



**HISTORIC PRESERVATION COMMISSION
MARCH 23, 2023
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. 02-23-2023 Regular Meeting Minutes
- III. New Business
 - A. Discuss Filling the Vice-Chair Position
- IV. Public Hearing
 - A. COA-2023-00083 (204 Dundee Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to approved COA-2022-00125. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.
 - B. COA-2023-00050 (185 Barrett Road E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition to the east side of the property at 185 Barrett Road E. The addition will consist of a garage on the bottom floor and a bonus room on the top floor. The property is identified as Moore County PID Number 00030738. The property owner is Christopher O'Connor and applicant is Sherrill Britt.
- V. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's issued 2/17/2023 - 3/15/2023
- VI. Discuss Scheduling Work Session Meetings
- VII. Next Meeting Date
 - A. 04-27-2023 Regular Meeting
- VIII. Motion to Adjourn

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.



**02-23-2023 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Maria Carpenter; Alfred Cassidy

DATE OF MEMO:

3/6/2023

MEMO DETAILS:

Attached is a draft copy of the 02-23-23 Regular Meeting minutes for your review.

ATTACHMENTS:

Description

02-23-23 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 23RD, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Cara Mathis
David Herring
Roxanne Vaitkus

Members Absent:

Richard Vincent
Karl Ecker

Staff Present:

Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Josh Dockery, IT Technician

Approximately 5 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 03:59 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted the absence of Mr. Vincent and Mr. Ecker.

II. Approval of Minutes

A. 01-26-2023 Regular Meeting Minutes

Ms. Mathis moved to approve the minutes of the January 26th, 2023 Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 4-0.

Mr. Herring moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Mathis. Approved by a vote of 4-0.

III. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication.

Mr. Taylor explained the procedures of a quasi-judicial public hearing.

Ms. Carpenter was sworn into the Public Hearing and testified as follows.

A. COA-2023-00007 (160 Dundee Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 160 Dundee Rd. Modifications include removing the trex deck in the rear of the property and installing a raised patio, a walkway, an outdoor shower, and a screen porch addition to the back of the house. The property is identified as Moore County

PID Number 20060647. The property owner is Edward Loughhead and applicant is John Bortins.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the Commission clarifying items listed in the application regarding proposed colors / materials (Exhibit A-1.3) and proposed walkway size / material with the Applicant, and Staff not having any other depictions of proposed work to share with the Commission.

Mr. John Bortins was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Bortins discussed the proposed patio material will be slate, the radius from the apex of the longest portion of the proposed walkway being approximately 8', the proposed walkway material will be slate, the proposed outdoor shower consisting of a tapered concrete pan with an approximately 5' tall 1 x 6 vertical cedar plank surround and will blend / be congruous with the main dwelling, the primary use of the proposed outdoor shower being for cleanup after golfing, the back gable end being telescoped out approximately 16' and being 22.5' wide, all proposed paint will match the existing (color match done by Sherwin-Williams), the proposed raised patio on the rear being flush with the top of the screened porch, the proposed 15" retaining / sitting wall being wrapped in a capstone which matches the proposed slate, the proposed gable roofing will match the existing with the new roofing material being woven into the existing all the way back to the two existing valleys, and the proposed foundation being a traditional concrete foundation wrapped in matching flagstone or slate (which will be decorative not structural) and abutting the existing brick foundation of the main dwelling.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00007) and find the proposed Major Work at 160 Dundee Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

B. COA-2023-00020 (30 McIntyre Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing doors and installation of two windows at the commercial building at 30 McIntyre Rd. The property is identified as Moore County PID Number 00016322. The property owner is Clark Chevrolet and the applicant is Dunagan Builders LLC.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the current use being commercial not residential (land use being outside the purview of what the Commission has jurisdiction over).

Mr. Dennis Dunagan was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Dunagan discussed the proposed work being limited to the two windows and the front door as listed in the application, the prior business located at the site being a catering business and the new business being a barber shop, removal of the exhaust pipes / fans on the roof not needing approval, and the style of proposed replacement doors matching the existing doors located on the McIntyre Road side of the building.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00020) and find the proposed Major Work at 30 McIntyre Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

The Commission, Ms. Carpenter, and Mr. Dunagan discussed needing an additional application and approval for a door to be added to the rear of the building between the two windows approved as part of COA-2023-00020 at tonight's meeting.

C. COA-2023-00032 (80 Carolina Vista)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacing windows, adding doors and renovations at 40 McCaskill Rd W. The property is identified as

Moore County PID Number 00026264. The property owners are Robert and Mary Anne Heino, and the applicant is R.G.S. Builders, Inc.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission had no questions for Ms. Carpenter.

Mr. Calvin Burkley was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Calvin Burkley discussed the proposed changes being due to the amount of structural augmentation the previously approved changes would require not being feasible structurally, and the proposed work being an attempt to make the façade of the structure consistent.

Mr. Herring and Ms. Vaitkus voiced support for the proposed work.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00032) and find the proposed Major Work at 80 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 4-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0.

The Commission and Staff discussed a Work Session being scheduled for a date / time in April, the scope of the revisions to be done, and Mr. Herring sharing proposed revisions prior to Work Session meetings.

The Commission and Staff discussed the possibility of becoming a Certified Local Government (CLG) and Mr. Taylor encouraged everyone to review the Final Findings of Pinehurst National Historic Landmark Integrity and Condition Assessment report from the National Park Service.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 01/18/2023 - 02/17/2023

V. Next Meeting Date
03-23-2023 Regular Meeting

The Commission and Ms. Carpenter discussed the caseload for the 03-23-23 Regular Meeting currently standing at two cases.

VI. Motion to Adjourn

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Vaitkus. Approved by a vote of 4-0 at 04:48 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

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COA-2023-00083 (204 DUNDEE RD)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to approved COA-2022-00125. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

DATE OF MEMO:

3/15/2023

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ Exhibit S-1
- ▣ Exhibits A-1 to A-4



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
 Alfred Cassidy, Senior Planner
 Shannon Konstantinou, Administrative Specialist
Date: March 15, 2023
Subject: Major COA Request for 204 Dundee Rd

Applicant:	W. Scott Haulsee
Owners:	Mark & Pam Markiewicz
Property Location:	204 Dundee Rd
Land Use:	Single Family Residential
PID#	00017853
COA#:	2023-00083

Request and Background:

 ☒ **Contributing**

 ☐ **Non-Contributing**

The applicant requests a Certificate of Appropriateness for modifications to previously approved COA-2022-00125. The property is further identified as Moore County PID Number 00017853. The original home was built in 1945 and the property is +/- 0.53 acres.

The proposed modifications will consist of eliminating 2 of the 4 approved windows from the left side elevation and change the proposed paint color for the window sashes from red to white and paint all existing window sashes white to match.

The property is listed as contributing within the Pinehurst Historic District.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, eliminating or adding windows and/or doors is considered Major Work and requires review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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 Standards:

III. CHANGES TO EXISTING RESIDENCES

C. 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.
2. 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.
3. Section III.C.7. - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.

N. PAINT

1. Section III.N.1 - Paint color plays an important role in defining the special character of homes and structures in the Pinehurst Historic District. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in the Pinehurst Historic District, a range of color schemes are appropriate as described below.
 - Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.
 - Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.



Previously Approved and Proposed Modification for Left Side of Addition Elevation



Existing Window Sash Color



Proposed Window Sash Color

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The painting of the window sashes meets the Historic District Standards and could be approved by Staff. The Commission will need to determine if the elimination of the 2 windows meets the Standards and if the changes are congruous with the Pinehurst Historic District.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

March 9, 2023

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, March 23rd, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to approved COA-2022-00125. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:
<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

Public Hearing Notification

EXHIBIT S-1.6



0 175 350 Feet
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/12/2022

March 23, 2023 Historic Preservation Commission 204 Dundee Road Major COA Request



HAGENDORN, UWE H
220 DUNDEE RD
PINEHURST,NC,28374

GENDRON, DAVID L
105 SHORT RD
PINEHURST,NC,28374

AVERITTE, ANGELA
115 SHORT RD
PINEHURST,NC,28374

PRINGLE, MATTHEW MARCUS
5 FARNSWORTH AVE
BORDENTOWN,NJ,08505

ENNISMORE PROPERTIES, LLC
70 CAROLINA VISTA DR
PINEHURST,NC,28374

MARKIEWICZ, MARK ALAN &
4411 MOTTISFONT ABBEY LANE
CHARLOTTE,NC,28226

MCCARTY, MICHAEL T
210 DUNDEE ROAD
PINEHURST,NC,28374

BOOKER, SCOTT B & MARGARET R
180 DUNDEE RD
PINEHURST,NC,28374

BOOKER, SCOTT B & MARGARET R
180 DUNDEE RD
PINEHURST,NC,28374

**Historic Certificate of Appropriateness (COA)
Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☒ 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).

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at

<https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	204 Dundee Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Mark and Pam Markiewicz	Home Phone #	
Street Address	204 Dundee Road	Mobile Phone #	(704) 989-6345
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	markmark0822@yahoo.com		

Applicant			
Name	Homewright Construction LLC	Other Phone #	
Email	shaulsee@nc.rr.com	Street Address	3626 Bldg.9 Murdocksville Rd.
Mobile Phone #	(910) 690-6257	City, State, Zip Code	West End, NC 27376



Historic Certificate of Appropriateness (COA) **Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Licensed Professionals (Optional)

(License #s must include all letters and numbers as filed with the NC Licensing Board)

License #	84144
Name	Homewright Construction LLC
Street Address	3626 Bldg.9 Murdocksville Rd.
City, State, Zip	West End, NC 27376
Phone #	(910) 690-6257
Email	shaulsee@nc.rr.com

General Information

Description of Changes to the Structure	The owners wish to eliminate two windows in the left side elevation in order to preserve more interior wall space. Instead of four 32" x 54" double hung windows there will be two 32" x 54" double hung windows.		
	The owners wish to change the window paint color from red to white and paint all of the existing windows in the house to be the same or white.		
	This will be a modification or change to an existing COA		
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	



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Fiber cement	"	classic French Gray	same
Rear Elevation Siding	"	"	Sherwin Williams	"
Right Elevation Siding	"	"	0077	"
Left Elevation Siding	"	"	"	"
Trim	wood / Fiber cem.	same	gray	Gray
Windows	wood	wood.	Red	Heron white oc-57
Chimney	N/A.		Brick Red.	
Foundation	Dark Green.			
Front Door	Existing		Black.	
Shutters	N/A.			
Garage Door	N/A.			
Roof	Black shingles	same.	Black	same.
Awning	N/A			
Fence	N/A			
Front Porch	N/A			
Deck	N/A			
Patio	N/A			
Sidewalk	N/A			
Sky Lights / Solar	N/A			
Driveway	N/A			
Signage	N/A			
Other: _____				
Other: _____				

