



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
DECEMBER 17, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Eric Von Salzen, Chair

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative Specialist

Approximately three people in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 11-19-2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the November 19, 2020 regular meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0.

III. Public Hearing

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

Senior Planner Peter Hughes was sworn into the public hearing.

Mr. Taylor, Ms. Lucey, Mr. Schroeder, Mr. Vincent, and Mr. Lurtz disclosed they conducted site visits to all properties on the agenda and had no ex parte communication.

A. COA-2020-00160 (30 Everett Road)

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 30 Everett Road. The applicant is proposing to replace an existing window with a window that does not match the detail, size, or style of the existing. The subject property can be further identified by Moore County Pin Number #856200067704. The property owners of record are James and Nancy Yardly and the applicant is

James Yardly. 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.

Contractor for the applicant, Wayne Haddock of Pinehurst Homes, was sworn into the public hearing. He stated the new window will be historically similar to when the house was built in the 1950's, and that the new materials will match existing materials.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 30 Everette Road **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. Herring. Motion approved by a vote of 6-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 30 Everette Road. Seconded by Mr. Vincent. Motion approved by a vote of 6-0.

B. COA 2020-00166 (105 Fields Road)

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for construction of a new single family home at 105 Fields Road. The subject property can be further identified by Moore County Pin Number #856205078543. The property owners of record are Karmon and Clement Monroe and the applicant 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.

Applicant Christine Dandeneau was sworn into the public hearing. She stated the roof medallions are added underneath the roof overhang for historical context. She stated the style is Dutch Colonial. Ms. Dandeneau stated the scale is similar to the other homes nearby, but square footage is a bit bigger. She stated she tried to keep the grid proportions similar on all windows despite the different sizes. She stated they are double-hung windows except on the rear elevation, where the windows are more modern.

The Commission discussed the size and scale of the proposed home.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 105 Fields Road **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. Taylor. Motion approved by a vote of 4-2.

Roll Call

Mr. Lurtz	Approve
Mr. Vincent	Approve
Mr. Schroeder	Approve
Ms. Lucey	Deny
Mr. Taylor	Approve
Mr. Herring	Deny

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 105 Fields Road. Seconded by Mr. Vincent. Motion approved by a vote of 5-1.

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

IV. Review of Normal Maintenance and Minor Work Items

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

Commissioners questioned the re-roofing at 1 Carolina Vista; Mr. Hughes stated it was a staff level approval since they were proposing a like-for-like material.

V. Next Meeting Date

A. Regular Meeting on January 28, 2021 at 4:00 pm

VI. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Lurtz. Approved by a vote of 6-0 at 4:38 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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



FINAL ORDER – MAJOR COA REQUEST 60 Shaw Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 28, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Applicant Jim Secky is requesting to construct a 500 square foot addition, removal of a mature tree, and replacement of the front door that does not match existing.

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

According to the Historic District Guidelines a Major COA is required when:

1. New construction or additions.
2. Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s).
3. Removal of trees visible from the street side of a residence that has a 12" or greater DBH.

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

1. The primary structure at 60 Shaw Road is listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure.
2. 60 Shaw Road was constructed in the late 20th C.E. and is described as a long, one-story frame ranch house with a broad gable roof
3. Two of the adjacent properties within the public hearing notification area are listed as contributing structures.
4. Adjacent property information can be found in the staff report.

Previously Issued COAs for 60 Shaw Road

Description	Year	Major or Minor
Addition of a Carport	2018	Major
Tree Removal	2018	Minor

For the Record

1. The applicant has submitted a material package which includes: photos of the existing structures, site plan, architectural renderings, landscape plan, and material samples.
2. The applicant is requesting a 500 square foot addition, removal of landscaping and a mature tree, and replacement of the front door that is not compatible with existing.
3. The proposed addition will match existing materials and be flush with the front façade of 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.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations should be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows should have true or simulated divided lights.
 - d. Snap-in muntins are **not appropriate**.
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.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 accessory buildings **must** comply with the guidelines in Section VIII.
8. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
9. Section III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.
10. Section III. 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.
11. 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.

12. 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.A.4 - If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.
2. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
4. Section III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
5. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
6. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.
7. Section III.L.9 - New mortar should duplicate the original in strength, color, texture, and composition and match existing mortar joints in width and profile and composition of mortar.
8. Section VII.A.6 - Metal fences should be painted to resemble wrought iron.
9. Section VII.B.1 - The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.
10. Section VII.B.3 - Existing mature trees on the property should be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

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 _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
60 Shaw Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 60 Shaw Road:

The following conditions apply to approval of the Certificate of Appropriateness for 60 Shaw Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 60 Shaw Road based on the following:



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: January 10, 2021
Subject: Major COA Request for 60 Shaw Road

Applicant:	Jim Secky
Owners:	Christopher Grimm and Debralee Nelson
Professional:	Jim Secky
Property Location:	60 Shaw Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855200851638

Request and Background:

Jim Secky is requesting a Certificate of Appropriateness, on behalf of property owners Christopher Grimm and Debralee Nelson, for an exterior modification to 60 Shaw Road located within the Pinehurst Historic District. The proposed modification is a 15'x33' addition to the side of the structure, removal of existing landscaping and one mature tree, and replacing the front door with a different style of door. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855200851638.

Previously Issued COAs for 60 Shaw Road

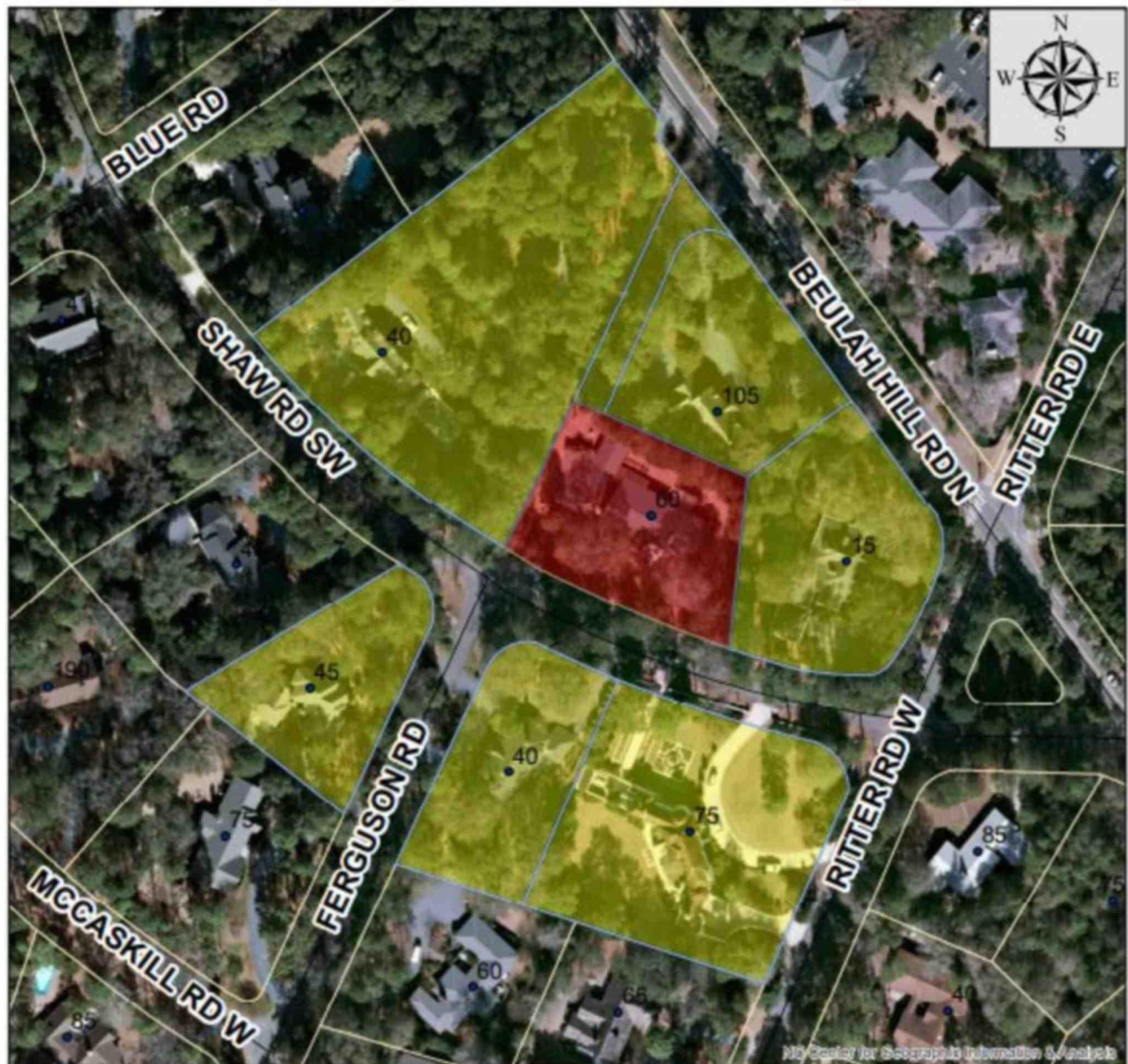
Description	Year	Major or Minor
Addition of a Carport	2018	Major
Tree Removal	2018	Minor

The primary structure at 60 Shaw Road is listed within the 1996 National Historic Landmark Survey however, is not considered a contributing structure. 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 COA 2020-00113

#*	Address	Year Built	Contributing	Structure History
1	60 Shaw Road	Late 20 C.E.	No	This is a long, one-story frame ranch house with a broad gable roof
2	40 Shaw Road	1914	No	On April 5, 1916, W. H. Thurston purchased this property and proceeded immediately to build a house on the site. The following year he built the Albemarle (#38) and sold this house to Jay V. Hall. For many years this house was the winter home of Samuel Young Ramage (1853-1940), an oil magnate from Oil City, Pa. and a member of the Oakmont Country Club of Pittsburgh. The Deodars is a handsome one-and-a-half-story Colonial Revival dwelling with wood-shingle siding, a gambrel roof with pedimented dormers, and classical entrance porches on both the Beulah Hill Road and Shaw Road sides of the house.
3	45 Ferguson Road	1994	No	Not listed within the 1996 Landmark Survey
4	40 Ferguson Rod	1967	No	Vacant Lot
5	75 Shaw Rod	1930	Yes	"The Castle" is an appropriate name for this large house which looks like an English country estate. It was built for Mr. and Mrs. Percy Thompson of St. George, Bermuda, on the western edge of the village. The house is a rambling two-story painted brick dwelling with a steep hipped roof, both a round tower and a polygonal tower, and a large front chimney. On the south end there is an underground garage, and on the north end a wall-enclosed pool extends outward from the house. The house is sited on two lots and addresses the intersection of Shaw Road and Ritter Road. Early photographs show that the exterior remains virtually unaltered.
6	15 Ritter Road	1995	No	Not listed within the 1996 Landmark Survey
7	105 Beulah Hill Road	1927	Yes	This two-story brick Tudor Revival period house has a steep, slate-covered gable roof, gabled wall dormers, and a projecting entrance bay with a stucco and half-timbered gable. A one-and-a-half-story wing extends from the right end of the house.

60 Shaw Road
Major COA Request
January 28, 2021 HPC Meeting



Legend

- ADDRESS
- Adjacent Properties Notified
- Subject Property
- STREETS

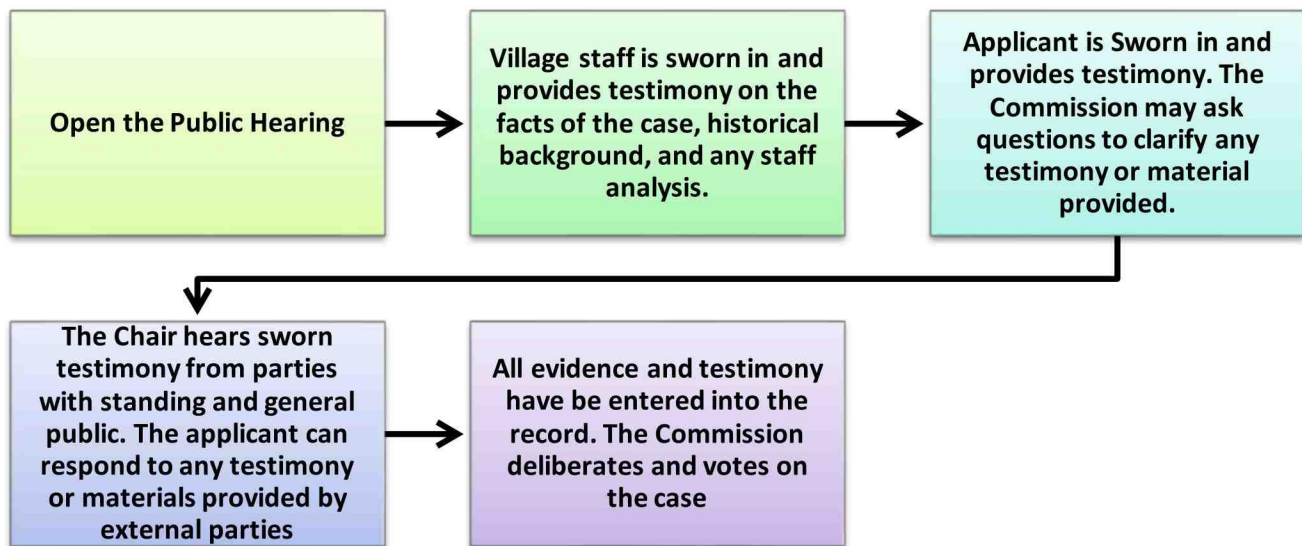
0 75 150 300
Feet

Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains 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 or additions, replacement of windows and doors that are not compatible with the existing window(s), and removal of trees 12" and larger in diameter breast height along the street side of a residence are considered Major Work. The applicant is requesting a 15'x33' addition to the side of the existing primary structure, removal of existing landscaping and one mature tree, and replacement of the front door with a new style of door.

The applicant has provided a detailed project description, photos of the existing property, architectural elevations, a site plan, a landscape 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:

ROOFS

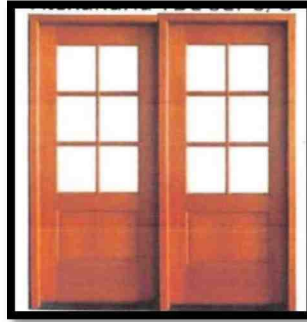
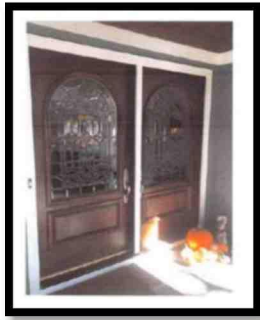
1. Section III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.

The proposed addition appears to match the existing roofline based on the submitted elevations and would also appear to be congruous with other rooflines within the Historic District. The application indicates that the roofing material will match the existing asphalt shingles.

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations should be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows should have true or simulated divided lights.
 - d. Snap-in muntins are **not appropriate**.

The applicant is proposing install a new front door that is not compatible with the existing door. The proposed door will feature window panes that are similar to the 10 pane windows featured on the primary structure. Based on the submitted documentation the dimension and size of the front door will not be changing, however the texture, color, and pattern will. The proposed door color is light brown.



Existing and Proposed Front Door

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.

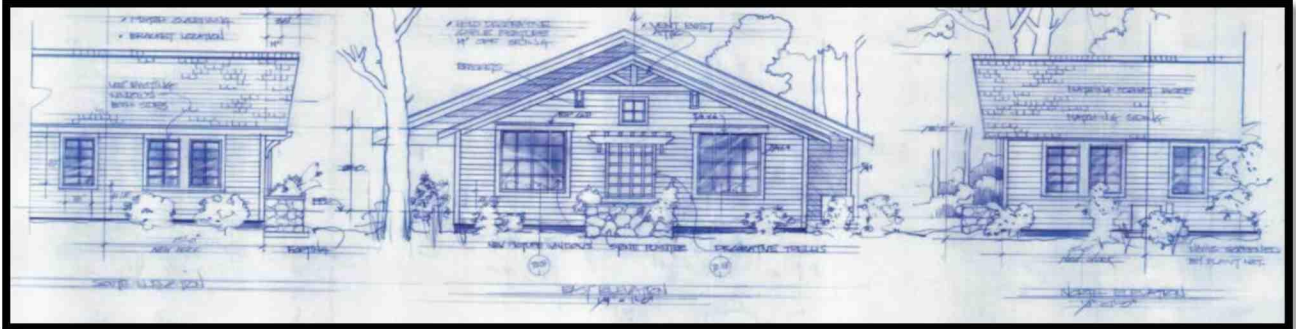
ADDITIONS AND ACCESSORY BUILDINGS

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 a 15x33 addition to the side of the existing primary structure. The addition will be visible from the street and modify the existing primary elevation.

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

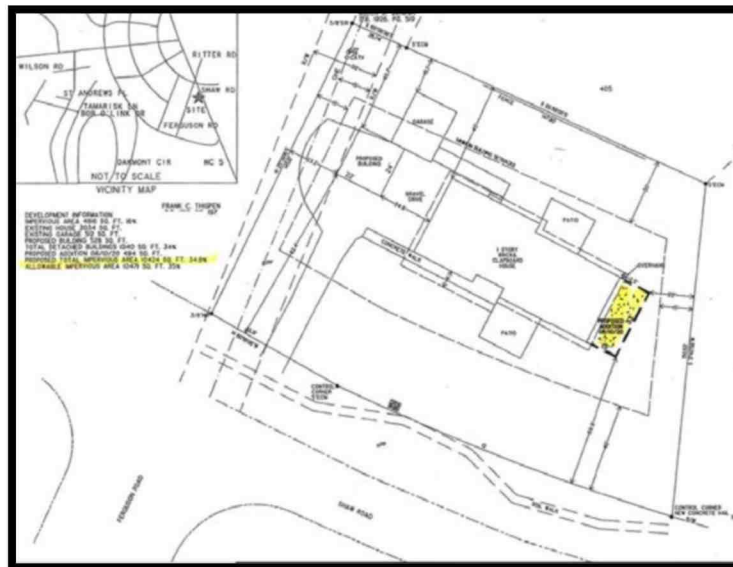
The applicant has indicated that the proposed addition's building material will match the existing material of the structure. The siding will match the existing clap board siding, the windows will match the existing 10 pane wood windows, the trim is proposed to match the existing wood trim, and all exterior colors are proposed to match the existing color scheme of the home.



Existing and Proposed Elevations

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

The proposed addition would be located in 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.

LANDSCAPE

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.

As a result, of the proposed addition both existing landscaping and a one mature tree will be removed. The applicant has submitted a landscaping plan, which would appear to be compatible with the architectural character of the structure and similar to other foundational landscapes within the Historic District.

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.

The applicant is proposing to remove one mature tree because of the proposed addition. The removal of a singular mature tree should not unreasonably compromise the existing tree canopy.

Applicable Guidelines Recommendation:

ROOF

1. Section III.A.4 - If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.

The applicant is proposing to replace the existing asphalt shingle roof with in kind asphalt shingles.

WINDOWS AND DOORS

1. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.

Based on the submitted documentation the proposed doors will not alter the original size and dimension.

2. Section III.C.6 - Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.

The proposed trim would appear to match existing trim.

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 will be similar to existing windows.

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

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

Staff Recommendation:

The applicant has submitted a complete application package. Based on the submitted documentation the proposed addition, removal of landscaping, and replacement of the front door are compliant with the requirements of the Guidelines. The applicant has indicated that all new material will match the existing material with the exclusion of the proposed front door and the new block foundation. 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.



FINAL ORDER – MAJOR COA REQUEST 190 Midland Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 28, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Applicant John English of Statewide Roofing and homeowner Zach Taylor are requesting to replace the existing cedar roof with an asphalt shingle roof with metal roofing at 190 Midland Road.

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. According to the Historic District Guidelines a Major COA is required when replacing roofing with a different material or style from that being replaced.

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

1. 190 Midland Road was constructed in the 1920 and it is considered a contributing structure.
2. 190 Midland is a large two-story has a gambrel roof with a full facade shed dormer on which is a second, hip-roofed central dormer. Wings have been added to the side of the house. East of the house is a one-car frame garage with an attached shed for a second vehicle.
3. Adjacent property information can be found in the staff report.

Previously Issued COAs for 190 Midland Road

Description	Year	Minor or Major
Pergola	2010	Major - approved
Rear yard pool	2019	Major - withdrawn

For the Record

1. The applicant has submitted a material package which includes: a photo of 190 Midland Road, a photo of a roofing sample, a material brochure on the proposed asphalt shingle, and photos of other homes that exhibit asphalt shingle roofs within the Historic District.
2. The applicant is requesting to replace cedar roofing with asphalt roofing.
3. The proposed asphalt shingles have a weathered wood finish.
4. The property does have some screening provided by landscaping, however the proposed change will be visible from the street/public view.

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.

Guideline Recommendations:

1. Section.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
2. Section.A.4 - If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.

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 _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
190 Midland Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 190 Midland Road:

The following conditions apply to approval of the Certificate of Appropriateness for 190 Midland Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 190 Midland Road based on the following:



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: January 7, 2020
Subject: Major COA Request for 190 Midland Road

Applicant:	Statewide Roofing
Owners:	Zach Taylor (ZCT Properties No.2 LLC)
Professional:	Statewide Roofing
Property Location:	190 Midland Road
Land Use:	Single Family Residence
PID#	856210372437

Request and Background:

Statewide Roofing is requesting a Certificate of Appropriateness for an exterior modification of a structure located within the Pinehurst Historic District at 190 Midland Road. The applicant is proposing to replace an existing cedar shake roof with a General Aniline and Film (GAF) glenwood weathered wood asphalt shingle. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856210372437.

Previously Issued COAs for 190 Midland Road

Description	Year	Minor or Major
Pergola	2010	Major - approved
Rear yard pool	2019	Major - withdrawn

The subject property, 190 Midland Road was constructed in 1920 and is listed within the 1996 National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are also listed within the National Historic Landmark Survey. The table and map on the following pages includes the construction date of each property and a brief history of each property from the 1996 National Historic Landmark Survey, if available.

National Historic Landmark Survey Table for 190 Midland Road

#*	Address	Year Built	Contributing	Structure History
1	190 Midland Road	1920	Yes	This large two-story has a gambrel roof with a full facade shed dormer on which is a second, hip-roofed central dormer. Wings have been added to the side of the house. East of the house is a one-car frame garage with an attached shed for a second vehicle.
2	1 Carolina Vista	1905	Yes	190 Midland Road is located adjacent to Pinehurst No. 2 Golf Course. The golf clubhouse is mediterrainian style structure that is 0.75 miles away from the subject property and it is considered contributing.
3	150 Midland Road	1920	Yes	This one-and-a-half-story painted brick and stucco house has a broad gable roof with widely overhanging gable eaves, a front shed dormer, an entrance porch with Tuscan columns, and an attached garage.
4	155 Midland Road	1950	No	Structure is not listed within the National Historic Landmark Survey
5	175 Midland Road	1948	No	Structure is not listed within the National Historic Landmark Survey
6	185 Midland Road	1953	No	Structure is not listed within the National Historic Landmark Survey
7	200 Midland Road	1929	Yes	The Bevan House is a large, two-story frame Colonial Revival house with a slate-covered hip roof, a modillion cornice, a five-bay facade with chimney, and an off-center classical entrance porch.

190 Midland Road
Major COA Request
January 28, 2021 HPC Meeting



Legend

- ADDRESS
- Adjacent Properties Notified
- Subject Property
- STREETS

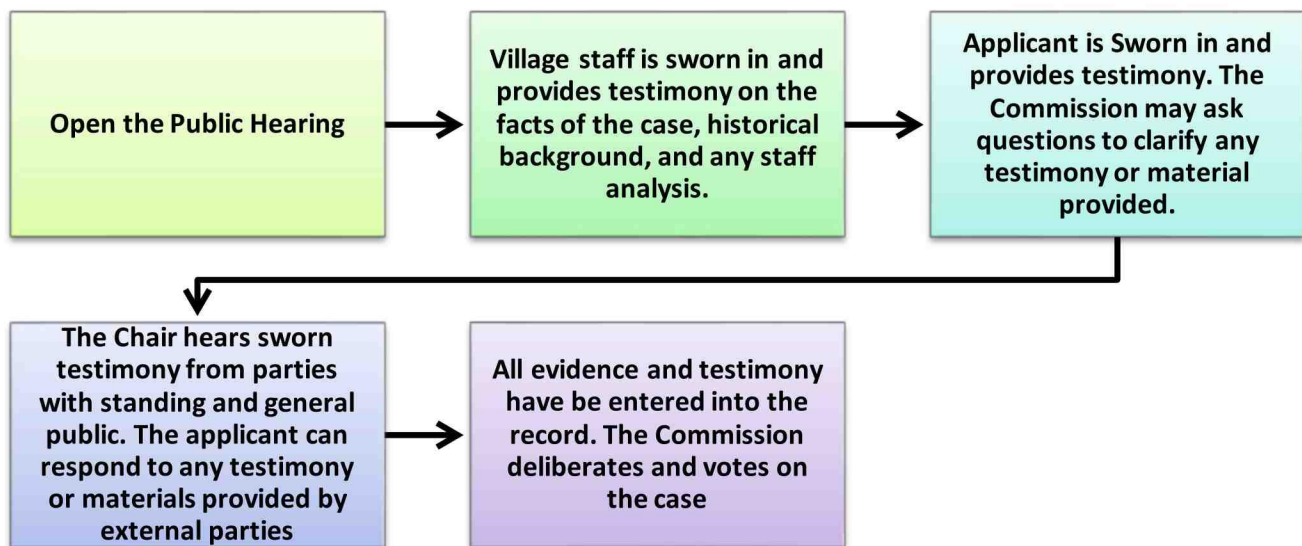
0 75 150 300
Feet

Evidentiary Hearing Process:

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines, replacement of roofing with a different material or style from that being replaced requires a Major COA.

The applicant is proposing to replace the existing cedar roof with GAF Glenwood asphalt shingles. The change in material requires review by the Historic Preservation Commission. The applicant has provided a project description, a photo of the roof, a material brochure, and photos of other homes that exhibit similar asphalt shingled roofs.

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:

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.

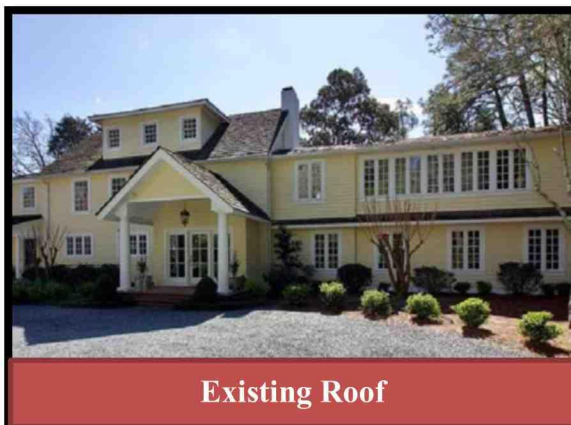
The applicant is not proposing to alter the configuration of the roof. The applicant is requesting to replace the roofing as is without modifying the existing shape or slope of the roofline. The new roof would appear to be compatible with the existing architecture and similar to other roofs in the Historic District.

Applicable Recommendations from the Historic District Guidelines:

ROOFS

1. Section.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.

The applicant is proposing to replace the existing cedar shingles with an asphalt shingles. Asphalt shingle are a common roofing material within the Historic District and based on the photos submitted by the applicant, the proposed roofing material would be similar to roofs in the immediate area (note:congruity is based on the District as a whole).



2. Section.A.4 - If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.

Based on the submitted documents the new roofing material would not match the dimension, size, and shape of the existing roofing material. The proposed asphalt shingles will be similar to other roofing styles within the Historic District and are of quality that would appear to give dimension and character to the structure.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed Glenwood, weathered wood, asphalt shingles appear to be consistent with other roofs within the Historic District and architecturally compatible, based on the applicant's submitted photos. If the Commission were to consider approval of this request staff would recommend the 2nd motion:

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.

