



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

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

- I. Call to Order
- II. Approval of Minutes
 - A. 01-26-2023 Regular Meeting Minutes
- III. Public Hearing
 - A. COA-2023-00007 (160 Dundee Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 160 Dundee Rd. Modifications include removing the trex deck in the rear of the property and installing a raised patio, a walkway, an outdoor shower, and a screen porch addition to the back of the house. The property is identified as Moore County PID Number 20060647. The property owner is Edward Loughhead and applicant is John Bortins.
 - B. COA-2023-00020 (30 McIntyre Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing doors and installation of two windows at the commercial building at 30 McIntyre Rd. The property is identified as Moore County PID Number 00016322. The property owner is Clark Chevrolet and the applicant is Dunagan Builders LLC.
 - C. COA-2023-00032 (80 Carolina Vista)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the changing of windows and doors on the property at 80 Carolina Vista. The property is identified as Moore County PID Number 00025808. The property owner is Pinehurst LLC, and the applicant is Pinehurst No. VII, LLC.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 01/18/23 - 02/17/23
- V. Next Meeting Date
 - A. 03-23-23 Regular Meeting
- VI. Motion to Adjourn

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

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**01-26-2023 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Maria Carpenter; Alfred Cassidy

DATE OF MEMO:

2/13/2023

MEMO DETAILS:

Attached is a draft copy of the 01-26-23 Regular Meeting minutes for your review.

ATTACHMENTS:

Description

01-26-23 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 26TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Tom Schroeder, Vice-Chair
Cara Mathis
David Herring
Richard Vincent

Members Absent:

Terry Lurtz

Staff Present:

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

Approximately 11 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted the absence of Mr. Lurtz.

II. Approval of Minutes

A. 12-15-2022 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the December 15th, 2022 Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0.

Ms. Mathis moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

III. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication with the exception of Mr. Vincent who did have ex parte communication with the Applicant of Case E: COA-2022-00247 (24 Rattlesnake Trl.) and stated he will be recusing himself from consideration of this case.

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

Mr. Schroeder and Mr. Taylor reminded those in attendance that 4 affirmative votes are needed for approval.

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

A. COA-2022-00223 (20 Orange Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to the principal dwelling to include an addition on the back and the construction of a detached garage in the rear yard at 20 Orange Rd. The property is identified as Moore County PID Number 00017848. The property owner and applicant is Timothy Drabik.

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

The Commission had no questions for Ms. Carpenter.

Ms. Cynthia Drabik and Mr. Timothy Drabik were sworn into the public hearing.

Mr. Drabik thanked the Commission and stated the intention behind the proposed work is to maintain the property in as close to the existing state as possible.

The Commission, Ms. Carpenter, and Mr. Drabik discussed the color of the proposed replacement windows being a match to what is existing and the replacement color being a match to a color selected from the approved color palette, the color of the proposed replacement siding being the closest match to a color selected from the approved color palette (siding manufacturer does not offer siding in the approved color palette brand), the proposed replacement windows being a match to the existing in size and style, the elevation depicted in Exhibit S-1.5 showing metal roofing replacing shingle roofing on the overhang and the intention being to have all overhang roofing materials be metal and all main roofing areas be shingle (which will make the property more congruous with surrounding properties), proposed shutters being new but in the same material and color as the existing shutters (which are not repairable), the garage roof matching the main dwelling roof with a mix of shingle and metal materials to keep the look of the two structures consistent, the proposed new siding not being painted and the color Navajo beige being the closed manufacturer color to the color selected from the approved color palette, the Applicants choosing colors for all proposed work that match colors selected from the approved color palette, the front door changing from the existing red color to a brown color selected from the approved color palette, the chimney brick / stone not being painted but left the original color of the brick / stone, both the front and garage doors being brown fiberglass, and the orientation of the proposed driveway necessitating removal of two very large pine trees that will not impact the existing canopy.

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

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

Mr. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00223) and find the proposed Major Work at 20 Orange Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

B. COA-2022-00228 (190 McCaskill Rd W)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for painting the brick exterior and re-roofing at 190 McCaskill Rd W. The property is identified as Moore County PID Number 00027864. The property owner is Sonja Rothstein and applicant is Baker Roofing Company.

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

The Commission had no questions for Ms. Carpenter.

Ms. Sonja Rothstein was sworn into the public hearing.

Ms. Rothstein stated the look of the property is more contemporary than surrounding properties and the intention behind the proposed work is to improve the look of the property and make it more harmonious with surround properties.

The Commission had no questions for Ms. Rothstein.

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

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

Mr. Vincent and Mr. Taylor pointed out Ms. Rothstein's name was misspelled in the application and noted the error for the record.

The Commission discussed the proposed work not being consistent with the Standards, which state painting a brick surface is not appropriate. It was determined painting the brick would be congruous with the Historic District as several surrounding properties have painted brick.

The Commission clarified with Ms. Rothstein the trim, existing windows, and garage door will not be painted. Ms. Rothstein provided background on the development of the neighborhood.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00228) and find the proposed Major Work at 190 McCaskill Rd. W is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Reason for “not consistent” finding: the Standards state painting a brick surface is not appropriate. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

C. COA-2022-00240 (40 McCaskill Rd W)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacing windows, adding doors and renovations at 40 McCaskill Rd W. The property is identified as Moore County PID Number 00026264. The property owners are Robert and Mary Anne Heino, and the applicant is R.G.S. Builders, Inc.

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

The Commission had no questions for Ms. Carpenter.

Mr. Jeremy Strickland was sworn into the public hearing.

Mr. Strickland stated the intention behind the proposed work is to be able to remove a lot of rot and decay of the wood located in the lower portion of the wall.

The Commission, Ms. Carpenter, and Mr. Strickland discussed the replacement windows matching the existing windows (Renew by Pella, which is a historic window series, will be used).

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

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

Mr. Schroeder moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00240) and find the proposed Major Work at 40 McCaskill Rd. W is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony

given, the material submitted and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 5-0.

D. COA-2022-00246 (44 McKenzie Rd E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to previously approved COA-2021-00122, the elimination of a window, at 44 McKenzie Rd E. The property is identified as Moore County PID Number 00024541. The property owners are Philip and Emily McCarty, and the applicant is Mitchell Harris, Harris & Son Construction.

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

The Commission clarified with Ms. Carpenter that the proposed work has already been performed and was not part of the originally approved COA.

Mr. Mitchell Harris was sworn into the public hearing.

Mr. Harris apologized to the Commission for the proposed work already having been completed and stated the change was done due to the Homeowners' desire to have a fireplace.

The Commission clarified with Mr. Harris the existence of a fireplace (low heating unit with a direct vent) where the originally proposed windows were located.

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

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00246) and find the proposed Major Work at 44 McKenzie Rd. E is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Mathis. Approved by a vote of 5-0.

Mr. Taylor clarified with Mr. Herring the fact that had the original application have contained the wall as it currently exists with no windows Mr. Herring would have deemed the proposed work congruous.

Mr. Vincent recused himself from consideration of Case E: COA-2022-00247 (24 Rattlesnake Trl.).

E. COA-2022-00247 (24 Rattlesnake Trl)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to previously approved COA-2021-00159 at 24 Rattlesnake Trail. The property is identified as Moore County PID Number 00021712. The property owner is Atlas Inspections, Inc. and the applicant is Rhetson Companies, Inc.

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

The Commission and Ms. Carpenter discussed Exhibit S-1.6 (Notification Map) showing one property in solid black, the structures depicted in the notice no longer existing, and the Owner(s) of the property showing in solid black still having received notice of the Public Hearing.

Mr. Matthew Taggart was sworn into the public hearing.

Mr. Taggart thanked the Commission and stated the original plans were for a plain wall on the south facing side but during preliminary meetings it was suggested to add a window to this wall to help break up the monotony, add balance, and soften this side of the structure. It is Mr. Taggart's opinion the window makes the structure more congruous as well as adding symmetry and balance to the structure. Failing to seek approval prior to installing the window was an oversight and apologized for how the change was handled.

The Commission had no further questions for the applicant.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. Mr. Mike Ratkowski was sworn into the hearing and stated appreciation for the Commission's work and gave background on his experience with historic properties.

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00247) and find the proposed Major Work at 24 Rattlesnake Trl is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 4-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 12/8/2022 - 1/17/2023

V. Next Meeting Date
02-23-2023 Regular Meeting

Mr. Taylor noted tonight's meeting would have been the final Historic Preservation Commission meeting for Mr. Lurtz who was absent on vacation in Cabo and was the final Historic Preservation Commission meeting for Mr. Schroeder who had served on the Commission for six years.

The Commission and Staff discussed having a Work Session meeting in March 2023 to consider further revisions to the Historic District Standards and what the revisions process should look like. It was determined a date for the Work Session meeting would be set during the next Regular Meeting of February 23rd, 2023.

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the meeting. Seconded by Mr. Vincent. Approved by a vote of 5-0 at 05:11 PM.

Respectfully Submitted,

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

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

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COA-2023-00007 (160 DUNDEE RD)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 160 Dundee Rd. Modifications include removing the trex deck in the rear of the property and installing a raised patio, a walkway, an outdoor shower, and a screen porch addition to the back of the house. The property is identified as Moore County PID Number 20060647. The property owner is Edward Loughhead and applicant is John Bortins.

FROM:

Alfred Cassidy

CC:

Marie Carpenter, Shannon Konstantinou

DATE OF MEMO:

2/16/2023

MEMO DETAILS:

Please see attached materials relation to this public hearing.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: February 17, 2023
Subject: Major COA Request for 160 Dundee Rd.

Applicant:	John Bortins
Owners:	Edward Loughhead
Property Location:	160 Dundee Rd.
Land Use:	Single Family Residential
PID#	20060647
COA#:	2023-00007

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

The applicant requests a Certificate of Appropriateness (COA) for exterior modifications to the property located at 160 Dundee Rd. The property is further identified as Moore County PID Number 20060647. The structure was built circa 1930 and the property is +/- 0.92 acres in size. The proposed modifications include:

- Removal of a trex deck at the rear of the property.
- Installing a screen porch addition in the rear.
- Installing a raised patio in the rear.
- Installing a walkway in the rear.
- Installing an outdoor shower in the rear.

The applicant is proposing to install a 16'x22.5' screen porch addition in the rear of the property. In order for the screen porch to be installed, the applicant is proposing to remove the trex deck in the rear of the property. The proposed screen porch will be installed where the trex

EXHIBIT S-1.2

deck is currently located. Materials for the screen porch will match the house. The applicant is proposing to construct a 15'x25' raised patio in the rear of the property. The raised patio will be built directly behind the screen porch, as depicted on the site plan. The raised patio will be approximately 15 inches tall from grade to the floor of the patio. The materials of the patio will be slate. The applicant is proposing to install a walkway at the rear of the property. The walkway will be approximately 8 feet and extend from the house's east side as depicted on the site plan. According to the applicant, the colors and materials will be slate pavers. The applicant is also proposing to install a 4'x6' outdoor shower with cedar planks

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

Standards of Review

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

H. DECKS AND PATIOS

1. SECTION III.H.1 – The addition of a deck or patio **must** not obscure, damage, or destroy character-defining features of a primary or accessory structure.
2. SECTION III.H.5 – Decks and patios *should* be located on the side, rear or least character-defining elevation of the structure.

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

1. SECTION III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.6 – Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.7 – The height of an accessory building **must** not be taller than the primary structure and must be smaller in scale than the primary structure.
4. SECTION III.I.8 – The foundation height of an addition or accessory building *should* align with that of the primary structure.
5. 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.
6. SECTION III.I.10 – An addition must not obscure, damage, or destroy the character-defining features of an historic primary structure.

