PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planning Supervisor
DATE: 01-19-2022
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
JANUARY 27, 2022 MEETING
12/11/2021 – 01/19/2022

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2021-00207	Change exterior siding & trim color to Hardie Arctic White, Add small shed roof over window on front left elevation to match others on house.	12/03/2021	01/10/2022	125 Kelly Rd.	Mucciolo, Chuck.
COA-2021-00211	Rear yard fence.	12/16/2021	12/20/2021	215 Kelly Rd.	Ramirez, Anthony M.
COA-2021-00212	Replace 2 damaged doorways with matching, like kind material.	12/16/2021	12/20/2021	42 Chinquapin Rd.	JWS Property Holdings, LLC.
COA-2021-00216	Replace all siding and window/door frames/seals with like kind material.	12/20/2021	01/03/2022	75 Dundee Rd.	Zeidler, Kristina.

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2022
Subject: **Major COA Request for 90 Linden Road**

Applicant:	Katharine Pate
Owners:	Katharine Pate
Professional:	William Huckabee
Property Location:	90 Linden Road
Land Use:	Single Family Residential
PID#	00014733
COA#:	2022-00002

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

The applicant requests a Certificate of Appropriateness for exterior modifications at 90 Linden Road. Modifications include a rear kitchen addition, addition of ventless fireplace, outdoor fireplace structure at pool house and detached garage addition The property is further identified as Moore County PID Number 00014733. The home was originally built in 1940. Previous COA's have been issued for a two-story addition to the home and exterior windows to the pool house. This request includes a rear kitchen addition to the rear of the home totaling about 150 square feet with all materials to match the existing. A small ventless fireplace is proposed on the rear elevation of the downstairs portion of the recently approved addition. An outdoor fireplace/chimney structure is proposed at the pool house located in the front yard. A 695 square foot addition with a 410 square foot second floor apartment to the existing detached garage to the rear and left of the lot is proposed with this request as well.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work are considered Major Work. Also, installation of accessory structures with no dimension greater than 12 feet are considered Minor Work. Therefore, the additions to the primary and accessory structure as well as the fireplace structure at the pool house are Major Work items requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

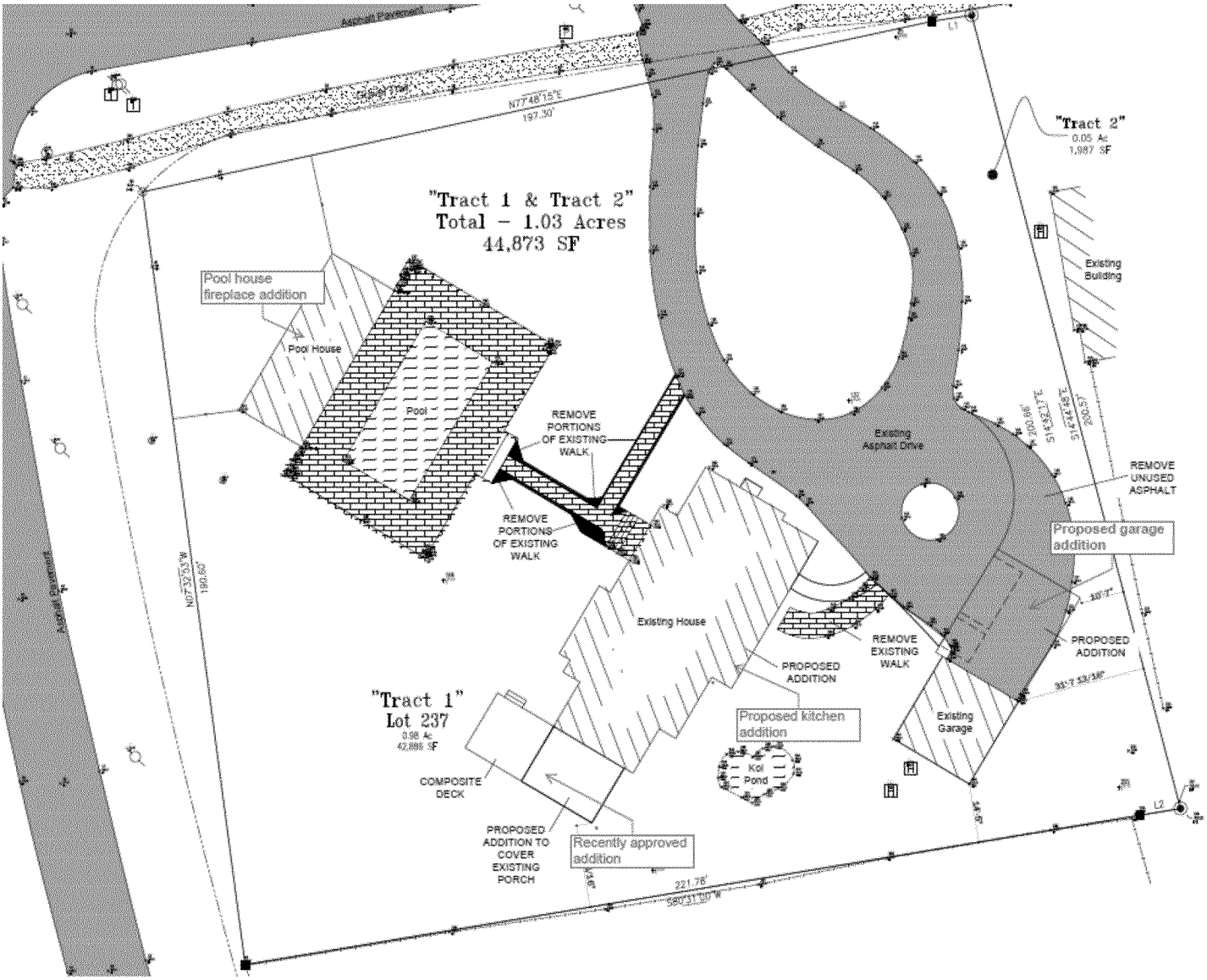
I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS (kitchen addition, ventless fireplace addition and detached garage addition)

1. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.I.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.
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.
4. Section III.I.7 - The height of an accessory building **must** not be taller than the primary structure and **must** be smaller in scale than the primary structure.
5. Section III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
6. 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.
7. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
8. Section III.I.12 – Attached or detached garages *should* open to the rear or side of the primary structure.
9. Section III.I.13 – Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.

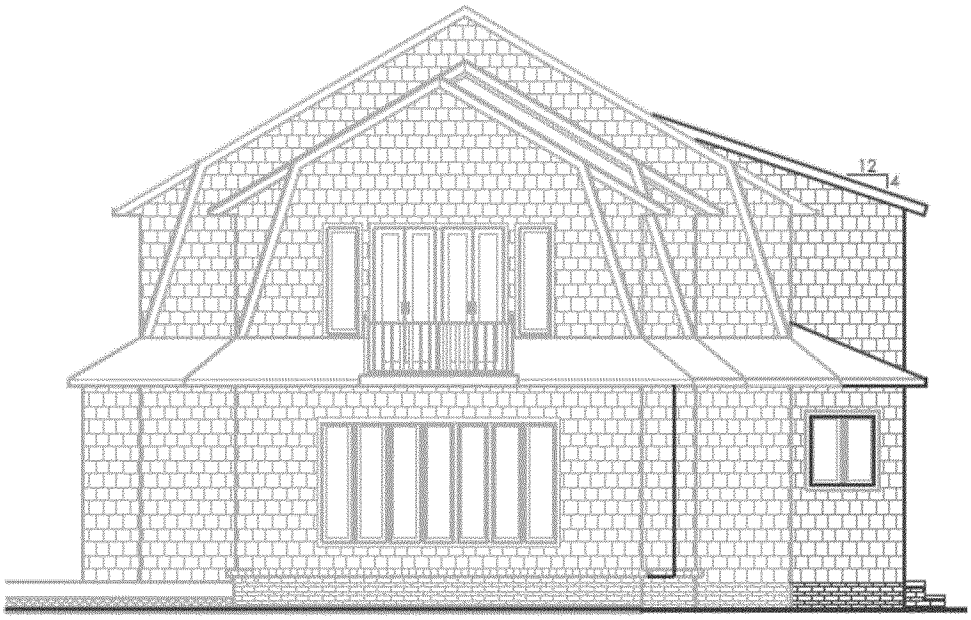
IV. RESIDENTIAL NEW CONSTRUCTION (pool house fireplace)

E. ACCESSORY FEATURES AND STRUCTURES

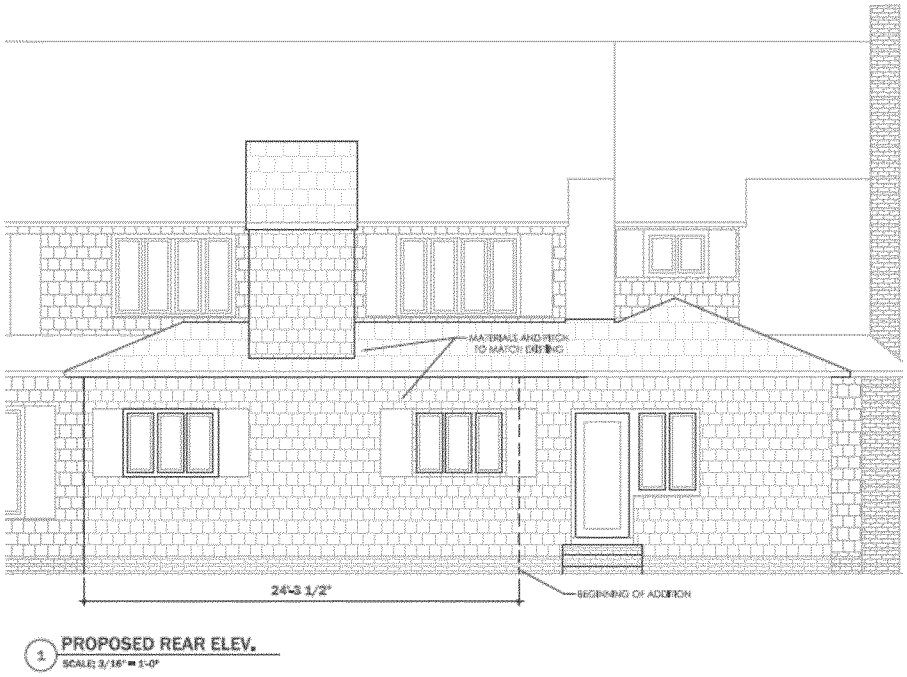
10. Section IV.E.1 – All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.


