



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

I. Call to Order

II. Approval of Minutes

A. 01-28-2021 Regular Meeting Minutes

III. Public Hearing

A. COA-2021-00008

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

B. COA-2021-00015

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

C. COA-2021-00016

The purpose of this public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to a previously approved Major Certificate of Appropriateness at 90 McCaskill Road. Those modifications include the addition of a window, changing material from shake to lap siding, and addition of two porch columns. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855208870756. The property owners are Amanda and Michael McCabe and the applicant is Pinehurst Homes.

D. COA-2021-00017

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

E. COA-2021-00018

The purpose of this public hearing is to consider a request within the Pinehurst Historic District for a proposed addition to an existing primary structure and enclosure of an existing screened-in porch at 83 Short Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856200285541. The property owner is 85 Short Road Pinehurst LLC and the applicant is Natalie Dean Hawkins.

F. COA-2021-00019

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

G. COA-2021-00012

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

IV. Review of Normal Maintenance and Minor Work items

A. Staff Approvals from 1/10/2021 to 2/18/2021

V. Next Meeting Date

A. March 25, 2021 at 4:00 pm

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.



**01-28-2021 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Kelly Brown

CC:

Darryn Burich & Peter Hughes

DATE OF MEMO:

2/15/2021

MEMO DETAILS:

Attached are the draft minutes of the 01-28-2021 regular meeting for your review.

ATTACHMENTS:

Description

01-28-2021 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JANUARY 28, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Richard Vincent
Anne Lucey
David Herring
Terry Lurtz

Members Absent:

John Taylor

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Clerk to the Board

Approximately eight people in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 12-17-2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the December 17, 2020 regular meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

III. Public Hearing

Mr. Schroeder moved to recess the regular meeting and open the public hearing. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

All Commissioners disclosed they conducted site visits to all properties on the agenda and had no ex parte communication.

Senior Planner Peter Hughes was sworn into the public hearing.

A. COA-2020-00178 (11 Village Lane)

Property owner Jim Hyler was sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 11 Village Lane. The applicant is proposing to replace a portion of existing asphalt shingle roofing with metal roofing. The subject property can be further identified by Moore County Pin Number #855208878559. The property owners of record are Nancy and Jim Hyler and the applicant is Chris Cleaveland of Sandhills

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

Mr. Hughes learned the work was being performed without a certificate of appropriateness after an anonymous complaint. Mr. Hyler stated after purchasing the house, it was discovered part of the wood along above the door was rotting. He stated they were unable to match the existing asphalt shingles and chose to replace them with metal roofing. Mr. Hyler stated the contractor had advised him that he did not need Village approval for the changes. He stated the proposed front door with glass panels would let light into the house. He stated that all the other houses in the cul-de-sac have glass panels in or around their front doors.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 11 Village Lane **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Vincent. Failed by a vote of 2-4.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 11 Village Lane is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- *Based on the black matte color of the proposed roof*

Seconded by Ms. Lucey. Approved by a vote of 5-1.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 11 Village Lane. Seconded by Mr. Vincent. Approved by a vote of 6-0.

B. COA 2020-00184 (190 Midland Road)

Applicant John English and Kelly Bennett of Statewide Roofing were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 190 Midland Road. The applicant is proposing to replace the existing cedar roof with a different roofing material. The subject property can be further identified by Moore County Pin Number #856210372437. The property owner of record are Zack Taylor and the applicant is John English of Statewide Roofing. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Ms. Bennett showed the Commission an example the proposed shingles from Exhibit D. Mr. English stated the proposed shingles were in his opinion the best wood shingle lookalike product on the market.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 190 Midland Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- New roofing material should match existing material
Seconded by Ms. Lucey. Approved by a vote of 6-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 190 Midland Road. Seconded by Ms. Lucey. Approved by a vote of 6-0.

C. COA 2021-00006 (1 Carolina Vista)

Applicant Calvin Burkley of Pinehurst Resorts and Don Tice of Tice-Kiester Architects were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications at 1 Carolina Vista. The proposed exterior modifications include the alteration of an entryway, addition of signage, and replacement of windows and doors with in kind material. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856213032663. The property owner is Resorts of Pinehurst Inc. and the applicant is Calvin Burkley of Pinehurst Resorts. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Hughes stated there is no Historic District standard for the proposed illuminated menu. Mr. Tice stated the proposed columns, raised panels, and slightly darker siding color were to make the entrance to the 91st Hole bar and restaurant a little easier to find.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 1 Carolina Vista **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 1 Carolina Vista. Seconded by Mr. Herring. Approved by a vote of 6-0.

D. COA 2020-00180 (60 Shaw Road)

Applicant Jim Secky and property owner Christopher Grimm were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 60 Shaw Road Southwest. The applicant is proposing to make a 15' x 33' addition to the front and side of the structure. The subject property can be further identified by Moore County Pin Number #855200851638. The property owner of record are Christopher Grimm and Debralee Nelson and the applicant is Jim Secky. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Secky corrected the record and stated there were no trees being removed. He stated the intent was to add an addition that looked like it had always been there. Mr. Grimm stated the addition was to expand the existing bedrooms.

Mr. Vincent moved that the Historic Preservation Commission find the proposed Major Work at 60 Shaw Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- *Proposed front door is different style and color than existing front door*

Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Mr. Vincent moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 60 Shaw Road. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

E. COA-2021-00003 (87 Short Road)

Project professional Christine Dandeneau and property owner and applicant Judy Davis were sworn into the public hearing. Mr. Schroeder disclosed he knows Ms. Dandeneau and Ms. Davis, but had no conflict of interest.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications at 87 Short Road. The modification include: a 500 square foot addition, modification of an existing garage into an accessory dwelling, addition of a rear yard patio, addition of rear yard fencing, replacement of windows, replacement of shutters, removal of multiple trees, replacement of the existing roof and reconfiguration of a driveway. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205284641. The property owner and applicant Judy Davis and the project professional is Christine Dandeneau of Dandeneau Architecture P.L.L.C. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Ms. Dandeneau stated the trees with the ribbons, as shown in the staff presentation, will be removed and will allow Ms. Davis more landscaping opportunities. Ms. Davis stated she wants to remove a minimum of three trees, and maybe four or five more. Ms. Dandeneau showed the Commission a photo of trees to be removed (photo is located in the meeting file). Ms. Dandeneau stated all structures on the property would have the same architectural asphalt shingles. Ms. Davis stated the metal fence would be painted black.

Mr. Lucey moved that the Historic Preservation Commission find the proposed Major Work at 87 Short Road is not consistent with the Historic District Guidelines, nevertheless is deemed congruous with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 11 Village Lane. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Schroeder moved to close the public hearing. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for December 10, 2020 to January 9, 2021

The Commission had no comments.

V. Next Meeting Date

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

The Commission discussed holding a work session in early March to discuss the Guidelines/Standards updates.

VI. Motion to Adjourn

Mr. Herring made a motion to adjourn the meeting. Seconded by Mr Schroeder. Approved by a vote of 6-0 at 5:26 pm.

Respectfully Submitted,

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

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

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COA-2021-00008

ADDITIONAL AGENDA DETAILS:

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

FROM:

Peter Hughes

CC:

Darryn Burich

DATE OF MEMO:

2/18/2021

MEMO DETAILS:

This request is before the Commission because it is not compliant with the Historic District Guidelines and is not considered to be Minor Work.

ATTACHMENTS:

Description

- ☐ Staff Report 5 Carolina Vista
- ☐ HPC Exhibits 5 Carolina Vista
- ☐ Findings of Fact 5 Carolina Vista



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 15, 2020
Subject: Major COA Request for 5 Carolina Vista

Applicant:	Homewright Construction
Owners:	Gilbert and Christine Pritchard
Professional:	Calvin Burkley
Property Location:	5 Carolina Vista
PID#	855212950261

Request and Background:

Homewright Construction is requesting a Certificate of Appropriateness, on behalf of Gilbert and Christine Pritchard, for construction of a six foot, solid wood, side yard fence at 5 Carolina. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212950261.

Previously Issued COAs for 5 Carolina Vista		
Description	Year	Major or Minor
Addition	2007	Major
Fence and Pergola	2008	Major
Fence	2010	Minor
Addition	2011	Major
Greenhouse Accessory Structure	2015	Major

5 Carolina Vista is listed as a contributing structure according to the National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which, adjacent properties were notified and each property's National Historic Landmark Survey Status.

National Historic Landmark Survey Table 5 Carolina Vista

#*	Address	Year Built	Contributing	Structure History
1	5 Carolina Vista	1919	Yes	Halfway House was built for Mrs. T. T. Watson in 1919. It is a one-and-a-half-story shingle-clad frame bungalow with a double-pitched gable roof and long shed dormers across the front and rear. Windows are grouped in pairs and triples. A picket gate within a privet hedge is located at the head of the front walk
2	1 Carolina Vista	1922	Yes	Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses.
3	15 Beulah Hill Road	1960	No	Not mentioned within the Historic Landmark Survey
4	15 Carolina Vista	1915	Yes	Little House is a Colonial Revival dwelling built by Mr. and Mrs. James H. Andrews of Akron, Ohio. In 1944 it suffered a fire and was rebuilt. In 1950 it became the home of James Walker Tufts, III. The house is a two-story weatherboarded frame dwelling with a gable roof, a three-bay facade with paired windows, and a classical entrance porch with columns.

Major COA Request for 5 Carolina Vista
Notification Map of Adjacent Properties
February 25, 2021 HPC Meeting



Legend

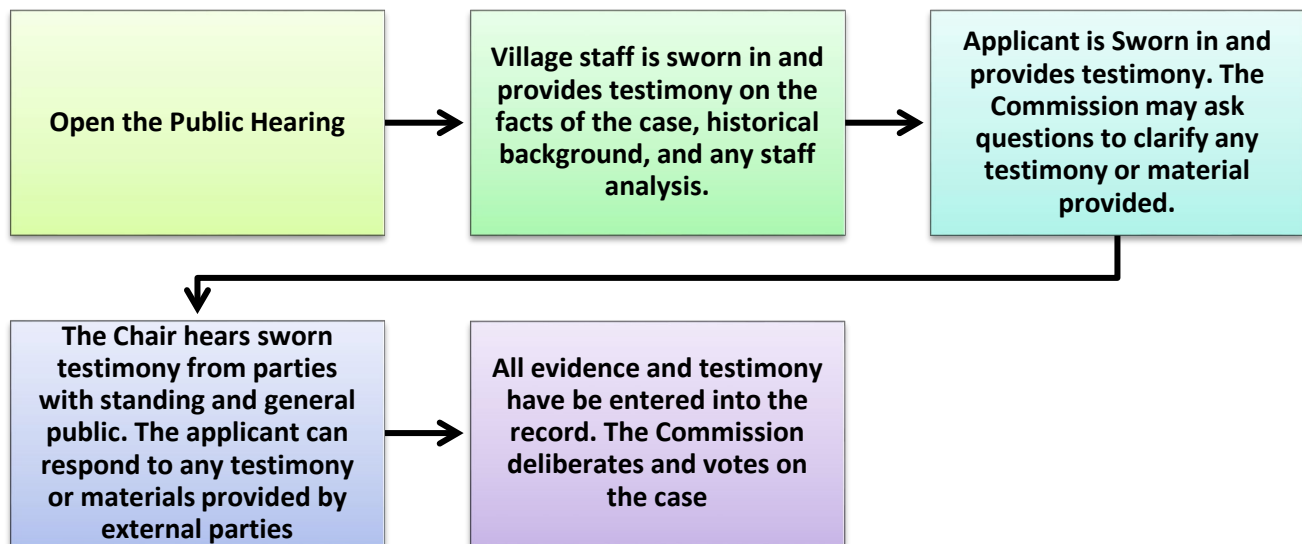
- 5 Carolina Vista
- Notified Adjacent Properties
- STREETS

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because requests that are not compliant with Guideline requirements and Minor Work not approved by staff are considered Major Work. The applicant is proposing a six foot, solid wood, side yard fence and the Guidelines stipulate that side yard fence can be no taller than four feet in height and that solid wood fencing is not permitted. Fences are typically classified as Minor Work items, however staff elevated this request to Major Work because only the Commission may approve a request that is not compliant with the Guidelines. All Major Work **must** be approved by the Commission.

The applicant is proposing a six foot, solid wood fence that will extend 150 feet and provide screening from Midland Road and Pinehurst Country Club. The applicant has provided a detailed project description, fence elevations, and site plan. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

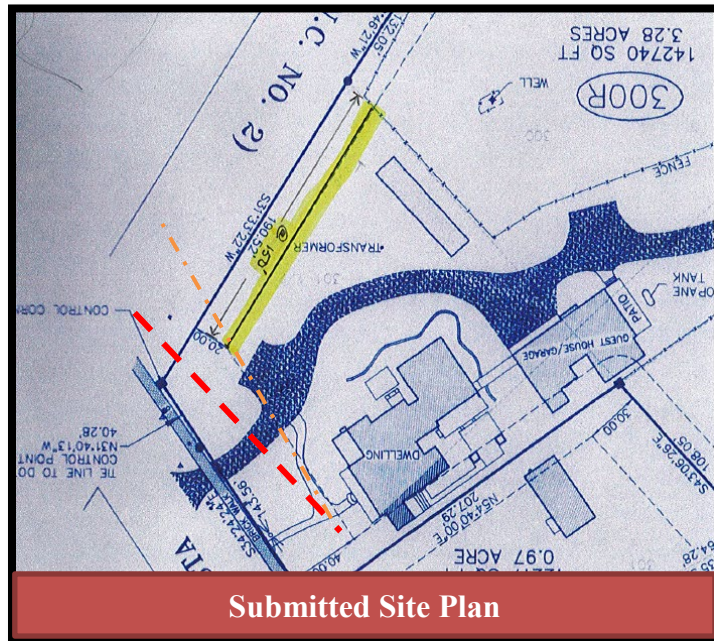
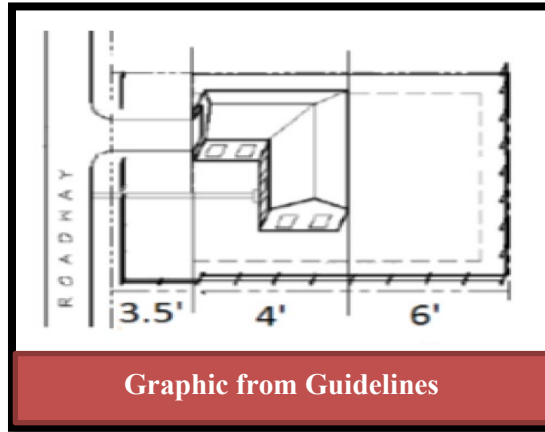
Applicable Guidelines Requirements:

FENCES

1. *Section VII.11* - When measuring fence dimensions, consider all fence elements including posts.
 - a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than **4 feet in height** and rear yard fences must not be taller than six feet in height.
 - i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence must not extend beyond the front corner of the structure.
 - ii. Fences must not be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.

Based on the provided site plan and application the proposed fence is a 6 foot side yard fence set 20 feet off property line and adjacent to Midland Road.

An exception is provided to allow for fencing to exceed the required fencing height in order to screen a private residence from a commercial or institutional use. Across the street from the subject property is the entrance to Pinehurst Country Club. While this exception would permit the proposed height, the proposed location based on the provided site plan extends just beyond the front corner of the structure.

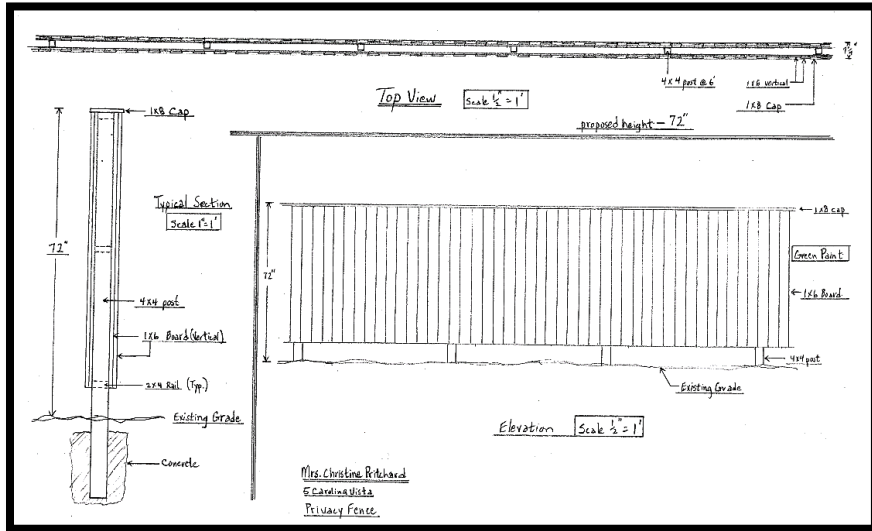


2. Section VII.A.6 - All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish must be completed within six (6) months of installation.

The fence is proposed to be painted green. The applicant will be notified of the six month requirement at the time of permitting.

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

The applicant is proposing a solid wood fence. There are existing solid wood fences within the Historic District and while the proposed fence would appear congruous with existing fence, it would not be compliant with the Guidelines. The Commission has the ability to approve requests that are inconsistent with the Guidelines on a case by case basis if they believe the burden of proof has been satisfied.



Submitted Elevation

Applicable Guidelines Recommendation:

FENCES

1. Section VII.A.5 - Residential street side fences should be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.

The proposed fence is solid wood and street facing. However, based on the proposed location and heavy vegetation, the fence should not be highly visible.



From Midland Road Look at 5 Carolina Vista

Staff Recommendation:

The applicant has submitted a complete application. The proposed request for a six foot solid wood fence is inconsistent with both Guideline requirements and Guideline recommendations. While not consistent with the Guidelines, the request appears to be considerate of the existing streetscape based on the following reasons. For street facing fencing the Pinehurst Development Ordinance requires a 10 foot setback and the applicant is proposing a 20' setback. The 20' setback should help mitigate some potential negative effects of the proposed solid wood fence. In addition to the 20' setback there is considerable planting along the proposed fence line that will further mitigate its impact. Lastly, painting the fence green and the presence of planting should help to camouflage the proposed fence.

If the commission were to approve this request for Major COA staff would recommend the 2nd motion within the motion packet, which has been provided below. Staff is recommending the second motion because the proposed fencing not consistent with the Guideline requirement for height and fencing style.

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



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

☒ Major Work☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	5 Carolina Vista
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	000 23540

Owner Information			
Name	Gilbert & Christine Pritchard	Home Phone #	
Street Address	5 Carolina Vista	Mobile Phone #	(910) 992-1356
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	christine@cmapgroup.com		

Applicant			
Name	Homewright Construction LLC	Other Phone #	910 690-6257 (Scott) 910 315-1226 (Craig)
Email	craigschiffmacher@gmail.com	Street Address	3626 Bldg. 9 Murdockville Rd.
Mobile Phone #	910 315-1226	City, State, Zip Code	West End, NC 27376





EXHIBIT A

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	84144
Name	Homewright Construction LLC
Street Address	3626 Bldg. 9 Murdockville Rd.
City, State, Zip	West End, NC 27376
Phone #	910 690-6257 (Scott Hauhee) 910 315-1226 (Craig Schiffmacher)
Email	shaulsee@nc.rr.com craig.schiffmacher@gmail.com

General Information

Description of Changes to the Structure	wooden fence, painted dark green. 4x4 post @ 6' with 2x4 rails 1x6 vertical boards with 1x2 cap. treated wood, galvanized fasteners painted green.		
Type of Work	☐ Addition	☐ Alteration	☒ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☒ Services	
Includes Demolition	☐ Yes	☒ No	
Includes Tree Removal	☐ Yes	☒ No	
Estimated Cost of Construction			

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: <u>Fence</u>	Painted <u>None</u>	<u>treated wood.</u>	<u>Green.</u>

Required Documents

- ☐ Site Plan/Survey or Sketch
☐ Floor Plans

- ☐ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature:

W. Scott Hambee
For: Homewright Construction LLC.

Date:

1/14/2021

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

EXHIBIT B

RECOM
LOTS 298,

ACREAGE
BY COORD
OWNER
GILBERT
2-88-50
PETA
OWNER
ROBERT
15 CAROL
PINEHURST
SURVEYOR
STEPHEN
2233 N. P
ABERDEEN
910-255-

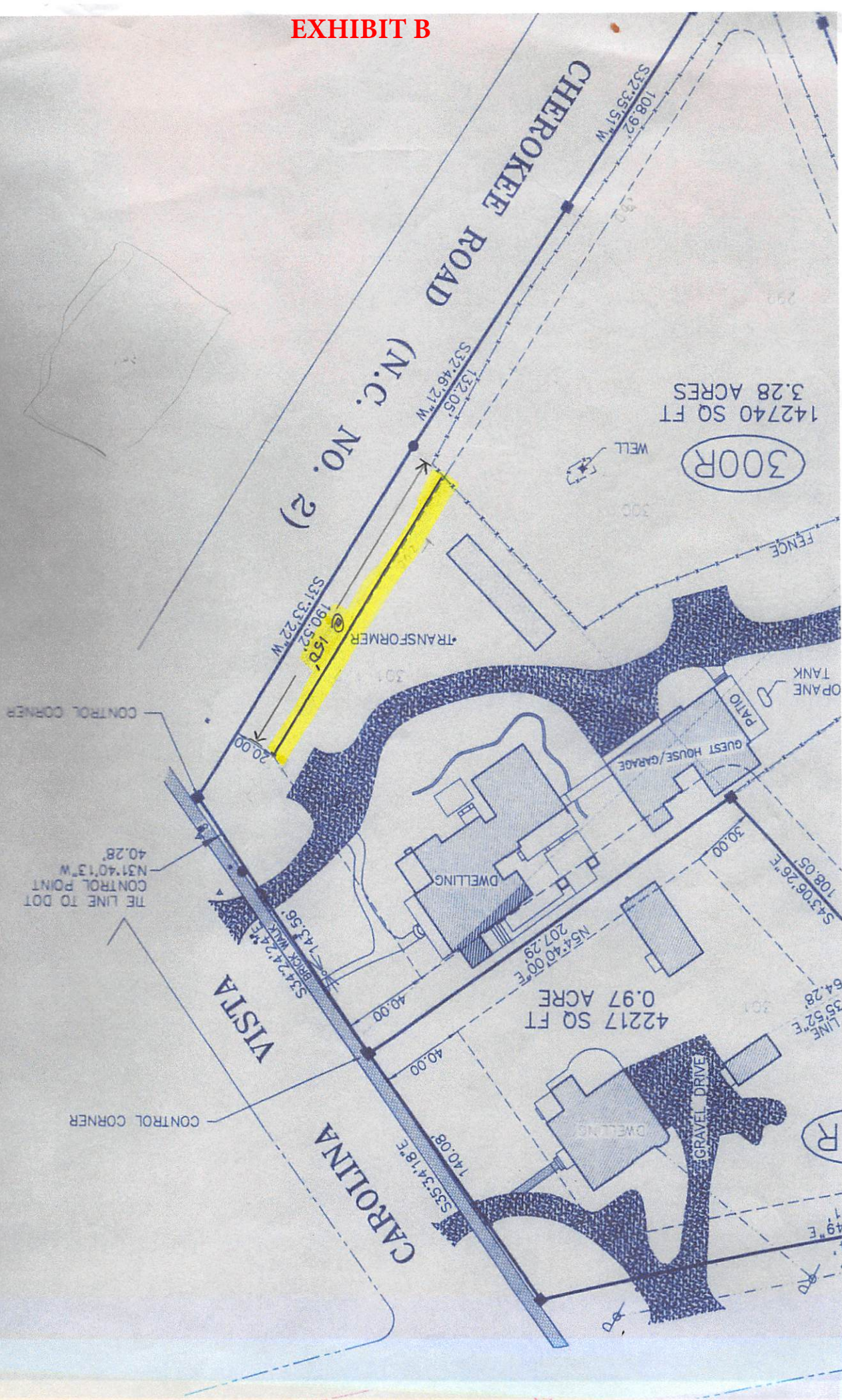
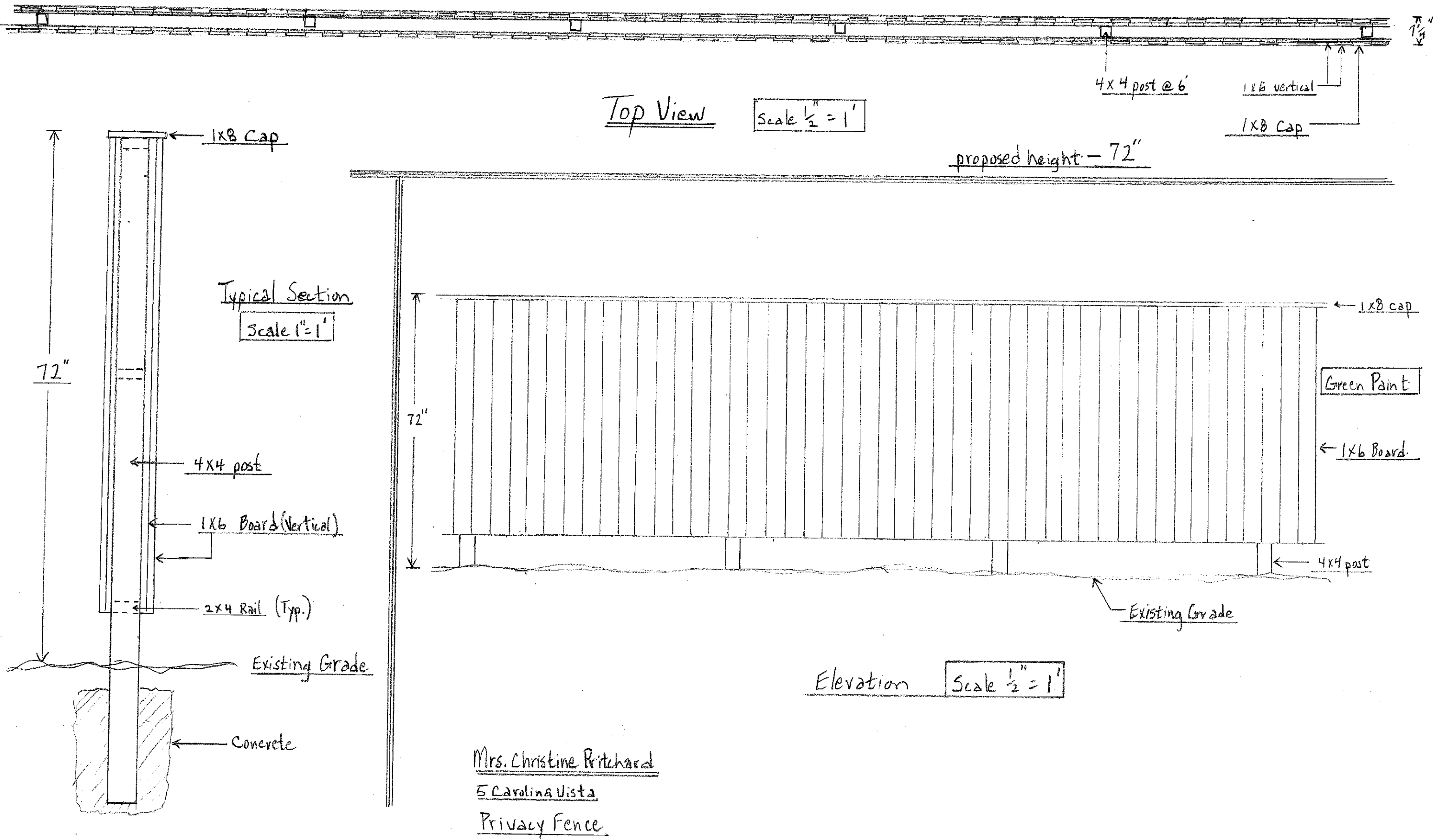


EXHIBIT C



Mrs. Christine Pritchard
5 Carolina Vista
Privacy Fence



FINAL ORDER – MAJOR COA REQUEST 5 Carolina Vista
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

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

REQUEST

The applicant Homewright Homes, is requesting a Certificate of Appropriateness for construction of a six foot solid wood fence.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Minor Works not approved by staff.

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

1. 5 Carolina Vista is listed as a contributing structure.
2. Halfway House was built for Mrs. T. T. Watson in 1919.
3. It is a one-and-a-half-story shingle-clad frame bungalow with a double-pitched gable roof and long shed dormers across the front and rear.
4. The Majority of adjacent properties are contributing structures as well.
5. Previous COAs issued

Previously Issued COAs for 5 Carolina Vista		
Description	Year	Major or Minor
Addition	2007	Major
Fence and Pergola	2008	Major
Fence	2010	Minor
Addition	2011	Major
Greenhouse Accessory Structure	2015	Major

For the Record

1. The applicant has submitted a material package which includes: proposed elevations and site plan.
2. The fence is proposed to be painted green.
3. The fence will be located adjacent to Midland Road.
4. The fence is located in the side yard and proposed to be six feet in height. The guidelines state four feet is the maximum height for side yard fence.
5. The fence is proposed to be solid wood. According to the Guidelines solid wood fence are not permitted.

Conclusions of Law**Guideline Requirements:**

1. Section VII.A.1 - When measuring fence dimensions, consider all fence elements including posts.
 - a. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
2. Section VII.A.6 – All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining, and coating must be completed within six months of installation.
3. Section VII.A.10 - Solid wooden fences are not permitted in the Pinehurst Historic District.

Guideline Recommendations:

1. Section VII.A.5 - Residential street side fences should be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
5 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 5 Carolina Vista:

The following conditions apply to approval of the Certificate of Appropriateness for 5 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 5 Carolina Vista based on the following:



COA-2021-00015

ADDITIONAL AGENDA DETAILS:

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

FROM:

Peter Hughes

CC:

Darryn Burich

DATE OF MEMO:

2/18/2021

MEMO DETAILS:

This request is before the Commission because the applicant is proposing modifications to a previously approved Certificate of Appropriateness that are considered to be Major Work. Specifically those Major Work Items include replacement of architectural details that changes the design or materials from the existing details and eliminating or adding windows and/or doors.

ATTACHMENTS:

Description

- ☐ Staff Report 10 Azalea Road
- ☐ HPC Exhibits 10 Azalea Road
- ☐ Findings of Fact 10 Azalea Road



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 16, 2021
Subject: Major COA Request for Village Chapel, 10 Azalea Road

Applicant:	Pete Bogle
Owners:	Village Chapel Inc.
Professional:	Bogle Architecture
Property Location:	10 Azalea Road (Village Chapel)
Zoning:	Public Conservation (PC)
Current Land Use:	Religious Institution
Proposed Land Use:	Religious Institution
PID#	856209053600

Request and Background:

Pete Bogle of Bogle Architecture is requesting a Major Certificate of Appropriateness, on behalf of the Village Chapel, for modifications to a previously approved COA at 10 Azalea Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778.

The Village Chapel is a historic structure and is very much a part of Pinehurst's history. The church was first established in 1898 by James Walker Tufts, when he invited Dr. Hale to be the first minister of the church to serve the Pinehurst community. The construction of the main chapel building was completed in 1925. Since 1925, the Village Complex has expanded to include administration offices (dedicated 1961) and a chapel hall (dedicated in 1991).

Village Chapel has received three previous Major COAs. In 2009, Village Chapel was issued a Major COA to replace the top 34 feet of the existing chapel steeple with composite materials to match the existing style. In 2010, a Major COA was issued for construction of a new 16,000 square foot learning center. The 2010 COA expired when no work was performed. In 2020 the Village Chapel was approved for a 7000 square foot Heritage Hall. Village Chapel has also received six additional minor COAs for the removal of five trees (2011), addition of a wood louver (2012), outdoor lighting (2012), brick sidewalk (2013), a paved driveway (2013), and repairs to the roof (2017).

The Village Chapel (10 Azalea Road) is located in the heart of the Historic District, directly adjacent to the Village Green and is listed as a contributing structure within the National Historic Landmark Survey. All of the adjacent properties within the public hearing notification area are all listed as contributing structures. The tables and map on the following pages indicate which, adjacent properties were notified and each property's National Historic Landmark survey Status.

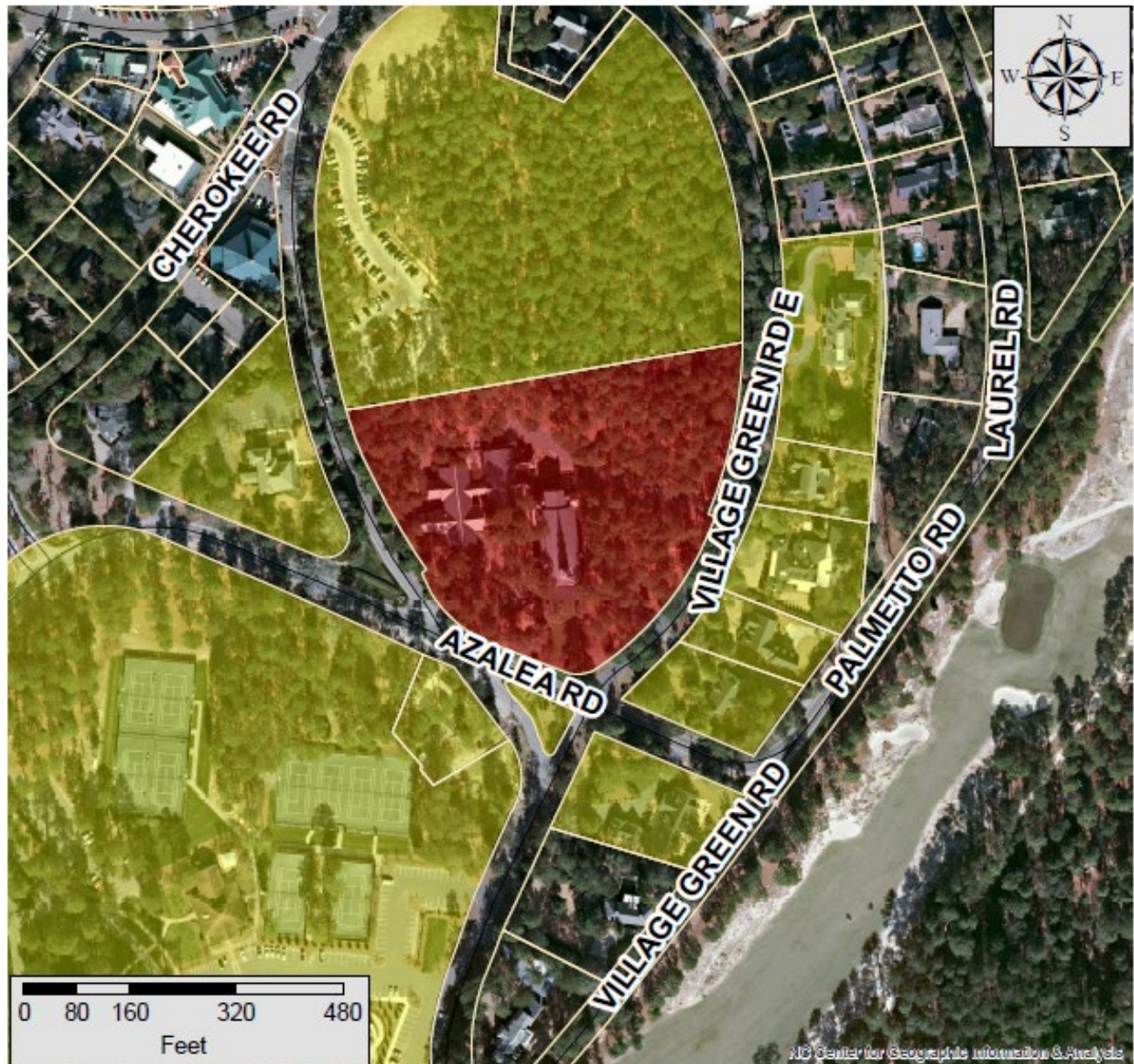
National Historic Landmark Survey Table for COA 2020-00053				
#*	Address	Year Built	Contributing	Structure History
1	10 Azalea	1924	Yes	Vacant Land not listed in the National Historic Landmark Survey
2	60 Village Green	1911	Yes	In 1913 Mr. Fownes bought 3 lots on which he would erect a vast, rambling house, one of the largest in Pinehurst. The two-story dwelling is shingle-clad and has a hipped roof with shaped rafter ends, hipped dormers, multiple chimneys, and several porches, including a classical entrance porch. Mr. Fownes was the founder and long-time president of the Oakmont Country Club
3	50 Village Green	1920	No	It is a one-and-a-half-story frame dwelling with a gable roof, a shed wall dormer, and a central hooded entrance bay flanked by one-story front ells with gable-end chimneys facing the road.
4	40 Village Green	1916	Yes	Whispering Pines was built by Dr. J. S. Brown. It is an expansive one-story shingle-clad frame house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner.
5	35 Village Green	1996	No	Not listed in the National Historic Landmark Survey
6	10 Village Green East	1920	Yes	The Casements was built by Mrs. Dorothy Campbell Hurd from the design of a shooting lodge in England. It is an eccentric two-story frame house with a tower at the center of the facade next to the Tudor-arched entrance. Each room has either a row of windows or a bay window. At the south gable end is a rock chimney.
7	10 Village Green	1920s	Yes	This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell.
8	Vacant Land	NA	NA	Not listed in the National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00053

#*	Address	Year Built	Contributing	Structure History
9	15 Azalea	Early 19 th C.E.	No	In 1895 James Walker Tufts was charmed by the cabin and built a new kitchen for the McKenzie family in exchange for it. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It was moved piece-by-piece to Pinehurst and placed in the Pine Grove. For some years thereafter the cabin served as a tiny museum for the village and exhibited miscellaneous early tools and equipment. As time went on, however, and golf became more popular, the museum was rarely visited, and eventually it closed. In 1923 it was offered free of rent to the directors of the Women's Exchange for their shop.
10	2 Carolina Vista	1922	No	Although large additions from recent years including the octagonal pro shop and the Members' Club wing have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses. Bronze statues of Donald Ross and Richard Sise Tufts stand east of the clubhouse near the 18th hole of the Number 2 course.
11	5 Village Green West	1905	Yes	This was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. The house looks today much as it did when it was built, although it now serves as a branch of NationsBank. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
12	Village Green	1895	Yes	The Village Green was part of the original Olmsted, Olmsted and Eliot design for Pinehurst. It is an egg-shaped piece of land in the center of the village filled with tall pines, interspersed hollies, and dogwoods. The floor is carpeted in pine needles, and sand walks lead through the green.

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

Major COA Request for 10 Azalea Road
Notification Map of Adjacent Properties
February 25, 2021 HPC Meeting



Legend

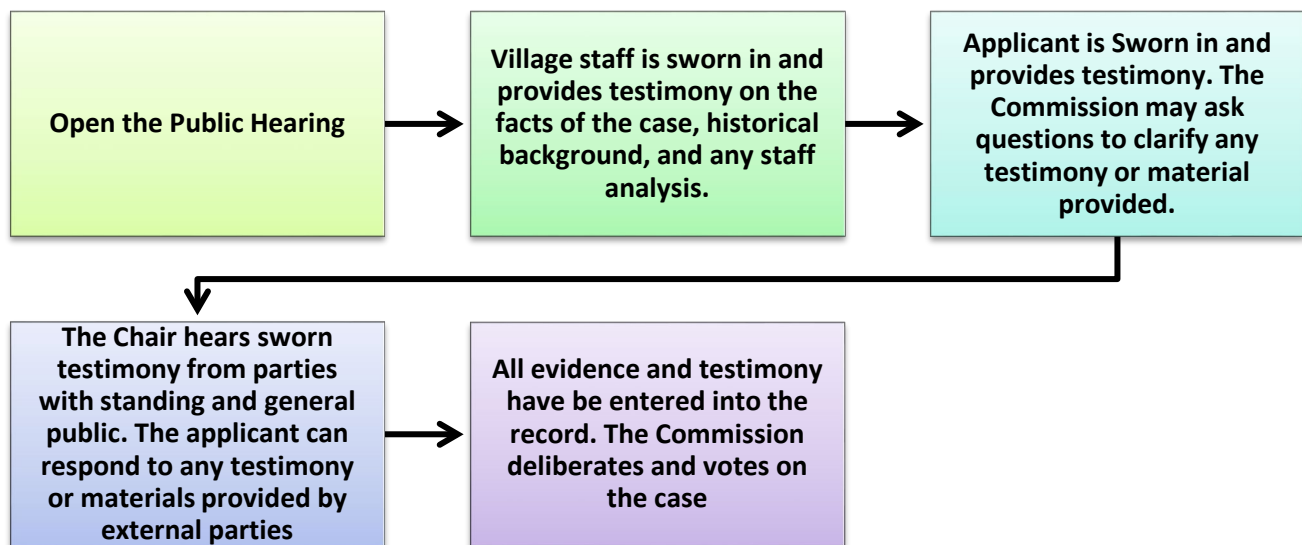
- 10 Azalea Road
- Notified Adjacent Properties
- STREET'S

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because the applicant is proposing modifications to a previously approved Certificate of Appropriateness that are considered to be Major Work. Specifically those Major Work Items include replacement of architectural details that changes the design or materials from the existing details and eliminating or adding windows and/or doors. The revised plans show the addition of one window and one door and the removal of a covered entry. All Major work **must** be approved by the Commission.

The applicant has provided a project description, multiple revised elevations with notes regarding each change, and the previously approved application packet. For the purposes of this request the Commission should only consider the proposed changes. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

As with the previous request, for the purposes of this case and staff report the Village Chapel modifications were reviewed based on the guidelines established for commercial structures. The Village Chapel while not a commercial structure is considered to be a non-residential structure and should be reviewed using non-residential standards.

There are no applicable Guideline requirements for commercial development that apply to the proposed changes.

Applicable Recommendations from the Historic District Guidelines:

1. Section VI.B.3 - Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.

The newly proposed window and door on the right side of the structure appear to be similar to other windows and doors on Heritage Hall.



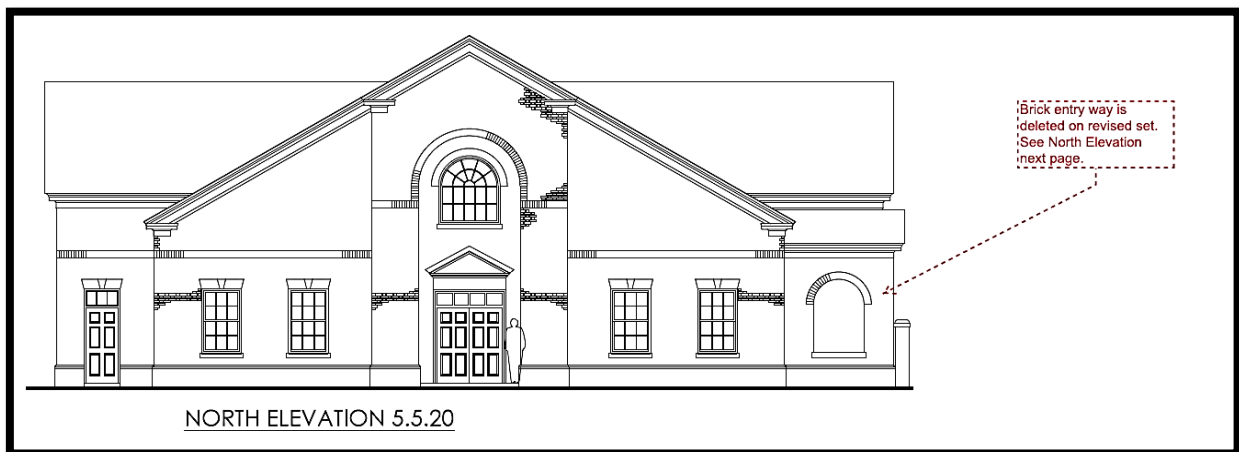
Approved Right Elevation



Proposed Right Elevation

2. Section VI.B.6 - Entrances should reflect the character found on existing commercial buildings in the Pinchurst Historic District.

The applicant has proposed to remove a previously approved covered entry on the right side of the Heritage Hall. The removal of the entry will alter the previously approved front façade and roofline. The removal of the covered entry helps to balance out the structure and create a more symmetric design.



Previously Approved Elevation



Proposed Front Elevation

In addition to the removal of the covered entry, additional architectural detail was added to the side door. Side light windows were added, as well as, a triangular pediment above the doorway to match the triangular detail above the front door.



Approved Right Elevation



Proposed Right Elevation

Staff Comments:

The applicant has submitted a complete application. The proposed modification while minor considering the scale of the project, are Major Work Items and must be approved by Historic Preservation Commission. The project as presented appears to meet requirements and recommendations of the Guidelines. The submitted application material, clearly demonstrates how previously approved architectural details influenced the design of the proposed changes. In summation, the intent of the Guidelines appears to have been met by this submission.

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

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



Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): _____

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: _____

Mailing Address (if different): _____

Phone #: _____ Mobile #: _____

Zoning District: _____ LRK #: _____ PIN #: _____

Applicant/Contractor Data

Name: _____

Contractor License #: _____

Phone #: _____

E-mail Address (optional): _____

Mailing Address: _____

Estimate Cost of Construction: \$ _____

*Would you like your sets of plans returned to you from the Historic Commission? Yes: _____ No: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



**Application for
Local Historic District**

Description of Project:



**Application for
Local Historic District**

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature:  _____ Date: _____



**Application for
Local Historic District**

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

**Certificate of Appropriateness Submittal
to the Historic Preservation Commission
of the Village of Pinehurst**



**The Village Chapel
Heritage Hall**
Proposed New Construction at
The Village Chapel, Pinehurst, NC

February 2, 2021

The Bogle Firm Architecture, PLLC
110 N. Main Street, Suite 200
Salisbury, NC 28144 • 704.638.2015

Index

- 1) Application for Local Historic District
- 2) Colors and Materials Form
- 3) Description of Project
- 4) Attachments:
 1. General Concept Plan
 2. Floor Plans
 3. Building Elevations
 4. Renderings
 5. Materials



Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): The Village Chapel

Business Name (if applicable): The Village Chapel

Tenant Name (if applicable): N/A

Physical Address: 10 Azalea Road, Pinehurst, NC 28374

Mailing Address (if different): N/A

Phone #: 910.295.6003 Mobile #: N/A

Zoning District: PC LRK #: 00029674 PIN #: 856209053600

Applicant/Contractor Data

Name: Pete Bogle, AIA

Contractor License #: NC Architectural License #10100

Phone #: 704.638.2015

E-mail Address (optional): pete@boglefirm.com

Mailing Address: 110 N. Main Street, Suite 200, Salisbury, NC 28144

Estimate Cost of Construction: \$ 2,500,000

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581 - Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic District

Description of Project:

"Heritage Hall" is the proposed new construction on the campus of The Village Chapel. This stand-alone structure will be primarily used as a children's Christian Education facility to support the church's growing younger population. This 1-1/2 story building has a footprint of ~~7,317~~ ^{7,231} square feet and includes a main gathering space with high ceilings, a nursery, five classrooms, and an unfinished second floor (within the sloped roof structure) for future classroom expansion. There are no plans for this facility to serve as a licensed preschool and we will not be seeking zoning permission to do so.

The Village Chapel was constructed in 1924, approximately thirty years after the Village Green was laid out. New York architect, Hobart Upjohn, designed the original 6,800 square foot brick Colonial Revival structure. The Administration Building built on the west side of the chapel in 1961 and the Chapel Hall was constructed in 1991. The 1961 and 1991 buildings contain 3,844 square feet and 7,558 square feet, respectively.

The goal of the design of Heritage Hall is to architecturally blend with and complement the existing facilities. This will be accomplished through the use of matching materials and detailing and will include brick masonry exterior walls, slate roof, and painted wood trim. Brick will be selected to closely match existing brick in color, size, and texture, and will be installed in a matching, full flemish bond. Colored mortar will be used to best match the aged, natural sand mortar colors present. Slate roofing will be selected to best match the existing slate in color, size, and profile. Wood trim, clad wood windows, and doors will also closely match materials, shapes, sizes, colors, and rhythms of those same items found on the Chapel Hall and Administration buildings. Thus, the architectural elements of the proposed Heritage Hall will be in keeping with the other secondary buildings on the Village Chapel campus.

Site layout will preserve the sanctuary building as the primary focal point and will add symmetry to the overall campus. The front of the proposed Heritage Hall is set back 70 feet from the front steps of the sanctuary and aligns with the front facade of the existing Chapel Hall building on the west side of the campus. The western wing of the proposed building is sited 42 feet away from the nearest existing wing of the sanctuary building. This provides a clear distance of roughly 58 feet from the main body of the sanctuary to the main body of the proposed building. This also provides a clear distance of nearly 100 feet to from the closest point of the building to Village Green Road East.

The proposed driveway exiting the site is designed with two bends to minimize the loss of pine trees and to create a visual break when looking into the campus from Village Green East. HVAC units will be properly screened from view by buildings and brick fencing.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Brick, flemish bond	matching
Rear Elevation	Brick, flemish bond	matching
Right Elevation	Brick, flemish bond	matching
Left Elevation	Brick, flemish bond	matching
Trim	Painted Exterior Trim	matching
Windows	Clad Wood	matching
Chimney	N/A	N/A
Foundation	Brick water-table course	matching
Front Door	Wood / Clad Wood	matching
Shutters	N/A	N/A
Garage Door	N/A	N/A
Roof	Slate	matching
Roof Exhaust Vents	Minimal VTRs as req'd	Painted gray to match shingles
Front Porch	Concrete slab w/ brick edging	matching
Deck	N/A	N/A
Patio	N/A	N/A
Sidewalk	Brick pavers in matching pattern	matching
Sky Lights	N/A	N/A
Driveway	Asphalt paving	asphalt
House Number	N/A	N/A

Signature: _____

A handwritten signature in black ink, appearing to be "J. B. B.", written over a horizontal line.

Date: ~~5/6/2020~~ 2/2/2021

Planning and Inspections Department

EXHIBIT E

Project Background

The proposed “Heritage Hall” addition to the Village Chapel will provide much needed space for The Village Chapel congregation. Bogle Firm Architecture, of Salisbury, utilized the Village's Historic District Design Standards as a central guide and consulted with Village Planning Department staff throughout the design process to ensure compliance with the Pinehurst Development Ordinance Review Criteria for Certificates of Appropriateness. As proposed, the Heritage Hall addition is in congruity with the Village of Pinehurst Historic District and the existing Village Chapel campus.

The Village Chapel was constructed in 1924, approximately thirty years after the Village Green was laid out. New York architect, Hobart Upjohn, designed the original 6,800 square foot brick Colonial Revival structure. Over the years two additional buildings were added to the Chapel campus: the Administration Building built on the west side of the chapel in 1961; and the Chapel Hall, constructed in 1991. The 1961 and 1991 buildings contain 3,844 square feet and 7,558 square feet, respectively.

The design presented in the attached plans and documents preserves the status of the 1924 Village Chapel sanctuary as the focal point of the complex.

Heritage Hall will be a 1 ½ story building with a footprint of 7,231 (previous = 7,317) square feet and an unfinished second floor of 3,389 (previous = 3,238) square feet. The second floor will be used as storage space until a point in the future when additional classroom or meeting spaces may be needed.

Massing and Building Placement

Using a matching roof pitch to other secondary campus buildings, the Heritage Hall will measure 32 feet, 8 inches in height at the roof ridge. Its height is close to that of the 1961 and 1991 buildings (± 30 feet). The highest point of Heritage Hall will be roughly 7 feet lower than the ridgeline of the 1924 sanctuary, and considerably lower than its steeple. The multi-gabled roofline of the proposed Heritage Hall reflects similar elements found in the Administration and Chapel Hall buildings.

Site layout will preserve the sanctuary building as the primary focal point and will add symmetry to the overall campus. The front of the proposed Heritage Hall is set back 70 feet from the front steps of the sanctuary and aligns with the front facade of the existing Chapel Hall building on the west side of the campus. The western wing of the proposed building is sited 42 feet away from the nearest existing wing of the sanctuary building. This provides a clear distance of roughly 58 feet from the main body of the sanctuary to the main body of the proposed building. No physical connections will be made to the existing sanctuary and no work is planned on any of the existing buildings. This also provides a clear distance of nearly 100 feet to from the closest point of the building to Village Green Road East.

The overall result is a bilaterally balanced plan with all of the additions (1961, 1991 and proposed 2020) in subservient positions to Upjohn's original design.

Architectural Detailing

The exterior brickwork and other architectural details proposed for the Heritage Hall will be similar to those used on the Administration Building and Chapel Hall in order to maintain the established architectural language of the entire site. Architectural details compliment, but do not replicate, the 1924 sanctuary, as the historic Chapel needs to stand out as the focal point of the complex. The exterior of the Heritage Hall will be Flemish bond pattern brick with jack arches over the door and window openings. Brick size, color, and mortar color will closely match the 1961 and 1991 buildings. Details such as the cast stone windowsills and eave trim will be replicated, although contemporary materials may be

EXHIBIT F

used (painted fiber cement). A slate roof will be installed. New clad wood windows will match the construction and style of the Administration and Chapel Hall buildings. Proportions of window opening dimensions and grid configurations will be similar.

Site Configuration & Landscaping

The Village Chapel sits on a 4.5-acre parcel at the south end of the Village Green. The oval-shaped Village Green is characterized by an abundance of tall, evergreen Longleaf Pines and has long-served as the central open space to the Village of Pinehurst. Together, the lands of The Village Chapel, The Village Green, and the Given Memorial Library parcels comprise a contiguous area of 12 ¼ acres. When viewed from various vantage points, the Chapel campus is seen through a filter of pines, hollies, dogwoods and other plantings. Pinehurst's evergreen setting is a character defining feature of the village.