Staff recommends the above motion because while the proposed project does not meet the recommendations (should language) within the Historic District Guidelines, the applicant has submitted evidence multiple roofs within the Historic District feature asphalt shingle roofs, which demonstrates congruity of this request.

**EXHIBIT A**

COA-2020-00180

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	60 SHAW RD SW
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00024432 / 8552-00-85-1638

Owner Information			
Name	C. GRIMM, D. NELSON	Home Phone #	917-680-2503
Street Address	SAME	Mobile Phone #	
City, State, Zip Code	SAME	Business Phone #	
Email	cjgrimm57@gmail.com		dncjq@aol.com

Applicant			
Name	JIM SECKY	Other Phone #	910-695-1121
Email	seckyjim@gmail.com	Street Address	Box 388
Mobile Phone #	910-315-2787	City, State, Zip Code	8. PINES 28388 N.C.



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 #	75293
Name	JIM SECKY DESIGN & BLD LLC - MANA. MEMB
Street Address	BOX 388
City, State, Zip	SOUTHERN PINE N.C.
Phone #	910-315-2787
Email	seckyjim@gmail.com

General Information

Description of Changes to the Structure	ADD 15' x 33' ADDITION TO THE EAST EXPANDS EXT BEDROOM & OFFICE		
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	BRUSHES ONLY ☐ Yes ☒ No TREES		
Estimated Cost of Construction	\$ 100,000		

EXHIBIT A

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	CLAPBOARDS	MATCH	MATCH
Rear Elevation	"	"	"
Right Elevation	"	"	"
Left Elevation	"	"	"
Trim	WOOD	"	"
Windows	WOOD FRAME	"	"
Chimney	BRICK	N/A	N/A
Foundation	BLOCK	SLAB	CONCRETE
Front Door	WOOD	WOOD	SEE PHOTO - WOOD
Shutters	N/A	N/A	N/A
Garage Door	COMPOSITE	"	N/A
Roof	ASPHALT	MATCH	MATCH
Roof Exhaust Vents	METAL	N/A	N/A
Front Porch	OPEN	"	"
Deck	NONE	"	"
Patio	BLUESTONE	"	"
Sidewalk	DIRT	"	"
Sky Lights	N/A	"	"
Driveway	GRAVEL	"	"
House Number	?	?	?
Other:			

Required Documents

☒ Site Plan/Survey or Sketch	☒ Elevation Drawings
☒ Floor Plans	☒ Landscaping Plan

Certification

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

Applicant Signature:

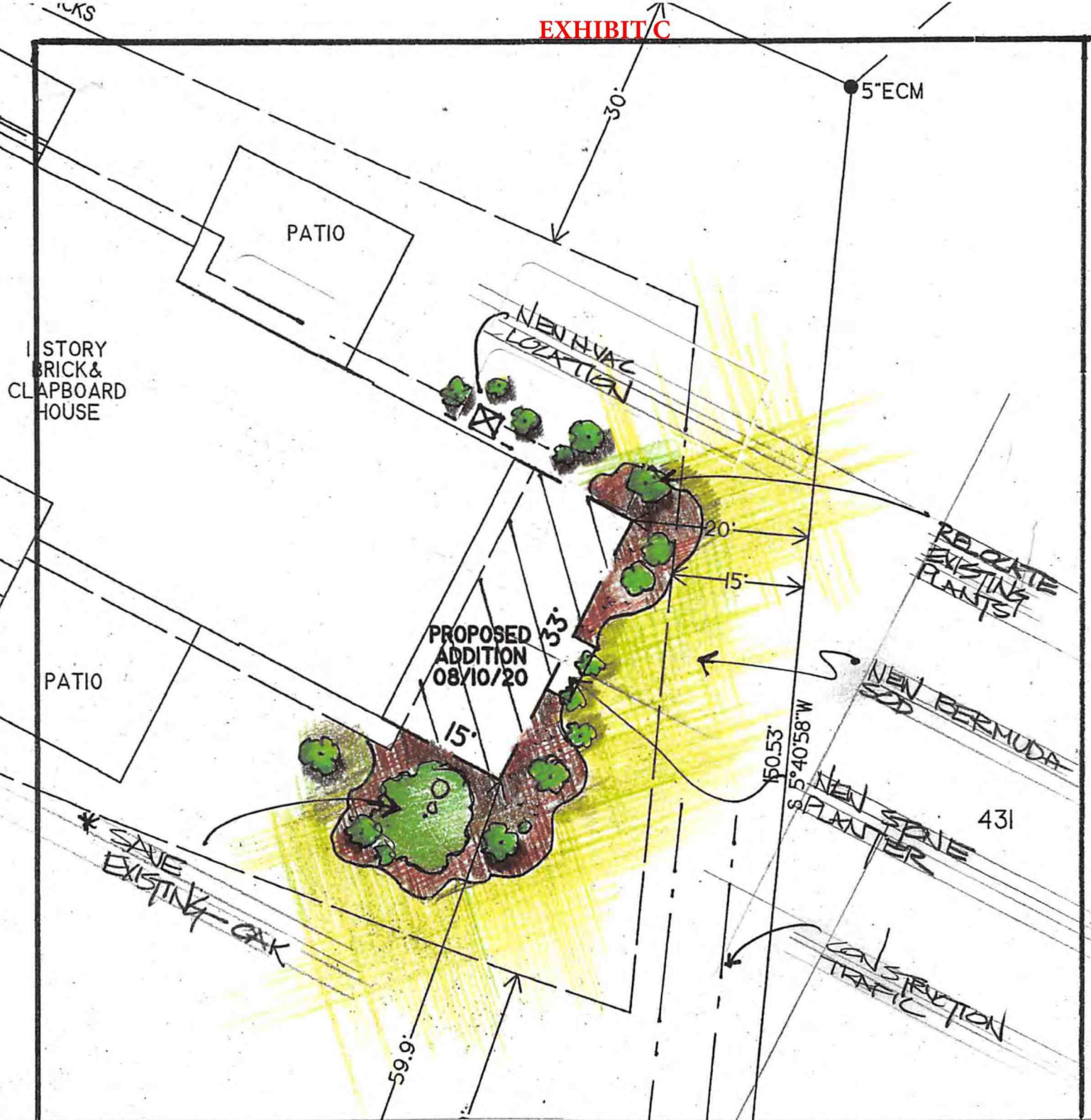
Date:

December 12, 2020

[illegible]

LOT 430-R
OLDE TOWNE
PINEHURST
MINERAL SPRINGS TWP., MOORE CO., N.C.
OWNERS: CHRISTOPHER J. GRIMM
& DEBRALEE NELSON
DEED REFERENCE: D.B. 5016, PG. 370
MAP REFERENCE: PLAT CABINET 16, SLIDE 440
TAX PIN NUMBER: 8552-00-85-1638
PARCEL ID NUMBER: 00024432
REVISIONS:
11/12/14-RECOMBINE PROPERTY
05/21/18-ADD PROPOSED BUILDING & OVERHEAD
ELECTRIC LINE
08/10/20-ADD PROPOSED ADDITION
09/08/20-REVISE IMPERVIOUS INFORMATION

EXHIBIT C



GRIMM / NELSON
60 SHAW ROAD SW
PINEHURST, NC

PROPOSED LANDSCAPE PLAN
DECEMBER 12, 2020



ALL NEW PLANTINGS WILL BE CONSISTANT IN VARIETY OF THE EXISTING PLANTS. THE LARGER PLANTS ON THE EAST END OF THE HOUSE WILL BE TRANSPLANTED TO BALANCE THE STRUCTURE AND CREATE A MATURE APPEARANCE.

EXHIBIT D



GRIMM / NELSON
60 SLOW RD. SW
EXISTING FRONT ELEVATION
12.12.2020 SOUTH ELEVATION

EXHIBIT E



GRIMM/NELSON

60 SHAW RD SW

12.12.20

PLANTS & TREE TO BE SAVED

EAST ELEVATION

EXHIBIT F



GRAMM/NELSON
EXISTING DOORS TO BE REMOVED
605 HWY RD SW

12.12.20

EXHIBIT G

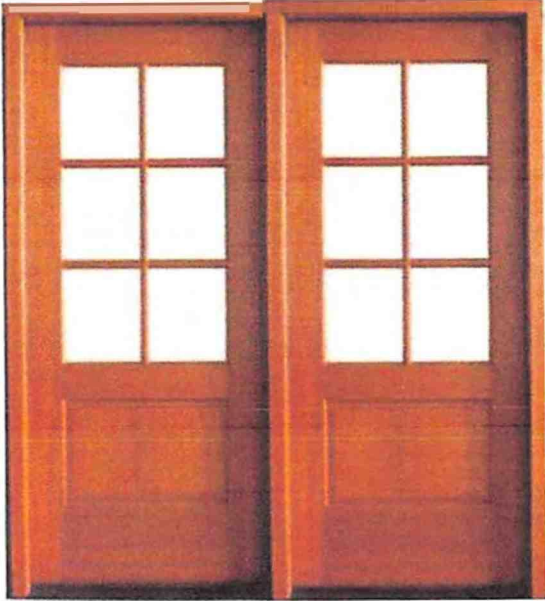
Wesley Davis

Subject:

Jim Secky / DSA-Alexandria TDL 6LT 6/8

12.12.20

Alexandria TDL 6LT 6/8



GO SHOW RD. SW
~~GEMM~~ NELSON

FRONT DOOR
REPLACEMENT

COLOR AS SHOWN
MAHOGANY

OPTIONS:

Lights:

6LT

Type:

Square Top

Glass Options:

Clear Beveled Low E or Flemish Low E

Wood:

Mahogany & Knotty Alder

Single Door:

2'6" x 6'8" x 1 3/4"

2'8" x 6'8" x 1 3/4"

3'0" x 6'8" x 1 3/4"

Double Door:

5'0" x 6'8" x 1 3/4"

5'4" x 6'8" x 1 3/4"

6'0" x 6'8" x 1 3/4"

Wesley Davis / Window Specialist

910-703-5473 (mobile)



Pinehurst, NC 28374

TELE: 910-695-1121
CELL: 910-315-2787
EMAIL: seckyjim@gmail.com

© Jim Secky 2019

GRIMM NELSON
RESIDENCE

60 SHAW RD SW
PINEHURST N.C.

ADDITION & ALTERATIONS

DATE: DEC 12, 2020

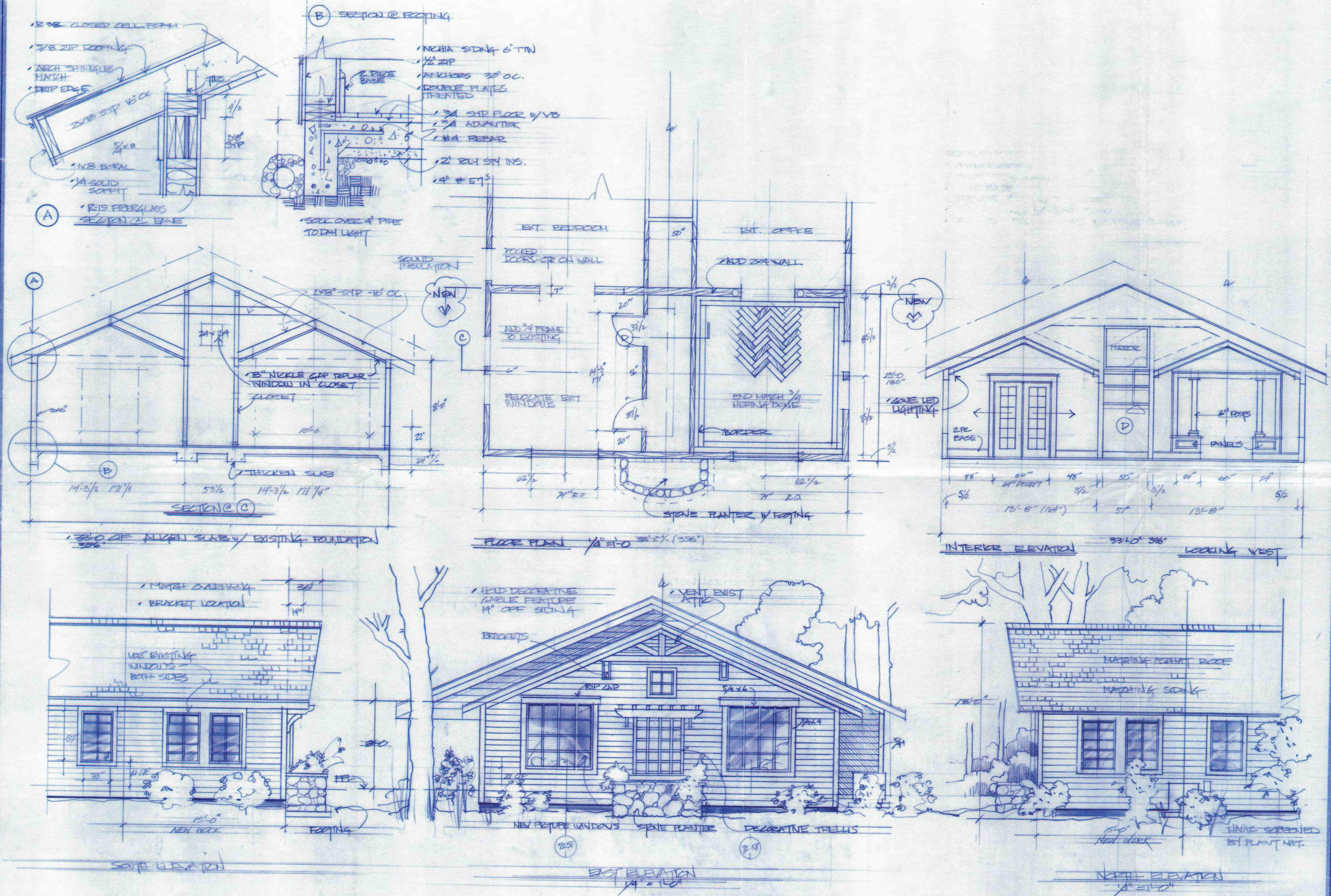
SCALE: $\frac{1''}{4''} = 1-0$

DRAWN BY: J SECKY

REVISÉ:

PLAN
ELEVATIONS
NOT FOR
CONSTRUCTION

A





FINAL ORDER – MAJOR COA REQUEST 87 Short Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 28, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Applicant Judy Davis requesting to construct a 500 square foot addition, modification of an existing garage into an accessory dwelling, addition of a rear yard patio, modification to a front porch, addition of rear yard fencing, replacement of windows, replacement of shutters, removal of multiple trees, and reconfiguration of a driveway.

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

According to the Historic District Guidelines a Major COA is required when:

1. New construction or additions.
2. Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s).
3. 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. The primary structure at 87 Short Road is not listed within the 1996 National Historic Landmark Survey and is not considered a contributing structure.
2. None of the adjacent properties within the public hearing notification area are listed as a contributing structure.
3. Adjacent property information can be found in the staff report.
4. No previous Major COAs have been issued for 87 Short Road.

For the Record

1. The applicant has submitted a material package which includes: photos of the existing structures, site plan, three dimensional renderings, architectural renderings, and a detailed project description.
2. The applicant is requesting a 500 square foot addition, rear yard fencing, conversion of a garage into an accessory dwelling, reconfiguration of a driveway, new shutters, re-design of a street facing porch, removal of multiple trees, a rear yard patio, a pergola, replacement of existing roof, repointing of existing brick, repainting of both accessory structure, and replacement of the front door.
3. The proposed addition is located in the rear yard.
4. The proposed siding material of the new addition is a fibercement shake that resembles wood

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.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations should be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows should have true or simulated divided lights.
 - d. Snap-in muntins are **not appropriate**.
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.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.F.1 - New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.
8. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on streetfacing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
9. 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.
10. 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.

11. 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.
12. 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.
13. Section III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.
14. 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.
15. 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.
16. 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.
17. Sections III.N.5 - Painting copper and terra cotta surfaces is **not appropriate**.
18. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
 - a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.
 - i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
 - ii. Fences **must not** be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
 - b. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.
 - c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.
19. 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.A.4 - If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.
2. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.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.E.2 - Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, should be retained and preserved.
5. Section III.E.4 - Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
6. Section III.F.4 - If repair or replacement of an entire chimney, chimney feature, or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the existing in composition, dimension, size, shape, color, pattern and texture.
7. Section III.F.11 - Chimney caps should be compatible with architectural style of the structure or building.
8. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
9. Section III.H.5 - Decks and patios should be located on the rear or least character-defining elevation of the structure.
10. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
11. Section III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
12. 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.
13. Section III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.
14. Section III.L.9 - New mortar should duplicate the original in strength, color, texture, and composition and match existing mortar joints in width and profile and composition of mortar.
15. Section VII.A.6 - Metal fences should be painted to resemble wrought iron.
16. Section VII.B.1 - The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.
17. Section VII.B.3 - Existing mature trees on the property should be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

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
87 Short Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 87 Short Road:

The following conditions apply to approval of the Certificate of Appropriateness for 87 Short Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 87 Short Road based on the following:



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: January 10, 2021
Subject: Major COA Request for 87 Short Road

Applicant:	Judy Davis
Owners:	Judy Davis
Professional:	Christine Dandeneau
Property Location:	87 Short Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205284641

Request and Background:

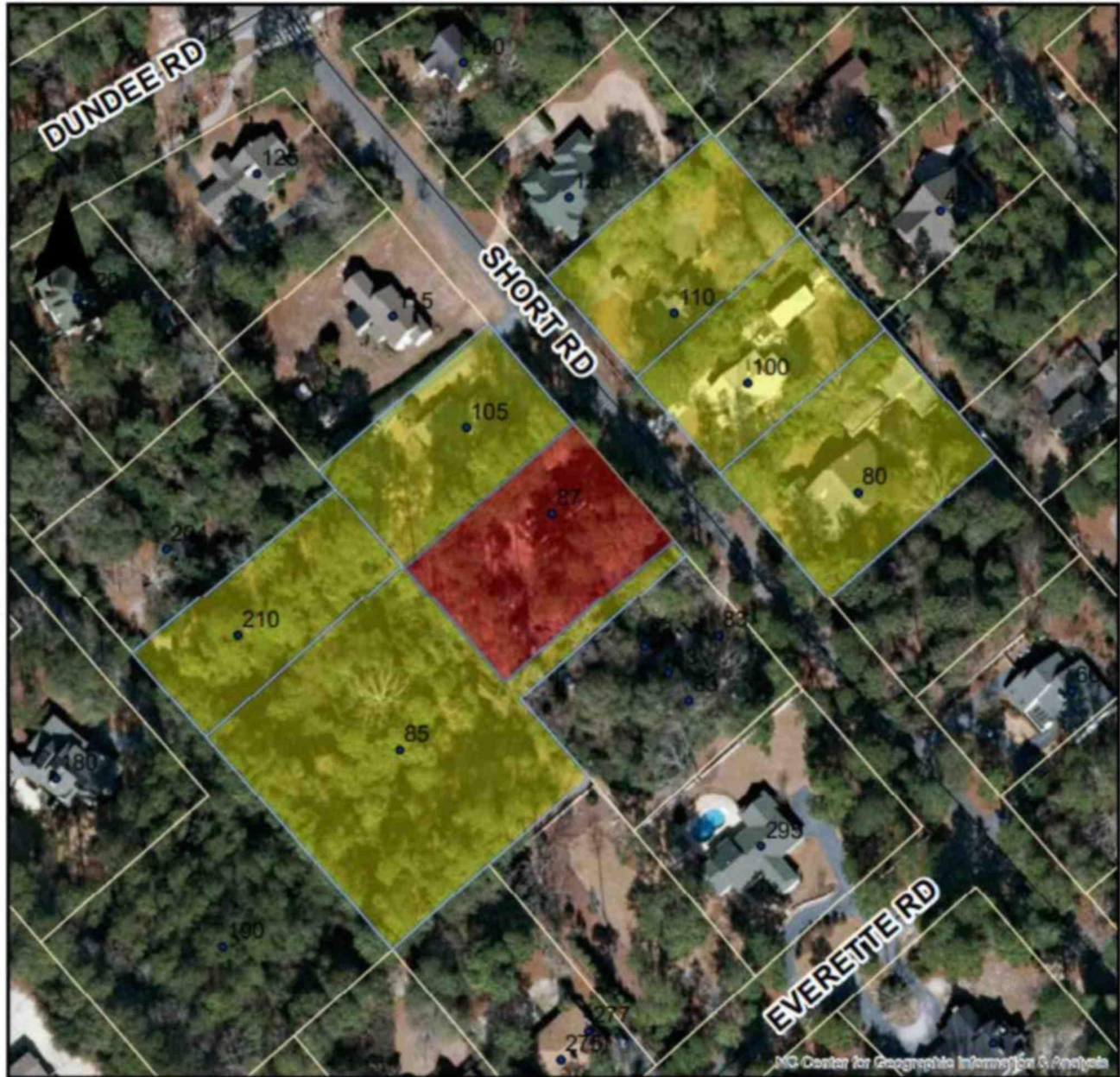
Judy Davis is requesting a Certificate of Appropriateness within the Pinehurst Historic District for multiple exterior modification at 87 Short Road. The modifications include the following: a 500 square foot addition, modification of an existing garage into an accessory dwelling, addition of a rear yard patio, modification to a front porch, addition of rear yard fencing, replacement of windows, replacement of shutters, removal of multiple trees, and reconfiguration of a driveway. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205284641. No previous Major COAs have been issued for 87 Short Road.

The primary structure at 87 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 a 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 COA 2020-00113

#*	Address	Year Built	Contributing	Structure History
1	87 Short Road	1927	No	Not listed within the 1996 Landmark Survey
2	100 Short Road	1926	No	Not listed within the 1996 Landmark Survey
3	80 Short Road	1925	No	Not listed within the 1996 Landmark Survey
4	85 Short Road	NA	No	Vacant Lot
5	210 Dundee Road	1940	No	Not listed within the 1996 Landmark Survey
6	105 Short Road	1923	No	Not listed within the 1996 Landmark Survey
7	110 Short Road	1927	No	Not listed within the 1996 Landmark Survey

87 Short Road Major COA Request January 28, 2020



Legend

- ADDRESS
- Subject Property
- Adjacent Properties Notified
- STREETS

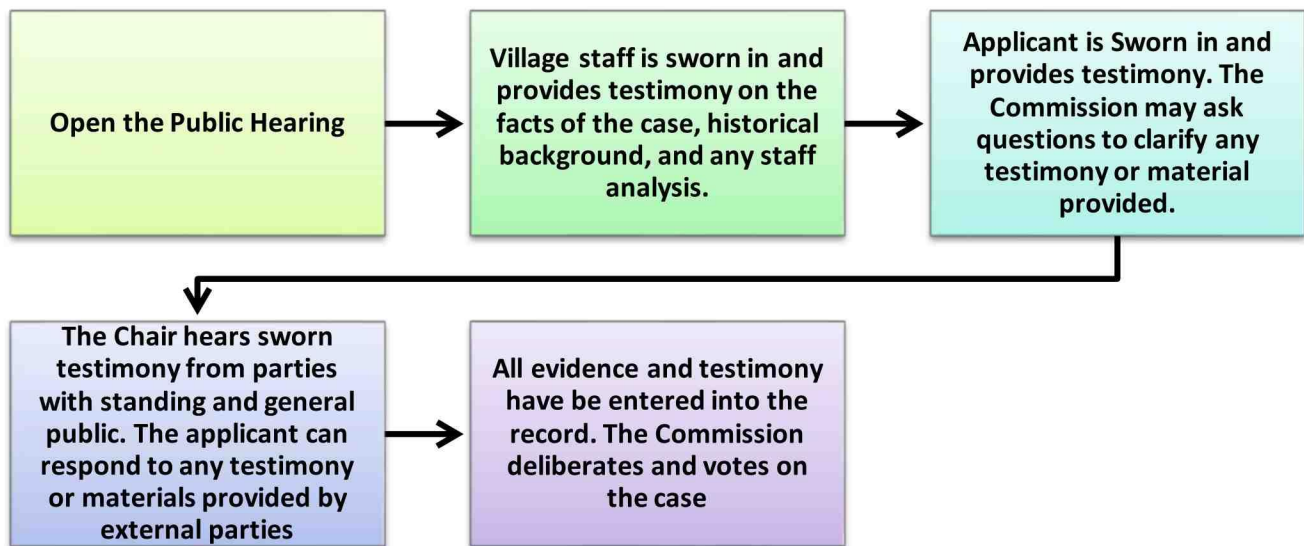
0 75 150 300
Feet

Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains 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 or additions, replacement of windows and doors that are not compatible with the existing window(s) and/or door(s), and replacement of architectural details that changes the design or materials from the existing details are considered Major Work Items.

Additionally, the applicant is requesting the following that are considered minor work: addition of shutters, repainting the existing shed, addition of a rear patio, addition of pergolas, removal of an awning, and rear yard fence.

The applicant has provided a detailed project description, photos of the existing property, architectural elevations, a site plan, three-dimensional renderings, and material exhibits board. 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:

WINDOWS AND DOORS

1. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations should be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows should have true or simulated divided lights.
 - d. Snap-in muntins are **not appropriate**.

The applicant is proposing to replace the windows on the existing primary structure with double hung windows (six over one windows) to match the windows on the proposed addition. The existing windows material is wood and the proposed windows are vinyl. According to the project description the proposed windows will feature simulated divided light.

The applicant is also proposing to replace a solid wood door with a mahogany, wood door that will feature six window panes. The replacement door would not match the existing door, but would add architectural details that would appear to complement existing and proposed details of the home.

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.

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.

The applicant is proposing to replace the existing shutters with new wooden shutters that feature shutter dogs. The proposed shutters would be compatible with the cottage architecture of the home and would appear similar to other shutters within the Historic District.

CHIMNEYS

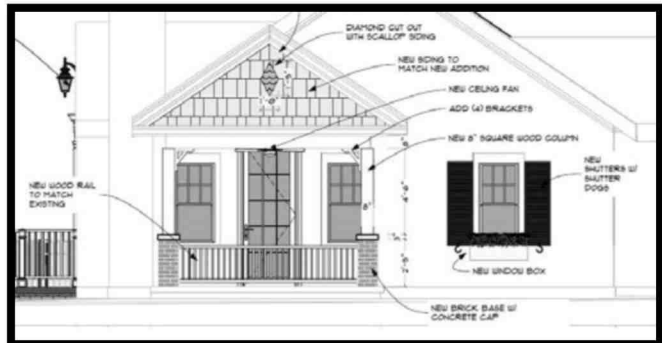
1. Section III.F.1 - New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.

The applicant is proposing to replace the chimney cap with a matching bronze barrel chimney cap.

PORCHES, ENTRANCES AND BALCONIES

1. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on streetfacing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.

The applicant is proposing to alter the façade of a street facing porch. The proposed alteration will result in the addition of architectural detail from both the existing structure and the proposed addition. The incorporation of existing detail such as brick bases to match the brick foundation of the structure and the resurfacing of the gable to match the proposed addition would make the alterations compatible to the architectural character of the structure. Based on the proposed elevation the porch would appear to be similar to other porches within the Historic District.



Existing and Proposed Front Porch

DECKS AND PATIOS

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

The applicant is proposing a rear yard patio that will be constructed out of concrete and feature a white, wood pergola. The location of the patio in rear yard would not obscure, damage, or destroy character defining features and would not be highly visible from the street. The proposed patio based on the elevations and three dimensional renderings would appear to be similar to other patios within the Historic District.

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.

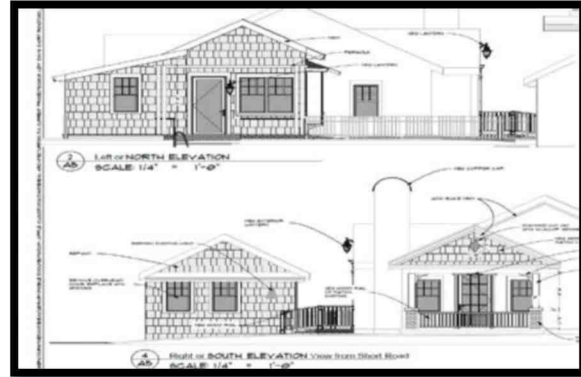
The applicant is proposing a 500 square foot addition to the rear of the structure. Based on the submitted elevations the addition will feature six over one double hung windows, weatheredwood asphalt shingles, and a brick foundation to match the existing structure. The addition differs from the existing structure by its use of Hardie shake siding. Hardie shakes are an engineered wood product that simulates the look and detail of wood. The Hardie shake will match the shake siding of the existing garage. The cottage look of the addition would appear similar to other structures within the Historic District.