"Tract 1 & Tract 2"
Total - 1.03 Acres
44,873 SF
"Tract 2"
0.05 Ac
1,987 SF
"Tract 1"
Lot 237
0.98 Ac
42,886 SF
Pool house fireplace addition
Pool House
Pool
REMOVE PORTIONS OF EXISTING WALK
REMOVE PORTIONS OF EXISTING WALK
Existing Asphalt Drive
REMOVE UNUSED ASPHALT
Proposed garage addition
Existing Building
Existing House
PROPOSED ADDITION
REMOVE EXISTING WALK
PROPOSED ADDITION
Proposed kitchen addition
Koi Pond
Existing Garage
COMPOSITE DECK
PROPOSED ADDITION TO COVER EXISTING PORCH
Recently approved addition
N77°48'15"E
197.30'
N07°32'53"W
193.60'
221.78'
S88°31'00"W
Asphalt Pavement

Site plan

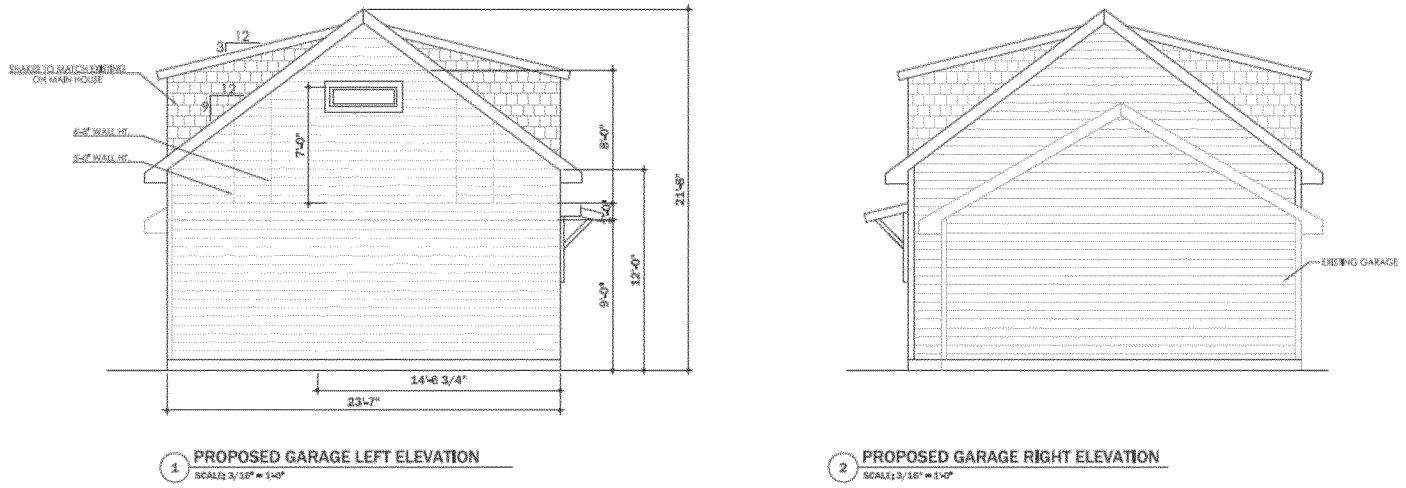


Proposed right elevation (ventless fireplace and kitchen addition)

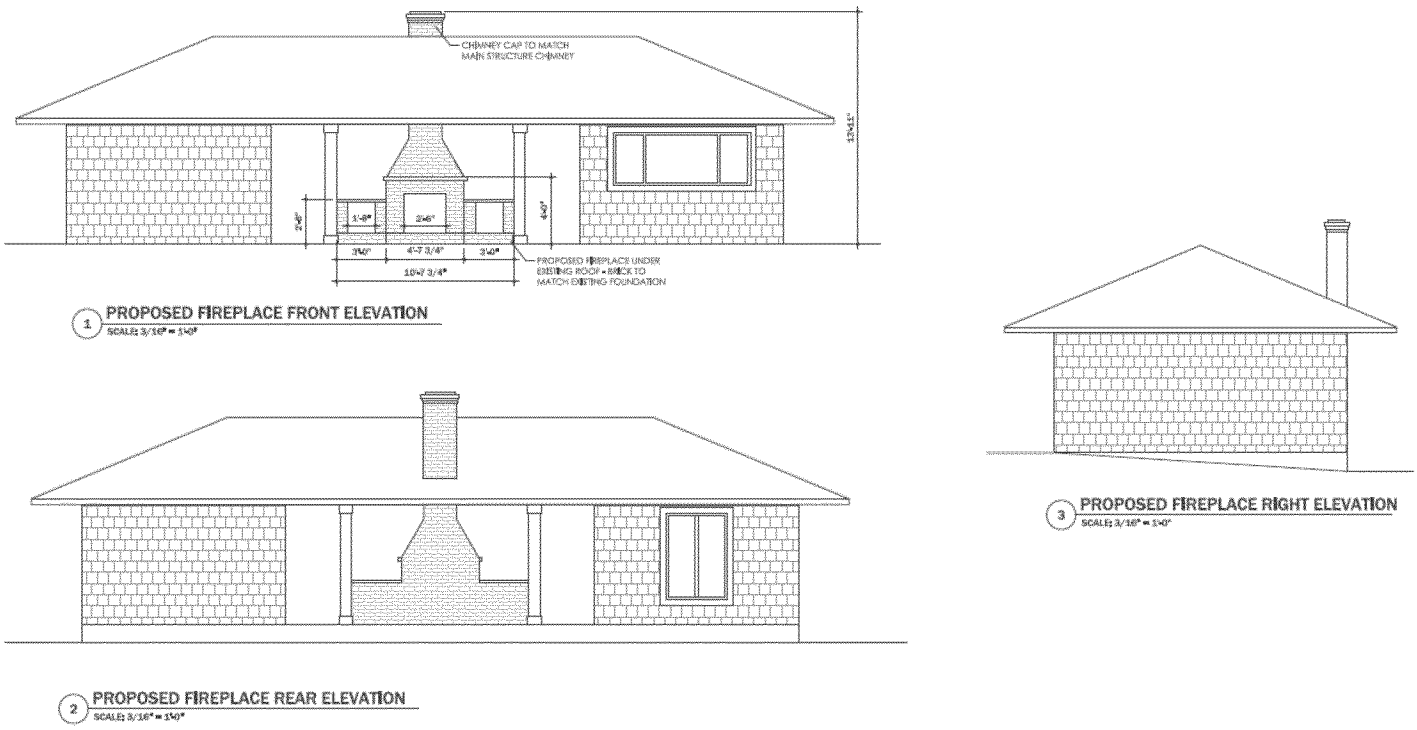


Proposed rear elevation (kitchen addition)

Proposed detached garage elevations



Proposed detached garage elevations



Proposed pool house fireplace addition

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The kitchen addition and ventless fireplace addition are both consistent with the standards as it will be compatible with the main structure and located on the rear and in an inconspicuous location. The fireplace addition to the pool house is consistent with the standards as it is compatible with the principal structure and closely resembles others in the district. The addition to the garage addition appears to be consistent with the standards. It will feature architectural characteristics and materials similar to those of the principal structure. A couple of items for the Commission to consider in determining consistency and congruity could be scale and the front facing garage doors. The total area of the proposed addition is approximately 23% of the total area of the main home. The garage and the doors are set back deep on the lot and behind the main house but does feature a front facing double and single garage door. All proposed colors are compatible with the structures and within the approved color palette. The applicant's exhibits indicate the shutters are operable as well.

FINAL ORDER – MAJOR COA REQUEST 90 LINDEN ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Katharine Pate, owner requests a Certificate of Appropriateness for a rear kitchen addition, ventless fireplace bump out addition, detached garage addition and a pool house fireplace structure at 90 Linden 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

New construction or additions not considered to be Minor Work are considered Major Work. The installation of accessory structures with no dimension greater than 12 feet are considered Minor Work. Therefore, the additions to the primary and accessory structure as well as the fireplace structure at the pool house are Major Work

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

1. The structure was built in 1940.
2. The structure is listed as contributing to the district.

<u>For the Record</u>

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, elevations, and site plan.
3. The applicant proposes a rear kitchen addition, ventless fireplace to the recently approved downstairs addition, fireplace structure at the pool house and an addition to the detached garage.

Conclusions of Law

<u>Applicable Guidelines:</u>

III. CHANGES TO EXISTING RESIDENCES
I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS (kitchen addition, ventless fireplace addition and detached garage addition)

1. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.I.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.
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.
4. Section III.I.7 - The height of an accessory building **must** not be taller than the primary structure and **must** be smaller in scale than the primary structure.
5. Section III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
6. 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.
7. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
8. Section III.I.12 – Attached or detached garages *should* open to the rear or side of the primary structure.
9. Section III.I.13 – Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.

IV. RESIDENTIAL NEW CONSTRUCTION (pool house fireplace)

E. ACCESSORY FEATURES AND STRUCTURES

5. Section IV.E.1 – All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.

DRAFT

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 _____, 2022.

_____ _____

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

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

DRAFT

Attachment A
Final Order
90 Linden Road

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

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

DRAFT

1895 VILLAGE OF PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 14, 2022

Dear Property Owner(s),

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

Thursday January 27, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 90 Linden Road. Modifications include a rear kitchen addition, addition of ventless fireplace, outdoor fireplace at pool house and detached garage addition. The property is identified as Moore County PID Number 00014733. The property owner and applicant is Katharine Pate.

