# HISTORIC PRESERVATION COMMISSION
# FEBRUARY 27, 2020
# ASSEMBLY HALL
# 395 MAGNOLIA RD.
# PINEHURST, NORTH CAROLINA
# 4:00 PM

I. Call to Order

II. Approval of Minutes

A. December 19, 2019 Regular Meeting Minutes

B. January 23, 2020 Regular Meeting Minutes

C. February 13, 2020 Special Meeting Minutes

III. Public Hearing

A. COA 2020-00018

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

B. COA 2020-00021

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

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COAs Issued by Staff

V. Next Meeting Date

A. March 26, 2020 Regular Meeting

VI. 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.*

# DECEMBER 19, 2019 REGULAR MEETING MINUTES
## ADDITIONAL AGENDA DETAILS:

**FROM:**
Kelly Brown

**CC:**
Darryn Burich & Peter Hughes

**DATE OF MEMO:**
2/17/2020

**MEMO DETAILS:**
Attached are the December 19, 2019 regular meeting minutes for your review.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | 12-19-2019 Regular Meeting Minutes |

**HISTORIC PRESERVATION COMMISSION**
**REGULAR MEETING**
**DECEMBER 19, 2019**
**ASSEMBLY HALL**
**395 MAGNOLIA ROAD**
**PINEHURST, NORTH CAROLINA**
**4:00 PM**

| **Members Present:** | **Members Absent:** | **Staff Present:** |
|---|---|---|
| Molly Gwinn, Chair | None | Peter Hughes, Senior Planner |
| Tom Schroeder, Vice-Chair | | Kelly Brown, Administrative Specialist |
| Jim McChesney | | Darryn Burich, Planning Director |
| John Taylor | | |
| Eric Von Salzen | | |
| Richard Vincent | | |
| Terry Lurtz | | |

In addition, there were four attendees.

## I. Call to Order

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

## II. Approval of Minutes

**A. November 21, 2019 Regular Meeting Minutes**
**B. October 24, 2019 Regular Meeting Minutes**

Motion: Mr. Lurtz moved to approve the November 21, 2019 regular meeting minutes. Seconded by Mr. McChesney. Motion carried by a vote of 6-0.

Motion: Mr. Von Salzen moved to approve the October 24, 2019 regular meeting minutes as amended. Seconded by Mr. Lurtz. Motion carried by a vote of 6-0.

## III. Public Hearing

**A. COA 19-107**

Ms. Gwinn swore Senior Planner Peter Hughes into the public meeting.

Motion: Mr. Schroeder moved to open the Public Hearing. Seconded by Mr. McChesney. Carried by a vote of 6-0.

DRAFT

Mr. Hughes stated this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification with the addition of a window to a side elevation within an existing gable at 70 Carolina Vista. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212868161. The property is owned by Kirk and Victoria Adkins and the applicant is Victoria and Kirk Adkins.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Applicant Kirk Adkins and builder Tyler Cook of Latitude Builders were sworn into the public meeting by Ms. Gwinn.

Mr. Cook stated he did not have the proposed materials on hand, but affirmed that the proposed materials and window would match the existing materials and windows. Upon question by Ms. Gwinn, he stated that the window would be placed where it is shown on the photo evidence, about eight inches above the lower gabling. Mr. Cook stated the proposed trim would be the same as existing trim, and Mr. Adkins stated the color would be eider white.

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

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

*The Commission adopts the proposed Findings of Fact and to issues the Certificate of Appropriateness for COA 19-107.*

Mr. Von Salzen seconded the motion. Motion carried by a vote of 6-0.

**B. COA 19-109**

Owner and applicant Bart Boudreaux and designer Shawn Rodriguez of Seven Lakes Engineering were sworn into the public hearing by Ms. Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include: multiple roofline modifications to the single family residence at 83 Short Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #00017850. The property is owned by Bart Boudreaux and the applicant is Bart Boudreaux.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

DRAFT

Mr. Boudreaux stated he wants to modify the roofline by changing the gables and raising the roofline. Mr. Rodriguez stated he wanted to correct the elevation and eaves height, so it looks like what the original design intended it to be.

Mr. Boudreaux stated the existing gables catch leaves from a nearby tree. He stated his intent is to change roofline to cover all the gables and make it congruous with the house. He stated that the roofline changes would not be visible from the front as it would not be higher than the existing gables.

Mr. Rodriguez stated they are removing one small gable only. He stated they are not going to raise the roofline more than two feet. Mr. Taylor asked if visually there would be two roof lines, rather than three; Mr. Rodriguez confirmed this. Upon question by Ms. Gwinn, Mr. Rodriguez stated the back roofline would be six feet lower than the front roofline.

Upon question by Mr. McChesney, Mr. Rodriguez confirmed that the finished products would be trimmed out with fascia board. He stated gutters would be implemented in the back.

The Commission discussed requiring the applicant to provide drawings with detailed measurements. Mr. Hughes stated that from a zoning and historic planning perspective, measurements would not affect his review as he goes by the Historic District Guidelines, which state that the rear elevation cannot exceed the height of the front elevation. The Commission agreed to require the applicant to submit detailed plans with measurements as a condition.

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

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

*The conditions imposed by the Commission are (1) Changes to the rear roofline and rear roof elevation shall be constructed with a peak lower than the front peak, and (2) the applicant shall submit detailed plans including measurements to the staff by close of business on Monday, December 23, 2019.*

*The Commission adopts the proposed Findings of Fact and issues the requested Certificate of Appropriateness for COA 19-109, subject to the foregoing conditions.*

Mr. Lurtz seconded the motion. Motion carried by a vote of 6-0.

**C. COA 19-110**

Applicant Wayne Haddock of Pinehurst Homes was sworn into the public meeting by Ms. Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: on the rear addition, which was previously approved in August 2019, the applicant is requesting to alter the approved rear addition's roof line in order to reflect an existing roofline and on the outdoor storage addition (garage) the applicant is requesting

DRAFT

to add a roof to the left side of the structure over the porch at 65 Cherokee Road. The property can be identified in the Moore County Tax Registry by Moore County Parcel ID Number # 00014110. The property is owned by Michael and Moriah Brown and the applicant is Pinehurst Homes.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Upon question by Mr. Lurtz, Mr. Haddock explained that the justification for changing the pitch of the roof was to raise the height of the shower ceiling to accommodate the height of the homeowner. He stated the proposed change to the roofline will match and be congruent to the existing roofline. Mr. Haddock confirmed that shingles would be used.

In reference to the roof addition over the rear garage, now guest house, Mr. Haddock explained that the architect missed the ceiling height and the door would not fit based on the drawings. He stated the roof addition cannot be seen from the front yard.

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

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

*The Commission adopts the proposed Findings of Fact and issues the requested Certificate of Appropriateness for COA 19-110.*

Mr. Vincent seconded the motion. Motion carried by a vote of 6-0.

Motion**:** Mr. Taylor moved to close the public hearing. Seconded by Mr. Schroeder. Motion carried by a vote of 6-0.

## IV. Review of Normal Maintenance and Minor Work Items

### A. Minor Work Items Approved by Staff from 11/16/2019 to 12/15/2019

There were no comments from the Commission.

## V. Adoption of the HPC 2020 Meeting Schedule

Motion: Mr. Schroeder moved to accept the proposed HPC meeting schedule for 2020. Mr. Lurtz seconded. Motion carried by a vote of 6-0.

## VI. Consideration of the Proposed Updates to the Historic District Guidelines

Mr. Hughes presented the proposed updates to the Historic District Guidelines based on the feedback provided by the Commission at the November 21, 2019 regular meeting. He stated that the Commission could recommend approval or denial to Village Council. The proposed updates

DRAFT

included: changes to field of play, demolitions, clarifying language regarding the approval of minor COA for prior approvals, and the inclusion of an inspection section.

Motion: Mr. McChesney moved to recommend the Historic District Guideline changes to the Village Council. Second by Mr. Taylor. Motion carried by a vote of 6-0.

The Commission agreed to hold a work session following the January 23, 2020 regular meeting to review quasi-judicial procedure.

**VII. Next Meeting Date**

**A. Regular Meeting on Thursday, January 23, 2020**

**VIII. Motion to Adjourn**

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Schroeder. Motion carried by a vote of 5-0 at 5:05 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

DRAFT

# JANUARY 23, 2020 REGULAR MEETING MINUTES
## ADDITIONAL AGENDA DETAILS:

**FROM:**
Kelly Brown

**CC:**
Darryn Burich & Peter Hughes

**DATE OF MEMO:**
2/17/2020

**MEMO DETAILS:**
Attached are the January 23, 2020 HPC regular meeting minutes for review and approval.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | 01-23-2020 HPC Regular Meeting Minutes |

**HISTORIC PRESERVATION COMMISSION**
**REGULAR MEETING**
**JANUARY 23, 2020**
**ASSEMBLY HALL**
**395 MAGNOLIA ROAD**
**PINEHURST, NORTH CAROLINA**
**4:00 PM**

| **Members Present:** | **Members Absent:** | **Staff Present:** |
|---|---|---|
| Molly Gwinn, Chair | Terry Lurtz | Peter Hughes, Senior Planner |
| Tom Schroeder, Vice-Chair | | Kelly Brown, Administrative Specialist |
| Jim McChesney | | Darryn Burich, Planning Director |
| John Taylor | | |
| Eric Von Salzen | | |
| Richard Vincent | | |

In addition, there were attendees.

## I. Call to Order

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

## II. Approval of Minutes

### A. December 19, 2019 Regular Meeting Minutes

Motion: Mr. Schroeder moved to table the approval of the December 19, 2019 regular meeting minutes to the February 27, 2020 meeting. Seconded by Mr. Von Salzen. Motion carried by a vote of 5-0.

## III. Public Hearing

### A. COA 19-00121

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

The following were sworn into the public meeting by Ms. Gwinn: Senior Planner Peter Hughes, applicant/Pinehurst Resort representative Calvin Burkley, consultant Perry Harrison of LKC Engineering, and resident Robert Mossberg.

Mr. Hughes stated this public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include the addition of balconies to the front façade, addition of new light fixtures to the brick entry columns, and request to repaint the structure at 5 Community Road.

DRAFT

The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212976249. The property is owned by Pinehurst LLC and the applicant is Calvin Burkley a representative of Pinehurst LLC.

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

Mr. Harrison wanted to address the reveal on the front and side façade of the building, between the third and fourth floor. Mr. Harrison stated the Juliet balconies were attempt to make it more appropriate and tie it in with the rest of the building, as well as with interior work.

Mr. Harrison stated that the existing light was plastic and cheapened the look. He believed the proposed light looked more in character with the District.

Mr. Harrison stated the Juliet balconies will be similar in material to ones on the Carolina Inn, a property located in the Historic District and owned by the Pinehurst Resort. Mr. Burkley confirmed they are decorative and not structural. Mr. Harrison and Mr. Burkley stated the balconies are intended to be painted white.

Architect Don Tise of Tise-Kiester Architects arrived at the meeting to provide testimony. He was sworn in to the meeting by Ms. Gwinn.

Mr. Tise stated the goal of the proposed balconies was to bring it back to "what it was" in the 1920's and be sincere to its original design. He believed the balconies are appropriate of that time.

Mr. Mossberg of 225 Magnolia Road received a mailed notice of the meeting as an adjacent property owner. He stated he was initially concerned by the balconies and the lights. He stated he liked the balconies. He questioned if the new lights gave off more illumination than the existing globe lights.

Mr. Burkley stated the proposed lights would be the same intensity as the existing lights. Mr. Tice stated the proposed lights would give off less lumens than the existing light fixtures, as well as a different quality of light.

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

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

*The Commission adopts the proposed Finding of Fact and issues a Certificate of Appropriateness for COA 19-107.*

Mr. Von Salzen seconded. Motion carried by a vote of 5-0.

DRAFT

**IV. Review of Normal Maintenance and Minor Work Items**

**A. Staff Approvals of Minor COA**

There were no comments from the Commission.

**V. Other Business**

**VI. Consideration of the Proposed Updates to the Historic District Guidelines**

**VII. Next Meeting Date**

**A. Regular Meeting on Thursday, February 27, 2020**

**VIII. Motion to Adjourn**

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Schroeder. Motion carried by a vote of 5-0 at 5:05 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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

DRAFT

# FEBRUARY 13, 2020 SPECIAL MEETING MINUTES
## ADDITIONAL AGENDA DETAILS:

**FROM:**
Kelly Brown

**CC:**
Darryn Burich & Peter Hughes

**DATE OF MEMO:**
2/17/2020

**MEMO DETAILS:**
Attached are the February 13, 2020 special meeting minutes for review and approval.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | 02-13-2020 HPC Special Meeting Minutes |

**HISTORIC PRESERVATION COMMISSION**
**SPECIAL MEETING**
**FEBRUARY 13, 2020**
**COUNCIL CONFERENCE ROOM**
**395 MAGNOLIA ROAD**
**PINEHURST, NORTH CAROLINA**
**4:00 PM**

| **Members Present:** | **Members Absent:** | **Staff Present:** |
|---|---|---|
| Molly Gwinn, Chair | Terry Lurtz | Peter Hughes, Senior Planner |
| Tom Schroeder, Vice-Chair | Richard Vincent | Kelly Brown, Administrative Specialist |
| Jim McChesney | | |
| Eric Von Salzen | | |
| John Taylor | | |

## I. Call to Order

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

## II. Public Hearing

### A. COA 2020-00016

Motion: Mr. Von Salzen moved to open the Public Hearing. Seconded by Mr. Schroeder. Carried by a vote of 4-0.

The following were sworn into the public meeting by Ms. Gwinn: Senior Planner Peter Hughes, applicant Lee Manzo, and builder Tyler Cook of Latitude Builders.

All Commission members present disclosed that they made a site visit.

Mr. Hughes stated this public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: the residing of the primary structure with hardie board lap siding and addition of new gutters to match the existing at 20 Medlin Road. The property can be further identified by Moore County Parcel Number 00028752. The owner and applicant is Lee Manzo.

Mr. Hughes provided an addendum to the staff report that clarified the color of the gutters as white and re-labled the rear elevation from “existing” to “modified” on the submitted elevations. This addendum can be located within the docket file for this meeting.

DRAFT

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

Mr. Cook stated the hardie board will be on all sides of the house and grey in color. Mr. Cook stated the gutters would be white in color.

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

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

*The Commission adopts the proposed Finding of Fact and to issues a Certificate of Appropriateness for COA 2020-00016.*

Mr. Taylor seconded. Motion carried by a vote of 4-0.

Motion: Mr. Schroeder moved to close the public hearing. Seconded by Mr. Taylor. Carried by a vote of 4-0.

**III. Next Meeting Date**

**A. Regular Meeting on Thursday, February 27, 2020**

**IV. Motion to Adjourn**

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. McChesney. Carried by a vote of 4-0 at 4:10 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

DRAFT

# COA 2020-00018

## ADDITIONAL AGENDA DETAILS:

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

**FROM:**
Peter Hughes

**CC:**
Darryn Burich

**DATE OF MEMO:**
2/21/2020

**MEMO DETAILS:**
The Historic Preservation Commission will be reviewing a request for an addition to the primary structure located at 30 Orange Road. The residence of 30 Orange Road is a contributing structure with colonial architecture elements. Adjacent properties to the request are all contributing structures according to the National Historic Landmark Survey.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Report |
| 🗋 | 30 Orange Road COA Application and Materials |
| 🗋 | 30 Orange Road Findings of Fact |

**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:** February 20, 2020
**Subject:** **Major COA Request for 30 Orange Road (COA-2020-00018)**

| | |
|---|---|
| **Applicant:** | Dunagan Builders |
| **Owners:** | Robert and Pamela O'Hara |
| **Professional:** | Dunagan Builders |
| **Property Location:** | 30 Orange Road |
| **Zoning:** | R-10 (Medium Density Residential) |
| **Current Land Use:** | Single Family Residence |
| **Proposed Land Use:** | Single Family Residence |
| **PID#** | 856209073072 |