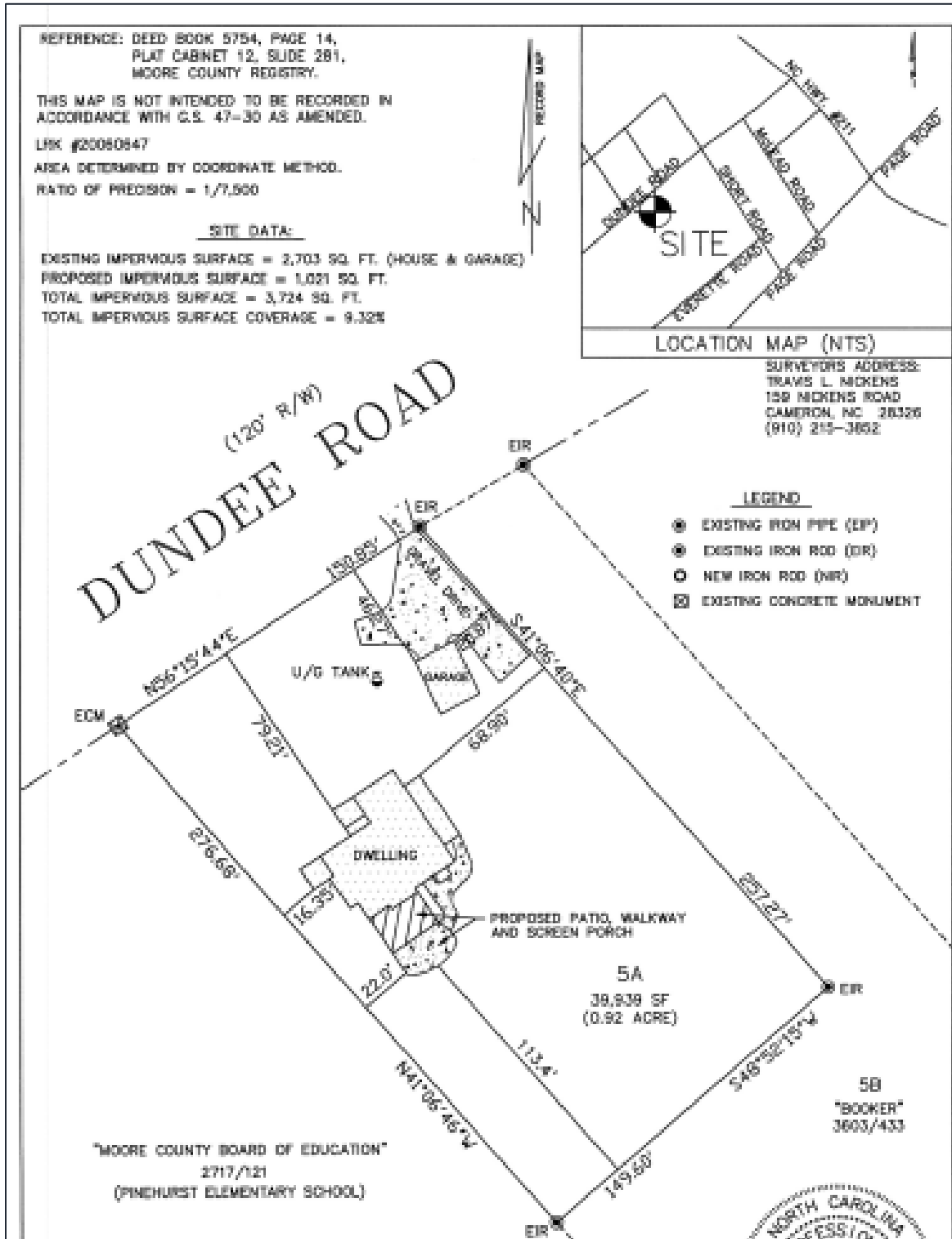
N. PAINT

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

VI. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.1 – Additions or alterations to the existing landscaping, including plant material, landscape, and accessory structure, must be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.



Site Plan

EXHIBIT S-1.5



Close up of the proposed additions in the rear

EXHIBIT S-1.6

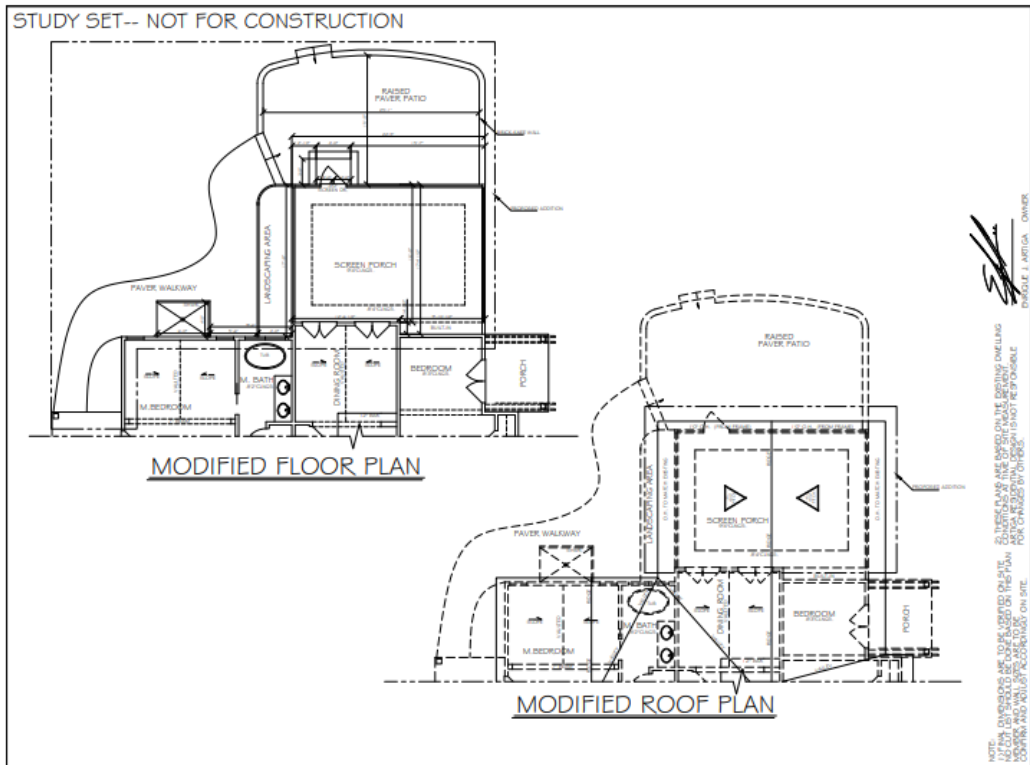


Front of the property

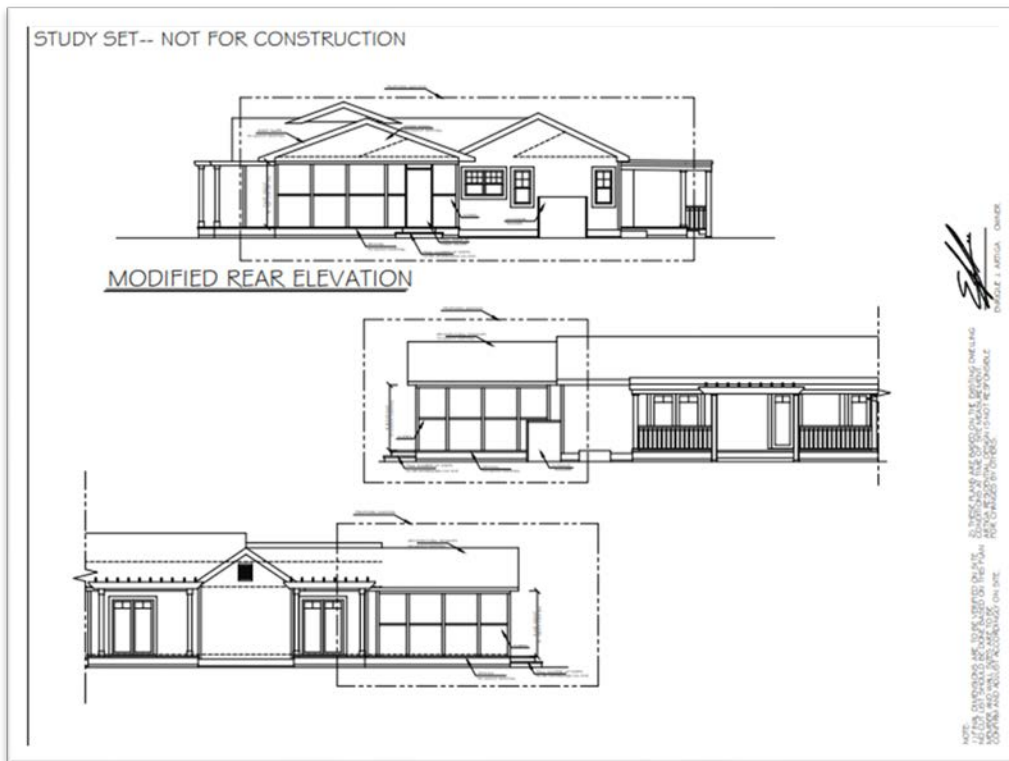
Rear angles of the trex deck the applicant wants to remove



EXHIBIT S-1.7



Modified Roof Plan



Modified Rear Elevation

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the proposed additions meet the Pinehurst Historic District Standards and if the changes are congruous with the Historic District. Also, the proposed modifications that the applicant is proposing will be in the rear and be unseen from the street view.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 10, 2023

Dear Property Owner(s),

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

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 160 Dundee Rd. Modifications include demolishing the trex deck in the rear of the property and installing a raised patio, a walkway, an outdoor shower, and a screen porch addition to the back of the house. The property is identified as Moore County PID Number 20060647. The property owner is Edward Loughhead and applicant is John Bortins.

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

<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification

EXHIBITS S-1.10



0 155 310 Feet

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

2/2/2023

February 23, 2023
Historic Preservation Commission
160 Dundee Rd Major COA request



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

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

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

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

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

MOORE COUNTY BOARD OF
PO BOX 1180
CARTHAGE,NC,28327

LOUGHHEAD, EDWARD G
176 S PATRICIA DR
SWEDESBORO,NJ,08085

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

ANDERSON, MARK RICHARD
155 DUNDEE ROAD
PINEHURST,NC,28374

GOUTY, JARROD R
165 DUNDEE ROAD
PINEHURST,NC,28374

KARRES, MATTHEW G & COURTNEY
175 DUNDEE ROAD
PINEHURST,NC,28374



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

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

Intake Information

Property Address	
Street Address	160 Dundee Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	20060647

Owner Information			
Name	Edward Loughhead	Home Phone #	
Street Address	160 Dundee Rd	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email			

Applicant			
Name	John Bortins	Other Phone #	
Email	bortinsconstruction@gmail.com	Street Address	303 John McQueen Rd
Mobile Phone #	910-986-9437	City, State, Zip Code	Aberdeen, NC 28315



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Licensed Professionals (Optional)

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

License #	71612
Name	Bortins Construction
Street Address	303 John McQueen Rd
City, State, Zip	Aberdeen, NC 28315
Phone #	910-986-9437
Email	bortinsconstruction@gmail.com

General Information

Description of Changes to the Structure	Remove old Trex decks on back of house (All Exterior material and colors to match existing house). Add a screen porch to the back on house that carries the rear roof gable out approximately 16'. A raised patio is also to be constructed at the same level as the screen porch. All hardscape to be square slate. There is a small outdoor shower proposed as well. This will be a cedar clad outdoor shower.		
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	

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding	Cedar Shake	Light Gray	Cedar Shake	Light Gray
Right Elevation Siding	Cedar Shake	Light Gray	Cedar Shake	Light Gray
Left Elevation Siding	none	none	none	none
Trim	Wood Trim	white	Wood Trim	Same White
Windows	none	none	none	none
Chimney	none	none	none	none
Foundation	Brick	tan	Gray Stucco	Gray Stucco
Front Door	none	none	none	none
Shutters	Architectural Shingles	Gray/Black	Architectural Shingles	Gray/Black
Garage Door	none	none	none	none
Roof	none	none	none	none
Awning	none	none	none	none
Fence	none	none	none	none
Front Porch	none	none	none	none
Deck	none	none	none	none
Patio	Trex	gray	slate	gray
Sidewalk	none	none	none	none
Sky Lights / Solar	none	none	none	none
Driveway	none	none	none	none
Signage	none	none	none	none
Other: _____				
Other: _____				

Required Documents

☒ Site Plan/Survey or Sketch

☒ Elevation Drawings

☒ Photos of Existing Site

☒ Floor Plans

☐ Landscaping Plan

Certification

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

Applicant Signature: _____

Date: 1/20/23

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



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Property Owner Authorization

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

Owner / Owner's Representative Signature: John Bortins

Date: 1/20/23

REFERENCE: DEED BOOK 5754, PAGE 14,
PLAT CABINET 12, SLIDE 281,
MOORE COUNTY REGISTRY.

