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: March 15, 2021
Subject: **Major COA Request for 15 Carolina Vista**

Applicant:	Staggard and Chao
Owners:	James and Elizabeth Fisher
Professional:	Staggard and Chao
Property Location:	15 Carolina Vista
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855200950403

Request and Background:

Staggard and Chao are requesting a Certificate of Appropriateness for an exterior modification to a structure located within the Pinehurst Historic District at 15 Carolina Vista. The proposed exterior modification is the replacement of exisiting screening with doors and windows to fit the existing openings of the screened-in porch. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200950403. The property owners of record are James and Elizabeth Fisher and the applicant is Staggard and Chao.

Previously Issued COAs for 15 Carolina Vista		
Description	**Year**	**Major or Minor**
Replace windows and demolish chimney	2011	Major
Demolish Carolina room and older addition	2011	Major
Addition of a fence, arbor, and pool	2013	Major
Pool house renovation	2015	Minor
Addition of a garage and bath house	2015	Major
Addition of a new fence	2016	Minor
Replacement of windows with like for like replacements.	2019	Minor

According to the National Historic Landmark Survey, the primary structure at 15 Carolina Vista McCaskill Road was constructed in 1915 and is listed as a contributing building. Many 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 National Historic Landmark Survey.

National Historic Landmark Survey Table for 15 Carolina Vista				
#*	Address	Year Built	Contributing	Structure History
1	15 Carolina Vista Dr.	1944	Yes	Little House is a Colonial Revival dwelling built by Mr. and Mrs. James H. Andrews of Akron, Ohio. In 1944 it suffered a fire and was rebuilt. In 1950 it became the home of James Walker Tufts, III. The house is a two-story weatherboarded frame dwelling with a gable roof, a three-bay facade with paired windows, and a classical entrance porch with columns.
2	5 Carolina Vista Dr.	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.
3	Vacant Land	1921	NA	Vacant undeveloped land within the Historic District
4	100 Beulah Hill Rd.	1927	Yes	Broadview was the third house built by New York publisher George T. Dunlap, Sr. in Pinehurst (after Column Lodge, #109, and Green Dial Cottage, #134). The two-story Tudor English Manorial Revival house utilizes tapestry brick, stucco, and half-timbering to achieve the proper stylistic effect. The house has a hipped roof and a two-story polygonal bay next to the entrance.
5	35 Carolina Vista Dr.	1915	Yes	In 1915 George W. Statzell of Drexel Hill, Penna. purchased Lot #433 and built this handsome two-story frame Colonial Revival dwelling. It is stuccoed on the first story and shingled on the second and has a gambrel roof, shed dormers, and paired windows. In 1934, the Pinehurst Outlook announced that the house was to be air conditioned--probably one of the first in Pinehurst.
6	55 Shaw Rd. SE	1917	Yes	John Cary Spring of Boston was the original owner of this expansive log cabin, built of unpeeled juniper logs and rough split shingles. (The roof shingles have been replaced.) Originally a bungalow, the house received several log additions, so that now it is a rambling camp-style estate. The property consists of an entire triangular block and is remarkably private because of sheltering plant materials.
7	Vacant Land	1917	NA	Vacant undeveloped land within the Historic District

Public Hearing Notification

0 40 80 160 240 320 Feet

March 25, 2021
Historic Preservation Commission
Major COA Request 15 Carolina Vista

1895 VILLAGE OF PINEHURST

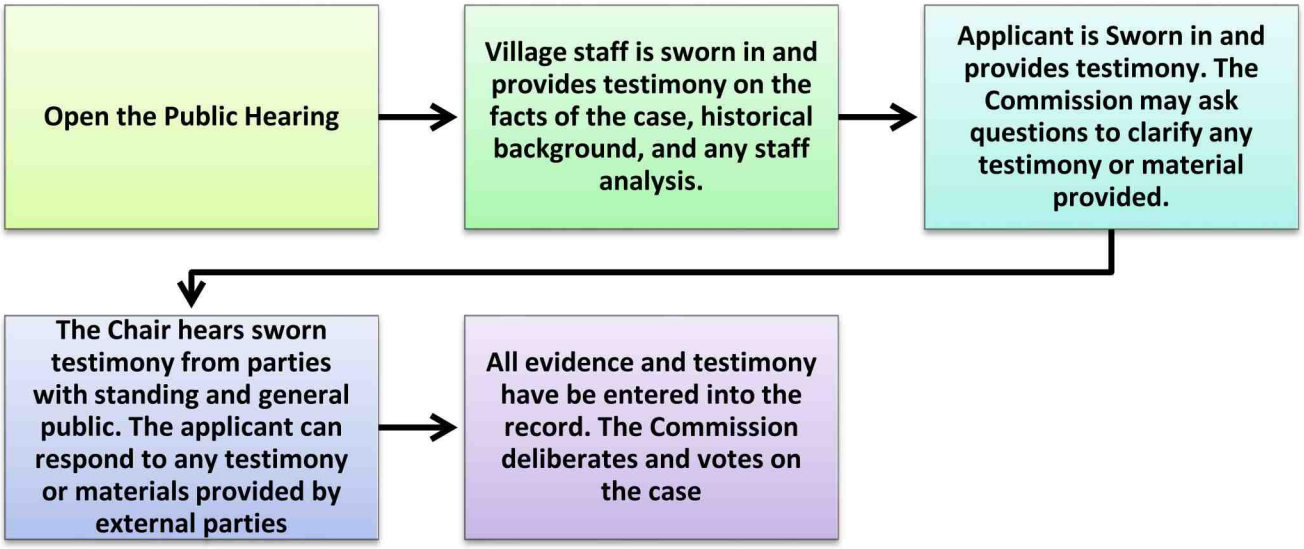
N W E S

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 the addition or removal of windows or doors is considered Major Work. The applicant is proposing to remove existing screening material on the rear of the structure and replace it with windows and doors sized to the existing openings. All Major Work **must** be approved by the Commission.

The applicant has provided a complete application, architectural elevations, photos of the existing structure, site plan, endorsement letter from the owner, and material samples. 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.

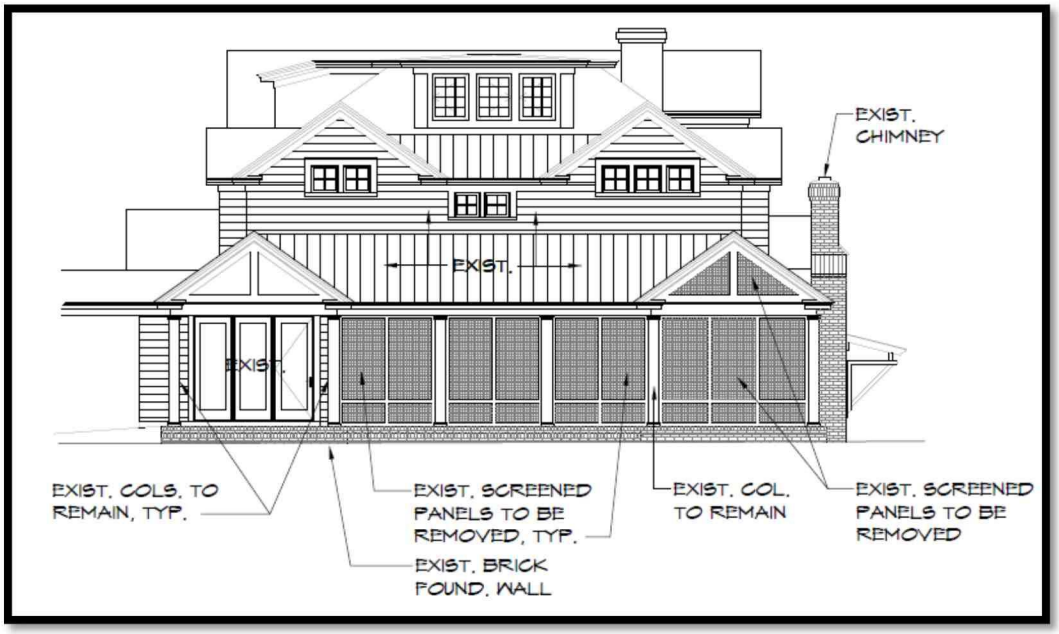
Applicable Guidelines Requirements:

WINDOWS AND DOORS

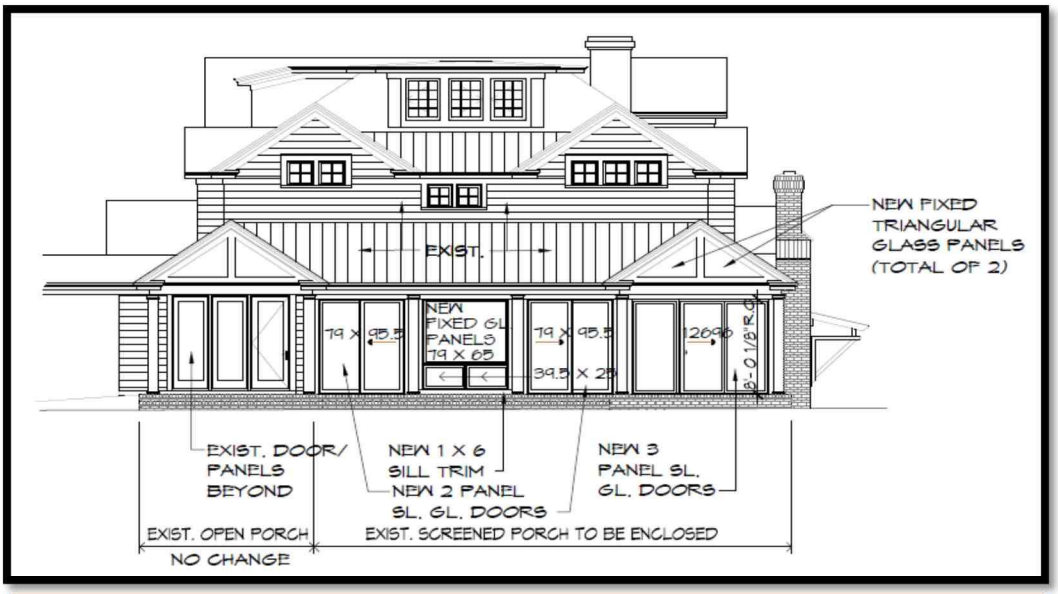
1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.

   As stated above, the applicant is proposing to remove existing screening and add windows and doors sized to fit the existing openings. The replacement of the screening material with glass windows and doors should not compromise the architectural character of the structure. The addition of the windows and doors to the structure, transforms the space into a four seasons or Carolina room. Carolina rooms are common within the Historic District and the location of these changes are occurring on a rear elevation.

Existing Photo



Existing Elevation



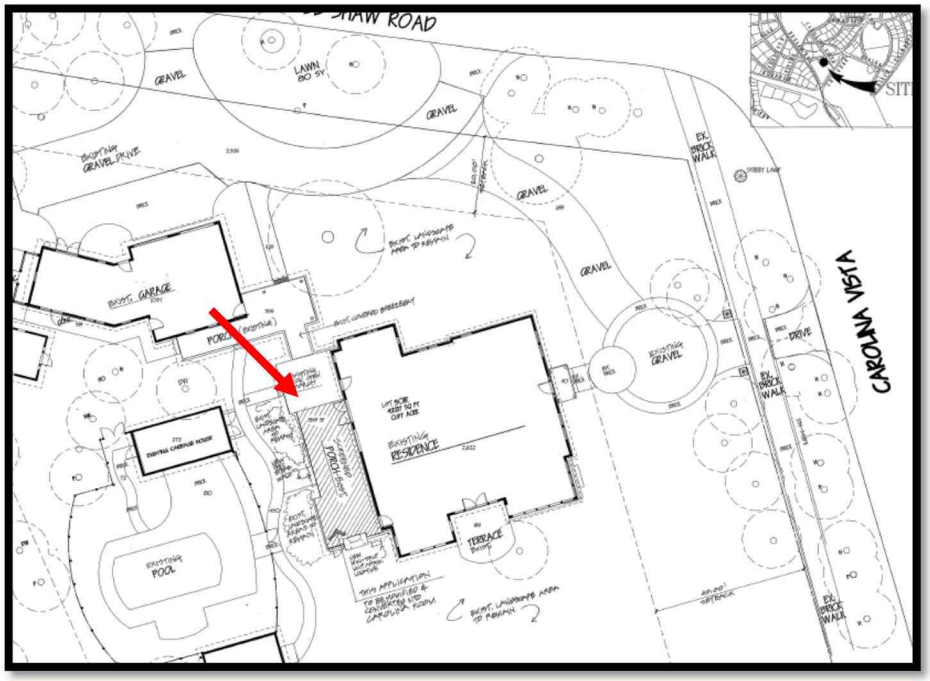
Proposed Elevation

2. Section III.C.1 11. Glass Block windows are not permitted on street-facing elevations.

   Glass block windows have not been proposed.

3. Section III.C.1 12. Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

   The doors are not street facing.



Submitted Site Plan

4. Section III.C.1 13. Sliding doors are not permitted on street-facing elevations.

   From the material it is unclear if any of the new doors, will be sliding doors. Regardless the project area is located in the rear yard.

Applicable Recommendations from the Historic District Guidelines:

1. Section III.C.1-2 - 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.

   The existing screening material is not historic and the contribution to the historic character of the structure is minimal. The screening material is on a non-street facing façade and the removal would not impact the character of the structure. According to the Guidelines the removal of screening is consider basic work, which would not require approval if that were the entire scope of the project.

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.

   As previously stated above, the new windows and doors will match the existing dimensions/openings of the rear porch.

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.

   Based on the submitted application and graphics the trim will be consistent with the rest of the primary structure.

4. Section III.C.1 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.

   Based on the submitted documentation and elevations, the proposed windows would be unique to themselves and not match other windows featured on the home.

5. Section III.C.1 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.

   The new windows and doors would not be visible from the street.

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing to remove existing screening material on the rear of the structure and replace it with windows and doors sized to the existing openings. *This proposed change would convert an existing screened-in porch into a Carolina Room. The project as propose does not appear to impact the character of the structure based on the rear elevation location of the project, however the proposed windows would not be similar to existing windows on the structure.*

If the Commission were to approved the project as requested staff would recommend the following consistency statement:

> That the project as proposed is not in conformity with the guidelines (because of the proposed window style) , 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.

FINAL ORDER – MAJOR COA REQUEST 15 Carolina Vista
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 25, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicants Staggard and Chao are requesting a Certificate of Appropriateness for an exterior modification to a structure located within the Pinehurst Historic District at 15 Carolina Vista. The proposed exterior modification is the replacement of existing screening with doors and windows to fit the existing openings of the screened-in porch.

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. Addition of windows and doors

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

1. 15 Carolina Vista if approved would be a non-contributing structure.
2. 15 Carolina Vista or Little House is a Colonial Revival dwelling built in 1915 and rebuild in 1944 after a fire.
3. The Majority of adjacent properties are contributing structures as well.
4. Previous COAs issued For 15 Carolina Vista are below.

Previously Issued COAs for 15 Carolina Vista		
Description	**Year**	**Major or Minor**
Replace windows and demolish chimney	2011	Major
Demolish Carolina room and older addition	2011	Major
Addition of a fence, arbor, and pool	2013	Major
Pool house renovation	2015	Minor
Addition of a garage and bath house	2015	Major
Addition of a new fence	2016	Minor
Replacement of windows with like for like replacements.	2019	Minor

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, existing elevations, existing photos, building material, and site plan.
2. The existing screening of the existing porch is proposed to be removed.
3. New windows and doors sized to fit the existing openings are proposed.
4. The porch is located on the rear of the structure.

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.1 11. Glass Block windows are not permitted on street-facing elevations.
3. Section III.C.1 12. Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.
4. Section III.C.1 12. Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

Guideline Recommendations:

1. Section III.C.1-2 - 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.1 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.1 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
15 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 15 Carolina Vista:

The following conditions apply to approval of the Certificate of Appropriateness for 15 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 15 Carolina Vista 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: March 13, 2021
Subject: **Major COA Request for 45 McLeod Road**

Applicant:	Russ Cribbs
Owners:	Richard and Karla Keating
Professional:	Cribbs Construction
Property Location:	45 McLeod Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856206287859

Request and Background:

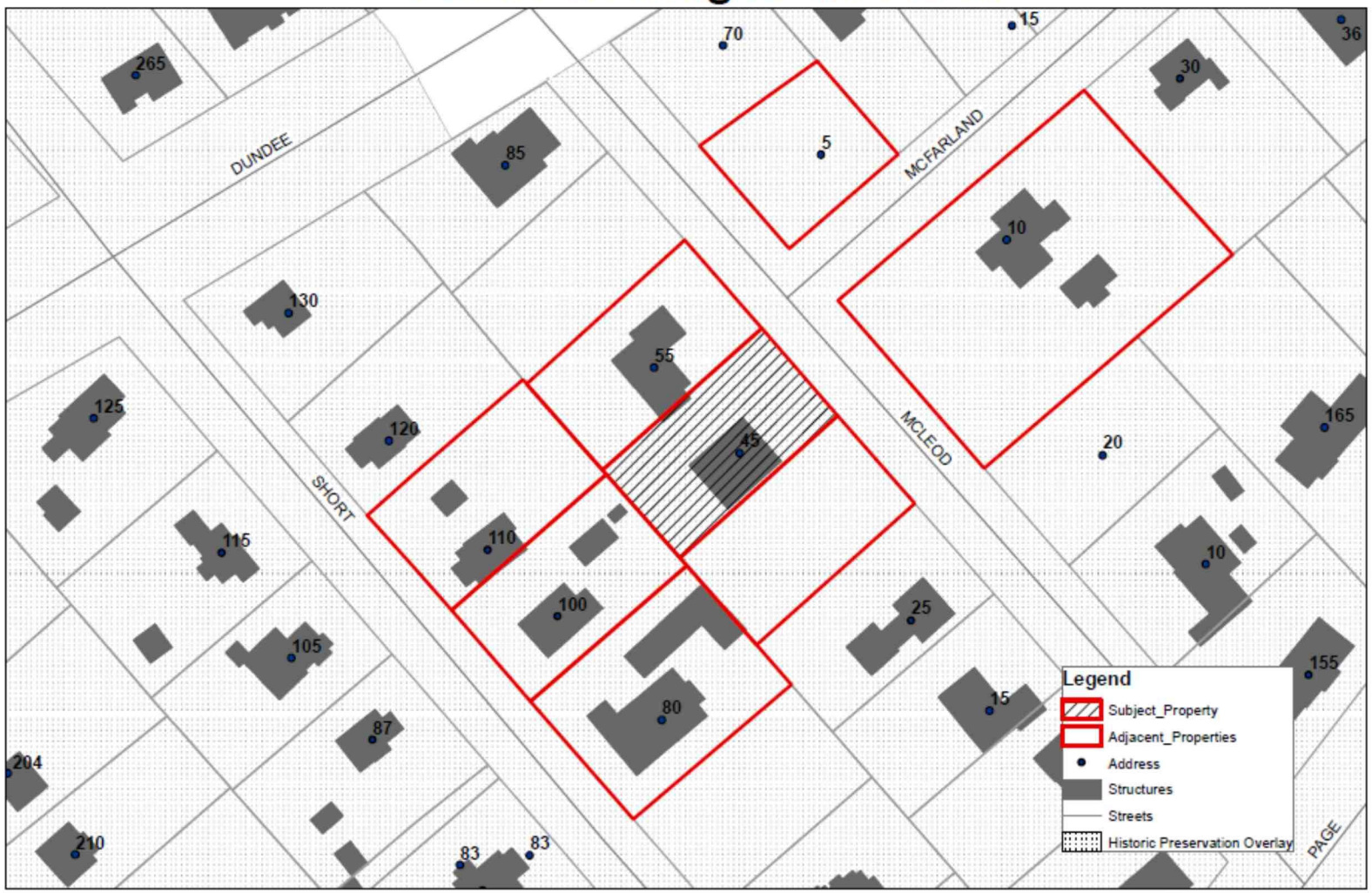
Cribbs Construction is requesting a Certificate of Appropriateness for a 170 square foot kitchen addition, 256 square foot rear porch addition, addition of a chimney, addition of a rear yard patio, and addition of a fire pit at 45 McLeod Road within the Historic District. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856206287859. The property owners of record are 45 McLeod Road and the applicant is Russ Cribbs of Cribbs Construction.

Previously Issued COAs for 45 McLeod Road		
Description	**Year**	**Major or Minor**
New Single Family Home	2013	Major
Adding decorative brick wall and columns in rear yard	2013	Minor
Addition of a shadow box fence	2014	Minor
Addition	2017	Major

The primary structure at 45 McLeod 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 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 45 McLeod Road				
#	**Address**	**Year Built**	**Contributing**	**Structure History**
1	45 McLeod Rd	2013	No	Not listed within the 1996 Landmark Survey
2	55 McLeod Rd	1979	No	Not listed within the 1996 Landmark Survey
3	5 McFarland Rd	2017	No	Not listed within the 1996 Landmark Survey
4	10 McFarland Rd	1939	No	Not listed within the 1996 Landmark Survey
5	Vacant Property	N/A	No	Vacant undeveloped land within the Historic District
6	80 Short Rd	1925	No	Vacant undeveloped land within the Historic District
7	100 Short Rd	1926	No	Not listed within the 1996 Landmark Survey
8	110 Short Rd	1927	No	Not listed within the 1996 Landmark Survey

Public Hearing Notification



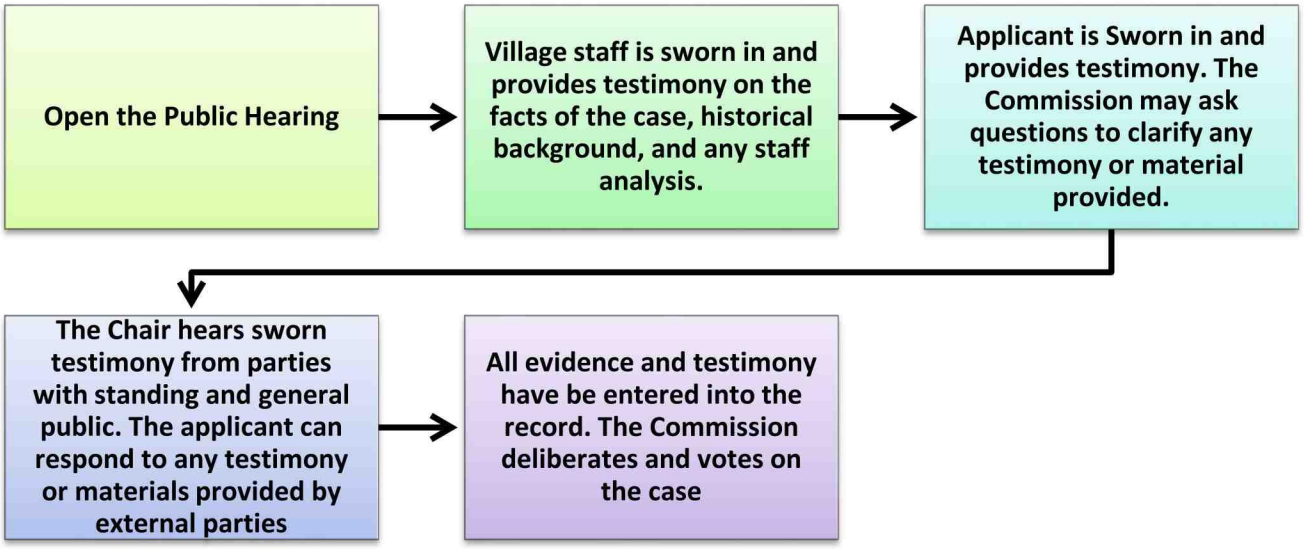
March 25, 2021
Historic Preservation Commission
Major COA Request 45 McCleod Rd

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 Historic District Guidelines new construction or additions are considered Major Work Items. The applicant is proposing a 170 square foot kitchen addition, 256 square foot covered porch addition, addition of a rear yard patio, addition of a fire pit, and addition of a chimney. As a result of the proposed work, an existing screened in porch and pergola will be removed. The application indicates that all of the proposed building materials will match the existing structure in kind, except for the chimney which will be a combination of stone and hardie board. All Major Work must be approved by the Village of Pinehurst Historic Preservation Commission

The applicant has provided a complete application, architectural elevations, photos of the existing structure, site plan, an endorsement letter from the owner, and material samples. 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:

ROOFS

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

   The submitted elevations of the proposed addition appear to indicate that roof forms of both the new porch and kitchen addition will be compatible with the existing roof forms.

Proposed Rear Addition Elevation

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.

   Based on the submitted elevations one new door and one set of windows are to be added to the structure. The proposed door and windows appear to be compatible with the existing and proposed architecture. The windows match the existing grill pattern and the door also appears to line up with the headers or adjacent windows.

Proposed Rear Addition Elevation

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.

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.

   Based on the submitted elevations the proposed chimney appears to be compatible with the structure. The elevations indicate that the chimney will be composed of hardie shake, however based on discussions with applicant and homeowner the chimney will feature a complete masonry exterior.

Proposed Rear Addition Elevation

2. Section III.F.8 - Wooden, boxed chimneys are not appropriate on new construction and additions.

   The chimney depicted in the elevation is boxed, however the applicant has indicated that it will be stone. The chimney if approved would not be visible from the street based on the proposed rear location.

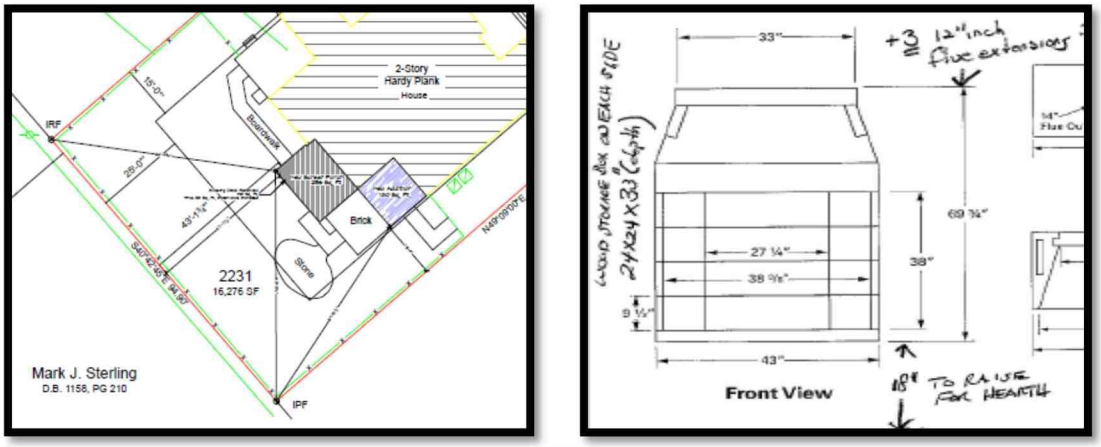
3. Section III.F.10 - Paint, cement coating, stucco, artificial stone, brick veneer, or other coatings should not be applied to chimneys that are not currently or were not historically covered.

   No coatings or paint have been proposed for the chimney.

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 patio, which will feature a fire pit structure. The location of the patio and fire pit in the rear yard, as well as being detached from the principal structure, will result in no harm coming to the character of the structure. Patio and fire pits are common accessory site features within the Historic District.



Proposed Patio and Fire Pit

PORCH

The Guidelines only address street facing porches. The proposed porch is located on the rear, it should not be visible from the street, and would appear to be architectural similar to the existing home.

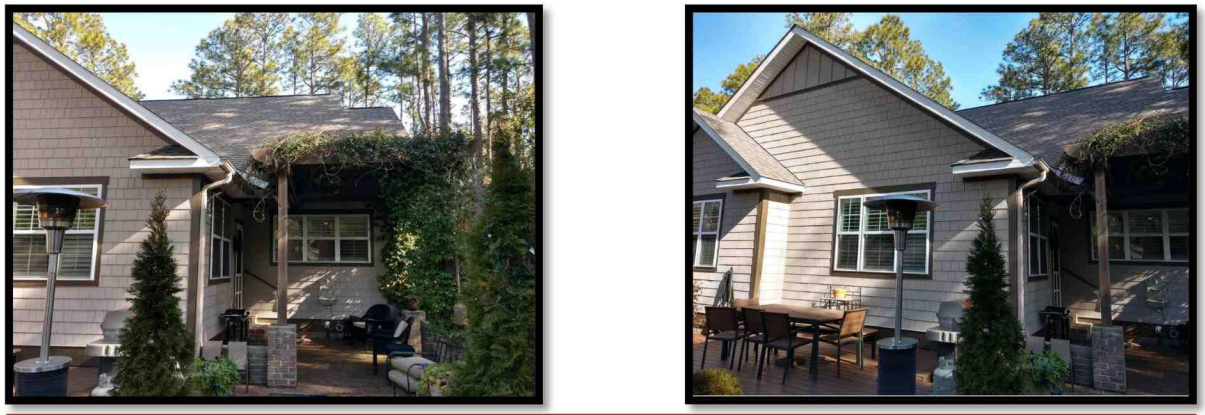
ADDITIONS AND ACCESSORY BUILDINGS

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.

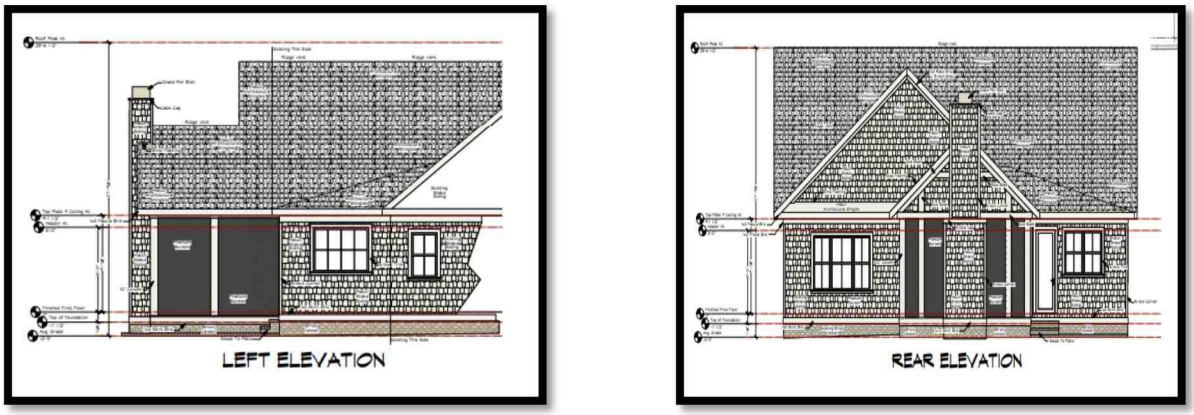
   The applicant is proposing a 170 square foot addition to the rear of the existing primary structure. Based on the submitted site plan the addition should not be visible from the street.

   Based on the provided elevations and additional documentation the proposed addition would appear to match the existing structure's style of architecture, building material, and appear to be similar to other structures within the Historic District.

   The application and elevations indicate that the proposed addition will match the siding, building material, and window styles featured on the existing structure. The siding will be hardie shake to match. The roofing material will be architectural asphalt shingles to match. The windows on the addition appear to match existing double hung (2 over 2) windows featured on the home.



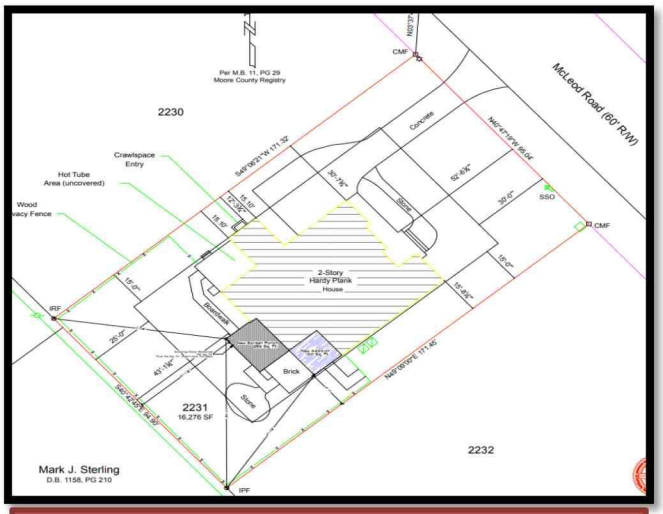
Existing Rear Elevation



Proposed Left and Rear Elevations

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 would be located in rear yard and should not be visible from the street based on the material submitted.



Submitted Site Plan

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

   The proposed addition does not appear to damage or obscure any character defining features.

PAINT

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

   The applicant is proposing to match the existing color scheme of the home.

Submitted Paint Colors

Applicable Guidelines Recommendation:

WINDOWS AND DOORS

1. 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.

   Based on the submitted photos and elevations the windows and doors appear to be compatible with the existing windows and doors.

CHIMNEY

1. Section III.F.7 - Exterior chimneys should have a masonry finish and should extend from grade level for additions.

   The proposed chimney appears to extend from grade level and will mostly be constructed from masonry material.

2. Section III.F.11 - Chimney caps should be compatible with architectural style of the structure or building.

   The proposed chimney cap is dark metal cap. The proposed chimney cap appears to be compatible with the architectural style of the structure.

ADDITIONS AND ACCESSORY BUILDINGS

1. 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.

   Based on the provided elevations and photos of the existing primary structure it would appear that the proposed windows and doors would be similar to existing windows.

2. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

   Based on the submitted elevations it appears the foundation of the addition will align with the primary structure. (See Exhibit D)

Staff Comments:

The applicant has submitted a complete application package. Based on the submitted documentation the proposed addition is compliant with the recommendations of the Guidelines. All proposed improvements are located on the rear elevation or in the rear yard. The applicant has indicated that all new material will match the existing material, aside from the proposed stone work that will be used for the proposed chimney. The commission should confirm with the applicant, on the record, that the proposed chimney will have a stone exterior. The project as requested would appear to be similar to other structures within the Historic District.

If the Commission were to approve this request for Major COA staff would recommend the 1st 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

COA 2021-00031

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	15 CAROLINA VISTA
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	000294 T3

Owner Information			
Name	JAMES & ELIZABETH FISHER	Home Phone #	704-965-7467
Street Address	15 CAROLINA VISTA	Mobile Phone #	303-888-5243
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	
Email	efisher346@gmail.com or jafisher@ballassociates.org		

Applicant			
Name	STAGAARD & CHAO	Other Phone #	
Email	admin@stagaard chao.com	Street Address	PO Box 4840
Mobile Phone # Teresita Chao	910-639-9296	City, State, Zip Code	Pinehurst, NC 28374

MAR 3 2021

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 #	6344
Name	TERESITA CHAO
Street Address	PO BOX 4840
City, State, Zip	PINEHURST, NC 28374
Phone #	910-639-9296
Email	admin@staggardchao.com

General Information

Description of Changes to the Structure	Remove existing screen panels and doors. Provide new sliding glass doors and glass panels to fit existing openings. Provide new ceiling insulation, new HVAC system, and replace existing porch ceiling finish.

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	$86,000

EXHIBIT A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Exterior Materials and Colors – SCREENED PORCH

	Existing Material	Proposed Material	Proposed Color
Front Elevation	NA	NA	–
Rear Elevation	Screens / Wd. Siding	Wd Siding - No change	
Right Elevation	Screens/Wd Siding	Wd Siding - No Change	
Left Elevation	Screens / Wd. Siding	Wd Siding - No	Change
Trim	Wood	Wood	White Match Exist.
Windows & Doors	Pella Wood	Pella Alum. Wood	White Match Exist.
Chimney	Brick	No change	–
Foundation	Brick	No Change	–
Front Door	NA	NA	–
Shutters	None	–	–
Garage Door	NA	NA	–
Roof	Arch. Shingles / Metal	No Change	–
Roof Exhaust Vents	–	–	–
Front Porch	NA	NA	–
Deck	None	–	–
Patio	NA	NA	
Sidewalk	NA	NA	–
Sky Lights	None	–	–
Driveway	Gravel	No Change	–
House Number	NA	NA	–
Other:_____			

Required Documents

- ☑ Site Plan/Survey or Sketch
- ☑ Floor Plans
- ☑ Elevation Drawings
- ☐ Landscaping Plan – No change

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: March 3, 2021

EXHIBIT B

JAMES A. FISHER
15 CAROLINA VISTA DRIVE
PINEHURST, NORTH CAROLINA
28374

JAFISHER@BALLASSOCIATES.ORG
MOBILE: 303-888-5243

February 25, 2021

Historic Preservation Committee

Village of Pinehurst

Pinehurst, NC 28374

Dear Committee Members:

We are requesting that Stagaard & Chao Architects represent us in seeking permission to convert our existing west-facing (back of home) screened porch to an enclosed "Carolina Room."

Thank you in advance,

James A. Fisher Elizabeth Fisher

James and Elizabeth Fisher

15 Carolina Vista Drive

Pinehurst, NC 28374

EXHIBIT C

SE SHAW ROAD

CAROLINA VISTA

PINE NEEDLES

GRAVEL

LAWN 80 SY

BRICK

EXISTING GRAVEL DRIVE

2,525

20.00' SETBACK

EXIST. LANDSCAPE AREA TO REMAIN

EXIST. GARAGE 1057

CONC.

EXISTING GARAGE 264

PORCH (EXISTING)

EXIST. COVERED BREEZEWAY

EXISTING CONC. OPEN PORCH

LOT 3OIR
42217 SQ FT
0.97 ACRE

EXISTING RESIDENCE 2,622

SCREENED PORCH (EXIST.)

EXIST. LANDSCAPE AREA TO REMAIN

272 EXISTING CARRIAGE HOUSE

EXISTING POOL

EXISTING LOG CABIN 764

NEW MINI-SPLIT UNIT APPROX. LOCATION

THIS APPLICATION TO BE MODIFIED & CONVERTED INTO CAROLINA ROOM

EXIST. LANDSCAPE AREA TO REMAIN

TERRACE EXIST'G

EX. BRICK WALK

STREET LAMP

EXISTING GRAVEL

DRIVE

EX. BRICK WALK

40.00' SETBACK

EX. BRICK WALK

30.00' SETBACK

N48°09'20"W 180.00'

S54°40'00"W 207.29'

N48°09'20"W

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT SQ. FT.	42217 SQ FT
DRIVE, PORCHES WALK:	6,853 SF Impervious
BUILDING: UNDER ROOF	5,009 SF Impervious
BUILDING PERCENTAGE:	11.9 PERCENT
TOTAL:	11,862 SF 28.1 PERCENT Impervious
PERCENT OF IMPERVIOUS SURFACES:	PERCENT OF IMPERVIOUS COVERAGE= 28.1 PERCENT
PERCENTAGE OF IMPERVIOUS ALLOWED PER ZONING:	35 PERCENT
ZONED:	R-20

RAMSEY LANDSCAPE ASSOCIATES, INC

205 McCaskill Road, suite 4
P.O. BOX 5828
PINEHURST, NORTH CAROLINA 28374
TEL. 910-295-3004
rla2@ncrr.com

FISHER RESIDENCE

LOT 30IR OLD TOWN SECTION

PINEHURST, NORTH CAROLINA

NO.	REVISION	DATE
1	CONCEPTUAL	6/15/
2	CONCEPTUAL	6/24/
3	CONCEPTUAL II	10/1/
4	PLANTING	10/24/
5	REVISED	10.8
6	REVISED	2-10-
7		
8		
9		
10		

RAMSEY LANDSCAPE ASSOCIATES, INC. RETAINS THE RIGHT OF AUTHORSHIP FOR IDEAS EXPRESSED AS THESE WORK, AND AS SUCH, ALL DRAWINGS AND SPECIFICATIONS REMAIN PROPERTY OF RAMSEY LANDSCAPE ASSOCIATES, INC. UNLESS AGREEMENT IS MADE BETWEEN DESIGNER AND OWNE

DESIGNER: MAR

EDITOR/DATE: MAR 2.10.202

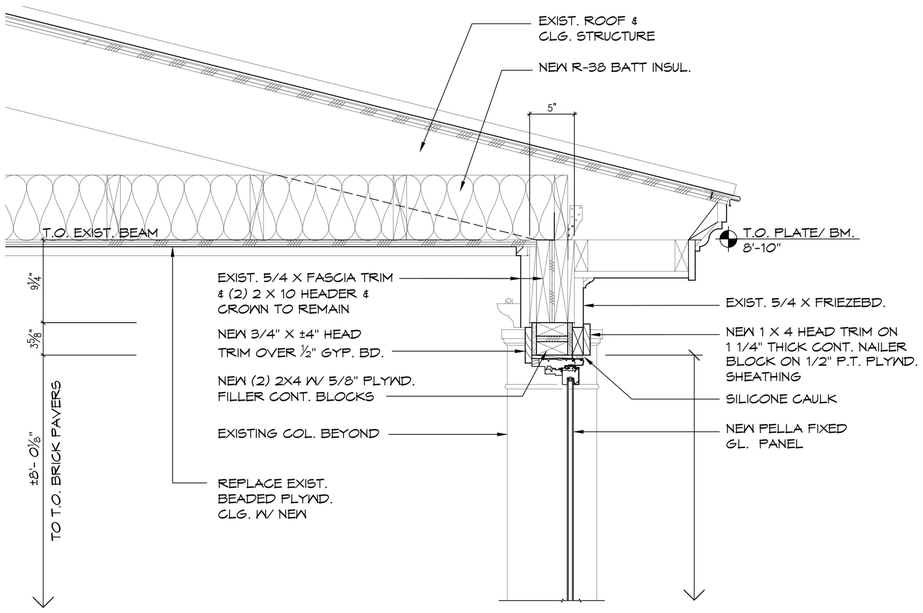
DATE: 2.10.2021

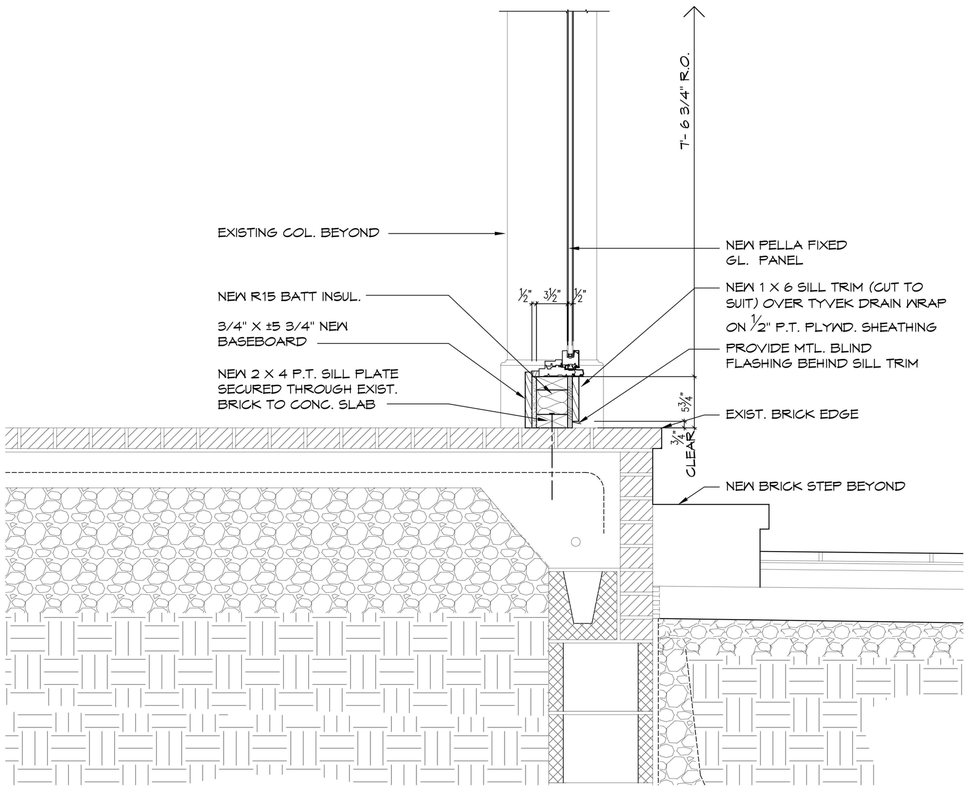
SCALE: 1"=10'

PLAN NUMBER: L/1

SITE PLAN AND IMPERVIOU SURFACE CALCULATIONS

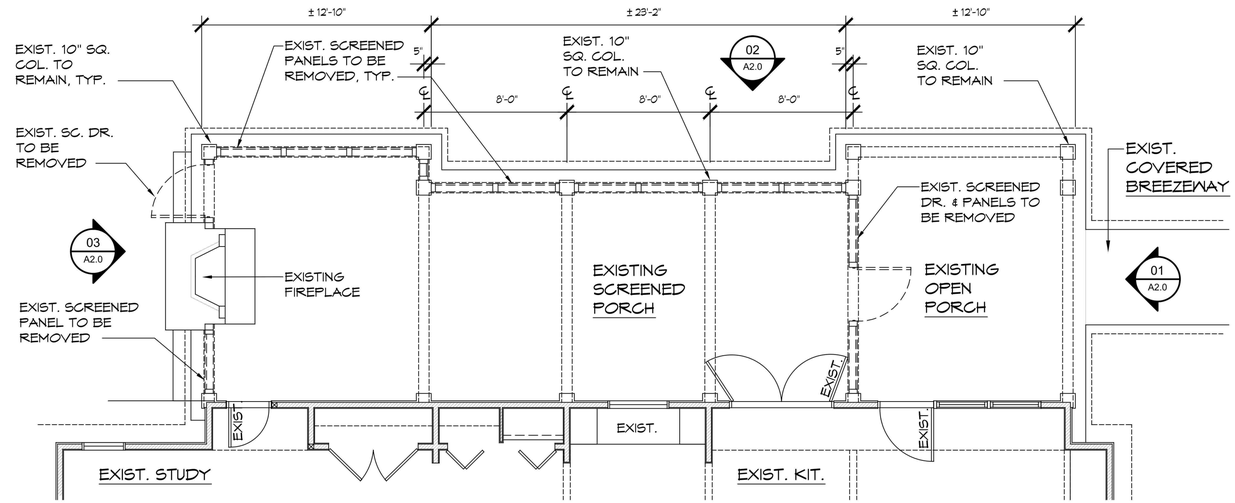
EXHIBIT D





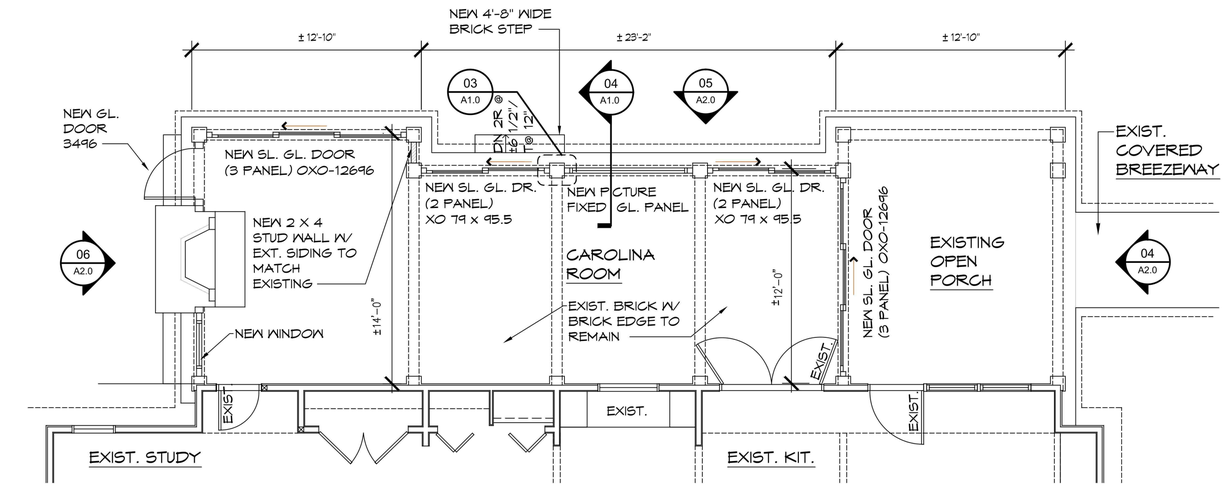
04 WALL SECTION DETAIL

SCALE: 1 1/2" = 1'-0"



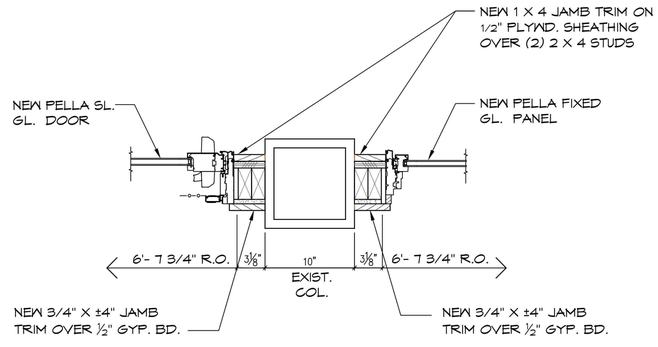
01 EXISTING FLOOR PLAN & DEMOLITION PLAN

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



02 PROPOSED FLOOR PLAN

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



03 NEW SL. GL. DOOR & WINDOW @ EXIST. COL.

SCALE: 1 1/2" = 1'-0"

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Stagaard & Chao Architects P.L.L.C.
PO BOX 4840
PINEHURST NC 28374
admin@stagaardchao.com

DATE

ALAN STAGAARD AIA
CERT. NO. 6411

DATE

TERESITA CHAO AIA
CERT. NO. 6344

REVISIONS	DATE
HPC SUBMISSION	03-02-2021

MODIFICATIONS TO EXISTING SCREENED PORCH
FISHER RESIDENCE
15 CAROLINA VISTA
LOT NO. 301R, OLD TOWN SECTION
PINEHURST, NC

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EXIST. FLOOR & DEMO PLAN, PROPOSED FLOOR PLAN & WALL SECTION DETAILS

DATE	2 MARCH 2021
SCALE	AS NOTED
BY	TRZ
JOB	2021-01

A1.0

EXHIBIT E

GENERAL NOTES

1. ALL WORK ON THIS APPLICATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES, LATEST AMENDMENTS.

2. THE CONTRACTOR SHALL REFER TO DIMENSIONS AND SHALL NOT SCALE THESE DRAWINGS. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOWN TO THE ROUGH FACE OF THE EXTERIOR MAIN HOUSE STUD WALL & TO THE FINISH FACE OF THE EXISTING PORCH COLUMNS, UNLESS NOTED OTHERWISE.

3. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK. ANY DISCREPANCIES, ERRORS, AND OMISSIONS SHAL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

4. INDEMNIFICATION: THE CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW, SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM ALL CLAIMS FOR LOSS OR DAMAGE TO PROPERTY OR PERSONAL INJURIES TO, OR DEATH OF ANY AND ALL PERSONS, INCLUDING WITHOUT LIMITATION, EMPLOYEES, AGENTS AND SERVANTS OF CONTRACTOR OR SUBCONTRACTOR ARISING OUT OF WORK DONE BY THE CONTRACTOR, HIS EMPLOYEES, AGENTS, SERVANTS OR SUBCONTRACTORS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR AND INSTALLING ALL MATERIALS REQUIRED FOR PROPER COMPLETION OF THE WORK COVERED UNDER THE CONTRACT DRAWINGS AND AS DETERMINED BY THE ARCHITECT.

6. ALL MATERIALS, PRODUCTS, AND EQUIPMENT INSTALLED SHALL BE NEW AND OF GOOD QUALITY CONFORMING WITH THE APPLICABLE INDUSTRY STANDARDS AS SPECIFIED HEREIN. ALL LABOR SHALL BE PERFORMED BY QUALIFIED TECHNICIANS IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE BEST PRACTICE.

7. APPROVALS, PERMITS AND FEES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL BUILDING AND OTHER PERMITS AND FEES, LICENSES, AND INSPECTIONS NECESSARY.

8. CHANGE ORDERS & EXTRAS: ANY CHANGE ORDERS SHALL BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK. NO EXTRAS WILL BE ALLOWED WITHOUT PERMISSION OF AND/OR APPROVAL BY THE OWNER.

9. INSURANCE AND LIENS: THE CONTRACTOR SHALL PROVIDE-

   A. CERTIFICATES: CERTIFICATES OF INSURANCE MADE OUT IN THE NAME OF THE OWNER SHALL BE SUBMITTED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK

   B. WORKMAN'S COMPENSATION: EACH CONTRACTOR SHLL MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER WORKMAN'S COMPENSATION ACTS.

   C. PUBLIC LIABILITY: EACH CONTRACTOR SHALL CARRY PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF $300,000 TO $500,000.

   D. PROPERTY INSURANCE: THE OWNER SHALL PURCHASE AND MAINTAIN PROPERTY INSURANCE TO THE FULL INSURABLE VALUE OF THE ENTIRE WORK.

10. TEMPORARY FACILITIES: THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL TEMPORARY SIGNS, LADDERS, AND TOILETS AS REQUIRED.

11. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREAS FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY CONSTRUCTION. AT COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE FROM THE PROJECT ALL WASTE MATERIALS, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS

12. PROJECT CLOSEOUT:

   A. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL APPROVAL. THE CONTRACTOR SHALL MAKE NECESSARY CORRECTIONS REQUIRED BY GUARANTEE AT HIS EXPENSE, INCLUDING REPAIRS TO BUILDING FINISH AND CONSTRUCTION.

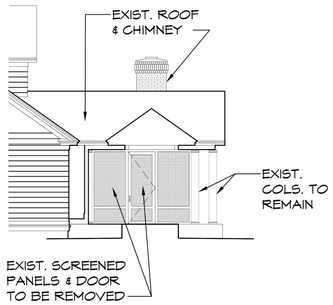
   B. AT THE END OF THE PROJECT, THE CONTRACTOR SHALL TURN OVER TO THE OWNER ALL THE MANUFACTURER'S MANUALS AND WARRANTIES, INCLUDING THE CERTIFICATE OF TERMITE TREATMENT.

13. PROVIDE ADEQUATE AND PROPER SHORING DURING DEMOLITION OF ANY LOAD BEARING WALL AND/OR CUTTING OF ANY EXISTING WALL OR ROOF FRAMING. CONTRACTOR SHALL TAKE UTMOST PRECAUTION NOT TO DAMAGE EXISTING STRUCTURES, AREAS AND SURFACES. ANY DAMAGE DONE TO SUCH AREAS AND SURFACES SHALL BE REPAIRED AS REQUIRED AT THE CONTRACTOR'S EXPENSE.

14. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE STATE CODE, LATEST EDITIONS. THE ELECTRICAL CONTRACTOR SHALL DO ALL REQUIRED TESTS REQUIRED BY NFPA TO CHECK THE CIRCULATION RESISTANCE OR THE PRESENCE OF GROUNDS AND SHORTS IN ACCORDANCE WITH THE LATEST NEC RULES. REPAIR OR REPLACE ANY DEFECTIVE WIRING, SHORTS, OR GROUNDS.

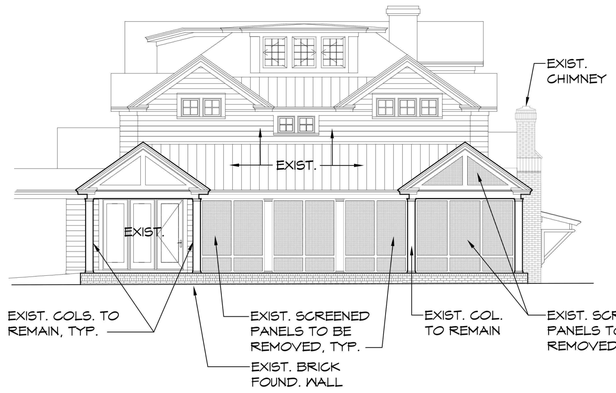
15. THE NEW DUCTLESS ELECTRIC HEATING AND AIR-CONDITIONING SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND SHALL BE DESIGNED IN ACCORDANCE WITH PRACTICES RECOMMENDED BY THE ASHRAE GUIDE AND THE ASME. THE SYSTEM SHALL BE INSTALLED ACCORDING TO THE BEST PRACTICES OF SAME AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

   A. PROVIDE NECESSARY THERMOSTAT, AUTOMATIC TEMPERATURE CONTROL, AND RECESSED CEILING REGISTER. COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ANY CUTTING OF CHASES, OPENINGS OR HOLES, IN FLOORS, WALLS, AND CEILINGS, SHALL BE DONE IN A MANNER AS NOT TO ENDANGER THE STABILITY OF THE STRUCTURE OR ANY PART THEREOF.



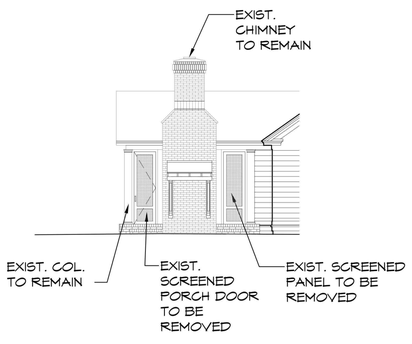
01 NORTHWEST ELEVATION (RIGHT SIDE) EXIST. & DEMO

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



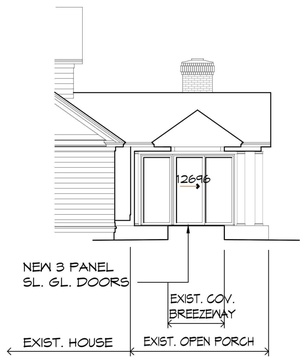
02 SOUTHWEST ELEVATION (REAR) EXIST. & DEMO

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



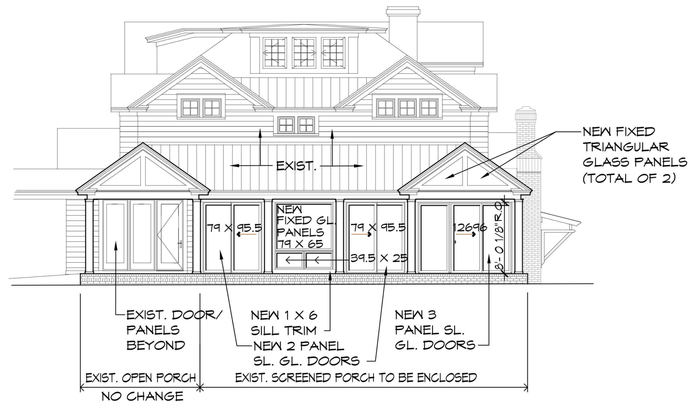
03 SOUTHEAST ELEVATION (LEFT SIDE) EXIST. & DEMO

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



04 NORTHWEST ELEVATION (RIGHT SIDE)

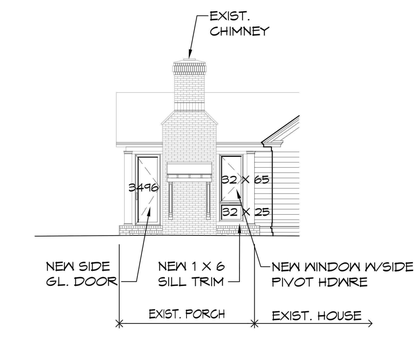
SCALE: 1/8" = 1'-0"



NOTE: ALL NEW DOORS & FIXED GLASS PANELS TO BE BY PELLA.
CLAD COLOR: WHITE TO MATCH EXISTING.

05 SOUTHWEST ELEVATION (REAR)

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



06 SOUTHEAST ELEVATION (LEFT SIDE)

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

Stagaard & Chao Architects P.L.L.C.

PO BOX 4840
PINEHURST NC 28374
admin@stagaardchao.com

DATE

ALAN STAGAARD AIA
CERT. NO. 6411

DATE

TERESITA CHAO AIA
CERT. NO. 6344

REVISIONS	DATE
HPC SUBMISSION	03-02-2021

MODIFICATIONS TO EXISTING SCREENED PORCH

FISHER RESIDENCE
15 CAROLINA VISTA
LOT NO. 301R, OLD TOWN SECTION
PINEHURST, NC

EXISTING & DEMO ELEVATIONS, PROPOSED ELEVS.

DATE	2 MARCH 2021
SCALE	AS NOTED
BY	TRZ
JOB	2021-01

A2.0

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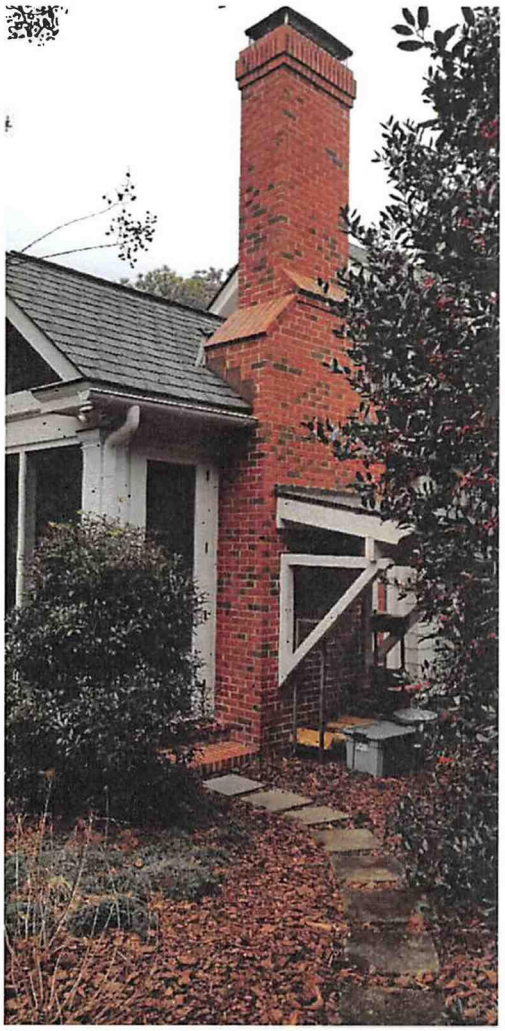
EXHIBIT F

FISHER RESIDENCE

EXISTING SOUTHWEST (REAR) EXTERIOR VIEW FROM POOL

EXHIBIT G

EXISTING NORTHWEST (RIGHT SIDE) EXTERIOR VIEW FROM OPEN PORCH



EXISTING SOUTHEAST (LEFT SIDE) EXT. VIEW

EXHIBIT H

Pella® Reserve™ Contemporary Clad/Wood

Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior

Exterior

- **Clean lines**
  Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- **Modern hardware**
  Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- **Architectural interest**
  Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Cutting-edge innovation**
  Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- **Durable interiors and extruded aluminum exteriors**
  Create a custom exterior color to meet your design needs or choose from 27 standard color options. Interior finish options are available in four paints, eleven stains and primed and ready-to-paint.
- **ENERGY STAR® certified.[1]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2020.[1]
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Best limited lifetime warranty.[2]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[2]

Available in these window and patio door styles:

Special shape windows also available.

[1,2] See back cover for disclosures.

Product Specifications

EXHIBIT H

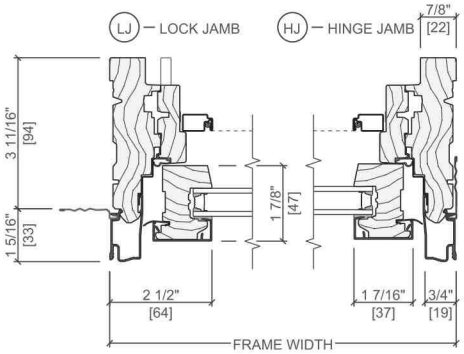
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class and Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	73"	73"	LC30-CW50	0.19-0.48	0.15-0.55	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim/Brickmould
Casement	13-¾"	13-¾"	41"	96"	R30-CW50	0.19-0.48	0.15-0.54	26-34	
Fixed Casement	10"	10"	144"	144"	CW30-CW50	0.16-0.50	0.16-0.50	28-33	
In-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
In-Swing Hinged Patio Door (Double)	48"	79-½"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-32	
Out-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	48"	48"	96"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC30-LC70	0.25-0.31	0.18-0.51	–	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC30-LC70	0.25-0.31	0.18-0.51	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC70	0.25-0.31	0.18-0.51	–	
Sliding Patio Door (OXXO)	116-⅛"	74"	236-⅛"	119-½"	LC30-LC70	0.25-0.31	0.18-0.51	–	
Multi-Slide Patio Door	41-⅞"	50-½"	713-⅝"	119-½"	R15-LC25[3]	0.30-0.36	0.15-0.46	–	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	51-½"	312"	119-½"	R15-R25[3]	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit installpella.com/performance.
For more information regarding frame and installation types, visit PellaADM.com.

Attention to Detail

Cross Sections

The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



Optional Fold-Out Installation Fin

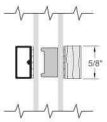
[3] See back cover for disclosures.

EXHIBIT H

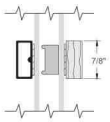
Grilles

Integral Light Technology®

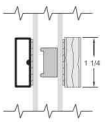
Choose the look of true divided light featuring the industry's only foam spacer.



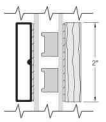
Square[4] 5/8"



Square[4] 7/8"



Square[4] 1 1/4"



Square[4] 2"

Window Hardware

Modern Collection

Achieve the ultimate contemporary look with exclusive hardware designed by Pella. Our renowned modern hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.

Fold-away Crank
Saldo

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Polished Chrome

Polished Nickel

Patio Door Hardware

Modern Collection

Select modern hardware created in collaboration with Baldwin® to achieve the ultimate contemporary look with sleek finishes.

BALDWIN

Hinged & Bifold Patio Door Handle
Spiere

Sliding & Multi-Slide Patio Door Handle
Plazo

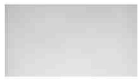
Multi-Slide Patio Door Handle[5,6]

Finishes:

Matte Black

Satin Nickel

Polished Chrome



Polished Nickel

Additional hardware collections available. Visit pellaADM.com for more information.

Essential Collection

Elevate your style and transform a home with elegant selections.

Hinged & Bifold Patio Door Handle

Sliding Patio Door Handle

Multi-Slide Patio Door Handle[5,6]

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Bright Brass

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[7] For more information, go to connectpella.com.

[4,5,6,7] See back cover for disclosures.

Colors

EXHIBIT H

Wood Types

Choose the wood species that best complements your project's interior.

Pine | Douglas Fir | Mahogany

Custom solutions:

White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Artisan Greige | Natural Stain | Wheat Stain | Golden Oak Stain | Early American Stain

Provincial Stain | Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Skyline Gray Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[8]

White | Tan | Putty | Brown | Classic White | Vanilla Cream | Poplar White | Almond

Sand Dune | Honeysuckle | Fossil | Portobello | Deep Olive | Auburn Brown | French Roast | Summer Sage

Hemlock | Hartford Green | Morning Sky Gray | Eldridge Gray | Iron Ore | Black | Naval | Stormy Blue

Real Red | Brick Red | Cranberry

Custom colors are also available.

The confidence of Pella's warranty.

Pella® Reserve™ products are covered by the best limited lifetime warranty for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties or contact Pella Customer Service.

[3] Ratings are contingent on product configurations.

[4] Color-matched to your product's interior and exterior color.

[5] Flush multi-slide handle is a Pella exclusive design.

[6] Flush multi-slide handle is not available in Antique Brass, Champagne or Polished Nickel.

[7] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

[8] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

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FINAL ORDER – MAJOR COA REQUEST 45 McLeod Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 25, 2021. 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 Cribbs Construction is requesting a Certificate of Appropriateness for a 170 square foot kitchen addition, 256 square foot rear porch addition, addition of a chimney, addition of a rear yard patio, and addition of a fire pit at 45 McLeod Road within the Historic District.

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

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

1. 45 McLeod Road is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. Previously Issued COAs:

Previously Issued COAs for 45 McLeod Road		
Description	**Year**	**Major or Minor**
New Single Family Home	2013	Major
Adding decorative brick wall and columns in rear yard	2013	Minor
Addition of a shadow box fence	2014	Minor
Addition	2017	Major

For the Record

1. The applicant has submitted a material package which includes: elevations, photos of the existing structure, a site plan, and building materials.
2. The applicant is proposing to match the material of the addition like for like to all existing material.
3. The applicant is proposing a rear yard stone patio and fire pit.
4. All proposed improvements are on the rear elevation or in the rear yard.
5. The elevations indicated that the proposed exterior material of the chimney is hardie shake, however the applicant has indicated that the exterior material will be stone.

Conclusions of Law

Guideline Requirements:

1. Section III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.
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. Section III.C.13 - Sliding doors are **not permitted** on street-facing elevations. 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.
5. 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.
6. 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.
7. 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.
8. Section III.I.10 - An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.
9. 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.

Guideline Recommendations:

1. 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.
2. Section III.F.7 - Exterior chimneys should have a masonry finish and should extend from grade level for additions.
3. Section III.F.11 - Chimney caps should be compatible with architectural style of the structure or building.
4. 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.
5. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

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
45 McLeod Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 45 McLeod Road:

The following conditions apply to approval of the Certificate of Appropriateness for 45 McLeod Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 45 McLeod 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: March 16, 2021
Subject: **Major COA Request for 335 Linden Road**

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

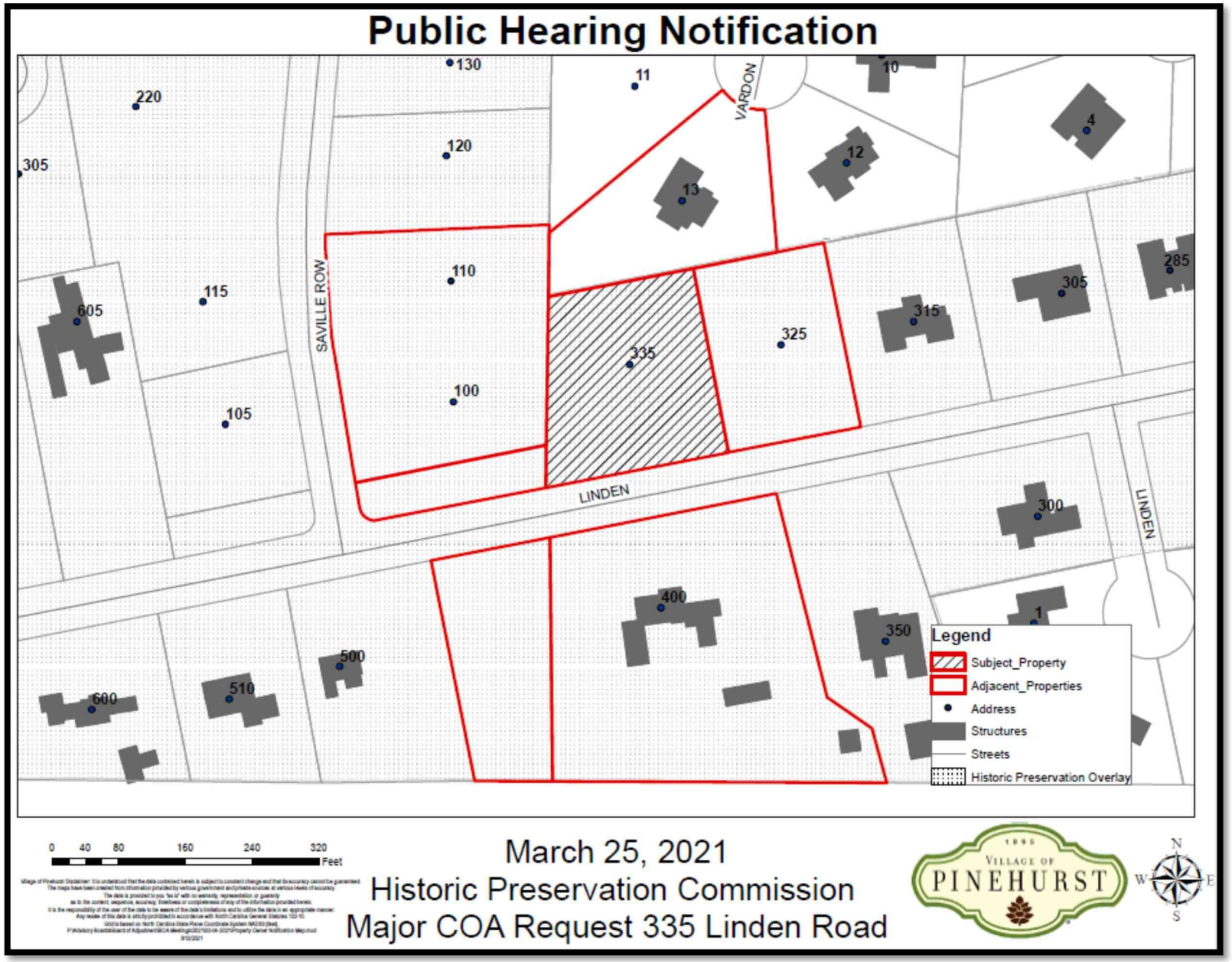
Request and Background:

Onsite Homes is requesting a Major Certificate of Appropriateness, on behalf of the Morski Family, for modifications to a previously approved COA that are considered to be Major Work 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 Onsite Homes.

The previously approved COA issued in May 2020, for construction of a new single family home, is the only COA of record for 335 Linden Road

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

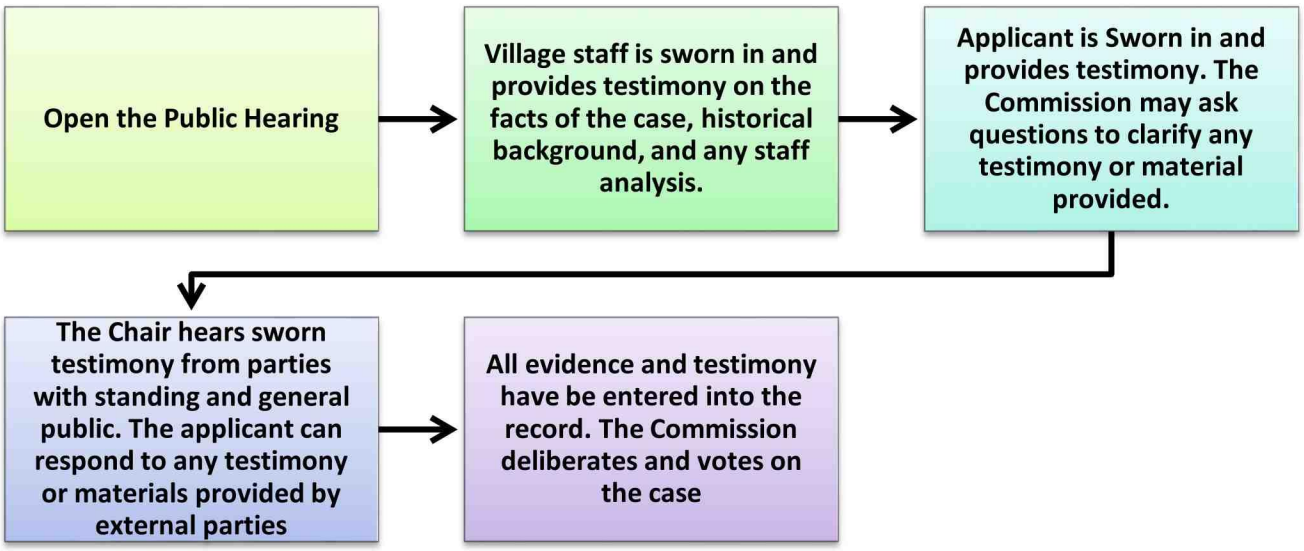

Public Hearing Notification
130
11
10
220
VARDON
4
120
305
12
13
110
285
115
305
605
SAVILLE ROW
315
325
335
100
105
LINDEN
300
LINDEN
400
1
350
500
510
600
Legend
Subject_Property
Adjacent_Properties
Address
Structures
Streets
Historic Preservation Overlay
0 40 80 160 240 320
Feet
March 25, 2021
Historic Preservation Commission
Major COA Request 335 Linden Road
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 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 upon final inspection, staff documented a modification made to the structure that is considered Major Work. Specifically a chimney was added to the side elevation and as a result one window was removed. New chimneys are considered major work because they are considered to be an addition to the structure and modify the architectural detail. Additionally a minor modification to the fenestration of the rear elevation was previously approved by staff. A large window was swapped for sliding glass doors. Staff was notified of this change after the doors were installed and determined it to be a minor modification because the change occurred on new construction, on a rear elevation, the degree of fenestration was minimally altered by a swapping a large window for sliding glass doors to access a screened-in porch, and the sliding glass door were consistent with the Guidelines. All Major work **must** be approved by the Commission.

The applicant has provided has provided a complete application, a project description, and revised elevations. 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 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.

   Sliding glass doors were added to the rear elevation. Sliding glass doors on rear elevations are consistent with the guidelines and common throughout the Historic District. The change to the rear elevation does not compromise the architectural character of the new single family home.

Existing Elevation and Previously Approved Rear Elevation

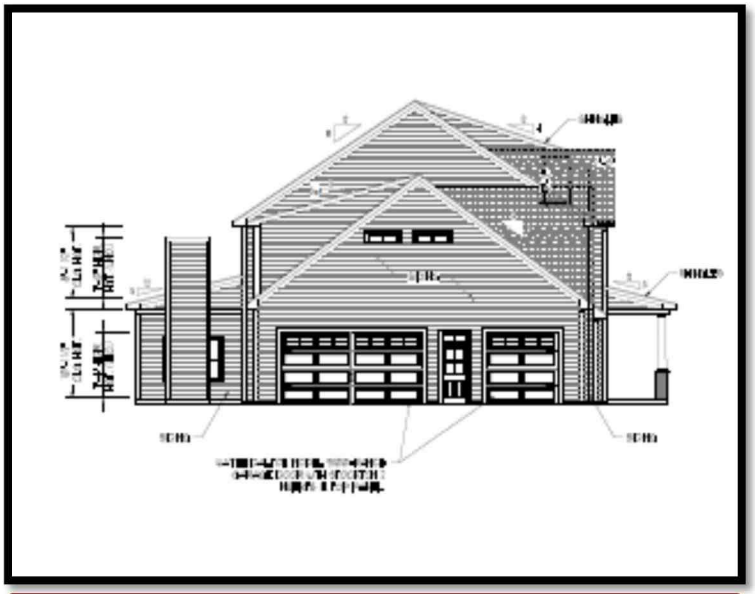
2. Section IV.C.5 - Sliding doors are not permitted on street-facing elevations.

   The sliding glass doors are located on the rear elevation.

CHIMNEYS

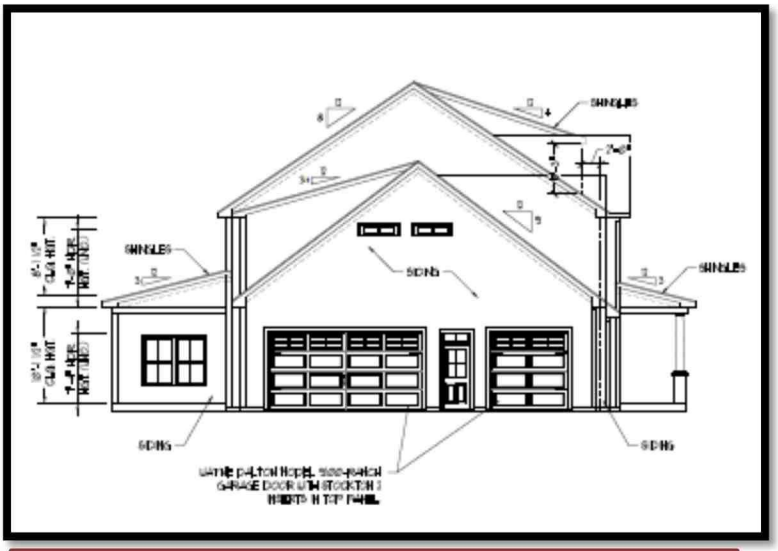
1. Section III.F.1 New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and must be congruous with chimneys in the Pinehurst Historic District.

A chimney was added to the rear elevation of the structure. The chimney is obscured from view by the existing pitch of the roof. The chimney material is hardie lap siding, which matches the siding of the structure.



Update Left Elevation

As a result of the chimney addition a window was not constructed as proposed on the left elevation of the structure.



Previously Approved Left Elevation

2. Section III.F.8 - Wooden, boxed chimneys are not appropriate on new construction and additions.

   The constructed chimney is covered in lap siding, which matches the siding on the rest of the home. Lap sided chimneys or boxed chimneys are not appropriate. The chimney is located on the rear and side elevation of the home and not visible from the street.

   The applicant has communicated that they will be submitting photos, documenting other chimneys that are boxed within the Historic District.

   Staff knows of properties on Short Road, Saville Row, Linden Road, Graham Road, and Page Road with existing boxed chimneys.

Applicable Recommendations from the Historic District Guidelines:

CHIMNEYS

1. Section III.F.11 - Chimney caps should be compatible with architectural style of the structure or building.

   The chimney cap appears compatible with architectural style of the structure.

Staff Comments:
The applicant has submitted a complete application. The proposed modification is a Major Work items and must be approved by Historic Preservation Commission. The project as presented does not meet the Guideline requirement that restricts boxed chimneys within the historic district. The applicant has submitted material documenting other homes within the Historic District that have boxed chimneys. Additionally, the siding of the chimney does match the siding of the structure and the chimney is not visible from the street.

If the Commission were to approve this request for Major COA staff would recommend the 2nd motion within the motion packet, which has been provided below.

> That the project as proposed is not in conformity with the guidelines (because the chimney is boxed), nevertheless the applicant has satisfied the burden of persuasion (by submitting documentation showing other boxed chimneys within the District and placement of the chimney behind the structure so it would not be visible from the street) 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.

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 March 25, 2021. 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 Onsite Homes is requesting a Major Certificate of Appropriateness, on behalf of the Morski Family, for modifications to a previously approved COA that are considered to be Major Work at 335 Linden Road within the Historic District.

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
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. 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: elevations, photos of the existing structure, and a site plan.
2. The applicant has matched the exterior materials of the Chimney to the lap siding of the home.
3. According to the Historic District Guidelines, boxed chimneys are not permitted within the Historic District, however the Commission can approve request that are not consistent with the Historic District Guidelines.
4. The Chimney is not visible from the street.
5. The applicant has provided documentation of other boxed chimneys within the Historic District.

Conclusions of Law

Guideline Requirements:

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.
2. Section IV.C.5 - Sliding doors are not permitted on street-facing elevations.
3. 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.
4. Section III.F.8 - Wooden, boxed chimneys are not appropriate on new construction and additions.

Guideline Recommendations:

1. Section III.F.11 - Chimney caps should be compatible with architectural style of the structure or building.

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
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:

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: March 14, 2021
Subject: **Major COA Request for 15 Chinquapin Road**

Applicant:	Andy Bleggi and Cheryl Melhorn
Owners:	15 Chinquapin LLC
Property Location:	15 Chinquapin Road
Zoning:	VC (Village Commercial)
Current Land Use:	Office
Proposed Land Use:	Mixed Use
PID#	855212968400

Request and Background:

Andy Bleggi is requesting a Certificate of Appropriateness for multiple exterior modifications to a commercial structure at 15 Chinquapin Road within the Pinehurst Historic District. The modifications include the addition of siding, addition of dormer windows, addition of a patio, addition of fencing, addition of stairs, and addition of architectural detail. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212968400. The property owner of record is 15 Chinquapin Road and the applicants are Andy Bleggi and Cheryl Melhorn.

Previously Issued COAs for 15 Chinquapin Road		
Description	**Year**	**Major or Minor**
Tree Removal	2010	Minor
Lighting	2012	Minor
Handicap Ramp	2013	Minor

15 Chinquapin is listed as a contributing structure according to the National Historic Landmark Survey. Most 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.

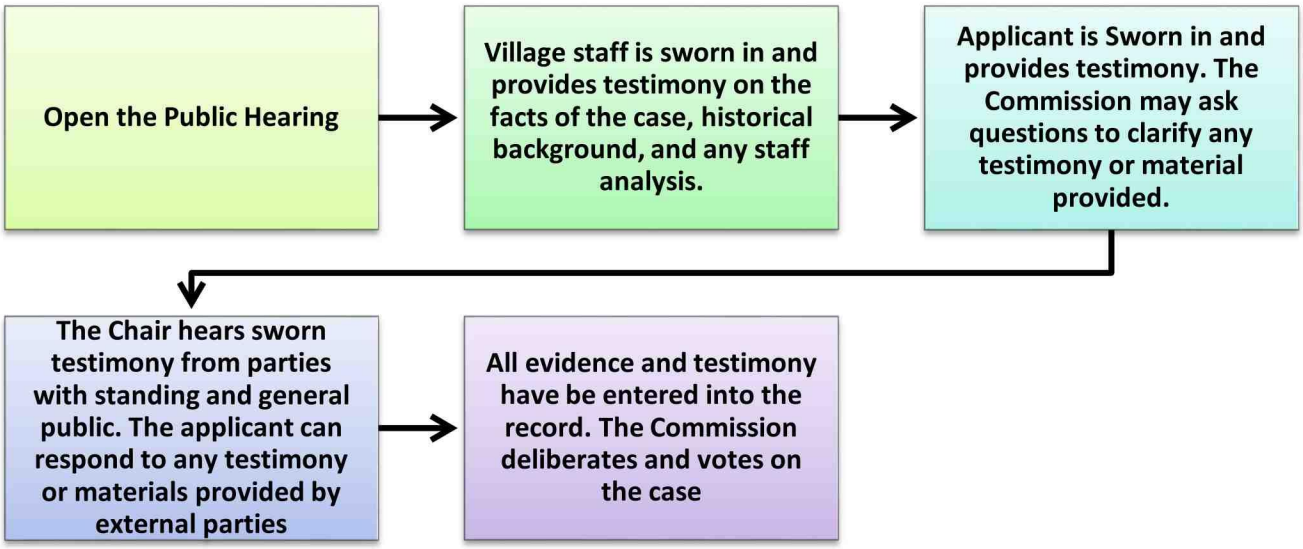
National Historic Landmark Survey Table 15 Chinquapin Rd				
#	Address	Year Built	Contributing	Structure History
1	15 Chinquapin Rd	1921	Yes	This was the second home of the Bank of Pinehurst. It is a handsome two-story classical structure built of hollow tile covered with Kellastone, a mixture of ground marble and other crushed stone. The three-bay facade has a semi-circular classical entrance porch. A one-story brick addition is at the rear.
2	19 Chinquapin Rd	1980	No	This is a modern two-story brick commercial building with a corner entrance. (Lot #801 1/2)
3	25 Chinquapin Rd	1901	Yes	The Harvard was built as a small hotel to supplement the other residential options in Pinehurst. It is a two-story Queen Anne building, German-sided on the first story and wood-shingled on the second, with a steep hipped roof and multiple large dormers. A small one-story hyphen addition has been built to the east side.
4	80 Market Square	1922	Yes	The Market Square Building is a two-story, brick, Colonial Revival commercial structure with a matching addition. It was built on the site of the old bowling alley. The building has a gabled roof, a triglyph-and-metope frieze, and classical entrances. (Other name - Wellesley Block)
5	10 Chinquapin Rd	1914	Yes	This was the first home of the Bank of Pinehurst, founded by William Hurd of Pittsburgh. The one-story, brick, and temple-form structure is a copy of an old "counting house" in Cheraw, S. C. The facade windows have been enlarged, and a bay window has been added to the west side.
6	105 Cherokee Rd	1897	Yes	When built, the Pinehurst Department Store was second in size only to the Holly Inn. Its exterior appearance has changed little since it was when built. It is a two-story frame structure, German sided on the first story and wood-shingled on the second. Ells project forward at each end of the building and are connected by a porch with second-level deck in between. Shop windows utilize plate glass; other windows are two-over-two sash. The building is crowned with a hipped roof with widely overhanging bracketed eaves. The Department Store building originally provided quarters for the post office, general store, village offices, and second-floor apartments called the Franklin Flats. A one-story brick structure, attached to the rear of the building, was added within a few years. It has round-arched windows and door with granite sills and was used as the meat market.

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 Historic District Guidelines, additions, addition of windows, and new roofing material are considered Major Work. The applicant is proposing the addition of siding, addition of dormer windows, addition of a patio, addition of fencing, addition of stairs, and addition of architectural detail. All Major Work must be approved by the Commission.

The applicant has provided a complete application, architectural elevations, photos of the existing structure, historic photos, site plan, and material samples within the Pinehurst Historic District. 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 V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

   Based on the submitted material the applicant is proposing to modify an existing historic commercial structure.

   Roofline:

   Both the expansion of the third floor and addition of dormers will modify the existing roof form of the structure. The vertical expansion will introduce a flat roof profile to the roof and the dormers will introduce multiple vertical projects from the existing sloped roof.

   Dormers are a common architectural element featured on structures within the Historic District. The Holly Inn and Harvard building are two specific commercial buildings within the Historic District that feature dormers. .

Existing and Proposed Front Elevation

Front Elevation Photo

Rear Elevation Photo and Adjacent Dormer Windows

Fenestration:

As stated above, the applicant is proposing to add multiple dormers to the 3rd floor of the structure. The proposed dormer windows appear to be similar with other windows within the Historic District (Harvard Building) and appear similar to the existing windows on 15 Chinquapin. A total of 15 new windows have been proposed. Additionally, one door and one transom window above the door have been proposed on the rear elevation of the structure. The modified elevations are below illustrating the proposed changes in fenestration to the structure.

