore Regional Hospital
NC 211
US 15-501
NC 2
Short
Craig
McIntyre
Woods
Dundee Rd
Page Rd
Midland Road
Medlin
SITE
Notes:
This map is not prepared for recording in accordance with GS 47-30.
Area by coordinate method.
The property shown hereon lies within Zone X, minimal flood hazard area, per ncfloodmaps.com.
The property shown hereon lies within Nick's Creek WS-III-BW watershed; development restrictions will apply.
Subject property is currently zoned R-10.
Legend:
IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
OHE= Overhead Electric Line
OHT= Overhead Telephone Line
= Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
SS= Sanitary Sewer Line
SCO= Sewer Clean-out
Reference: Map Book 2 Page 22
Book 1630 Page 72
Book 1630 Page 75
Moore County Registry
I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book 1630 Pages 72 & 75; that the boundaries not surveyed are indicated as drawn from information in MB 2 Page 22; 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 ____ Day of _____, 2017.
Emmett S. Raynor, PLS L-2521
McIntyre Road
R/W Line (typ)
See Book 3671 Page 204
153.76'
N48°59'23"E
Pinched IPF
N41°19'21"W
49.95'
Tie Line
S41°09'08"E
Existing Brick Dwelling
Lattice Screen Fence
Medlin Road
(Public 60'± R/W)
EP±
SS
OHT
OHE
SCO
WM
CMF
IRF
IPF
2553
2554
2555
2556
2557
2558
2552
2565
2566
2567
2568
2569
2570
2571
54.22
31.05
44.52
100.06'
S41°10'36"E
Existing Frame Storage Building on Blocks
24.0'
Wood Pet Fence
65.53
37.00
3.7'
30.85
43.37
30.40
N41°10'55"W
100.00'
30.46
37.00
47.84
S49°00'48"W
153.75'
HVAC Unit
Existing Frame Dwelling
87.48'
Tie Line
S41°02'10"E
16 CMF
See Book 4715 Page 439
This document was originally issued and sealed by Emmett S. Raynor, PLS L-2521 on 12.18.2017. This media shall not be considered a certified document.
Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703
30 0 30 60 90
Scale 1" = 30'
N
Per Record Map
R-10 Zone Building Setbacks
Front Yard= 30'
Side Yard= 15'
Rear Yard= 25'
TIE LINE TABLE
A to B N40°54'24"W 24.87'
B to C N41°27'37"W 25.27'
C to D N41°25'19"W 24.87'
D to E N40°54'53"W 25.05'
F to G S41°18'29"E 50.04'
G to H S41°03'20"E 49.96'
Owner: James Richard Myers Heirs
1200 Pineview Drive
Raleigh, NC 27606
DRAWN BY: ESR
APPROVED BY:
DATE: 12.18.2017
PROJ. NO.
DWG. NO.:
DWG. 2553-2556_VOP.dwg
REVISIONS
PROJECT
Survey of
PID# 00023802
Lots 2553, 2554, 2555 & 2556
Mineral Springs Township, Moore County
Pinehurst, North Carolina
SHT. NAME
Made for
William M. Huffstetler
and wife,
Nelda C. Huffstetler
SHT. NO.

EXHIBIT C

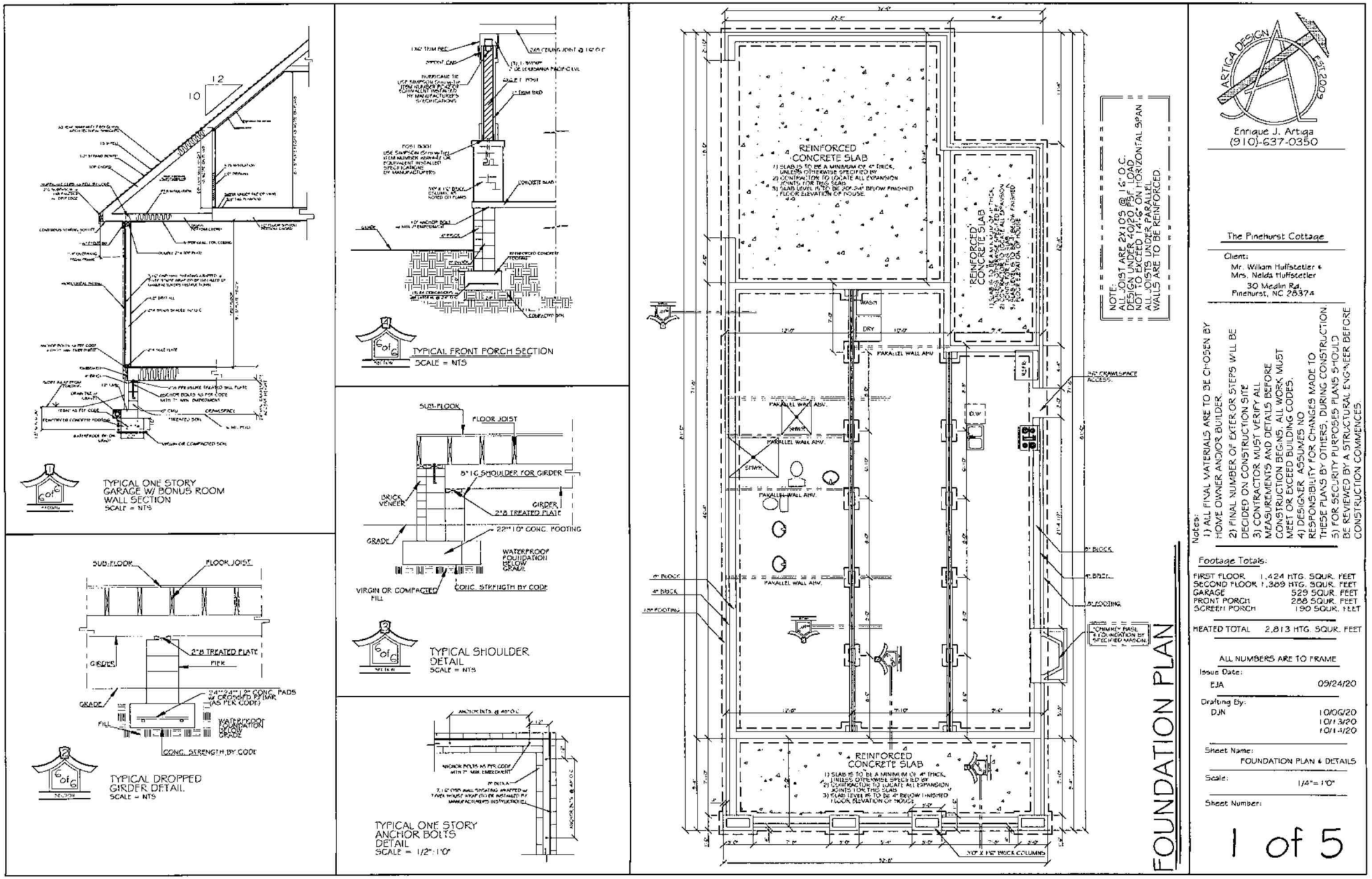
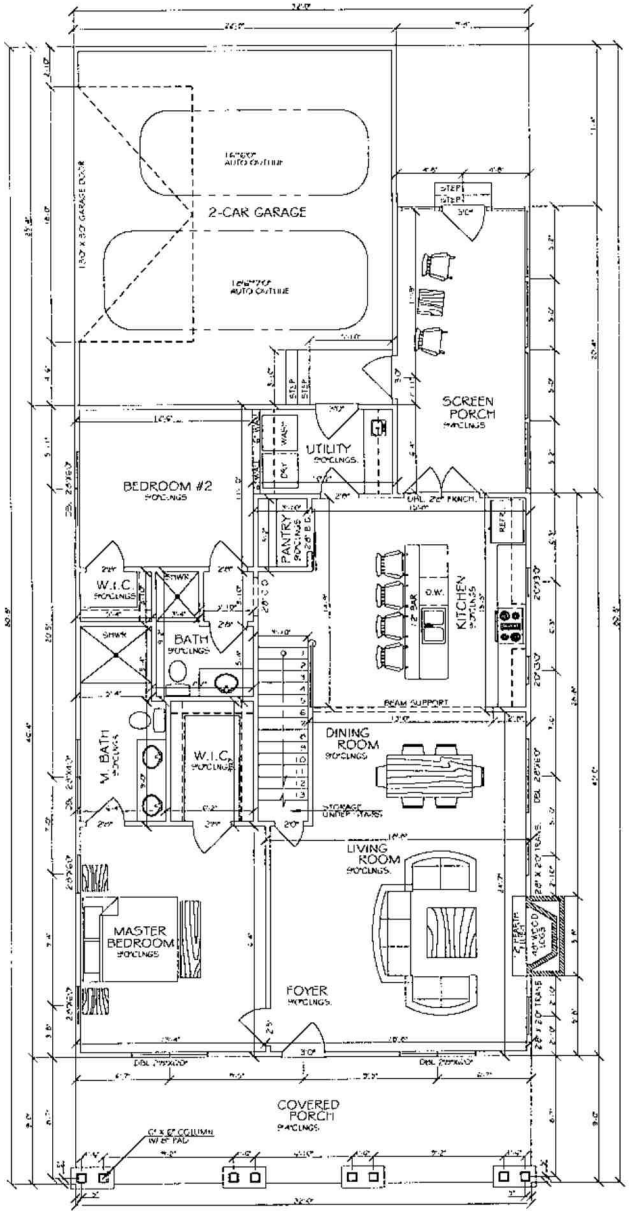
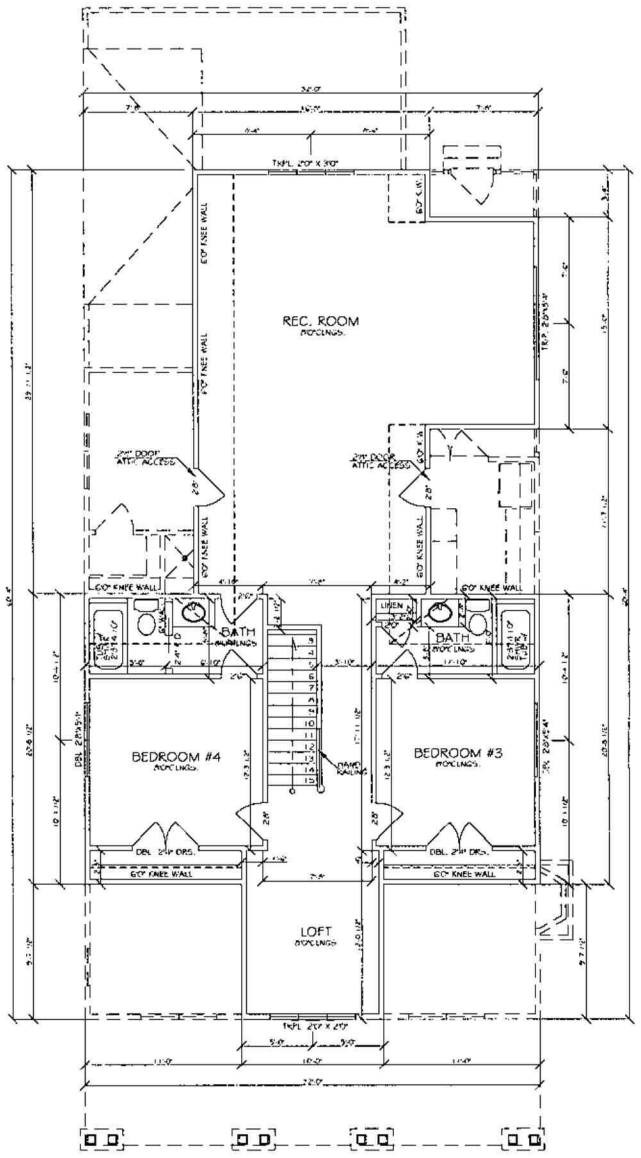

TYPICAL ONE STORY GARAGE W/ BONUS ROOM WALL SECTION
SCALE = NTS
TYPICAL FRONT PORCH SECTION
SCALE = NTS
TYPICAL SHOULDER DETAIL
SCALE = NTS
TYPICAL DROPPED GIRDER DETAIL
SCALE = NTS
TYPICAL ONE STORY ANCHOR BOLTS DETAIL
SCALE = 1/2"=1'0"
REINFORCED CONCRETE SLAB
1) SLAB IS TO BE A MINIMUM OF 4" THICK, UNLESS OTHERWISE SPECIFIED BY
2) CONTRACTOR TO LOCATE ALL EXPANSION JOINTS FOR THIS SLAB.
3) SLAB LEVEL IS TO BE 8" BELOW FINISHED FLOOR ELEVATION OF HOUSE.
NOTE:
ALL JOIST ARE 2X10S @ 16" O.C.
DESIGN UNDER 40/20 PSF LOAD.
NOT TO EXCEED 14'-6" ON HORIZONTAL SPAN
ALL JOISTS UNDER PARALLEL WALLS ARE TO BE REINFORCED.
FOUNDATION PLAN
ARTIGA DESIGN
Enrique J. Artiga
(910)-637-0350
The Pinehurst Cottage
Client:
Mr. William Huffstetler &
Mrs. Nelda Huffstetler
30 Medlin Rd
Pinehurst, NC 28374
Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.
Footage Totals:
FIRST FLOOR 1,424 HTG. SQUR. FEET
SECOND FLOOR 1,389 HTG. SQUR. FEET
GARAGE 529 SQUR. FEET
FRONT PORCH 288 SQUR. FEET
SCREEN PORCH 190 SQUR. FEET
HEATED TOTAL 2,813 HTG. SQUR. FEET
ALL NUMBERS ARE TO FRAME
Issue Date:
EJA 09/24/20
Drafting By:
DJN 10/06/20
10/13/20
10/14/20
Sheet Name:
FOUNDATION PLAN & DETAILS
Scale:
1/4"= 1'0"
Sheet Number:
1 of 5

EXHIBIT C



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ARTIGA DESIGN LLC 2009

Enrique J. Artiga
(910)-637-0350

The Pinehurst Cottage

Client:
Mr. William Huffstetler &
Mrs. Nelda Huffstetler
30 Medlin Rd.
Pinehurst, NC 28374

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GARAGE	529 SQUR. FEET
FRONT PORCH	288 SQUR. FEET
SCREEN PORCH	190 SQUR. FEET
HEATED TOTAL	2,813 HTG. SQUR. FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 09/24/20

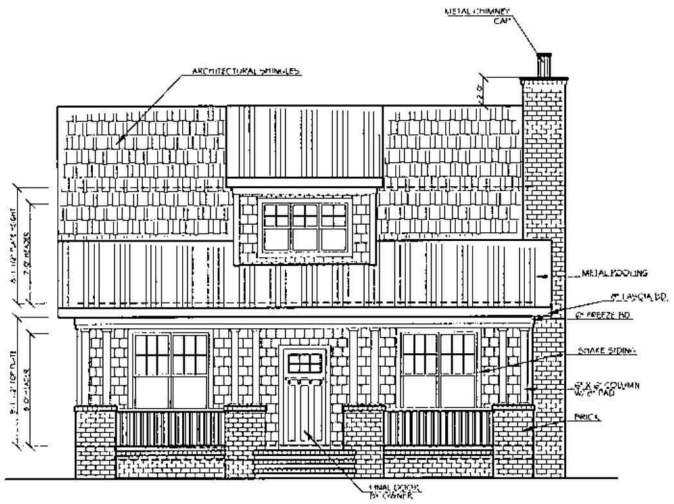
Drafting By:
DJN 09/29/20 10/13/20
09/30/20 10/14/20
10/01/20
10/07/20

Sheet Name:
FLOOR PLANS

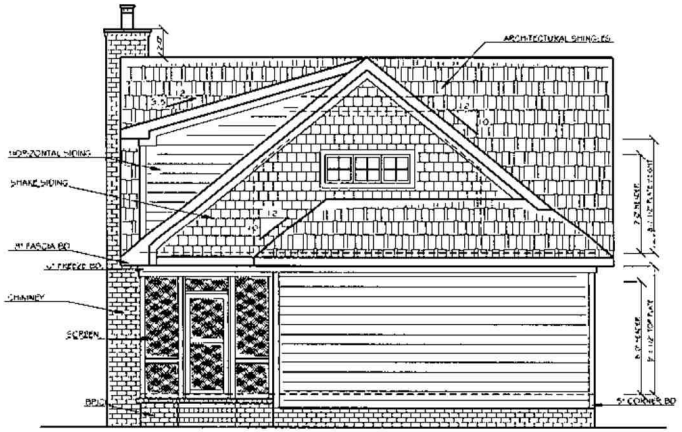
Scale:
1/4"=1'0"

Sheet Number:
2 of 5

EXHIBIT C



FRONT ELEVATION



REAR ELEVATION

ARTIGA DESIGN LLC 2009

Enrique J. Artiga
(910)-637-0350

The Pinehurst Cottage

Client:
Mr. Wilbur Huffstetler &
Mrs. Nelda Huffstetler
30 Medlin Rd.
Pinehurst, NC 28374

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Issue Date:
EJA 09/24/20

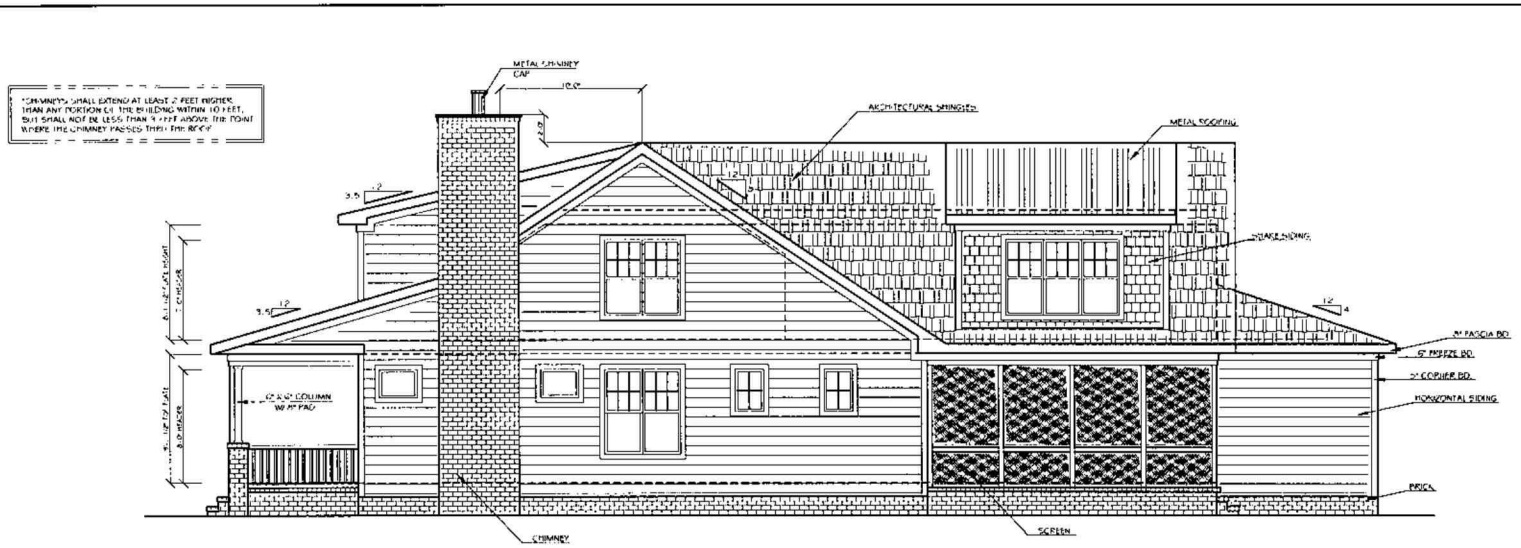
Drafting By:
DJN 09/30/20 10/13/20 10/01/20 10/14/20 10/07/20

Sheet Name:
ELEVATIONS

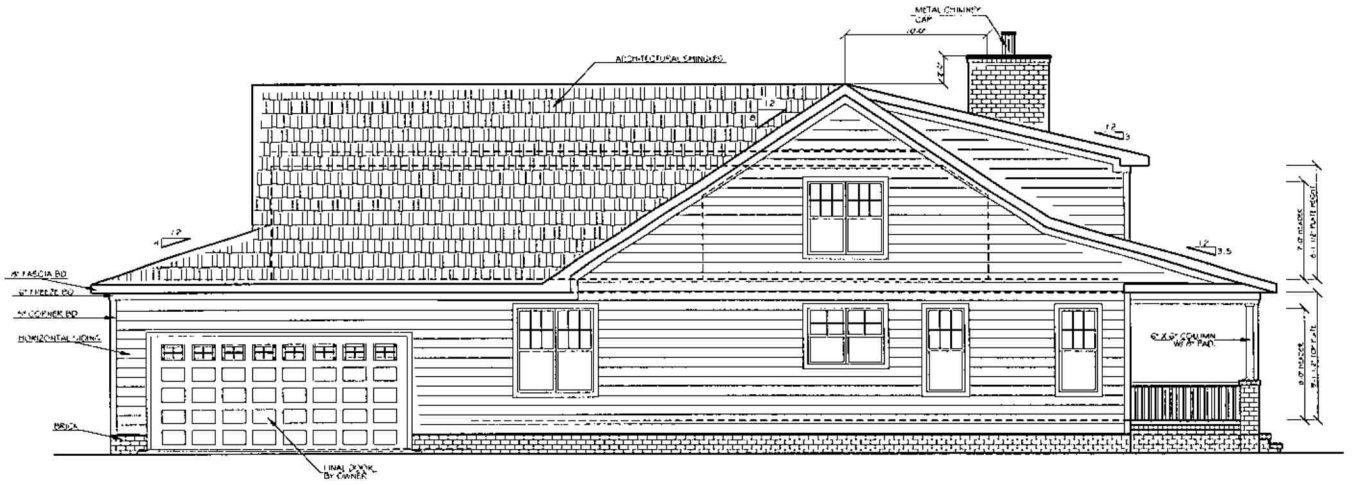
Scale:
1/4"=1'0"

Sheet Number:
3 of 5

EXHIBIT C



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION

ARTIGA DESIGN LLC 2009

Enrique J. Artiga
(910)-637-0350

The Pinehurst Cottage

Client:
Mr. William Huffstetler 4
Mrs. Nelda Huffstetler
30 Medlin Rd.
Pinehurst, NC 28374

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Issue Date:
EJA 09/24/20

Drafting By:
DJN 09/30/20 10/13/20 10/01/20 10/14/20 10/07/20

Sheet Name:
ELEVATIONS

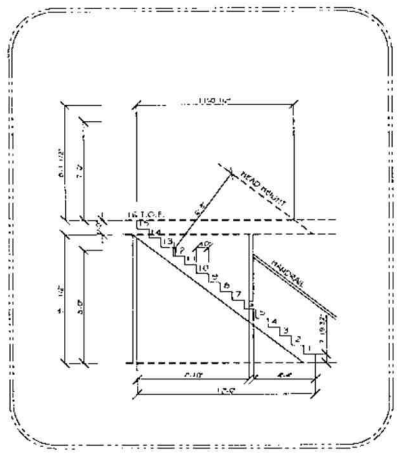
Scale:
1/4"=1'0"

Sheet Number:
4 of 5

EXHIBIT C

STAIRCASE PROFILE

SCALE = 1/4" = 1'0"



INSULATION NOTES:

INSULATION R15 IN WALLS AND R38 IN CEILINGS--USE R30 IN CATHEDRAL UP TO 500 SQ. FT.
ATTIC OPENINGS INSIDE THE HEATED AREA MUST HAVE WEATHER STRIPPED AND R10 RATED DOORS--RIGID APPLIED FOAM IS ACCEPTABLE FOR R10--GARAGE MUST HAVE FIRE TREATED ACCESS DOOR
HOUSE WRAP MUST BE TAPED AT ALL SEAMS, HORIZONTAL AND VERTICAL(EXCEPTION FOR HOMES WITH SPRAY FOAM INSULATION).
HOUSE WRAP IS NO LONGER ACCEPTABLE BEHIND TUBS OR FIREPLACES FOR INSULATION SUPPORT; MUST USE RIGID SHEATHING--HOUSE WRAP IS ACCEPTABLE ON KNEE WALLS

FRAMING NOTES:

KING STUD REQUIREMENT WILL BE UPHELD--REF. TABLE R602.7.5

NAIL PATTERNS ON WALL SHEATHING WILL BE UPHELD--IN SOME CASES HORIZONTAL BLOCKING MAY HAVE TO BE ADDED

OPENINGS IN WALLS WITHIN 2'0" OF EXTERIOR CORNERS WILL HAVE TO HAVE "800 LB." STRAPPING ON THE NEXT FULL SHEET OF EXTERIOR SHEATHING FROM TOP PLATE TO FLOOR FRAMING; BAND FOR FLOOR SYSTEM OR TREATED PLATE FOR SLAB

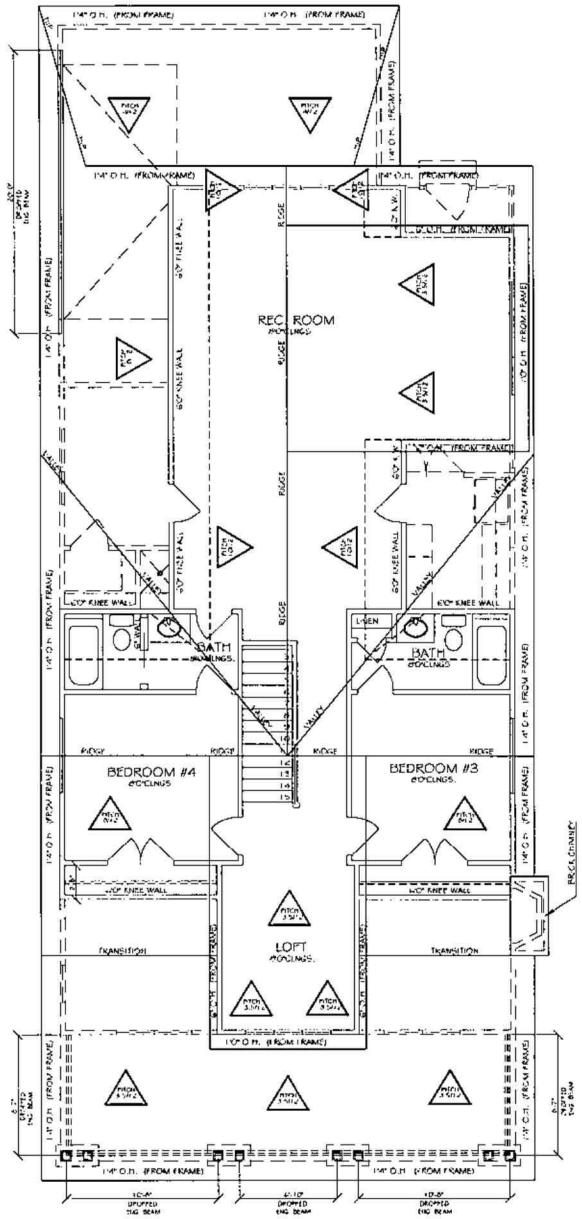
NOTE: ALL OVER FRAME AREAS
USE NO. 2 SOUTHERN YELLOW PINE 2X10 RAFTERS SPACED @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"
USE NO. 2 SOUTHERN YELLOW PINE 2X8 CEILING JOISTS @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 16'5"

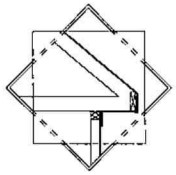
NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN.
LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.

3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/ MANUFACTURER.

4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.





CANTELIVERED HEEL TRUSSES

ROOF PLAN

ARTIGA DESIGN
Enrique J. Artiga
(910)-637-0350

The Pinehurst Cottage

Client:
Mr. William Huffstetler &
Mrs. Nelda Huffstetler
30 Medlin Rd.
Pinehurst, NC 28374

Notes:
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Footage Totals:

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GARAGE	529 SQUR. FEET
FRONT PORCH	288 SQUR. FEET
SCREEN PORCH	190 SQUR. FEET
HEATED TOTAL	2,813 HTG. SQUR. FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 09/24/20

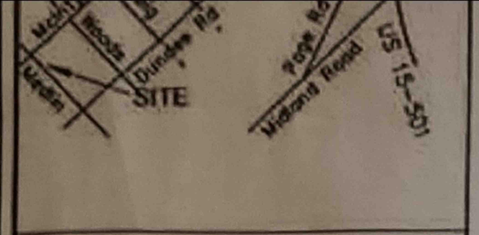
Drafting By:
DJN 10/06/20
10/13/20
10/14/20

Sheet Name:
ROOF PLAN

Scale:
1/4" = 1'0"

Sheet Number:
5 of 5

EXHIBIT D



Vicinity Map – Not to Scale

Subject property is currently zoned R-10

McIntyre Road

Legend:
IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
OHE= Overhead Electric Line
OHT= Overhead Telephone Line
Ø = Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
SS= Sanitary Sewer Line
SCO= Sewer Clean-out

Reference: Map Book 2 Page 22
Book 1630 Page 72
Book 1630 Page 75
Moore County Registry

C Camellia
G gardenia
O Japanese holly
o dwarf Japanese holly
R rhododendron
□ Nellie Stevens

I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book 1630 Pages 72 & 75; that the boundaries not surveyed are indicated as drawn from information in MB 2 Page 22; 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 ____ Day of _____, 2017.

Emmett S. Raynor, PLS L-2521

See Book 3671 Page 204

R/W Line (typ)

2558 2557 2556 2555 2554 2553 2552 2569 2568 2567 2566 2565

Existing Brick Dwelling

N48°59'23"E 153.76'

Tie Line 49.95' S41°09'08"E

Lattice Screen Fence CONCRETE APRON

(Public 60± R/W)

Medlin Road

N41°10'55"W 100.00'

S41°10'36"E

50.9 42.2 53.6' 42.2 24.0' 64.5 48.7 3.7' 33.2' 153.75'

Wood Pet Fence

Existing Frame Storage Building on Blocks

WALKWAY

HVAC Unit

Existing Frame Dwelling

S49°00'48"W

Tie Line to CMF S41°02'10"E 87.48'

15380 Sq. Ft

HOUSE COVERAGE AREA

HOUSE 2500 SQUARE FEET
DRIVEWAY 285 SQUARE FEET
WALKWAY 178 SQUARE FEET
TOTAL COVER 2963 SQUARE FEET
THIS PROPOSED DWELLING WILL COVER 19.26% OF LOT
TOTAL IMPERVIOUS COVER 6.15% OF LOT

See Book 4715 Page 439

This document was originally issued and sealed by Emmett S. Raynor, PLS L-2521 on 12.18.2017. This media shall not be considered a certified document.