Required Documents

- | | | |
|---|---|--|
| ☐ Site Plan/Survey or Sketch | ☐ Elevation Drawings | ☐ Photos of Existing Site |
| ☐ Floor Plans | ☐ Landscaping Plan | |

Certification

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

Applicant Signature: W. Scott Haulsee

Date: 2/17/23

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374



**Historic Certificate of Appropriateness (COA)
Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: W. Scott Haulsee

Date: 2/17/23

W. Scott Haulsee

Mark Wicz
EXHIBIT A-2



FRONT ELEVATION

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

1/7/22

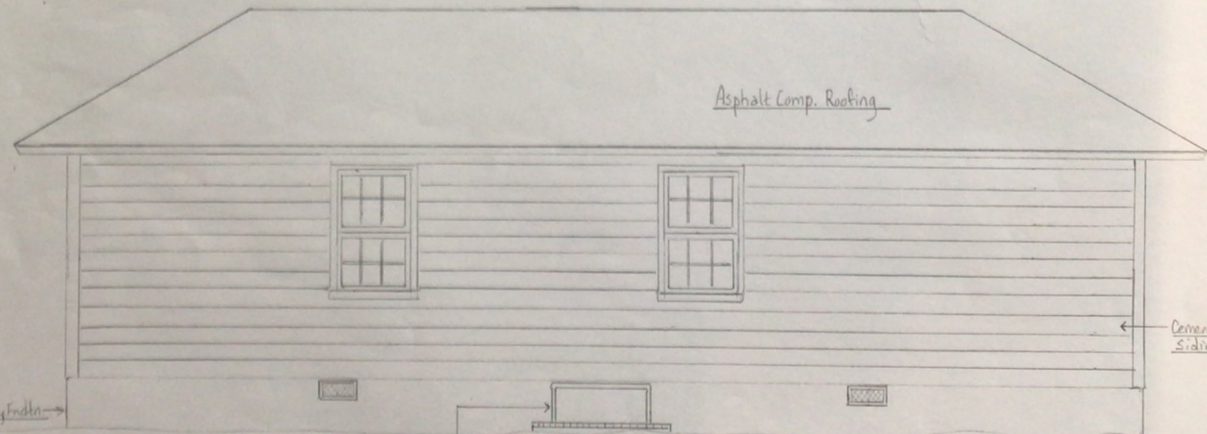


LEFT SIDE ELEVATION

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

Proposed
→

Modification
→



Left Side Elevation

Scale 1/4" = 1'

EXHIBIT A-3





Proposed Window Sash Color



COA-2023-00050 (185 BARRETT ROAD E)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition to the east side of the property at 185 Barrett Road E. The addition will consist of a garage on the bottom floor and a bonus room on the top floor. The property is identified as Moore County PID Number 00030738. The property owner is Christopher O'Connor and applicant is Sherrill Britt.

FROM:

Alfred Cassidy

CC:

Marie Carpenter, Shannon Konstantinou

DATE OF MEMO:

3/16/2023

MEMO DETAILS:

Please, see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Exhibit S-1
- ☐ Applicant Exhibits A-1 to A-3



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
 Maria Carpenter, Planner
 Shannon Konstantinou, Administrative Specialist
Date: March 15, 2023
Subject: Major COA Request for 185 Barrett Rd E.

Applicant:	Sherrill Britt
Owners:	Christopher O'Connor
Property Location:	185 Barrett Rd E
Land Use:	Single Family Residential
PID#	00030738
COA#:	2023-00050

Request and Background:
 ☒ **Contributing**
 ☐ **Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for the construction of an addition to the east side of the property at 185 Barrett Road E. The proposed construction will consist of a garage on the bottom floor and a bonus room on the top floor. According to the applicant, the siding on the home where the proposed addition will be built will have to be removed. The property is further identified as Moore County PID Number 00030738. The structure was built in 1997 and is located on +/- 0.4740 acres.

The proposed addition will be located on the east side of the property. The addition will include a one (1) car garage on the bottom floor and a bonus room on the upper floor. Architectural features, materials, and colors are to match those of the existing home. The existing home contains approximately 2,820 square feet of living area, and the proposed addition, according to sheet number A0 shows the proposed heated upper level as approximately 734 square feet, the proposed heated lower level as approximately 32 square feet, and the proposed garage as 525 square feet. The total floor area of the proposed additions would be approximately 1,291 square feet based on the material and scale provided.

The proposed windows and door that will be installed will be slightly similar to the primary structure. The proposed door that the applicant is proposing is a 64"x84" Therma-tru Smooth Star Fiberglass door. The proposed windows that will be installed on the ground floor are 24"x36" Pella Lifestyle, Wood Clad Single Casement windows. The proposed windows on the upper floor are 56"x56" Pella Lifestyle, Wood Clad Twin

Casement with transom.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

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

I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

2. 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.
3. Section III.I.2 – Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved.
4. Section III.I.5 – New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
5. 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.
6. Section III.I.7 – The height of an accessory building **must not** be taller than the primary structure and **must** be smaller in scale than the primary structure.
7. Section III.I.8 – The foundation height of an addition or accessory building *should* align with that of the primary structure.
8. 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.
9. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
10. Section III.I.12 – Attached or detached garages *should* open to the rear or side of the primary structure.