The 1-1/2 story proposed design for the Heritage Hall minimizes the addition's footprint to **7,231 (previous = 7,317)** square feet, and is designed to meet the church's immediate and future Christian education space needs. The building, hardscaping, underground drywells, and parking/driveways have been carefully designed to limit necessary tree removal. **As approved by Village Council in their Conditional District Rezoning, 55 trees (50 pines) [previous: 47 trees (40 pines)]** will be required to be removed. The total campus has roughly 430 trees across the 4.5 acres.

Landscaping will be designed to meet PDO buffering standards along the parking lot. Other landscaping design will be ornamental around the building foundations and within the rear courtyard areas. Historically appropriate flora selections will include Long Leaf Pines, Dogwoods, Redbuds, Camellias, Azaleas, and Holly Varieties that are of common use on the site and in the Old Town portion of the Village.

The proposed playground for small kids on the east side of the building will be enclosed with a wrought-iron picket style fence to meet PDO standards. Fencing will likely be aluminum construction and 4 feet tall to keep young kids from wandering off of the play yard.

The parking area will be slightly reconfigured to generate a net gain of five (5) parking spaces, for a total of eighteen (18) parking spaces without significantly altering the appearance of the property. The existing traffic pattern will remain as one-way flow with a driveway entrance from Village Green West. Traffic will continue to use the existing driveway located on the western side of the property and exit the property on the east. The proposed driveway exiting the site is designed with two bends to minimize the loss of pine trees and to create a visual break when looking into the campus from Village Green East.

EXHIBIT H



EXHIBIT I

REVISED

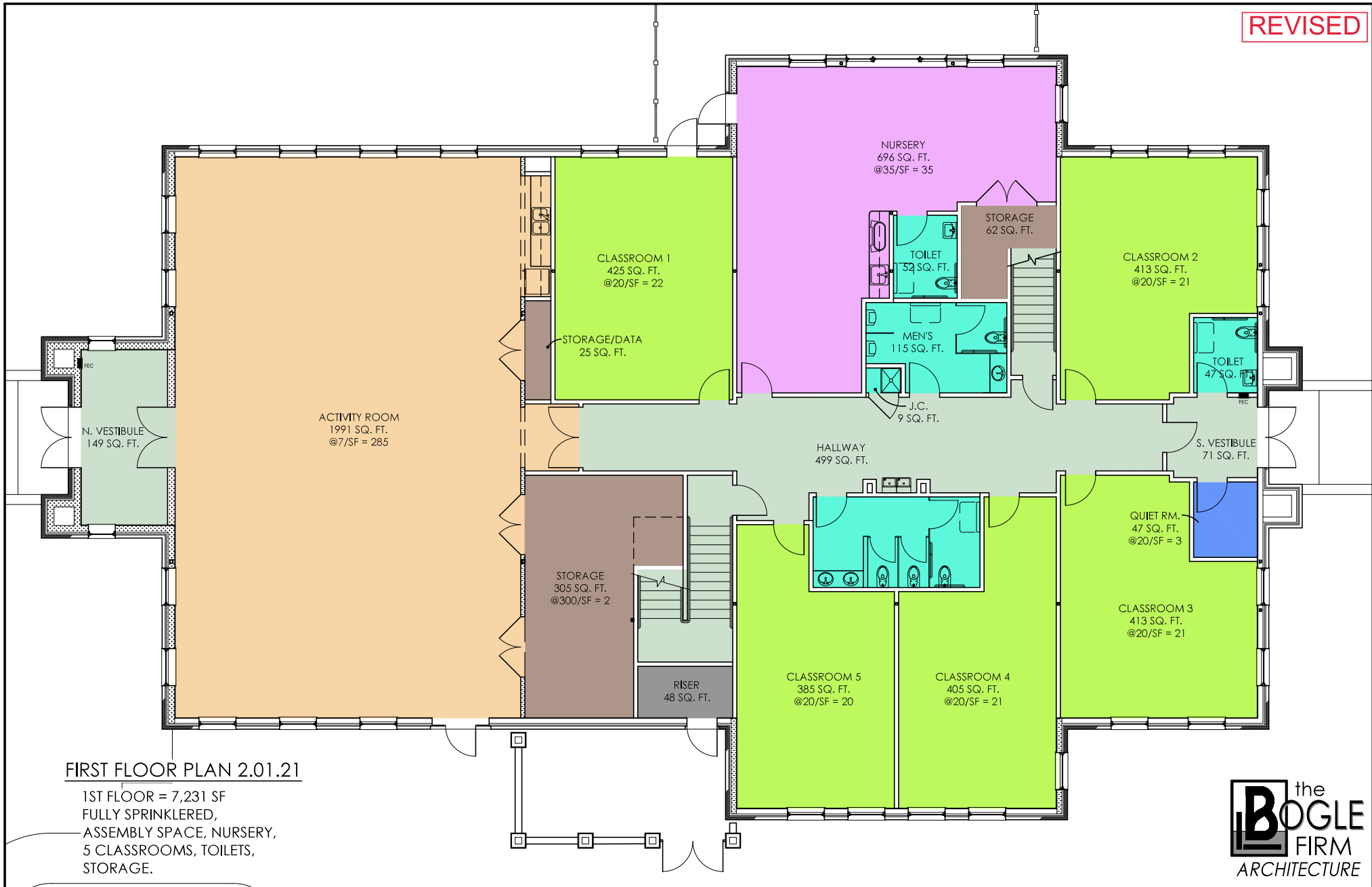
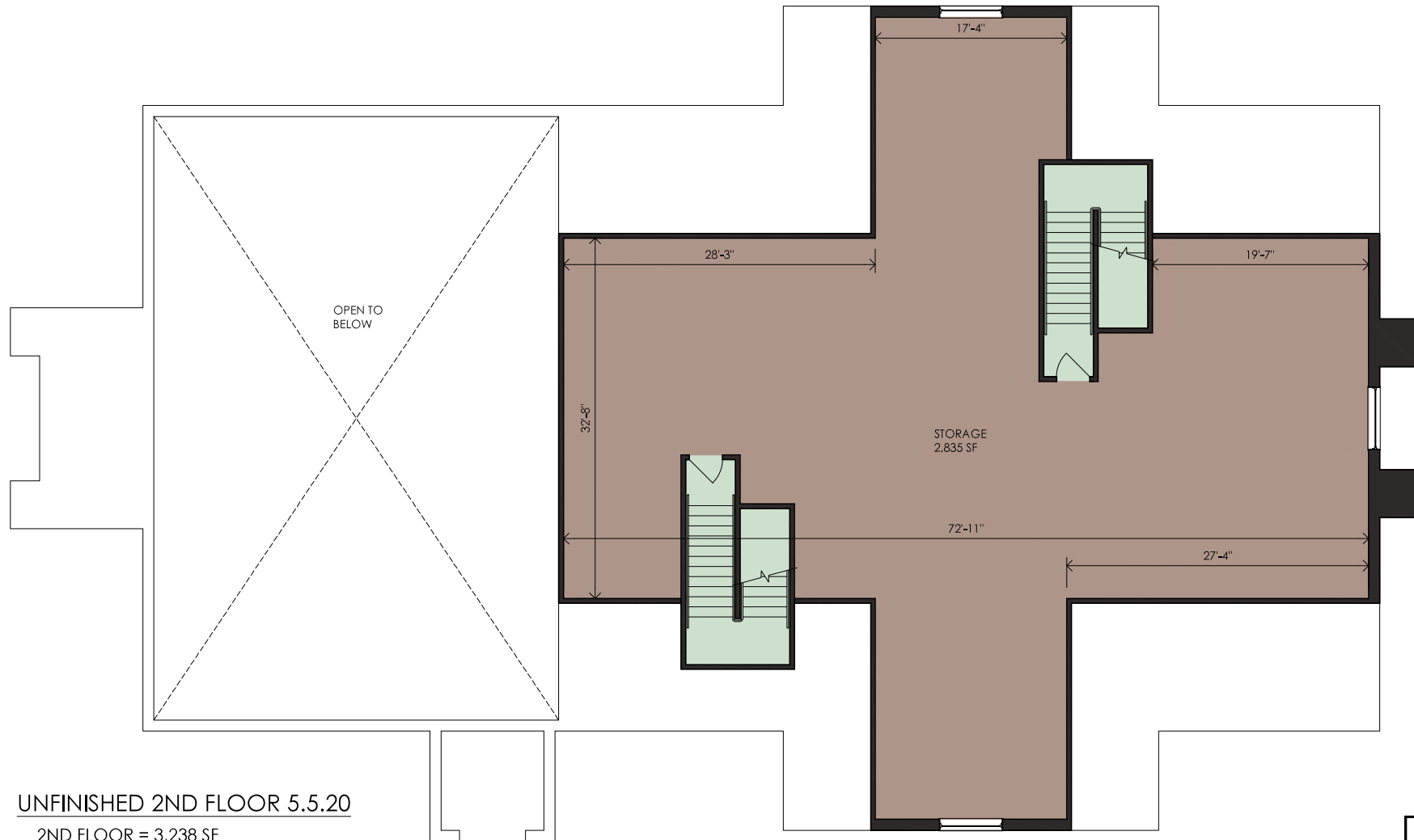


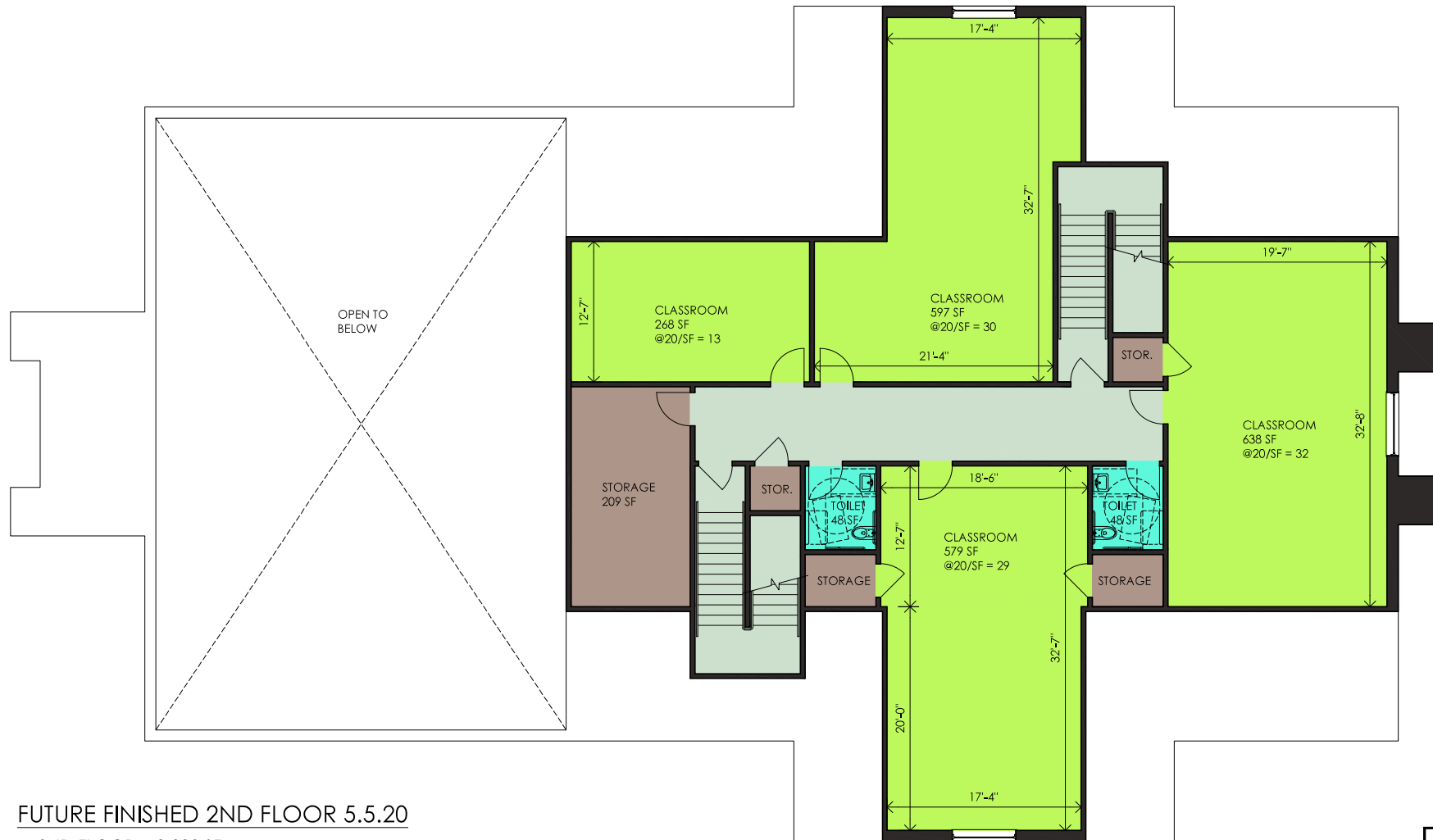
EXHIBIT J



UNFINISHED 2ND FLOOR 5.5.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
STORAGE

EXHIBIT K



FUTURE FINISHED 2ND FLOOR 5.5.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
4 CLASSROOMS, TOILETS,
STORAGE.

EXHIBIT L



EAST ELEVATION 5.5.20

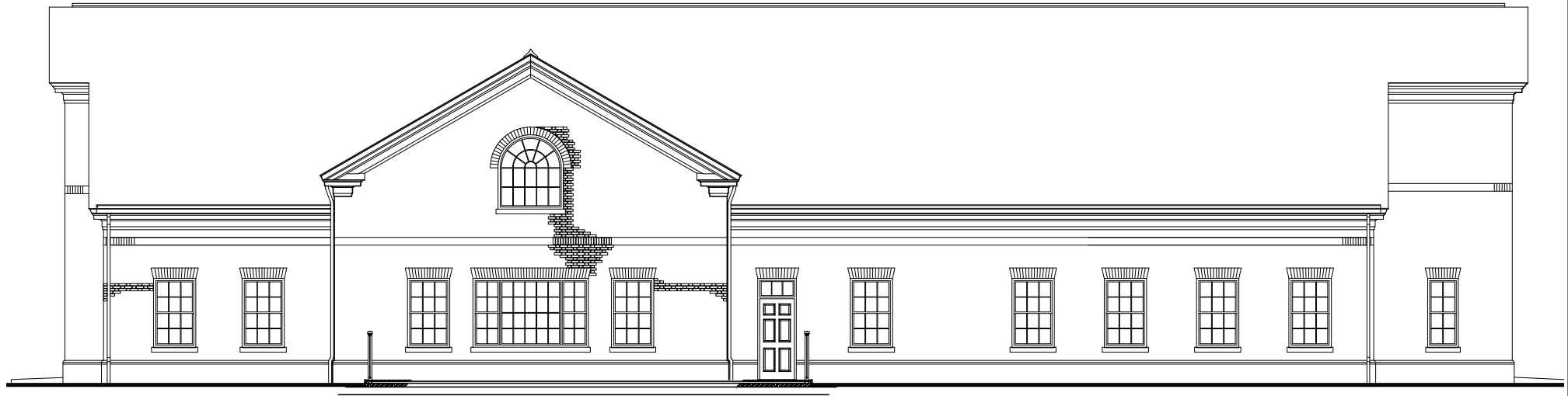
Brick inset detail was questioned by Village Council since it does not exist on other buildings on campus. Detail was removed during Village Council approval.



NORTH ELEVATION 5.5.20

Brick entry way is deleted on revised set. See North Elevation next page.

REVISED

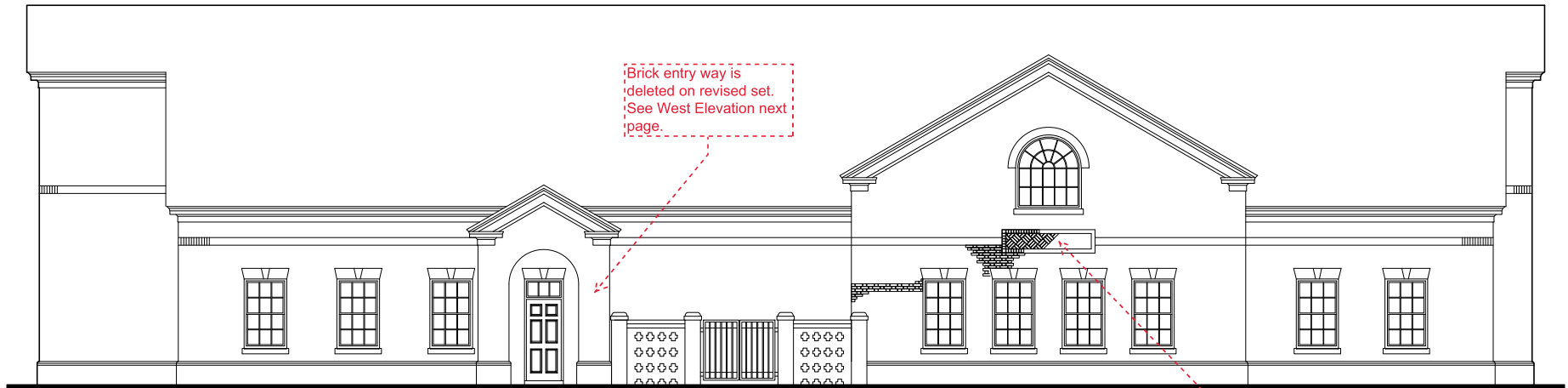


EAST ELEVATION 2.01.21



NORTH ELEVATION 2.01.21

EXHIBIT N



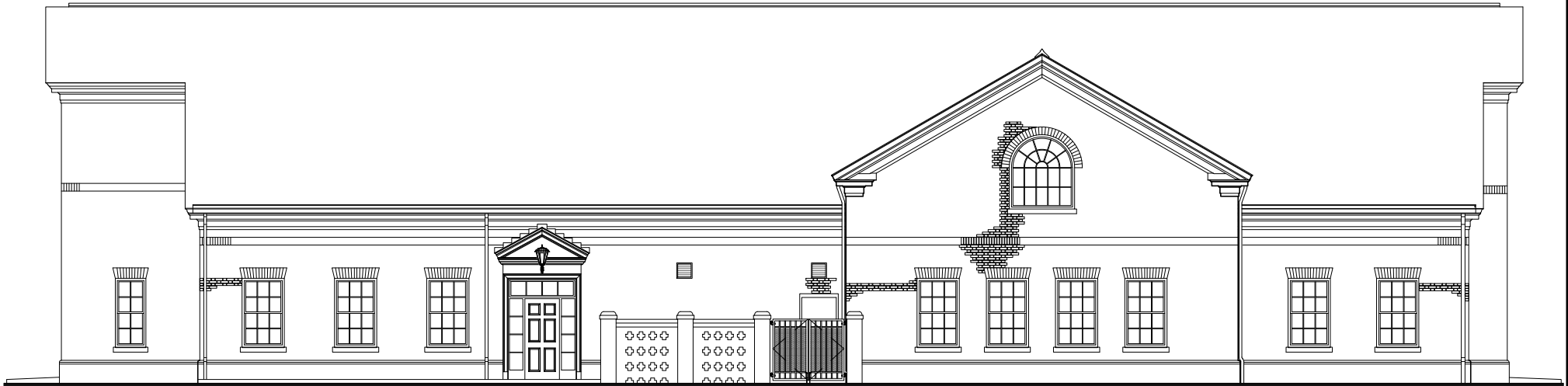
WEST ELEVATION 5.5.20

Brick inset detail was questioned by Village Council since it does not exist on other buildings on campus. Detail was removed during Village Council approval.

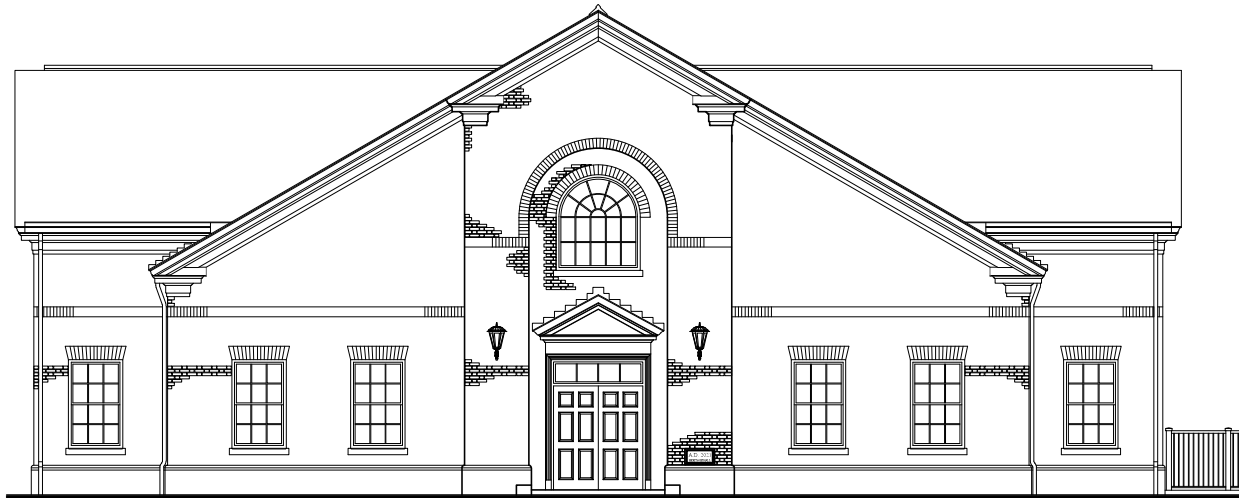


SOUTH ELEVATION 5.5.20

REVISED

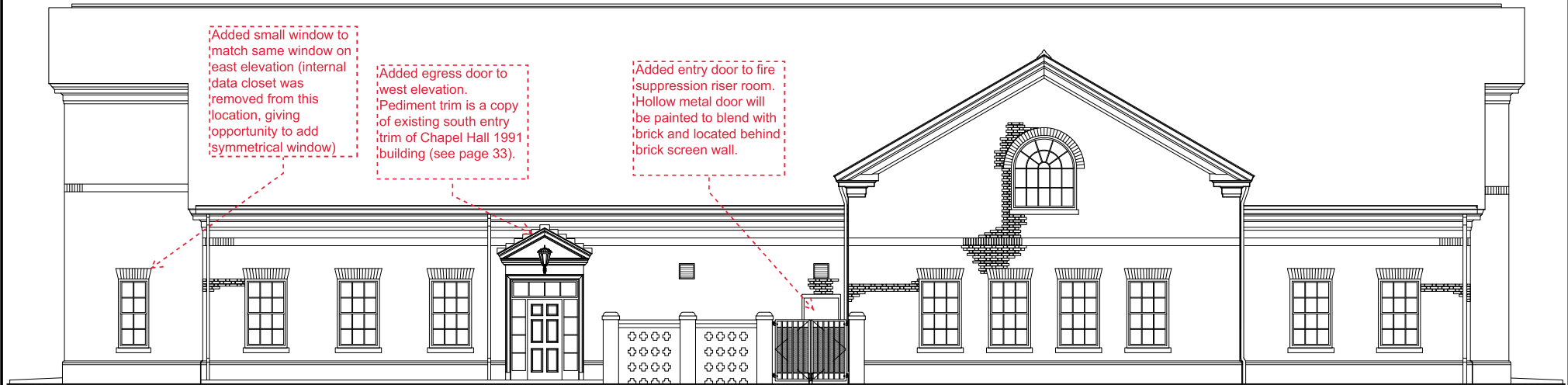


WEST ELEVATION 2.01.21

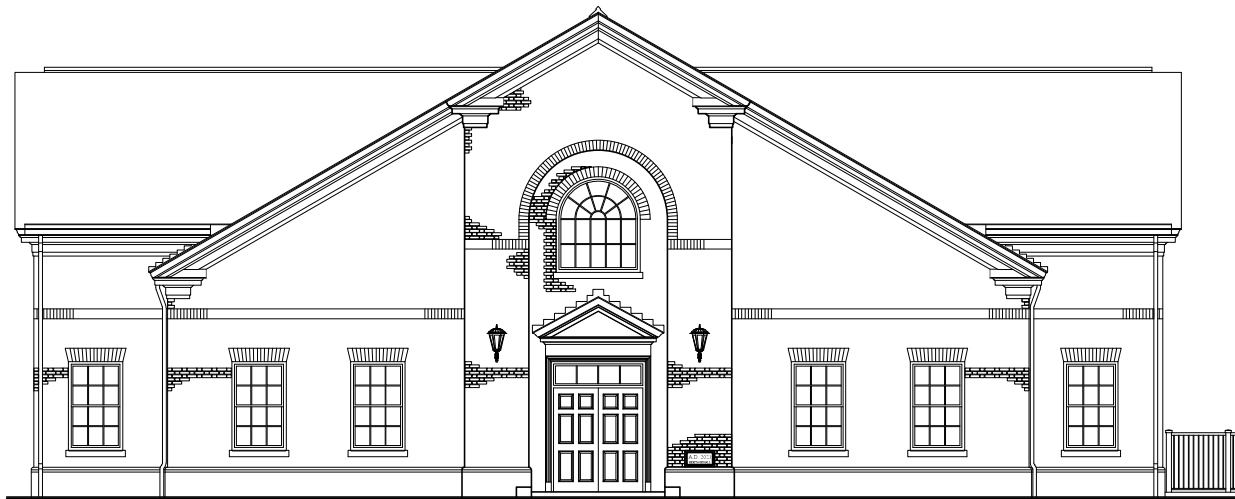


SOUTH ELEVATION 2.01.21

REVISED



WEST ELEVATION 2.01.21



SOUTH ELEVATION 2.01.21

EXHIBIT P



EXHIBIT Q



EXHIBIT R



EXHIBIT S



EXHIBIT T



EXHIBIT U



EXHIBIT V



EXHIBIT W



EXHIBIT X



EXHIBIT Y

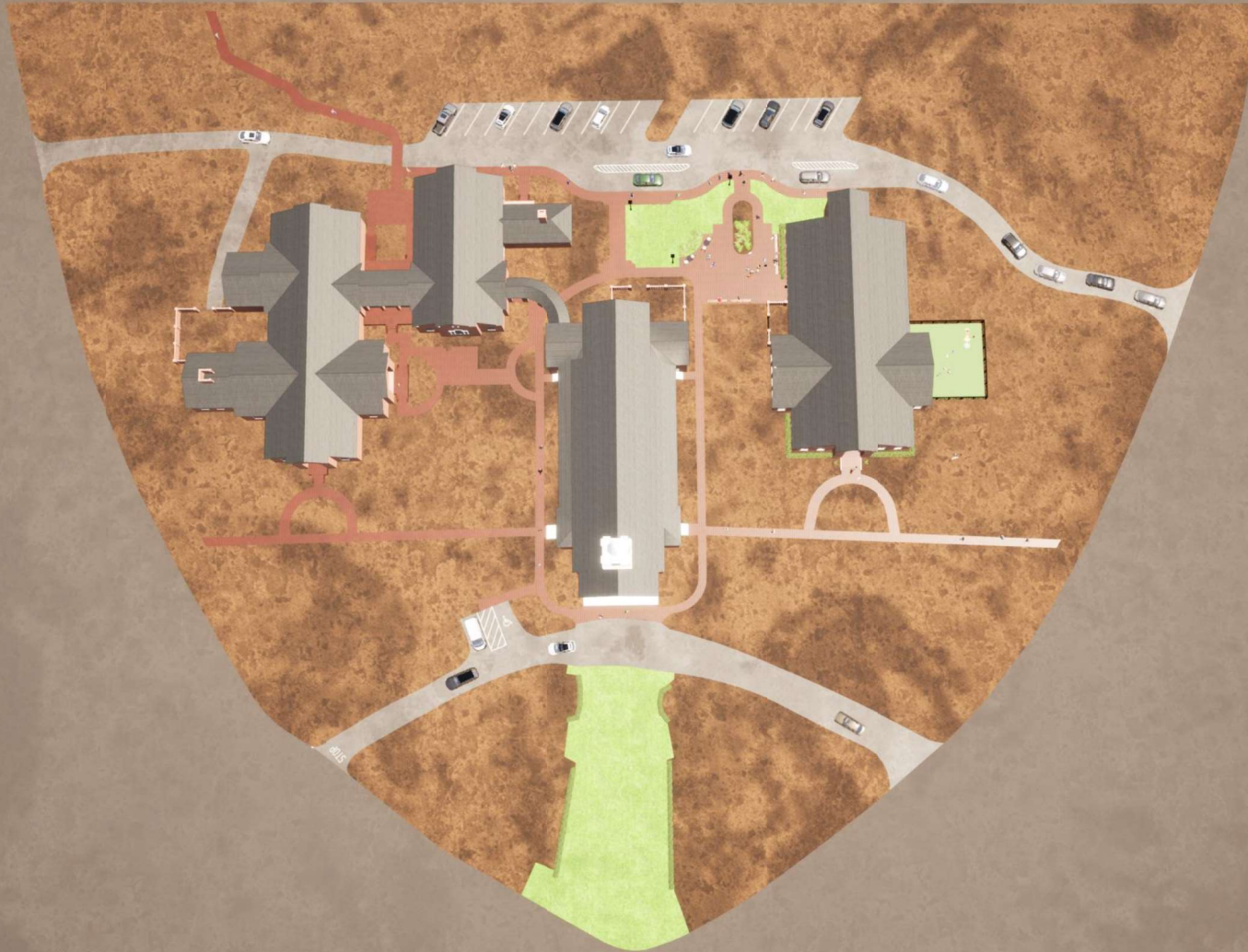


EXHIBIT Z









Arched Gable Entry, Chapel Hall, 1991

Clad Wood Windows, 1991



Clad Wood Window Grid, 1991



Precast Window Sills, 1961 & 1991



EXHIBIT DD



Potential brick selection against
1991 Chapel Hall Building



Potential brick selection against
1961 Administration Building



Potential brick selection against
1924 Village Chapel Sanctuary

EXHIBIT EE



Slate Roof, 1961
shown in picture.



6-Panel Double Door with
Pediment Trim, 1991



FINAL ORDER – MAJOR COA REQUEST 10 Azalea Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

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

REQUEST

The applicant Pete Bogle, is requesting a Certificate of Appropriateness for Modifications to a previously approved Major COA.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Replacement of architectural details that changes the design or materials from the existing details.
2. Eliminating or adding windows and/or doors

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

1. 10 Azalea Road is listed as a contributing structure.
2. The Majority of adjacent properties are contributing structures as well.
3. Previous COAs issued:

Village Chapel has received three previous Major COAs. In 2009, Village Chapel was issued a Major COA to replace the top 34 feet of the existing chapel steeple with composite materials to match the existing style. In 2010, a Major COA was issued for construction of a new 16,000 square foot learning center. The 2010 COA expired when no work was performed. In 2020 the Village Chapel was approved for a 7000 square foot Heritage Hall. Village Chapel has also received six additional minor COAs for the removal of five trees (2011), addition of a wood louver (2012), outdoor lighting (2012), brick sidewalk (2013), a paved driveway (2013), and repairs to the roof (2017).

For the Record

1. The applicant has submitted a material package which includes: revised elevations with red line comments, the original application packet from June 2020 Historic Preservation meeting, and an updated application request.
2. Applicant is proposing the removal of a covered side entry.
3. Applicant is proposing the addition of one window and one door on the right side of the structure.

Conclusions of Law

Guideline Requirements:

1. There are no applicable Guideline requirements for commercial development that apply to the proposed changes.

Guideline Recommendations:

1. Section VI.B.3 - Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
2. Section VI.B.6 - Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
10 Azalea Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 10 Azalea Road:

The following conditions apply to approval of the Certificate of Appropriateness for 10 Azalea Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 10 Azalea Road based on the following:



COA-2021-00016

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to a previously approved Major Certificate of Appropriateness at 90 McCaskill Road. Those modifications include the addition of a window, changing material from shake to lap siding, and addition of two porch columns. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855208870756. The property owners are Amanda and Michael McCabe and the applicant is Pinehurst Homes.

FROM:

Peter Hughes

CC:

Darry Burich

DATE OF MEMO:

2/18/2021

MEMO DETAILS:

This request is before the Commission because the applicant is proposing modifications to a previously approved Certificate of Appropriateness that are considered to be Major Work. Specifically those Major Work Items include replacement of architectural details that changes the design or materials from the existing details, resurfacing exterior siding with different material, and eliminating or adding windows and/or doors.

ATTACHMENTS:

Description

- ☐ Staff Report 90 McCaskill Road
- ☐ HPC Exhibits 90 McCaskill Road
- ☐ Findings of Fact 90 McCaskill Road



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 16, 2021
Subject: Major COA Request for 90 McCaskill Road

Applicant:	Pinehurst Homes
Owners:	McCabe Family
Professional:	Wayne Haddock
Property Location:	90 McCaskill Road
Zoning:	R-30
Current Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential
PID#	856209053600

Request and Background:

Pinehurst Homes is requesting a Major Certificate of Appropriateness, on behalf of the McCabe Family, for modifications to a previously approved COA that are considered to be Major Work at 90 McCaskill Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778.

The previously approved COA issued in July 2020, for the rehab of the existing single family home and addition of an accessory dwelling, is the only COA of record for 90 McCaskill Road

According to Moore County Assessor's Office 90 McCaskill Road East was constructed in 1970 and is not listed or recorded within the 1996 National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed or recorded within the 1996 survey as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for 90 McCaskill Road

#*	Address	Year Built	Contributing	Structure History
1	90 McCaskill Road East	1970	No	Not listed on the 1996 National Historic Landmark Survey
2	15 Barrett Road East	1969	No	Not listed on the 1996 National Historic Landmark Survey
3	55 McCaskill Road East	1925	Yes	In the midst of the bungalows erected by the Sandhills Construction Company, Stutts and Newcomb built the Vance at the same time. It is a one-story, wood-shingled bungalow with a clipped side-gable roof, pairs of nine-over-one sash windows, and a small glazed and shingled central entrance porch.
4	65 McCaskill Road East	1925	Yes	The Ashley forms another variation on the plan used with the Clarendon (#57) and the Berkeley (#59). It is a one-and-a-half-story weatherboarded frame bungalow with broad gable end facing the street. It features side shed dormers, overhanging bracketed eaves, paired facade windows with bracketed shed hoods, and a corner entrance porch with square posts set on paneled plinths.
5	75 McCaskill Road East	1967	No	Not listed on the 1996 National Historic Landmark Survey
6	110 McCaskill Road East	1997	No	Not listed on the 1996 National Historic Landmark Survey
7	50 Culdee Road	1976	No	Not listed on the 1996 National Historic Landmark Survey
8	40 Culdee Road	1920	Yes	Blackjack Cottage was built for Mrs. C. M. Butterfield. It is a one-and-a-half-story stuccoed dwelling with steep front and side gables and a shed dormer across the facade. Front and side entrances are headed by round arches. A matching gabled addition has been built to the west side of the house, and a garage is connected to the east side by a walkway.
9	25 Barrett Road East	2006	No	Not listed on the 1996 National Historic Landmark Survey
10	20 Culdee Road	1927	Yes	Behind the Sacred Heart Church is the two-story rectory. It is characterized by a steep gable and hip slate roof, tapestry brickwork, a pointed arch entrance, and a one-story wing with engaged front passage.

Major COA Request for 90 McCaskill Road
Notification Map of Adjacent Properties
February 25, 2021 HPC Meeting



Legend

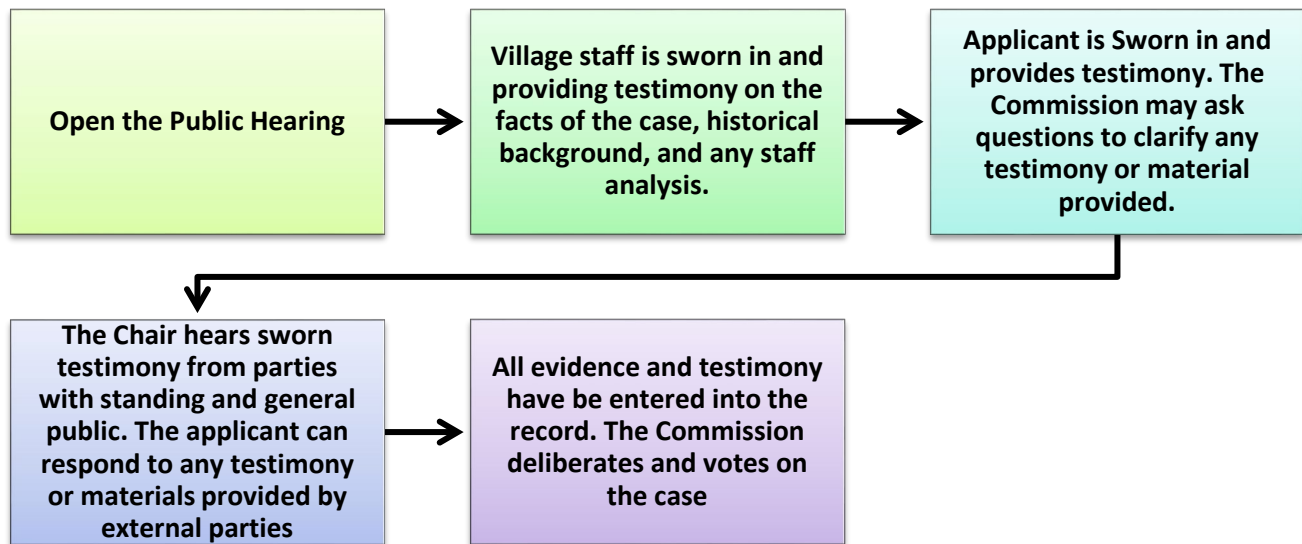
- 90 McCaskill Road
- Notified Adjacent Properties
- STREETS

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because the applicant is proposing modifications to a previously approved Certificate of Appropriateness that are considered to be Major Work. Specifically those Major Work Items include replacement of architectural details that changes the design or materials from the existing details, resurfacing exterior siding with different material, and eliminating or adding windows and/or doors. The revised plans show the addition of one window on the front elevation, change in siding material and addition of a column on the rear elevation, change in siding material and addition of a column on the right elevation, and change in siding material on the left elevation. All Major work **must** be approved by the Commission.

The applicant has provided a complete application, a project description, and revised elevations. For the purposes of this request the Commission should only consider the proposed changes. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Guidelines Requirements:

EXTERIOR WALLS AND TRIM

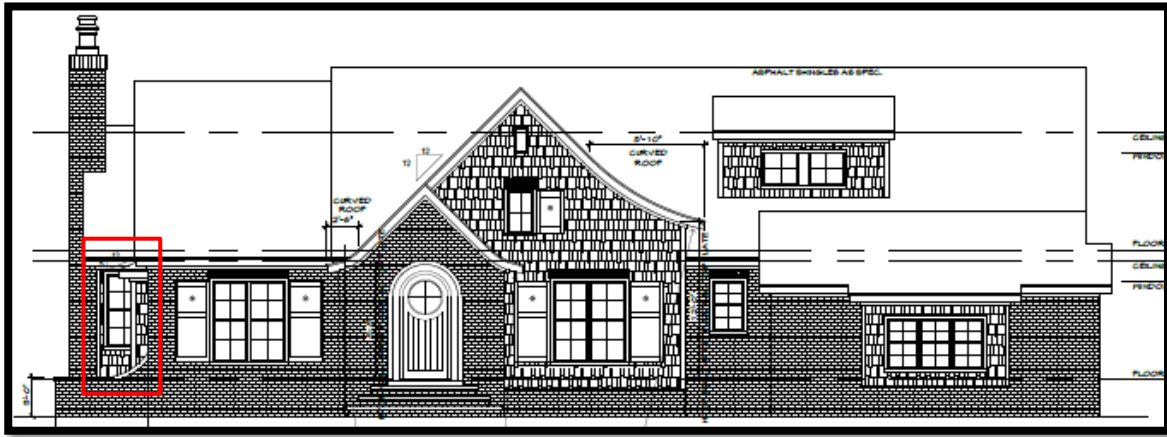
1. *Section III.B.1* - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.

Front Elevation:

The applicant is proposing to add a window opening on the left side of the front elevation. The addition of the window appear to be compatible with the architecture of the previously approved request.



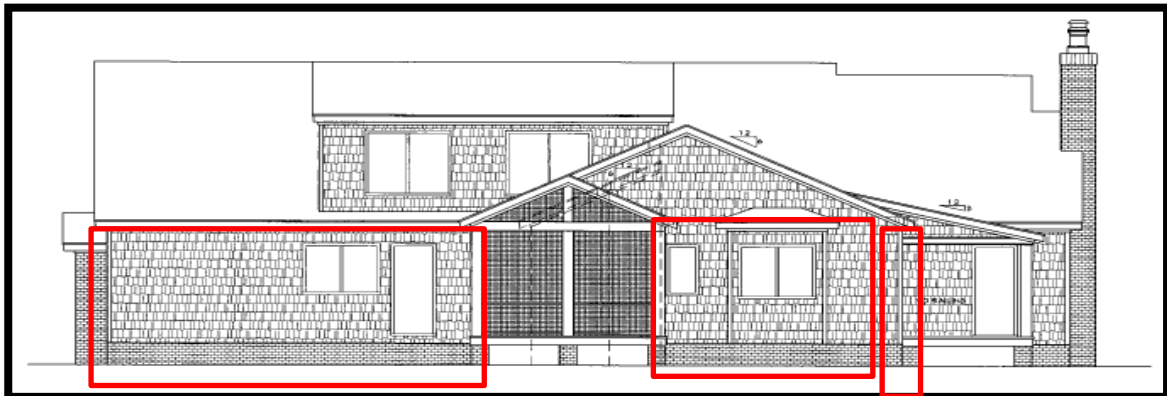
Previously Approved Front Elevation



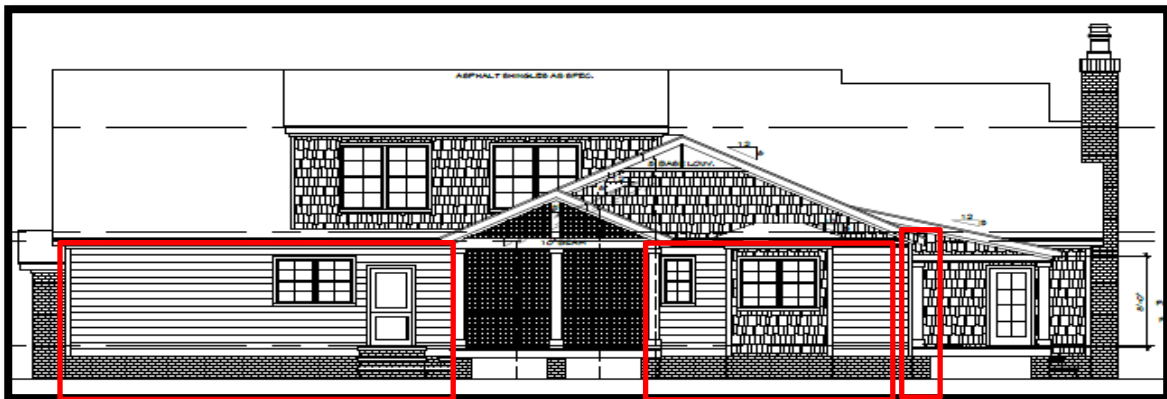
Proposed Front Elevation

Rear Elevation:

The applicant is proposing to change a section of siding material from shake to lap siding and add an additional column on the rear elevation. Lap siding is a siding style that is common throughout the district, featured on both cottage and craftsman style homes. Both the change in siding material and addition of the column appear to be compatible with the architecture of the previously approved request.



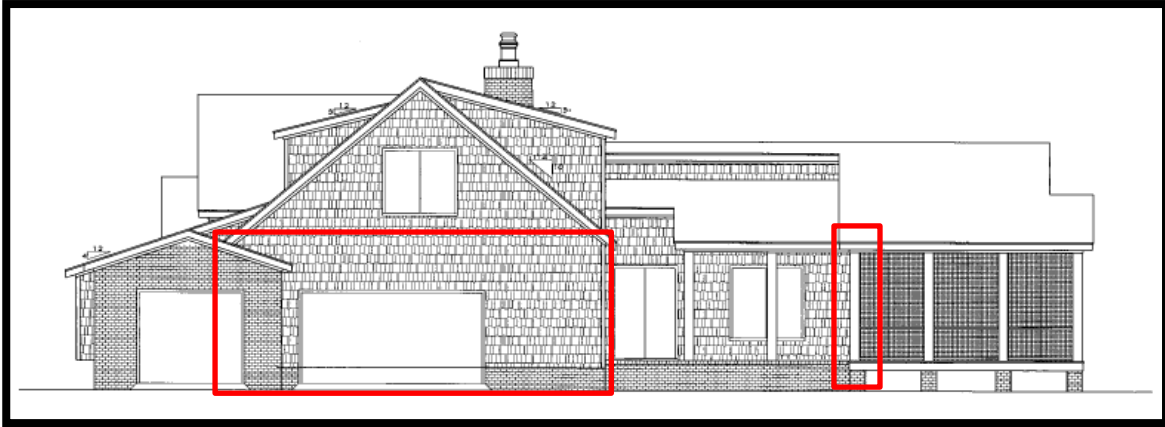
Previously Approved Rear Elevation



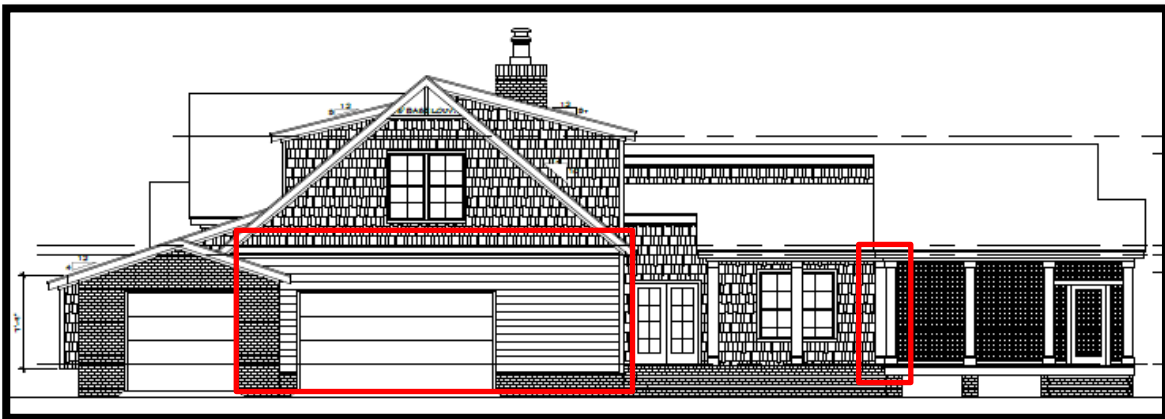
Proposed Rear Elevation

Right Elevation:

The applicant is proposing to change a section of siding material from shake to lap siding and add an additional column on the right elevation. Lap siding is a siding style that is common throughout the district, featured on both cottage and craftsman style homes. Both the change in siding material and addition of the column appear to be compatible with the architecture of the previously approved request.



Previously Approved Right Elevation



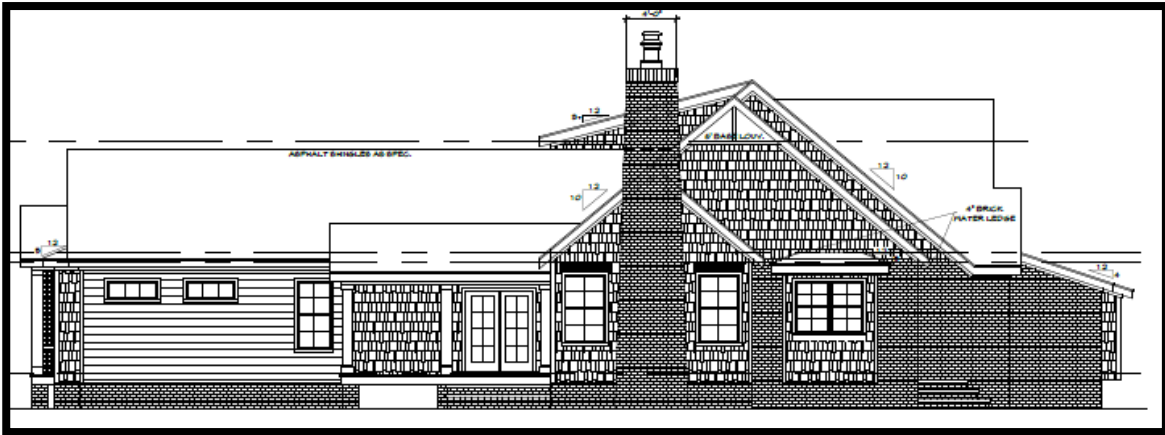
Proposed Right Elevation

Left Elevation:

The applicant is proposing to change a section of siding material from shake to lap siding on the left elevation. Lap siding is a siding style that is common throughout the district, featured on both cottage and craftsman style homes. The change in siding material appear to be compatible with the architecture of the previously approved request.



Previously Approved Left Elevation



Proposed Left Elevation

WINDOWS AND DOORS

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

Based on the updated elevation a new window is proposed on the front elevation. The proposed window appears to be of similar style to other windows on the structure, therefore not compromising the architectural character of the structure.

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

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

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

Based on the submitted documentation painted, tinted or filmed glass on windows have not been proposed.

Applicable Recommendations from the Historic District Guidelines:

WINDOWS AND DOORS

- I. Section III.C.10 - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

The applicant has proposed to match the existing style windows.

Staff Comments:

The applicant has submitted a complete application. The proposed modifications while minor are Major Work Items and must be approved by Historic Preservation Commission. The project as presented appears to meet requirements and recommendations of Guidelines. The proposing siding change is consistent with other architecture within the Historic District. The addition of two columns are proposed to match the previously approved style of columns and could have been handled at the staff level, however was included with this request. Lastly the proposed addition of a window, adds to the fenestration of the building and is consistent with other windows on the structure.

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

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

EXHIBIT A

Record Id: [COA-2021-00016](#)
File Date: 1/25/2021
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work:
Application Name: McCabe Historical
Address: 90 MCCASKILL Rd, PH 28374
Owner Name: Amanda and Michael McCabe
Owner Address: 90 MCCASKILL RD E PINEHURST
PINEHURST NC 28374
Parcel No: 00019015

Contact Info:

Name:
Organization Name: Pinehurst Homes, Inc.
Contact Type: Applicant
Contact Primary Address:

Licensed Professionals Info:

Primary: N
License Number:
License Type:
Name:
Business Name : Pinehurst Homes, Inc.
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Changes to previously approved COA. See attached plans	Type of Work:	Alteration
Existing Use:	Single Family Medium Density	Proposed Use:	Single Family Medium Density
Includes Demolition:	Yes	Includes Tree Removal:	Yes
Estimated Cost of Construction:	937816.80	COA Number:	

PERMIT DATES

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

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
Brick and shake	NO Change	No Change

Rear Elevation

Existing Material	Proposed Material	Proposed Color
Shake	Shake/Lap	No Change (OC-45)

Right Elevation

Existing Material	Proposed Material	Proposed Color
Shake	Lap	No Change (oc-45)

Left Elevation

Existing Material	Proposed Material	Proposed Color
Brick	Lap	No Change (OC-45)

Trim

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

Windows

Existing Material	Proposed Material	Proposed Color
N/A	Added Window to front on far left side adjacent to chimney	

Chimney

Existing Material	Proposed Material	Proposed Color
Chimney Pot	Removal of chimney pot	

Foundation

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

Front Door

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

Shutters

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

EXHIBIT A

Garage Door

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Roof

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Roof Exhaust Vents

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Front Porch

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Deck

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Patio

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Sidewalk

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Sky Lights

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Driveway

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

House Number

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Other

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

N/A	Addition of a covered entry for the guest house	
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REFERENCE: DEED BOOK 5272, PAGE 240-245,
MAP BOOK 1, SECTION 2, PAGE 64,
MOORE COUNTY REGISTRY.

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

LRK #00019015

AREA DETERMINED BY COORDINATE METHOD.