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

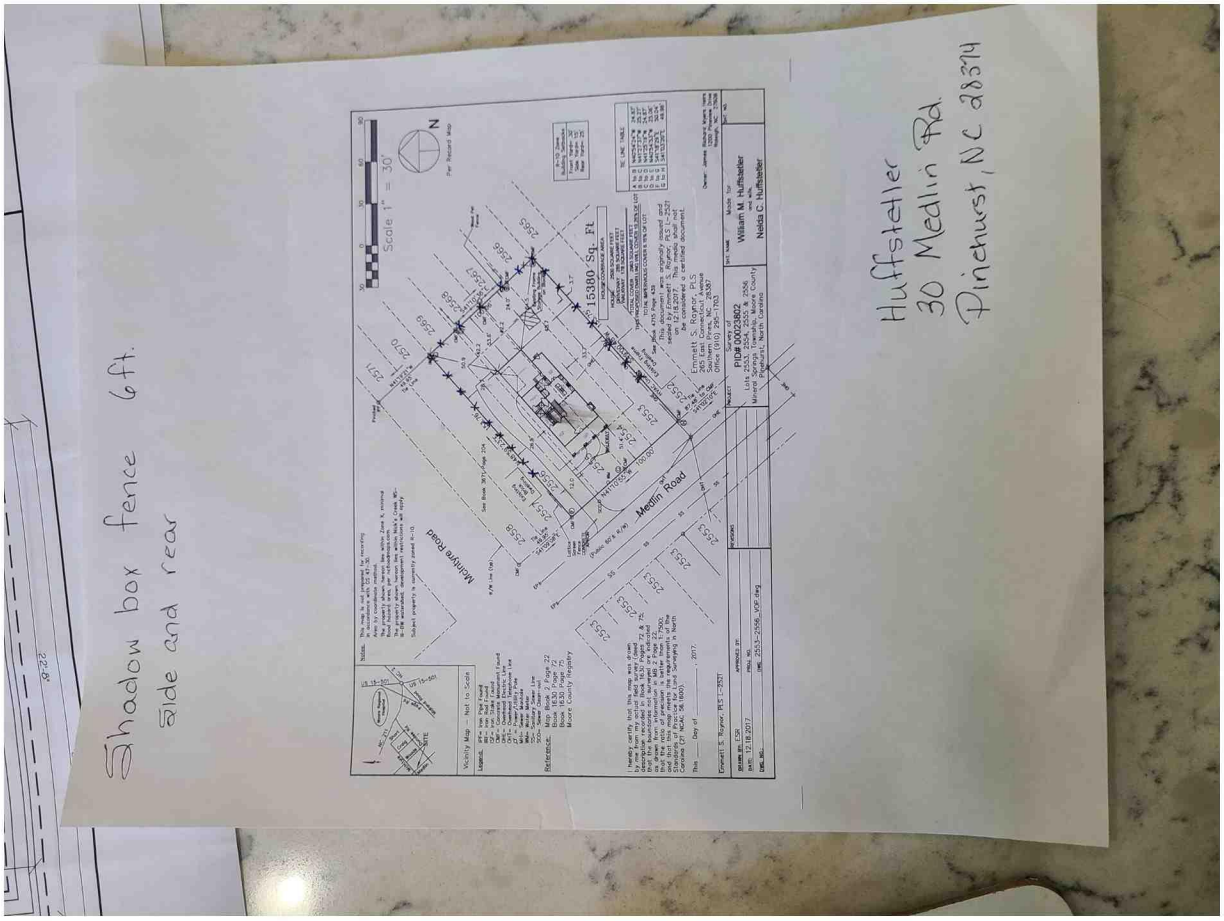
A to B
B to C
C to D
D to E
F to G
G to H

Owner:

DRAWN BY: ESR	APPROVED BY:	REVISIONS	PROJECT: Survey of PID# 00023802 Lots 2553, 2554, 2555 & 2556 Mineral Springs Township, Moore County Pinehurst, North Carolina
DATE: 12.18.2017	PROJ. NO.		SHT. NAME: Made for William M. Huffstet and wife, Nelda C. Huffstetl
DWG. NO.	DWG: 2553-2556_VOP.dwg		

EXHIBIT E

From: William Huffstetler
To: Peter Hughes
Subject: Fence 30 MEDLIN
Date: Friday, April 9, 2021 1:02:55 PM



Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

EXHIBIT F

EXHIBIT F

EXHIBIT G

From: William Huffstetler
To: Peter Hughes
Subject: 30 MEDLIN
Date: Tuesday, April 6, 2021 4:53:01 PM

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

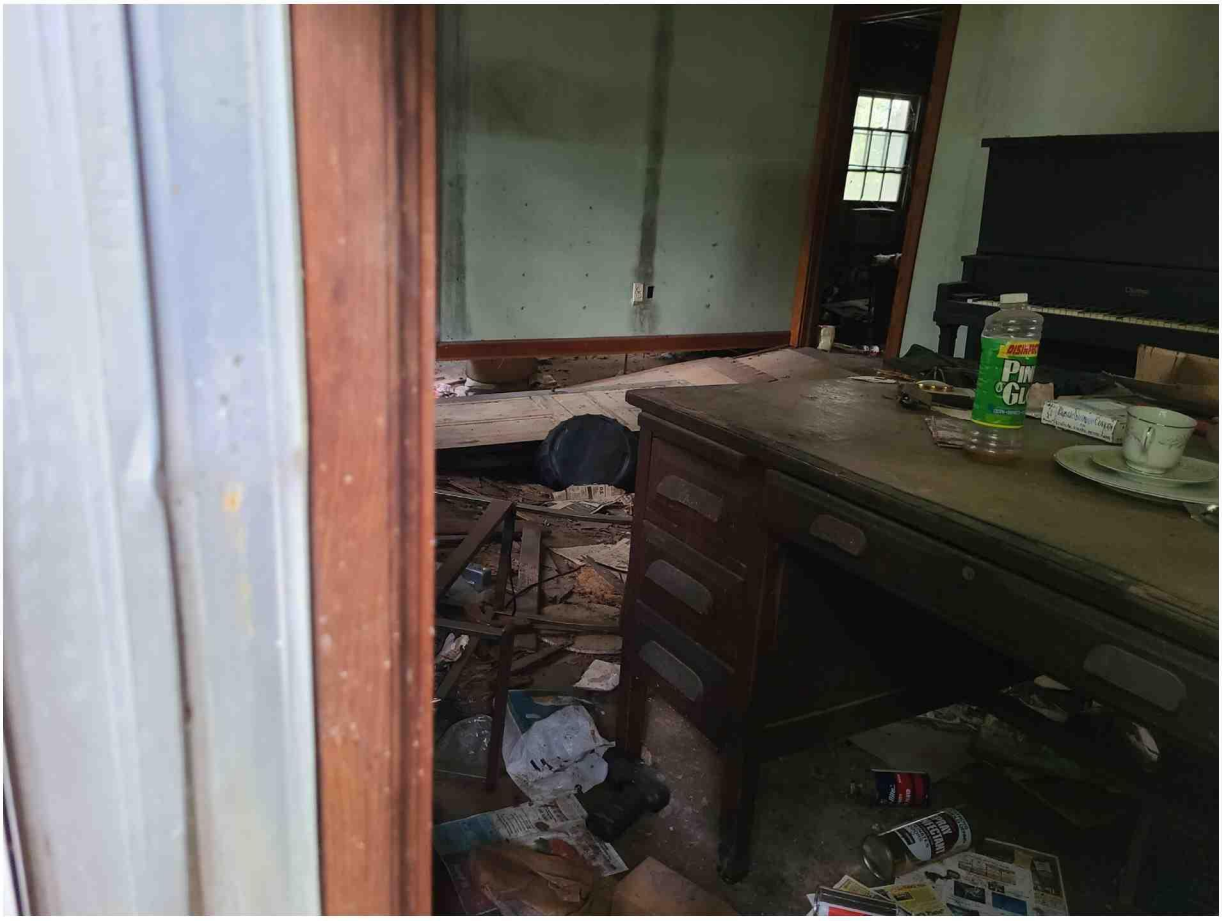
EXHIBIT G

From: William Huffstetler
To: Peter Hughes
Subject: 30 MEDLIN
Date: Friday, April 9, 2021 1:01:24 PM

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

EXHIBIT G

From: William Huffstetler
To: Peter Hughes
Subject: 30 MEDLIN
Date: Friday, April 9, 2021 1:02:02 PM



Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

FINAL ORDER – MAJOR COA REQUEST 87 Short Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

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

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

FINDINGS OF FACT

Concerning jurisdiction

According to the Historic District Guidelines a Major COA is required when:

1. New construction or additions.
2. Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s).
3. Replacement of architectural details that changes the design or materials from the existing details
4. In-ground pool

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

1. The primary structure at 87 Short Road is not listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure.
2. None of the adjacent properties within the public hearing notification area are listed as a contributing structure.
3. Adjacent property information can be found in the staff report.
4. A Major COA was issued for 87 Short Road for a similar request in January of 2021

For the Record

1. The applicant has submitted a material package which includes: photos of the existing structures, site plan, three dimensional renderings, architectural renderings, and a detailed project description.
2. The proposed addition is located in the rear and side yard.
3. The proposed siding material of the new addition is a fibercement lap siding that resembles wood.
4. A front porch is proposed to be enclosed

Conclusions of Law

Guideline Requirements:

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
   a. Wooden windows on street-facing elevations should be replaced in kind.
   b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
   c. Windows should have true or simulated divided lights.
   d. Snap-in muntins are **not appropriate.**
2. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
3. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
4. Section III.C.13 - Sliding doors are **not permitted** on street-facing elevations.
5. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
6. Section III.F.1 - New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.
7. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
8. Section III.H.1 - The addition of a deck or patio **must not** obscure, damage, or destroy character-defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District.

9. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be** compatible with the character and scale of the primary structure and **must be** congruous with the character of the Pinehurst Historic District.
10. 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.
11. Section III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.
12. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
13. Section III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted.
14. 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.
15. Sections III.N.5 - Painting copper and terra cotta surfaces is **not appropriate**.
16. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.
        i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
        ii. Fences **must not** be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
    b. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.
    c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

17. Section VII.C.4 – Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
18. Section VII.D.1 – New in-ground swimming pools must be congruous with the landscape of the Pinehurst Historic District.
19. Section VII.D.2 – In-ground swimming pools must not be easily visible from the street

Guideline Recommendations:

1. Section.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.
2. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
4. Section III.E.2 - Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, should be retained and preserved.
5. Section III.E.4 - Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
6. Section III.F.4 - If repair or replacement of an entire chimney, chimney feature, or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the existing in composition, dimension, size, shape, color, pattern and texture.
7. Section III.F.11 - Chimney caps should be compatible with architectural style of the structure or building.
8. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
9. Section III.H.5 - Decks and patios should be located on the rear or least character-defining elevation of the structure.
10. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
11. 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.
12. 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.
13. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.
14. Section III.L.9 - New mortar should duplicate the original in strength, color, texture, and composition and match existing mortar joints in width and profile and composition of mortar.
15. Section VII.A.6 - Metal fences should be painted to resemble wrought iron.
16. Section VII.B.1 - The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.
17. Section VII.B.3 - Existing mature trees on the property should be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

Attachment A
Final Order
87 Short Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 87 Short Road:

The following conditions apply to approval of the Certificate of Appropriateness for 87 Short Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 87 Short Road based on the following:

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

X Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	70 MAPLE RD.
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00018218

Owner Information			
Name	Jason Tanner	Home Phone #	
Street Address	Box 1271	Mobile Phone #	831 214 7933
City, State, Zip Code	APTOS, CA 95001	Business Phone #	
Email	tan bear 73 es bcglobal.net		

Applicant			
Name	DAN DEGRE	Other Phone #	
Email	info@stepone designs.com	Street Address	1275 LINDEN RD.
Mobile Phone #	910 639 0910	City, State, Zip Code	ABERDEEN, NC 28315

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

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

General Information

Description of Changes to the Structure	restore existing residence built circa 1920 complete both int'r. & ext'r. including pool, cabana, and garage that are also existing		
Type of Work	☐ Addition	☒ Alteration	☐ New

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

EXHIBIT A

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	metal	cedar shake	SIERRA
Rear Elevation	↓	↓	↓
Right Elevation			
Left Elevation			
Trim	Alum	Hardie	BM · OC · 17 WHITE
Windows	wood/vinyl	wood/vinyl	WHITE
Chimney	n/A	n/A	
Foundation	brick	brick	existg
Front Door	wood	wood	BM HC. 158 NEWBERG GREEN
Shutters	metal	wood	SW 6258 TRI-CORN BLACK
Garage Door	wood	wood	BM · OC · 17 WHITE
Roof	metal	metal	ex. SILVER
Roof Exhaust Vents	PVC	PVC	
Front Porch	conc.	conc.	NAT
Deck	wood	wood	NAT redwood
Patio	N/A	brick	red
Sidewalk	brick	brick	EXIST'G
Sky Lights	n/A	n/A	
Driveway	ASPHALT	bluestone	nat.
House Number			
Other:_____			

Required Documents

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

Certification

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

Applicant Signature: _____ Date: 3.29.2021

1895
VILLAGE OF
PINEHURST

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 13, 2021
Subject: **Major COA Request for 70 Maple Road**

Applicant:	Dan Degre
Owners:	Jason Tanner
Professional:	Dan Degre Step One Designs
Property Location:	70 Maple Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856209075493

Request and Background:

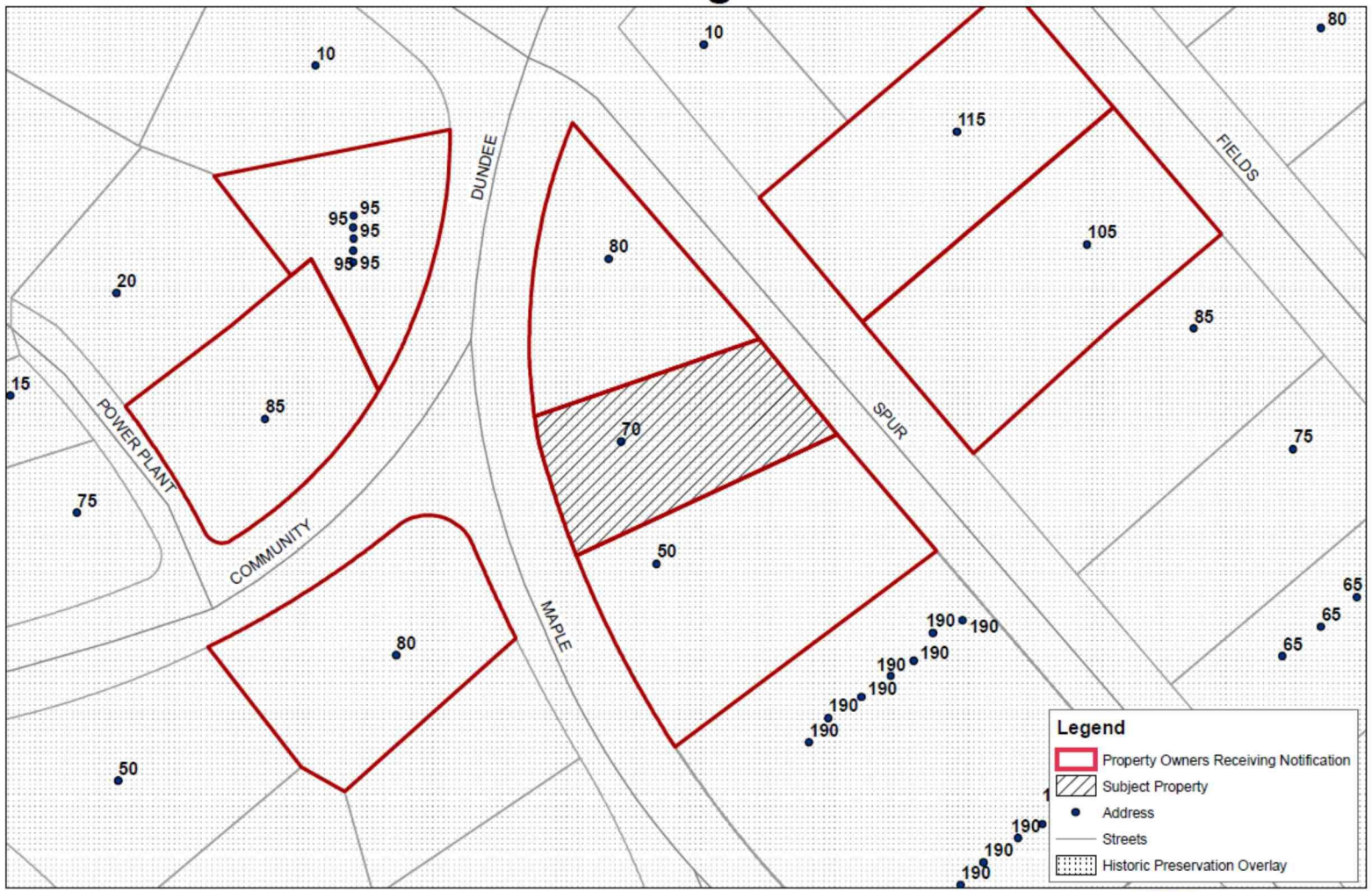
Dan Degree is requesting a Certificate of Appropriateness for multiple exterior modifications to a structure located within the Historic District at 70 Maple Road. The modifications include the addition of a covered porch, addition and removal of multiple doors to both the primary and accessory structures, replacement of lap siding with cedar shake siding on both the primary and accessory structures, and modification to the existing roofline of the primary structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856209075493.

No Previous Minor or Major COAs have been granted for 70 Maple Road

According to the National Historic Landmark Survey, the primary structure at 70 Maple Road was constructed in 1915 and is listed as a contributing. Some of the adjacent properties within the public hearing notification area are also listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for 70 Maple Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	70 Maple Road	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.
2	50 Maple Road	1917	Yes	Arcadia is a one-story, shingle-clad, frame bungalow with a corner front porch, porch roof with overhanging braced eaves, and eight-over-one and six-over-one sash windows.
3	80 Community Road	1916	Yes	Thistle is a two-story wood-shingled house with a hipped roof and front and side columnar porches.
4	85 Community Road	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.
5	95 Community Road	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.
6	80 Maple Road	1970	No	Not listed within the 1996 Historic Landmark Survey
7	115 Fields Road	1997	No	Not listed within the 1996 Historic Landmark Survey
8	105 Fields Road	TBD	No	Demolished in 2017

Public Hearing Notification



0 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 133-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet)
P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd
4/6/2021

April 22, 2021
Historic Preservation Commission
Public Hearing
Major COA Request 70 Maple Road

1895 VILLAGE OF PINEHURST

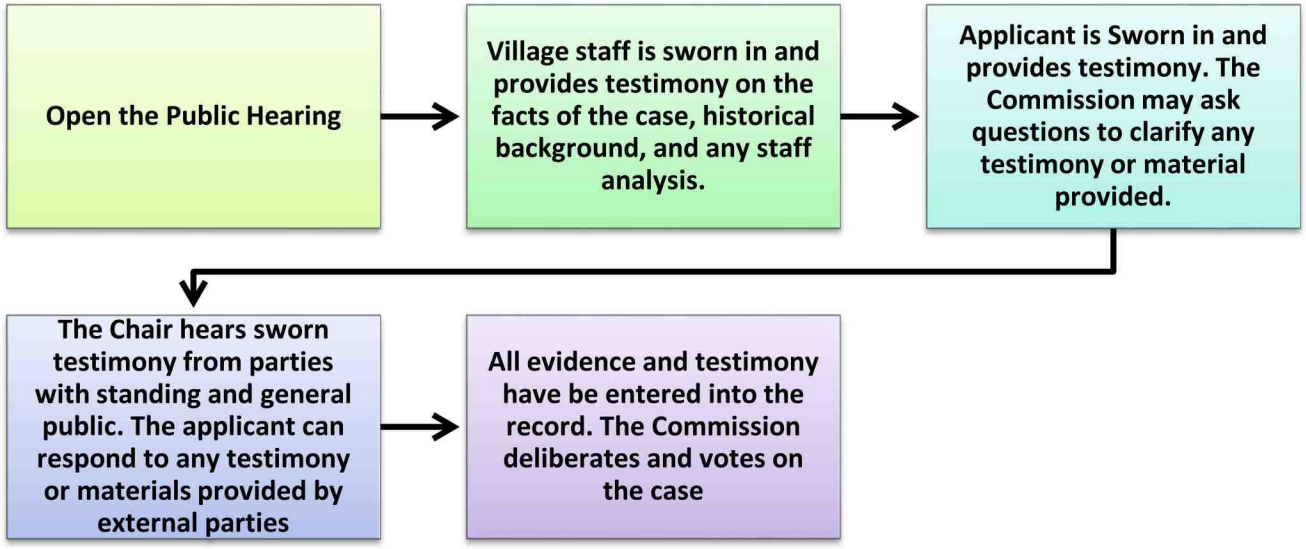
N W E S

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

(1) Subpoena witnesses and request additional information;
(2) Continue the public hearing
(3) Conduct an additional public hearing on the application;
(4) Grant the COA
(5) 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.
(6) Deny the requested COA.

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

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

Standards of Review

This request is before the Commission because replacement of architectural details that changes the design or materials from the existing details, changes to roof lines, eliminating or adding windows and/or doors, and resurfacing buildings with different materials from that which was removed are all considered Major Work according to the Historic District Guidelines.

The request includes following modifications:

Front Elevation Primary Structure

1. Addition of a window
2. Replacement of the front door
3. Restoration of the front porch
4. Addition of a new roof line for the covered porch
5. Removal of multiple shutters
6. Replacement of lap siding with shake siding

Left Elevation Primary Structure

1. Removal of existing porch
2. Removal of one door and 2 windows
3. Addition of one door and three windows (one transom)
4. Addition of a covered entry
5. Replacement of lap siding with shake siding

Right Elevation Primary Structure

1. Removal of two windows
2. Addition of a new porch and door
3. Replacement of lap siding with shake siding

Rear Elevation Primary Structure

1. Remove 3 windows
2. Addition of one large window and door

Garage Elevation Changes

1. Replacement of existing doors on front elevation'
2. Replace lap siding with shake siding

Accessory Structure Elevation Changes

1. Addition of a door, large window, and new posts on the front
2. Addition of a door on the left elevation
3. Addition of sliding glass door on the right elevation
4. Removal of a window on the rear elevation
5. Replacement of lap siding with shake siding

Site Changes

1. Addition of a patio in the rear yard
2. Addition of wrought iron fencing in the rear yard
3. Removal of trees (based on the application)

The applicant has submitted an application packet, which includes a site plan, existing elevations, proposed elevations, and existing and proposed floor plans. 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.

Applicable Guidelines Requirements:

ROOFS

1. Section III.A.4 - 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 two changes to the configuration of the existing roof. As shown on the submitted proposed elevations the applicant is proposing the addition of gable above the covered porch on the front of the structure and the addition of a covered entry on the left side of the structure.

   The additional gable appears to match and compliment the style of the existing gable on the structure. The proposed covered entry appears to be similar to other covered entries within the Historic District. Both roofline modifications appear to be similar in design with other homes within the Historic District.

EXTERIOR WALLS AND TRIM

1. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.

   Based on the submitted application packet, the existing siding of all structures on site will be replaced. The existing siding is lap siding and the proposed siding is hardie shake siding. Hardie is fiber cement product designed to mimic the characteristics of wood siding. Shake siding is common throughout the Historic District and the Commission has previously approved fiber cement products.

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.

   As stated above, the applicant is proposing to remove and add multiple windows to the primary and accessory structures. Based on the provided architectural drawings, all the proposed window and doors, on the proposed elevations, appear to be compatible with the architecture of the structure and similar to other windows and doors within the Historic District.

2. Section III.C.11 – Glass Block windows **are not permitted** on street-facing elevations.

   Based on the submitted material glass block windows have not been proposed.

3. Section III.C.12 – Painted, tinted or filmed glass on windows or doors **is not appropriate** on street-facing elevations.

   Based on the submitted material tinted windows have not been proposed.

4. Section III.C.13 – Sliding doors are not permitted on street-facing elevations.

   Sliding glass doors are proposed on the right side elevation of the accessory structure located in the rear yard. The proposed sliding glass doors, if approved, would be on a street facing elevation. However, the existing primary structure and wood privacy fence should shield the sliding doors from public view.

PORCHES, ENTRANCES AND BALCONIES

1. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on streetfacing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District.

   The applicant is proposing to modify and renovate the existing front porch of 70 Maple Road. As a result of the proposed renovation new railings, new brick foundation (to match existing) and a new porch roofline are proposed. The modifications appear to complement and enhance the existing architecture of the structure and would appear to be similar to other front porches within the Historic District.

DECKS AND PATIOS

1. Section III.H.1 – The addition of a deck or patio must not obscure, damage, or destroy character-defining features of a primary or accessory structure and must be congruous with the character of the Pinehurst Historic District.

   A patio is proposed to be added adjacent to the existing accessory structure (pool house) in the rear yard. The location of the patio and screening provided by an existing wood privacy fence mitigate any adverse impacts of the proposed patio. Rear yard patios are common throughout the Historic District.

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 exterior colors selected are all compliant with the Guidelines and compatible with the existing architecture. The body of the structure will feature softer tones and the trim colors will be dark and muted. The hardie shake will be sierra which is a soft beige color. The shutters will be painted black. The trim and garage door are proposed to be OC-17 (white). Lastly the front door will be HC-158 (Newberg Green).

FENCES

1. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
        i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence must not extend beyond the front corner of the structure.
        ii. ii. Fences must not be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
    b. Brick and stacked stone walls on the street sides of the property must not be taller than two and a half (2.5) feet in height.
    c. Shadow box fences must have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards must be at least three-quarter (3/4) inch nominal thick.

The site plan indicates the addition of a 4' black aluminum fence in the rear yard, to enclose the pool. The proposed fencing is an improvement upon the existing fencing and is compliant with the Historic District Guidelines.

LANDSCAPE AND VEGITATION

1. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

The applicant has indicated on the application that tree removal is a part of the project scope. However it is unclear, which trees, how many trees, and the size of the trees that are proposed to be removed. At the time of the public hearing the applicant can provide more detailed information regarding tree removal.

Staff Comments:

The applicant has submitted a complete application and intends to provide building material samples at the time of the meeting. All proposed modifications to the primary structure appear to be compliant with the Historic District Guidelines and maintain the existing character of the structure. The improvement to the rear accessory structures match the improvements made to the primary structure. There is one issue with the request, as a result, of the proposed sliding glass doors on the pool house structure. The sliding glass doors do face the street and the guidelines state sliding glass doors are not appropriate on street facing elevations. The accessory structure does have some screening provided from the structure and existing wood privacy fence that would obscure the proposed sliding glass doors from view. If the Commission were to consider approval of this request staff would recommend the 2nd motion:

> That the project as proposed is not in conformity with the guidelines *(based on the location of the sliding glass doors)*, nevertheless the applicant has satisfied the burden of persuasion *(because the sliding glass doors are screened from view and located on an accessory structure)* and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District.

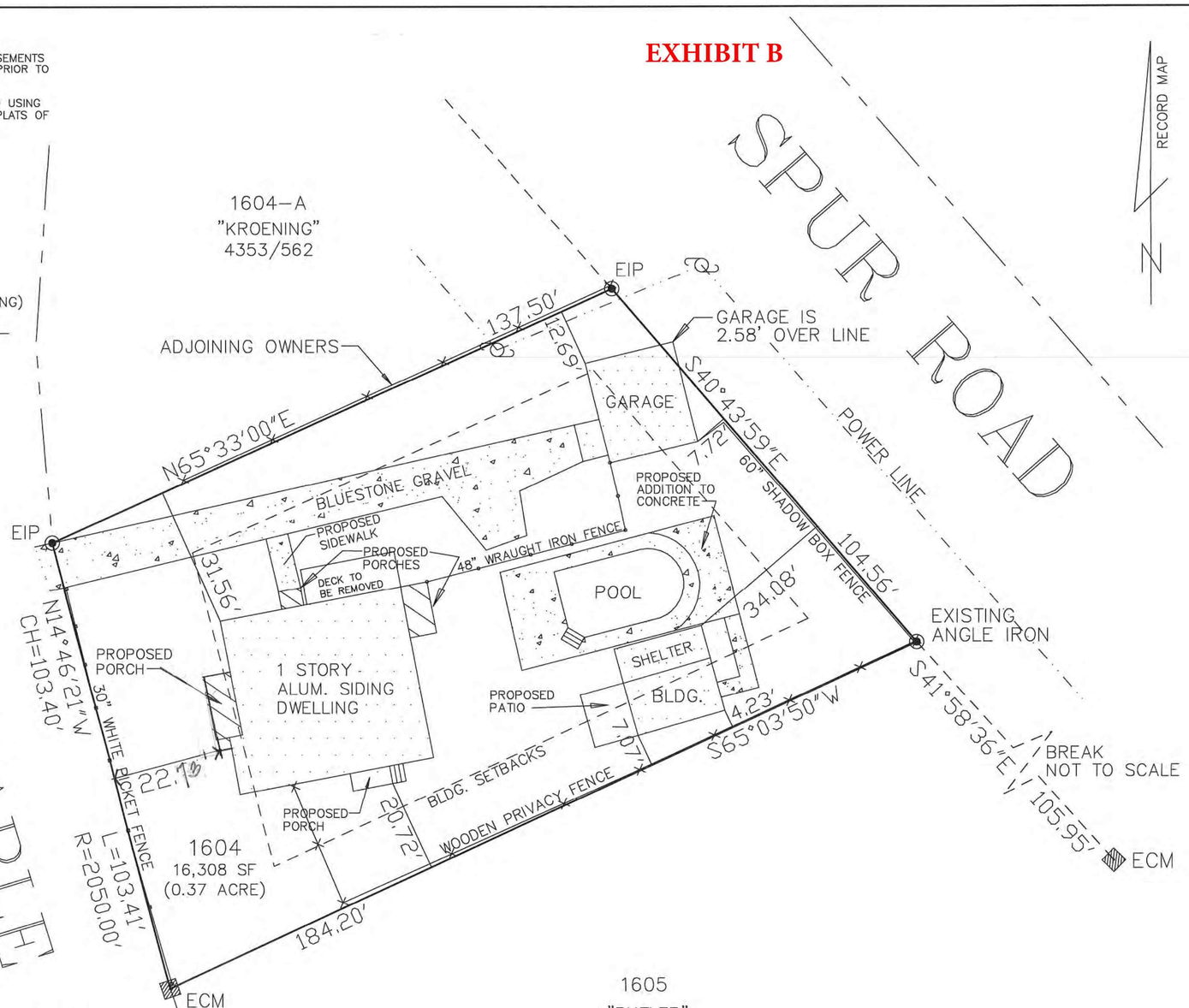
EXHIBIT B

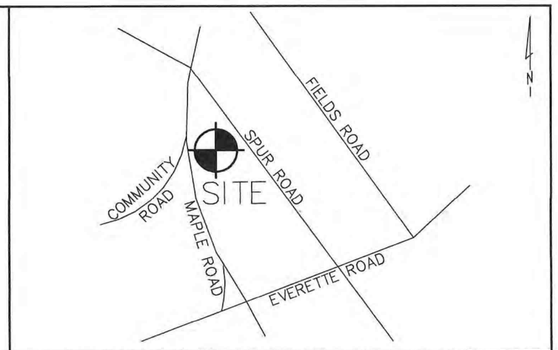
NOTES:

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS RIGHT-OF-WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.
2. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING BOUNDARY EVIDENCE AND DEEDS AND PLATS OF RECORD IN MOORE COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND.

SITE DATA:

5,113 SF OF IMPERVIOUS SURFACE (EXISTING)
535 SF IMPERVIOUS SURFACE (PROPSED)
5,648 SF TOTAL





LOCATION MAP (NTS)

REFERENCE: DEED BOOK 835, PAGE 444,
MAP BOOK 1, PAGE 64,
MOORE COUNTY REGISTRY.

THIS MAP IS NOT INTENDED TO BE RECORDED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

LRK #00018218

AREA DETERMINED BY COORDINATE METHOD.