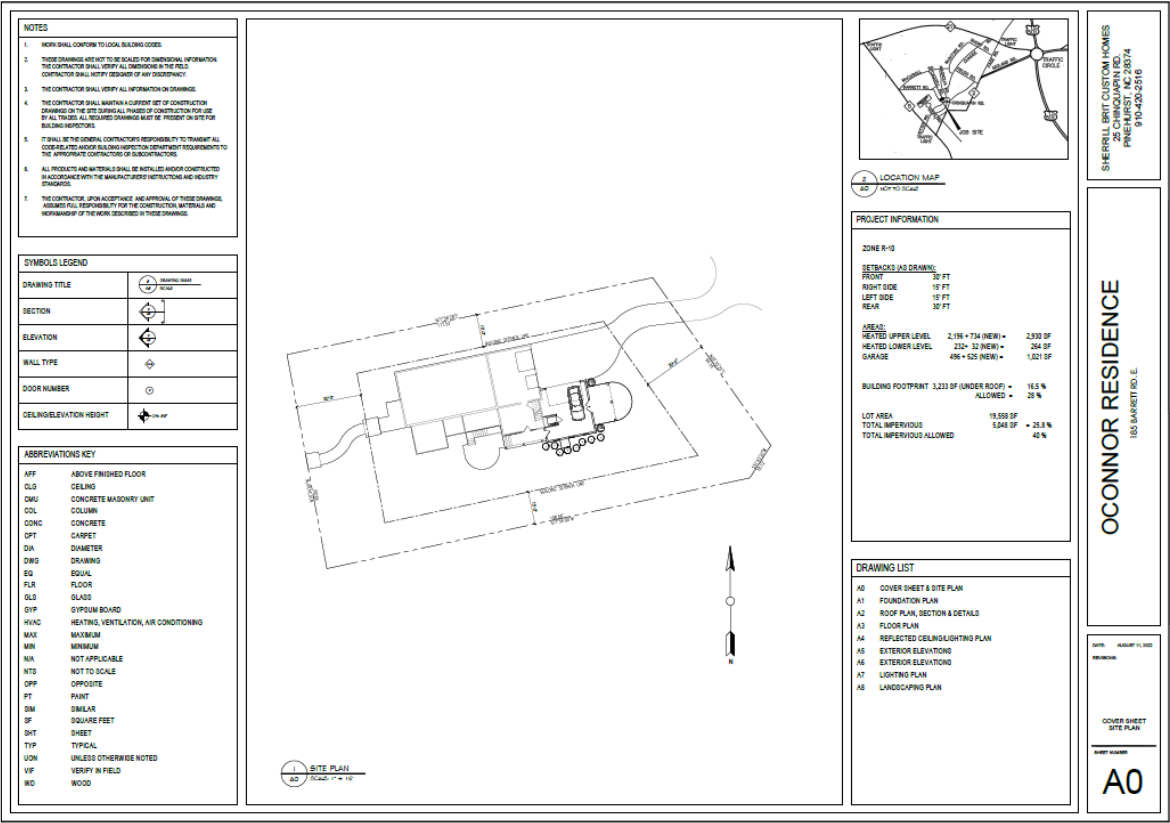
Front of the property

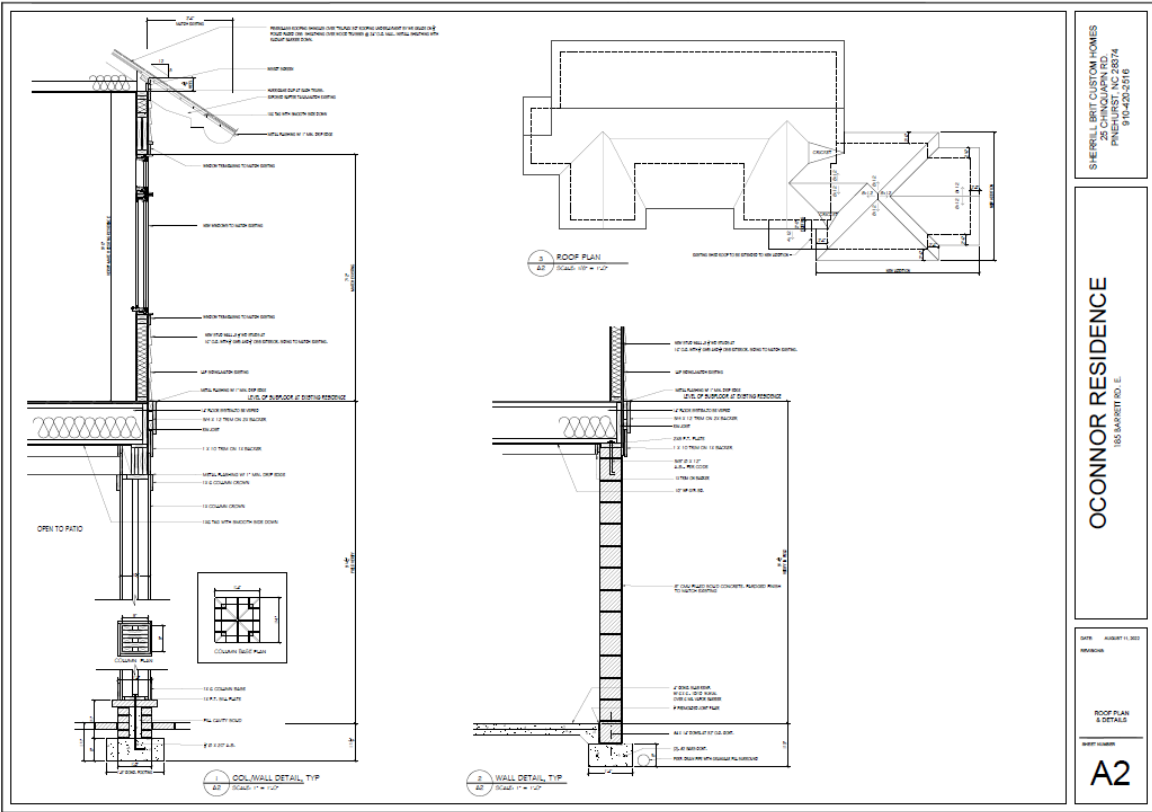


Rear of the property

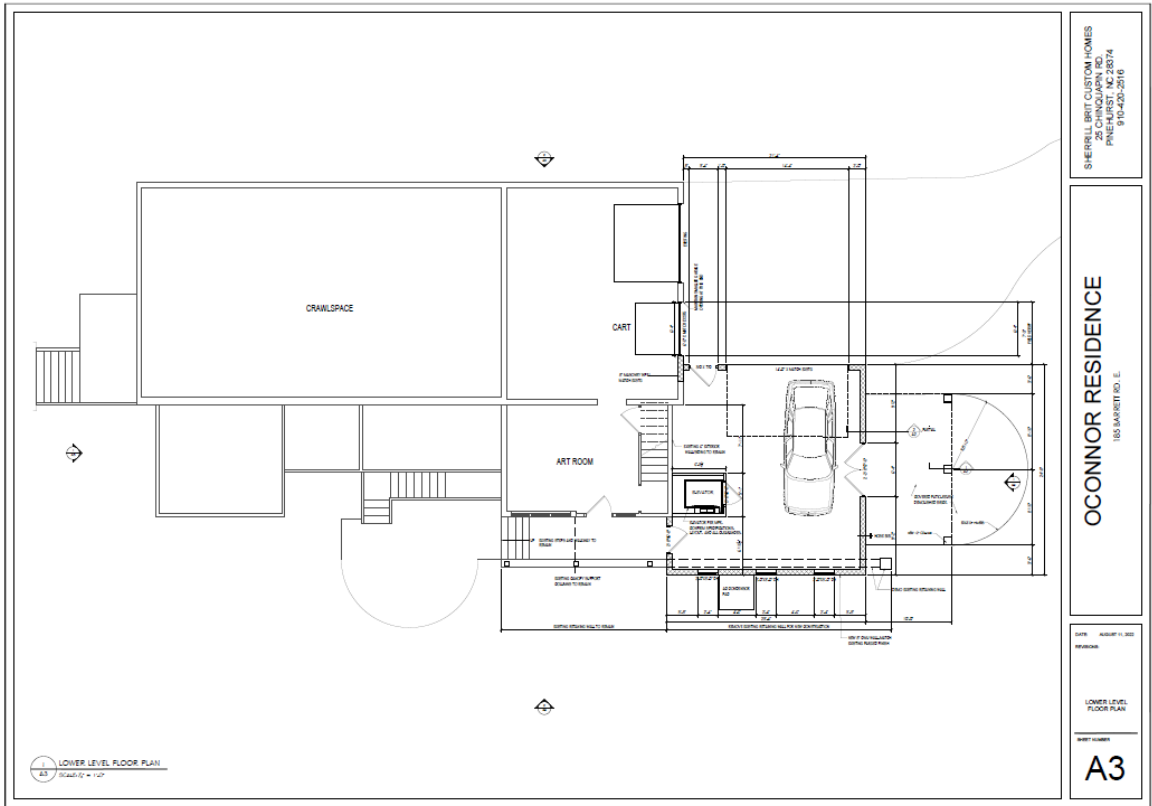


Rightside of the property (location of the addition in blue)