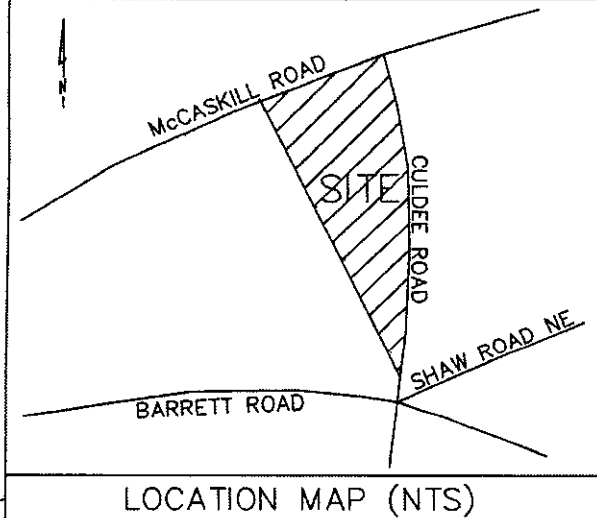
RATIO OF PRECISION = 1/10,000

ZONING: R-30

LEGEND

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

RECORD MAP



LOCATION MAP (NTS)

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

IMPERVIOUS SURFACE CALCULATIONS:

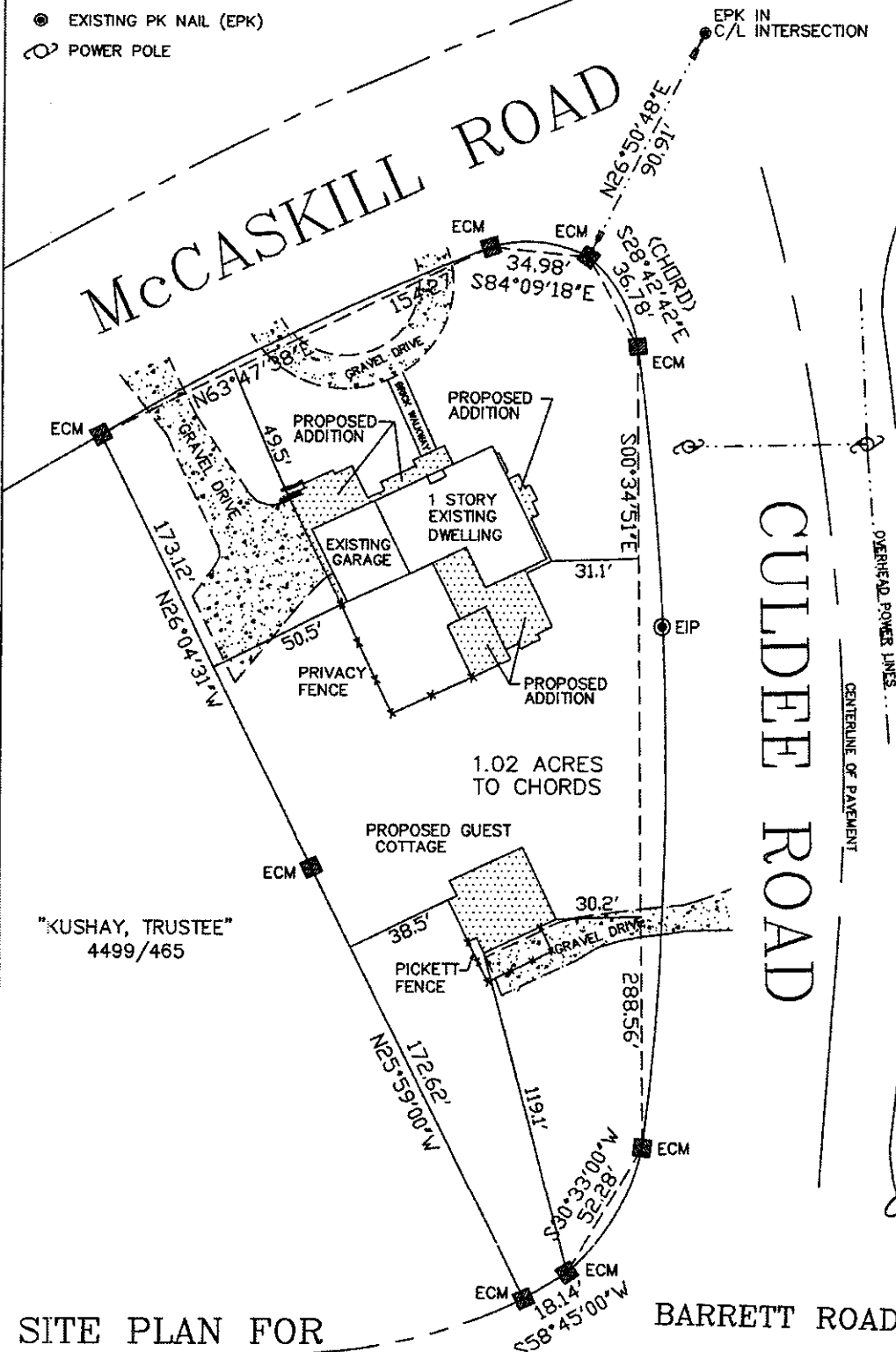
EXISTING HOUSE = 2429 SF
EXISTING GRAVEL DRIVE = 2740 SF

ADDITION TO HOUSE = 1760 SF
PROPOSED DRIVE & WALK = 919 SF

PROPOSED COTTAGE = 862 SF
PROPOSED DRIVE = 816 SF

TOTAL = 9526 SF

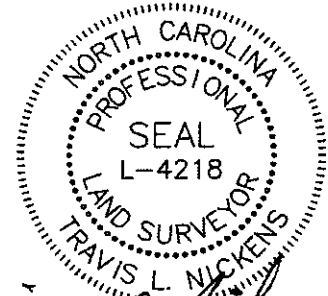
LOT COVERED IN IMPERVIOUS
SURFACE = 21.4%



CULDEE ROAD

CENTERLINE OF PAVEMENT

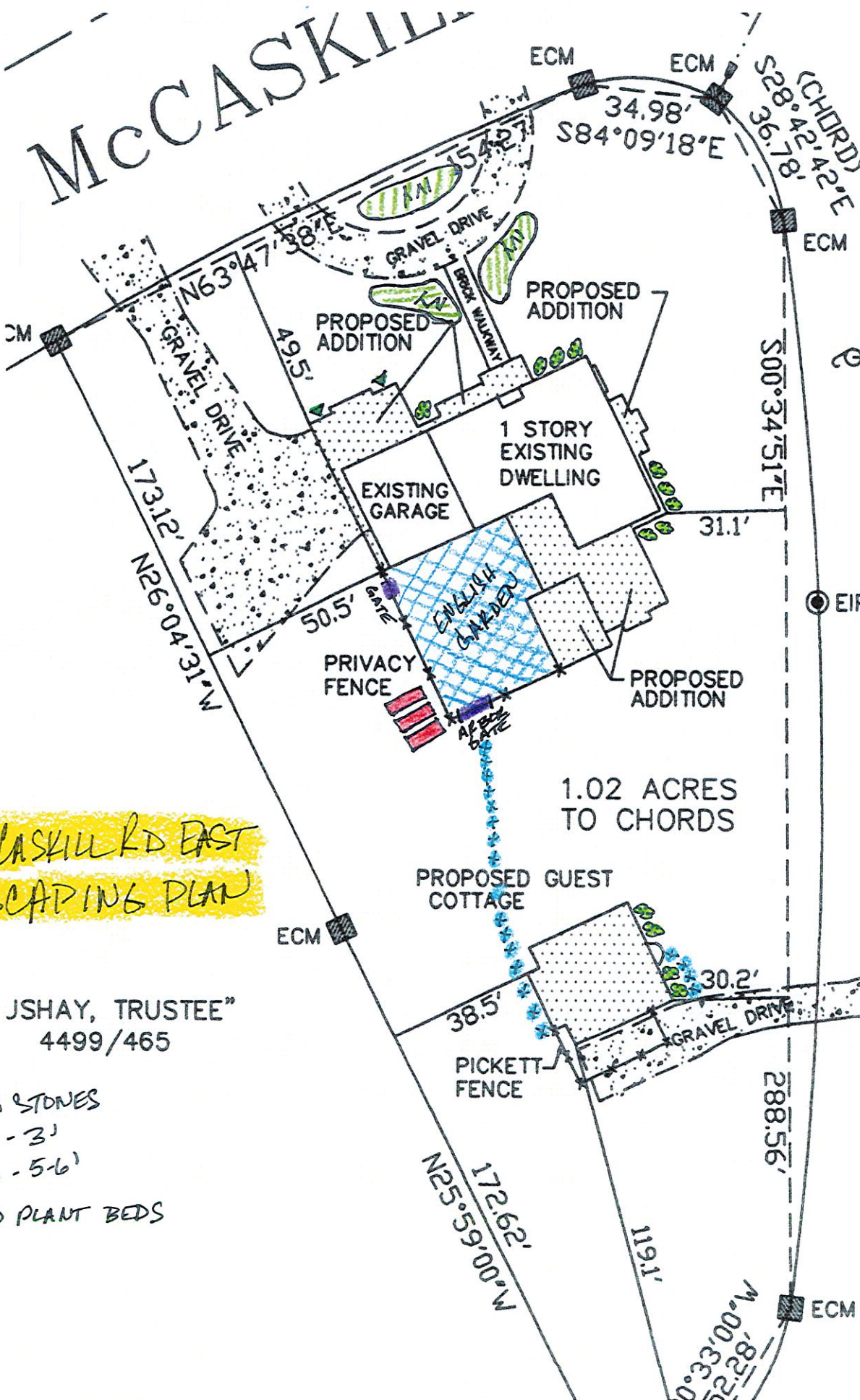
OVERHEAD POWER LINES



Travis L. Nickens
7/1/2020

SITE PLAN FOR
MICHAEL R. McCABE, II AND WIFE AMANDA S. McCABE
MAJOR PART OF LOT 325 & A PORTION OF LOT 325 1/2
OLD VILLAGE SECTION, PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 19, 2020 SCALE 1" = 60'

0 60 120 180 240

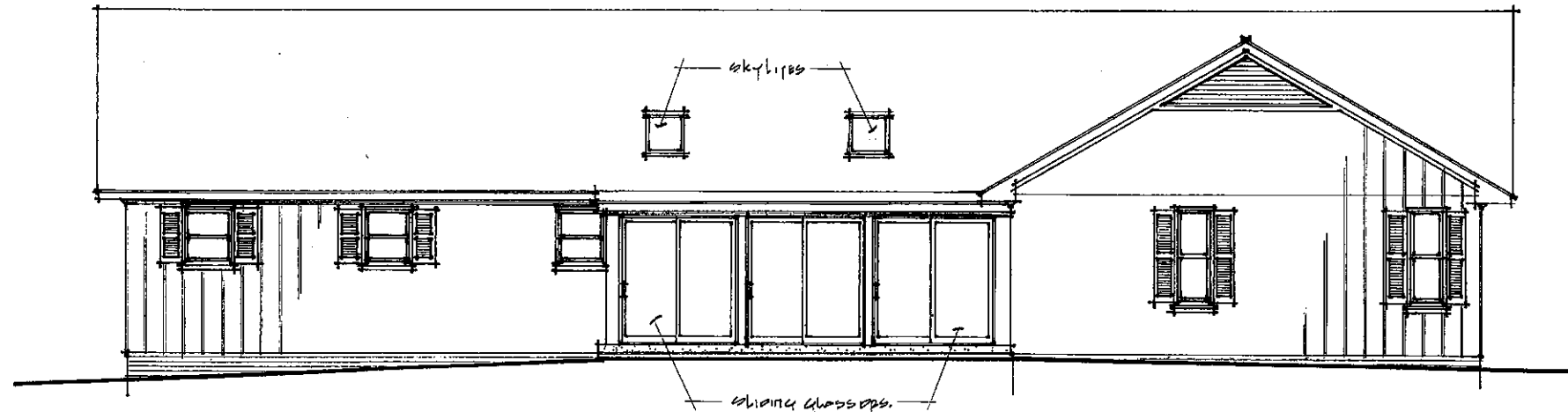


90 McCaskill Rd East
LANDSCAPING PLAN

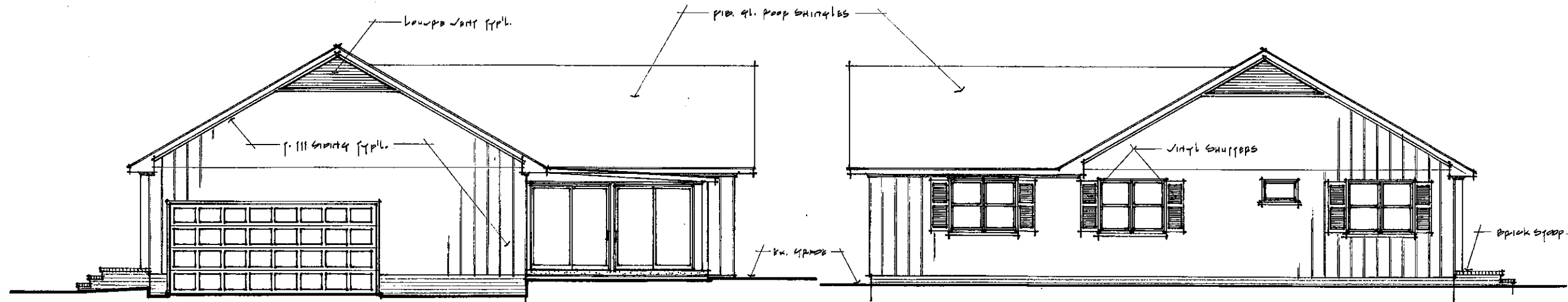
JSHAY, TRUSTEE"
4499/465

- = STEPPING STONES
- = SHRUBS - 3'
- = SHRUBS - 5-6'
- = RAISED PLANT BEDS

EXISTING
ELEVATIONS FOR
90 MCCASKILL ROAD

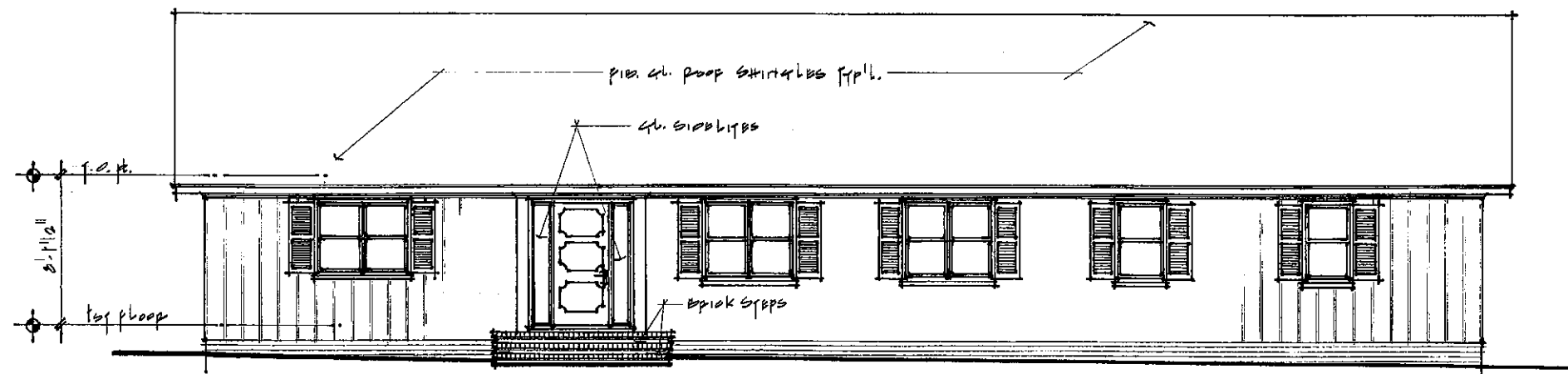


REAR ELEVATION
Scale: 1/4" = 1'-0"



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

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



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

Project files: PROJECT PROPOSAL POPS
MP & MPS MCCABE
Sheet files: EXISTING ELEVATIONS

REVISIONS:

SCALES:
AS NOTED

DATE:
MARCH 2020

PLAN NO:

SHEET NO:

Ex 1

PREVIOUSLY APPROVED
ELEVATIONS FOR
90 MCCASKILL ROAD



FRONT ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY



KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill Road East

REVISION	DATE

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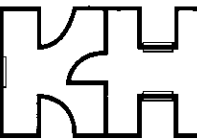
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PREVIOUSLY APPROVED
ELEVATIONS FOR
90 MCCASKILL ROAD



REAR ELEVATION @ 1/4" = 1'0"
OPTION #1

RESIDENTIAL DESIGN BY



KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill
Road East

REVISION	DATE

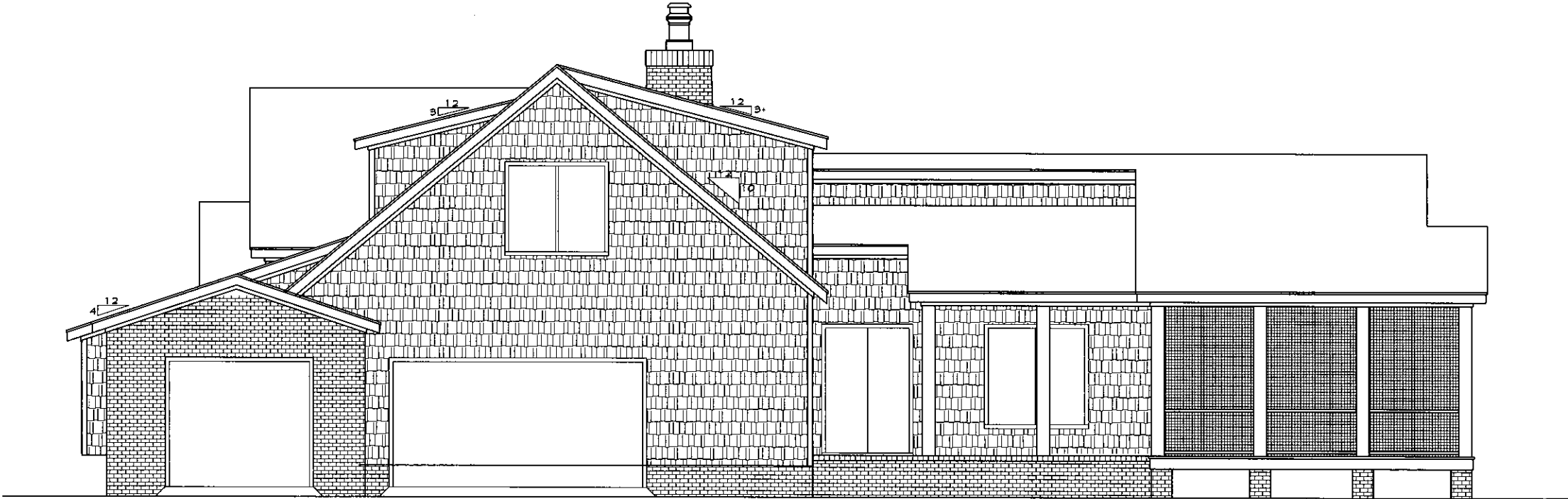
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PREVIOUSLY APPROVED
ELEVATIONS FOR
90 MCCASKILL ROAD



RIGHT SIDE ELEVATION @ 1/4" = 1'0"
OPTION #1

RESIDENTIAL DESIGN BY



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919.621.1504

PLAN NAME:
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DATE: 6-30-20

90 McCaskill
Road East

REVISION	DATE

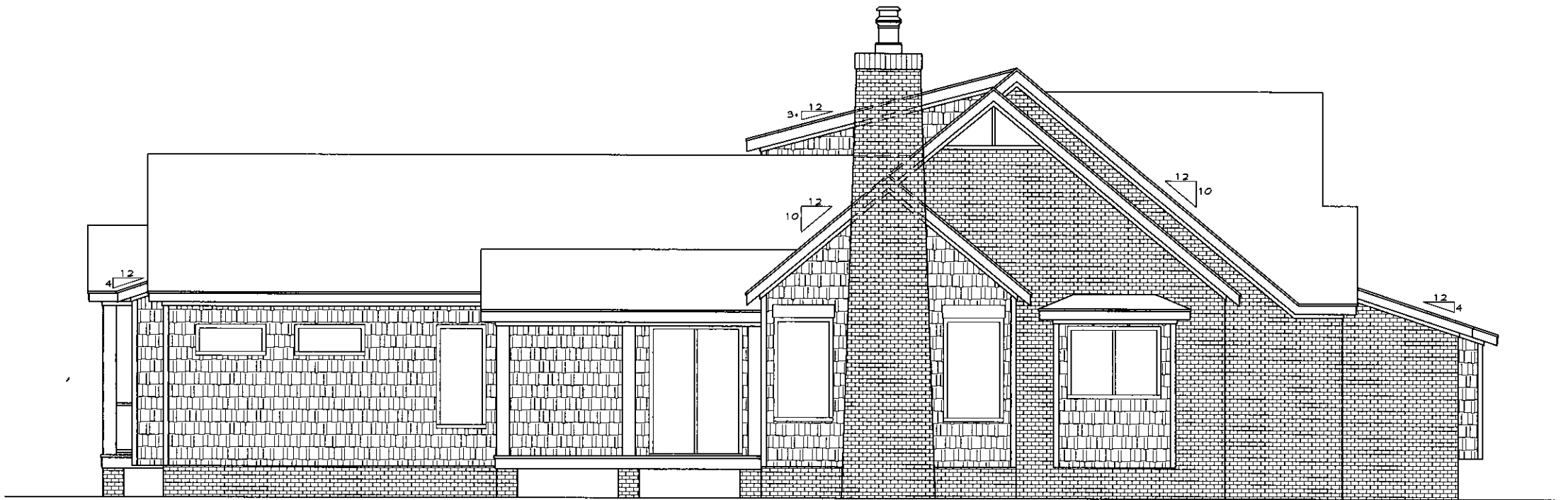
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PREVIOUSLY APPROVED
ELEVATIONS FOR
90 MCCASKILL ROAD



LEFT SIDE ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY

KH

KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill
Road East

REVISION	DATE

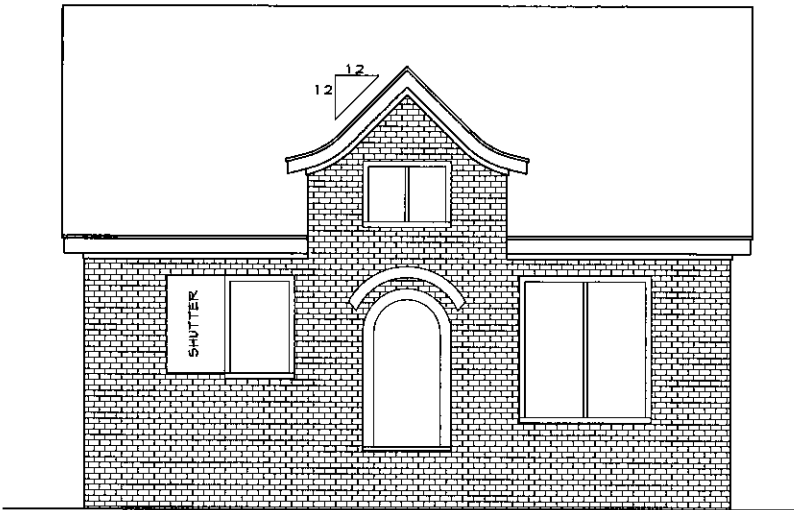
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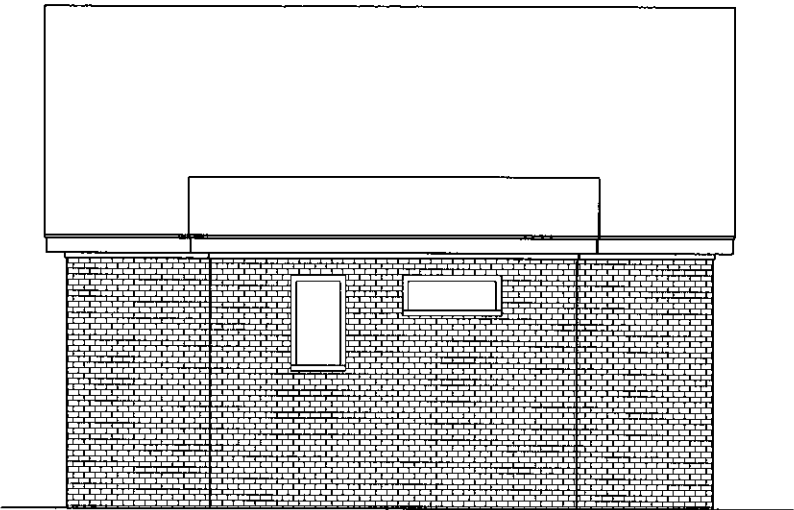
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EXHIBIT I

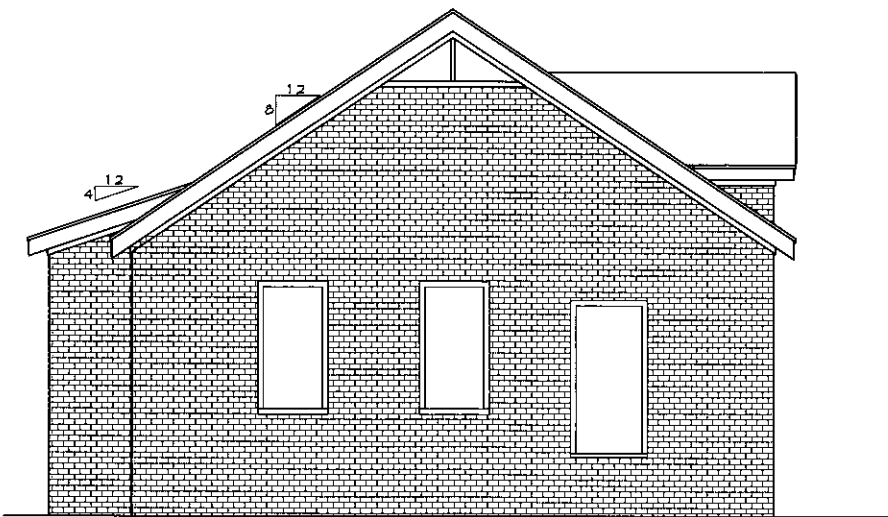


GUEST HOUSE FRONT ELEVATION @ 1/4" = 1'0"

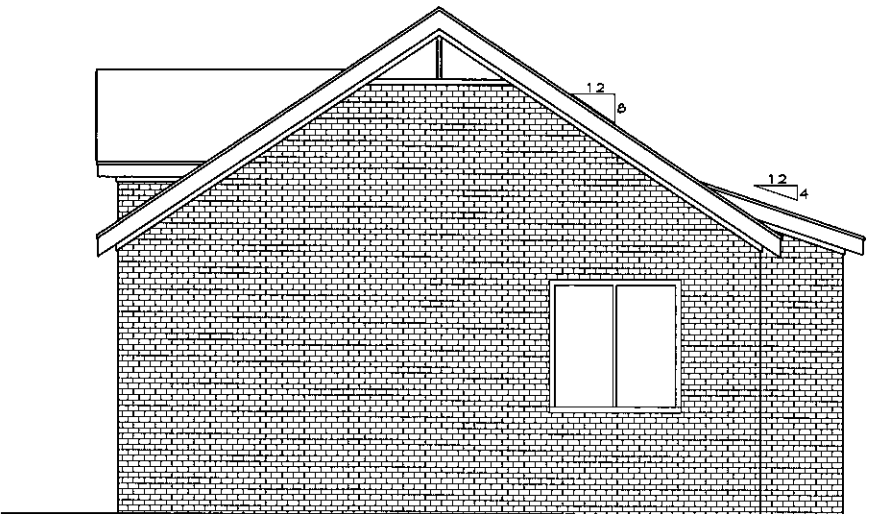


GUEST HOUSE REAR ELEVATION @ 1/4" = 1'0"

PREVIOUSLY APPROVED
ELEVATIONS FOR
90 MCCASKILL ROAD

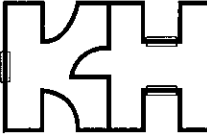


GUEST HOUSE LEFT SIDE ELEVATION @ 1/4" = 1'0"



GUEST HOUSE RIGHT SIDE ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY



KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 6-30-20

90 McCaskill
Road East

REVISION	DATE

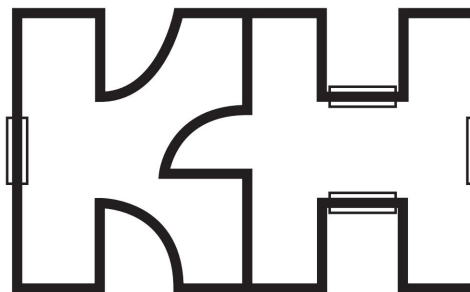
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RESIDENTIAL DESIGN BY



KIM HOPKINS

919.621.1504

PLAN NAME:
McCabe
DATE: 8-17-20

90 McCaskill
Road East

REVISION	DATE
10-10-20	

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FRONT SIDE
ELEVATION

PROPOSED ELEVATIONS FOR
90 MCCASKILL ROAD

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to KHRD for corrections or justification. Contractors must comply with all local building codes where home is to be built. If no Engineered drawings are provided, contractor must consult with a local Engineer for structural design. Once construction has begun, contractor will assume all responsibility.

NOTE:

FRAME RAFTERS
ON 2" x 4" PLATE
ON TOP OF JOISTS



RESIDENTIAL DESIGN BY



KIM HOPKINS

919.621.1504

PLAN NAME:
McCabe
DATE: 8-17-20

90 McCaskill
Road East

REVISION	DATE
10-10-20	

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REAR SIDE
ELEVATION

PROPOSED ELEVATIONS FOR
90 MCCASKILL ROAD

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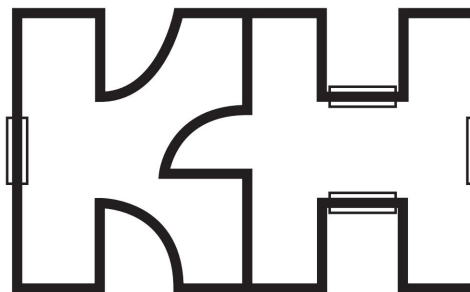
NOTE:

FRAME RAFTERS
ON 2" X 4" PLATE
ON TOP OF JOISTS



REAR ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY



KIM HOPKINS

919.621.1504

PLAN NAME:
McCabe
DATE: 8-17-20

90 McCaskill
Road East

REVISION	DATE
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RIGHT SIDE
ELEVATION

PROPOSED ELEVATIONS FOR
90 MCCASKILL ROAD

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NOTE:
FRAME RAFTERS
ON 2" x 4" PLATE
ON TOP OF JOISTS



RIGHT SIDE ELEVATION @ 1/4" = 1'0"

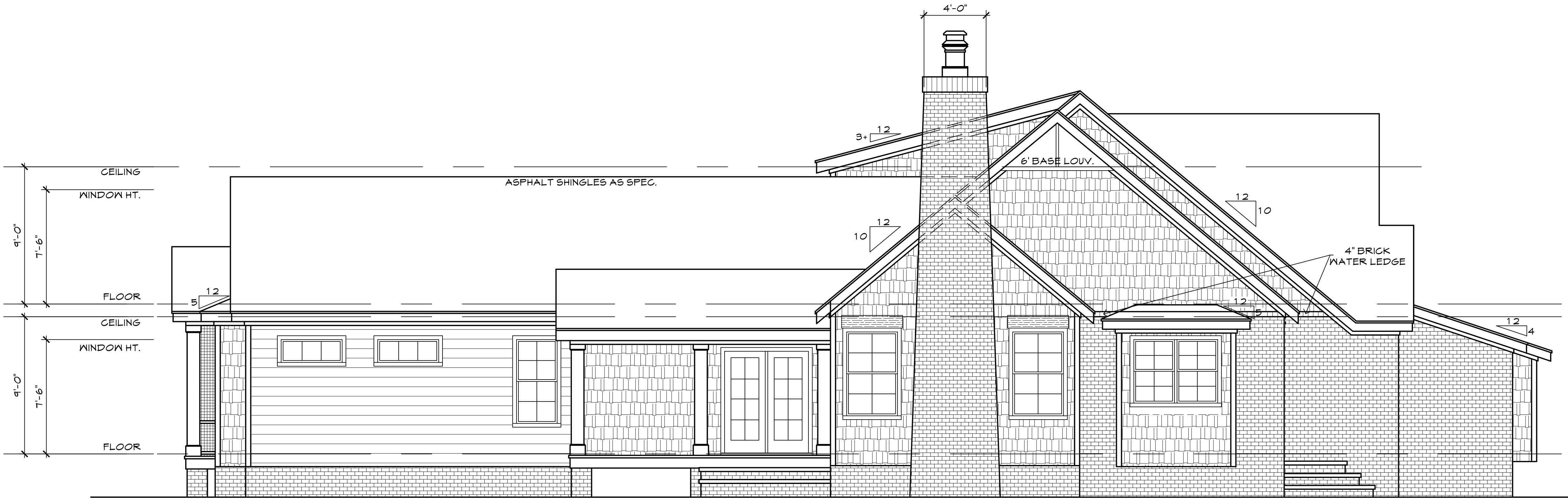
EXHIBIT M

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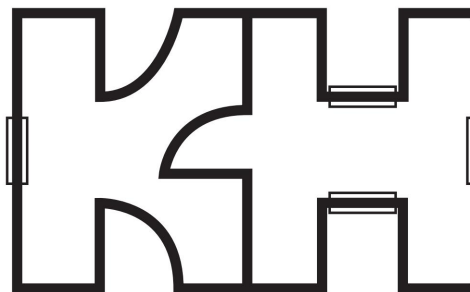
FRAME RAFTERS
ON 2" X 4" PLATE
ON TOP OF JOISTS

PROPOSED ELEVATIONS FOR
90 MCCASKILL ROAD



LEFT SIDE ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY



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919.621.1504

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90 McCaskill
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LEFT SIDE
ELEVATION

NOTE:

MAIN ROOFS -
FRAME RAFTERS
ON 2" X 4" PLATE
ON TOP OF JOISTS

ATTIC VENTILATION CALCULATION

(AS PER 2012 NORTH CAROLINA RESIDENTIAL CODE)

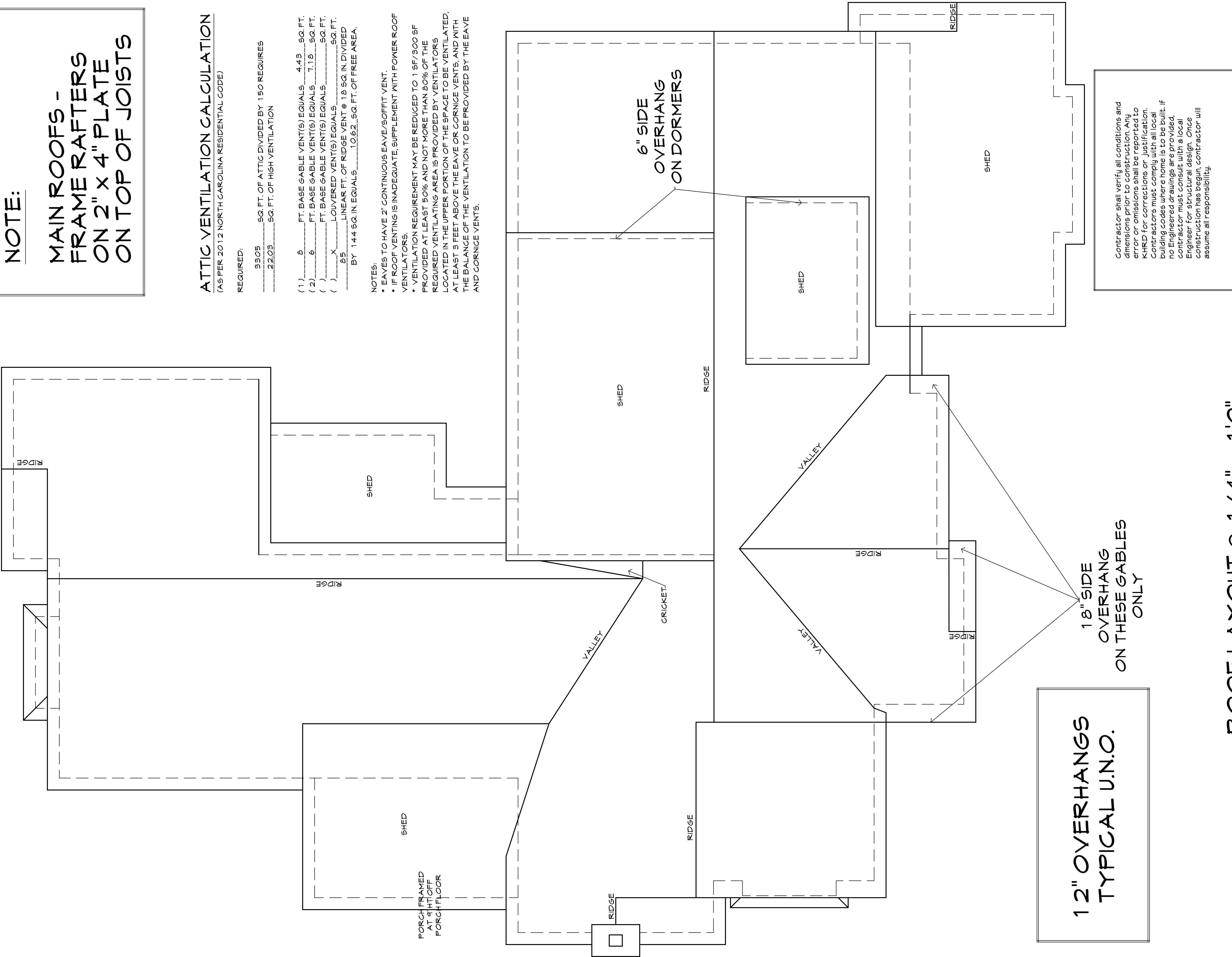
REQUIRED:

33.05 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES
22.03 SQ. FT. OF HIGH VENTILATION

(1) 0 FT. BASE GABLE VENT(S) EQUALS 4.43 SQ. FT.
(2) 6 FT. BASE GABLE VENT(S) EQUALS 1.18 SQ. FT.
() FT. BASE GABLE VENT(S) EQUALS SQ. FT.
() X LOWERED VENT(S) EQUALS SQ. FT.
85 LINEAR FT. OF RIDGE VENT @ 18 SQ. IN. DIVIDED
BY 144 SQ. IN. EQUALS 10.62 SQ. FT. OF FREE AREA.

NOTES:

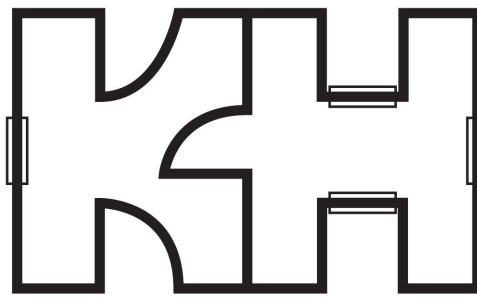
- EAVES TO HAVE 2" CONTINUOUS EAVE/SOFFIT VENT.
- IF ROOF VENTING IS INADEQUATE, SUPPLEMENT WITH POWER ROOF VENTILATORS.
- VENTILATION REQUIREMENT MAY BE REDUCED TO 1 SF/300 SF PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS, AND WITH THE BALANCE OF THE VENTILATION TO BE PROVIDED BY THE EAVE AND CORNICE VENTS.



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ROOF LAYOUT @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY



KIM HOPKINS

919.621.1504

PLAN NAME:
McCabe

DATE: 8-17-20

90 McCaskill
Road East

REVISION	DATE
10-10-20	

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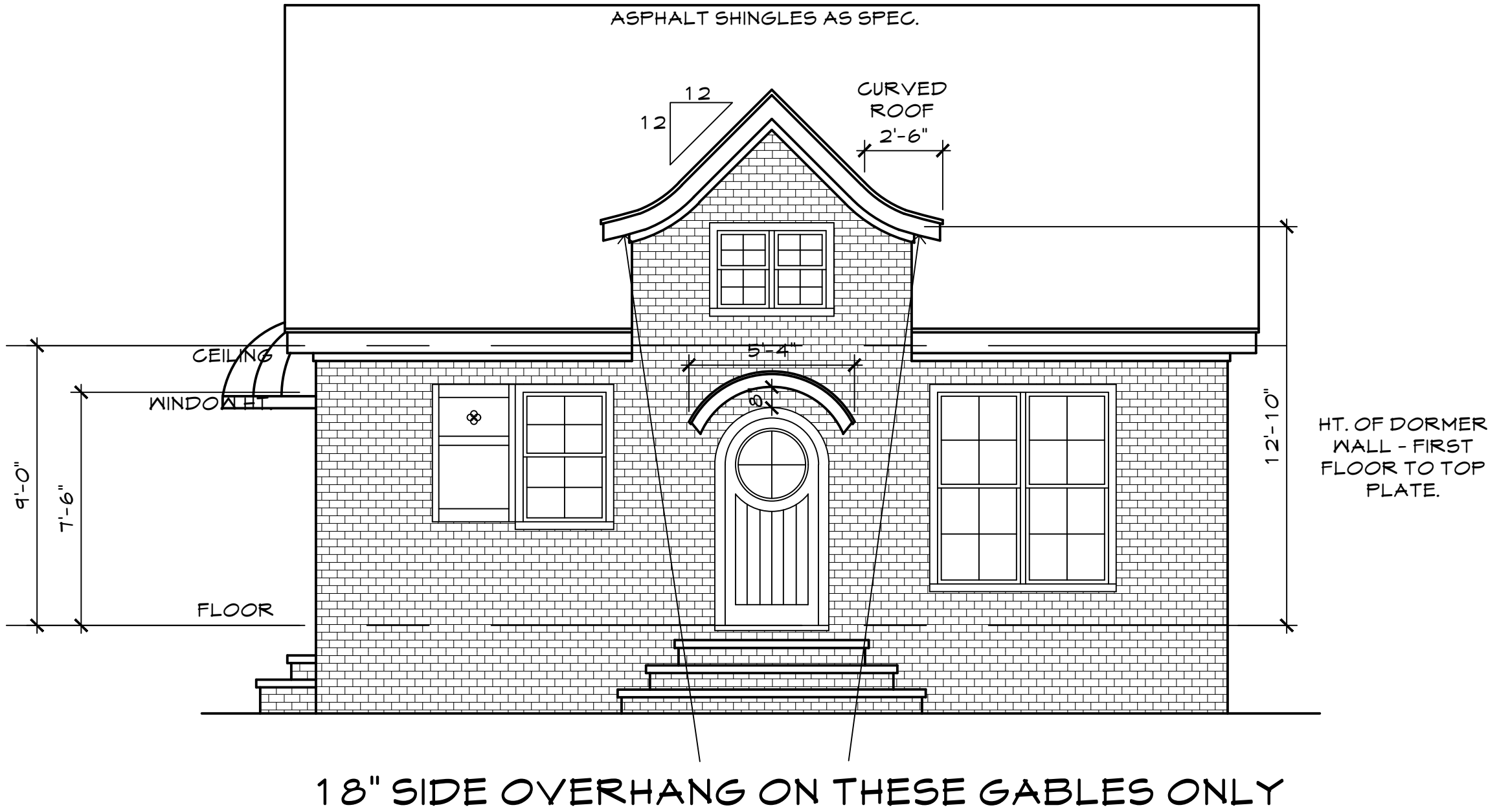
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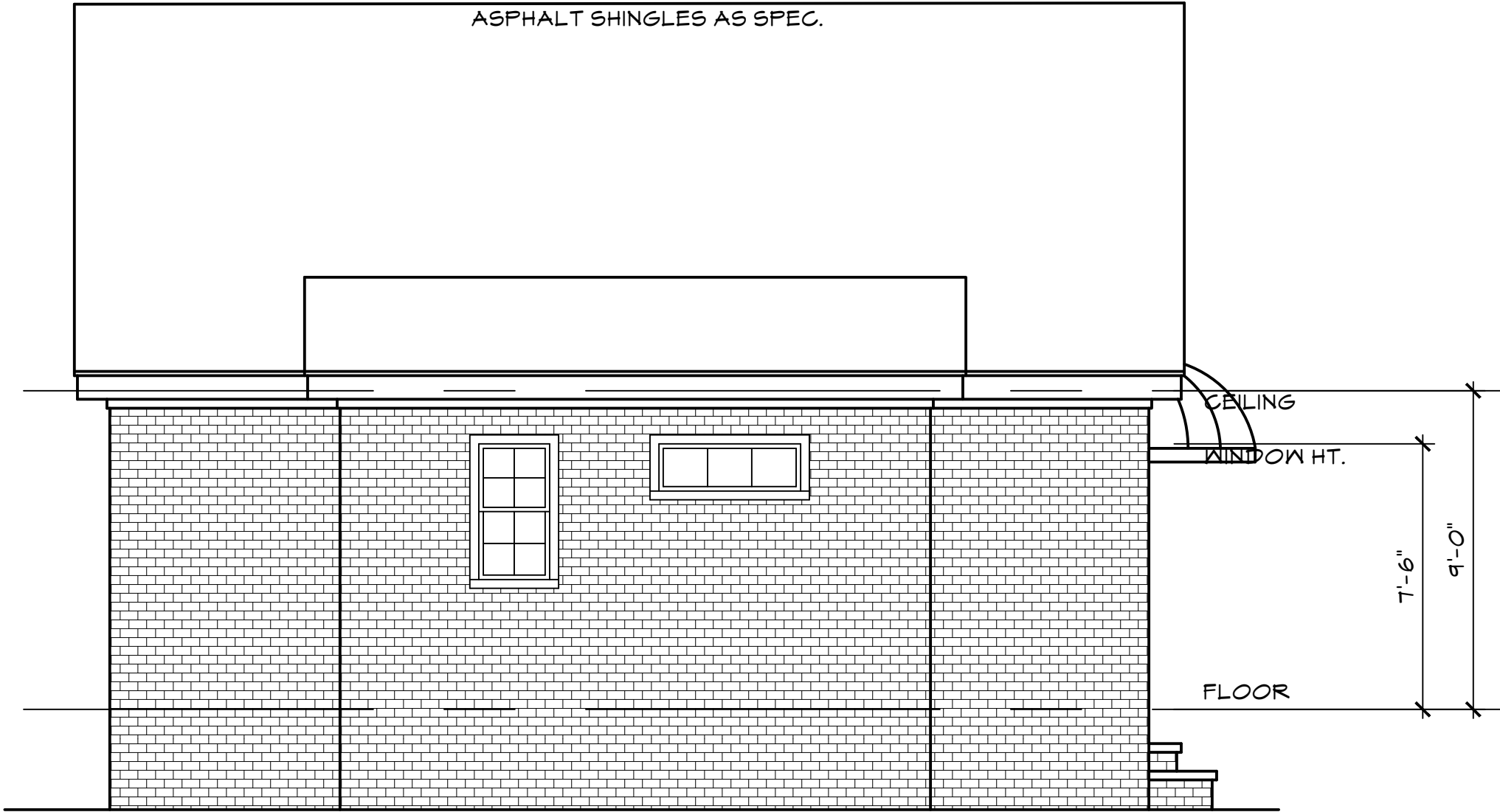
ROOF
LAYOUT

PROPOSED ELEVATIONS FOR
90 MCCASKILL ROAD

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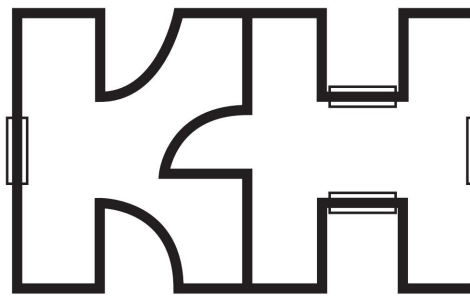


GUEST HOUSE FRONT ELEVATION @ 1/4" = 1'0"



GUEST HOUSE REAR ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY



KIM HOPKINS
919.621.1504

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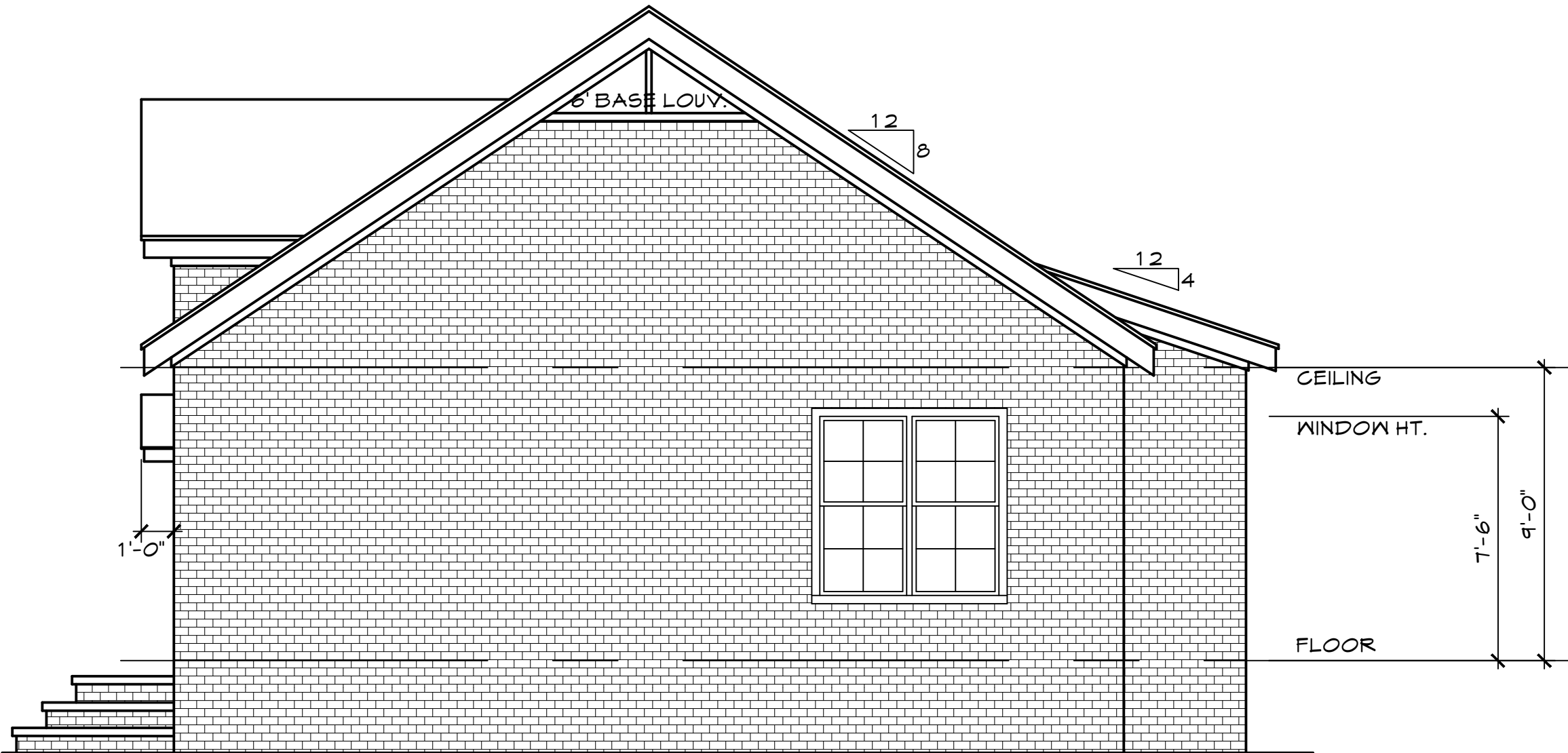
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GUEST HOUSE
FRONT & REAR
ELEVATIONS

PROPOSED ELEVATIONS FOR
90 MCCASKILL ROAD

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to KHRD for corrections or justification. Contractors must comply with all local building codes where home is to be built. If no Engineered drawings are provided, contractor must consult with a local Engineer for structural design. Once construction has begun, contractor will assume all responsibility.



GUEST HOUSE RIGHT SIDE ELEVATION @ 1/4" = 1'0"



GUEST HOUSE LEFT SIDE ELEVATION @ 1/4" = 1'0"

RESIDENTIAL DESIGN BY

KIM HOPKINS
919.621.1504

PLAN NAME:
McCabe
DATE: 8-17-20

90 McCaskill
Road East

REVISION	DATE
10-10-20	
10-13-20	

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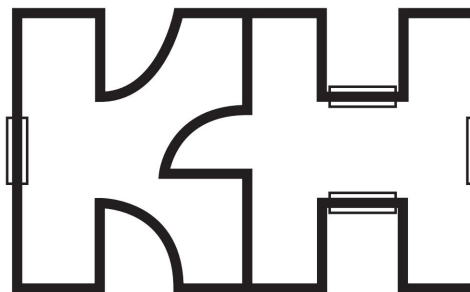
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general contractor unless
specified otherwise. Each must
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to be built. If no engineering
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local engineer before
construction begins for
structural design.

GUEST HOUSE
RIGHT & LEFT
ELEVATIONS

RESIDENTIAL DESIGN BY



KIM HOPKINS

919.621.1504

PLAN NAME:
McCabe
DATE: 8- 12-20

90 McCaskill
Road East

REVISION	DATE

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construction begins for
structural design.

GUEST HOUSE
ROOF LAYOUT

12" OVERHANGS
TYPICAL U.N.O.