RATIO OF PRECISION = 1/7,500+

ZONING: R10 – RESIDENTIAL

BLDG. SETBACKS:

FRONT = 30'
SIDE = 15'
REAR = 25'

LEGEND

- EXISTING IRON PIPE (EIP)
- EXISTING IRON ROD (EIR)
- NEW IRON ROD (NIR)
- COMPUTED POINT (CP)
- EXISTING CONCRETE MONUMENT (ECM)
- EXISTING PK NAIL (EPK)
- POWER POLE

NORTH CAROLINA PROFESSIONAL SEAL L-4218 LAND SURVEYOR TRAVIS L. NICKENS

SITE PLAN FOR PROPOSED ADDITION
JASON TANNER
LOT NO. 1604, OLD TOWN PINEHUST,
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA

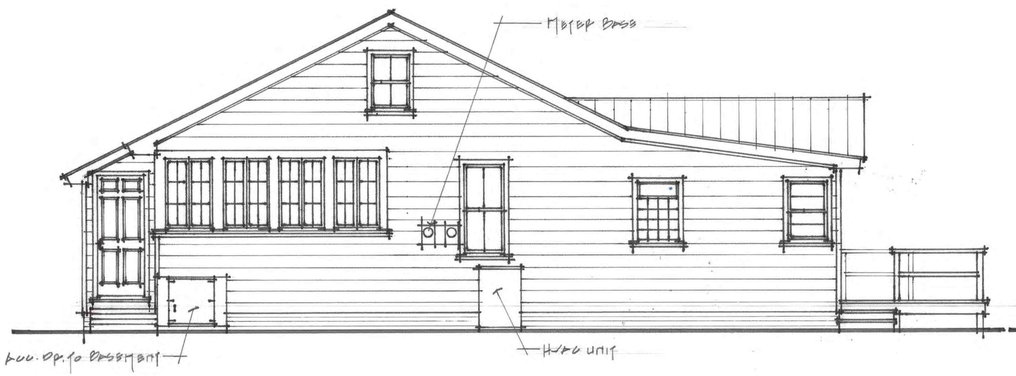
JANUARY 6, 2021 SCALE 1" = 20'

0 20 40 60 80 100

SURVEYORS ADDRESS:
TRAVIS L. NICKENS
159 NICKENS ROAD
CAMERON, NC 28326
(910) 215-3852

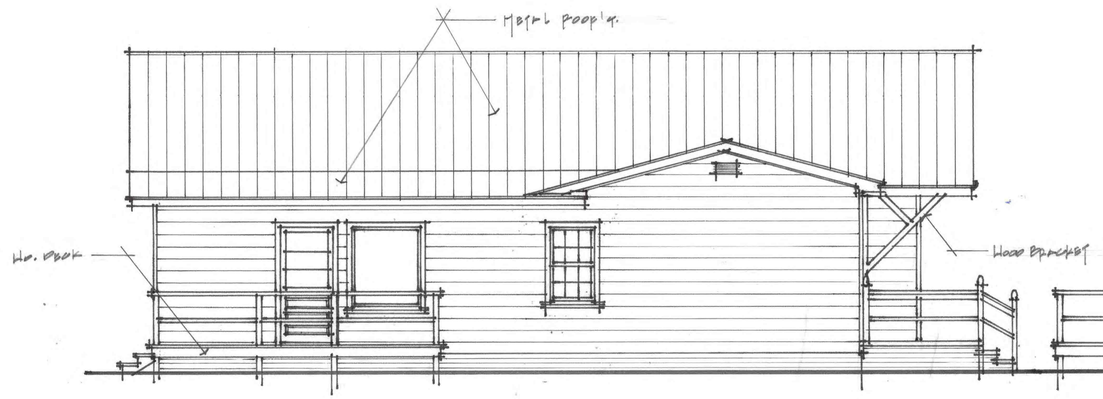
JOB #1792
F. B. 3-7-20

EXHIBIT C

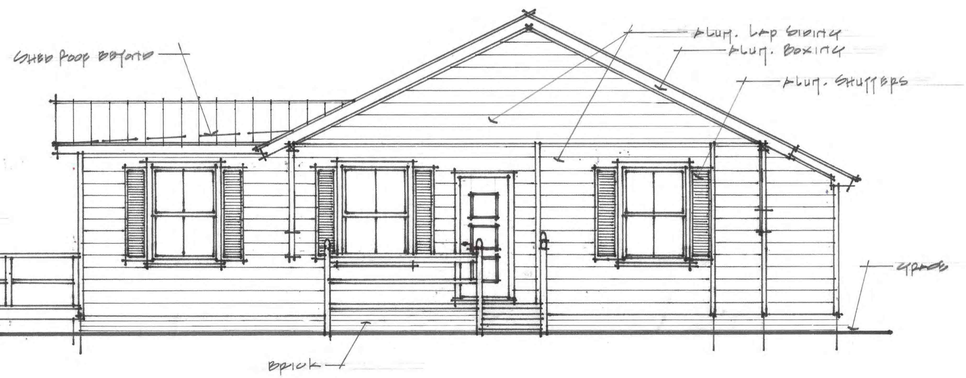


Rear Elevation
Scale: 1/4"=1'-0"

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



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



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

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Project Title: Proposed Residence for Jason Tatter / Pressman Carpentry

Sheet Title: Existing Conditions

Revisions:

Scale: As Noted

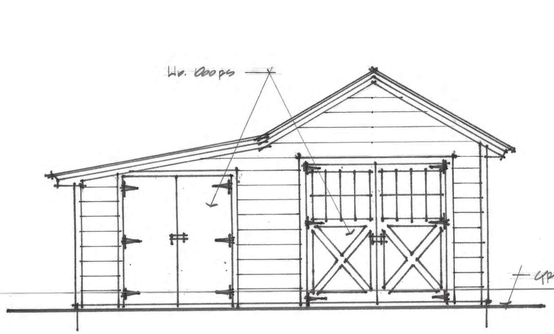
Date: Oct. 2020

Plan No: 10 Maple Dr.

Sheet No: Ex1

EXHIBIT D

Garage:



Front Elevation
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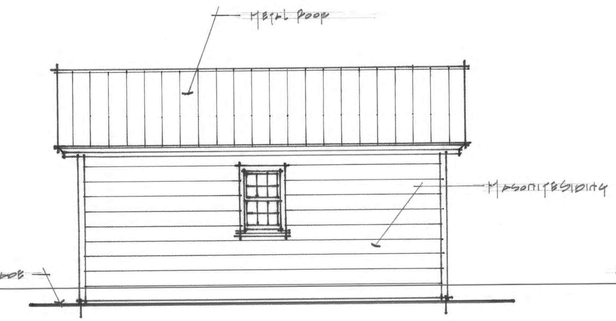
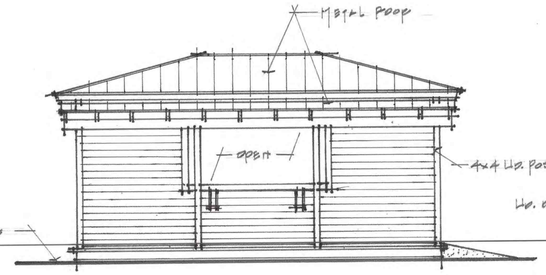
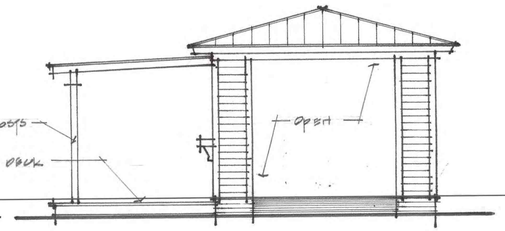


Right Side Elevation
Scale: 1/4" = 1'-0"

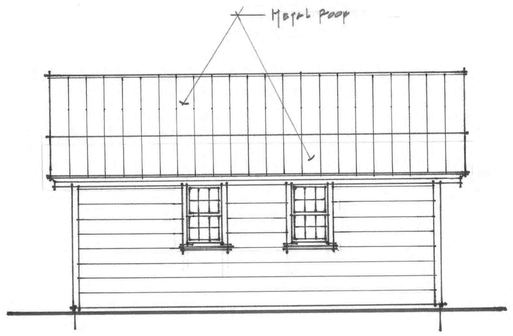
Pool Cabana:



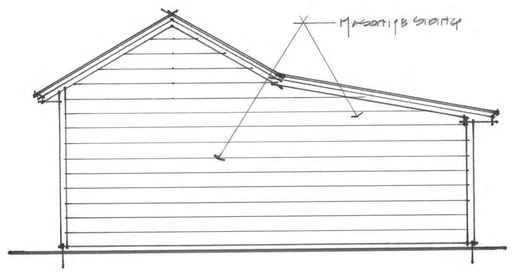
Front Elevation
Scale: 1/4" = 1'-0"



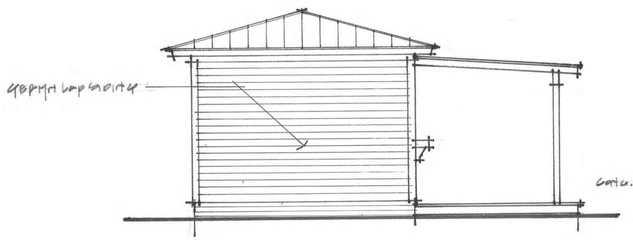
Right Side Elevation
Scale: 1/4" = 1'-0"



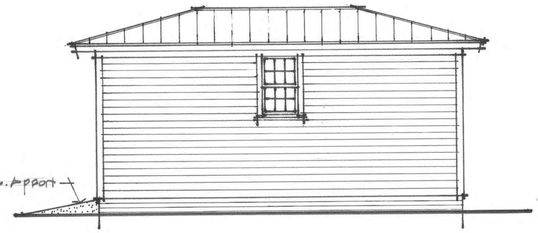
Rear Elevation
Scale: 1/4" = 1'-0"



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



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



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

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Proposed Pool House / Pergola Carpenter

Project Title: Accessory Structures

Existing Condo

Revisions:

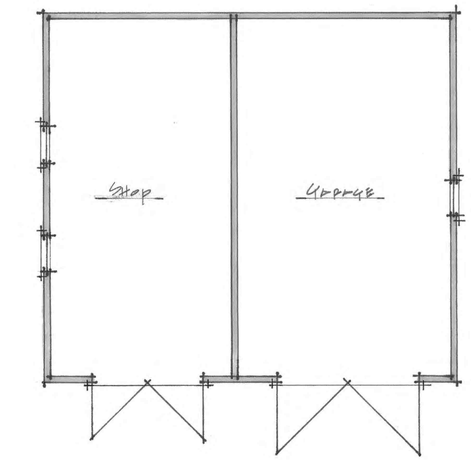
Scale: As Noted

Date: Oct. 2020

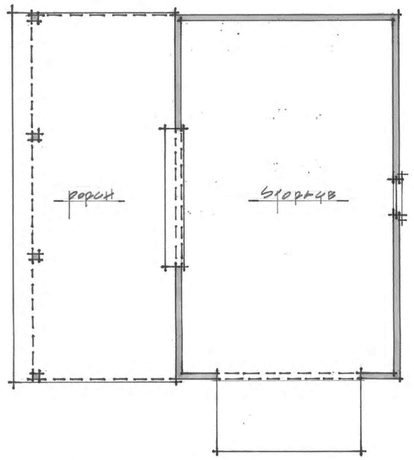
Plan No: 10 Maple Dr.

Exhibit No: Ex D

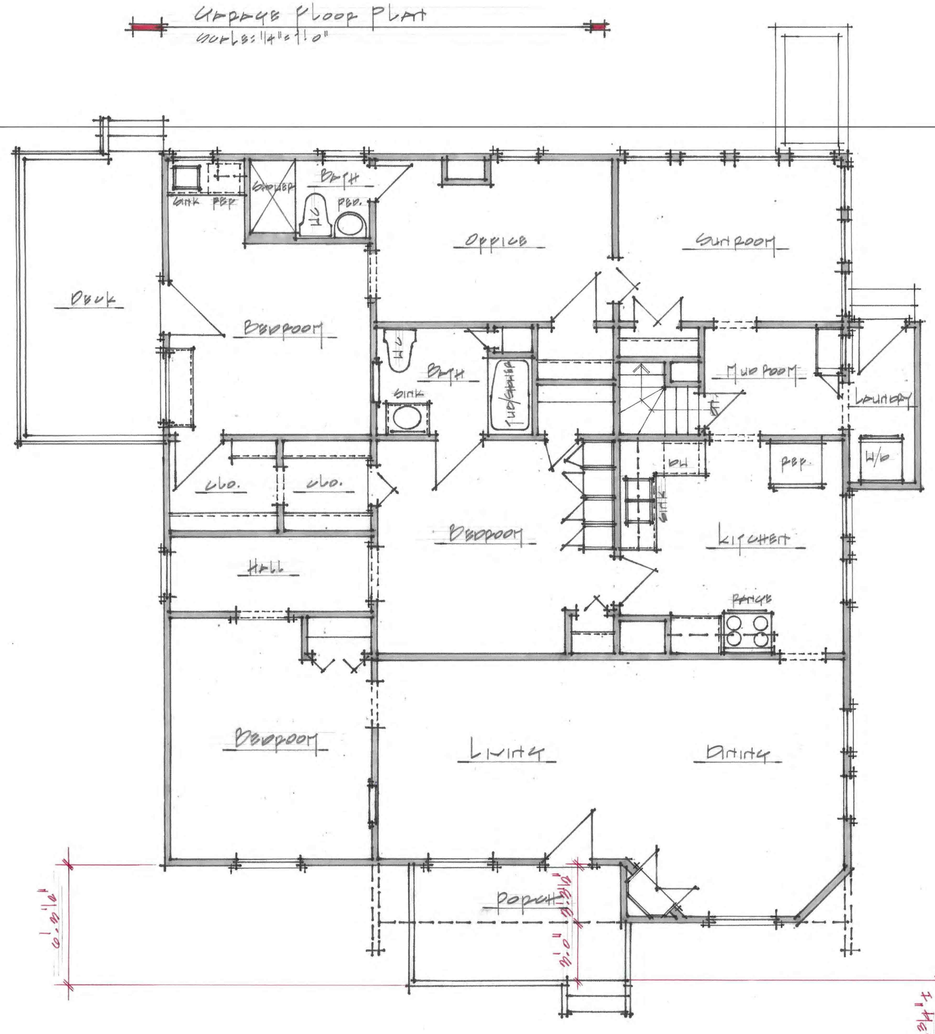
EXHIBIT E



Garage floor plan
Scale: 1/4"=1'-0"



Pool cabana floor plan
Scale: 1/4"=1'-0"



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

Square Ft.:

1st floor htd:	1565 s.f.
Front porch:	80 s.f.
Garage:	475 s.f.
Cabana/Stor:	450 s.f.
Cabana porch:	188 s.f.
Decks	1285 s.f.

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Proposed Residence for:
Project Title: Jason Tanner & Rebecca Carpenter

Sheet Title: Existing Conditions

Revisions:

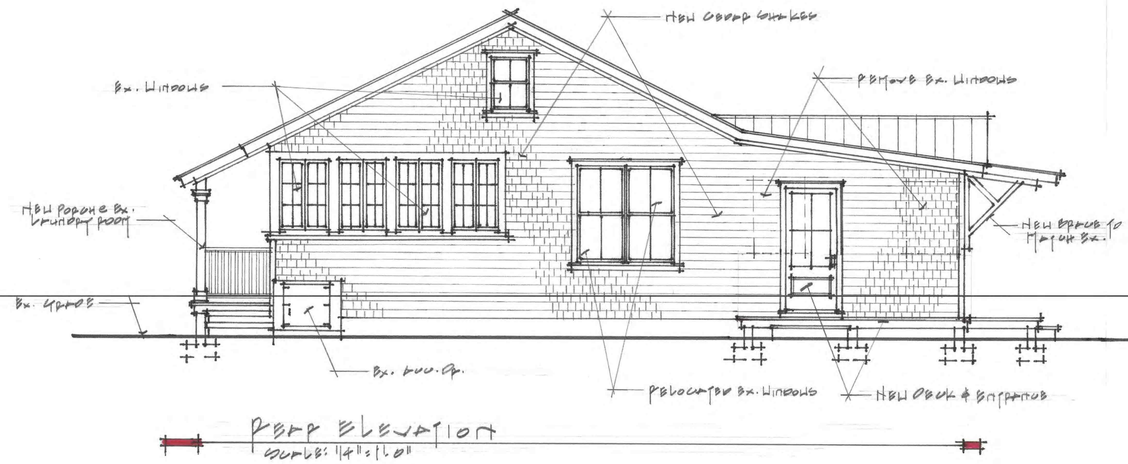
Scale: As noted

Date: Oct. 2020

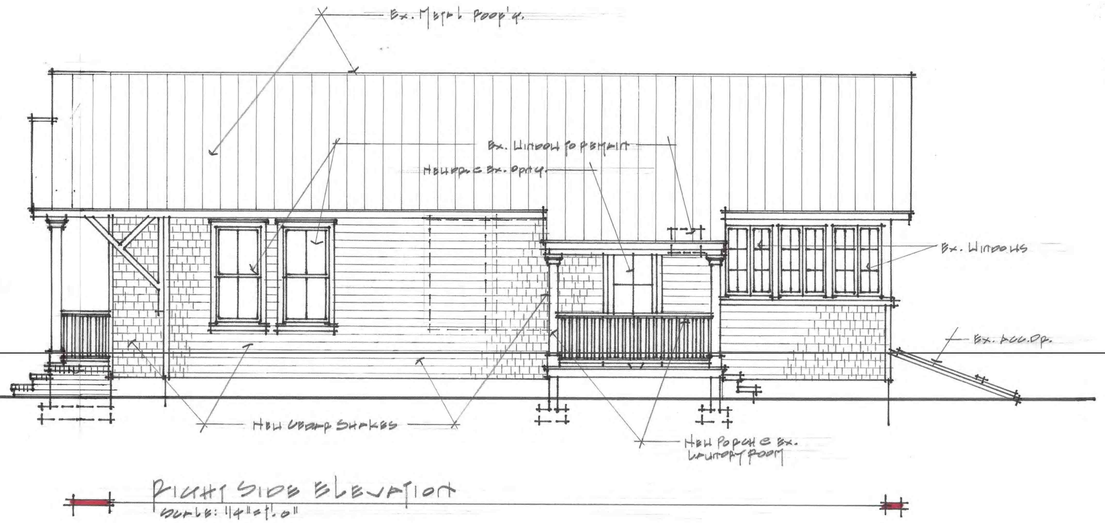
Plan no: 10 Maple Pro

Sheet no: Ex3

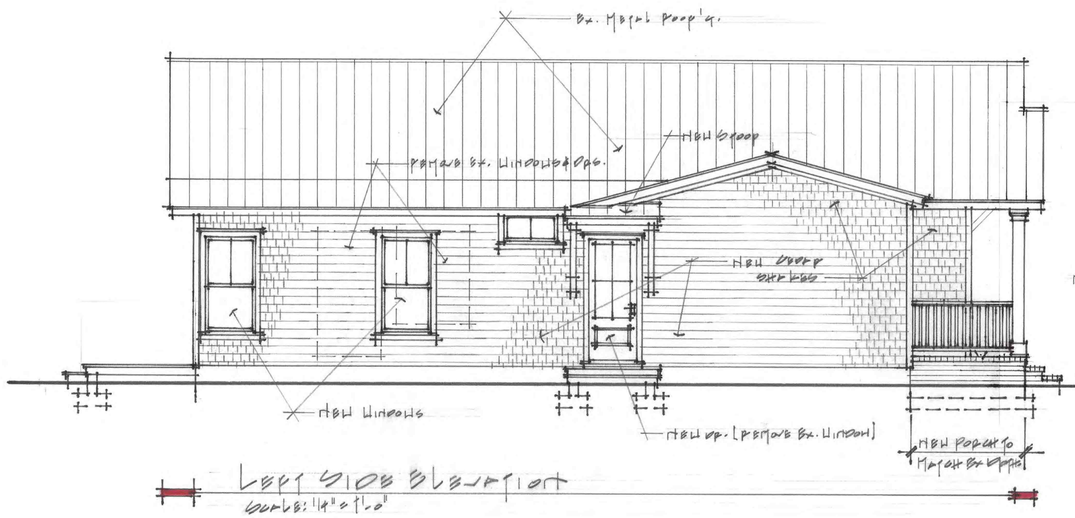
EXHIBIT F



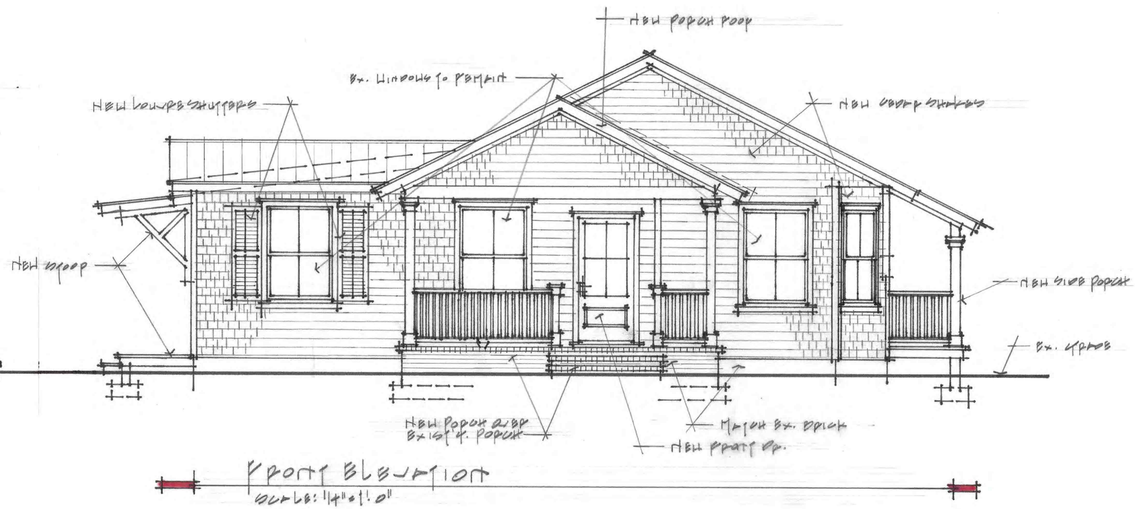
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

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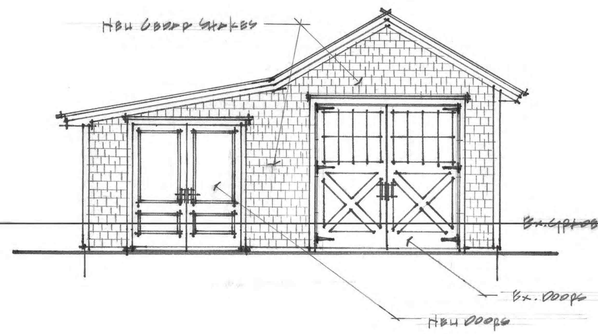
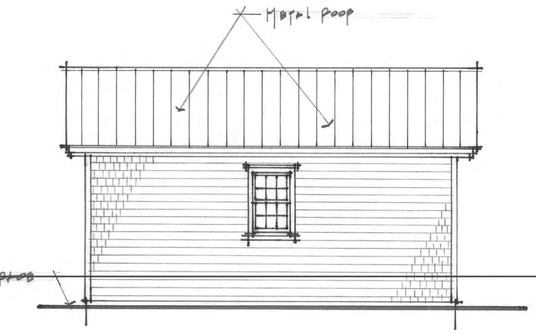
Project Title: Jason Partridge Residence
Proposed Porch Addition
Sheet Title: Proposed Elevations
Revisions:
Scale: As noted
Date: Oct. 2020
Plan no: 16 Maple Rd.
Sheet no: A1

EXHIBIT G

Garage:



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



Right Side Elevation
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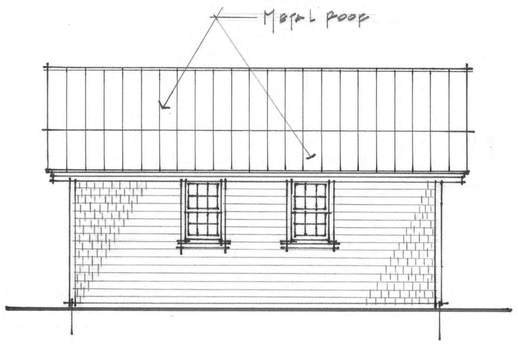
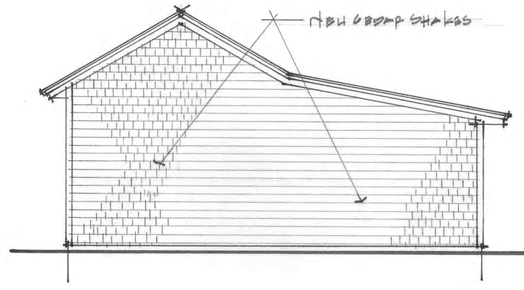
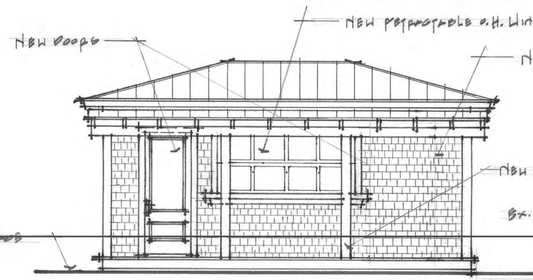


Rear Elevation
Scale: 1/4"=1'-0"

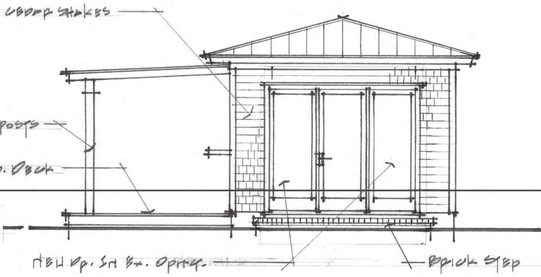


Left Side Elevation
Scale: 1/4"=1'-0"

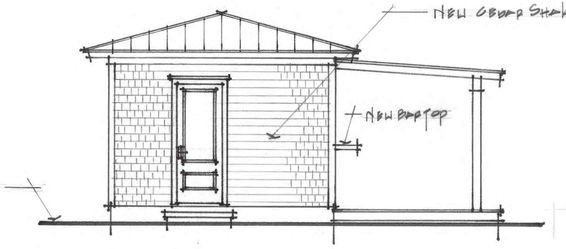
Pool Cabana:



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



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



Left Side Elevation
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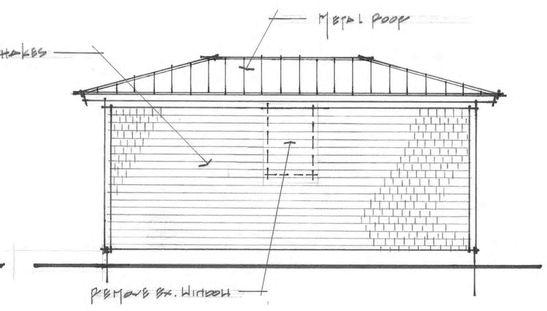

Rear Elevation
Scale: 1/4"=1'-0"

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Project Title: Proposed Cabana & Proposed Garage
Jason Tanner
Sheet Title: Proposed Elevations

Revisions:

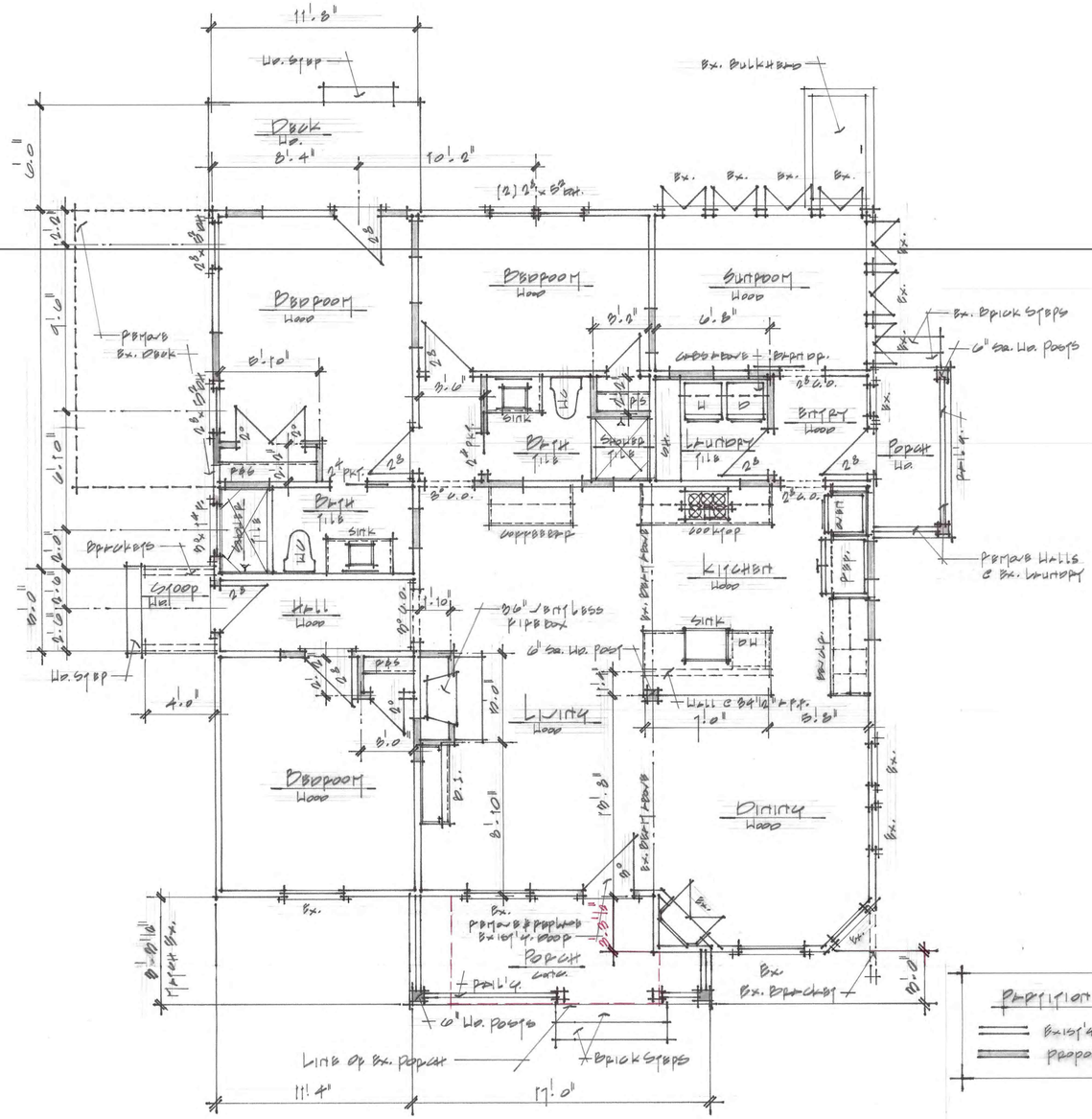
Scale: As Noted

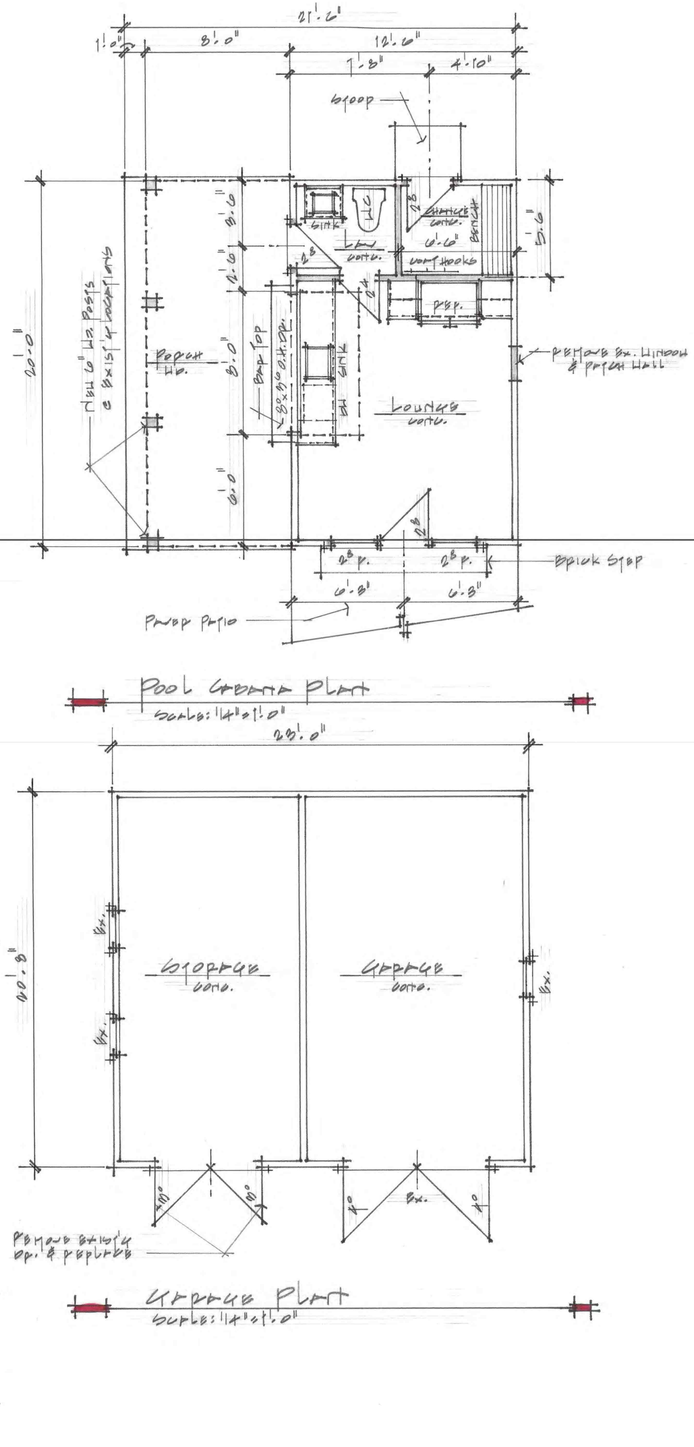
Date: Oct. 2020

Plan No: 20 Maple Pea

Sheet No: A3

EXHIBIT H





Partition Legend

Existing Partition

Proposed Partition

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Project Title: Proposed Pergola & Pergola Cabana Campbell

Sheet Title: Proposed Floor Plan

Revisions:

Scale: As noted

Date: Oct. 2020

Plan No: 10 Maple Pl.