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

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

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

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

Public Hearing Notification

EXHIBIT S-1.12

0 50 100 200 300 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
1/14/2022

January 27, 2022
Historic Preservation Commission
90 Linden Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

DENARDO, SHIRLEY C
105 MCKENZIE RD W
PINEHURST NC 28374

POTYNSKY, JOHN DAVID
100 W MCKENZIE RD
PINEHURST NC 28374

ROTHSTEIN, SONJA
165 MCKENZIE RD W
PINEHURST NC 28374-9012

PATE, KATHARINE F
90 LINDEN ROAD
PINEHURST NC 28374

MCKENZIE, COLIN S TRUSTEE
405 PINECREST ST
CARTHAGE NC 28327

STRANGE, ALLAN H STRANGE, JODI M
1124 MARNEY CT
RICHMOND VA 23229

WEBSTER, JOHN A O TRUSTEE SEIFERT, ELIZABETH TRUSTEE
140 WEST MCKENZIE ROAD
PINEHURST NC 28374

BRENNER, DEBRA
75 W MCCASKILL RD
PINEHURST NC 28374

CHANG, MICHAEL CHI-MING CHANG, SHANNON THOMPSON
26920 POLLARD ROAD APT 115
DAPHNE AL 36526

EXHIBIT A-1.1

COA-2022-00006

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☐ 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	35 ORANGE ROAD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	00028352

Owner Information			
Name	Thomas O'Connor	Home Phone #	—
Street Address	11220 Angus Pl.	Mobile Phone #	301 646 0411
City, State, Zip Code	Potomac MD 20854	Business Phone #	301 795 3293
Email	tommyo28374@gmail.com		

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

SCANNED

RECEIVED
JAN - 6 2022

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

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	SEE LETTER TO HPC & STAFF That accompanies THIS Application		
Type of Work	☐ Addition	☑ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☑ Single Family Low Density	☑ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☑ Yes ☐ No
Includes Tree Removal	☐ Yes ☑ No

VILLAGE OF PINEHURST 1895

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	wood	stain	FIBER CEMENT	HC-33
Rear Elevation	↓	↓	SIDING	↓
Right Elevation	↓	↓	↓	↓
Left Elevation	↓	↓	↓	↓
Trim	N/A		composite	white
Windows	wood		"	"
Chimney	—		—	—
Foundation	cement		poured cement	—
Front Door	wood		—	
Shutters	—		—	
Garage Door	wood		wood	HC 33
Roof	shingle			—
Roof Exhaust Vents	—			—
Front Porch	—			—
Deck	—			—
Patio	—			—
Sidewalk	—			—
Sky Lights	—			—
Driveway	—			—
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: 1/4/22

1895
VILLAGE OF
PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

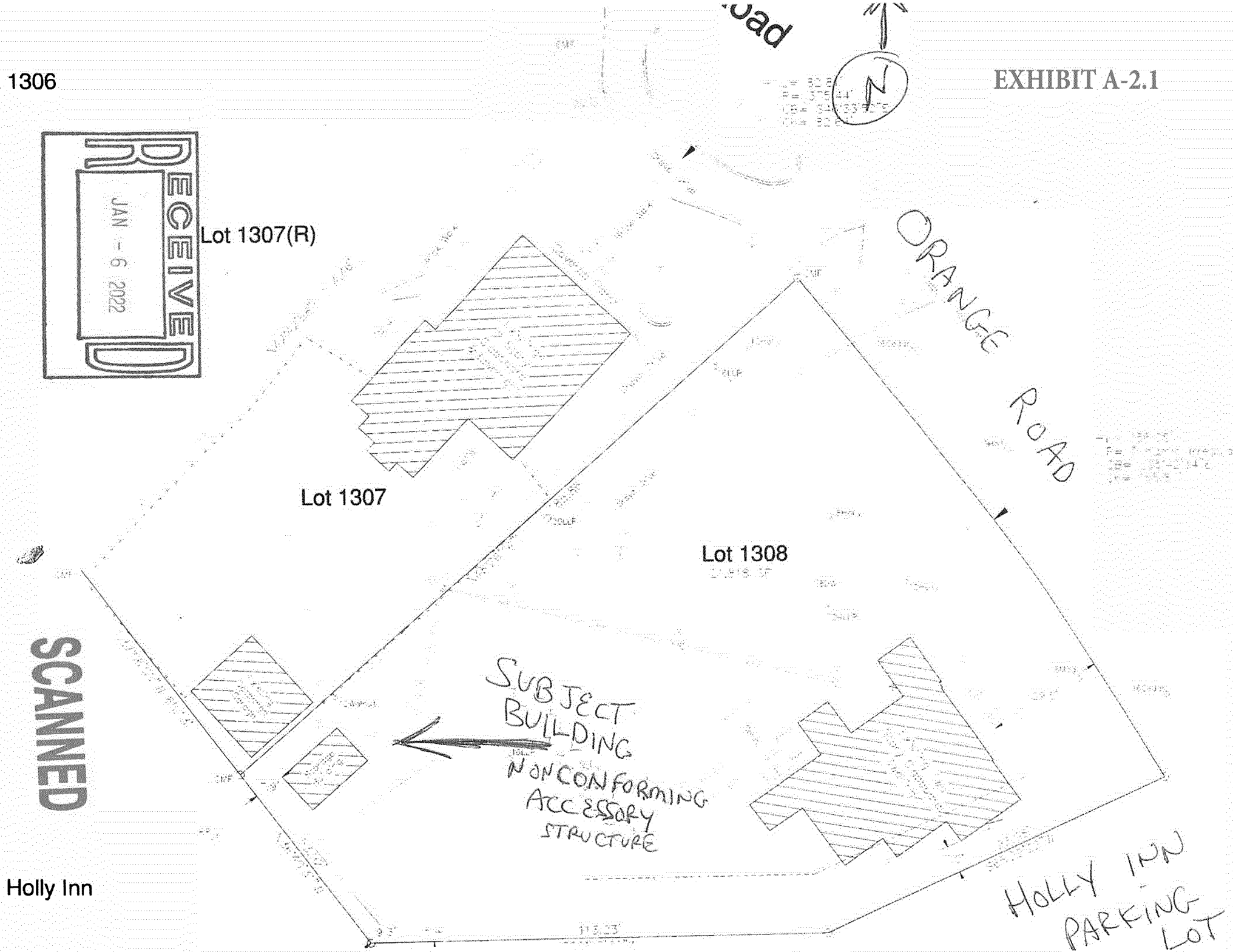
Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: 1/4/22

EXHIBIT A-2.1

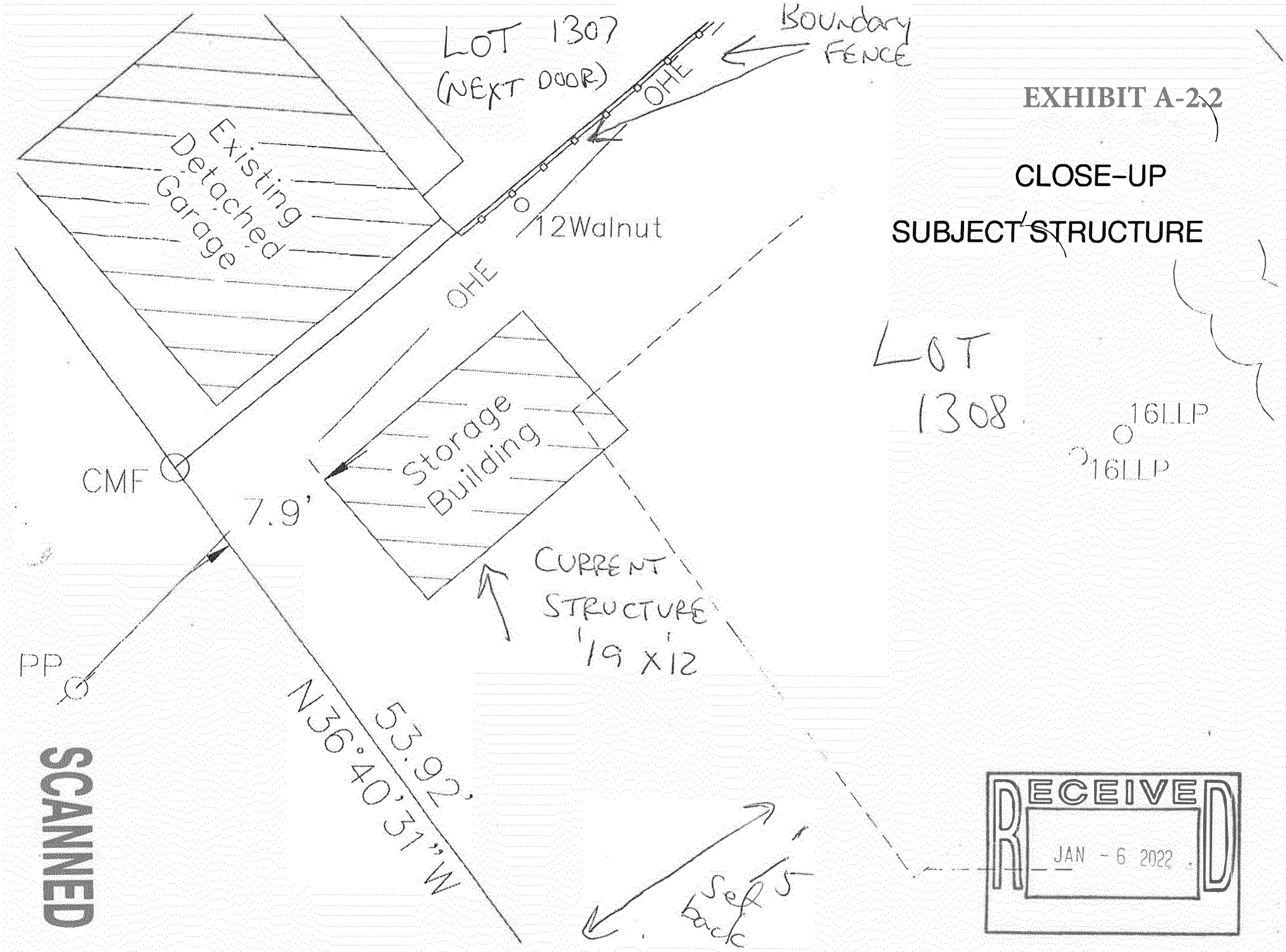


RECEIVED
JAN - 6 2022
SCANNED

EXHIBIT A-2.2

CLOSE-UP

SUBJECT STRUCTURE



RECEIVED
JAN - 6 2022

SCANNED

Existing Detached Garage
OHE
12 Walnut
New CONFORMING FOOTPRINT
OHE
10 Foot SETBACK
Storage Building
CMF
7.9'
10 Foot Setback
PP
EXHIBIT A-23