ATTIC VENTILATION CALCULATION
(AS PER 2012 NORTH CAROLINA RESIDENTIAL CODE)

REQUIRED:
557 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES
3.71 SQ. FT. OF HIGH VENTILATION

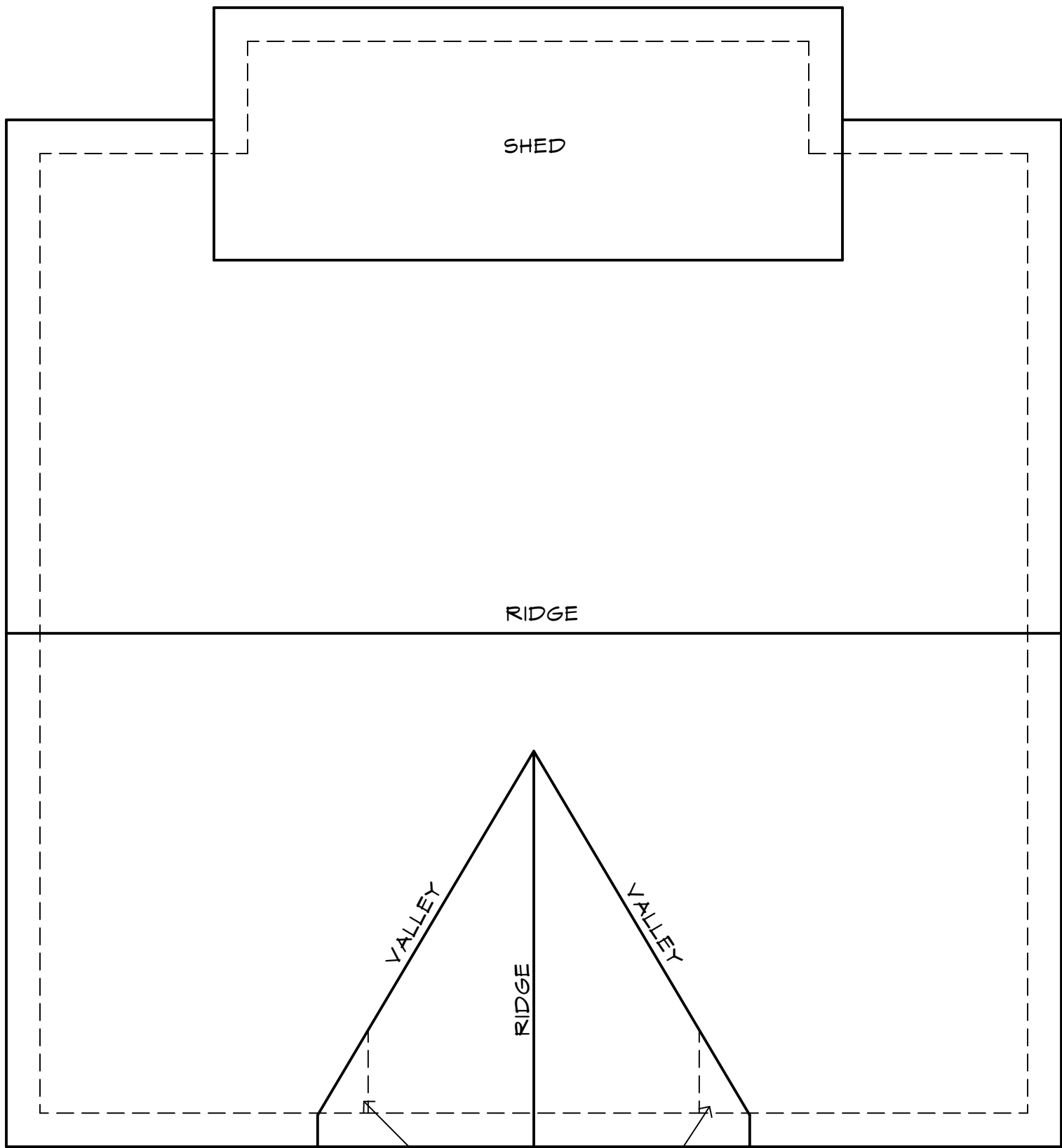
(2) 6 FT. BASE GABLE VENT(S) EQUALS 7.18 SQ. FT.
() FT. BASE GABLE VENT(S) EQUALS SQ. FT.
() FT. BASE GABLE VENT(S) EQUALS SQ. FT.
() X LOUVERED VENT(S) EQUALS SQ. FT.
LINEAR FT. OF RIDGE VENT @ 18 SQ. IN. DIVIDED
BY 144 SQ. IN. EQUALS SQ. FT. OF FREE AREA.

NOTES:
* EAVES TO HAVE 2" CONTINUOUS EAVE/SOFFIT VENT.
* IF ROOF VENTING IS INADEQUATE, SUPPLEMENT WITH POWER ROOF
VENTILATORS.
* VENTILATION REQUIREMENT MAY BE REDUCED TO 1 SF/300 SF
PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE
REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS
LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED,
AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS, AND WITH
THE BALANCE OF THE VENTILATION TO BE PROVIDED BY THE EAVE
AND CORNICE VENTS.

Contractor shall verify all conditions and
dimensions prior to construction. Any
error or omissions shall be reported to
KHRD for corrections or justification.
Contractors must comply with all local
building codes where home is to be built. If
no Engineered drawings are provided,
contractor must consult with a local
Engineer for structural design. Once
construction has begun, contractor will
assume all responsibility.

18" SIDE
OVERHANG
ON THESE GABLES
ONLY

GUEST HOUSE ROOF LAYOUT @ 1/4" = 1'0"





FINAL ORDER – MAJOR COA REQUEST 90 McCaskill Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

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

REQUEST

The applicant Pinehurst Homes, is requesting a Certificate of Appropriateness for modifications to a previously approved COA.

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

FINDINGS OF FACT

Concerning jurisdiction

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

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

1. 90 McCaskill Road is not listed as a contributing structure.
2. Some of the adjacent properties are listed as contributing structures.
3. In June of 2020, a Major COA was issued for the restoration of the existing structure and addition of an accessory structure.

For the Record

1. The applicant has submitted a material package which includes: previously approve elevations, a complete application, and revised elevations illustrating the proposed changes.
2. The applicant is proposing the addition of a window on the front elevation.
3. The applicant is proposing changing some sections of siding material from shake to lap siding on the rear, left, and right elevations.
4. The applicant is proposing to add a one column each to the right and rear porches.

Conclusions of Law

Guideline Requirements:

1. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.
2. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.
3. Section III.C.11 - Glass Block windows are not permitted on street-facing elevations.
4. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

Guideline Recommendations:

1. Section III.C.10 - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
90 McCaskill Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 90 McCaskill Road:

The following conditions apply to approval of the Certificate of Appropriateness for 90 McCaskill Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 90 McCaskill Road based on the following:



COA-2021-00017

ADDITIONAL AGENDA DETAILS:

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

FROM:

Peter Hughes

CC:

Darryn Burrich

DATE OF MEMO:

2/18/2021

MEMO DETAILS:

This request is before the Commission because according to the Village of Pinehurst Historic District Guidelines new construction or additions and eliminating or adding windows are considered Major Work. The applicant is requesting to convert an existing porch into a basement addition and add a single window to the right side of the home.

ATTACHMENTS:

Description

- ☐ Staff Report 8 Village Lane
- ☐ HPC Exhibits 8 Village Lane
- ☐ Findings of Fact 8 Village Lane



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 15, 2021
Subject: Major COA Request for 8 Village Lane

Applicant: Wayne Haddock
Owners: Sharon Day
Professional: Pinehurst Homes
Property Location: 8 Village Lane
Current Land Use: Single Family Residence
Proposed Land Use: Single Family Residence
PID# 855208879807

Request and Background:

Pinehurst Homes is requesting a Certificate of Appropriateness for construction of an addition to an existing primary structure at 8 Village Lane. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855208879807. The property owner is Sharon Day and the applicant is Pinehurst Homes.

Previously Issued COAs for 8 Village Lane		
Description	Year	Major or Minor
Tree Removal	2006	Minor
Fence	2007	Minor
Construct accessory structure/playhouse	2007	Major
Extend brick retaining wall and replace drive with concrete	2007	Minor

The primary structure at 8 Village Lane is not listed within the 1996 National Historic Landmark Survey. None of the adjacent properties within the public hearing notification area are listed as a contributing structure. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for 8 Village Lane

#*	Address	Year Built	Contributing	Structure History
1	8 Village Lane	1997	No	Not listed within the 1996 Landmark Survey
2	9 Village Lane	2001	No	Not listed within the 1996 Landmark Survey
3	3 Village Lane	1990	No	Not listed within the 1996 Landmark Survey
4	4 Village Lane	2000	No	Not listed within the 1996 Landmark Survey
5	6 Village Lane	1998	No	Not listed within the 1996 Landmark Survey
6	7 Village Lane	1995	No	Not listed within the 1996 Landmark Survey
7	Undeveloped Lot	N/A	No	Not listed within the 1996 Landmark Survey

Major COA Request for 8 Village Lane
Notification Map of Adjacent Properties
February 25, 2021 HPC Meeting

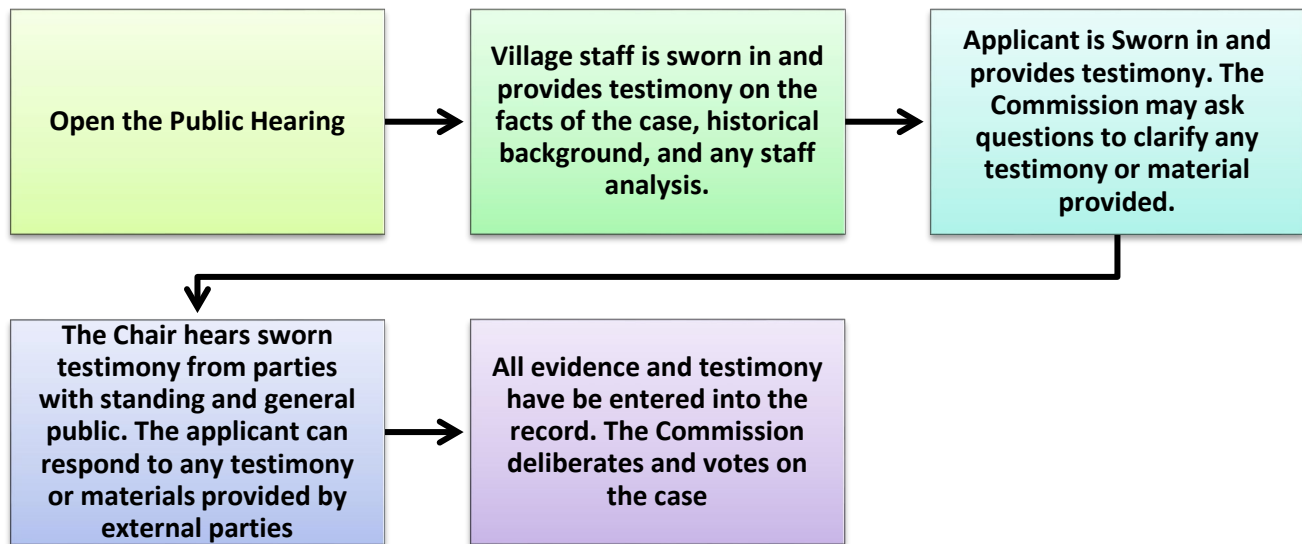


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Guidelines new construction and addition of windows are considered Major Work. The applicant is requesting to convert an existing porch into a laundry and bathroom addition and add a single window to the right side of the home. The addition will be to the rear of the structure and match the design and building material of the existing structure. All Major Work must be approved by the Historic Preservation Commission.

The applicant has provided a project description, architectural elevations, and a landscape plan. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines or satisfies the burden of proof.

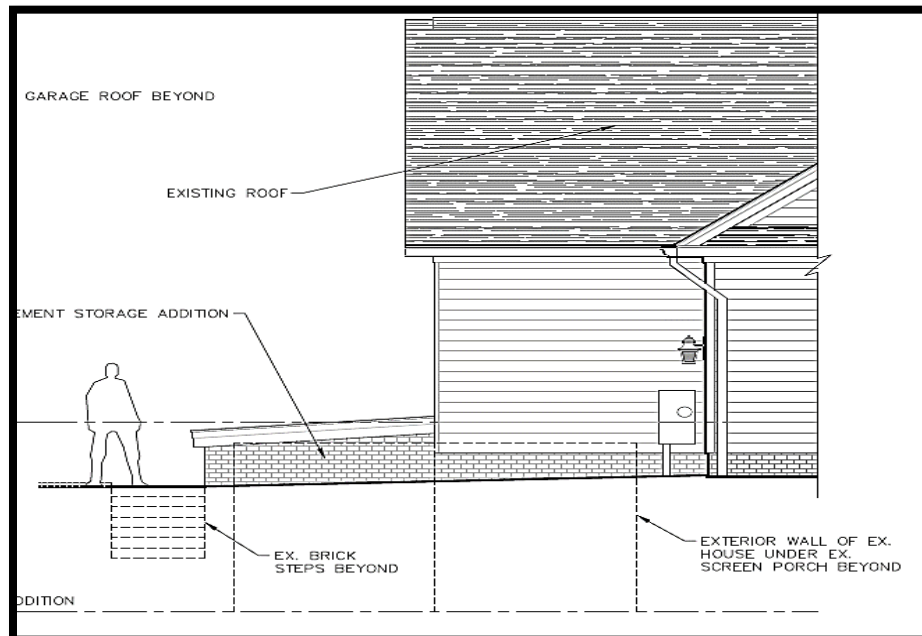
Applicable Guidelines Requirements for Proposed Addition:

ROOFS

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

Based on the submitted elevations the proposed addition will not alter the primary roofline of the structure.

The new basement addition will have a separate roof line that will align slightly above the existing foundation of the home. Given the low pitch and profile of the addition's roofline it should not impact the character of the existing structure and appears compatible with the architectural style of the existing structure.

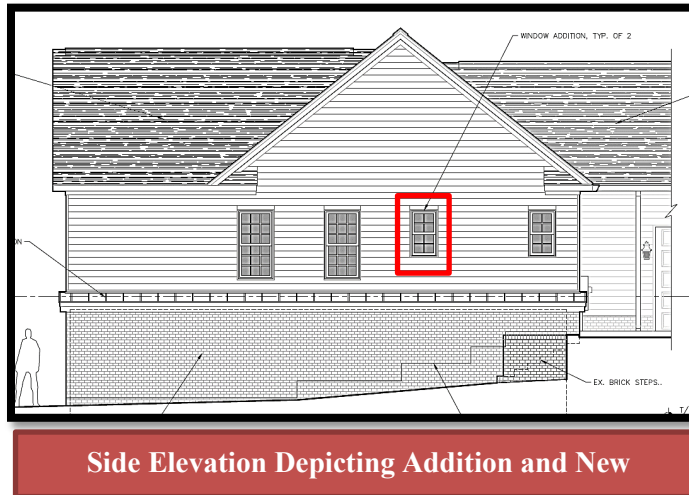


Proposed Addition Front Elevation

WINDOWS AND DOORS

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

An addition of a single window on the left side of the structure has been proposed. Based on the submitted elevation the new window will match an adjacent window like for like.



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

Glass block windows have not been proposed.

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

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

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

Sliding glass doors have not been proposed.

ADDITIONS AND ACCESSORY BUILDINGS

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

The applicant is proposing the conversion of an existing porch into a basement addition to the side of the existing primary structure. The addition will be visible from the street and slightly modify the existing primary elevation.

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

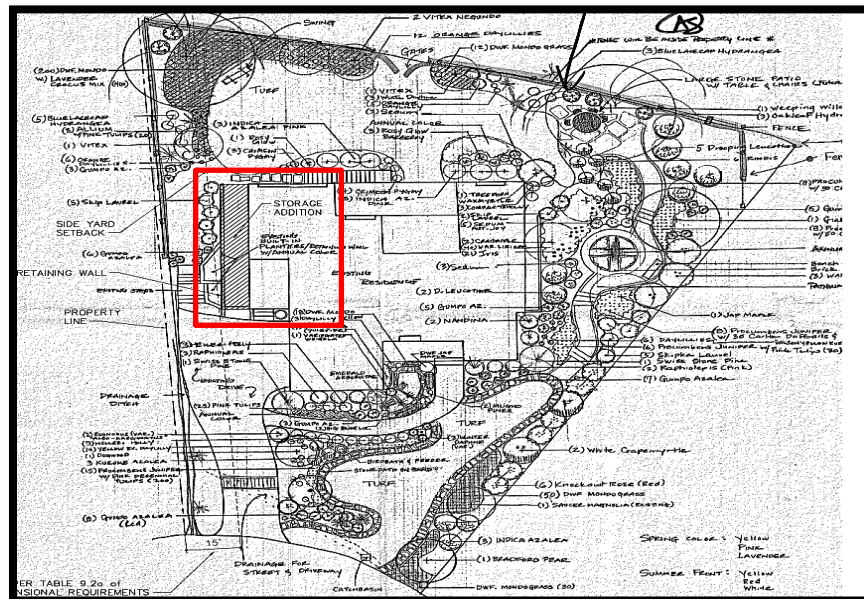
The elevations indicate that the addition's exterior wall material will be lap siding (on the rear) to match existing lap siding and brick (on the side and front) to match the foundation of the existing primary structure. By matching the brick, the basement addition will blend into the existing architecture of the structure more easily. The proposed roofing material will be standing seam metal and will not match the existing asphalt shingle roof.



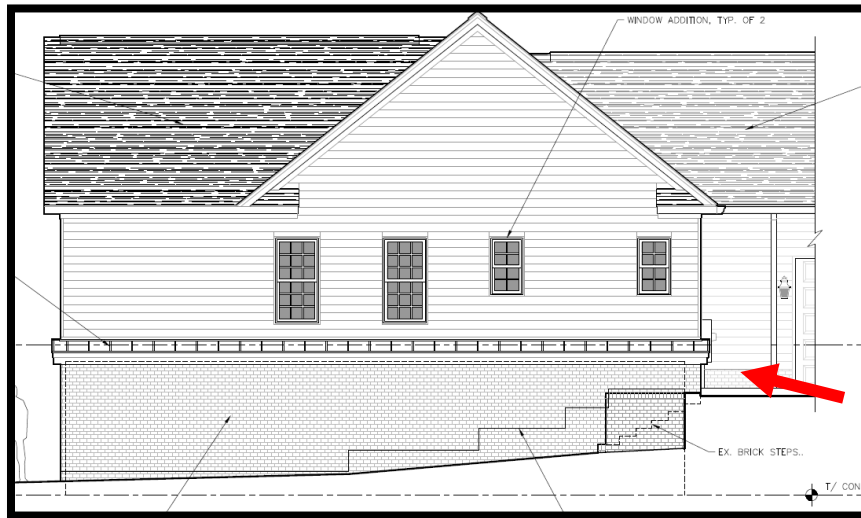
Submitted Site Plan and Landscape Plan

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

The proposed addition will be set behind the existing front façade and will be located in side yard, however, it will most likely be visible front the street. The topography and slope of the lot should assist in concealing the addition and help maintain the existing character of the home.



Submitted Site Plan and Landscape Plan



Side Elevation Show Addition Set Behind Front Facade

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

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

MASONRY

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

The applicant is proposing to match the new brick to the existing brick.

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

Based on the provided material, painted brick has not been proposed

PAINT

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

The applicant is proposing to match the existing color scheme of the home. The existing brick will be matched in kind and the metal roof will be teratone (dark brown).

Applicable Guidelines Recommendation:

ROOF

1. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver

The proposed metal roofing is dark brown.

WINDOWS AND DOORS

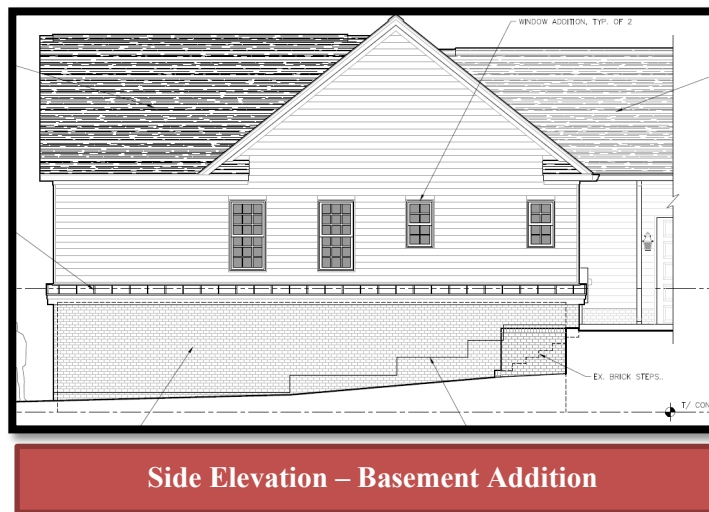
1. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.

The proposed window matches the existing grill pattern of existing windows.

ADDITIONS AND ACCESSORY BUILDINGS

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

No doors or windows are featured on the proposed addition.



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

Based on the submitted elevations it appears the foundation of the addition will not entirely align with the primary structure. Given the topography of the lot, the rear foundation of the addition will align with the rear foundation of the existing home, but the front foundation of the addition will be below grade.

Staff Comments:

The applicant has submitted a complete application package. Based on the submitted documentation the proposed addition and new window are compliant with the requirements of the Guidelines, however do not meet all Guideline recommendations.

The applicant has indicated that all new material will match the existing material except for the metal roofing. The project as requested would appear to be similar to other structures within the Historic District. If the Commission were to approve this request for Major COA staff would recommend the 2nd motion within the motion packet, which has been provided below. Staff is recommending the second motion because the foundation of the addition does not completely align with the existing foundation.

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

EXHIBIT A

Record Id: [COA-2021-00017](#)
File Date: 2/4/2021
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work:
Application Name: Day
Address: 8 VILLAGE Ln, PH 28374
Owner Name: DAY, SHARON B
Owner Address: PMB 335 26 PINECREST PLAZA SOUTHERN PINES
SOUTHERN PINES NC 28387
Parcel No: 00015879

Contact Info:

Name:
Organization Name: Pinehurst Homes, Inc.
Contact Type: Applicant
Contact Primary Address:

Licensed Professionals Info:

Primary: N
License Number:
License Type:
Name:
Business Name : Pinehurst Homes, Inc.
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Changing an existing porch to a bathroom and laundry	Type of Work:	Addition
Existing Use:	Single Family Low Density	Proposed Use:	Single Family Low Density
Includes Demolition:	No	Includes Tree Removal:	No
Estimated Cost of Construction:	114516.64	COA Number:	

PERMIT DATES

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

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
N/A	Lap	to match existing

Rear Elevation

Existing Material	Proposed Material	Proposed Color
N/A	Lap	match existing

Right Elevation

Existing Material	Proposed Material	Proposed Color
N/A	Lap	match existing

Left Elevation

Existing Material	Proposed Material	Proposed Color
N/A	Lap	match existing

Trim

Existing Material	Proposed Material	Proposed Color
N/A	Composite	match existing

Windows

Existing Material	Proposed Material	Proposed Color
N/A	Vinyl/ Clad	match existing

Chimney

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

Foundation

Existing Material	Proposed Material	Proposed Color
brick	brick	match existing

Front Door

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

Shutters

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

EXHIBIT A

Garage Door

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Roof

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

N/A	Metal/ Fiberglass	teratone
-----	-------------------	----------

Roof Exhaust Vents

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Front Porch

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Deck

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Patio

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Sidewalk

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Sky Lights

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Driveway

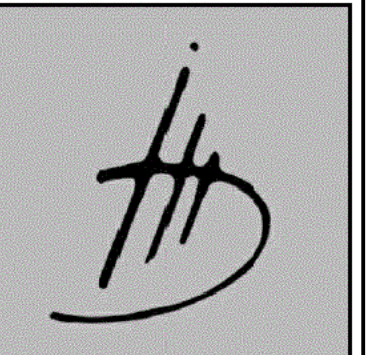
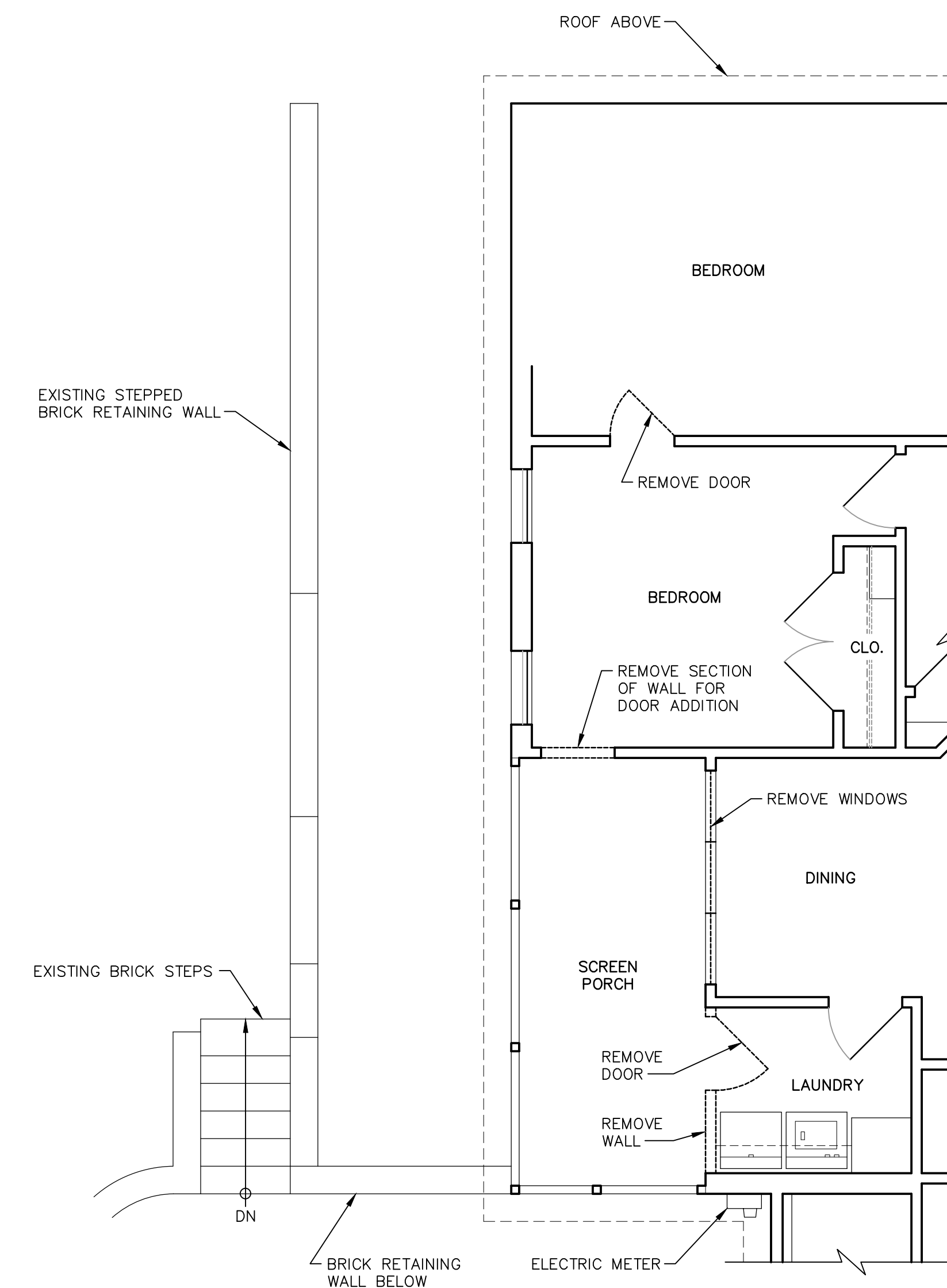
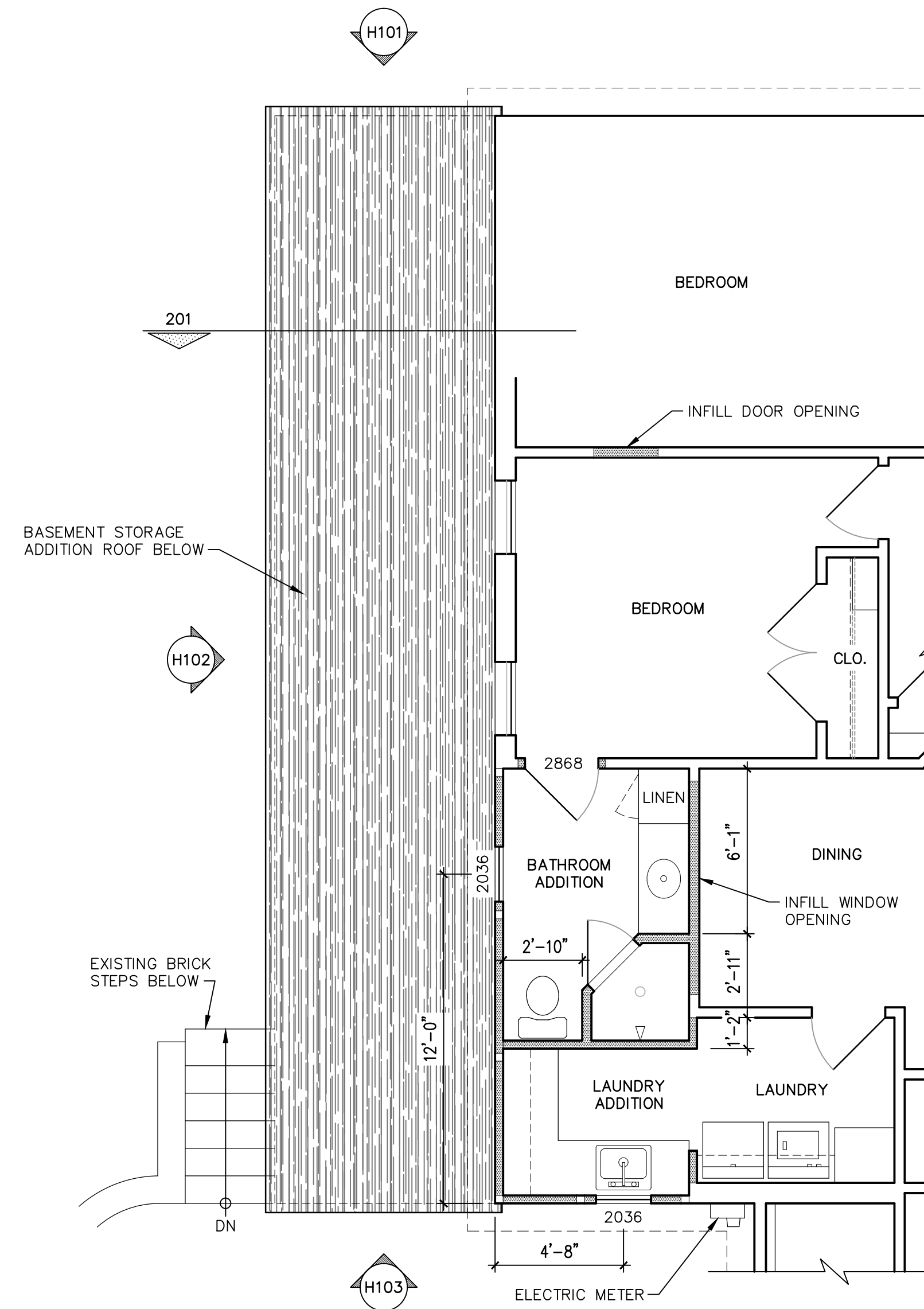
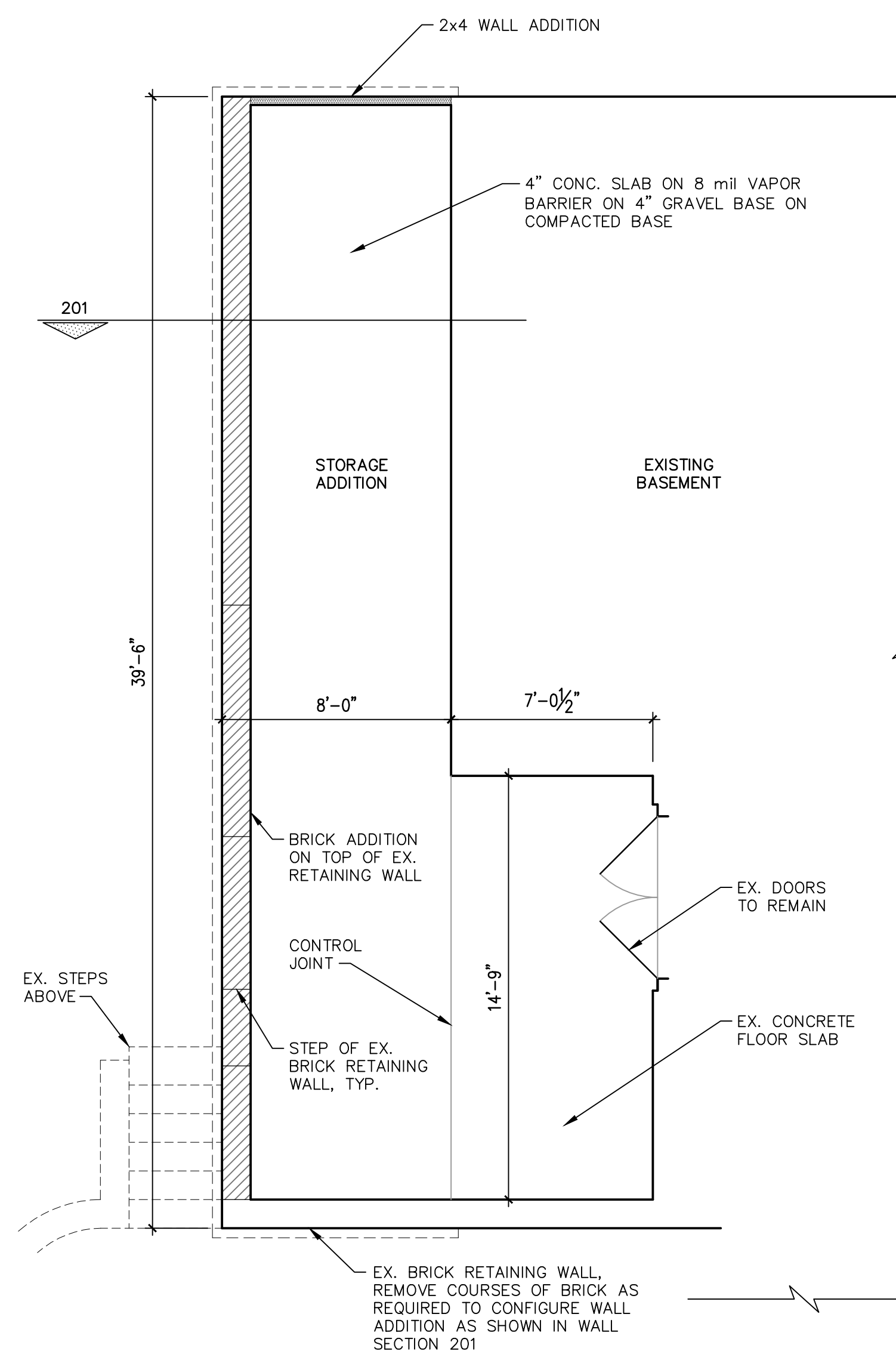
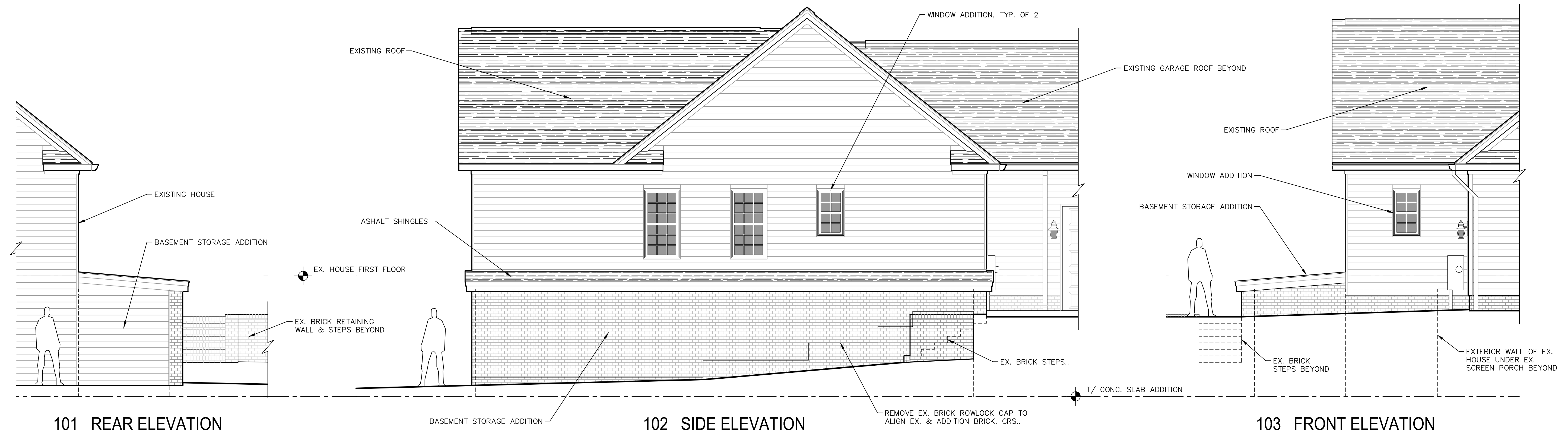
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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House Number

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------

Other

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
--------------------------	--------------------------	-----------------------



Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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DAY RESIDENCE
RENOVATION & ADDITIOS
8 VILLAGE DRIVE, PINEHURST, NORTH CAROLINA

- FLOOR PLANS / EXTERIOR ELEVATIONS
- SCALE : $\frac{1}{4}" = 1'-0"$
- DATE : 2 / 9 / 2021

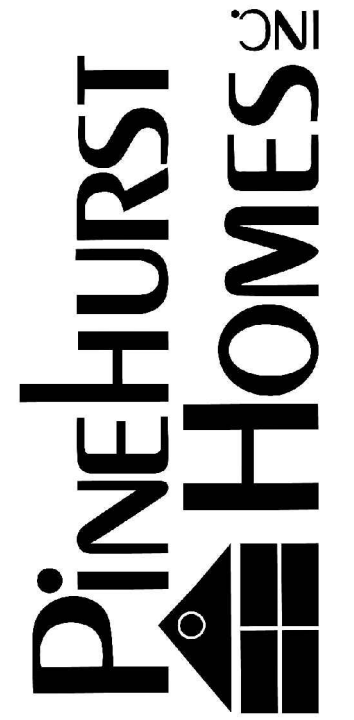
DRAWING NO. :

H-1



Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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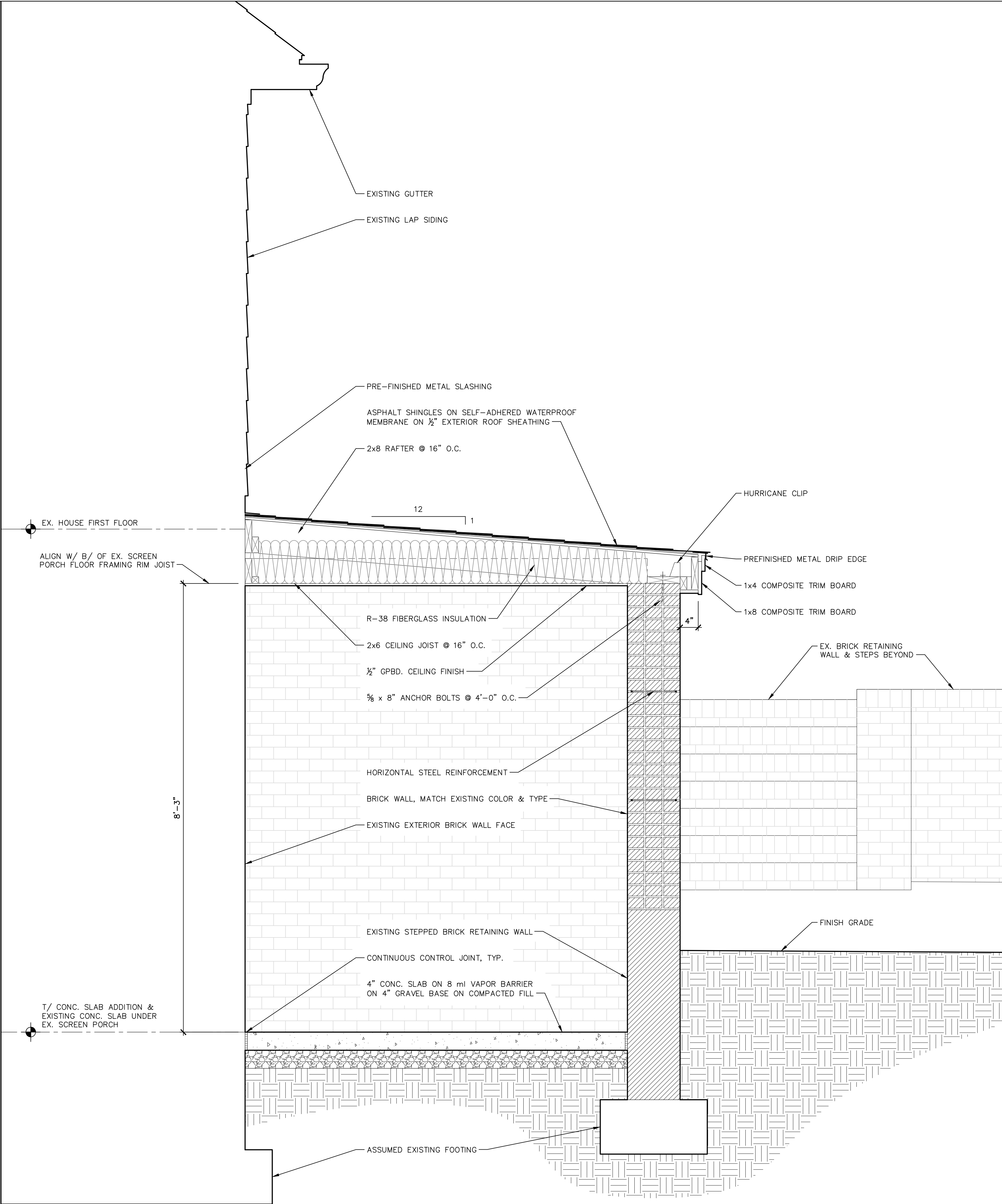
DAY RESIDENCE
RENOVATION & ADDITIOS
8 VILLAGE DRIVE, PINEHURST, NORTH CAROLINA

• WALL SECTION

• SCALE : 1" = 1'-0"
• DATE : 2 / 9 / 2021

• DRAWING NO. :

H-2



201 WALL SECTION

SCALE: 1" = 1'-0"

DAY RESIDENCE
RENOVATION & ADDITIONS
8 VILLAGE DRIVE, PINEHURST, NORTH CAROLINA

- DRAWING NO. :

H-3

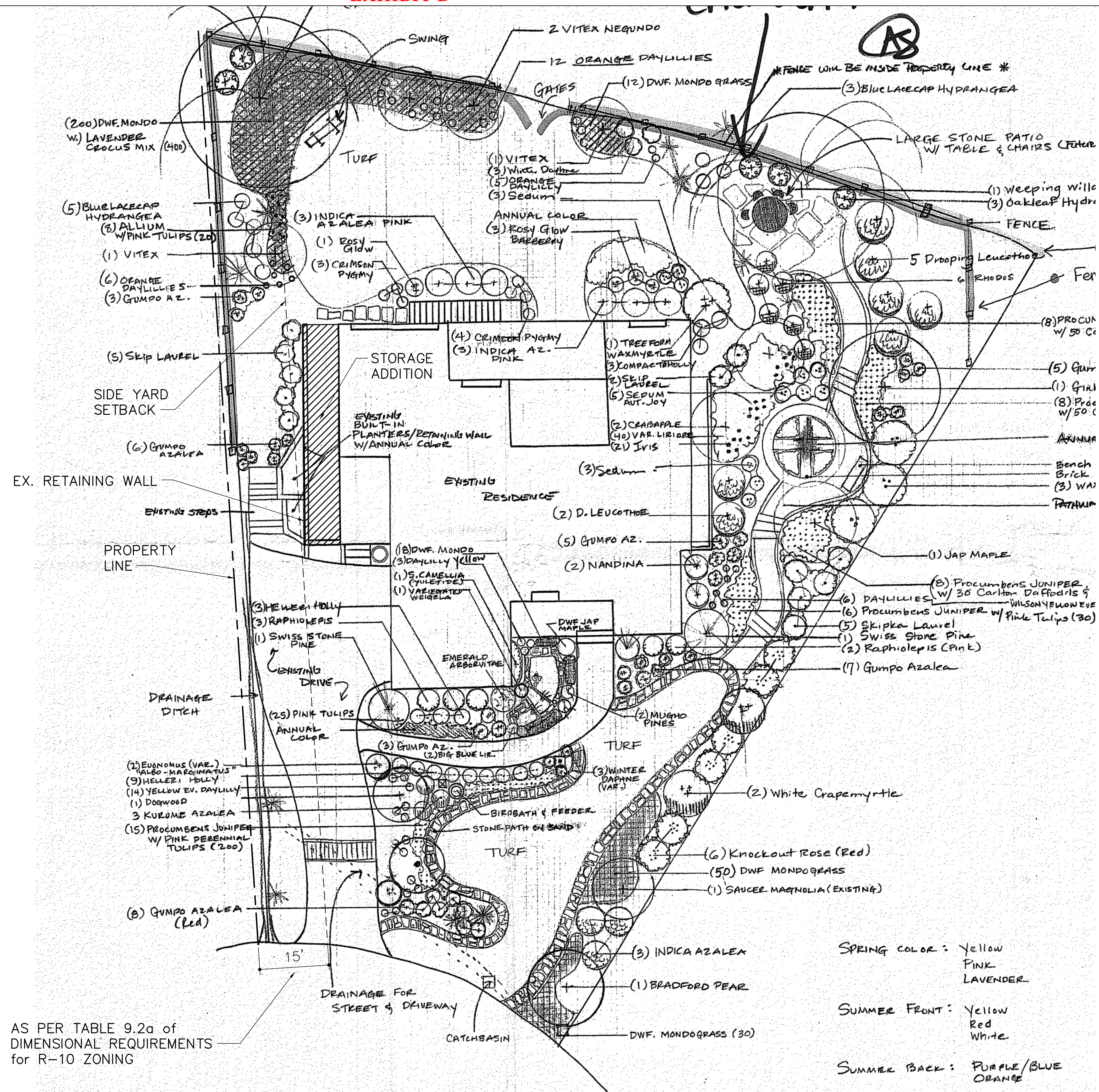


EXHIBIT E

Brown

PRIME





FINAL ORDER – MAJOR COA REQUEST 8 Village Lane
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

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

REQUEST

The applicant Pinehurst Homes, is requesting a Certificate of Appropriateness for the construction of a basement addition and addition of a single window on the right side of the home.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Eliminating or adding windows and/or doors
2. New construction or additions

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

1. 8 Village Lane is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. Previously Issued COAs:

Previously Issued COAs for 8 Village Lane		
Description	Year	Major or Minor
Tree Removal	2006	Minor
Fence	2007	Minor
Construct accessory structure/playhouse	2007	Major
Extend brick retaining wall and replace drive with concrete	2007	Minor

For the Record

1. The applicant has submitted a material package which includes: elevations, landscaping plan, and a material sample
2. The applicant is proposing to match the addition all existing material like for like.
3. The applicant is proposing to match the new window like for like.
4. The proposed addition is to the left side of the structure and should not be highly visible from the street.

Conclusions of Law

Guideline Requirements:

1. Section III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.
2. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.
3. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
4. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
5. Section III.C.13 - Sliding doors are **not permitted** on street-facing elevations.
6. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
7. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings must be located as inconspicuously as possible, in rear or side yards.
8. Section III.I.10 - An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.
9. Section III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is not appropriate unless the surface was previously painted.
10. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches must be compatible with the architectural character of the structure, must be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

1. Section III.C.10 - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
2. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
3. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
4. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
5. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
8 Village Lane

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 8 Village Lane:

The following conditions apply to approval of the Certificate of Appropriateness for 8 Village Lane:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 8 Village Lane based on the following:



COA-2021-00018

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request within the Pinehurst Historic District for a proposed addition to an existing primary structure and enclosure of an existing screened-in porch at 83 Short Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856200285541. The property owner is 85 Short Road Pinehurst LLC and the applicant is Natalie Dean Hawkins.

FROM:

Peter Hughes

CC:

Darryn Burich

DATE OF MEMO:

2/18/2021

MEMO DETAILS:

This request is before the Commission because according to the Historic District Guidelines new construction or additions are considered Major Work Items. The applicant is proposing a two story garage addition located in the rear yard and to enclose an existing screened-in porch on the right side of the structure.

ATTACHMENTS:

Description

- ☐ Staff Report 83 Short Road
- ☐ HPC Exhibits 83 Short Road
- ☐ Findings of Fact 83 Short Road



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 15, 2021
Subject: Major COA Request for 83 Short Road

Applicant:	Natalie Dean Hawkins
Owners:	Bart Boudreaux
Professional:	Wayne Haddock Pinehurst Homes
Property Location:	83 Short Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856200285541

Request and Background:

Natalie Dean Hawkins is requesting a Certificate of Appropriateness for the construction of a 900 square foot garage addition and enclosure of an existing screened-in porch at 83 Short Road within the Historic District. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856200285541. The property owner is 85 Short Road LLC (Bart Boudreaux) and the applicant is Natalie Dean Hawkins.

Previously Issued COAs for 83 Short Road

Description	Year	Major or Minor
Move Storage Shed	2018	Minor
Modifications to Exterior Facades	2019	Major
Roofline Adjustment	2019	Major

The primary structure at 83 Short Road is not listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure. None of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for 83 Short Road

#	Address	Year Built	Contributing	Structure History
1	83 Short Road	1922	No	Not listed within the 1996 Landmark Survey
2	85 Short Road	NA	No	Vacant undeveloped land within the Historic District
3	80 Short Road	1925	No	Not located within the Historic District
4	Vacant Land	2003	No	Not listed within the 1996 Landmark Survey
5	295 Everette Road	1989	No	Not listed within the 1996 Landmark Survey
6	Vacant Land	N/A	N/A	Vacant undeveloped land within the Historic District

Major COA Request for 83 Short Road
Notification Map of Adjacent Properties
February 25, 2021 HPC Meeting



Legend

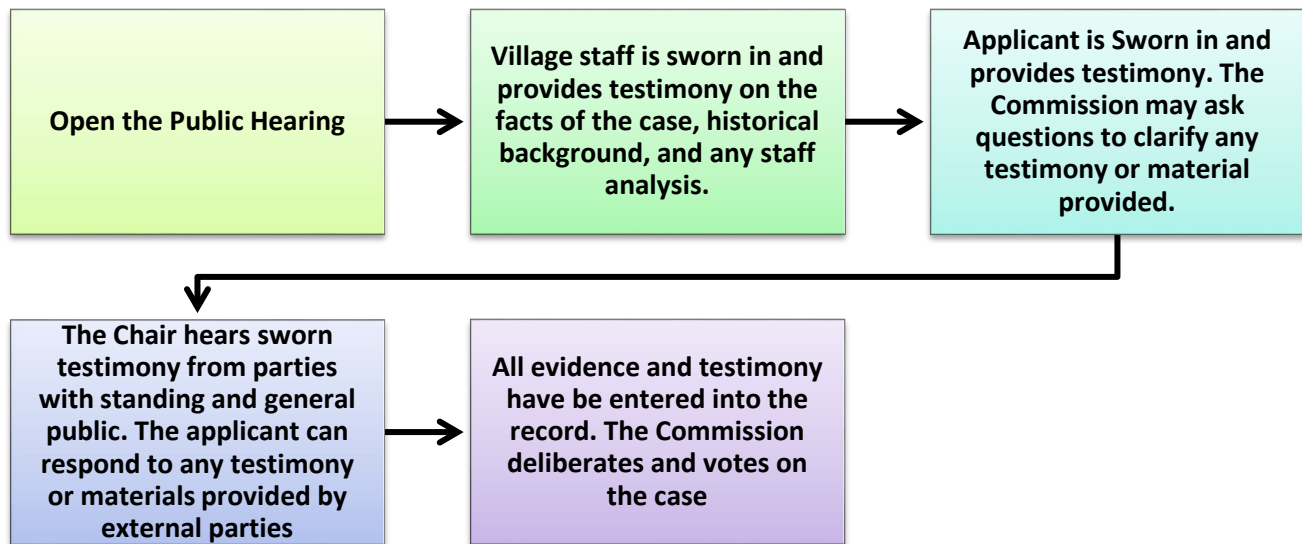
- 83 Short Road
- Adjacent Notified Properties
- STREETS

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines new construction or additions are considered Major Work Items. The applicant is proposing a 900 square foot garage addition that will be connected to the existing primary structure by way of a covered breezeway. Above the garage will be an accessory dwelling and within the Historic District accessory dwellings are a use by right. The application indicates that all of the proposed building materials will match the existing structure like for like. All Major Work must be approved by the Village of Pinehurst Historic Preservation Commission

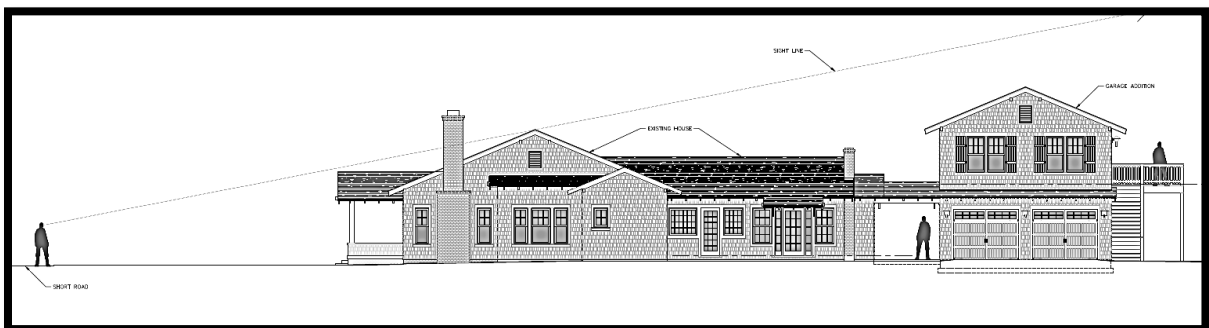
The applicant has provided a complete application, architectural elevations, photos of the existing structure, site plan, endorsement letter from the owner, and photos of similar structures within the Pinehurst Historic District. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines or satisfies the burden of proof.

Applicable Guidelines Requirements:

ROOFS

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

The submitted elevations of the proposed addition illustrate that the existing roof configuration will be altered. The existing structure is a single story home and the proposed addition is a two story structure that will accommodate a garage and accessory dwelling above. However the placement of the addition in the rear yard and existing pitch of the front elevation's roof, obscure the proposed addition from public view. The applicant has submitted an elevation depicting sight line visibility and photos of existing properties with similar structures. Based on the lack of roofline visibility and similarity of roof pitch the alteration to the configuration of the existing roof appears to be compatible with existing architectural style of the structure.



Proposed Addition Elevation

EXTERIOR WALLS AND TRIM

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

The request includes the enclosure of an existing screened-in porch. Based on the submitted elevations the applicant is proposing to replace the screening with shakes to match the existing primary structure. By matching the existing exterior wall material the proposed conversion of the screened-in porch would appear to be compatible with the architecture of the structure.



Existing Screened-in Porched to be Converted

WINDOWS AND DOORS

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

Glass block windows have not been proposed.