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

LRK #20060647

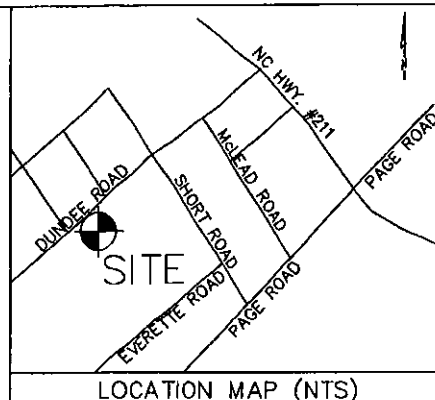
AREA DETERMINED BY COORDINATE METHOD.

RATIO OF PRECISION = 1/7,500

SITE DATA:

EXISTING IMPERVIOUS SURFACE = 2,703 SQ. FT. (HOUSE & GARAGE)
PROPOSED IMPERVIOUS SURFACE = 1,021 SQ. FT.
TOTAL IMPERVIOUS SURFACE = 3,724 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE = 9.32%

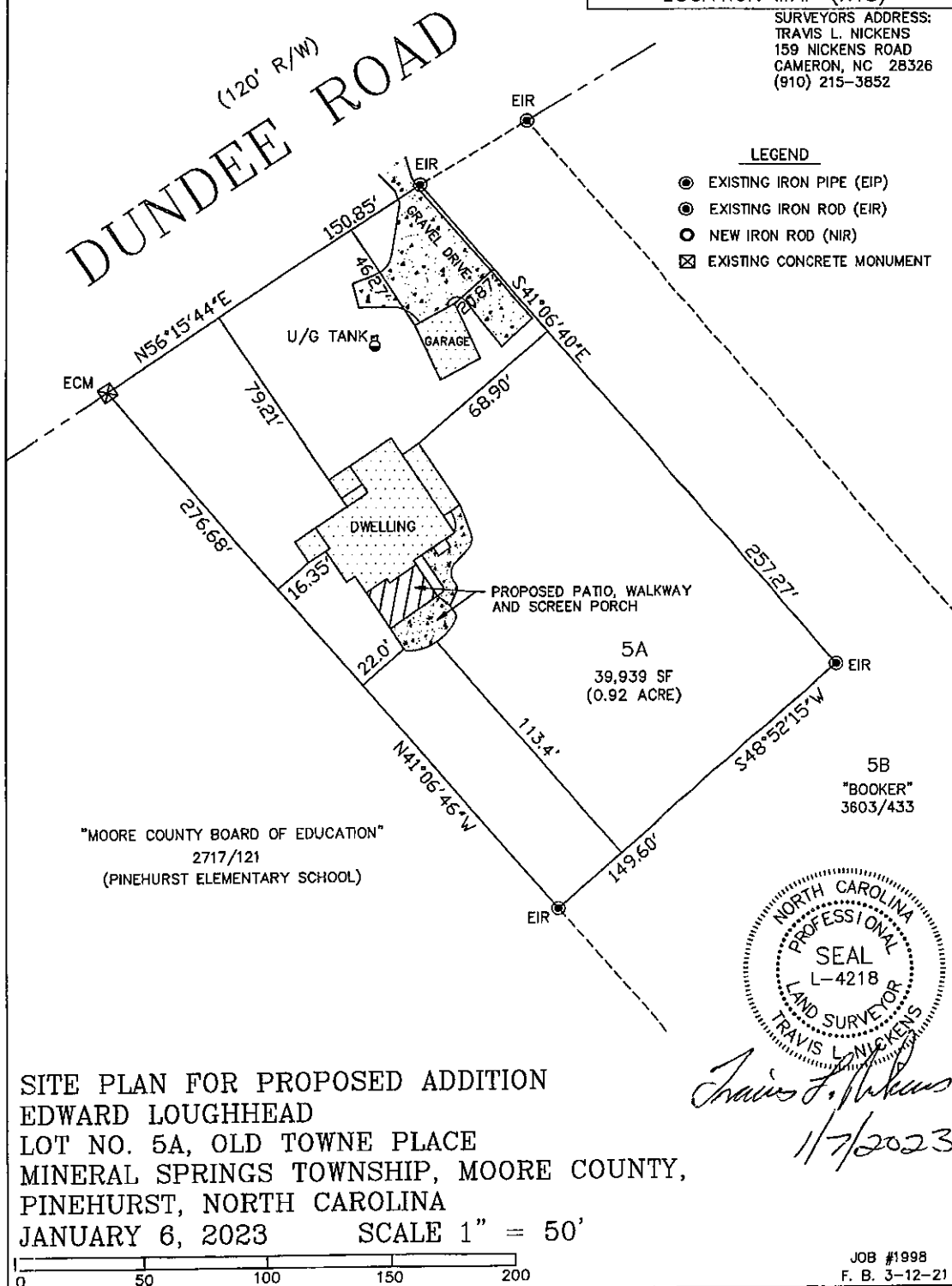
RECORD MAP



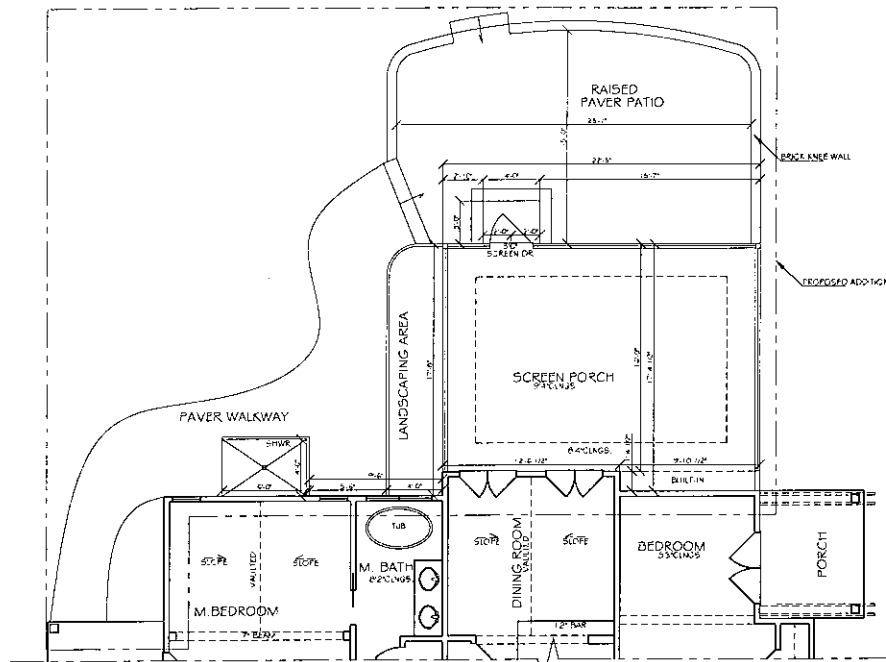
SURVEYORS ADDRESS:
TRAVIS L. NICKENS
159 NICKENS ROAD
CAMERON, NC 28326
(910) 215-3852

LEGEND

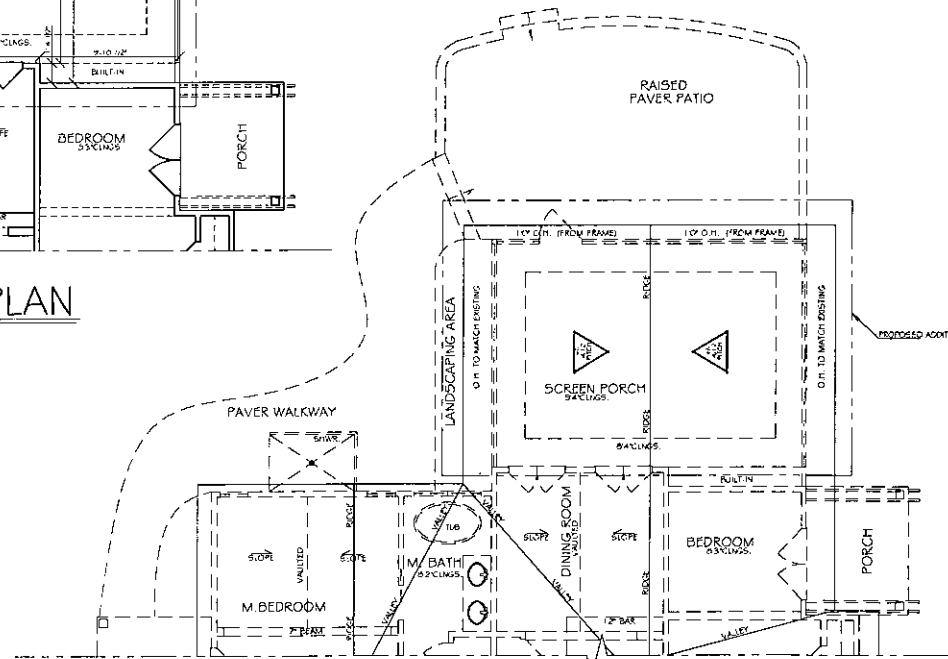
- ⊙ EXISTING IRON PIPE (EIP)
- ⊙ EXISTING IRON ROD (EIR)
- NEW IRON ROD (NIR)
- ⊠ EXISTING CONCRETE MONUMENT



STUDY SET-- NOT FOR CONSTRUCTION



MODIFIED FLOOR PLAN



MODIFIED ROOF PLAN

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

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

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY
HOME OWNER AND/OR BUILDER.

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

Footage Totals:
SCREEN PATIO 372 SQUARE FEET

ALL NUMBERS ARE TO FRAME
Issue Date:

Drafting By: THS
05/25/22
07/05/22
07/19/22

Sheet Name: MODIFIED FLOOR PLAN

Scale: 1/4" = 1'0"

Sheet Number:

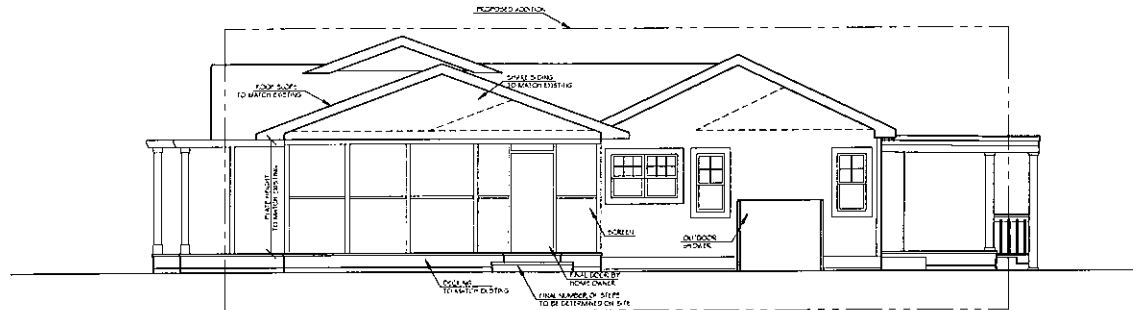
1 of 2



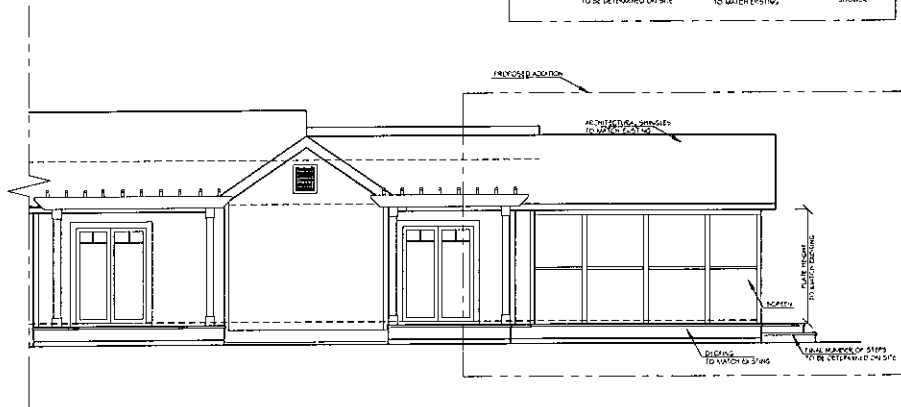
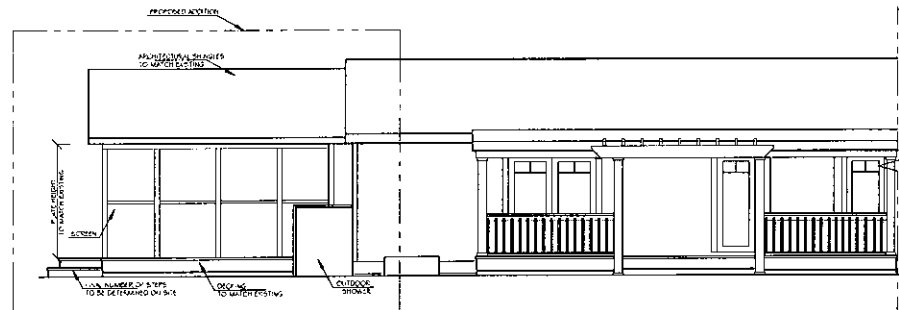
Client:
Mr. Ted Loughhead
160 Dundee Rd
PINEHURST, NC 28374