Sheet No: A2

FINAL ORDER – MAJOR COA REQUEST 70 Maple Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on December 17, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Dan Degree is requesting a Certificate of Appropriateness for multiple exterior modifications to a structure located within the Historic District at 70 Maple Road. The modifications include the addition of a covered porch, addition and removal of multiple doors to both the primary and accessory structures, replacement of lap siding with cedar shake siding on both the primary and accessory structures, and modification to the existing roofline of the primary structure.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Replacement of architectural details that changes the design or materials from the existing details
2. Changes to roof lines
3. Eliminating or adding windows and/or doors
4. Resurfacing buildings with different materials from that which was removed

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

1. According to the National Historic Landmark Survey, the primary structure at 70 Maple Road was constructed in 1915 and is listed as a contributing.
2. 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.
3. No Previous Minor or Major COAs have been granted for 70 Maple Road
4. Adjacent property information can be found in the staff report.

For the Record

1. applicant has submitted an application packet, which includes a site plan, existing elevations, proposed elevations, and existing and proposed floor plans.
2. The proposed structure will feature hardie board shake siding.
3. Multiple windows are being added and removed from the primary structure
4. The addition of porch on the right elevation
5. Addition of a roofline and modification of an existing front porch on the front elevation
6. Removal of deck on the left elevation
7. Multiple improvements and modifications to existing accessory structures

Conclusions of Law

Guideline Requirements:

1. Section III.A.4 - 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. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.
2. 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.
3. Section III.C.11 – Glass Block windows **are not permitted** on street-facing elevations.
4. Section III.C.12 – Painted, tinted or filmed glass on windows or doors **is not appropriate** on street-facing elevations.
5. Section III.C.13 – Sliding doors are not permitted on street-facing elevations.
6. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District.
7. Section III.H.1 – The addition of a deck or patio must not obscure, damage, or destroy character-defining features of a primary or accessory structure and must be congruous with the character of the Pinehurst Historic District.
8. 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.
9. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
10. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Guideline Recommendations:

1. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
2. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility
3. Section III.C.6 - Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
4. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
5. Section III.C.10 - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
6. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
7. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
8. 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.
9. Section VII.A.6 - Metal fences should be painted to resemble wrought iron.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

Attachment A
Final Order
70 Maple Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 70 Maple Road:

The following conditions apply to approval of the Certificate of Appropriateness for 70 Maple Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 70 Maple Road based on the following:

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	TBD Carolina Vista
City, State, Zip Code	Pinehurst, NC
Parcel ID #	00025800, 00024972

Owner Information			
Name	US Golf Association	Home Phone #	
Street Address	77 Liberty Corner Rd	Mobile Phone #	
City, State, Zip Code	Liberty Corner, NJ 07938	Business Phone #	(800) 223-0041
Email Rand Jerris	RJerris@USGA.org		

Applicant			
Name	Brandy Thompson, Clearscapes, PA	Other Phone #	
Email	bthompson@clearscapes.com	Street Address	1100 Filmore St.
Mobile Phone #	(919) 820-2384	City, State, Zip Code	Raleigh, NC 27605

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	NC Board of Architecture License No.:10493
Name	Brandy Thompson, AIA
Street Address	1100 Filmore St.
City, State, Zip	Raleigh, NC 27605
Phone #	(919) 820-2384
Email	bthompson@clearscapes.com

General Information

Description of Changes to the Structure	New facility to house USGA welcome center, museum, administrative offices, and golf testing center. The facility will consist of two 2-story buildings in keeping with the scale and massing of the commercial buildings of the Village of Pinehurst. The site is designed to reflect the organic nature of the Olmstead plan for the village, with meandering walking paths, drives, and buildings informally arranged to follow the curvature of the street. The buildings are heavily informed by historic Village of Pinehurst architectural precedents. A screened and gated service court is located to the south of the site, out of view of the public.		
Type of Work	☐ Addition	☐ Alteration	☒ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☒ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☒ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☒ Yes ☐ No Service buildings and tennis courts	
Includes Tree Removal		☒ Yes ☐ No	
Estimated Cost of Construction		$17,000,000	

EXHIBIT A

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		Wood siding	Gray
Rear Elevation		Wood siding	Gray
Right Elevation		Wood siding	Gray
Left Elevation		Wood siding	Gray
Trim		Wood	White
Windows		Wood	Black sashes
Chimney		Brick	Brick Red
Foundation		Brick	Brick Red
Front Door		Wood and Glass	Natural
Shutters		N/A	N/A
Garage Door		N/A	N/A
Roof		Standing Seam Metal	Rust/Copper tone
Roof Exhaust Vents		Painted Metal	To match roof
Front Porch		Wood	White
Deck		N/A	N/A
Patio		Brick Pavers	Brick Red
Sidewalk		Concrete	Natural
Sky Lights		N/A	N/A
Driveway		Asphalt	Natural
House Number		N/A	N/A
Other:_____			

Required Documents

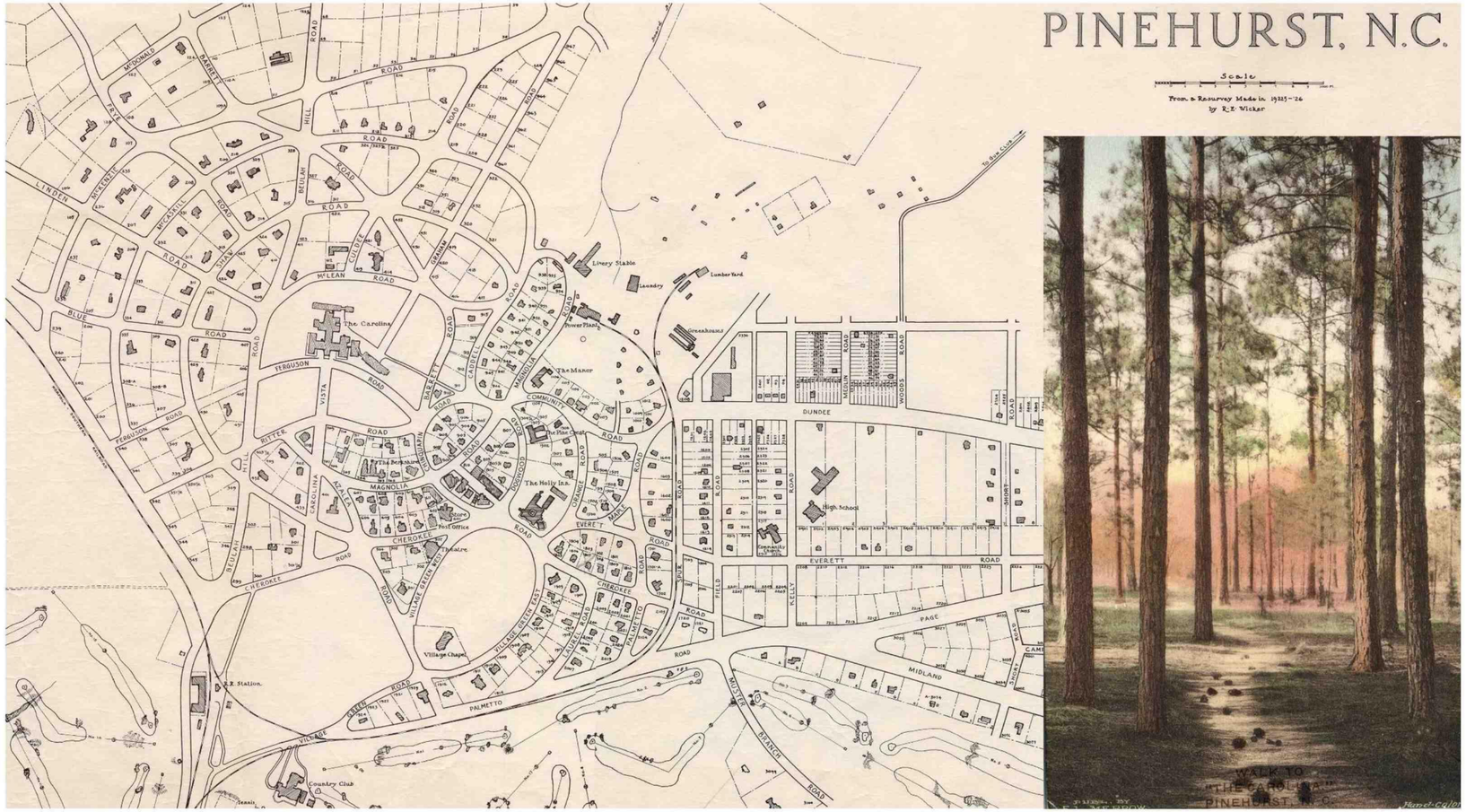
- [X] Site Plan/Survey or Sketch
- [X] Elevation Drawings
- [ ] Floor Plans
- [ ] Landscaping Plan

Certification

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

Applicant Signature: B. Thompson Date: 04/01/2021

EXHIBIT B



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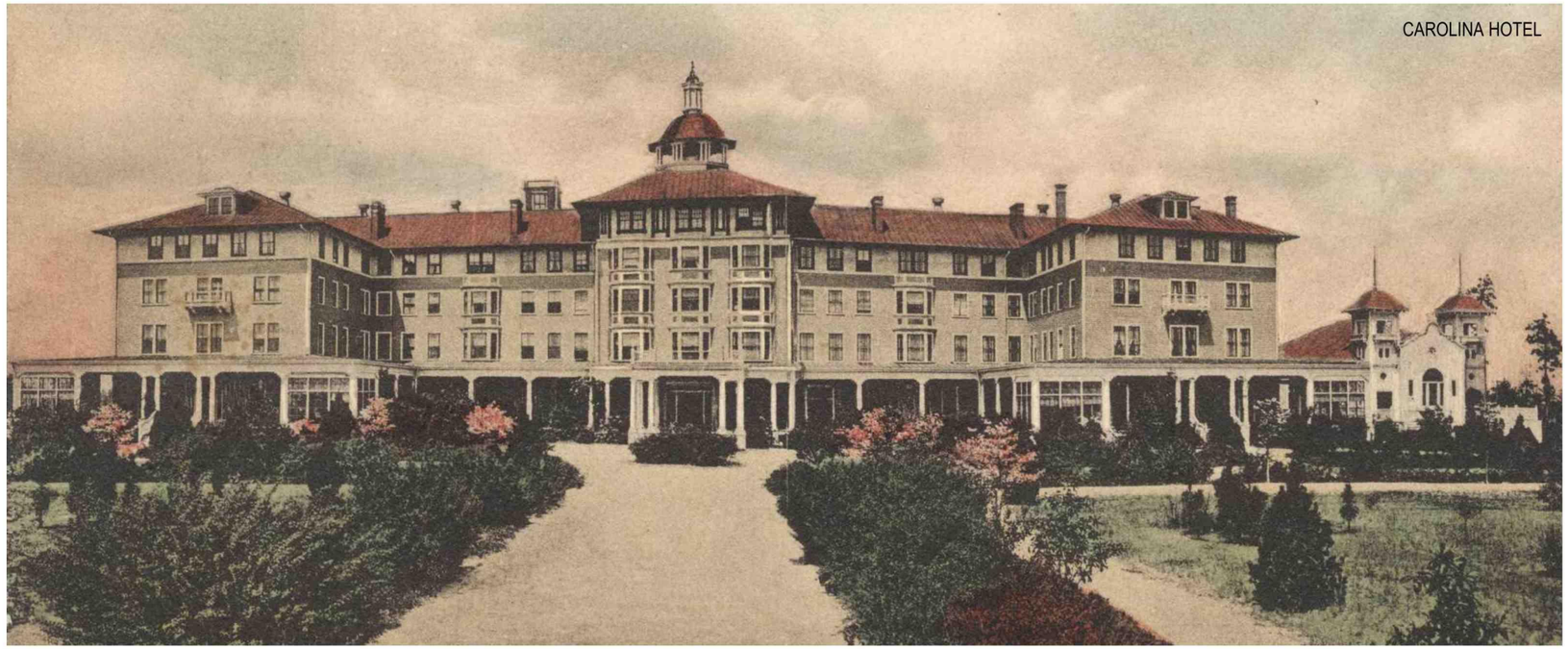
PRECEDENT IMAGES_SITE

EXHIBIT B


CAROLINA HOTEL

1903 CLUBHOUSE

EXHIBIT B

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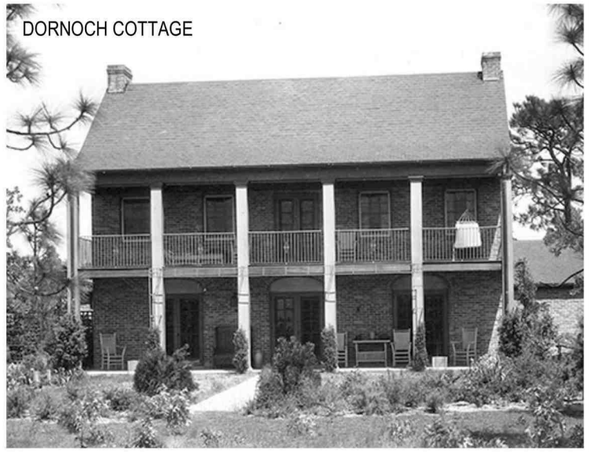
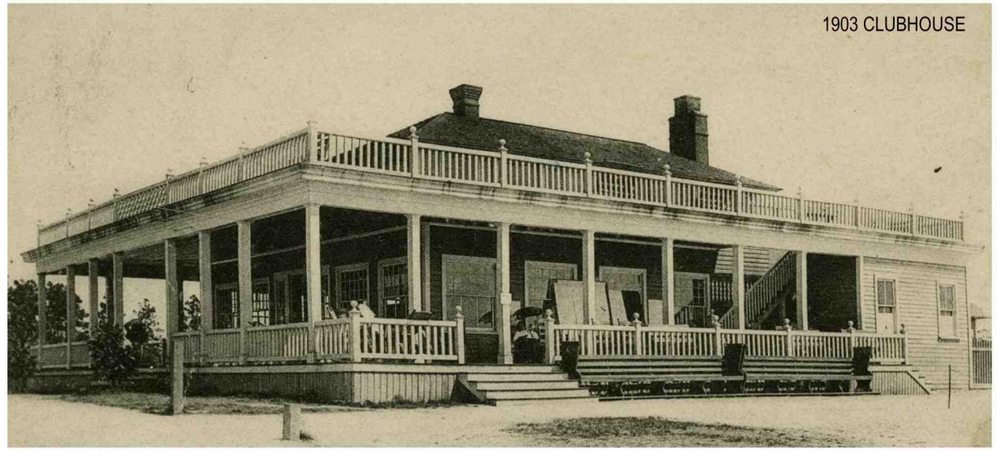
PRECEDENT IMAGES_ROOF

EXHIBIT B





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PRECEDENT IMAGES_COLUMNS

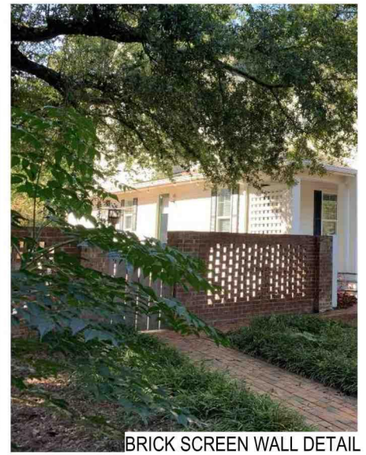
EXHIBIT B

RAILING DETAIL / PAINTED WOOD SHAKES

LAP SIDING + BOARD AND BATTEN SIDING

WINDOW DETAIL

EAVE DETAIL / WINDOW DETAIL / WOOD SHAKES


BRICK SCREEN WALL DETAIL

WINDOW DETAIL / SIDING COLOR + PATTERN

BRICK BASE

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PRECEDENT IMAGES_MATERIAL + DETAILS

EXHIBIT C

105' - 0"

DEPARTMENT STORE BUILDING

108' - 0"

VISITOR CENTER + MUSEUM BUILDING

250' - 0"

CAROLINA HOTEL

115' - 0"

HOLLY INN

152' - 6"

TEST CENTER + ADMIN BUILDING

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BUILDING SCALE

SCALE: 1/32" = 1'-0"

EXHIBIT D

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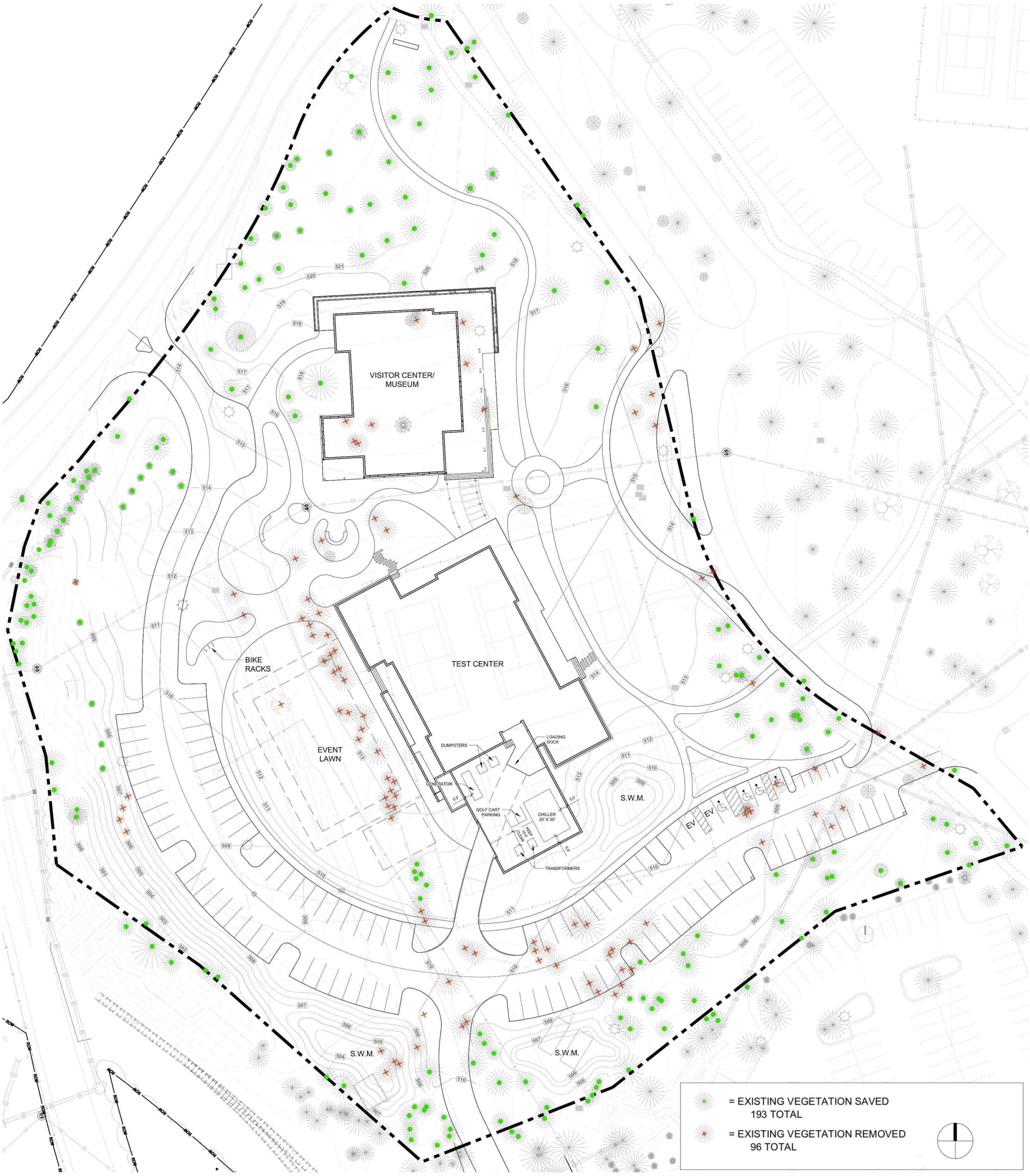
SITE PLAN

SCALE: 1/64" = 1'-0"

EXHIBIT E



KOONTZ
JONES
DESIGN

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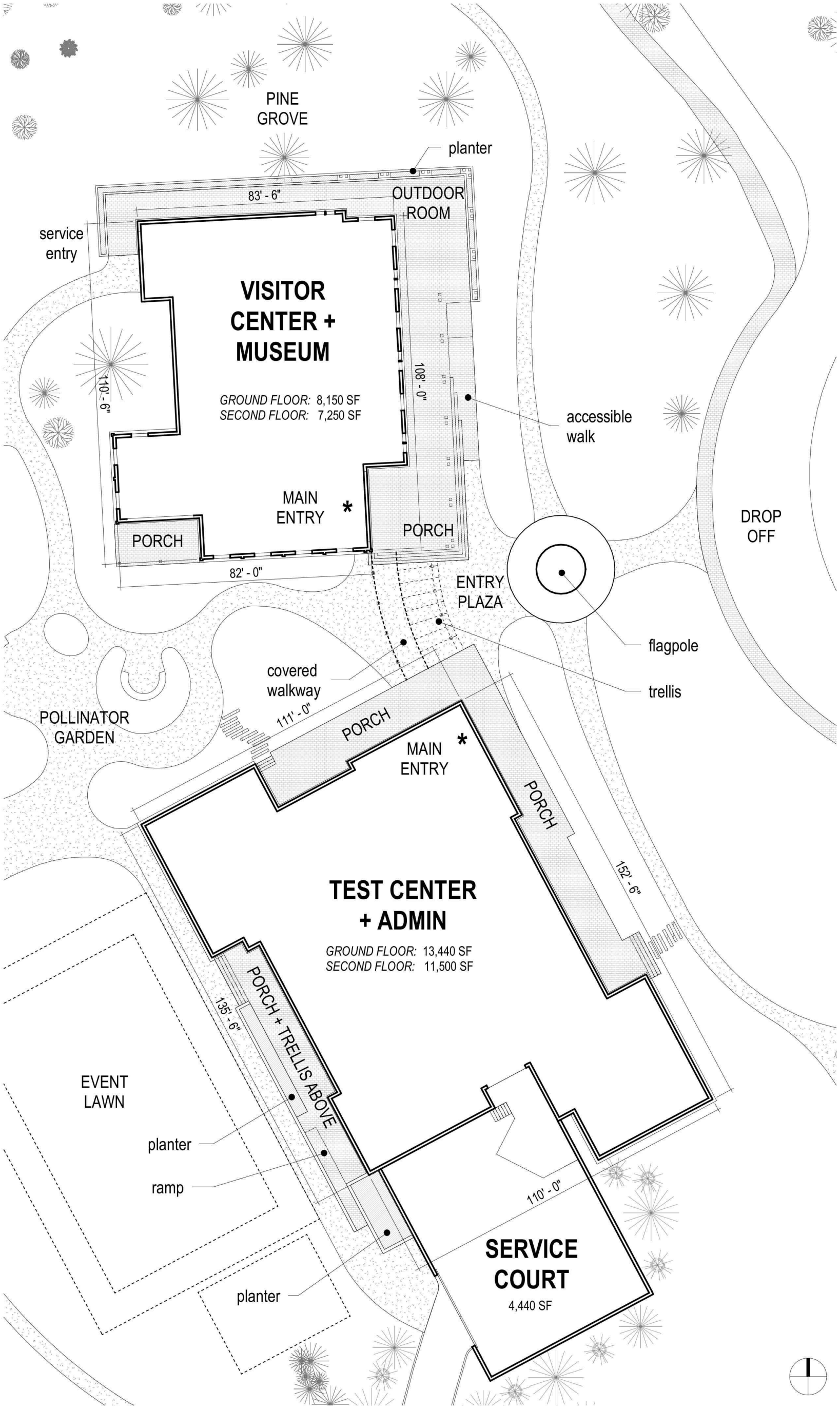
SITE PLAN_TREE IMPACT

SCALE: 1/64" = 1'-0"

EXHIBIT E



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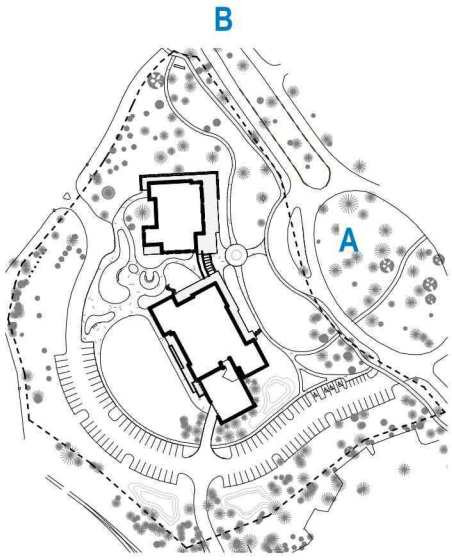
FLOOR PLANS

SCALE: 1/32" = 1'-0"

EXHIBIT F

VIEW A: BIRDS EYE FROM CAROLINA VISTA

VIEW B: APPROACH FROM TRAFFIC CIRCLE



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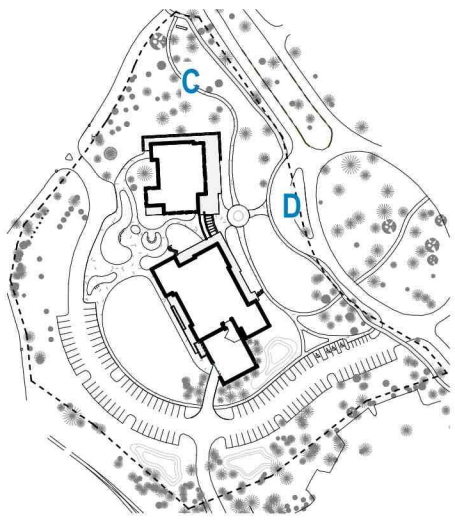
3D VIEWS

EXHIBIT F

VIEW C: APPROACH FROM PINE GROVE AT NORTH

VIEW D: ENTRY PLAZA FROM DROP OFF AT CAROLINA VISTA



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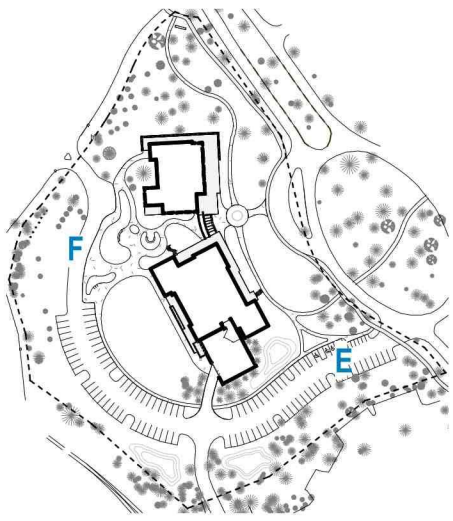
3D VIEWS

EXHIBIT F

VIEW E: APPROACH FROM ACCESSIBLE PARKING

VIEW F: POLLINATOR GARDEN FROM WEST PARKING



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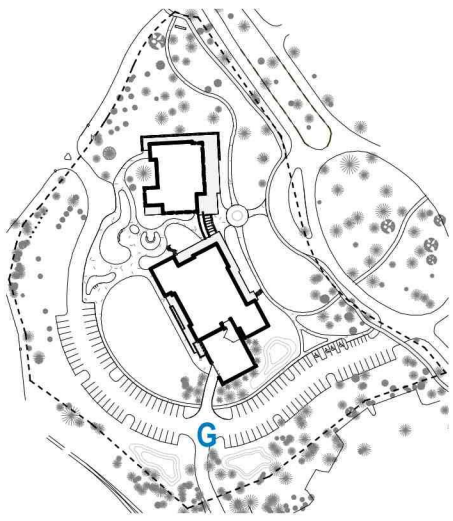
3D VIEWS

EXHIBIT F

VIEW G: SERVICE COURTYARD FROM SOUTHWEST (GATES CLOSED)

VIEW G (ALT): SERVICE COURTYARD FROM SOUTHWEST (GATES OPEN)



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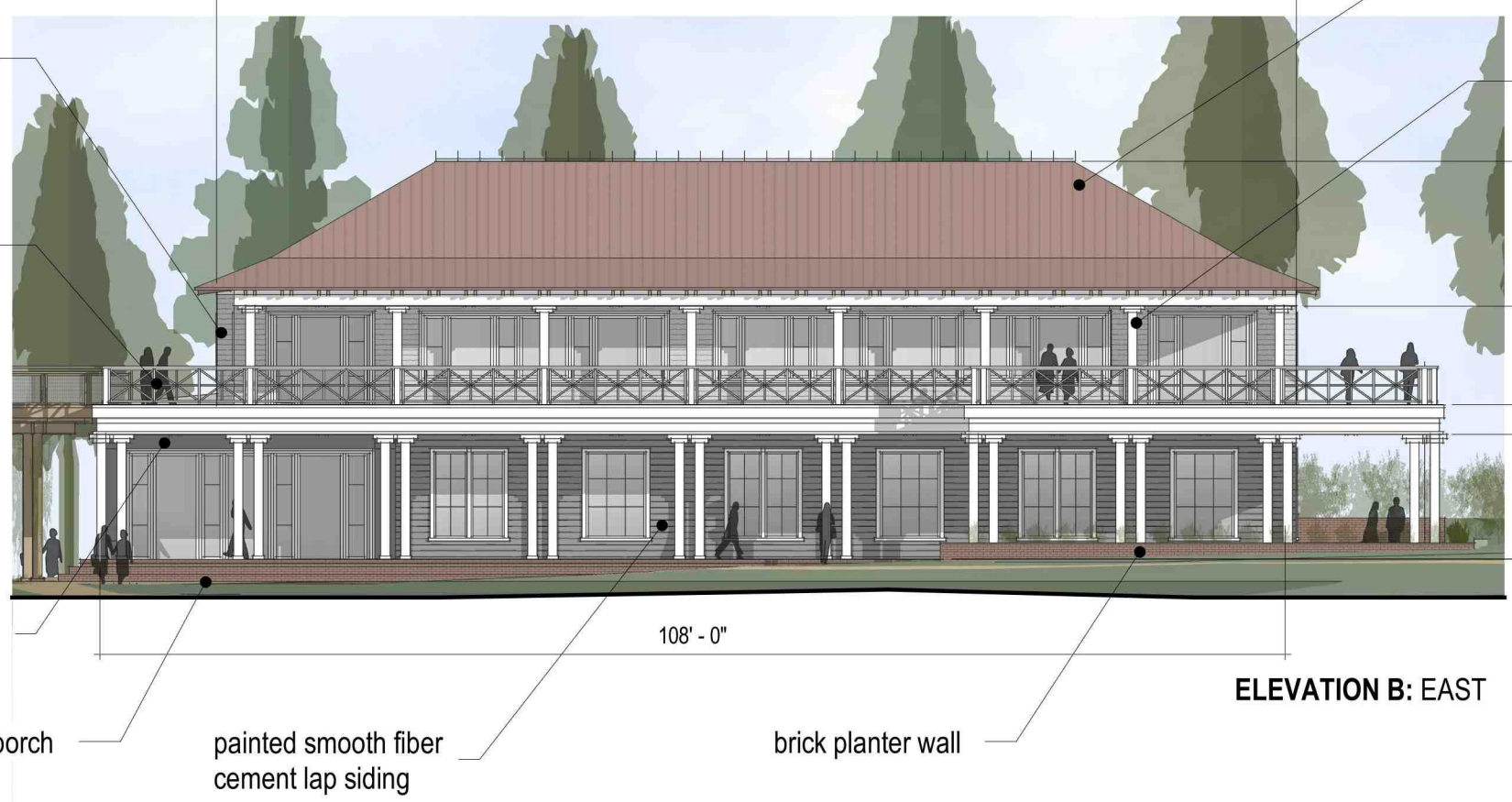
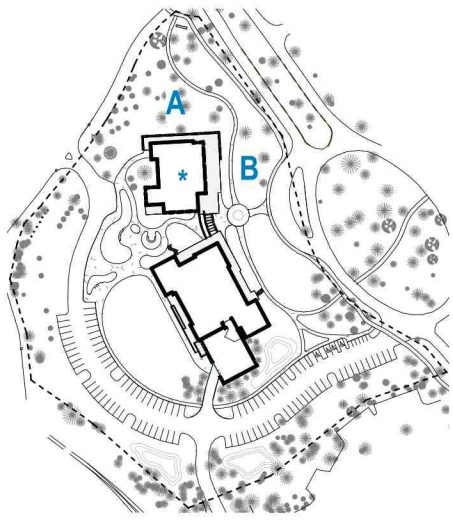
3D VIEWS