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

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

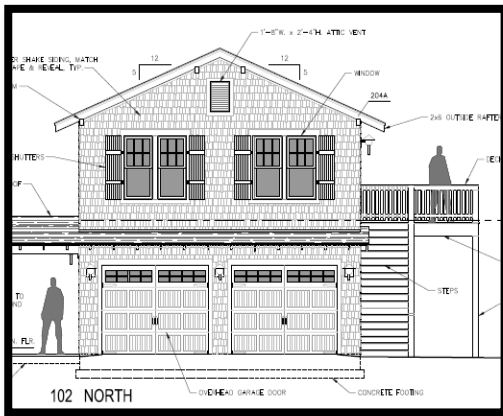
3. Section III.C.13 - Sliding doors are **not permitted** on street-facing elevations.

Sliding glass doors have not been proposed.

SHUTTERS AND AWNINGS

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

Based on the provided elevations, shutters are proposed to be featured on the north side of the garage addition. The proposed shutters appear to match the existing shutters on the structure and are similar to other shutters with in the Historic District.



Proposed Shutters and Existing Shutters



Proposed Shutters and Existing Shutters

DECKS

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

The proposed garage addition includes an accessory dwelling located above the garage. The second floor will be accessed through a set of stair on the rear elevation. In addition to the stairs, the applicant has proposed a deck/landing area. Given the stair case and deck will be located on a rear elevation no character defining features should be destroyed or damaged.

ADDITIONS AND ACCESSORY BUILDINGS

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

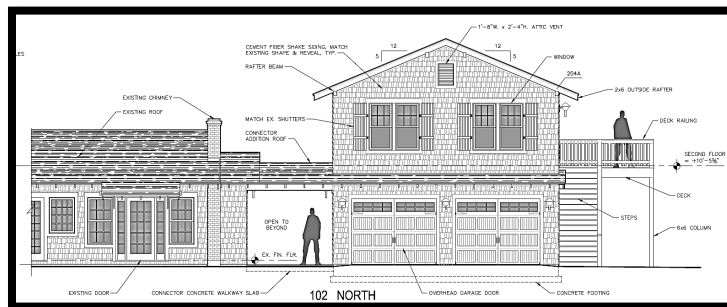
The applicant is proposing a 900 square foot addition to the side of the existing primary structure. The addition should not be visible from the street.

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

The elevations illustrate that the proposed addition will match the siding, building material, and window styles featured on the existing structure. The siding will be shake to match. The roofing material will be architectural asphalt shingles to match. The windows on the addition will match cottage style windows featured on the structure.



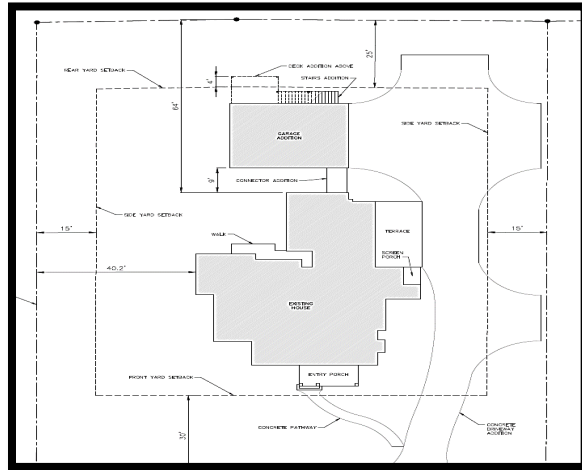
Front Elevation



Addition/Garage Elevation

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

The proposed addition would be located in rear yard and visible from the street based on the material submitted.



Submitted Site Plan

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

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

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

The proposed garage/addition does not feature multiple front facing garage doors. The doors open to the side, and based on the site, the existing single family home should obscure the garage doors from view.

PAINT

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

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

LANDSCAPING

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

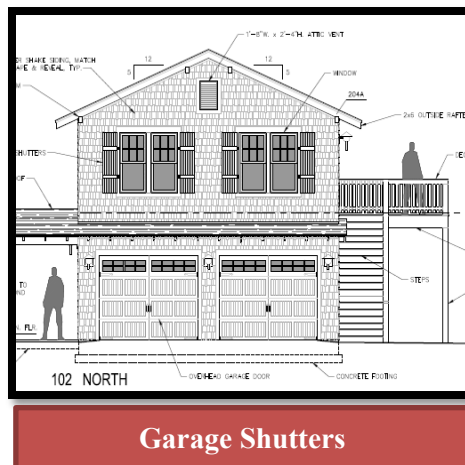
The applicant is proposing to remove one large tree in order to accommodate the proposed addition. The removal of one tree should not unreasonably compromise the existing tree canopy.

Applicable Guidelines Recommendation:

SHUTTERS AND AWNINGS

1. Section III.E.4 – Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
 - a. If the original shutter was operable, the replacement should be operable or appear to be operable.
 - b. Each shutter should be equal to the height of the window opening, and one half the width.
 - c. Shutters on arched windows should have an arched head as well.
 - d. Shutter color should be compatible with the structure and should be in the Village of Pinehurst Color Palette.

According to the application the proposed shutters featured on the garage, addition will be wood to match the shutters featured on the front of the structure. Based on the elevations the proposed shutters appear to be equal to the height of the window opening and one half the width, however with the proposed window arrangement the shutters will not be operable (or cover the entire window) and will function as decorative details. The proposed shutter color is black to match the existing shutters.



DECKS

1. Section III.H.2 – Decks should be constructed so that they can be removed in the future with little damage to the existing structure.

It is unclear from the provided material how the deck will be constructed, However, given the deck is attached to stairs granting access to the bonus room above the garage, future removal of the deck is unlikely.

2. Section III.H.3 – Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.

The deck material and post are proposed to be treated wood. Based on the provided elevation the scale and design of the deck appear to be compatible with the proposed addition.

3. Section III.H. 4. – The height of a deck should align with the first floor level of the structure.

The height of the deck will not align with the first floor.

4. Section III.H.5 - Decks and patios should be located on the rear or least character-defining elevation of the structure.

The deck will be located on the rear of the structure.

5. Section III.H.6 - Deck framing should be screened by landscaping or skirt boards.

It is unclear from the documentation provided if screening or skirt boards will be used.

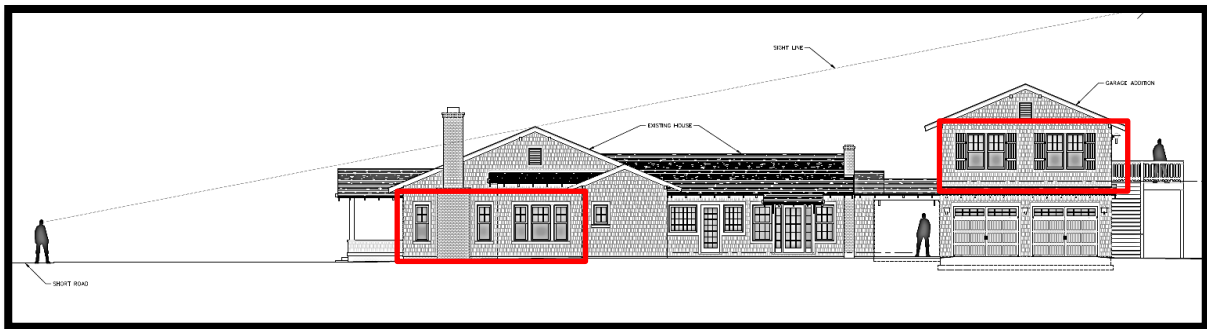
6. Section III.H.7 - Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.

According to the application, the deck color is proposed to be treated wood.

ADDITIONS AND ACCESSORY BUILDINGS

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

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



Elevation showing similar window styles

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

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

Staff Comments:

The applicant has submitted a complete application package. Based on the submitted documentation the proposed addition is compliant with the requirements of the Guidelines, however is not consistent with some of the Guideline recommendations. The applicant has indicated that all new material will match the existing material. The project as request would appear to be similar to other structures within the Historic District.

If the Commission were to approve this request for Major COA staff would recommend the 2nd motion within the motion packet, which has been provided below. Staff is recommending the second motion because the proposed decking is not consistent with the Guideline recommendation to align decks to the first floor.

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

EXHIBIT A

Record Id: [COA-2021-00018](#)
File Date: 2/3/2021
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work:
Application Name: Hawkins Historical
Address: 83 SHORT Rd, PH 28374
Owner Name: Natalie and Scott Hawkins
Owner Address: 65 McCaskill Road E PINEHURST PINEHURST
Parcel No: 00017850

Contact Info:

Name:
Organization Name: Pinehurst Homes, Inc.
Contact Type: Applicant
Contact Primary Address:

Licensed Professionals Info:

Primary: N
License Number:
License Type:
Name:
Business Name : Pinehurst Homes, Inc.
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Construction of a new building (garage)	Type of Work:	New
Existing Use:	Vacant	Proposed Use:	Single Family Low Density
Includes Demolition:	No	Includes Tree Removal:	No
Estimated Cost of Construction:	185000	COA Number:	

PERMIT DATES

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

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
N/A	shake	Dover White SW 6385 (match existing home)

Rear Elevation

Existing Material	Proposed Material	Proposed Color
N/A	Shake	Dover White SW 6385 (match existing home)

Right Elevation

Existing Material	Proposed Material	Proposed Color
N/A	Shake	Dover White SW 6385(match existing home)

Left Elevation

Existing Material	Proposed Material	Proposed Color
N/A	Shake	Dover White SW 6385 (match existing home)

Trim

Existing Material	Proposed Material	Proposed Color
N/A	Composite	SW 7006 Extra White (match existing home)

Windows

Existing Material	Proposed Material	Proposed Color
N/A	Vinyl/ Clad	SW 7006 Extra White (match existing home)

Chimney

Existing Material	Proposed Material	Proposed Color
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Foundation

Existing Material	Proposed Material	Proposed Color
N/A	block/slab	Parge (match existing home)

Front Door

Existing Material	Proposed Material	Proposed Color
N/A	Fiberglass/steel	Greenblack SW 6994

Shutters

Existing Material	Proposed Material	Proposed Color
Wood	Match Existing	Black

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
N/A	aluminum	white (match existing home)

Roof

Existing Material	Proposed Material	Proposed Color
N/A	Asphalt	Moire Black (match existing home)

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
N/A	PVC	black

Front Porch

Existing Material	Proposed Material	Proposed Color

Deck

Existing Material	Proposed Material	Proposed Color
N/A	Wood	natural treated wood (match existing home)

Patio

Existing Material	Proposed Material	Proposed Color
N/A	Concrete	Natural

Sidewalk

Existing Material	Proposed Material	Proposed Color
N/A	Concrete	Natural

Sky Lights

Existing Material	Proposed Material	Proposed Color

Driveway

Existing Material	Proposed Material	Proposed Color
Blue Stone	Concrete	Concrete

House Number

Existing Material	Proposed Material	Proposed Color

Other

Existing Material	Proposed Material	Proposed Color

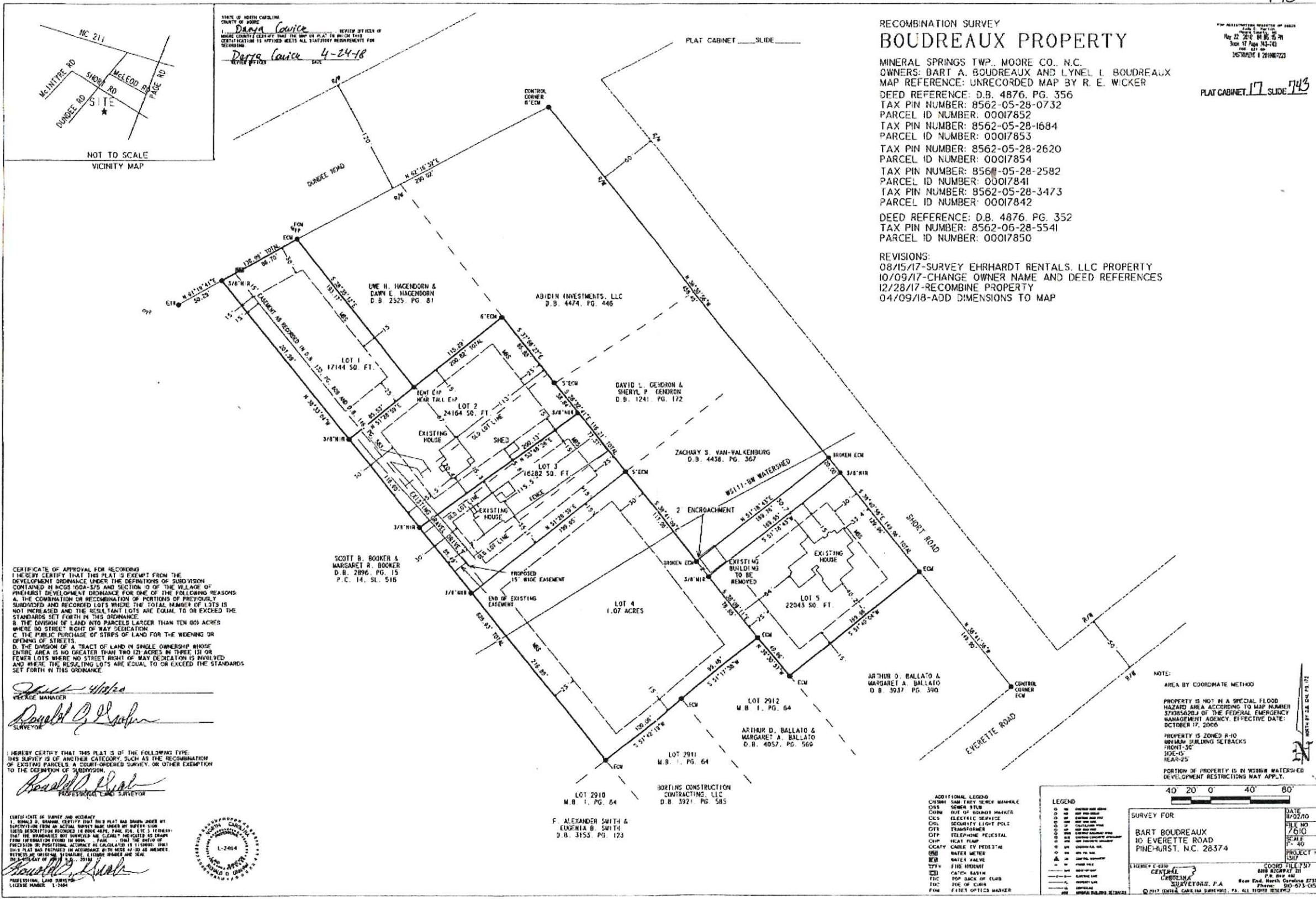
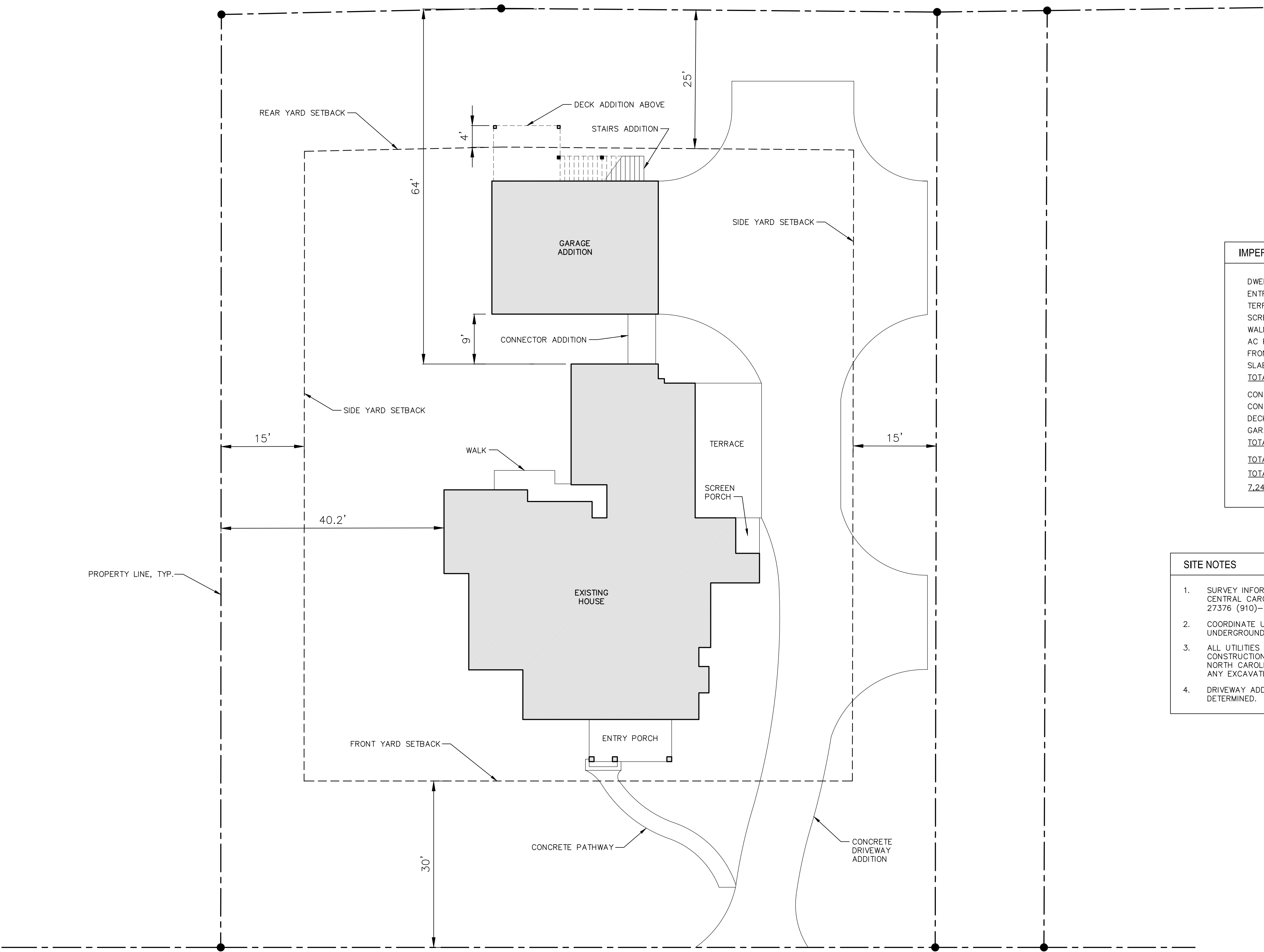
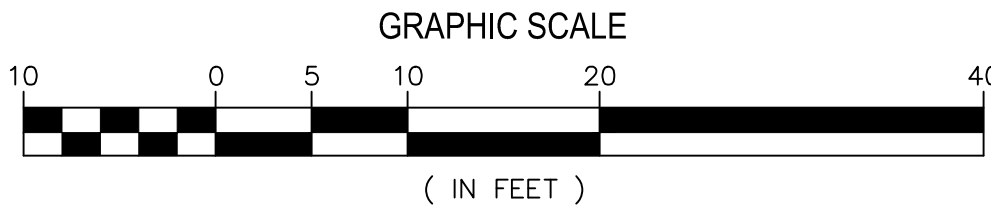
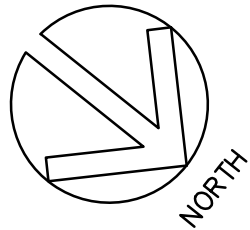


EXHIBIT C



IMPERVIOUS SQUARE FOOTAGE TABULATION	
DWELLING:	2,478.0 S.F.
ENTRY PORCH:	160.0 S.F.
TERRACE:	390.0 S.F.
SCREEN PORCH:	27.0 S.F.
WALKS:	85.0 S.F.
AC PADS:	64.0 S.F.
FRONT CONCRETE PATHWAY:	105.0 S.F.
SLAB NEAR BASEMENT DOOR:	60.0 S.F.
TOTAL EXISTING IMPERVIOUS:	3,369.0 S.F.
CONCRETE DRIVEWAY ADDITION:	3,577.0 S.F.
CONNECTOR ADDITION:	45.0 S.F.
DECK & STAIRS ADDITION:	173.0 S.F.
GARAGE ADDITION:	864.0 S.F.
TOTAL ADDITIONS IMPERVIOUS:	3,879.0 S.F.
TOTAL PROJECT SITE IMPERVIOUS:	7,248.0 S.F.
TOTAL LOT:	(0.506 ACRES) 22,043 GROSS S.F.
7,248 / 22,043 = 32.88% IMPERVIOUS SURFACES	

- SITE NOTES**
1. SURVEY INFORMATION: THIS SITE PLAN WAS BASED UPON SURVEY BY CENTRAL CAROLINA SURVEYORS, P.A., P.O. BOX 410, WEST END, N.C. 27376 (910)-673-0151 DATE: NOVEMBER 2, 2010.
 2. COORDINATE UTILITY TIE-INS TO EXISTING UTILITY LINES. VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CLEARING AND GRADING OPERATIONS.
 3. ALL UTILITIES MAY NOT BE DEPICTED HEREON. BEFORE COMMENCING WITH CONSTRUCTION CHECK FOR LOCATION OF UNDERGROUND UTILITIES. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO ANY EXCAVATION, DEMOLITION OR ADDITION CONSTRUCTION
 4. DRIVEWAY ADDITION SHALL BE CONSTRUCTED OF PERMEABLE SURFACE TO BE DETERMINED.



Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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HAWKINS RESIDENCE
GARAGE ADDITION
83 SHORT ROAD, PINEHURST, NORTH CAROLINA

• SITE PLAN

• SCALE : 1" = 10'-0"
• DATE : 1 / 26 / 2021

• DRAWING NO. :

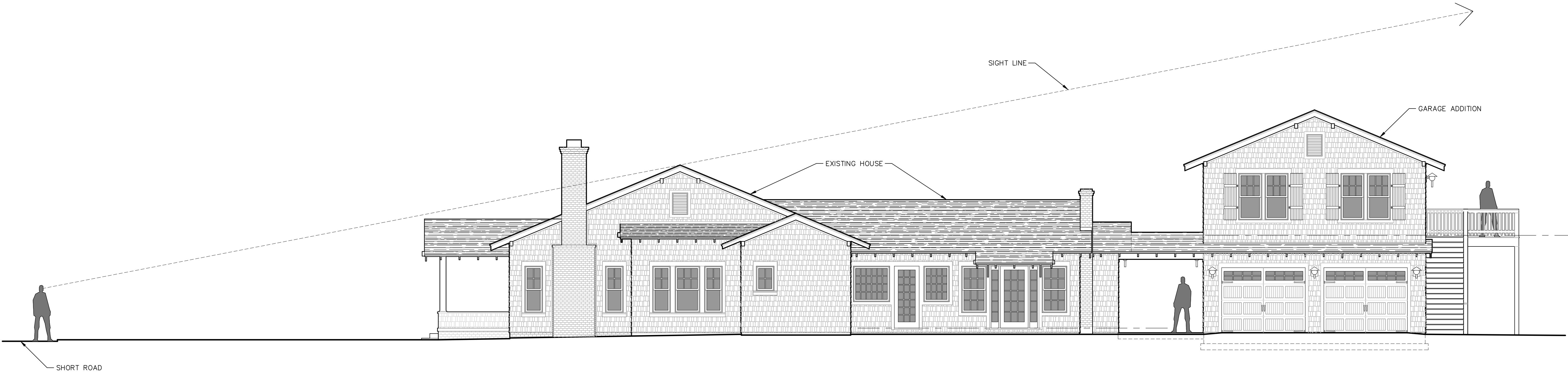
S-1

EXHIBIT D

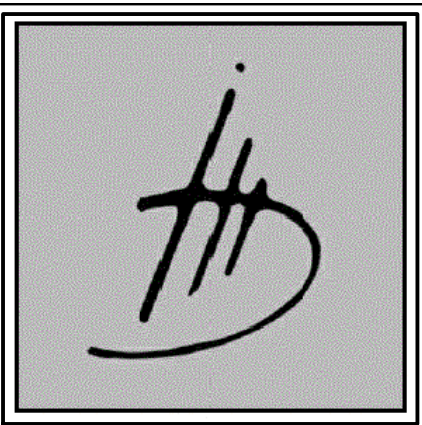


NOTE: ELEVATION FROM SIGHT LINE STANDING AT SHORT STREET

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

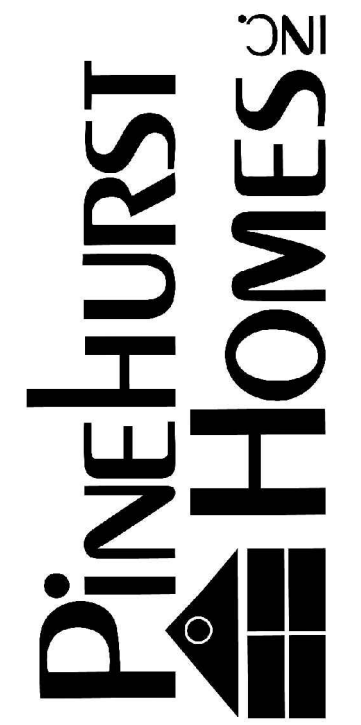


301 FULL NORTH ELEVATION SCALE: 3/16" = 1'-0"



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HAWKINS RESIDENCE
GARAGE ADDITION
83 SHORT ROAD, PINEHURST, NORTH CAROLINA

• FULL NORTH ELEV. / HOUSE FRONT ELEV.

• SCALE : AS NOTED
• DATE : 1 / 26 / 2021

• DRAWING NO. :

H-3

imark.drafting@yahoo.com

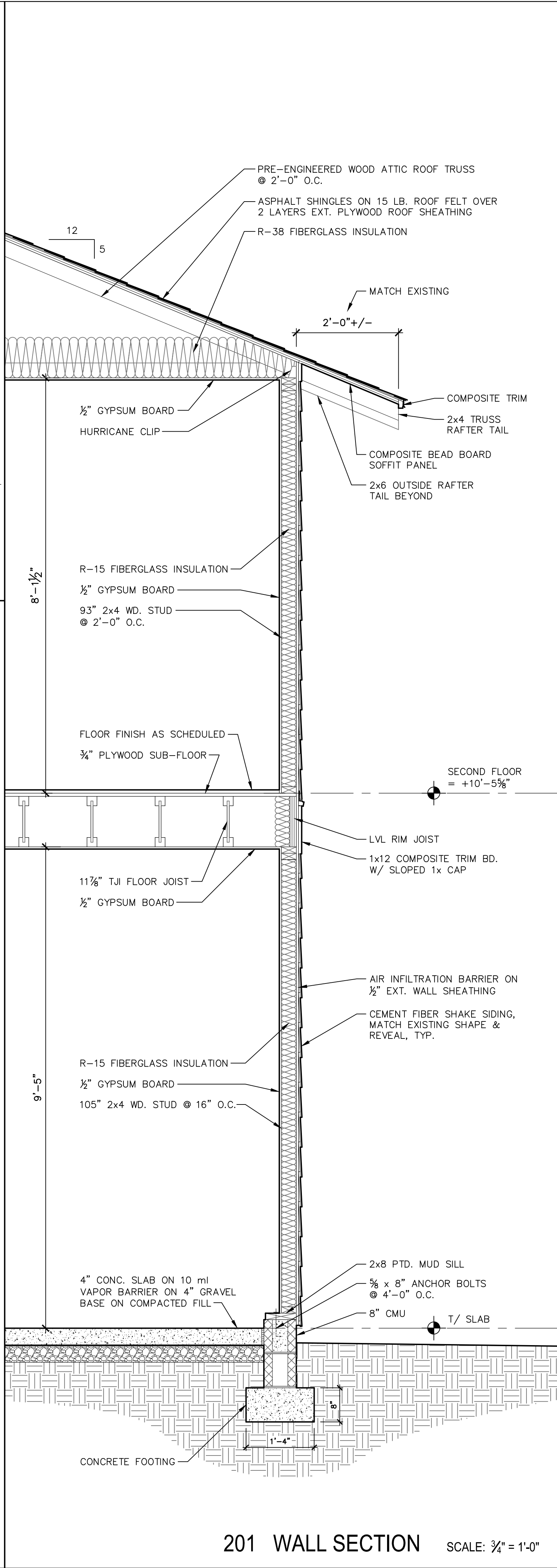
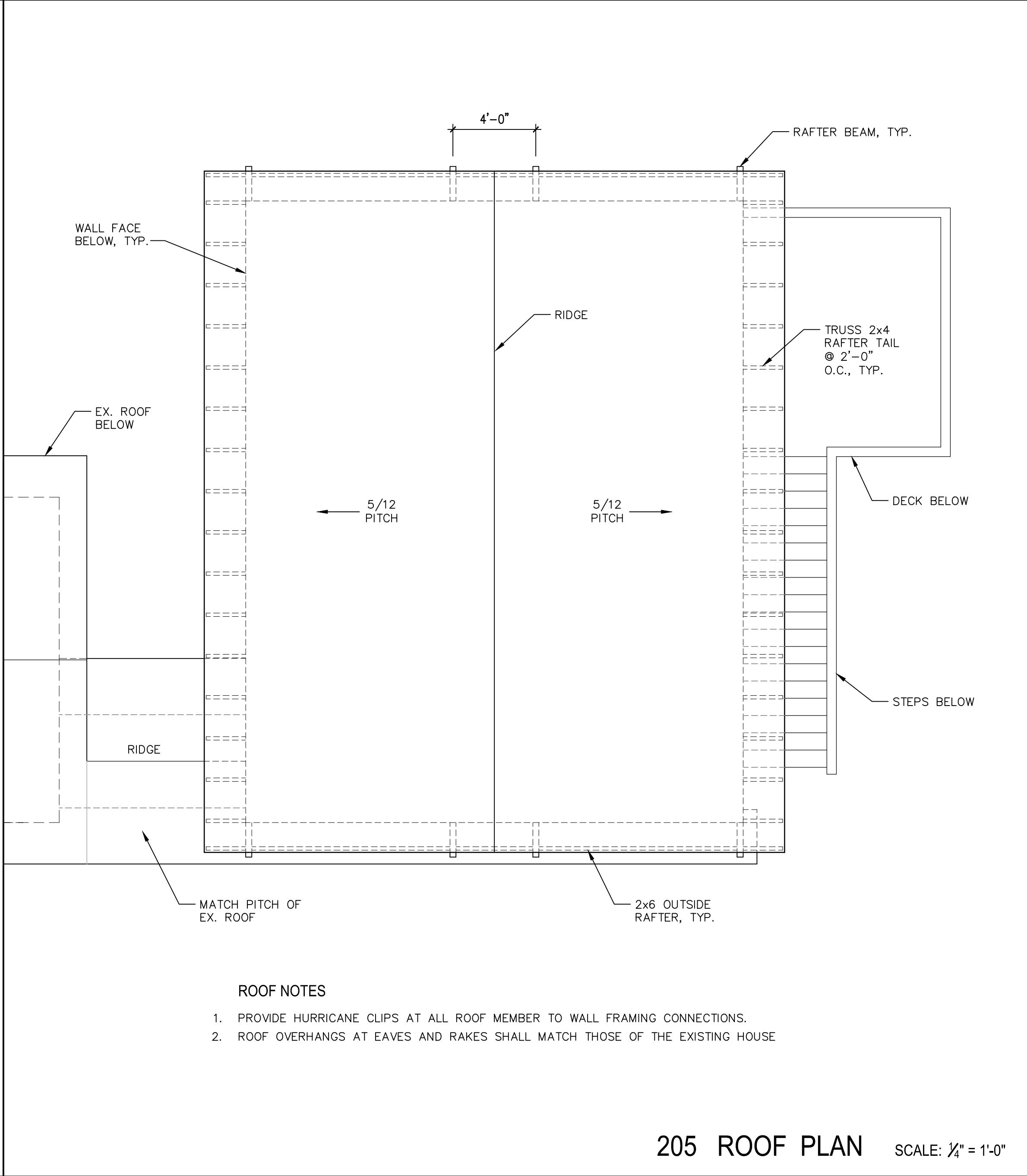
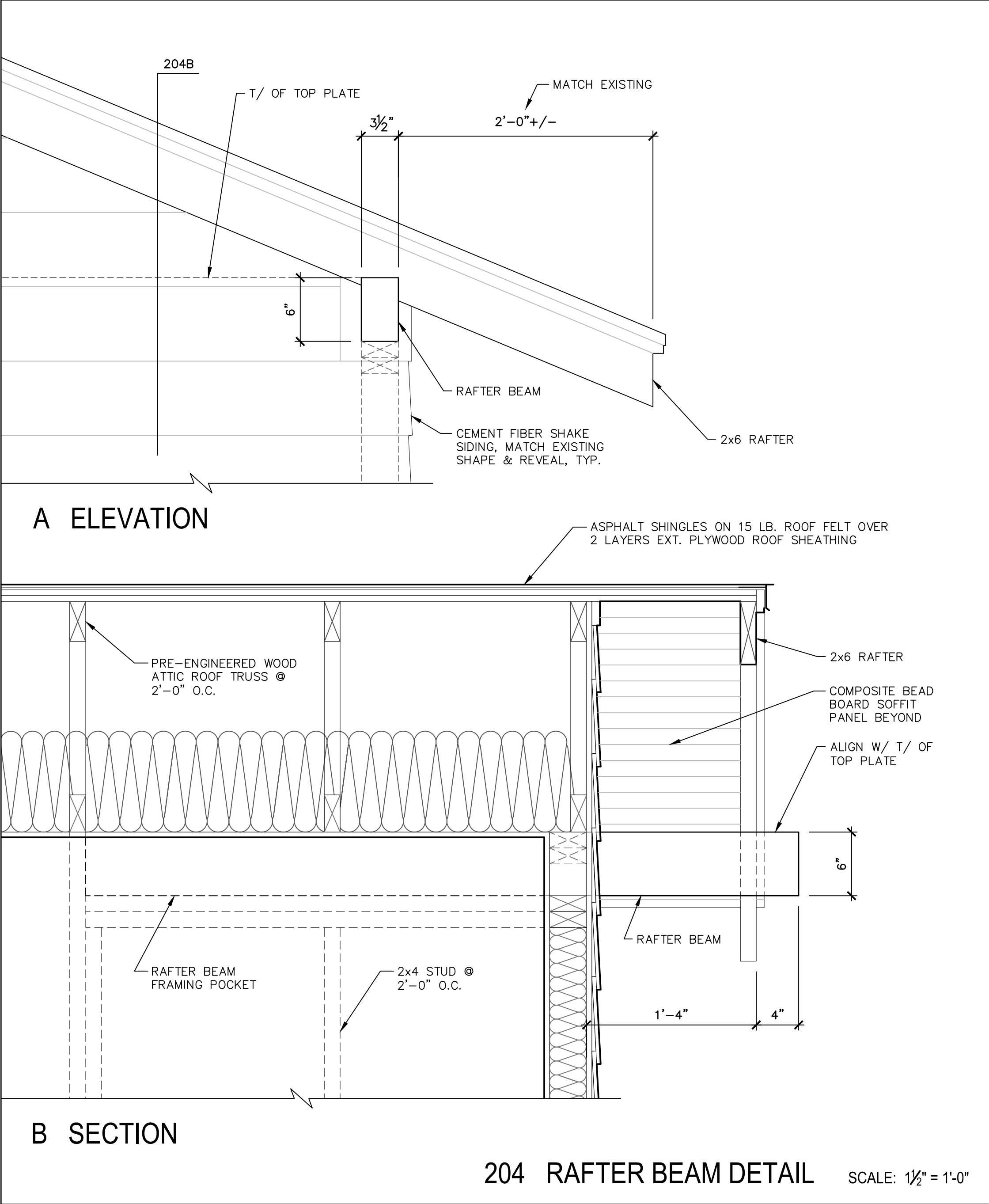
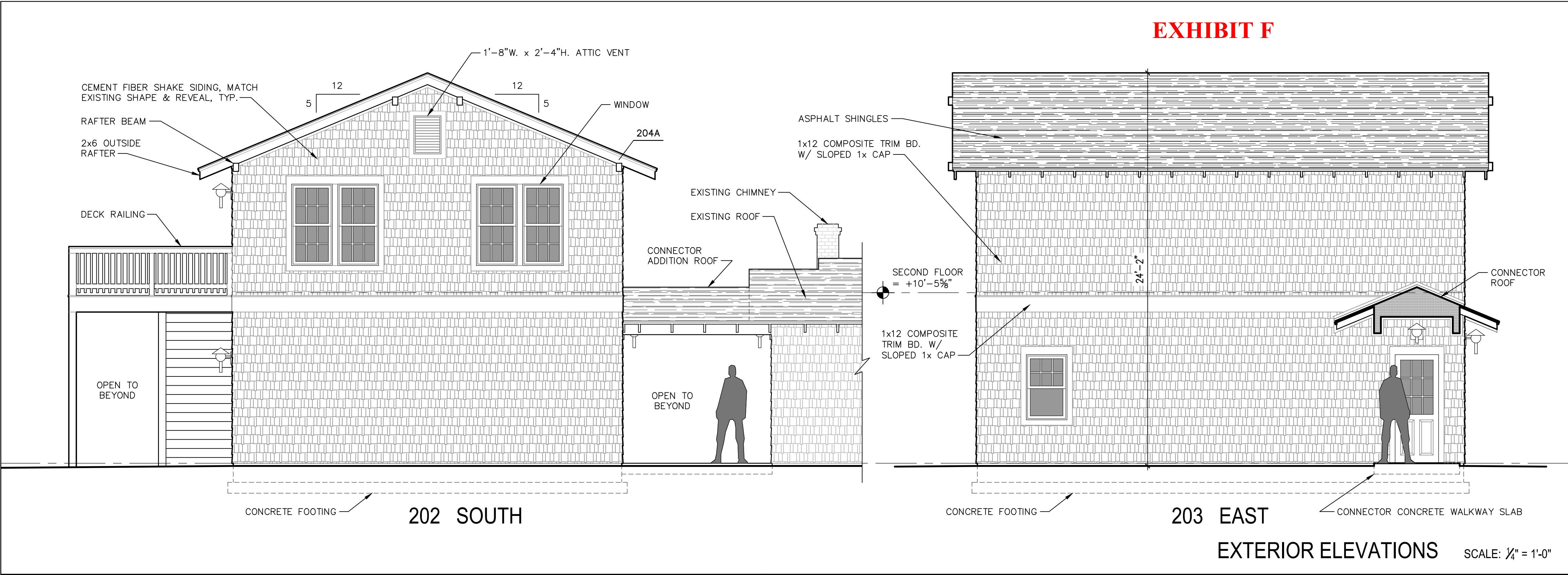


Pinehurst
HOMES^{INC.}

H-1



EXHIBIT F



Imark Design
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HAWKINS RESIDENCE
GARAGE ADDITION
83 SHORT ROAD, PINEHURST, NORTH CAROLINA

• WALL SECTION / EXTER. ELEVATIONS / ROOF PLAN
• SCALE : AS NOTED
• DATE : 1 / 26 / 2021

• DRAWING NO. :

H-2

EXHIBIT G

83 Short Rd - Paint colors



Extra white

Trim
Window mullions
Window sashes
Fascia
Soffits

Siding

Dover white

Doors

Greenblack

Roof

Replaced 2 years ago
Moire Black
Unchanged

Foundation/chimney

Unpainted

EXHIBIT H



EXHIBIT I



25 Medlin Road

EXHIBIT J



215 Everett Rd

EXHIBIT K



10 Fields Road

EXHIBIT L



120 Woods Road

EXHIBIT M



Tree to be removed to construct garage



FINAL ORDER – MAJOR COA REQUEST 83 Short Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

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

REQUEST

The applicant Pinehurst Homes, is requesting a Certificate of Appropriateness for the construction of a two story garage addition and enclosure of an existing screened-in porch.

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

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions
2. Replacement of architectural details that changes the design or materials from the existing details

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

1. 83 Short Road is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. Previously Issued COAs:

Previously Issued COAs for 83 Short Road		
Description	Year	Major or Minor
Move Storage Shed	2018	Minor
Modifications to Exterior Facades	2019	Major
Roofline Adjustment	2019	Major

For the Record

1. The applicant has submitted a material package which includes: elevations, photos of the existing structure, photos of existing structures similar to that being requested, and a site plan.
2. The applicant is proposing to match the addition to all existing material like for like.
3. The applicant is proposing to enclose an existing screened-in porch by matching the existing shake siding.
4. One tree is proposed to be removed.
5. The addition includes an accessory dwelling. Accessory dwellings are a use by right within the Historic District.

Conclusions of Law

Guideline Requirements:

1. Section III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.
2. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District
3. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.
4. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
5. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
6. Section III.E.1 – New shutters must be compatible with the historic character of the structure and must be congruous with existing shutters in the Pinehurst Historic District.
7. Section III.H.1 - The addition of a deck or patio must not obscure, damage, or destroy character-defining features of a primary or accessory structure and must be congruous with the character of the Pinehurst Historic District.
8. Section III.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.
9. 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.
10. Section III.I.10 - An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.
11. Section III.I.13 – Multiple front-facing garages that dominate the façade are not appropriate in the Pinehurst Historic District.
12. 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.
13. Section VII.C.4 - . Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Guideline Recommendations:

1. Section III.E.4 – Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
2. Section III.H.2 – Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. Section III.H.3 – Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. Section III.H. 4. – The height of a deck should align with the first floor level of the structure.
5. Section III.H.5 - Decks and patios should be located on the rear or least character-defining elevation of the structure.
6. Section III.H.6 - Deck framing should be screened by landscaping or skirt boards.
7. Section III.H.7 - Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.
8. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
9. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
83 Short Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 83 Short Road:

The following conditions apply to approval of the Certificate of Appropriateness for 83 Short Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 83 Short Road based on the following:



COA-2021-00019

ADDITIONAL AGENDA DETAILS:

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

FROM:

Peter Hughes

CC:

Darryn Burich

MEMO DETAILS:

This request is before the Commission because according to the Village of Pinehurst Historic District Guidelines new construction or additions, changes to rooflines, and relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 120 square feet are considered Major Work.

ATTACHMENTS:

Description

- ☐ Staff Report 95 McIntyre Road
- ☐ HPC Exhibits 95 McIntyre Road
- ☐ Findings of Fact 95 McIntyre Road (Demolition)
- ☐ Findings of Fact 95 McIntyre Road (Addition and Roofline Change)



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 15, 2021
Subject: Major COA Request for 95 McIntyre Road

Applicant:	Somer Southers Lee
Owners:	Somer Southers Lee
Professional:	N/A
Property Location:	95 McIntyre Shaw Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205088856.

Request and Background:

Ms. Southers Lee is requesting a Certificate of Appropriateness, for exterior modifications to 95 McIntyre Road located within the Pinehurst Historic District. The proposed modifications include removal of an existing storage shed and arbor, a 700 square foot addition to the side of the structure, and addition of a cupola to the roof. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205088856.

Previously Issued COAs for 95 McIntyre Road		
Description	Year	Major or Minor
Addition of a pergola to connect an existing shed	2013	Major
Addition to the left side of the home and rear yard fence	2015	Major

The primary structure at 95 McIntyre is not listed within the 1996 National Historic Landmark Survey. None of the adjacent properties within the public hearing notification area are listed as a contributing structure. The table and map on the following pages includes the brief histories of each property from the 1996 Landmark Survey.

National Historic Landmark Survey Table for 95 McIntyre Road

#*	Address	Year Built	Contributing	Structure History
1	95 McIntyre Road	1964	No	Not listed within the 1996 Landmark Survey
2	105 Medlin Road	2018	No	Not listed within the 1996 Landmark Survey
3	90 Medlin Road	1965	No	Not listed within the 1996 Landmark Survey
4	80 Medlin Road	1965	No	Not listed within the 1996 Landmark Survey
5	40 Medlin Road	1943	No	Not listed within the 1996 Landmark Survey
6	35 Medlin Road	1971	No	Not listed within the 1996 Landmark Survey
7	135 Kelly Road	1950	No	Not listed within the 1996 Landmark Survey
8	85 McIntyre	2006	No	Not listed within the 1996 Landmark Survey
9	215 Kelly Road	2006	No	Not listed within the 1996 Landmark Survey

Major COA Request for 95 McIntyre
Notification Map of Adjacent Properties
February 25, 2021 HPC Meeting



Legend

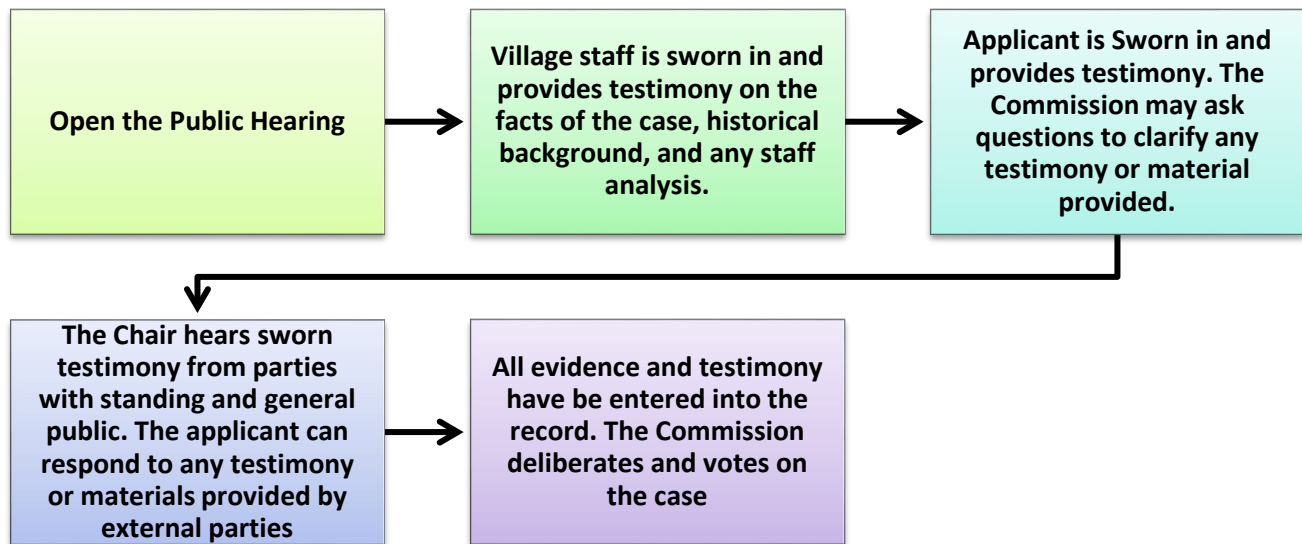
- 95 McIntyre Road
- Notified Adjacent Properties
- STREETS

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Guidelines additions, alterations of roofline, and demolition are considered Major Work. The applicant is requesting the construction of a 700 square foot addition to the side of the existing primary structure, removal of an existing arbor and accessory structure, and addition of a cupola to the roof. **The Commission must rule on the demolition of the existing shed prior to approving construction of the new addition, according to the Guidelines.** This can be accomplished through one COA or one application, however the Commission will need to approve both requests through individual motions.

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

Applicable Guidelines Requirements for Demolition of Existing Accessory Structure:

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

1. Section III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure should be retained and preserved. Removal or relocation of an accessory buildings must comply with the Guidelines in Section VIII.

The applicant is requesting to remove an existing pergola and accessory structure, in order to accommodate the proposed addition. The accessory structure and pergola were previously approved by the Commission in 2013 and are not historic features.

The applicant indicated they would comply with the Guidelines of section VII.



Existing Accessory Structure and Pergola

DEMOLITIONS

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

Because the requested demolition is for an accessory structure, the applicant does not need to submit a historical record.

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

The applicant will comply with this requirement and all building code requirements regarding demolition/removal.

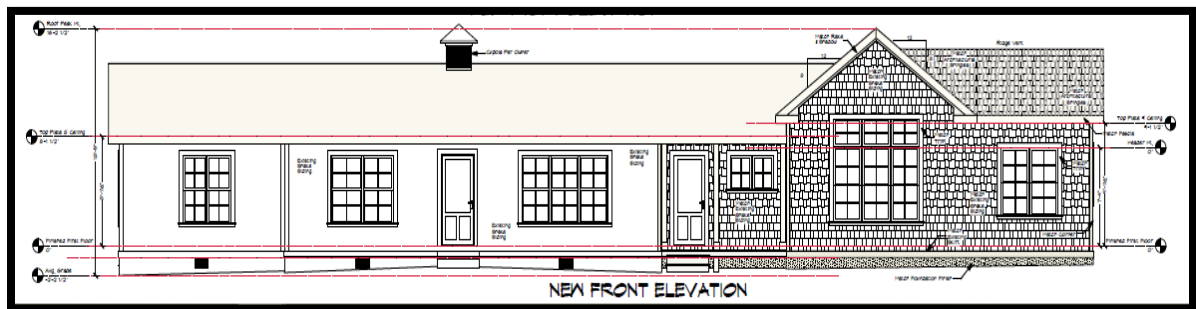
Applicable Guidelines Requirements for Proposed Addition:

ROOFS

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

Based on the submitted elevations the proposed addition and cupola will alter the existing roofline of the structure.

The new addition would introduce an 8 over 12 pitched, gable facing McIntyre and an extension of the roofline towards Medlin. The section of roofline extending towards Medlin does appear to be slightly higher, however the proposed gable assists in masking that transition. The extension of the existing roofline and addition of the gable appear to be compatible with the existing architecture and similar to other structures within the Historic District.



Proposed Addition Front Elevation

The addition of a cupola appears to help balance the existing structure with the proposed addition. Cupolas are a common fixture within the Historic District and based on the submitted sample the proposed cupola appears to be similar with other cupolas.



WINDOWS AND DOORS

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

Glass block windows have not been proposed.

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

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

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

Sliding glass doors have not been proposed.

ADDITIONS AND ACCESSORY BUILDINGS

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

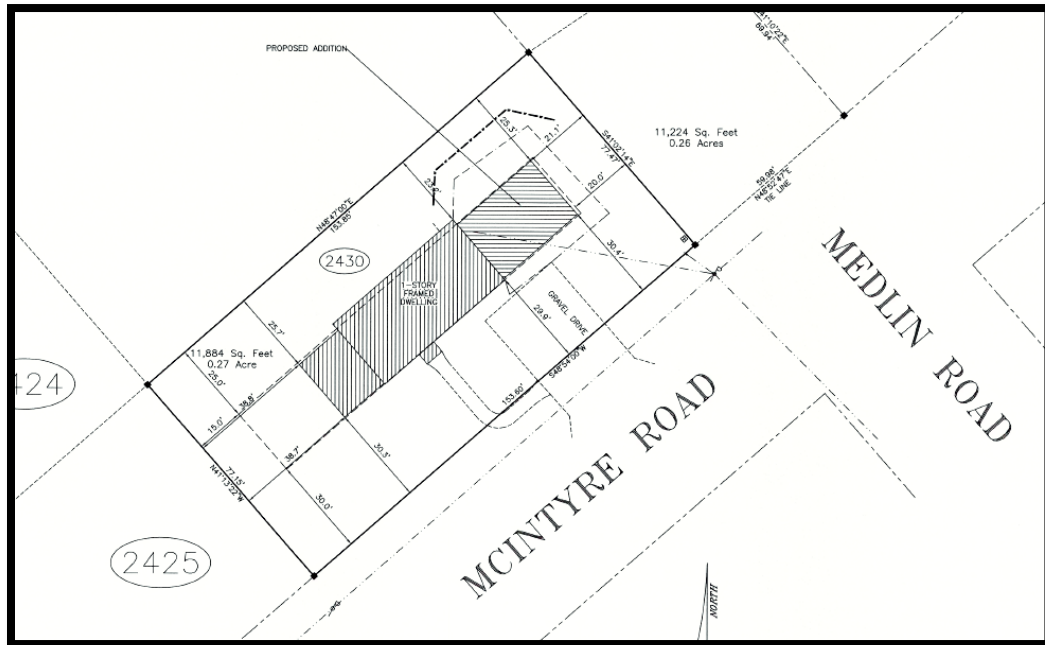
The applicant is proposing a 700 square foot addition to the side of the existing primary structure. The addition will be visible from the street and will modify the existing primary elevation.

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

The elevations indicate that the addition will match the siding, building material, and style of windows featured on the existing structure. The siding will be vinyl shake to match. The roofing material will be architectural asphalt shingles to match. The window will match the cottage style of the existing windows and be made of a vinyl material. Lastly, the proposed cupola will be constructed out of vinyl board.

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

The proposed addition would be located in side yard, however, it will become part of the front façade of the home. The addition does appear to be flush with home and given the intent to match existing architecture the addition will compliment and maintain the character of the home.



Submitted Site Plan

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

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

PAINT

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

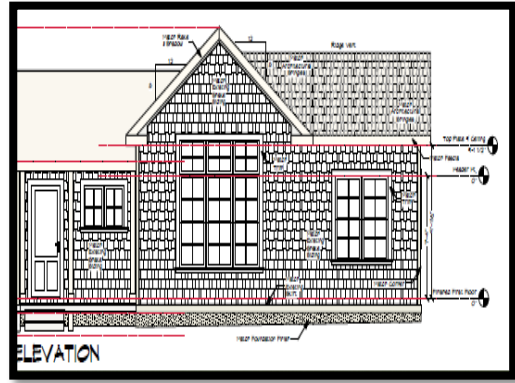
The applicant is proposing to match the existing color scheme of the home.