**Request and Background:**

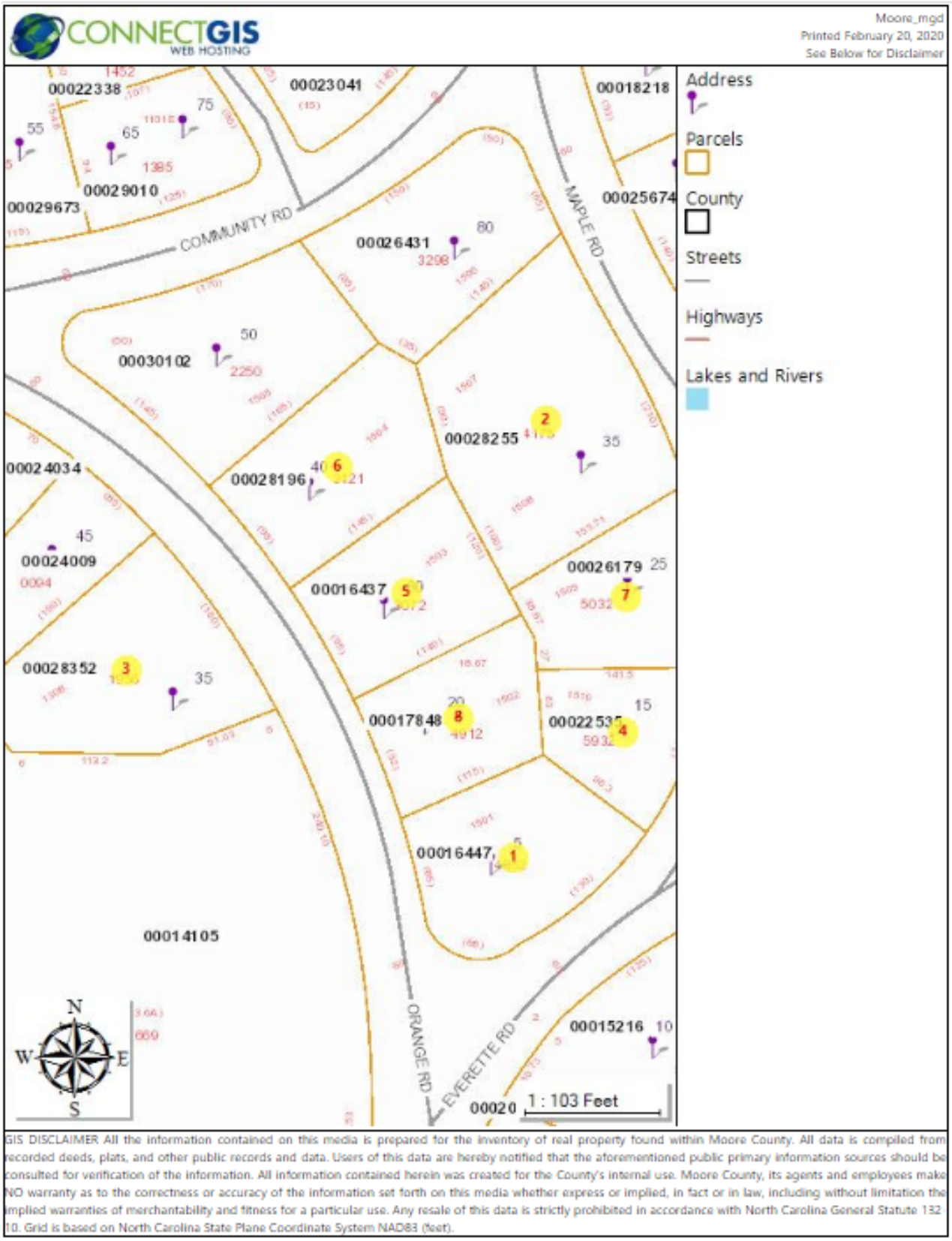
Dunagan Builders is requesting a Certificate of Appropriateness, on the behalf of Robert and Pamela O'Hara, for multiple exterior modifications to a property located within the Historic District at 30 Orange Road. The proposed exterior modifications includes an addition to the side of the home and a separate addition to the rear of the home with 900 square feet in additions and the resurfacing of the structure from fake stucco siding to hardie board lap siding. The property owners are Robert and Pamela O'Hara and the property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209073072

There are no records for any previous exterior modifications made to the structure at 30 Orange Road. The Historic District has been in place since 2006.

According to the National Historic Landmark Survey the structure at 30 Orange Road was originally constructed in 1920 and is listed as a contributing building. 30 Orange is located within the historic core and as a result all adjacent properties are listed as contributing. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

| National Historic Landmark Survey Table for COA 20-00021 | | | | |
|---|---|---|---|---|
| # | Address | Year Built | Contributing | Structure History |
| 1 | 5 Everett | 1915 | Yes | Thomas H. Craig, Pinehurst's Superintendent of Sanitation, was the original owner of this house. It is a one-story, shingle- clad frame cottage with a gable roof, pedimented entrance bay, and one-story side wing. (Lot #1501) |
| 2 | 35 Maple | 1912 | Yes | S. J. Stutts was the original owner of this small frame house named for its simple shape. It is a one-story, shingle-clad house with a hipped roof, shaped rafters, and a projecting center entrance bay. |
| 3 | 35 Orange | 1916 | Yes | The Holly is a one-and-a-half-story frame cottage with a gable-end facade, gabled dormers, molded siding, and an enclosed front porch with additions. (Lot #1308) |
| 4 | 15 Maple | 1897 | Yes | The Tremont was built following the same plan as the Beacon (#130), the Dartmouth (#127), and the Marlborough (#238) and originally consisted of four rental suites. The Tremont is a one-and-a-half-story frame dwelling with a hipped roof, hipped dormers, interior chimneys, and front bay windows. The front porch has been lost. |
| 5 | 30 Orange | 1920 | Yes | This one-story house is stuccoed, has a gable roof, front ell, and classical front and side entrances. (Lot #1503) |
| 6 | 40 Orange | 1920 | Yes | Afterglow is a one-and-a-half-story frame cottage with wide German siding, a clipped gable roof, three shed dormers on the facade, casement windows, French doors, and an arched hood over the central entrance. (Lot #1504) |
| 7 | 25 Maple | 1915 | Yes | Mr. F. W. Von Cannon, cashier of the Bank of Pinehurst, built this house for year-round occupancy. The one-story German-sided cottage has a gable roof, a front shed dormer, a side sun room, and a remodeled entrance. (Lot #1509) |
| 8 | 20 Orange | 1917 | Yes | This one-story frame house has a form typical of the period, but is unusual in being sided with ceramic blocks. The gables are stuccoed, and there is a screened corner porch. (Lot #1502) |

## Map Related to the Addresses on the National Historic Landmark Survey Table



**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 the ordinance requirements, the application, any information in the file about it, and any staff analysis that has been made. The staff presentation is followed by the applicant's presentation of their case, and then hearing from those opposed to or in favor of the application, then hearing any response the applicant chooses to make. When all of the evidence is in, the Board moves to deliberation and decision of the case. All of this is done in a public hearing.

Roles:

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

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

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

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

**Action by the Historic Preservation Commission:**

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

After conducting the public hearing, the Commission may:

(1) Have the authority to subpoena witnesses and may request additional information;
(2) Continue the public hearing on the requested variance;
(3) Conduct an additional public hearing on the application;
(4) Grant the requested variance;
(5) Deny the requested variance;
(6) Grant the requested COA with conditions. In granting any 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 memo 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 additions to a structure and the resurfacing buildings with different materials from that which was removed are considered Major Work Items, according to the Village of Pinehurst Historic District Guidelines. The applicant is request a side and rear addition to the structure and the removal of the stucco siding for it to be replaced by hardie board lap siding. All Major Work must be approved by the Commission.

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

Applicable Guidelines Requirements:

ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER 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 proposed addition includes the addition of multiple windows to the structure, the addition of a column, addition of doors, and new foundations. All of the exterior wall features that are part of the proposed addition are compatible with the structure and Historic District. The elevation clearly illustrates the intent to match new details to existing details. The windows will be both two over two and four over four, which matches existing. The column on the rear addition will match the existing columns on the left and front elevations. The new foundation will be a brick veneer to match existing.*

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 applicant is proposing additions to the rear and side of the home.*

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

   *With the proposed additions being placed on the rear and side elevation the historic front façade will not be obscured, damaged, or destroy the character-defining features.*

BUILDING MATERIALS

1. 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 applicant has proposed to utilize hardie board lap siding. The addition of hardie lap siding is congruous with the character of the Historic District and compliant with the Guidelines, however the National Historic Landmark Survey does specifically mention the stuccoed characteristic of this contributing structure. According to the application, the current stucco siding is "fake," so potentially the addition of hardie lap siding would improve the structure.*

*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's choice to match the existing color scheme maintains the colonial revival look of a soft gray siding with white trimmed features. The color/paint choices are compatible and congruous with the Historic District.*

Applicable Guidelines Recommendations:

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

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

    *As previously stated in the report, the applicant is proposing to match all new details of the additions to the existing details.*

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

    *The proposed window are to be two over two and four over four, matching existing window details on site. The proposed double doors are similar in style to other doors on site, however not an exact match to existing doors on property.*

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

   *The proposed foundation will according to the submitted plans aligns to the existing foundation. The proposed foundation will match the existing brick foundation.*

WALLS

1. Section III.B.4 – Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

   *The applicant is proposing to resurface the building with hardie board lap siding, a material the Commission has approved of in the past.*

   *Hardie board is a special siding material that uses cement fibers to create a more durable and attractive product. Cement is combined with sand, water and cellulose wood fibers to create a material particularly suited to protect home exteriors. One big key to the longevity is that cement does not retain moisture, so this siding never rots, swells or warps.*

BUILDING MATERIAL

1. No recommendations that apply to this request.

PAINT

1. Section III.N. – A simple color scheme will allow the building's features to shine. Choose three colors: the most muted and palest color for the walls, a major complementary color for the trim, and a more intense minor accent color for the front door. Consider the roof material as the fourth color.

   *The applicant's choice to utilize a muted and simple color scheme of gray and white paints is congruous with the Guidelines.*

EXHIBIT A

2020-00018
VB

# Historic Certificate of Appropriateness (COA) Major and Minor

(Revised 04/01/19)

| ☑ Major Work | ☐ Minor Work |
|---|---|

## Certificate of Appropriateness Information

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

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

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

## Intake Information

| Property Address | |
|---|---|
| Street Address | 30 ORANGE RD. |
| City, State, Zip Code | PINEHURST, N.C. 28374 |
| Parcel ID # | 856209073072 |

| Owner Information | | | |
|---|---|---|---|
| Name | ROBERT + PAMELA CHARA | Home Phone # | |
| Street Address | 30 ORANGE RD. | Mobile Phone # | 910-315-3093 |
| City, State, Zip Code | PINEHURST, NC 28374 | Business Phone # | |
| Email | pchara@phhsprg.com | | |

| Applicant | | | |
|---|---|---|---|
| Name | Dunagan Builders | Other Phone # | 910-295-9981 |
| Email | dunagan750 yahoo dot com | Street Address | 45 McINTIRE |
| Mobile Phone # | 910-639-4940 | City, State, Zip Code | PINEHURST N.C. 28370 |

RECEIVED
FEB - 3 2020
PLANNING and INSPECTIONS DEPT.
VILLAGE OF PINEHURST

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 | add 900 sq ft of addition refurbish the out side to new specs.<br><br>remove fake stucco and reside with hardi plank lap siding | | |
| Type of Work | ☑ Addition | ☐ Alteration | ☐ New |
| Existing Use | | Proposed Use | |
| ☐ Vacant<br>☐ Single Family Low Density<br>☐ Single Family Medium Density<br>☑ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | | ☐ Vacant<br>☐ Single Family Low Density<br>☐ Single Family Medium Density<br>☑ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | |
| Includes Demolition | | ☑ Yes ☐ No | |
| Includes Tree Removal | | ☐ Yes ☐ No | |
| Estimated Cost of Construction | | 275000 | |

EXHIBIT A

VILLAGE OF PINEHURST 1895

# Historic Certificate of Appropriateness (COA) Major and Minor

(Revised 04/01/19)

## Exterior Materials and Colors

| | Existing Material | Proposed Material | Proposed Color |
|---|---|---|---|
| Front Elevation | SYNTHETIC STUCCO | HARDIPLANK | GRAY |
| Rear Elevation | " | " | " |
| Right Elevation | " | " | " |
| Left Elevation | " | " | " |
| Trim | WHITE wood | ~~WHITE~~ wood | WHITE |
| Windows | ~~WHITE~~ wood | WOOD | WHITE |
| Chimney | BRICK | BRICK | |
| Foundation | BRICK | BRICK | match EXISTING |
| Front Door | WOOD | WOOD | WHITE |
| Shutters | NONE | COMPOSITE | BLACK |
| Garage Door | EXISTING | | |
| Roof | ASPHALT | ARCHITECTURAL | WEATHERWOOD |
| Roof Exhaust Vents | EXISTING | | |
| Front Porch | BRICK | | |
| Deck | N/A | | |
| Patio | BRICK | BRICK | |
| Sidewalk | NONE | BRICK PAVERS | match EXISTING |
| Sky Lights | N/A | | |
| Driveway | EXISTING | | |
| House Number 30 | unknown | medal | black |
| Other: | | | |

## Required Documents

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

## Certification

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

Applicant Signature: Dennis Dunagan Date: 2/4/20

EXHIBIT B

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.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve | Length | Radius | Chord Dir. | Chord Dist. | Delta Angle |
| C1 | 99.30 | 460.00 | N29°48'48"W | 99.11 | 12°22'07" |

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"

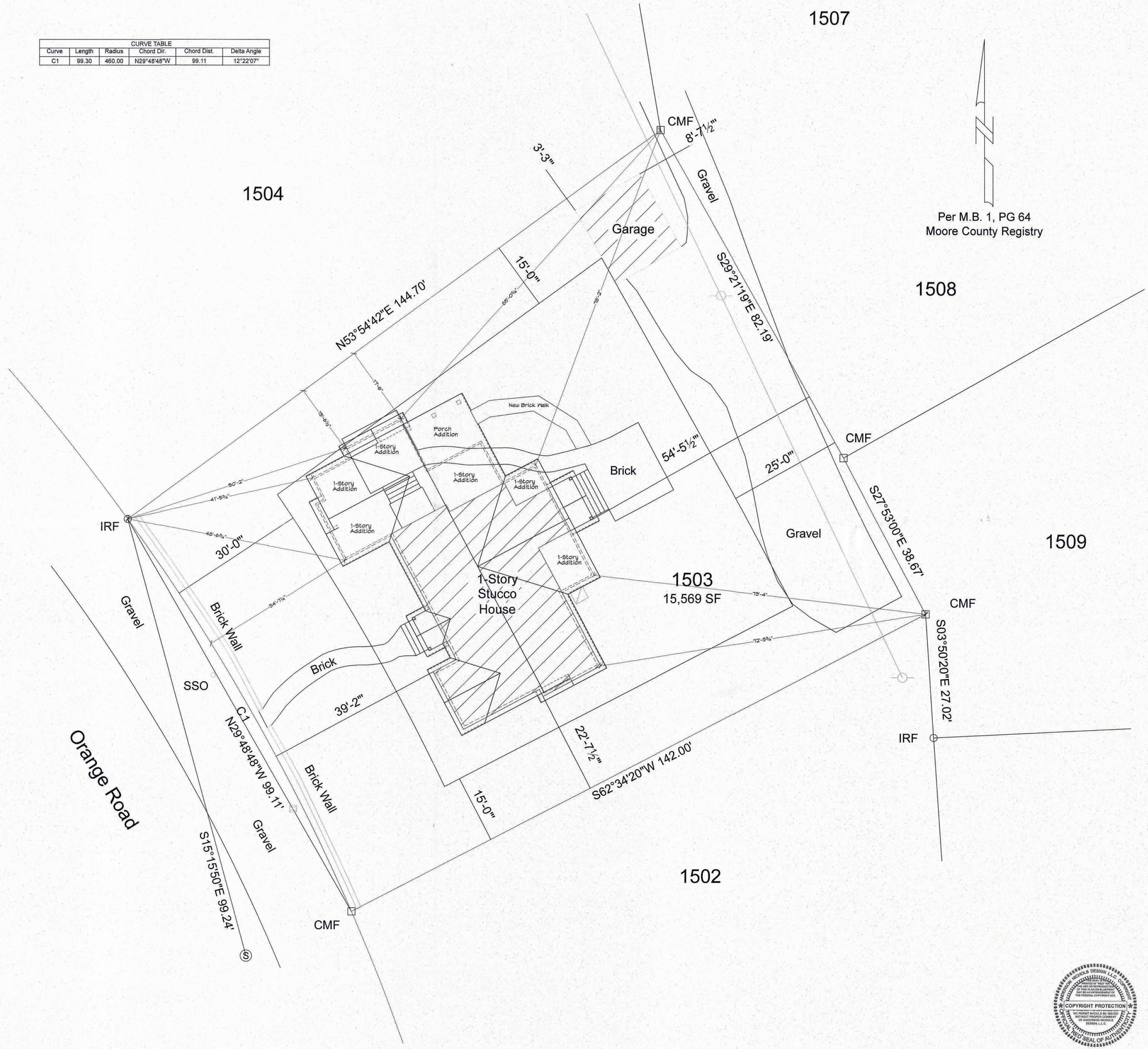
Parcel ID #00016437, PIN #856209073072

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
OHU = Overhead Utilities
= Water Meter
SSO = Sanitary Sewer Stub Out
= Electrical Transformer
= HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
SAN = Sanitary Sewer
O = Calculated Point

Reference: Map Book 1, Page 64
Deed Book 4586, Page 525
Moore County, North Carolina

ELECTRONIC MEDIA NOTE

This document originally issued and sealed by
Ryan D. McBryde, L-4394, on June 28, 2019. Electronically transmitted drawings shall not be considered a certified document.