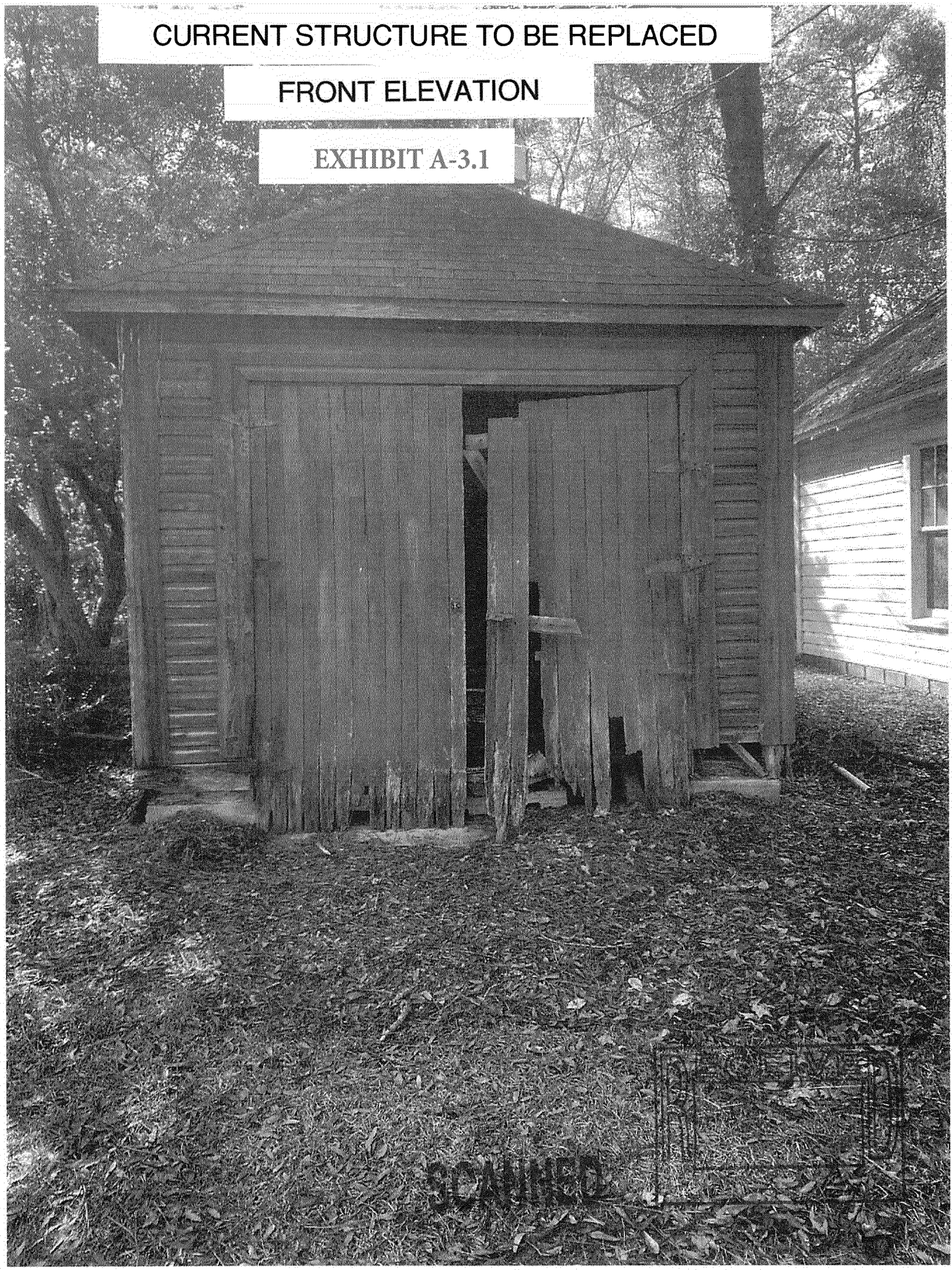

CURRENT STRUCTURE TO BE REPLACED
FRONT ELEVATION
EXHIBIT A-3.1
SCANNED

EXHIBIT A-3.2

LEFT ELEVATION

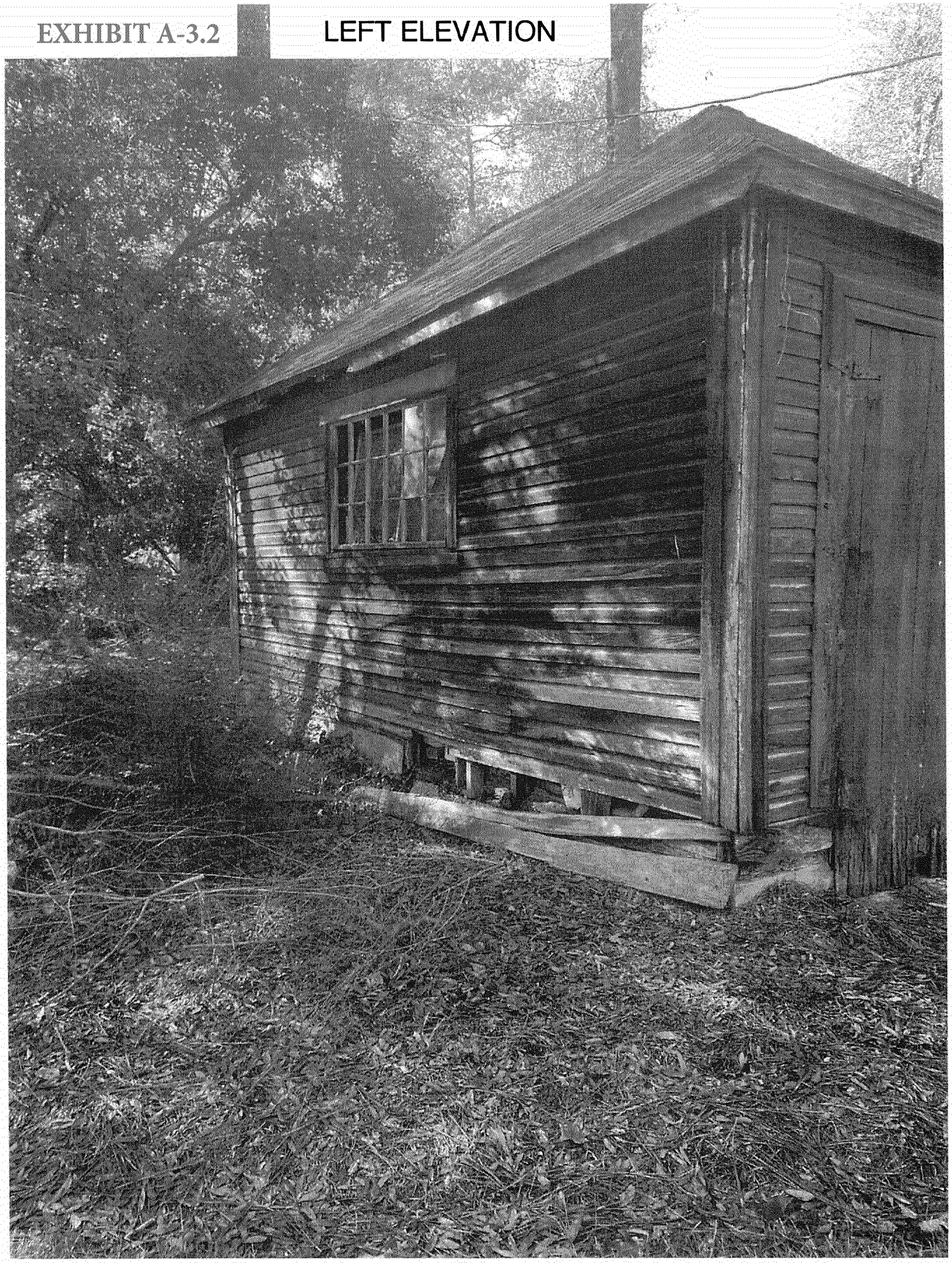


EXHIBIT A-3 3

RIGHT ELEVATION

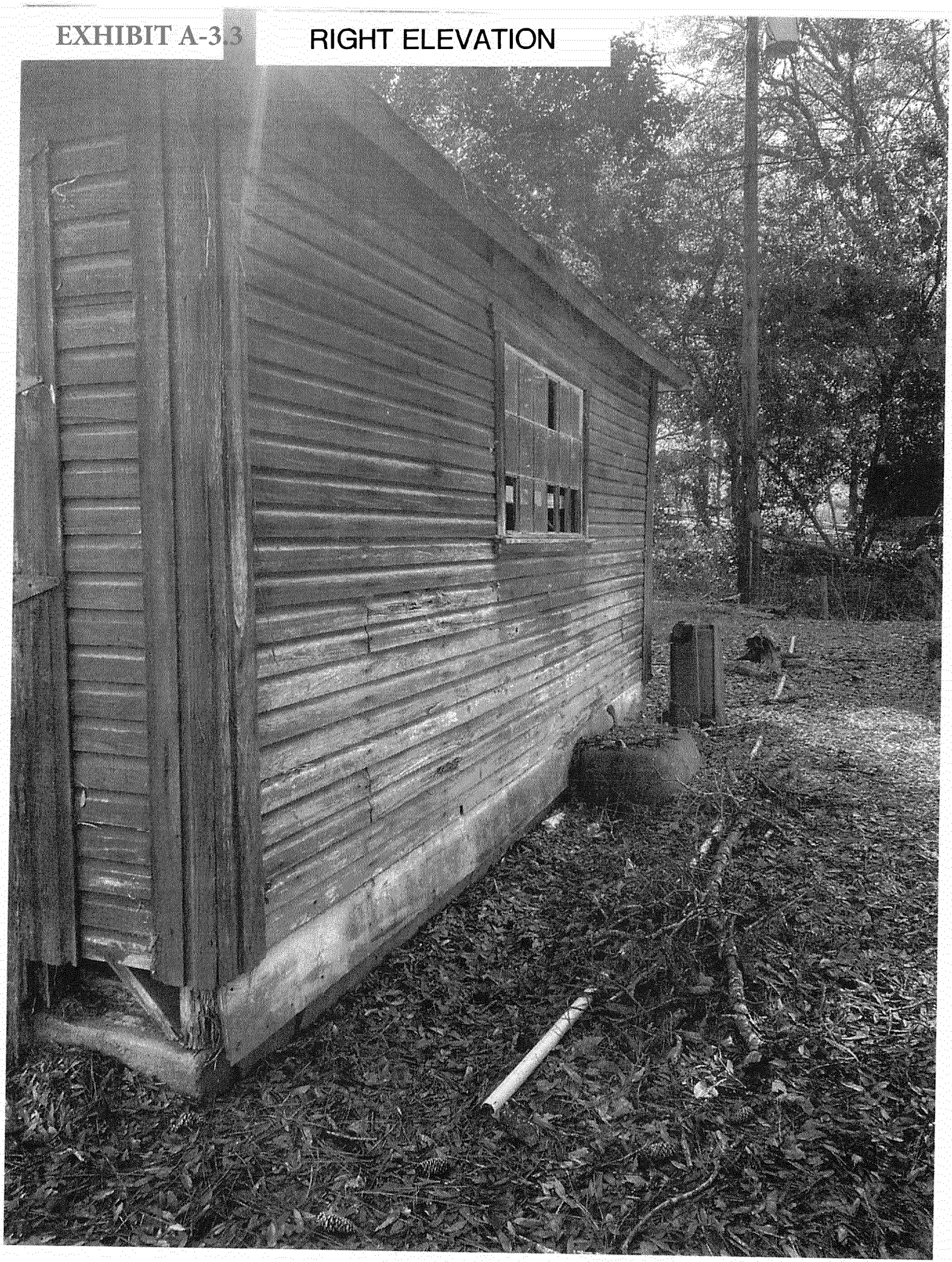


EXHIBIT A-3.4 BACK ELEVATION

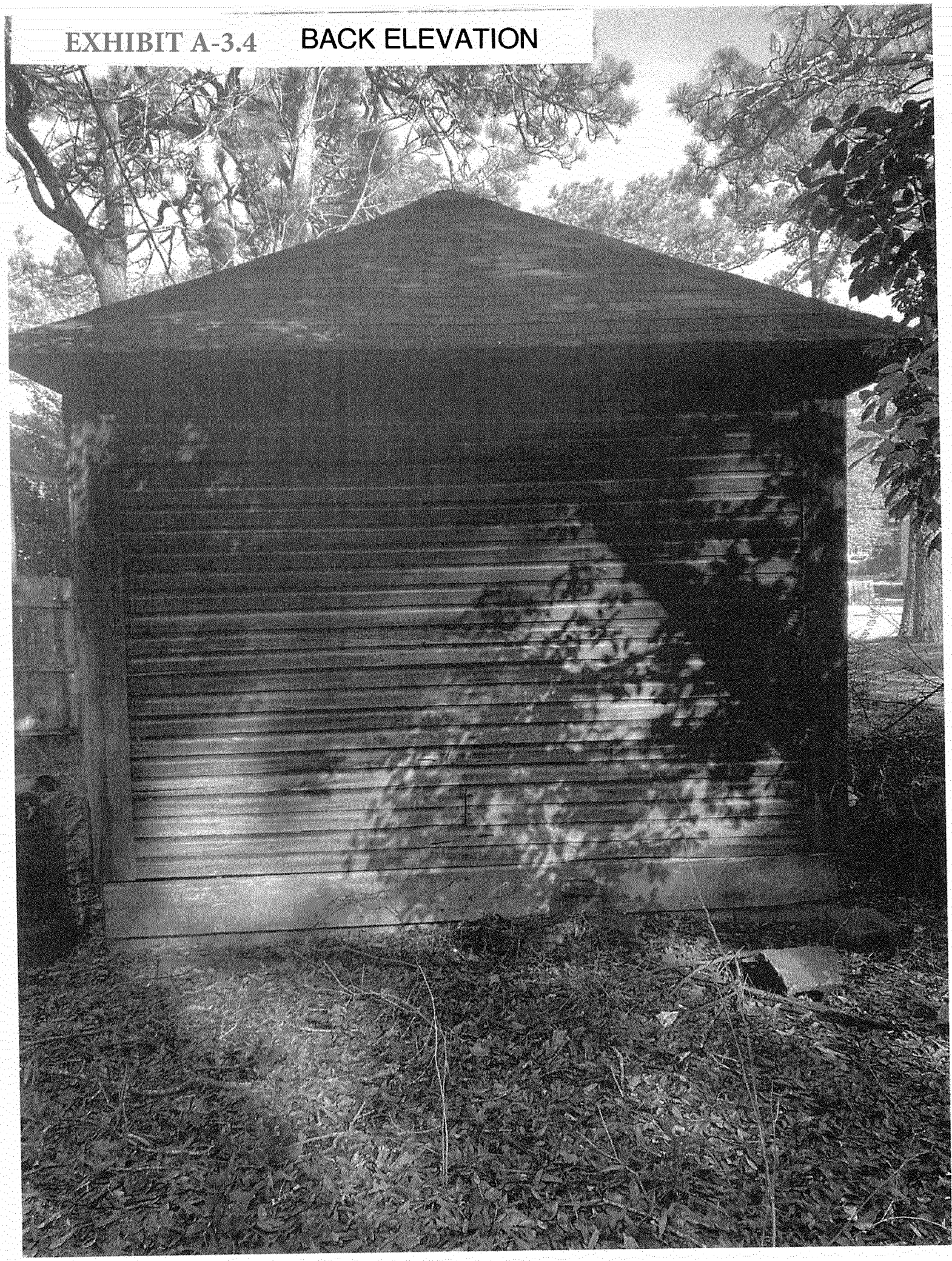


EXHIBIT A-3.5

FRONT AND LEFT SIDE ELEVATIONS PROPOSED

RECEIVED
JAN - 6 2022

SCANNED

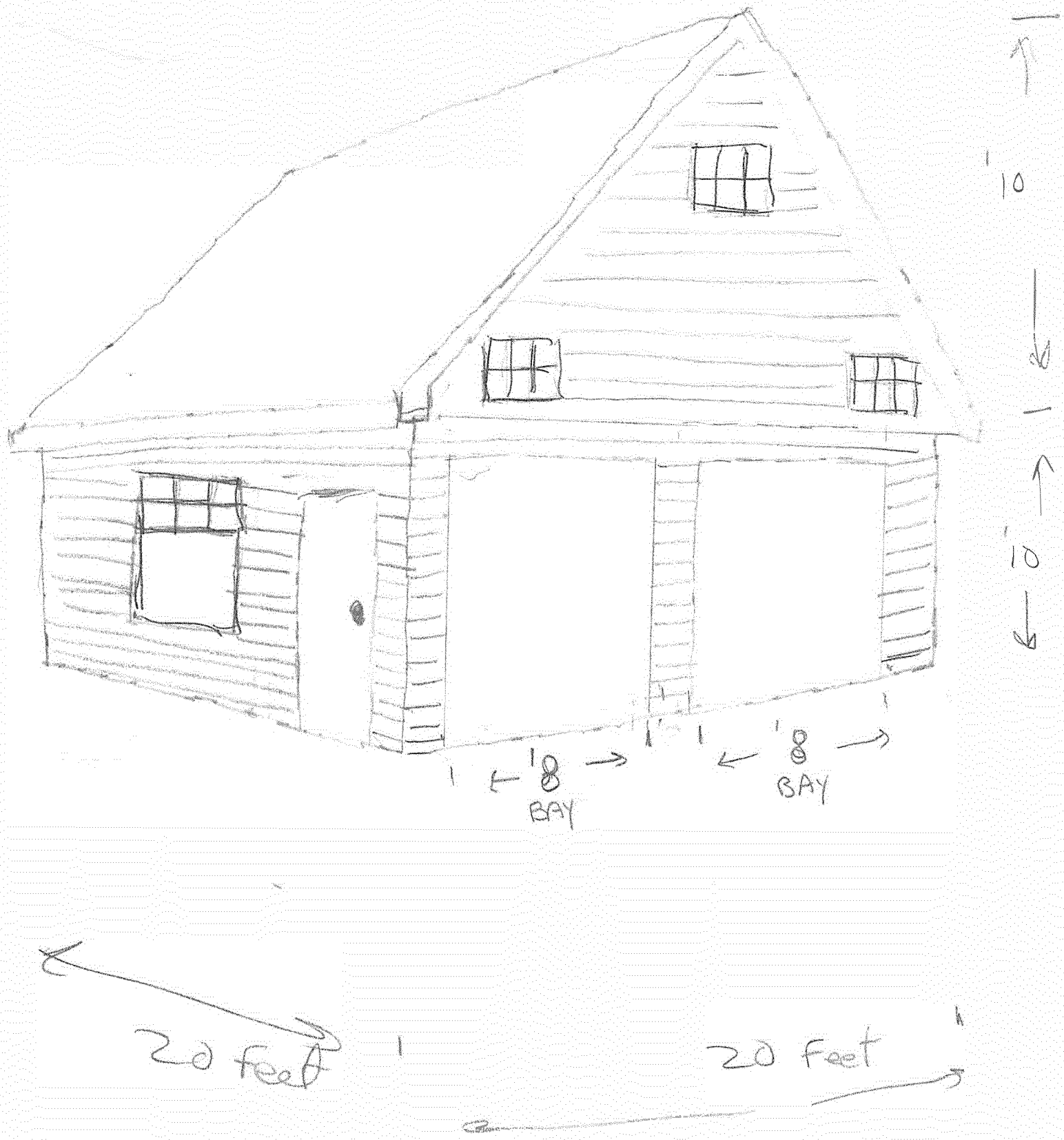


EXHIBIT A-3.6

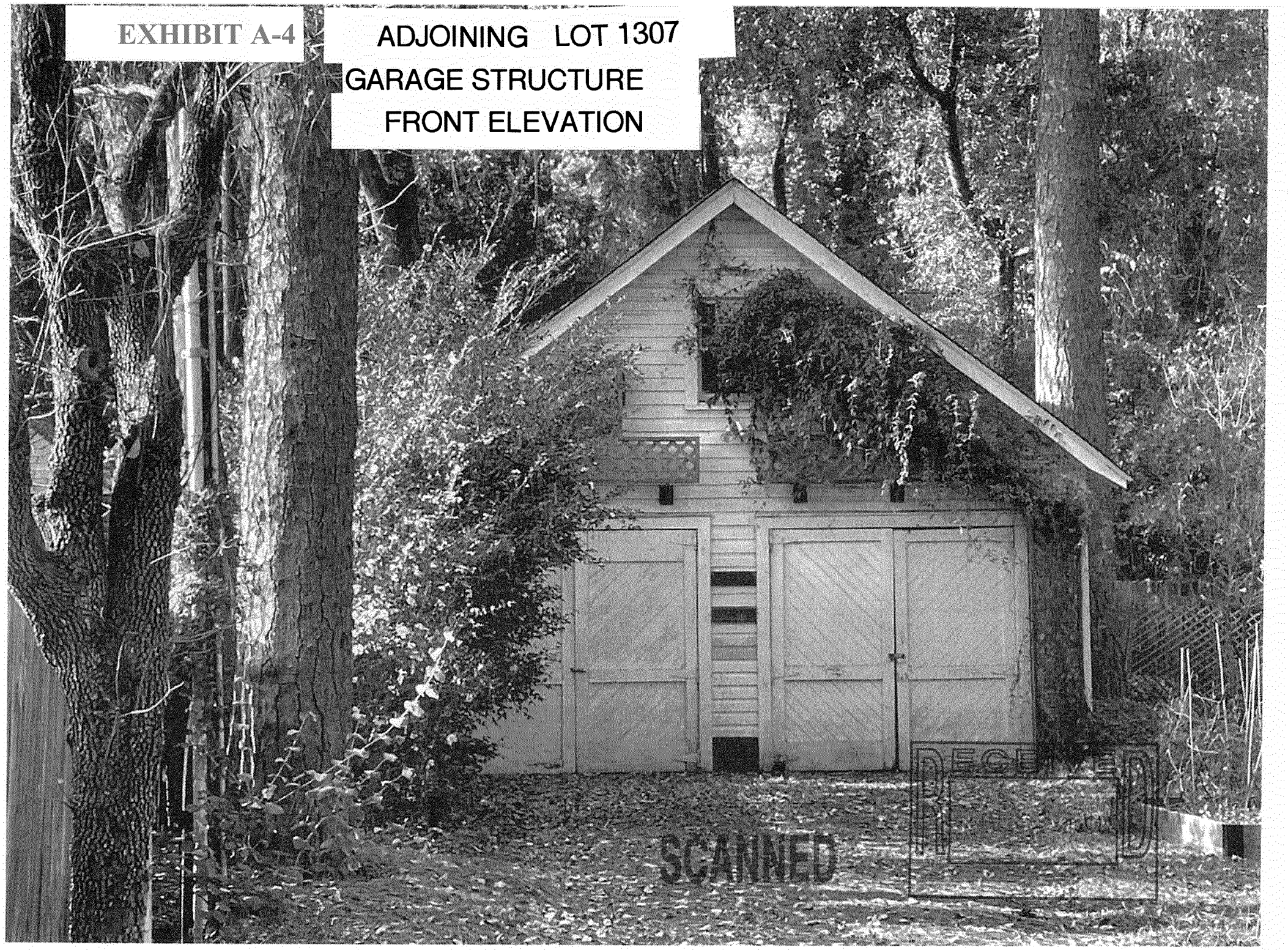
FRONT AND RIGHT SIDE ELEVATIONS PROPOSED

RECEIVED
JAN - 6 2022

SCANNED

EXHIBIT A-4

ADJOINING LOT 1307
GARAGE STRUCTURE
FRONT ELEVATION



SCANNED

January 6, 2022

Historic Preservation Commission (HPC)
Village Of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

Dear Ladies and Gentlemen of the Commission:

Over the past year+, I have been completing the full restoration of 35 Orange Road with the full cooperation and collaboration of the Village staff; many thanks for everyone's work and attention to this project.

Now I come to the HPC requesting a Certificate of Appropriateness (COA) for *major work* for the modest expansion and rebuilding of the non conforming accessory building set back in the southwestern corner of the property (back right corner facing the lot from Orange Road), otherwise known as the "storage building"(Survey of 35 Orange Rd/Lot 1308; Surveyor: S Raynor, 2005).

Subject Property

35 Orange Road is a half acre parcel (Lot 1308; Parcel ID 00028352) which borders the Holly Inn parking lot to the east/southeast and an outparcel owned by the Pinehurst Corporation to the south/southwest. This parcel has a main 2 story cottage ("Holly House") facing Orange Road, and storage building/garage along the back (southwest) property line. The recent restoration of the 2 story cottage has been conducted under COA # 2020-00077 and Residential Alteration Development Permit BLD-2020-01651.

Historic Considerations of the Subject Structure

Please reference my letter to the HPC dated June 4, 2020 that outlines the historic record of the subject property's main 2 story cottage ("Holly House"). The subject structure for this request ("storage building") is currently an in-use non-conforming structure first shown on the 'Maps of Pinehurst by R.E. Wicker, Dates 1928 thru 1966'. It sits primarily **within** the setback, is 19 feet deep (long) on its side elevations by 12 feet across (wide) on its front and rear elevations. It is also aligned visually and about 8 feet away from the garage on the adjoining Lot 1307, also siting in the corner of that property and within its corresponding setback.