Proposed Addition Elevation and Exterior Modifications to Existing Structure

2. 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.

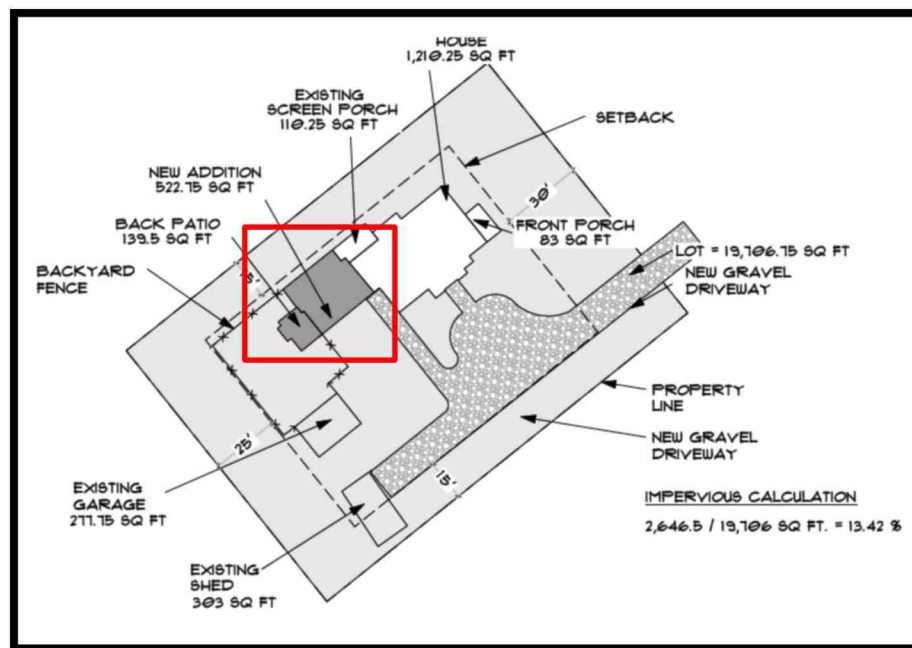
The applicant will not be retaining the existing features of the garage because they are proposing to convert the garage into an accessory dwelling. Accessory dwellings are a use by right within the Historic District. The conversion of the garage into an accessory dwelling will result in the removal of an overhead garage door and addition of multiple windows and an entry door. The proposed windows and doors will match the windows and doors of the primary structure. Based on the submitted material the proposed conversion will not result in an increase in footprint or relocation of the accessory structure.



Proposed Elevation of Accessory Structure

3. 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 located in the rear yard.



Submitted Site Plan

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

Because the proposed addition is located in the rear yard it would not obscure, damage, or destroy the character defining features of an historic primary structure.

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 addition of brick column bases to the street facing porch. The brick bases would be similar to the existing brick façade of the primary structure and would appear similar to other front porch elements within the Historic District.

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 submitted material the brick column bases are not proposed to be painted.

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.

All the proposed paint colors are consistent with the Historic District Guidelines and appear similar to other structures within the Historic District. The siding of the addition is proposed to be painted heathered moss. The trim of the addition and accessory structure is proposed to be painted white. The front door is proposed to be painted autumn wheat. The shutters are proposed to be painted black forest green. The front porch columns and pergolas are proposed to be painted white.

2. Sections III.N.5 - Painting copper and terra cotta surfaces is **not appropriate**.

No copper surfaces have been proposed to be painted.

FENCES AND WALLS

1. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
 - a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.
 - i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
 - ii. Fences **must not** be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
 - b. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.
 - c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

The proposed black aluminum fence will be located in the rear yard. The fence is proposed to be 4' which is compliant with the Historic District Guidelines.



Submitted Three Dimensional Rendering

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.
 - a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
 - b. Tree removal within the Village's right-of-way is regulated by Village Staff.

The applicant is proposing to remove two trees located near the existing garage. It is unclear from the submitted materials whether or not those trees are larger than 12" in DBH.

The applicant has also stated the proposed reconfiguration of the driveway will result in the removal of multiple trees. It is unclear from the material submitted how many trees will be removed and whether or not they exceed 12" in DBH.

Applicable Guidelines Recommendation:

ROOF

1. Section III.A.4 - If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.

The applicant is proposing to replace the existing asphalt shingle roof with in kind weatherwood asphalt shingles.

WINDOWS AND DOORS

1. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.

The new windows and door would appear to retain the existing size and dimensions of the current windows.

2. 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 majority of the windows on the proposed addition, accessory dwelling, and existing structure will be six over one double hung windows.

SHUTTERS AND AWNINGS

1. Section III.E.2 - Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, should be retained and preserved.

The existing shutters featured on the home will not be retained, but will be replaced with shutters that would complement existing and proposed architectural details.

2. 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.

The applicant is proposing new wooden shutters on the street façade of the home. The shutters appear to be equal to the height of the window and one half the width. The shutters are proposed to be painted black forest green, which is within the Pinehurst Color Palette.

CHIMNEYS

1. Section III.F.4 - If repair or replacement of an entire chimney, chimney feature, or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the existing in composition, dimension, size, shape, color, pattern and texture.
 - a. New mortar should match the existing color.
 - b. Compatible substitute material should match the existing in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

As previously stated, the applicant is proposing to replace the existing chimney cap. The replacement will be in accordance with the guidelines as it will be limited to the minimal amount necessary and be a like for like replacement.

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

The like for like replacement would be compatible with the architectural style of the structure.

DECKS AND PATIOS

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

The proposed patio is located in the rear yard.

PORCHES, ENTRANCES AND BALCONIES

1. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
 - a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim should be retained and preserved.
 - b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim should be retained and preserved.
 - c. An existing entrance or porch should not be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.
 - d. A front porch or balcony should not be enclosed in any form unless historically accurate or compatible with the architectural character of the structure.
 - e. If enclosure of a side or rear porch is required, the enclosure should be designed so the character and features of the porch are preserved.
 - f. All decorative porch posts, railings, brackets, cornices and cornice trim should remain uncovered and preserved.

The applicant is proposing to modify an existing streetfacing porch. Many of the existing architectural details will be modified to incorporate additional details from the existing structure and the proposed addition. The existing porch columns will be replaced with new 8" square wood columns that will feature brick bases to match the existing foundation of the home. The gable will be resurfaced with hardie board shakes to match the siding of the proposed addition.

ADDITIONS AND ACCESSORY BUILDINGS

1. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
 - a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
 - b. If the material used on the primary structure is non-conforming with the current Pinehurst Historic District Guidelines, the same material is permitted on additions and accessory buildings.

The applicant is proposing to refinish and repaint the shake siding of the garage. The siding is proposed to be painted heathered moss, which is a muted green color that is compliant with the Historic District Guidelines.

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

New windows and doors will be introduced on the accessory structure and based on the submitted elevations appear compatible with the windows and doors featured on the primary structure.

3. 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 will be similar to existing windows.

4. 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.

MASONRY

1. Section III.L.9 - New mortar should duplicate the original in strength, color, texture, and composition and match existing mortar joints in width and profile and composition of mortar.

The applicant is proposing to update and repoint the existing mortar of the primary structure. Based on the project description the applicant has indicated the intent to match the existing mortar.

FENCES AND WALLS

1. Section VII.A.6 - Metal fences should be painted to resemble wrought iron.

The applicant is proposing a black painted fence that based on the three dimensional renderings appears to resemble wrought iron.

DRIVEWAYS AND OFF-STREET PARKING

1. Section VII.B.1 - The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.

The applicant is proposing to reconfigure the existing driveway and replace it with a like for like crushed stone material. The reconfiguration will result in a single driveway verses a loop driveway and the driveway apron is proposed to be brick.

2. Section VII.B.3 - Existing mature trees on the property should be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

The applicant stated that because of the proposed reconfiguration of the driveway, tree removal will be required. It is unclear from the submitted materials how many trees will be removed as a result of the reconfiguration.

Staff Recommendation:

The applicant has submitted a detailed application package. Based on the submitted documentation the proposed exterior modifications to the existing structure, the conversion of the garage into an accessory dwelling, the proposed rear addition, and proposed site features meet the requirements of the Historic District Guidelines. The request does deviate from a number of guideline recommendations regarding retaining existing detail, however, all proposed modifications appear to complement the cottage architecture of the structure. The applicant is working with the project professional to submit an updated site plan, as well as, provide specifics regarding the removal of trees. If the Commission were to consider approval of this request staff would recommend the 2nd motion:

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.



FINAL ORDER – MAJOR COA REQUEST 1 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 Calvin Burkley, is requesting a Certificate of Appropriateness for addition of an entry columns and associated trim and 91st Hole signage.

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.

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

1. 1 Carolina Vista is listed as a contributing structure.
2. The Country Club was constructed in 1922 and is dominated by a Mediterranean-style character.
3. The Majority of adjacent properties are contributing structures as well.
4. Previous COAs issued

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, floor plan, and sign rendering.
2. The applicant has stated that they will match the material of the existing building.
3. The addition is located on the rear of the structure
4. The addition would not be visible from the street.
5. The proposed addition would alter the architectural detail façade of the building and would increase the building footprint, but does not increase the square footage of the building.

Conclusions of Law

Guideline Requirements:

1. Section V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. Section V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.
3. Section V.A.7 - Wall murals are not permitted in the Pinehurst Historic District. Section V.D.1 - Additions to commercial buildings **must** be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and **must** be congruous with the Pinehurst Historic District.
4. Sections V.D.1 - Additions to commercial buildings **must** be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and **must** be congruous with the Pinehurst Historic District.
5. Sections V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
6. Section V.D.4 - Rooftop additions should be avoided but, if necessary, they **must be** compatible with the character of the building.
7. Section VII.E.4 - Signage **must** be attached in a manner that does not cause permanent damage to the facade of the structure. Flush-mounted signs should be installed in appropriate locations that do not conceal architectural features or details.
8. Section VII.E.2 - Original signage incorporated into the architectural detail of commercial buildings should also be preserved. Section
9. VII.E.3 - Signage color should be in the Village of Pinehurst Color Palette and should be muted in hue.

Guideline Recommendations:

1. Section V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.
2. Section V.A.4 - Paint colors should be in the Village of Pinehurst Color Palette.
3. Section V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
4. Section V.D.3 - Additions should be avoided on primary elevations and placed in the least conspicuous location.
5. Section VII.E.2 - Original signage incorporated into the architectural detail of commercial buildings should also be preserved. Section
6. VII.E.3 - Signage color should be in the Village of Pinehurst Color Palette and should be muted in hue.

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
1 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 1 Carolina Vista:

NONE

The following conditions apply to approval of the Certificate of Appropriateness for 1 Carolina Vista:

NONE

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 1 Carolina Vista based on the following:

The Commission determined that the proposed addition to the side elevation of 1 Carolina Vista to be compliant with the Historic District Guidelines and congruous with the Historic District.



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: January 9, 2021
Subject: Major COA Request for 1 Carolina Vista

Applicant:	Pinehurst LLC
Owners:	Resorts of the Pinehurst Inc
Professional:	Calvin Burkley
Property Location:	1 Carolina Vista
Zoning:	Recreational District (RD)
Current Land Use:	Golf and Tennis Club
Proposed Land Use:	Golf and Tennis Club
PID#	856213032663

Request and Background:

Calvin Burkley of Pinehurst LLC is requesting a Certificate of Appropriateness for exterior modification to the 91st Hole entry at 1 Carolina Vista (Pinehurst No.2 Golf Club). 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.

1 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.

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
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
Golf Shop Addition	2020	Major
Cradle Pavillion	2020	Major

National Historic Landmark Survey Table 1 Carolina Vista

#*	Address	Year Built	Contributing	Structure History
1	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.
2	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)
3	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.
4	10 Azalea Road			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.
5	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.
6	Vacant Village Property	NA	NA	NA
7	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.
8	20 Village Green Road	1930s	Yes	This two-story stuccoed house has a hipped roof, metal casement windows, and a projecting gabled entrance.

#	Address	Year Built	Contributing	Structure History
9	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.
10	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. It is a unique example in the state of an early twentieth-century resort-oriented sports facility that also served as a county fairground for the Sandhills region of the state.
11	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
12	5 Pine Tree Road	1970s	No	Not located within the Historic District
13	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
14	285 McKenzie Road		No	Not mentioned within the Historic Landmark Survey
15	15 Beulah Hill Road		No	Not mentioned within the Historic Landmark Survey
16	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

1 Carolina Vista
Major COA Request
January 28, 2021 HPC Meeting



Legend

- ADDRESS
- Adjacent Notified Properties
- Subject Property
- STREETS

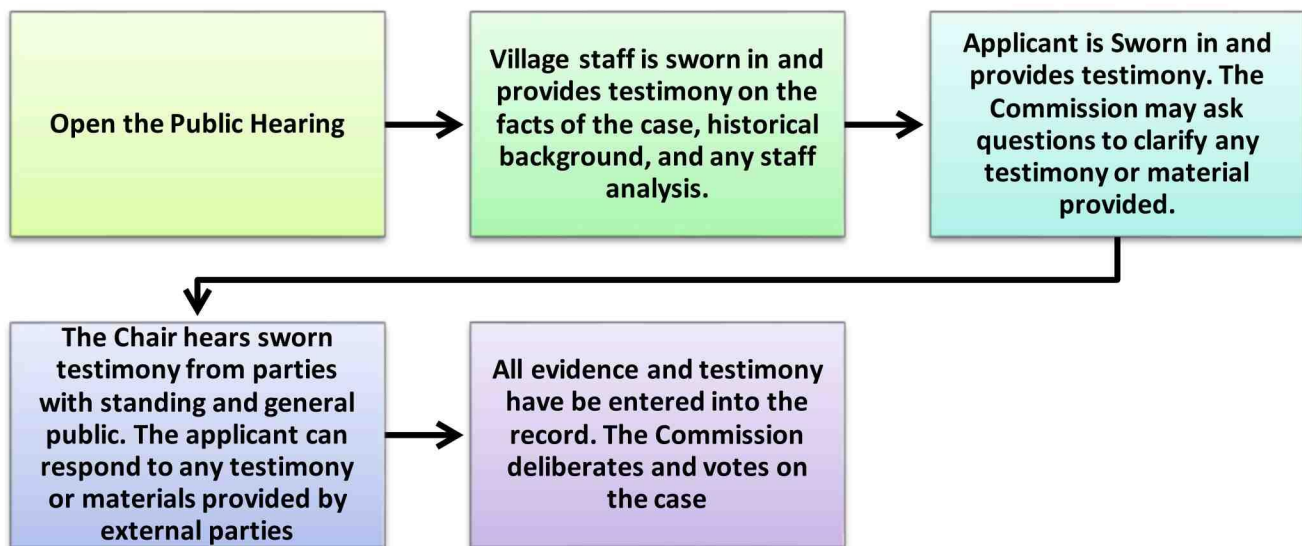
0 500 1,000 2,000
Feet

Evidentiary Hearing Process:

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

The hearing will begin with a staff presentation of the case, which explains 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 replacement of architectural details that changes the design or materials from the existing details are considered Major Work. The applicant is proposing to alter the exterior façade of the 91st Hole with the addition of square columns to the entryway. Additionally, the applicant is proposing to replace the exterior windows and front door with in kind material and the addition of signage. All Major Work must be approved by the Commission.

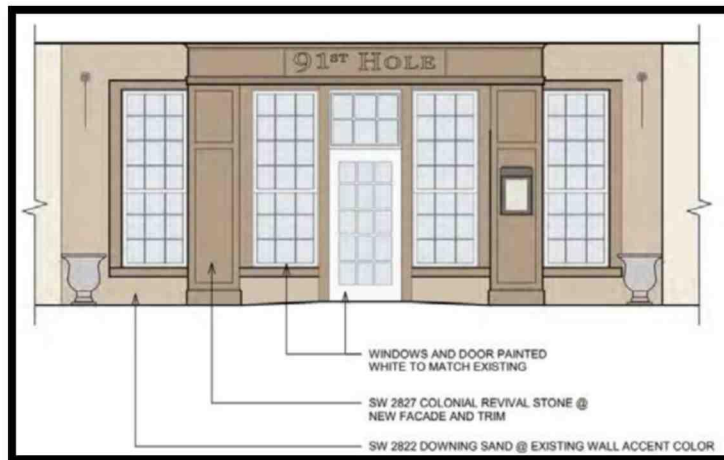
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

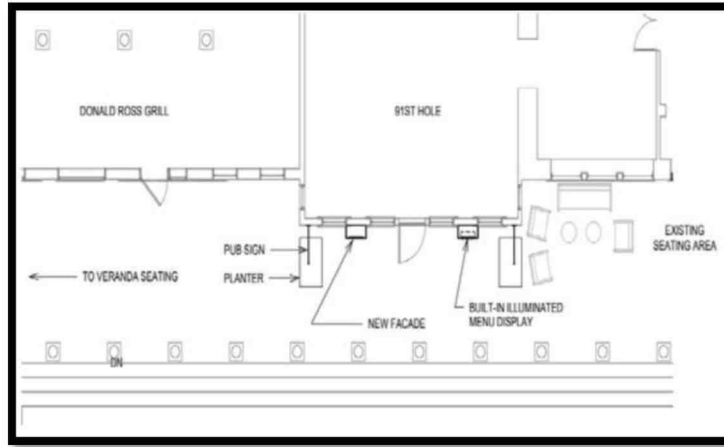
Applicable Guidelines Requirements:

GENERAL GUIDELINES

1. Section V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

The applicant is proposing to alter the existing architectural details of the 91st Hole entrance with addition of modified entry wall columns. The columns will be attached to the existing structure and appear to extend almost to the full height of the wall. All new exterior trim and column material will match the existing stucco of the historic commercial structure.





The applicant is also proposing to replace the windows and doors with in kind options and a six square foot sign. According to the applicant the decision to update the existing entrance was to help make it more distinguished and identifiable to the guests.

Based on the material submitted the applicant appears to be meeting this requirement of the Historic District Guidelines and appears to be similar to the existing architecture of commercial structures within the Historic District.

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

The applicant is not proposing to cover any wall material with coatings or other materials such as vinyl or aluminum siding.

3. Section V.A.7 - Wall murals are not permitted in the Pinehurst Historic District.

A wall mural has not been proposed

ADDITIONS

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

The proposed addition of exterior columns will increase the footprint of the exterior wall, but will not increase the square footage of the structure. By matching the existing stucco material, the proposed addition of the column should complement the existing architecture.

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

The addition of the exterior columns and trim will be made to one of the most photographed views of the Pinehurst Country Club. The proposed additional architectural detail should not impact the existing architecture and the existing covered walkway and archways should provide some screening to the modification.

BUILDING MATERIALS

There are no specific building material requirements for commercial structures outside of what is mentioned above.

SIGNAGE

1. Section VII.E.4 - Signage **must** be attached in a manner that does not cause permanent damage to the facade of the structure. Flush-mounted signs should be installed in appropriate locations that do not conceal architectural features or details.

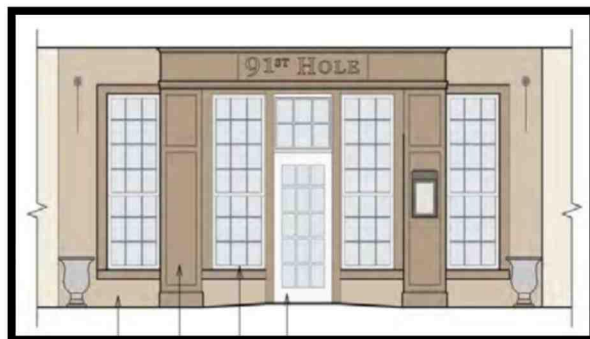
Based on the provided sign elevation the proposed design and style would appear to be easily attached in a manner that would not cause permanent damage to the façade of the structure.

Applicable Guidelines Recommendation:

GENERAL GUIDELINES

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

The applicant's intent to replace the windows in kind and match the stucco material will retain the architectural character of the façade.



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

The applicant is proposing to match the existing color scheme.

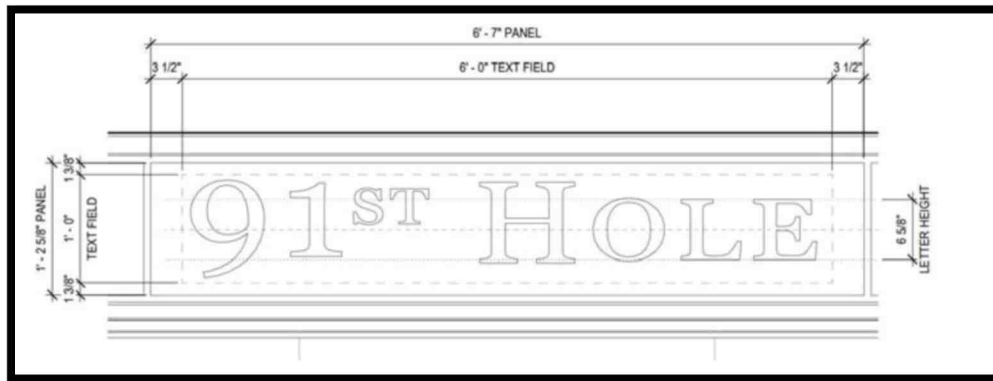
SIGNAGE

1. Section VII.E.2 - Original signage incorporated into the architectural detail of commercial buildings should also be preserved.
 - a. Signs in the Village Center and other commercial areas can reflect the era and the character of the building and the Pinehurst Historic District. They can also incorporate contemporary design and materials if their scale and location are historically appropriate.
 - b. Signage on residential and commercial buildings **must be** congruous with the Pinehurst Historic District.

The proposed 91st Hole sign would appear similar to other signs within the Historic District.

2. Section VII.E.3 - Signage color should be in the Village of Pinehurst Color Palette and should be muted in hue.
 - a. New signage should be composed of materials characteristic of the Pinehurst Historic District, such as wood, stone, or metal. Any substitute materials should present an authentic look and texture.
 - b. New signage should reflect the character of the Pinehurst Historic District.

The 91st Hole sign is proposed to be black channel letters. Channel letter is common throughout the historic district and compliant with the Pinehurst Historic District Palette.



Staff Comments:

The applicant has submitted a complete application. Based on the submitted documentation the proposed addition of columns to the exterior wall, the replacement of windows and doors with in kind options, and proposed addition of signage are all compliant with the Historic District Guidelines. The location and use of existing wall space between existing window openings enables this alterations to be compatible with existing architecture. Lastly, the applicant has stated on the exterior building material list, intent to match the existing building material. 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-2020-00179](#)
File Date: 12/21/2020
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Minor
Description of Work:
Application Name: 190 Midland Rd - application withdrawn; re-entered as Major COA
Address: 190 MIDLAND RD, PH 28374
Owner Name: PARKER, LEANN SCHOOLEY
Owner Address: 229 NE BROAD STREET SOUTHERN PINES SOUTHERN PINES NC 28387
Parcel No: 00015636

Contact Info:

Name:
Organization Name: STATEWIDE ROOFING
Contact Type: Applicant
Contact Primary Address:

Licensed Professionals Info:

Primary: Y
License Number:
License Type:
Name:
Business Name : STATEWIDE ROOFING
Business License#:
Job Value: 0.00
Total Fee Assessed: 100.00
Total Fee Invoiced: 100.00
Balance: 0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure:	Removing cedar shake shingles on home & installing GAF Glenwood Lifetime Shingles.	Type of Work:	Alteration
Existing Use:	Single Family Medium Density	Proposed Use:	Single Family Medium Density
Includes Demolition:	No	Includes Tree Removal:	No
Estimated Cost of Construction:	25500	COA Number:	

PERMIT DATES

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

EXHIBIT A

Front Elevation

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

Rear Elevation

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

Right Elevation

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

Left Elevation

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

Trim

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

Windows

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

Chimney

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

Foundation

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

Front Door

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

Shutters

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

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>
cedar shake	GAF Glenwood	Weather wood

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>
--------------------------	--------------------------	-----------------------

EXHIBIT B

From: [Statewide Roofing Company](#)
To: [Peter Hughes](#)
Subject: Fwd: Village of Pinehurst Commissioner
Date: Wednesday, December 30, 2020 10:00:58 AM

----- Forwarded message -----

From: **Zach Taylor** <zach.t.taylor@gmail.com>
Date: Mon, Dec 28, 2020 at 8:38 PM
Subject: Village of Pinehurst Commissioner
To: Statewide Roofing Company <statewideroofingsandhills@gmail.com>

Hi Kellie,

Please proceed with the Village of Pinehurst Commissioner meeting to approve the selection of the roof replacement choice for [190 Midland Rd, Pinehurst](#).

Please use this email to speak on my behalf.

Sincerely

Zach Taytlor
Owner of 190 Midland
408 499 4979



EXHIBIT D



Quality You Can
Trust...From
North America's
Largest Roofing
Manufacturer!™

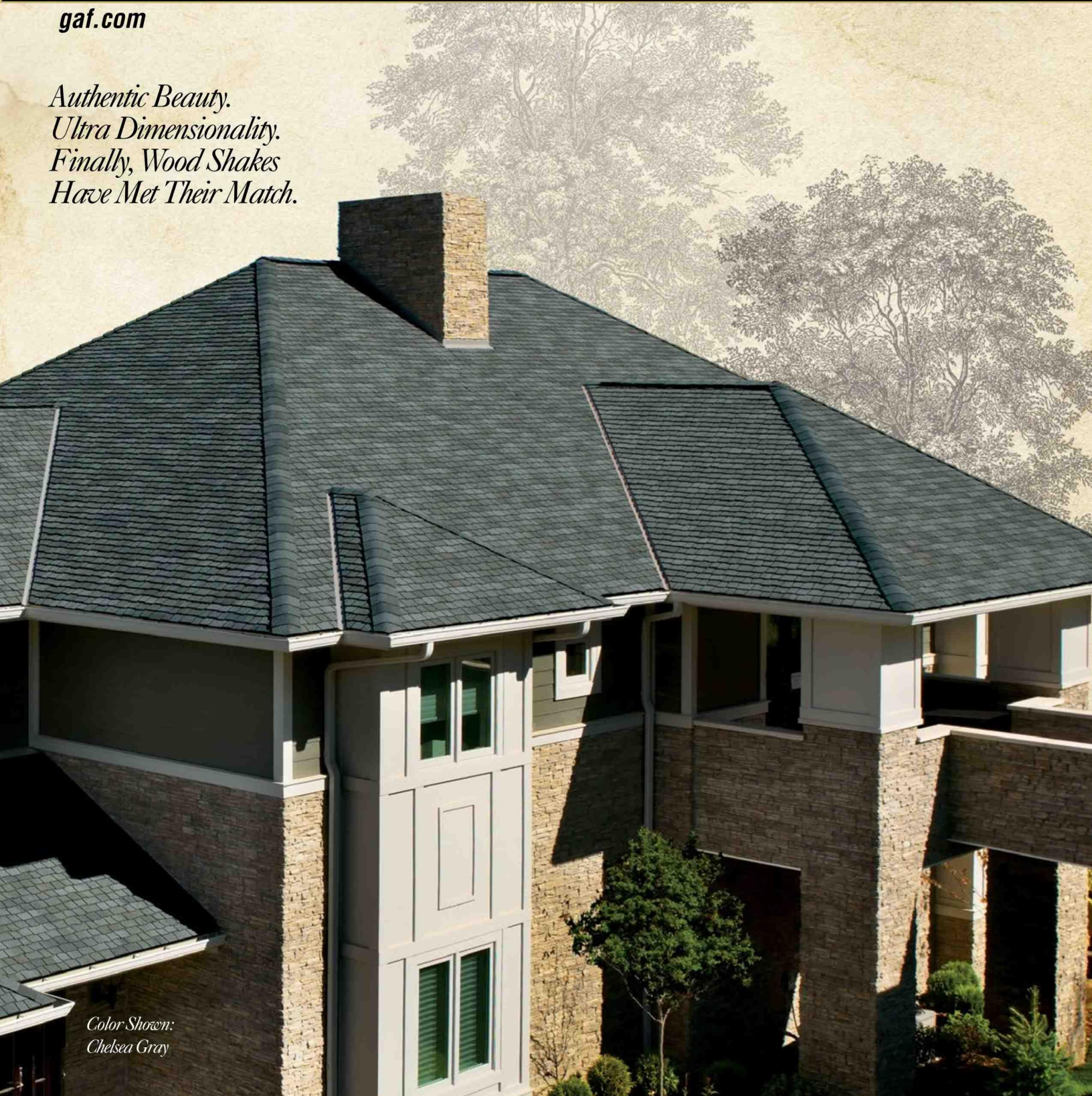
Glenwood®

LIFETIME *Designer* SHINGLES

The Most Authentic Wood Shake-Look Shingles You Can Buy

gaf.com

*Authentic Beauty.
Ultra Dimensionality.
Finally, Wood Shakes
Have Met Their Match.*



Color Shown:
Chelsea Gray

EXHIBIT D

The beauty of wood. Until now, no shingle has ever truly captured the essence of this noble material. Only the innovation of the Glenwood® Shingle — the thickest triple-layer asphalt shingle in existence today — has finally broken the mold. Crafted with the finest attention to detail, this striking shingle distinguishes like no other — with the unparalleled look of genuine hand-cut wood shakes. Embodying all the character, charm, and aesthetic appeal.