Survey For:
Robert J. & Pamela B. O'Hara
Lot 1503
Old Village Section
Boundary/As-Built/Improvement Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina
June 28, 2019 JOB# 190128

© 1988 - 2018 All Rights Reserved

DAVID NICHOLS .DESIGN

E-Mail: Davide@davidnichols.design
David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate 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 | 02/02/2020 |
| Revision | Final |
| Project ID | O'Hara Addition |
| Drawing Code | VWDS 2019 |
| CAD File Name | O'Hara Addition.vwx |
| Plot Date | 02/02/2020 |
| Designed By | David Nichols |
| Drawn By | D. Nichols |
| Checked By | |
| Reviewed By | D. Dunigan |
| Submitted By | Anderson Nichols Design |
| Project Manager | D. Dunigan |

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

Consultant: Dennis Dunigan
Dunigan Builders

Project Title: Robert & Pamela O'Hara
Lot 1503-Old Village Section
Mineral Springs TWSP, Moore Co
Pinehurst, NC

Sheet Title: Proposed Site Plan- Existing Residence
New Additions - Legend
Impervious Data - Vicinity Map

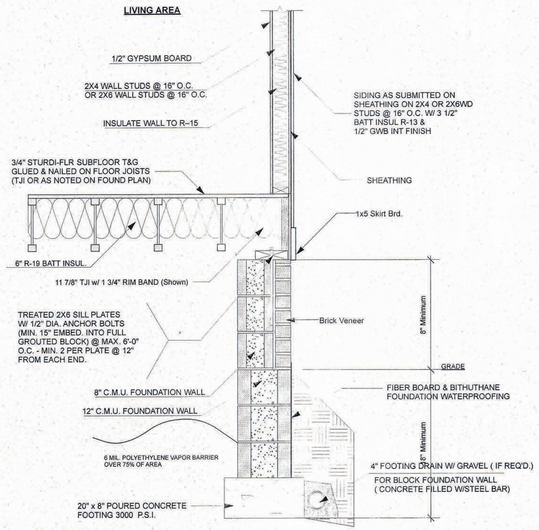
Scale: 1" = 10' - 0"

Sheet No. S-1.1 of 5

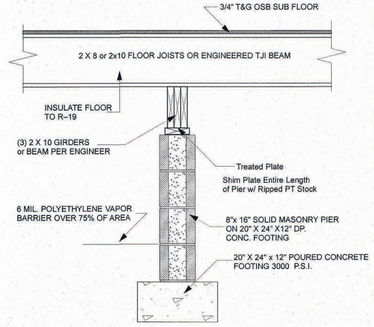
These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

ANDERSON NICHOLS DESIGN, L.L.C. REGISTERED ARCHITECTURAL WORK COPYRIGHTED IN "MCD" 2004 ANY USE OR REPRODUCTION OF THESE PLANS IS SUBJECT TO THE FEDERAL COPYRIGHT ACT.
COPYRIGHT PROTECTION
NO PERMIT SHOULD BE ISSUED WITHOUT PROPER COVERT OF ARCHITECTURAL DOCUMENTS DESIGN, L.L.C.
OFFICIAL RED SEAL OF AUTHENTICITY

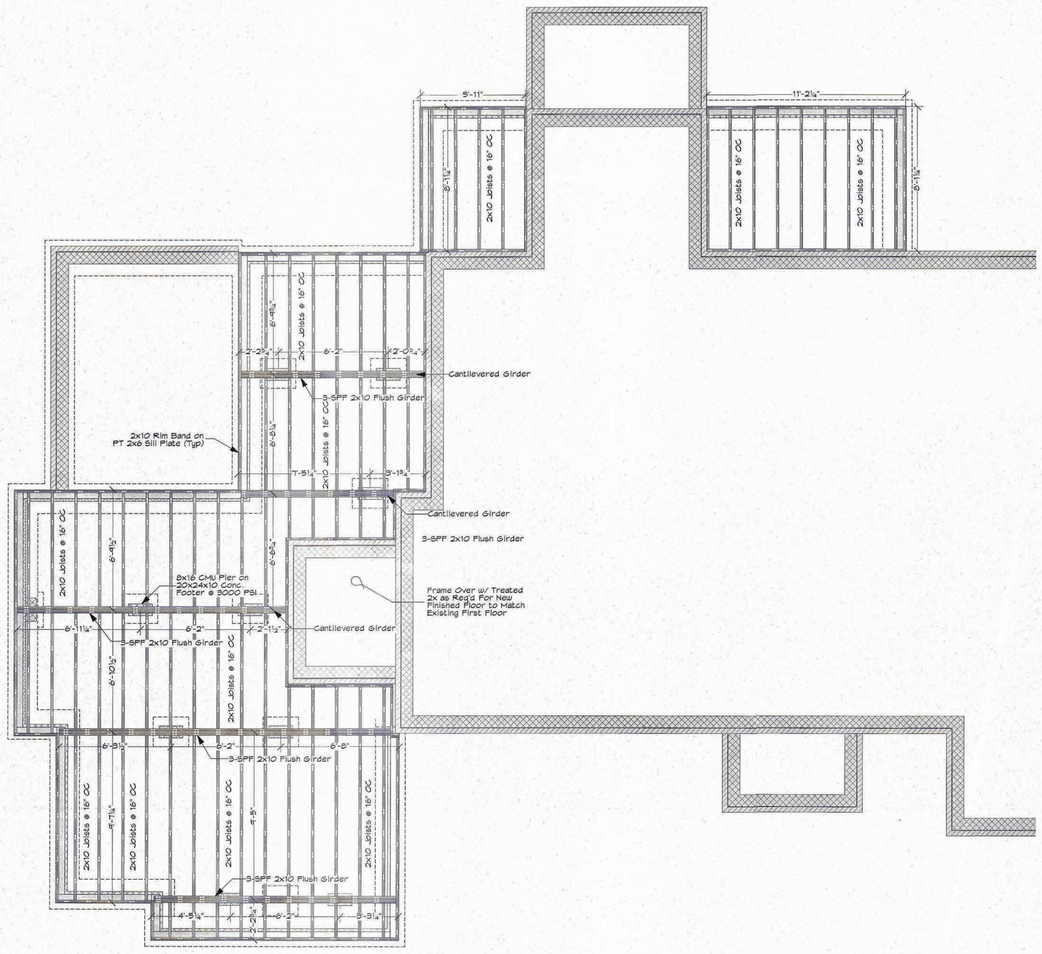
EXHIBIT C




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




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




2 Foundation Framing Plan-Additions
A-1.1 Scale: 1/4" = 1'-0"

Masonry Steps to Slab-Existing

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

**Crawl Space Ventilation Data**

151.75 Lin. Ft. Foundation = 2.68 Sq. Ft. Vent Req'd.
554.20 Sq. Ft. Crawl Space = 1.11 Sq. Ft. Vent Req'd.
4.84 Sq. Ft. Vent Req'd.
2.5 Sq. Ft.
Free Air Space per Vent = 8.76 Vents Req'd.
Reduced by 1/2 for Vapor Barrier = 5 Vents Req'd.
For Conventional Crawl Space

EXISTING PORCH
Concrete Slab on Select Comp. Fill
Finished Porch 4" Below FFF

CRAWL SPACE 40 Sq. Ft. Crawl Space

4" Brick-4" CMU on 20x10 Conc. Footer @ 3000 PSI

EXISTING

CRAWL SPACE 80 Sq. Ft. Crawl Space

Masonry Steps to Grade

PORCH
Brick Pavers on Select Comp. Fill
Hold Finished Porch 4" Below FFF

EXISTING CELLAR & CRAWL SPACE

Crawl Space Access

EXISTING PORCH
Concrete Slab on Select Comp. Fill
Finished Porch is 4" Below FFF

Frame Over w/ Treated 2x as Req'd For New Finished Floor to Match Existing First Floor

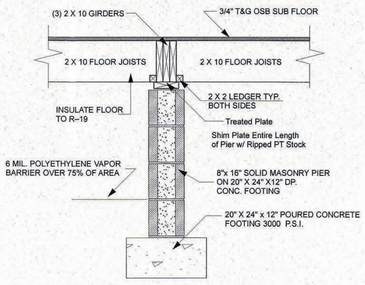
CRAWL SPACE
Drawings Reflect 11 7/8" TJI Floor System

Floor System to be Engineered TJI
Verify Pier, Beam & Hanger Locations
Piers to be 12" x 16" on 20" x 24" x 12" Dp. Concrete Footers @ 3000 PSI unless Noted.
Foundation Vents Per Contractor

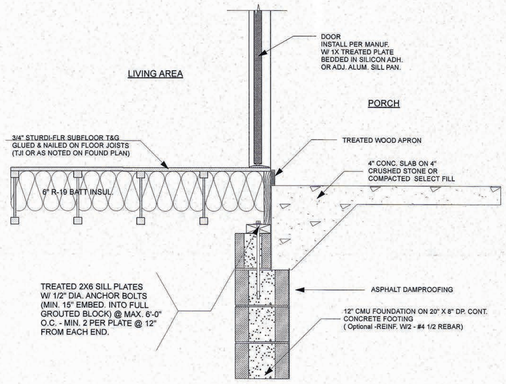
EXISTING PORCH
Concrete Slab on Select Comp. Fill
Finished Porch 4" Below FFF

Masonry Steps to Slab-Existing

1 Foundation Plan- New Additions
A-1.1 Scale: 1/4" = 1'-0"




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




6 TYP. SECTION THRU EXTERIOR WALL @ CONCRETE PORCH
Scale: 3/4" = 1'-0"

© 1998 - 2018 All Rights Reserved

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 | 02/02/2020 |
| Revision | Final |
| Project By | O'Hara Addition |
| Drawing Code | VWDS 2019 |
| CAD File Name | O'Hara Addition.vwx |
| Plot Date | 02/02/2020 |
| Designed By | David Nichols |
| Drawn By | D. Nichols |
| Checked By | D. Dunigan |
| Reviewed By | |
| Submitted By | Anderson Nichols Design |
| Project Manager | D. Dunigan |

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

Consultant: Dennis Dunigan
Dunigan Builders

Project Title: Robert & Pamela O'Hara
Lot 1503-Old Village Section
Mineral Springs TWSP., Moore Co
Pinehurst, NC

Sheet Title: Foundation Plan-Additions
Foundation Framing Plan-Additions
Section Details

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

Sheet No. A-1.1 of 5

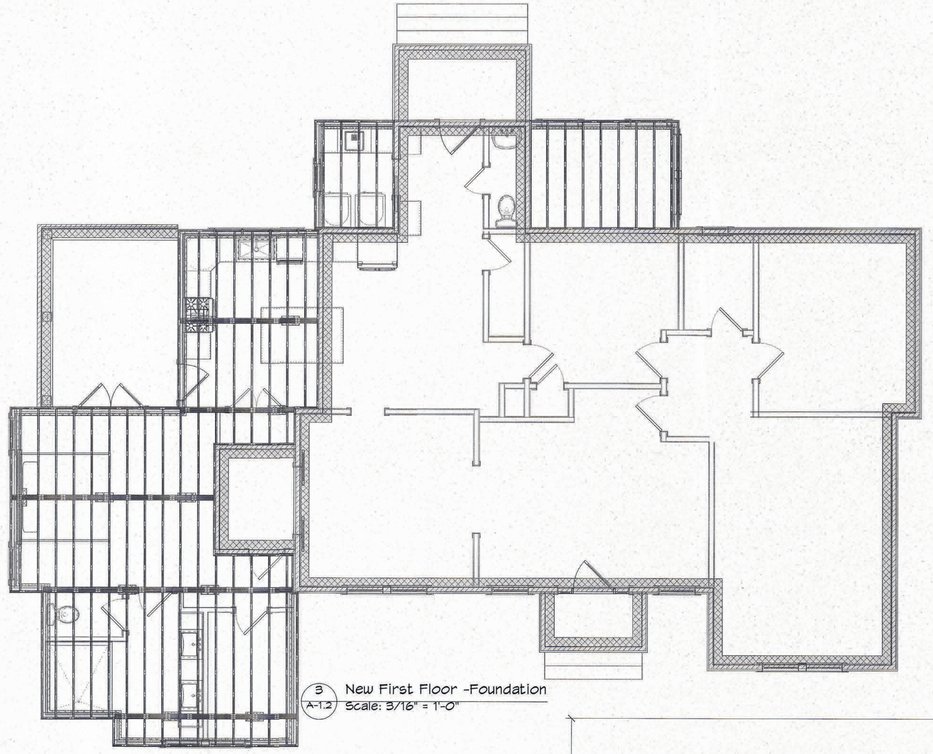
These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, to do so is an violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

ANDERSON NICHOLS DESIGN L.L.C. ARCHITECTURAL WORKS COPYRIGHT PROTECTED UNDER THE FEDERAL COPYRIGHT ACT, 17 U.S.C. 101 ET SEQ. UNAUTHORIZED USE OR REPRODUCTION OF THIS PLAN OR BLUEPRINT MAY RESULT IN PROSECUTION UNDER THE FEDERAL COPYRIGHT ACT.

COPYRIGHT PROTECTION
NO PERMIT SHOULD BE ISSUED WITHOUT PROPER CONSENT OF ANDERSON NICHOLS DESIGN L.L.C.

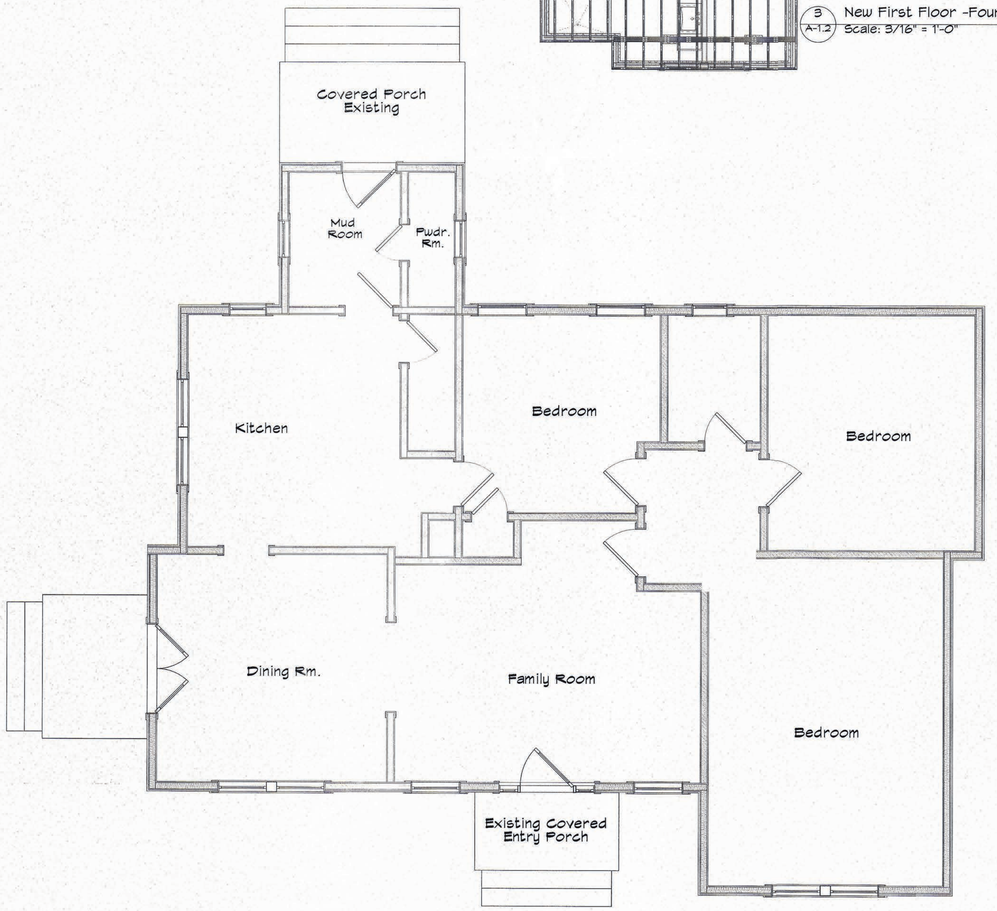
OFFICIAL REGISTERED SEAL OF AUTHENTICITY

EXHIBIT D

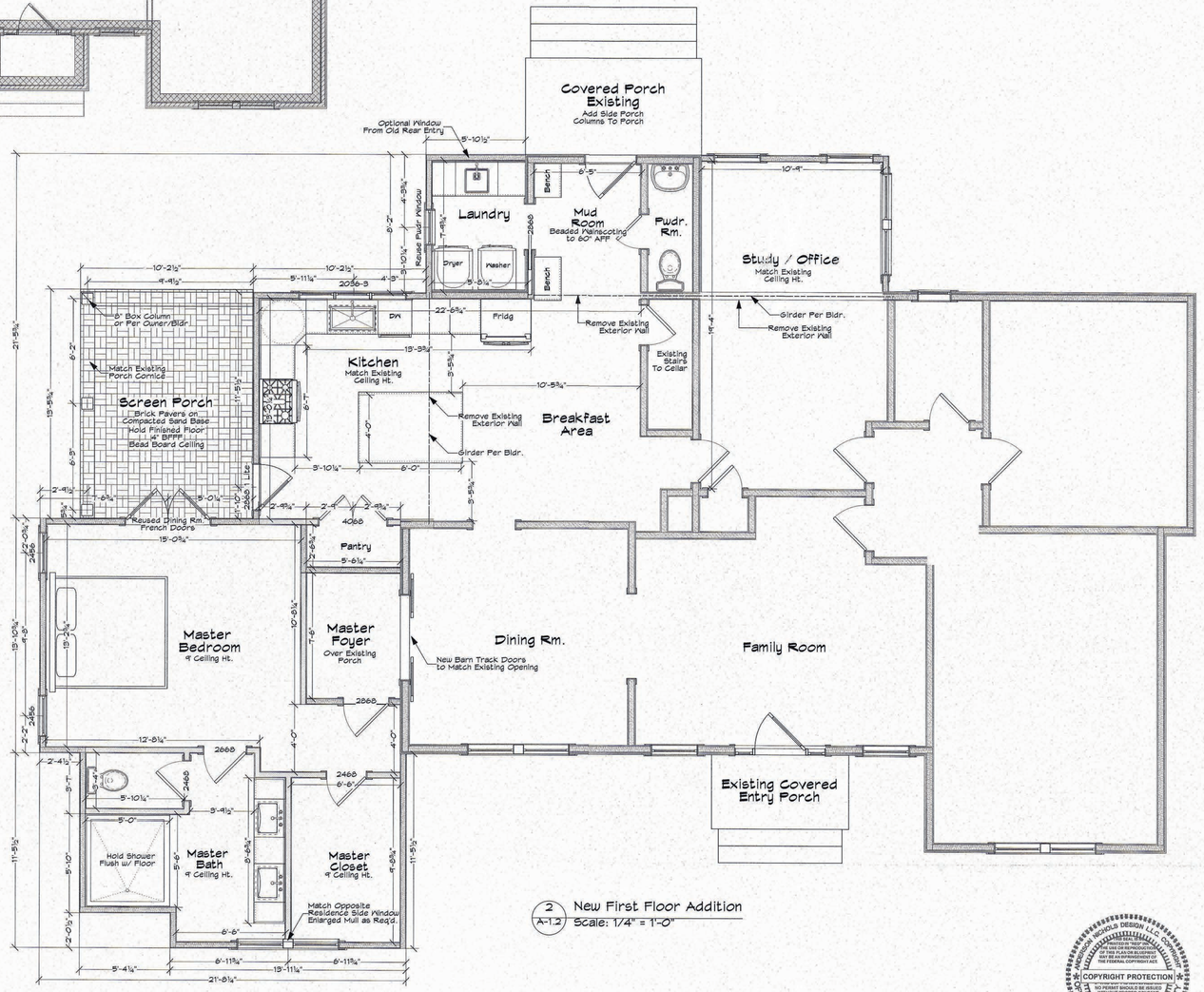


3 A-1.2 New First Floor -Foundation
Scale: 3/16" = 1'-0"

| Residence Data | |
|---|---|
| Heated First Floor | 1430.00 Sq. Ft. |
| Heated Additions | 790.00 Sq. Ft. |
| Total Heated | 2220.00 Sq. Ft. |
| Front Porch | 35.00 Sq. Ft. |
| Rear Porch | 58.00 Sq. Ft. |
| Side Porch | 40.00 Sq. Ft. |
| New Screen Porch | 138.00 Sq. Ft. |
| New Total Under Roof | 2451.00 Sq. Ft. |