The subject structure is beyond repair (sill plates deteriorated, footings crumbled, and structural beams eroded by dry rot and termites). It has 3over3 windows on each side elevation, and a hip roof. The interior construction is a hodgepodge of various lumber and repairs. Previously, the structure received electricity from the 2 story cottage by a single AC line underground and a switchbox. In sum, the structure has minimal historic character and no salvageable elements.

RECEIVED
JAN - 6 2022
SCANNED

I propose to rebuild the garage as a 20foot deep by 20foot wide structure with a 12by12 pitch roof on the front elevation. This gable roof line shall be identical to the same pitch gable roofline on the 2-story cottage, with identical matching 3 "gable corner" windows as on the front elevation of the cottage, proportional to the surface area of the gable. The new structure will also be visually compatible with the adjoining structure on Lot 1307 that also has a 12by12 pitch gable roof and square footprint. Its siding and color will be identical to the 2story cottage on the property (cement fiber plank, HC-33 Montgomery White) and have a 6-over-1 historic windows on its side elevations. The structure will have 10foot walls and a 10foot ridge line, total height will be 20 feet. There shall be no plumbing; electricity will be sourced from the cottage breaker box or solar batteries (TBD)

The new footprint will be created by extending the structure an additional 8 feet of width to the southern side elevation, and add an additional foot to the front elevation. This proposed footprint would not further encroach into the already existing setback on the rear property line, remaining in compliance with Section 2.3.3 ("Non Conforming Structures") of the municipal code. (See building drawings in exhibits.)

About the Owner

Thomas J. O'Connor has conducted historic preservation in Wilmington, NC 2003 – 2009 Under company banner Osprey Holdings, LLC, Mr. O'Connor completed the Federally certified historic preservations of the Curtis Foster House, an Italianate-style structure circa 1865 and the Horace Bagg House, a Queen Anne -style structure circa 1880. Each were granted Preservation of the Year Awards by the Historic Wilmington Foundation (2009 and 2006 respectively). Prior to this restoration of 35 Orange Road, Mr. O'Connor restored the cottage and garage at 100 Kelly Road in the Village in 2005.

Thank you for your consideration of this request.

Most respectfully,

Thomas J. O'Connor
35 Orange Road
Pinehurst, NC 28374

Exhibits
(in order of presentation)

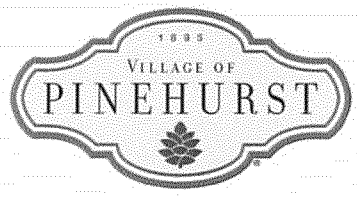
Exhibit 1	Sketch of Survey of 35 Orange Rd/Lot 1308; Existing Structures (Surveyor: S Raynor, 2005)