EXHIBIT D

Authentic beauty. You know it when you see it.

EXHIBIT D



*We admire that which endures
effortlessly, gracefully. What is time-worn
gives us a connection to the past — a sense
of history. It's no surprise, then, that the
charm and allure of aged hand-crafted
wood is expressed so magnificently through
your Glenwood® Shingles.*

Weathered Wood

*The rich combination of hues in Weathered Wood
makes a handsome statement, adorning your home
with the timeless look of beautifully weathered cedar.*





EXHIBIT F



Realtor.com

300 Midland Rd, Pinehurst, NC 28374 -
realtor.com®

Visit

EXHIBIT G



275 Midland Rd, Pinehurst, NC 28374 | Zillow

Visit

EXHIBIT H



Realtor.com

10 Midland Rd, Pinehurst, NC 28374 -
realtor.com®

Visit

EXHIBIT I



Realtor.com

285 Midland Rd, Pinehurst, NC 28374 -
realtor.com®

Visit

EXHIBIT J



Realtor.com

80 Midland Rd, Pinehurst, NC 28374 -
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EXHIBIT K



Property of FRAR



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EXHIBIT L



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EXHIBIT M



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EXHIBIT N



Zillow

220 Midland Rd, Pinehurst, NC 28374 | Zillow

Visit

EXHIBIT O



Zillow

240 Midland Rd, Pinehurst, NC 28374 | Zillow

Visit

EXHIBIT P

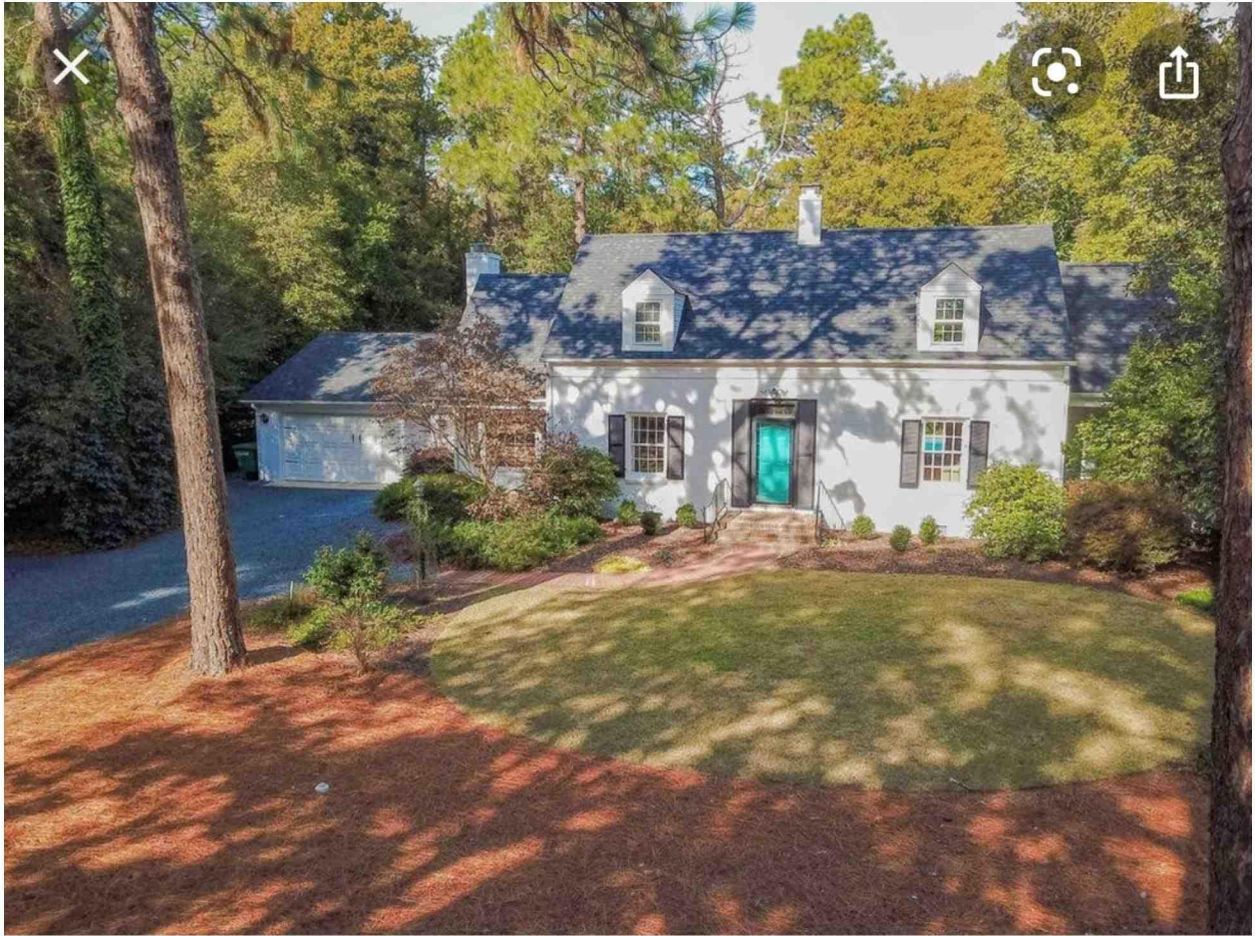


Realtor.com

115 Midland Rd, Pinehurst, NC 28374 -
realtor.com®

Visit

EXHIBIT Q



Realtor.com

175 Midland Rd, Pinehurst, NC 28374 -
realtor.com®

Visit

EXHIBIT R



Realtor.com

150 Midland Rd, Pinehurst, NC 28374 -
realtor.com®

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EXHIBIT S



Realtor.com

150 Midland Rd, Pinehurst, NC 28374 -
realtor.com®

Visit



EXHIBIT A

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	1 Carolina Vista
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	Resorts of Pinehurst, LLC	Home Phone #	910-986-3038
Street Address	PO Box 4000, 80 Carolina Vista	Mobile Phone #	910-986-3038
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	calvin.burkley@pinehurst.com		

Applicant			
Name	Calvin Burkley	Other Phone #	
Email	calvin.burkley@pinehurst.com	Street Address	PO Box 4000, 80 Carolina Vista
Mobile Phone #	910-986-3038	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	We propose to replace the windows in kind to include simulated divided light mullions. We also propose to add applied trim components to existing facade around doors and windows.		
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



EXHIBIT A

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	Stucco	Stucco	SW 2822 Downing Sand
Rear Elevation	NA	NA	
Right Elevation	NA	NA	
Left Elevation	NA	NA	NA
Trim	NA	Stucco	SW 2827 Colonial Revival Stone
Windows	White Vinyl	In Kind	
Chimney	NA	NA	
Foundation	NA	NA	NA
Front Door	Metal	In Kind	In Kind
Shutters	NA	NA	NA
Garage Door	NA	NA	NA
Roof	NA	NA	NA
Roof Exhaust Vents	NA	NA	NA
Front Porch	NA	NA	NA
Deck	NA	NA	NA
Patio	NA	NA	NA
Sidewalk	NA	NA	NA
Sky Lights	NA	NA	NA
Driveway	NA	NA	NA
House Number	NA	NA	NA
Other:			

Required Documents

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

Certification

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

Applicant Signature: _____

Date: 1-7-21

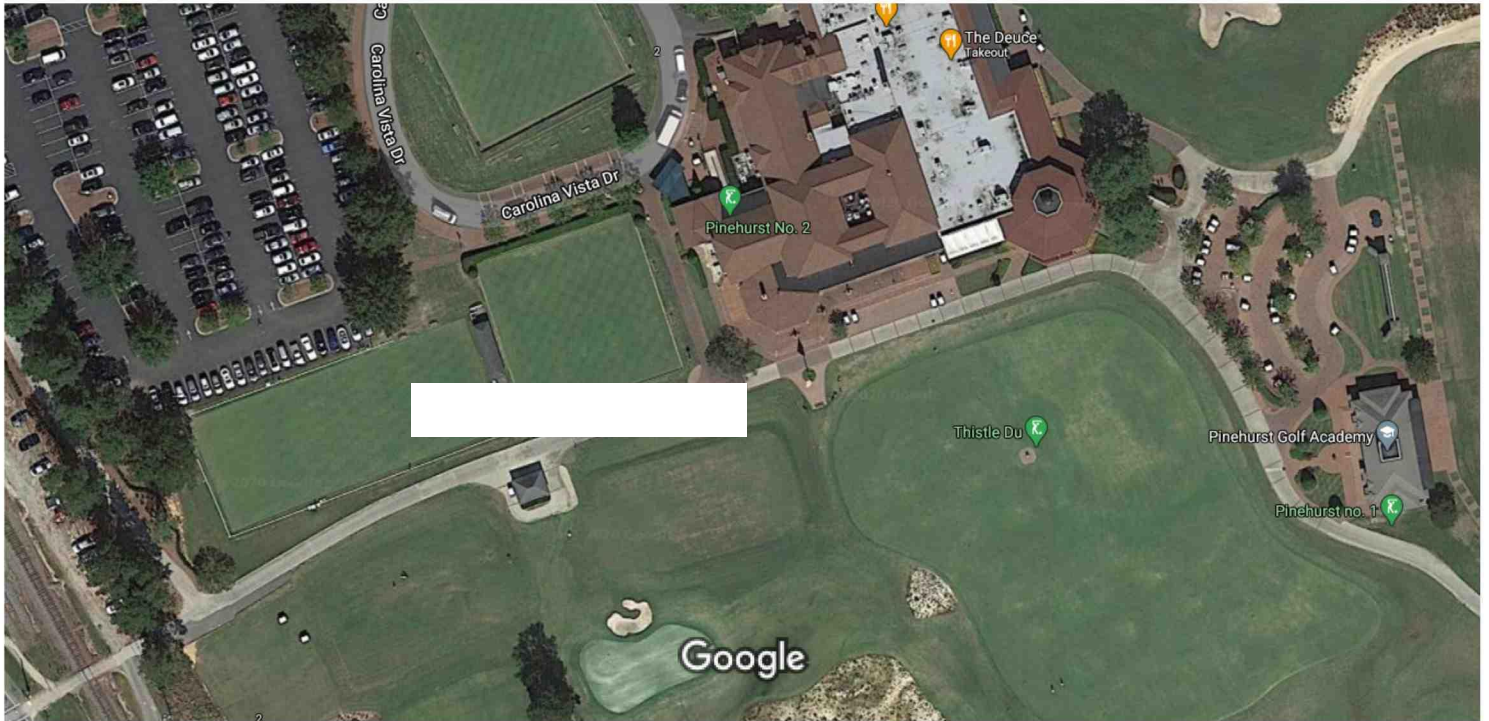
Property Owner Signature: _____

Date: _____

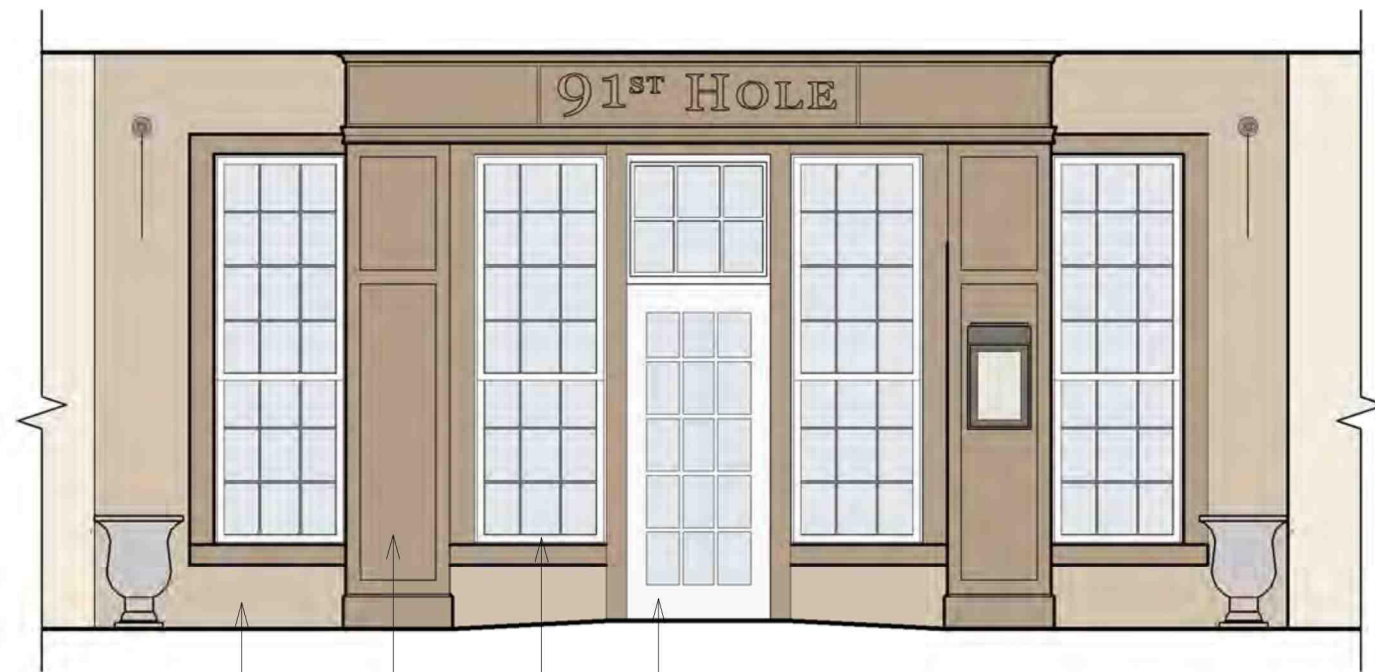
Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



EXHIBIT B



Imagery ©2021 Maxar Technologies, Map data ©2021 50 ft



WINDOWS AND DOOR PAINTED
WHITE TO MATCH EXISTING

SW 2827 COLONIAL REVIVAL STONE @
NEW FACADE AND TRIM

SW 2822 DOWNING SAND @ EXISTING WALL ACCENT COLOR

91st ENTRY - AWNING

1/4" = 1'-0"

1



91st ENTRY - OVERALL

1/8" = 1'-0"

2

TISE-KIESTER
ARCHITECTS

TKa

119 E. Franklin St, Suite 300
Chapel Hill, NC 27514
telephone 919-967-0158
www.tisekiester.com

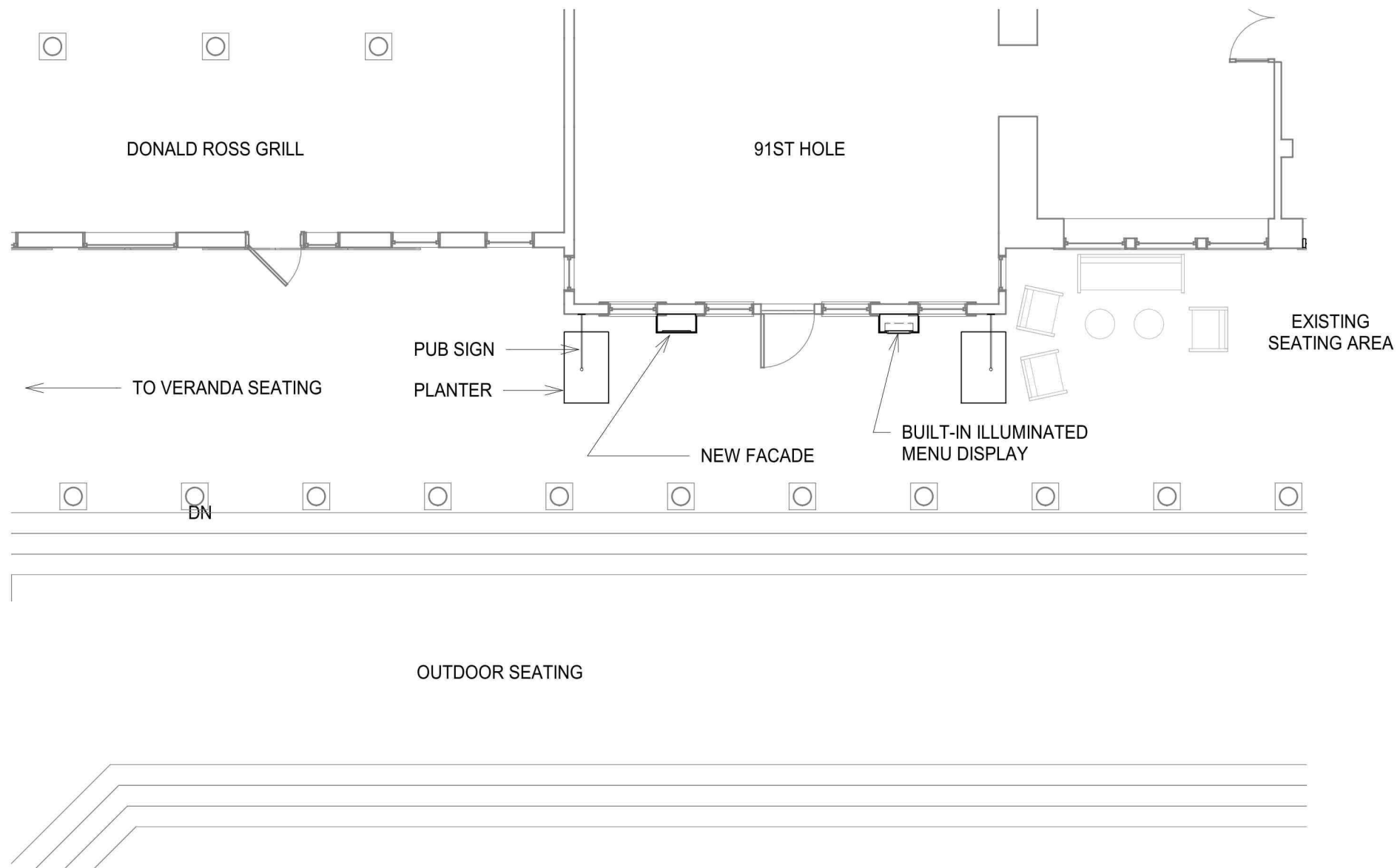
91st HOLE ENTRY - ELEVATIONS

Scale: As indicated
Date: 01/04/2021
Job Name: PINEHURST RESORT
Job No: 2011
Reference:

Sheet

SK1

PRELIMINARY -
NOT FOR
CONSTRUCTION



91st HOLE - NEW ENTRY FLOOR PLAN

1/8" = 1'-0"

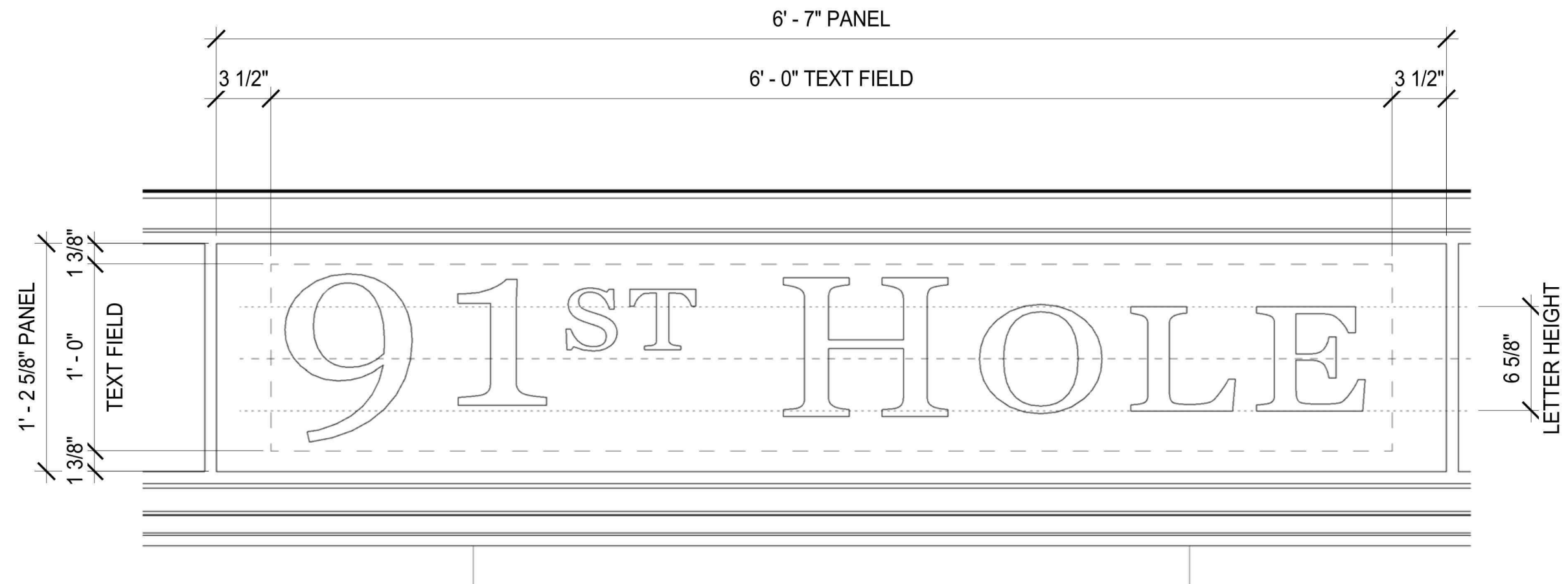
1

91st HOLE ENTRY - PLAN

Scale: 1/8" = 1'-0"
Date: 01/04/2021
Job Name: PINEHURST RESORT
Job No: 2011
Reference:

Sheet
SK2

PRELIMINARY -
NOT FOR
CONSTRUCTION

**NOTE:**

LETTERING SIZED FOR IDEAL VIEWING DISTANCE OF +/- 70'-0"
 MAX LEGIBILITY DISTANCE OF +/- 275'-0"

91st ENTRY - SIGNAGE DETAIL

1 1/2" = 1'-0"

1

91st HOLE - SIGNAGE DETAILS

Scale: 1 1/2" = 1'-0"
 Date: 01/08/2021
 Job Name: PINEHURST RESORT
 Job No: 2011
 Reference:

Sheet

SK3



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: January 7, 2020
Subject: Major COA Request for 11 Village Lane

Applicant:	Chris Cleaveland
Owners:	Nancy and Jim Hyler
Professional:	Chris Cleaveland
Property Location:	11 Village Lane
Land Use:	Single Family Residence
PID#	855208878559

Request and Background:

Chris Cleaveland is requesting a Certificate of Appropriateness for the exterior modification of a structure located within the Pinehurst Historic District at 11 Village Lane. The applicant is proposing to replace a portion of the existing asphalt roofing with metal roofing and replace the existing front door with a door that does not match existing details. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855208878559.

Previously Issued COAs for 11 Village Lane

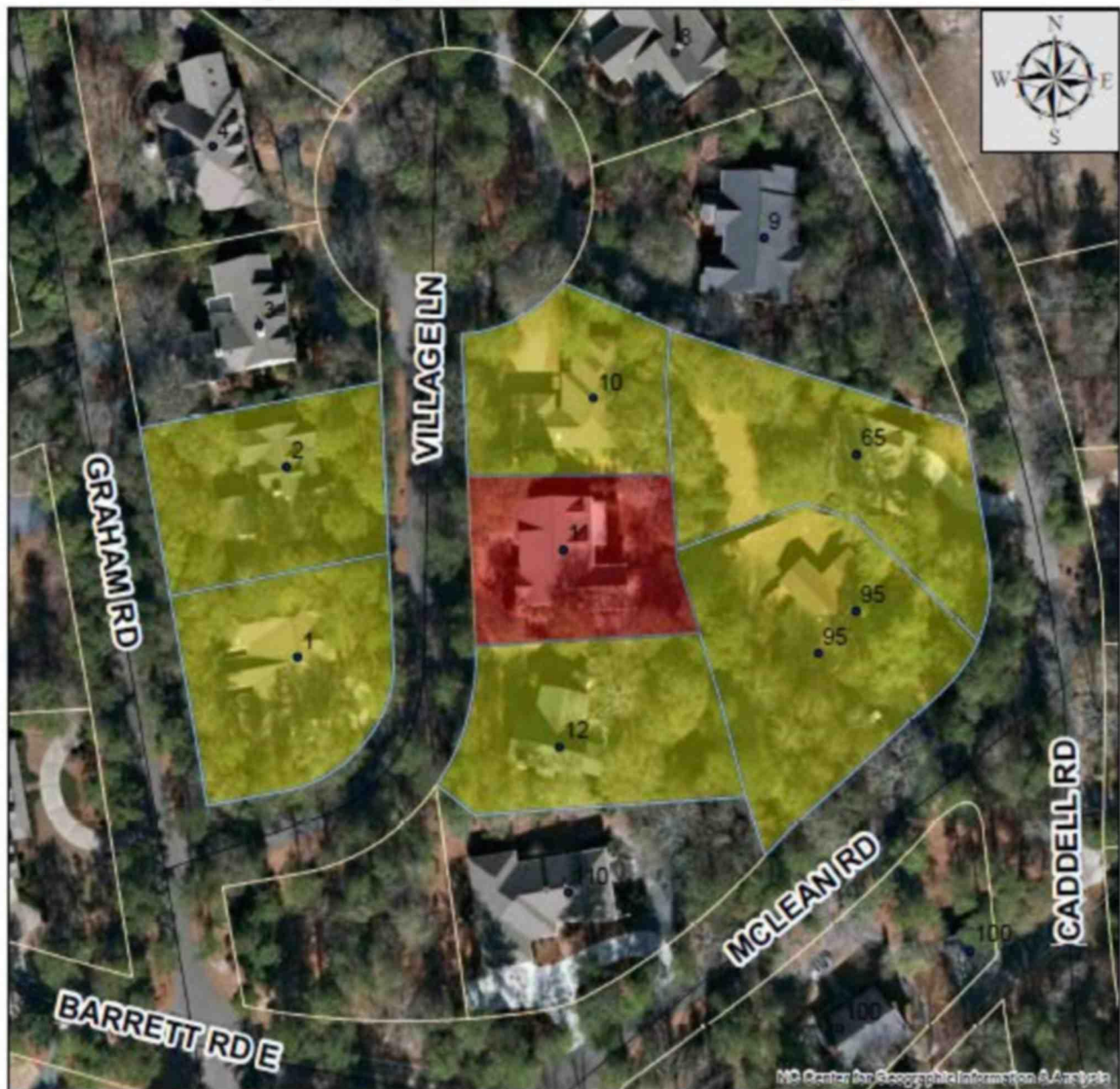
Description	Year	Minor or Major
Replace Driveway	2018	Minor
Removal of trees, addition of deck, addition of walkway	2018	Minor

The subject property, 11 Village Lane was constructed in 2001 and is not listed within the 1996 National Historic Landmark Survey. All of the adjacent properties within the public hearing notification area are also not listed within the National Historic Landmark Survey. The table and map on the following pages includes the construction date of each property and a brief history of each property from the 1996 National Historic Landmark Survey, if available.