1 A-1.2 Existing First Floor Plan
Scale: 1/4" = 1'-0"




2 A-1.2 New First Floor Addition
Scale: 1/4" = 1'-0"

© 1998 - 2018 All Rights Reserved

DAVID NICHOLS .DESIGN
E-Mail: David@davidnichols.design
David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate 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 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 | 02/02/2020 |
| Revision | Final |
| Project By | O'Hara Addition |
| Drawing Code | VWDS 2019 |
| CAD File Name | O'Hara Addition.vwx |
| Plot Date | 02/02/2020 |
| Designed By | David Nichols |
| Drawn By | D. Nichols |
| Checked By | |
| Reviewed By | D. Dunigan |
| Submitted By | Anderson Nichols Design |
| Project Manager | D. Dunigan |

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

Consultant
Dennis Dunigan

Project Title
Robert & Pamela O'Hara
Lot 1503-Old Village Section
Mineral Springs TWSP, Moore Co
Pinehurst, NC

Sheet Title
Proposed First Floor Additions
Existing First Floor Plan
Stack View - Residence Data

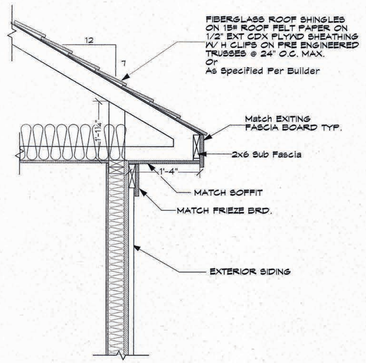
Scale
1/4" = 1' - 0"

Sheet No.
A-1.2
of
5

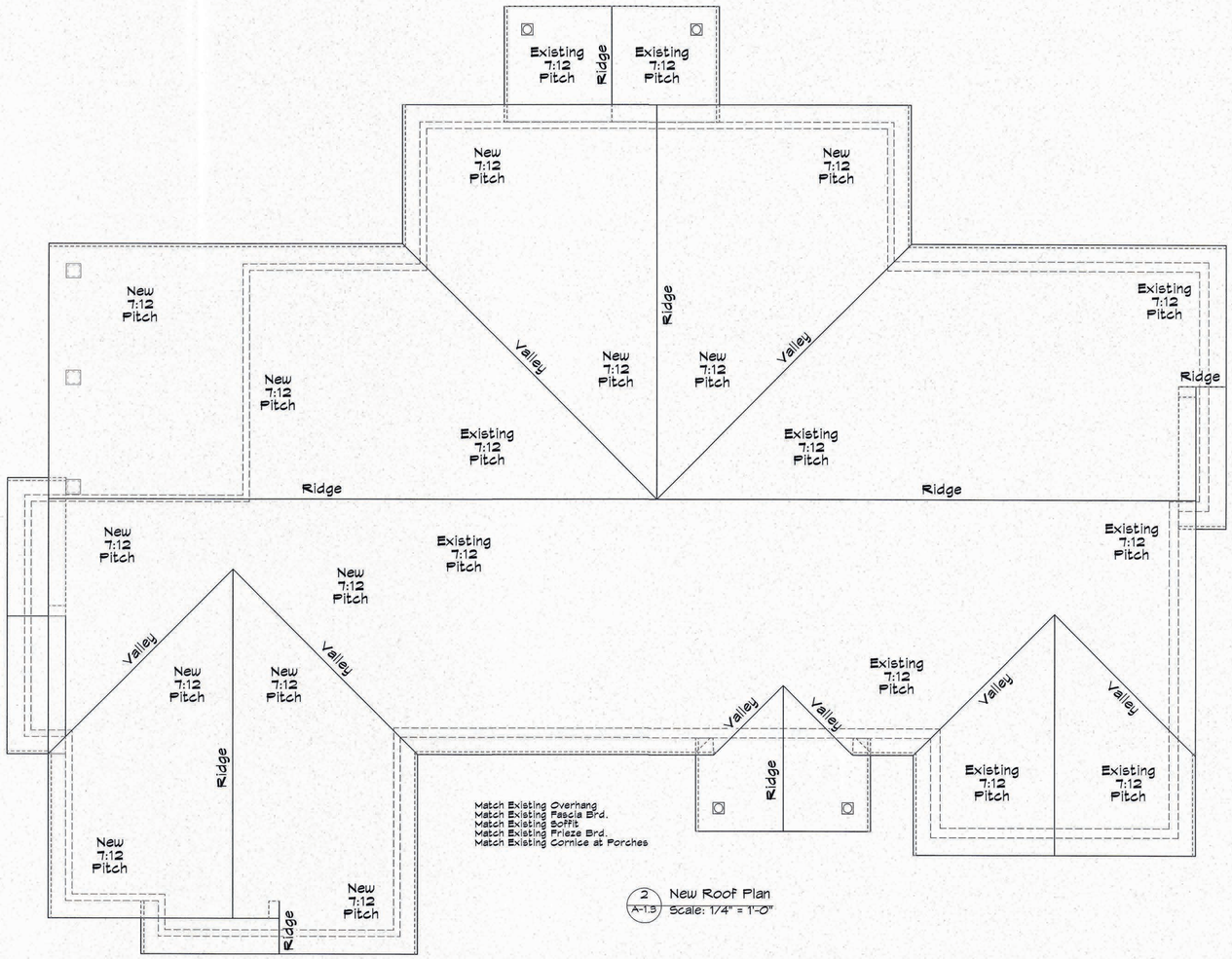
These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, or so as to be in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

ANDERSON NICHOLS DESIGN L.L.C. COPYRIGHT
THE USE OR REPRODUCTION OF THIS PLAN OR BLUEPRINT MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT
COPYRIGHT PROTECTION
NO PERMIT SHOULD BE ISSUED WITHOUT PROPER CONSENT OF ANDERSON NICHOLS DESIGN, L.L.C.
OFFICIAL RED SEAL OF AUTHENTICITY

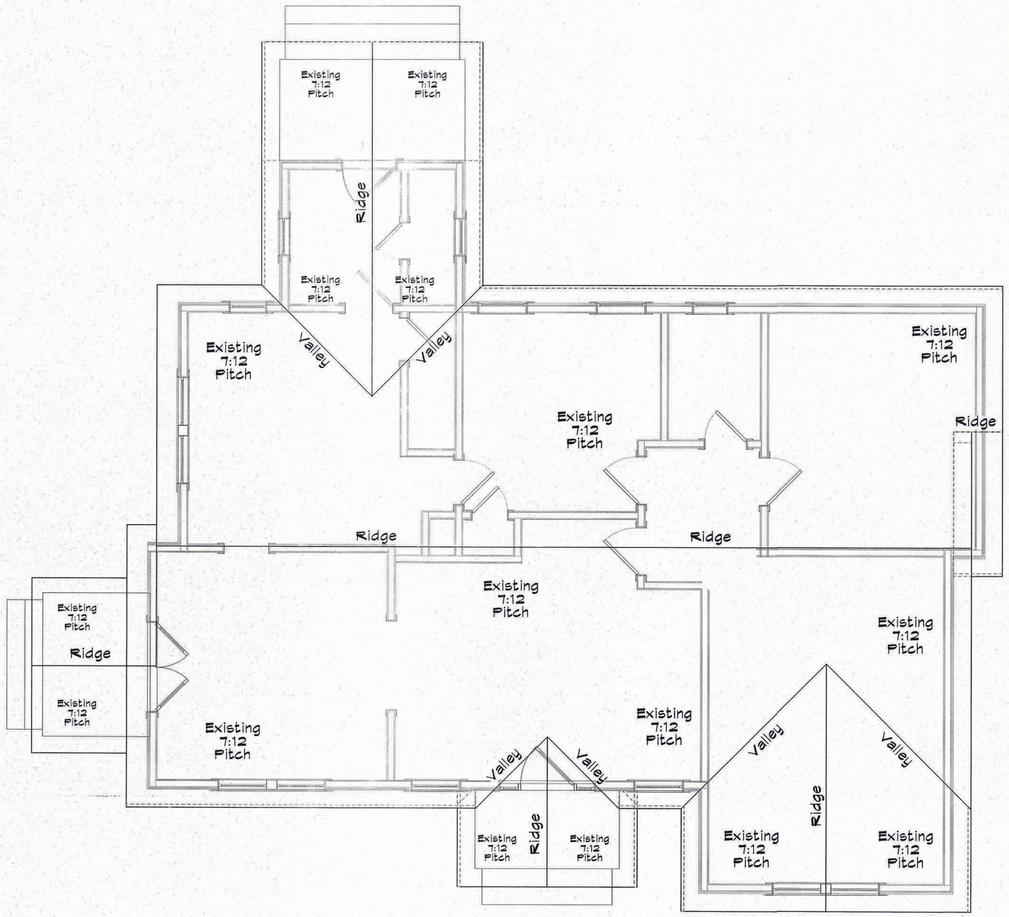
EXHIBIT E




3 Eave Detail @ Exterior Siding Wall 7:12 Pitch
Scale: 3/4" = 1'-0"




2 New Roof Plan
A-1.3 Scale: 1/4" = 1'-0"




1 Existing Roof Plan
Scale: 1/4" = 1'-0"

© 1985 - 2018 All Rights Reserved

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 theses 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 | 10/09/2019 |
| Revision | Preliminary Final |
| Project ID | O'Hara Addition |
| Drawing Code | VWDS 2019 |
| CAD File Name | O'Hara Addition.vwx |
| Print Date | 10/09/2019 |
| Designed By | David Nichols |
| Drawn By | D. Nichols |
| Checked By | |
| Reviewed By | |
| Submitted By | Anderson Nichols Design |
| Project Manager | D. Dunigan |

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

Consultant: Dennis Dunigan

Project Title: Robert & Pamela O'Hara
Lot 1503-Old Village Section
Mineral Springs TWSP. , Moore Co
Pinehurst, NC

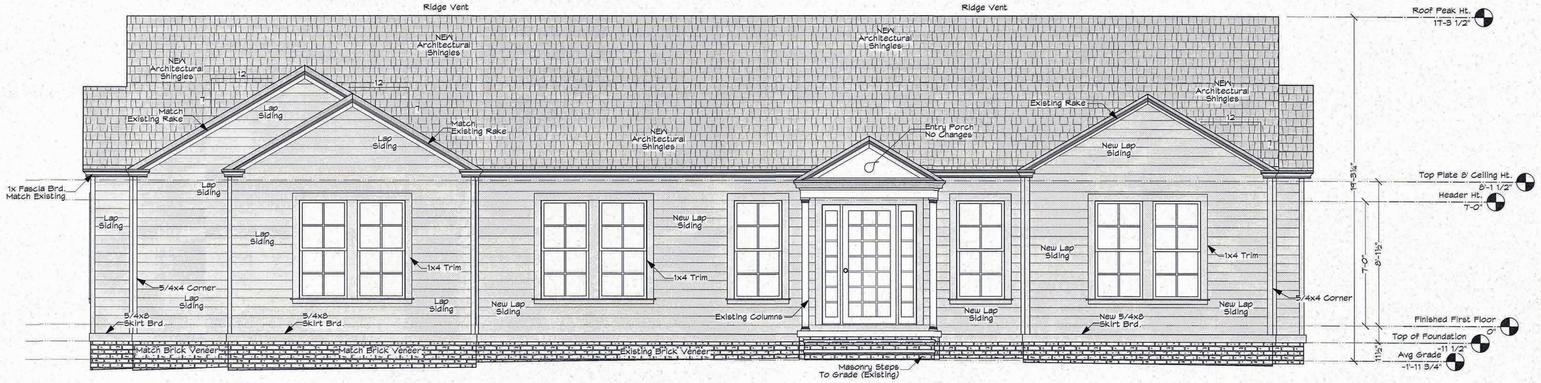
Sheet Title: Existing Roof Plan
Existing First Floor Plan
Stack View - Residence Data

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

Sheet No. A-1.3 of 5

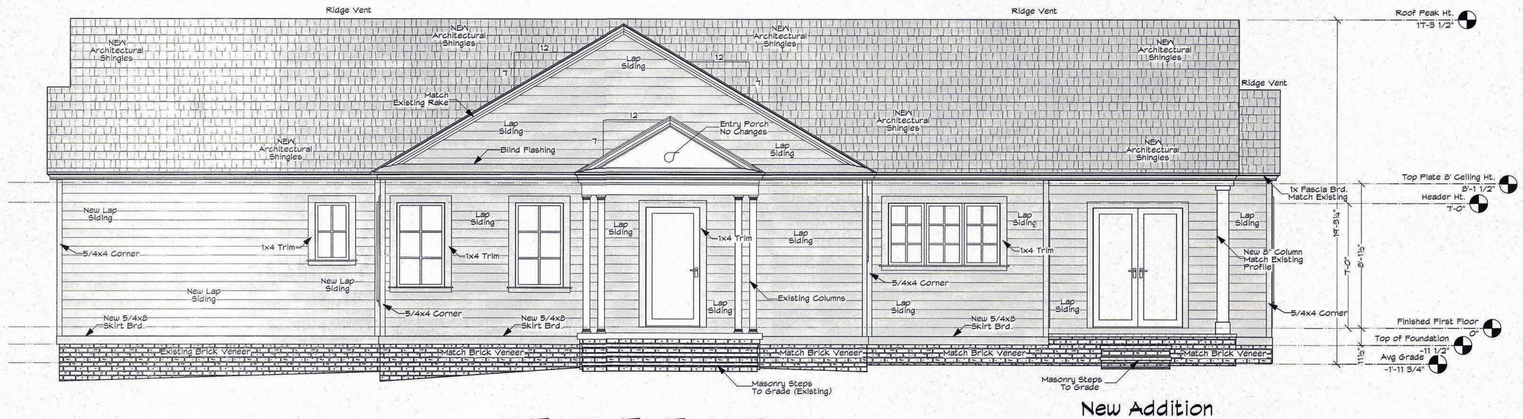
These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, to do so is a violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

EXHIBIT F



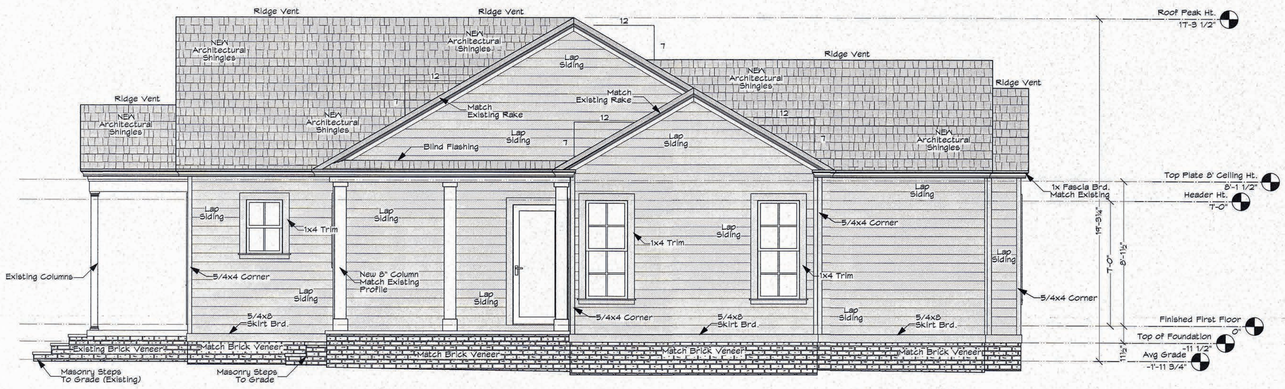

New Addition

# FRONT ELEVATION




New Addition

# REAR ELEVATION




New Addition

New Addition

# LEFT ELEVATION

© 1988 - 2019 All Rights Reserved

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 | 02/02/2020 |
| Revision | Final |
| Project ID | O'Hara Addition |
| Drawing Code | VWDS 2019 |
| CAD File Name | O'Hara Addition.vwx |
| Plot Date | 02/02/2020 |
| Designed By | David Nichols |
| Drawn By | D. Nichols |
| Checked By | |
| Reviewed By | |
| Submitted By | Anderson Nichols Design |
| Project Manager | D. Dunigan |