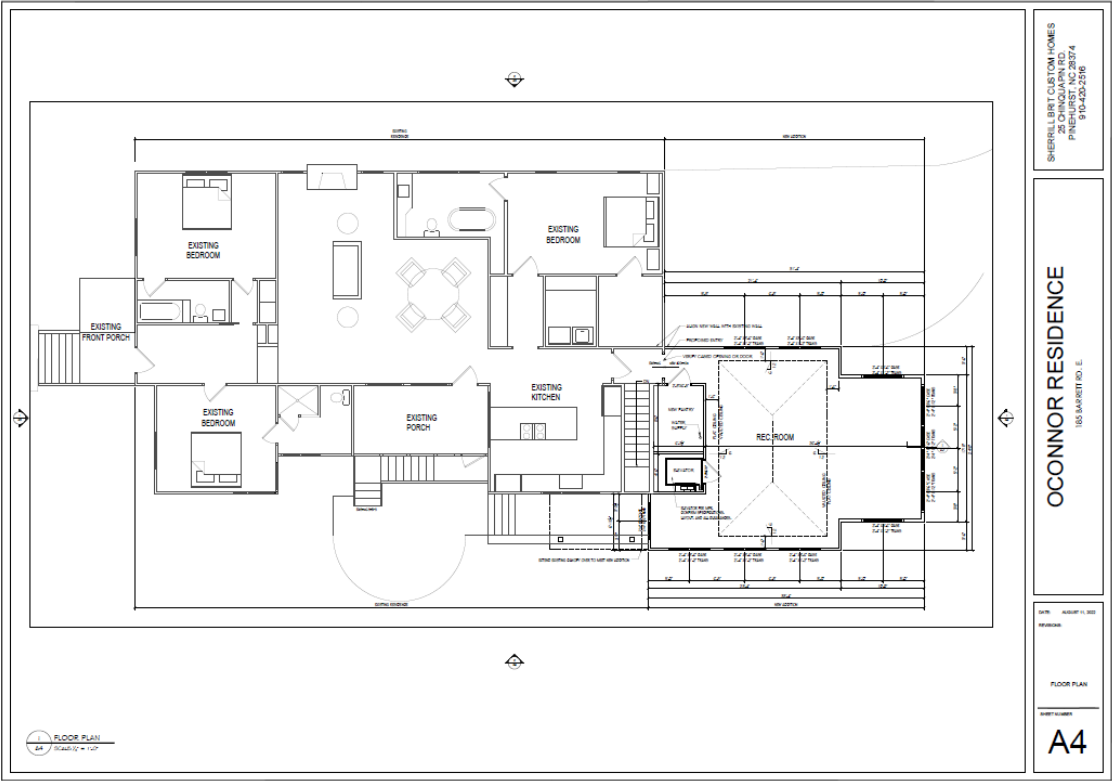




Roof Plan



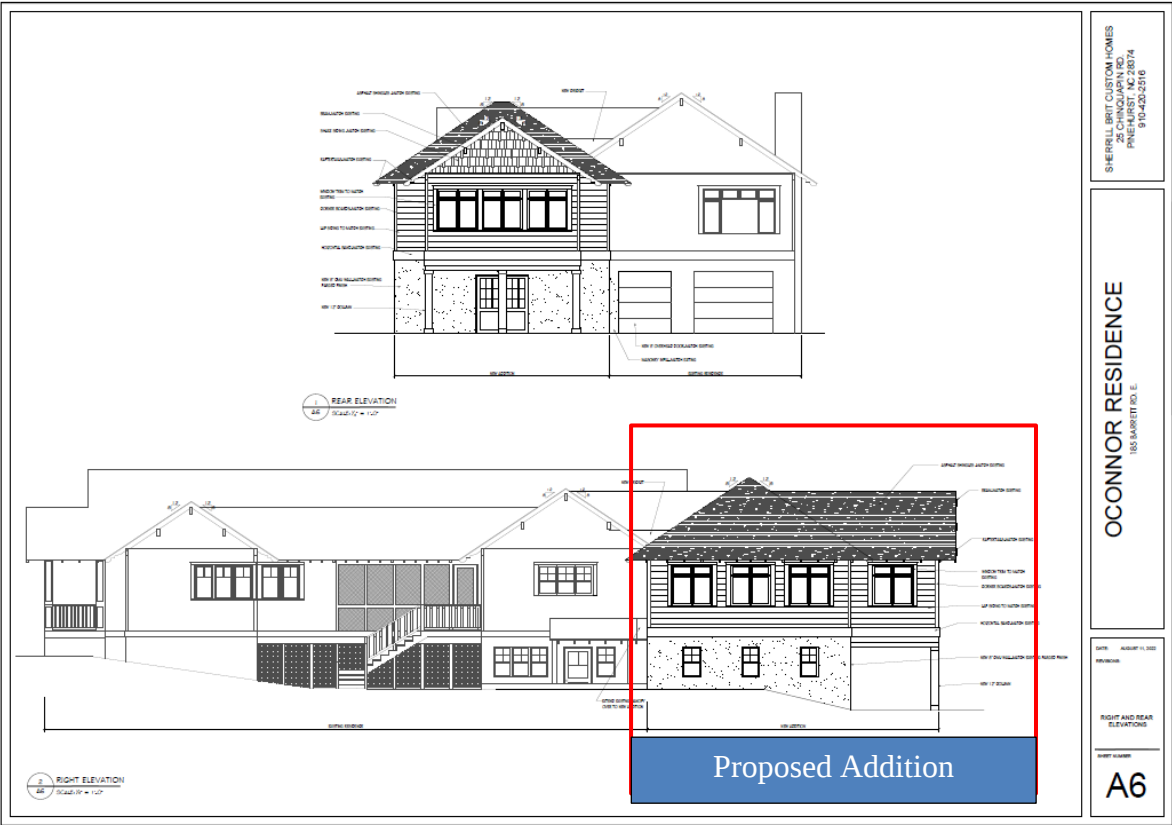
Lower Level Floor Plan



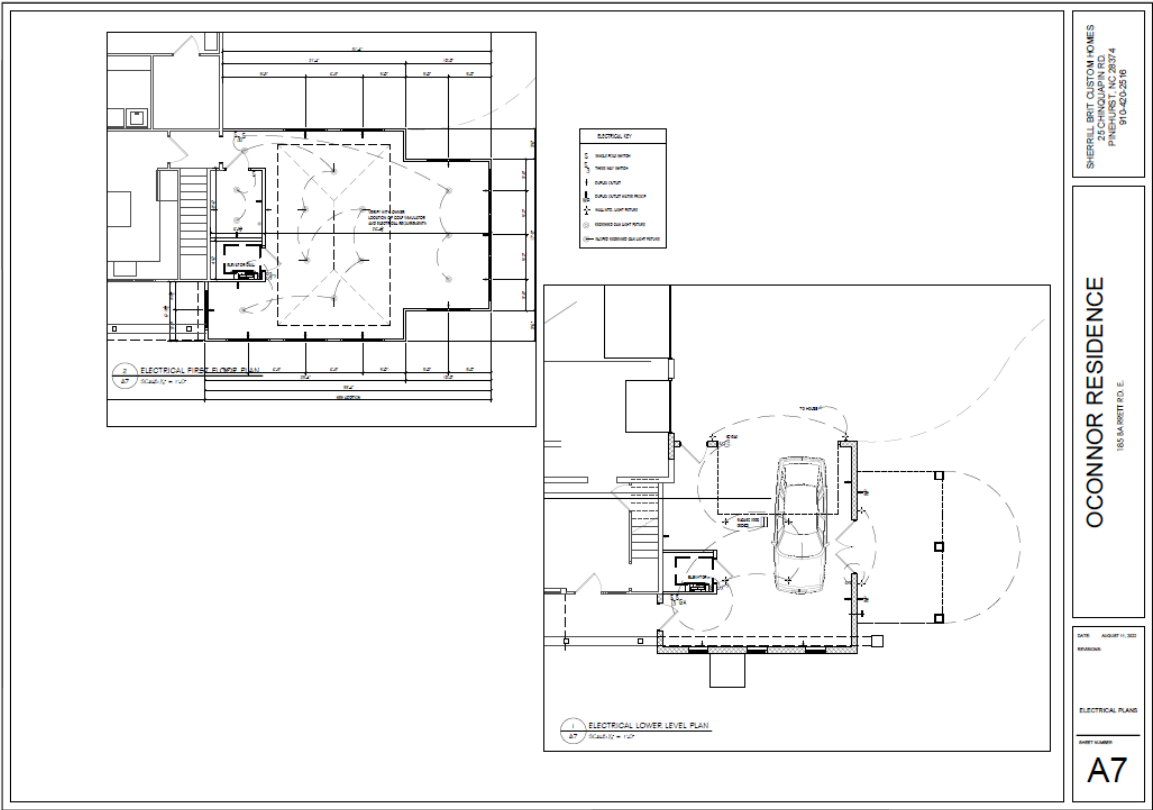
Floor Plan



Front and Left Elevations



Right and Rear Elevations



Electrical Plan



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☒ 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).

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at <https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

***This application must be completed in full and submitted as supporting material to the online application.**

Intake Information

Property Address	
Street Address	185 Barrett Rd E
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Christopher OConnor	Home Phone #	
Street Address	SAME	Mobile Phone #	(305) 216-9446
City, State, Zip Code		Business Phone #	
Email			

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



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

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

General Information

Description of Changes to the Structure	Adding on a garage and rec room		
	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	



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Brick/wood	Same	White/ blue	Same
Rear Elevation Siding	"	"	"	"
Right Elevation Siding	"	"	"	"
Left Elevation Siding	"	"	"	"
Trim	Wood	Wood	White	White
Windows	Wood frame	Wood frame	White	White
Chimney	Brick	None	White	None
Foundation	Block/brick	Block/brick	White	White
Front Door	Wood	None	Blue	None
Shutters	Wood	None	Blue	None
Garage Door	Wood	Wood	White	White
Roof	Asphalt shingle	Asphalt shingle	Gray	Gray
Awning	None			
Fence	None			
Front Porch	Wood	None	White	None
Deck	Wood	White	None	None
Patio	Wood	White	Pavers	Existing red
Sidewalk	Red and gravel	Red/gray	None	None
Sky Lights / Solar	None			
Driveway	Gravel	Gray	Gravel	Gray
Signage	None			
Other: _____				
Other: _____				

Required Documents

☒ Site Plan/Survey or Sketch

☒ Elevation Drawings

☒ Photos of Existing Site

☒ Floor Plans

☒ Landscaping Plan

Certification

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

Applicant Signature: _____

Date: _____

3/13/23

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - www.vopnc.org



Historic Certificate of Appropriateness (COA)

Major and Minor

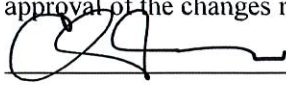
Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: 

Date: 3/13/23

NOTES

1.

WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY DISCREPANCY.
3.

THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4.

THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5.

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6.

ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7.

THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

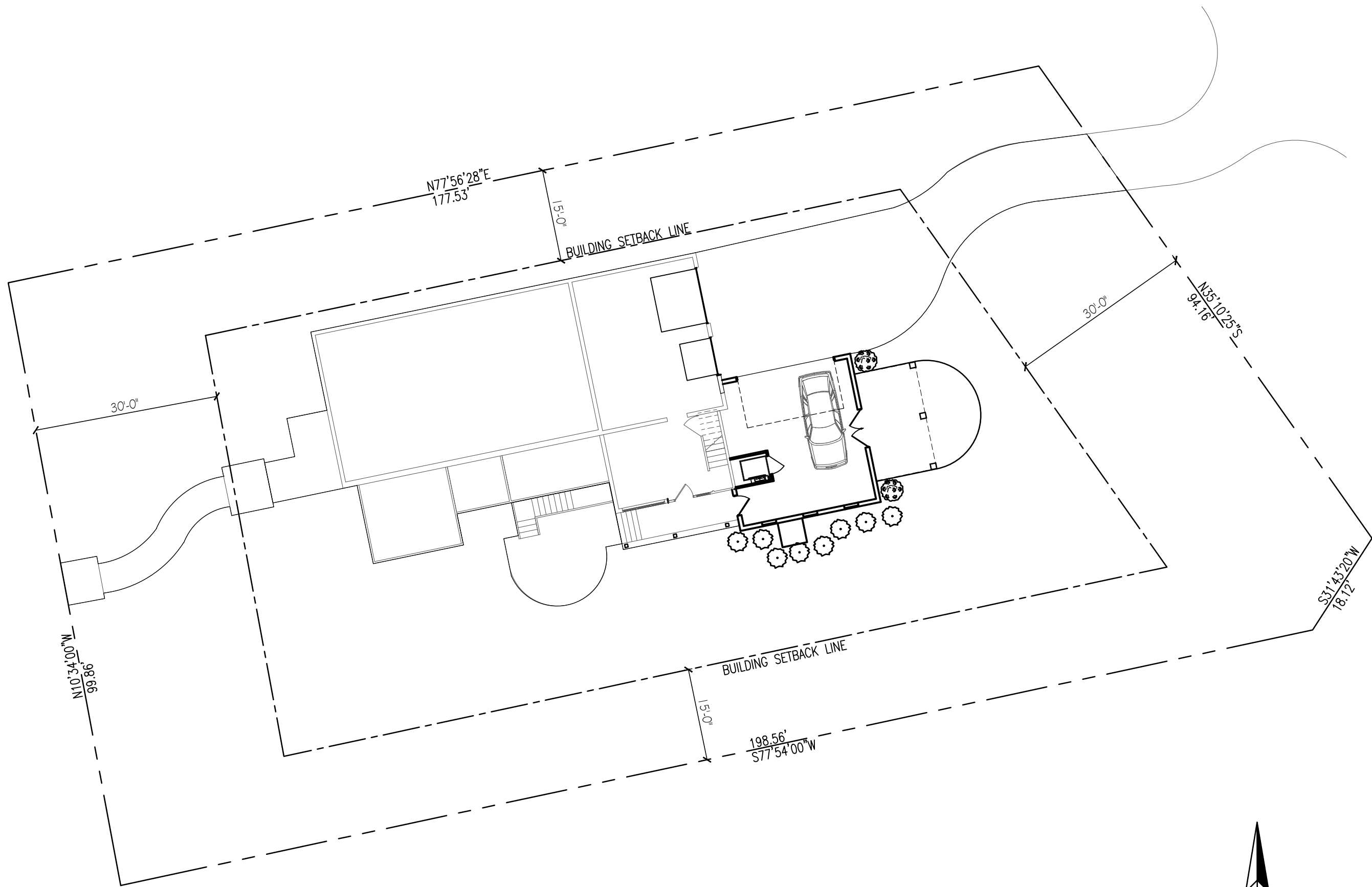
SYMBOLS LEGEND

DRAWING TITLE	# DRAWING NAME A# SCALE
SECTION	# 1/4"
ELEVATION	# 1/4"
WALL TYPE	C/M
DOOR NUMBER	1
CEILING/ELEVATION HEIGHT	CH: #/8"

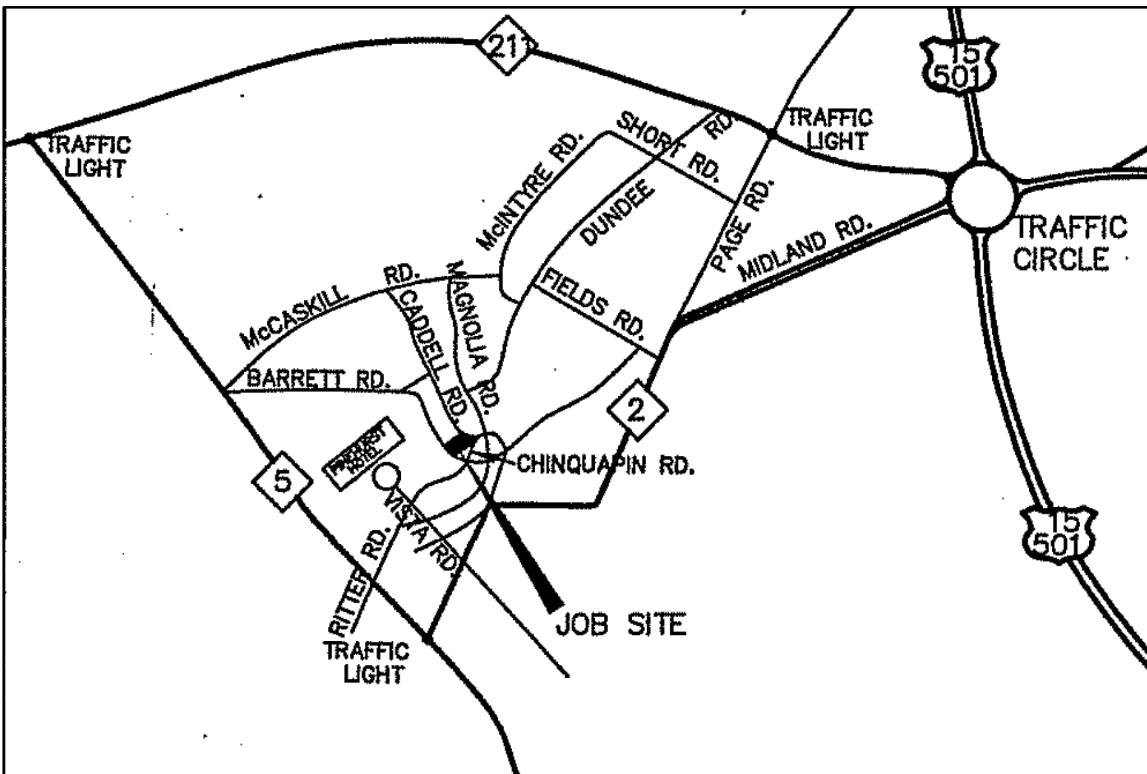
ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
DIA	DIAMETER
DWG	DRAWING
EQ	EQUAL
FLR	FLOOR
GLS	GLASS
GYP	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OPP	OPPOSITE
PT	PAINT
SIM	SIMILAR
SF	SQUARE FEET
SHT	SHEET
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WD	WOOD