Modified Elevations

Architectural Details:

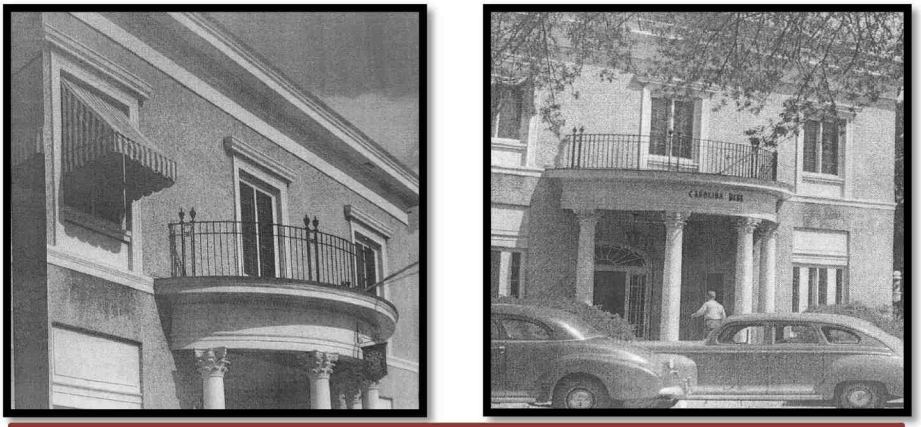
The applicant is proposing to add a stair case on the rear elevation, change the roofing material from asphalt shingle to metal roofing (simulated to look like terra cotta), and metal railings above the entry and along the stair case.

The proposed stair addition will be on the rear elevation as a secondary access point to the 3rd floor dwelling. There is internal access to the 3rd floor and according to Pinehurst building inspector egress and ingress is met through the internal stairs. The proposed exterior stairs appear to be functioning as secondary ingress and egress for the 3rd floor and could be considered similar to the stairs/fire escape featured on the Manor Inn. The applicant may provide more insight regarding the proposed stairs

The proposed roofing material is a metal material with the simulated appearance of terra cotta. Terra cotta roofing was originally installed on the structure based on the historic photos submitted by the applicant.

Historic Photos of Roof

The proposed metal railings will be featured on the stairs and above the main entrance of the structure. The proposed wrought iron railings appear to be similar to other wrought iron within the Historic District and are consistent with historic photos of the structure.

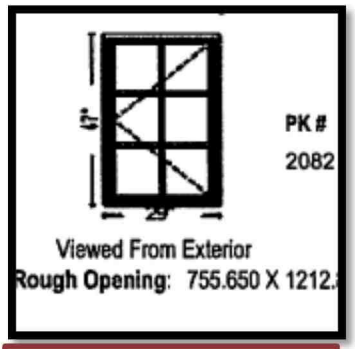


Historic Photos of Railing

Building Materials:

The applicant has submitted material information on all new material. The material appears to be consistent with the Historic District Guidelines.

Windows are proposed to be wood Pella lifestyle casement windows.



Window Specs.

The roof is proposed to be metal Villa Tiles. Within the residential section of the Historic District Guidelines, metal roofing should meet specific dimensions, however the specified dimensions are targeted for standing seam metal roofing and the proposed material is not standing seam metal. The proposed color of the metal roofing is a dark, muted green that is consistent with the Guidelines.

Roofing Material

The proposed metal railings have the appearance of wrought iron and are proposed to be coated with a black industrial powder, based on provided documentation.

Based on the provided elevations the additional/new siding will match the existing stucco siding of the structure.

The applicant has submitted physical samples of the material, which may be reviewed at the time of the public hearing or the Commissioners may come and inspect the material prior to the meeting.

2. Section V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.

   Based on the submitted documentation, covering of wall material, including wooden siding, wooden shingles, stucco, brick, stonework, with coatings or materials such as vinyl or aluminum siding has not been proposed.

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.

ADDITIONS

1. Section V.D.1 - Additions to commercial buildings must be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and must be congruous with the Pinehurst Historic District.

   The applicant's request proposes to expand the third floor by increasing the vertical height of the walls on the 3rd floor of the structure. By increasing the wall height, the average ceiling height of the 3rd story increases creating a habitable space. While not an addition in square footage, the proposed work does expand the existing vertical façade of the structure. The new walls are proposed match the existing stucco siding.

2. Section V.D.4 - Rooftop additions should be avoided but, if necessary, they must be compatible with the character of the building.

   The applicant is proposing to expand the third floor of the existing structure. Based on the submitted elevation the proposed architecture of the 3rd floor appears to be consistent with the existing. The exterior walls will be stucco, the new roofing material appears to be similar to historic material used on the structure previously, and the windows also appear to be architectural similar to existing windows.

FENCES AND WALLS

1. Section VII.A.1 - The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence must be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.

   Based on the submitted documentation a brick fence is proposed to screen the service area of the building and the proposed patio. Brick walls and fencing are common throughout the Historic District.

2. Section VII.A.7 - Brick and stacked stone walls are permitted.

   The proposed fence/wall is brick.

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. 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.

   The propose brick wall is six feet in height. The proposed walls are located in the rear and side yards.

LANDSCAPING

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 is proposing to add a patio to the right side of the structure to accommodate outdoor dining. The addition of the patio will increase the amount of hardscape on site and will result in the removal of existing landscaping beds. The patio is proposed to be brick to match the brick of downtown Pinehurst sidewalks.

Applicable Guidelines Recommendation:

GENERAL GUIDELINES

1. Section V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.

   Based on the submitted material the proposed modifications should not impact existing fenestration and architectural details. The historical photos submitted by the applicant also indicate the intent to re-introduce historically accurate materials and details to the structure.

2. Section V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.

   Based on the submitted documentation, covering of wall material, including wooden siding, wooden shingles, stucco, brick, stonework, with coatings or materials such as vinyl or aluminum siding has not been proposed.

3. Section V.A.4 - Paint colors should be in the Village of Pinehurst Color Palette.

   Based on the submitted exterior materials and colors list, all proposed colors are within the Historic District Color Palette.

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	Kellastone Stucco	N/A	WHITE
Rear Elevation	Kellastone Stucco	N/A	WHITE
Right Elevation	Kellastone Stucco	N/A	WHITE
Left Elevation	Kellastone Stucco	N/A	WHITE
Trim	WOOD	N/A	WHITE
Windows	Wood & Clad	Wood & Clad	WHITE
Chimney	BRICK	N/A	RED
Foundation	CONCRETE	N/A	WHITE
Front Door	WOOD/GLASS	N/A	WHITE
Shutters	WOOD SLAT	N/A	BLACK
Garage Door	N/A	N/A	N/A
Roof	Asphalt	Metal or Tile	Dark Green / Dark Green / Same color as Red
Roof Exhaust Vents	Black Metal	Metal	
Front Porch	CONCRETE	N/A	
Deck	N/A	N/A	N/A
Patio	Brick	Brick	Dark Amber
Sidewalk	Brick	Brick	Dark Amber
Sky Lights	1 Existing	N/A	N/A
Driveway	N/A	N/A	N/A
House Number	15 Chinquapin Metal	Metal	Black/Gold
Other:_____			

Submitted Material List

ADDITIONS

1. Section V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.

   The primary elevation on Chinquapin will be altered by the proposed expansion of the 3rd floor, addition of windows, and addition of architectural details. However, the largest change is occurring on the rear of the structure, Market Square side, with the addition of a stair case. The stairs provide an additional ingress and egress to the 3rd floor.

2. Section V.D.3 - Additions should be avoided on primary elevations and placed in the least conspicuous location.

   The proposed expansion is on the 3rd floor of the structure. The vertical expansion could be consider the least conspicuous location given that it does increase the building foot print, however it will also alter the primary elevation.

LANDSCAPE

1. Section VII.C.2 - Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.
   a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
   b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.
   c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.

   As a result of the patio addition, existing landscaping areas will be removed and modified.

Staff Comments:

The applicant has submitted a complete application. The submitted application material, demonstrates how existing architectural details and historical photos of the structure influenced the design of the proposed project. The scale of the structure is consistent with other commercial structures, however deviates from the Guideline recommendation of avoiding rooftop additions. The proposed siding style and material is compliant with the Guidelines. The proposed roofing material and style while not explicitly compliant with the Guidelines, appears to be historically accurate to the structure. 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 2nd motion within the motion packet, which has been provided below. Staff is recommending the second motion because the proposed structure exceeds the recommended commercial building height of two stories.

> That the project as proposed is not in conformity with the Guidelines (because the applicant is proposing to expand the third floor and modify the existing roof form), 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.

EXHIBIT A

Record Id:	COA-2021-00029
File Date:	3/1/2021
Application Status:	In Review
Application Type:	Historic Certificate of Appropriateness - Major
Description of Work:	Enlarge current kitchen (170 sf), demo existing deck and add a covered screened porch (268 sf) - total additional impervious 58 sf
Application Name:	Keating Kitchen and Covered Porch Addition
Address:	45 MCLEOD Rd, PH 28374
Owner Name:	KEATING, RICHARD
Owner Address:	45 MCLEOD ROAD PINEHURST PINEHURST NC 28374
Parcel No:	00021975
Contact Info:	
Name:	
Organization Name:	Cribbs Construction Company, LLC
Contact Type:	Applicant
Contact Primary Address:	
Licensed Professionals Info:	
Primary:	N
License Number:	
License Type:	
Name:	
Business Name :	Cribbs Construction Company, LLC
Business License#:	
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:	enlarge current kitchen (170 sf), demo existing deck and add a covered screened porch (268 sf)	Type of Work:	Addition
Existing Use:	Single Family Low Density	Proposed Use:	Single Family Low Density
Includes Demolition:	Yes	Includes Tree Removal:	No
Estimated Cost of Construction:	150000	COA Number:	

PERMIT DATES

Application Expiration Date:	
Permit Issued Date:	
Permit Expiration Date:	

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color

Rear Elevation

Existing Material	Proposed Material	Proposed Color
Hardie Shakes	Hardie Shakes	Mega Greige SW 7031 - same as existing home

Right Elevation

Existing Material	Proposed Material	Proposed Color

Left Elevation

Existing Material	Proposed Material	Proposed Color
Hardie Shakes	Hardie Shakes	Mega Greige SW 7031 - same as existing color

Trim

Existing Material	Proposed Material	Proposed Color
Miratech Composite	Miratech Composite	Status Bronze SW 7034 - same as existing

Windows

Existing Material	Proposed Material	Proposed Color
PlyGem Vinyl	PlyGem Vinyl	White

Chimney

Existing Material	Proposed Material	Proposed Color
N/A	Hardie Shakes	Mega Greige SW 7031 - same as existing color

Foundation

Existing Material	Proposed Material	Proposed Color
Brick	Brick	same as existing

Front Door

Existing Material	Proposed Material	Proposed Color

Shutters

Existing Material	Proposed Material	Proposed Color

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color

Roof

Existing Material	Proposed Material	Proposed Color
30 yr architectural asphalt	30 yr architectural asphalt	same as existing

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
n/a	metal	black

Front Porch

Existing Material	Proposed Material	Proposed Color

Deck

Existing Material	Proposed Material	Proposed Color

Patio

Existing Material	Proposed Material	Proposed Color

Sidewalk

Existing Material	Proposed Material	Proposed Color

Sky Lights

Existing Material	Proposed Material	Proposed Color

Driveway

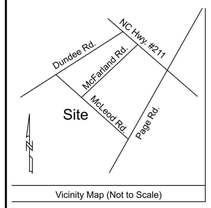
Existing Material	Proposed Material	Proposed Color

House Number

Existing Material	Proposed Material	Proposed Color

Other

Existing Material	Proposed Material	Proposed Color



Vicinity Map (Not to Scale)

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property. This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

Notes: This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

"Verify Minimum Building Setbacks Before Construction"

Parcel ID #00021975, PIN #856206287859

Legend: IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
= Sewer Manhole
= Fire Hydrant
= Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
= Light Pole
= Building Setback Line
= Overhead Utilities
= Water Meter
SSO = Sanitary Sewer Stub Out
= Electrical Transformer
= HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
= Sanitary Sewer
○ = Calculated Point

Reference: Map Book 11, Page 29
Deed Book 4320, Page 97
Moore County, North Carolina

ELECTRONIC MEDIA NOTE

This document originally issued and sealed by Ryan D. McBryde, L-4394, on April 3, 2018. Electronically transmitted drawings shall not be considered a certified document.

Survey For:
Richard & Karla Keating
Lot 2231, Unit 7, Phase 1
Final/As-Built Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina
April 3, 2018 JOB# 170188F

EXHIBIT B

Per M.B. 11, PG 29
Moore County Registry

"Nail"
N89°55'42"W 44.88'
CMF
N03°37'49"E 37.23'
CMF
McLeod Road (60' R/W)
N40°47'19"W 95.04'
Concrete
52-6¾"
30'-0"
SSO
CMF
15'-0"
15'-8¼"
N49°09'00"E 171.45'
2230
S49°06'21"W 171.32'
30'-7¾"
15.10'
12'-3¾"
15.10'
Crawlspace Entry
Hot Tube Area (uncovered)
Wood Privacy Fence
Stone
2-Story
Hardy Plank
House
Boardwalk
New Screen Porch
256 Sq. Ft.
New Addition
180 Sq. Ft.
Existing Deck Removed
198 Sq. Ft.
Thus 58 Sq. Ft. Impervious Increase
Brick
Stone
IRF
25'-0"
62'-2⅜"
43'-1¾"
41'-1½"
15'-4"
69'-9½"
57'-9½"
S40°42'45"E 94.90'
IPF
2231
16,276 SF
Joel C. Carner
D.B. 3660, PG 450
Mark J. Sterling
D.B. 1158, PG 210
2232

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DAVID NICHOLS .DESIGN

E-Mail: Davidedavidnichols.design

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

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction:
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	2/16/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2020
CAD File Name	Keating Remodel
Plot Date	02/16/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	R. Cribbs
Reviewed By	R & K Keating
Submitted By	Anderson Nichols Design
Project Mgr.	Russ Cribbs

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

Consultant: Russ Cribbs, Cribbs Construction Co

Project Title: Lot 2231, Unit 7, Phase 1, Pinehurst Incorporated, Mineral Springs TWSP., Moore Co., Pinehurst, NC

Sheet Title: New Site Plan, New Additions - Legend, Vicinity Map - Lot Data

Scale: 1" = 10' - 0"

Sheet No. S-1.1 of 3

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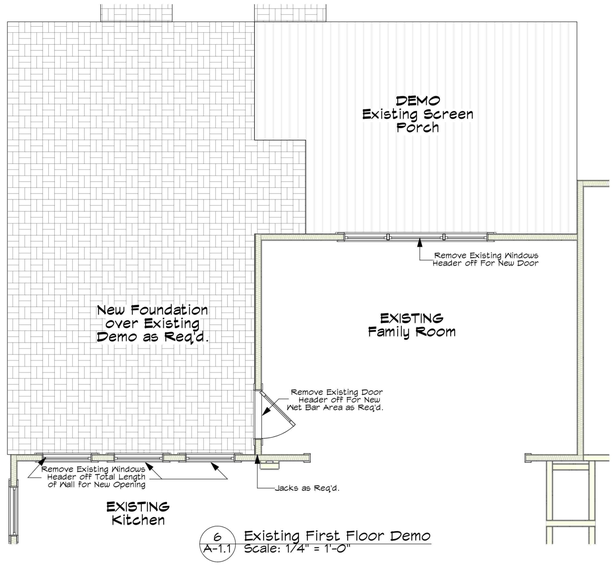
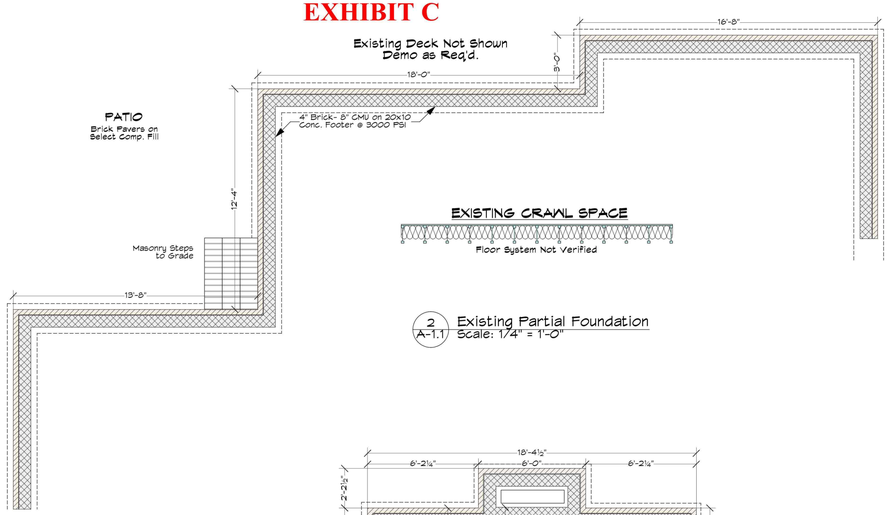
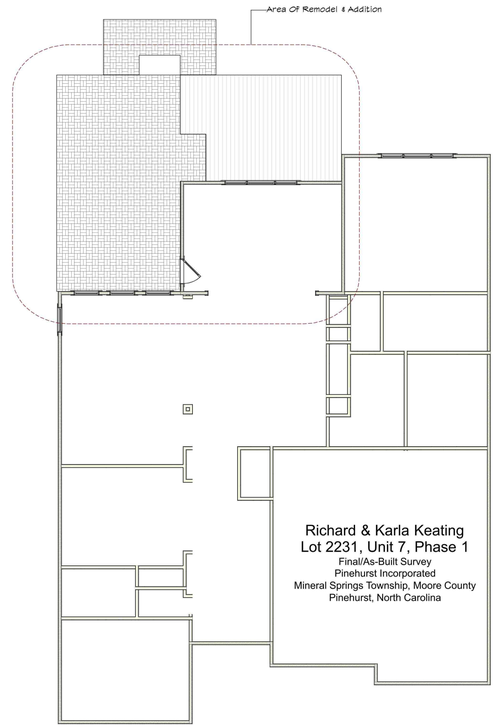
EXHIBIT C



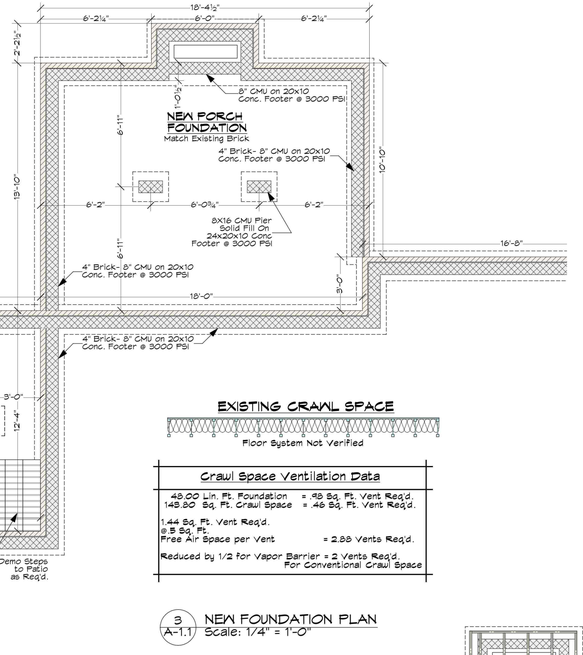
6 A-1.1 Existing First Floor Demo
Scale: 1/4" = 1'-0"



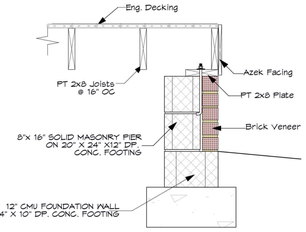
2 A-1.1 Existing Partial Foundation
Scale: 1/4" = 1'-0"



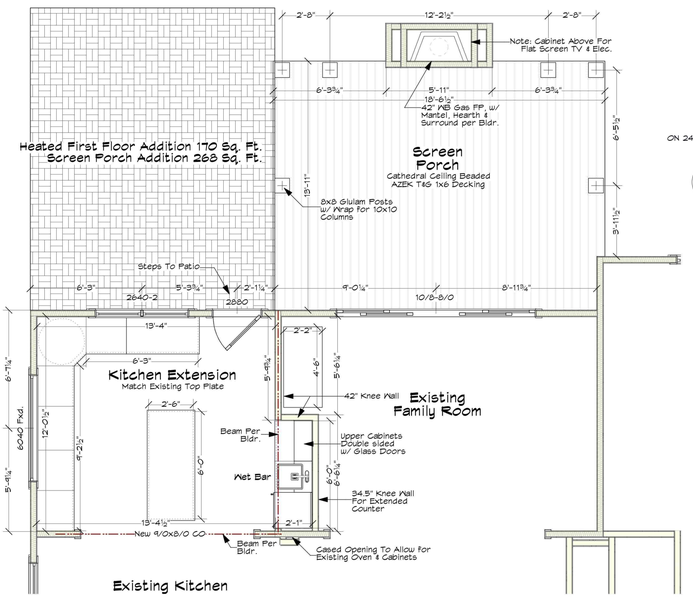
1 A-1.1 Existing Residence-Area of Addition
Scale: 1/8" = 1'-0"



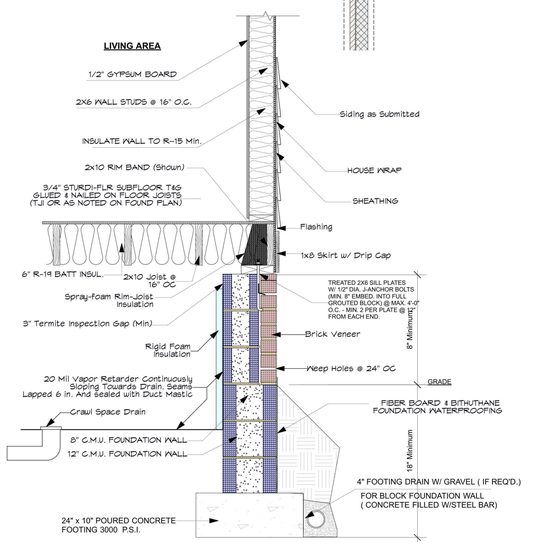
3 A-1.1 NEW FOUNDATION PLAN
Scale: 1/4" = 1'-0"



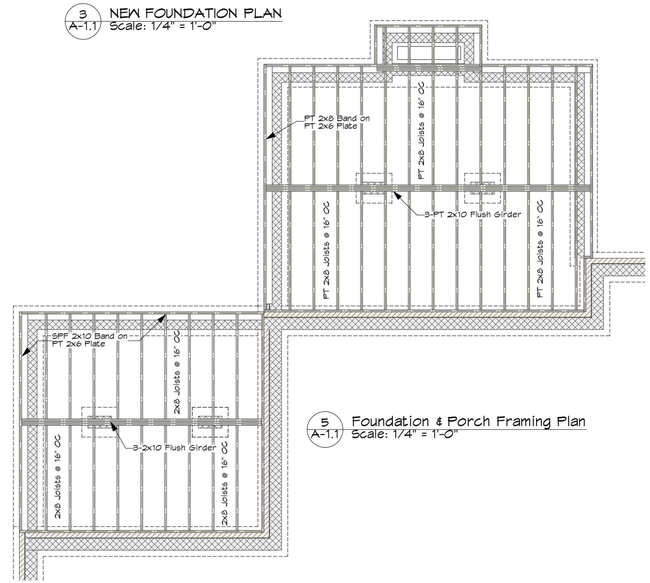
9 FOUNDATION DETAIL @ PORCH
Scale: 3/4" = 1'-0"



7 A-1.1 New First Floor And Screen Porch Addition
Scale: 1/4" = 1'-0"



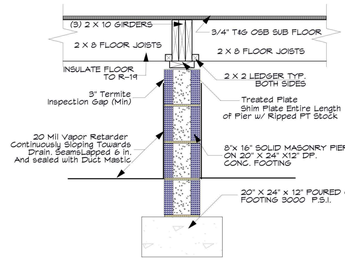
8 TYP. SECTION THRU EXTERIOR BRICK VENEER - SIDING WALL
Scale: 3/4" = 1'-0"



5 A-1.1 Foundation & Porch Framing Plan
Scale: 1/4" = 1'-0"

EXISTING CRAWL SPACE
Floor System Not Verified

Crawl Space Ventilation Data	
49.00 Lin. Ft. Foundation 149.80 Sq. Ft. Crawl Space	= .33 Sq. Ft. Vent Req'd. = .46 Sq. Ft. Vent Req'd.
1.44 Sq. Ft. Vent Req'd. @ 5 Sq. Ft. Free Air Space per Vent	= 2.88 Vents Req'd.
Reduced by 1/2 for Vapor Barrier = 2 Vents Req'd. For Conventional Crawl Space	



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

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David A. Nichols
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910-215-9901

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2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	2/17/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2020
CAD File Name	Keating Remodel
Plot Date	02/17/2021

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	R. Cribbs
Reviewed By	R & K Keating
Submitted By	Anderson Nichols Design
Project Manager	Russ Cribbs

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

Consultant
Russ Cribbs
Cribbs Construction Co

Project Title
Lot 2231, Unit 7, Phase 1
Pinehurst Incorporated
Mineral Springs TWSP., Moore Co.
Pinehurst, NC

Sheet Title
Existing Residence - Demo
Existing & New Foundation - New Floor Plan
Existing Roof & New Roof

Scale
1/4" = 1' - 0"

Sheet No.
A-1.1
of
9

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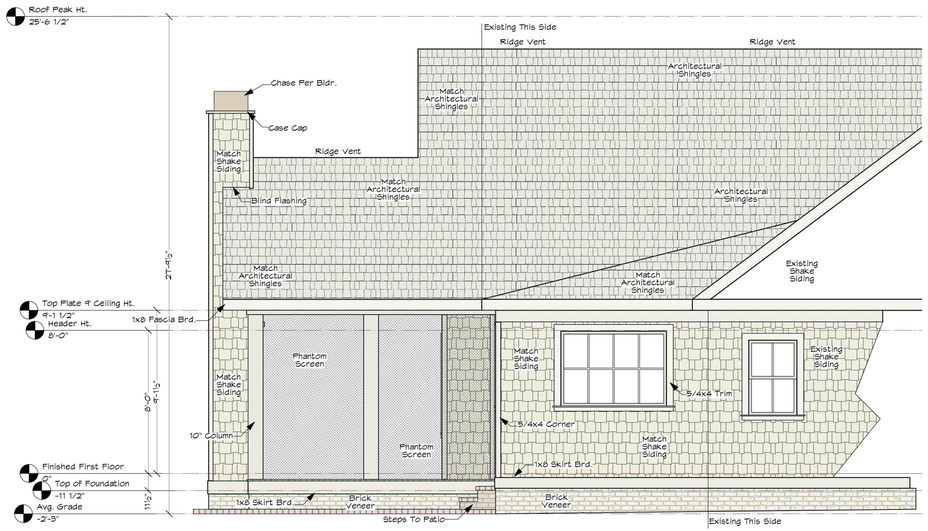
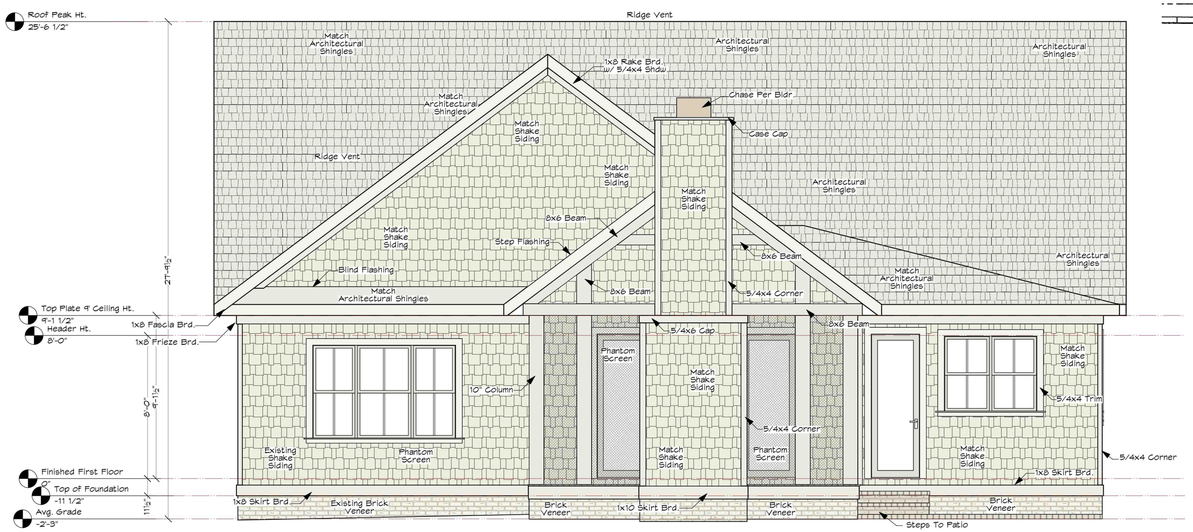
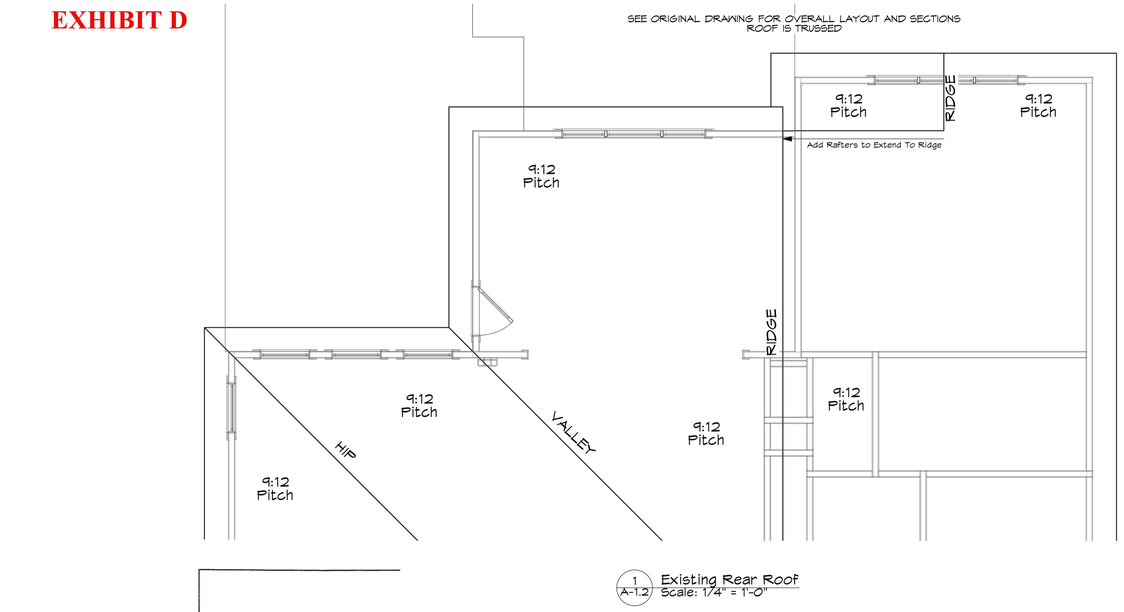
EXHIBIT D



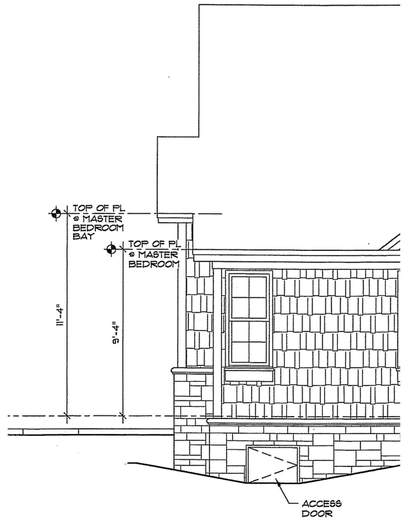
LEFT ELEVATION



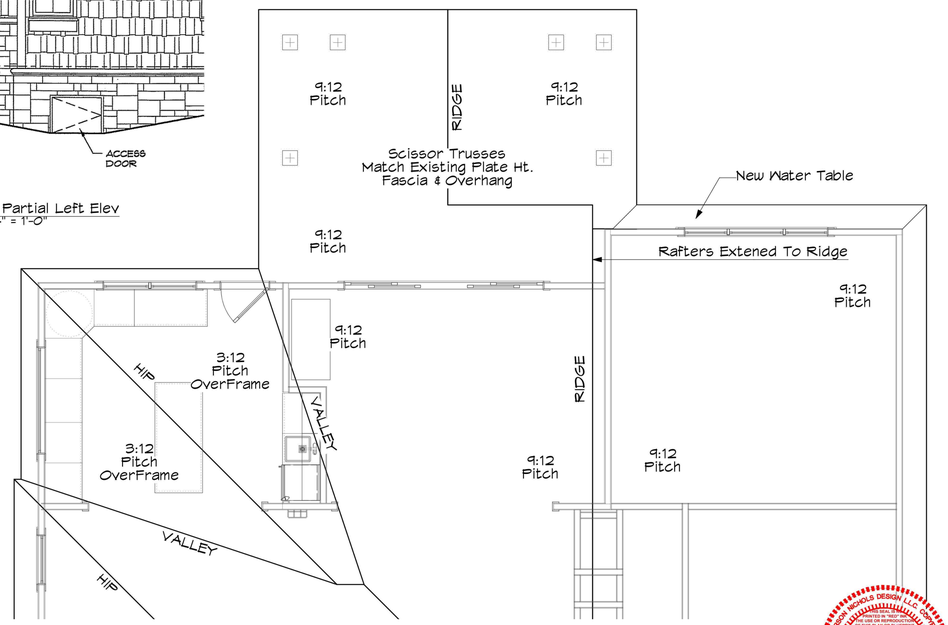
REAR ELEVATION



1 A-1.2 Existing Rear Roof
Scale: 1/4" = 1'-0"



2 Existing Partial Left Elev
Scale: 1/4" = 1'-0"



3 A-1.2 New Roof Addition
Scale: 1/4" = 1'-0"

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Submitted By	Anderson Nichols Design
Project Manager	Russ Cribbs

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

Consultant: Russ Cribbs
Cribbs Construction Co

Project Title: Lot 2231, Unit 7, Phase 1
Pinehurst Incorporated
Mineral Springs TWSP., Moore Co.
Pinehurst, NC

Sheet Title: Existing Roof - New Roof Plan
New Rear & Left Elevations

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

Sheet No.
A-1.2
of
3

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THE ORIGINAL SEAL OF AUTHENTICITY

EXHIBIT E

EXHIBIT F

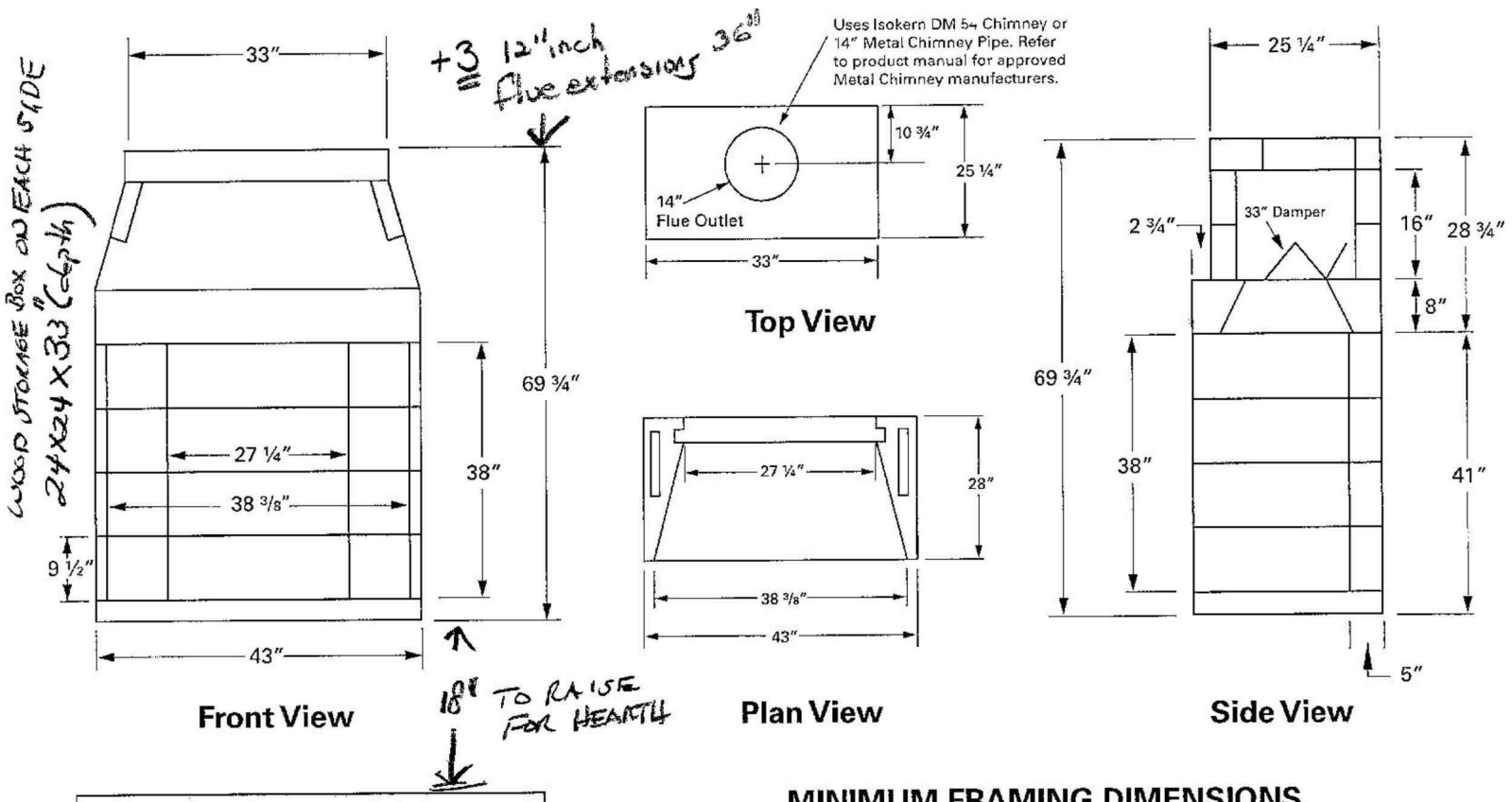
EXHIBIT G

Isokern Magnum 36" Fireplace

earthcore ISOKERN

6899 Phillips Industrial Blvd. • Jacksonville, FL 32256

Project Name: KEATING **Location:** 45 McLeod Rd



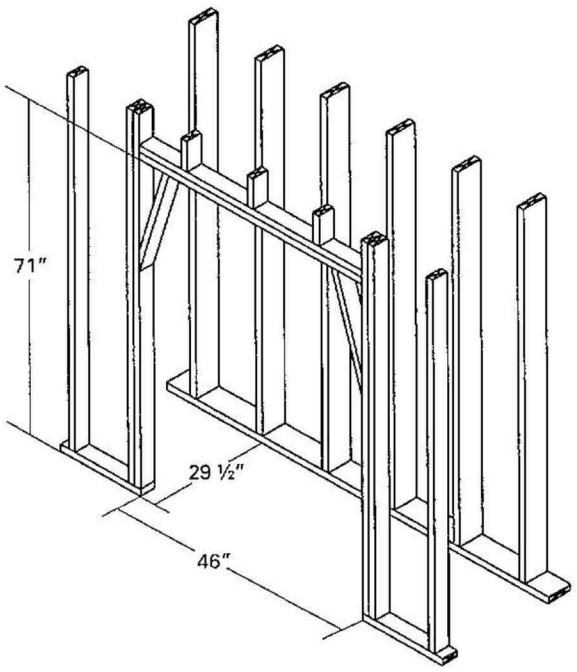
FIREPLACE OPTIONS

- **Hearth Height:** 18"
- **Fire-Lite Stand:** No
- **Brick Type:** Full
- **Brick Color:** Red
- **Brick Pattern:** Herringbone
- **Damper:** Poker / Top Mount
- **Chimney Type:** ISOKERN DM Chimne
- **Offset:** ISOKERN DM Offset Block
- **Other Options:** Crown Cap
- **Spark Arrestor/Termination:** ISO-CAP: Stain
- **Enervex RSHT Chimney Fan:** Yes
- **Decorative Termination:** Elemental: Manc
- **Gas Log Set:** Yes
- **Wood Grate:** Yes

Notes:

MINIMUM FRAMING DIMENSIONS

Framing dimensions maintain 1 1/2" clearance to combustibles. Refer to product manual for further installation instructions.



The total weight for the Magnum 36" fireplace is approximately 1300 lbs. This dry weight includes fireplace pumice components only, additional weight from mortar, damper, firebrick and chimney not included.

Rev. 0416

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EXHIBIT H

SIDING →

SW 7030
Anew Gray

SW 7031
Mega Greige

SW 7032
Warm Stone

SW 7033
Brainstorm Bronze

SW 7034
Status Bronze

Samples approximate the actual paint color.

TRIM →

EXHIBIT I

SiteOne
Hardscape Center
Majestic Fieldstone
Medium Ledge

EXHIBIT J

SiteOne
Hardscape Center
SiteOne
Majestic Fieldstone
Ashlar
SiteOne
Majestic Fieldstone
Medium Ledge
Central Security Systems

EXHIBIT K

WEATHERED ASHLAR

EXHIBIT L

FINAL ORDER – MAJOR COA REQUEST 15 Chinquapin Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 25, 2021. 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 Andy Bleggi is requesting a Certificate of Appropriateness for multiple exterior modifications to a commercial structure at 15 Chinquapin Road within the Pinehurst Historic District. The modifications include the addition of siding, addition of dormer windows, addition of a patio, addition of fencing, addition of stairs, and addition of architectural detail.

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
2. Changes to roof lines
3. Eliminating or adding windows and/or doors
4. Replacement roofing with a different material or style from that being replaced

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

1. 15 Chinquapin Road was constructed in 1921 and is listed as a contributing structure.
2. 15 Chinquapin Road was the second home of the Bank of Pinehurst. It is a handsome two-story classical structure built of hollow tile covered with Kellastone.
3. Most of the adjacent properties are listed as contributing structures.
4. Previously Issued COAs:

Previously Issued COAs for 15 Chinquapin Road		
Description	**Year**	**Major or Minor**
Tree Removal	2010	Minor
Lighting	2012	Minor
Handicap Ramp	2013	Minor

For the Record

1. The applicant has submitted a material package which includes: elevations, photos of the existing structure, historical photos, a detailed project description, a site plan, and building materials.
2. The applicant is proposing to match the material of the addition like for like to all existing material, aside from the new roofing material.
3. The applicant is proposing a side yard patio and brick wall fencing.
4. The 3rd floor expansion is considered an addition.
5. All proposed brick improvements are to match the existing brick of downtown Pinehurst.

Conclusions of Law

Guideline Requirements:

1. Section V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. Section V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.
3. Section V.D.1 - Additions to commercial buildings must be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and must be congruous with the Pinehurst Historic District.
4. Section V.D.4 - Rooftop additions should be avoided but, if necessary, they must be compatible with the character of the building.
5. Section VII.A.1 - The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence must be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
6. Section VII.A.7 - Brick and stacked stone walls are permitted.
7. 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. 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. Fences must not be placed on a golf course or lake fronting side of a property, unless required to fence in a pool. 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.
8. 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.

Guideline Recommendations:

1. 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.
2. Section V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.
3. Section V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.
4. Section V.A.4 - Paint colors should be in the Village of Pinehurst Color Palette. Section V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
5. Section V.D.3 - Additions should be avoided on primary elevations and placed in the least conspicuous location. Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.
6. Section VII.C.2 - Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.

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
15 Chinquapin Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 15 Chinquapin Road:

The following conditions apply to approval of the Certificate of Appropriateness for 15 Chinquapin Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 15 Chinquapin Road based on the following:

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	335 Linden Rd
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	

Owner Information			
Name	Onsite Homes LLC	Home Phone #	
Street Address	Ste 202 2031 Greenwood Ave Fay NC 28303	Mobile Phone #	
City, State, Zip Code		Business Phone #	910 745 0001
Email	travinalore@onsitehomes nc.com		

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

Exhibit A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor
(Revised 04/01/19)

General Information

Description of Changes to the Structure	Exterior on Chimney to be same as house siding. Chimney on the rear of the home & not visible from the road.