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

Consultant: Dennis Dunigan
Dunigan Builders

Project Title: Robert & Pamela O'Hara
Lot 1503-Old Village Section
Mineral Springs TWSP., Moore Co
Pinehurst, NC

Sheet Title: Final New Elevations
Front. Rear & Left

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

Sheet No. A-1.4 of 5

These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

ANDERSON NICHOLS DESIGN L.L.C. COPYRIGHT PROTECTED DESIGN
THESE PLANS ARE PROTECTED BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. ANY UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS WITHOUT PERMISSION MAY BE ENFORCEABLE BY THE FEDERAL COPYRIGHT ACT.
COPYRIGHT PROTECTION
NO PERMIT SHOULD BE ISSUED WITHOUT PROPER CONSENT OF ANDERSON NICHOLS DESIGN, L.L.C.
OFFICIAL SEAL OF AUTHENTICITY

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
*Introduction*

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 27, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**Order**

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

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

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

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

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
30 Orange Road

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

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

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 30 Orange Road based on the following:

# COA 2020-00021

## ADDITIONAL AGENDA DETAILS:

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

## FROM:

Peter Hughes

## DATE OF MEMO:

2/21/2020

## MEMO DETAILS:

The Historic Preservation Commission will be reviewing a request for additions to the primary structure located at 125 Kelly Road. The residence of 125 Kelly Road is not a contributing structure. None of the adjacent properties to the request are contributing structures according to the National Historic Landmark Survey.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Report |
| 🗋 | 125 Kelly Road COA Application and Materials |
| 🗋 | 125 Kelly Road Findings of Fact |

## 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:** February 20, 2020
**Subject:** **Major COA Request for 125 Kelly Road (COA-2020-00021)**

| | |
|---|---|
| **Applicant:** | Robert Wiltshire |
| **Owners:** | Robert Wiltshire |
| **Professional:** | Enrique Artiga of Artiga Design |
| **Property Location:** | 125 Kelly Road |
| **Zoning:** | R-10 (Medium Density Residential) |
| **Current Land Use:** | Single Family Residence |
| **Proposed Land Use:** | Single Family Residence |
| **PID#** | 856205089506 |

**Request and Background:**

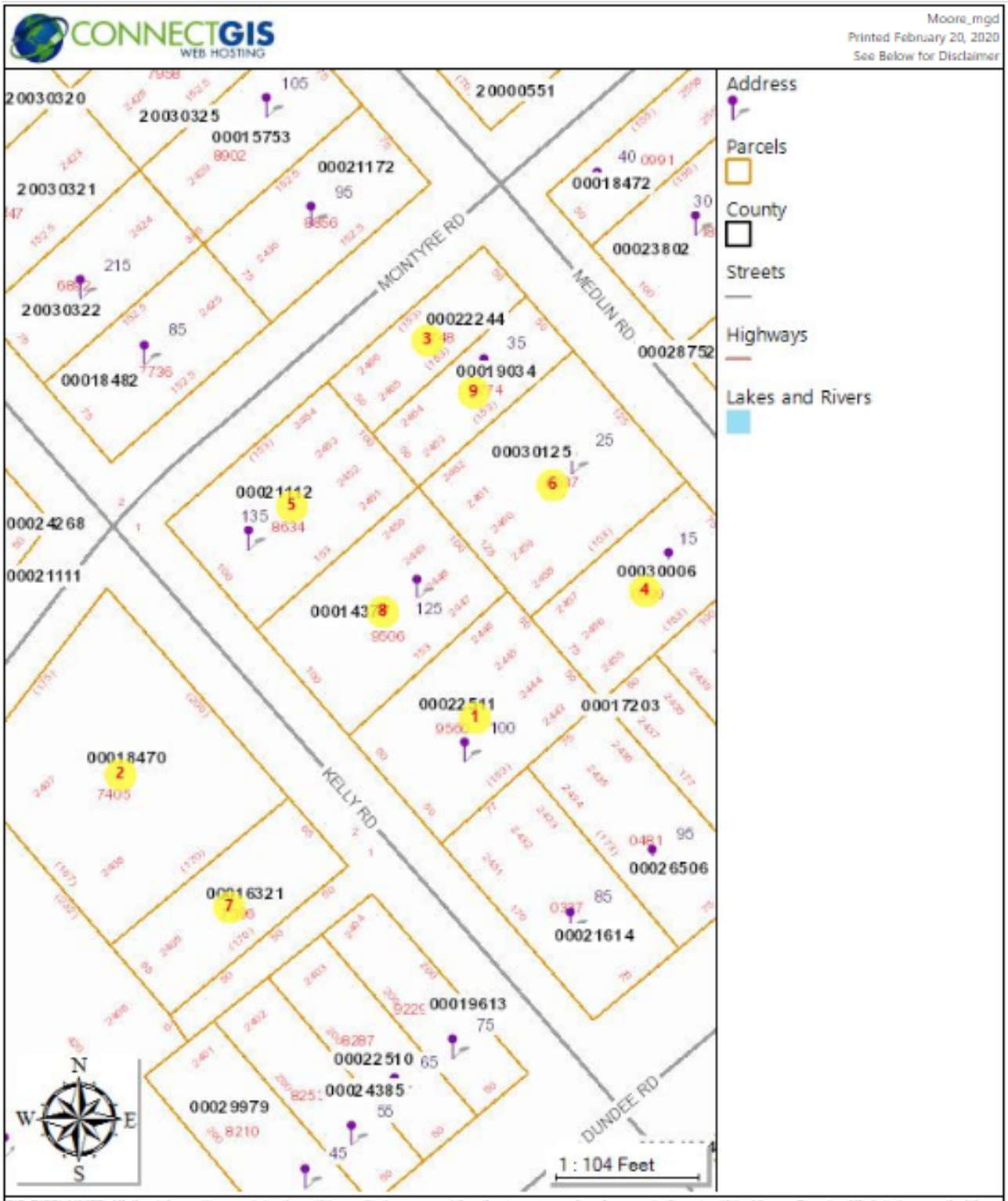
Robert Wiltshire is requesting a Certificate of Appropriateness for multiple exterior modifications to a property located within the Historic District at 125 Kelly Road. The proposed exterior modifications include additions to the rear and front of the structure, the removal of a front porch, and the resurfacing of the stucco siding. The property Robert Wiltshire and the property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205089506

There are no records for any previous exterior modifications made to the structure at 125 Kelly Road. The Historic District has been in place since 2006.

According to the National Historic Landmark Survey, the structure at 125 Kelly Road is not a contributing structure and there is not a single Kelly Road or Medlin Road address that is listed as contributing. According to Moore County Tax Records, the structure at 125 Kelly Road was originally constructed in 1950. The table and map on the following pages show additional information about the adjacent properties:

| National Historic Landmark Survey Table for COA 20-00021 | | | | |
|---|---|---|---|---|
| **#** | **Address** | **Year Built** | **Contributing** | **Structure History** |
| 1 | 100 Kelly | 1940 | No | The National Historic Landmark Survey does not include any information about this property |
| 2 | 00018470 Vacant Lot | NA | No | The National Historic Landmark Survey does not include any information about this property |
| 3 | 00022244 Vacant Lot | NA | No | The National Historic Landmark Survey does not include any information about this property |
| 4 | 15 Medlin | 1928 | No | The National Historic Landmark Survey does not include any information about this property |
| 5 | 135 Kelly | 1950 | No | The National Historic Landmark Survey does not include any information about this property |
| 6 | 25 Medlin | 1960 | No | The National Historic Landmark Survey does not include any information about this property |
| 7 | 00016321 Vacant Lot | NA | No | The National Historic Landmark Survey does not include any information about this property |
| 8 | 125 Kelly | 1950 | No | The National Historic Landmark Survey does not include any information about this property |
| 9 | 35 Medlin | 1971 | No | The National Historic Landmark Survey does not include any information about this property |
| ***The year built dates are from Moore Count Parcel Data*** | | | | |

# Map Related to the Addresses on National Historic Landmark Survey Table




GIS DISCLAIMER All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. Moore County, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

**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 the ordinance requirements, the application, any information in the file about it, and any staff analysis that has been made. The staff presentation is followed by the applicant's presentation of their case, and then hearing from those opposed to or in favor of the application, then hearing any response the applicant chooses to make. When all of the evidence is in, the Board moves to deliberation and decision of the case. All of this is done in a public hearing.

Roles:

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

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

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

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

**Action by the Historic Preservation Commission:**

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

After conducting the public hearing, the Commission may:

(1) Have the authority to subpoena witnesses and may request additional information;
(2) Continue the public hearing on the requested variance;
(3) Conduct an additional public hearing on the application;
(4) Grant the requested variance;
(5) Deny the requested variance;
(6) Grant the requested COA with conditions. In granting any 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 memo 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 additions to a structure are considered Major Work Items, according to the Village of Pinehurst Historic District Guidelines. The applicant is requesting a rear and front addition to the structure and the resurfacing of the stucco siding. All Major Work must be approved by the Commission.

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

Applicable Guidelines Requirements:

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

1. Section III.I.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 proposed addition in the rear will accommodate for the addition of a laundry and mud room to the home. The rear addition will align with the existing rear setback line. The front addition will accommodate the addition of a new bedroom and bathroom. The front addition will be set over 70 feet away from the street and match the existing architecture of the home. The proposed additions will be compatible with the structure as both additions will be finished in stucco siding to match the existing detail.*

   *The removal of the front porch was planned as part of the renovation of the home, regardless of the location of the additions. In place of the porch, a rain ledge will be added.*

   *The proposed windows do not match the existing windows on site. The proposed windows are two over one and the existing windows are one over one.*

   *As indicated on the site plan, the existing structure and proposed addition have a 4.1 foot side yard setback. This setback is an existing non-conformity and is allowed. Had the current zoning been in place during the original construction of this structure, the house would have been place in a more centralized location with side yard setbacks of 15 feet, rear yard setback of 25 feet and front yard setback of 30 feet.*

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 applicant is proposing additions to the rear and front of the home. The guidelines specifically state that additions can't be placed in the front yard. The commission has the ability to approve requests that are not compliant with the guidelines if the burden of proof is satisfied.*

   *The applicant originally submitted an application that would have located the additions to his home in the rear yard. When the property was purchased by the current owner, there was an addition to the rear of the home that was thought to have established a more lenient setback line and would accommodate a rear yard addition. This would have been true had the addition been permitted. The previous rear addition was done illegally by a previous owner making the plan for a rear addition unavailable as the setback would not permit the proposed rear addition.*

   *With the constraints of the rear setback, the applicant chose to locate the addition in the front yard. This choice was made because that is where all the plumbing fixtures are located for the house. Typically, and according to the Guidelines, front yard additions are not allowed. In this case, the proposed addition is to a non-contributing structure, surrounded by non-contributing structures, and a structure that has a current front setback from the street of 89 feet. The proposed addition will be compatible with the architecture and congruous with the historic district, but not compliant with the Historic District Guidelines.*
   .

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 will result in the removal of an existing front porch. Based on non-contributing status of the structure is debatable if the front porch is a character defining feature.*

BUILDING MATERIALS

1. 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 applicant is proposing to resurface the building with stucco siding. The current siding is stucco, however due to the lack of maintenance of the structure the additions as well as the*

*original structure will have new stucco siding.*

*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's choice to match the existing color scheme maintains compatibility to the structure and congruous look of the structure. The colors/paints are to be white stucco with black trim for detailed elements.*

Applicable Guidelines Recommendations:

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

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

   *As previously stated in the report the applicant is proposing to match all new details of the additions to the existing details, except the windows.*
2. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.

   *The proposed window are to be two over one, while the existing windows are one over one.*
3. Section III.I.8 – The foundation height of an addition or accessory building should align with that of the primary structure.

   *The proposed foundation will according to the submitted plans aligns to the existing foundation.*

WALLS

1. Section III.B.4 – Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessaryand should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

   *The applicant is proposing to resurface the structure with stucco siding to match (to improve) the existing detail.*

   *Stucco siding is a siding material made of Portland cement, sand, lime, and water. Applied in three coats over a lath base, it provides a solid, durable, and seamless home exterior. Some advantages of stucco include a natural resistance to fire, lasting durability, and low maintenance.*

BUILDING MATERIAL

*1. No recommendations that apply to this request.*

PAINT

1. Section III.N. – A simple color scheme will allow the building's features to shine. Choose three colors: the most muted and palest color for the walls, a major complementary color for the trim, and a more intense minor accent color for the front door. Consider the roof material as the fourth color.

   *The applicant's choice to utilize a muted and simple color scheme of white stucco siding and black paint for trim is congruous with the Guidelines.*

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 | 125 Kelly Rd |
| City, State, Zip Code | Pinehurst NC 28374 |
| Parcel ID # | |

| Owner Information | | | |
|---|---|---|---|
| Name | Robert Wiltshire | Home Phone # | |
| Street Address | 60 Canter Ln | Mobile Phone # | 910-986-2969 |
| City, State, Zip Code | Pinehurst NC 28374 | Business Phone # | 910-643-0852 |
| Email | robert.wiltshire28@gmail.com | | |

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

SAME AS ABOVE
RW 2/3/2020

EXHIBIT A

VILLAGE OF PINEHURST 1895

# Historic Certificate of Appropriateness (COA) Major and Minor

(Revised 04/01/19)

## General Information

| | | | |
|---|---|---|---|
| Description of Changes to the Structure | - Addition of new Bedroom, Bathroom and laundry | | |
| Type of Work | ☒ Addition | ☒ Alteration | ☐ New |
| Existing Use | | Proposed Use | |
| ~~☒ Vacant~~<br>☐ Single Family Low Density<br>☒ Single Family Medium Density pmh<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | | ☐ Vacant<br>☐ Single Family Low Density<br>☒ Single Family Medium Density pmh<br>☐ Single Family High Density<br>☐ Multi-Family Development<br>☐ Office<br>☐ Retail<br>☐ Lodging<br>☐ Recreational<br>☐ Institutional<br>☐ Medical<br>☐ Industrial<br>☐ Services | |
| Includes Demolition | | ☒ Yes ☐ No | |
| Includes Tree Removal | | ☐ Yes ☒ No | |
| Estimated Cost of Construction | | $145,000 | |

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 | Cinder Block/Stucco | Stucco/Hardie | White | |
| Rear Elevation | " | " | " | |
| Right Elevation | " | " | " | |
| Left Elevation | " | " | " | |
| Trim | Vinyl | Wood | White | |
| Windows | Vinyl | Vinyl | White | MATCH EXISTING |
| Chimney | Brick | Brick | White | MATCH EXISTING |
| Foundation | Slab / Sub | Slab | | |
| Front Door | Wood | Metal | Black | |
| Shutters | Vinyl | Wood | Black | |
| Garage Door | — | | | |
| Roof | Shingle | Shingle | Black | MATCH EXISTING |
| Roof Exhaust Vents | None | Ridge | Black | |
| Front Porch | Being Removed | Rain ledge | — | |
| Deck | — | | | |
| Patio | — | Pavers | | |
| Sidewalk | Brick | Paver | | |
| Sky Lights | — | None | — | |
| Driveway | Crushed Stone | Crushed Stone | Stone Gray | |
| House Number | ~~Yes~~ Mailbox | Metal | Black | |
| Other: | | | | |

## Required Documents

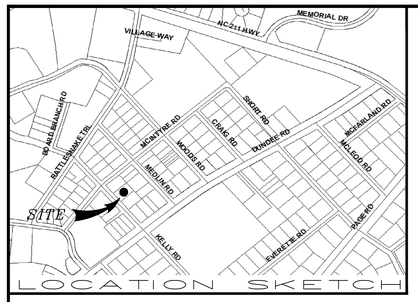
| | |
|---|---|
| ☐ Site Plan/Survey or Sketch | ☐ Elevation Drawings |
| ☐ Floor Plans | ☐ Landscaping Plan |

## Certification

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

Applicant Signature: _____ Date: 3 Feb 20

**EXHIBIT B**




REFERENCE:
DEED BOOK 3597, PAGE 506
MAP BOOK 1, SECTION 1, PAGE 64
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

*THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY C. D. WENTLAND, PLS NO. 4312, ON SEPTEMBER 18, 2019. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.*

C. D. WENTLAND, PLS NO. 4312

DATE: 09/18/2019.