Exhibit 2	"Close Up" of the Raynor survey section showing the subject structure footprint and existing setbacks
Exhibit 3	Drawing of the proposed replacement structure (footprint)
Exhibit 4a,4b,4c,4d	Elevations of current structure to be replaced (front, left, right, and back)
Exhibit 5	Front and left side elevations proposed structure
Exhibit 6	Front and right side elevations proposed structure
Exhibit 7	Adjoining Lot 1307 garage structure front elevation

SCANNED

RECEIVED
JAN - 6 2022

EXHIBIT A-1.1

COA-2021-00214



Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

✘ Major Work	Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	5 Chinquapin Rd. Pinehurst, NC 28374
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00024677

Owner Information (NOT A MAILING ADDRESS)			
Name	Peyton & Martha Gentry	Home Phone #	
Street Address	103 Lawrence Overlook	Mobile Phone #	910-690-4212
City, State, Zip Code	West End, NC 27376	Business Phone #	910-295-2535
Email	hpgentry@gmail.com		

Applicant			
Name	Peyton Gentry	Other Phone #	
Email	hpgentry@gmail.com	Street Address	5 Chinquapin Rd. Pinehurst, NC 2
Mobile Phone #	9106904212	City, State, Zip Code	Pinehurst, NC 28374

RECEIVED
DEC 20 2021

EXHIBIT A-1.2

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	Carolina Siding Co. Jay Burns
Street Address	PO Box 997
City, State, Zip	West End, NC 27376
Phone #	910-585-3399
Email	jay@carolinasidingcompany.com

General Information

Description of Changes to the Structure	Vinyl siding, soffets and facia to be replaced with hardy plank. All windows to be replaced.		
Type of Work	Addition	✘ Alteration	New

Existing Use	Proposed Use
Vacant	Vacant
Single Family Low Density	Single Family Low Density
Single Family Medium Density	Single Family Medium Density
Single Family High Density	Single Family High Density
Multi-Family Development	Multi-Family Development
✘ Office	✘ Office
Retail	Retail
Lodging	Lodging
Recreational	Recreational
Institutional	Institutional
Medical	Medical
Industrial	Industrial
Services	Services
Includes Demolition	✘ Yes No
Includes Tree Removal	Yes ✘ No
Estimated Cost of Construction	$299,000

1895 VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	Vinyl Siding	Hardy Plank siding	White
Rear Elevation	Vinyl Siding	Hardy Plank siding	White
Right Elevation	Vinyl Siding	Hardy Plank siding	White
Left Elevation	Vinyl Siding	Hardy Plank siding	White
Trim	vinyl	Hardy Plank	white
Windows	wood	vinyl	white
Chimney	n/a	n/a	n/a
Foundation	n/a	n/a	n/a
Front Door	n/a	n/a	n/a
Shutters	n/a	n/a	n/a
Garage Door	n/a	n/a	n/a
Roof	n/a	n/a	n/a
Roof Exhaust Vents	n/a	n/a	n/a
Front Porch	n/a	n/a	n/a
Deck	n/a	n/a	n/a
Patio	n/a	n/a	n/a
Sidewalk	n/a	n/a	n/a
Sky Lights	n/a	n/a	n/a
Driveway	n/a	n/a	n/a
House Number	n/a	n/a	n/a
Other:_____			