ENRIQUE J. ARTIGA OWNER

STUDY SET-- NOT FOR CONSTRUCTION



MODIFIED REAR ELEVATION



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

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

Notes:

- 1) Notes:
 - a) all final materials are to be chosen by home owner and/or builder.
- 2) final number of exterior steps will be decided on construction site.
- 3) contractor must verify all measurements and details before construction begins. all work must meet or exceed building codes.
- 4) designer assumes no responsibility for changes made to these plans by others. during construction, if any, for special purposes plans should be reviewed by a structural engineer before construction commences.

Footage Totals:

SCREEN PATIO 372 SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

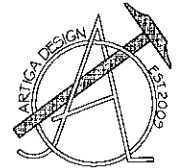
Drafting By: TMS 05/25/22
07/05/22
07/19/22

Sheet Name: MODIFIED ELEVATIONS

Scale: $1/4" = 10'$

Sheet Number:

2 of 2



Enrique J. Artiga
(910)-637-0350

ENRIQUE J. ARTIGA OWNER

Client:

Mr. Ted Loughhead
160 Dundee Rd.
PINEHURST, NC 28374

SHERWIN-WILLIAMS 702530 01/24/23
910-692-6450 Order# 0420567

EXTERIOR ARCHITECTURAL
DURATION - LATEX
SATIN STANDALONE

160 DUNDEE MATCH
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	-	8	1	1
R2-Maroon	-	2	-	-
Y3-Deep Gold	-	24	1	1

ONE GALLON EXTRA WHITE
K33W00251 650405822

ADDITION MATCH

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color,
always order enough paint to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.



0420567-001



EXHIBIT A-3.1



EXHIBIT A-3.2



EXHIBIT A-3.3





COA-2023-00020 (30 MCINTYRE RD)
ADDITIONAL AGENDA DETAILS:

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

FROM:

Alfred Cassidy

CC:

Maria Carpenter, Shannon Konstantinou

DATE OF MEMO:

2/16/2023

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
 Maria Carpenter, Planner
 Shannon Konstantinou, Administrative Specialist,
Date: February 17, 2023
Subject: Major COA Request for 30 McIntyre Rd

Applicant:	Dunagan Builders, LLC
Owners:	Clark Chevrolet
Property Location:	30 McIntyre Rd
Land Use:	Neighborhood Commercial
PID#	00016322
COA#:	2023-00020

Request and Background:
 ☐ Contributing
 ☒ Non-Contributing

The applicant requests a Certificate of Appropriateness to install two windows in the rear and a add single front door and a glass window at 30 McIntyre Rd. Currently, the front of the property consists of two red doors. The applicant is proposing to remove the two doors and the front middle section that separates the doors to install a 7x8 single glass door with a glass window. The applicant is proposing to install two windows at the rear of the property. In order for the applicant to install the proposed windows, the applicant will cut out two sections in the rear of the property. The applicant is proposing to install two 42x48 Pella windows. The property is further identified as Moore County PID Number 00016322. The structure was built in 1960 and is located on +/- 2.75 acres.

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

Standards of Review

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

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

Applicable Standards :***V. CHANGES TO EXISTING COMMERCIAL STRUCTURES******A. GENERAL STANDARDS***

1. SECTION V.A.1 – Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 – Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.
3. SECTION V.A.4 – Paint colors **must** be in the Village Color Palette.

B. STOREFRONTS

4. SECTION V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
5. SECTION V.B.2 – Storefronts should be retained and preserved along with their functional and decorative features, including entrances, display windows, transoms, bulkheads, pilsters, columns, signs, awnings, upper story windows, cornices, and detail.

*Front of the building**Rear of the building*



Proposed front glass door and glass window



Proposed Pella window

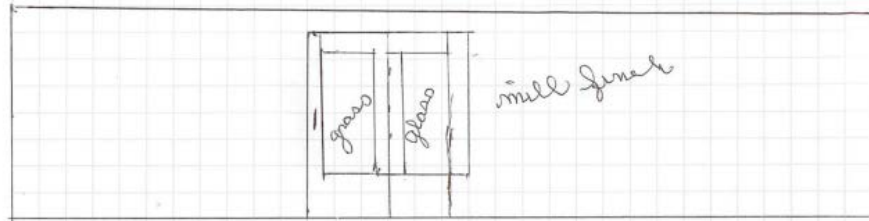


Proposed installation of the windows (in red)

Front elevation

Clark Chevrolet

Weather Shield
Windows & Doors

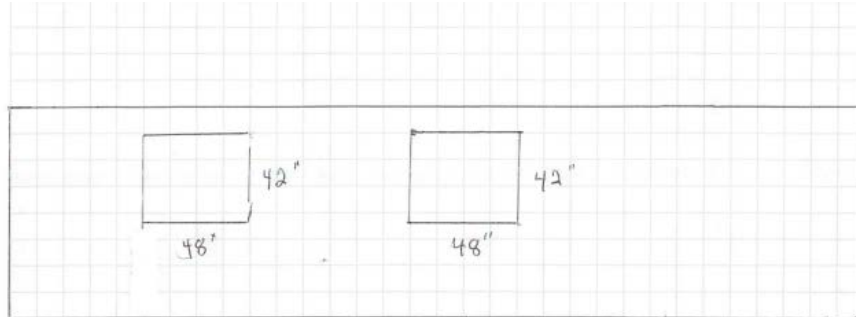


new front
communal door 1 glass door is
the new one
remove old doors 2 of them

There's more to see in a Weather Shield window™
Weather Shield Mfg., Inc. PO Box 309 Medford, Wisconsin 54451 715-748-2100

Front elevation

Weather Shield
Windows & Doors



2 - 4'0" x 3'6"
stationary windows

Pella lifestyle
white

Back Side
New windows

There's more to see in a Weather Shield window™
Weather Shield Mfg., Inc. PO Box 309 Medford, Wisconsin 54451 715-748-2100

Rear elevation

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission would need to determine if the addition of windows and the door is compatible with the architectural character of the structure and congruous with the district, and if it meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 10, 2023

Dear Property Owner(s),

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

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

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

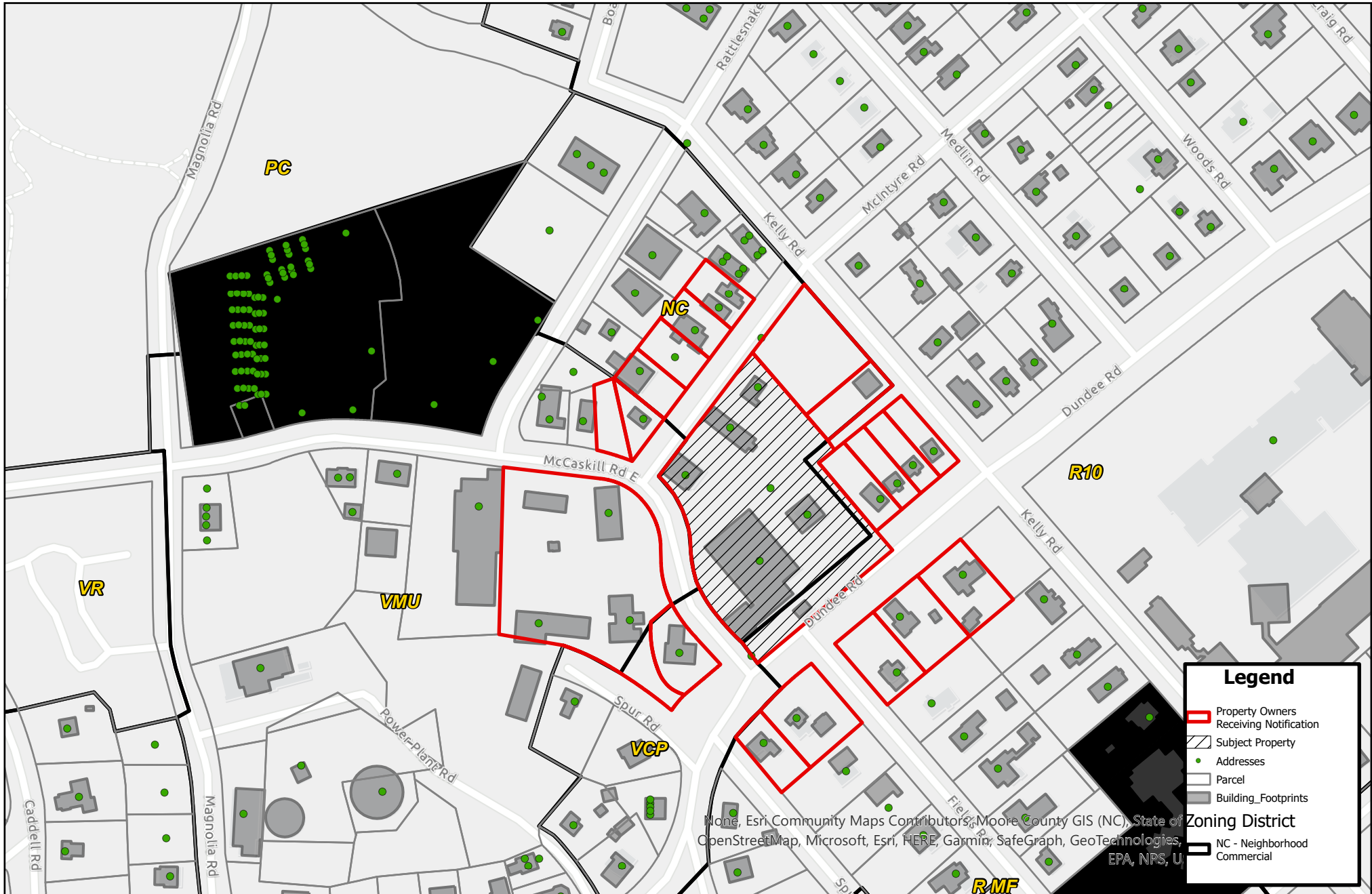
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