National Historic Landmark Survey Table for 11 Village Lane

#*	Address	Year Built	Contributing	Structure History
1	11 Village Lane	2001	No	Structure is not listed within the National Historic Landmark Survey
2	10 Village Lane	1990	No	Structure is not listed within the National Historic Landmark Survey
3	65 Caddell Road	2013	No	Structure is not listed within the National Historic Landmark Survey
4	95 Mclean Road	1970	No	Structure is not listed within the National Historic Landmark Survey
5	12 Village Lane	1987	No	Structure is not listed within the National Historic Landmark Survey
6	1 Village Lane	1990	No	Structure is not listed within the National Historic Landmark Survey

11 Village Lane
Major COA Request
January 28, 2021 HPC Meeting



Legend

- ADDRESS
- Adjacent Properties Notified
- Subject Property
- STREETS

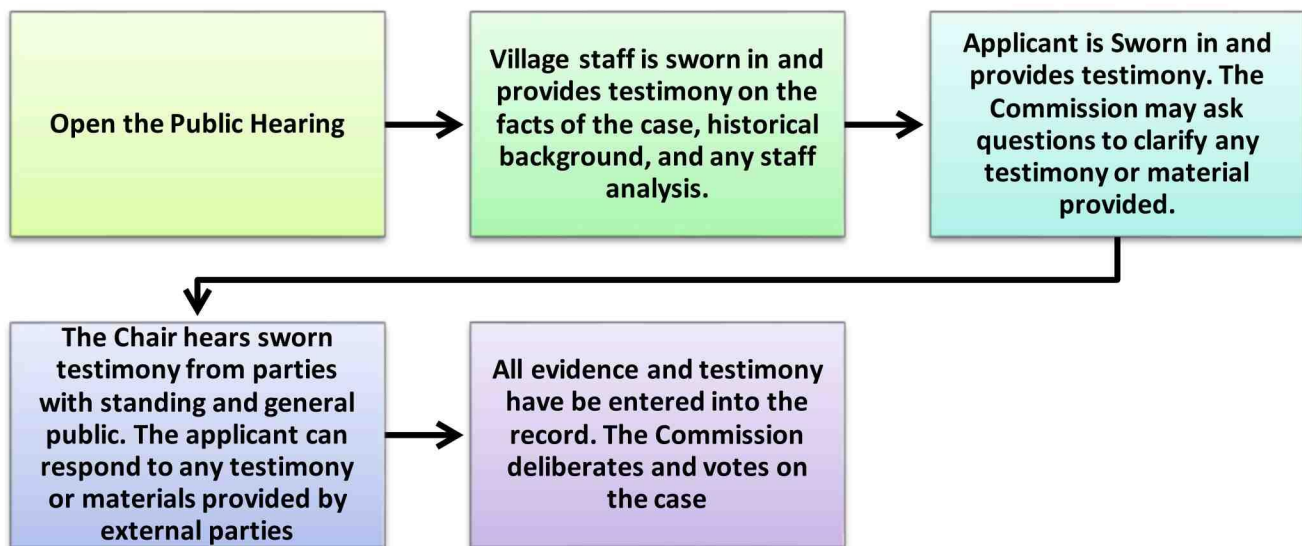
0 50 100 200
Feet

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines, replacement of doors and windows that are not the same style, material, size, and color as the existing doors and windows and replacement of roofing with a different material or style from that being replaced require a Major COA.

The roof replacement portion of this request is a retroactive request. The applicant did not receive approval for the installation of metal roofing and the construction of the metal roof has been completed. The metal roof was installed over the front entry of the home and was done to resolve a water leak issue. Once the applicant and homeowners were notified of the error, they took immediate action to submit a COA application to rectify and resolve their error. In addition to the roofing request, the applicant is proposing to replace the existing front door, with a door that does not match existing detail. All Major Work **must** be approved by the Commission.

The applicant has provided a detailed project description, photos of the roof prior to alteration, photos of the existing metal roof, photos of the existing door, material samples of the metal roofing and new door, and photos of other homes that exhibit metal roofs.

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:

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 applicant is not proposing to alter the form, shape, or slope of the existing roofline. The addition of the metal roofing does not appear to have changed the shape or slope of the existing roof. The addition of metal roofing over the entry of the home acts as an architectural accent that would appear similar to other homes within the Historic District. The applicant has submitted a number of photos documenting the congruity of metal roofing throughout the District.



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.

The applicant is not proposing a new door opening.

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 black paint for the front door, white for the trim material, and a black matte finish for the metal roof. All proposed colors are compliant with Pinehurst Color Palette.

Applicable Recommendations from the Historic District Guidelines:

ROOFS

1. Section.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.

The applicant has replaced a portion of the asphalt shingles with metal roofing. This change in material does alter the existing decorative feature of the roof, however metal is a guideline compliant material and exhibited on other homes throughout the district.

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.

The metal roofing appears to be compatible with the architecture of the existing structure based on the submitted photos. According to the submitted material the metal roof that was installed is Nailstrip Panel Roofing, 16" wide panels, with a flat profile, and matte black finish.

3. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.

The submitted roofing material documentation indicates that the height of the seams is not greater than 1 inch and appears to be less than one quarter inch in width.

WINDOWS AND DOORS

1. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

The applicant is proposing a new front door that would include additional architectural details that the existing door does not possess.



2. Section III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.

The applicant is proposing to replace the front door of the existing home but will not be matching it like for like. Based on the submitted documentation the existing front door is a solid fiberglass door and the proposed front door is a solid oak door that features decorative glass panes.

3. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.

The proposed door would not alter the existing size and dimension of the existing opening.

4. Section III.C.6 - Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.

It is unclear from the application materials whether the door surrounds will match the original doorway.

5. 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 applicant is proposing a new door which will include the addition of glass panes into the design of the door.

6. 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 size, shape, positioning, location, and proportion of the proposed door are not changing. The proposed door would appear to be compatible in pattern and detail with the existing windows and doors of the home.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. Based on the submitted documentation the metal roof is compliant with the dimensional recommendation for metal roofing, however the matte black finish is not compliant with the recommendation of dark silver or dark gray coloring. However, the matte black finish does meet the intent of having a muted color scheme for metal roofing materials and the matte finish should reduce any potential reflective glare. Based on the applicant's submitted photos, the metal roofing appears similar to other roofs within the Historic District and architecturally compatible. Lastly the proposed front door, is compliant with Historic District Guidelines and appears to be architecturally similar to other doors within the Historic District based on the submitted photos. 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.



FINAL ORDER – MAJOR COA REQUEST 11 Village Lane
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 28, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Applicant Chris Cleaveland and homeowners Jim and Nancy Hyler are requesting to replace the front door and to replace portion of the asphalt shingle roof with metal roofing at 11 Village Lane.

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. According to the Historic District Guidelines a Major COA is required when a replacement door does not match the style, material, size, and color of the existing window.
2. According to the Historic District Guidelines a Major COA is required when replacing roofing with a different material or style from that being replaced.

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

1. 11 Village Lane was constructed in 2001 and is not considered a contributing structure.
2. Adjacent property information can be found in the staff report.

Previously Issued COAs for 30 Everett Road		
Description	Year	Minor or Major
Replace Driveway	2018	Minor
Removal of trees, addition of deck, addition of walkway	2018	Minor

For the Record

1. The applicant has submitted a material package which includes: photos of the roof prior to alteration, photos of the existing metal roof, photos of the existing door, material samples of the metal roofing and new door, and photos of other homes that exhibit metal roofs.
2. The applicant is requesting to replace asphalt roofing with metal roofing.
3. The proposed metal roofing is 16" flat panels, with seam height of one inch, and a matte black finish.
4. The applicant is proposing to replace the existing front door with a new door that does not match the material, color, or style of the existing front door.
5. The proposed front door is made from a composite material, will feature multiple window panes, and proposed to be painted black.
6. All proposed changes are visible from the street/public view.

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.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.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
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.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.
4. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
5. Section III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.

6. Section III.C.5 - Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
7. Section III.C.6 - Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
8. 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.
9. 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
11 Village Lane

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 11 Village Lane:

The following conditions apply to approval of the Certificate of Appropriateness for 11 Village Lane:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 11 Village Lane based on the following:



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: January 13, 2021
SUBJECT: Staff Approvals of Minor Work

**STAFF APPROVALS REPORT FOR LOCAL HISTORIC
DISTRICT January 28, 2021 MEETING
12/10/2020 TO 01/09/2021**

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Replacement of awning for Le Femme Chateau	COA-2021-00005	1/7/2021	1/7/2021	44 Chinquapin Road	Jim Saunders
Replace brick column	COA-2021-00004	1/7/2021	1/10/2021	225 Beulah Hill Road	Barry Buchele
Exterior repaint within approved color palate	COA-2021-00002	1/5/2021	1/6/2021	165 Linden Road	David Dahlem
Hot tub & concrete pad	COA-2020-00182	12/28/2021	1/5/2021	25 Barrett Road	Jessica Neely
Re-roof at Holly Inn	COA-2020-00175	12/14/2020	12/16/2020	155 Cherokee Road	Pinehurst LLC
Multiple compliant signs for Ikonic Salon & Boutique	COA-2020-00172	12/10/2020	12/11/2020	105 Cherokee Road #1G	Marty McKenzie

EXHIBIT A

Record Id: [COA-2020-00178](#)

File Date: 12/21/2020

Application
Status: In Review

Application
Type: Historic Certificate of Appropriateness - Major

Description of
Work: Repair Water Damaged Roof @ Front Porch Area - Remove existing shingles and rotted roof sheathing, replace with NEW plywood roof sheathing, Install NEW metal roof panels in lieu of shingles to avoid the NEW shingles NOT matching the existing shingles upon replacement. Repair Water Damaged Fascia & Trim @ Front Porch Area - Remove existing rotted trim and fascia, replace with NEW - Decorative exposed rafter tails to be deleted and standard boxing & soffit installed to match the remaining house! Remove existing FRONT DOORS that have weather damage and replace with NEW Front Doors with GLASS panels!

Application
Name: 11 Village lane - Jim & Natalie Hyler

Address: 11 VILLAGE Ln, PH 28374

Owner Name: James Boyd Jr & Natalie Hyler

Owner Address: 11 VILLAGE LANE PINEHURST PINEHURST NC 28374

Parcel No: 00028648

Contact Info:

Name: Chris Cleaveland

Organization
Name:

Contact Type: Applicant

Contact Primary
Address:

Licensed Professionals Info:

Primary: N

License Number:

License Type:

Name:

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:	Replace existing Shingle Roof over the Front Porch area with Standing Seam Metal Roof Panels (New shingles will NOT match existing shingles!) Replace existing TRIM & FASCIA with NEW. Remove existing FRONT DOORS and replace with NEW Front Doors with GLASS.	Type of Work:	Alteration
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EXHIBIT A

Existing Use:	Single Family Low Density	Proposed Family Use:	Single Low Density
Includes Demolition:	Yes	Includes Tree Removal:	No
Estimated Cost of Construction:	7500	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
See PHOTO	NO CHANGE	Same - NO Change

Rear Elevation

Existing Material	Proposed Material	Proposed Color
See PHOTO	NO Change	Same - NO Change

Right Elevation

Existing Material	Proposed Material	Proposed Color
See PHOTO	NO Change	Same - NO Change

Left Elevation

Existing Material	Proposed Material	Proposed Color
See PHOTO	NO Change	Same - NO Change

Trim

Existing Material	Proposed Material	Proposed Color
Exposed Wood Rafter Tails	PVC Trim with Wood Soffits & Vents	WHITE

Windows

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

Chimney

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

Foundation

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

Front Door

Existing Material	Proposed Material	Proposed Color
Wood Panel Doors (Pair)	Composite Wood / Fiberglass with GLASS Panels Painted "BLACK"	

Shutters

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

EXHIBIT A

Garage Door

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

Roof

Existing Material	Proposed Material	Proposed Color
Shingles (Grey)	Standing Seam Metal Roof & Trim	Matte BLACK

Roof Exhaust Vents

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

Front Porch

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

Deck

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

Patio

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

Sidewalk

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

Sky Lights

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

Driveway

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

House Number

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

Other

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

Record Id: [COA-2020-00178](#)

File Date: 12/21/2020

Application
Status: In Review

Application
Type: Historic Certificate of Appropriateness - Major

Description of
Work: Repair Water Damaged Roof @ Front Porch Area - Remove existing shingles and rotted roof sheathing, replace with NEW plywood roof sheathing, Install NEW metal roof panels in lieu of shingles to avoid the NEW shingles NOT matching the existing shingles upon replacement. Repair Water Damaged Fascia & Trim @ Front Porch Area - Remove existing rotted trim and fascia, replace with NEW - Decorative exposed rafter tails to be deleted and standard boxing & soffit installed to match the remaining house! Remove existing FRONT DOORS that have weather damage and replace with NEW Front Doors with GLASS panels!

Application
Name: 11 Village lane - Jim & Natalie Hyler

Address: 11 VILLAGE Ln, PH 28374

Owner Name: James Boyd Jr & Natalie Hyler

Owner Address: 11 VILLAGE LANE PINEHURST PINEHURST NC 28374

Parcel No: 00028648

Contact Info:

Name: Natlie Hyler

Organization
Name:

Contact Type: Applicant

Contact Primary
Address:

**Licensed
Professionals
Info:**

Primary: N

License Number:

License Type:

Name:

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:	Replace existing Shingle Roof over the Front Porch area with Standing Seam Metal Roof Panels (New shingles will NOT match existing shingles!) Replace existing TRIM & FASCIA with NEW. Remove existing FRONT DOORS and replace with NEW Front Doors with GLASS.	Type of Work:	Alteration
--	---	------------------	------------

Existing Use:	Single Family Low Density	Proposed Family Use:	Single Low Density
Includes Demolition:	Yes	Includes Tree Removal:	No
Estimated Cost of Construction:	7500	COA Number:	
<u>PERMIT DATES</u>			
Application Expiration Date:			
Permit Issued Date:			
Permit Expiration Date:			

Front Elevation

Existing Material	Proposed Material	Proposed Color
See PHOTO	NO CHANGE	Same - NO Change

Rear Elevation

Existing Material	Proposed Material	Proposed Color
See PHOTO	NO Change	Same - NO Change

Right Elevation

Existing Material	Proposed Material	Proposed Color
See PHOTO	NO Change	Same - NO Change

Left Elevation

Existing Material	Proposed Material	Proposed Color
See PHOTO	NO Change	Same - NO Change

Trim

Existing Material	Proposed Material	Proposed Color
Exposed Wood Rafter Tails	PVC Trim with Wood Soffits & Vents	WHITE

Windows

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

Chimney

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

Foundation

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

Front Door

Existing Material	Proposed Material	Proposed Color
Wood Panel Doors (Pair)	Composite Wood / Fiberglass with GLASS Panels Painted "BLACK"	

Shutters

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

Garage Door		
Existing Material	Proposed Material	Proposed Color

Roof		
Existing Material	Proposed Material	Proposed Color
Shingles (Grey)	Standing Seam Metal Roof & Trim	Matte BLACK

Roof Exhaust Vents		
Existing Material	Proposed Material	Proposed Color

Front Porch		
Existing Material	Proposed Material	Proposed Color

Deck		
Existing Material	Proposed Material	Proposed Color

Patio		
Existing Material	Proposed Material	Proposed Color

Sidewalk		
Existing Material	Proposed Material	Proposed Color

Sky Lights		
Existing Material	Proposed Material	Proposed Color

Driveway		
Existing Material	Proposed Material	Proposed Color

House Number		
Existing Material	Proposed Material	Proposed Color

Other		
Existing Material	Proposed Material	Proposed Color



SBS
Sandhills Building Systems

SBS
Sandhills Building Systems

Chris Cleaveland

707 South Pinehurst St.
Suite E
Aberdeen, NC 28315
C: 910-690-7778
O: 910-944-3007
chris.sbsnc@gmail.com

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

JIM AND NATALIE HYLER
11 VILLAGE LANE - PINEHURST, NC



OBJECTID 26282	PIN 855208878559	Neighborhood 655B	Township 06	Class RI	Owner's Name HYLER, JAMES BOYD JR
Owner's Name 2 HYLER, NATALIE CROCKER	Mailing Address 52 STUYVESANT ROAD	City ASHEVILLE	STATE NC	Zip Code 28803	Taxable Acres 0
Total Value 596980	Building Value 496980	Land Value 100000	Stamp Value 1798	Property Description VILLAGE LANE LOT 11	Deed Book 5428
Deed Page 363	Transaction Date 9/25/2020 12:00:00 AM	Year Built 2001	Parcel ID 00028648	Parcel ID Short 00028648	Tax Jurisdiction PH
Valid Sales Date 9/25/2020 12:00:00 AM	Land Status IMPROVED	Mailing Address cont.			

EXHIBIT D



Moore.mgd
Printed December 11, 2020
See Below for Disclaimer



Address

Parcels

County

Streets

Highways

Lakes and Rivers



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11 Village Lane - "FRONT" PROPERTY ELEVATION

EXHIBIT E



"RIGHT" PROPERTY ELEVATION

EXHIBIT F



"REAR" PROPERTY ELEVATION

EXHIBIT G



"RIGHT" PROPERTY ELEVATION

EXHIBIT I



****COMPLETED Front Porch ELEVATION****

EXHIBIT J



****COMPLETED FRONT PORCH REPAIRS with NEW METAL ROOFING****

EXHIBIT K



****COMPLETED FRONT PORCH REPAIRS with NEW METAL ROOFING****

EXHIBIT L



****NEW Boxed-IN Overhang with Vented SOFFIT to "MATCH" the EXISTING HOUSE DETAILS - DELETED the "DECORATIVE" RAFTER-TAILS****



EXHIBIT M

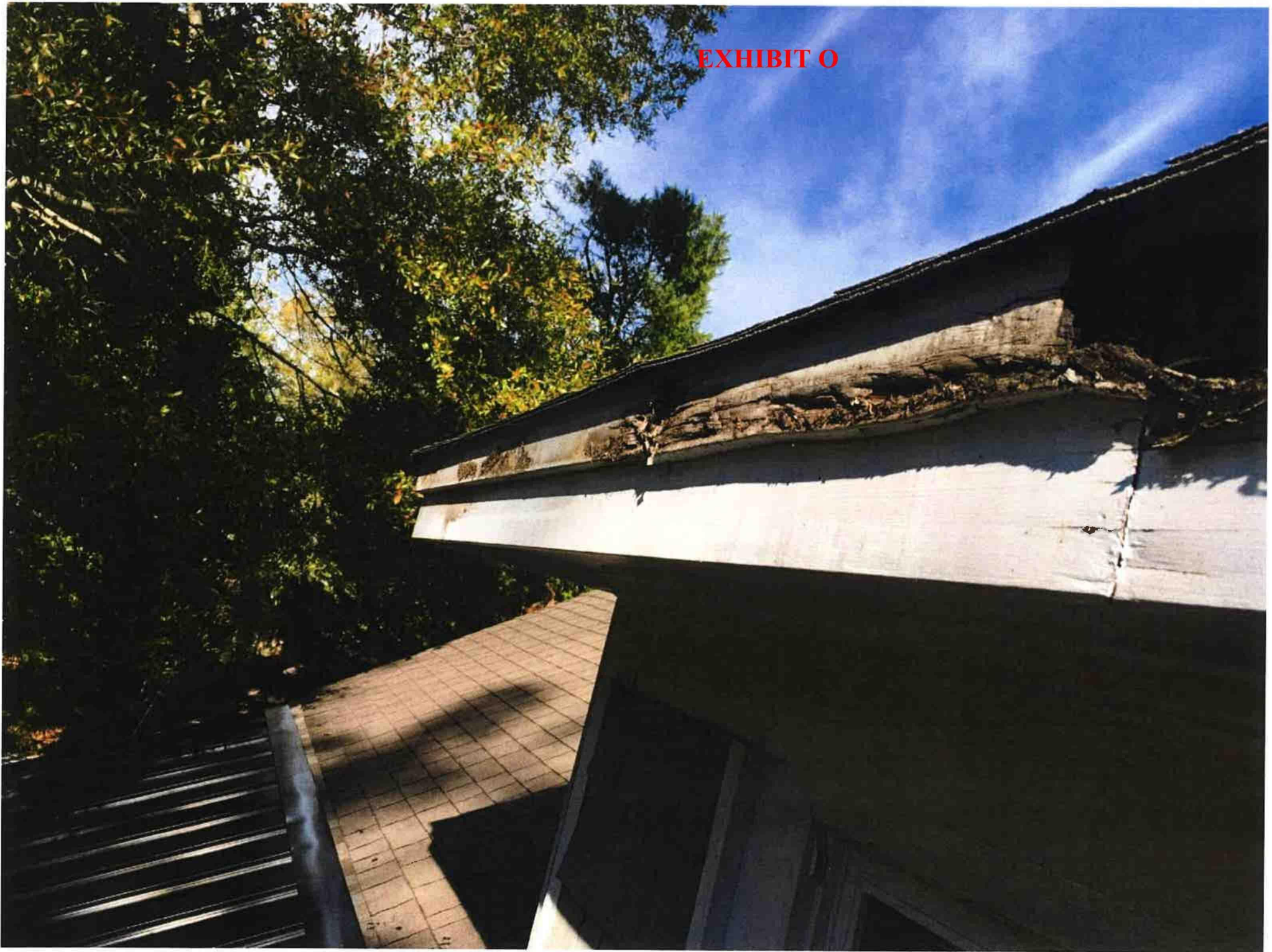
****INSTALLED NEW GUTTER & DOWNSPOUTS as well****