Required Documents

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

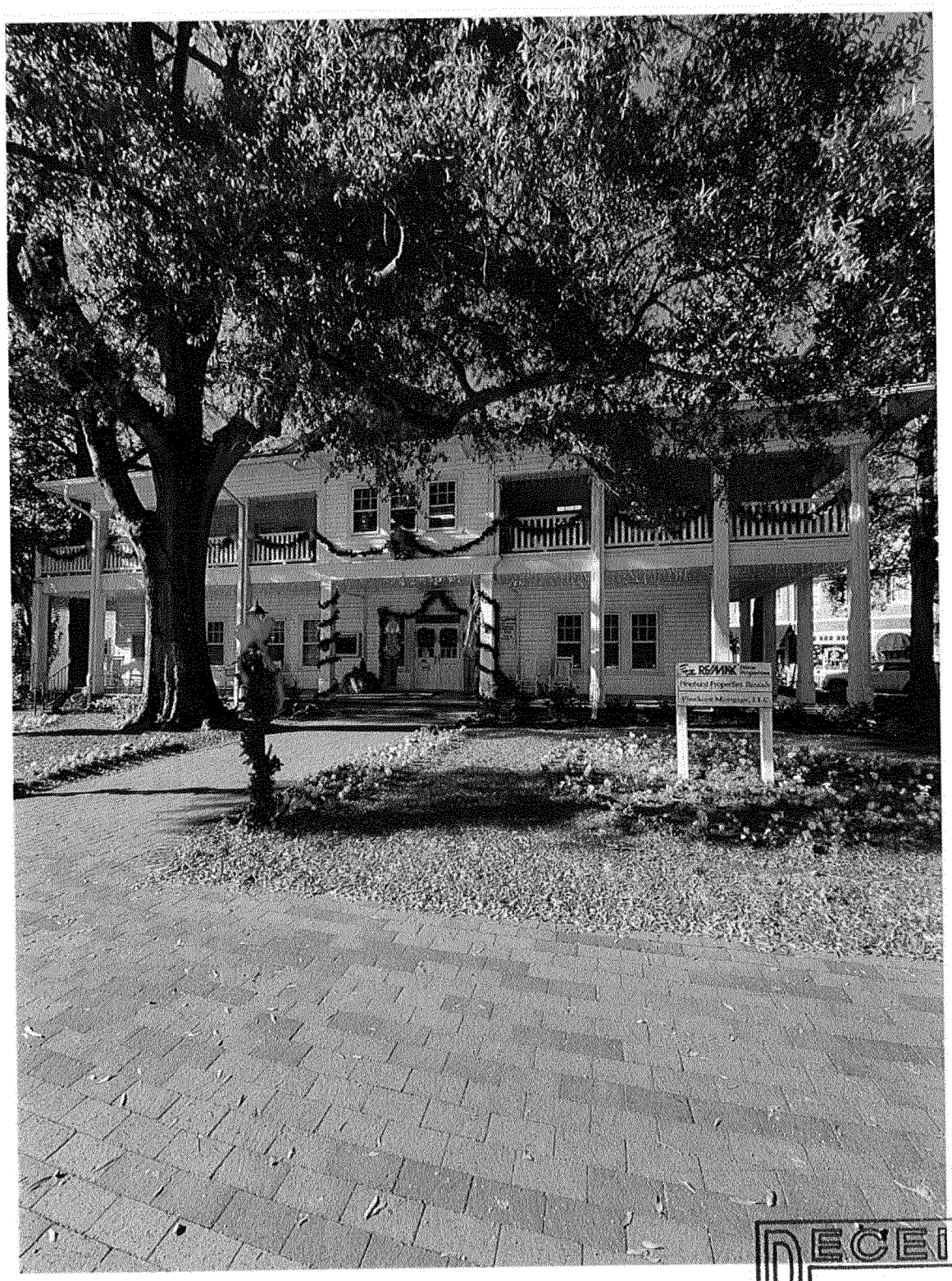
Certification

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: 12-13-21

Property Owner Signature: _____ Date: 12-13-21

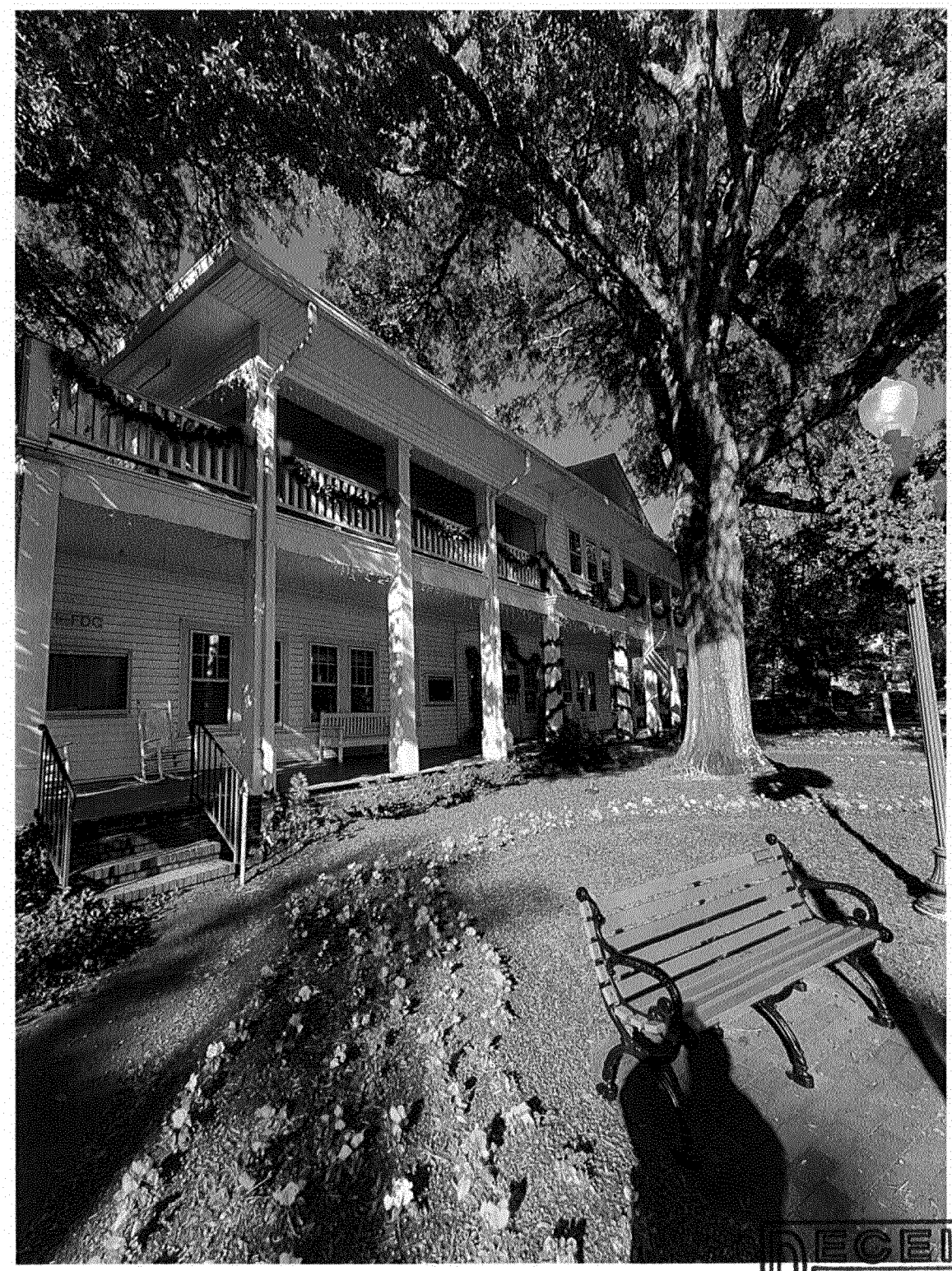
EXHIBIT A-2.1



RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.2



RECEIVED
DEC 20 2021

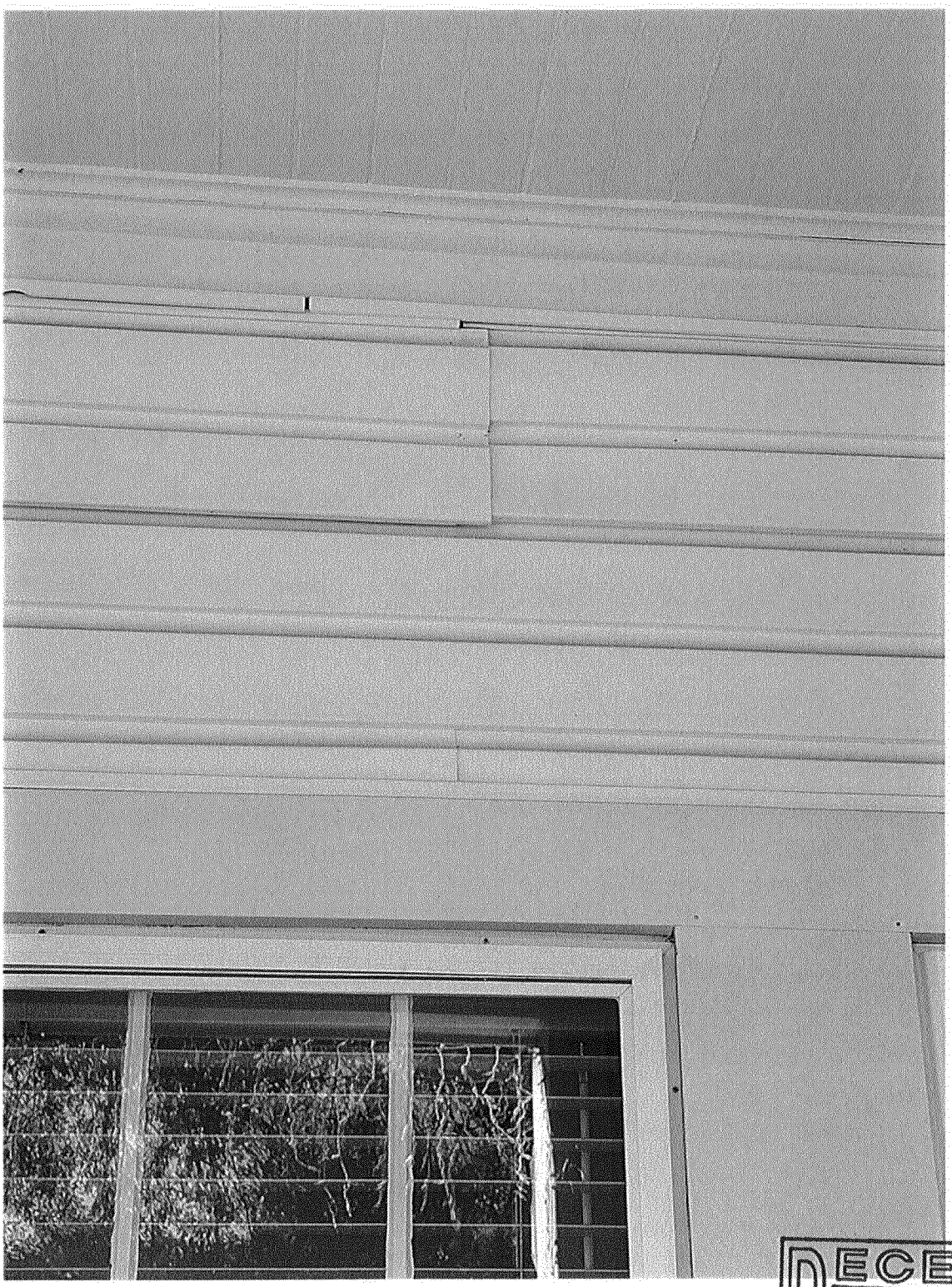
SCANNED

EXHIBIT A-2.3

RECEIVED
DEC 20 2021

SCANNED

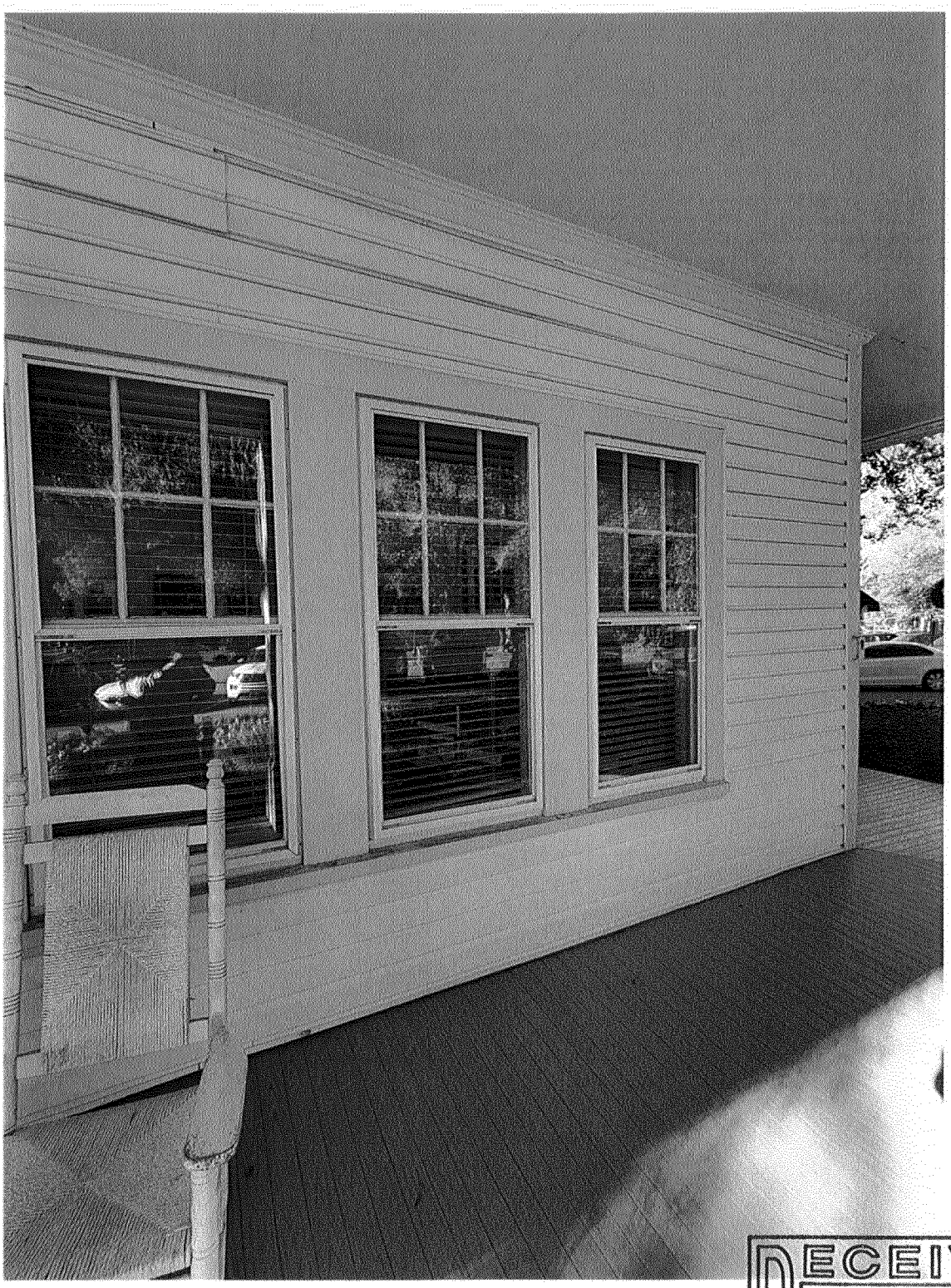
EXHIBIT A-2.4



RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.5



RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.6

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.7

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.8