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	

Exhibit A

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor
(Revised 04/01/19)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney	FP Fibercement / Same colors as house + Chimney		
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other:_____			

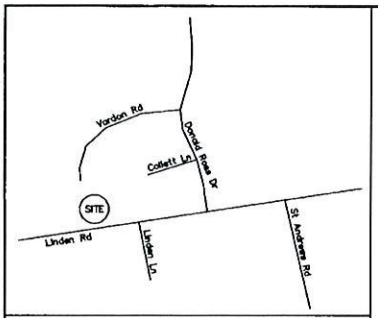
Required Documents

- ☐ Site Plan/Survey or Sketch
- ☐ 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: 3.4.2021



VICINITY MAP

FINAL SURVEY
LOT 29
PINEHURST INCORPORATED PHASE 1 UNIT 2
FOR

ON SITE HOMES

MINERAL SPRINGS TOWNSHIP

MOORE COUNTY — NORTH CAROLINA
DATE 02/23/2021 — 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 23rd day of February, 2021

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

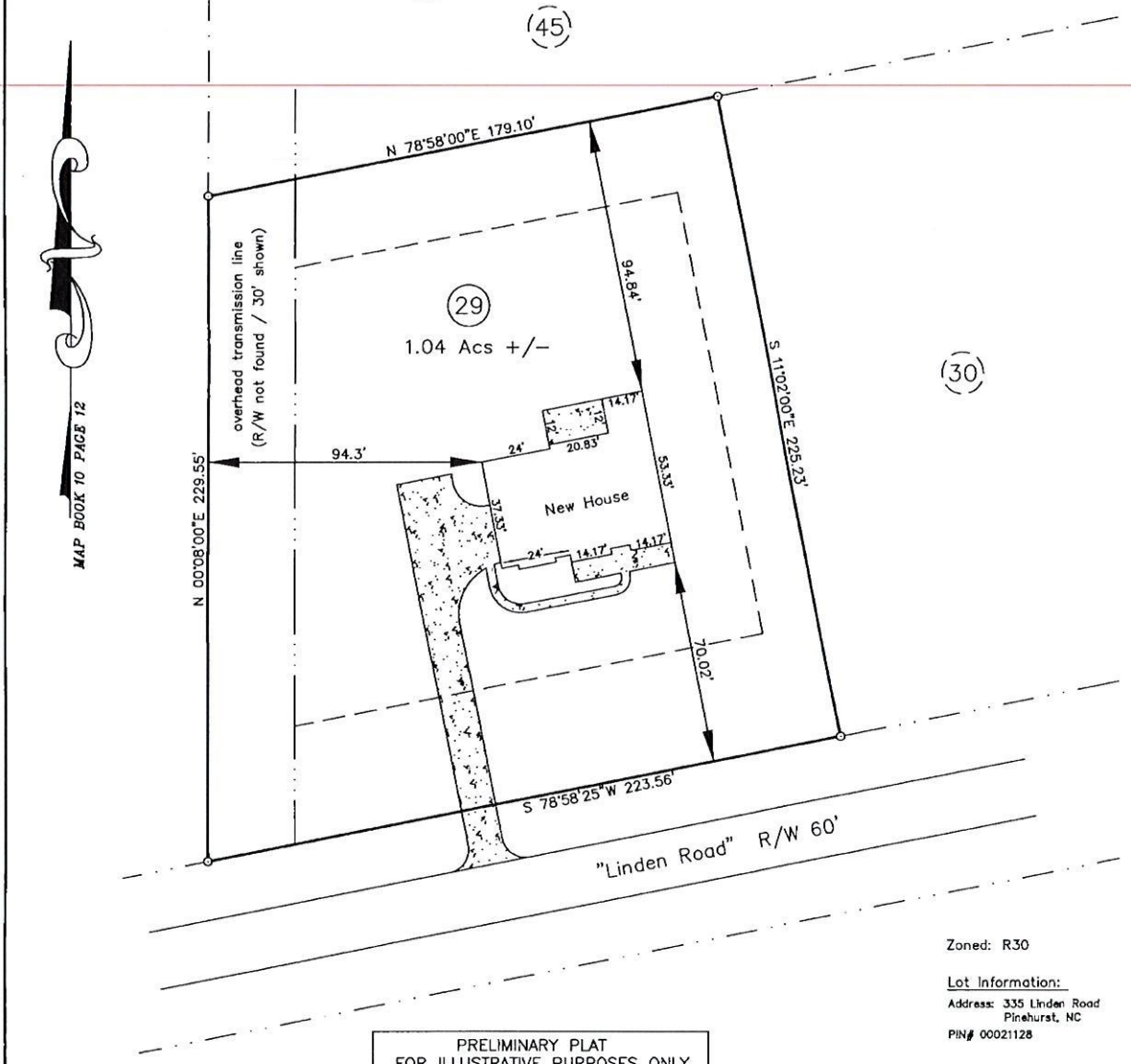
Seal or Stamp

NORTH CAROLINA PROFESSIONAL SEAL L-4869 LAND SURVEYOR ROBERT E. LEACH

Line Table

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

REVISION(S):



Zoned: R30

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

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

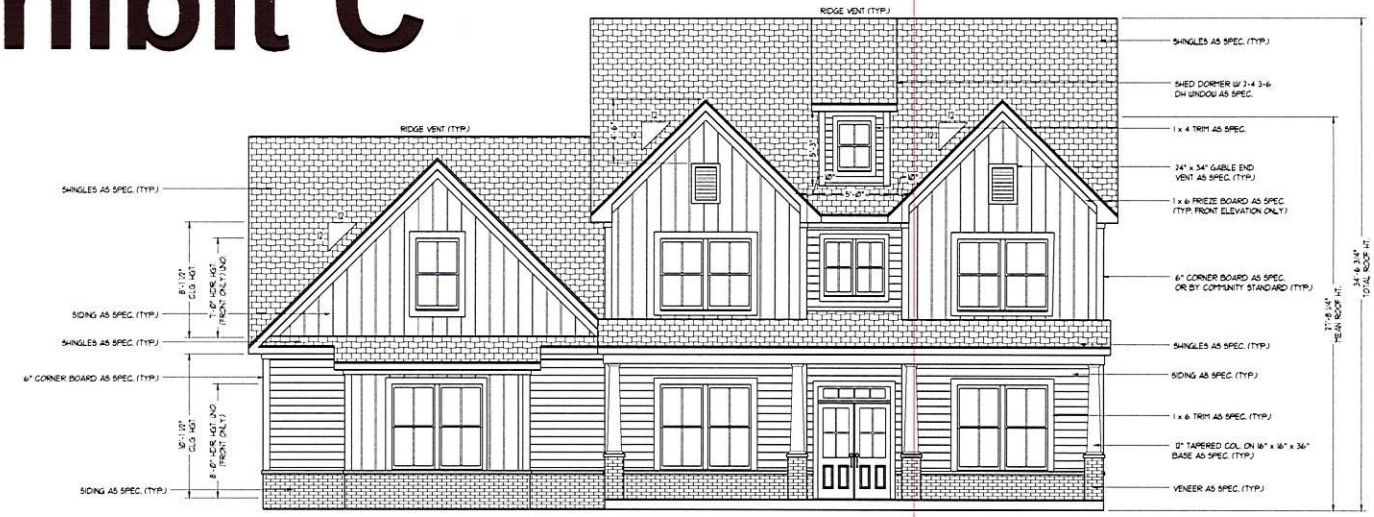
PRELIMINARY PLAT
FOR ILLUSTRATIVE PURPOSES ONLY

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

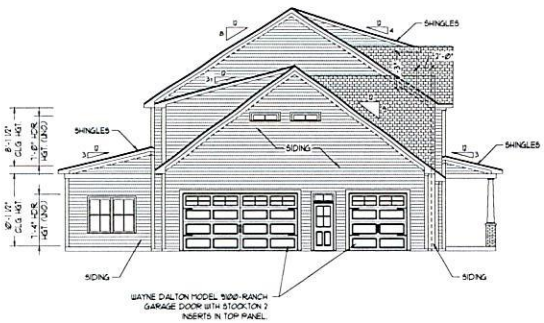
40 0 40 80 120
GRAPHIC SCALE - FEET

Exhibit B

Exhibit C

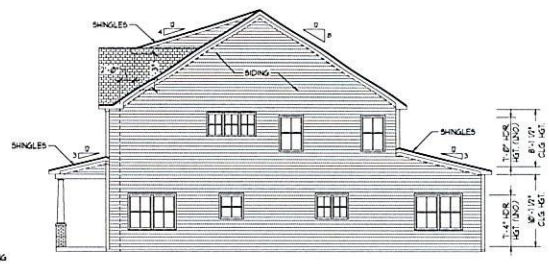


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

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ON SITE HOMES
CHELSEA

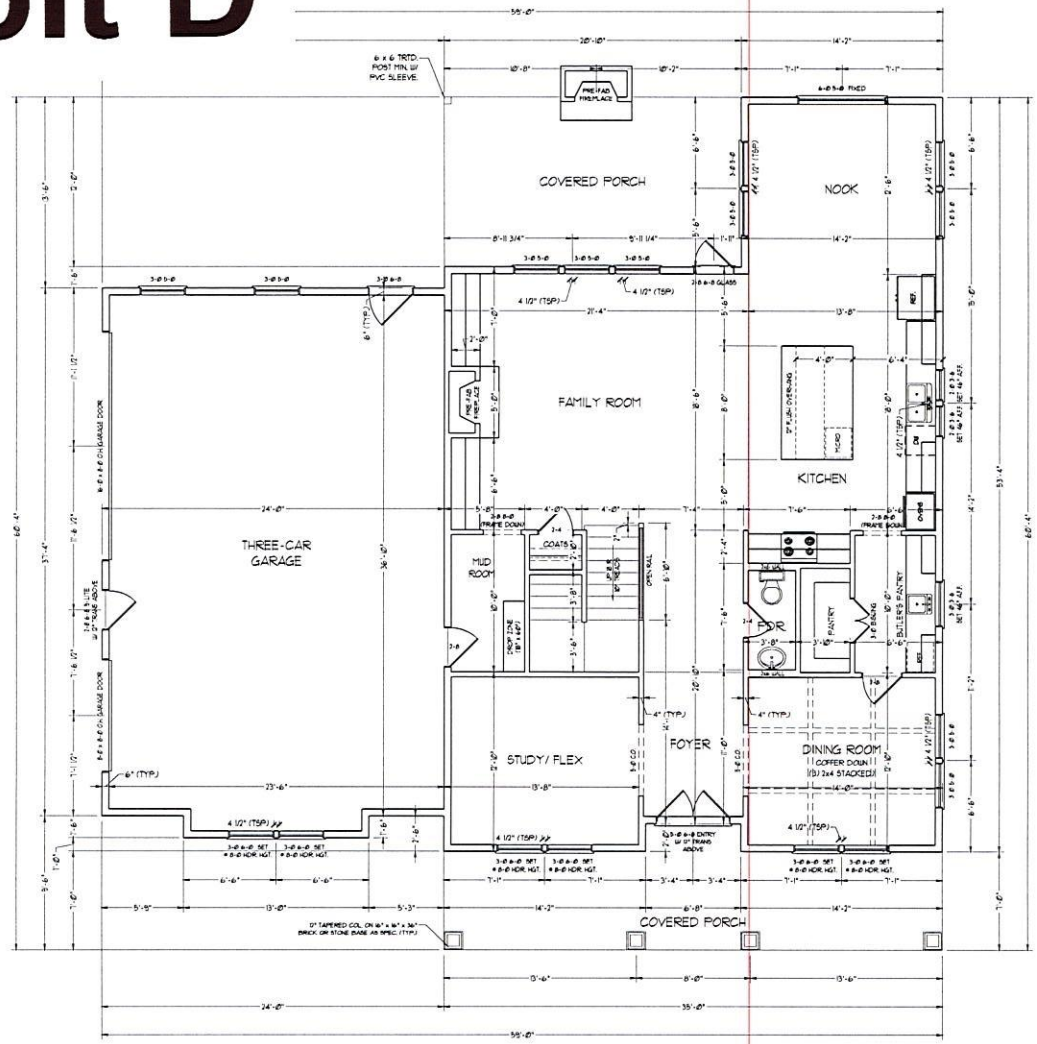
DATE: SEPTEMBER 17, 2018
REV.
SCALE: AS NOTED
DRAWN BY: WO
ENGINEERED BY
REVIEWED BY

ELEVATIONS
A-1

Exhibit D

SQUARE FOOTAGE	
1st FLOOR:	1603 SQ. FT.
2nd FLOOR:	2025 SQ. FT.
TOTAL:	3628 SQ. FT.
FRONT PORCH:	258 SQ. FT.
REAR PORCH:	250 SQ. FT.
GARAGE:	915 SQ. FT.

*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).



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ONSITE HOMES

PRICES PROMOTIONS INCENTIVES FEATURES OF ROOM FLOOR PLANS ELEVATIONS DESIGNS MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY ARE IN ACTUAL CONSTRUCTION. ACTUAL FOOTPLACE OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS ARE ELEVATION REQUIRED AND ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE PROPERTIES OF PROPERTY OF ONSITE HOMES. ANY ONE REPRODUCTION, ALTERATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEWHOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2018 ONSITE HOMES.

ON SITE HOMES
CHELSEA

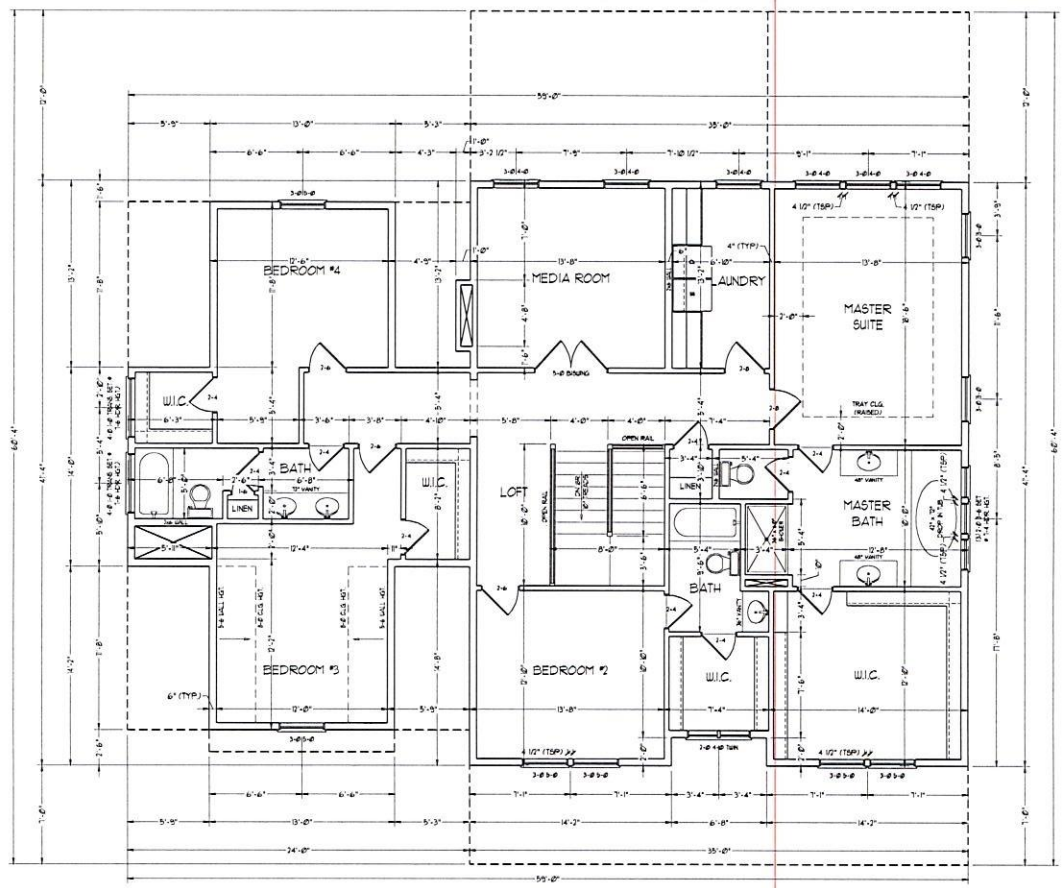
DATE: SEPTEMBER 17, 2018
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR PLAN

A-2

Exhibit E

*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).



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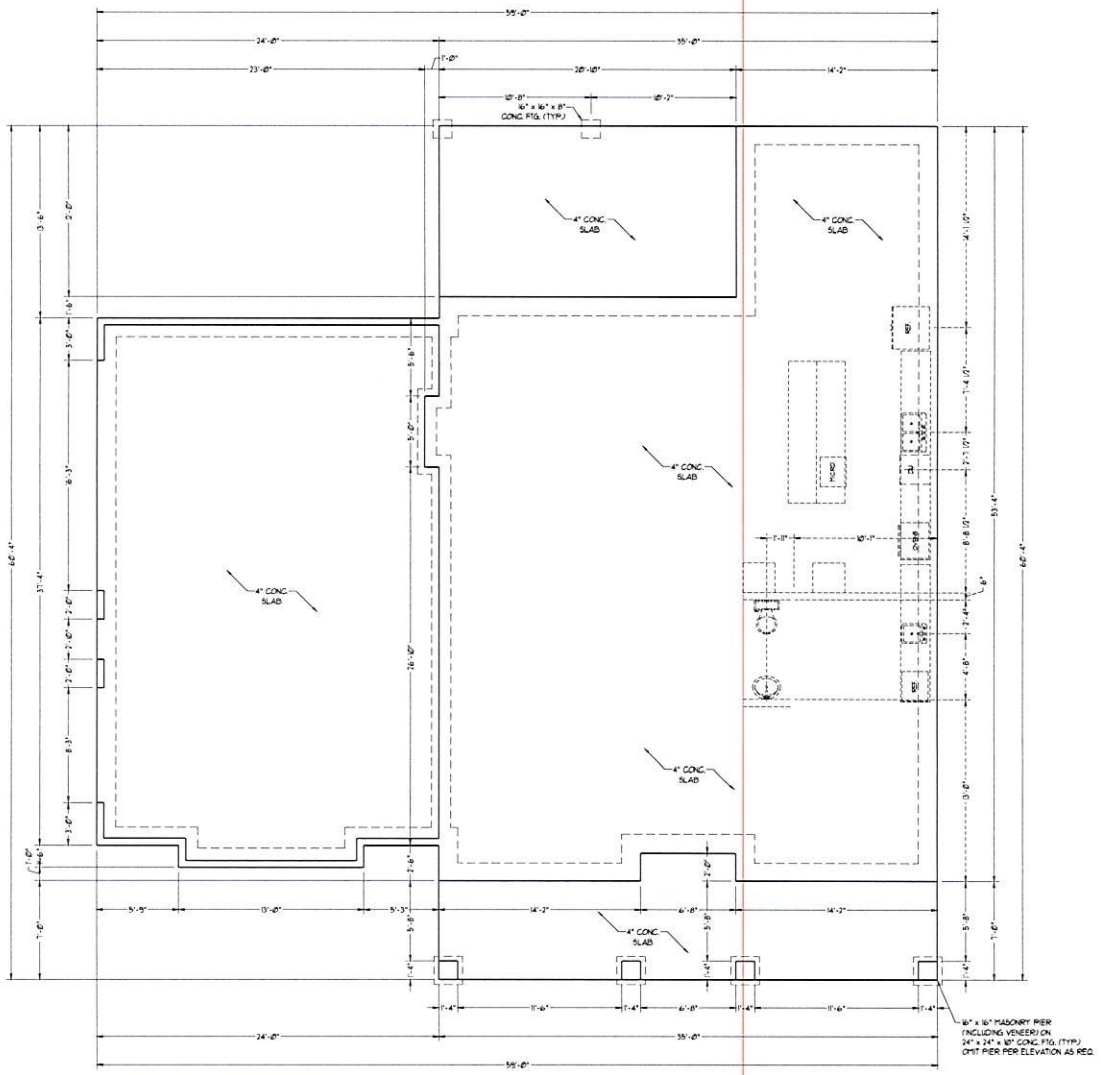
ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018
REV.
SCALE: 1/4"-1'-0"
DRAWN BY: WO
ENGINEERED BY
REVIEWED BY

SECOND FLOOR PLAN

A-3

Exhibit F



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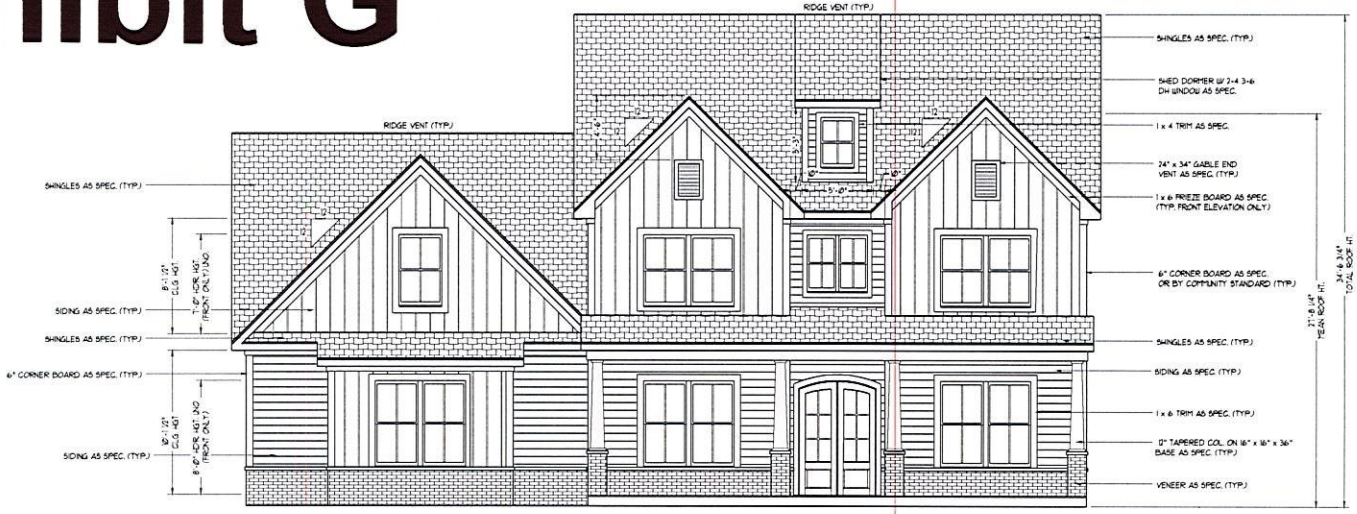
ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

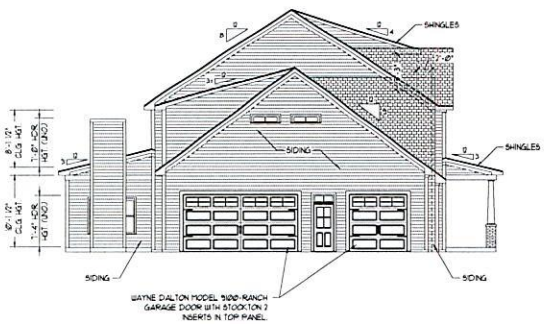
MONO SLAB FOUNDATION PLAN

S-1

Exhibit G

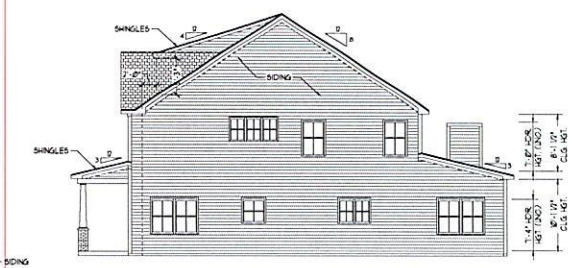


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

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ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018
REV:
SCALE: AS NOTED
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

ELEVATIONS
A-1

Exhibit H

SQUARE FOOTAGE	
1st FLOOR:	1603 SQ. FT.
2nd FLOOR:	2025 SQ. FT.
TOTAL:	3628 SQ. FT.
FRONT PORCH:	258 SQ. FT.
REAR PORCH:	250 SQ. FT.
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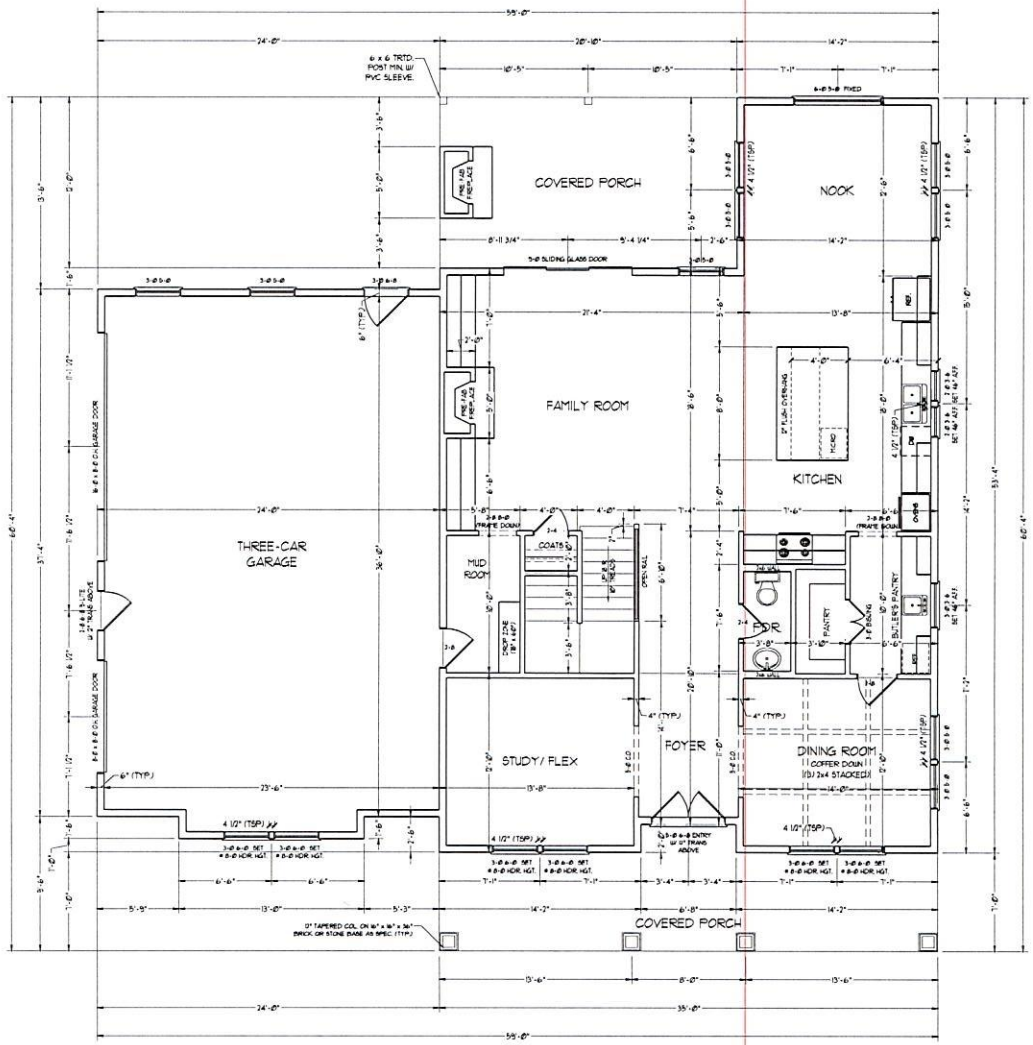

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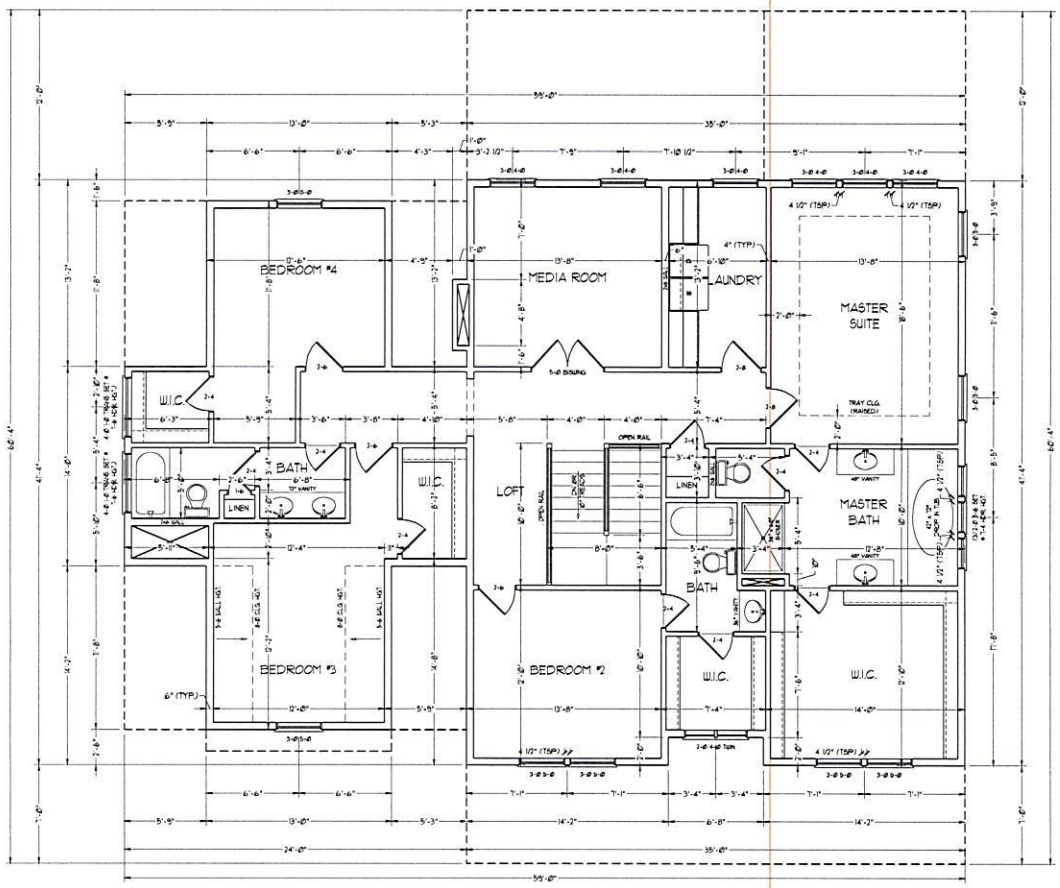
ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR PLAN
A-2

Exhibit I

*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).



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ON SITE HOMES

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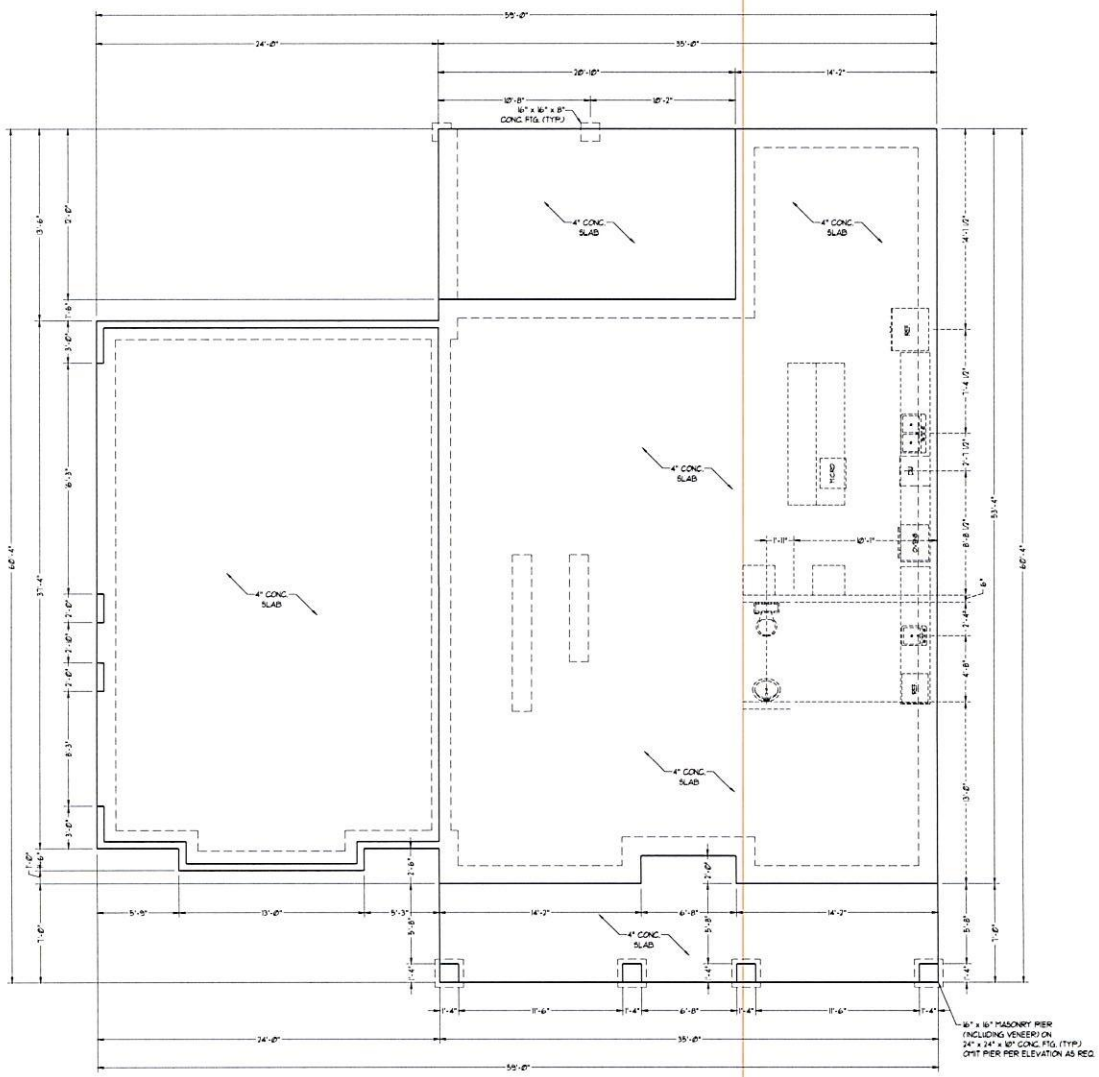
ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018
REV.:
SCALE: 1/4"=1'0"
DRAWN BY: W/O
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR PLAN

A-3

Exhibit J



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ON SITE HOMES
CHELSEA

DATE: SEPTEMBER 17, 2018
REV.:
SCALE: 1/4"=1'0"
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

MONO SLAB FOUNDATION PLAN

S-1

Exhibit L

Exhibit M

Exhibit N

Exhibit O

Exhibit P

Exhibit Q

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: March 14, 2021
Subject: **Major COA Request for 170/180 Saville Row**

Applicant:	Garry Jones
Owners:	Debbie Serino (Linden Clos)
Professional:	David Bradford 301 Architecture
Property Location:	170/180 Saville Row
Zoning:	R-30 (Low Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855200363672

Request and Background:

Garry Jones is requesting a Certificate of Appropriateness for construction of a new single family residence located within the Pinehurst Historic District at 180 Saville Row. The subject property can be further identified by Moore County Pin Number #855200363672. The property owner of record is Linden Clos and the applicant is Garry Jones.

170/180 Saville Row is a vacant lot within the Historic District, no previous COA have been requested.

170/180 Saville Row is not listed within the National Historic Landmark Survey. If approved the proposed new single family residence would be considered a non-contributing structure. None 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.

National Historic Landmark Survey Table for 170/180 Saville Row				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	170/180 Saville Row	NA	No	Undeveloped land inside the Historic District
2	190 Saville Row	2021	No	Not listed within the 1996 Historic Survey
3	175 Saville Row	NA	No	Undeveloped land inside the Historic District
4	160 Saville Row	NA	No	Undeveloped land inside the Historic District
5	103 Muirfield Place	2015	No	Not within the Historic District
6	105 Muirfield Place	2016	No	Not within the Historic District
7	Undeveloped Land	NA	No	Undeveloped land outside the Historic District

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

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

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

Standards of Review

This request is before the Commission because the applicant is proposing to construct a new single family home at 170/180 Saville Row. 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 applicant has provided a complete application, architectural elevations, site plan, landscape plan and an endorsement letter from the owner. 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:

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 footprint of the new construction is approximately 2,747 square feet, which includes the primary dwelling and attached garage. The project area is proposed to be located on two R-30 zone properties, with a total property area of 83,592 square feet and the application states that the total impervious area of the building footprint is 15.3 percent of the lot (12,931 square feet). The average square footage of the adjacent single family homes is 3,587 square feet, however two adjacent properties are outside the historic district and two others are undeveloped lots. The proposed home is two stories and there is a combination of single story, one and a half story, and two story homes within the District.

National Historic Landmark Survey Table for 170/180 Saville Row				
#*	**Address**	**Year Built**	**Number of Stories**	**Square Footage**
1	170/180 Saville Row	NA	2	4,659 square feet (includes second floor)
2	190 Saville Row	2021	2	4,279 square feet (from August 2020 COA application)
3	175 Saville Row	NA	NA	Undeveloped land inside the Historic District
4	160 Saville Row	NA	NA	Undeveloped land inside the Historic District
5	103 Muirfield Place	2015	2	Not within the Historic District (2,700 SF Moore County)
6	105 Muirfield Place	2016	2	Not within the Historic District (2,710 SF Moore County)
7	Undeveloped Land	NA	NA	Undeveloped land outside the Historic District

The architectural style of the proposed new single family home appears to have a more contemporary design than most Historic District Properties. It does not appear to be similar in architecture to any of the seven common styles of architecture called out in the Guidelines specifically.

The Seven prevalent Architectural Styles Within the Historic District (Page 36 Historic District Guidelines)			
#	***Styles***	**Characteristics**	
1	***Craftsman Bungalow***	□ Low–pitched roof □ Wide eave overhang □ Braces under gables □ Porch with square or tapered columns	□ Stone chimneys □ Gabled or shed dormers □ Exposed rafters under eaves □ Broad front porch
2	***Cottage***	□ Sloping, uneven roof □ Brick, stone or stucco siding □ Steep gables	□ Prominent brick or stone chimney □ Casement windows with small panes □ Small dormer windows
3	***Colonial Revival***	□ Rectangular overall house shape □ Gable or hip roof □ Overhanging second floor □ Classical pillars and columns □ Multi-pane, double-hung windows with shutters	□ Dormers □ Temple-like entrance: porticos topped by pediment □ Paneled doors with sidelights and topped with transoms or fanlights □ Chimneys
4	***Georgian Revival***	□ Square, symmetrical shape □ Paneled front door at center □ Decorative crown over front door □ Flattened columns on each side of door 5 or more windows on house front façade □ Paired chimneys	□ Medium-pitched roof □ Minimal roof overhang □ Nine or twelve small window panes in each window sash □ Dental molding (square, tooth-like cuts) along the eaves
5	***Federal Revival***	□ Hip or gable roof □ Prominent end chimneys □ Corner boards □ 6 on 6 or 12 on 12 windows	□ Portico □ Fanlight above door and side lights □ Often brick or wood construction □ Shutters
6	***Queen Anne or Folk Victorian***	□ Rambling, asymmetrical silhouette □ Corner towers or turrets □ Steep gable or hipped roof with dormers □ Verandas and balconies □ Contrasting materials and colors	□ Second-story overhangs □ Gable ends decorated with halftime bering or stylized relief decoration □ Ornate trim and brackets □ Stained-glass window accents
7	***Ranch***	□ Single story □ Low pitched gable roof	□ Deep-set eaves
*	Additional styles exist within the historic district, however these are the most prevalent		

Proposed Elevations

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.

   The proposed structure meets the zoning requirements of the PDO. Based on the submitted documentation the structure meets the height restrictions, setback restrictions, impervious surface restrictions. A surveyed site plan and full landscaping plan will be required at the time of permitting and once a building application has been submitted the proposed project will be reviewed in accordance with the current building code.

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.

   The proposed windows appear to more modern than the majority of windows featured within the Historic District. The proposed windows can be characterized by having clean lines, minimalist features, and black framing. Additionally, some windows appear to be floor to ceiling windows.

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 true or simulated divided light. Based on the elevation submitted muntins will not be utilized.

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

   Glass block windows are not proposed based on the submitted application and elevations.

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 does not indicate whether paint, tint, or darkening film will be applied to any street facing elevations.

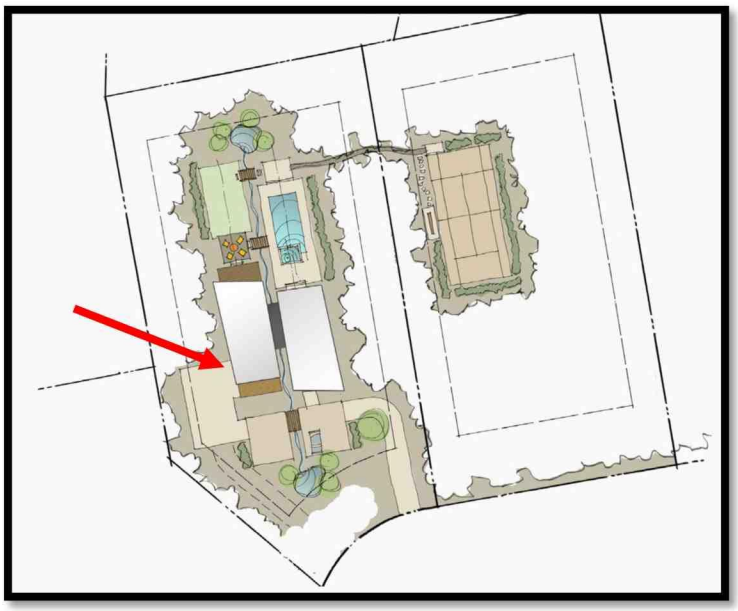
5. Section IV.C.5 - Sliding doors **are not allowed** on street-facing elevations in the Pinehurst Historic District.

   Sliding doors have been proposed on the south elevation (front) based on the submitted application and elevations.

ACCESSORY FEATURES AND STRUCTURES

1. 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.

   The applicant is proposing a garage that is attached to the principal structure. The garage is not front facing and will open toward the side. The garage based on the submitted site plan does not appear to be visible from the road.



Submitted Sketch Plan

In addition to the garage there are some additional site features shown on the submitted site plan. A pool is located in the rear yard. Two ponds connected by a small stream have been proposed as part of the landscaping. A lawn and fire pit have been proposed in the rear yard. Lastly, a tennis court has been proposed in the side yard with additional trees and shrubs for screening.

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.
2. 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
    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 new construction will utilize a mix of exterior materials that are consistent with Guidelines. The main color of the structure will be grey, black, white, and natural wood finish.

Each proposed building material will be reviewed below for compliance with the Guidelines and whether it is consistent 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.

The majority of the siding will be fiber cement lap siding. Fiber cement is not explicitly listed as a compliant materials, however the Commission has previously approved hardie board and other fiber cement products. Additionally a portion of the structure will be stone. Stone or masonry siding is a permitted material, according to the Historic District Guidelines

The proposed trim material is wood. Wood trim *is consistent with the Historic District Guidelines.*

The proposed windows will be a combination of aluminum and vinyl windows. Aluminum and Vinyl windows are consistent with the Historic District Guidelines.

The proposed door will be aluminum clad with a clear glazing and etched film. Aluminum doors are consistent with the Historic District Guidelines.

The proposed foundation is stone (rough, cut). Stone is consistent with the Historic District Guidelines.

The proposed roofing material is standing seam metal. Metal roofing is consistent with the Historic District Guidelines.

Exterior Materials and Colors

	Proposed Material	Proposed Color
Front Elevation	Cementitious Fiberboard Siding: Horizontal (James Hardee)	JC-190 (Black)
Rear Elevation	Wood Siding: Horizontal	Natural Finish
Right Elevation	Cementitious Fiberboard Siding: Horizontal(James Hardee)	OC-190 Cloud Nine
Left Elevation	Stone, Rough Cut Ashlar	Natural Finish
Trim	Wood	HC-190 (Black)
Windows	Alum. and Vinyl Clad (Casement-Anderson 400 Series),clear glazing	HC-190 (Black)(Manuf. Black)
Chimney	Stainless Steel (Interior thru Roof)	HC-190 (Black)
Foundation	Stone, Rough Cut Ashlar	Natural
Front Door	Aluminum Clad, Clear Glazing w/ Etched Film	HC-190 (Black)
Shutters	N/A	
Garage Door	Alum. with Etched Glass Panels	HC-190 (Black)
Roof	Standing Seam	HC-180 (Cliffside) (Manuf. Gray)
Roof /Wall Exhaust Vents	Alum. (Painted to Match Roof or Adj. Wall)	JC-180 (Cliffside)
Front Porch	Concrete Slab and Steps	Clear Sealed
Master Bed Upper Deck	Pre-Engineered Wood Planks TimberTech Vintage Collection	Weathered Teak
Rear Patios	Concrete/Stamped/Sealed	Clear and Stained Sim to OC-190
Sidewalk	Concrete/Stamped/Sealed	Clear and Stained Sim. to OC-190
Sky Lights	N/A	
Driveway	Concrete/Stamped/Sealed	Clear and Stained Sim. to OC-190
House Number	6" H. Numbers (Helvetic)	Stainless Steel
Other: Roof Undersoffit	Stained Wood Panels (sim. to tongue/groove) Nichiha Vintage Series	Redwood color

Submitted Material List

FENCES AND WALLS

Based on the submitted material the applicant is not depicting any fencing. Fencing can be handled through the minor COA process. However based on the proposed accessory structures fencing will be required. Staff has reached out to applicant, and made them aware of the fencing requirements.