****COMPLETED FRONT PORCH REPAIRS with NEW METAL ROOFING****

EXHIBIT N



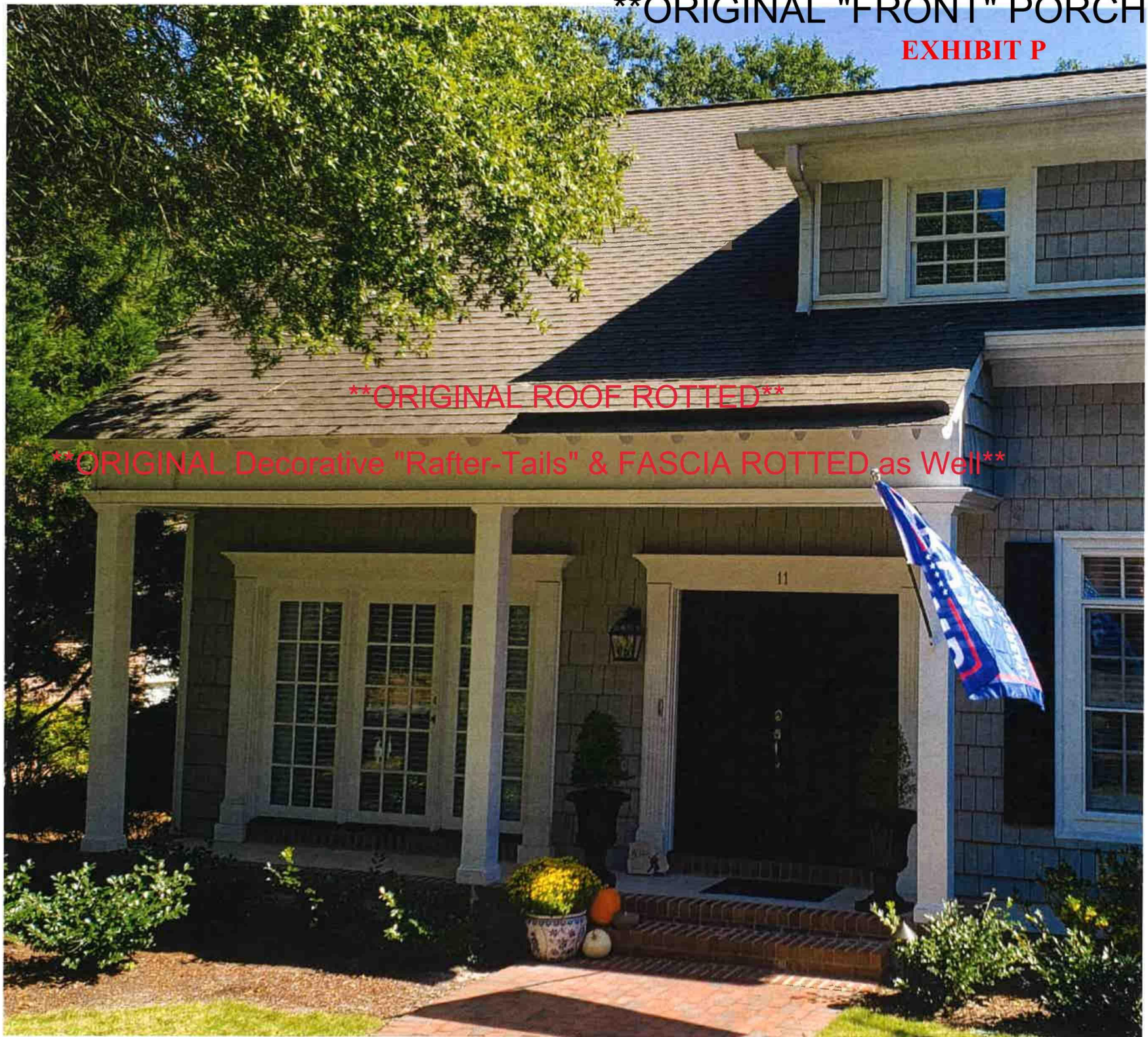
EXHIBIT O



****ORIGINAL "FRONT" PORCH
EXHIBIT P**

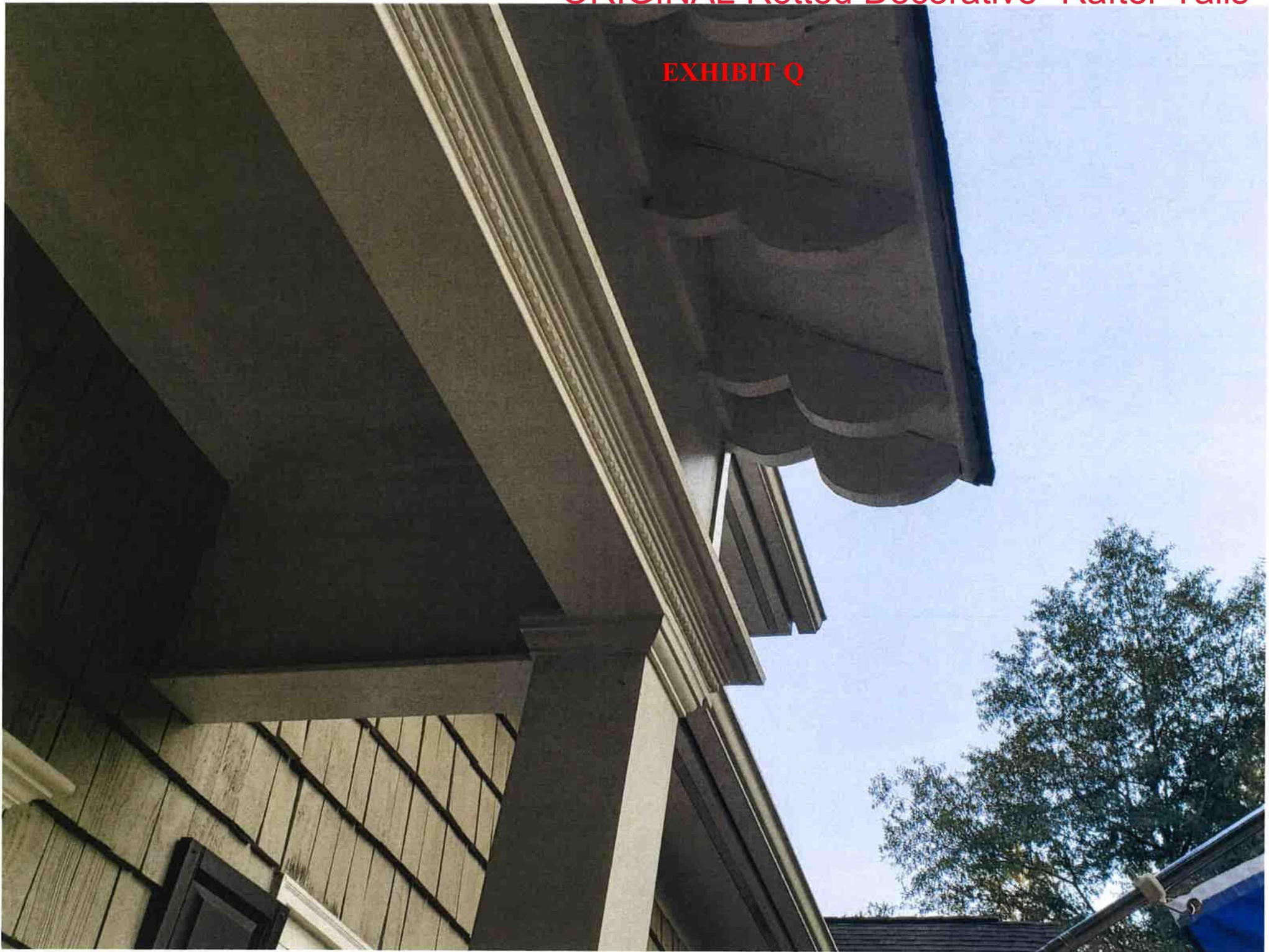
****ORIGINAL ROOF ROTTED****

****ORIGINAL Decorative "Rafter-Tails" & FASCIA ROTTED as Well****



****ORIGINAL Rotted Decorative "Rafter-Tails"**

EXHIBIT Q



****ORIGINAL Rotted Front FASCIA****



EXHIBIT R

****ORIGINAL Rotted Sub-FASCIA behind GUTTERS****

EXHIBIT S



****ORIGINAL FRONT PORCH ELEVATION - PRIOR TO WORK BEING DONE****

EXHIBIT T



EXHIBIT U



EXHIBIT V



Customer Quote

Quote # SQC133911_8

Rogue Valley Door - Direct Sales
123 NE Beacon St
Grants Pass, OR 97526

PO #Q156901

Entered By: Rob Pont robp@roguevalleydoor.com

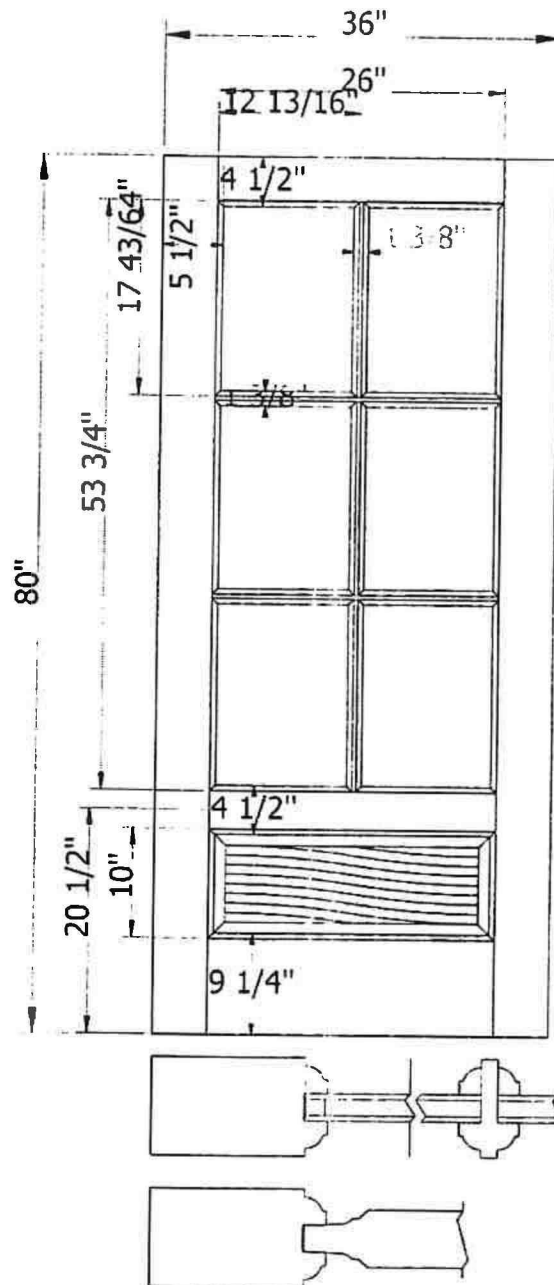
9/16/2020

Door Info

Thickness	2-1/4"
Pattern	0410
Species	DF
Width	3/0
Height	6/8
Stile	5-1/2"
Sticking	Mod Ovolo Sticking
Top Rail	4 1/2"
Bottom Rail	9 1/4"
Glass Type	LOW-E IG
Panel Type	1-3/8 HRP
Rogue Premium	Premium 1/4 Veneer

Additional Details

Door Model - 410-6, 6-LITE (2W3H),
Glass Thickness 5/8", Bar Profile 1
3/8" TDL, Premium 1/4" Veneer Stiles
& Rails, Stile and Rail Dimensions
Includes 1/2" Sticking Width, Extended
Lead-Time



ATTENTION: Due to production delays with our glass vendors, glass doors may be delayed

P-629990-1

All images are interior view

Est Weight: 100

Dealers Supply Co.
Po Box 5025 Station B, Greenville SC 29606

Customer Quote

Quote # SQC133911_8

Rogue Valley Door - Direct Sales

123 NE Beacon St

Grants Pass, OR 97526

PO #Q156901

Entered By: Rob Pont robp@roguevalleydoor.com

9/16/2020

Door Info

Thickness 1 7/16

Pattern MOUL

Species DF

Width 3 5/8

Height 84

Stile

Sticking

Top Rail

Bottom Rail

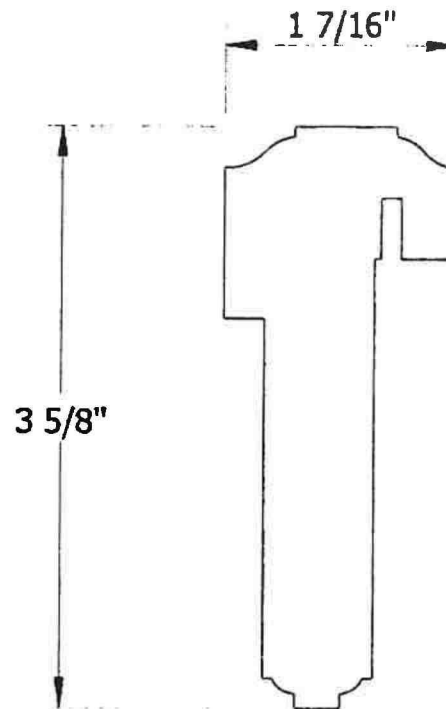
Glass Type

Panel Type

Rogue Premium

Additional Details

RV-1308 Astragal for 2-1/4 Door,
Kerfed For Weather Stripping



***ATTENTION: Due to production delays with our
glass vendors, glass doors may be delayed***

P-629990-2

Est Weight:

Dealers Supply Co.

Po Box 5025 Station B, Greenville SC 29606

Customer Quote

Quote # SQC133911_8

Rogue Valley Door - Direct Sales
123 NE Beacon St
Grants Pass, OR 97526

ROGUE VALLEY
Door

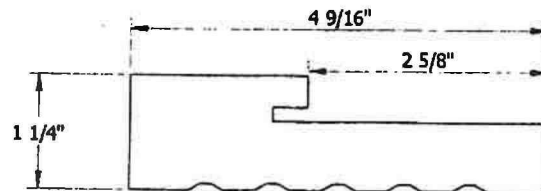
PO #Q156901

Entered By: Rob Pont robp@roguevalleydoor.com

9/16/2020

Door Info

Thickness	1 1/4
Pattern	FRAME
Species	DF
Width	4 9/16
Height	83
Stile	
Sticking	
Top Rail	
Bottom Rail	
Glass Type	
Panel Type	
Rogue Premium	



Additional Details

(1/2 X 2 5/8) SINGLE RABBET,
KERFED for 2 1/4" Door



***ATTENTION: Due to production delays with our
glass vendors, glass doors may be delayed***

P-629990-3

Est Weight:

Dealers Supply Co.
Po Box 5025 Station B, Greenville SC 29606

Customer Quote

ROGUE VALLEY
Door

Quote # SQC133911_8

Rogue Valley Door - Direct Sales

123 NE Beacon St

Grants Pass, OR 97526

PO #Q156901

Entered By: Rob Pont robp@roguevalleydoor.com

9/16/2020

Door Info

Thickness

Pattern

P/H

Species

Width

Height

Stile

Sticking

Top Rail

Bottom Rail

Glass Type

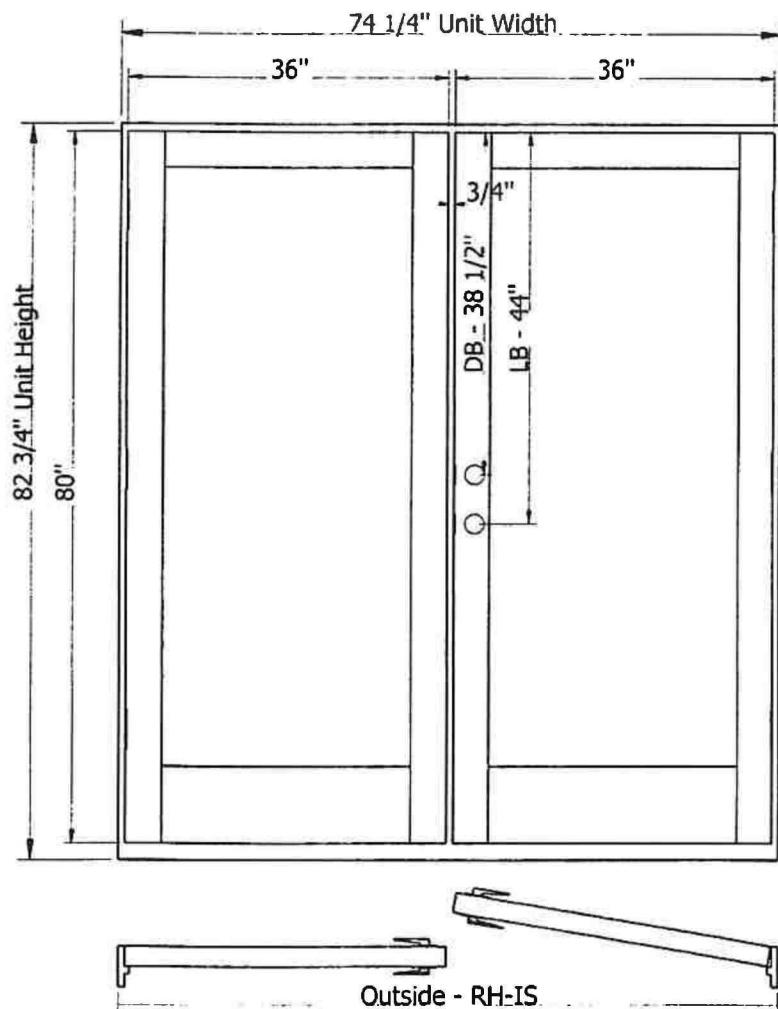
Panel Type

Rogue Premium

Additional Details

Exterior Double Door

----- Image for Illustration Only -----



ATTENTION: Due to production delays with our glass vendors, glass doors may be delayed

P-629990-4

Est Weight:

Dealers Supply Co.

Po Box 5025 Station B, Greenville SC 29606

EXHIBIT AA

NAILSTRIP

Nailstrip Panels are ideal for residential and architectural settings. The Nailstrip Panel is flexible and works well in a wide variety of building applications. The clip-less design saves you labor and money. Nailstrip is durable and can withstand extreme weather conditions.



Did You Know...

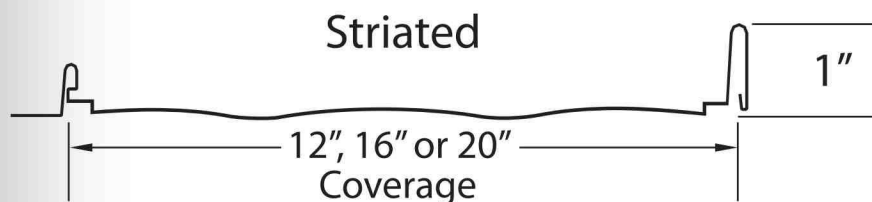
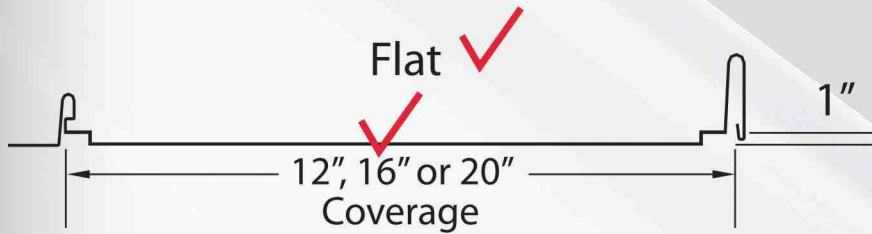
Metal roofing is a much better overall investment. It is longer lasting, durable and more weather-resistant (no warping, cracking, or peeling). Plus it is impervious to termites and pests. During testing, metal systems have withstood winds up to 200 m.p.h. and have historically survived hurricanes and wind storms when other roofing materials have failed.



NAILSTRIP PROFILES

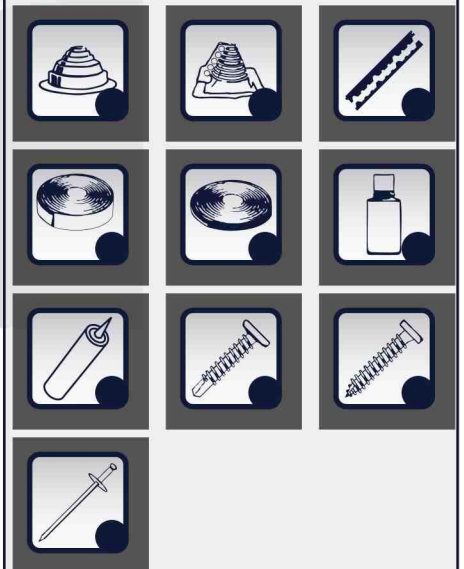
****11 Village Lane - Pinehurst, NC
Jim & Natalie Hyler Residence**

16" Wide Panels - Flat - Matte Black



- **Finishes:** Classic Sil-Poly & Premium Kynar
- **Metals:** Galvanized, Galvalume®, Copper and Aluminum
- **Gauges:** 26ga and 24ga
- **Coverage:** 12", 16" or 20" panel coverage; 1" rib height
- **Features:**
 - Δ Architectural standing seam panel
 - Δ Applies over open framing or solid substrate
 - Δ Snap together panel system
 - Δ Minimum roof slope: 3:12
 - Δ Cut to the inch

ACCESSORIES



COLORS & METALS

Classic Sil-Poly

Available in 29 & 26 gauge

Solar Reflectivity

Light Stone	47%
Sierra Tan	41%
Clay	37%
Light Brown	*
Dark Brown	20%
Bronze	17%
Brite Red	29%
Country Red	30%
Berry	16%
Colonial Green	27%
Fern Green	13%
Forest Green	18%
Hawaiian Blue	24%
Cherokee Blue	*
Gallery Blue	12%
Brite White	64%
Polar White	56%
Light Gray	41%
Dark Gray	22%
Matte Black	21%
Glossy Black	*
Brite Yellow	60%

Premium Kynar

Available in 26 & 24 gauge

Solar Reflectivity

Snowdrift White	67%
Stone White	56%
Bone White	58%
Almond	54%
Silver	44%
Champagne	44%
Sierra Tan	36%
Roman Bronze	33%
Copper Penny	36%
Terra Cotta	28%
Banner Red	37%
Red Clay	28%
Colonial Red	35%
Cordovan	34%
Mansard Brown	33%
Dark Bronze	32%
Cape Blue	41%
Slate Blue	32%
Pacific Blue	28%
Royal Blue *	*
Slate Gray	40%
Musket Gray	34%
Charcoal Gray	30%
Matte Black	29%
Aged Copper	40%
Seaport	30%
Teal Green	26%
Sage	32%
Classic Green	29%
Hartford Green	28%

Metals

Galvanized
Galvalume®
Copper
Aluminum
Painted Galvalume®

**11 Village Lane - Pinhurst, NC
Jim & Natalie Hyler Residence
Color: Matte Black

* Solar Reflectivity Not Available

EXHIBIT BB

Attached are pictures of several houses (and the Spa at Pinehurst) that have metal roofs that are all within 1/3 of a mile of our house. The addresses follow and are in the order of the pictures.

1. 2 Village Lane
2. 25 Barrett Road
3. 160 McCaskill Road
4. Persimmow Cottage (could not determine street address)
5. 225 Magnolia Road
6. 115 Chinquapin Road, Holly Tree Cottage
7. The Spa at Pinehurst
8. 35 McLean Road