EXHIBIT G

ELEVATION A: NORTH



ELEVATION B: EAST



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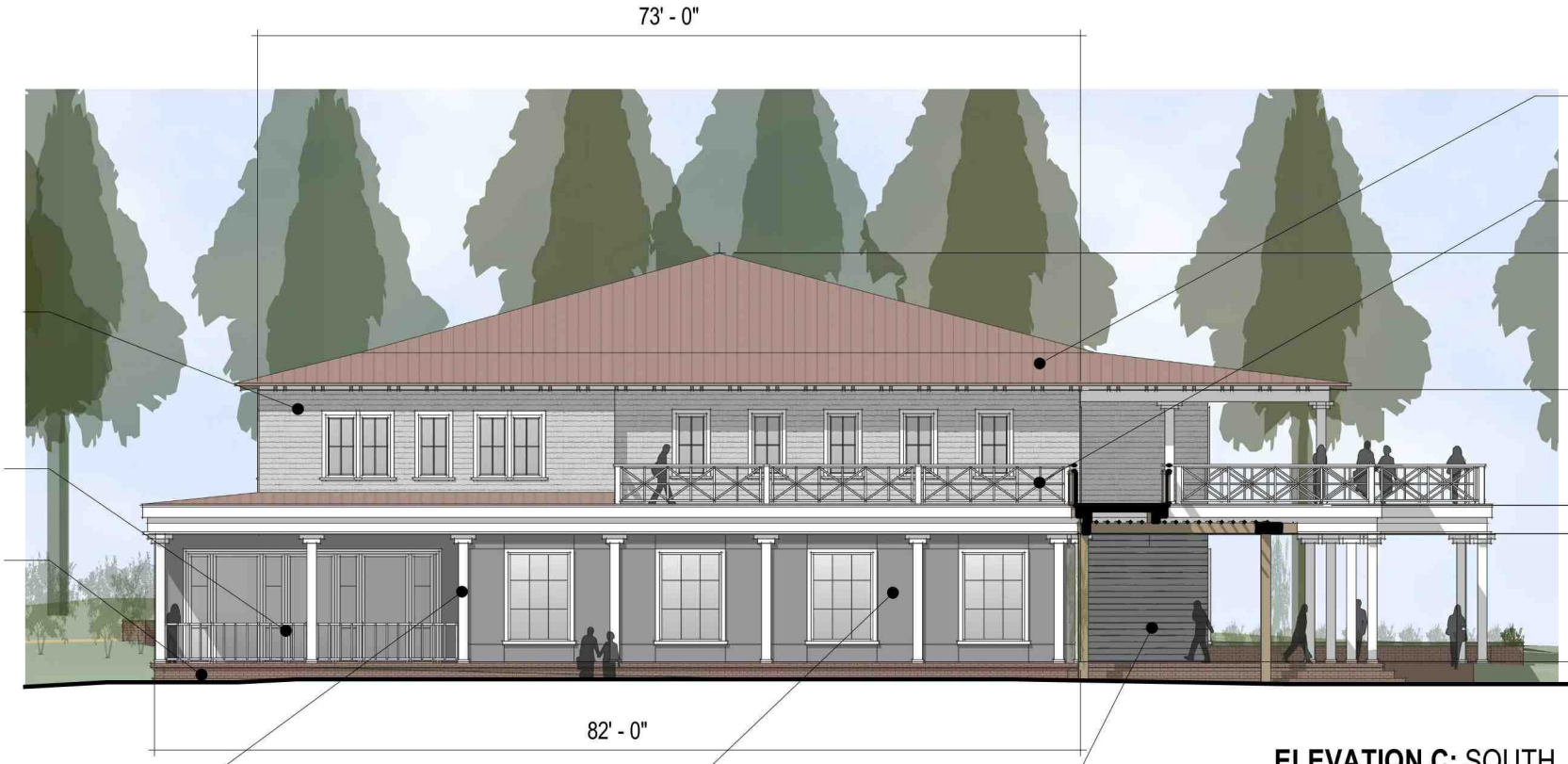
ELEVATIONS_VISITOR CENTER + MUSEUM

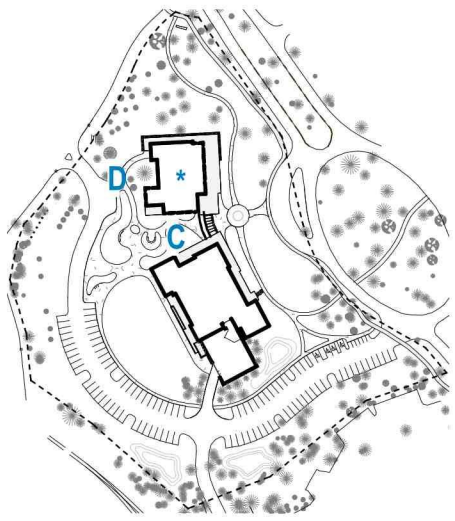
SCALE: 1/16" = 1'-0"

EXHIBIT G



ELEVATION C: SOUTH

ELEVATION D: WEST



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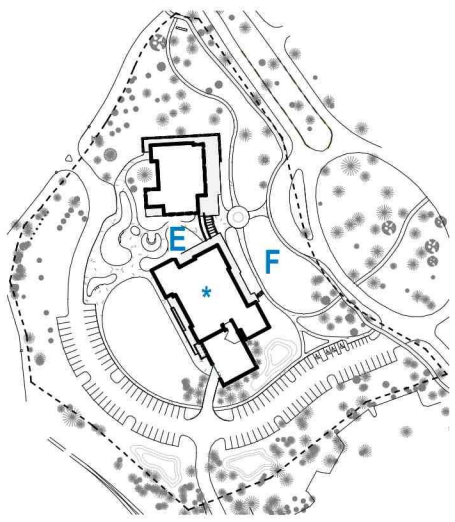
ELEVATIONS_VISITOR CENTER + MUSEUM

SCALE: 1/16" = 1'-0"

EXHIBIT G

ELEVATION E: NORTH

ELEVATION F: EAST



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ELEVATIONS_TEST CENTER + ADMIN

SCALE: 1/16" = 1'-0"

EXHIBIT G

painted smooth fiber cement board and batten siding

brick chimney

standing seam metal roof

painted smooth fiber cement lap siding

perforated brick wall at service court

painted smooth fiber cement siding

brick base

painted wood column, typical

ELEVATION G: SOUTH

painted smooth fiber cement board and batten siding

standing seam metal roof

brick chimney

painted smooth fiber cement siding

brick steps + porch

painted smooth fiber cement lap siding

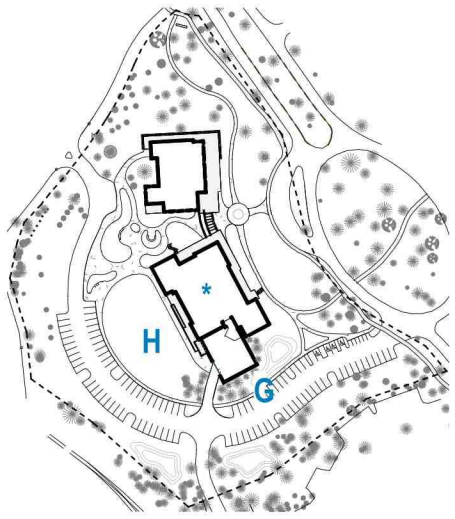
brick planter

painted fiber cement trim

wood trellis

perforated brick wall at service court

ELEVATION H: WEST



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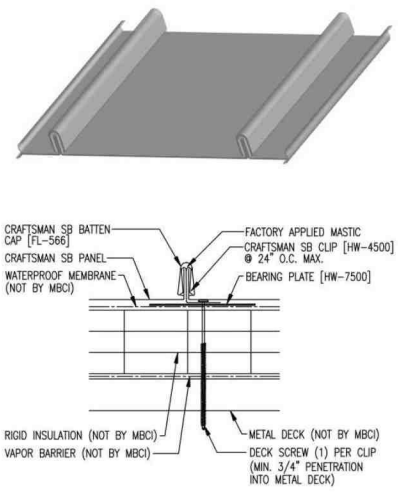
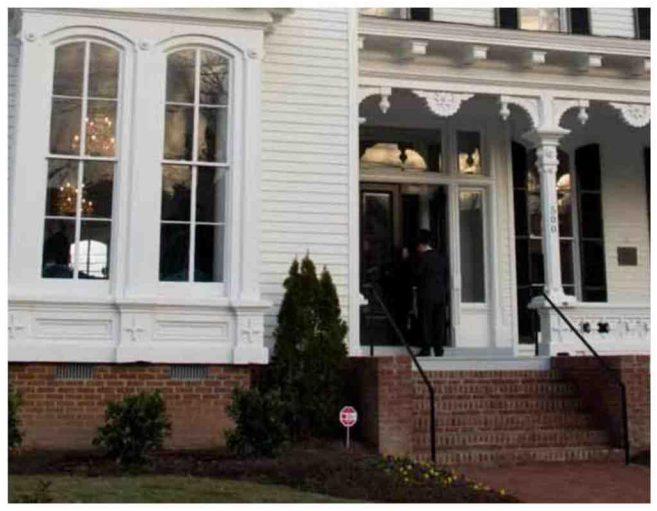
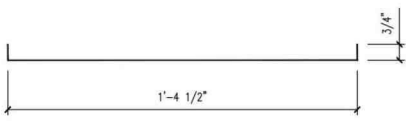
ELEVATIONS_TEST CENTER + ADMIN

SCALE: 1/16" = 1'-0"







CRAFTSMAN SB-16.5 PANEL PROFILE

COPPER METALLIC **

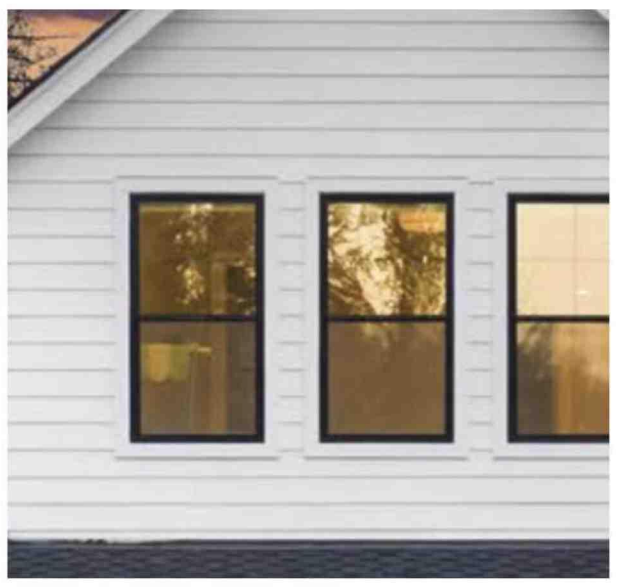
STANDING SEAM METAL ROOF

MBCI Craftsman Series Small Batten
16.5" wide, smooth finish
Finish: Copper Metallic

BRICK

Custom Brick Old Virginia Brick
Color: Colonial Full Range

EXHIBIT H



Coventry Gray	Stonington Gray	Moonlight White
HC-169	HC-170	OC-125

PAINTED SMOOTH FIBER CEMENT

SIDING PANELS: Nichiha Nichipanel Smooth
LAP SIDING: Nichiha Savannah Smooth, 5.44" exposure
SHAKES: Nichiha Sierra Premium Shake, 6.06" exposure
BOARD + BATTEN: Nichiha Nichipanel Smooth, 12" width
TRIM: Nichiha Nichitrim Smooth

COLORS

Benjamin Moore Coventry Gray HC-169
siding panels / lap siding

Benjamin Moore Stonington Gray HC-170
shakes

Benjamin Moore Moonlight White OC-125 / 2143-60
board + batten / trim

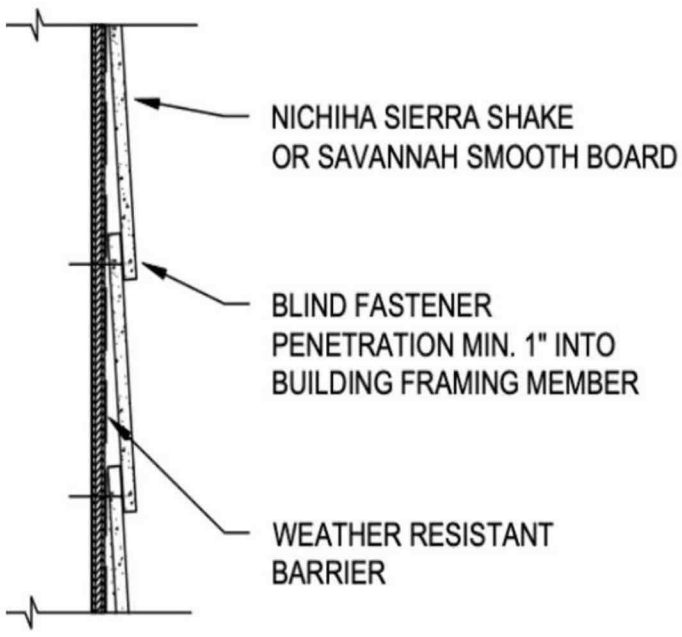


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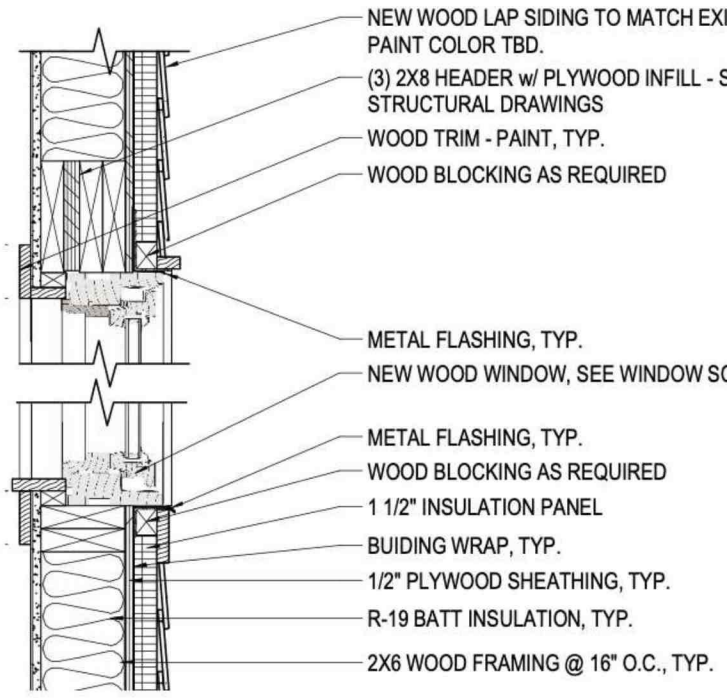
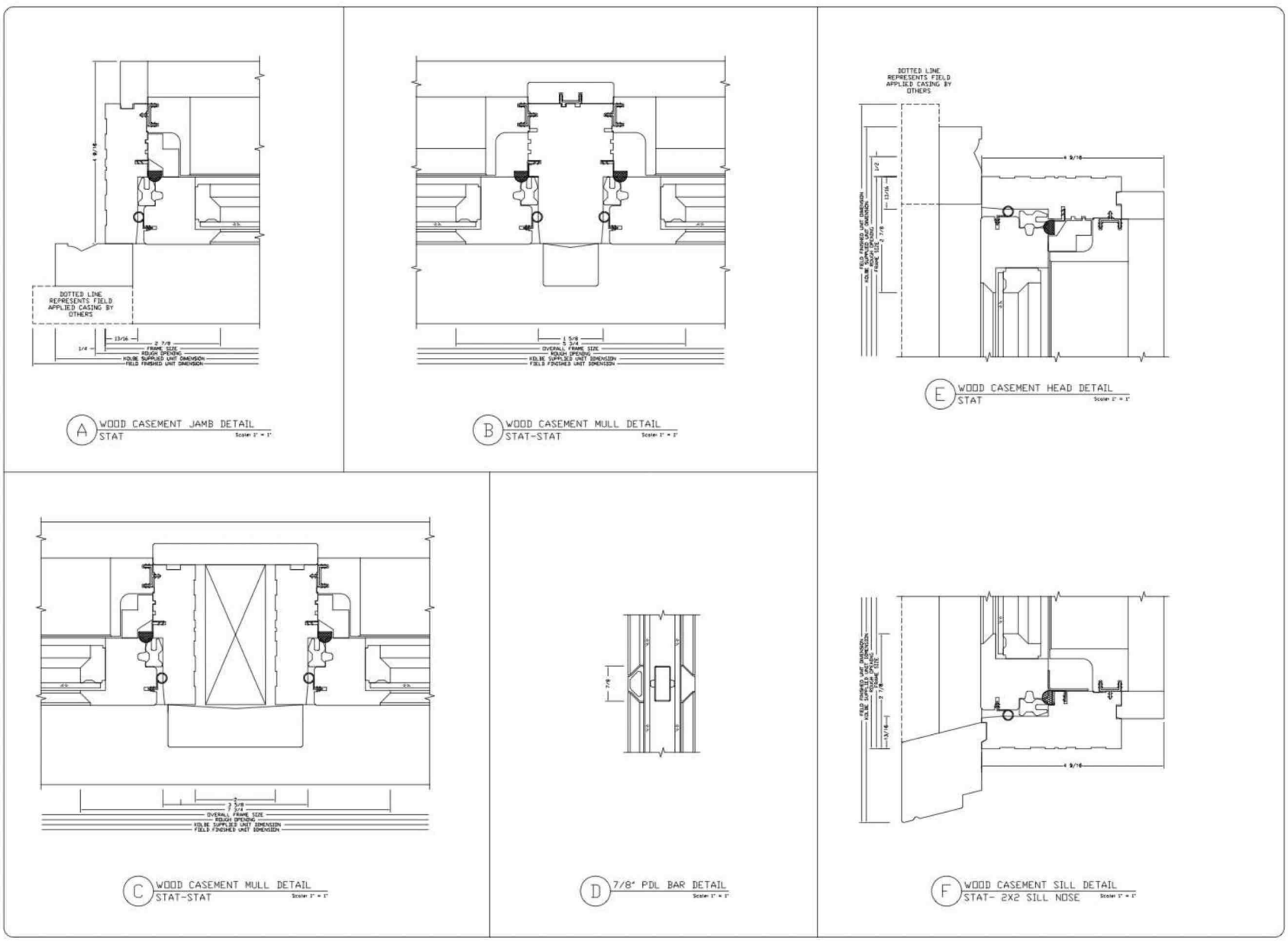
EXHIBIT I





WINDOWS + DOORS

Kolbe Heritage Series
All Wood

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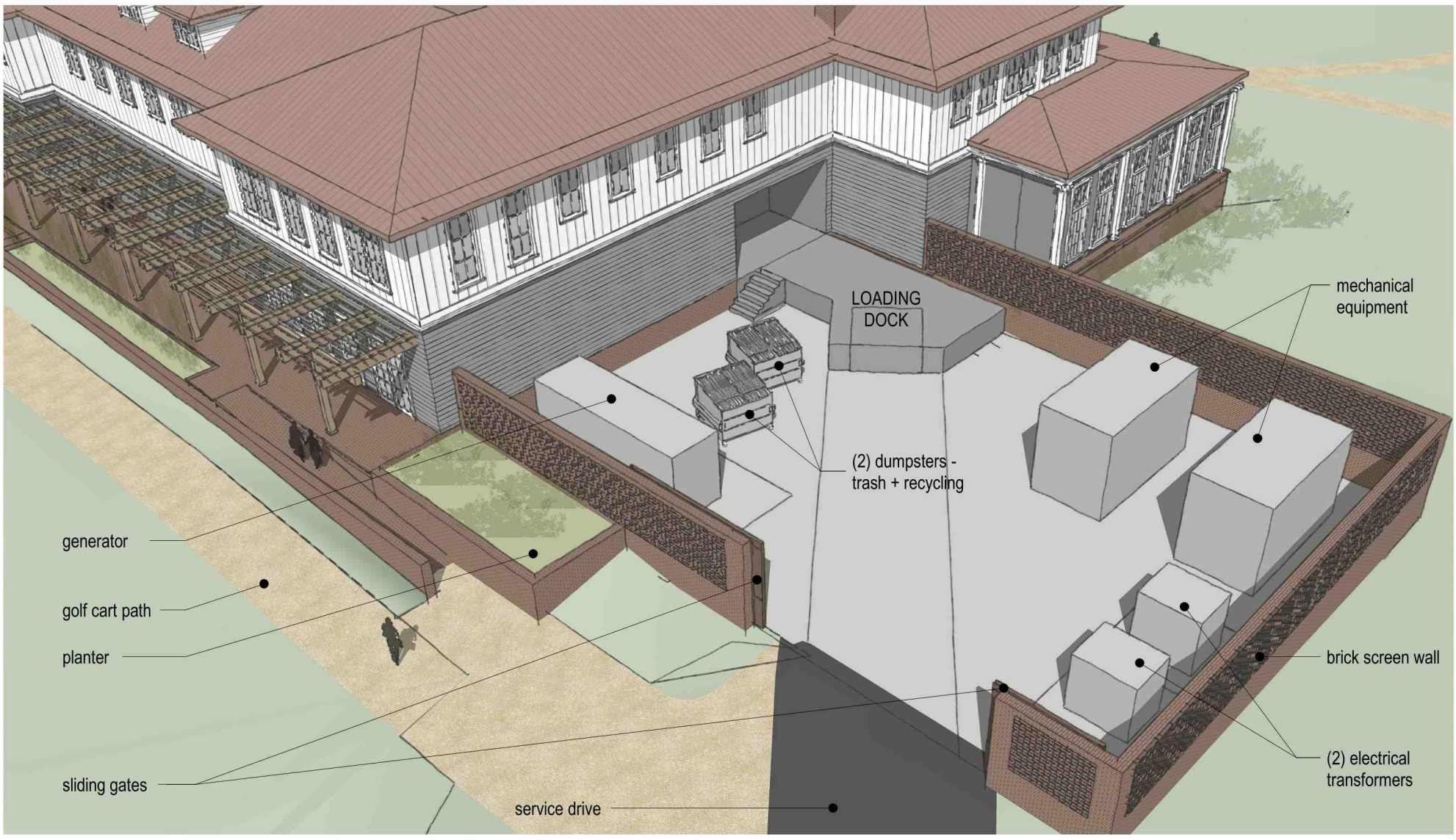
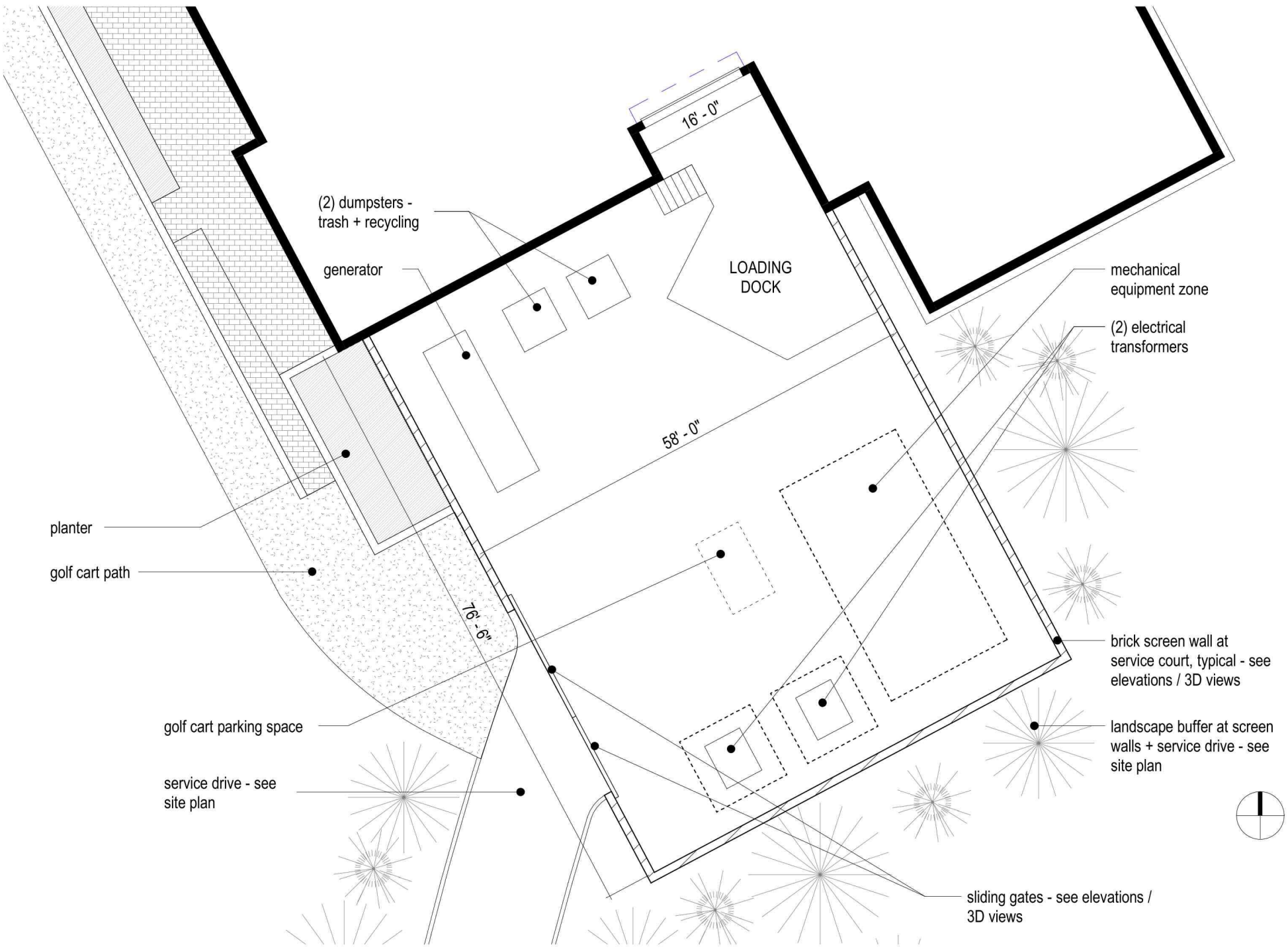
EXHIBIT J



3D VIEW: SERVICE COURT FROM SOUTHWEST



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SERVICE COURT

SCALE: 1/16" = 1'-0"

FINAL ORDER – MAJOR COA REQUEST USGA New Construction (1 Carolina Vista)
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Brandy Thompson of Clearscapes Architecture is requesting a Certificate of Appropriateness, on behalf of USGA, for construction of a new commercial structure at 1 Carolina Vista (USGA Offices, Museum, and Testing Center).

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

FINDINGS OF FACT

Concerning jurisdiction

1. New Construction or Addition

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

1. The USGA Structures if approved (1 Carolina Vista; updated addressing pending) if approved would be a non-contributing structure.
2. 1 Carolina Vista, Pinehurst Country Club, was constructed in 1922 and is dominated by a Mediterranean-style character.
3. The USGA site has a proposed architectural style that has influence from other Pinehurst Resort Properties, such as the Holly Inn, Casino building, Magnolia Inn, the 1903 Club House, the Manor Inn, and Carolina Inn.
4. The Majority of adjacent properties are contributing structures as well.
5. Previous COAs issued For 1 Carolina Vista are below.

Previously Issued COAs 1 Carolina Vista		
Descriptions	**Year**	**Major or Minor**
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefrab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, site plan, building material, building elements graphic, landscape plan, and three dimensional renderings.
2. The exterior of the structure is proposed to be a combination of lap, shake, and board and batten siding.
3. The roof of the structure is proposed to be metal roofing.
4. The removal of existing trees and tennis courts is proposed
5. The structure is proposed to be two stories.
6. The rear of the structure will feature balconies and guestrooms looking out over the Cradle.
7. The applicant is proposing two structure connected by a 2nd story walkway.
8. The new structure could be visible from both Hwy 2 and Beulah Hill Road

Conclusions of Law

Guideline Requirements:

1. Section VI.B.1 – New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.
2. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.
3. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
4. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
5. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the

Guideline Recommendations:

1. Section VI.B.2 – New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
2. Section VI.B.3 – Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
3. Section VI.B.5 – Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material.
4. Section VI.B.6 – Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.
5. Section VI.B.7 – Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.
6. Section VI.B.8 – New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

Attachment A
Final Order
USGA New Construction (1 Carolina Vista)

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for USGA New Construction (1 Carolina Vista):

The following conditions apply to approval of the Certificate of Appropriateness for USGA New Construction (1 Carolina Vista):

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for USGA New Construction (1 Carolina Vista) based on the following:

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 4/15/2021
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
APRIL 22, 2021 MEETING
3/18/2021 TO 4/15/2021

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
New driveway apron	2021-00042	3/22/2021	3/24/2021	60 Shaw Road	Christopher Grimm
New Roof	2021-00044	3/25/2021	4/1/2021	10 Dundee Road	Jacob Kirby
New Roof	2021-00047	3/31/2021	4/5/2021	4 Village Lane	Michael Vaden
Brick wall and Pergola	2021-00059	4/9/2021	4/10/2021	75 Shaw Road	Stuart Mills

EXHIBIT A

Record Id:	COA-2021-00053
File Date:	3/25/2021
Application Status:	In Review
Application Type:	Historic Certificate of Appropriateness - Major
Description of Work:	Modifying renovation for 87 Short Road from prior approval granted in January 2021, COA 2021-00003 to reduce scale of addition. 87 Short Road is a 1927 brick cottage built by Albert Bradsher Sally, who came to Pinehurst in 1917 to work for Tufts. He later formed A.B. Sally, Inc. and built neighboring properties at 83 and 100 Short Road, as well as the Nelson home at the corner of Fields and Everette Roads, later known as Birdsong Cottage, that was recently demolished. A twin of 87 Short was built by Sally at 55 Fields Road. The Fields Road home was built with the front door facing the street vs. the side porch facing the street as at the 87 Short home. Living area in home is under 1,200 SF. Exterior changes include: 1) ~300 Square foot addition to east elevation. Addition will be clad in cream-colored Artisan lap siding with mitered corners to complement existing brick mortar and define the addition. 2) Small porch on north elevation facing Short Road will be enclosed and eliminate uncertainty as to the home's entrance. Window boxes will be added under two single windows to right of the porch. 3) Retain existing brick on existing home and repair/point up mortar as needed. 4) Replace chimney cap with a matching barrel design. 5) Replace all existing double-hung windows to match windows in addition – Pella Lifestyle top sash 3/2 with simulated grills. 6) Remove fabric awning over home entrance. Replace and enhance existing pediment and add overhead lantern. 7) Replace existing garage door with automated door opener. Repair shingles as needed and repaint earthy brown. Remove two (2) trees adjacent to garage. 8) Repaint existing grey shed same earthy brown color as garage. 9) Re-roof entire existing home, addition and garage with architectural shingle. 10) Replace much of gravel driveway adjacent to entry that services existing garage utilizing grass pavers as indicated in site plan and sod. Add brick apron at Short Road. Remove marked trees to facilitate garage entry and guest parking. 11) Add an open porch on south elevation off kitchen with adjacent brick patio. 12) Enclose portion of back yard (south elevation) with black aluminum fencing for dog and future pool.
Application Name:	87 Short Road Renovation II
Address:	87 Short Rd, Pinehurst, NC 28374
Owner Name:	Judith Davis
Owner Address:	155 Everette Road Pinehurst Pinehurst NC 28374
Parcel No:	0017849
Contact Info:	
Name:	Judith Davis
Organization Name:	
Contact Type:	Applicant
Contact Primary Address:	
Licensed Professionals Info:	
Primary:	N
License Number:	
License Type:	
Name:	
Business Name :	
Business License#:	

EXHIBIT A

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:	Small addition on west elevation Enclose existing front porch on south elevation Add kitchen porch on north elevation Install automatic garage door to use single-car garage	Type of Work:	Addition
Existing Use:	Single Family Low Density	Proposed Use:	Single Family Low Density
Includes Demolition:	No	Includes Tree Removal:	Yes
Estimated Cost of Construction:	125000	COA Number:	

PERMIT DATES

Application Expiration Date:	
Permit Issued Date:	
Permit Expiration Date:	

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
Brick	Fiber Cement Artisan Lap Siding	White Canvas

Rear Elevation

Existing Material	Proposed Material	Proposed Color
Brick	Fiber Cement Artisan Lap Siding	White Canvas

Right Elevation

Existing Material	Proposed Material	Proposed Color
Brick	As is	

Left Elevation

Existing Material	Proposed Material	Proposed Color
Brick	As is	

Trim

Existing Material	Proposed Material	Proposed Color

Windows

Existing Material	Proposed Material	Proposed Color
Single Pane Wood Windows	Pella Lifestyle 3/2 Top	White

Chimney

Existing Material	Proposed Material	Proposed Color
Brick Kitchen Chimney	If remains, as is and pointed up	

Foundation

Existing Material	Proposed Material	Proposed Color
Brick	Brick	Best match to existing brick

Front Door

Existing Material	Proposed Material	Proposed Color
Wood	Mahogany, 6 Light	Autumn Wheat

Shutters

Existing Material	Proposed Material	Proposed Color
Wood?	Shutter Craft Louvered Shutters with dog legs	Colonial Verdigris BM CW-530

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
Wood Swinging Doors	Replace with Metal Automated Garage Door	White

Roof

Existing Material	Proposed Material	Proposed Color
Asphalt Shingle Roof	Certaineed Architectural Asphalt Shingle for existing house, addition and garage	Weatherwood

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color

Front Porch

Existing Material	Proposed Material	Proposed Color
Open porch with wooden stiles and handrail	Enclose with 5 windows and wood trim	White

Deck

Existing Material	Proposed Material	Proposed Color
	Rear Porch North Elevation Concrete with brick siding	Scored natural concrete

Patio

Existing Material	Proposed Material	Proposed Color
	Brick	Best match to existing brick

Sidewalk

Existing Material	Proposed Material	Proposed Color

Sky Lights

Existing Material	Proposed Material	Proposed Color

Driveway

Existing Material	Proposed Material	Proposed Color
Stone	Crushed stone	Grey

House Number

Existing Material	Proposed Material	Proposed Color
Metal	Metal	Black

Other

Existing Material	Proposed Material	Proposed Color
Existing Brown Shingle Garage	Unchanged except for replacement shingles as needed	Charleston Brown HC 186

EXHIBIT B

The views of exterior elevations of 87 Short Road on the right depict the changes to the 1927 brick cottage built by Albert Bradsher Sally, who came to Pinehurst in 1917 to work for Tufts. He later formed A.B. Sally, Inc. and built neighboring properties at 83 and 100 Short Road, as well as the Nelson home at the corner of Fields and Everette Roads, later known as Birdsong Cottage, that was recently demolished. A twin of 87 Short was built by Sally at 55 Fields Road. The Fields Road home was built with the front door facing the street vs. the side porch facing the street as at the 87 Short home.