Applicable Guidelines Recommendation:

ADDITIONS AND ACCESSORY BUILDINGS

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

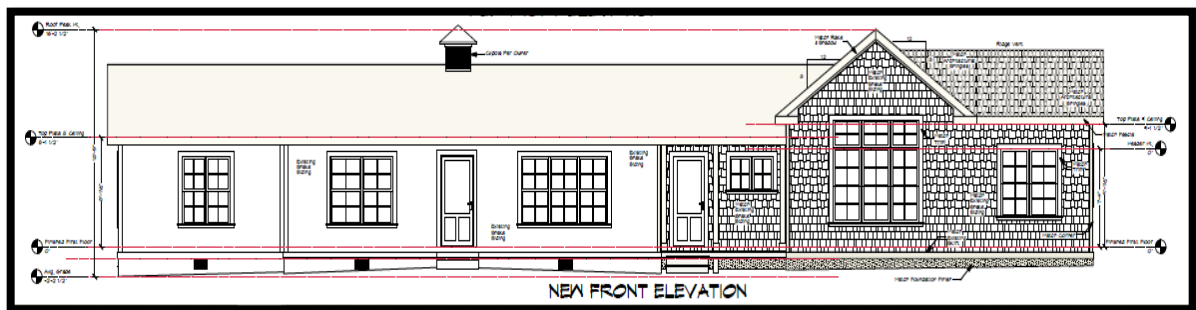
Based on the provided elevations and photos of the existing primary structure it would appear that the proposed windows and doors would be similar to existing windows.



Existing Front Elevation and Proposed Addition Elevation

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

Based on the submitted elevations it appears the foundation of the addition will align with the primary structure.



Proposed Addition Front Elevation

Staff Comments:

The applicant has submitted a complete application package. Based on the submitted documentation the proposed addition, proposed cupola, and proposed demolition of accessory structures are compliant with the requirements of the Guidelines. The applicant has indicated that all new material will match the existing material. The project as request would appear to be similar to other structures within the Historic District. If the Commission were to consider approval of this request staff would recommend the 1st motion:

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

EXHIBIT A

Record Id: [COA-2021-00019](#)
File Date: 2/5/2021
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work: Major COA
Application Name: 95 McIntyre Rd
Address: 95 MCINTYRE RD, PH 28374
Owner Name: SOUTHERS, SOMER ELAINE
Owner Address: 95 MCINTYRE ROAD PINEHURST PINEHURST NC 28374
Parcel No: 00021172

Contact Info:

Name: Somer Southers Lee
Organization Name:
Contact Type: Applicant
Contact Primary
Address:

Licensed

Professionals Info:

Primary: Y
License Number: 6905459
License Type: Contractor
Name: Somer Southers Lee
Business Name :
Business License#:
Job Value: 0.00
Total Fee Assessed: 500.00
Total Fee Invoiced: 500.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Removal of storage shed and arbor between shed and house. Addition of home on Medlin Road side of house.	Type of Work:	Addition
Existing Use:	Single Family Low Density	Proposed Use:	Single Family Low Density
Includes Demolition:	No	Includes Tree Removal:	No
Estimated Cost of Construction:	40000	COA Number:	

PERMIT DATES

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

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
vinyl siding	vinyl siding	yellow cream

Rear Elevation

Existing Material	Proposed Material	Proposed Color
vinyl siding	vinyl siding	yellow cream

Right Elevation

Existing Material	Proposed Material	Proposed Color
vinyl siding	vinyl siding	yellow cream

Left Elevation

Existing Material	Proposed Material	Proposed Color
vinyl siding	vinyl siding	yellow cream

Trim

Existing Material	Proposed Material	Proposed Color
vinyl	vinyl	white

Windows

Existing Material	Proposed Material	Proposed Color
vinyl clad	vinyl clad	white

Chimney

Existing Material	Proposed Material	Proposed Color

Foundation

Existing Material	Proposed Material	Proposed Color
brick red	brick	red

Front Door

Existing Material	Proposed Material	Proposed Color
metal	no change	n/a

Shutters

Existing Material	Proposed Material	Proposed Color

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
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Roof

Existing Material	Proposed Material	Proposed Color
asphalt shingles	asphalt shingles	brown

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
grey	no change	n/a

Front Porch

Existing Material	Proposed Material	Proposed Color
concrete	no change	grey

Deck

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

Patio

Existing Material	Proposed Material	Proposed Color
stone	no change	n/a

Sidewalk

Existing Material	Proposed Material	Proposed Color
stone	no change	n/a

Sky Lights

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

Driveway

Existing Material	Proposed Material	Proposed Color
gravel	no change	n/a

House Number

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

Other

Existing Material	Proposed Material	Proposed Color
cupola centered over existing roofline	see photo	

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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

☒ Major Work☐ Minor Work**Certificate of Appropriateness Information**

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

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

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

Intake Information

Property Address	
Street Address	95 McIntyre Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	856205088856

Owner Information			
Name	Somer Souther Lee	Home Phone #	910-690-5459
Street Address	95 McIntyre Road	Mobile Phone #	910-690-5459
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	trw3625@gmail.com		

Applicant			
Name	Somer Souther Lee	Other Phone #	
Email	trw3625@gmail.com	Street Address	95 McIntyre Road
Mobile Phone #	910-690-5459	City, State, Zip Code	Pinehurst, NC 28374

EXHIBIT A



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

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

General Information

Description of Changes to the Structure	Removal of storage shed and arbor between shed and house Addition of home on medlin Road side of house		
Type of Work	☒ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition	☐ Yes ☒ No		
Includes Tree Removal	☐ Yes ☒ No		
Estimated Cost of Construction	\$460,000		

Planning and Inspections Department

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

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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	vinyl siding	vinyl siding	yellow cream
Rear Elevation	" "	" "	"
Right Elevation	" "	" "	"
Left Elevation	vinyl siding	vinyl siding	yellow cream
Trim	vinyl	vinyl	white
Windows	vinyl clad	vinyl clad	white
Chimney	NONE	NONE	N/A
Foundation	brick red	brick	red
Front Door	metal	no change	N/A
Shutters	none	no change	N/A
Garage Door	none	no change	N/A
Roof	asphalt shingles/brown	asphalt shingles	brown
Roof Exhaust Vents	grey	no change	N/A
Front Porch	concrete	no change	grey
Deck	none	no change	N/A
Patio	stone	no change	N/A
Sidewalk	stone	no change	N/A
Sky Lights	N/A	N/A	N/A
Driveway	gravel	no change	N/A
House Number		no change	N/A
Other:	cupola centered over existing roofline - photo attached		

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:

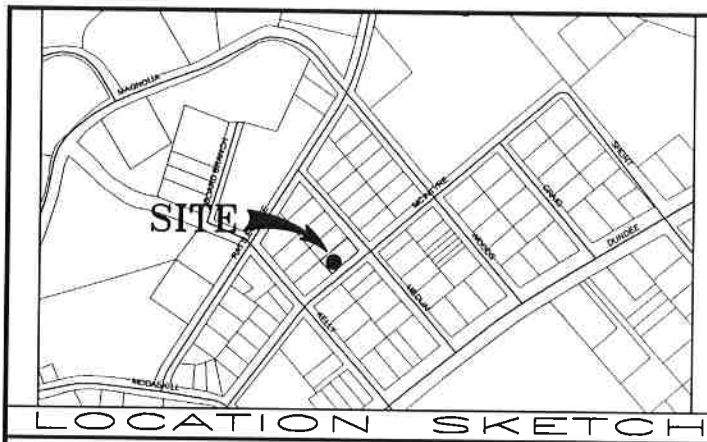
Date:

1-28-2021

Planning and Inspections Department

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

EXHIBIT B



I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)

Further:

I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 4094, PAGE 179
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987

DATE: APRIL 27, 2016

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
 MH
 ○ = SANITARY SEWER MANHOLE
 Ⓢ = UTILITY POLE
 —○—○—○— = FENCE

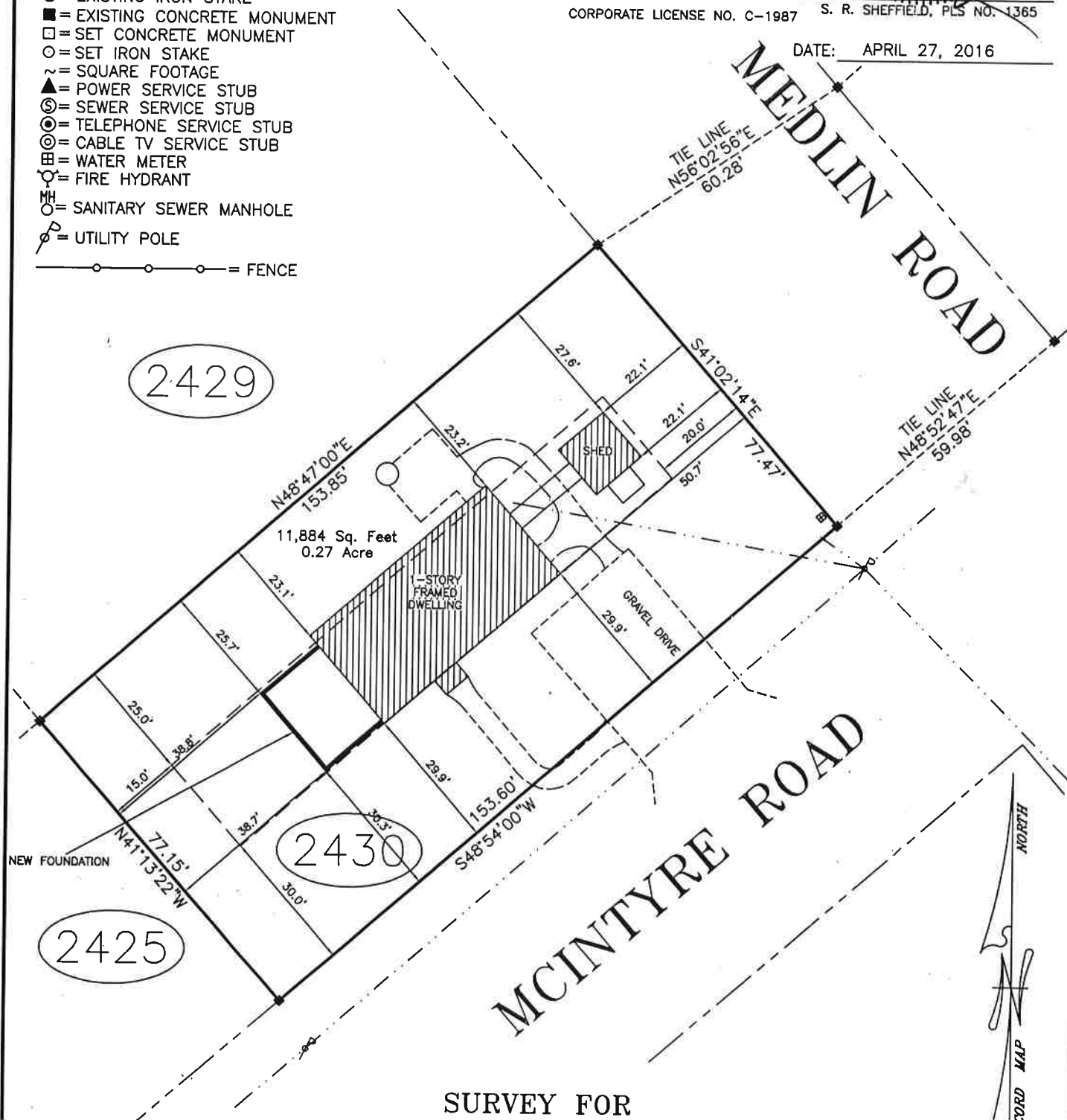
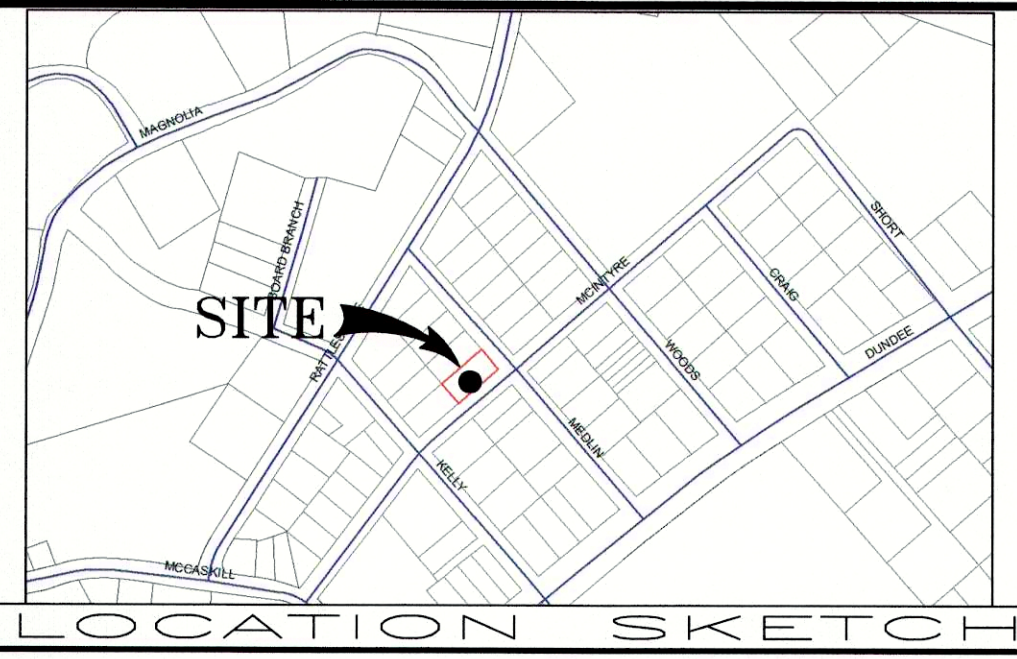


EXHIBIT C



I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:

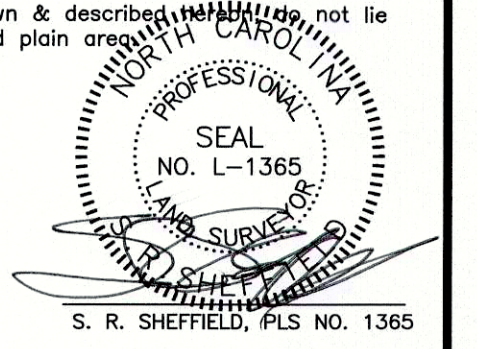
I hereby certify that the premises shown & described hereon do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 4094, PAGE 179
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987



DATE: JANUARY 9, 2021

UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
~ = SQUARE FOOTAGE
P = UTILITY POLE

⊞ = WATER METER
⊗ = WATER VALVE
⊕ = FIRE HYDRANT
⊞ = CATCH BASIN
⊞ = SANITARY SEWER MANHOLE
▲ = POWER SERVICE STUB
⊞ = SEWER SERVICE STUB
⊞ = TELEPHONE SERVICE STUB
⊞ = CABLE TV SERVICE STUB
— o — = FENCE
- sf · sf · sf · sf · sf - = SILT FENCE

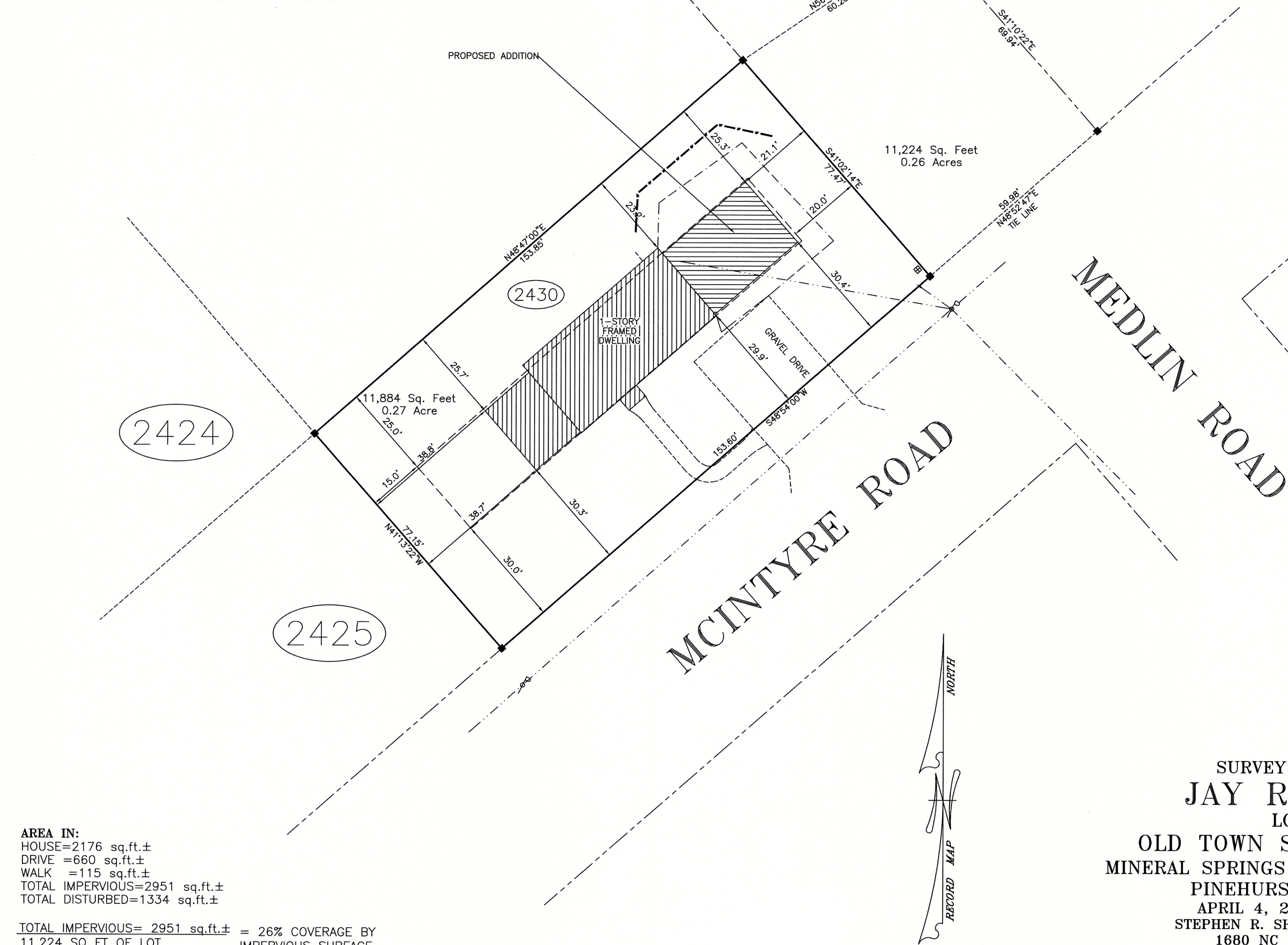
⊙ 18P = PINE TREE W/ SIZE NOTED

⊙ = OAK TREE

⊙ HW = HARDWOOD TREE

⊙ DW = DOGWOOD TREE

⊞ = AREA LIGHT



AREA IN:

HOUSE=2176 sq.ft.±
DRIVE =660 sq.ft.±
WALK =115 sq.ft.±
TOTAL IMPERVIOUS=2951 sq.ft.±
TOTAL DISTURBED=1334 sq.ft.±

TOTAL IMPERVIOUS= 2951 sq.ft.± = 26% COVERAGE BY
11,224 SQ FT OF LOT IMPERVIOUS SURFACE

2430-OTPH2021.DWG

REVISED: FEBRUARY 9, 2021 TO SHOW PROPOSED ADDITION.
REVISED: APRIL 27, 2016 TO SHOW FOUNDATION.

SURVEY & SITE PLAN FOR
JAY R. SOUTHERS
LOT NO. 2430
OLD TOWN SECTION, PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
APRIL 4, 2013 *- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



SITE

LOCATION SKETCH

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
- = SANITARY SEWER MANHOLE
- = UTILITY POLE

= FENCE

I certify that this map was prepared under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:

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REFERENCE:
DEED BOOK 4094, PAGE 179
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

DATE: APRIL 27, 2016

REVISED: 04-27-2016 TO
ADD NEW FOUNDATION.

24300TPH2013.DWG

JAY R. SOUTHERS

LOT NO. 2430

OLD TOWN SECTION, PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,

PINEHURST, NORTH CAROLINA

JULY 2, 2013 -* SCALE 1"=10'

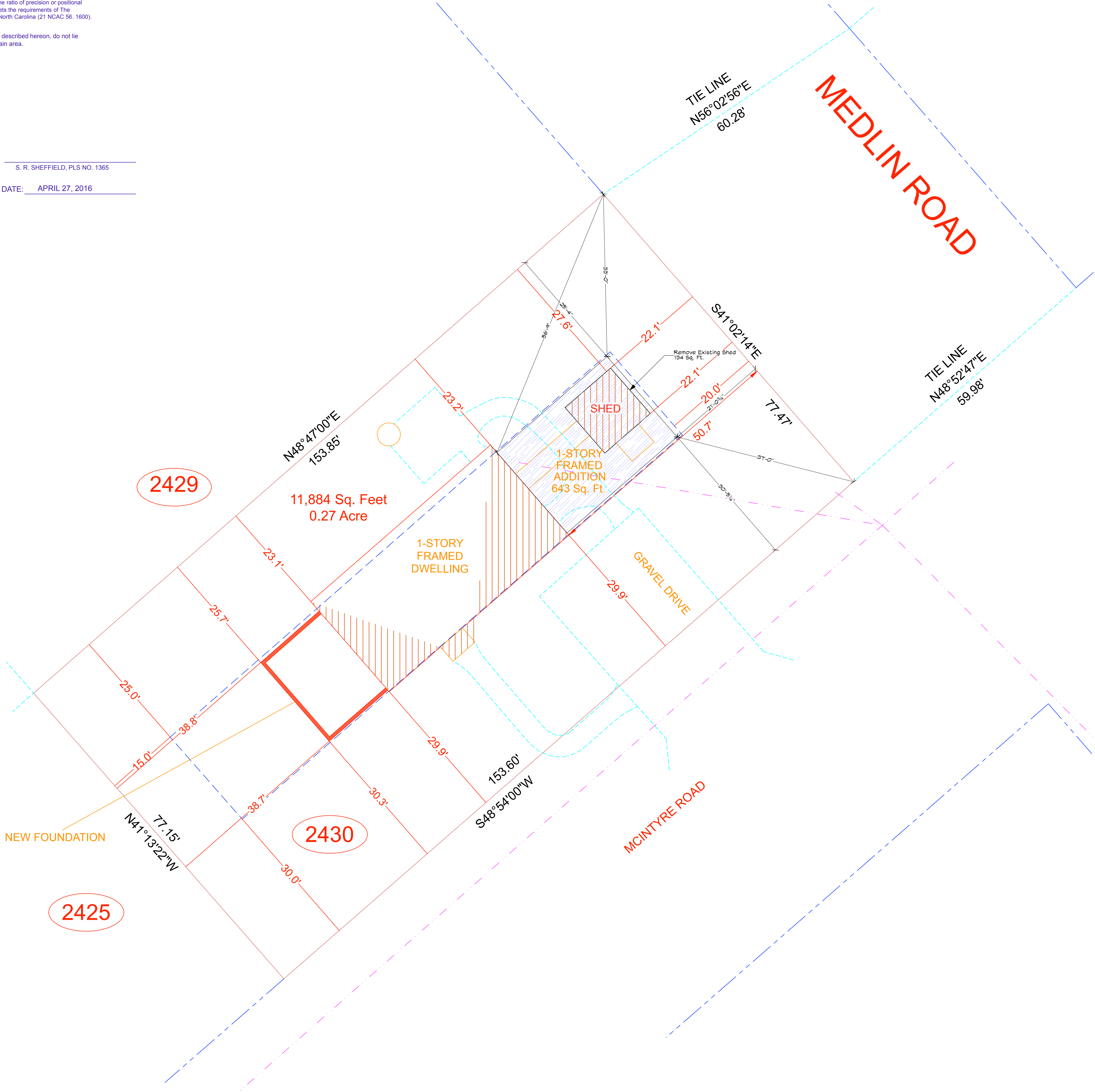
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.

1680 NC HWY. 5, SUITE NO. 170

ABERDEEN, NORTH CAROLINA



EXHIBIT D



RECORD MAP

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



Anderson Nichols Design assumes no liability for any loss or damage to property or injury to persons or animals caused by the use of this plan. The user of this plan assumes all responsibility for the accuracy of the information shown hereon and for the results of any action taken thereon. The user of this plan is advised that the information shown hereon is for informational purposes only and is not to be used as a basis for any action. The user of this plan is advised that the information shown hereon is not to be used as a basis for any action. The user of this plan is advised that the information shown hereon is not to be used as a basis for any action.

No.	Date	Issue Notes

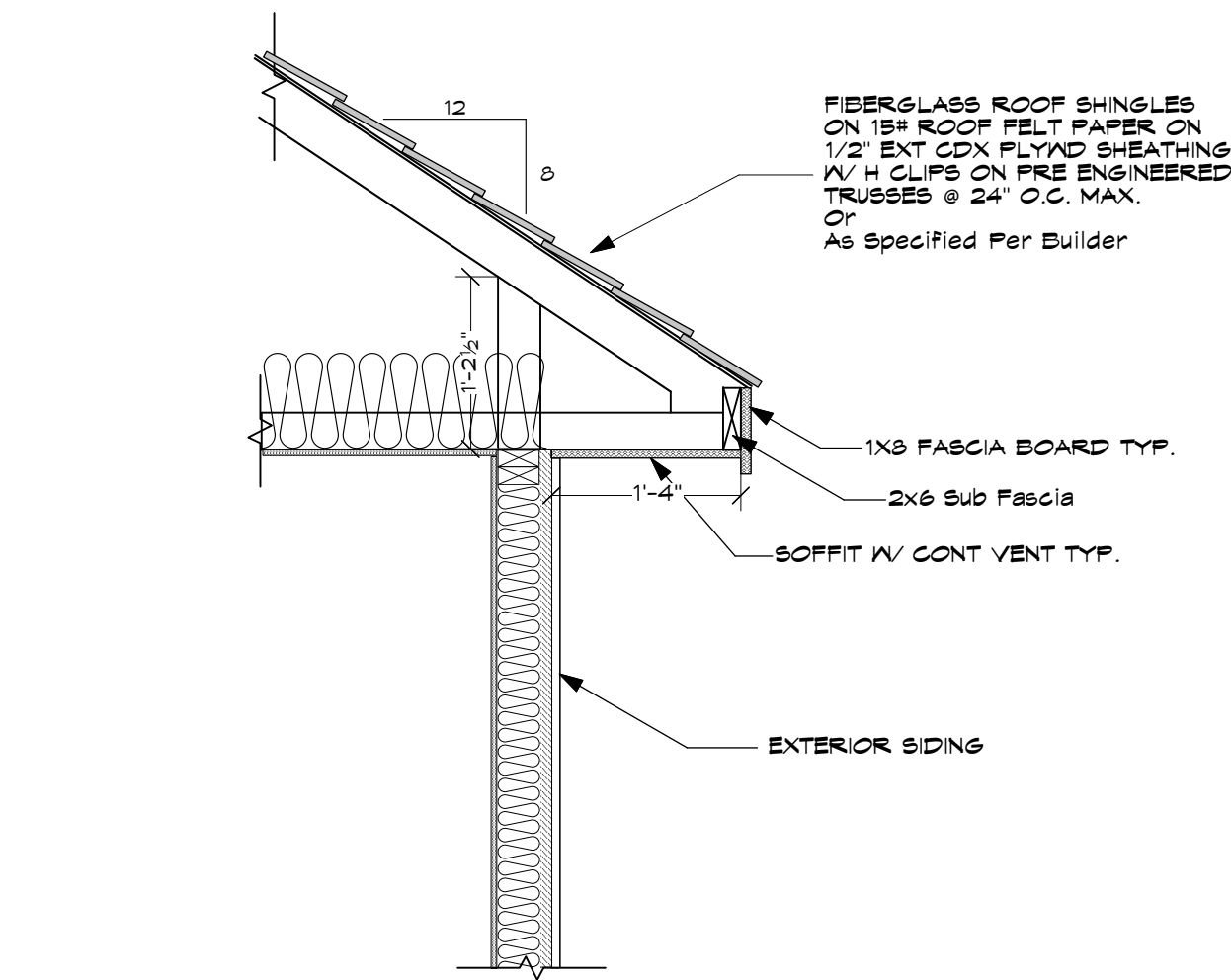
Date	Revision	Project ID	Drawing Code	Project Manager
4/30/2020	Final	JS	WVDS 2020	TBD

Design Firm	Consultant
Anderson Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901	Jay Southerns

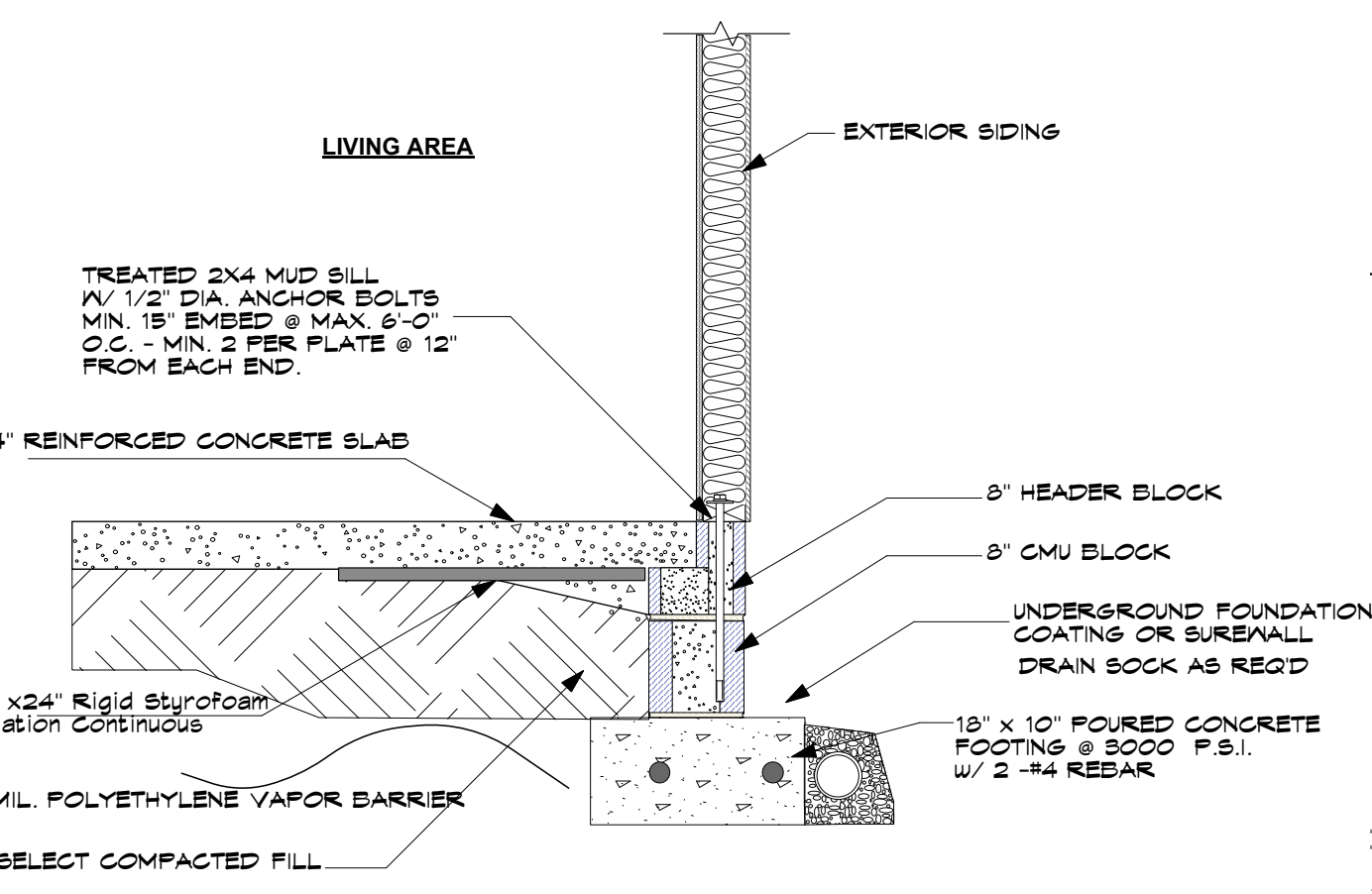
Project Title	Scale
Lot No. 2430 Old Town Section, Pinehurst Mineral Springs TWP., Moore Co. Pinehurst, NC	1" = 10' - 0"

Sheet No. S-1.0
of 1

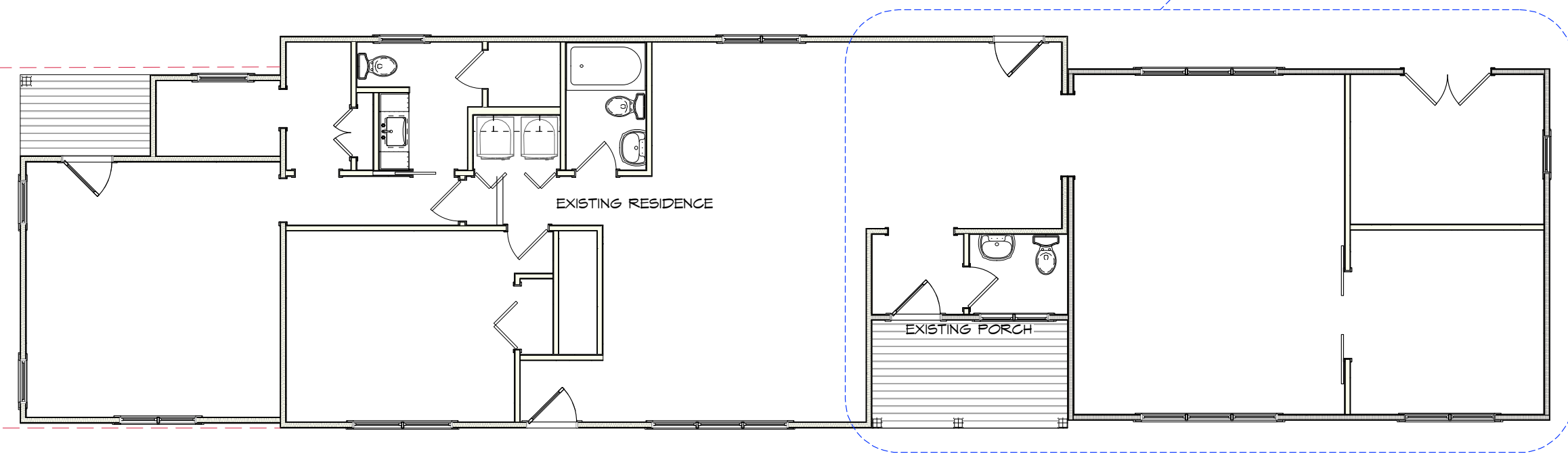
EXHIBIT E



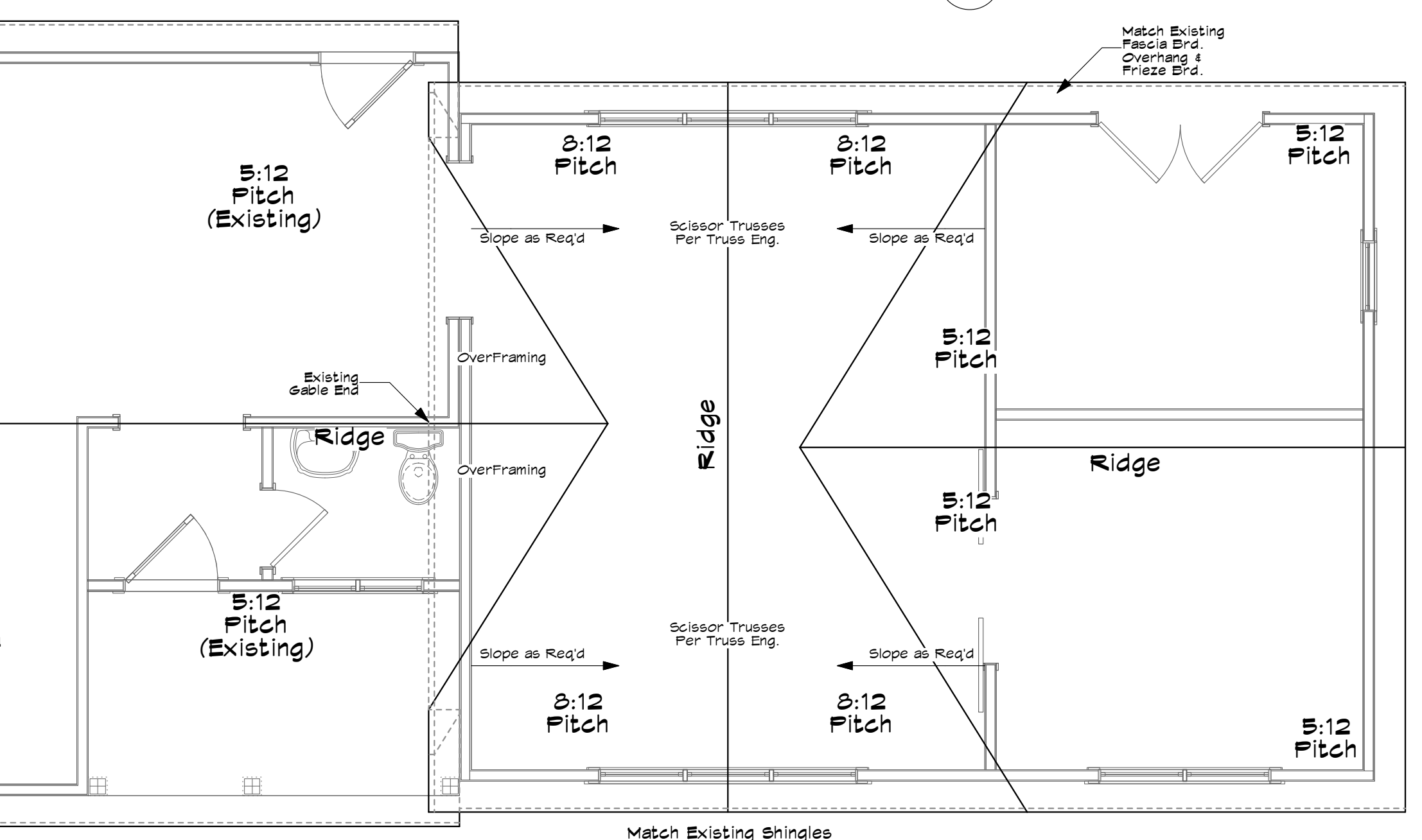
6 Eave Detail @ Exterior Siding Wall 8:12 Pitch
Scale: 3/4" = 1'-0"



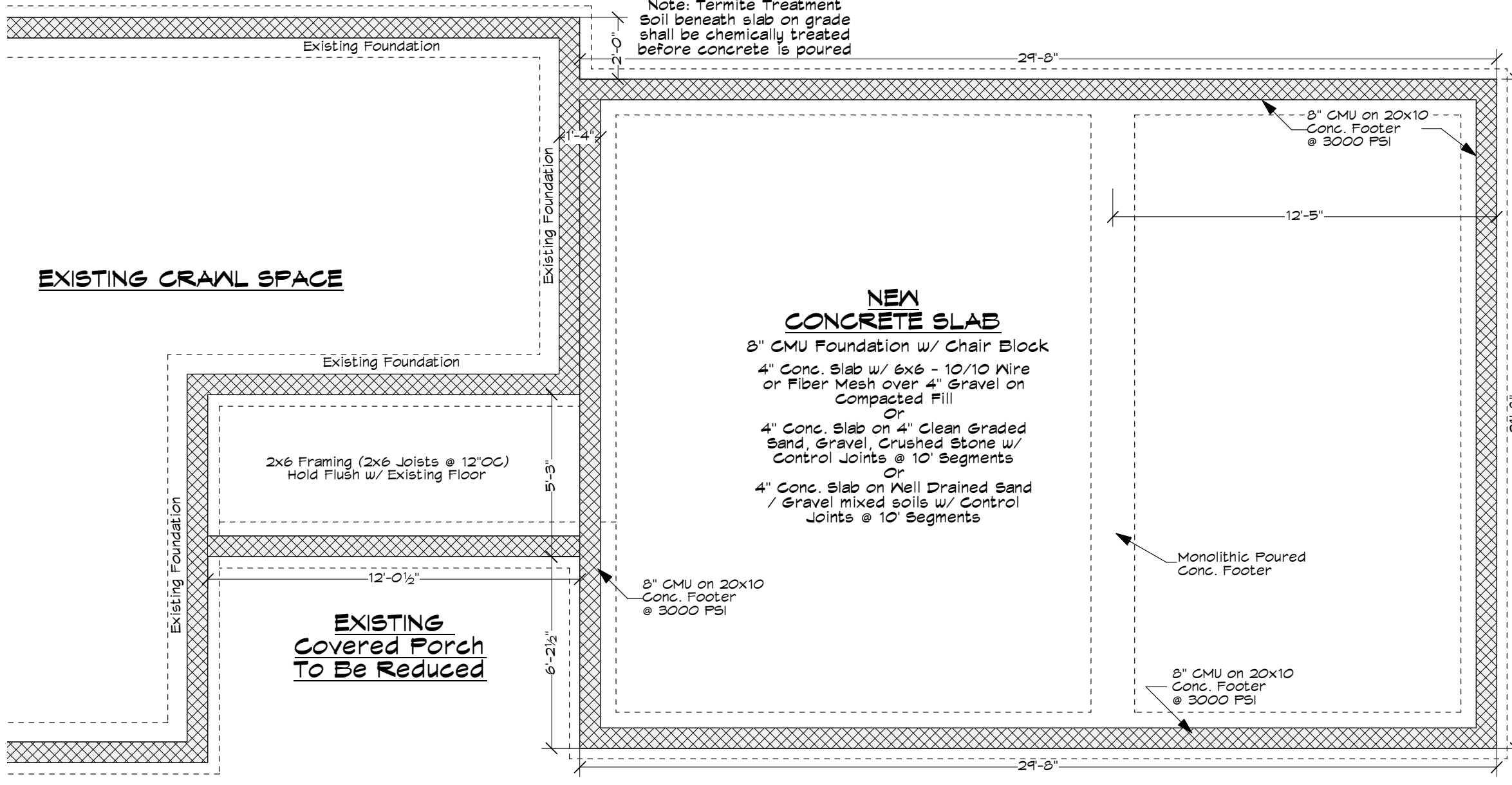
5 TYP. SECTION THRU EXTERIOR SIDING WALL
Scale: 3/4" = 1'-0"



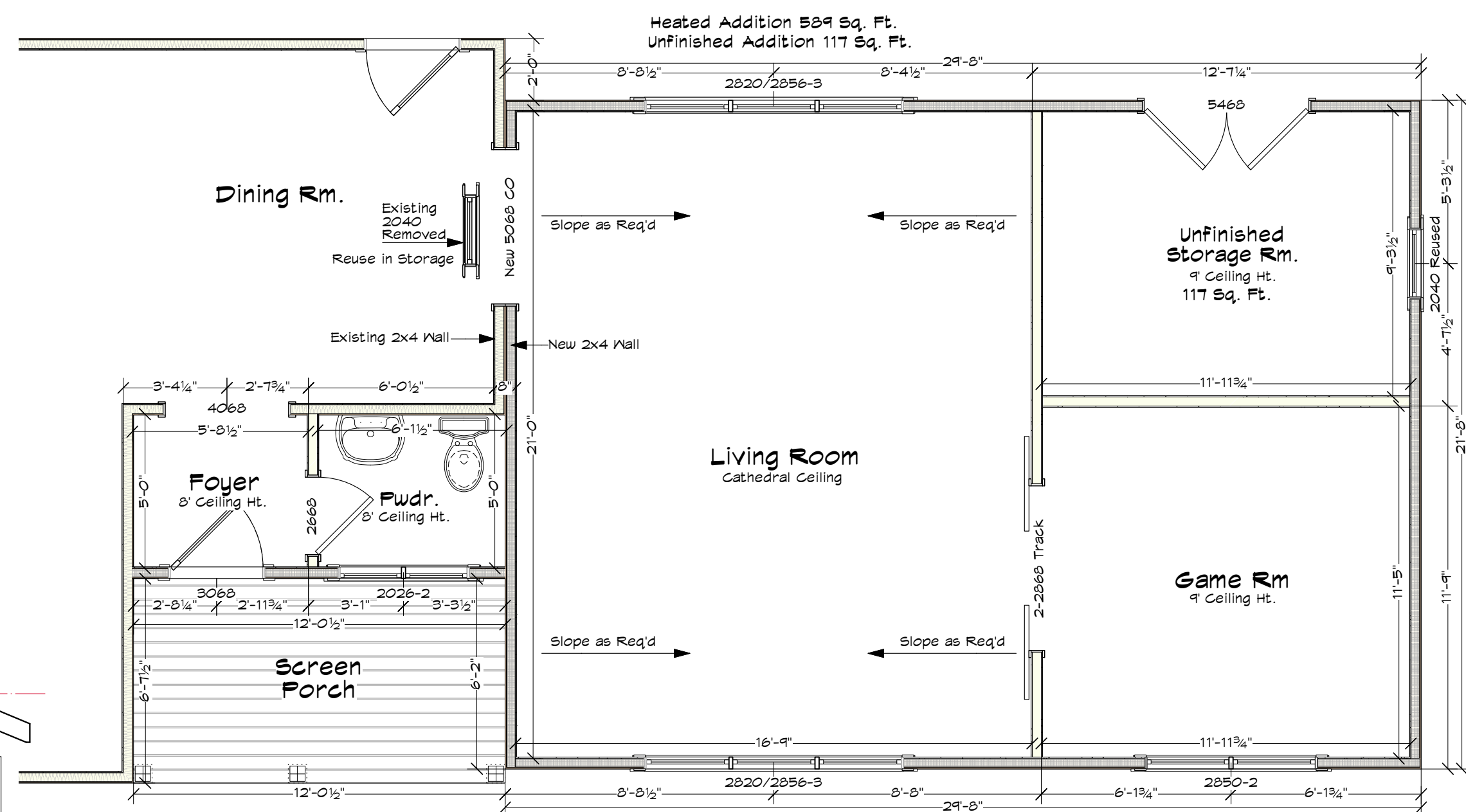
1 Proposed Addition Overview
Scale: 1/8" = 1'-0"



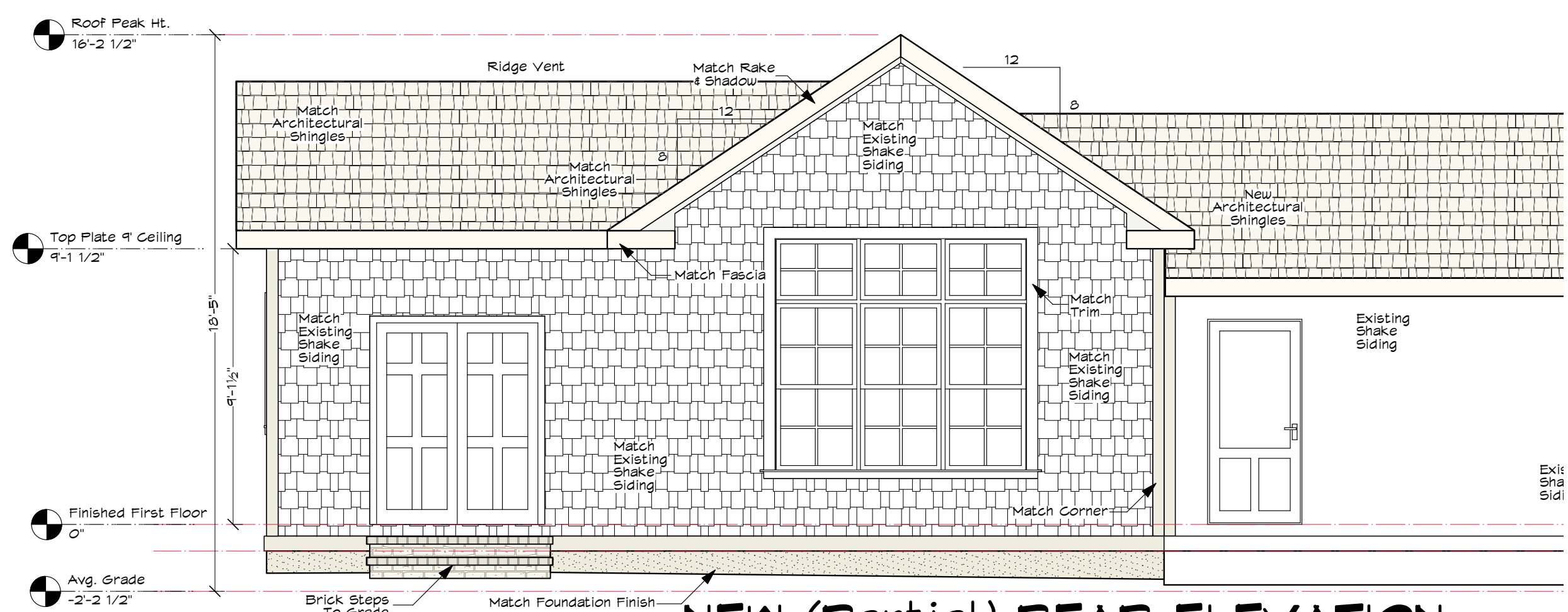
4 Roof Plan (Addition)
Scale: 1/4" = 1'-0"



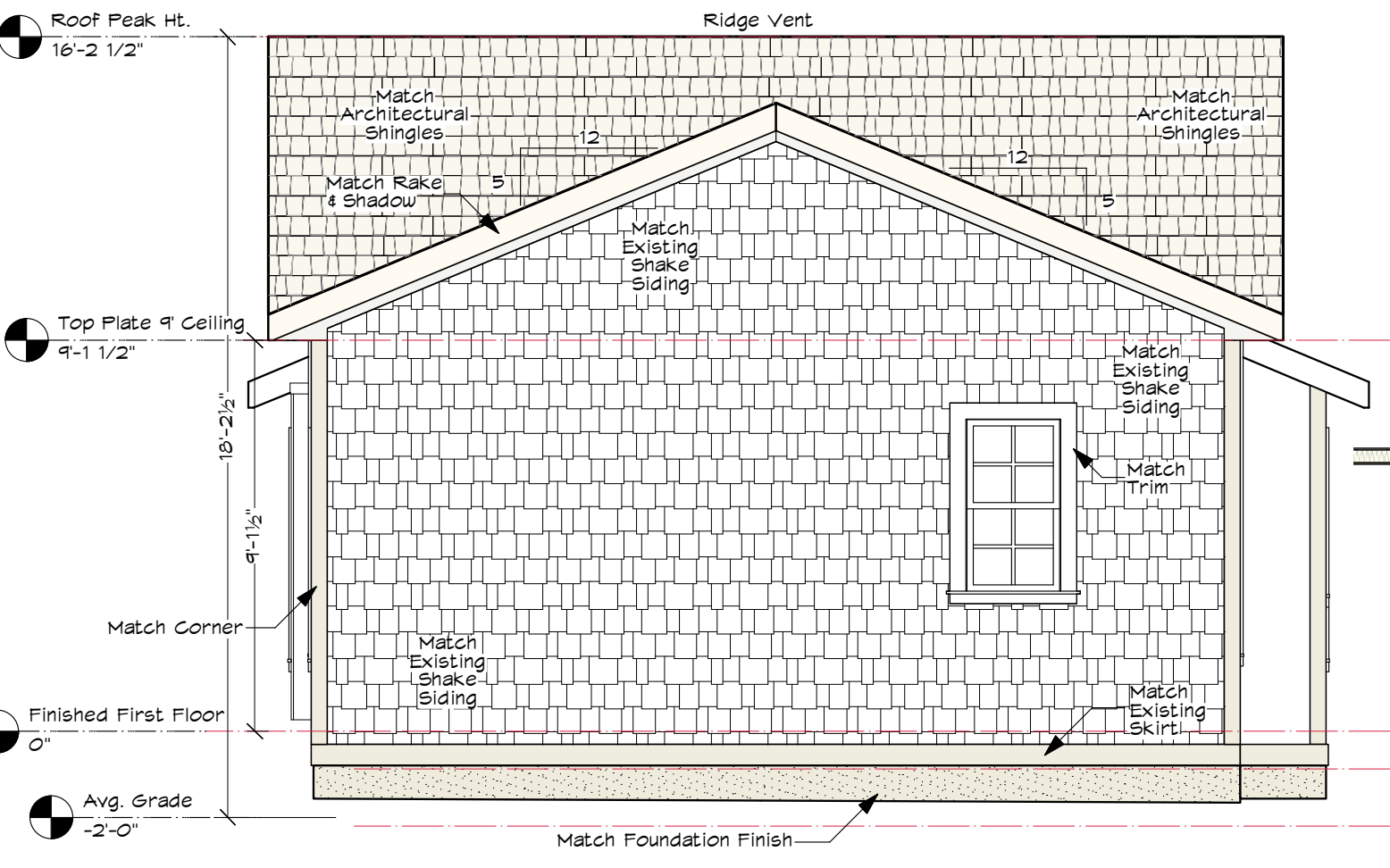
2 Foundation Plan (Addition)
Scale: 1/4" = 1'-0"



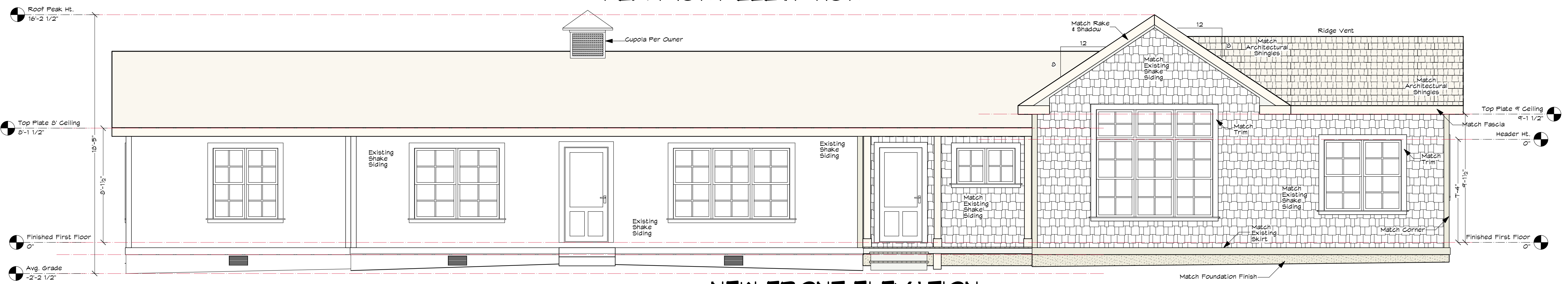
3 First Floor Plan (Addition)
Scale: 1/4" = 1'-0"



NEW (Partial) REAR ELEVATION



NEW RIGHT ELEVATION



NEW FRONT ELEVATION

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

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

CERTIFIED PROFESSIONAL

Anderson Nichols Design warrants to liability for any harm or damage caused by the design of the project, provided that the design was prepared by the design professional in accordance with the professional seal of the design professional. The design professional shall not be responsible for any harm or damage caused by the design of the project, provided that the design was prepared by the design professional in accordance with the professional seal of the design professional. The design professional shall not be responsible for any harm or damage caused by the design of the project, provided that the design was prepared by the design professional in accordance with the professional seal of the design professional.