**AREA IN:**
HOUSE=1903 sq.ft.±
DRIVE =1397 sq.ft.±
WALK =70 sq.ft.±
TOTAL IMPERVIOUS=3370 sq.ft.±

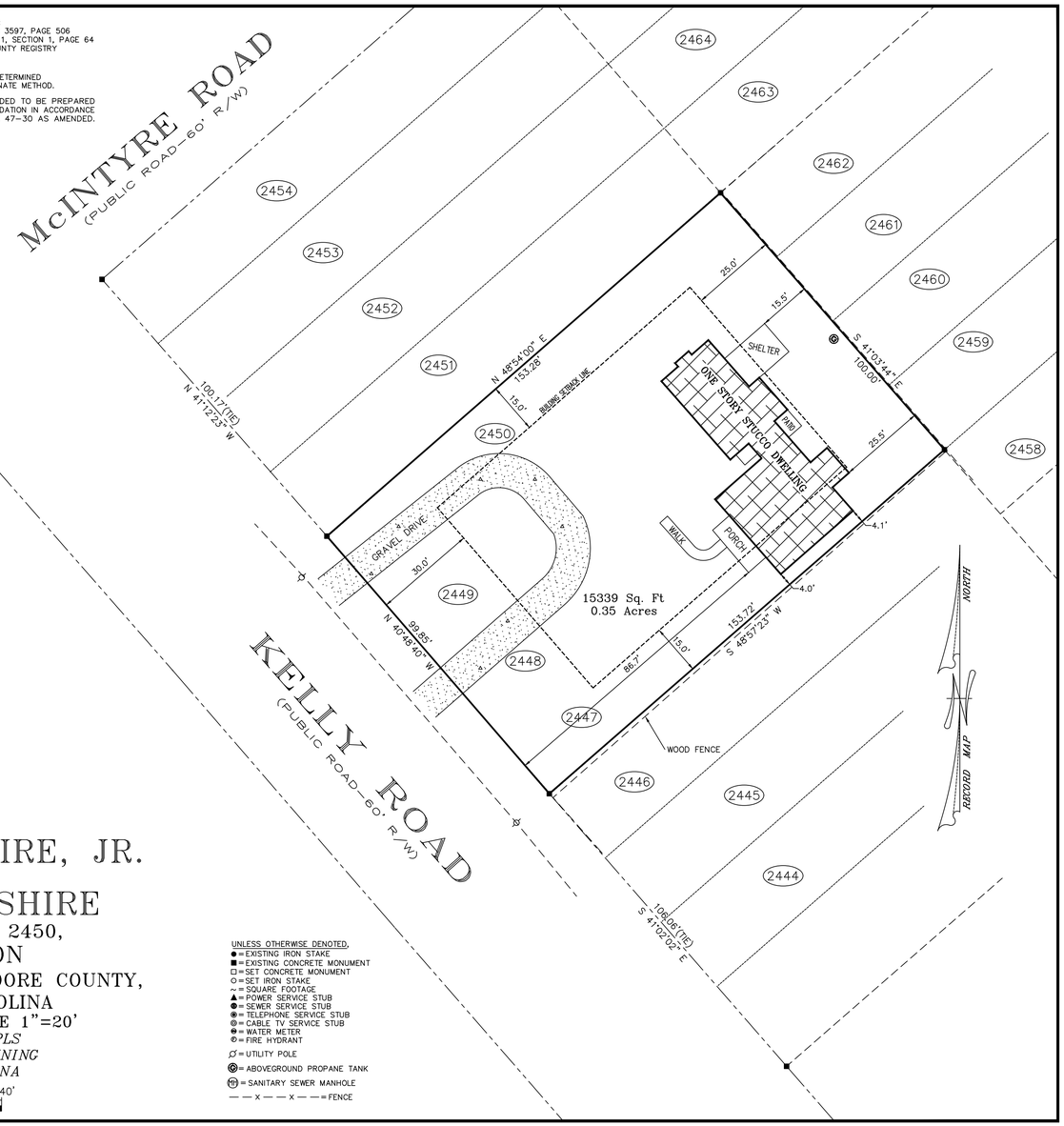
**PERCENT OF IMPERVIOUS COVERAGE=22%**
**PERCENT OF DWELLING COVERAGE=12%**

**SUBJECT PROPERTY IS ZONED "R-10".**

NOTE:
SUBJECT PROPERTY IS LOCATED IN A WS-III WATERSHED AREA.

SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

LRK# 00014377




SURVEY FOR

# ROBERT H. WILTSHIRE, JR.

& WIFE

# BROOKE B. WILTSHIRE

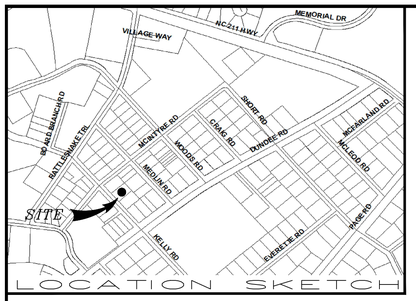
LOT 2447, 2448, 2449 & 2450,
OLD TOWN SECTION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
SEPTEMBER 18, 2019 -*- SCALE 1"=20'

*CHRISTOPHER WENTLAND, PLS*
*LAND SURVEYING-LAND PLANNING*
*PINEHURST, NORTH CAROLINA*

20' 10' 0' 20' 40'

UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
~ = SQUARE FOOTAGE
▲ = POWER SERVICE STUB
● = SEWER SERVICE STUB
◉ = TELEPHONE SERVICE STUB
◎ = CABLE TV SERVICE STUB
⊕ = WATER METER
✆ = FIRE HYDRANT
Ø = UTILITY POLE
⊛ = ABOVEGROUND PROPANE TANK
Ⓜ = SANITARY SEWER MANHOLE
— — x — — x — — = FENCE

EXHIBIT C




REFERENCE:
DEED BOOK 3597, PAGE 506
MAP BOOK 1, SECTION 1, PAGE 64
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

*THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY C. D. WENTLAND, PLS NO. 4312, ON SEPTEMBER 18, 2019. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.*

C. D. WENTLAND, PLS NO. 4312

DATE: 09/18/2019.

**AREA IN:**
HOUSE=1903 sq.ft.±
DRIVE =1397 sq.ft.±
WALK =70 sq.ft.±
TOTAL IMPERVIOUS=3370 sq.ft.±

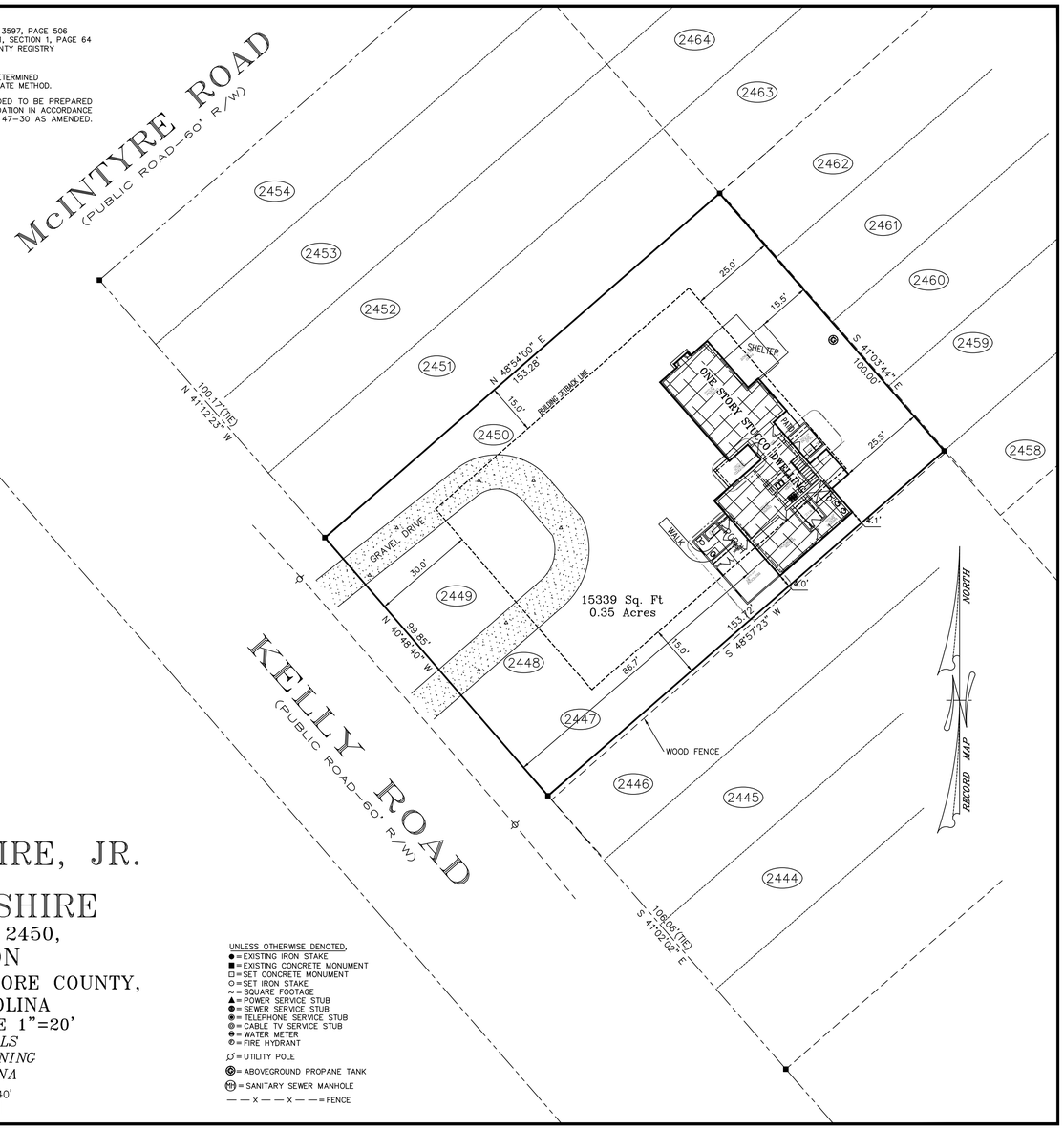
**PERCENT OF IMPERVIOUS COVERAGE=22%**
**PERCENT OF DWELLING COVERAGE=12%**

**SUBJECT PROPERTY IS ZONED "R-10".**

NOTE:
SUBJECT PROPERTY IS LOCATED IN A WS-III WATERSHED AREA.

SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

LRK# 00014377




SURVEY FOR
# ROBERT H. WILTSHIRE, JR.
& WIFE
# BROOKE B. WILTSHIRE
LOT 2447, 2448, 2449 & 2450,
OLD TOWN SECTION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
SEPTEMBER 18, 2019 -*- SCALE 1"=20'

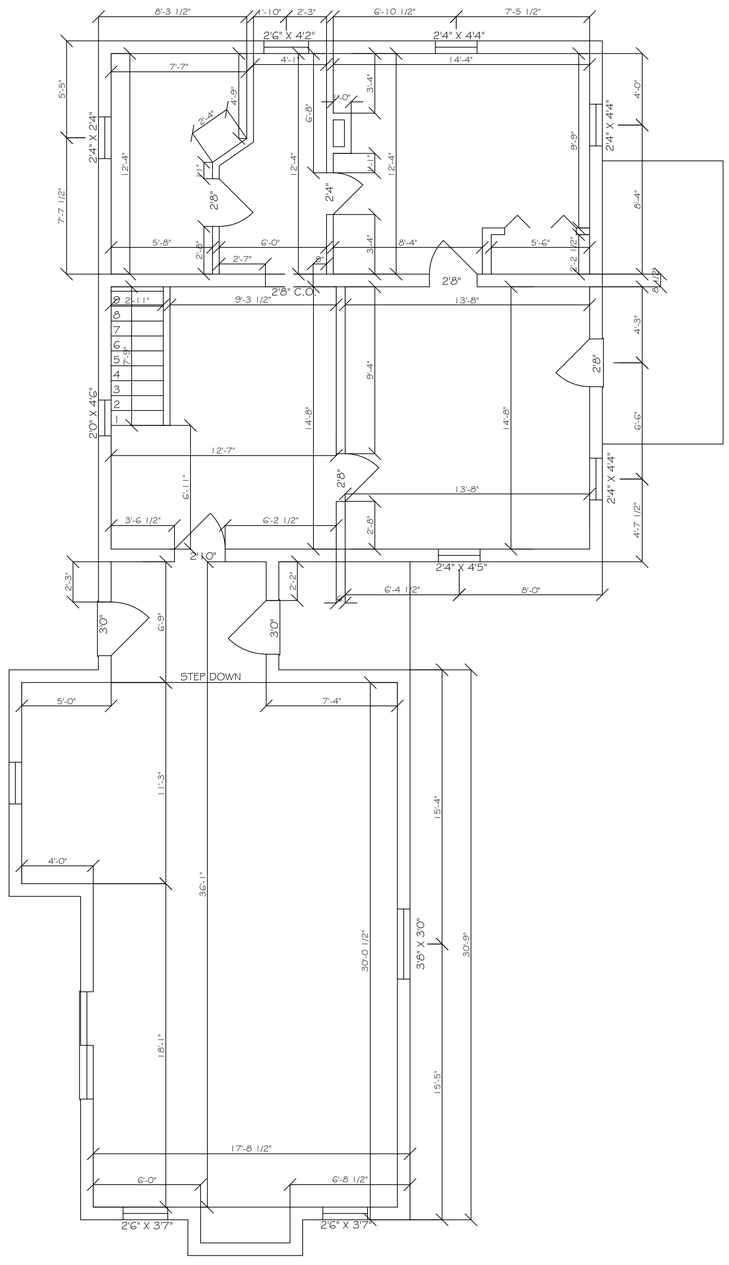
*CHRISTOPHER WENTLAND, PLS*
*LAND SURVEYING-LAND PLANNING*
*PINEHURST, NORTH CAROLINA*

20' 10' 0' 20' 40'

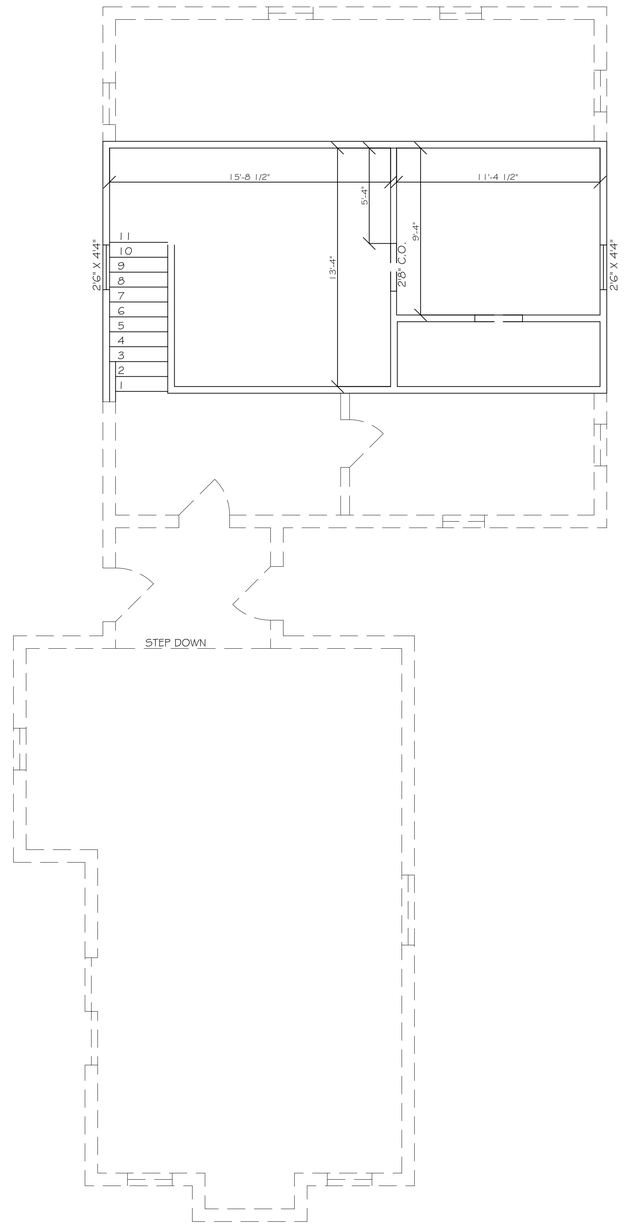
UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
~ = SQUARE FOOTAGE
▲ = POWER SERVICE STUB
● = SEWER SERVICE STUB
◉ = TELEPHONE SERVICE STUB
◎ = CABLE TV SERVICE STUB
⊕ = WATER METER
✆ = FIRE HYDRANT
Ø = UTILITY POLE
⊙ = ABOVEGROUND PROPANE TANK
Ⓜ = SANITARY SEWER MANHOLE
— — x — — x — — = FENCE

**EXHIBIT D**

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.