Living area in home is under 1,200 SF. Exterior changes include:

1) ~300 Square foot addition to east elevation. Addition will be clad in cream-colored Artisan lap siding with mitered corners to complement existing brick mortar and define the addition.

2) Small porch on north elevation facing Short Road will be enclosed and eliminate uncertainty as to the home's entrance. Window boxes will be added under two single windows to right of the porch.

3) Retain existing brick on existing home and repair/point up mortar as needed.

4) Replace chimney cap with a matching barrel design.

5) Replace all existing double-hung windows to match windows in addition – Pella Lifestyle top sash 3/2 with simulated grills.

6) Remove fabric awning over home entrance. Replace and enhance existing pediment and add overhead lantern.

7) Replace existing garage door with automated door opener. Repair shingles as needed and repaint earthy brown. Remove two (2) trees adjacent to garage.

8) Repaint existing grey shed same earthy brown color as garage.

9) Re-roof entire existing home, addition and garage with architectural shingle.

10) Replace much of gravel driveway adjacent to entry that services existing garage utilizing grass pavers as indicated in site plan and sod. Add brick apron at Short Road. Remove marked trees to facilitate garage entry and guest parking.

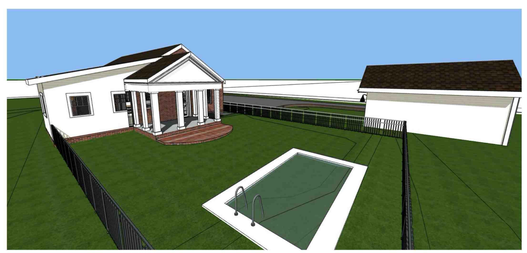
11) Add an open porch on south elevation off kitchen with adjacent brick patio.

12) Enclose portion of back yard (south elevation) with black aluminum fencing for dog and future pool.

FRONT VIEW

STREET VIEW A

SIDE STREET VIEW



POOL VIEW

BACK VIEW

DANDENEAU ARCHITETURE P.L.L.C.
100 MAGNOLIA PLACE
SUITE #2206
PINEHURST, NC 28374
CELL: 910-690-4692
EMAIL: CDANDENEAU@GMAIL.COM

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY DANDENEAU ARCHITECTURE ARE THE ARCHITECTS INSTRUMENT OF SERVICE AND ARE FOR THE OWNERS USE SOLELY WITH RESPECT TO CONSTRUCTION THE PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUATORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

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SEAL

87 SHORT ROAD

JUDY DAVIS
1 APRIL 21

1" ACTUAL

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

DRAWN BY: CHRISTINE DANDENEAU

BY	REVISIONS	DATE

DATE: 4/1/21

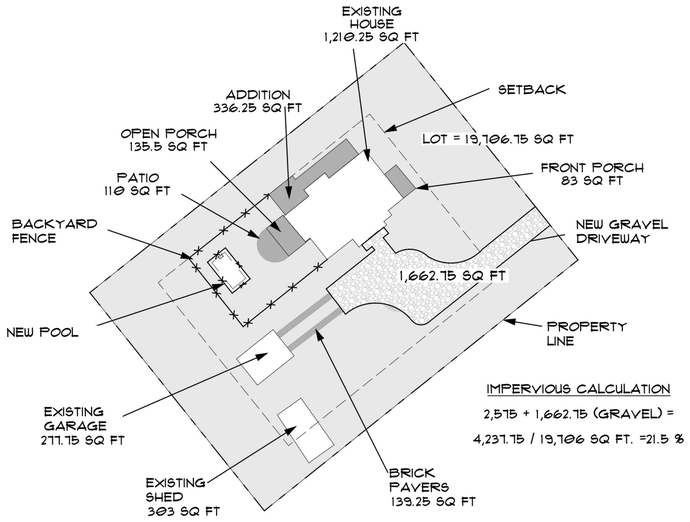
A4

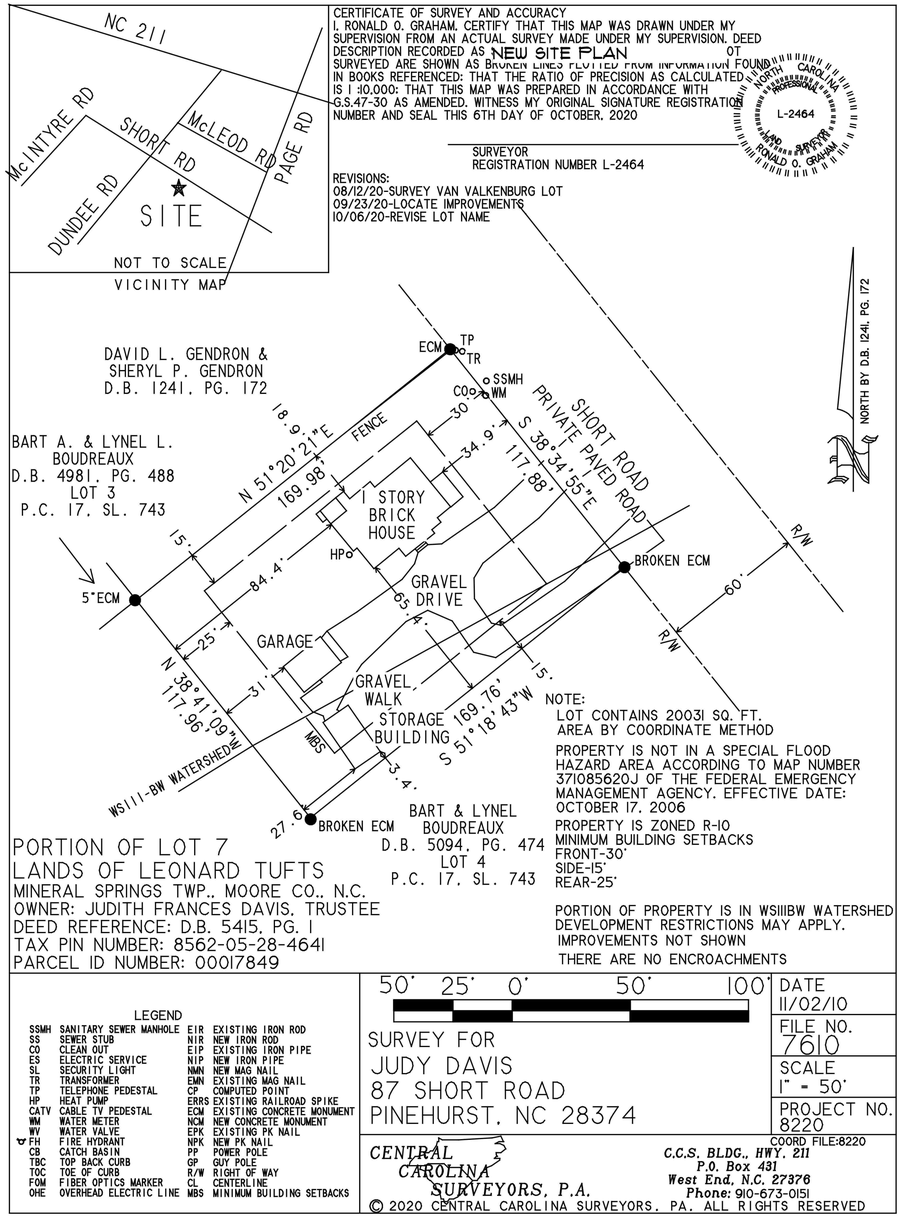
PLOTTED ON: 4/1/21

3D VIEWS

/USERS/CHRISTINEDANDENEAU/WORK FILES/2021_03_30B JUDY DAVIS SHORT ROAD.PLN

EXHIBIT C





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SEAL

87 SHORT ROAD

JUDY DAVIS
14 APRIL 21

1" ACTUAL

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DRAWN BY: CHRISTINE DANDENEAU

BY	REVISIONS	DATE

DATE: 4/14/21

S1

SITE PLAN

PLOTTED ON: 4/14/21

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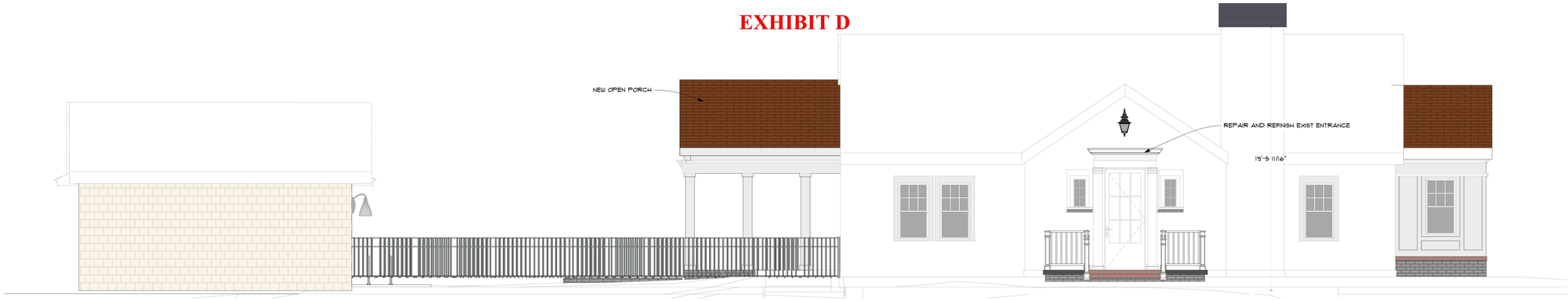
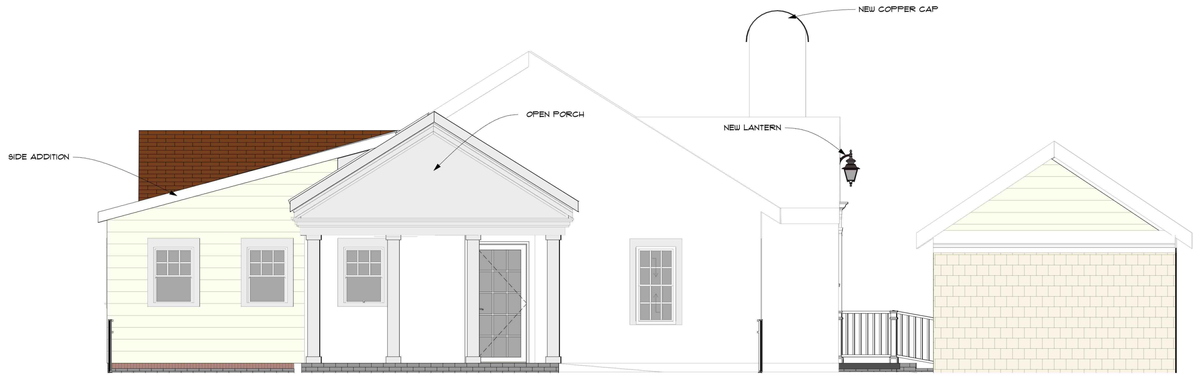
EXHIBIT D

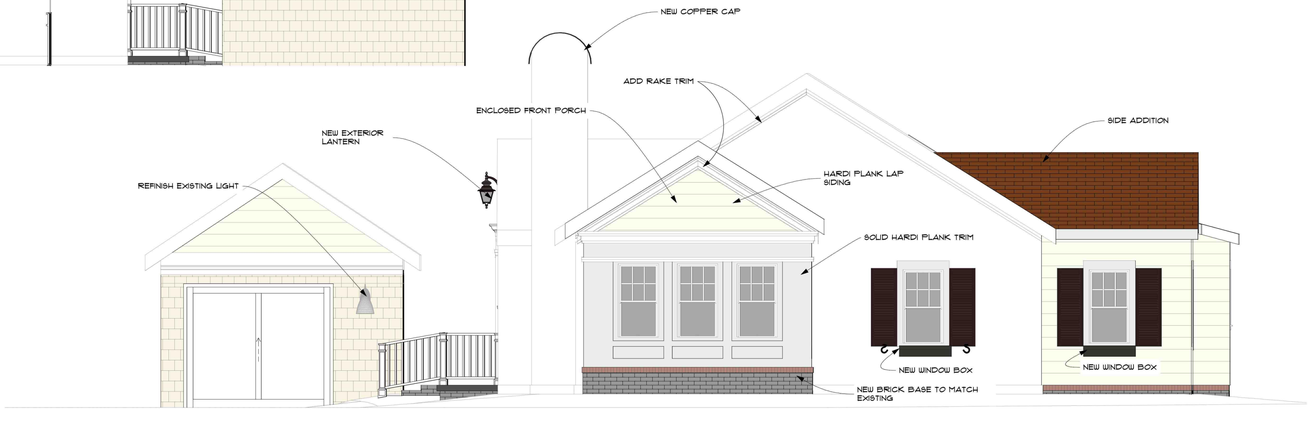


1 / A5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 / A5 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 / A5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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SEAL

87 SHORT ROAD

JUDY DAVIS
14 APRIL 2021

1" ACTUAL

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

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BY	REVISIONS	DATE

DATE: 4/14/21

A5

PLOTTED ON: 4/14/21

ELEVATIONS

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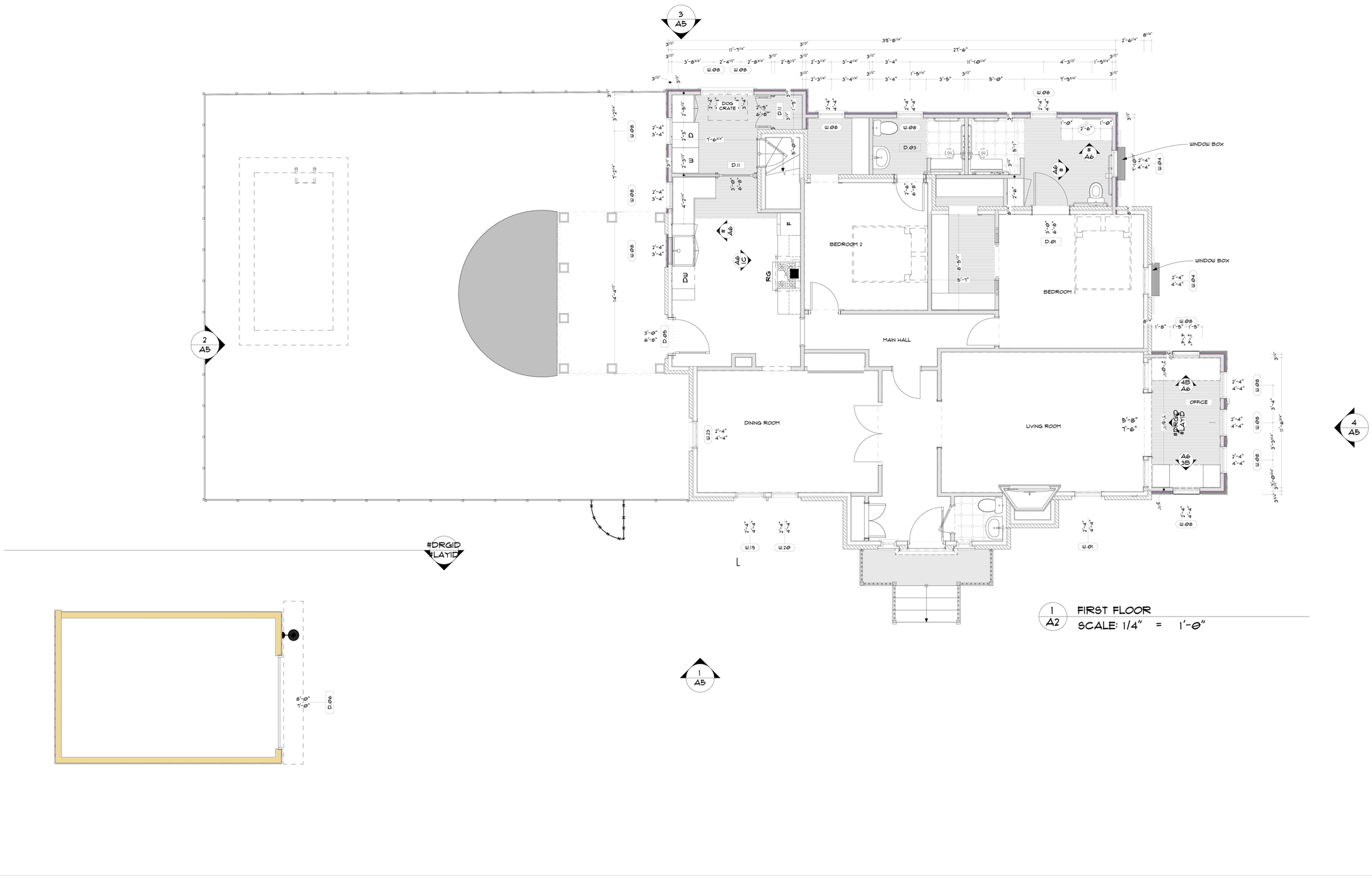
EXHIBIT E



1 / A2 FIRST FLOOR
SCALE: 1/4" = 1'-0"

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SEAL

87 SHORT ROAD

JUDY DAVIS
14 APRIL 21

1" ACTUAL

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DRAWN BY: CHRISTINE DANDENEAU

BY	REVISIONS	DATE

DATE: 4/14/21

A2

PLOTTED ON: 4/14/21

FLOOR PLAN

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EXHIBIT F

SIDE STREET VIEW

FRONT VIEW

STREET VIEW A

BACK VIEW

POOL VIEW

DANDENEAU ARCHITETURE P.L.L.C.
100 MAGNOLIA PLACE
SUITE #2206
PINEHURST, NC 28374
CELL: 910-690-4692
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SEAL

87 SHORT ROAD

JUDY DAVIS

1" ACTUAL

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DRAWN BY: CHRISTINE DANDENEAU

BY	REVISIONS	DATE

DATE: 4/14/21

A4

PLOTTED ON: 4/14/21

3D VIEWS

/USERS/CHRISTINEDANDENEAU/WORK FILES/2021_03_30 JUDY DAVIS SHORT ROAD.PLN

Materials Board
87 Short Road

EXHIBIT G

Front Door Overhead Light

Rustic Bronze

Secondary Door Light

Pella Lifestyle Double Hung Window 3/2 top White

Fiber Cement Lap Siding Curated Cream

Architectural Asphalt Roof Shingle Weathered Wood

6 light Mahogany Front Door Autumn Wheat

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

X Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	125 KELLY ROAD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	00014377

Owner Information			
Name	CHARLES MUCCIOLO	Home Phone #	N/A
Street Address	9382 AQUA VISTA BLVD.	Mobile Phone #	561 248 0469
City, State, Zip Code	BOYNTON BEACH, FL	Business Phone #	N/A
Email	MOOCH1958@GMAIL		

Applicant			
Name	DAN DEGRE	Other Phone #	N/A
Email	info@stepone design.com	Street Address	1275 LINDEN RD.
Mobile Phone #	910 639 0910	City, State, Zip Code	ABERDEEN NC 28315

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	40559
Name	STEP ONE DESIGN
Street Address	1275 LINDEN RD.
City, State, Zip	ABERDEEN, NC 28315
Phone #	910 639 0910
Email	info@stepone design.com

General Information

Description of Changes to the Structure	new single family residence		
Type of Work	☐ Addition	☐ Alteration	☒ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☒ Single Family Low Density	☒ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☒ No
Includes Tree Removal	☒ Yes ☐ No
Estimated Cost of Construction	$500K

EXHIBIT A

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		HARDIE	BENJAMIN MOORE
Rear Elevation		BOARD & BATTEN	WHICKHAM GRAY
Right Elevation		↓	HC 171
Left Elevation		↓	↓
Trim		HARDIE	BEN MOORE ANCHOR GRAY 2126-30
Windows		VINYL	WHITE
Chimney		N/A	
Foundation		CEMENT PARGE	NATURAL
Front Door		FIBERGLASS	SW TRI-CORN BLACK
Shutters		N/A	
Garage Door		STEEL	WHITE
Roof		METAL 29 GA.	BLACK
Roof Exhaust Vents		N/A	
Front Porch		CONC.	NATURAL
Deck		N/A	↓
Patio		CONC.	
Sidewalk		CONC.	↓
Sky Lights		N/A	
Driveway		CONC/BLUESTONE	NAT.
House Number		REFLECTIVE METAL	BLACK
Other: COURTYARD FENCE		IPE	NATURAL WD.

Required Documents

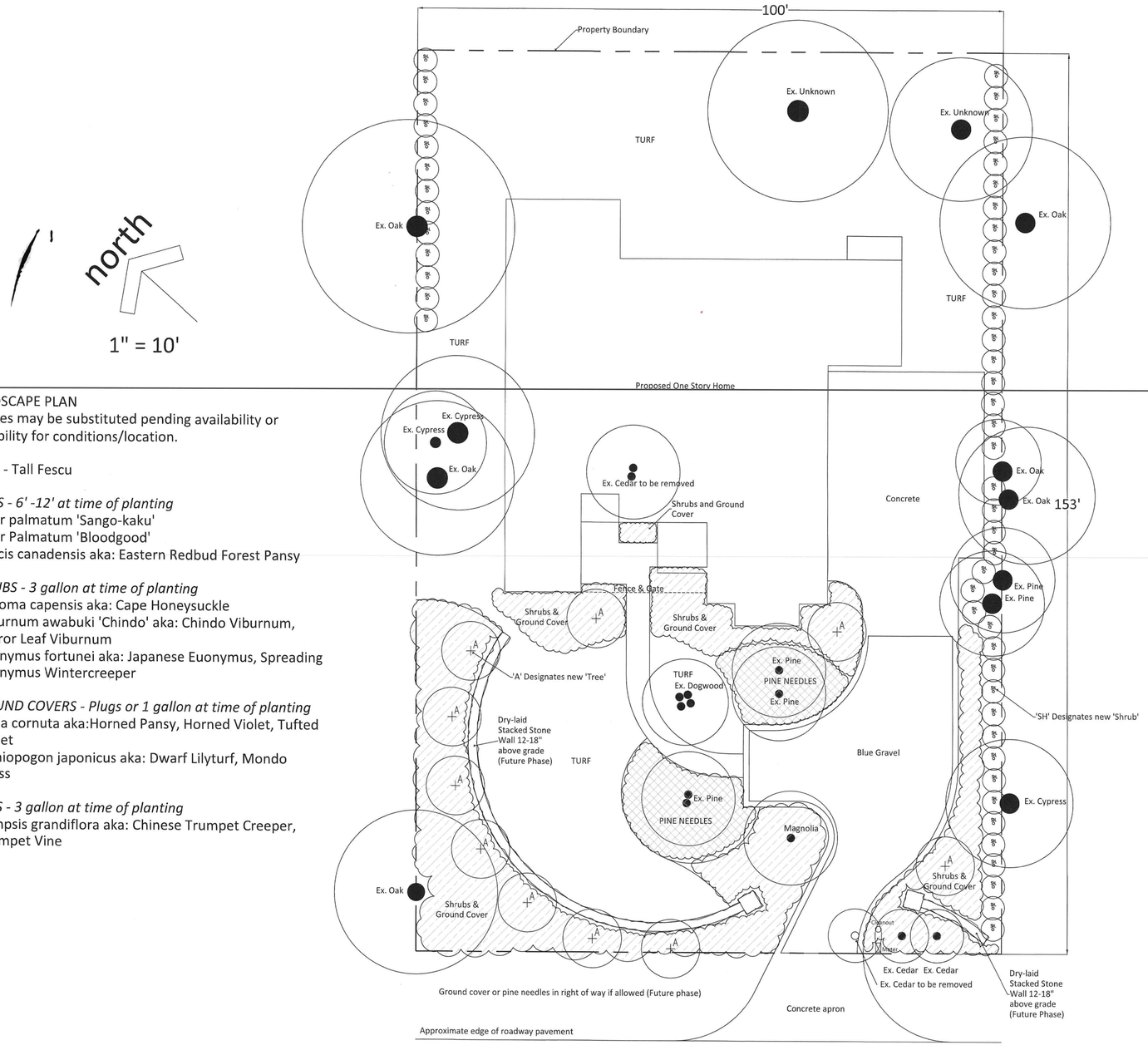
- ☐ Site Plan/Survey or Sketch
- ☐ Floor Plans
- ☐ Elevation Drawings
- ☐ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: 3.29.2021

EXHIBIT B



north

1" = 10'

LANDSCAPE PLAN
Species may be substituted pending availability or suitability for conditions/location.

TURF - Tall Fescu

TREES - 6' -12' at time of planting
- Acer palmatum 'Sango-kaku'
- Acer Palmatum 'Bloodgood'
- Cercis canadensis aka: Eastern Redbud Forest Pansy

SHRUBS - 3 gallon at time of planting
- Tecoma capensis aka: Cape Honeysuckle
- Viburnum awabuki 'Chindo' aka: Chindo Viburnum, Mirror Leaf Viburnum
- Euonymus fortunei aka: Japanese Euonymus, Spreading Euonymus Wintercreeper

GROUND COVERS - Plugs or 1 gallon at time of planting
- Viola cornuta aka:Horned Pansy, Horned Violet, Tufted Violet
- Ophiopogon japonicus aka: Dwarf Lilyturf, Mondo Grass

VINES - 3 gallon at time of planting
- Campsis grandiflora aka: Chinese Trumpet Creeper, Trumpet Vine

125 Kelly Road

1895
VILLAGE OF
PINEHURST

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 9, 2021
Subject: **Major COA Request for 125 Kelly Road**

Applicant:	Dan Degre
Owners:	Charles Mucciolo
Professional:	Dan Degree
Property Location:	125 Kelly Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205181846

Request and Background:

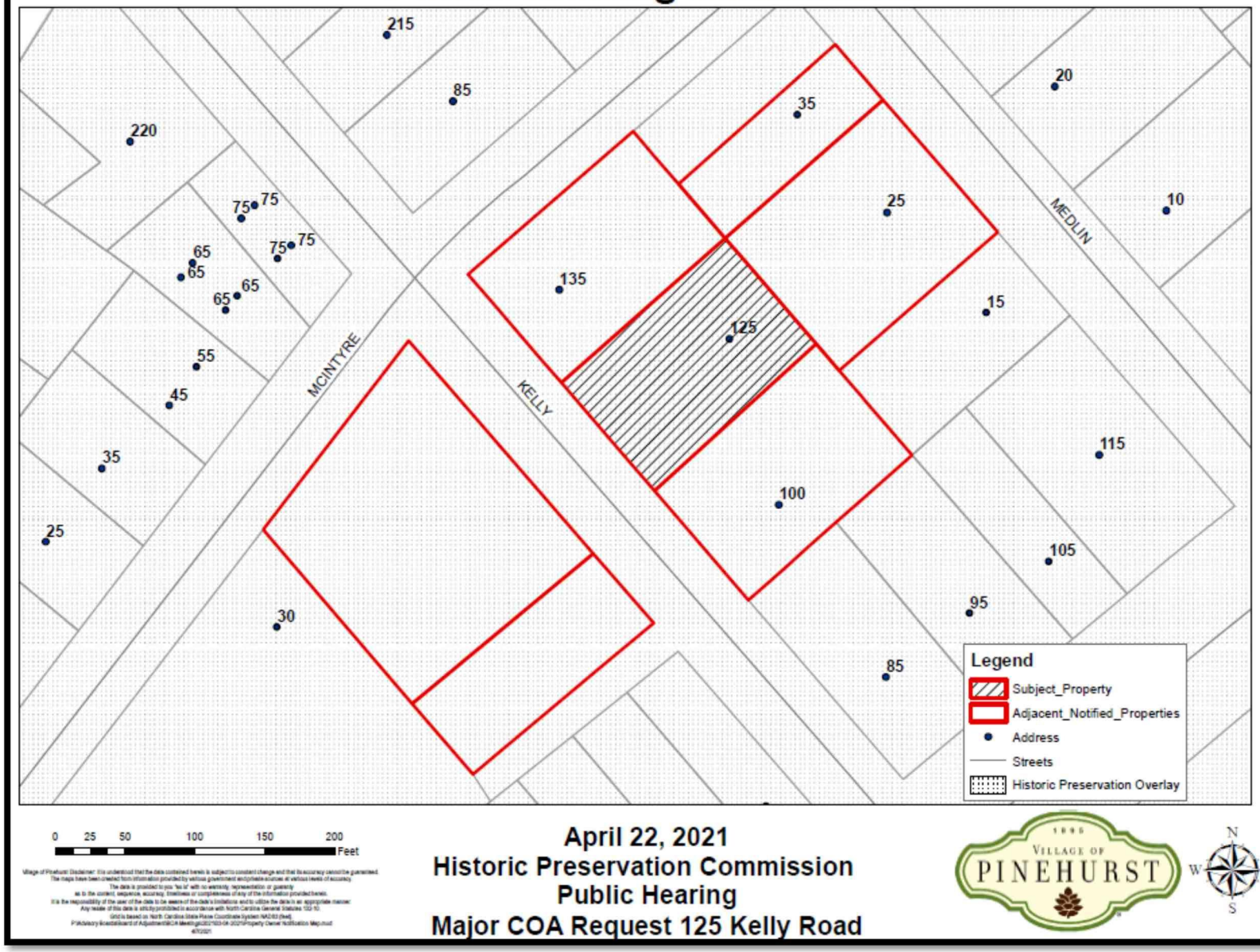
Dan Degree is requesting a Certificate of Appropriateness for construction of a new residence within the Pinehurst Historic District at 125 Kelly Road. The subject property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205181846.