LANDSCAPING AND VEGETATION

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.

It is unclear from the application if any trees greater than 12 inches in DBH will be removed. Based on the wooded state of the lot, multiple trees will be removed. Staff has reached out to the applicant and will follow up with the Commission prior to the meeting if possible.

SWIMMING POOLS

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

Based on the submitted documentation and landscape rendering the proposed pool appears to be congruous with the landscape of the Historic District.

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

   The proposed pool based on the provided site plan will be located in the rear yard.

Applicable Recommendations from the Historic District Guidelines:

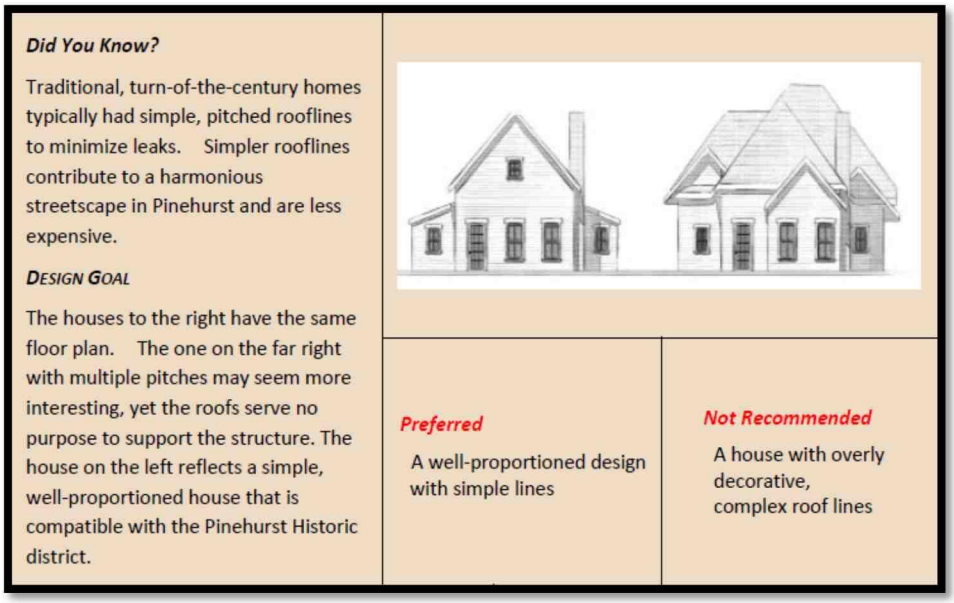
GENERAL

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.

   The application indicates that the proposed color scheme will be a mix of softer and muted colors. The majority of the structure will be natural fin

2. Section IV.B.6 - Roof forms should be congruous with the Pinehurst Historic District.

   The Guidelines state that well-proportioned roof design with simple lines is preferred and compatible with the Historic District. The proposed roof design features two rooflines that slope upward and away from each other and center. The proposed roof form appears to be unique. There are a variety of different roof forms within the historic district, however typically roofs with in the historic district feature a gabled or hipped roof.



Excerpt from the Historic District Guidelines

WINDOWS AND DOORS

Guidelines have no recommendations for new construction.

ACCESSORY FEATURES AND STRUCTURES

1. 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.

   The proposed attached garage is set behind the principal structure and façade. The garage door will open to the side of the lot.

DRIVEWAYS AND OFF-STREET PARKING

1. Section VII.B.2 - New driveways should be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.

   The proposed driveway will not impact existing site features, because the lot is currently undeveloped.

2. 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.

   It is unclear from the submitted material if existing mature trees will be incorporated into the design of the driveway and parking areas.

3. Section VII.B.5 - Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

   The proposed concrete drive will not have an earth tone tint or coloring that blends in with the natural environment. The proposed driveway will have a coloring similar to OC-190.

Staff Comments:

The applicant has submitted a complete application. From a scale perspective the proposed structure appears to be consistent with other homes in the Historic District and is proportional to the size of the existing vacant lot. All proposed building materials are consistent with the Guidelines, as well as, the proposed color scheme, minus the color of the driveway. The general architecture of the structure does not appear to align with the styles recommended and described within the Guidelines for the common styles of architecture within the Historic District.

If the commission were to approve the request, staff would recommend the following consistency statement.

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.

If the commission does move to approve this request, staff would also recommend the following conditions:

1. *Submission of a surveyed site plan*
2. *Submission of a detailed landscape plan*
3. *If the tennis court is to have a fence, that 75 percent of the fence be screened from public view with shrubs and evergreens.*

FINAL ORDER – MAJOR COA REQUEST 170/180 Saville Row
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 25, 2021. 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 Garry Jones is requesting a Certificate of Appropriateness for construction of a new single family residence located within the Pinehurst Historic District at 180 Saville Row.

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

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

1. 170/180 Saville Row is a vacant lot and is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. No COAs have previously been issued.

For the Record

1. The applicant has submitted a material package which includes: a complete application, elevations, 3-D rendering, a site plan, a landscaping plan, and consent letter from the property owners.
2. The applicant is proposing a combination of stone and hardie siding for the exterior of the home.
3. The proposed home is 2 stories and has a building footprint of 2,747 square feet.
4. The applicant is proposing a rear yard lawn, rear yard pool and a side yard tennis court.
5. Multiple trees will be removed to accommodate the construction of 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 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.
9. 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.
10. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District.
11. 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. 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.
12. Section VII.D.1 - New in-ground swimming pools must be congruous with the landscape of the Pinehurst Historic District.
13. Section VII.D.2 - In-ground swimming pools must not be easily visible from the street.

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.B.2 - New driveways should be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
5. 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.
6. Section VII.B.5 - Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

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
170/180 Saville Row

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 170/180 Saville Row:

The following conditions apply to approval of the Certificate of Appropriateness for 170/180 Saville Row:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 170/180 Saville Row 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	170/180 Saville Row (driveway access from 180)
City, State, Zip Code	Village of Pinehurst, NC 28374
Parcel ID #	20080571

Owner Information (Current Land Owner)			
Name	Debbie Serino	Home Phone #	N/A
Street Address	75 McCaskill Rd. W.	Mobile Phone #	910-315-9051
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910-600-6276
Email	serinodeb@gmail.com		

Applicant (Proposed New Land Owner)			
Name	Dr. Gary T. Jones	Other Phone #	910-483-9216
Email	drgtjones@sandhillsoms.com	Street Address	1295 Oliver Street
Mobile Phone #	910-690-4978	City, State, Zip Code	Fayetteville, NC 28304

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 6404
Name	Architect: David B. Bradford, AIA, LEED AP
Street Address	302 Jefferson Street, Suite 250
City, State, Zip	Raleigh, NC 27605
Phone #	O 919-838-9310 M 919-830-9705
Email	DavidB@310ai.com

General Information

Description of Changes to the Structure	This is an application for a new Single Family Home.		
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 (Selective Tree Removal)
Estimated Cost of Construction	$1,300,000.00

EXHIBIT A

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Exterior Materials and Colors

	Proposed Material	Proposed Color
Front Elevation	Cementitious Fiberboard Siding: Horizontal (James Hardee)	JC-190 (Black)
Rear Elevation	Wood Siding: Horizontal	Natural Finish
Right Elevation	Cementitious Fiberboard Siding: Horizontal(James Hardee)	OC-190 Cloud Nine
Left Elevation	Stone, Rough Cut Ashlar	Natural Finish
Trim	Wood	HC-190 (Black)
Windows	Alum. and Vinyl Clad (Casement-Anderson 400 Series),clear glazing	HC-190 (Black)(Manuf. Black)
Chimney	Stainless Steel (Interior thru Roof)	HC-190 (Black)
Foundation	Stone, Rough Cut Ashlar	Natural
Front Door	Aluminum Clad, Clear Glazing w/ Etched Film	HC-190 (Black)
Shutters	N/A	
Garage Door	Alum. with Etched Glass Panels	HC-190 (Black)
Roof	Standing Seam	HC-180 (Cliffside) (Manuf. Gray)
Roof /Wall Exhaust Vents	Alum. (Painted to Match Roof or Adj. Wall)	JC-180 (Cliffside)
Front Porch	Concrete Slab and Steps	Clear Sealed
Master Bed Upper Deck	Pre-Engineered Wood Planks TimberTech Vintage Collection	Weathered Teak
Rear Patios	Concrete/Stamped/Sealed	Clear and Stained Sim to OC-190
Sidewalk	Concrete/Stamped/Sealed	Clear and Stained Sim. to OC-190
Sky Lights	N/A	
Driveway	Concrete/Stamped/Sealed	Clear and Stained Sim. to OC-190
House Number	6" H. Numbers (Helvetic)	Stainless Steel
Other: [redacted]	[redacted]	

Required Documents

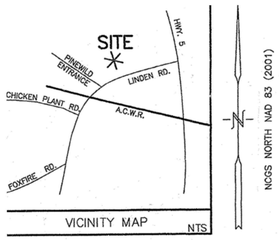
- [X] Site Plan/Survey or Sketch
- [X] Elevation Drawings
- [X] Floor Plans
- [X] Landscaping Plan

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: 3/4/2021

EXHIBIT B



VICINITY MAP NTS

NCGS NORTH NAD 83 (2001)

SURVEYOR:
WILLIAM E. CRAVEN
300 S.W. BROAD STREET
SOUTHERN PINES, N.C. 28387
(910) 692-5616

Hobbs, Upchurch & Associates, P.A.
Consulting Engineers, Surveyors & Land Planners
Southern Pines, North Carolina 28387

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, REVIEW OFFICER OF _____ COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____
REVIEW OFFICER

_____
DATE

NORTH CAROLINA
MOORE COUNTY

PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT CABINET_____ SLIDE _____, THIS THE _____DAY OF_____, 20___.

_____
REGISTER OF DEEDS

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED BY THE PLANNING AND ZONING BOARD AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

_____
SURVEYOR

_____
DATE

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

I, _____, THE VILLAGE CLERK OF PINEHURST, NORTH CAROLINA, DO CERTIFY THAT THE VILLAGE OF PINEHURST APPROVED THIS PLAT OR MAP AND ACCEPTED THE DEDICATION OF THE EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PARKS SHOWN THEREON, BUT ASSUME NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME, UNTIL IN THE OPINION OF THE GOVERNING BODY OF THE VILLAGE OF PINEHURST IT IS IN THE PUBLIC INTEREST TO DO SO.

_____ _____, 20__
VILLAGE CLERK DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNERS OF THE PROPERTY SHOWN ARE DESCRIBED HEREIN, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE VILLAGE OF PINEHURST AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

_____ _____
SIGNATURE(S) OF OWNER(S) DATE

_____ _____
SIGNATURE(S) OF OWNER(S) DATE

CERTIFICATE OF APPROVAL

APPROVED FOR RECORDING BY THE VILLAGE PLANNER OF THE VILLAGE OF PINEHURST, NORTH CAROLINA ON THE _____ DAY OF _____, 2008 PURSUANT TO THE PINEHURST DEVELOPMENT ORDIANCE. MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

_____
VILLAGE MANAGER
VILLAGE OF PINEHURST

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH CHAPTER 10, PART 3, RESERVOIR WATERSHED PROTECTION OVERLAY DISTRICTS OF THE PINEHURST DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE. NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY WATERSHED--- DEVELOPMENT RESTRICTIONS MAY APPLY.

_____ _____, 20__
WATERSHED ADMINISTRATOR DATE

AREA INFORMATION

AREA OF TOTAL PARCEL = 19.86 ACRES
MORE OR LESS, AS COMPUTED BY COORDINATES

SPECIAL FLOOD HAZARD AREA NOTE

NOTE: THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

REFERENCE: FLOOD MAP # 3710854200J PANEL # 8542
DATE: OCTOBER 17, 2006
(AS SHOWN AT www.NCFLOODMAPS.com)

VOP ZONING = R-30	
MINIMUM BUILDING SETBACKS	
FRONT	40'
REAR	30'
SIDE	20'
SIDE (CORNER LOT)	25'

OWNER INFORMATION

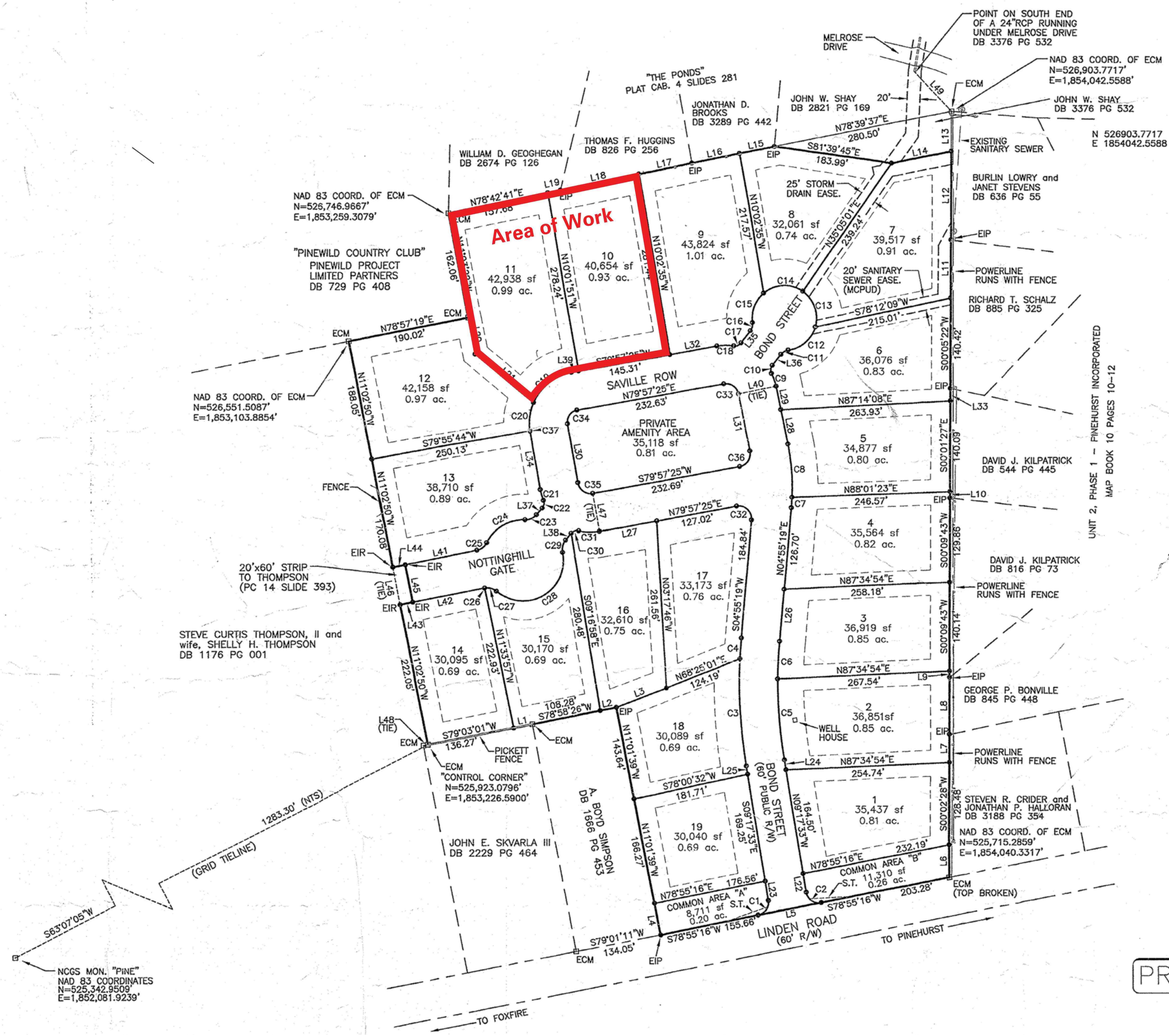
ALIMAX, LLC
455 LINDEN ROAD
PINEHURST, NC 28374

TITLE REFERENCES

DEED BOOK 1384 PAGE 552
MOORE COUNTY REGISTRY
AND AS SHOWN

NOTES:

1. SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, STREETS, AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE. THIS SURVEYOR DID NOT PERFORM A TITLE SEARCH ON THESE PROPERTIES
2. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING CORNERS FOUND, EXISTING BOUNDARY EVIDENCE, AND DEEDS AND PLATS OF RECORD IN MOORE COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. ALL AREAS BY COORDINATE COMPUTATION.
5. THIS SURVEY IS LOCATED IN SUCH PORTION OF THE COUNTY OR MUNICIPALITY THAT IS REGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND
6. DASHED OR BROKEN LINES ARE FROM DEED DESCRIPTIONS AND PLATS OF RECORD AND NOT AN ACTUAL FIELD SURVEY.
7. PROPERTY IS ZONED R-30
   MINIMUM LOT AREA = 30,000 SF
   STREET RIGHT OF WAY WIDTH: 60 FT.
   BUILDING SETBACK LINES: AS SHOWN
8. WATER SUPPLY WATERSHED DESIGNATION: LITTLE RIVER WS-III
9. PROPOSED STREETS ARE PUBLIC.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DIRECTION	CHORD	DELTA
C1	20.00	30.79	N34°48'51"E	27.84	88°12'50"
C2	20.00	32.04	S55°11'09"E	28.72	91°47'10"
C3	800.00	166.38	S03°20'05"E	166.08	11°54'57"
C4	800.00	32.10	S03°46'21"W	32.09	2°17'56"
C5	740.00	124.64	S04°28'03"E	124.49	9°39'01"
C6	740.00	58.95	S02°38'23"W	58.93	4°33'51"
C7	350.00	16.34	N03°35'03"E	16.34	2°40'32"
C8	350.00	83.03	N04°32'59"W	82.84	13°35'32"
C9	80.00	21.52	N19°03'11"W	21.46	15°24'55"
C10	12.00	13.48	S05°24'53"W	12.78	64°21'04"
C11	17.00	13.49	S60°19'01"W	13.14	45°27'11"
C12	50.00	58.48	N49°32'18"E	55.20	67°00'38"
C13	50.00	62.00	N19°29'16"W	58.10	71°02'31"
C14	50.00	65.43	S87°30'07"W	60.86	74°58'43"
C15	50.00	50.51	S21°04'30"W	48.39	57°52'31"
C16	17.00	13.49	N14°51'50"E	13.14	45°27'11"
C17	12.00	12.84	N68°14'30"E	12.24	61°18'08"
C18	80.00	26.44	S89°25'29"W	26.32	18°56'09"
C19	80.00	79.29	S51°33'54"W	76.08	56°47'02"
C20	80.00	44.82	S07°07'19"W	44.24	32°06'06"
C21	80.00	17.21	S18°12'18"E	17.17	12°19'21"
C22	12.00	13.16	N09°03'11"E	12.51	62°50'14"
C23	22.00	20.08	N66°36'47"E	19.39	52°16'58"
C24	63.00	72.97	S59°34'27"W	68.96	66°21'38"
C25	22.00	20.08	N52°32'07"E	19.39	52°16'58"
C26	22.00	0.50	S79°19'40"W	0.50	1°18'09"
C27	22.00	19.58	N74°31'51"W	18.94	50°58'50"
C28"	63.00	156.98	N59°34'27"E	119.41	142°46'15"
C29	22.00	20.08	S14°19'48"W	19.39	52°16'58"
C30	12.00	13.16	S71°53'24"W	12.51	62°50'14"
C31	80.00	32.61	S88°22'02"E	32.38	23°21'06"
C32	20.00	36.64	N47°33'38"W	31.73	104°57'54"
C33	20.00	30.96	N55°41'40"W	27.96	88°41'51"
C34	18.00	28.27	S34°57'25"W	25.46	90°00'00"
C35	20.00	31.42	S55°02'35"E	28.28	90°00'00"
C36	20.00	31.87	N34°18'20"E	28.60	91°18'09"
C37	80.00	1.56	S09°29'09"E	1.56	1°06'52"

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.85	S79°03'01"W
L2	25.58	S78°58'26"W
L3	83.42	N69°16'01"E
L4	50.00	N11°01'39"W
L5	100.05	S78°55'16"W
L6	50.96	S00°02'28"W
L7	43.24	S00°02'28"W
L8	87.18	S00°19'29"W
L9	9.73	S00°09'43"W
L10	10.29	S00°01'27"E
L11	88.35	S00°05'22"W
L12	137.06	S00°08'32"W
L13	63.01	S00°08'32"W
L14	94.71	N78°32'12"E
L15	55.29	N78°39'34"E
L16	75.65	N78°39'34"E
L17	84.39	N78°41'22"E
L18	125.20	N78°41'22"E
L19	20.08	N78°42'41"E
L20	57.50	S11°03'22"E
L21	118.57	S49°34'26"E
L22	29.39	N09°17'33"W
L23	30.64	S09°17'33"E
L24	15.70	N09°17'33"W
L25	12.83	S09°17'33"E
L26	81.97	N04°55'19"E
L27	90.45	N79°57'25"E
L28	54.35	N11°20'44"W
L29	37.27	N11°20'44"W
L30	92.48	N10°02'35"W
L31	90.50	S11°20'44"E
L32	74.02	S79°57'25"W
L33	19.68	S00°01'27"E
L34	90.48	S10°02'35"E
L35	23.68	N37°35'25"E
L36	21.45	N37°35'25"E
L37	13.91	S40°28'18"W
L38	13.91	N40°28'18"E
L39	11.30	S79°57'25"W
L40	60.00	S78°39'17"W
L41	113.47	S78°40'36"W
L42	113.76	S78°40'36"W
L43	20.00	N78°40'36"E
L44	20.00	S78°40'36"W
L45	60.00	N11°02'50"W
L46	60.00	S11°02'50"E
L47	60.00	S10°02'35"E
L48	6.65	N79°15'18"E
L49	84.59	N42°54'13"W

LEGEND

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- NEW IRON ROD SET
- ECM EXISTING CONCRETE MONUMENT
- COMPUTED POINT
- S.T. 10'x70' SIGHT DISTANCE TRIANGLE
- TRACT BOUNDARY LINE
- NEW LOT BOUNDARY LINE
- ADJOINING BOUNDARY LINES
- ROAD RIGHT-OF-WAY
- SURVEY TIELINE
- UTILITY EASEMENT LINE
- MINIMUM BUILDING SETBACK LINE

SITE CALCULATIONS

TOTAL AREA IN TRACT = 19.86 ACRES
TOTAL NUMBER OF LOTS = 19
TOTAL AREA OF LOTS = 15.67 ACRES
TOTAL AREA OF COMMON AND PRIVATE AMENITY AREAS= 1.27 ACRES
TOTAL AREA IN STREET R/W = 2.92 ACRES
TOTAL LINEAR FEET OF STREETS = 2,146 FEET
LINEAR FEET IN BOND STREET = 1676 FEET
LINEAR FEET IN SAVILLE ROW = 152 FEET
LINEAR FEET NOTTINGHILL GATE = 318 FEET
PAVEMENT WIDTH = 24 FEET

MOORE COUNTY PARCEL DESIGNATION

LRK #20914
PIN 8552-00-36-6248

PRELIMINARY

PLAN FURNISHED BY DEVELOPER

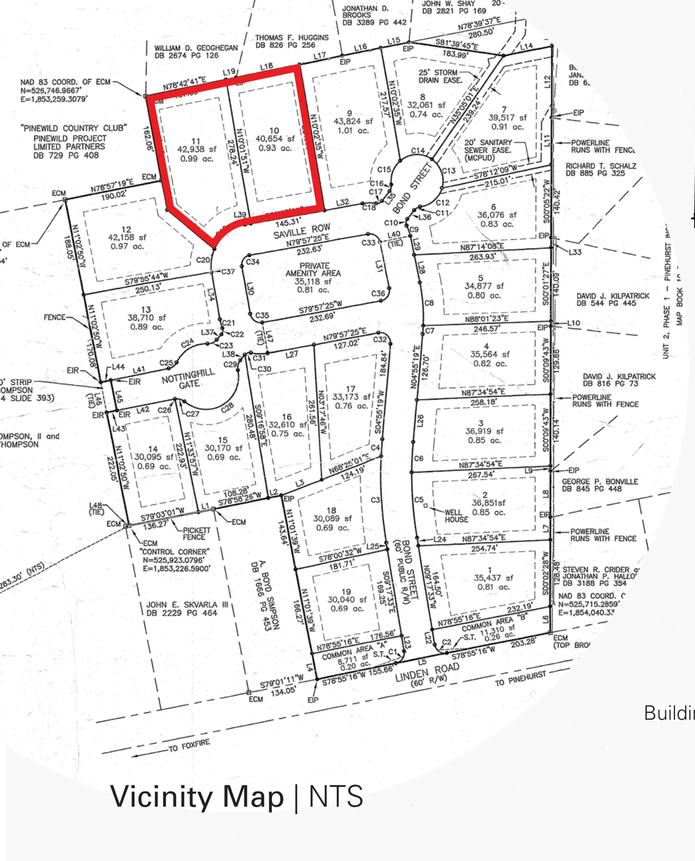
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

MAJOR SUBDIVISION PLAT OF

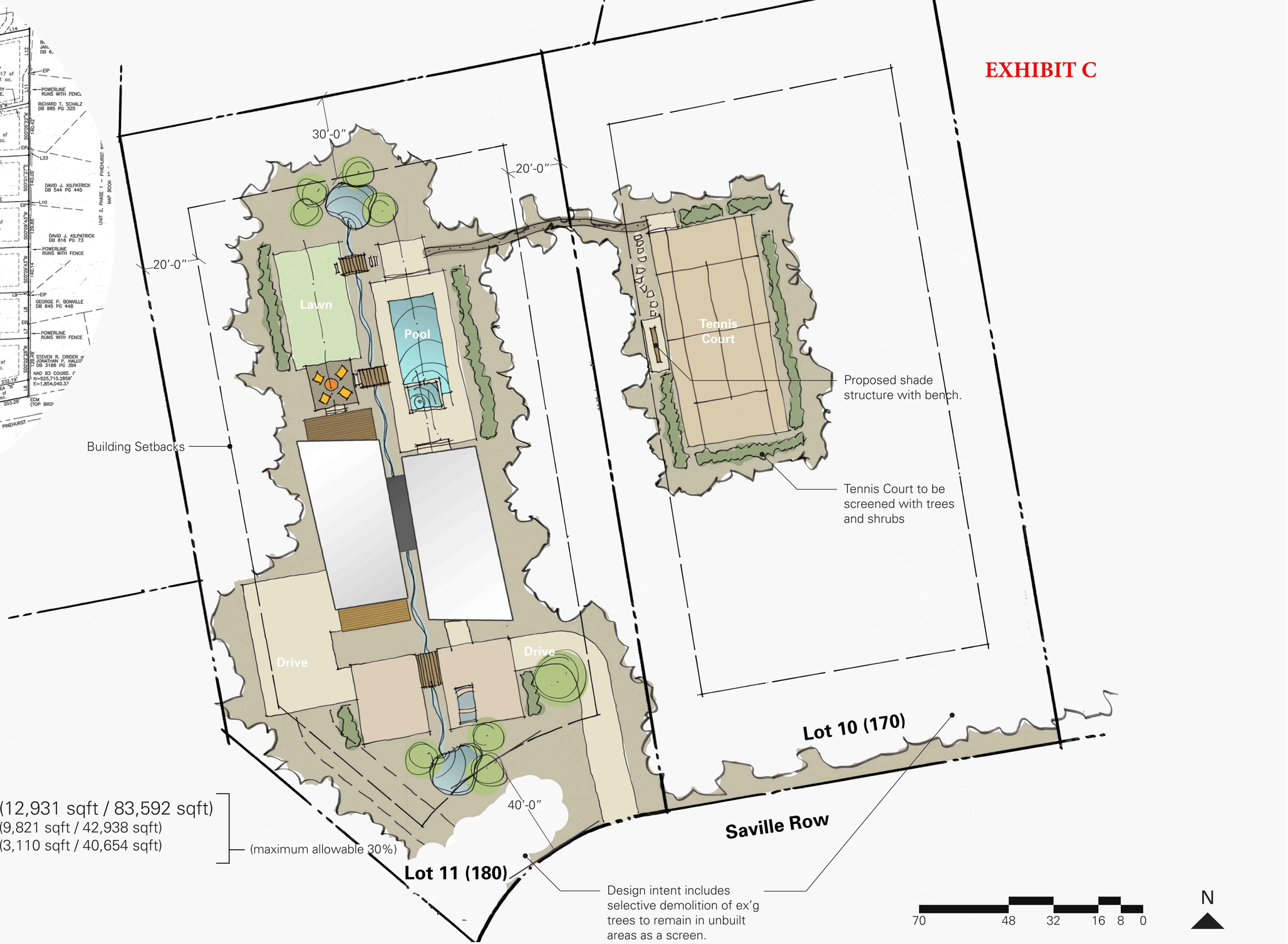
LINDEN CLOS'

A 19.86 ACRE TRACT
PROPERTY OF ALIMAX, LLC
VILLAGE OF PINEHURST
MINERAL SPRINGS TOWNSHIP
MOORE COUNTY NORTH CAROLINA
SCALE 1" = 100' OCTOBER, 2008

EXHIBIT C



Vicinity Map | NTS



Total Impervious	15.5%	(12,931 sqft / 83,592 sqft)
Lot 11 (West)	22.9%	(9,821 sqft / 42,938 sqft)
Lot 10 (East)	15.3%	(3,110 sqft / 40,654 sqft)

(maximum allowable 30%)

Site Plan

Jones Residence

180 Saville Row, Pinehurst NC 28374

March 04, 2021

310 Architecture + Interiors

919.838.9310 | **302 Jefferson Street, Suite 250** Raleigh, NC

EXHIBIT D

Areas		
Heated:	First Floor	1,995 SF
	Second Floor Finished	1,912 SF
	Total Building Area	**3,907 SF***
Unheated:	Garage	752 SF

Driveway, patio, and pool area to be concrete and crushed stone

**Construction drawings are not complete. Final square footage to be determined. It is understood the size will be at or below listed.*

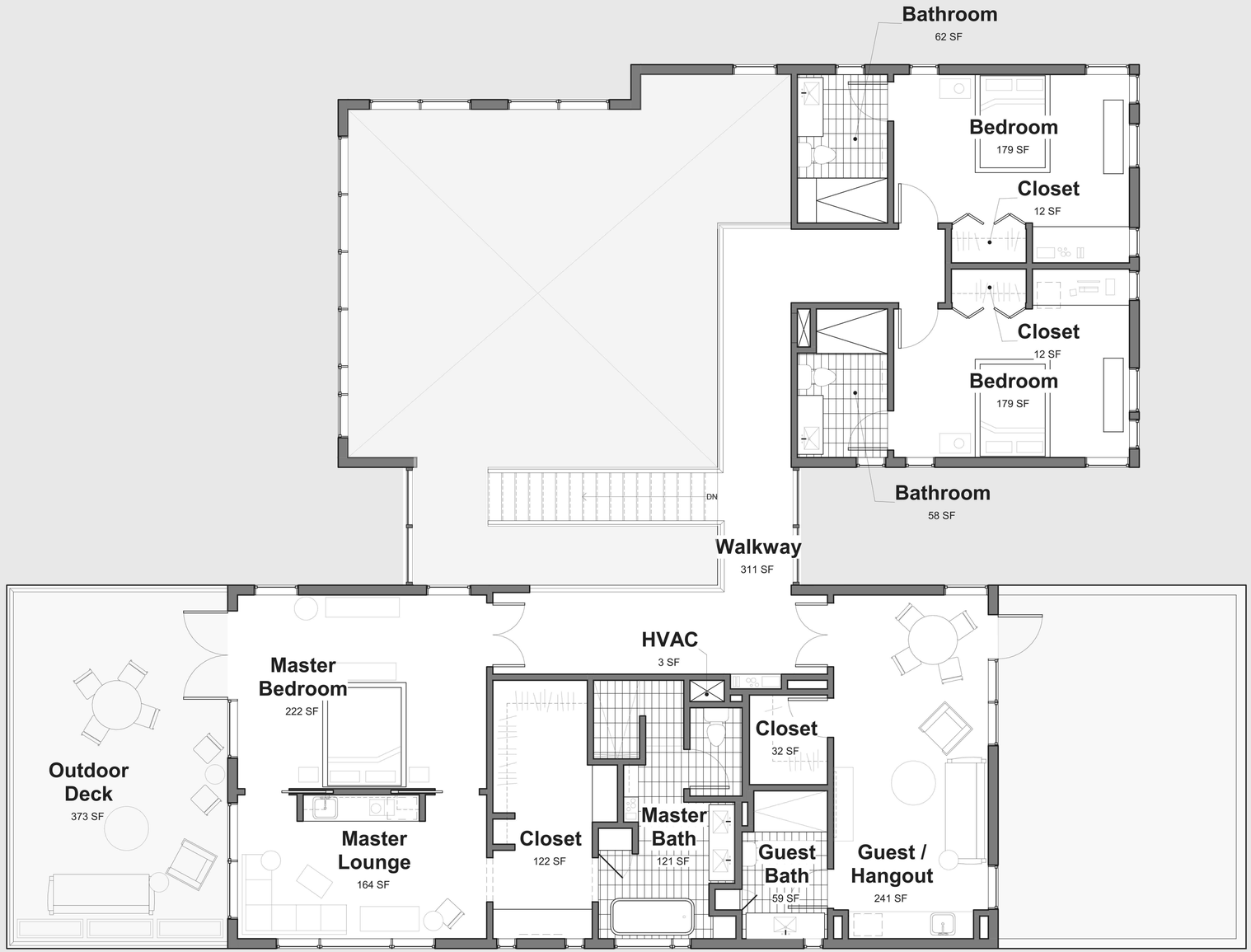
First Floor Plan

Jones Residence
180 Saville Row, Pinehurst NC 28374

March 04, 2021

310 Architecture + Interiors
919.838.9310 | 302 Jefferson Street, Suite 250 Raleigh, NC

EXHIBIT E



28 20 12 8 4 2 0

N

Second Floor Plan

Jones Residence

180 Saville Row, Pinehurst NC 28374

March 04, 2021

310 Architecture + Interiors

919.838.9310 | 302 Jefferson Street, Suite 250 Raleigh, NC

EXHIBIT F

South (Street) Elevation

East Elevation

North Elevation

West Elevation

Jones Residence

180 Saville Row, Pinehurst NC 28374

56 40 24 16 8 4 0

March 04, 2021

310 Architecture + Interiors

919.838.9310 | **302 Jefferson Street, Suite 250** Raleigh, NC

EXHIBIT G

Jones Residence

180 Saville Row, Pinehurst NC 28374

March 04, 2021

310 Architecture + Interiors

919.838.9310 | **302 Jefferson Street, Suite 250** Raleigh, NC

EXHIBIT H

From: Gary Jones
To: Paul Fox
Subject: RE: Jones Residence_LindenClos Letter for COA
Date: Wednesday, March 3, 2021 3:03:40 PM

Date: March 4, 2021

To:
Peter Hughes
Senior Planner
Village of Pinehurst
395 Magnolia Rd
Pinehurst, NC 28374

This correspondence is to inform the Village Historic District we are submitting an application for consideration for a Certificate of Appropriateness for Lots 10 and 11 (170 and 180 Saville Row) in the Linden Clos development. Also, I have negotiated a preliminary sales agreement with Debbie Serino, the Developer of this parcel. The sales agreement is contingent upon approval from the Village of Pinehurst.

If we move forward with installing a tennis court on Lot 10, it is understood both lots will be combined into a single parcel in order to comply with the Village District's requirements prior to plan submission.

Thank you,
Gary Jones

SANDHILLS
Oral Surgery & Implant Dentistry
OF FAYETTEVILLE

Dr. Gary T. Jones
Dilomate American Board of Oral and Maxillofacial Surgery
1295 Oliver Street
Fayetteville, NC 28304
P: 910-483-9216
F: 910-486-9240
www.sandhillsoralsurgery.com

EXHIBIT H

From: Debra Serino <serinodeb@gmail.com>
Sent: Thursday, March 4, 2021 1:37 PM
To: David Bradford <davidb@310ai.com>
Cc: Austin Corriher <austinc@310ai.com>; Gary Jones <drgtjones@sandhillsoms.com>; Paul Fox <paulf@310ai.com>; Peter Hughes <phughes@vopnc.org>
Subject: Re: Jones/Linden Clos Project

Hi Peter,

Gary Jones has my permission to submit
An application for lots 11 and 10 at Linden Clos.
Please let me know if you have any questions.
Thank you ,
Debbie

On Thu, Mar 4, 2021 at 1:01 PM David Bradford <davidb@310ai.com> wrote:

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 3/17/2021
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
MARCH 25, 2021 MEETING
2/19/2021 TO 3/17/2021

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
New Sign, removal of freestanding sign, outdoor seating and landscaping	2021-00039	3/12/2021	3/16/2021	80 Magnolia Road	JWS Property Holdings
New Shutters	2021-00040	3/12/2021	3/15/2021	11 Village Lane	Natalie Hyler
New signs, painting of the front door, and painting of the railing	2021-00032	3/03/2021	3/10/2021	120 Market Square	James Nash
New sign and painting of the front door	2021-00030	3/03/2021	3/10/2021	105 Cherokee Road Suite F	James Nash
New roof	2021-00027	2/22/2021	2/23/2021	105 Palmetto Road	Anne Lucey
New roof	2021-00026	2/22/2021	2/24/2021	80 Dalrymple Road	Ralph Newman

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
FEBRUARY 25, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	None	Peter Hughes, Senior Planner
Tom Schroeder, Vice-Chair		Kelly Brown, Clerk to the Board
Richard Vincent		
Anne Lucey		
David Herring		
Terry Lurtz		
John Taylor		

Approximately 28 people in attendance.

I. Call to Order

Mr. Von Salzen called the meeting to order at 4:00 pm and confirmed a quorum was present.

II. Approval of Minutes

A. 01-28-2021 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the 01-28-2021 regular meeting. Seconded by Mr. Taylor . Approved by a vote of 7-0.

III. Public Hearing

Mr. Vincent moved to recess the regular meeting and open the public hearing. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

All Commissioners disclosed they conducted site visits to all properties on the agenda and had no ex parte communication with the following exceptions: Mr. Lurtz did not visit 90 McCaskill Road; Mr. Von Salzen did not visit 10 Azalea Road or 3 Carolina Vista.

Senior Planner Peter Hughes was sworn into the public hearing.

A. COA-2021-00008 (5 Carolina Vista)

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for the addition of 6 foot solid wood fence at 5 Carolina Vista. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855212950261. The property owner are Gilbert and Christine Pritchard and the applicant is Homewright Construction.

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

Applicant Scott Haulsee of Homewright Construction was sworn into the public hearing. Mr. Hughes stated the fence could not be approved as a minor work as it was not compliant with the Historic Standards for the following reasons: proposed fence type was board-on-board; proposed side yard height was six feet; and the fence protruded beyond the front façade of the primary structure. Upon question by Ms. Lucey, Mr. Hughes stated the fence would still be compliant if the vegetation and trees were removed after historic and final zoning inspection, as the homeowners would have a certificate of appropriateness to prove the approval of the fence.

Mr. Haulsee stated the homeowners would consider adjusting the fence so it does not protrude beyond the front of the house. He stated the homeowners are asking for the fence to shield the property from increased lights and noise from Highway 5 and proposed projects at the Pinehurst Resort. Mr. Haulsee provided the Commission with photos of the property, which are located in meeting file in Village Hall. Mr. Haulsee stated he did not know if the homeowners would be removing or adding plantings. He estimated the fence protruded 15 to 20 feet beyond the front of the house.

Debbie Lalor of 80 Azalea Road testified in support of the application at 5 Carolina Vista.

The Commission discussed conditioning approval on maintaining the existing vegetation, as it provided screening.

Ms. Lucey moved that the Historic Preservation Commission find the proposed Major Work at 5 Carolina Vista is **not consistent** with the Historic District Standards, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- *The proposed fence is solid wood;*
- *The fence is painted green;*
- *The fence exceeds 4 feet in height;*
- *The fence protrudes beyond the front of the house*
- *However, the vegetation is there to camouflage the fence*

Seconded by Mr. Taylor. Approved by a vote of 7-0.

Roll Call

Mr. Vincent	*Aye*
Mr. Schroeder	*Aye*
Mr. Taylor	*Aye*
Ms. Lucey	*Aye*
Mr. Herring	*Aye*
Mr. Lurtz	*Aye*
Mr. Von Salzen	*Aye*

DRAFT

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 5 Carolina Vista with the following added condition:

- *The existing vegetation be maintained or replaced*

Seconded by Mr. Taylor. Approved by a vote of 7-0.

B. COA-2021-00015 (10 Azalea Road)

Representative Jack Wood of the Village Chapel and applicant Pete Bogle of The Bogle Firm Architecture were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for approval of modifications to a previously approved Major Certificate of Appropriateness at 10 Azalea Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856209053600. The property owner is Village Chapel Inc. and the applicant Pete Bogle.

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

Mr. Bogle stated the pediment doorway on the west elevation was changed to match the pediments on the other elevations. He stated they removed an interior data closet which allowed them to add a window on the west elevation that matches the east elevation. He stated these changes will face the interior of the lot and will not be seen from the street.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 10 Azalea Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Standards, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 10 Azalea Road. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

C. COA-2021-00016 (90 McCaskill Road)

Applicant Wayne Haddock of Pinehurst Homes was sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to a previously approved Major Certificate of Appropriateness at 90 McCaskill Road. He stated the primary structure currently on the lot was approved by the Commission for demolition; the modifications are for the previously approved new single-family home. The modifications include the addition of a window, changing material from shake to lap siding, and addition of two porch columns. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855208870756. The property owners are Amanda and Michael McCabe and the applicant is Pinehurst Homes.

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

Mr. Haddock stated the siding would be composite hardie board. Upon question by Ms. Lucey, Mr. Hughes stated tree removal was approved with a prior COA and was not relevant to the current application in front of the Commission. He stated the changes before the Commission were related to the building façade. Upon question by Mr. Herring, Mr. Haddock stated it would be hard to line up the top of the windows and doors, but could consider a seven foot door. Referring Mr. Haddock stated the column addition was to provide aesthetic balance.

The Commission discussed conditioning the height of the door.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 90 McCaskill Road **congruous** the Pinehurst Historic District and **consistent** with the Historic District Standards, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 90 McCaskill Road. Mr. Herring. Seconded by. Approved by a vote of 7-0.

D. COA-2021-00017 (8 Village Lane)

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications at 8 Village Lane. The proposed modifications include an addition and the addition of one window to the left side of the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855208879807. The property owner is Sharon Day and the applicant is Pinehurst Homes.

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

Applicant Wayne Haddock of Pinehurst Homes stated all of the proposed modifications are on the left side of the house. He stated they are adding an additional 400 square feet. He stated the screened porch is staying within the existing footprint. Mr. Haddock stated you would only see the proposed brick wall from Caddell Road, which blends in with the existing house. He stated the basement is accessed from inside the house. Mr. Haddock confirmed the proposed roofing material is metal and has standing seams. He confirmed the proposed roof would be compliant with the Standards.

Mr. Hughes stated the existing primary structure has both asphalt single roofing and brown colored metal roofing. Mr. Haddock stated the proposed metal roofing was chosen to match the existing roofing over the bay window, which was copper colored.

Mr. Vincent moved that the Historic Preservation Commission find the proposed Major Work at 8 Village Lane **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 6-1.

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Mr. Vincent moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 8 Village Lane. Seconded by Mr. Taylor. Approved by a vote of 7-0.

E. COA-2021-00018 (83 Short Road)

Applicant Natalie Dean Hawkins was sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for a proposed garage addition to an existing primary structure and enclosure of an existing screened-in porch at 83 Short Road. The applicant is also proposing to remove a tree only visible from the canopy and not the trunk. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856200285541. The property owner is 85 Short Road Pinehurst LLC and the applicant is Natalie Dean Hawkins.