EXHIBIT S-1.7



February 23, 2023
Historic Preservation Commission
30 McIntyre Rd COA request



SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608

AHRENS, SCOTT R
60 CADDELL RD
PINEHURST,NC,28374

WEBSTER, DENNIS R
625 S DIAMONDHEAD DRIVE
PINEHURST,NC,28374

KIRBY, JACOB
15 MIDDLEBURY RD
PINEHURST,NC,28374

SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890

PINEHURST PIZZA, LLC
1 CLARENDON LANE
PINEHURST,NC,28374

WATFORD, LEROY II & MELISSA A
20 QUEENS CT
PINEHURST,NC,28374-8809

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

VOGT, CHRISTOPHER MICHAEL
1 SPYGLASS CT
PINEHURST,NC,28374

BASINGER, JAY CODY
125 FIELDS ROAD
PINEHURST,NC,28374

MCKENZIE, CONNIE
500 LINDEN RD
PINEHURST,NC,28374-9074

FRYE, MELVIN
1504 EASTVIEW DRIVE
ABERDEEN,NC,28315

RAFF, DAVID H
50 DUNDEE RD
PINEHURST,NC,28374-8806

SECONDINE, ANGELIQUE ELAINE
PO BOX 5250
PINEHURST,NC,28374

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

ZEIDLER, KRISTINA MARIE
116 KEITHWOOD LN.
CARY,NC,27511

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

WOOD, WILLIAM R
40 DUNDEE RD
PINEHURST,NC,28374

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

TATER BARN TAVERN AND
5 MCINTYRE RD
PINEHURST,NC,28374

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☒ Major Work☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	30 McIntyre Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Clark Chevrolet	Home Phone #	
Street Address	35 Dundee Road	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	877-244-0540
Email			

Applicant			
Name	Dennis Dunagan	Other Phone #	910-295-9981
Email	dunagan750@yahoo.com	Street Address	45 McIntyre Road
Mobile Phone #	910-639-4740	City, State, Zip Code	Pinehurst, NC 28374



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	18078
Name	Dunagan Builders
Street Address	45 McIntyre Road
City, State, Zip	Pinehurst, NC 28374
Phone #	910-639-4740
Email	dunagan750@yahoo.com

General Information

Description of Changes to the Structure	The 2 front doors that are red and wood will become 1 glass door with a glass window (door) beside it approximately 7 foot by 8 foot tall. The new door is all glass and it's one piece. On the back side of the building there will be 2 new windows. The outside of the building will remain the same size, color and current material.		
	Type of Work	☐ Addition	☒ Alteration ☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☒ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☒ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☒ No	
Includes Tree Removal		☐ Yes ☒ No	



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Vinyl	Vinyl	off White	off White
Rear Elevation Siding	vinyl	vinyl	off white	off white
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows	none	alum./glass	none	white/glass
Chimney				
Foundation				
Front Door	wood	alum./glass	red	alum./glass
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

☐ Site Plan/Survey or Sketch

☒ Elevation Drawings

☒ Photos of Existing Site

☐ Floor Plans

☐ Landscaping Plan

Certification

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

Applicant Signature: _____

Dennis Dunagan

Date: 1-25-2023

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



Historic Certificate of Appropriateness (COA)

Major and Minor

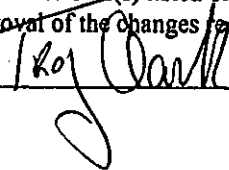
Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Property Owner Authorization

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

Owner / Owner's Representative Signature: 

Date: 1-30-23

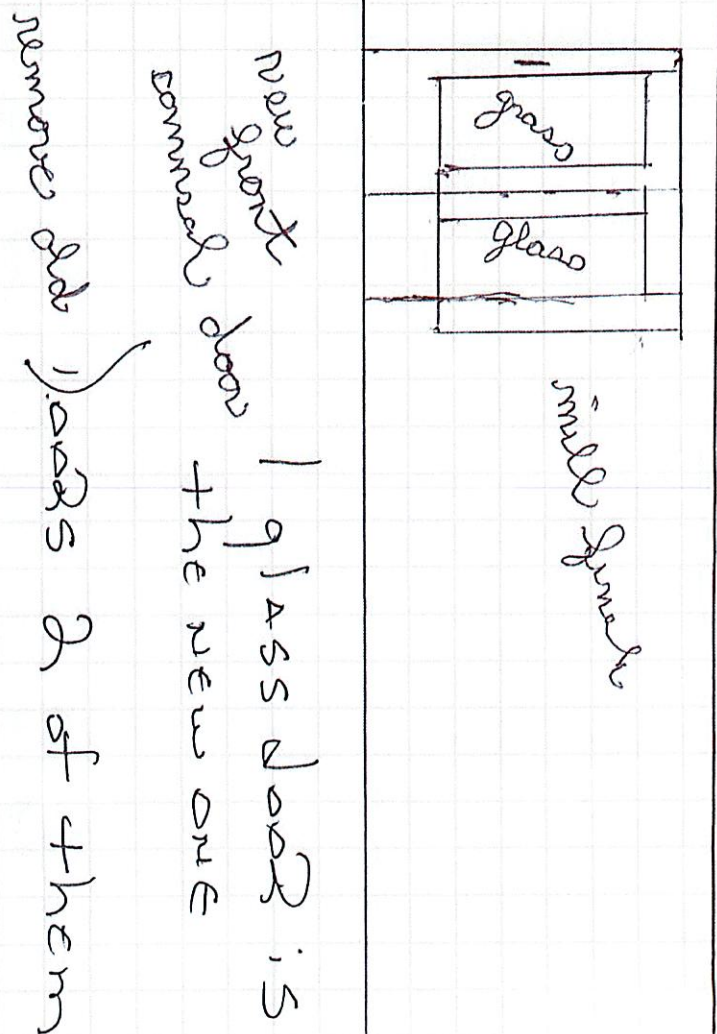


Weather Shield

Windows & Doors

Front
Elevation

Clark Chevrolet



There's more to see in a Weather Shield window™

Weather Shield Mfg., Inc. PO Box 309 Medford, Wisconsin 54451 715-748-2100



Weather Shield

Windows & Doors

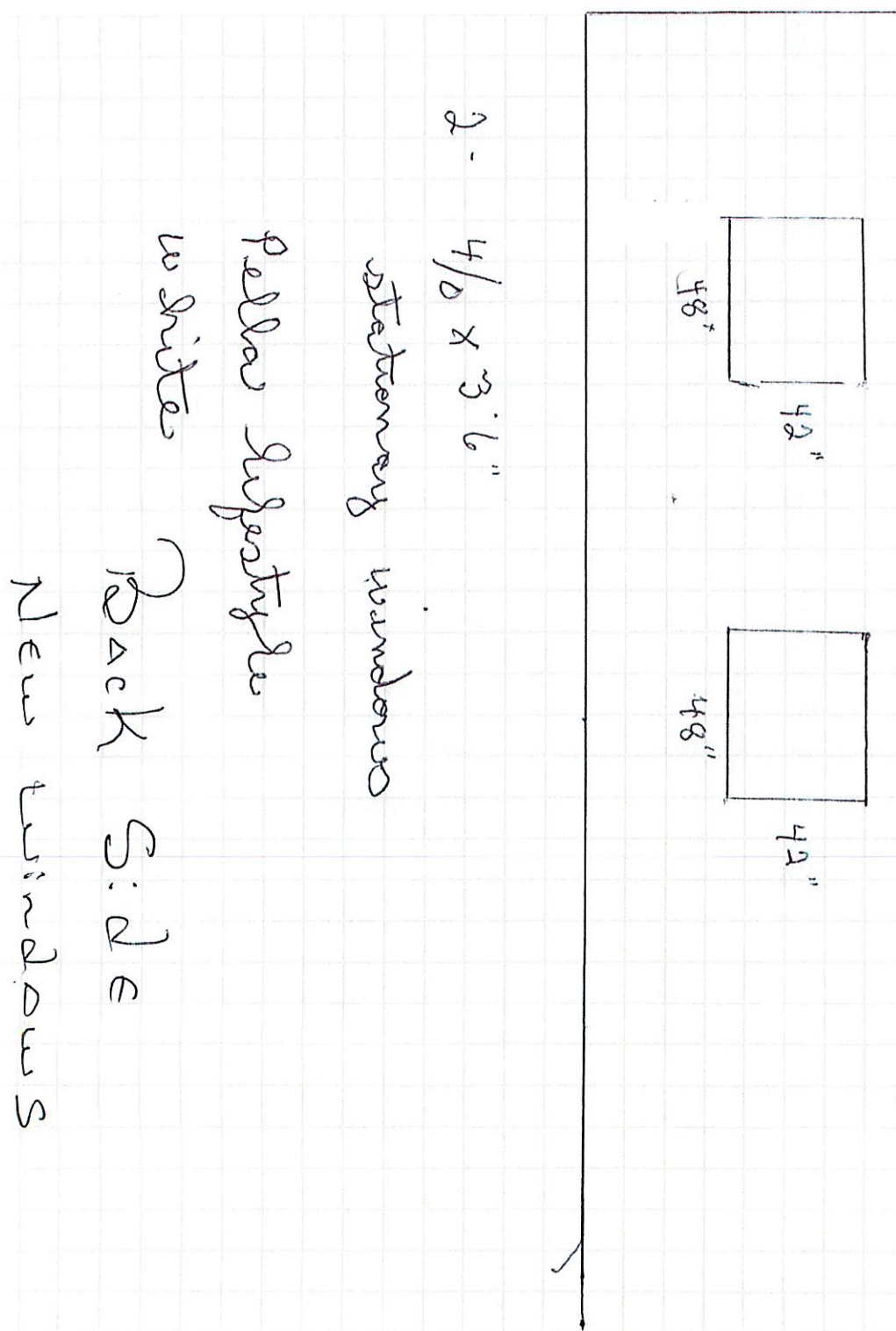


EXHIBIT A-3.1



Front of the building



Rear of the building



Proposed front glass door and glass window



Proposed window



COA-2023-00032 (80 CAROLINA VISTA)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the changing of windows and doors on the property at 80 Carolina Vista. The property is identified as Moore County PID Number 00025808. The property owner is Pinehurst LLC, and the applicant is Pinehurst No. VII, LLC.

FROM:

Alfred Cassidy

CC:

Maria Carpenter, Shannon Konstantinou

DATE OF MEMO:

2/16/2023

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist,
Date: February 17, 2023
Subject: Major COA Request for 80 Carolina Vista

Applicant:	Pinehurst No.VII, LLC
Owners:	Resorts of Pinehurst, LLC
Property Location:	80 Carolina Vista
Land Use:	Hotel
PID#	00025808
COA#:	2023-00032

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

The applicant requests a Certificate of Appropriateness to modifications from the previous approval Historic Preservation Commission hearing on November 10, 2022, for the front of the Carolina Hotel at the Ryder Cup Porch and the Dogwood Room. The proposed window and door materials will be aluminum simulated divided lite. The Dogwood Room will consist of changing the location of the door opening by centering it and changing from a single door to a double door. The property is further identified as Moore County PID Number 00025808. The existing structure (hotel) was built between 1899 – 1900.

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

Standards of Review

Per the adopted Historic District Standards, eliminating or adding windows and/or door is

EXHIBIT S-1.2

considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

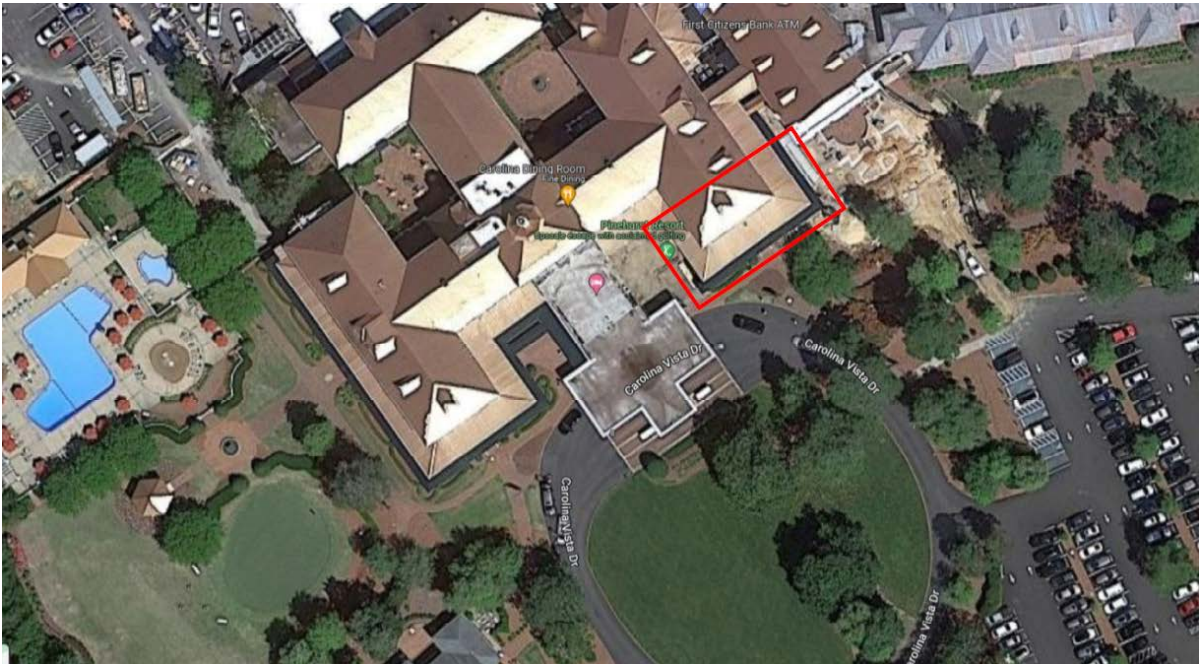
A. GENERAL STANDARDS

1. SECTION V.A.1 – Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.
3. SECTION V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.
4. SECTION V.A.4 - Paint colors **must** be in the Village of Pinehurst Color Palette.
5. SECTION V.A.6 - Clear display glass *should* not be replaced with non-transparent or tinted materials.