EXHIBIT A-2.1



1 SITE PLAN
AO SCALE: 1" = 16'



2 LOCATION MAP
AO NOT TO SCALE

PROJECT INFORMATION

ZONE R-10

SETBACKS (AS DRAWN):

FRONT	30' FT
RIGHT SIDE	15' FT
LEFT SIDE	15' FT
REAR	30' FT

AREAS:

HEATED UPPER LEVEL	2,196 + 734 (NEW) =	2,930 SF
HEATED LOWER LEVEL	232+ 32 (NEW) =	264 SF
GARAGE	496 + 525 (NEW) =	1,021 SF

BUILDING FOOTPRINT	3,233 SF (UNDER ROOF) =	16.5 %
	ALLOWED =	28 %

LOT AREA	19,558 SF	
TOTAL IMPERVIOUS	5,048 SF	= 25.8 %
TOTAL IMPERVIOUS ALLOWED		40 %

DRAWING LIST

A0	COVER SHEET & SITE PLAN
A1	FOUNDATION PLAN
A2	ROOF PLAN, SECTION & DETAILS
A3	FLOOR PLAN
A4	REFLECTED CEILING/LIGHTING PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	LIGHTING PLAN
A8	LANDSCAPING PLAN

SHERILL BRIT CUSTOM HOMES
25 CHINQUAPIN RD.
PINEHURST, NC 28374
910-420-2516

O'CONNOR RESIDENCE

185 BARRETT RD. E.

DATE: AUGUST 11, 2022

REVISIONS:

COVER SHEET
SITE PLAN

SHEET NUMBER

A0

EXHIBIT A-2.2

SHERRILL BRIT CUSTOM HOMES
25 CHINQUAPIN RD.
PINEHURST, NC 28374
910-420-2516

O'CONNOR RESIDENCE

103 BARNETT RD.: E.:

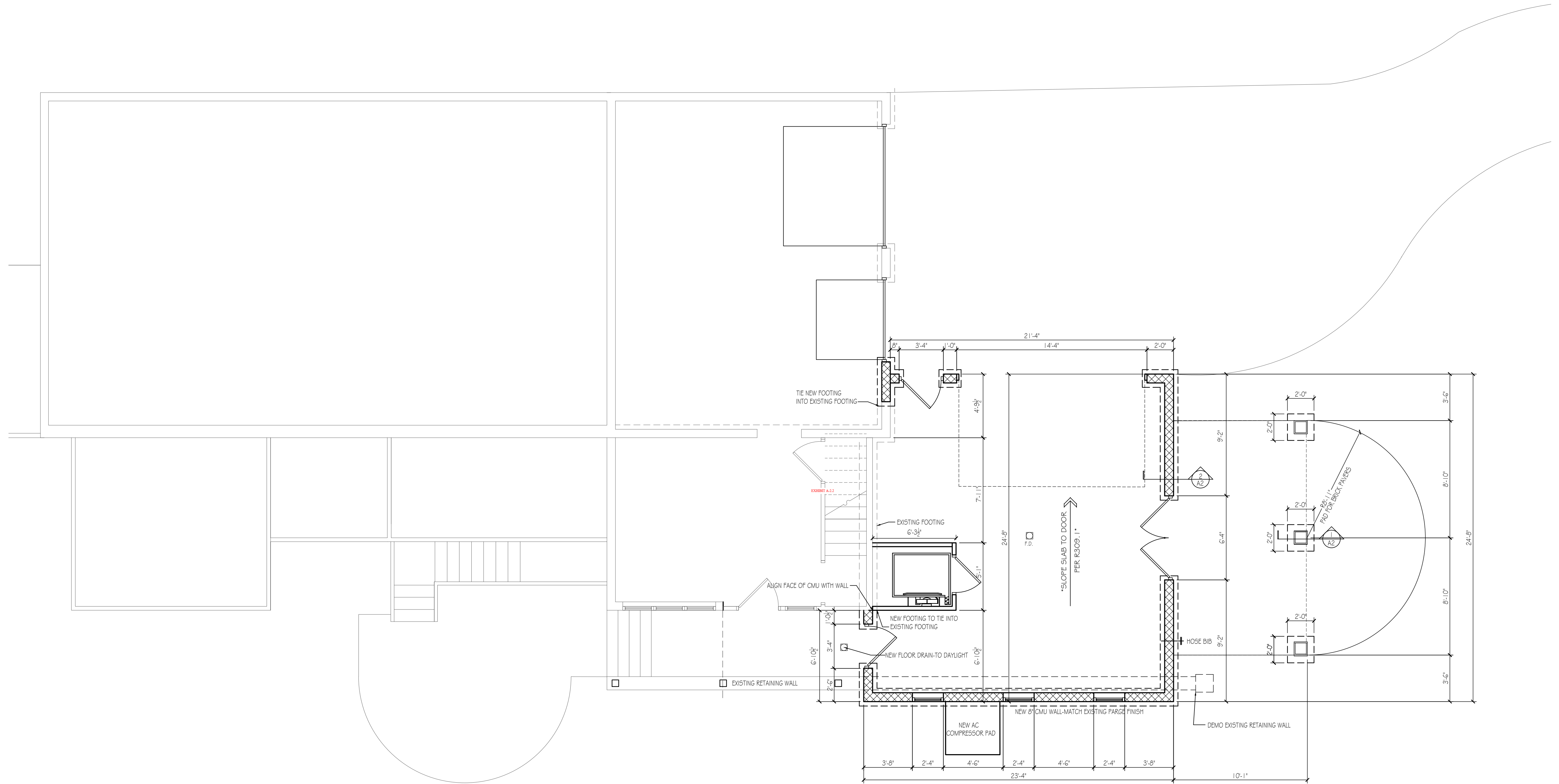
DATE: AUGUST 11, 2022

REVISIONS:

FOUNDATION PLAN

SHEET NUMBER

A1



FOUNDATION PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

EXHIBIT A-2.3

SHERRILL BRIT CUSTOM HOMES
25 CHINQUAPIN RD.
PINEHURST, NC 28374
910-420-2516

O'CONNOR RESIDENCE
185 BARRETT RD. E.

185 BARRETT RD. E.

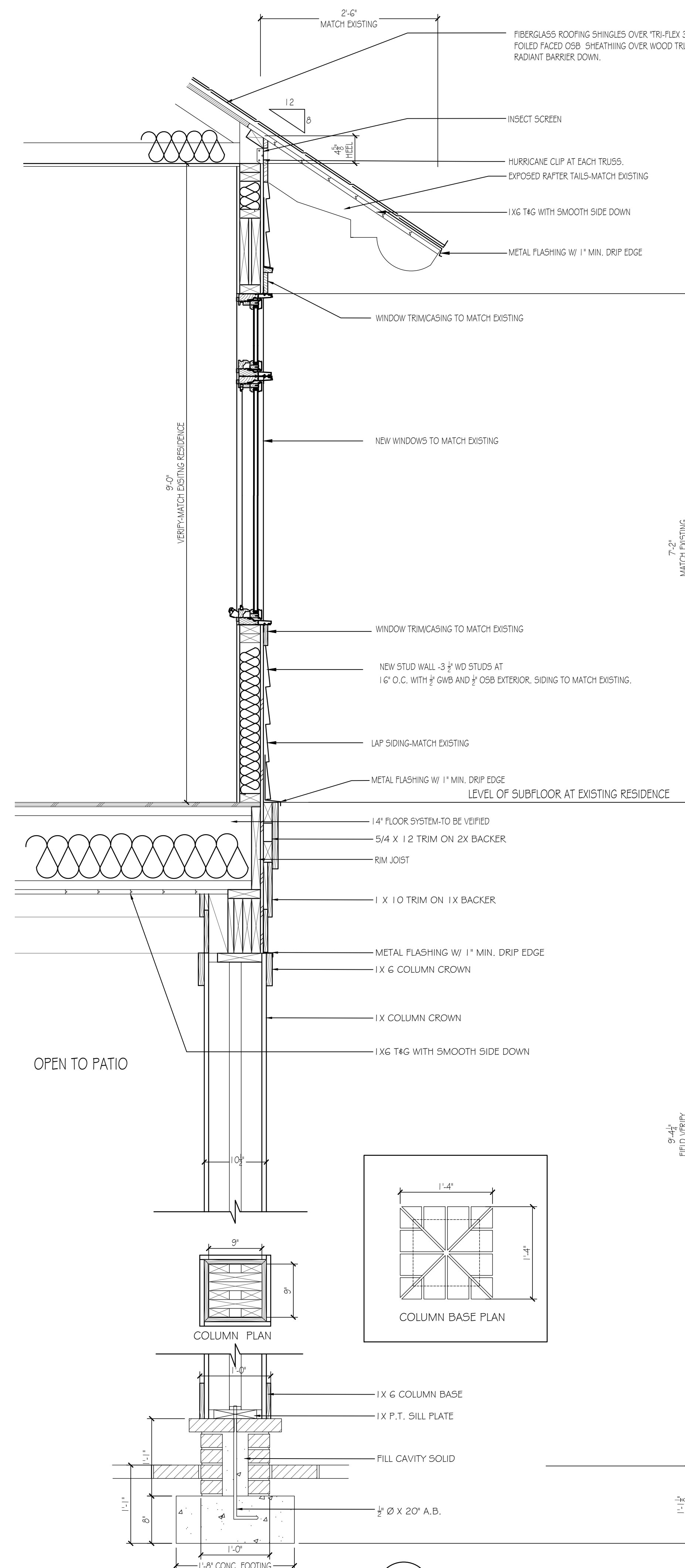
DATE: AUGUST 11, 2022

REVISIONS:

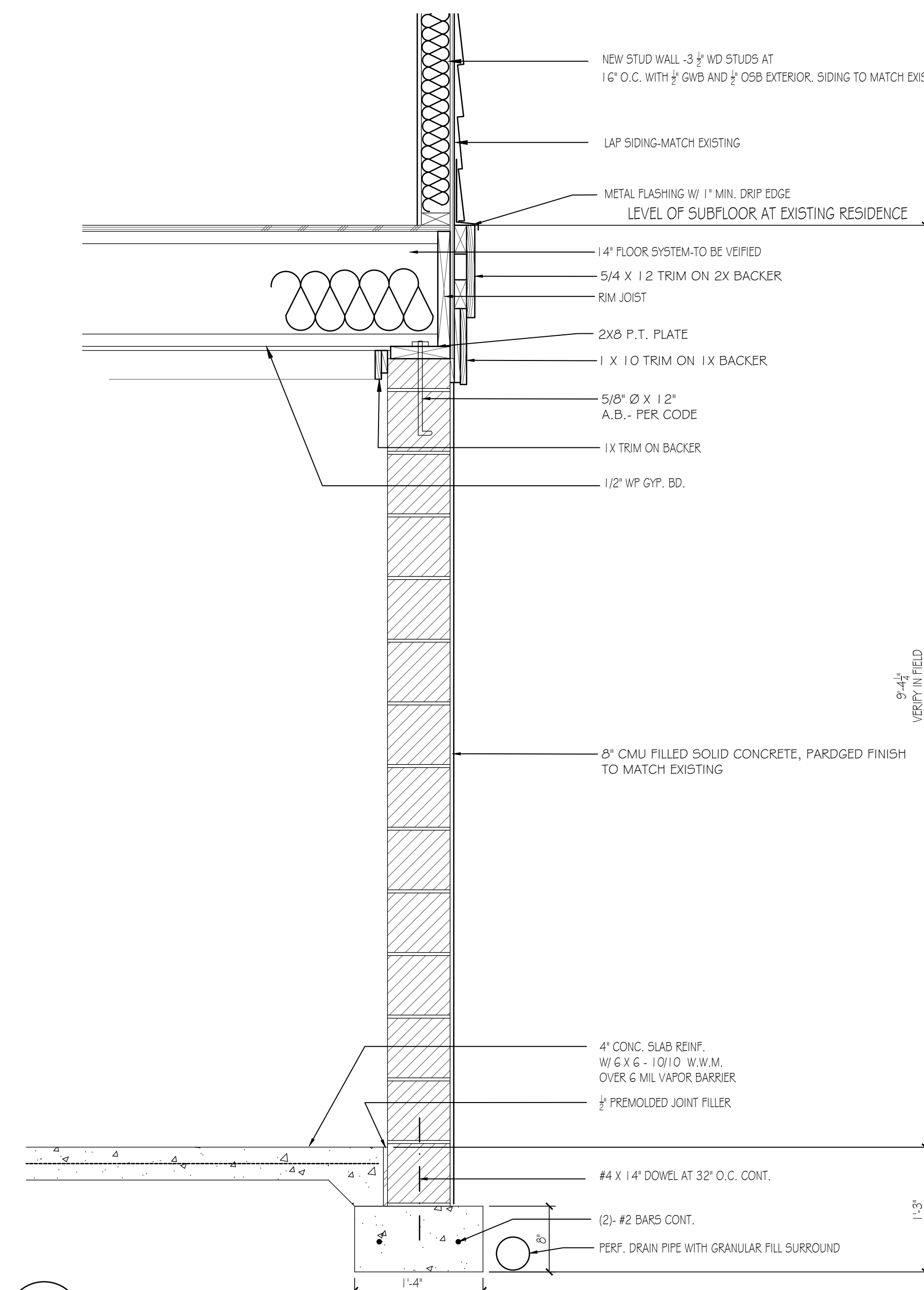
ROOF PLAN & DETAILS

SHEET NUMBER

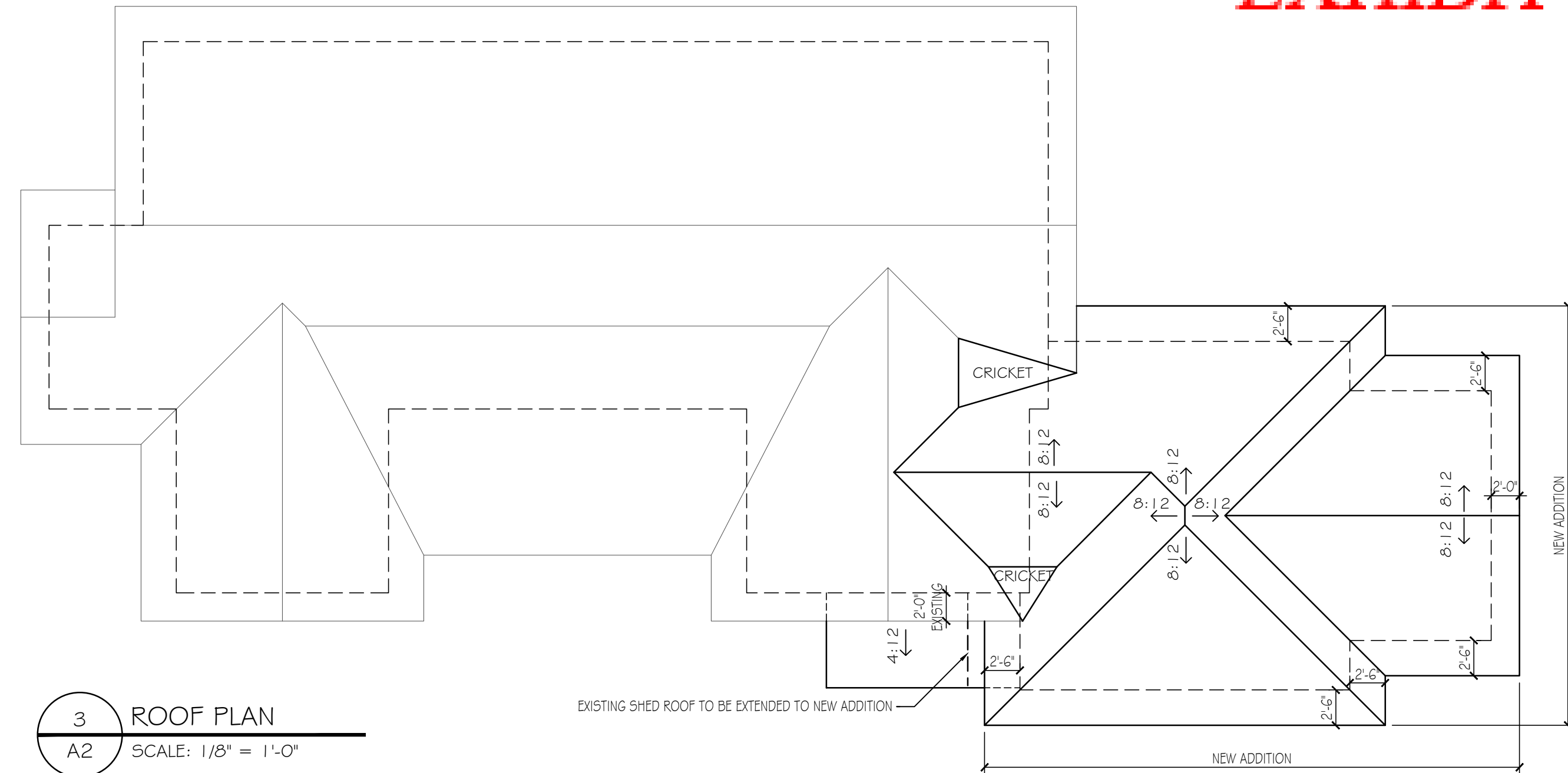
A2



COL./WALL DETAIL, TYP
SCALE: 1" = 1'-0"



2 WALL DETAIL, TYP
A2 SCALE: 1" = 1'-0"



3 ROOF PLAN
A2 SCALE: 1/8" = 1'-0"

O'CONNOR RESIDENCE

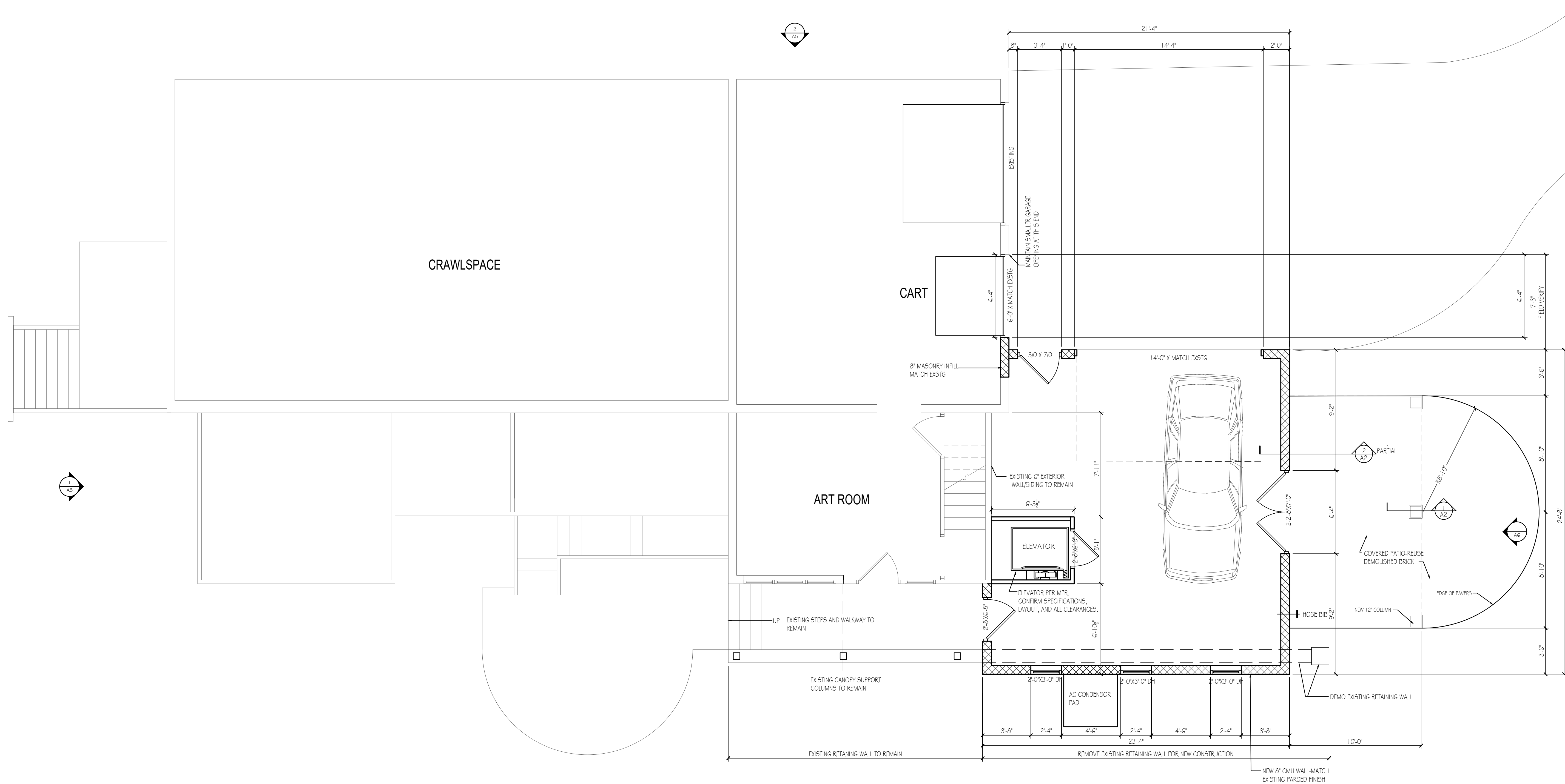
185 BARRETT RD. E.