EXHIBIT BB



EXHIBIT BB



EXHIBIT BB



EXHIBIT BB



EXHIBIT BB



EXHIBIT BB

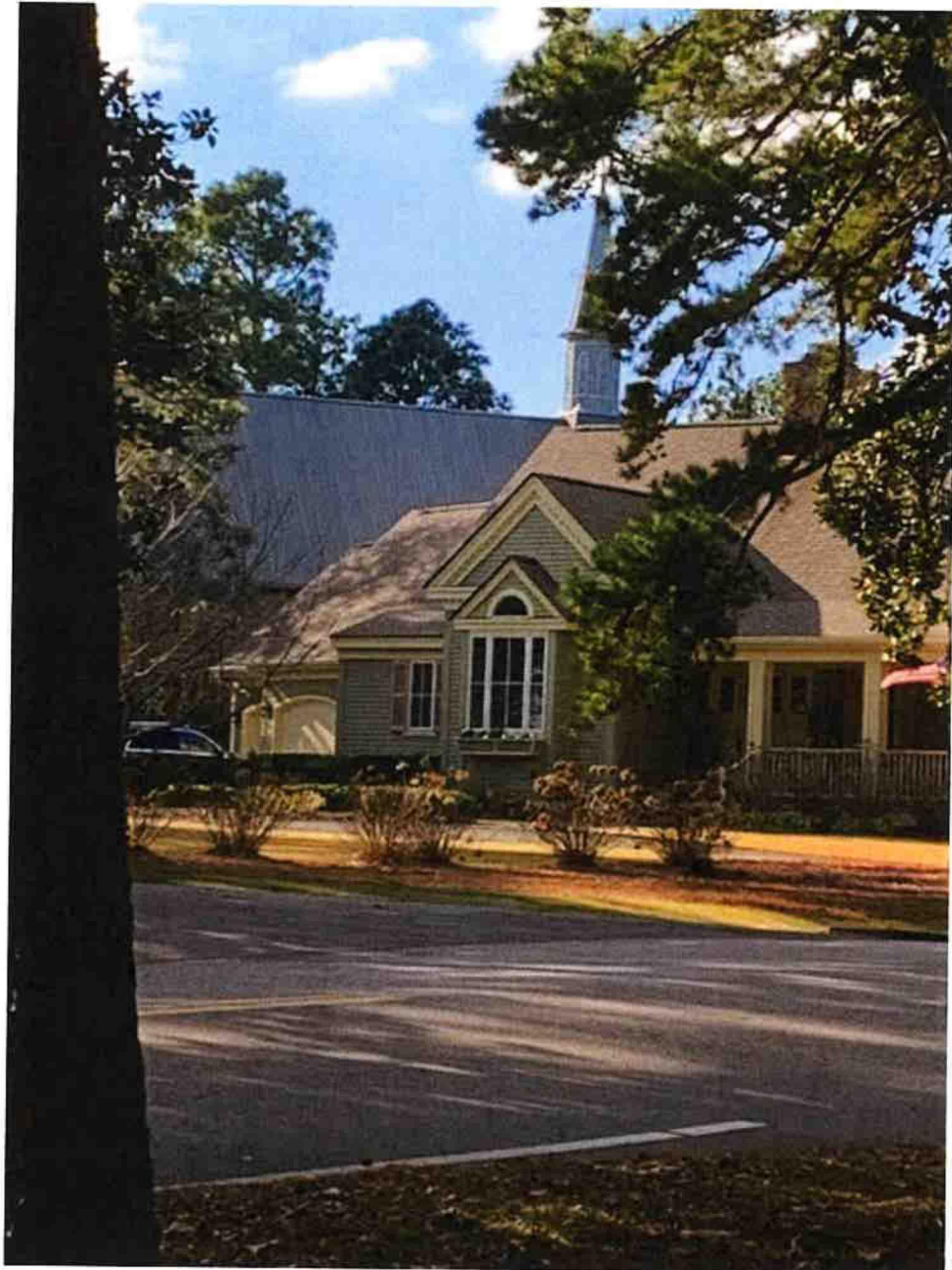


EXHIBIT BB









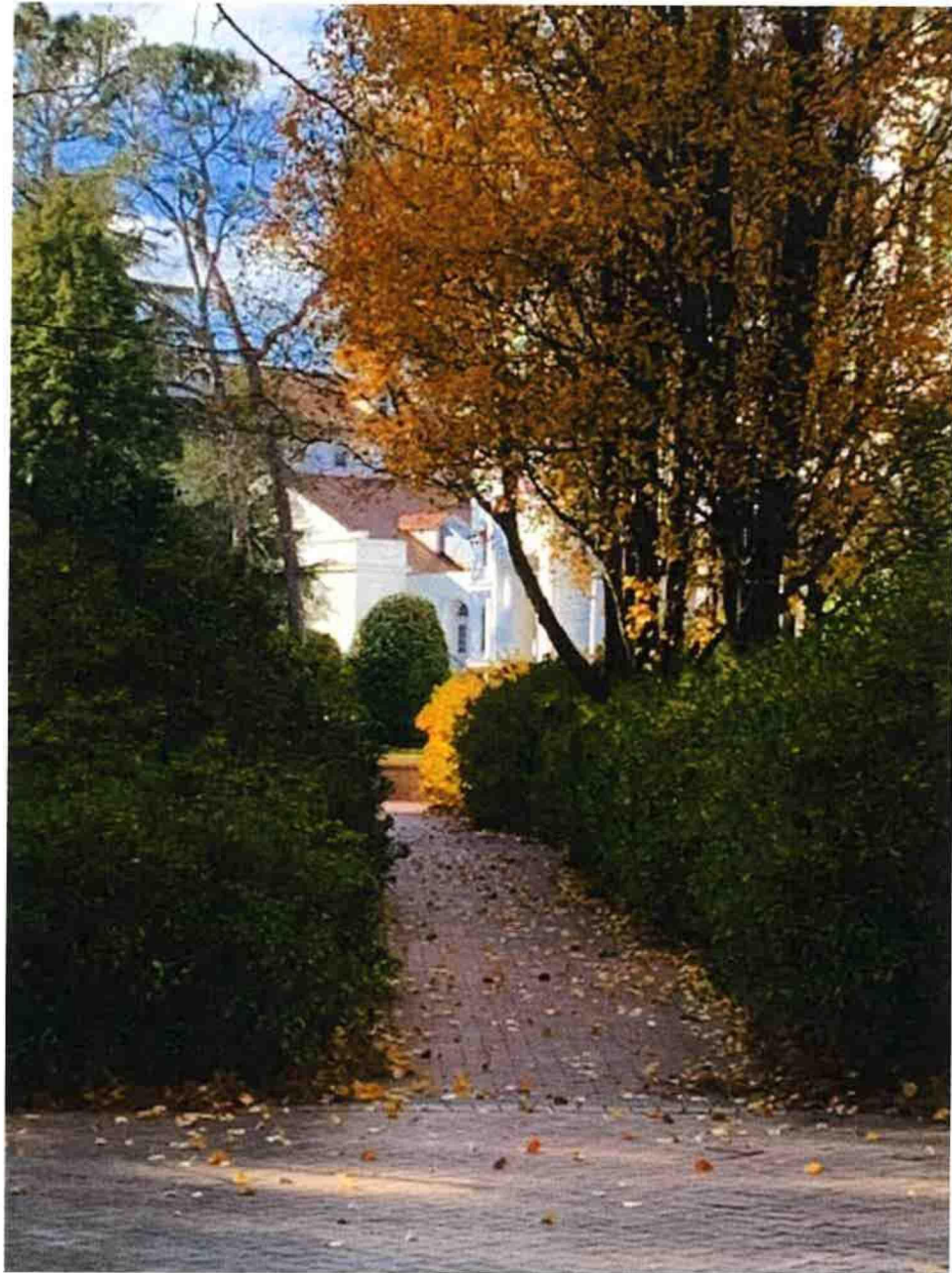




EXHIBIT HH

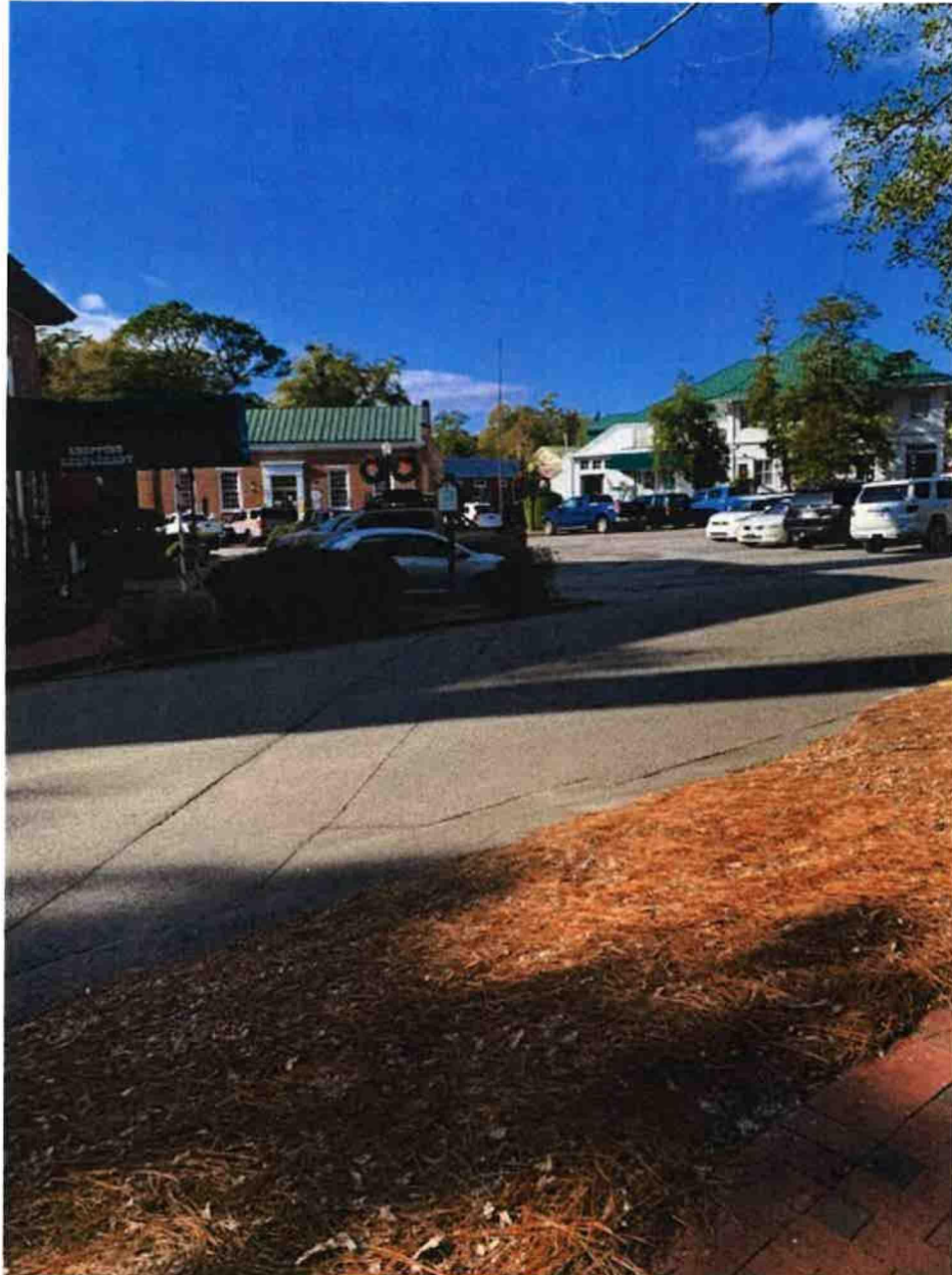
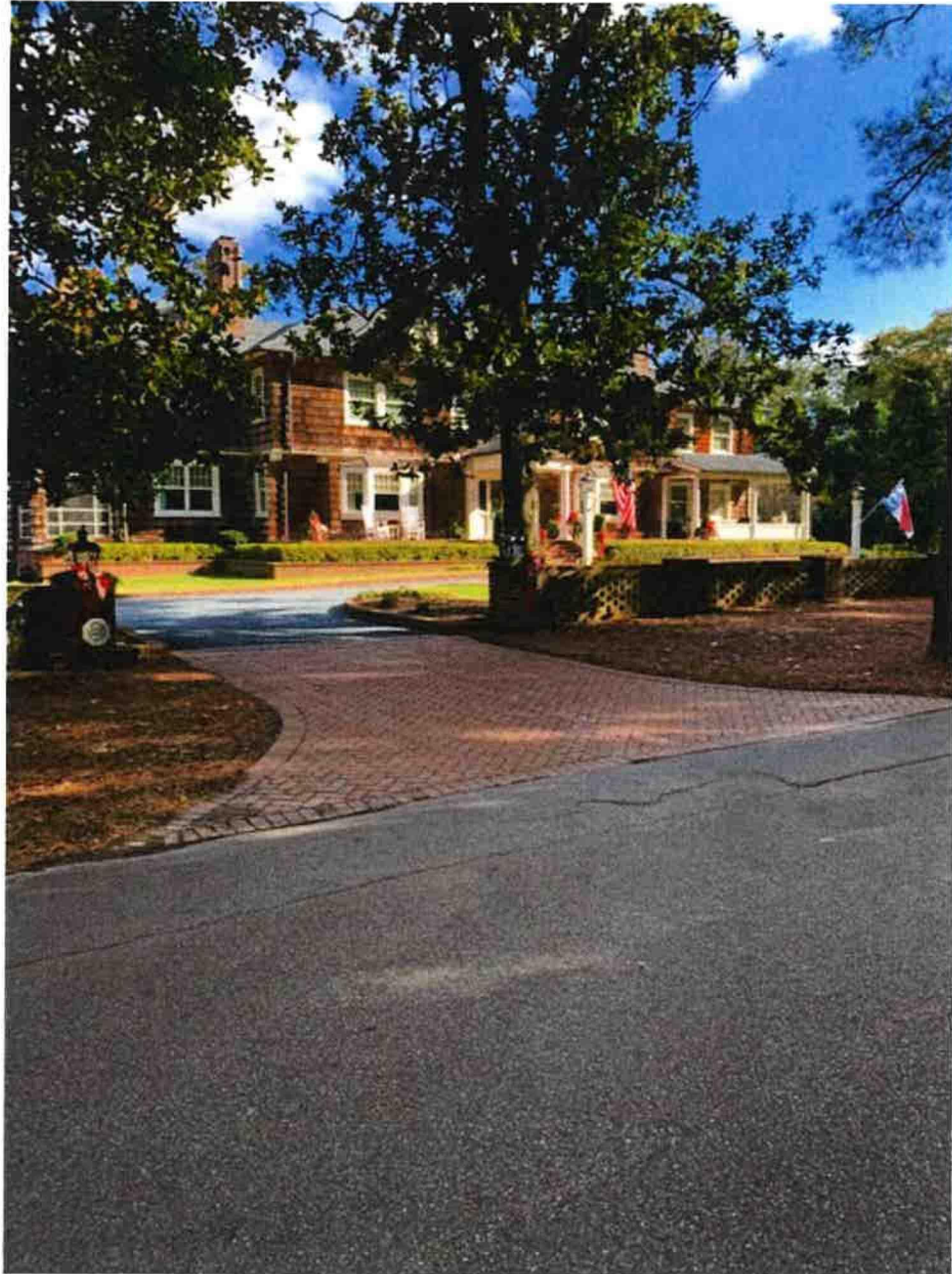


EXHIBIT II



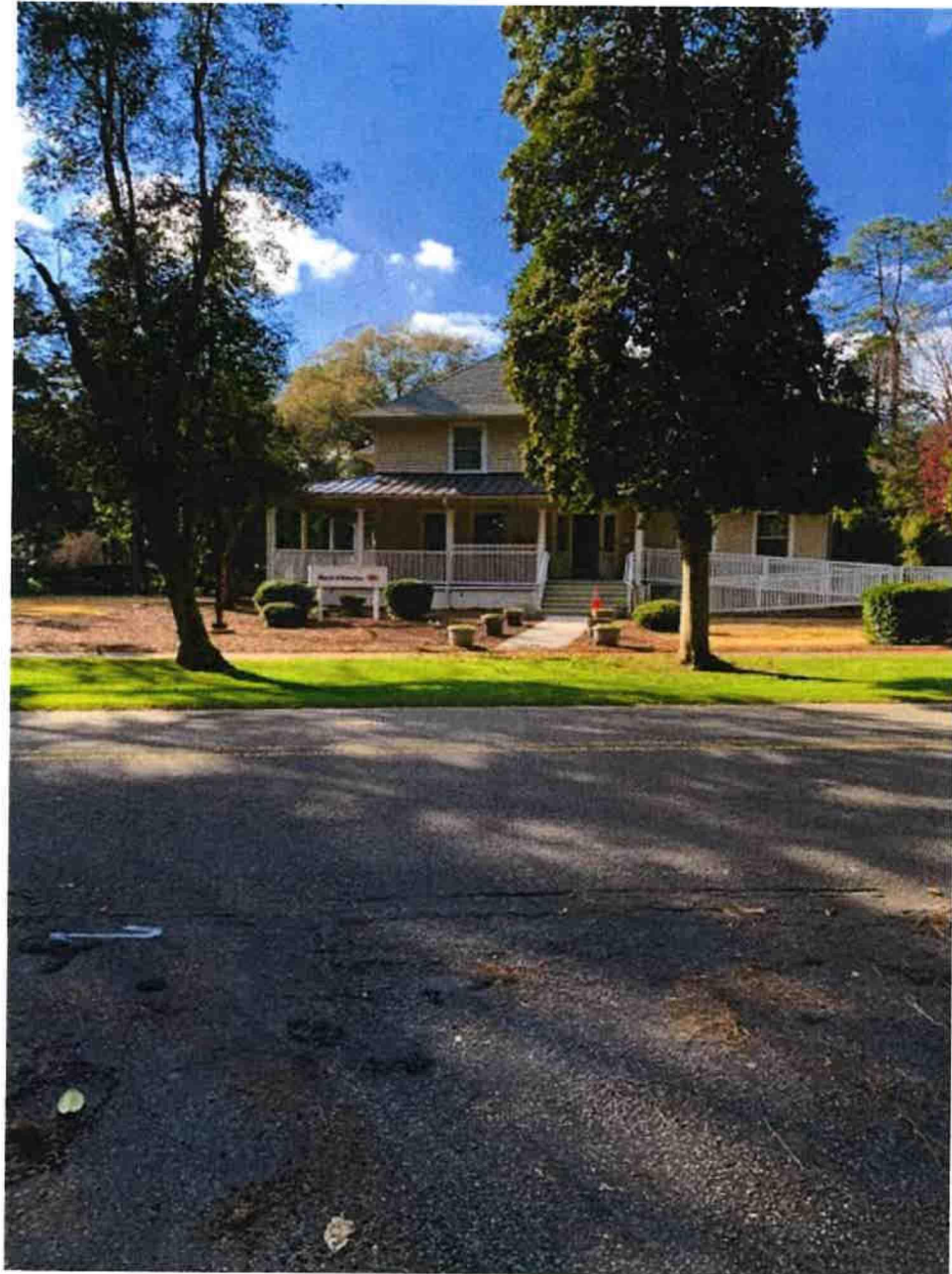


EXHIBIT KK

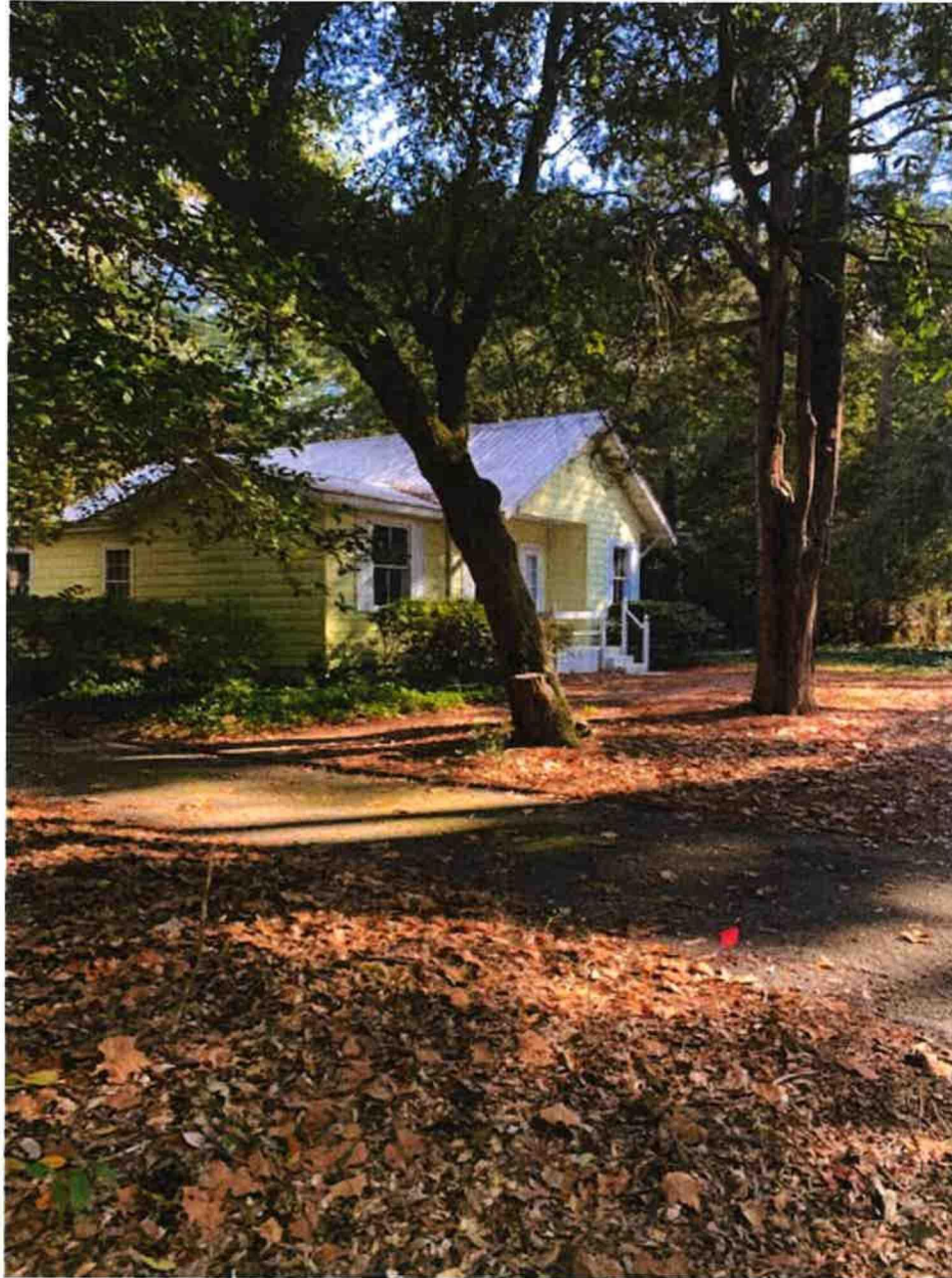




EXHIBIT MM



EXHIBIT NN





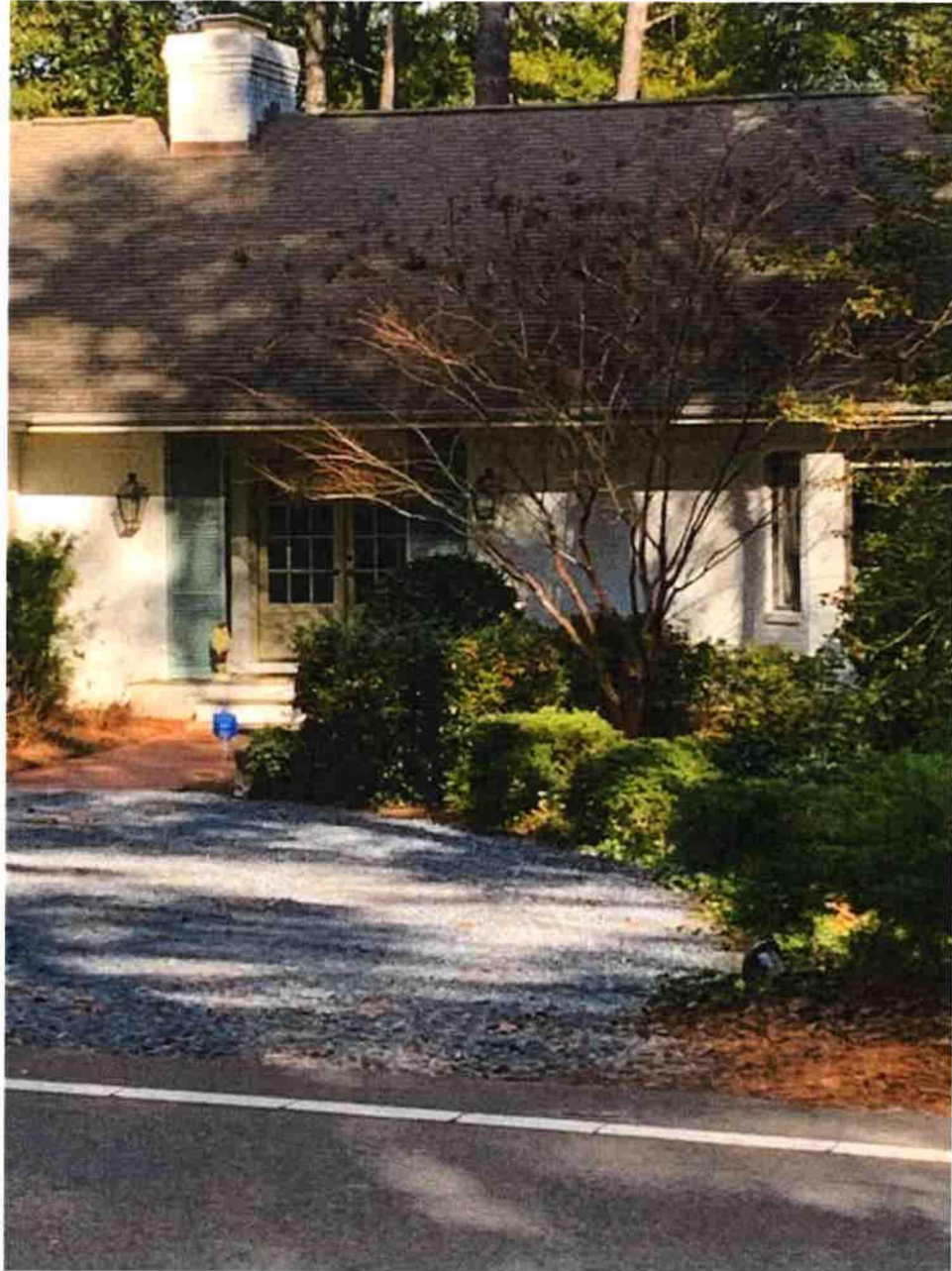


EXHIBIT A

Record Id: COA-2021-00003

File Date: 12/21/2020

Application
Status: In Review

Application
Type: Historic Certificate of Appropriateness - Major

Description of
Work: Exterior changes to 1927 brick cottage built by A. B. Sally. Living area in home is under 1,200 SF. Exterior changes include: 1) ~500 Square foot addition to rear of home that resembles a sleeping porch that might have previously existed. Addition will be clad in green straight edge fiber cement shingle to complement existing brick and define the addition. 2) Enhance cottage charm with wider gable rake board and column brackets on porch facing Short Road. Replace posts on same porch with brick base plus remove overhead porch light and replace with fan. Add window box under single window on right. 3) Retain existing brick on existing home and repair/point up mortar as needed. 4) Replace chimney cap with a matching barrel design. 5) Replace all existing double-hung windows to match windows in addition –Andersen Colonial top sash 3/2 only with simulated grills. 6) Remove fabric awning over home entrance that is perpendicular to Short Road. Replace and enhance existing pediment and add overhead lantern. 7) Convert existing garage to guest house and re-clad with same siding as addition. Remove 2 trees adjacent to existing garage. 8) Repaint existing grey shed to complement addition siding. Add pergola for parking cover. 9) Re-roof entire existing home, addition and garage with architectural shingle 10) Eliminate gravel driveway adjacent to entry that services existing garage –convert gravel driveway loop to single lane from Short Road with brick apron. Remove TBD trees to facilitate parking. 11) Enclose portion of back yard with black aluminum fencing for dog and TBD backyard recreation -- pool or fire pit.

Application
Name: 87 Short Road Renovation

Address: 87 SHORT Rd, PH 28374

Owner Name: Judith Davis

Owner Address: 155 EVERETT RD PINEHURST PINEHURST NC 28374

Parcel No: 00017849

Contact Info:

Name: Judith Davis

Organization

Name:

Contact Type: Applicant

Contact Primary
Address:

Licensed Professionals Info:

Primary: N

License Number:

License Type:

Name:

Business Name :

Business

License#:

Job Value: 0.00

Total Fee
Assessed: 500.00

Total Fee
Invoiced: 500.00

EXHIBIT A

Balance: 0.00

Custom Fields:

GENERAL

INFORMATION

Description of Changes to the Structure: Exterior changes to 1927 brick cottage built by A. B. Sally. Living area in home is under 1,200 SF. Exterior changes include: 1) ~500 Square foot addition to rear of home that resembles a sleeping porch that might have previously existed. Addition will be clad in green straight edge fiber cement shingle to complement existing brick and define the addition. 2) Enhance cottage charm with wider gable rake board and column brackets on porch facing Short Road. Replace posts on same porch with brick base plus remove overhead porch light and replace with fan. Add window box under single window on right. 3) Retain existing brick on existing home and repair/point up mortar as needed. 4) Replace chimney cap with a matching barrel design. 5) Replace all existing double-hung windows to match windows in addition –Andersen Colonial top sash 3/2 only with simulated grills. 6) Remove fabric awning over home entrance that is perpendicular to Short Road. Replace and enhance existing pediment and add overhead lantern. 7) Convert existing garage to guest house and re-clad with same siding as addition. Remove 2 trees adjacent to existing garage. 8) Repaint existing grey shed to complement addition siding. Add pergola for parking cover. 9) Re-roof entire existing home, addition and garage with architectural shingle 10) Eliminate gravel driveway adjacent to entry that services existing garage –convert gravel driveway loop to single lane from Short Road with brick apron. Remove TBD trees to facilitate parking. 11) Enclose portion of back yard with black aluminum fencing for dog and TBD backyard recreation -- pool or fire pit.

Type of Work: Addition

Existing Use: Single Family Medium Density

Single
Proposed Family
Use: Medium
Density

Includes Demolition: No

Includes
Tree Removal: Yes

Estimated Cost of Construction: 125000

COA
Number:

PERMIT

DATES

Application

Expiration Date:

Permit Issued

Date:

Permit Expiration

Date:

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
	Fiber Cement Straight Edge Shingle	Heathered Moss

Rear Elevation

Existing Material	Proposed Material	Proposed Color
	Fiber Cement Straight Edge Shingle	Heathered Moss

Right Elevation

Existing Material	Proposed Material	Proposed Color
	Fiber Cement Straight Edge Shingle	Heathered Moss

Left Elevation

Existing Material	Proposed Material	Proposed Color
	Fiber Cement Straight Edge Shingle	Heathered Moss

Trim

Existing Material	Proposed Material	Proposed Color
	Fiber cement	White

Windows

Existing Material	Proposed Material	Proposed Color
3/2 top and bottom original windows	Andersen Fibrex 440 Series with simulated grills 3/2 top sash	White

Chimney

Existing Material	Proposed Material	Proposed Color
Brick	Kitchen Chimney will likely be removed	

Foundation

Existing Material	Proposed Material	Proposed Color
Brick	Brick	Best match to existing

Front Door

Existing Material	Proposed Material	Proposed Color
Wood	Mahogany, 6 Light	Autumn Wheat

Shutters

Existing Material	Proposed Material	Proposed Color
Wood?	Shutter Craft Louvered Shutters with dog legs	Black

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
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Roof

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

Asphalt Shingle Roof	Architectural Asphalt Shingle for existing house, addition and garage	Weather Wood
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Roof Exhaust Vents

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

Front Porch

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

Wooden stiles and handrail	New Design with brick base	White
----------------------------	----------------------------	-------

Deck

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

Patio

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

	Scored concrete base with brick siding	Natural concrete
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Sidewalk

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

Sky Lights

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

Driveway

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

Crushed stone	Crushed stone	Grey
---------------	---------------	------

House Number

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

Metal	Metal	Black
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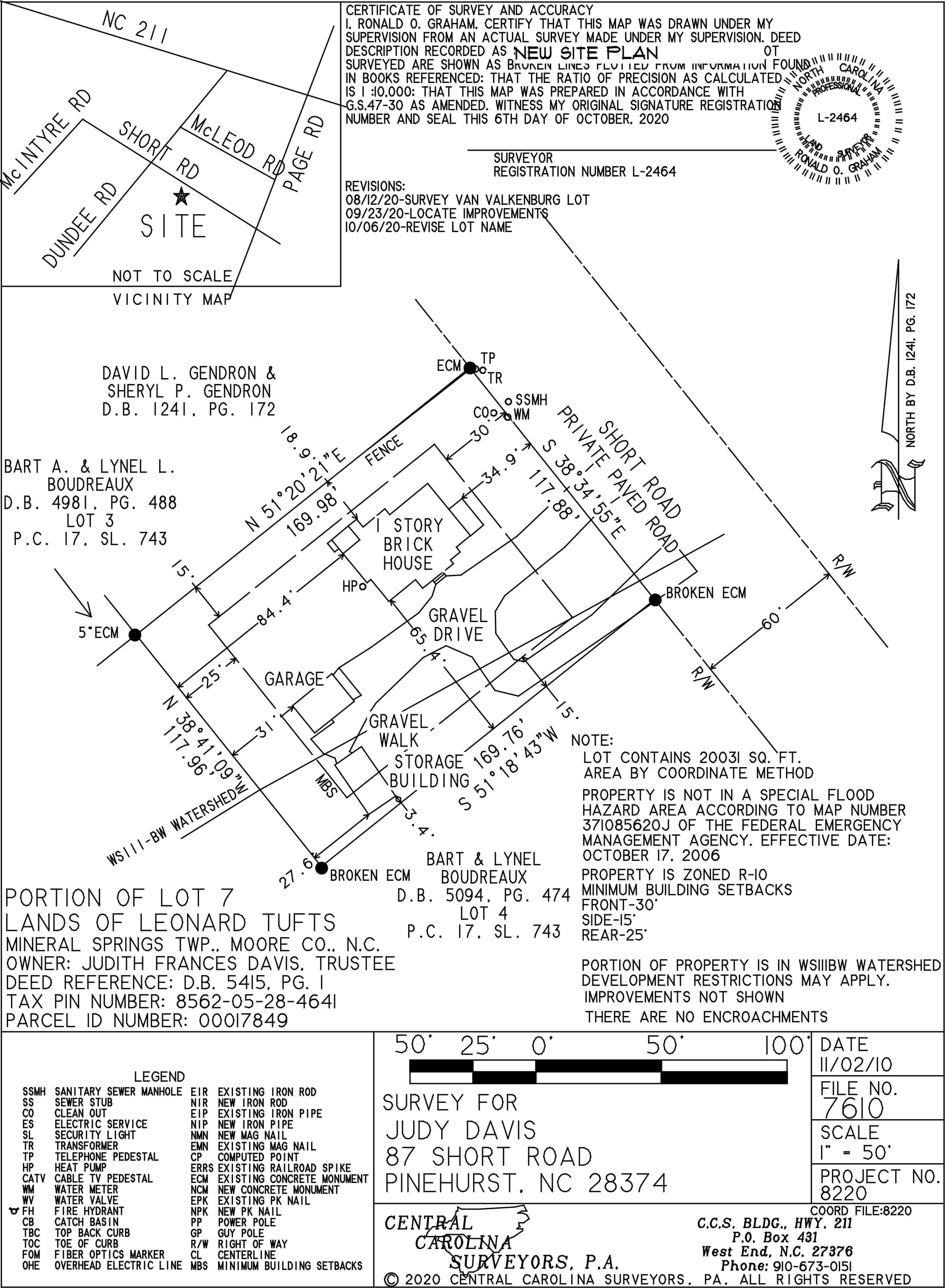
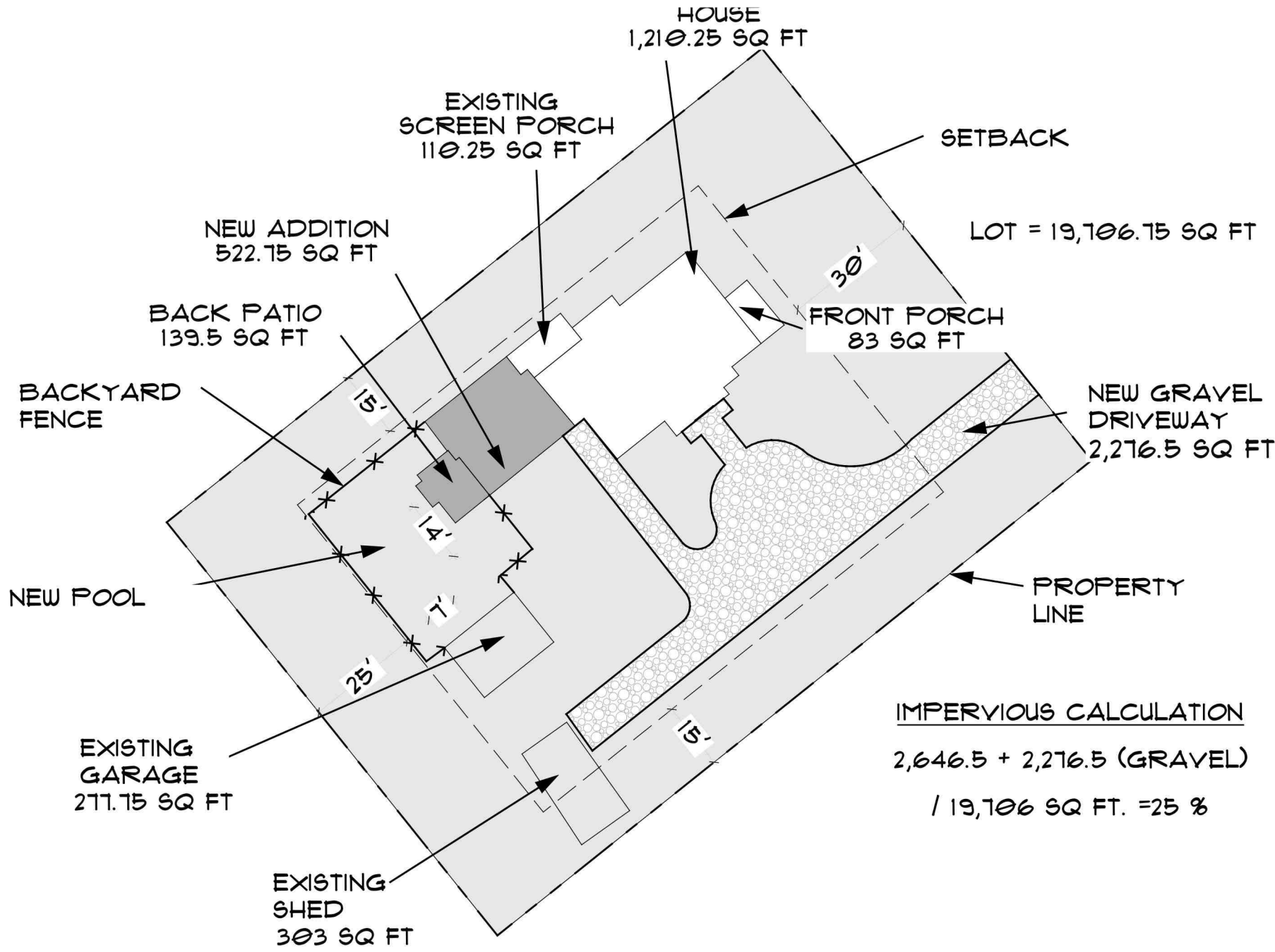
Other

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

Brown Shingle for Existing Garage	Fiber cement Straight Edge Shingle	Heathered Moss
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EXHIBIT B



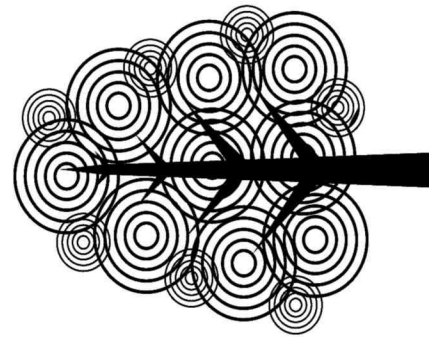
DANDENEAU ARCHITECTURE P.L.L.C.