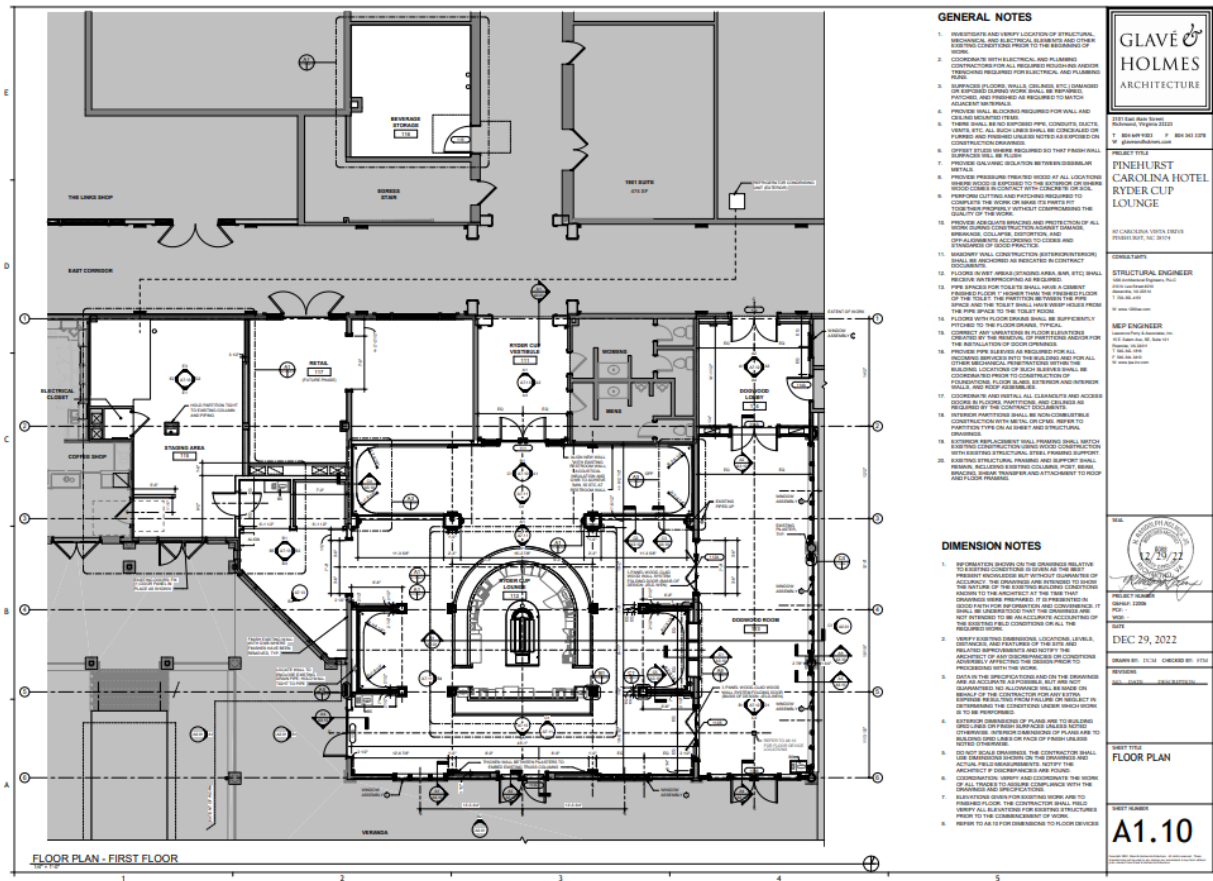
B. STOREFRONTS

6. SECTION V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

EXHIBIT S-1.3

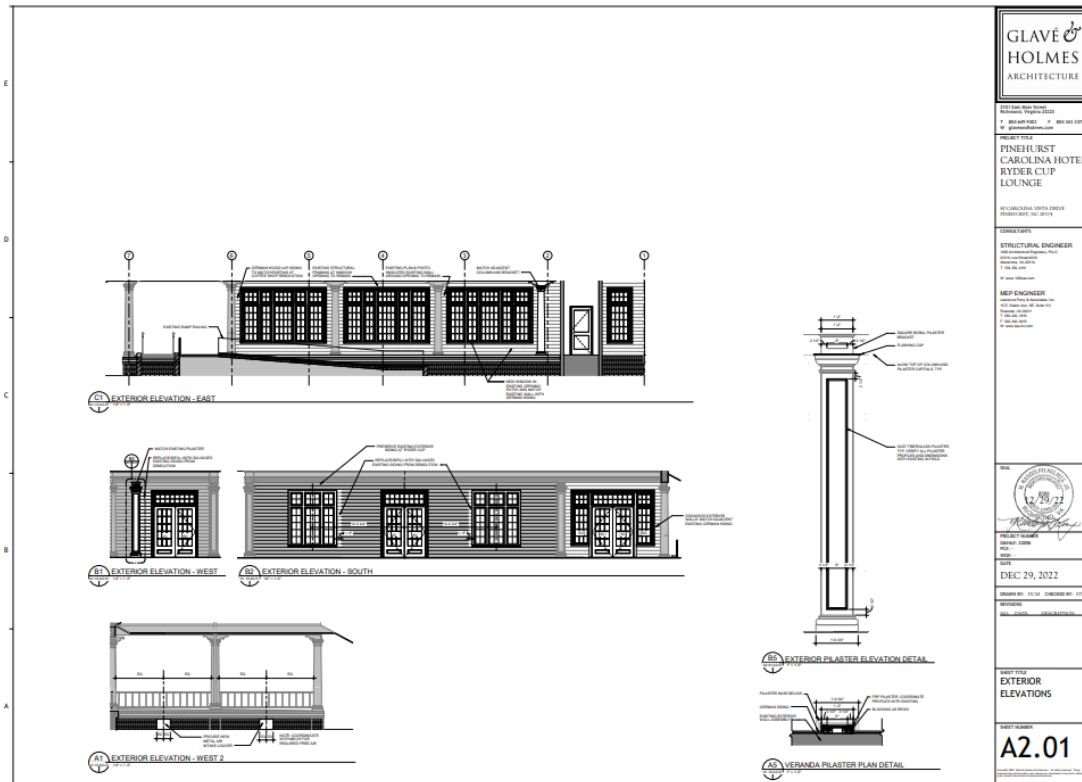


Location of changes

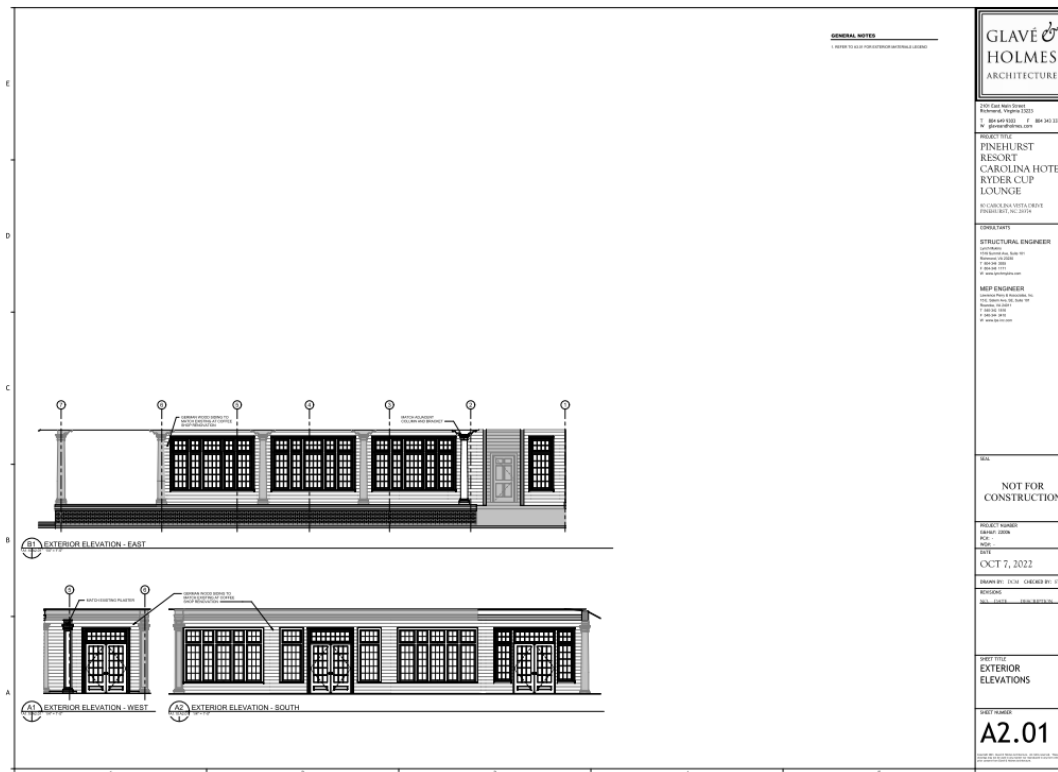


Floor Plan

EXHIBIT S-1.4



Elevations



Previously approved elevations

EXHIBIT S-1.5



Existing (exterior view 1)



Proposed (rendering of new view 1)



Existing (exterior view 2)



Proposed (exterior rendering of view 2)

EXHIBIT S-1.7



Existing (exterior view 3)



Proposed (exterior rendering of view 3)

EXHIBIT S-1.8



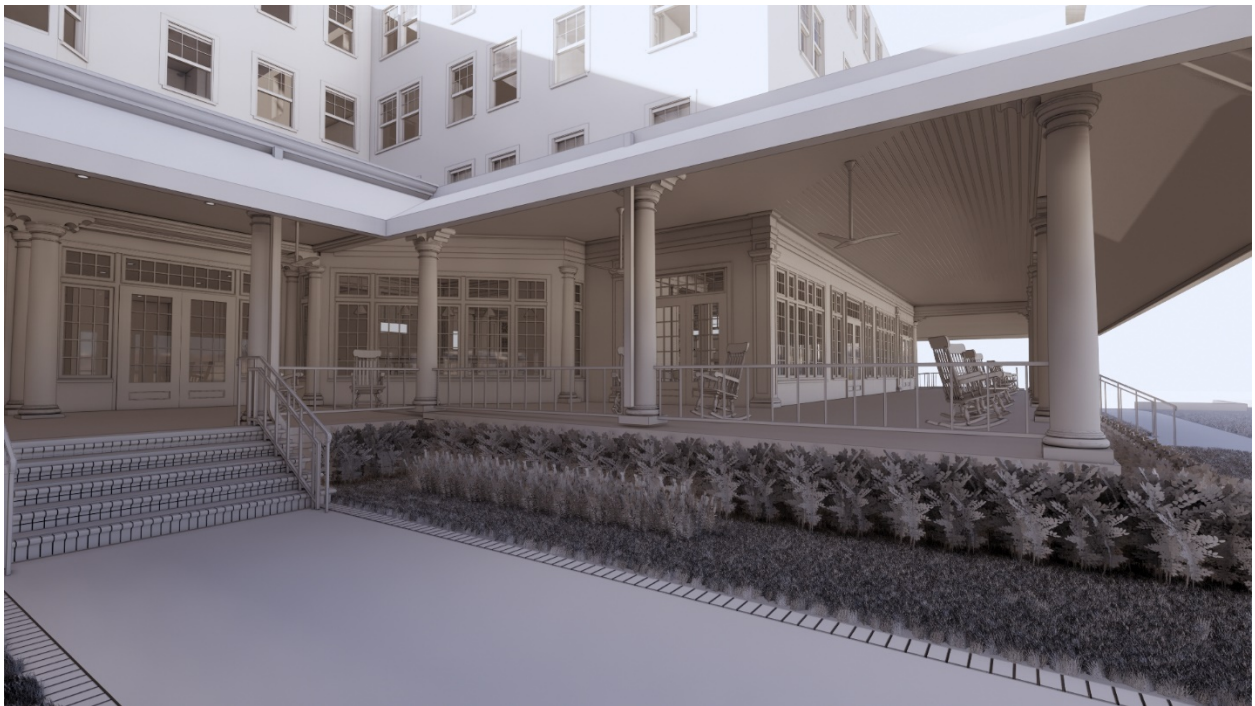
Proposed (exterior rendering of view 4)