DATE: AUGUST 11, 2022
REVISIONS:

LOWER LEVEL
FLOOR PLAN

SHEET NUMBER

A3



SHERRILL BRIT CUSTOM HOMES
25 CHINQUAPIN RD.
PINEHURST, NC 28374
910-420-2516

O'CONNOR RESIDENCE

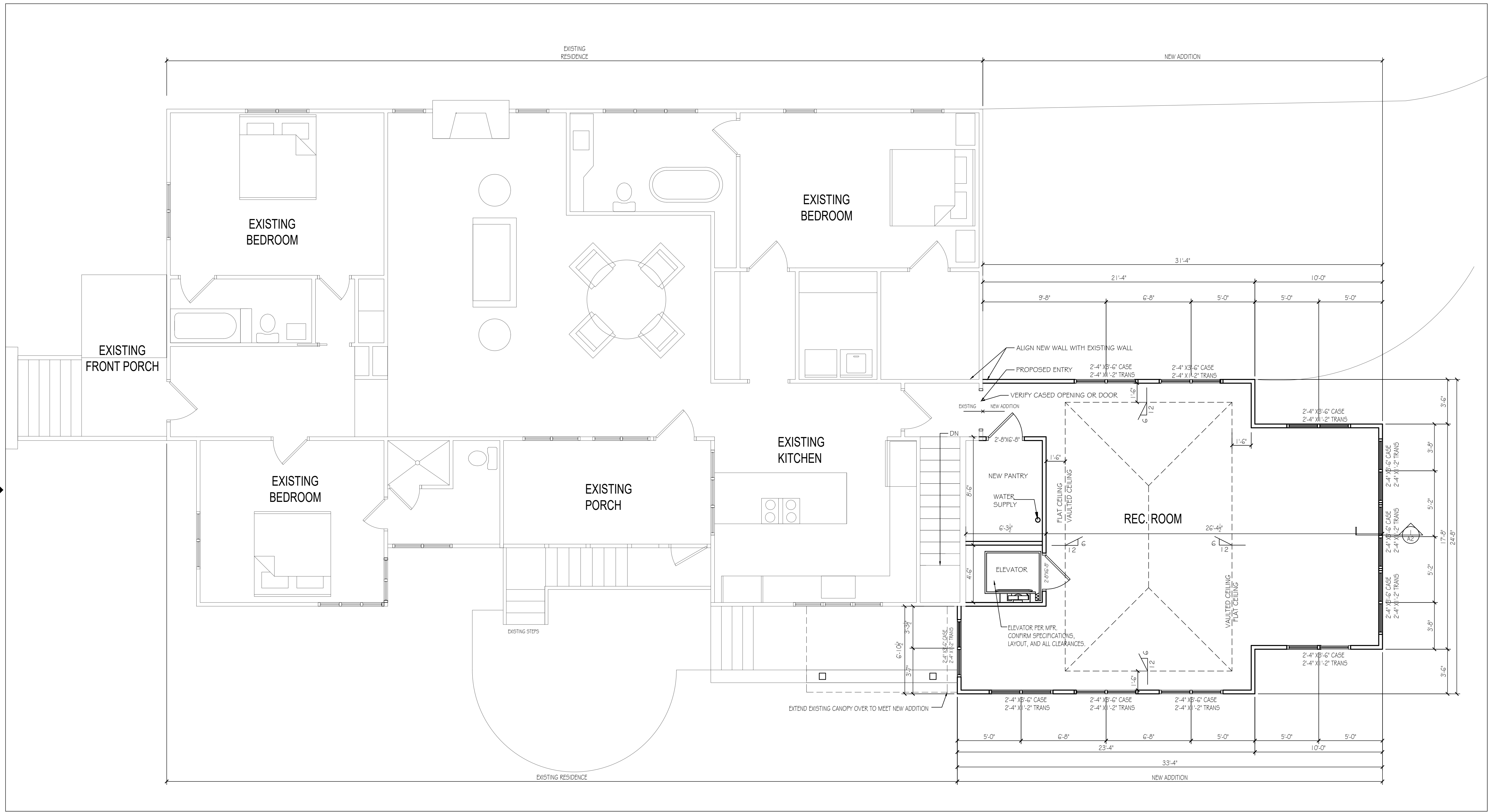
185 BARRETT RD. E.

DATE: AUGUST 11, 2022
REVISIONS:

FLOOR PLAN

SHEET NUMBER

A4



SHERRILL BRIT CUSTOM HOMES
25 CHINQUAPIN RD.
PINEHURST, NC 28374
910-420-2516

O'CONNOR RESIDENCE

185 BARRETT RD. E.

DATE: AUGUST 11, 2022
REVISIONS:

FRONT & LEFT ELEVATIONS

SHEET NUMBER

A5



1 FRONT ELEVATION
A5 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
A5 SCALE: 1/4" = 1'-0"

O'CONNOR RESIDENCE

185 BARRETT RD. E.

DATE: AUGUST 11, 2022
REVISIONS:

RIGHT AND REAR ELEVATIONS

SHEET NUMBER

A6



1 REAR ELEVATION
A6 SCALE: 1/4\"/>



2 RIGHT ELEVATION
A6 SCALE: 1/4\"/>

EXHIBIT A-2.8

SHERRILL BRIT CUSTOM HOMES
25 CHINQUAPIN RD.
PINEHURST, NC 28374
910-420-2516

OCONNOR RESIDENCE

185 BARRETT RD. E.

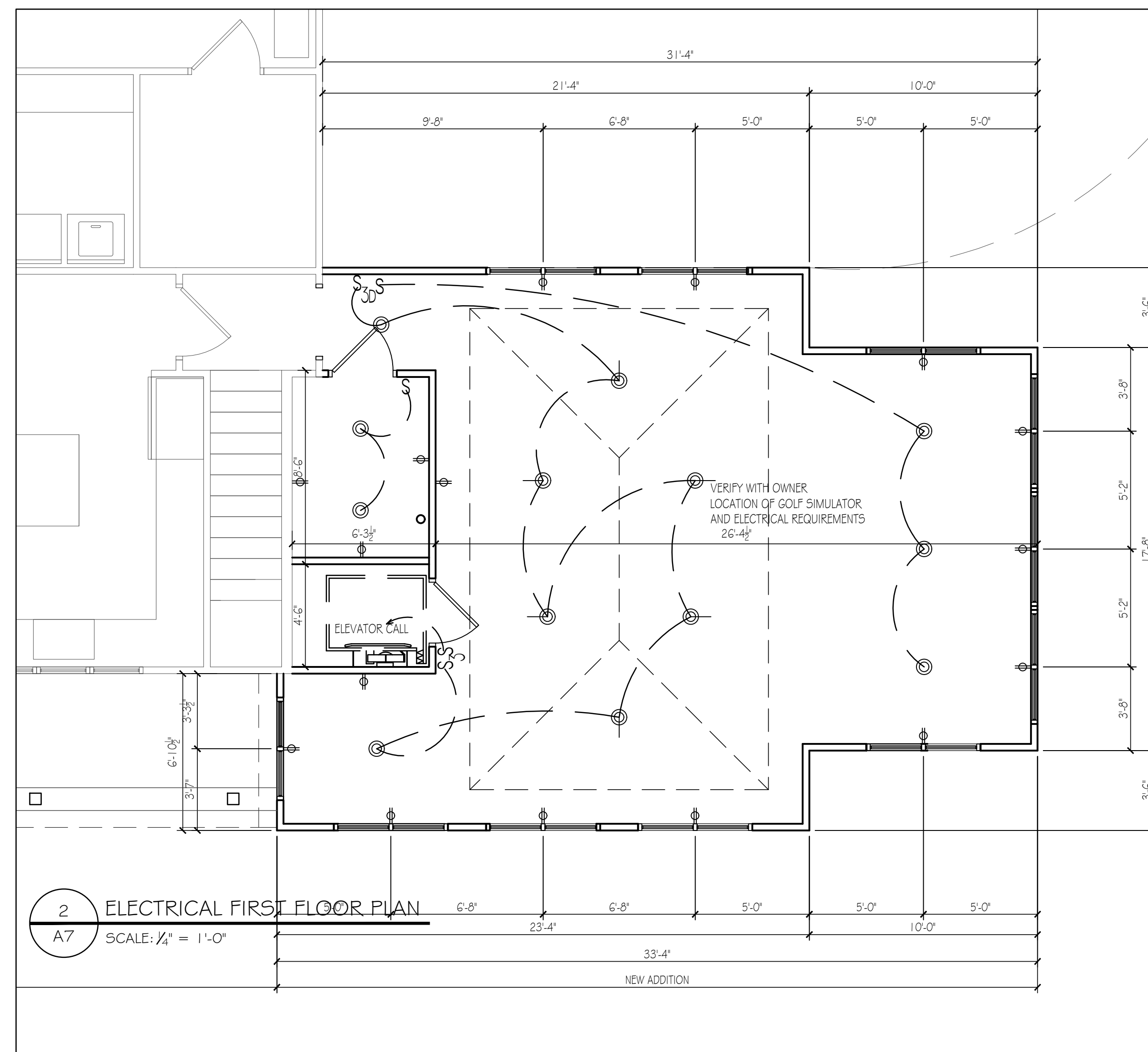
DATE: AUGUST 11, 2022

REVISIONS:

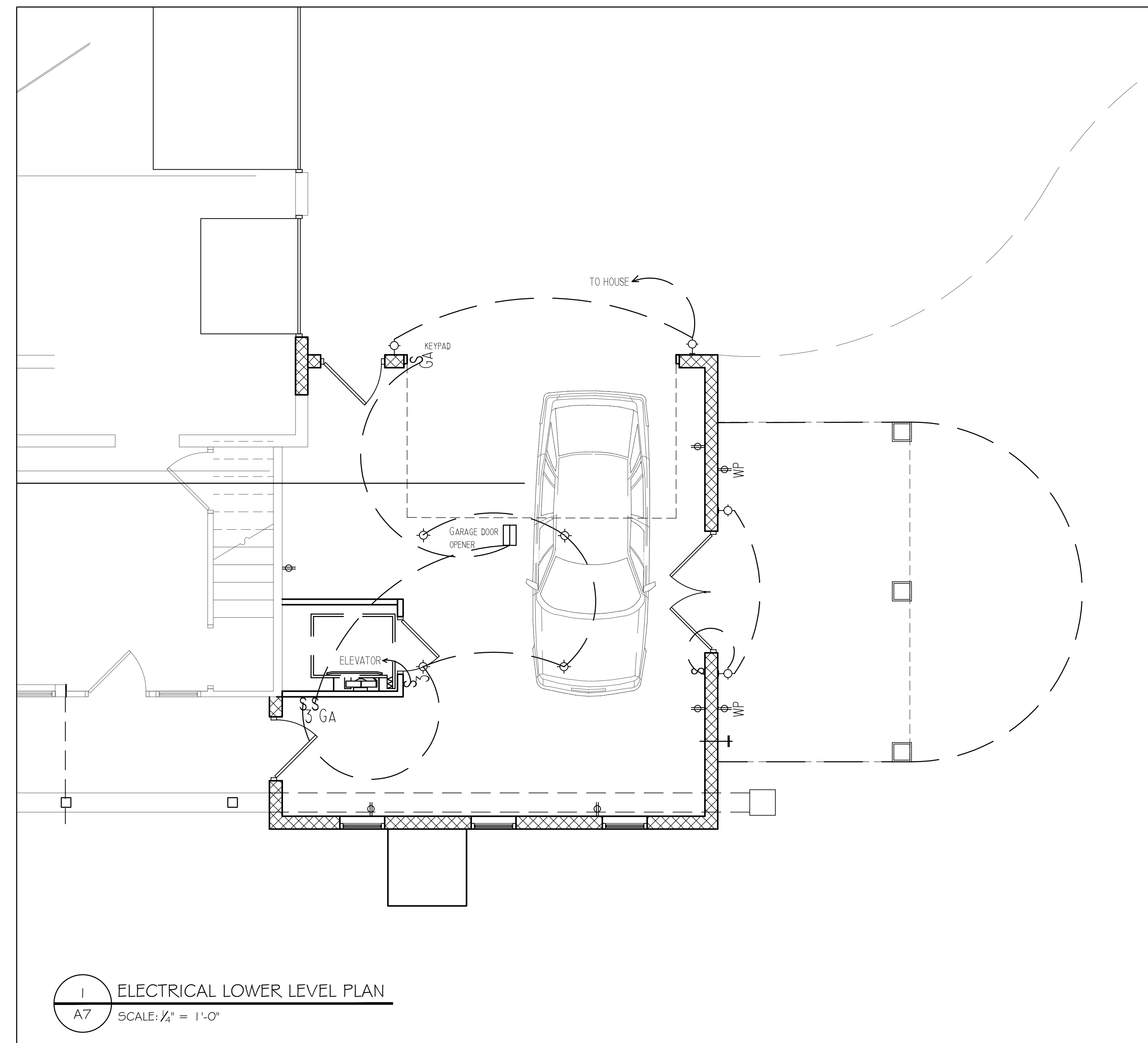
ELECTRICAL PLANS

SHEET NUMBER

A7



ELECTRICAL KEY	
S	SINGLE POLE SWITCH
S ₃	THREE WAY SWITCH
	DUPLEX OUTLET
 WP	DUPLEX OUTLET WATER PROOF
	WALL MTD. LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	SLOPED RECESSED CAN LIGHT FIXTURE



O'CONNOR RESIDENCE

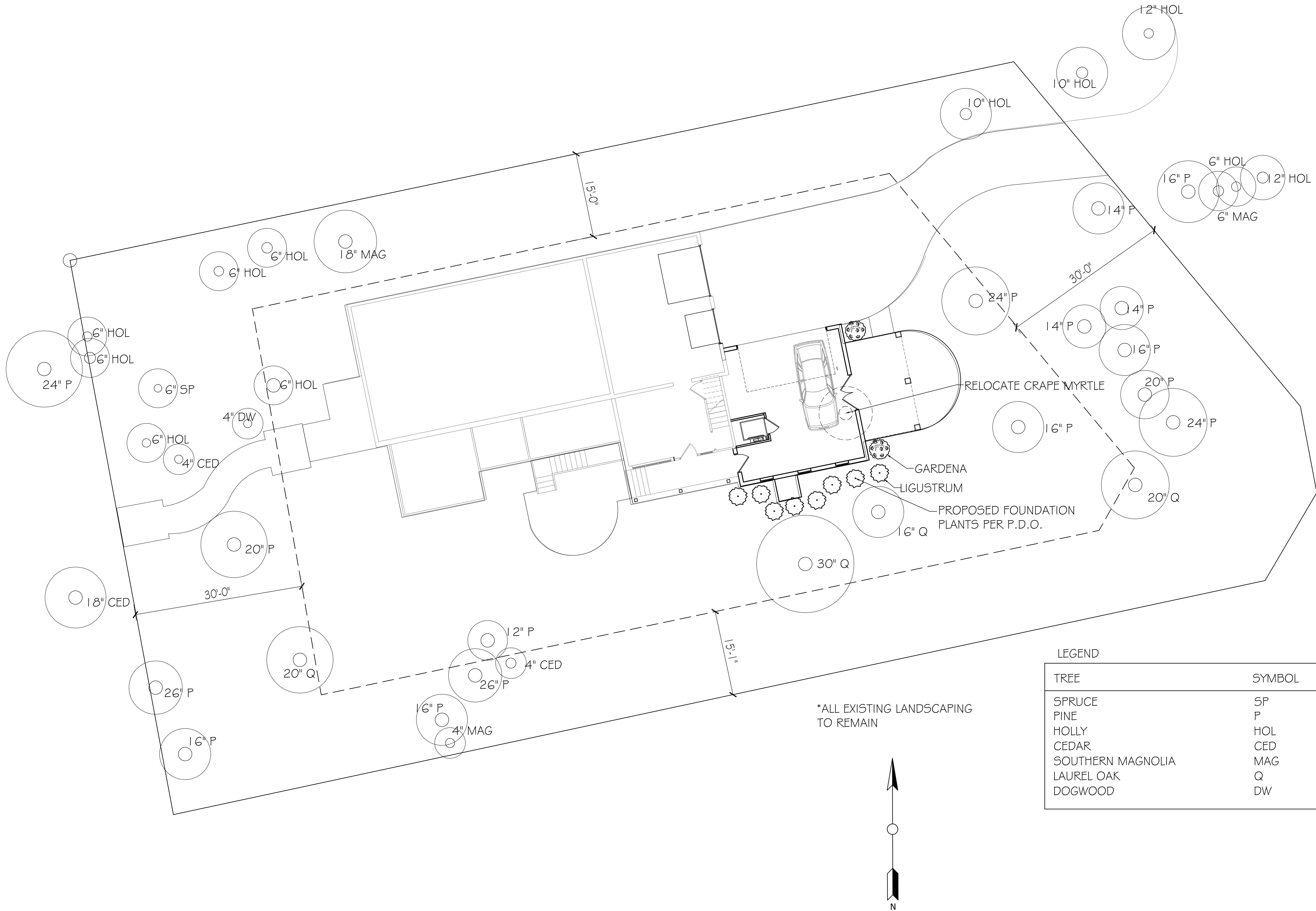
185 BARRETT RD. E.

REVISIONS:
DATE: AUGUST 11, 2022

LANDSCAPING PLAN

SHEET NUMBER

A8



LEGEND	
TREE	SYMBOL
SPRUCE	SP
PINE	P
HOLLY	HOL
CEDAR	CED
SOUTHERN MAGNOLIA	MAG
LAUREL OAK	Q
DOGWOOD	DW

*ALL EXISTING LANDSCAPING
TO REMAIN



EXHIBIT A-3.1



EXHIBIT A-3.2





PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: March 15, 2023
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
MARCH 23, 2023 MEETING
2/17/23 – 3/15/23**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2023-00079	Pergola w/kitchen, replacement of patio	2/17/2023	2/22/2023	80 Page Rd	Daniel DiFrischia
COA-2023-00080	Generator	2/18/2023	2/28/2023	60 Ritter Rd	Peter & Patty Fisher
COA-2023-00081	Generator	2/18/2023	2/21/2023	35 Magnolia Ave	Jack & Sandra Pretty
COA-2023-00090	Fence	2/24/2023	2/27/2023	160 Palmetto Rd	Amherst Dev. Co.
COA-2023-00096	Fence in rear yard	2/28/2023	3/1/2023	87 Short Rd	Judy Davis
COA-2023-00097	Generator	3/1/2023	3/1/2023	325 Linden Rd	Charles & Leasa Haselden
COA-2023-00098	Replace roof	3/1/2023	3/1/2023	200 Cherokee Rd	Roxanne S. Vaitkus
COA-2023-00106	Steps off deck, new railings	3/3/2023	3/3/2023	165 Barrett Rd	Dale Speggen
COA-2023-00108	Fence in the side and rear yard	3/6/2023	3/6/2023	315 Nottingham Gate	Ed & Brooke Haughey