# EXISTING FLOOR PLAN




# EXISTING SECOND PLAN

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

Client:
Mr. Robert Wiltshire
Mrs. Brooke Wiltshire
125 Kelly Rd.
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

| | |
|---|---|
| FIRST FLOOR | 1498 SQUR. FT |
| SECOND FLOOR | 347 SQUR. FT |

HEATED TOTAL 1845 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 02/07/20

Drafting By:
THS 08/21/19

Sheet Name: EXISTING FLOOR PLAN

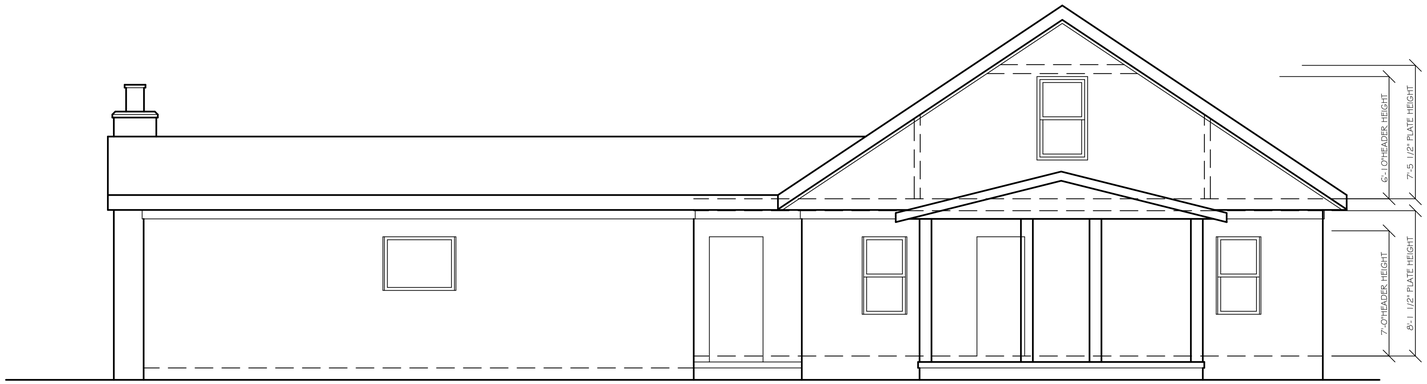
Scale: 1/4"=1'0"

Sheet Number:

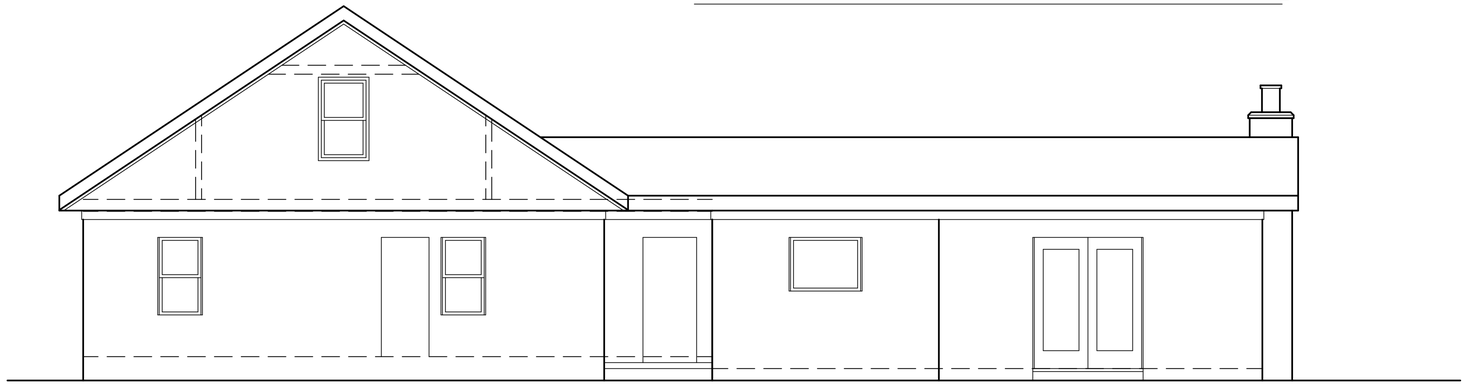
O-1

EXHIBIT E

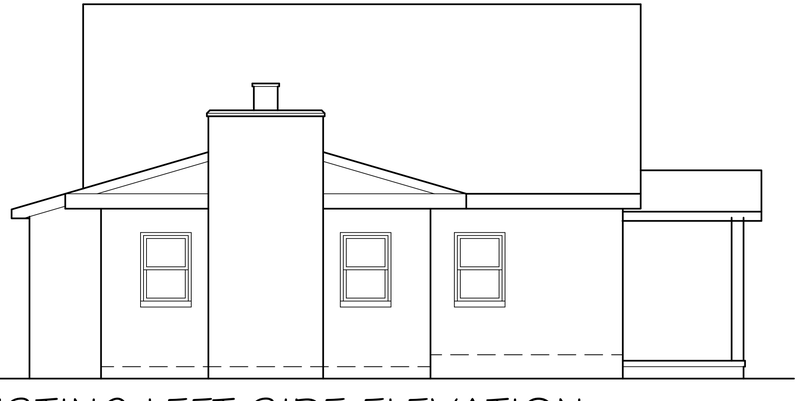
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



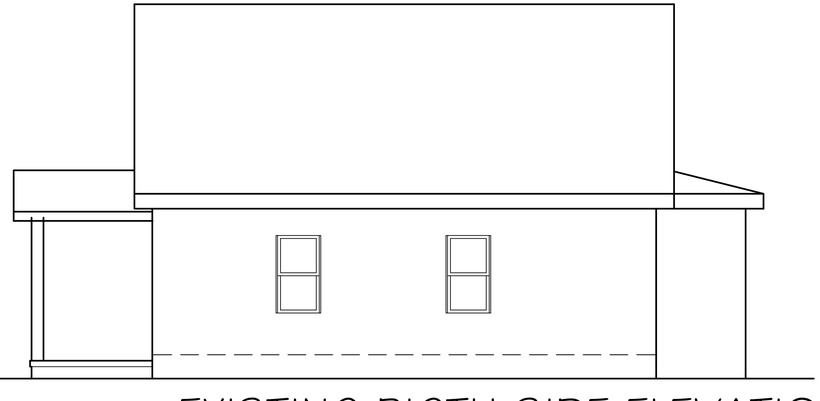

EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGTH SIDE ELEVATION

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

Client:
Mr. Robert Wiltshire
Mrs. Brooke Wiltshire
125 Kelly Rd.
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

| | |
|---|---|
| FIRST FLOOR | 1498 SQUR. FT |
| SECOND FLOOR | 347 SQUR. FT |

HEATED TOTAL 1845 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 02/13/20

Drafting By:
THS 08/21/19
EJA 02/07/20

Sheet Name: EXISTING ELEVATIONS

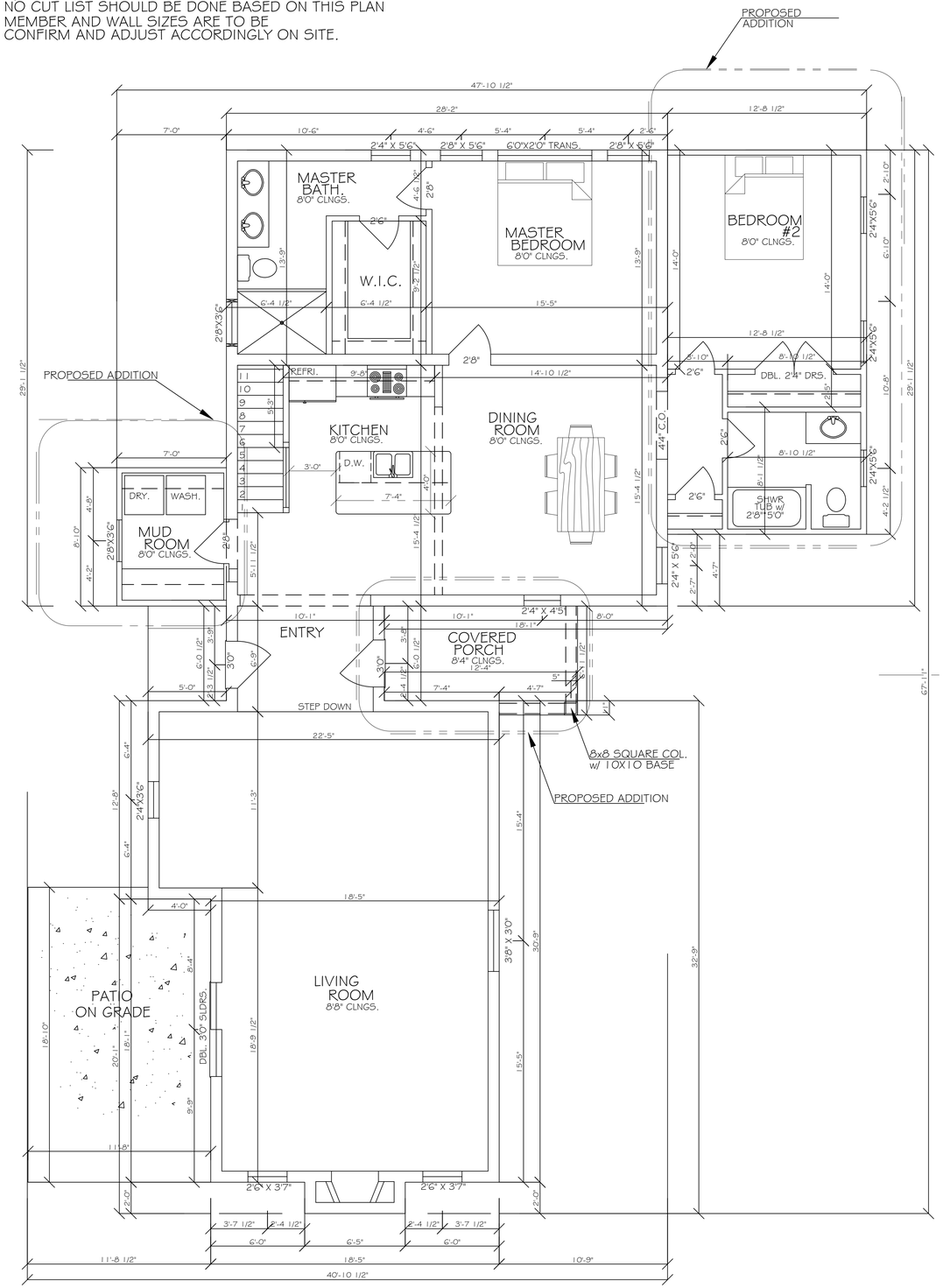
Scale: 1/4"=1'0"

Sheet Number:

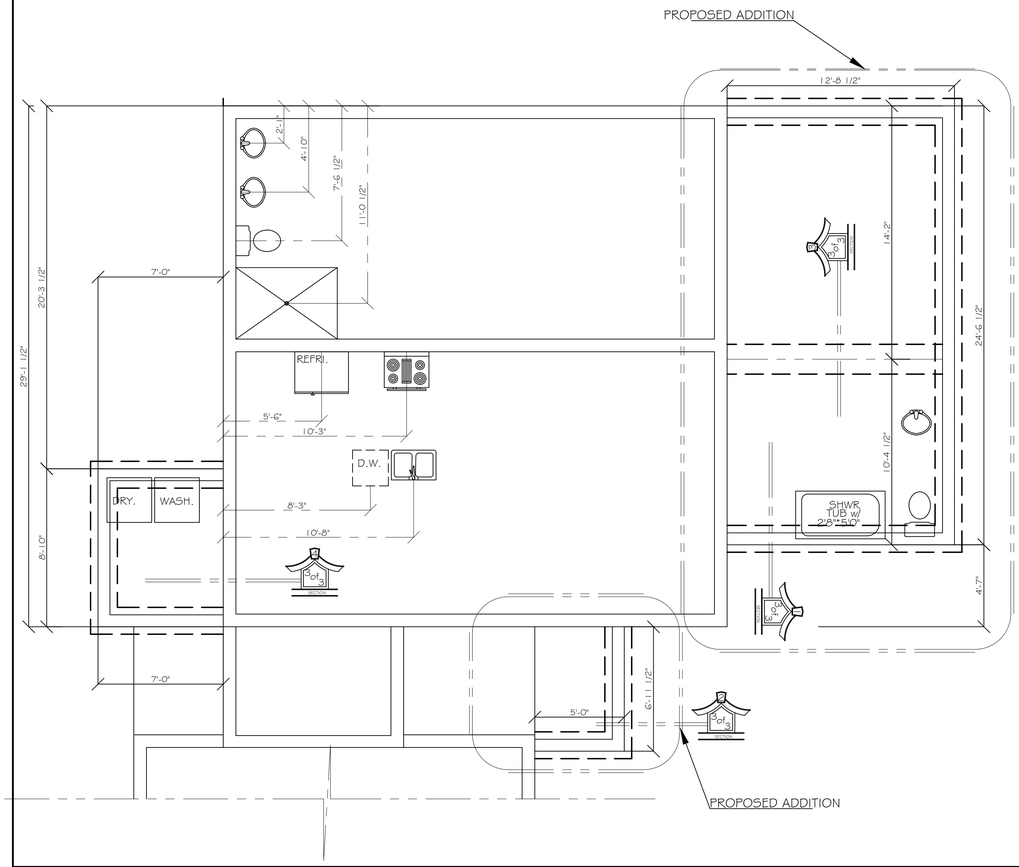
O-2

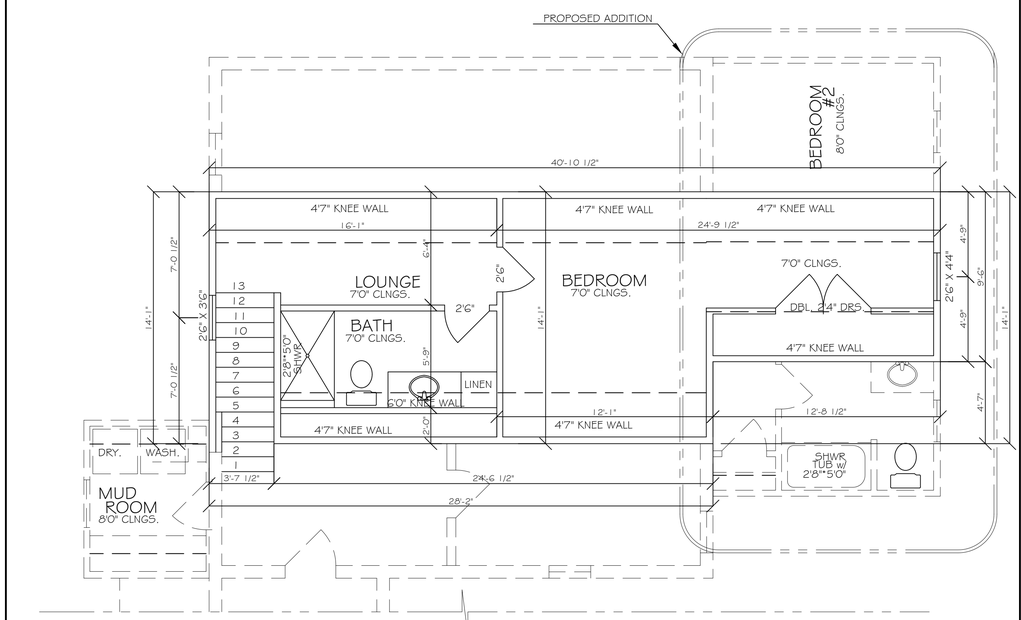
**EXHIBIT F**

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.




# MODIFIED FLOOR PLAN




# MODIFIED SECOND FLOOR PLAN

ARTIGA DESIGN


Enrique J. Artiga
(910)-637-0350


Client:
Mr. Robert Wiltshire
Mrs. Brooke Wiltshire
125 Kelly Rd.
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

| | |
|---|---|
| FIRST FLOOR | 1890 HTD. SQUR. FT |
| SECOND FLOOR | 486 HTD. SQUR. FT |
| COVERED PORCH | 79 SQUR. FT |

MODIFIED
HEATED TOTAL 2376 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 02/13/20

Drafting By:

| | |
|---|---|
| THS | 08/21/19 |
| THS | 09/02/19 |
| EJA | 09/12/19 |
| EJA | 02/07/20 |

Sheet Name: MODIFIED FLOOR PLAN

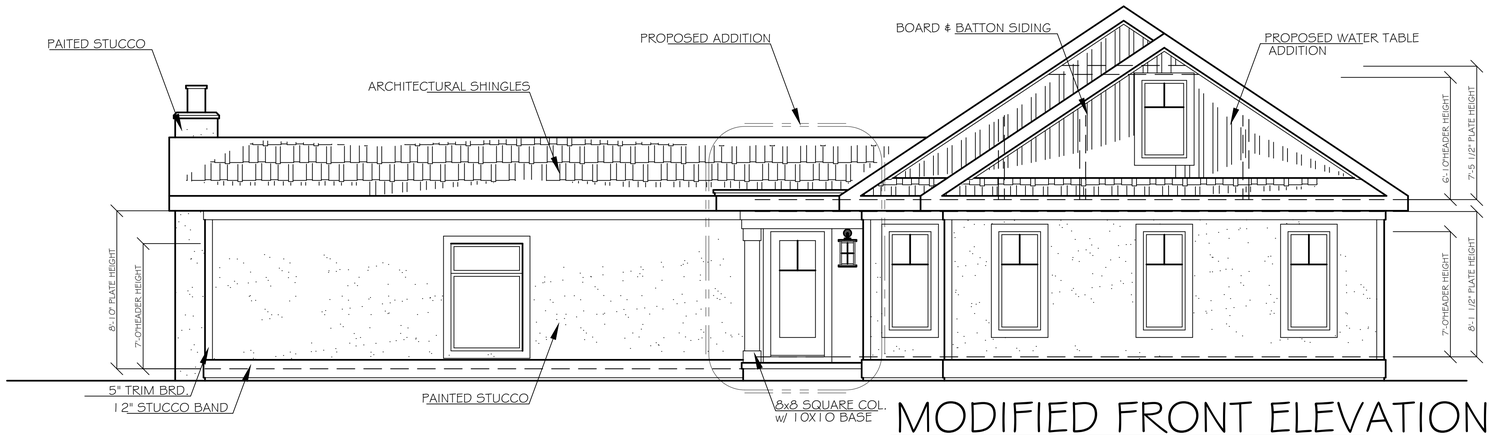
Scale: 1/4"= 1'0"

Sheet Number:

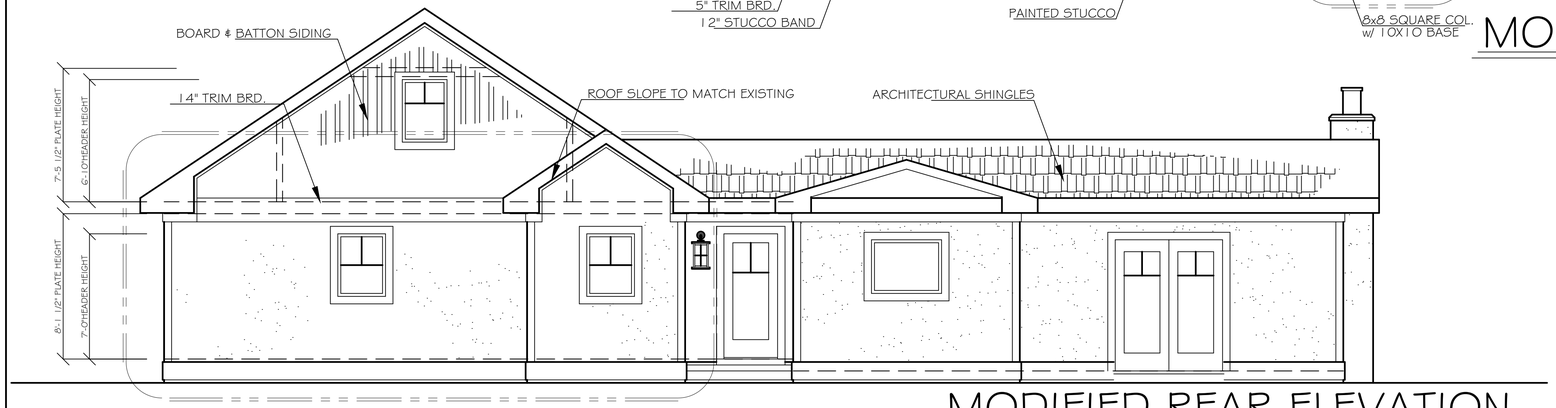
1 of 3

**EXHIBIT G**

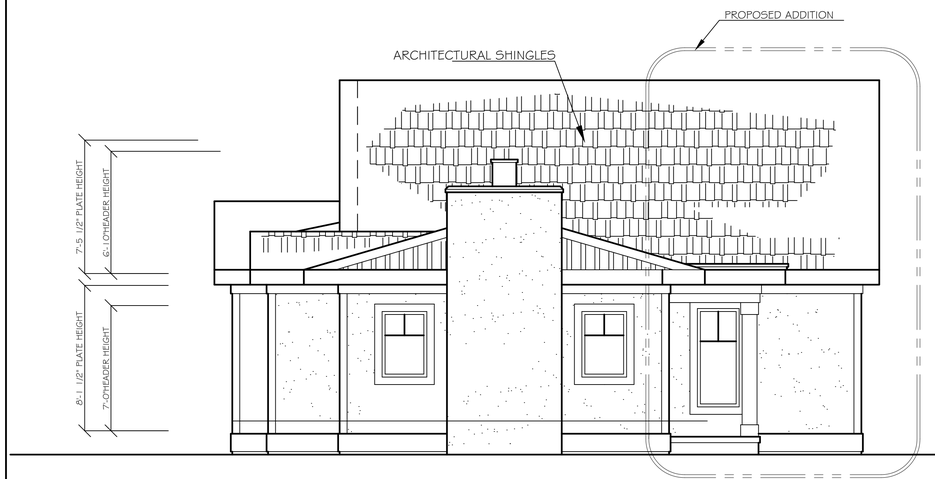
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.



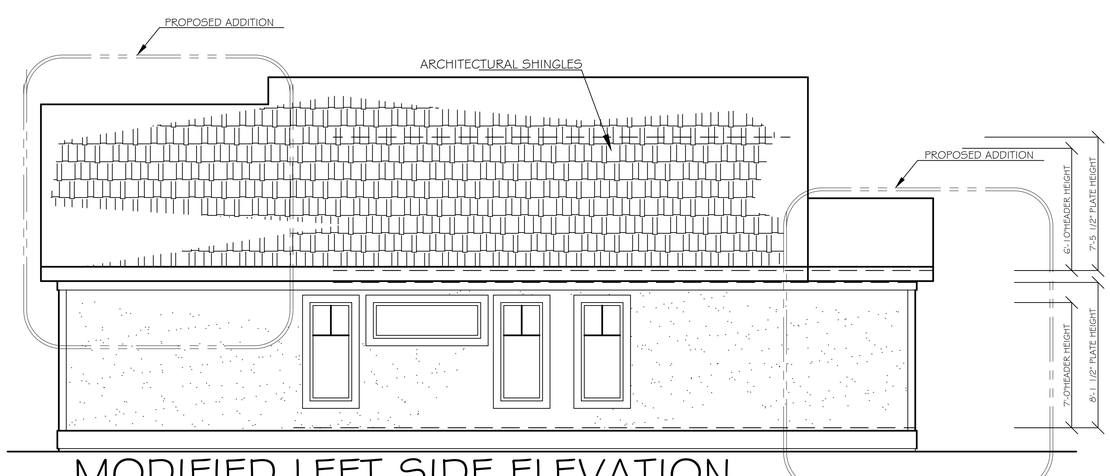

MODIFIED FRONT ELEVATION




MODIFIED REAR ELEVATION




MODIFIED LEFT SIDE ELEVATION




MODIFIED LEFT SIDE ELEVATION

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

Client:
Mr. Robert Wiltshire
Mrs. Brooke Wiltshire
125 Kelly Rd.
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

| | |
|---|---|
| FIRST FLOOR | 1890 HTD. SQUR. FT |
| SECOND FLOOR | 486 HTD. SQUR. FT |
| COVERED PORCH | 79 SQUR. FT |

MODIFIED
HEATED TOTAL 2376 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 02/13/20

Drafting By:

| | |
|---|---|
| THS | 08/21/19 |
| THS | 09/02/19 |
| EJA | 09/12/19 |
| EJA | 02/07/20 |

Sheet Name: MODIFIED FLOOR PLAN

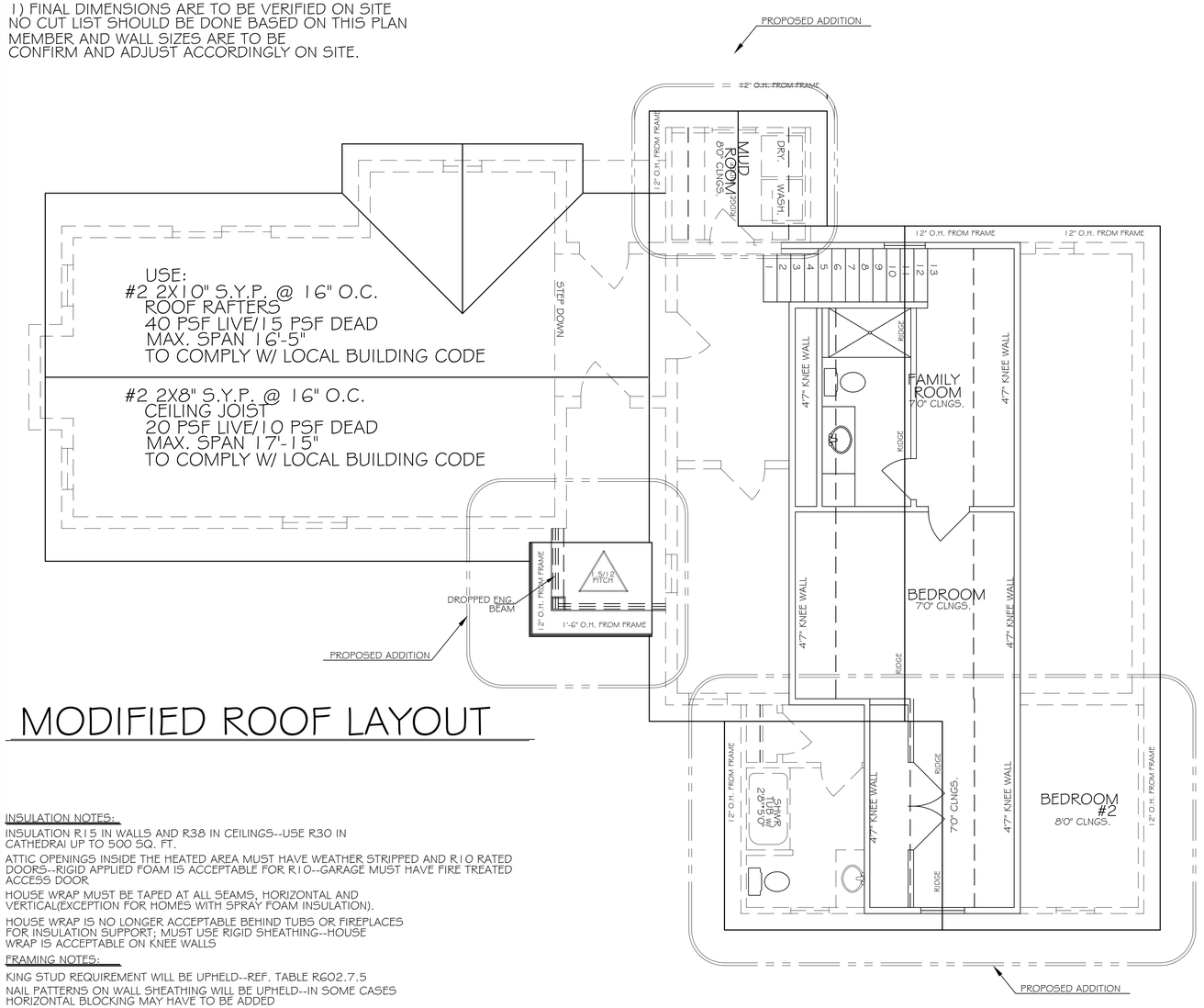
Scale: 1/4"= 1'0"

Sheet Number:

2 of 3

**EXHIBIT H**

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.




# MODIFIED ROOF LAYOUT

INSULATION NOTES:

INSULATION R15 IN WALLS AND R38 IN CEILINGS--USE R30 IN CATHEDRAI UP TO 500 SQ. FT.

ATTIC OPENINGS INSIDE THE HEATED AREA MUST HAVE WEATHER STRIPPED AND R10 RATED DOORS--RIGID APPLIED FOAM IS ACCEPTABLE FOR R10--GARAGE MUST HAVE FIRE TREATED ACCESS DOOR

HOUSE WRAP MUST BE TAPED AT ALL SEAMS, HORIZONTAL AND VERTICAL(EXCEPTION FOR HOMES WITH SPRAY FOAM INSULATION).

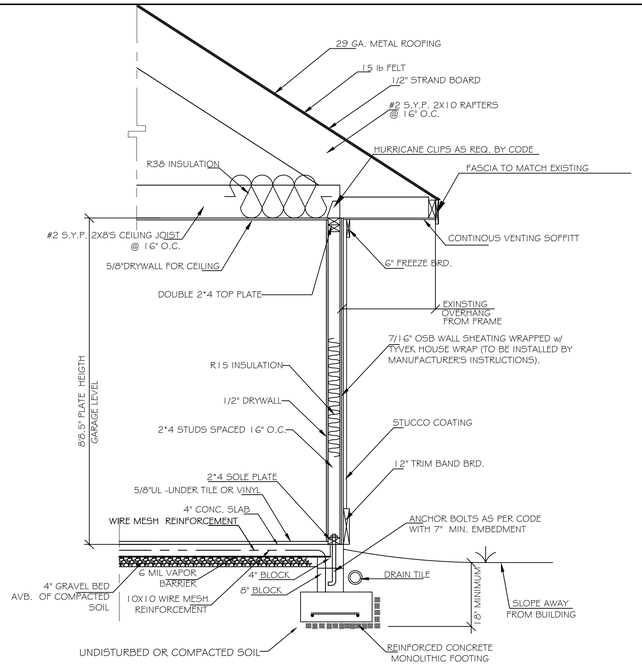
HOUSE WRAP IS NO LONGER ACCEPTABLE BEHIND TUBS OR FIREPLACES FOR INSULATION SUPPORT; MUST USE RIGID SHEATHING--HOUSE WRAP IS ACCEPTABLE ON KNEE WALLS

FRAMING NOTES:

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

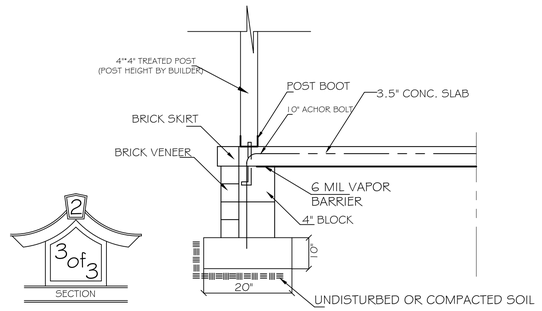
NAIL PATTERNS ON WALL SHEATHING WILL BE UPHELD--IN SOME CASES HORIZONTAL BLOCKING MAY HAVE TO BE ADDED

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



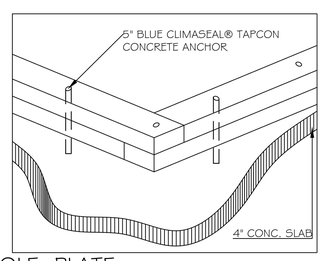

1 / 3 of 3 SECTION

## TYPICAL ONE STORY BRICK WALL SECTION
SCALE = NTS

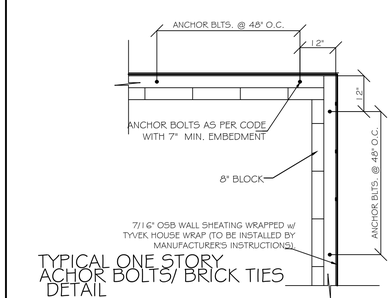



2 / 3 of 3 SECTION

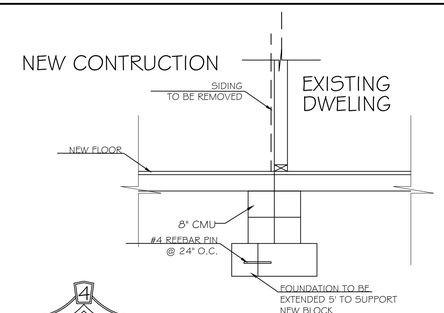
## TYPICAL DECK POST DETAIL
SCALE = NTS




## SOLE PLATE ANCHOR DETAIL
SCALE = NTS

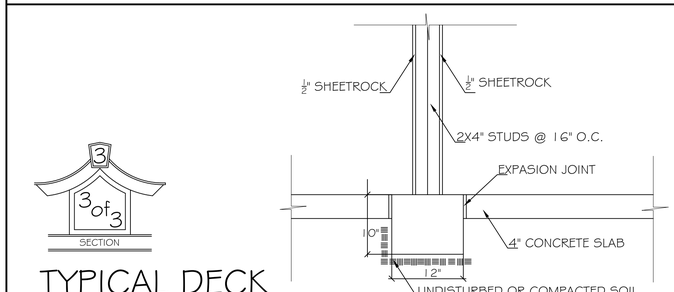



## TYPICAL ONE STORY ACHOR BOLTS/ BRICK TIES DETAIL
SCALE = NTS




4 / 3 of 3 SECTION

## TYPICAL ONE STORY FOUNDATION CONECTION DETAIL
SCALE = NTS




3 / 3 of 3 SECTION

## TYPICAL DECK POST DETAIL
SCALE = NTS


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


Client:
Mr. Robert Wiltshire
Mrs. Brooke Wiltshire
125 Kelly Rd.
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

| | |
|---|---|
| FIRST FLOOR | 1890 HTD. SQUR. FT |
| SECOND FLOOR | 486 HTD. SQUR. FT |
| COVERED PORCH | 79 SQUR. FT |

MODIFIED HEATED TOTAL 2376 SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:

| | |
|---|---|
| EJA | 02/13/20 |

Drafting By:

| | |
|---|---|
| THS | 08/21/19 |
| THS | 09/02/19 |
| EJA | 09/12/19 |
| EJA | 02/07/20 |

Sheet Name: MODIFIED FLOOR PLAN

Scale: 1/4"= 1'0"

Sheet Number:

3 of 3

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
*Introduction*

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 27, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

**Order**

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

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

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

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

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the _____ of _____, 2020.

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

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

Attachment A
Final Order
125 Kelly Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 125 Kelly Road:

The following conditions apply to approval of the Certificate of Appropriateness for 125 Kelly Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 125 Kelly Road based on the following:

# MINOR WORK COAS ISSUED BY STAFF
## ADDITIONAL AGENDA DETAILS:

**FROM:**
Peter Hughes

**CC:**
Darryn Burich

**DATE OF MEMO:**
2/21/2020

**MEMO DETAILS:**
The attached document lists the Minor COAs approved administratively by staff from 1/16/2020 to 2/16/2020. In total, there were four (4) Minor COAs approved since the last HPC meeting in January. Staff issued a sign COA for the Manor Inn and a COA for the Magnolia Inn for an accessory structure with no dimension greater than 12 feet. The remaining two COAs issued were for single family residences and consisted of a new brick pathway and a new brick wall to screen utilities.

**ATTACHMENTS:**

| | Description |
|---|---|
| 🗋 | Staff Approval for February 2020 HPC |

PLANNING AND INSPECTIONS DEPARTMENT

**TO:** Pinehurst Historic Preservation Commission
**FROM:** Peter Hughes, Senior Planner
**DATE:** 2/21/2020
**SUBJECT:** Staff Approvals of Minor Work

## STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
## February 27, 2020 MEETING
## 1/16/19 TO 2/16/2020

**MINOR WORK – COA ISSUED**

| Nature of Work | COA Number | Application Date | Approval Date | Address | Property Owner |
|---|---|---|---|---|---|
| Accessory structure no dimension greater than 12' | 2020-00013 | 1/27/2020 | 2/3/2020 | 65 Magnolia | Ronald Mitton |
| New Wall | 2020-00020 | 2/4/2020 | 2/5/2020 | 15 Beulah Hill | Megan Elliss |
| New Sign | 2020-00023 | 2/13/2020 | 2/17/2020 | 5 Community | Pinehurst LLC |
| New Path | 2020-0025 | 2/14/2020 | 2/14/2020 | 55 Laurel | Thom Bell |