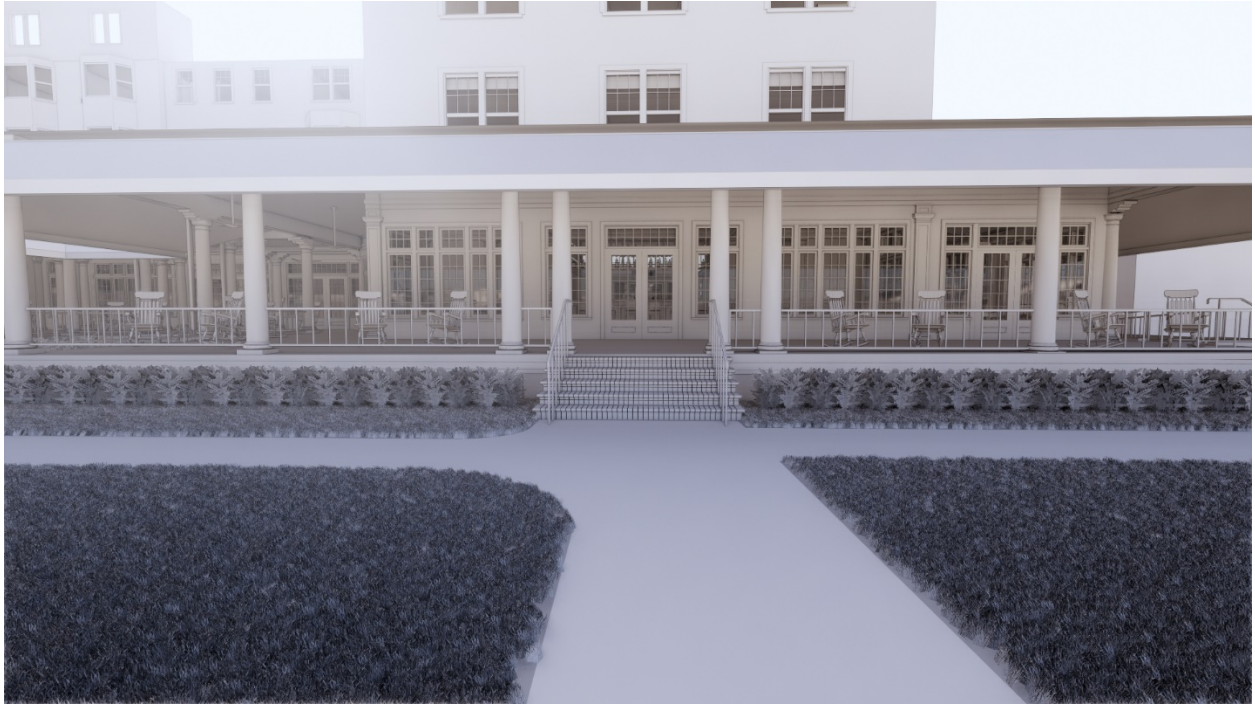
Previously approved rendering (November 2022 HPC meeting)



Previously approved rendering (November 2022 HPC meeting)



Previously approved rendering (November 2022 HPC meeting)



Previously approved rendering (November 2022 HPC meeting)

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission would need to determine if the addition of windows and the door opening location change is compatible with the architectural character of the structure and congruous with the district, and if it meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 10, 2023

Dear Property Owner(s),

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

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the changing of windows and doors on the property at 80 Carolina Vista. The property is identified as Moore County PID Number 855212865690. The property owner is Pinehurst LLC, and the applicant is Pinehurst No. VII, LLC.

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

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

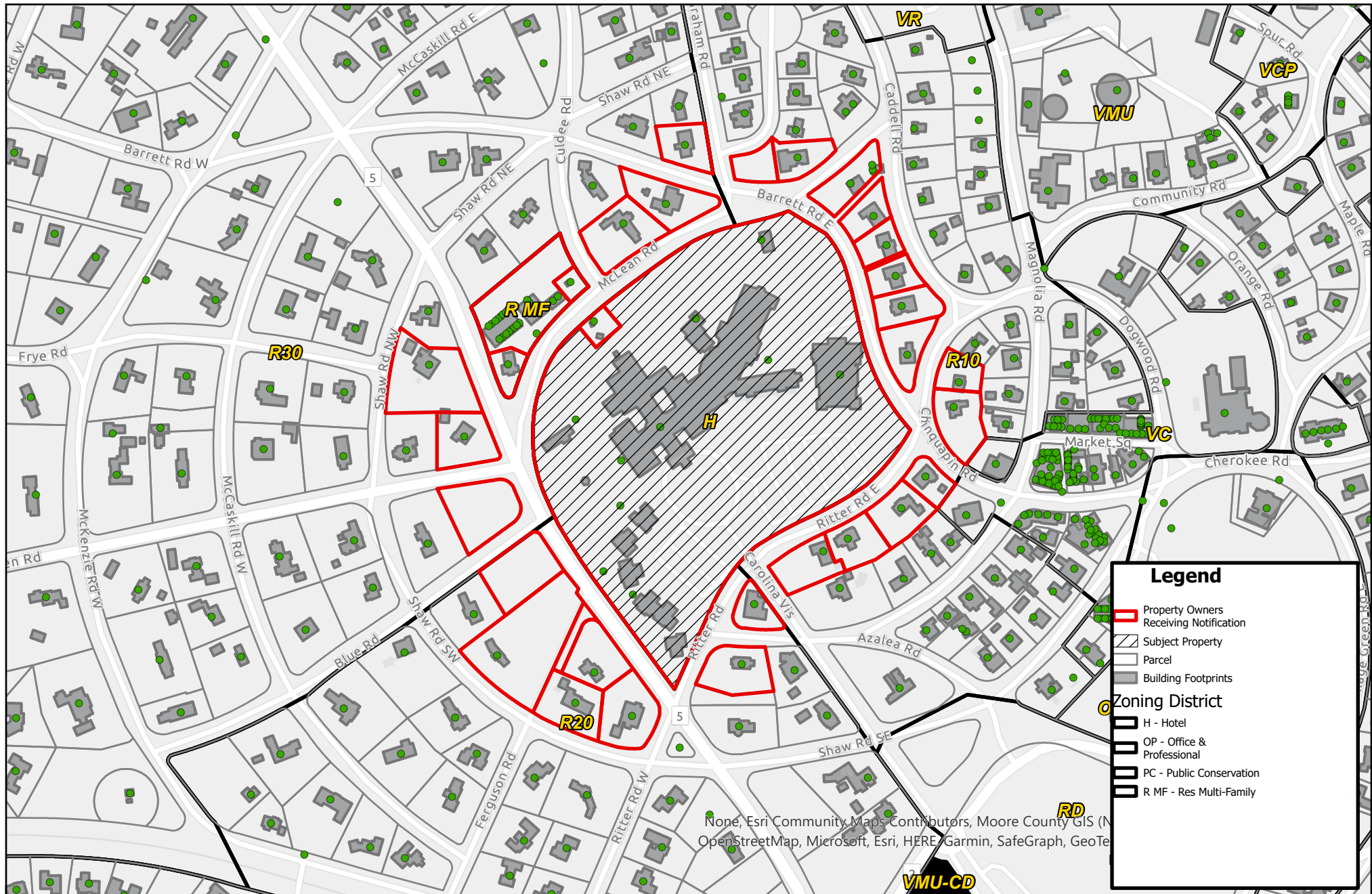
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification

EXHIBIT S-1.12



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

2/2/2023

February 23, 2023
Historic Preservation Commission
80 Carolina Vista COA request



GESTION MAGB INC
2170 RENE LEVESQUE W ST202
,,

FOLEY, HUGH W &
15 W RITTER ROAD
PINEHURST,NC,28374

ADVANTAGE PG, INC
6312 KINARD RD
DURHAM,NC,27703

ADKINS, KIRK S
70 E CAROLINA VISTA
PINEHURST,NC,28374

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

THOMPSON, JAMES W & THOMPSON, LYNNE C
211 FOALING ROUND LANE
CARTHAGE,NC,28327

MOSSO, JOSEPH A JR &
P O BOX 1593
PINEHURST,NC,28370-1593

HALL, BERTRAM B
155 BARRETT ROAD
PINEHURST,NC,28374

O'CONNOR, CHRISTOPHER K
185 BARRETT ROAD E
PINEHURST,NC,28374

WELCH, KEEFER D & PATRICIA A
45 MCLEAN RD
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

CLOUGH, CHRISTIAN
1506 PLEASANT VIEW RD
COOPERSBURG,PA,18036

GOODING, ROBERT H & NANCY W
3417 HORSESHOE BEND
RALEIGH,NC,27613

THIGPEN, FRANK C & LYNNE S
PO BOX 1034
PINEHURST,NC,28374-1034

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

CLOUGH, CHRISTIAN
1506 PLEASANT VIEW RD
COOPERSBURG,PA,18036

RICE, COREY JAMES
PO BOX 3347
PINEHURST,NC,28374

BUNDER, JEFFREY
20 SHAW RD SW
PINEHURST,NC,28374

FRIPP MANAGMENT, LLC
60 CAROLINA VISTA DR
PINEHURST,NC,28374

SPEGGEN, ELIZABETH A
165 BARRETT RD E
PINEHURST,NC,28374

MOORE, SUSAN S
180 EDGEWATER PL
PINEHURST,NC,28374

KASPER, FREDERICK TRUSTEE
8942 PERKINS DRIVE
MENTOR,OH,44060

DEWEY, PAUL H & MICHELE K
110 MCLEAN ROAD
PINEHURST,NC,28374



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☐ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

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

Intake Information

Property Address	
Street Address	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

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



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

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

General Information

Description of Changes to the Structure	
Type of Work	☐ Addition ☐ Alteration ☐ New
Existing Use	Proposed Use
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services
Includes Demolition	☐ Yes ☐ No
Includes Tree Removal	☐ Yes ☐ No



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

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

Certification

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

Applicant Signature: _____

Date: 01/26/2023



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Property Owner Authorization