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

Mr. Hughes stated the height of an accessory structure shall not exceed the height of the primary structure, however the proposed garage is considered an addition and the standard would not apply. He stated the covered breezeway connects the primary structure and proposed garage, therefore it is considered by the Pinehurst Development Ordinance and North Carolina Building Code to be an addition.

Upon question by Mr. Lurtz and Ms. Lucey, Mr. Hughes stated the intent of the Historic Standards would have decks on the ground level, but there are other second level decks in the Historic District. Mr. Haddock stated you cannot see the deck from the street. The Commission discussed the scale of the proposed structure and the line-of-sight from the road. Mr. Vincent referenced the site plan, stating the proposed structure is situated behind the primary structure. Ms. Hawkins stated the right of the lot is heavily vegetated, blocking the view of the adjacent property owner. Mr. Haddock stated the height of the proposed garage exceeds the height of the house by 9 or 10 feet. Mr. Hughes stated the Commission has approved other accessory structures and additions in which the height exceeds the primary structure.

Mr. Hughes testified that property owner Bart Boudreaux of 85 Short Road Pinehurst LLC approved of the application.

Ms. Hawkins stated the proposed shutters are operable. She stated the deck will not be painted. Upon question by Mr. Herring, Mr. Hughes stated the garage structure could not be pushed back without encroaching into the setback or losing the proposed deck and stairs.

The Commission discussed the scale of the proposed garage addition, considering the height, the square footage, lot characteristics, and similar structures in the Historic District.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 83 Short Road is **not consistent** with the Historic District Standards, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- *A second-story deck*

Seconded by Mr. Taylor. Approved by a vote of 7-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 83 Short Road. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

F. COA-2021-00019 (95 McIntyre Road)

Property owners and applicants Marsha and Robert Southers were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications at 95 McIntyre Road. The proposed exterior modifications include an addition to the primary structure, demolition of an existing accessory structure, and addition of a cupola to the roof. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205088856. The property owner and applicant is Somer Southers.

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

Ms. Southers stated they will use like for like materials to make it look like it's always been there. Ms. Southers stated they are proposing to use vinyl shake siding that matches the existing vinyl siding. She stated the manufacturer calls the color 'creamy,' but she calls it 'yellow.' Ms. Southers stated the size of the cupola was based off the manufacturer's recommendation and the pitch of the roof. She stated she believed the base of the cupola was 40 inches. Ms. Southers clarified there will not be screening the front elevation and that new addition is just a covered porch with a door.

Mr. Taylor moved that the Historic Preservation Commission approve the removal of the shed and pergola located at 95 McIntyre Road. Seconded by Mr. Vincent. Approved by a vote of 7-0.

Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness for the removal of the shed and pergola at 95 McIntyre Road. Seconded by Mr. Herring. Approved by a vote of 7-0.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 95 McIntyre Road is **not consistent** with the Historic District Standards, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- *Continued use of vinyl siding which applicant has suggested will match existing*

Seconded by Ms. Lucey. Approved by a vote of 7-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 95 McIntyre Road with the following added condition:

- *The applicant provide front elevations with exact dimensions of the cupola*

Seconded by Mr. Vincent. Approved by a vote of 7-0.

G. COA-2021-00012 (3 Carolina Vista)
Mr. Taylor was excused from the meeting at 6:35 pm.

Representatives Danny Dominguez of Cooper Carry Architecture and landscape architect Bob Koontz of Koontz Jones Design were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for the addition of a commercial structure (hotel known as Wicket Lodge) at 3 Carolina Vista. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856213032663. The property owner is Resorts of Pinehurst Inc. and the applicants are Calvin Burkley of Pinehurst Resorts and Jason King of Cooper Carry.

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

Mr. Dominguez provided background on the property. He stated the proposal was inspired by the architecture of the Carolina Hotel, the Resort Clubhouse, and the Holly Inn, which includes roof structure, dormers, and octagonal forms. He stated the building is oriented facing north, with rooms facing south.

Mr. Koontz stated they are proposing to remove 33 trees along the parking lot, which are mainly ornamental, to allow for more parking. He stated it is a mix of pine, laurel oak, and some dogwood trees. They will be replacing the trees with pine, holly, and laurel oaks.

Mr. Dominguez stated the height of the building would be 50 feet. He stated the proposed hotel would include 34 guestrooms, lobby, board room, meeting room, rooftop bar, locker rooms, and dining area. He stated the croquet lawns would remain across from the cart path. He stated the board room would have metal roofing. Mr. Dominguez stated the total square footage is 65,800 sf. He stated it was visually important to vary the roofline, as it helps the scale and does not make it look like three stories. He stated they wanted to use the same columns, height, and dormers from the Clubhouse. Mr. Dominguez discussed Exhibit W, the material board. He stated they are looking at a seven inch exposure for the lap siding, but it may be adjusted for the overall scale. He stated they are looking at three different brick types. He stated Exhibit W represents their color palate.

Mr. Herring questioned the service entrance on the west elevation being visible and close to Highway 5. Mr. Koontz stated there would be a wall to screen that area, but do not have the height yet. Mr. Dominguez stated the service area, including garbage can storage and mechanical equipment, is located there as it is the furthest from the guests. Mr. Koontz stated the area will have fitting architecture and will be heavily landscaped. Mr. Hughes stated that the PDO requires the mechanical areas be screened.

Mr. Von Salzen referenced Exhibit W, the material board, and asked if these were specific materials or if it was a "menu board." Mr. Dominguez stated they would choose materials as the project progresses. The Commission discussed needing a more finalized product with more detail, including dimensions. The Commission discussed continuing the hearing so the applicants could

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provide more detailed plans. Mr. Koontz stated some level of assurance or approval was needed from the Commission in order to provide finalized elevations for a pending public hearing on a conditional rezoning by the Pinehurst Resort. The Commission and applicants acknowledged that they may have to come back before the Commission if there were changes. Mr. Hughes stated the Commission had previously approved multiple proposed materials for other cases.

Mr. Vincent stated the applicants have provided evidence and examples to show their proposal as congruous with the Historic District. The Commission recognized the plans did not contain all the details of a construction drawing, and again discussed that the applicants may have to come back before the Commission for changes.

Debbie Lalor of 80 Azalea Road testified against the application at 3 Carolina Vista.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 3 Carolina Vista **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 5-1.

Roll Call

Mr. Vincent	*Aye*
Mr. Schroeder	*Aye*
Ms. Lucey	*No*
Mr. Herring	*Aye*
Mr. Lurtz	*Aye*
Mr. Von Salzen	*Aye*

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 3 Carolina Vista. Seconded by Mr. Lurtz. Approved by a vote of 5-1.

Roll Call

Mr. Vincent	*Aye*
Mr. Schroeder	*Aye*
Ms. Lucey	*No*
Mr. Herring	*Aye*
Mr. Lurtz	*Aye*
Mr. Von Salzen	*Aye*

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff from 1-10-2021 to 2-18-2021

The Commission had no comments.

V. Next Meeting Date

A. Regular Meeting on March 25, 2021 at 4:00 pm

VI. Motion to Adjourn

Mr. Lurtz made a motion to adjourn the meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0 at 8:06 pm.

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Respectfully Submitted,

Kelly Brown
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.

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EXHIBIT A COA 2021-00035

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	15 Chinquapin Rd.
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00015942 PIN 855212968400

Owner Information			
Name	15 Chinquapin LLC	Home Phone #	
Street Address	730 S. Bennett St.	Mobile Phone #	910-639-1985 ANDY Bleggi
City, State, Zip Code	Southern Pines NC 28387	Business Phone #	
Email	andybleggi@gmail.com		

Applicant			
Name	Andy Bleggi	Other Phone #	910-315-5952 Cheryl Melhorn
Email	andybleggi@gmail.com	Street Address	730 S. Bennett St.
Mobile Phone #	910-639-1985	City, State, Zip Code	S. Pines, NC 28387

MAR 4 2021

EXHIBIT A

VILLAGE OF PINEHURST

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 #	76978
Name	ACE Homes LLC
Street Address	213 South 2nd ST.
City, State, Zip	Wilmington, NC 28401
Phone #	910-690-8589
Email	andybleggi@gmail.com

General Information

Description of Changes to the Structure	PLEASE SEE ATTACHED		
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 Limited.
Includes Tree Removal	☐ Yes ☑ No
Estimated Cost of Construction 80,000.00	

EXHIBIT A

VILLAGE OF PINEHURST

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	Kellastone Stucco	N/A	WHITE
Rear Elevation	Kellastone Stucco	N/A	WHITE
Right Elevation	Kellastone Stucco	N/A	WHITE
Left Elevation	Kellastone Stucco	N/A	WHITE
Trim	WOOD	N/A	WHITE
Windows	Wood & Clad	Wood & Clad	WHITE
Chimney	BRICK	N/A	RED
Foundation	CONCRETE	N/A	WHITE
Front Door	WOOD/Glass	N/A	WHITE
Shutters	WOOD SLAT	N/A	BLACK
Garage Door	N/A	N/A	N/A
Roof	Asphalt	Metal or Tile	Dark Green/Tile Dark Green/Tile Same color as Roof
Roof Exhaust Vents	~~Black Metal~~	Metal	
Front Porch	CONCRETE	N/A	
Deck	N/A	N/A	N/A
Patio	Brick	Brick	Dark Amber
Sidewalk	Brick	Brick	Dark Amber
Sky Lights	1 Existing	N/A	N/A
Driveway	N/A	N/A	N/A
House Number	15 Chinquapin ~~Metal~~	~~Metal~~	Black/Gold
Other:_____			

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: 2-24-2021

Property Owner Signature: _____ Date: 2-24-2021

EXHIBIT A

As part of the on going renovation the complete sprinkler fire system has been upgraded to current fire protection standards for all floors. Plus the original fire alarm has been exposed and is in the process of being restored.

Planned Modification:

1) Brick Fence screened area for trash and mechanical. Currently Trash and Mechanical is all exposed on Market Square Street.
2) Fire escape stairs to current code specification to meet current required fire egress with screening gate and fencing on the Market Square (Street) side.
3) Patio brick pavers matching Pinehurst sidewalk brick pavers and current building pavers both on right side facing and in front of the building. The building's original entrance stairs are in a semi-circle and were at a flat street level in order to enter the stairs from all sides and then used above ground container landscaping. The brick patio on the right side is to have a small approximately 18" brick fence with another 18"metal rod iron fence above, that will match the original fence that was used to separate the area in the 1920's the only piece of this rod iron fence work still in existence is above the main entry column so we will be matching the new 18" iron work fence to original art deco design.
4) There is currently a 20" caliper oak tree on the front edge of the property that starting to push up the brick pavers with its root system. We plan on trying to save this tree and place a seating area around it; however, there is some concern that we may have to remove the tree as it may die if we cut the roots needed to keep the root system in check. So if that does happen we will replace it with a large caliper tree of the same species and plant it in an in ground planter that will be able to contain its root system.
5) Without changing the original roof line height and angles we are adding dormers to the original roof to emulate the dormer that where seen on the Harvard building from a distance before the build was originally built. Plus this will add some additional light and safety aspects to upper floor which has a current interior ceiling high up to 18'. These new dormers will not be able to be seen from the side walks or from the middle of the road in front of the build but they will be able to be seen from a greater distance and we believe they will enhance the visual appeal of the building and be more in line with the current intent look and feel of downtown Pinehurst. The dormers are designed after original dormers that existed in Pinehurst from the late 1897 period to the 1930 period, especially those on the Harvard building. The casement windows in the dormers will be in exterior color and profile a close match to the original windows of the building, but since they on the upper most floor the profile will only be seen from a great distance and it is believed that it will be indistinguishable from the original profile of the original windows. The dormers will also allow for the current fire protection to the building.

EXHIBIT A

15 Chinquapin Application Information for Review
Detail Project Description with All Specific Modifications

Historical Information

15 Chinquapin building was originally built in 1921 with its official opening date being November 9, 1921 for the Bank of Pinehurst, which eventually was changed to the Carolina Bank, and then to Branch Banking and Trust (BB&T) through mergers, sales, and/or acquisitions. The building originally had 4 floors, the basement was used as a secondary bank vault, break room, and a rentable retail space which appears was originally leased to a barber shop and later to a real estate office. The main floor was a banking lobby, 4 loan offices, and the main vault which is significant, as it was the first vault of it kind in the US and was a major advertisement for the bank for years going forward as "The Vault that could not be robbed". This was major adverting item at the time as FDIC insurance did not come into being until 1933. The vault was so significant that it caused the US banking conference to be held in Pinehurst in 1922 which was sponsored by the vault builder at the time. The 3rd floor was individual rooms, 10 in total with two common bathrooms that could be rented out by the week, month, or season. The 4th floor was a storage room for luggage and it also had 1 bathroom for the use of valets and servants of the guests that were able to also able to stay on that floor in a dormitory style if other accommodation could not be found. Another significant feature of the building was "Kellastone" crusted marble laid into stucco. This was only one of two building in Pinehurst that still exist that have this treatment; however, the building was painted white after the rear addition so the sparkle of the Kellastone can not be seen anymore except inside the building where we intention exposed a section of the old exterior wall. The original roofing material was a dark terracotta tile roof. A rear addition to the main floor was added in the 1960s and later in the 1970's and 1980's a side building was added over an ATM machine and exterior former walk-up/drive thru window. The building property extends to the center of Market Square (Street) and the main building does not extend to the outer limits of its buildable area and hence is one of only two buildings in downtown Pinehurst that has its own private parking spaces, 4 spaces in this case, that where originally used by the over-night long term guests. An elevator was added in the 1970s that removed a main floor restroom and blocked several of the exterior windows and reconfigured some of the stairs on the upper floors.

As part of current ongoing renovation we have restored all the original windows and brought them back to an operational state. We have exposed and restored all the original crown molding and ceilings in the main floor to their original state. We have exposed the original heart pine wood floors (3 layers down) and had them repaired and refurbished as needed. We exposed the original tile floors in the basement and (Also 3 layers dow) and cleaned and repaired them. We exposed and cleaned the original marble floor in the main vault on. For one of the front window that was removed to put in an ATM machine, we are in process of restoring the window as it was. We exposed part of the original Kellastone exterior wall inside the building and highlighted it to its architectural significance.

EXHIBIT A

6) The current asphalt shingle roof will be replaced metal roof that simulates the original 1921 roofing material but with meeting modern fire, protection, and installation standards.(Decra Villa Tile "Pompeii Ash" color)

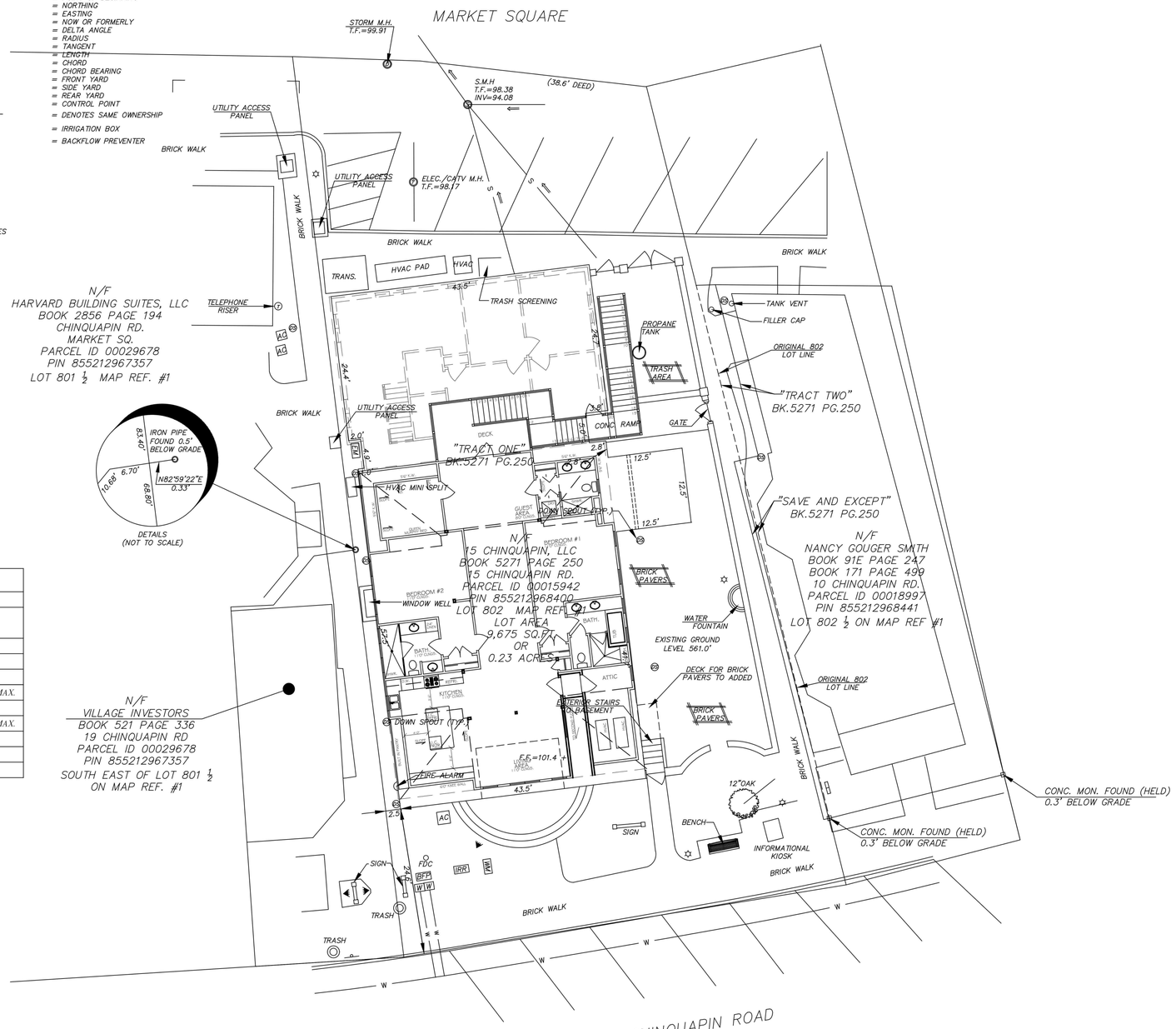
EXHIBIT B

LEGEND
(SYMBOLS NOT TO SCALE)

= CATCH BASIN		EM	= ELECTRIC METER
= SANITARY MANHOLE		GM	= GAS METER
= DRAINAGE MANHOLE		WM	= WATER METER
= WATER MANHOLE		T	= TELEPHONE
= TELEPHONE MANHOLE		AC	= AC UNIT
= ELECTRIC MANHOLE			= TREE LINE
= UNKNOWN MANHOLE			= STONE WALL
= YARD DRAIN			= GUIDE RAIL
= CABLE MANHOLE			= DIRECTION OF FLOW
= FLARED END SECTION			= I.P. PROPERTY CORNER
= FIRE HYDRANT			= MONUMENT
= WATER GATE VALVE		P.O.B.	= POINT OF BEGINNING
= GAS GATE VALVE		N	= NORTHING
= MISC. GATE VALVE		E	= EASTING
= VENT PIPE		N/F	= NOW OR FORMERLY
= FILLCAP		Δ	= DELTA ANGLE
= WELL		R	= RADIUS
= MAIL BOX		T	= TANGENT
= HAND HOLE		L	= LENGTH
= CONTROLLER CABINET		C	= CHORD
= ELECTRIC TRANSFORMER		CB	= CHORD BEARING
= UTILITY POLE		F.Y.	= FRONT YARD
= GUY WIRE		S.Y.	= SIDE YARD
= CROSSWALK POLE		R.Y.	= REAR YARD
= LIGHT POLE		C.P.	= CONTROL POINT
= POST			
= TRAFFIC LIGHT SUPPORT POLE			= DENOTES SAME OWNERSHIP
= STREET SIGN		IRR	= IRRIGATION BOX
= TREE (TYP.)		BFP	= BACKFLOW PREVENTER
= MONITOR WELL			
= BORING			

LINE LEGEND

	= PROPERTY LINES
	= ABUTTING PROPERTY LINES
	= EASEMENT LINES
	= SETBACK
x x	= FENCE
W	= WATER
G	= GAS
E	= ELECTRIC
CATV	= CABLE TELEVISION
OHW	= OVERHEAD WIRE



DETAILS
(NOT TO SCALE)

ZONING INFORMATION		
ZONE	VC	REQUIRED
MIN. LOT SIZE		5000 S.F.
MIN. LOT WIDTH AT SETBACK		-
MIN. LOT WIDTH AT STREET LINE		25 FT.
MIN. FRONT YARD SETBACK		0FT. MIN.' 10FT. MAX.
MIN. SIDE YARD SETBACK		0 FT. *
STREET SIDE SETBACK		0FT. MIN.' 10FT. MAX.
MIN. REAR YARD SETBACK		5 FT.
MAX. BUILDING HEIGHT		50 FT.
MAX IMPERVIOUS SURFACE		90%

* 0FT (5FT MIN. IF DETACHED)

"Certificate of Plan Approval" Block

Village of Pinehurst
Construction Plan Approval

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and /or issuance of a Certificate of Occupancy by the Village.

Plan Approval Number _____

Engineering _____

Fire Department _____

Planning _____

Moore Co. Public Utilities _____

AUTHORIZATION TO CONSTRUCT IMPROVEMENTS

PART I - Record of Permits Issued by Other Regulatory Agencies

Water System Extension: Permit #_____ Issue Date:_____

Wastewater Collection System Extension: Permit # N / A Issue Date:_____

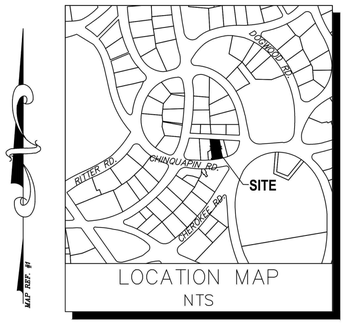
Land Disturbing Permit: Permit #_____ Issue Date: __

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811
Know what's below.
Call before you dig.



LOCATION MAP
NTS

NOTES:

1. THIS SURVEY WAS PERFORMED ON THE GROUND IN FEBRUARY/MARCH 2020 UNDER THE DIRECT SUPERVISION OF THE PROFESSIONAL LAND SURVEYOR WHOSE NAME APPEARS HEREON.

2. THIS IS A BOUNDARY / TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR PLANNING PURPOSES. THIS IS SURVEY IS NOT INTENDED FOR RECORDATION.

3. REFERENCE IS MADE TO THE FOLLOWING: DEED BOOK 5271 PAGE 253 AND THE MAP OF OLDE TOWN PINEHURST PAGE 63 REVISED OCT. 1928, SEPT. 1931 AND DEC. 1966 AND PAGE 73 REVISED SEPT 1931 AND DEC. 1966 AND AVAILABLE IN THE MOORE COUNTY REGISTRAR OF DEEDS VAULT

4. BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE #1.

5. CONTOURS AND SPOT GRADE DEPICTED HEREON ARE BASED UPON AN ASSUMED ELEVATION.

6. ACREAGE DETERMINED BY THE COORDINATE METHOD.

7. RATIO OF PRECISION = 1/7,500.

8. THE SUBJECT PARCEL IS LOCATED IN THE VILLAGE OF PINEHURST VILLAGE COMMERCIAL DISTRICT (VC).

9. THE SUBJECT PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA BASED UPON AN INSPECTION OF THE MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, NORTH CAROLINA, PANELS 8542, EFFECTIVE DATE OCTOBER 17, 2006, MAP NUMBER 3710854200J, BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY". THE SUBJECT AREA LIES WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

10. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE NOTED OR DEPICTED HEREON.

11. THIS SURVEY IS SUBJECT TO ANY DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS AND CHARGES OF RECORD.

12. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO ANY EXCAVATION.

MAP REFERENCES:

1. MAP OF OLDE TOWN PINEHURST PAGE 63 REVISED OCT. 1928, SEPT. 1931 AND DEC. 1966 AND PAGE 73 REVISED SEPT 1931 AND DEC. 1966 AND AVAILABLE IN THE MOORE COUNTY REGISTRAR OF DEEDS VAULT

OWNER:
15 CHINQUAPIN, LLC
132 NW BROAD STREET
SOUTHERN PINES, 28387

SURVEYOR:
CRAIG A. FOSTER P.L.S.
146 N.W. BROAD STREET
SOUTHERN PINES, NC 28387
910-691-1348
L-4710

I CERTIFY THAT IS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE NOTE #3); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:5,000 AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

Progress 03-01-2020

CRAIG A. FOSTER PROFESSIONAL LAND SURVEYOR L-4710 DATE

Boundary/Topographic Survey
15 Chinquapin Road
Mineral Springs Township
Moore County
Village of Pinehurst, NC

REVISIONS

SCALE:	1"=10'
PROJECT NO.:	20704
DESIGNED BY:	CAF
REVIEWED BY:	CAF
DATE:	MARCH 1, 2020

BTS-1

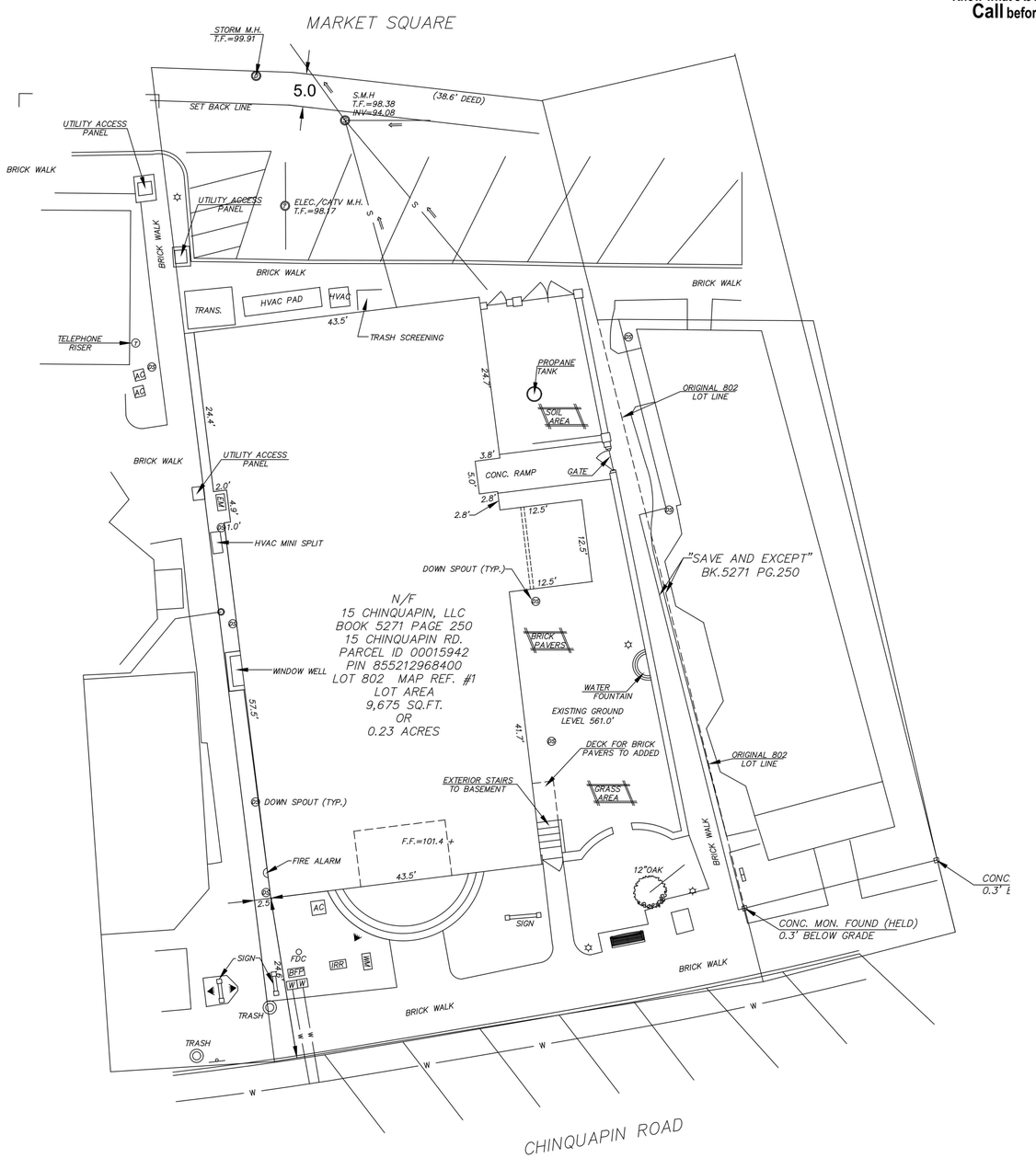
EXHIBIT

LEGEND
(SYMBOLS NOT TO SCALE)

CB	= CATCH BASIN	EM	= ELECTRIC METER
SMH	= SANITARY MANHOLE	GM	= GAS METER
DMH	= DRAINAGE MANHOLE	WM	= WATER METER
WMH	= WATER MANHOLE	T	= TELEPHONE
TMH	= TELEPHONE MANHOLE	AC	= AC UNIT
EMH	= ELECTRIC MANHOLE		= TREE LINE
UMH	= UNKNOWN MANHOLE		= STONE WALL
YD	= YARD DRAIN		= GUIDE RAIL
CMH	= CABLE MANHOLE		= DIRECTION OF FLOW
FES	= FLARED END SECTION		= I.P. PROPERTY CORNER
FH	= FIRE HYDRANT		= MONUMENT
WGV	= WATER GATE VALVE		= DRILL HOLE
GGV	= GAS GATE VALVE	P.O.B.	= POINT OF BEGINNING
MGV	= MISC. GATE VALVE	N	= NORTHING
VP	= VENT PIPE	E	= EASTING
FC	= FILLCAP	N/F	= NOW OR FORMERLY
W	= WELL	Δ	= DELTA ANGLE
MB	= MAIL BOX	R	= RADIUS
HH	= HAND HOLE	T	= TANGENT
CC	= CONTROLLER CABINET	L	= LENGTH
EC	= ELECTRIC TRANSFORMER	C	= CHORD
UP	= UTILITY POLE	CB	= CHORD BEARING
GW	= GUY WIRE	F.Y.	= FRONT YARD
	= CROSSWALK POLE	S.Y.	= SIDE YARD
LP	= LIGHT POLE	R.Y.	= REAR YARD
P	= POST	C.P.	= CONTROL POINT
	= TRAFFIC LIGHT SUPPORT POLE		= DENOTES SAME OWNERSHIP
	= STREET SIGN	IRR	= IRRIGATION BOX
	= TREE (TYP.)	BFP	= BACKFLOW PREVENTER
MW	= MONITOR WELL		
B	= BORING		

LINE LEGEND

	= PROPERTY LINES
	= ABUTTING PROPERTY LINES
— — — —	= EASEMENT LINES
— — — — — —	= SETBACK
— X — X —	= FENCE
— W —	= WATER
— G —	= GAS
— E —	= ELECTRIC
— CATV —	= CABLE TELEVISION
— OHW —	= OVERHEAD WIRE

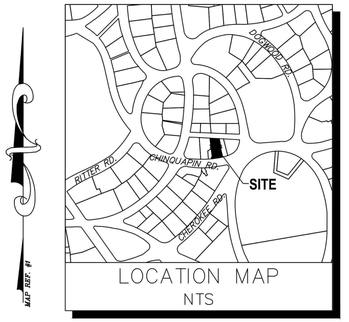


GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811
Know what's below.
Call before you dig.



MAP REF. #1

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LOT AREA

9,675 SQ FT
COVERAGE AREA
TOTAL EXISTING COVER 7410 SQUARE FT.
TOTAL EXISTING IMPERVIOUS COVER 76.65% OF LOT
TOTAL MODIFIED COVER 7410 SQUARE FT.
TOTAL MODIFIED IMPERVIOUS COVER 76.65% OF LOT

"Certificate of Plan Approval" Block

Village of Pinehurst
Construction Plan Approval

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and /or issuance of a Certificate of Occupancy by the Village.

Plan Approval Number _____

Engineering _____

Fire Department _____

Planning _____

Moore Co. Public Utilities _____

AUTHORIZATION TO CONSTRUCT IMPROVEMENTS

PART I - Record of Permits Issued by Other Regulatory Agencies

Water System Extension: Permit #_____ Issue Date:_____

Wastewater Collection System Extension: Permit # N / A Issue Date:_____

Land Disturbing Permit: Permit #_____ Issue Date: __

OWNER:
15 CHINQUAPIN, LLC
132 NW BROAD STREET
SOUTHERN PINES, 28387

SURVEYOR:
CRAIG A. FOSTER P.L.S.
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Progress 03-01-2020

CRAIG A. FOSTER PROFESSIONAL LAND SURVEYOR L-4710 DATE

Boundary/Topographic Survey
15 Chinquapin Road
Mineral Springs Township
Moore County
Village of Pinehurst, NC

REVISIONS

SCALE:	1"=10'
PROJECT NO.:	20704
DESIGNED BY:	CAF
REVIEWED BY:	CAF
DATE:	MARCH 1, 2020

BTS–2

EXHIBIT

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: 15 CHINQUAPIN RD.
Address: 15 CHINQUAPIN RD. PINEHURST NC Zip Code 28374
Owner/Authorized Agent: ANDY BLEGGI Phone # (910) XXX - XXXX E-Mail ENTER EMAIL ADDRESS HERE
Owned By: ANDY BLEGGI ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ State

CONTACT: SEVEN LAKES ENGRG CHARLES FARWELL 10163 (910) 638-9110

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
Architectural				(910) 638-9110
Civil	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 638-9110
Electrical	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910)638-9110
Fire Alarm	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 638-9110
Plumbing	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 638-9110
Mechanical	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 638-9110
Sprinkler-Standpipe	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 638-9110
Structural	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 638-9110
Retaining Walls >				( )
Other				( )

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☐ New Building ☐ Addition ☒ Renovation
☐ First Time Interior Completion
☐ First Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phase Construction - Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: ☒ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☒ Level 1 ☐ Level 2 ☐ Level 3
☐ Historic Property Change of Use ☐

CONSTRUCTED: (date) _____ CURRENT OCCUPANCY(S) (Ch. 3): _____
RENOVATED: (date) _____ PROPOSED OCCUPANCY(S) (Ch. 3): _____
RISK CATEGORY (Table 1604.5): Current: ☐ I ☐ II ☐ III ☐ IV
Proposed: ☒ I ☐ II ☐ III ☐ IV

BASIC BUILDING DATA
Construction Type: (check all that apply) ☒ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
Sprinklers: ☐ No ☐ Partial ☒ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☐ No ☒ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Primary Fire District: ☒ No ☐ Yes **Flood Hazard Area:** ☒ No ☐ Yes
Special Inspections Required: ☒ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements)

Gross Building Area Table

FLOOR	NEW (SQ FT)	EXISTING (SQ FT)	SUB-TOTAL
3rd Floor	1,808 SF.		1,808 SF.
2nd Floor		1,794 SF.	1,794 SF.
1st Floor		1,851 SF.	1,851 SF.
Basement		1,838 SF.	1,838 SF.
TOTAL	1,808 SF.	5,483 SF.	7,291 SF.

ALLOWABLE AREA
Primary Occupancy Classification(s):
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Buisiness ☒
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4
☐ I-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: Select one Separation: Select one Exception: _____
Select one
(Actual Area of Occupancy A ÷ Allowable Area of Occupancy A) + (Actual Area of Occupancy B ÷ Allowable Area of Occupancy B) ≤ 1
_____ + _____ + …… = _____ _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.24 AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	BASEMENT	5,379 SF.	UL	N/A	UL
2	1st Floor	1,851 SF.	UL	N/A	UL
3	2nd Floor	1,794 SF.	UL	N/A	UL

1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase If = 100[F/P – 0.25] x W/30 = _____ (%)
2 Unlimited area applicable under conditions ofSection 507.
3 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4.
5 Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE [1]
Building Height in Feet (Table 504.3) 2	UL	44'-4 1/2"	
Building Height in Stories (Table 504.4) 3	UL	3	

1 Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
2 The maximum height of air traffic control towers must comply with Table 412.3.1.
3 The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (W/_____ * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North	>9'	3 HRS					
East	>9'	3 HRS					
West	>9'	3 HRS					
South	>9'	3 HRS					
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction Including supporting beams and joists		0 hrs					
Floor Ceiling Assembly		2 hrs					
Columns Supporting Floors		0 hrs					
Roof/Construction, including supporting beams and joists							
Roof/Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
0 to less than 3	Protected	Not Permitted	

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☒ No ☐ Yes
Exit Signs: ☒ No ☐ Yes
Fire Alarm: ☒ No ☐ Yes
Smoke Detection Systems: ☒ No ☐ Yes ☐ Partial _____
Carbon Monoxide Detection: ☒ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #: _____

☒ Fire and/or smoke rated wall locations (Chapter 7)
☒ Assumed and real property line locations (if not on the site plan)
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☒ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☒ Occupant loads for each area
☒ Exit access travel distances (1017)
☒ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☒ Dead end lengths (1020.4)
☒ Clear exit widths for each exit door
☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☒ Actual occupant load for each exit door
☒ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL #
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	ACCESSIBLE PROVIDED
1 PER 300 SF.						
1,794 SF./300SF.	6	13				
TOTAL	6	13				

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS /TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G	6									
	NEW										
	REQ'D	1									

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

ENERGY SUMMARY
ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☐ No ☒ Yes (The rfemainderof this section is not applicable)
Exempt Building: ☒ No ☐ Yes(Provide code or statutory reference):
Climate Zone: ☒ 3-A ☐ 4A ☐ 5A
Method of Compliance: Energy Code ☐ Performance ☒ Prescriptive
ASHRAE 90.1 ☐ Performance ☒ Prescriptive
Exempt Building:
THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: WOOD
U-Value of total assembly: 0.033
R-Value of insulation: R-38
Skylights in each assembly: NOT APPLICABLE
U-Value of skylight: NOT APPLICABLE
total square footage of skylights in each assembly: NOT APPLICABLE

Exterior Walls (each assembly)
Description of assembly: BRICK
U-Value of total assembly: 0.032
R-Value of insulation: R-20
Openings (windows or doors with glazing)
U-Value of assembly: 0.5
Solar heat gain coefficient: 0.5
projection factor: NONE
Door R-Values: R-4

Walls below grade (each assembly)
Description of assembly: BRICK
U-Value of total assembly: 0.032
R-Value of insulation: R-20

Floors over unconditioned space (each assembly) NOT APPLICABLE
Description of assembly: NOT APPLICABLE
U-Value of total assembly: NOT APPLICABLE
R-Value of insulation: NOT APPLICABLE

Floors slab on grade
Description of assembly: 6" SLAB ON GRADE
U-Value of total assembly: 0.520
R-Value of insulation: R-15
Horizontal/vertical requirement: #5 REBAR
slab heated: NO

AUTHORIZATION TO CONSTRUCT IMPROVEMENTS
PART I - Record of Permits Issued by Other Regulatory Agencies
Water System Extension: Permit #_____ Issue Date:_____
Wastewater Collection System Extension: Permit # N / A Issue Date:_____
Land Disturbing Permit: Permit #_____ Issue Date: __

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:
Importance Factors: Snow (IS) 1.0 Seismic (IE) 1.0 Wind (IW) 1.0
Live Loads: Roof 20 psf Mezzanine NA psf Floor 76 psf
Ground Snow Load: 15.0 psf
Wind Load: Ultimate Wind Speed 120 mph (ASCE-7) Exposure Category B

SEISMIC DESIGN CATEGORY: ☐ A ☒ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration SS 24.0 **%g** S1 10.2 %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☒ D ☐ E ☐ F
Data Source: ☐ Field Test ☒ Presumptive ☐ Historical Data
Basic structural system ☒ Bearing Wall ☐ Dual w/Special Moment Frame ☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel ☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☒ Yes ☐ No
LATERAL DESIGN CONTROL: ☐ Earthquake ☒ Wind
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report)_____psf
Presumptive Bearing capacity 2000 psf
Pile size, type, and capacity_____

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone 3A
winter dry bulb: 22 F
summer dry bulb: 97 F

Interior design conditions
winter dry bulb: 22 F
summer dry bulb: 97 F
relative humidity: 50%

Building heating load: NOT APPLICABLE NOT APPLICABLE
Building cooling load: NOT APPLICABLE NOT APPLICABLE

Mechanical Spacing Conditioning System
Unitary
description of unit:
heating efficiency:
cooling efficiency: NOT APPLICABLE
size category of unit:
Boiler
Size category. If oversized, state reason.: NOT APPLICABLE
Chiller
Size category. If oversized, state reason.: NOT APPLICABLE

List equipment efficiencies: NOT APPLICABLE

ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code ☒ Performance ☐ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixture SEE DRAWING & SCHEDULES FOR DETAILS
number of lamps in fixture SEE DRAWING & SCHEDULES FOR DETAILS
ballast type used in the fixture SEE DRAWING & SCHEDULES FOR DETAILS
number of ballasts in fixture SEE DRAWING & SCHEDULES FOR DETAILS
total wattage per fixture SEE DRAWING & SCHEDULES FOR DETAILS
total interior wattage specified vs. allowed 2257,290 ACTUAL vs. 324,480 ALLOWED
total exterior wattage specified vs. allowed SOURCE EFFICACY > 45 LUMENS/WATT

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient HVAC Equipment Performance
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

"Certificate of Plan Approval" Block

Village of Pinehurst
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Plan Approval Number _____
Engineering _____
Fire Department _____
Planning _____
Moore Co. Public Utilities _____

APPENDIX B

SEVEN LAKES ENGINEERING SERVICES, INC.
204 E. MAIN ST.
ABERDEEN, NC 28315
Telephone: 910.638.0965
Email: 7lakesengrg@gmail.com

REVISIONS

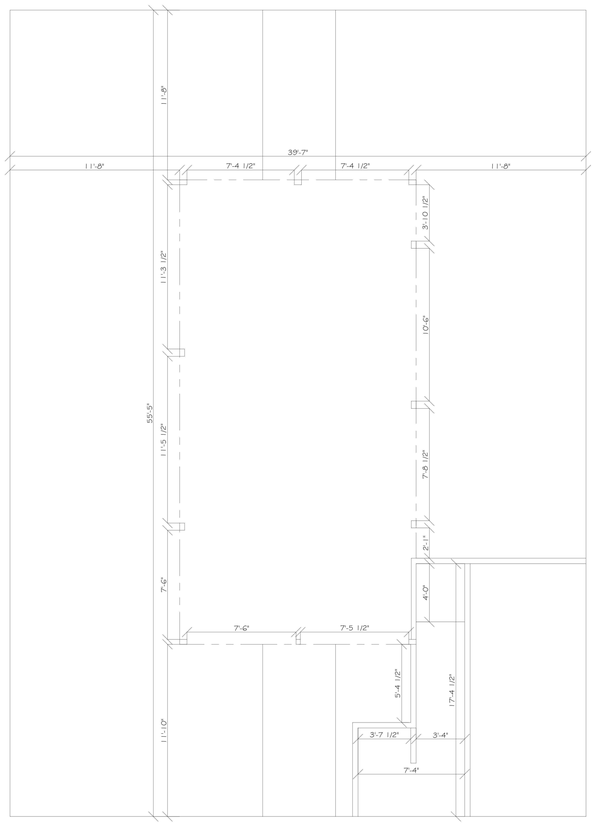
By:	DATE/DESCRIPTION
SR	02/19/2021
EJA	03/03/2021

Client: Andy Bleggi
15 Chinquapin Rd.
Pinehurst, NC 28374

PROJECT NO: 21-089-521
DATE: 2/19/2021
DRAWN BY: SSR
SCALE: NTS
TITLE: APPENDIX "B"

Sheet Number: A-1

EXHIBIT E



ATTIC

EXISTING
FRONT ELEVATION

EXISTING
REAR ELEVATION

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AUTHORIZATION TO CONSTRUCT IMPROVEMENTS

PART I - Record of Permits Issued by Other Regulatory Agencies

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MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.