In 2020 a Major COA was granted for the demolition of a single family structure at 125 Kelly Road.

According to Moore County Assessor's Office 125 Kelly Road is a vacant lot and is not listed or recorded within the 1996 National Historic Landmark Survey. None of the adjacent properties within the public hearing notification area are listed or recorded within the 1996 survey as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 125 Kelly Road				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	125 Kelly Rd	NA	No	Not listed on the 1996 National Historic Landmark Survey
2	100 Kelly Rd	1940	No	Not listed on the 1996 National Historic Landmark Survey
3	Vacant	NA	No	Not listed on the 1996 National Historic Landmark Survey
4	Vacant	NA	No	Not listed on the 1996 National Historic Landmark Survey
5	135 Kelly Rd	1950	No	Not listed on the 1996 National Historic Landmark Survey
6	35 Medlin Rd	1971	No	Not listed on the 1996 National Historic Landmark Survey
7	25 Medlin Rd	1960	No	Not listed on the 1996 National Historic Landmark Survey

Public Hearing Notification



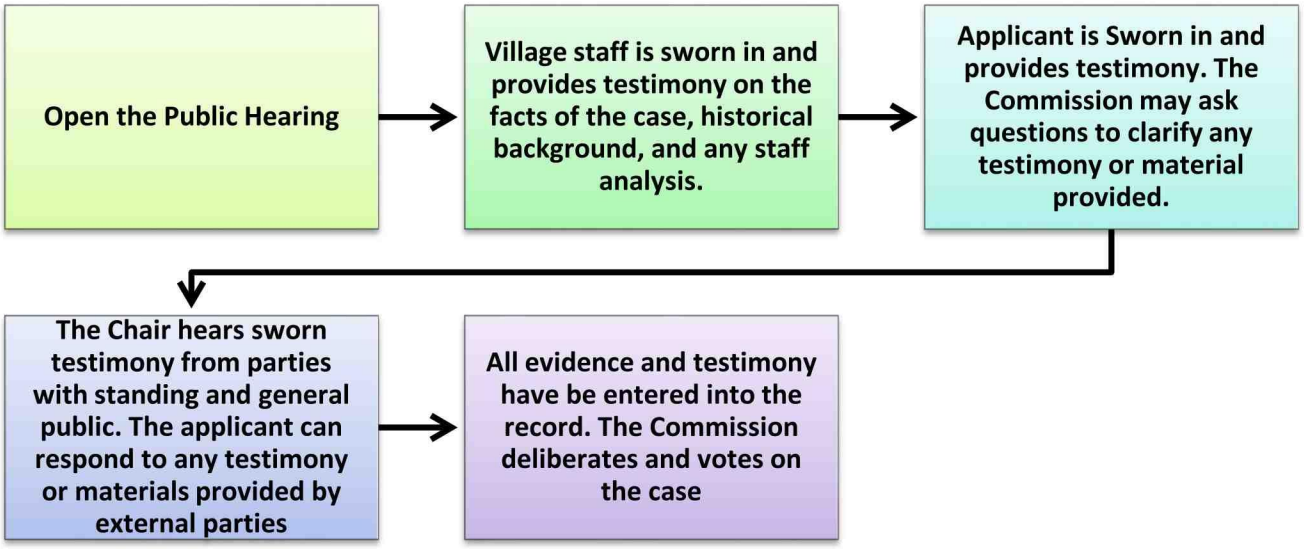
April 22, 2021
Historic Preservation Commission
Public Hearing
Major COA Request 125 Kelly Road

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

Any approval or denial of the request shall be by 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 new construction is considered Major Work. 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 for New Residential Primary Structure:

GENERAL GUIDELINES

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.

   The proposed new residential structure will feature a farm house style of architecture. The proposed architecture is a common style within the Historic District and the proposed structure would be similar to other existing historic homes. The main characteristics of this home that define it as a craftsman are the mix of exterior materials, the stone chimney, shake style dormers, and low pitched roof. Materials will be discussed in more detail below, however the majority of the material is lap and cedar shake siding, which are consistent with the Guidelines.

   The table below illustrates and compares the size and scale of the proposed structure in relation to the adjacent properties. While congruity of this structure should be based on the District as a whole, the table will help to frame the review. The proposed new residential structures is to be a two story building with a total of 2310 square feet heated. Four of the eight adjacent properties exceed single story construction. The smallest adjacent home is 830 square feet, the largest adjacent home is 2810 square feet, and the average size of the adjacent homes is approximately 1254 square feet.

Adjacent Property Scale and Size Table for COA 125 Kelly Road				
#	**Address**	**Year Built**	**Number of Stories**	**Building Square Footage**
1	125 Kelly Rd	TBD	1	2310
2	100 Kelly Rd	1952	1	1480
3	Vacant	1960	1.5	NA
4	Vacant	1971	1	NA
5	135 Kelly Rd	1943	1.5	830
6	35 Medlin	1971	1	1150
7	25 Medlin	1960	1.5	2810

2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the Relevant Guidelines herein as appropriate to specific projects.

   Based on the provided material the proposed single family dwelling would appear to comply with the PDO. A surveyed site plan would be required at the time of permitting.

WINDOWS AND DOORS

1. Section IV.C.1 - Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.

   Based on the submitted elevation the proposed window styles appear to be congruous with other windows featured within the Historic District.

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.

   It is unclear from the material submitted if the windows will feature snap-in muntins.

3. Section IV.C.3 - Glass block windows are not allowed on street-facing elevations.

   Glass block windows have not been proposed.

4. Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is not appropriate on street-facing elevations.

   The application of paint, tint or darkening film has not been proposed.

5. Section IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.

   Street facing sliding glass doors have not been proposed

ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.

   The garage doors will not be street facing.

BUILDING MATERIALS

1. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
    a. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
    b. Sheets of plywood siding
    c. Vinyl or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels
    e. Any treatment of material that imparts a glossy or reflective finish to the material
    f. Concrete, cinderblock, or glass block.
    g. Boxed chimneys

The proposed redevelopment of this lot and the associated construction will utilize a mix of exterior materials that are consistent with the architecture of craftsman homes. The proposed color scheme will emphasize softer colors with accents of muted tones.

Some of the proposed materials for this project are not compliant with the Guidelines. Each proposed building material will be reviewed below for compliance with the Guidelines and for compatibility with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

Siding
The siding will be a board and batten siding. The siding will be a composite/engineered wood product that will imitate the look and feel of wood, with increased durability. Composite siding materials have previously been approved within the District.

Windows
The proposed windows will be vinyl. Vinyl windows are permitted within the Historic District.

Masonry
The elevations illustrate the use of stonework for columns and architectural accents. Stone is a permitted material within the Historic District

Roof
The roofing will be black metal roofing. Metal roofing is permitted within the Historic District.

LANDSCAPING AND VEGETATION

1. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

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

2. Section VII.C.1 4. Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
    b. Tree removal within the Village's right-of-way is regulated by Village Staff.

    Based on the application the applicant is proposing tree removal. It is unclear how many mature trees will be removed based on the application.

Staff Recommendation:

The applicant has submitted a complete application. The proposed new construction appears to be similar in design to other homes within the Historic District and would also appear to be congruous with the Historic District as a whole. If the Commission were to approve the Major COA request 125 Kelly Road staff would recommend the following motions:

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

1895
VILLAGE OF
PINEHURST

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 12, 2021
Subject: **Major COA Request for 1 Carolina Vista (future address to be determined)**

Applicant:	USGA
Owners:	Resorts of Pinehurst, Inc.
Professional:	Brandy Thompson, Clearscapes, PA
Property Location:	1 Carolina Vista
PID#	856213032663

Request and Background:

Brandy Thompson of Clearscapes Architecture is requesting a Certificate of Appropriateness, on behalf of USGA, for construction of a new commercial structure at 1 Carolina Vista (USGA Offices, Museum, and Testing Center). The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856213032663.

The previously issued COAs table is on the next page.

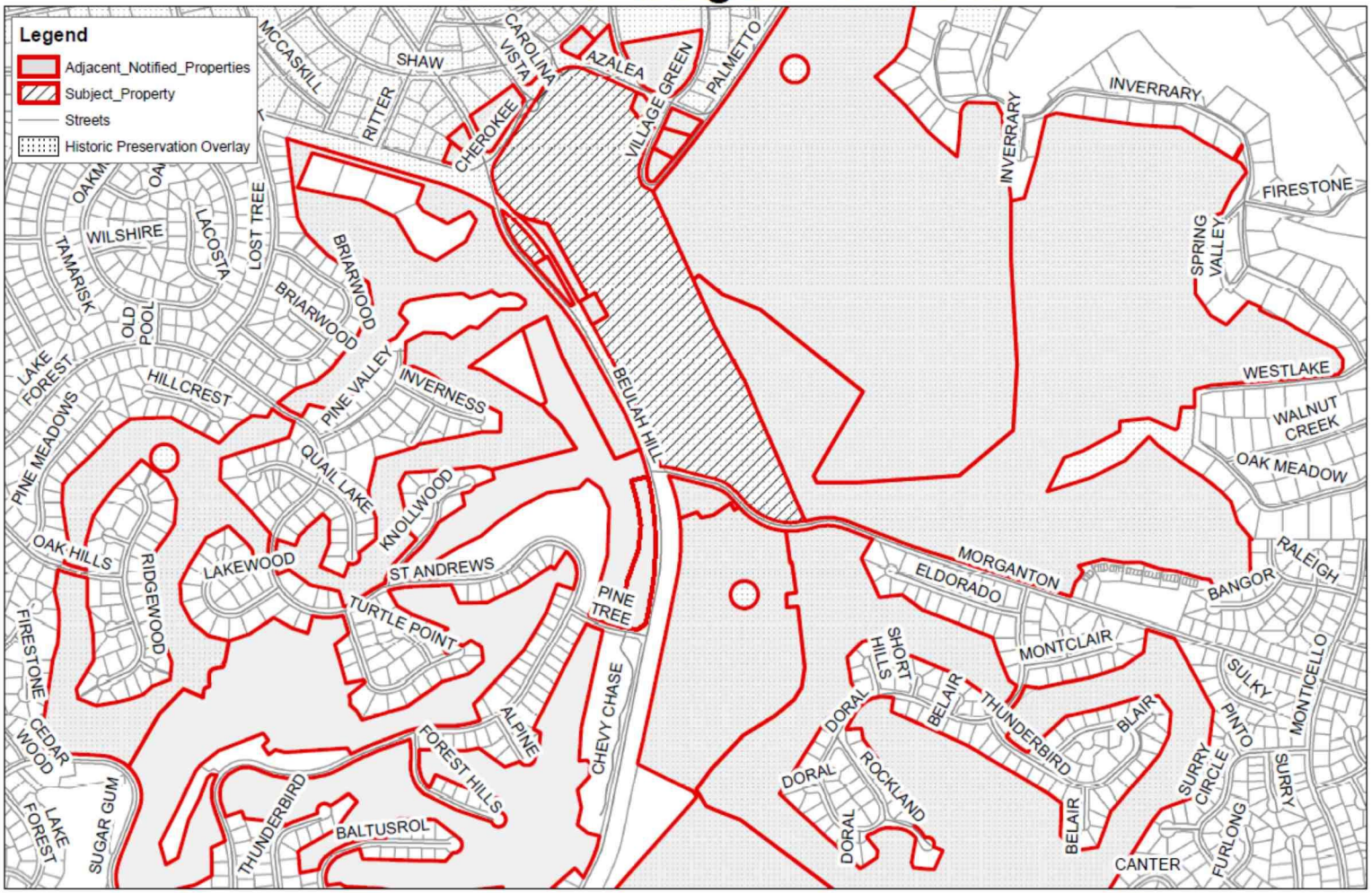
1 Carolina Vista is listed as a contributing structure according to the National Historic Landmark Survey. However, the project area is located separately from the existing Pinehurst Country Club. Some of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which adjacent properties where notified and each property's National Historic Landmark Survey Status.

Previously Issued COAs 1 Carolina Vista		
Descriptions	**Year**	**Major or Minor**
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefrab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor
Re-roof	2020	Minor
Golf Shop Addition	2020	Major
Cradle Pavilion	2020	Major
Entry Modification and Sign	2021	Major
Wicket Lodge	2021	Major

National Historic Landmark Survey Table 1 Carolina Vista				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	USGA Site	TBD	No	Applicant is proposing a new office building, testing center, and museum Please see the submitted application packet for specific architectural graphics
2	1 Carolina Vista	1922	Yes	Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses.
3	60 Cherokee Road	1897	Yes	The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace. The house was remodeled in the 1930s. (Lot #504; other names - Stanwood, Thenewold)
4	5 Village Green West	1913	Yes	Lot #501 was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
5	10 Azalea Road	1905	Yes	The Village Chapel is a handsome Colonial Revival brick church with a tetrastyle Tuscan portico and a spire which reaches 126 feet into the air. Round arches define doors and windows. Compatible one-story brick additions were added to the rear and side of the church in 1961 and 1991. The Village Chapel was the first building to be built on the Village Green and, with the Given Memorial Library (#139), remains one of only two buildings on the green today.
6	15 Azalea Road	Early 19th C.E.	Yes	The Sandhills Woman's Exchange was founded in 1922 to help support local women through the sale of home crafts. In 1923 the organization moved into a one-room log cabin in the Pine Grove just south of the Village Green. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It dates from the early 19th century and was the home of the Ray family, and after the Civil War, the McKenzie family.

#	Address	Year Built	Contributing	Structure History
7	Village Property	NA	NA	NA
8	10 Village Green Road	1920s	Yes	This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell.
9	20 Village Green Road	1930s	Yes	This two-story stuccoed house has a hipped roof, metal casement windows, and a projecting gabled entrance.
10	30 Village Green Road	1915	Yes	It is an expansive one-story shingle-clad frame house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner.
11	200 Beulah Hill Road	1910-1942	Yes	The Pinehurst Race Track was placed on the National Register in 1992. It is a complex of barns, stables and other horse-related buildings and paddocks arranged around two oval-shaped race tracks. The Pinehurst Race Track is the oldest continuously operating equine sports facility in North Carolina. It is also the site of the oldest surviving early twentieth-century fair exhibition hall in the state.
12	700 Morgantown Road	1970s	No	This is a large, L-shaped concrete and pre-fab metal building with numerous garage doors. A chain link fence surrounds the property
13	5 Pine Tree Road	1970s	No	Not located within the Historic District
14	102 Beulah Hill Road	1925	Yes	The Pinehurst Warehouses were built and enlarged in the mid-1920s to supply those things not found in the ordinary dry goods and grocery stores. A strategic location between the railroad tracks and NC 5 was select as the site. Warehouses carried such things as builders' supplies, hardware, paints, tools, tractors, and fertilizer. The buildings are arranged in a U shape and are both one and two-story brick structures with corbelled cornices and decorative parapets
15	285 McKenzie Road		No	Not mentioned within the Historic Landmark Survey
16	15 Beulah Hill Road		No	Not mentioned within the Historic Landmark Survey
17	5 Carolina Vista	1919	Yes	Halfway House was built for Mrs. T. T. Watson in 1919. It is a one-and-a-half-story shingle-clad frame bungalow with a double-pitched gable roof and long shed dormers across the front and rear. Windows are grouped in pairs and triples. A picket gate within a privet hedge is located at the head of the front walk
17	Vacant Village Property	NA	NA	NA
18	Prince Manor Condos	1973	NA	Outside the Historic District

Public Hearing Notification



April 22, 2021
Historic Preservation Commission
Public Hearing Major COA Request
1 Carolina Vista (USGA)

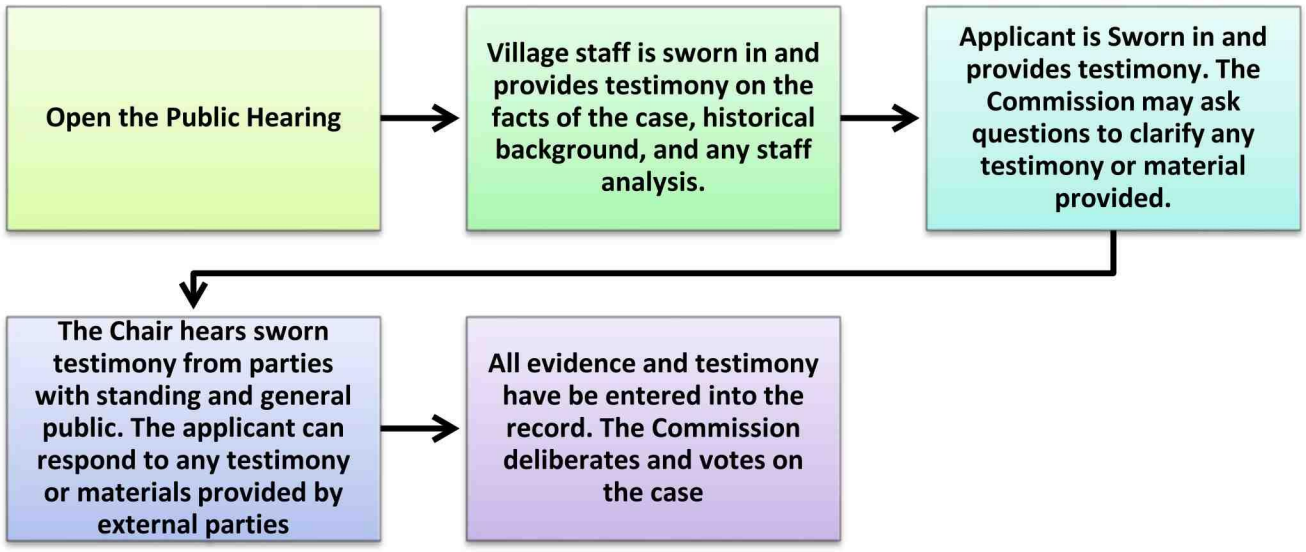
1895 Village of Pinehurst

Evidentiary Hearing Process:

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

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

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



Roles:

Staff acts as the initial witness providing a brief overview of the case and factual information as it relates to the application, and Historic 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) Subpoena witnesses and request additional information;
(2) Continue the public hearing;
(3) Conduct an additional public hearing on the application;
(4) Grant the requested COA with conditions. In granting a COA, the Commission may attach appropriate conditions, provided that the conditions are reasonably related to the request.
(5) Deny the requested COA.

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines, new construction is considered Major Work. The applicant is proposing two new structures to house a USGA welcome center, museum, administrative offices, and golf testing center. According to the application, the facility will consist of two 2-story buildings in keeping with the scale and massing of the commercial buildings of the Village of Pinehurst. The application states, that the site is designed to reflect the organic nature of the Olmstead plan for the village, with meandering walking paths, drives, and buildings informally arranged to follow the curvature of the street.

The applicant has provided a detailed application that includes historical photos, reference photos of other historic, commercial structures within the Historic District, a site plan, three dimensional renderings, structural elevations, specific details regarding the service/utility yard.

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, as deemed by the Commission.

Applicable Guidelines Requirements:

GENERAL GUIDELINES

1. Section VI.B.1 – New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.

   Architectural Tradition:

   Based on the submitted application packet, the proposed USGA buildings architectural characteristics were based on elements featured on the Carolina Hotel, 1903 Clubhouse, current Pinehurst Country Club and Resort, department store building (downtown Pinehurst), Holly Inn, Pinehurst Spa, Magnolia Inn, the Casino Building, Mystic Cottage, and the old train depot.

   Scale/Massing:

   Based on the provided elevations, the proposed building height (at its tallest) is approximately 38 feet, and does not exceed the two story recommendation of the Guidelines. Other structures commercial structures within the historic district: Village Chapel, the Carolina Inn (4 stories), Wicket Lodge (4 stories) Manor Inn (4 stories), Holly Inn (3 stories), Pinecrest Inn (3 stories), and Magnolia Inn (3 stories).

   Architectural Details:

   Based on the provided elevations, staff has identified the follow architectural details.

   There are multiple window styles and sizes featured on the proposed structures. Collectively the windows have a cottage and resort style to their design, which would appear similar to other windows featured within the Historic District

   The elevations indicate that the main USGA building will feature dormers. Dormer windows are featured on multiple commercial structures, throughout the Historic District such as the Harvard Building and Holly Inn. The inclusion of dormers on the USGA assists with wayfinding and establishes a unique architectural detail that helps distinguish the two structures from one another.

Railings/balconies are proposed on the 2nd story of the museum structure. The Proposed 2nd floor balconies are similar with the balconies of the Magnolia Inn and Casion Building, as well as, the historic 1903 Club House photo, submitted by the applicant.

The applicant is proposing construction of a two story walk way that connects the USGA builidng with the Museum structure. This architectural detail would be a distinct characteristic to the site and would be a unique design element within the Historic District.

Lastly, ~~round~~ square architectural columns have been proposed as indicated on page 4 of the submittal package. The proposed columns appear to be similar to other columns within the Historic District, examples include Pinehurst Country Club, the Casino building, Bank of Pinehurst, and Tuft's Archive.

Building Materials:
Rust/Copper tone standing seam metal roofing is the proposed roofing material. Standing seam metal is a permitted material within Historic District. The metal roof would appear to be similar to the metal roofing on the Pinehurst Spa and Carolina Inn.

Gray fiber cement siding is the dominate siding material for all elevations of both structures Fiber cement is a composite material of cement and cellulose fibers that offers increased durability and ability to mimic the details and characteristics of wood. Based on the application the proposed structures will feature lap, shake and board and batten siding styles. All proposed siding styles are common siding options within the Historic District.

The windows are proposed to be wood, painted white. The proposed windows would appear to be consistent with other windows within the Historic District.

Red brick has been proposed for the base/foundational material, patio, and chimney. The proposed red brick appears to be similar to other brick within the Historic District, examples would include the majority of downtown, the Theater building, Tuft Archives, and Village Chapel.

2. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.

Glass curtain walls have not been proposed. The application does not indicate if any of the glass windows will be reflected, painted, or tinted.

BUILDING MATERIALS

In the residential sections of the Guidelines there are specified standards for material, however in the commercial section of the Guidelines there are no specified standards regarding material. The only requirement is to be congruous, which has been addressed above.

SITE FEATURES

1. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
    b. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence must not extend beyond the front corner of the structure.
        i. Fences must not be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
        ii. Brick and stacked stone walls on the street sides of the property must not be taller than two and a half (2.5) feet in height.
    c. Shadow box fences must have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards must be at least three-quarter (3/4) inch nominal thick.

    The applicant is proposing a brick wall to screen the utility yard and loading dock from view. The proposed wall would be limited to six feet in height.

2. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

    There are existing parking areas, landscaped areas, and tennis courts in the project area that will be modified, as a result of the proposed construction. Based on the submitted site plan, the applicants are proposing a landscape plan that should complement the existing landscape of Carolina Vista as you drive towards the Pinehurst Country Club. Additionally the application indicates the new parking area that will accommodate both car and golf cart parking, a circle drive drop off area, and stormwater management detention ponds. Based on the provided 3-d renderings, the landscape plan for the USGA, appears to compliment the architecture of the proposed structures.

3. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

    The application indicates that tree removal is included with the request. However, based on the material provided it is unclear how many trees are proposed to be removed and if any of the proposed trees have a diameter greater than 12 inches.

Staff Comments:

The applicant has submitted a complete application. The project as presented appears to meet the requirements of the Historic District Guidelines. The submitted application material, demonstrates how existing architectural details on existing structures influenced the design of the proposed structures. The scale of the structure is consistent with other commercial structures. The proposed siding style and material is compliant with the Guidelines. The proposed roofing material and style is compliant with Guidelines. The proposed windows appear to be similar to other windows within the Historic District and are compliant with the Guidelines. Lastly, the proposed landscaping and site features appear to be similar to other landscaped areas within the Historic District.

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

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

FINAL ORDER – MAJOR COA REQUEST 125 Kelly Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Dan Degre, is requesting to construct a new single family home at 125 Kelly Road.

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

FINDINGS OF FACT

Concerning jurisdiction

1. New construction is considered major work

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

1. The residential structure at 125 Kelly Road is a two story noncontributing structure built in 1950s.
2. The structures is primarily stucco with wood trim, windows that feature navy shutters, and a small front porch
3. The applicant submitted an application for an addition and renovation of the structure in February 2020.
4. The structural integrity of the structure lead the applicant to terminate the restoration project and seek a COA for demolition.

For the Record

1. The applicant is proposing the construction of a new single family home.
2. The applicant has submitted a material package which includes: a site plan, floor plans, and architectural elevations.
3. The proposed structure will feature hardie board lap siding, double hung wood windows, asphalt shingles and metal roofing, a stone foundation and a stone chimney, wood oak door framed by sidelight windows, and shutters on the front elevation of the home.
4. The footprint of the structure is approximately 3500 square feet (2310 heated), which includes the footprint of the attached garage.

Conclusions of Law

Guideline Requirements:

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Guidelines herein as appropriate to specific projects.
3. Section IV.C.1 - Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
4. Section IV.C.2- Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins **are not appropriate**.
5. Section IV.C.3 - Glass block windows **are not allowed** on street-facing elevations.
6. Section IV.C.4 - Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.
7. Section IV.C.5 - Sliding doors **are not allowed** on street-facing elevations in the Pinehurst Historic District.
8. Section IV.D.1 - Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
9. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.
10. Section IV.E.3 - Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.
11. Section IV.F.1 - The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
12. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District.
    a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls Sheets of plywood siding
    b. Vinyl or aluminum siding
    c. Plastic, sheet metal, or a similar material used as siding or panels
    d. Any treatment of material that imparts a glossy or reflective finish to the material
    e. Concrete, cinderblock, or glass block.
    f. Boxed chimneys
13. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.

Guideline Recommendations:

1. Section IV.B.3 - Color schemes should comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and should be compatible with the architecture of the structure.
2. Section IV.B.6 - Roof forms should be congruous with the Pinehurst Historic District.
3. Section IV.E.4 - Attached garages should not be prominent on the street-facing elevation and should be set behind the front facade of the primary structure. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

_____ _____

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

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

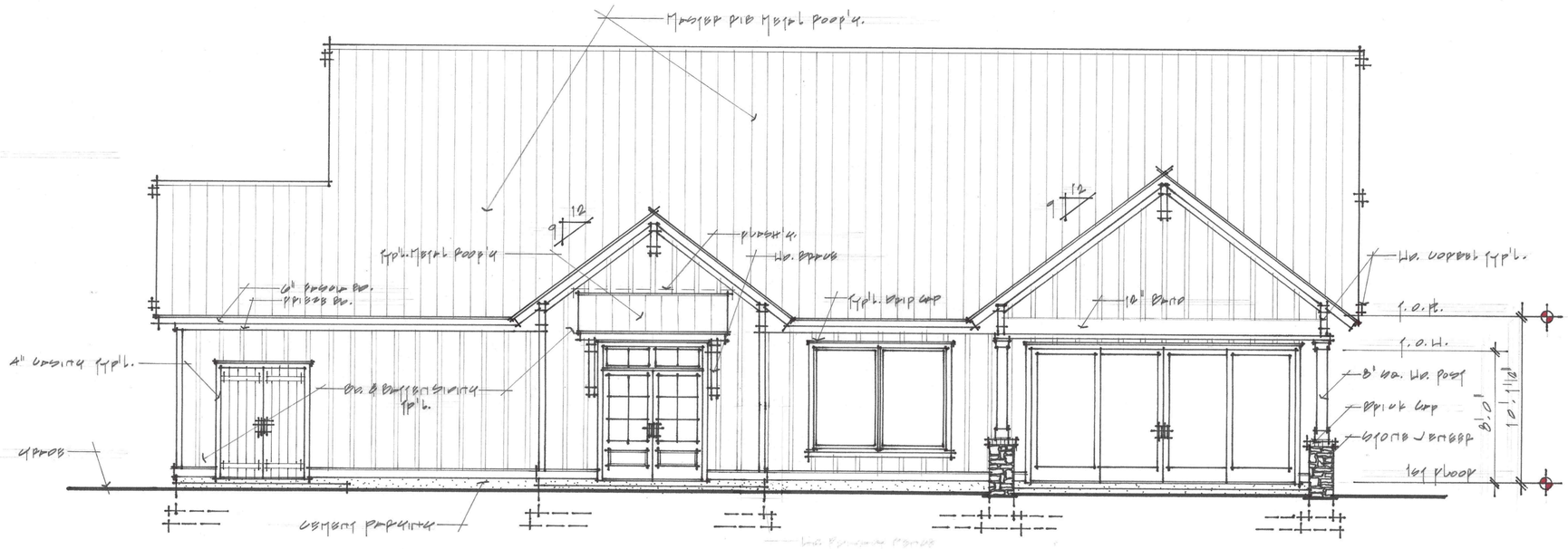
Attachment A
Final Order
125 Kelly Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 125 Kelly Road:

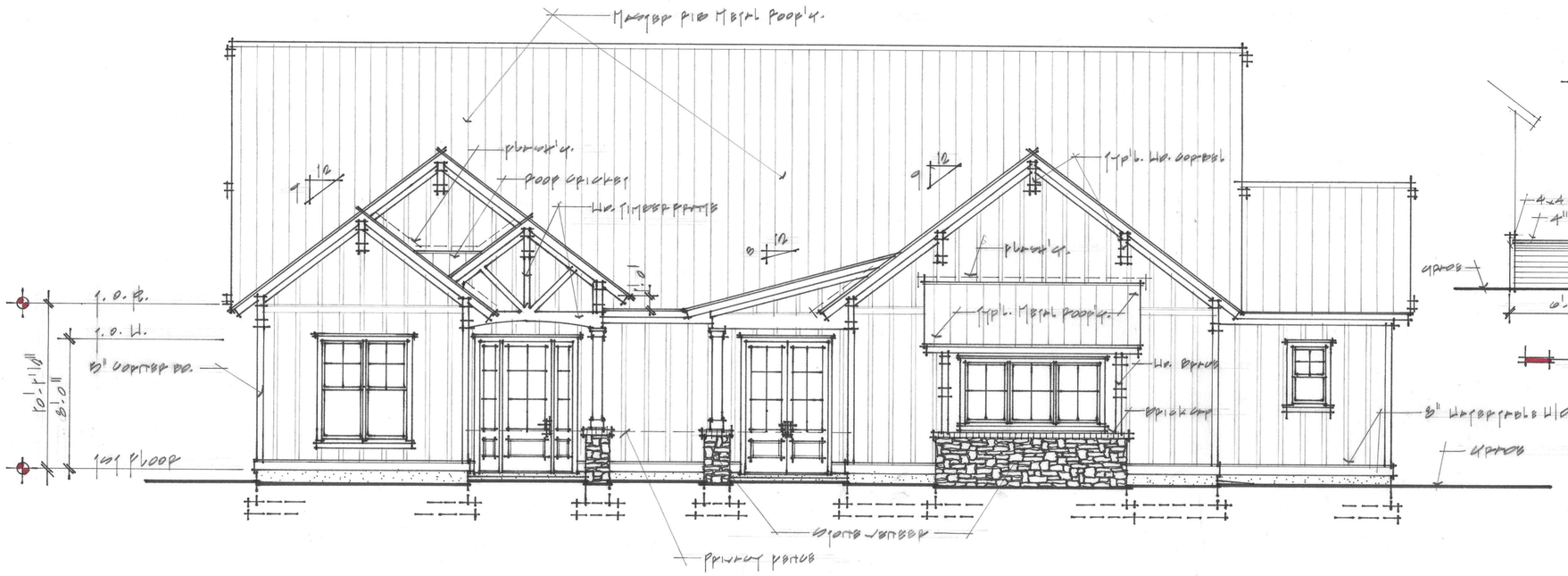
The following conditions apply to approval of the Certificate of Appropriateness for 125 Kelly Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness be granted for 125 Kelly Road based on the following:

EXHIBIT D



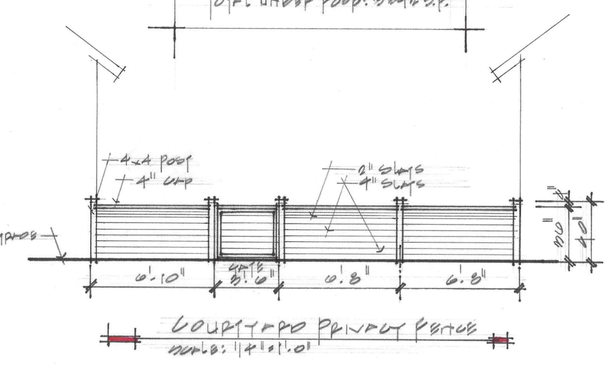
Rear Elevation
Scale: 1/4" = 1'-0"



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

Space Data:

1st Floor Htd:	2910 s.f.
Garages:	910 s.f.
Front Porches:	117 s.f.
Covered:	1200 s.f.
Total Under Roof:	5137 s.f.