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

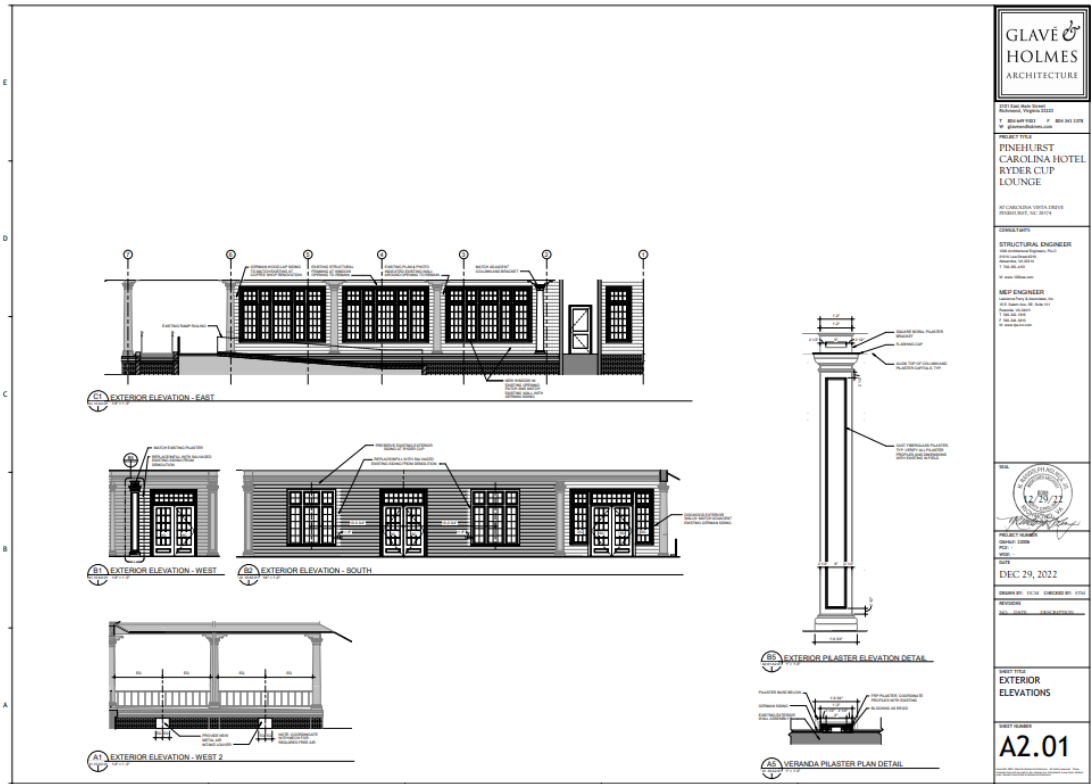
Owner / Owner's Representative Signature: _____

Date: 01/26/2023

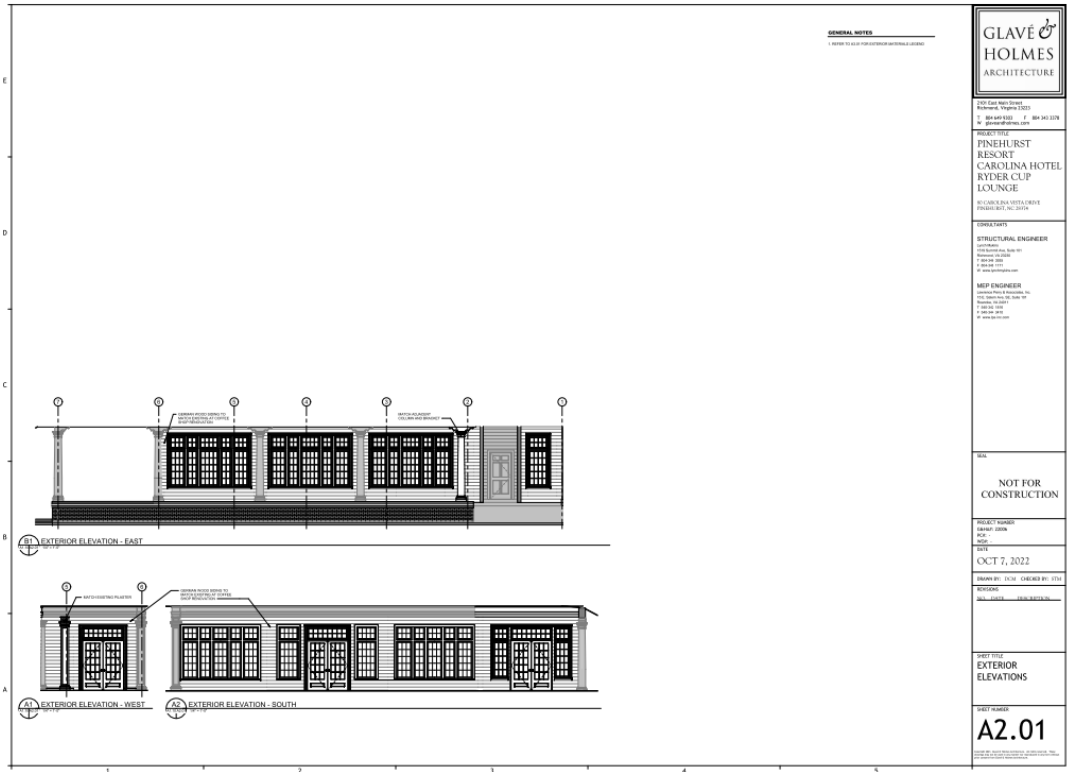
[illegible]

Floor Plan

EXHIBIT A-2.2



Elevations



Previously approved elevations



Existing (exterior view 1)



Proposed (rendering of new view 1)



Existing (exterior view 2)



Proposed (exterior rendering of view 2)



Existing (exterior view 3)



Proposed (exterior rendering of view 3)

EXHIBIT A-2.6



Proposed (exterior rendering of view 4)

EXHIBIT A-3.1

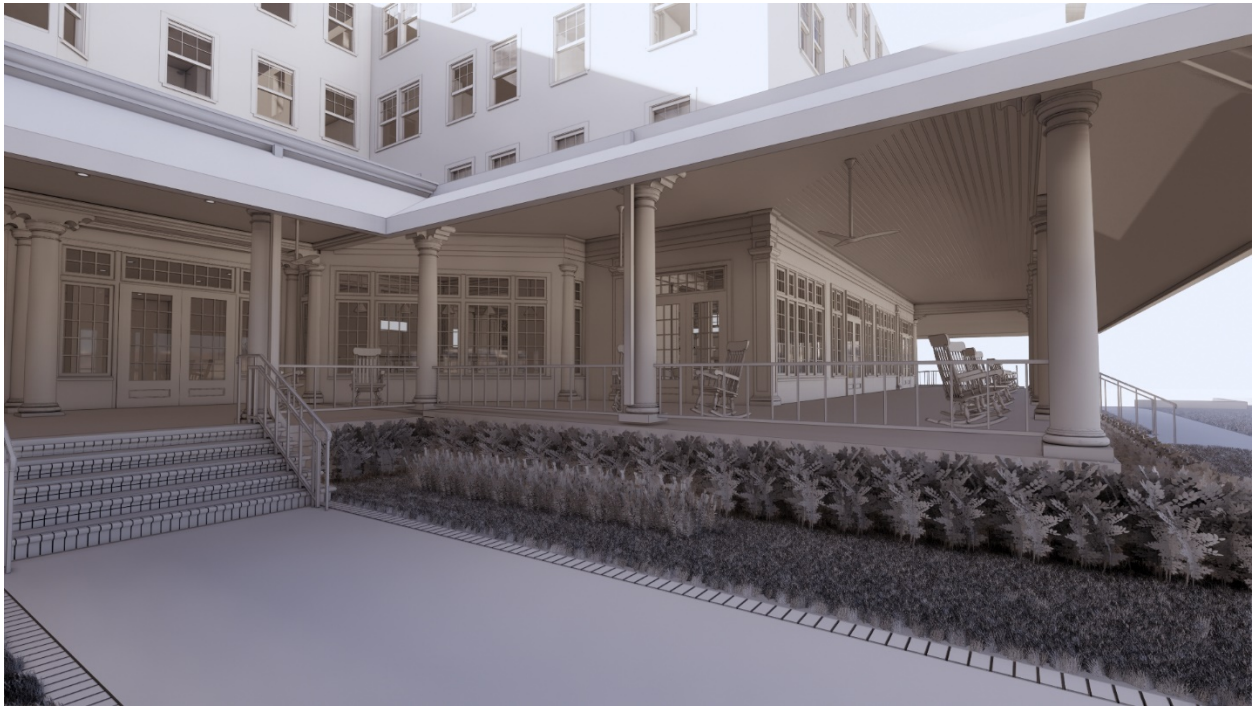


Previously approved rendering (November 2022 HPC meeting)

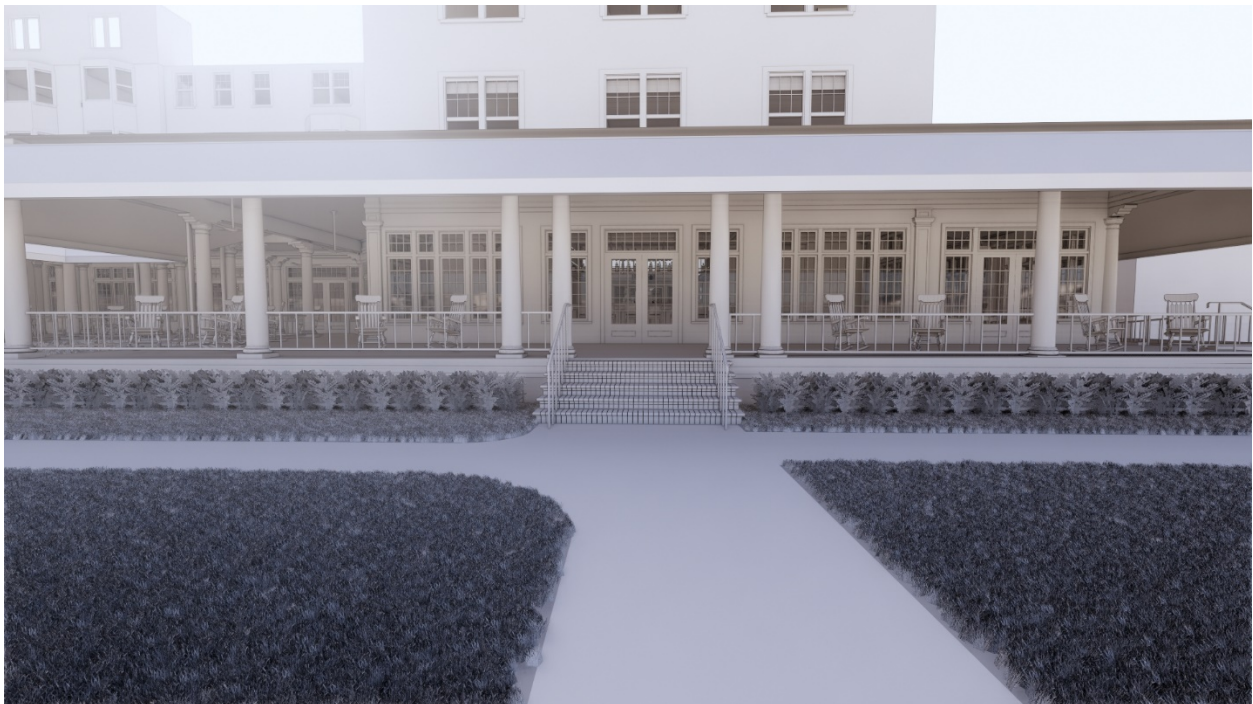


Previously approved rendering (November 2022 HPC meeting)

EXHIBIT A-3.1



Previously approved rendering (November 2022 HPC meeting)



Previously approved rendering (November 2022 HPC meeting)



MINOR WORK COA'S ISSUED 01/18/23 - 02/17/23
ADDITIONAL AGENDA DETAILS:

FROM:

Alfred Cassidy

CC:

Maria Carpenter; Shannon Konstantinou

DATE OF MEMO:

2/23/2023

MEMO DETAILS:

Please, see attached materials relating to this item.

ATTACHMENTS:

Description

□ Minor Work COA's Issued 01/18/23 - 02/17/23



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alfred Cassidy, Senior Planner
DATE: February 18, 2023
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
FEBRUARY 23RD, 2023 MEETING
01/18/23 – 02/17/23**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2023-00026	Fence	01/22/2023	01/25/2023	165 Barrett Rd.	Jeff Speggen
COA-2023-00028	Generator	01/25/2023	01/26/2023	45 McLean Rd.	Keefer & Patricia Welch
COA-2023-00042	Generator	02/02/2023	02/02/2023	65 Everette Rd.	Charles Harris
COA-2023-00074	Rear Patio	02/15/2023	02/15/2023	100 Rattlesnake Trl.	Robert Pizzano