100 MAGNOLIA PLACE
SUITE #2206

PINEHURST, NC 28374

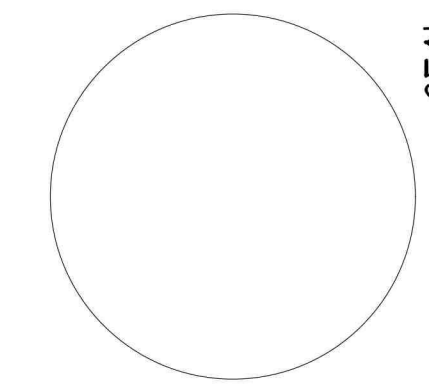
CELL: 910-690-4692

EMAIL: CDANDENEAU@GMAIL.COM



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87 SHORT ROAD

JUDY DAVIS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

DRAWN BY: CHRISTINE DANDENEAU

BY: REVISIONS: DATE

DATE: 11/8/21

S1

PLOTTED ON: 11/8/21

SITE PLAN

J:\USERS\CHRISTINE\DRAWINGS\MOBILE DOCUMENTS\COM-APPLE-CLIPDOCS\DANDENEAU ARCHITECTURE\01 DA CURRENT PROJECTS\2020 JUDY DAVIS SHORT ROAD\2021_01_03 JUDY DAVIS SHORT ROAD.FLN

3D views of exterior elevations of 87 Short Road on the right depict the changes to the 1927 brick cottage built by Albert Bradsher Sally, who came to Pinehurst in 1917 to work for Tufts. He later formed A.B. Sally, Inc. and built neighboring properties at 83 and 100 Short Road, as well as the Nelson home at the corner of Fields and Everett Roads that was recently demolished. A twin of 87 Short was built by Sally at 55 Fields Road. The Fields Road home was built with the front door facing the street vs. the side porch facing the street at 87 Short. Living area in home is under 1,200 SF.

Exterior changes include:

- 1) ~500 Square foot addition to rear of home that resembles a sleeping porch that might have previously existed. Addition will be clad in green straight edge fiber cement shingle to complement existing brick and define the addition.
- 2) Enhance cottage charm with wider gable rake board and column brackets on porch facing Short Road. Replace posts on same porch with brick base plus remove overhead porch light and replace with fan. Add window box under single window on right.
- 3) Retain existing brick on existing home and repair/point up mortar as needed.
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- 5) Replace all existing double-hung windows to match windows in addition – Andersen Colonial top sash 3/2 only with simulated grills.
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- 7) Convert existing garage to guest house and re-clad with same siding as addition. Remove 2 trees adjacent to existing garage.
- 8) Repaint existing grey shed to complement addition siding. Add pergola for parking cover.
- 9) Re-roof entire existing home, addition and garage with architectural shingle
- 10) Eliminate gravel driveway adjacent to entry that services existing garage – convert gravel driveway loop to single lane from Short Road with brick apron. Remove TBD trees to facilitate parking.
- 11) Enclose portion of back yard with black aluminum fencing for dog and TBD backyard recreation -- pool or fire pit.

EXHIBIT C



ENTRANCE
Front or West Elevation



SIDE VIEW
Right or South Elevation
View from Short Road



BACK CORNER
View from 105 Short Road



BACK CORNER 2
View from 85 Short Road
Immediately behind
87 Short Road

DANDENEAU ARCHITECTURE P.L.L.C.
100 MAGNOLIA PLACE
SUITE #2206
PINEHURST, NC 28374
CELL: 910-690-4692
EMAIL: CDANDENEAU@GMAIL.COM

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87 SHORT ROAD

JUDY DAVIS
Jan 4, 2021

1" = ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: CHRISTINE DANDENEAU

BY	REVISIONS	DATE

DATE: 1/4/21

A4

PLOTTED ON: 1/4/21

SEAL

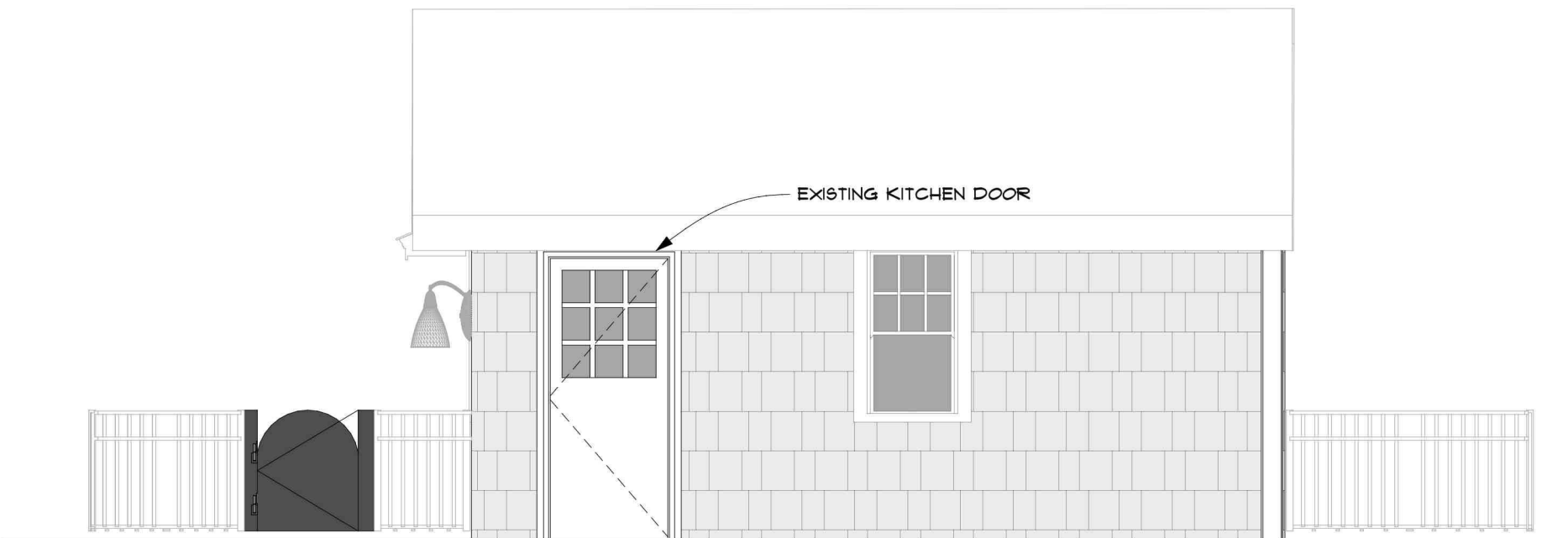
3D VIEWS

\\users\christine\dandeneau\library\mobile documents\com-apple-cloud\docs\dandeneau architecture\02 DA CURRENT PROJECTS\2020 JUDY DAVIS SHORT ROAD\2021_01_03 JUDY DAVIS SHORT ROAD.FLN

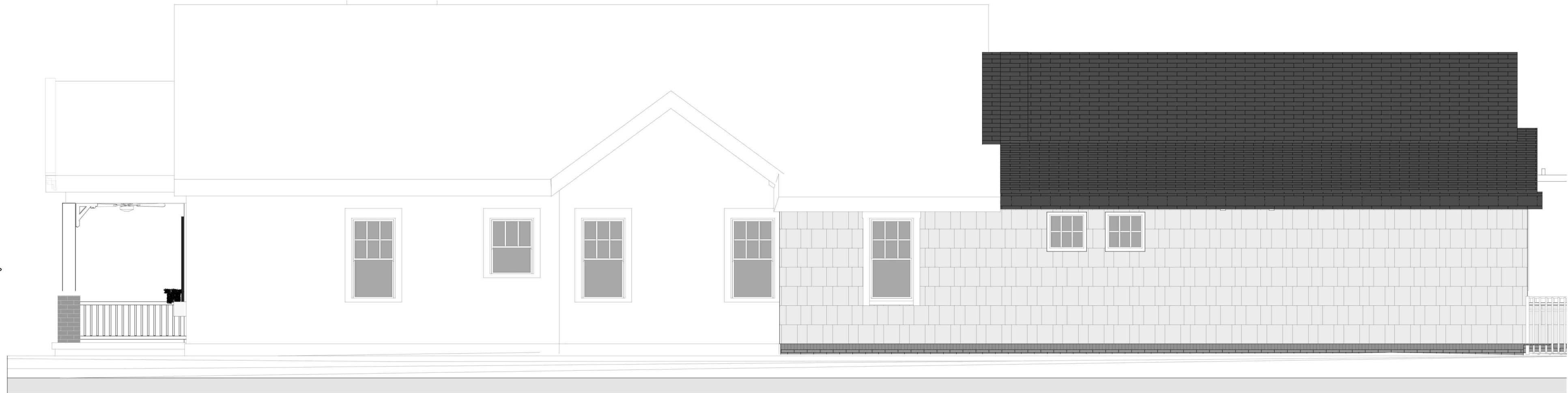
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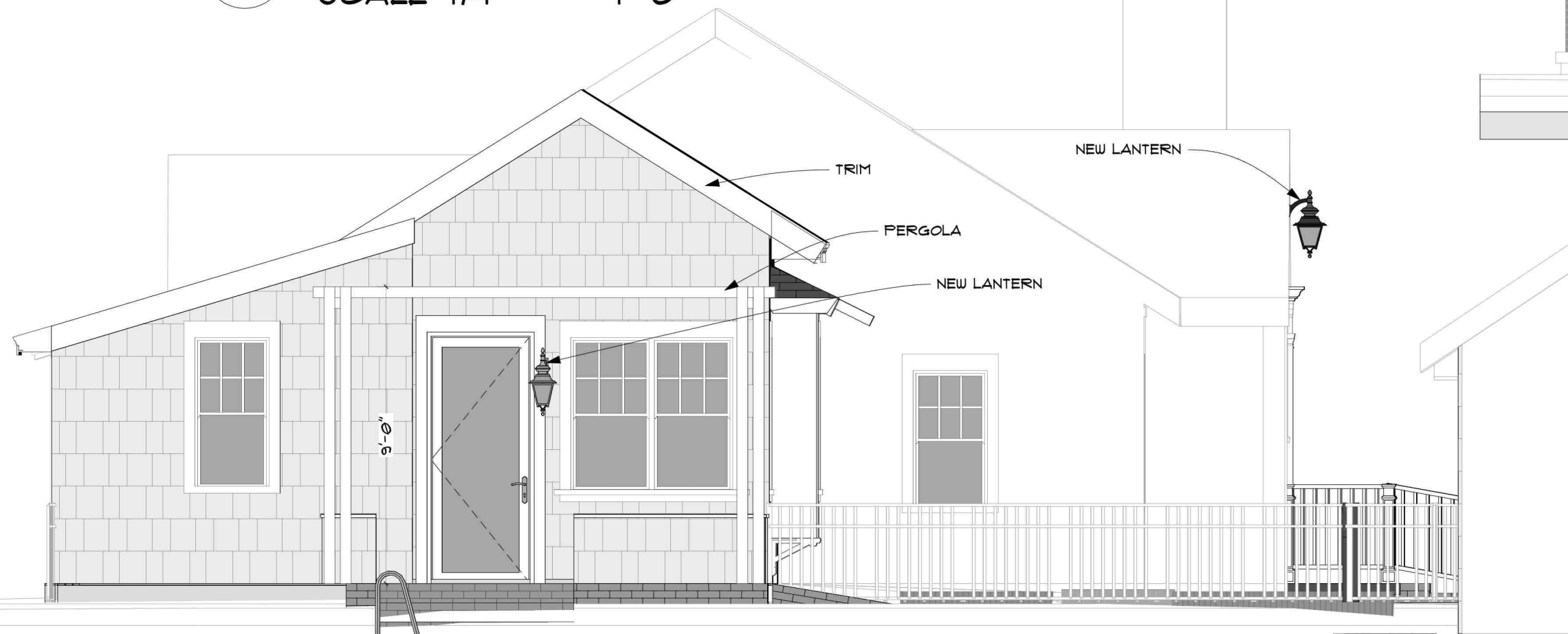
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A5 Front or WEST ELEVATION
SCALE: 1/4" = 1'-0"



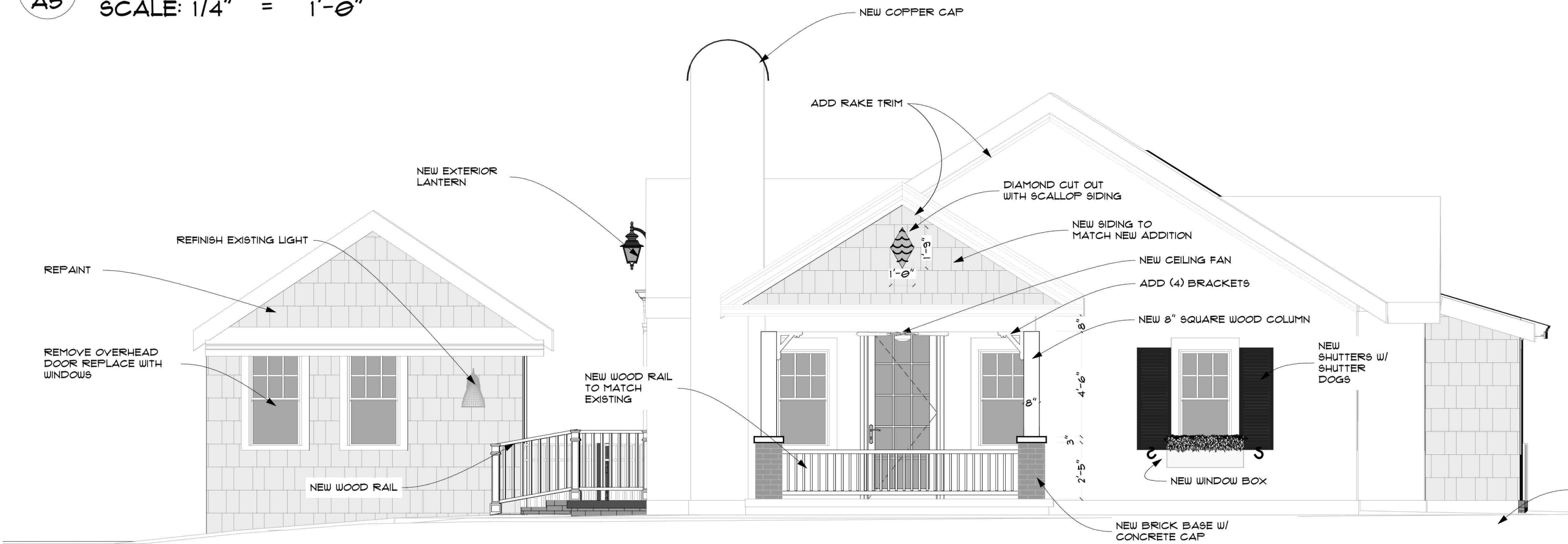
6
A5 Garage / New Guest House
SCALE: 1/4" = 1'-0"



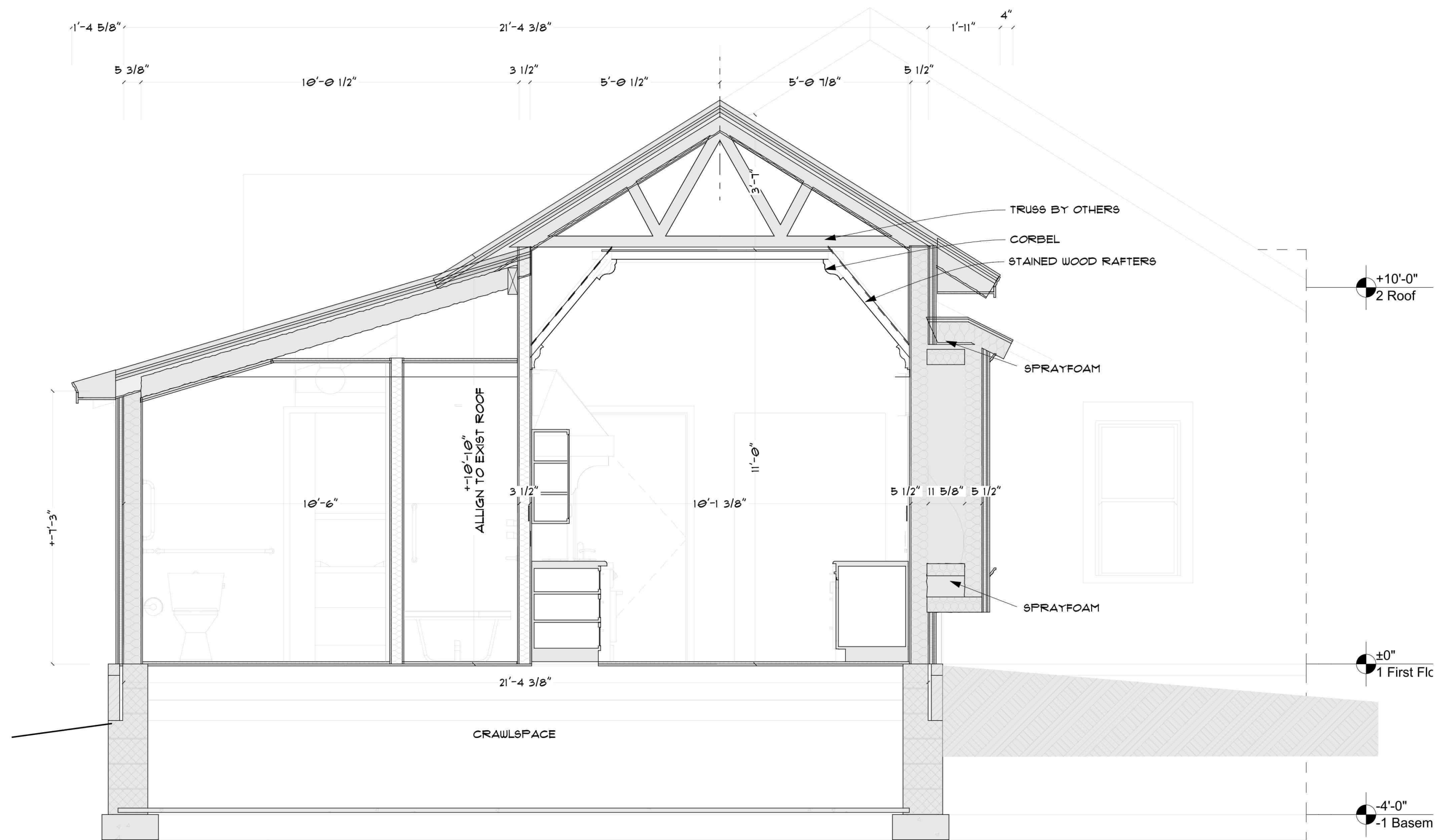
3
A5 Rear or EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
A5 Left or NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A5 Right or SOUTH ELEVATION View from Short Road
SCALE: 1/4" = 1'-0"



5
A5 BUILDING SECTION A (1)
SCALE: 3/8" = 1'-0"

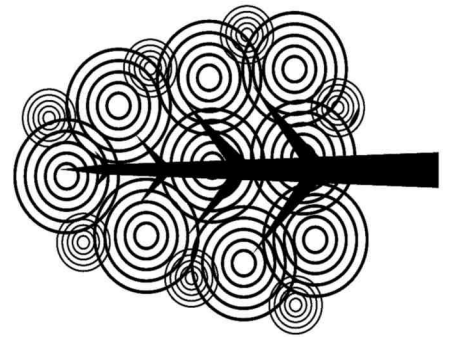
DANDENEAU ARCHITECTURE P.L.L.C.

100 MAGNOLIA PLACE
SUITE #2206

PINEHURST, NC 28374

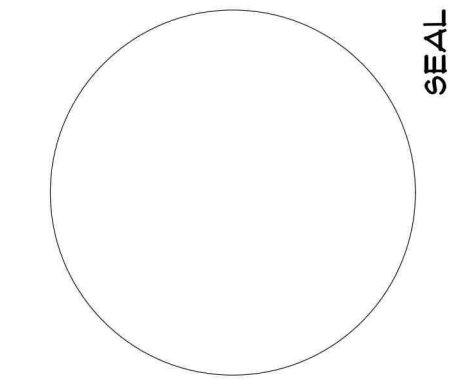
CELL: 910-690-4692

EMAIL: CDANDENEAU@GMAIL.COM



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81 SHORT ROAD

JUDY DAVIS
Jan 4, 2021

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

DRAWN BY: CHRISTINE DANDENEAU

BY: REVISIONS: DATE:

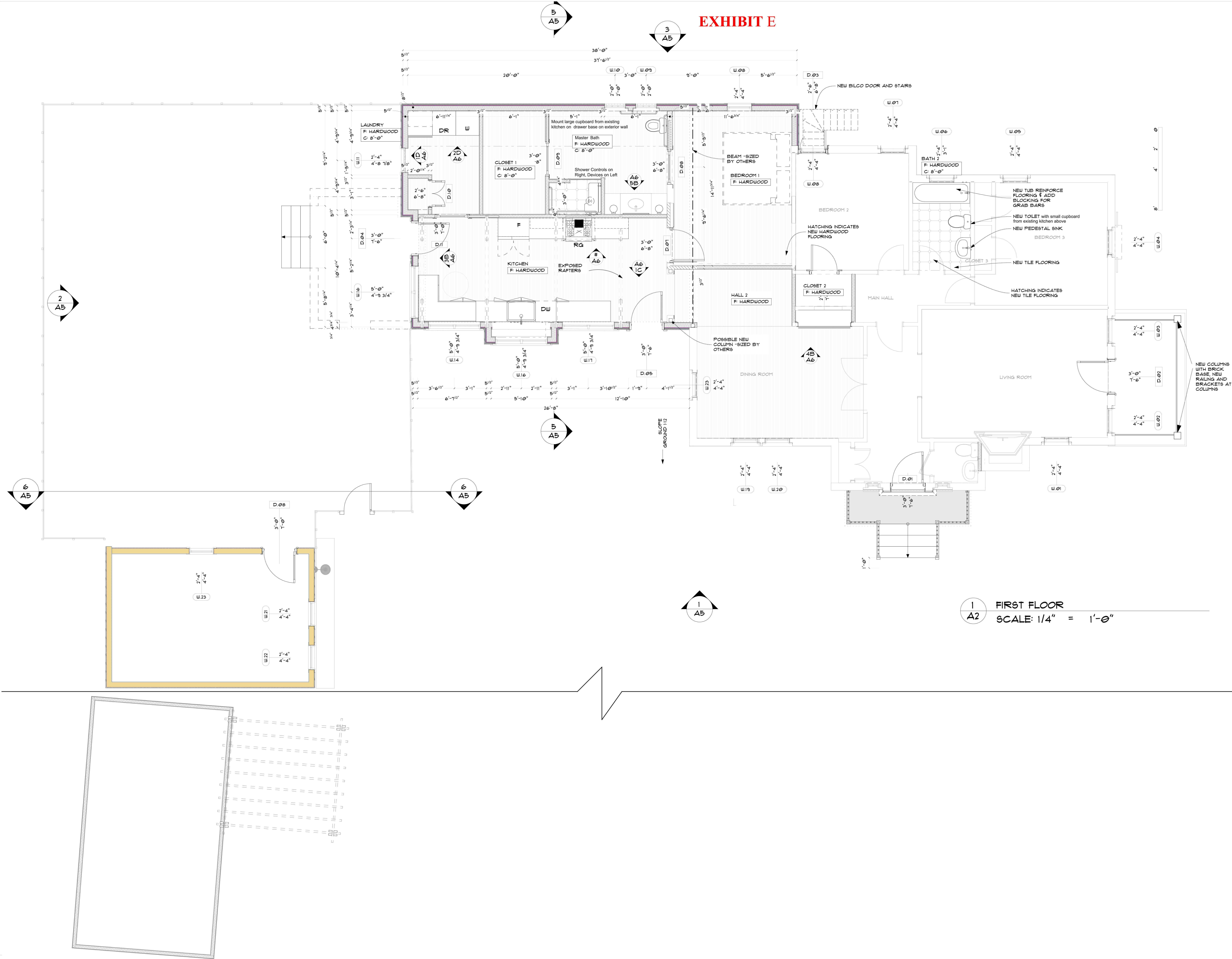
DATE: 1/4/21

A5

PLOTTED ON: 1/4/21

ELEVATIONS

\\users\christine\dandeneau\library\mobile documents\com-apple-cloudocs\dandeneau architecture\01 da current projects\2020 judy davis short road\2021_01_03 judy davis short road fln



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DRAWN BY: CHRISTINE DANDENEAU

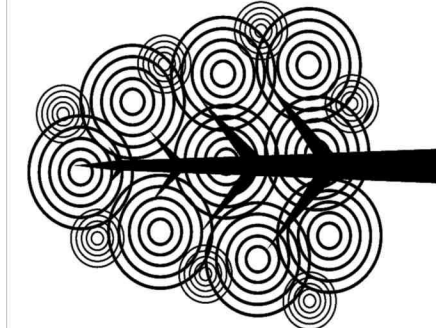
BY: REVISIONS DATE

DATE: 1/4/21

A2

PLOTTED ON: 1/4/21

FLOOR PLAN



DANDENEAU ARCHITECTURE P.L.L.C.

100 MAGNOLIA PLACE
SUITE #2206

PINEHURST, NC 28374

CELL: 910-690-4692

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SEAL

EXHIBIT F



EXHIBIT G



EXHIBIT H



EXHIBIT I



EXHIBIT J



EXHIBIT K



EXHIBIT L



EXHIBIT M



EXHIBIT N



MATERIALS BOARD

87 SHORT ROAD

EXHIBIT O



Front Door Light

Rustic Bronze



Secondary Door Light



Andersen Double Hung Window 3/2 Top White



Fiber Cement Straight Edge Siding Heathered Moss



Architectural Asphalt Roof Shingle Weathered Wood



6 Light Mahogany Front Door Autumn Wheat



Grey German Siding Shed
Colonial Verdigris
BM CW-530

Original Barn Light
Hodley Red
HC-65

Backyard Fence
Black Aluminum

Shutters
Black Forest Green
BM HC-187

Porch Ceiling
Blue Allure
BM 771



EXHIBIT P