SEVEN LAKES
ENGINEERING SERVICES, INC.
2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: 7lakesengrg@gmail.com

2/19/21

ARTIGA DESIGN
EST. 2009

Enrique J. Artiga
(910)-637-0350

REVISIONS

By:	DATE/DESCRIPTION
THS	01/04/2021
MLR	01/04/2021
MLR	01/05/2021
THS	01/08/2021
EJA	03/03/2021

Client:
Andy Bleggi
15 Chinquapin Rd,
Pinehurst, NC 28374

PROJECT NO:

DATE: 1/14/2021

DRAWN BY:

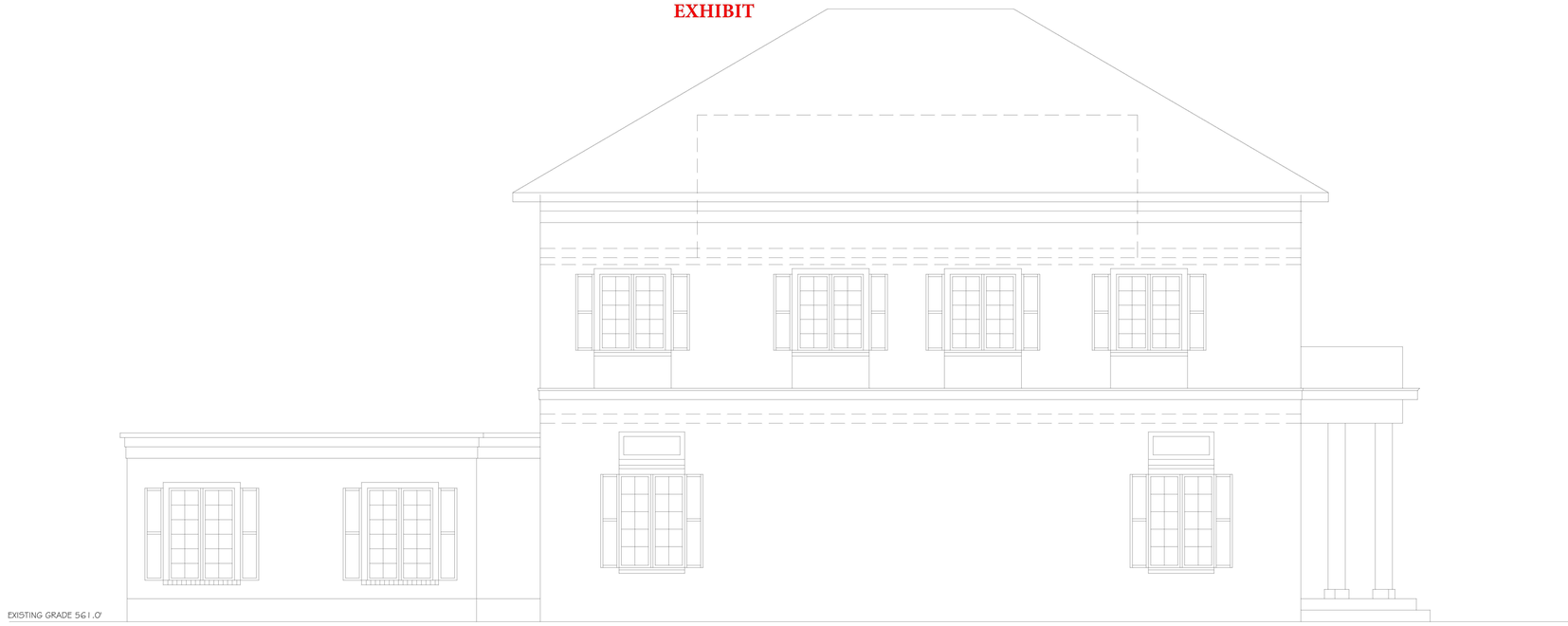
SCALE: 1/4" = 1'0"

TITLE: EXISTING FLOOR PLAN

Sheet Number:

01 of 2

EXHIBIT



EXISTING
RIGHT SIDE ELEVATION

EXISTING
LEFT SIDE ELEVATION

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PROJECT NO:

DATE: 1/14/2021

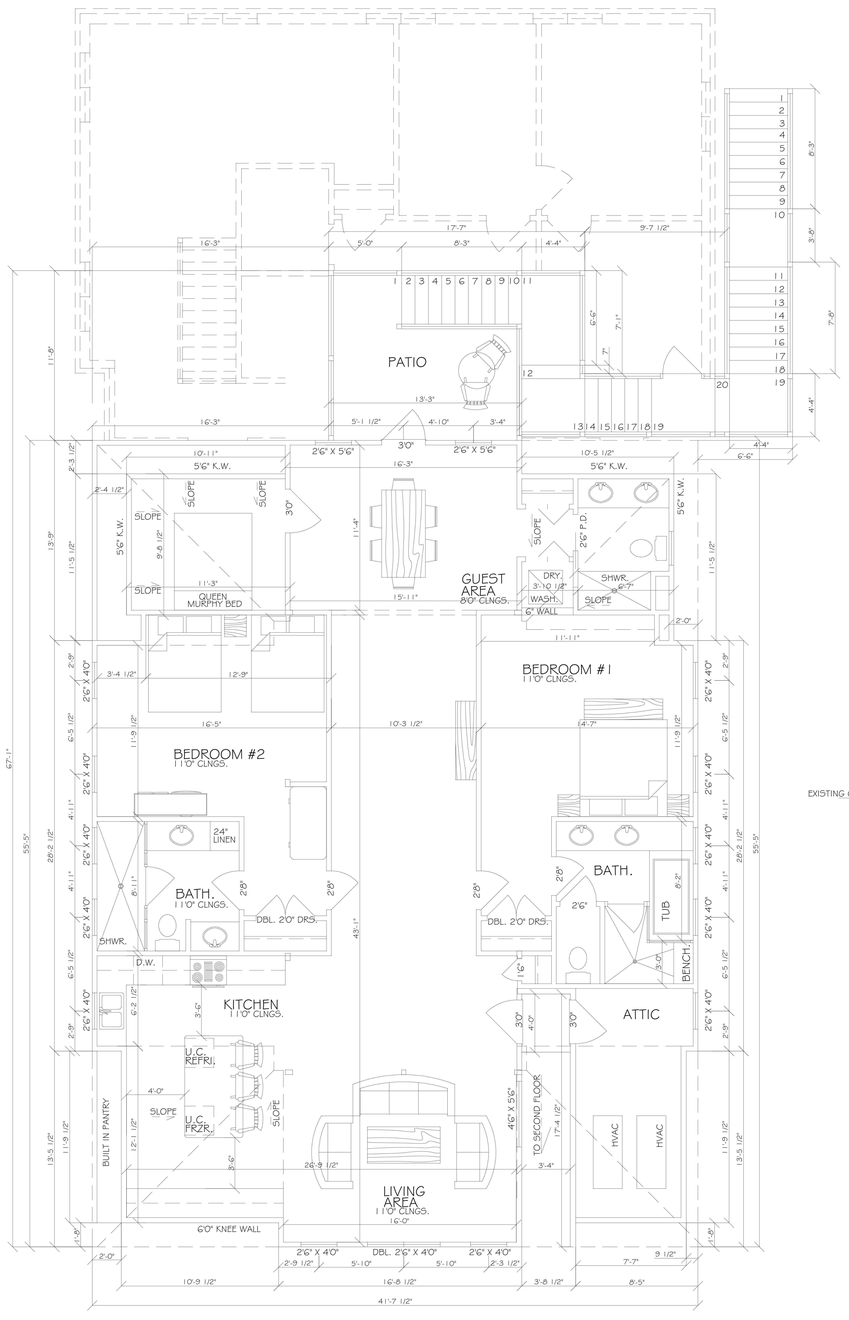
DRAWN BY:

SCALE: 1/4" = 1'0"

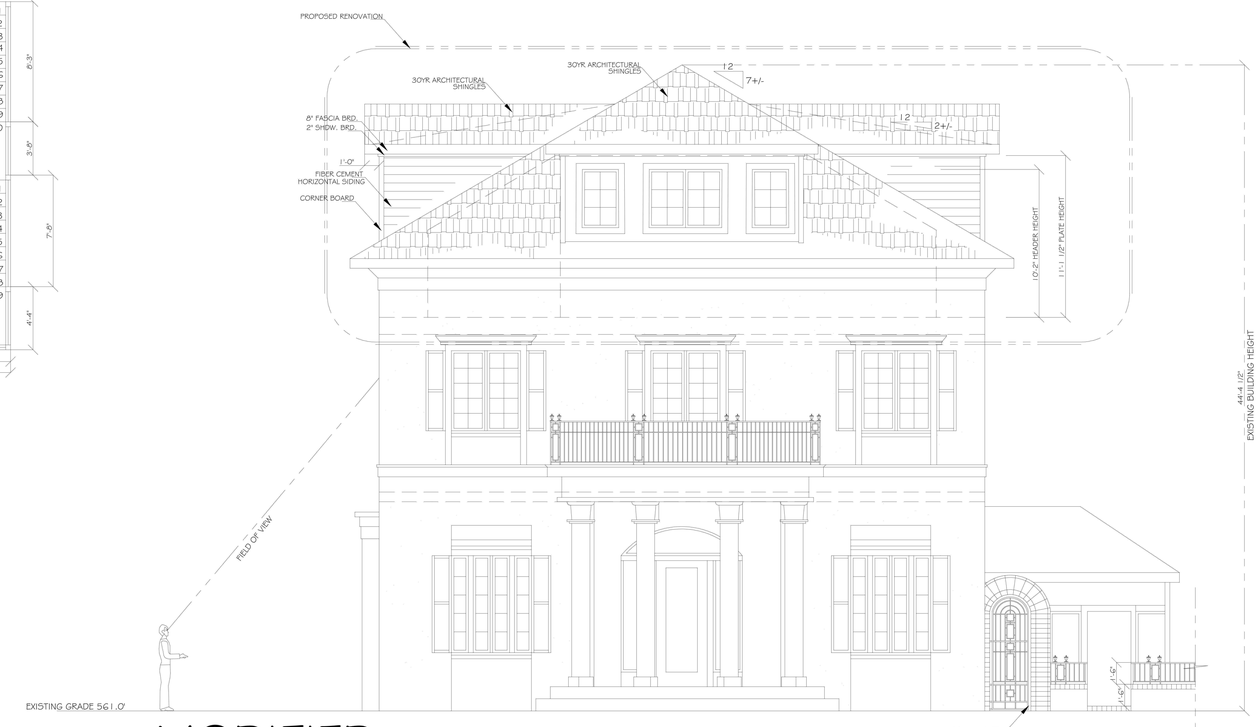
TITLE: EXISTING FLOOR PLAN

Sheet Number:
02 of 2

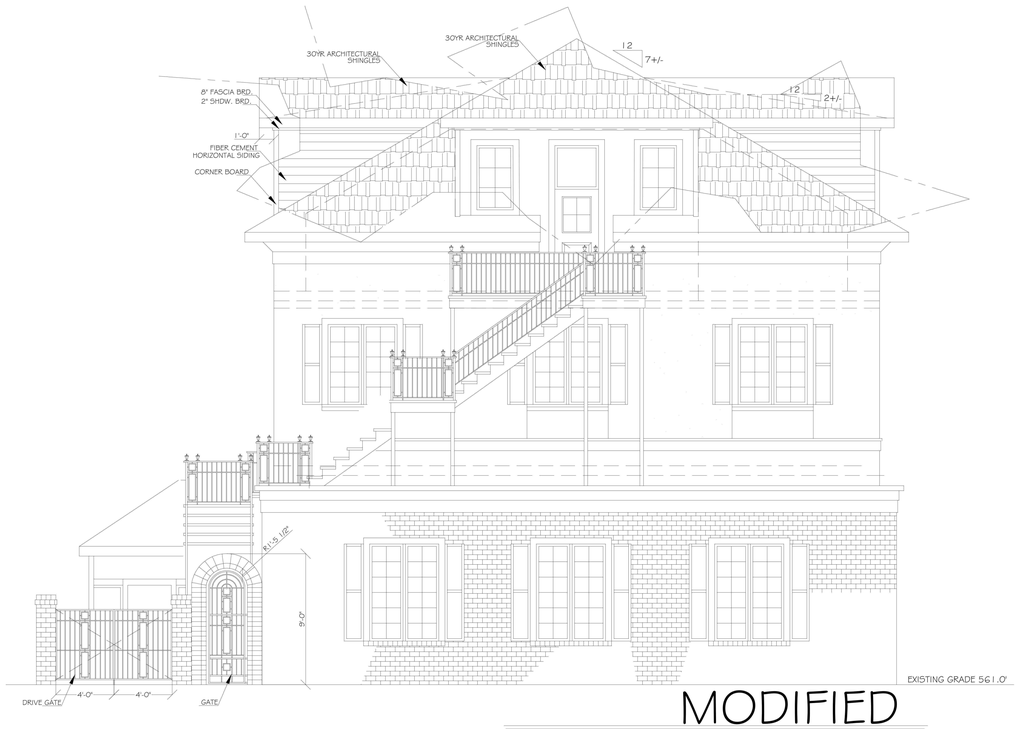
EXHIBIT H



APARTMENT



MODIFIED
FRONT ELEVATION



MODIFIED
REAR ELEVATION

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EJA	02/04/2021
EJA	03/03/2021

Client:
Andy Bleggi
15 Chinquapin Rd,
Pinehurst, NC 28374

PROJECT NO:

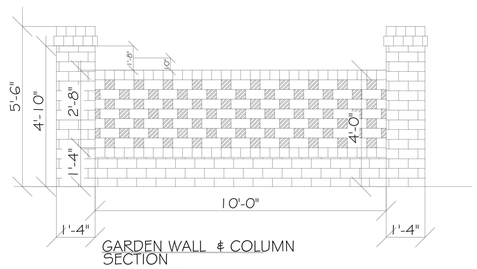
DATE: 1/14/2021

DRAWN BY:

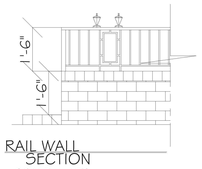
SCALE: 1/4" = 1'0"

TITLE: MODIFIED FLOOR PLAN

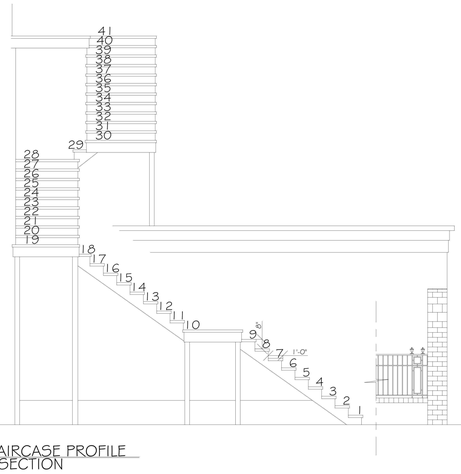
Sheet Number:
1 of 2



GARDEN WALL & COLUMN SECTION
SCALE = NTS

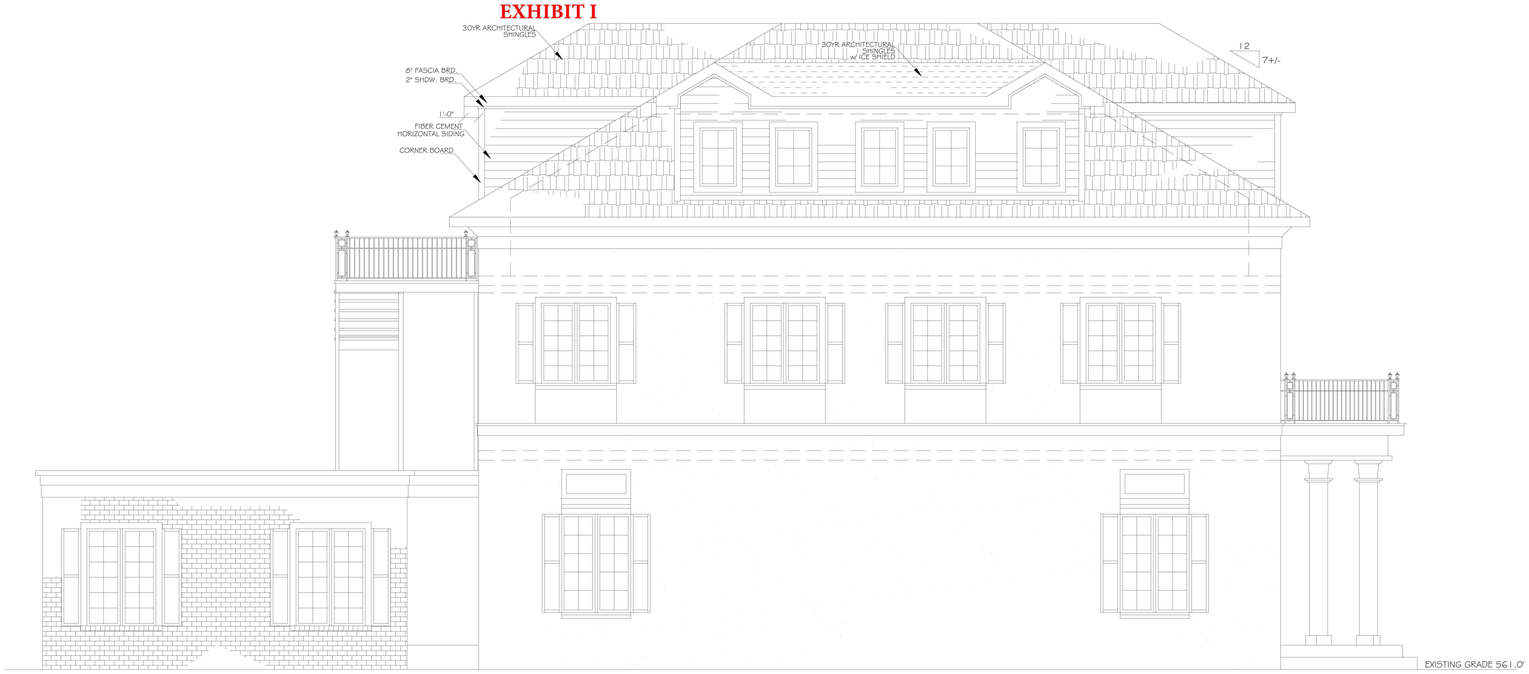


RAIL WALL SECTION
SCALE = NTS



STAIRCASE PROFILE SECTION

EXHIBIT I



MODIFIED
LEFT SIDE ELEVATION

MODIFIED
RIGHT SIDE ELEVATION

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Telephone: 910.673.0978
Email: 7lakesengrg@gmail.com

Enrique J. Artiga
(910)-637-0350

REVISIONS

By:	DATE/DESCRIPTION
THS	01/12/2021
THS	01/14/2021
EJA	02/04/2021
EJA	03/03/2021

Client:
Andy Bleggi
15 Chinquapin Rd,
Pinehurst, NC 28374

PROJECT NO:

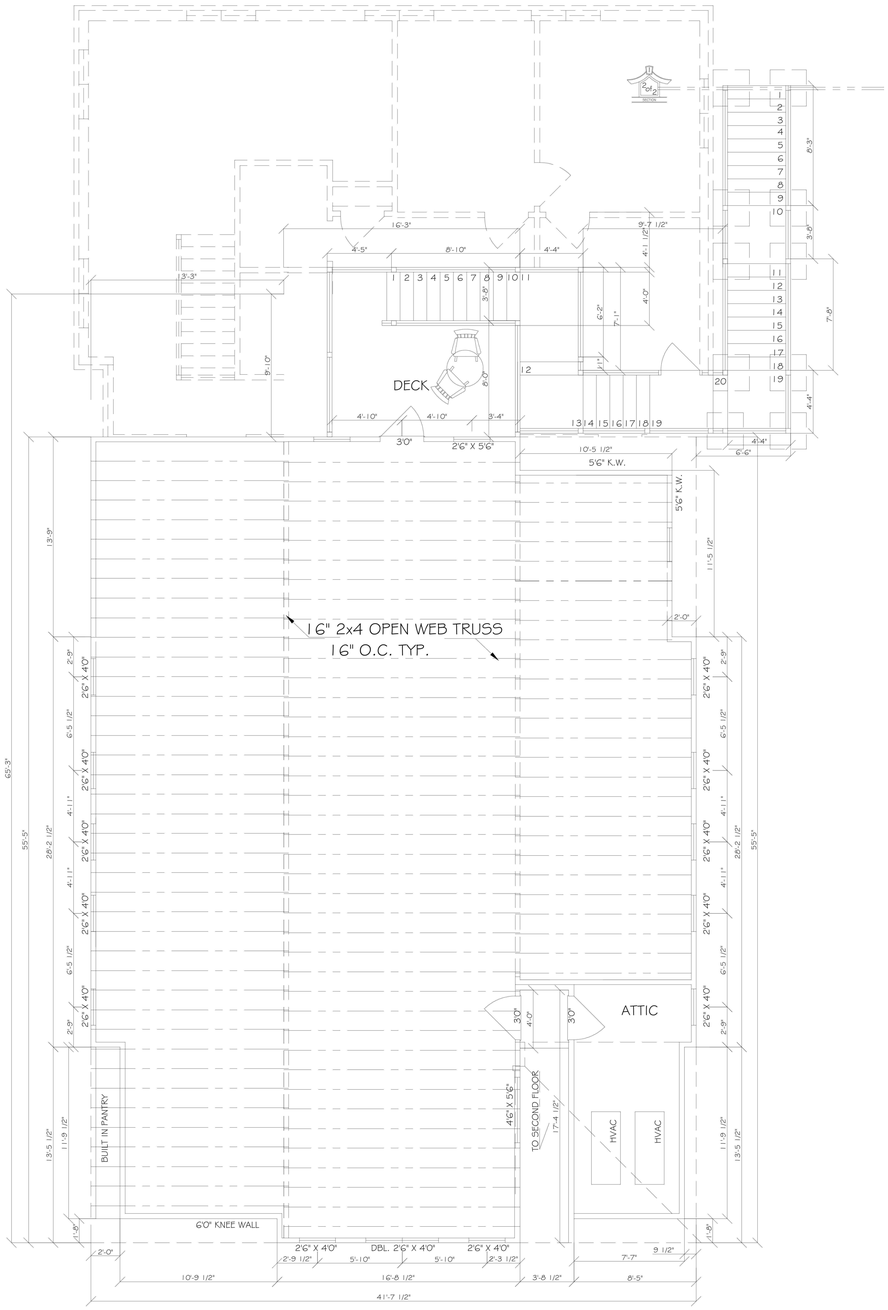
DATE: 1/14/2021

DRAWN BY:

SCALE: 1/4" = 1'0"

TITLE:
MODIFIED
ELEVATIONS

Sheet Number:
2 of 2



FLOOR PLAN
JOIST LAYOUT

"Certificate of Plan Approval" Block

Village of Pinehurst
Construction Plan Approval

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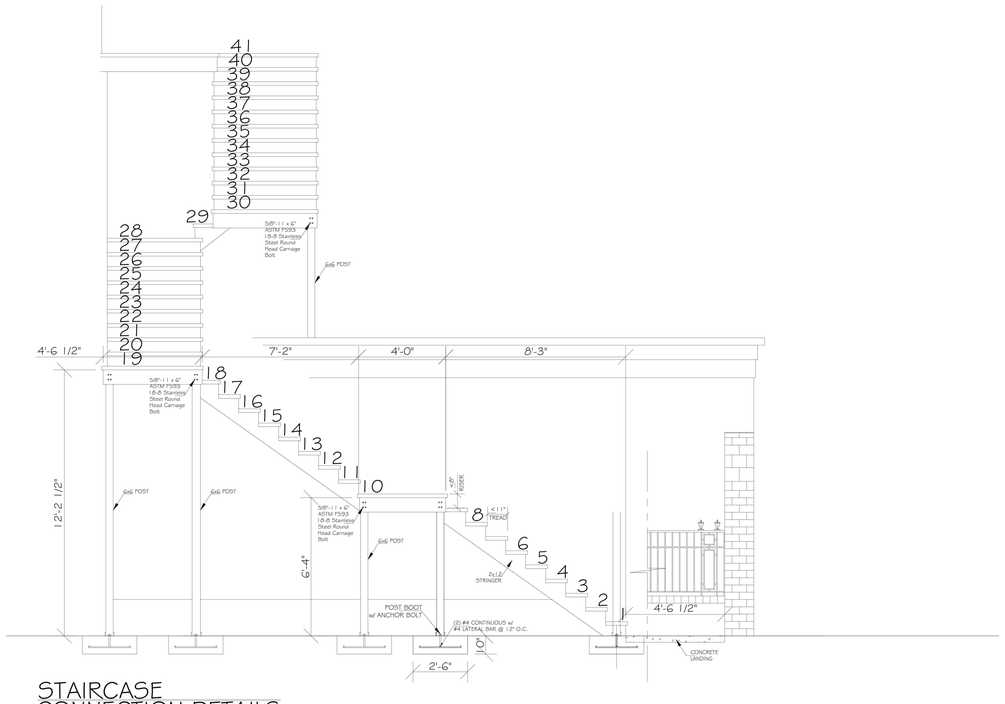
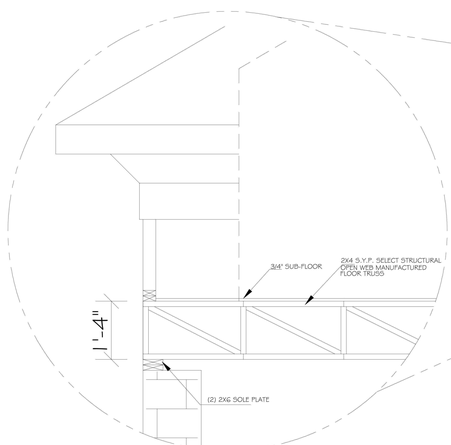
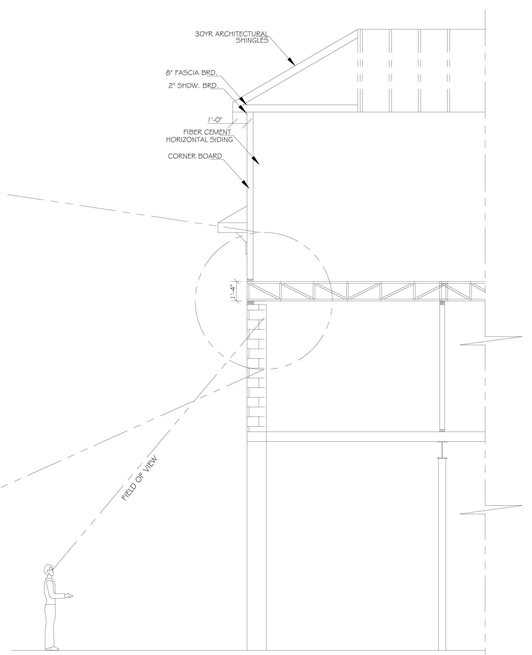


STAIRCASE
CONNECTION DETAILS



MODIFIED
FRONT ELEVATION



MODIFIED WALL
CUT SECTION

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2/19/21

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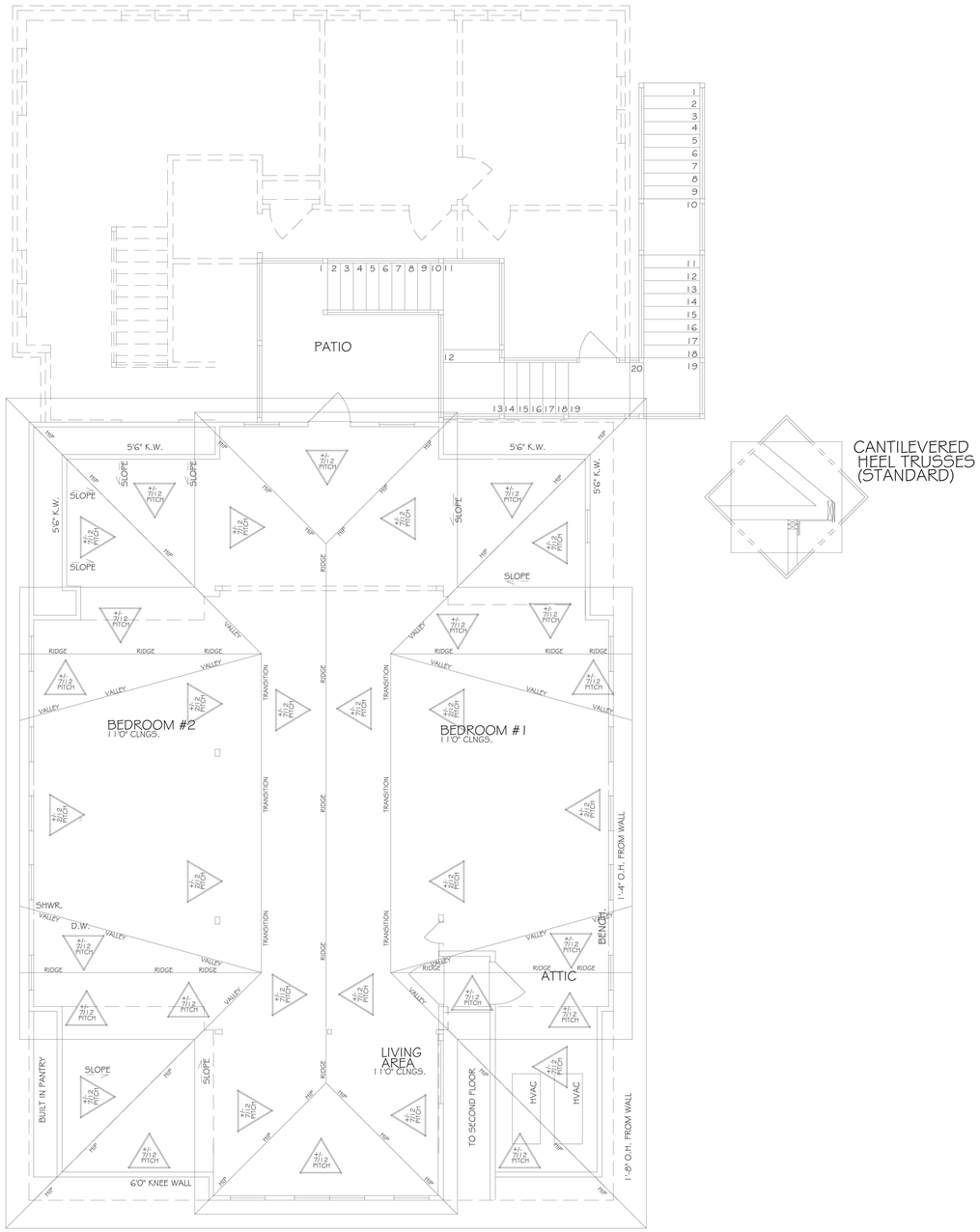
Pinehurst, NC 28374

PROJECT NO: 21-089-521
DATE: 1/14/2021
DRAWN BY:
SCALE: 1/4" = 1'0"
TITLE: MODIFIED FLOOR PLAN

Sheet Number:
S1 of 3

EXHIBIT



CANTILEVERED HEEL TRUSSES (STANDARD)

ROOF PLAN

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASED. 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) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELLOW.

USE NO. 2 SOUTHERN YELLOW PINE 2X10
RAFTERS SPACES @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"
USE NO. 2 SOUTHERN YELLOW PINE 2X8
CEILING JOISTS @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

"Certificate of Plan Approval" Block

Village of Pinehurst
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2/19/21

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REVISIONS

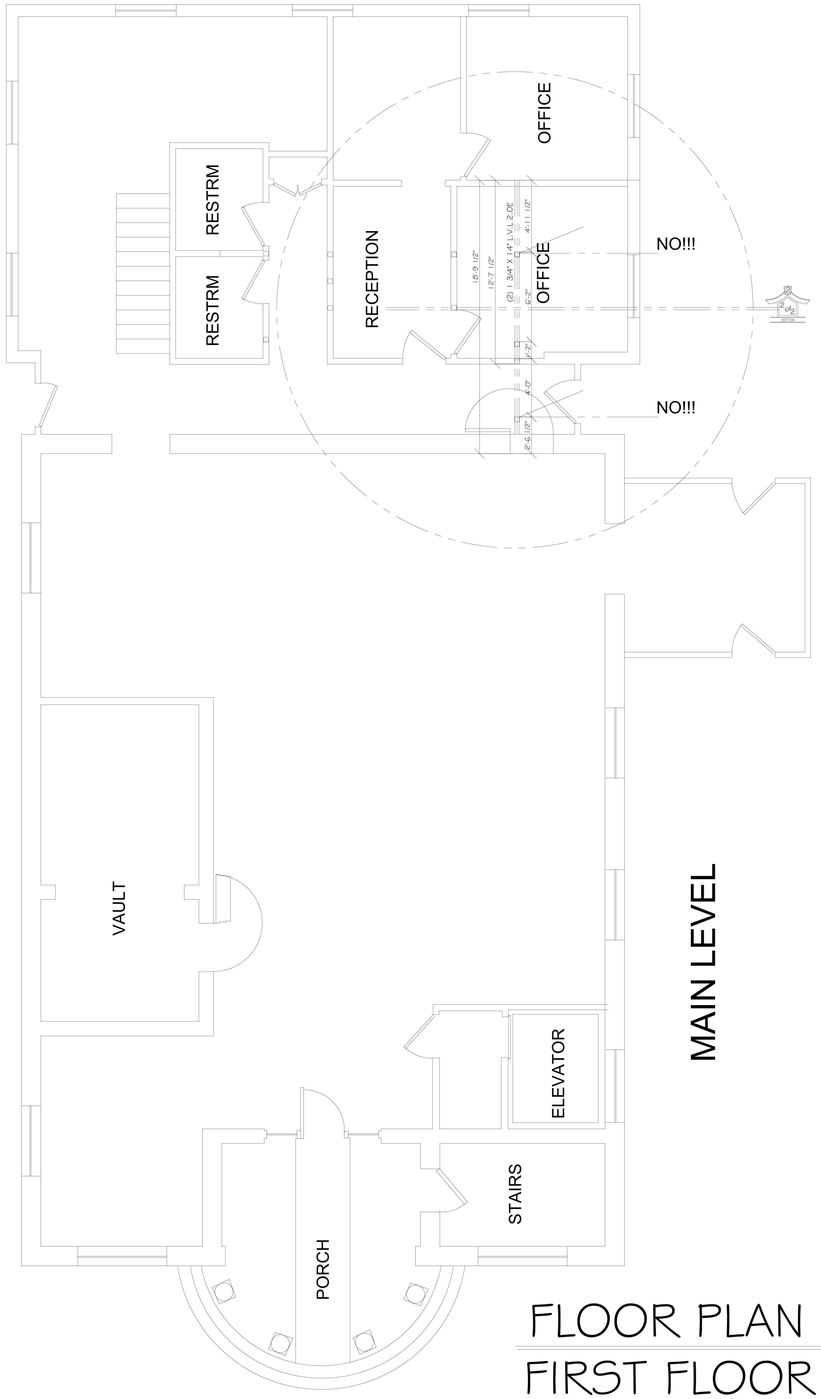
By:	DATE/DESCRIPTION
THS	01/12/2021
SR	02/19/2021
EJA	03/03/2021

Client:
Andy Bleggi
15 Chinquapin Rd,
Pinehurst, NC 28374

PROJECT NO: 21-089-521
DATE: 2/18/2021
DRAWN BY:
SCALE: 1/4" = 1'0"
TITLE: ROOF PLAN

Sheet Number:
S2of 3

EXHIBIT



MAIN LEVEL

FLOOR PLAN
FIRST FLOOR

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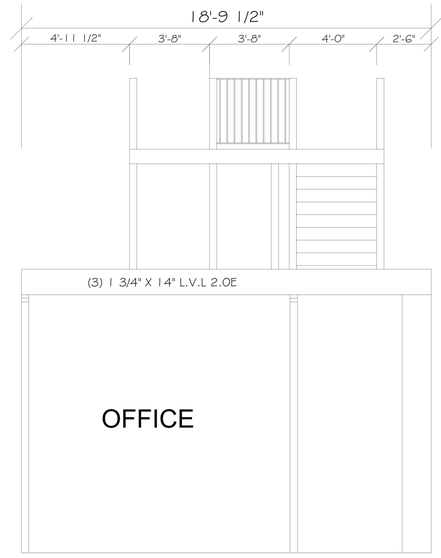
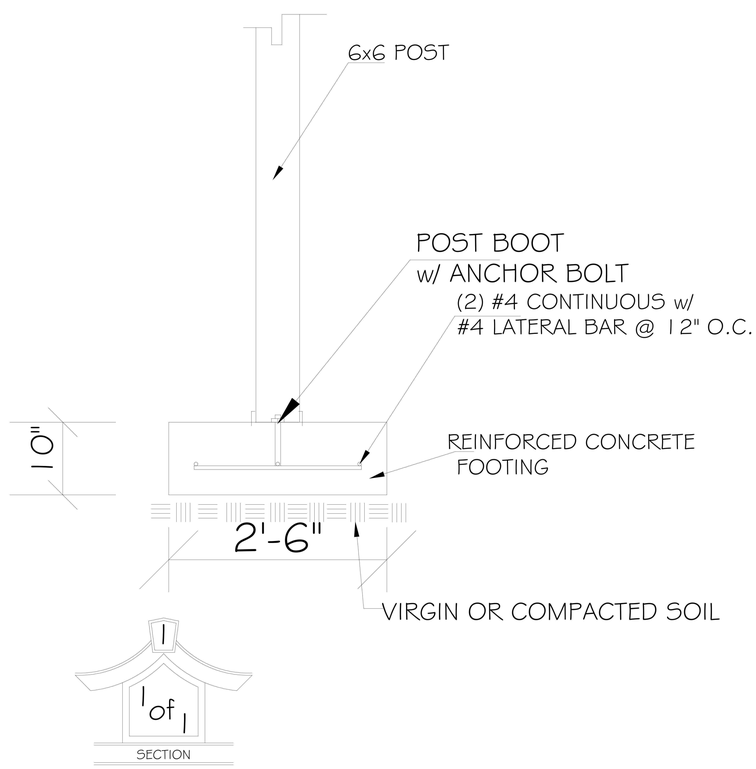


2 of 2 SECTION

DETAIL
SCALE: NTS



1 of 1 SECTION

FOOTING DETAIL
SCALE: NTS

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2/19/21

ARTIGA DESIGN EST.2009

Enrique J. Artiga
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REVISIONS

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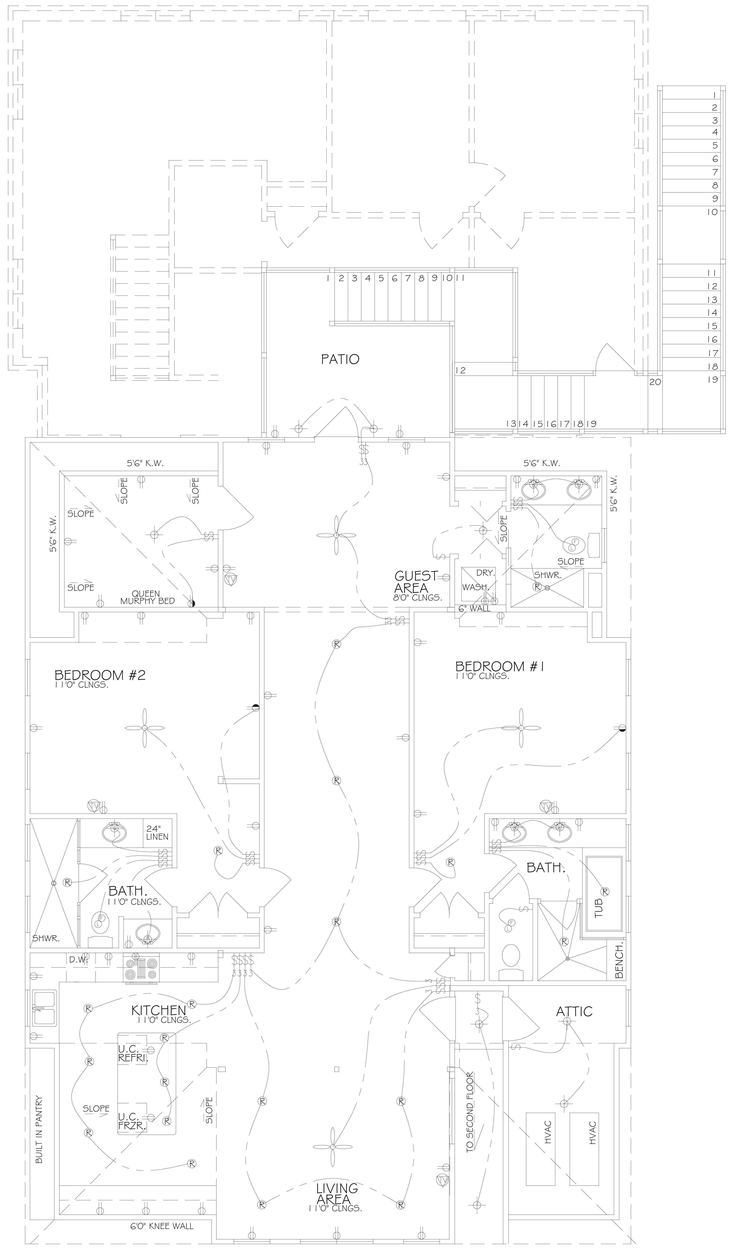
15 Chinquapin Rd,
Pinehurst, NC 28374

PROJECT NO: 21-089-521
DATE: 2/18/2021
DRAWN BY:
SCALE: 1/4" = 1'0"
TITLE: DETAILS

Sheet Number:
S3of 3



ELECTRICAL SYMBOLS

- FAN/ LIGHT
- TYPICAL FLOOR RECEPTACLE
- TYPICAL WALL RECEPTACLE
- TYPICAL 220 V WALL RECEPTACLE
- WP WEATHERPROOF OUTLET
- GFI GROUND FAULT INTERRUPTOR
- TYPICAL SWITCH
- 3 WAY OR MORE (SEE PLAN)
- PHONE JACK
- CABLE OUTLET
- FAN, LIGHT COMBINATION
- RECESSED LIGHT
- LIGHT FIXTURES
- SCONCE LIGHT

ELECTRICIAN/ CONTRACTOR TO VERIFY LOCATION OF ALL OUTLETS AND FIXTURES AND ADD ANY, IF REQUIRED BY HOMEOWNER OR BUILDING CODE.

ALL ELECTRICAL FIXTURES (IE, DRIERS, RANGES, OVENS) ARE TO BE IN COMPLIANCE WITH MANUFACTURERS STANDARDS.

ELECTRICAL PANEL SIZE AND REQUIREMENTS TO BE DESIGNED BY LICENSED ELECTRICIAN

APARTMENT ELECTRICAL DIAGRAM

"Certificate of Plan Approval" Block

Village of Pinehurst
Construction Plan Approval

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and /or issuance of a Certificate of Occupancy by the Village.

Plan Approval Number _____

Engineering _____

Fire Department _____

Planning _____

Moore Co. Public Utilities _____

AUTHORIZATION TO CONSTRUCT IMPROVEMENTS

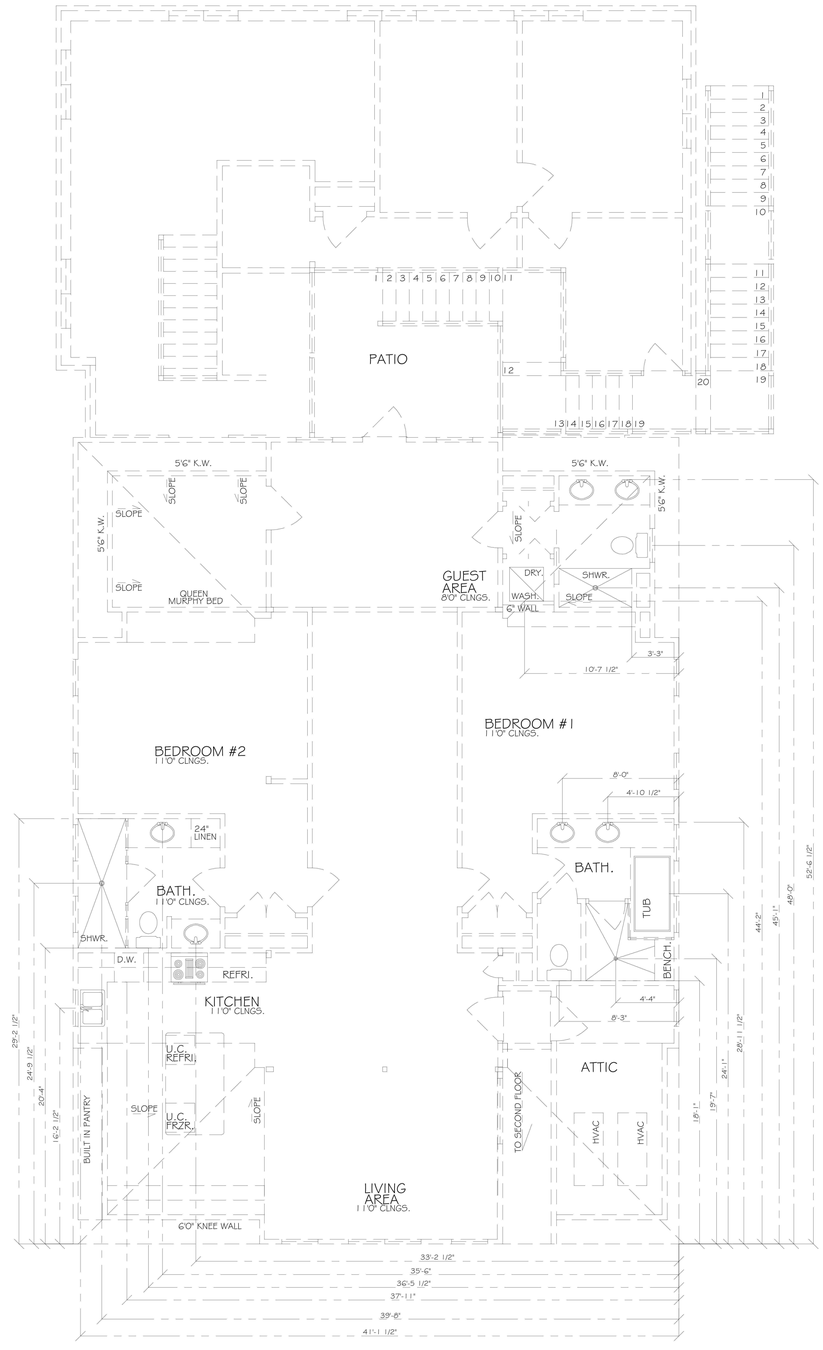
PART I - Record of Permits Issued by Other Regulatory Agencies

Water System Extension: Permit #_____ Issue Date:_____

Wastewater Collection System Extension: Permit # N / A Issue Date:_____

Land Disturbing Permit: Permit #_____ Issue Date: __

EXHIBIT



APARTMENT PLUMBING DIAGRAM

PLUMBER/ CONTRACTOR TO VERIFY LOCATION OF ALL OUTLETS AND FIXTURES AND ADD ANY, IF REQUIRED BY OWNER OR BUILDING CODE.