Issue Notes

Date

No.

4/30/2020

Final

Project ID

Southers Addition

Drawing Code

VWDS 2020

Client Name

Southers Addition vwx

Project Manager

TBD

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

Jay Souther

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

Foundation & Floor Plan Addition
Roof Plan - Elevations
Section Details - Addition Overview

Scale

1/4" = 1' - 0"

Sheet No.

A-1.1

of

2

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EXHIBIT F

Somer Southers Lee

95 McIntyre Road



This is the existing shed and pergola.

They were put into place in 2013 and are not historical structure.

RE: Demolition

The shed rests on cinderblocks and will be trailer away from the site intact
(accomplished in one day)

The pergola will be removed and disposed of

EXHIBIT G

Somer Southers Lee 95 McIntyre Road

RE: PROPOSED ADDITION

This home was originally built in 1946

Bought by Jay R. Southers (brother to Somer) in 2012



JR improved landscape and added stone walkways, shed and arbor

Sold to Somer Southers in 2016

Dad and brother completed master bedroom and bath addition in 2016 for Somer (on left end of home)

After photo below show that the windows and siding were matched to the existing home



Current building application for an addition will remove the existing shed and cupola and add living space to the home. Dad and brother will again be completing the 2021 addition for her.

The windows will be matched with existing and the siding can be ordered to match both style and color as before.

Gulley's Garden center of Southern Pines provided previous plantings and will assist in new addition. Perimeter of the addition will have similar shrubs and ornamental grasses placed around the foundation and no trees will be removed. There is one existing camellia and hydrangea that we hope to relocate successfully but if we cannot they will be replace.

Amish Cupolas Direct
Holtwood, PA



HAMLIN CUPOLA

- Fits up to 10:12 pitch roof standard
- Base extension available to accommodate 12:12 pitch
- Hand made by Amish craftsmen in Lancaster County, Pennsylvania
- Choose from solid 3/4" thick vinyl board construction or 3/4" thick unprimed western red cedar
- Vinyl is maintenance free and rot free and it will not cup or decay
- Simple louvered design with standard straight roof style
- Hand laid steel roof in your choice of 25 colors with upgrade to 24 gauge copper available
- White cupola body color
- Trim kit package, including crown molding below the roof line and accent trim on the base, available
- Rubber weathervane hole plug included
- Stainless steel exterior hardware
- Suitable for windy and coastal applications with engineer certified 120MPH wind rating
- Compatible with most building styles
- Adds uniqueness and curb appeal to your home or building

EXHIBIT I

CONTRACTOR



Cambridge®

ARCHITECTURAL

ALGAE
RESISTANT
IKO PERFORMANCE

Color Featured: Dual Black



5 7/8"
EXPOSURE



FASTLOCK®
SEALANT



IKO®
ADVANTAGE
SIZE



FULL
COVERAGE
(100 SQ FT/3 BUNDLES)

IKO's Most Popular Shingle Gives You an (Almost) Unfair Advantage.

IKO Cambridge architectural laminate shingles in our special Advantage size feature a 5 7/8" exposure that is bigger than most in their class. They go down fast and easy. And with full coverage, the job costs associated with extra bundles and the labor to install them are lowered too.

Proper installation is vital for effective weather resistance. That's why we've enlarged our nail line to guide installers for correct nail placement and have made our FastLock® modified bitumen sealant thick and aggressive to promote a strong bond.

Homeowners will enjoy the high-end designer architectural appearance without the high-end designer cost.

Whole house resingled
in 2016
color Dual Brown - will be using same shingle

IKO® is Roofing Elevated.



Cambridge®

SPECIFICATIONS ³	Limited Warranty ¹	Limited Lifetime	Dimensions (L x W)	40 7/8 in (1038 mm) x 13 3/4 in (349 mm)	STANDARDS ⁴	ASTM D3462
	Iron Clad Protection ¹	10 Years	Exposure	5 7/8 in (149 mm)		ASTM D3018
	Limited Wind Warranty ¹	110 mph (177 km/h)	Coverage per Bundle	33 1/3 ft ² (3.1 m ²)		ASTM D7158 – Class H
	Limited High-Wind Warranty Upgrade ^{1, 2}	130 mph (210 km/h)				ASTM D3161 – Class F
	Blue-Green Algae Resistant ¹	Yes	Shingles per Square	60		ASTM E108/UL 790 – Class A



AVAILABLE IN SELECT MARKETS



IMPORTANT! To ensure complete satisfaction, please view several full-size shingles and an actual roof installation prior to final color selection as the shingle swatches and photography shown online, in our brochures and in our **ROOFViewer®** tool, may not accurately reflect shingle color and do not fully represent the entire color blend range, nor the impact of sunlight.

Note: Product and color availability may vary by region. Products with Miami Dade NOA, FBC product approval and Texas Department of Insurance listings are available. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²High-wind application is required. ³All values shown are approximate. ⁴Products are developed with reference to these standards. ⁵Available in select markets.

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

To find out more about Cambridge Architectural shingles or additional IKO products, please talk to an IKO sales representative or a professional roofing contractor, or contact IKO directly.

United States 1-888-IKO-ROOF (1-888-456-7663) Visit us online at: IKO.COM.

IKO® is Roofing Elevated.

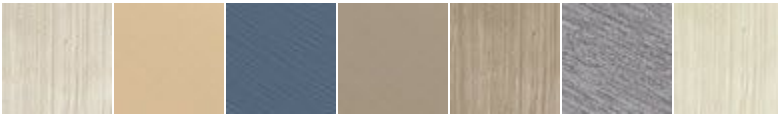
Copyright © 2017 IKO, Inc.

Georgia-Pacific Compass Cream Double 4.5 Dutch Lap Vinyl Siding

- Whether you're building a dream home or renovating one you've loved for years, there's one solution for your home's exterior that will make it beautiful, durable, and low-maintenance: Georgia-Pacific Vinyl Siding
- Choosing your siding is the first step to transforming your home with the Georgia-Pacific Vinyl Siding sample program, you will receive a 24-in sample of the actual color and profile of the siding you have selected
- Georgia-Pacific Compass Vinyl Siding offers a sturdy .044-IN thickness, outstanding performance, and the largest color palette that includes unique wood grain colors

Manufacturer Color/Finish:

Cream



Cream selected



EXHIBIT K



Premium™ Vinyl Windows Retrofit Brickmould



Decorative grilles.

GRILLES BETWEEN THE GLASS (GBG)

With grilles between the glass, you'll enjoy the look of divided lites without any upkeep because they are placed between the two panes of insulating glass. Available with 5/8" flat or 1" contour grilles.

SIMULATED DIVIDED LITES (SDL)

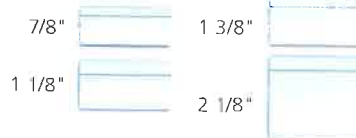
For a true "paned" window look, our simulated divided lites feature bars that are permanently adhered to both the interior and exterior glass; an optional shadow bar between the panes of glass is also available. Choose divided lites in four bar widths: 7/8", 1 1/8", 1 3/8" and 2 1/8".



GBG WIDTHS



SDL WIDTHS



COLOR OPTIONS

EXTERIOR



White

INTERIOR



White

INTERIOR WOOD FINISHES

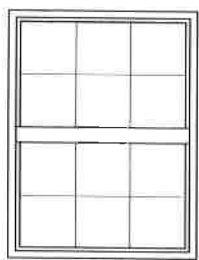


Light Oak

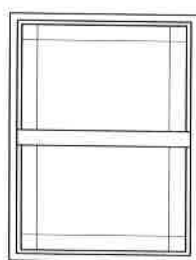


Dark Oak

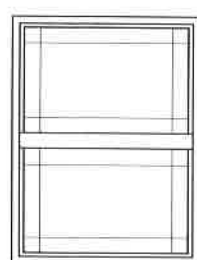
GRILLE PATTERNS



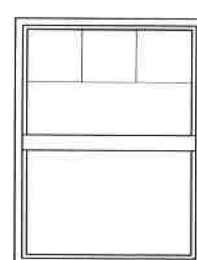
Colonial



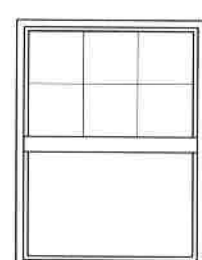
Prairie



Prairie Sash



Colonial Top
Sash 1/2 Lite



Colonial Top Sash

For more information, call your local dealer for details or visit jeld-wen.com.

Custom order due to size - grille pattern
sill widths and white vinyl will match existing - 2016 addition
added windows matched existing

EXHIBIT L

MEDLIN ROAD



EXHIBIT L



MEDLIN ROAD

EXHIBIT L



DUNDEE ROAD

EXHIBIT L



DUNDEE ROAD



FINAL ORDER – MAJOR COA REQUEST 95 McIntyre Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

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

REQUEST

The applicant Pinehurst Homes, is requesting a Certificate of Appropriateness for the removal of an accessory structure and pergola.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 120 square feet

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

1. 95 McIntyre Road is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. Previously Issued COAs:

Previously Issued COAs for 95 McIntyre Road		
Description	Year	Major or Minor
Addition of a pergola to connect an existing shed	2013	Major
Addition to the left side of the home and rear yard fence	2015	Major

For the Record

1. The applicant has submitted a material package which includes: elevations, photos of the existing structure, photos of existing structures similar to that being requested, a site plan, and material samples.
2. The applicant is proposing to remove the pergola and existing accessory structure to accommodate a proposed addition.

Conclusions of Law

Guideline Requirements:

1. Section III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure should be retained and preserved. Removal or relocation of an accessory buildings must comply with the Guidelines in
2. Section VIII. Section VII.B.3 – Prior to demolition of a primary structure, a record of the primary structure must be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation must be provided to Village Staff before the public hearing.
3. Section VII.B.6 - After demolition, all debris must be removed from the site within 30 days.

Guideline Recommendations:

1. None that apply to this request.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
95 McIntyre Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 95 McIntyre Road:

The following conditions apply to approval of the Certificate of Appropriateness for 95 McIntyre Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 95 McIntyre Road based on the following:



FINAL ORDER – MAJOR COA REQUEST 95 McIntyre Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

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

REQUEST

The applicant Pinehurst Homes, is requesting a Certificate of Appropriateness for the construction of an addition to an existing structure and addition of a cupola.

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

FINDINGS OF FACT

Concerning jurisdiction

1. New construction or additions
2. Replacement of architectural details that changes the design or materials from the existing details
3. Changes to roof lines

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

1. 95 McIntyre Road is not listed as a contributing structure.
2. None of the adjacent properties are listed as contributing structures.
3. Previously Issued COAs:

Previously Issued COAs for 95 McIntyre Road		
Description	Year	Major or Minor
Addition of a pergola to connect an existing shed	2013	Major
Addition to the left side of the home and rear yard fence	2015	Major

For the Record

1. The applicant has submitted a material package which includes: elevations, photos of the existing structure, photos of existing structures similar to that being requested, a site plan, and material samples.
2. The applicant is proposing to add a cupola to the roofline.
3. The applicant is proposing a 700 square foot side addition.
4. The addition will feature a gabled roof facing McIntyre Road
5. Vinyl siding is existing on the structure.

Conclusions of Law

Guideline Requirements:

1. Section III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.
2. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District
3. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.
4. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
5. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
6. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
7. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings must be located as inconspicuously as possible, in rear or side yards.
8. Section III.I.10 - An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.
9. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches must be compatible with the architectural character of the structure, must be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

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

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
95 McIntyre Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 95 McIntyre Road:

The following conditions apply to approval of the Certificate of Appropriateness for 95 McIntyre Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 95 McIntyre Road based on the following:



COA-2021-00012

ADDITIONAL AGENDA DETAILS:

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

FROM:

Peter Hughes

CC:

Darryn Burich

DATE OF MEMO:

2/18/2021

MEMO DETAILS:

This request is before the Commission because according to the Historic District Guidelines, new construction is considered Major Work. The applicant is proposing to construct a 34 guestroom hotel. In addition to the guestrooms, the hotel will also include a lobby space, lobby bar, lobby function space ("Library"), and outdoor terraces overlooking the site to the south.

ATTACHMENTS:

Description

- ☐ Staff Report 3 Carolina Vista
- ☐ HPC Exhibits 3 Carolina Vista
- ☐ Findings of Fact 3 Carolina Vista



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 15, 2020
Subject: Major COA Request for 3 Carolina Vista

Applicant:	Pinehurst LLC
Owners:	Resorts of the Pinehurst Inc
Professional:	Calvin Burkley
Property Location:	3 Carolina Vista
PID#	856213032663

Request and Background:

Jason King of Cooper Carry Architecture is requesting a Certificate of Appropriateness, on behalf of Pinehurst LLC, for construction of a new commercial structure at 3 Carolina Vista (The Wicket Lodge). The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856213032663.

The previously issued COAs table is on the next page.

3 Carolina Vista is not listed as a contributing structure according to the National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which, adjacent properties where notified and each property's National Historic Landmark Survey Status.

Previously Issued COAs 3 Carolina Vista (1 Carolina Vista)		
Descriptions	Year	Major or Minor
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefrab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor
Re-roof	2020	Minor
Golf Shop Addition	2020	Major
Cradle Pavilion	2020	Major
Entry Modification and Sign	2021	Major

National Historic Landmark Survey Table 3 Carolina Vista (1 Carolina Vista)

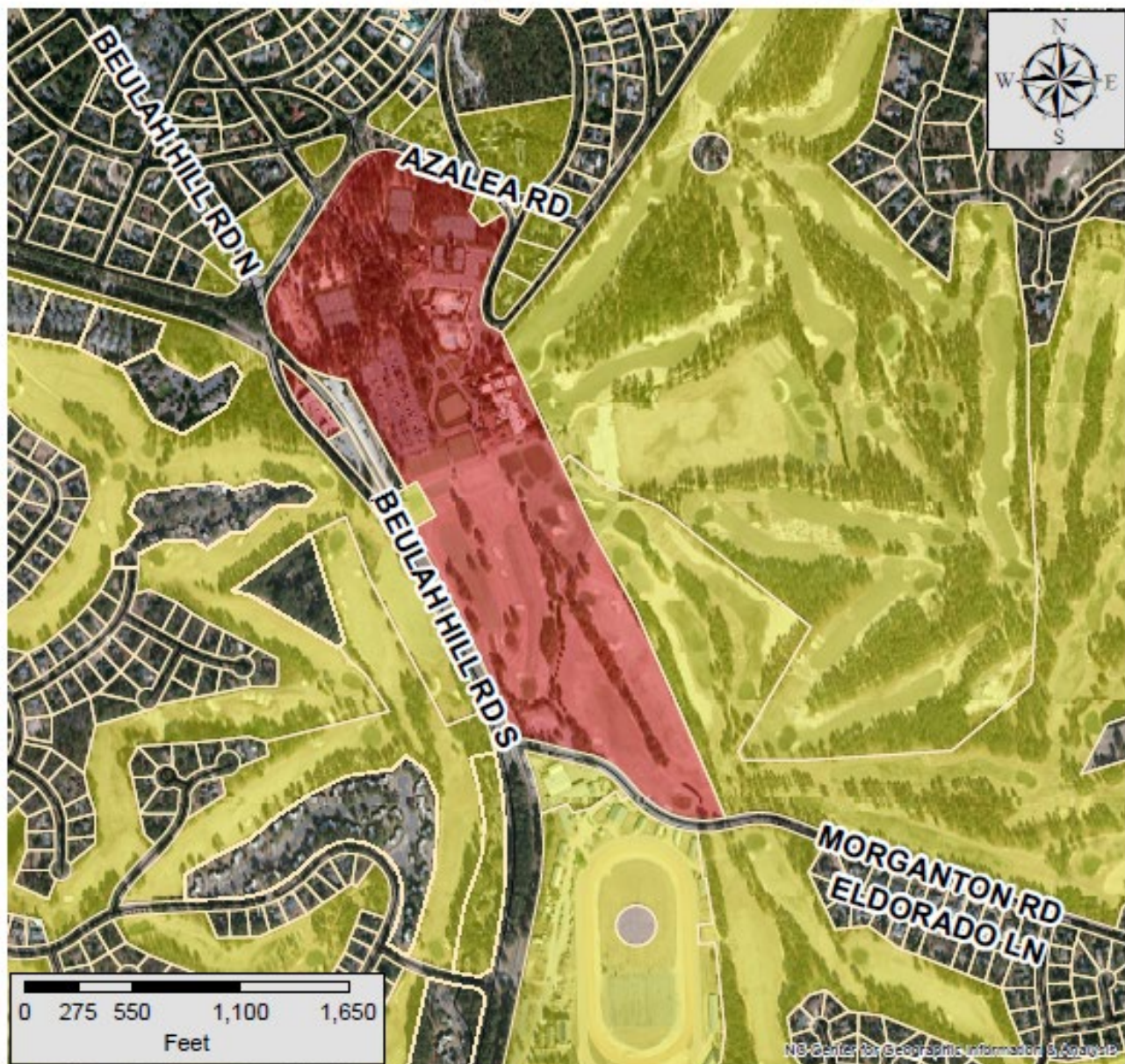
#*	Address	Year Built	Contributing	Structure History
1	3 Carolina Vista	TBD	No	Applicant is proposing a new hotel to be located adjacent to Pinehurst Country Club. Please see the submitted application packet for specific architectural graphics
2	1 Carolina Vista	1922	Yes	Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses.
3	60 Cherokee Road	1897	Yes	The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace. The house was remodeled in the 1930s. (Lot #504; other names - Stanwood, Thenewold)
4	5 Village Green West	1913	Yes	Lot #501 was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
5	10 Azalea Road	1905	Yes	The Village Chapel is a handsome Colonial Revival brick church with a tetrastyle Tuscan portico and a spire which reaches 126 feet into the air. Round arches define doors and windows. Compatible one-story brick additions were added to the rear and side of the church in 1961 and 1991. The Village Chapel was the first building to be built on the Village Green and, with the Given Memorial Library (#139), remains one of only two buildings on the green today.
6	15 Azalea Road	Early 19 th C.E.	Yes	The Sandhills Woman's Exchange was founded in 1922 to help support local women through the sale of home crafts. In 1923 the organization moved into a one-room log cabin in the Pine Grove just south of the Village Green. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It dates from the early 19th century and was the home of the Ray family, and after the Civil War, the McKenzie family.

#	Address	Year Built	Contributing	Structure History
7	Village Property	NA	NA	NA
8	10 Village Green Road	1920s	Yes	This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell.
9	20 Village Green Road	1930s	Yes	This two-story stuccoed house has a hipped roof, metal casement windows, and a projecting gabled entrance.
10	30 Village Green Road	1915	Yes	It is an expansive one-story shingle-clad frame house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner.
11	200 Beulah Hill Road	1910-1942	Yes	The Pinehurst Race Track was placed on the National Register in 1992. It is a complex of barns, stables and other horse-related buildings and paddocks arranged around two oval-shaped race tracks. The Pinehurst Race Track is the oldest continuously operating equine sports facility in North Carolina. It is also the site of the oldest surviving early twentieth-century fair exhibition hall in the state.
12	700 Morgantown Road	1970s	No	This is a large, L-shaped concrete and pre-fab metal building with numerous garage doors. A chain link fence surrounds the property
13	5 Pine Tree Road	1970s	No	Not located within the Historic District
14	102 Beulah Hill Road	1925	Yes	The Pinehurst Warehouses were built and enlarged in the mid-1920s to supply those things not found in the ordinary dry goods and grocery stores. A strategic location between the railroad tracks and NC 5 was select as the site. Warehouses carried such things as builders' supplies, hardware, paints, tools, tractors, and fertilizer. The buildings are arranged in a U shape and are both one and two-story brick structures with corbelled cornices and decorative parapets
15	285 McKenzie Road		No	Not mentioned within the Historic Landmark Survey
16	15 Beulah Hill Road		No	Not mentioned within the Historic Landmark Survey
17	5 Carolina Vista	1919	Yes	Halfway House was built for Mrs. T. T. Watson in 1919. It is a one-and-a-half-story shingle-clad frame bungalow with a double-pitched gable roof and long shed dormers across the front and rear. Windows are grouped in pairs and triples. A picket gate within a privet hedge is located at the head of the front walk
17	Vacant Village Property	NA	NA	NA
*The numbers refer to the location of each property on the following notification map				

Major COA Request for 3 Carolina Vista

Notification Map of Adjacent Properties

February 25, 2021 HPC Meeting



Legend

- Notified Adjacent Properties
- 3 Carolina Vista
- STREETS

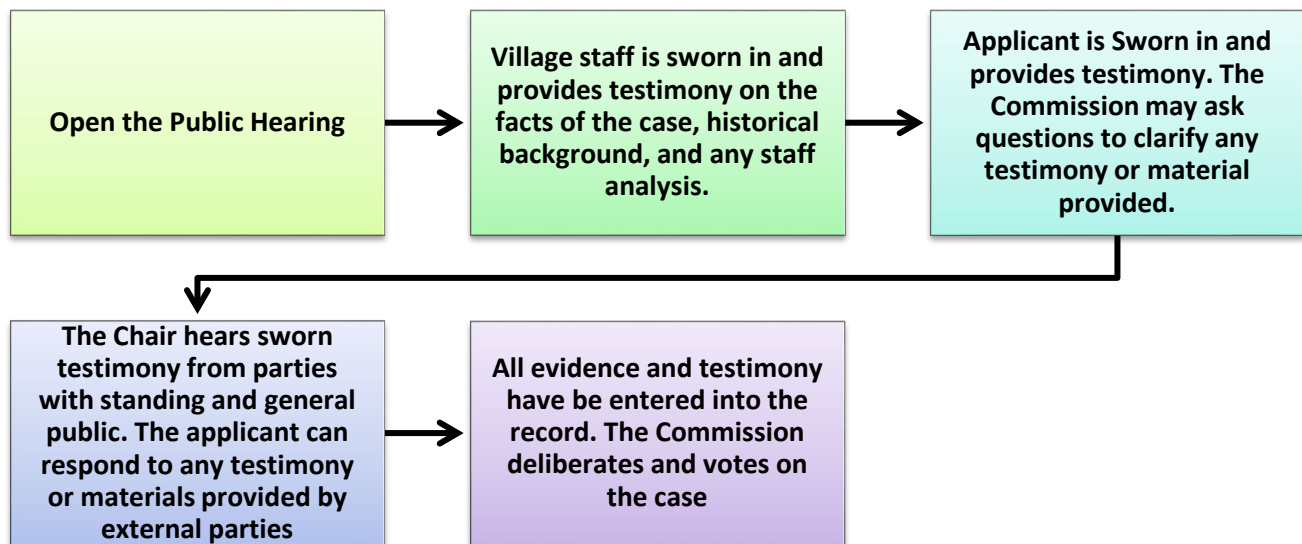
Village of Pinehurst/Disclaimer: We understand that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The map has been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guarantee as to its content, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to assess the data reliability and to utilize the data in an appropriate manner.

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines, new construction is considered Major Work. The applicant is proposing to construct a 34 guestroom hotel, featuring cementitious and brick siding, a roof that features both asphalt and metal roofing, rear balconies, and large vertical windows. In addition to the guestrooms, the hotel will also include a lobby space, lobby bar, lobby function space ("Library"), and outdoor terraces overlooking the site to the south. At the west end of the building, proposed function spaces for the USGA are provided, including a Flex Space for player dining, a "Boardroom", locker spaces, prefunction, and physio lab. At the east end of the building on the highest floor level, a proposed indoor/outdoor bar is proposed to overlook the site to the south. The proposed hotel and site features will be visible from the both Highway 5 and Morgantown Road. All Major Work must be approved by the Commission.

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

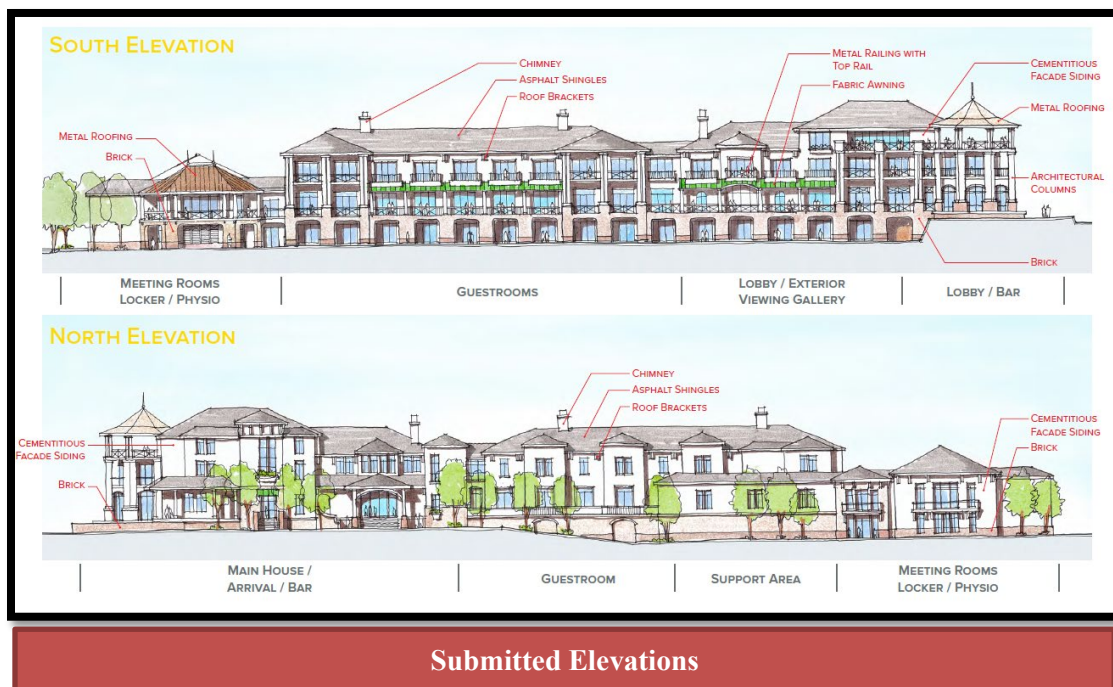
Applicable Guidelines Requirements:

GENERAL GUIDELINES

1. Section VI.B.1 – New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.

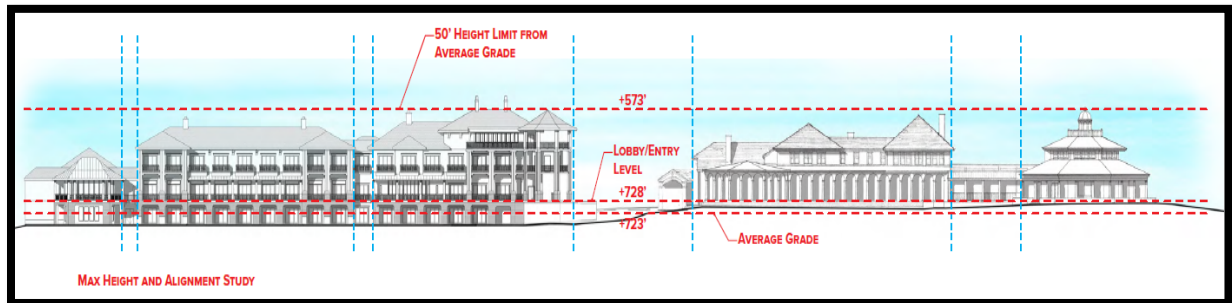
Architectural Tradition:

Based on the submitted application packet, the proposed hotel and its architectural characteristics were based on elements featured on the Carolina Hotel, Resort Clubhouse, Holly Inn, Padgett Learning Center, and Magnolia Inn.



Scale/Massing:

Based on the provided material, the proposed building height is approximately 50 feet, which exceeds the two story recommendation of the Guidelines. The height of the structure while not consistent with the two story recommendation would not be out of character with other hotels within the Historic District. Other structures exceeding the two story include (but not limited to) the following: Village Chapel, the Carolina Inn (4 stories), Manor Inn (4 stories), Holly Inn (3 stories), Pinecrest Inn (3 stories), and Magnolia Inn (3 stories).



Max Height and Alignment Study

The applicant has included a massing design study within the application package. The graphic below illustrates specific architectural details of existing Pinehurst LLC commercial properties that have been incorporated into the design of the proposed hotel. The most obvious of those details are the inclusion of dormers and octagonal forms to maximize golf views.



Massing Design Study

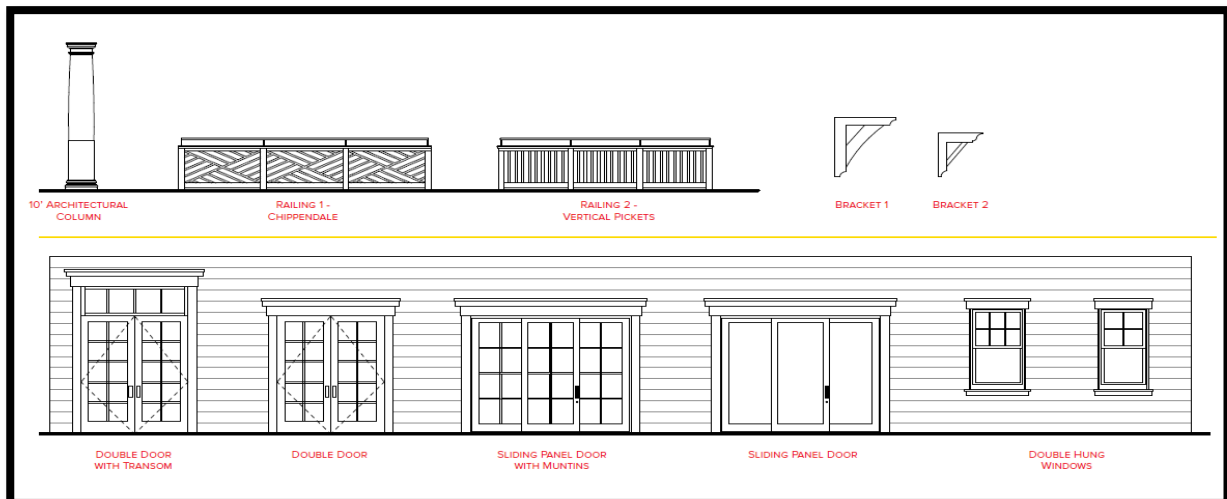
Architectural Details:

Four styles of doors and two styles of windows have been proposed. The multipane doors appear to be consistent with other doors within the Historic District. The sliding glass doors will be featured on the rear of the structure and based on the submitted elevations they will be recessed creating depth and dimension to the rear facade. The Guidelines have specific restrictions on sliding glass doors for residential structures, however, there are no restrictions for commercial structures. The double hung windows with six over one and four over one design appear to be consistent with other windows within the Historic District.

Two different styles of railings/balconies have been proposed. The railings appear to be similar to other railings featured within the Historic District, examples include Magnolia Inn and the Casino building at 5 Chinquapin Road.

According to the application, shutters have been proposed, however no detail on the shutters was provided nor were they incorporated in the submitted elevations. Shutters are a common fixture within the Historic District and add an element of New England cottage architecture.

Lastly, architectural columns have been proposed. The proposed columns appear to be similar to other columns within the Historic District, examples include Pinehurst Country Club, the Casino building, Bank of Pinehurst, Tuft's Archive)



Building Elements



Magnolia Inn - Balcony



Pinehurst Bank and Tuft Archive - Columns

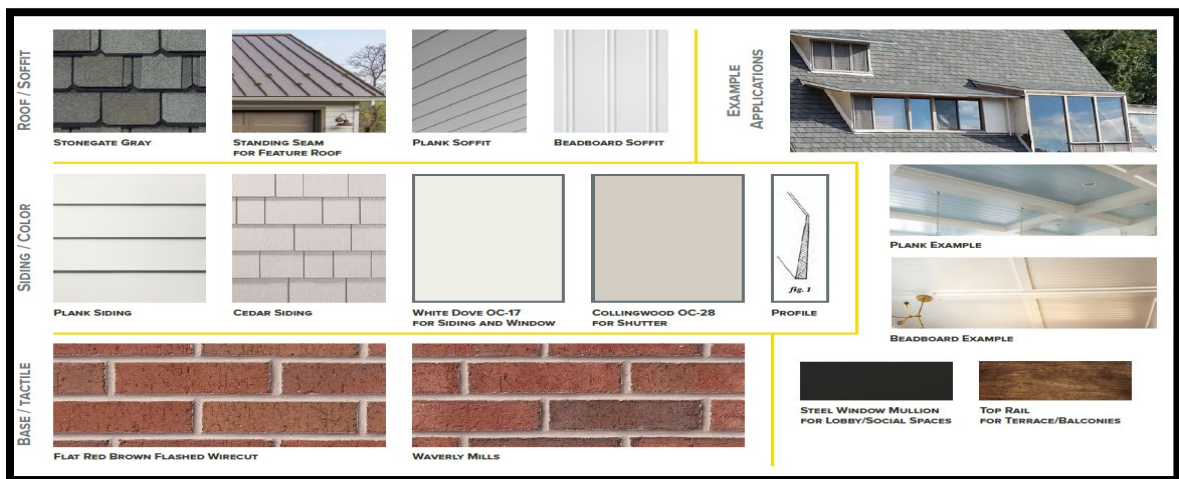
Building Materials:

Gray asphalt shingles and gray standing seam metal have been proposed for the roofing material. Both materials appear to be consistent with other roofs within the Historic District. The gray asphalt shingles are similar to the shingles featured on the Holly Inn and metal roofing appears to be similar to the metal roofing on the Pinehurst Spa.

Fiber cement lap and fiber cement cedar shake have been proposed as the primary siding material. Fiber cement is a composite material of cement and cellulose fibers that offers increased durability and ability to mimic the details and characteristics of wood. Both lap siding and shake siding are common siding options within the Historic District.

The windows are proposed to be bronze aluminum. The proposed aluminum windows would appear to be consistent with other windows within the Historic District.

Red brick has been proposed for the base/foundational material of the Hotel. The proposed red brick appears to be similar to other brick within the Historic District, examples would include the majority of downtown, the Theater building, Tuft Archives, and Village Chapel.



Building Materials



Pinehurst Spa and Holly Inn – Roofing Material



Theater Building and Village Chapel – Red Brick

2. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.

Glass curtain walls have not been proposed. The application does not indicate if any of the glass windows will be reflected, painted, or tinted.

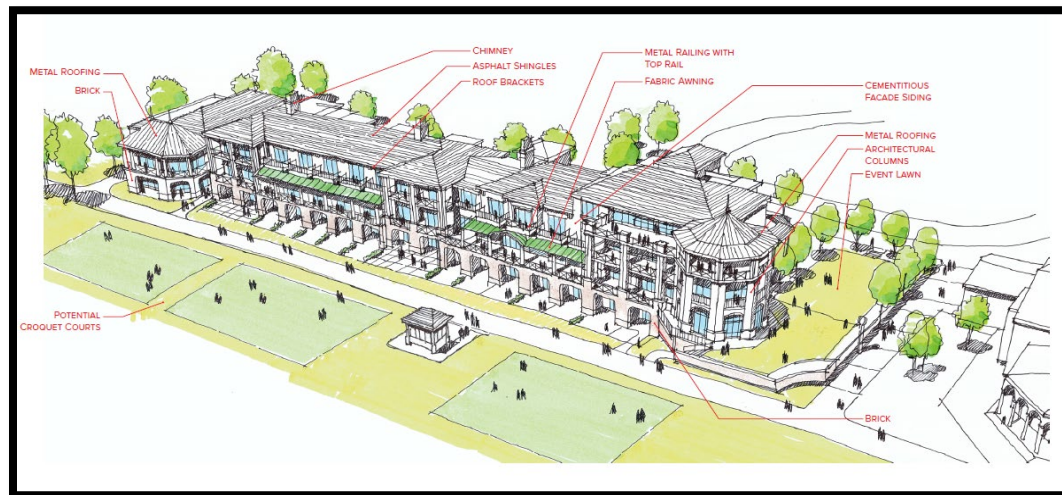
BUILDING MATERIALS

In the residential sections of the Guidelines there are specified standards for material, however in the commercial section of the Guidelines there are no specified standards regarding material. The only requirement is to be congruous, which has been addressed above.

SITE FEATURES

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

The proposed landscaping plan appears to be consistent with other landscaped areas within the Pinehurst Historic District. The submitted site plan indicates dedicated space for an event lawn, which appears to be a grassy lawn, but the material list on the application states concrete. The landscaping and the event lawn appear to be compatible with the proposed architecture and complimentary of the existing outdoor, recreational activities.

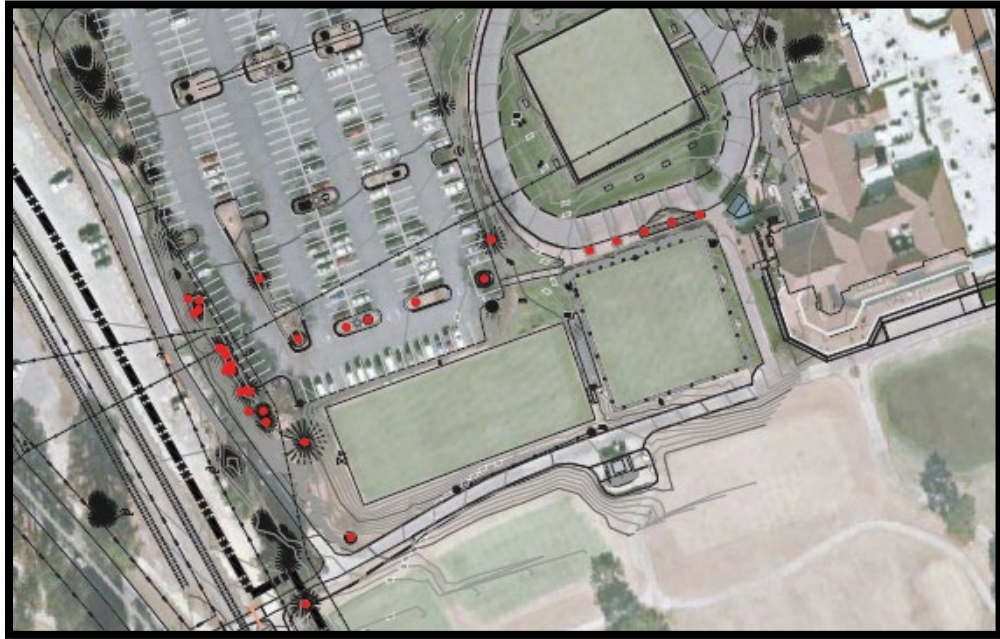


Submitted Sketch

As a result of the proposed hotel, the existing croquet courts will have to be relocated. The application proposes to maintain the croquet courts on site by potentially relocating the courts closer to the Cradle starter house.

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

Based on the provided material, the applicant is proposing to remove 33 trees. It is unclear how many of the 33 trees exceed 12 inches in DBH. The majority of the trees are to be removed to accommodate the footprint of the structure and proposed driveway. Based on the proposed landscape plan, many of the trees will be replaced and offset any potential negative impacts to the tree canopy and historic appearance of the landscape.



Trees to be removed

Applicable Guidelines Recommendation:

GENERAL GUIDELINES

1. Section VI.B.2 – New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.

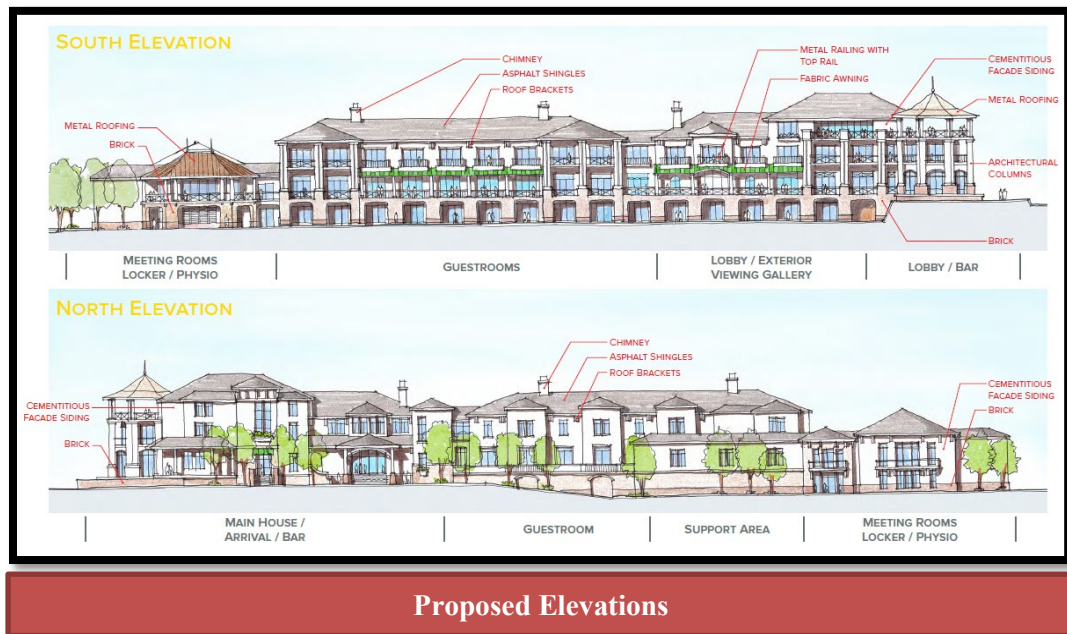
Below is a table comparing the immediate surrounding structures square footage, building height, and primary exterior material.

Structure Scale Comparison			
Building	Square Footage	Building Height	Exterior Material
Main Club House	Over 35,000 SF	37' 1"	Stucco and brick accents
Padgett Building	3,750 SF	32'	Lap Siding
Cradle Pavilion (Approved)	1,488 SF	22' 10"	Lap Siding
Cradle Starters Hut	≅ 100 SF	14' 6"	Lap Siding
Wicket Lodge (Proposed)	Not provided	50'	Lap, shake, and brick siding

The fenestration of the proposed structure is significant. The rear (south) elevation features a uniform design with a higher volume of windows, balconies, and sliding glass doors that dominate the façade. The amount of fenestration on the rear is driven by the desire to provide golf centric views overlooking the Cradle.

In contrast the front (north) elevation of the structure has a layout of the fenestration based on uses within the structure. The fenestration is heavily weighted on the left side of the front façade to draw attention to the front entry, lobby, and bar area of the structure. Meanwhile less fenestration is provided on the right side of the façade where the support areas and meeting rooms are located.

Collectively the primary facades of the proposed structure appear to be consistent with other Pinehurst structures, such as the Pinehurst Country Club, in creating character defining facades and picturesque views.



2. Section VI.B.3 – Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.

Based on provided elevations the proposed exterior wall window styles appear to be similar to windows featured on other commercial buildings within the Historic District.

3. Section VI.B.5 – Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material.

The proposed façade materials are a combination of fiber cement lap and shake siding with brick accents.

4. Section VI.B.6 – Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.

The proposed entrance of the structure appears to be consistent with other structures within the Historic District. The front entrance features a round drive, an entry sign, and a porte cochere similar to that of the Carolina Inn and Manor Inn.



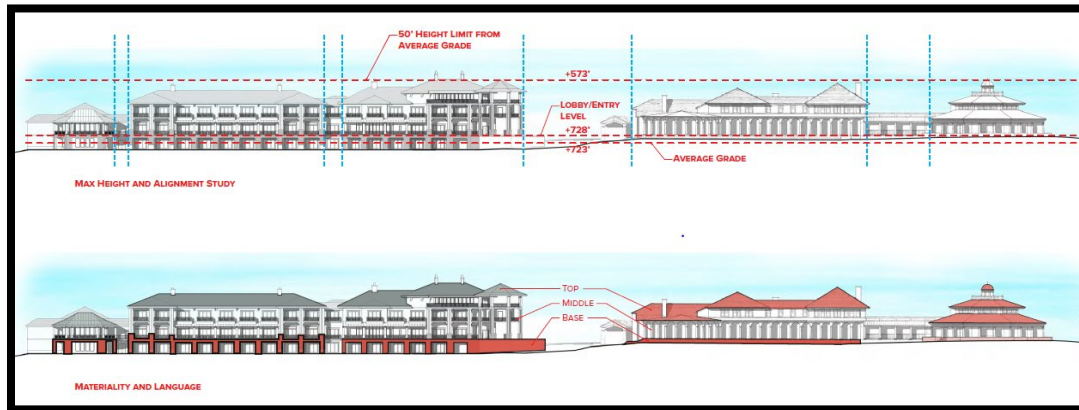
Front Elevation



Manor Inn and Carolina Inn - Entry

5. Section VI.B.7 – Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.

As previously stated, based on the submitted application packet the proposed hotel and its architectural characteristics were based on elements featured on the Carolina Hotel, Resort Clubhouse, Holly Inn, Padgett Learning Center, and Magnolia Inn. Specific to roof form, the proposed hotel exhibits dormers that are similar to the Holly Inn and has been proposed to align with the existing roof line of the Pinehurst Country Club.



Front Elevation

6. Section VI.B.8 – New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

The proposed muted color scheme of the structure is compliant with the Guidelines. The roofing is proposed to be gray, the shutters are proposed to be Collingwood O-28 (application states gray), the foundation is proposed to be red brick, the siding is proposed to be dove white, and the windows are proposed to be bronze.

Staff Comments:

The applicant has submitted a complete application. The project as presented appears to meet the majority of both Guideline requirements and recommendations. The submitted application material, demonstrates how existing architectural details on existing structures influenced the design of the proposed hotel. The scale of the structure is consistent with other commercial structures, however deviates from the Guideline recommendation of limiting building height to two story construction. The proposed siding style and material is compliant with Guidelines. The proposed roofing material and style is compliant. The proposed windows appear to be similar to other windows within the Historic District and are compliant with the Guidelines. Lastly, the proposed landscaping and site features appear to be similar to other landscaped areas within the Historic District. The intent of the Guidelines has been met with this submission.

If the Commission were to approve this request for Major COA staff would recommend the 2nd motion within the motion packet, which has been provided below. Staff is recommending the second motion because the proposed structure exceeds the recommended commercial building height of two stories.

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

EXHIBIT A

Record Id: [COA-2021-00012](#)

File Date: 1/28/2021

Application
Status: In Review

Application
Type: Historic Certificate of Appropriateness - Major

Description of
Work: New Construction - 34 Guestroom Hotel The project is envisioned to be a steel-framed-structure building with exterior walls above grade composed of cementitious siding and brick masonry (watertable) on cold-formed metal framing. Below grade walls will be reinforced cast-in-place concrete. Sloped roofs will be constructed with cold-formed framed trusses with asphalt shingles and some instances of metal roofing. In addition to the guestrooms, the hotel program includes a lobby space, lobby bar, lobby function space ("Library") and outdoor terraces overlooking the site to the south. At the west end of the building, proposed function spaces for the USGA are provided, including a Flex Space for player dining, a "Boardroom", Locker Spaces, Prefunction, and Physio Lab. At east end of the building on the highest floor level, a proposed indoor/outdoor bar is proposed to overlook the site to the south. Service access to the proposed building is provided on the west end from the north.

Application
Name: Wicket Lodge - 3 Carolina Vista

Address: 3 Carolina Vista Dr, Village of Pinehurst, NC 28374

Owner Name: Pinehurst Resort & Country Club

Owner Address: 80 Carolina Vista Drive Village of Pinehurst Village of Pinehurst NC 28374

Parcel No: 00025800

Contact Info:

Name: Jason King

Organization
Name: Cooper Carry Inc.

Contact Type: Applicant

Contact Primary
Address:

Licensed Professionals Info:

Primary: N

License Number:

License Type:

Name:

Business Name : Cooper Carry Inc.