Courtyard Privacy Fence
Scale: 1/4" = 1'-0"

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Pinehurst
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Project Title: Proposed Residence for Chuck & Laura Muccioli

Sheet Title: Exterior Elevation

Revisions:

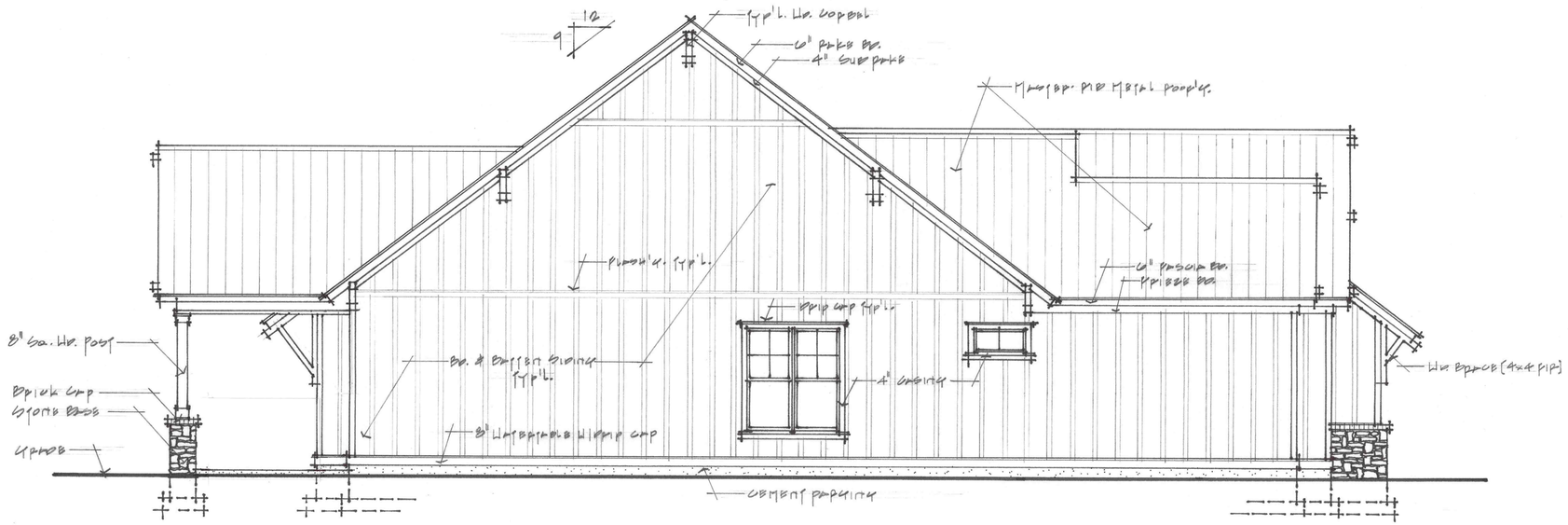
Scale: As noted

Date: Feb. 2021

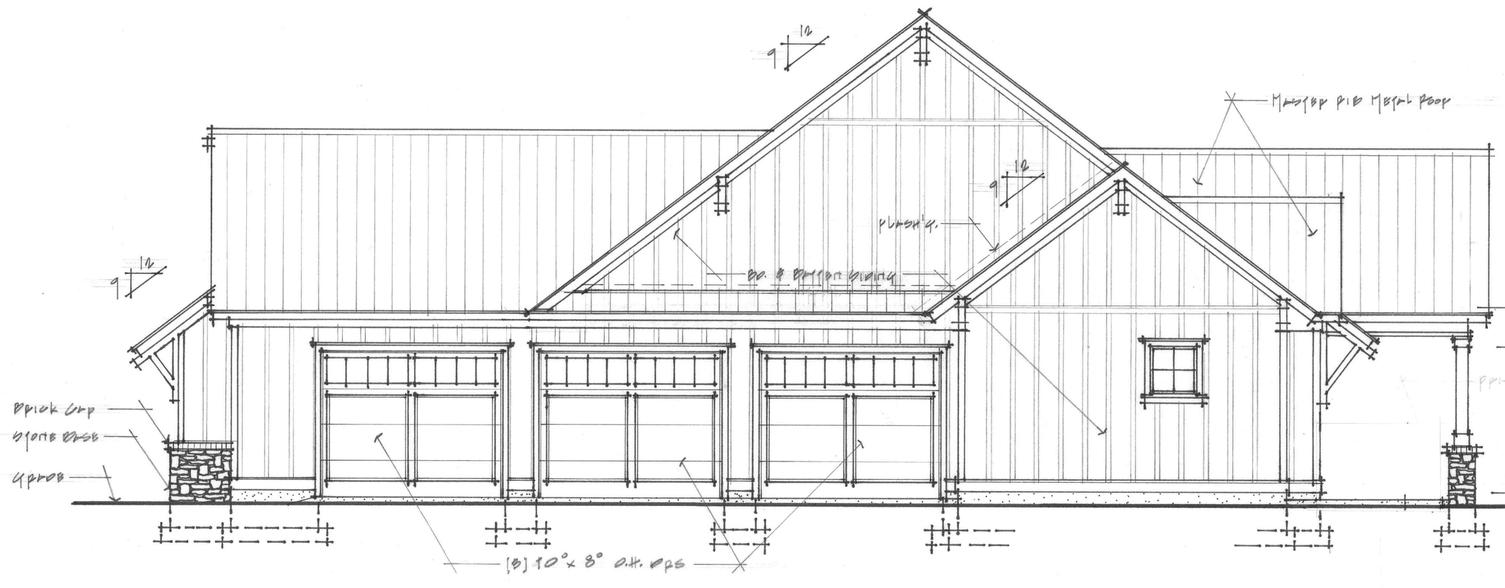
Plan No: Muccioli

Sheet No: A1

EXHIBIT D



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



Right Side Elevation
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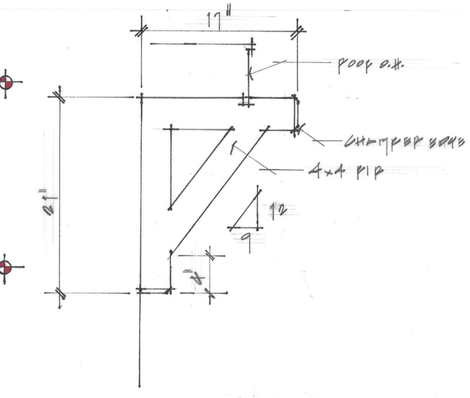

Typ'l. Cornice
Scale: 1 1/2" = 1'-0"
2
A2

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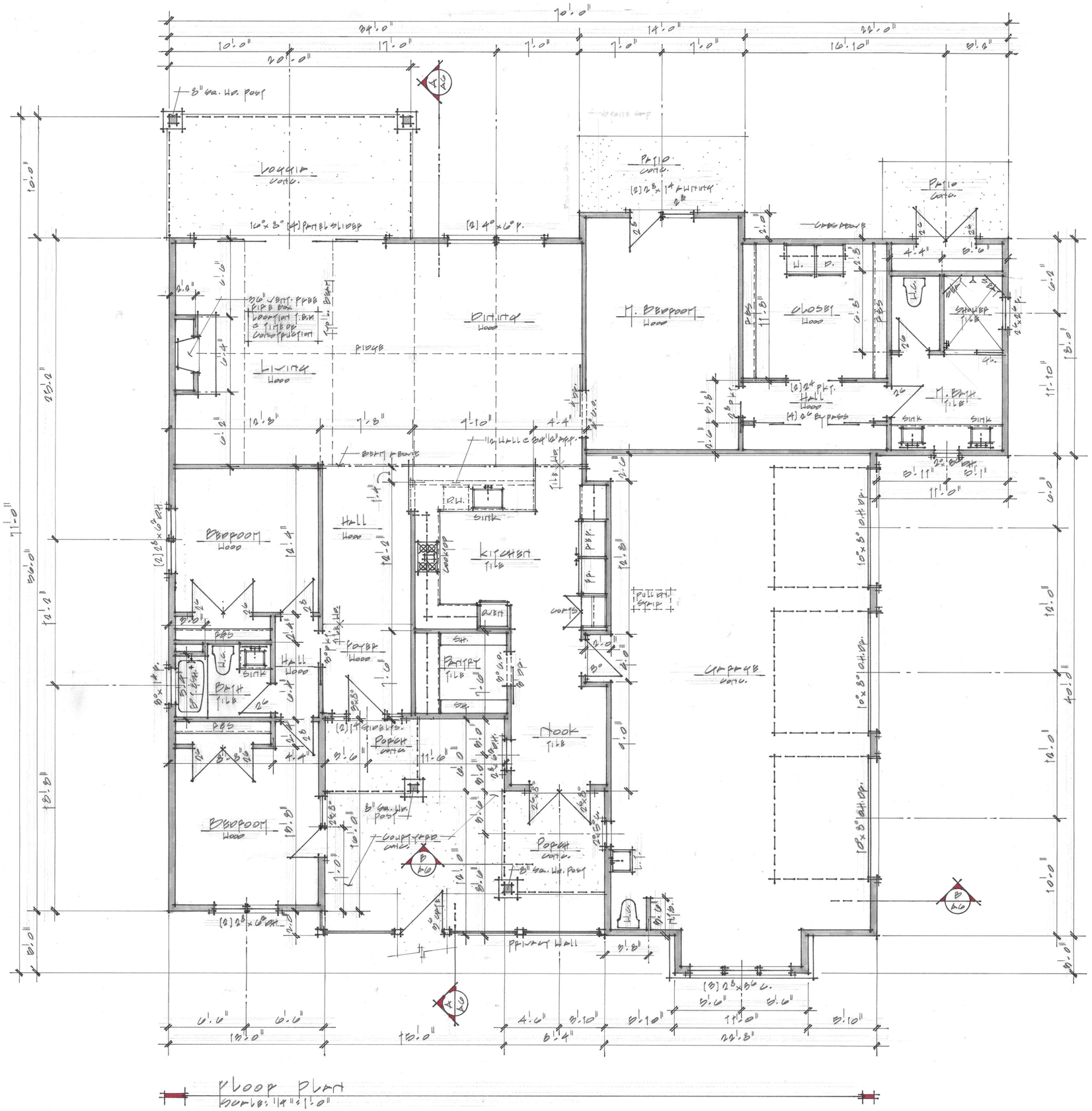
Proposed Residence for:
Project Title: Chuck & Laura Mueller
Sheet Title: Exterior Elevations

Revisions:

Scale: As Noted
Date: Feb. 2021
Plan No: Mueller
Sheet No: A2

EXHIBIT D



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Project Title: Proposed Residence
Chuck & Lauri Muccioli

Sheet Title: Floor Plan

Revisions:

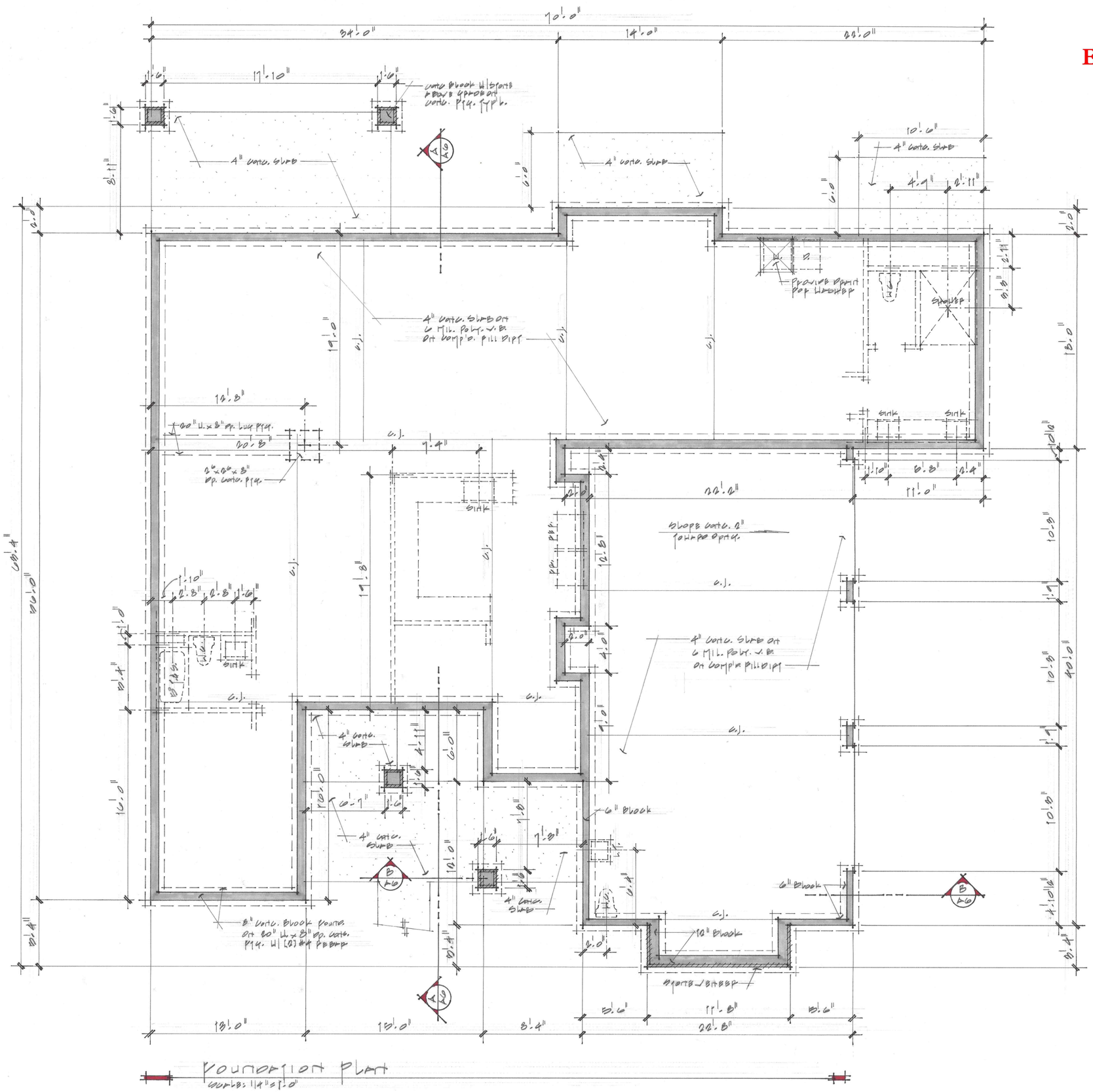
Scale: As noted

Date: Feb. 2021

Plan no: Muccioli.0

Sheet no: A3

EXHIBIT D



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Project Title: Proposed Residence
Church & Lamp: Mucciolo

Sheet Title: Foundation Plan

Revisions:

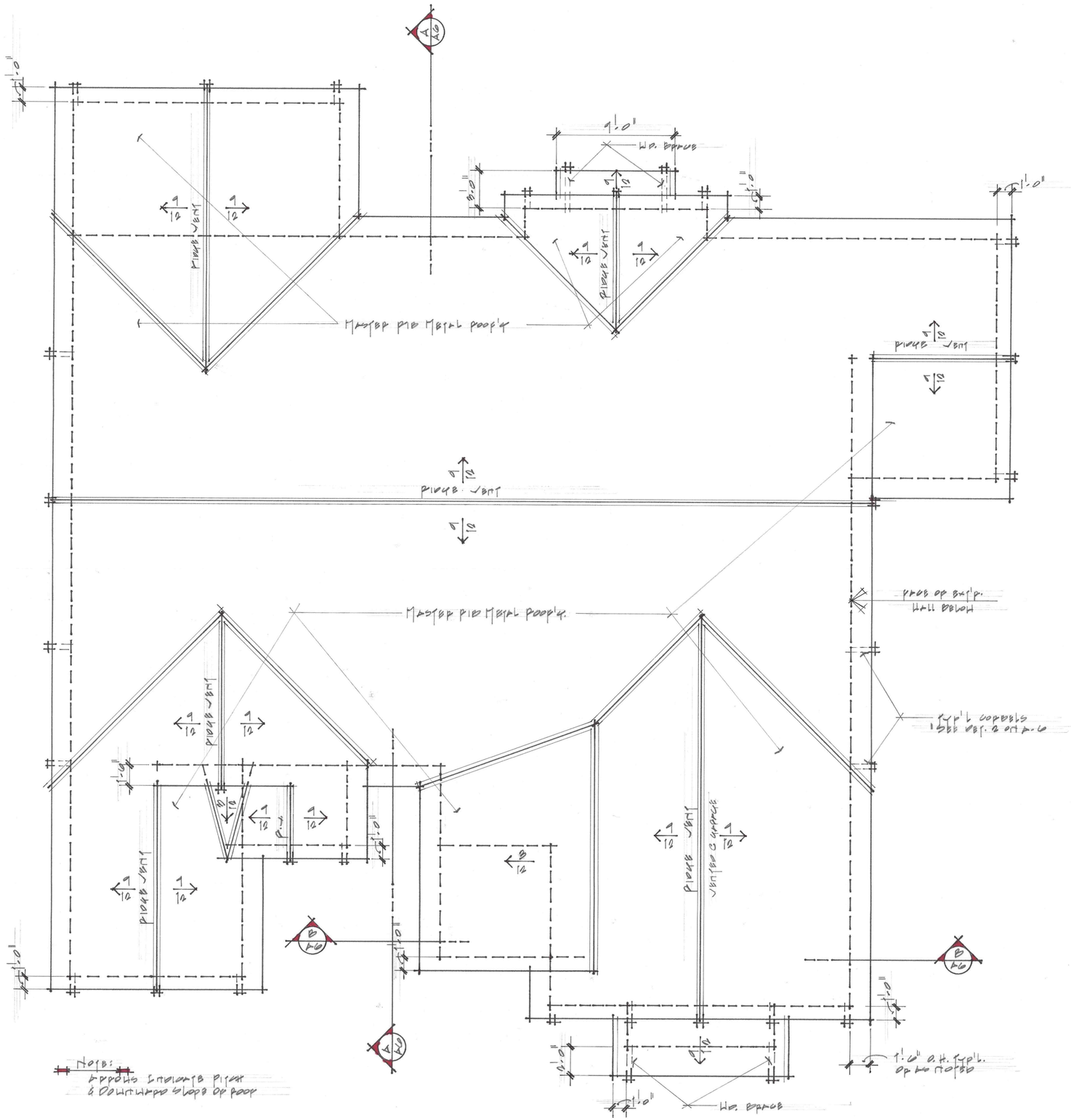
Scale: As noted

Date: Feb. 2021

Plan no: Mucciolo

Sheet no: A4

EXHIBIT E



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Proposed Residence for:
Chuck & Laura Mucciolo

Project Title:

Roof Plan

Sheet Title:

Revisions:

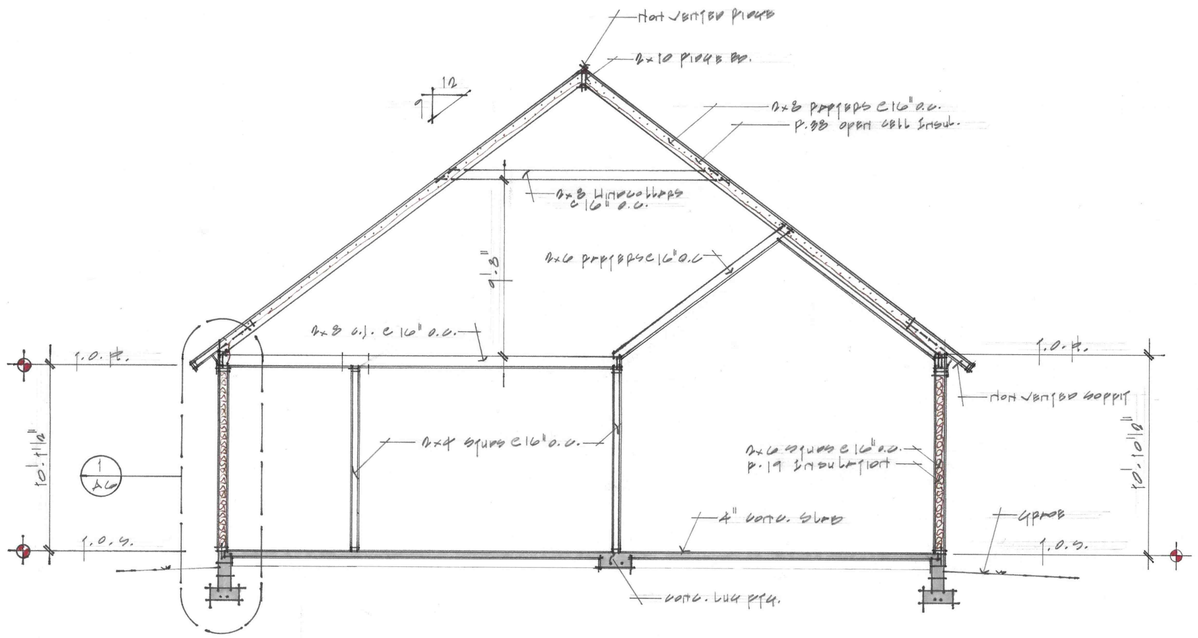
Scale:

Date:
As noted

Plan no:
PRR. 2021

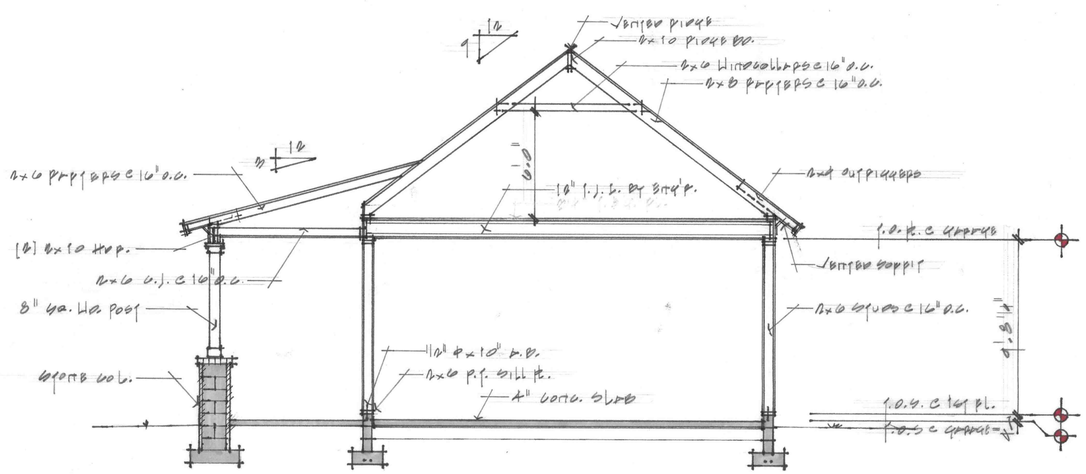
Sheet no:
A5

EXHIBIT F



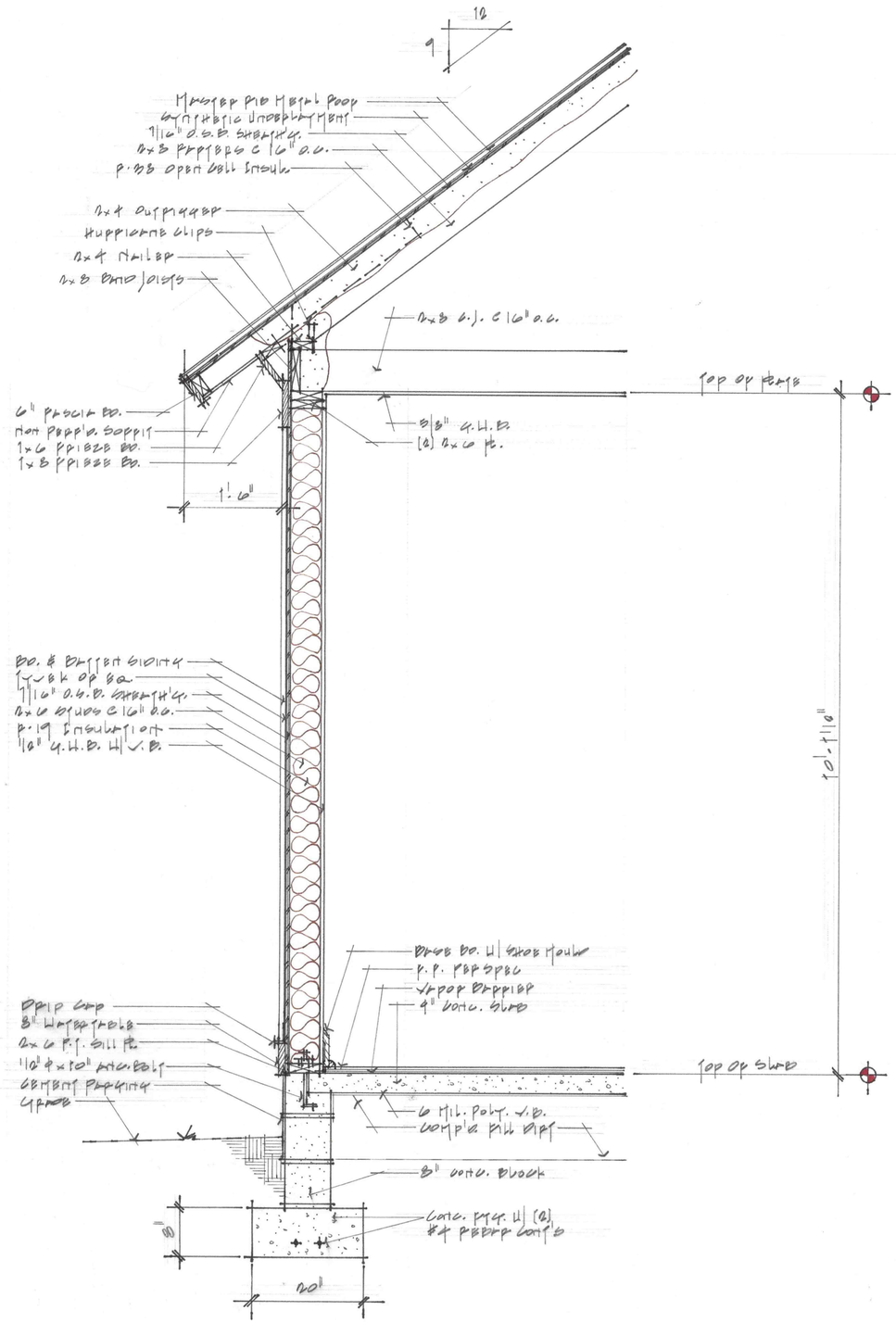
Building Section

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



Building Section

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



Wall Section

Scale: 1"=1'-0"

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Project Title: Proposed Residence for: Chuck & Laura Muccioli

Sheet Title: Building/Wall Sections

Revisions:

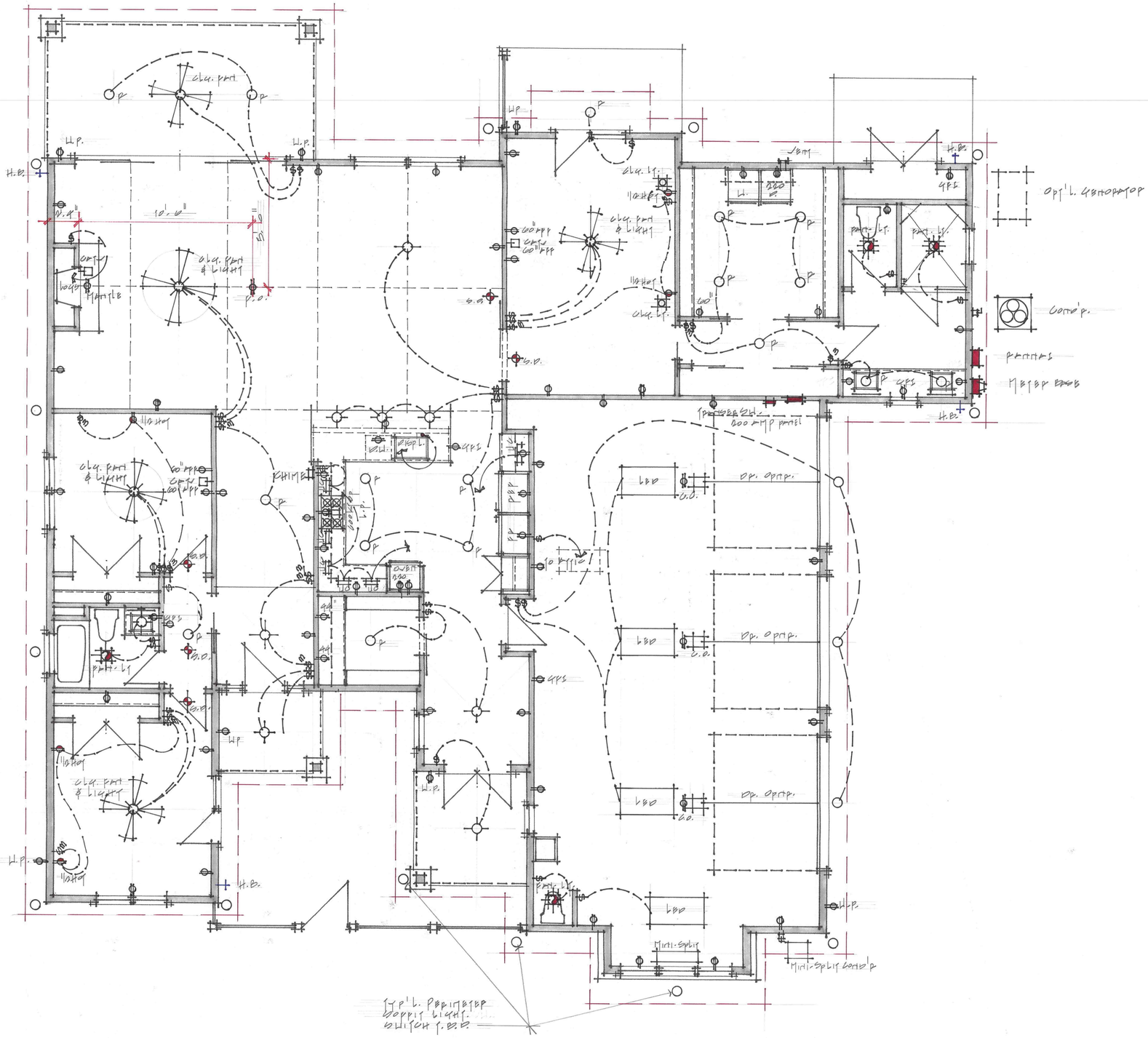
Scale: As Noted

Date: Feb. 2021

Plan No: Muccioli

Sheet No: A6

EXHIBIT G


Elec. Panel
H.B.
Opt'l. Generator
Typ'l. Recessed Double Light Option 1.B.2
Elec. Panel & Light
Elec. Panel & Light
Elec. Panel & Light