ALL PLUMBING FIXTURES (WATER HEATERS, SHOWERS, TOILETS, ETC.) ARE TO BE IN COMPLIANCE WITH MANUFACTURERS STANDARDS.

PLUMBING PIPES SIZE AND REQUIREMENTS TO BE INSTALLED BY LICENSED PLUMBER TO MEET OR EXCEED NC PLUMBING CODE

NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.

2) THESE PLANS ARE BASED ON THE EXISTING DWELLING CONDITIONS AT TIME OF SITE MEASUREMENT. ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR CHANGES BY OTHERS.

SEVEN LAKES ENGINEERING SERVICES, INC.
2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: 7lakesengrg@gmail.com

Charles R. Tarwater Jr. 10161 REGISTERED PROFESSIONAL ENGINEER NORTH CAROLINA 2/19/21

ARTIGA DESIGN EST.2009
Enrique J. Artiga
(910)-637-0350

REVISIONS

By:	DATE/DESCRIPTION
THS	01/12/2021
THS	01/14/2021
EJA	02/04/2021
EJA	03/03/2021

Client:
Andy Bleggi
15 Chinquapin Rd,
Pinehurst, NC 28374

PROJECT NO:

DATE: 1/14/2021

DRAWN BY:

SCALE: 1/4" = 1'0"

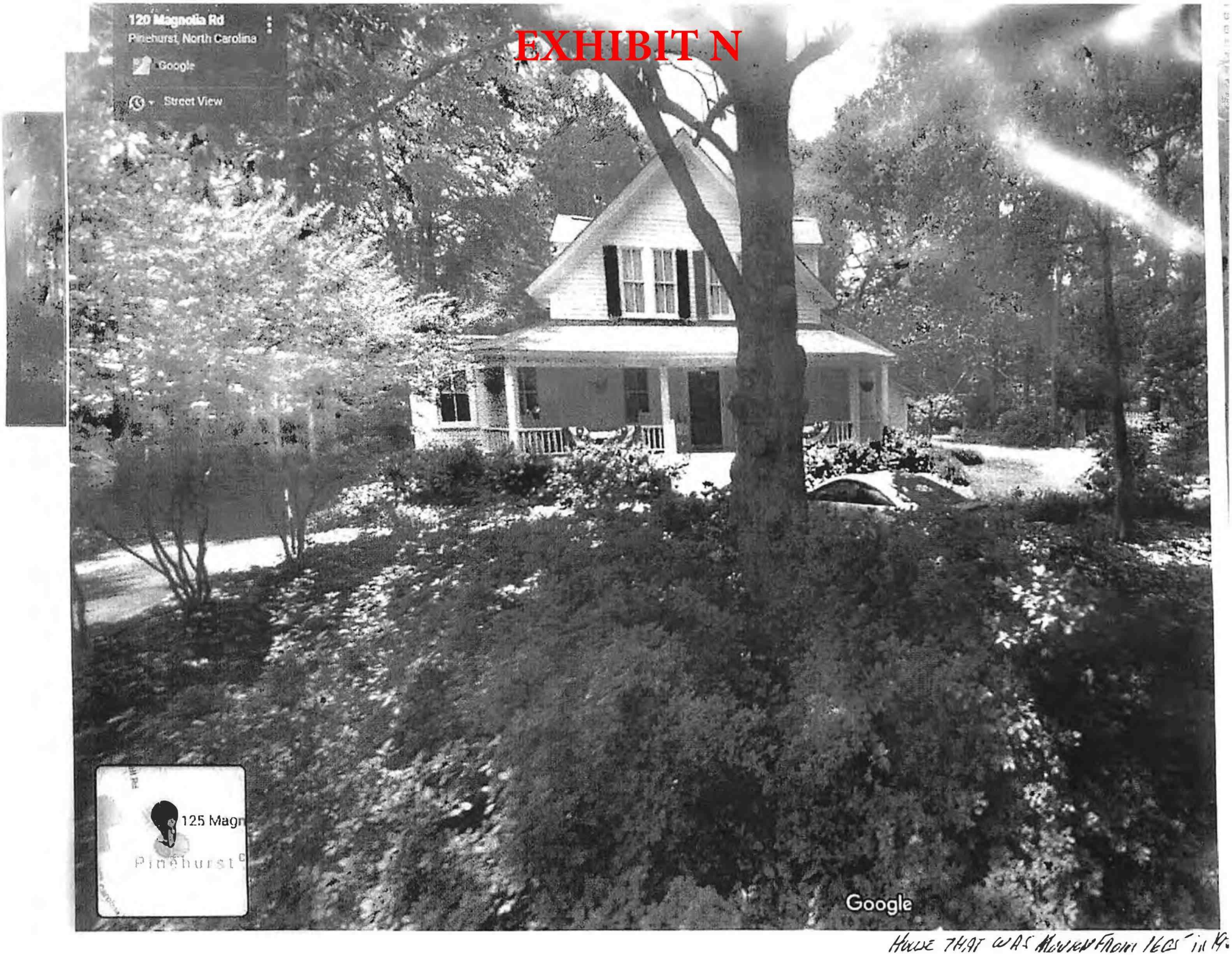
TITLE:
MODIFIED PLUMBING/ELECTRICAL

Sheet Number:
E--1

EXHIBIT N

A 12216 Chinquapin Road, Pinehurst, N. C.

1907



HOUSE THAT WAS MOVED FROM 16CS in N.

EXHIBIT N

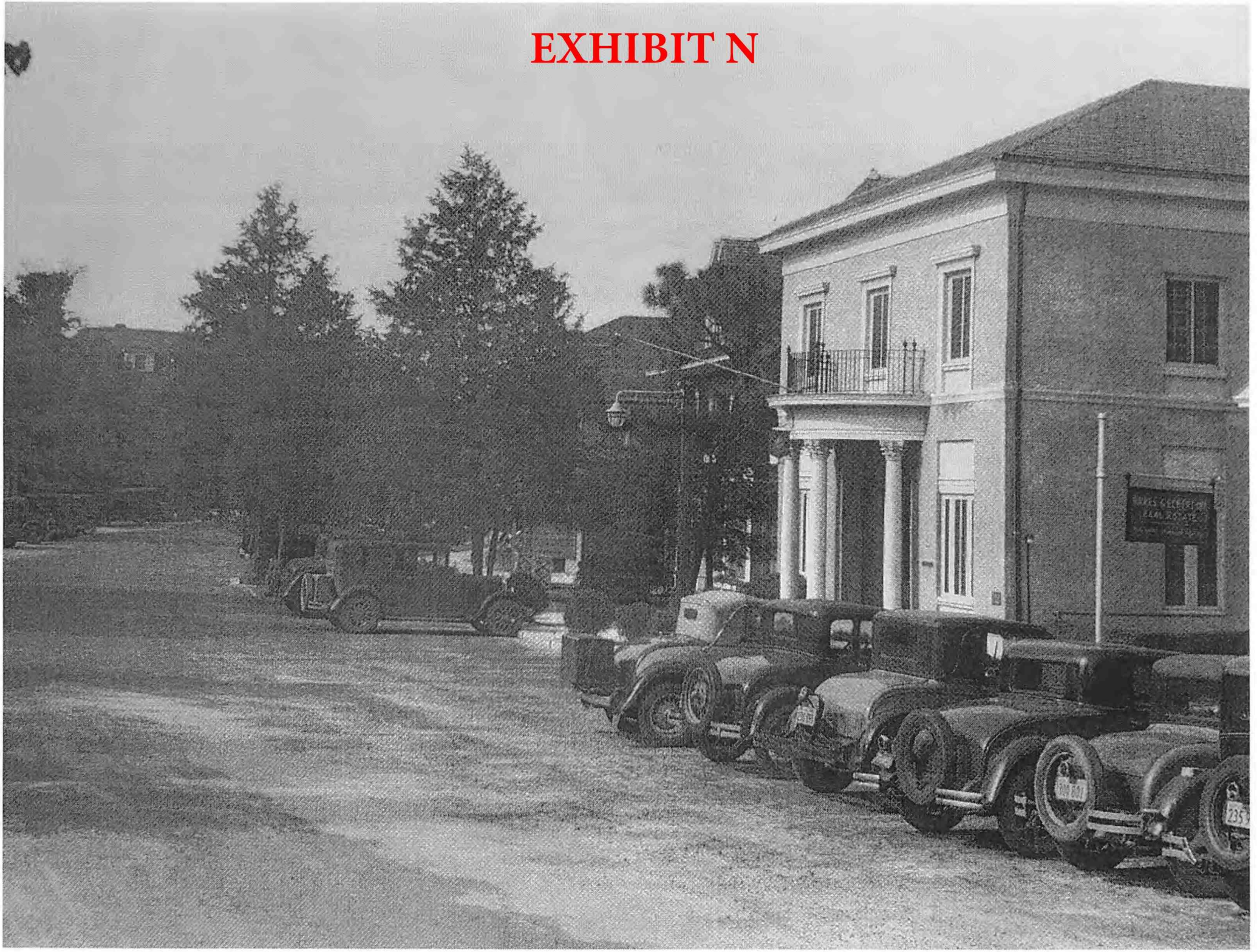
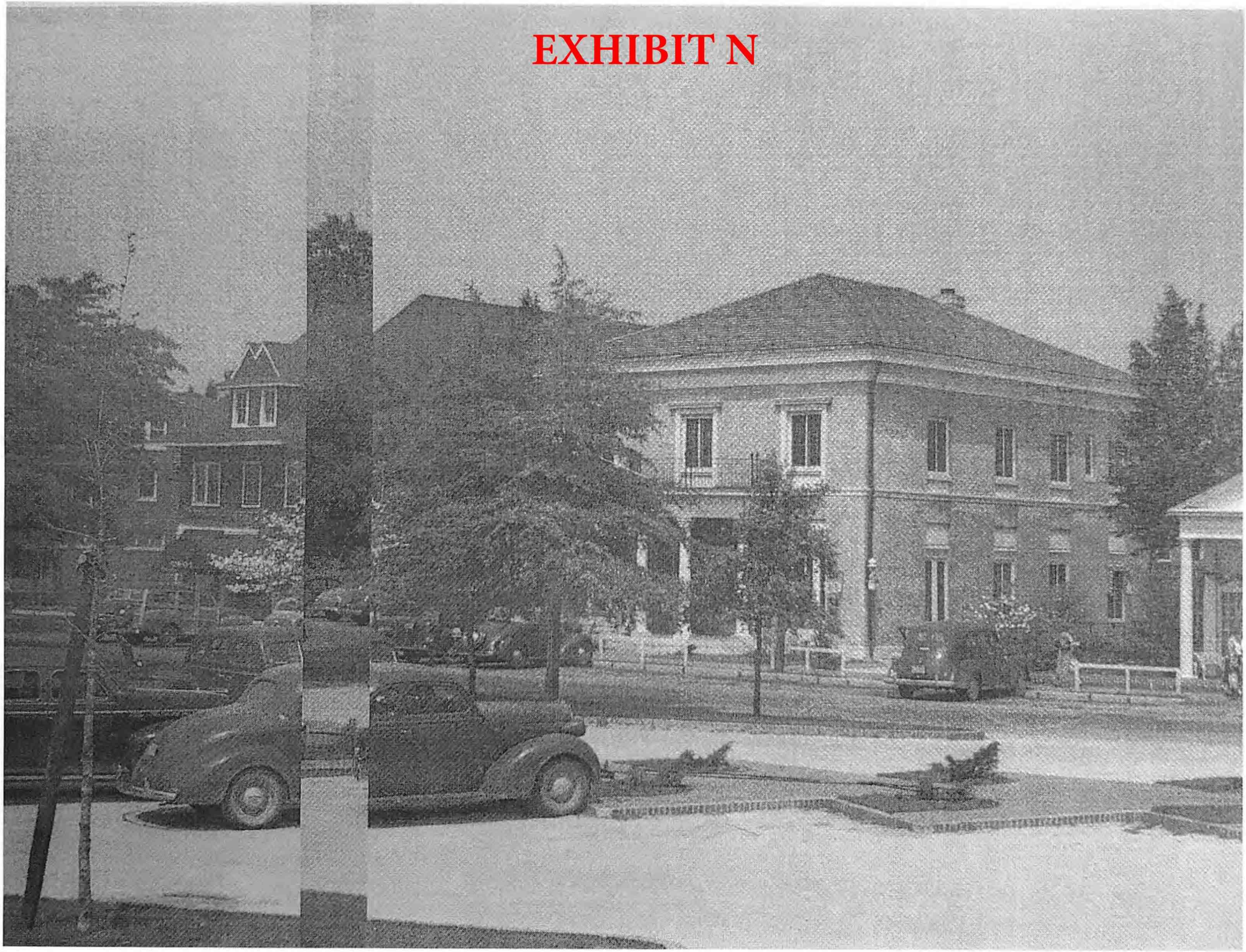


EXHIBIT N

EXHIBIT N



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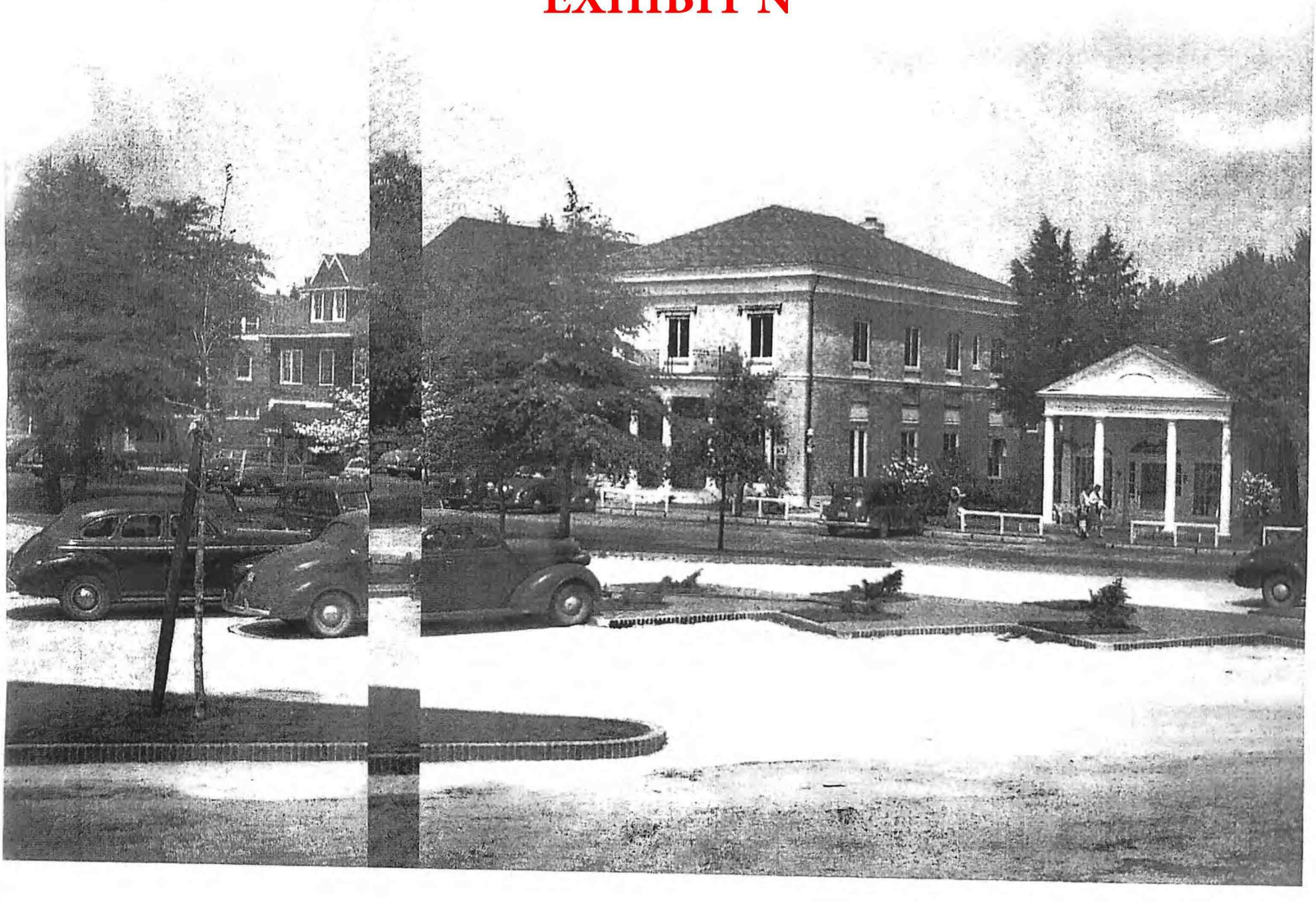

EXHIBIT N

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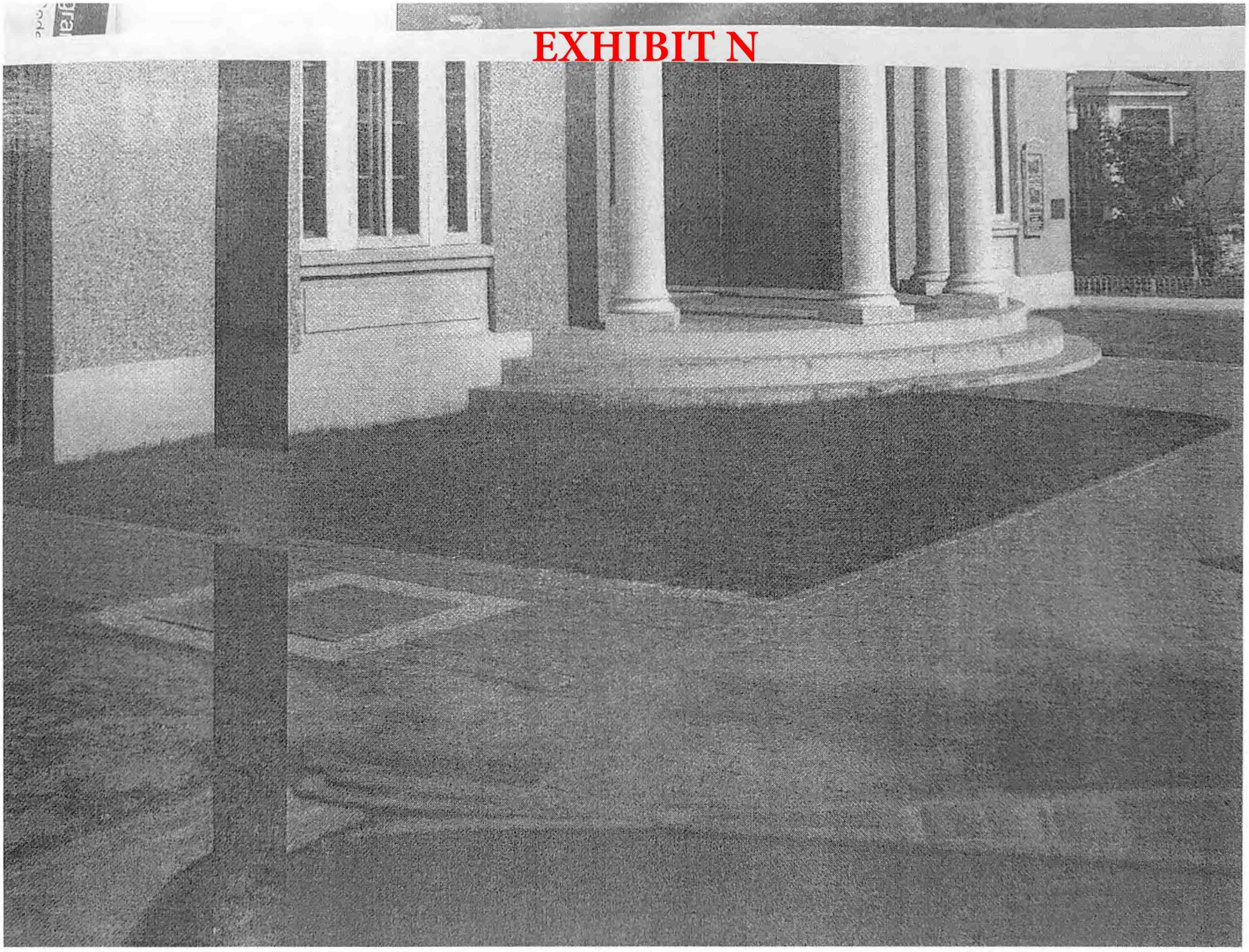


EXHIBIT O

METAL ROOFING
ISN'T WHAT IT USED TO BE

VILLA TILE FEATURES:

Lifetime Limited Warranty*
(including 120 mph winds and hail penetration)

Class 4 Impact Resistance to UL 2218
by Underwriters Laboratories
(Highest Rating)

Lightweight – Only 160 lbs. / 100 sq. ft. Installed

Non-Combustible Class A Rated Material

Won't Crack, Break, Burn, Curl, Split or Rot

Walkable, Low Maintenance, Long Life

Non-Porous, Freeze / Thaw Resistant

Interlocking Panels Provide Protection
Against the Elements

Tear-Off May Not Be Required
(See local code)

Reduces Energy Consumption & Landfill Impact

Direct to Deck Application

Unique Hidden Fastener System

"Cut & Tuck"™ Technology
(No Special Tools Required)

DECRA®
Metal Roofing

877-GO-DECRA [463-3272] | DECRA.COM

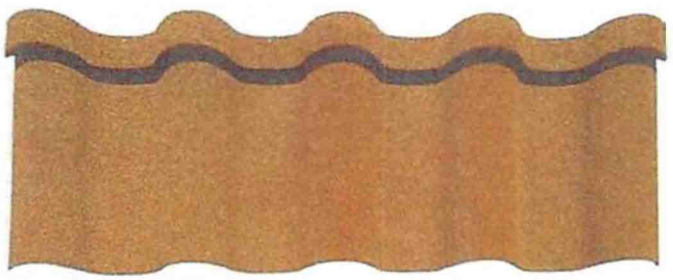
*DECRA Lifetime Limited Warranty is only applicable to single family detached residential property in the U.S. & Canada.

EXHIBIT O

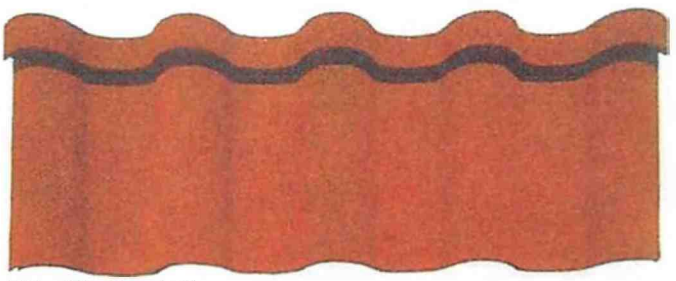
DECRA® Metal Roofing

Designed for Style, Engineered to Protect.

DECRA® VILLA TILE

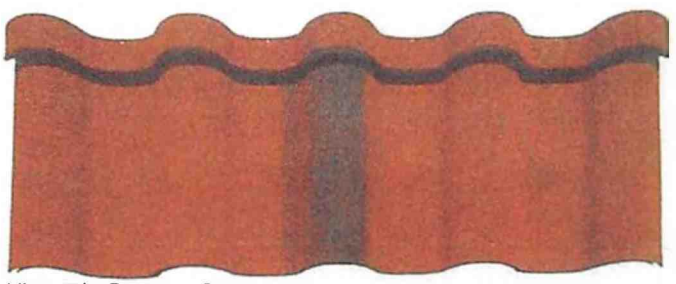


Villa Tile Amalfi Sand

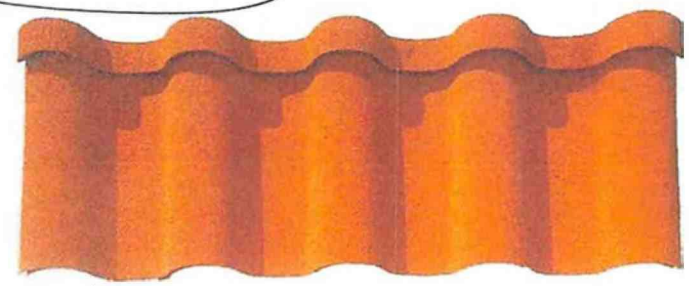


Villa Tile Capri Clay

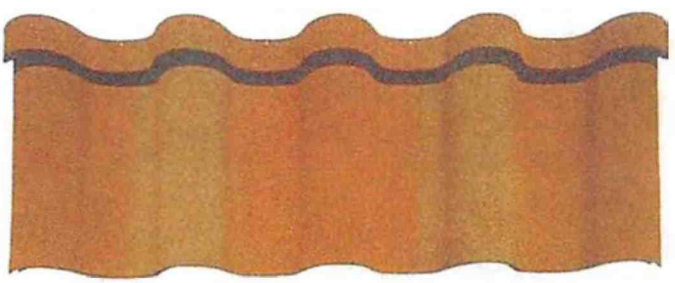
Villa Tile Pompeii Ash



Villa Tile Rustico Clay



Villa Tile Tuscan Sun



Villa Tile Venetian Gold

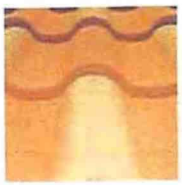
LEARN MORE AT DECRA.COM

EXHIBIT O

DECRA Specifications Sheet

Product Profiles

Tile


Villa Tile

Shake

Shake XD®

Shingle XD®

Warranty, Composition, Evaluations, Testing & Approvals

Warranties:

- Lifetime Limited Warranty*
- 120 mph Wind Speed Warranty
- Hail Stone Penetration Warranty

Composition:

- Steel – Aluminum-Zinc Alloy Coating
- Acrylic Priming System
- Basecoat
- Ceramic Coated Stone Granules
- Overglaze

*DECRA offers a Lifetime Limited Warranty on single family residential in the U.S. & Canada.

Evaluations, Testing and Approvals:

- See latest list and report links for CCMC, LA City, Florida Building Code, ICC-ES and Miami-Dade County NOAs at www.decra.com
- Texas Department of Insurance Report #RC08
- Underwriters Laboratories, Inc. Listed (File# R14710)
  - Fire – UL 790 (ASTM E108 A, B & C) Class A
  - Hail – UL 2218 Class 4
  - Uplift – UL 580 & UL 1897 Class 90
  - ISO 9001:2008; OHSAS 18001; ISO 14001:2004

Product Specifications

	Tile	Villa Tile	Shake	Shake XD®	Shingle XD®
Min Roof Pitch ►	3:12	3:12	3:12	3:12	4:12
Panel Size ►	16-1/2" x 52"	17" x 44-1/4"	14-5/8" x 53"	14-1/8" x 52-1/8"	14-1/8" x 52-3/8"
Installed Exposure ►	14-1/2" x 50"	14-1/2" x 39-1/2"	12-5/8" x 51"	12-3/8" x 49-7/8"	12-1/4" x 49-1/2"
Panels per Square ►	20	25.2	22.4	23.4	23.8
Installed Weight ►	150 lbs. / sq.	160 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.

Available Colors

Final color selection should be made from an actual product sample.

Tile / Shake Colors

Charcoal

Chestnut

Garnet (Tile Only)

Granite Grey

Shadowood

Terracotta (Tile Only)

Weathered Timber

Villa Tile Colors

Amalfi Sand

Capri Clay

Pompeii Ash

Rustico Clay

Venetian Gold

Shake XD® Colors

Antique Chestnut

Pinnacle Grey

Woodland Green

Shingle XD® Colors

Classic Cobblestone

Midnight Eclipse

Natural Slate

Old Hickory

Woodland Green

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www.decra.com

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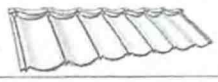
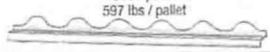
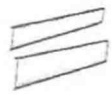
*DECRA Lifetime Limited Warranty is only applicable to single family detached residential property in the U.S. & Canada.

EXHIBIT O

Description	Stone Coated	DECRA Tile (Battens Only)	DECRA Villa Tile (Direct to Deck) Hidden Fasteners	DECRA Shake (Battens Only)
DECRA Panel	✓	Panel Size: 16-1/2" x 52" Exposure: 14-1/2" x 50" 20 panels / square 6.06 lbs / panel 350 panels / 2,121 lbs / pallet Minimum Pitch: 3:12 	Panel Size: 17" x 44-1/4" Exposure: 14-1/2" x 39-1/2" 25.2 panels / square 6.01 lbs / panel 350 panels / 2,104 lbs / pallet Minimum Pitch: 3:12	Panel Size: 14-5/8" x 53" Exposure: 12-5/8" x 51" 22.4 panels / square 5.55 lbs / panel 300 panels / 1,665 lbs / pallet Minimum Pitch: 3:12
Panel Vent 1 Panel Vent / box	✓	Panel Size: 16-1/2" x 52" - 12.35 lbs Exposure: 14-1/2" x 50" Net Free Area: 55 sq. in.	Panel Size: 17" x 44-1/4" - 13.80 lbs Exposure: 14-1/2" x 39-1/2" Net Free Area: 64 sq. in.	Panel Size: 14-5/8" x 53" - 12.80 lbs Exposure: 12-5/8" x 51" Net Free Area: 64 sq. in.
Hip & Ridge	✓	Tile Hip & Ridge 14-1/2" Exposure 1.1 lbs / piece 900 / 990 lbs / pallet	Tile Hip & Ridge 14-1/2" Exposure 1.1 lbs / piece 900 / 990 lbs / pallet	Shake Hip & Ridge 12-5/8" Exposure .85 lbs / piece 900 / 765 lbs / pallet
End Cap	✓	Tile End Cap .2 lbs / piece 50 / 10 lbs / bundle	Tile End Cap .2 lbs / piece 50 / 10 lbs / bundle	Shake End Cap .2 lbs / piece 50 / 10 lbs / bundle
Hip	✓	Tile Hip & Ridge	Use Villa Channel along both sides of hip Finish with Tile Hip & Ridge	Shake Hip & Ridge
Ridge	✓	Tile Hip & Ridge DECRA Ridge Vent	Villa Bird Stop - Ridge 5' Length (both sides of ridge, cover w/ Tile Hip & Ridge) 1.93 lbs / piece 300 / pallet / 579 lbs / pallet DECRA Ridge Vent	Shake Hip & Ridge DECRA Ridge Vent
Eave Fascia Detail or Starter	✓ all except Starter Pieces	3.5" or 5" Fascia Metal (Eave) Flashing 6'6" length 3.5" - 3.5 lbs / piece 300 pcs / 657lbs / pallet 5" - 3.11 lbs / piece 300 pcs / 933 lbs / pallet	Villa Bird Stop - Eave 5' Length 1.99 lbs / piece 300 / pallet 597 lbs / pallet 	3.5" or 5" Fascia Metal (Eave) Flashing 6'6" length 3.5" - 3.5 lbs / piece 300 pcs / 657lbs / pallet 5" - 3.11 lbs / piece 300 pcs / 933 lbs / pallet 
Short Course		use batten	use batten	use batten
Roof-to-Wall	✓ Side Flashing Only	Side Flashing 6'6" length 2.27 lbs / piece 150 pcs / pallet 340 lbs / pallet	Villa Channel 6'6" length 3.4 lbs / piece 150 pcs / 510 lbs / pallet	Side Flashing 6'6" length 2.27 lbs / piece 150 pcs / pallet 340 lbs / pallet
Roof Penetrations (pipe or vents)		Tile Underpan 1.95 lbs / piece 25 / bdl, 2 bdl / pallet 98 lbs / pallet 16-1/2" x 24"	Villa Underpan 1.9 lbs / piece 25 / bdl, 2 bdl / pallet 95 lbs / pallet 18-1/4" x 22"	Shake Underpan 1.8 lbs / piece 25 / bdl, 2 bdl / pallet 90 lbs / pallet 14-5/8" x 24"
Valley	✓ Valley Cap Only	Source Locally	Villa Valley 6'6" Length 8.70 lbs / piece 100 / 870 lbs / pallet	Source Locally
Rake/Gable	✓ Hip & Ridge, Rake/Gable Channel, only visible area	Use Tile Hip & Ridge	Villa Channel 6'6" length 3.4 lbs / piece 150 pcs / pallet 510 lbs / pallet cover w/ Tile Hip & Ridge)	Use Shake Hip & Ridge
Colors	✓	Charcoal, Chestnut, Garnet, Granite Grey, Shadowood, Terracotta, Weathered Timber	Amalfi Sand, Capri Clay, Pompeii Ash, Rustico Clay, Venetian Gold	Charcoal, Chestnut, Granite Grey, Shadowood, Weathered Timber
Installed Weight (approximate)		150 lbs / square (100 sq. ft.)	160 lbs / square (100 sq. ft.)	150 lbs / square (100 sq. ft.)

Additional items available

DECRA Debris Guard High-Profile	DECRA Debris Guard Low-Profile	DECRA Ridge Vent	Flat Sheet	Side Flashing	Touch-Up Kit
Use with Shake XD as needed along rakes and valleys 1-1/2" W x 1" H x 50' L (2) 50' rolls / 4.28 lbs / pkg 28 pkgs / 120 lbs / pallet	Use with Shingle XD as needed along rakes and valleys. 2" W x 3/8" H x 50' L (2) 50' rolls / 1.96 lbs / pkg 44 pkgs / 87 lbs / pallet	(see venting calculator at www.decra.com) 2-1/2" W x 1" H x 20' L (2) 20' rolls / 3.31 lbs / pkg 40 pkgs / 133 lbs / pallet	16" x 54" (coordinate with panel color) 5.60 lbs / piece - 50 / bundle	6'6" length (coordinate with panel color) 2.27 lbs / piece - 150 pcs / pallet 341 lbs / pallet	(coordinate with panel 5.53 lbs / each bag of stone chip base coat (touch up pipe/vent pipe & panels)

All weights are approximate. Pallet weights are NOT included in the weight of the product.

EXHIBIT O

EXHIBIT O

EXHIBIT P

INDUSTRIAL FINISHES

TECHNICAL DATA SHEET

T002 - BK08

POLYESTER TGIC POWDER COATING
SATIN FINISH
FS#27038 BLACK

LS #:

RoHS Compliant

POWDER PROPERTIES

SPECIFIC GRAVITY:	1.61 CALCULATED
COVERAGE:	60 SQ.FT./LB. @ 2 MILS (100% EFFICIENCY)
PARTICLE SIZE:	25 - 50 MICRONS AVERAGE
STORAGE;	STORE BELOW 80 DEGREES F. IN COOL DRY ENVIRONMENT
SHELF LIFE:	MINIMUM OF 1 YEAR
CURE SCHEDULE:	(METAL TEMPERATURE) 10 MINUTES @ 400 DEGREES F.

CURED FILM PROPERTIES

ALL TESTS WERE PERFORMED AT A FILM THICKNESS OF: 2.0 to 3.5 mils

TEST	METHOD	RANGE
GLOSS @ 60 DEGREES:	D523	20% +/-5%
DIRECT IMPACT(INCH LBS.):	D2794	120 in.lbs.
INDIRECT IMPACT (INCH LBS.):	D2794	120 in.lbs.
PENCIL HARDNESS:	D3363	2H
CROSS HATCH ADHESION:	D3359B	4B
FLEXIBILITY(CONICAL MANDREL):	D1737/D522	100%

CHEMICAL AND CORROSION EXPOSURE TESTS

CHEMICAL RESISTANCE:	Good to excellent resistance to most solvents, oils, acids, and alkalies.
OVERBAKE RESISTANCE:	Slight yellowing is evident, especially in white and pastel colors.

All tests were performed on 24 gauge Bonderite 1000 panels.

APPLICATION

This product was designed to be applied by electrostatic spray, on steel, galvanized steel, or aluminum. Most powders can be reclaimed, sieved and recycled, if proper housekeeping is maintained.

PRETREATMENT

The substrate pretreatment prior to powder coating is a critical factor in developing maximum corrosion resistance and maximizing the lifetime of the product.

C.R.S. (Iron phosphate):	2 to 5 stages depending upon soil level, and quality desired.
C.R.S. (Zinc phosphate):	5 to 9 stages depending upon soil level, and quality desired.
Galvanized steel (Zinc phosphate):	5 to 7 stages depending on soil level, and quality desired. Galvanized steel must be degassed at 5 degrees above cure temperature to minimize gassing.
Aluminum (Chromate):	5 stage system is normally needed.
Aluminum (phosphate):	5 stage system is normally needed.

C05MS

EXHIBIT P

Yes ma'am.
Also.....
1) media blast parts to remove scale
2) wash to remove any blast media
3) phosphate coat parts to aid with adhesion
4)oven dry for 30 min to out gas material
5) coat with polymer powder via electro static adhesion process
6) even cure to powder spec

EXHIBIT Q

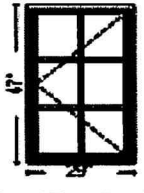
Proposal - Detailed

Builders First Source #0035
3189 Nc Highway 5
Aberdeen, NC 28315
Phone: (910) 944-2516 **Fax:** (910) 944-3564

Sales Rep Name: BFSABERDEE, N
Sales Rep Phone: 910-944-2516
Sales Rep E-Mail: joe.wittmer@bldr.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
BUILDERS FIRST SOURCE - 00035 BUILDERS FIRST SOURCE 2001 Bryan Street DALLAS, TX 75201 **Primary Phone:** (910) 944-2516 **Mobile Phone:** **Fax Number:** (910) 9443564 **E-Mail:** **Contact Name:** **Great Plains #:** 7400035 **Customer Number:** 1007092250 **Customer Account:** 7400035	**PTAH** BUILDERS FIRST SOURCE - 00035 3189 NC HIGHWAY 5 **Lot #** ABERDEEN, NC 28315 **County:** MOORE **Owner Name:** BUILDERS FIRST SOURCE - 00035 **Owner Phone:** (910) 944-2516 Life Style	**Quote Name:** 15 Chinquapin **Order Number:** P74 **Quote Number:** **13729425** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** C.O.D. **Tax Code:** EXEMPT **Cust Delivery Date:** 3/19/2021 **Quoted Date:** 2/26/2021 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes
10	None Assigned	



Viewed From Exterior
Rough Opening: 755.650 X 1212.850

PK # 2082

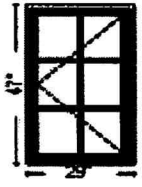
Lifestyle, Casement Left, 736.6 X 1193.8, Without HGP, White

Item Price	Qty	Ext'd Price

1: 2947 Left Casement
Frame Size: 29 X 47
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00517-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W3H)
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".

EXHIBIT Q

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	None Assigned	**Architect, Traditional, Casement Left, 736.6 X 1193.8, White**			



Viewed From Exterior

Rough Opening: 755.650 X 1212.850

PK # 2082

1: Traditional, 2947 Left Casement
Frame Size: 29 X 47
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.24, VLT 0.43, CPD PEL-N-11-21752-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Ogee, Ogee
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

EXHIBIT R

BRICK PROPOSAL

Patio Pavers -
4 X 8 "Pathway Paver" (same as sidewalks throughout the Village)

Garden Walls & Columns -
740 Scottsdale (Lee Brick of Sanford, NC)

Rail Walls -
740 Scottsdale (Lee Brick of Sanford)

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Village
PROPERTIES
OF PINEHURST LLC
Real Estate Sales Since 1981
Village of Pinehurst
RENTALS
LLC
Short & Long Term
Homes & Condominium
Vacation Packages

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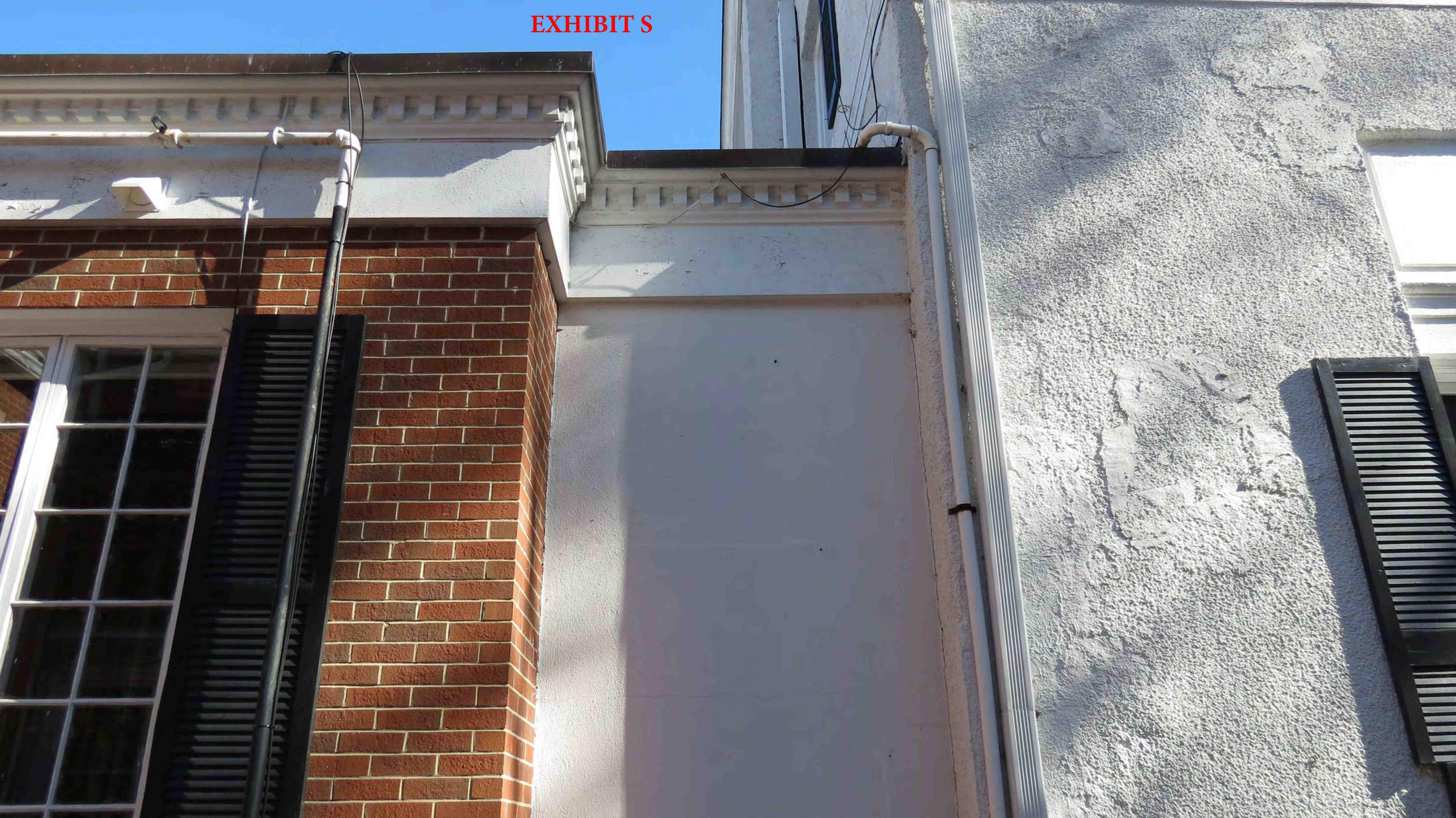
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