Business
License#:

Job Value: 0.00

Total Fee
Assessed: 500.00

Total Fee
Invoiced: 500.00

Balance: 0.00

Custom Fields:

*GENERAL
INFORMATION*

EXHIBIT A

Description of Changes to the Structure:	New Structure - The project is envisioned to be a steel-framed-structure building with exterior walls above grade composed of cementitious siding and brick masonry (watertable) on cold-formed metal framing. Below grade walls will be reinforced cast-in-place concrete. Sloped roofs will be constructed with cold-formed framed trusses with asphalt shingles and some instances of metal roofing		Type of Work:	New
Existing Use:	Vacant		Proposed Use:	Lodging
Includes Demolition:	No		Includes Tree Removal:	Yes
Estimated Cost of Construction:	20000000		COA Number:	
<i>PERMIT DATES</i>				
Application				
Expiration Date:				
Permit Issued				
Date:				
Permit Expiration				
Date:				

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
NA	Cementitious Siding	White

Rear Elevation

Existing Material	Proposed Material	Proposed Color
NA	Cementitious Siding above brick	White above Red

Right Elevation

Existing Material	Proposed Material	Proposed Color
NA	Cementitious Siding	White

Left Elevation

Existing Material	Proposed Material	Proposed Color
NA	Cementitious Siding	White

Trim

Existing Material	Proposed Material	Proposed Color
NA	Wood/Urethane	Gray

Windows

Existing Material	Proposed Material	Proposed Color
NA	Aluminum	White/Dark Bronze

Chimney

Existing Material	Proposed Material	Proposed Color
NA	Brick	Red

Foundation

Existing Material	Proposed Material	Proposed Color
NA	Concrete (not exposed)	NA

Front Door

Existing Material	Proposed Material	Proposed Color
NA	TBD (wood or glass)	TBD

Shutters

Existing Material	Proposed Material	Proposed Color
NA	Wood	Gray

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
NA	Aluminum (Service Entry)	Gray

Roof

Existing Material	Proposed Material	Proposed Color
NA	Asphalt Shingle/Metal	Gray

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color
NA	NA	NA

Front Porch

Existing Material	Proposed Material	Proposed Color
NA	(Hotel Entry) TBD	TBD

Deck

Existing Material	Proposed Material	Proposed Color
NA	(South Terrace) Concrete / Concrete Paver	TBD

Patio

Existing Material	Proposed Material	Proposed Color
NA	(Event Lawn) Concrete / Concrete Paver	TBD

Sidewalk

Existing Material	Proposed Material	Proposed Color
NA	Concrete / Concrete Paver	TBD

Sky Lights

Existing Material	Proposed Material	Proposed Color
NA	NA	NA

Driveway

Existing Material	Proposed Material	Proposed Color
NA	(Entry Drive) Concrete / Concrete Paver	TBD

House Number

Existing Material	Proposed Material	Proposed Color
NA	NA	NA

Other

Existing Material	Proposed Material	Proposed Color
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THE LODGE AT PINEHURST

CERTIFICATE OF APPROPRIATENESS

01/28/2021 REVISED 02/15/2021



Principles that Inform the Design Vision The Lodge at **Pinehurst**

Provide a guest experience that builds upon the history and tradition of Pinehurst

Provide a planning solution that compliments Frederick Law Olmsted's plan for the Village of Pinehurst

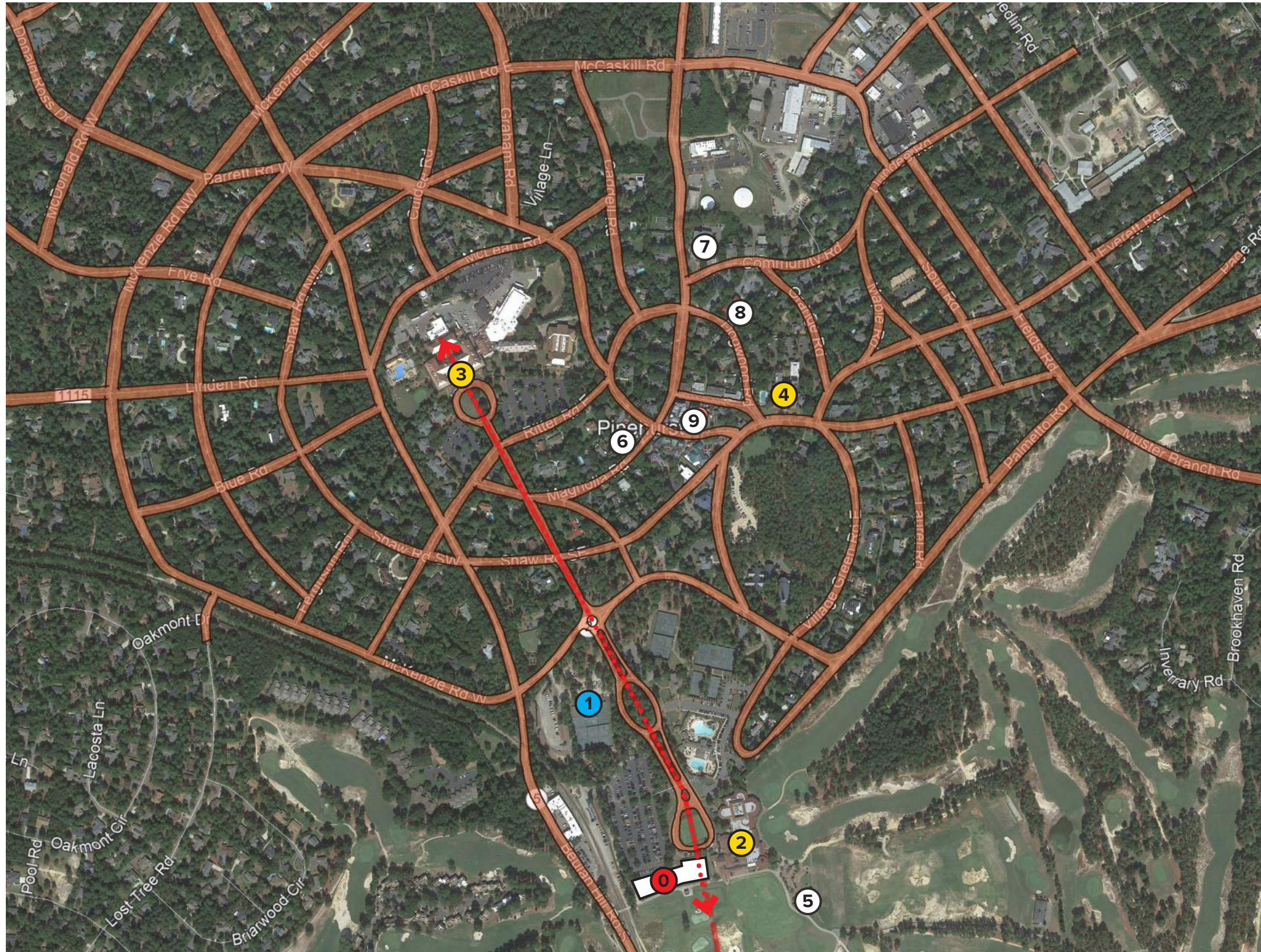
Provide a design that is authentic

Provide a design that meets the programmatic requirements of the USGA, while providing an exclusive guest offering for Pinehurst Resort

Provide a sustainable design solution and business model that maximizes the Pinehurst Golf Experience

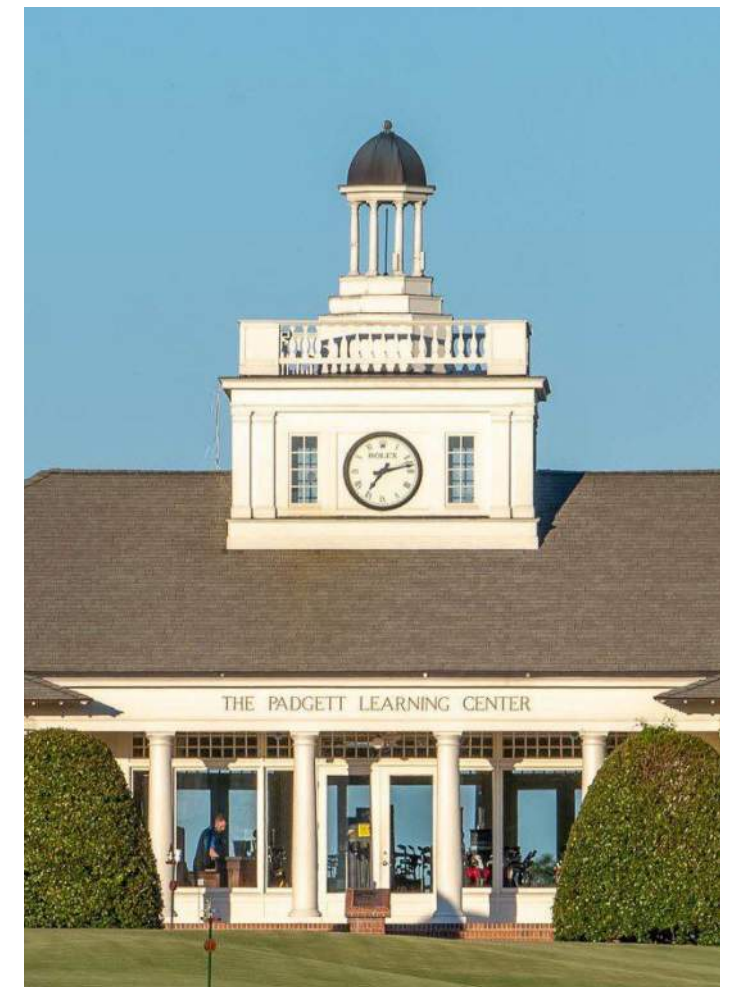
Create Memories

PINEHURST CONTEXT

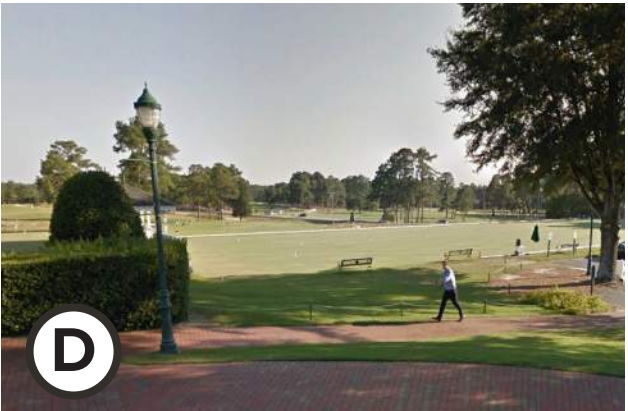
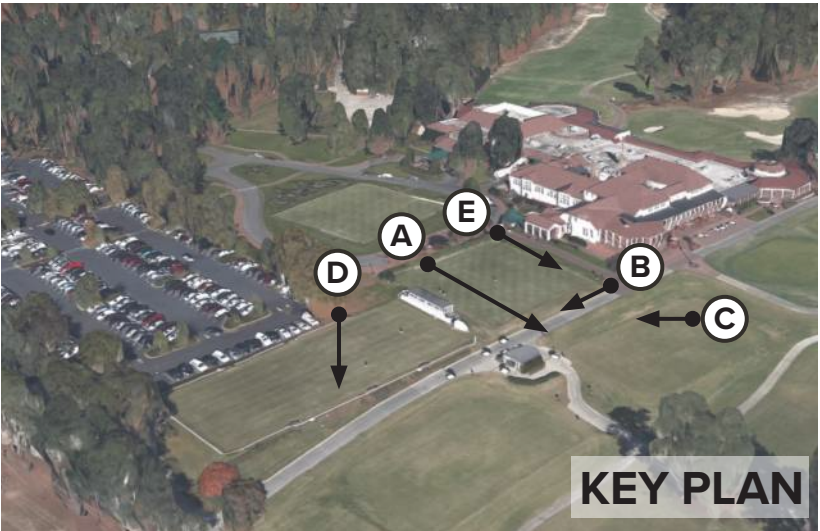


- ① THE LODGE AT PINEHURST
- ② THE GOLF HOUSE PINEHURST
- ③ RESORT CLUBHOUSE
- ④ THE CAROLINA HOTEL
- ⑤ THE HOLLY INN
- ⑥ PADGETT LEARNING CENTER
- ⑦ THE MAGNOLIA INN
- ⑧ THE MANOR
- ⑨ PINE CREST INN
- ⑩ THE VILLAGE

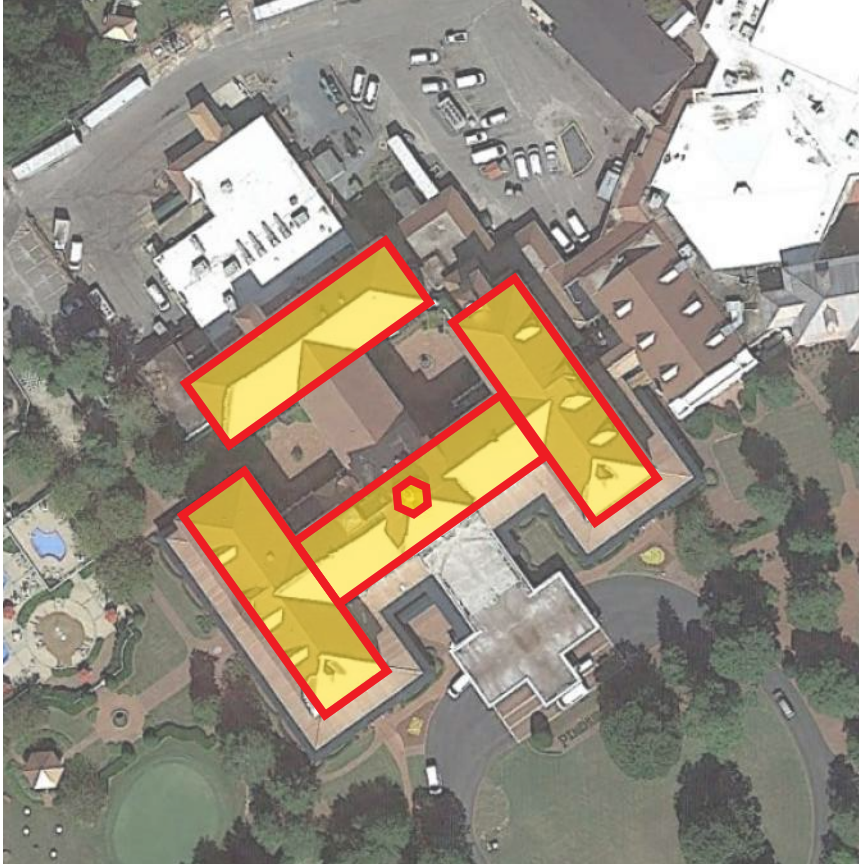
EXISTING FEATURES / DETAILS



EXISTING SITE IMAGES



MASSING DESIGN STUDIES



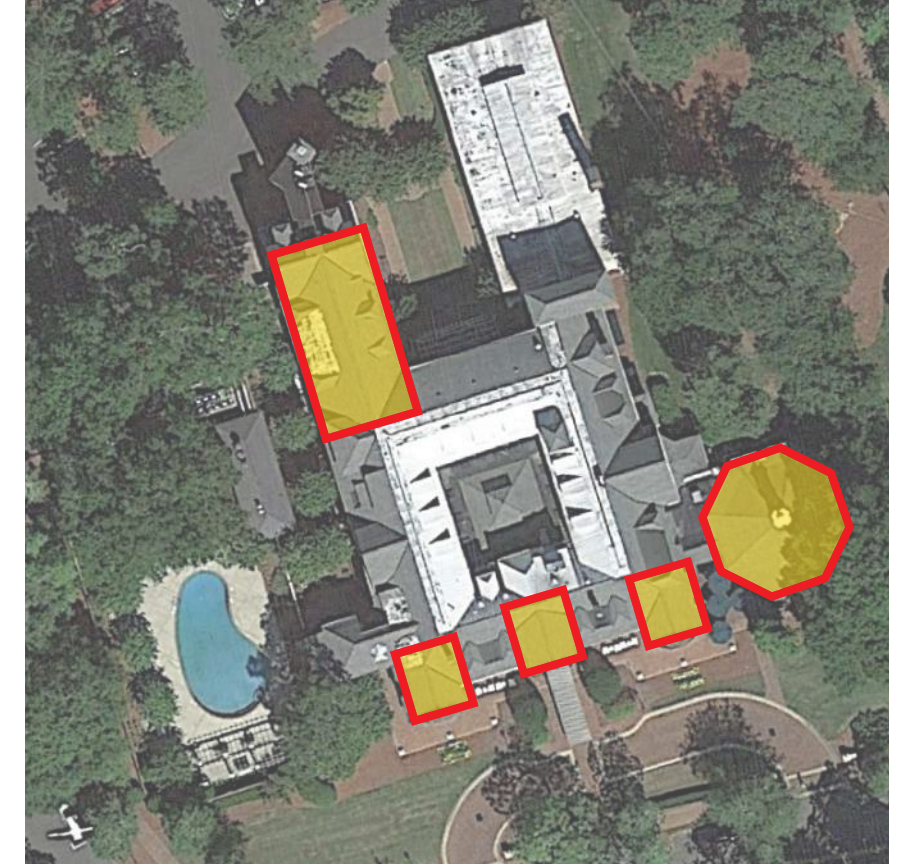
THE CAROLINA HOTEL

- CUPOLA - ICON
- CLASSICAL
- GRAND SCALE



RESORT CLUBHOUSE

- GOLF VIEWS
- OCTAGONAL FORMS MAXIMIZE VIEWS
- ROOF STRUCTURE



THE HOLLY INN

- OCTAGONAL ROOM
- SMALLER ROOF ROOM - SCALE
- USE OF DORMERS

THE LODGE CONTEXT

PARCEL BOUNDARY TO THE NORTH: +/- 1,300 FT.
 PARCEL BOUNDARY TO THE SOUTH: +/- 1,440 FT. (MORGANTON ROAD)
 PARCEL BOUNDARY TO THE EAST: +/- 354 FT. (+/- 80 FT. BETWEEN
 PROPOSED STRUCTURE AND EXISTING COUNTRY CLUB)
 PARCEL BOUNDARY TO THE WEST: +/- 75 FT. TO RAILWAY RIGHT-OF-WAY

****PLEASE NOTE:****

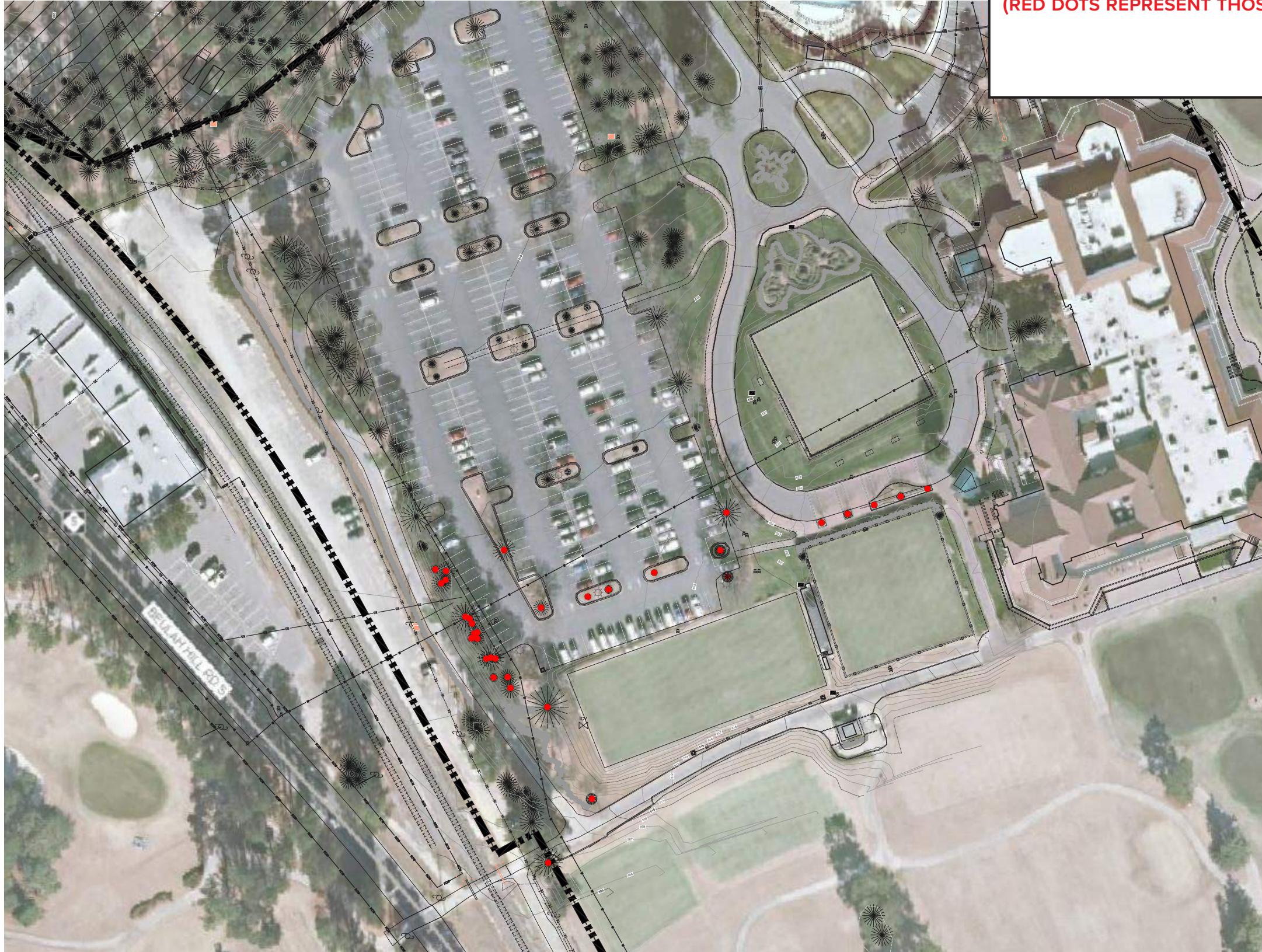
SETBACKS, RIGHT-OF-WAYS, AND OTHER
 ENTITLEMENTS ASSOCIATED WITH THE PARCEL
 ARE BEING NEGOTIATED THROUGH CONDITIONAL
 REZONING. IT IS ANTICIPATED THAT HIGH DENSITY
 ALLOCATION FOR IMPERVIOUS CALCULATIONS WILL
 BE DEVELOPED THROUGH CONDITIONAL REZONING.



- ① THE LODGE AT PINEHURST
- ② THE GOLF HOUSE PINEHURST
- ③ RESORT CLUBHOUSE
- ④ ARRIVAL
- ⑤ EXISTING PARKING
- ⑥ POTENTIAL CROQUET COURTS
- ⑦ SERVICE AREA
- ⑧ MEMBERS POOL
- ⑨ PADGETT LEARNING CENTER

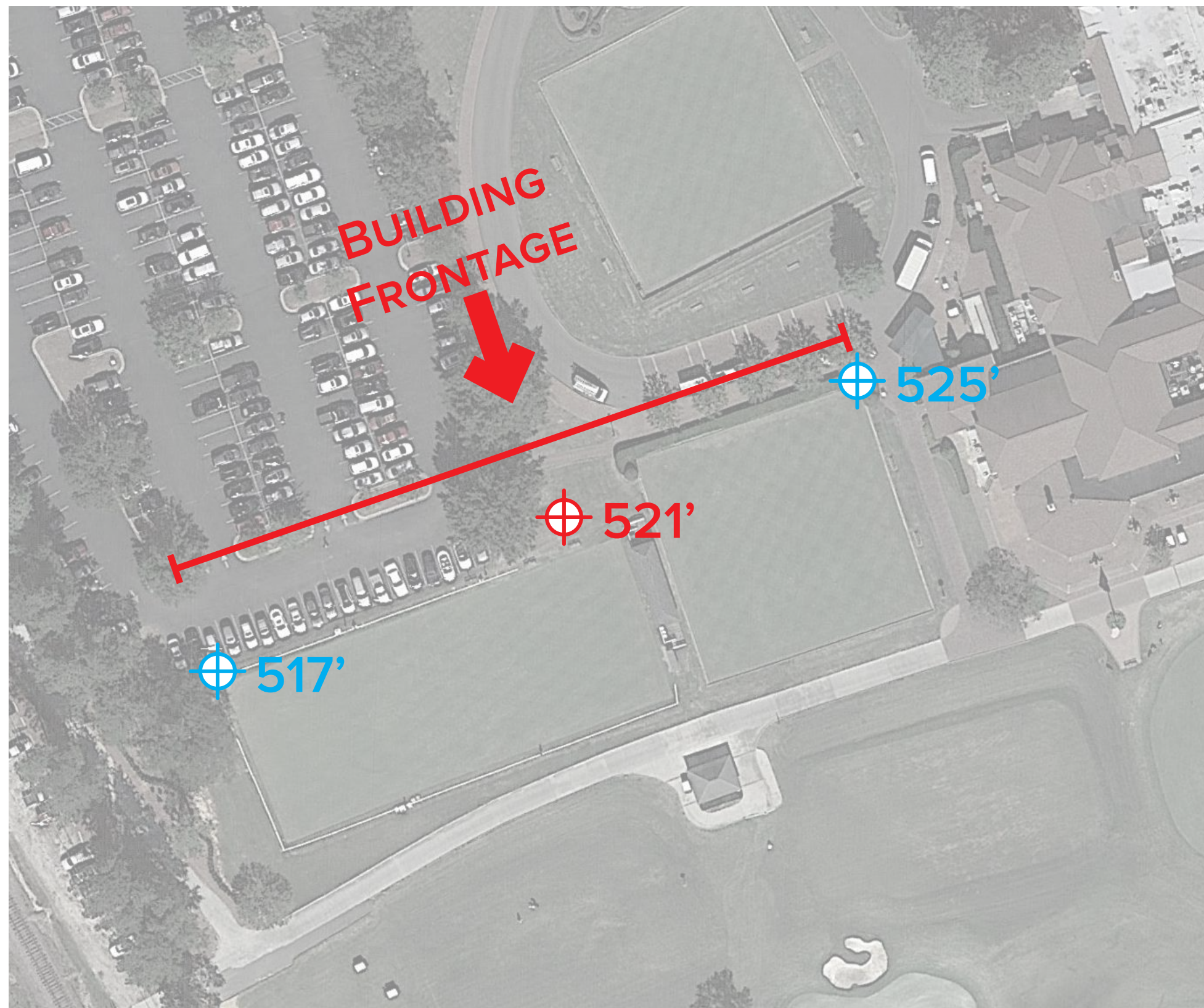
SITE TREE REMOVAL

ROUGHLY 33 TREES ARE BEING REMOVED
(RED DOTS REPRESENT THOSE TREES BELOW)





AVERAGE GRADE TO MAX HEIGHT



ALONG FRONTAGE

525'

517'

AVG: 521'

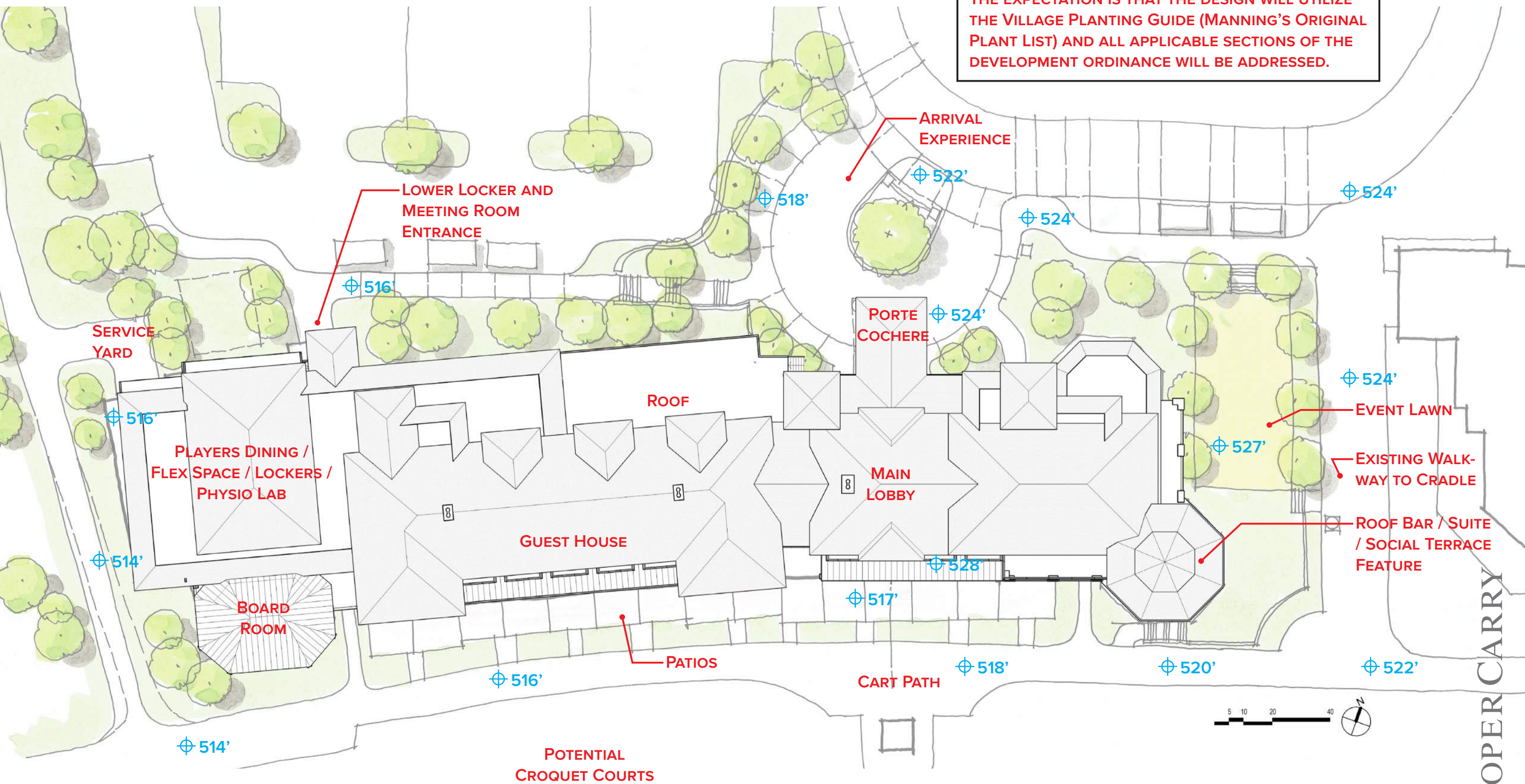
MAX HEIGHT: 50'-0" FEET
(ELEV.: 571')



SITE PLAN

EXHIBIT K

****PLEASE NOTE:****
THE LANDSCAPE PLAN IS IN PROGRESS AND BEING DEVELOPED THROUGH CONDITIONAL REZONING. THE EXPECTATION IS THAT THE DESIGN WILL UTILIZE THE VILLAGE PLANTING GUIDE (MANNING'S ORIGINAL PLANT LIST) AND ALL APPLICABLE SECTIONS OF THE DEVELOPMENT ORDINANCE WILL BE ADDRESSED.





SERVICE LEVEL +507'







MAIN LOBBY LEVEL +528'

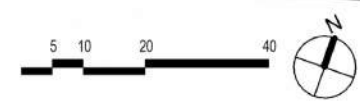


UPPER GUESTROOM LEVEL +542'





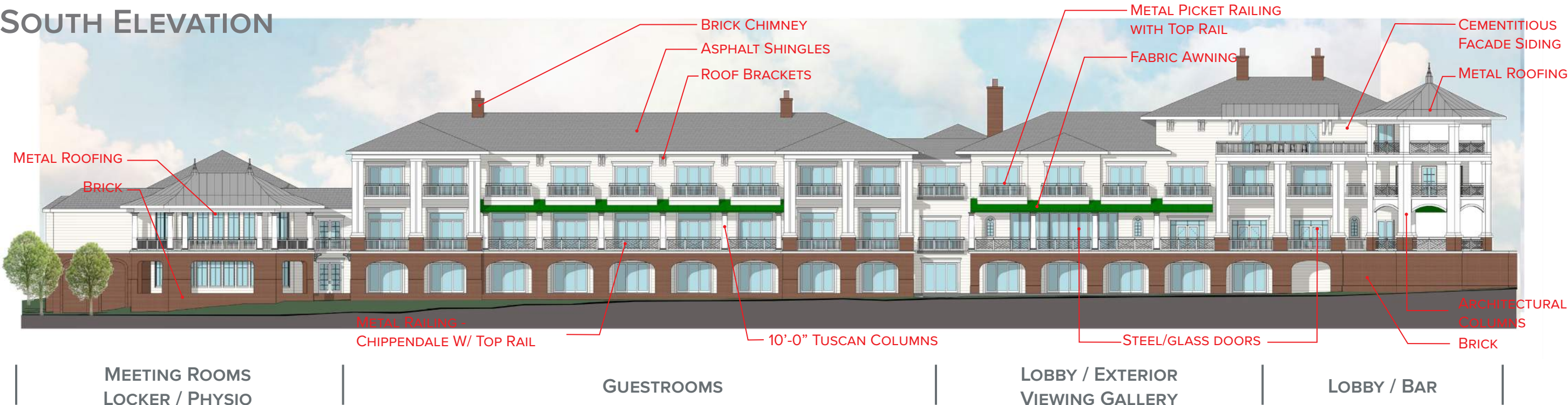
BAR LEVEL +553'



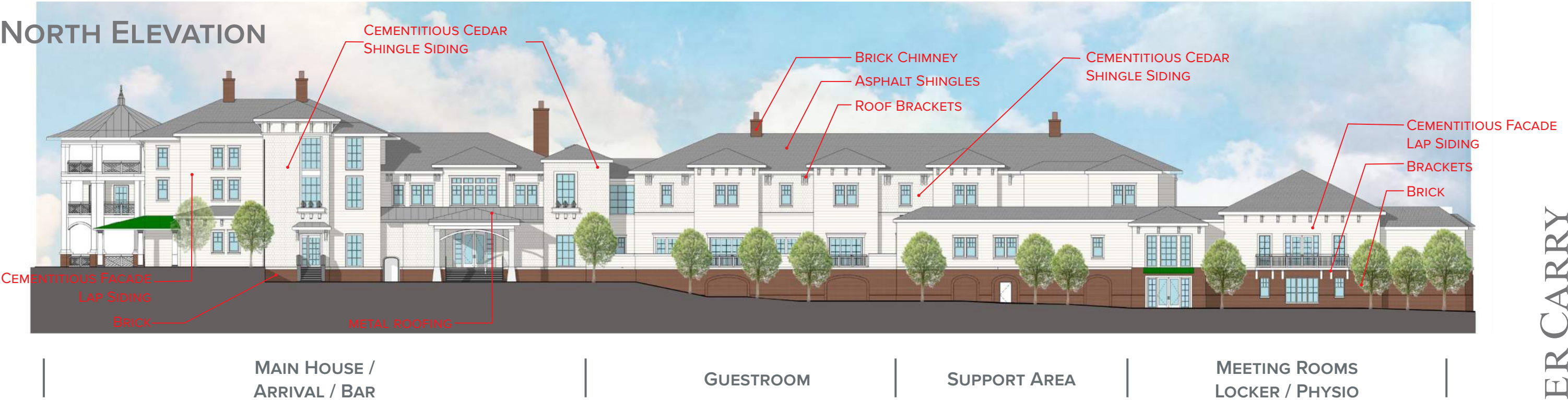


NORTH / SOUTH ELEVATIONS

SOUTH ELEVATION



NORTH ELEVATION





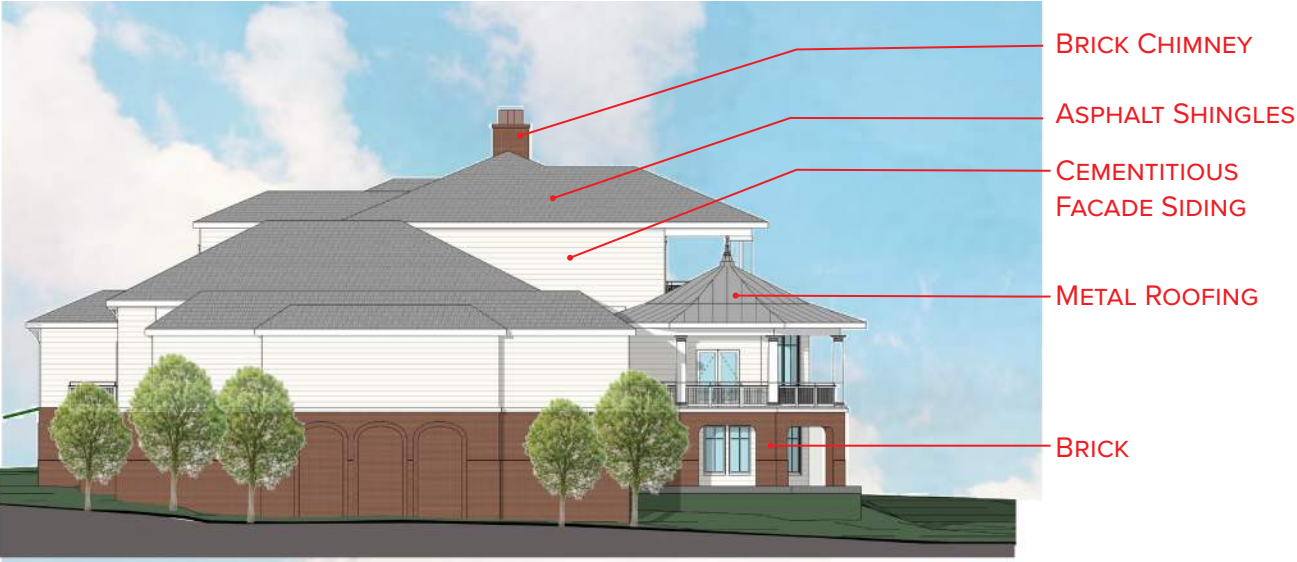
EAST / WEST ELEVATIONS

EAST ELEVATION



MAIN HOUSE /
ARRIVAL / BAR

WEST ELEVATION



MEETING ROOMS
LOCKER / PHYSIO

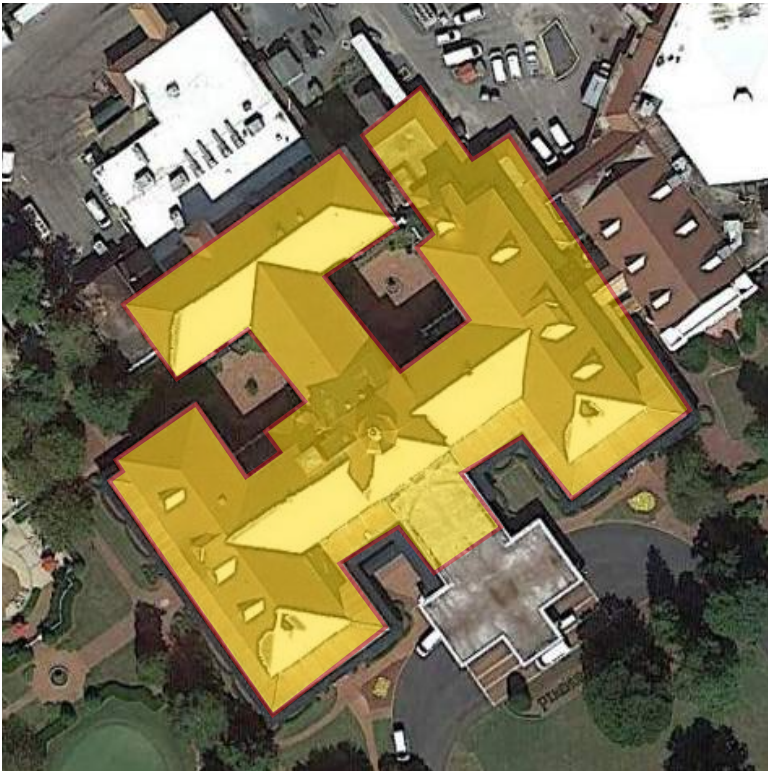


BUILDING FOOTPRINTS

EXHIBIT S



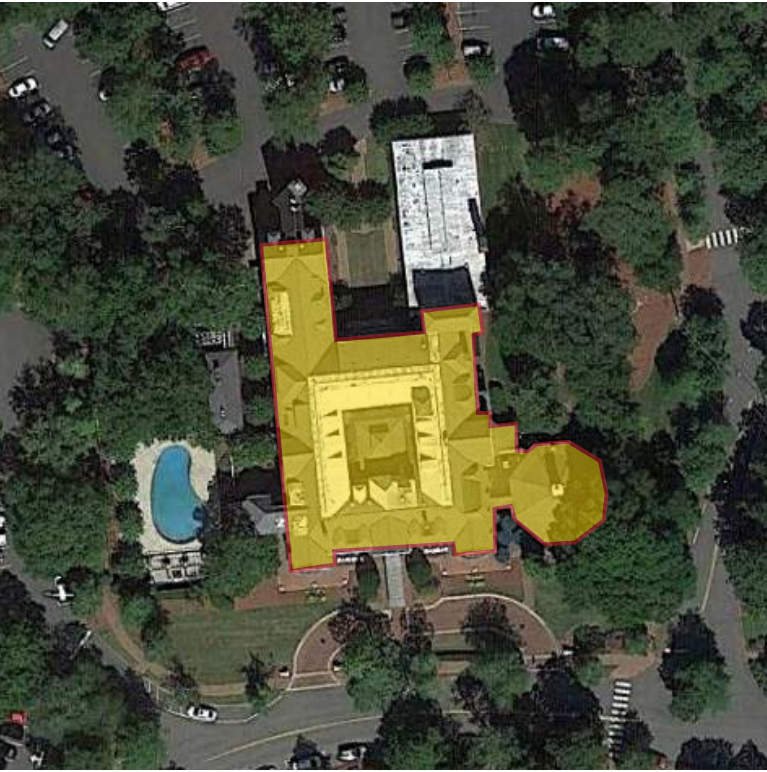
THE PINEHURST LODGE: 22,200 SF



THE CAROLINA: 50,450 SF



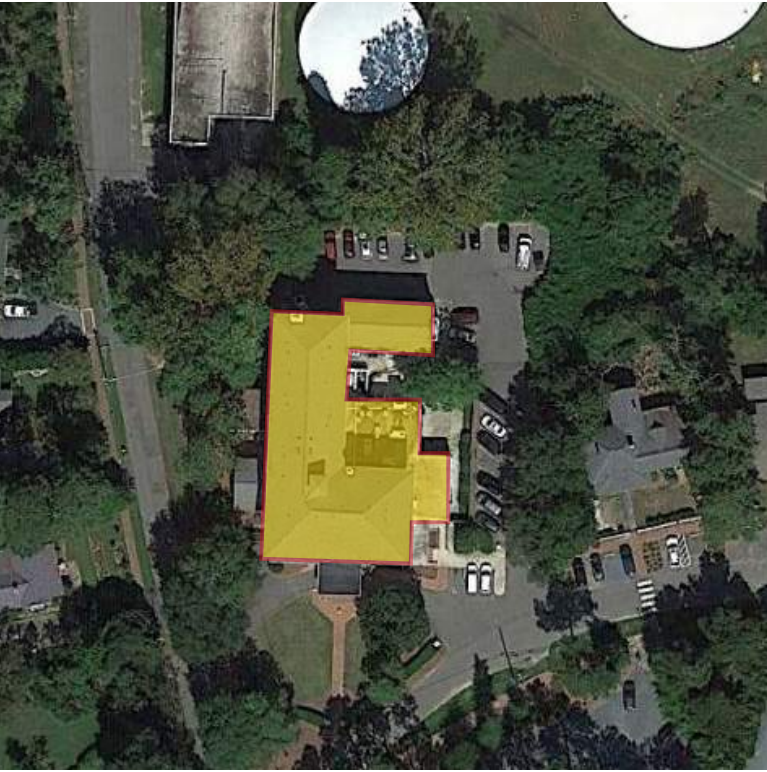
EAST WING: 11,200 SF



THE HOLLY INN: 19,750 SF



THE PINE CREST INN: 10,150 SF

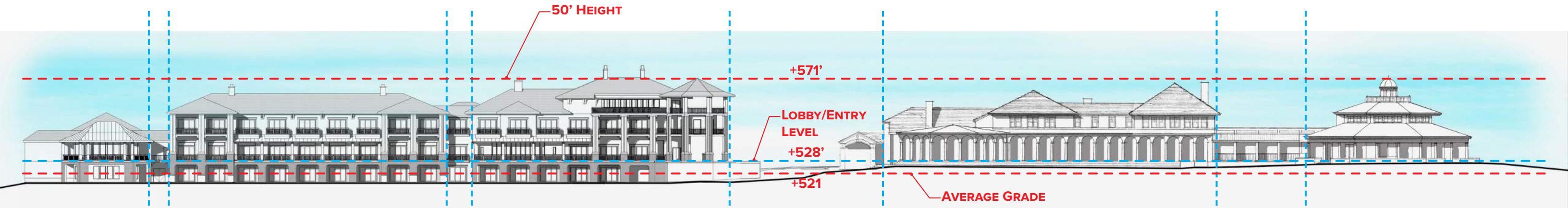


THE MANOR: 12,700 SF

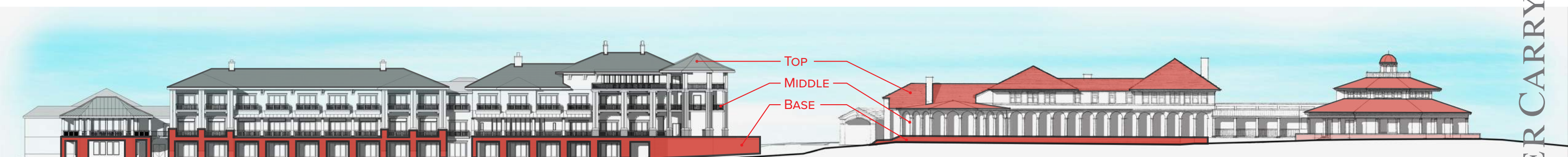
PINEHURST LODGE / RESORT ELEVATION



PINEHURST LODGE AND RESORT CRADLE ELEVATIONS



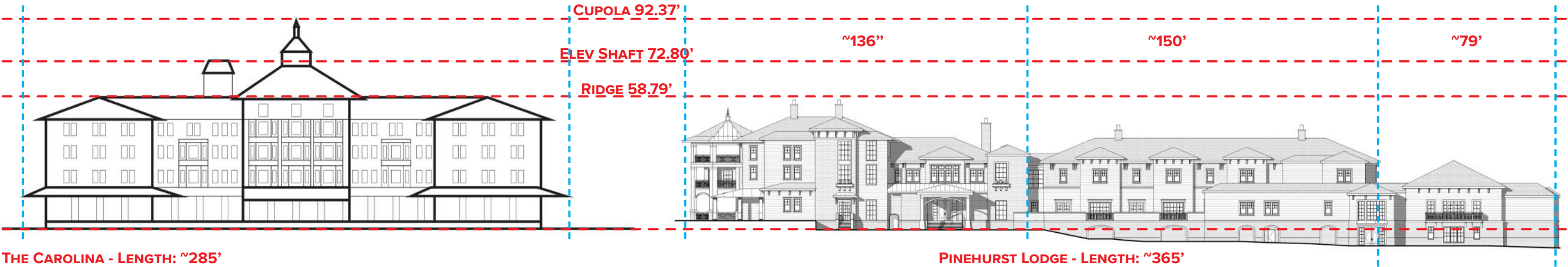
MAX HEIGHT AND ALIGNMENT STUDY



MATERIALITY AND LANGUAGE



PINEHURST LODGE / CONTEXT ELEVATIONS

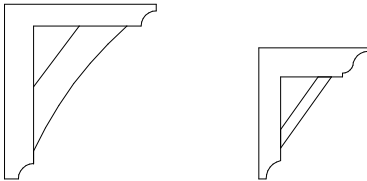
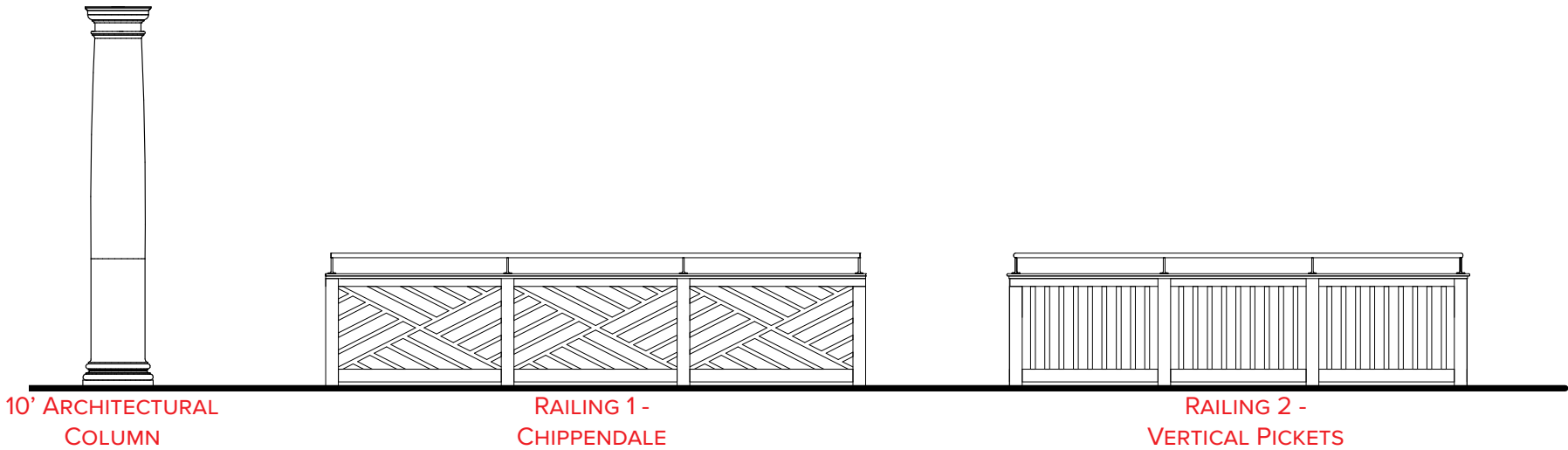


BUILDING ELEMENTS

EXHIBIT V



GALLERY DOORS FACING GOLF COURSE (CLOSED & OPEN)



BRACKET 1

BRACKET 2

FRONT DOOR - WOOD



DOUBLE DOOR
WITH TRANSOM

DOUBLE DOOR

SLIDING PANEL DOOR W/MUNTIN
GUESTROOMS FACING CRADLE

SLIDING PANEL DOOR
GUESTROOMS FACING CRADLE

DOUBLE HUNG
WINDOWS

L

MATERIAL BOARD

ROOF / SOFFIT



STONEGATE GRAY



STANDING SEAM
FOR FEATURE ROOF

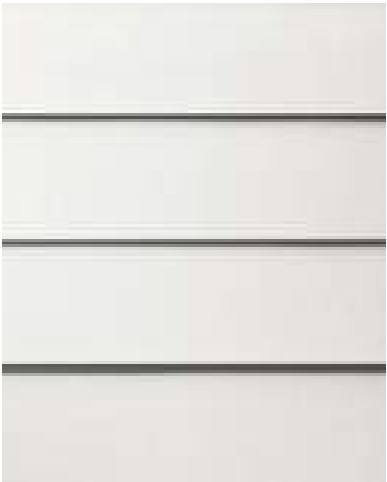


PLANK SOFFIT



BEADBOARD SOFFIT

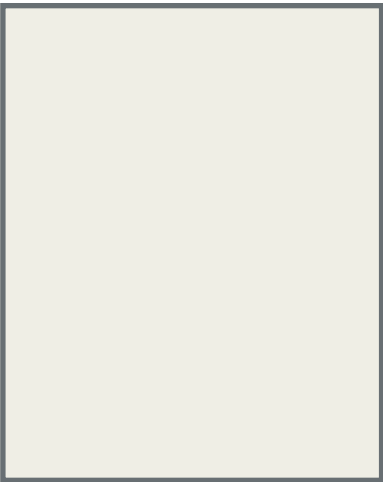
SIDING / COLOR



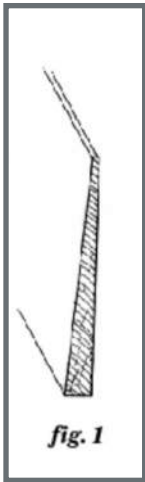
PLANK SIDING



CEDAR SIDING

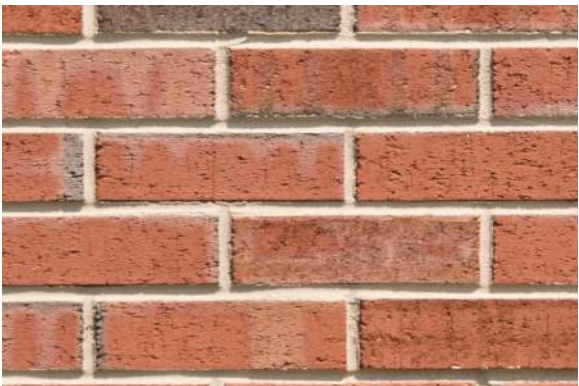


WHITE DOVE OC-17
FOR SIDING AND WINDOW

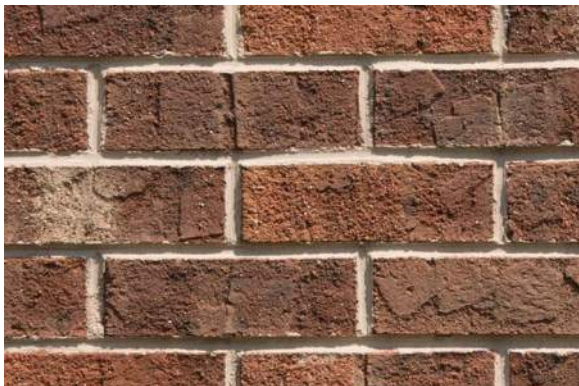


PROFILE

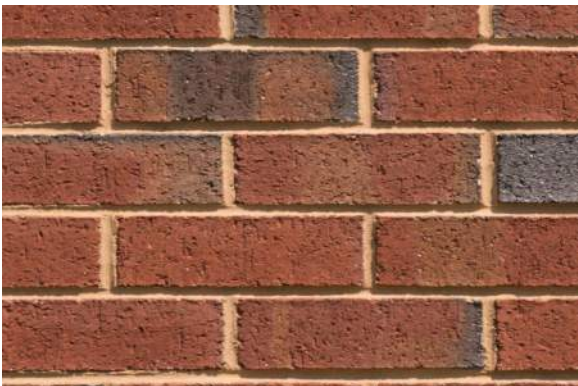
BASE / TACTILE



FLASHED RED WIRECUT



THE GEORGIAN



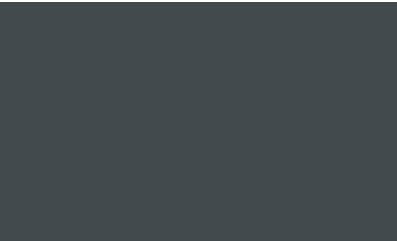
THE WILLIAMSBURG



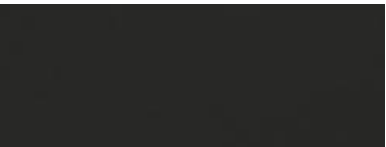
HOTEL ENTRY DOOR - PAINTED WOOD
COLOR: BEHR "BLACK SABLE" #730F-7



AWNING COLOR AND STYLE



PAINT COLOR: BEHR "BLACK SABLE"
#730F-7



STEEL WINDOW MULLION
FOR LOBBY/SOCIAL SPACES



TOP RAIL
FOR TERRACE/BALCONIES



PINEHURST LODGE GOLF VIEW



PINEHURST LODGE ENTRY VIEW



PINEHURST LODGE CRADLE VIEWS





FINAL ORDER – MAJOR COA REQUEST 3 Carolina Vista
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 10, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Jason King of Cooper Carry Architecture, is requesting a Certificate of Appropriateness for construction of a new commercial structure at 3 Carolina Vista (3 Carolina Vista).

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

FINDINGS OF FACT

Concerning jurisdiction

1. New Construction or Addition

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

1. 3 Carolina Vista if approved would be a non-contributing structure.
2. 1 Carolina Vista, Pinehurst Country Club, was constructed in 1922 and is dominated by a Mediterranean-style character.
3. 3 Carolina Vista has a proposed architectural style that has influence from other Pinehurst Resort Properties, such as the Holly Inn, Manor Inn, Carolina Inn, and Pinehurst Country Club.
4. The Majority of adjacent properties are contributing structures as well.
5. Previous COAs issued For 1 Carolina Vista are below.

Previously Issued COAs 1 Carolina Vista		
Descriptions	Year	Major or Minor
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, proximity map, building layout plan, height study, building material, building elements graphic, landscape plan, and three dimensional renderings.
2. The exterior of the structure is proposed to be a combination of lap, shake, and brick siding.
3. The roof of the structure is proposed to be a combination of asphalt shingles and metal accent roofing.
4. Removal of 33 Trees
5. The structure is proposed to be four stories and approximately 50 feet in height.
6. The rear of the structure will feature balconies and guestrooms looking out over the Cradle.
7. The new structure will be visible from both Morganton and Beulah Hill Road

Conclusions of Law

Guideline Requirements:

1. Section VI.B.1 – New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.
2. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.
3. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
4. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the

Guideline Recommendations:

1. Section VI.B.2 – New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
2. Section VI.B.3 – Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
3. Section VI.B.5 – Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material.
4. Section VI.B.6 – Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.
5. Section VI.B.7 – Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.
6. Section VI.B.8 – New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
3 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 3 Carolina Vista:

The following conditions apply to approval of the Certificate of Appropriateness for 3 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 3 Carolina Vista based on the following:



**STAFF APPROVALS FROM 1/10/2021 TO 2/18/2021
ADDITIONAL AGENDA DETAILS:**

FROM:

Peter Hughes

CC:

Darryn Burich

DATE OF MEMO:

2/18/2021

MEMO DETAILS:

Attached is a report for the minor work approvals issued by staff from 1/10/2021 to 2/18/2021.

ATTACHMENTS:

Description

- ▣ Staff Approvals January to February 2021



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 2/18/2021
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
February 25, 2021 MEETING
1/10/2021 TO 2/18/2021

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
New Sign	COA-2021-00024	2/10/2021	2/11/2021	25 Chinquapin Road	Tom Stewart
New Driveway	COA-2021-00022	2/10/2021	2/10/2021	75 Shaw Road	Stuart Mills
New Roof	COA-2021-00011	1/26/2021	2/1/2021	5 Community Road	Pinehurst LLC