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.9

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.10

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.11

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.12

RECEIVED
DEC 20 2021

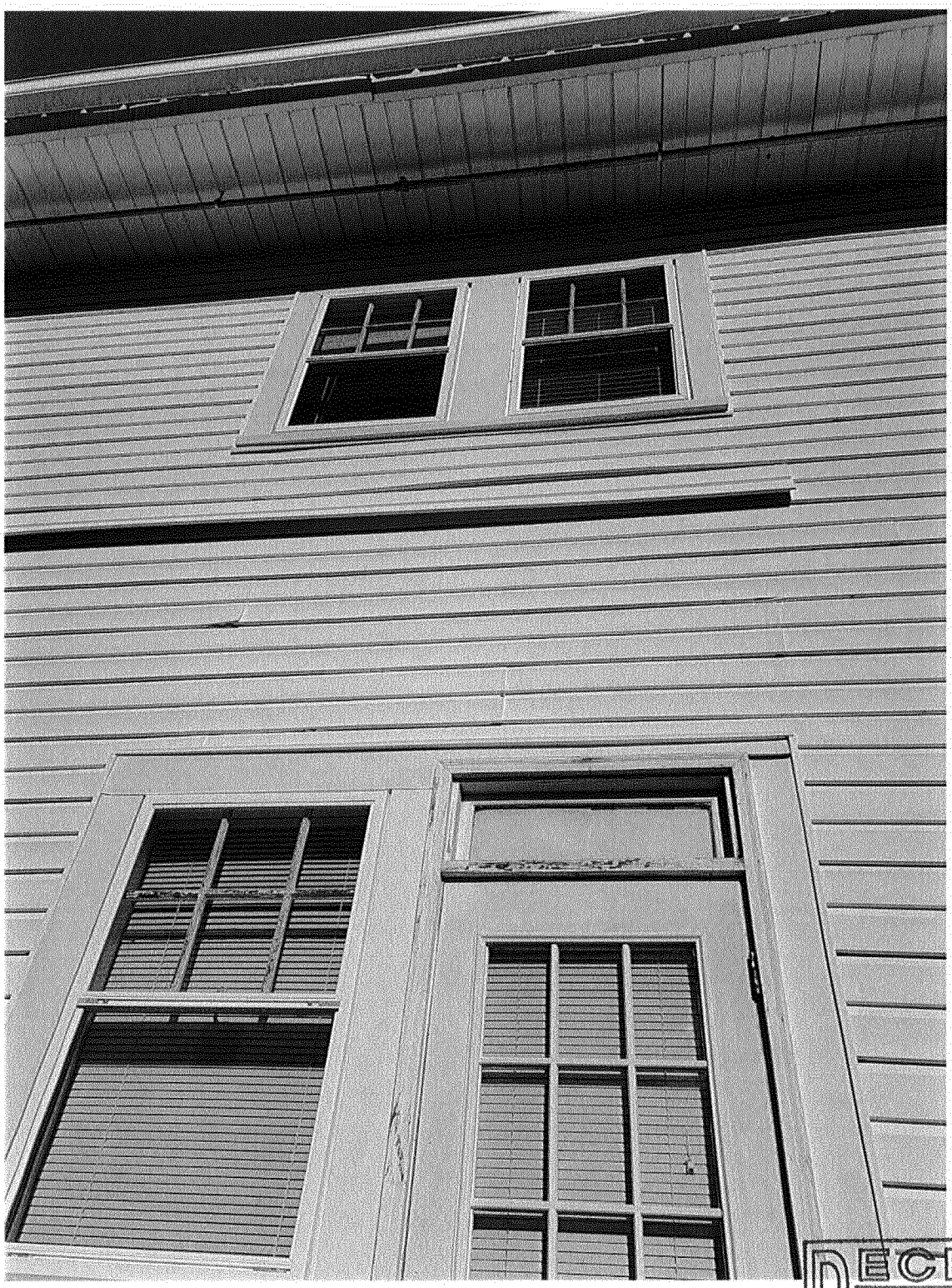
SCANNED

EXHIBIT A-2.13

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.14



RECEIVED
DEC 2 0 2021

SCANNED

EXHIBIT A-2.15

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.16

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.17

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.18

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-2.19

RECEIVED
DEC 20 2021

SCANNED

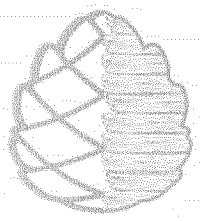
EXHIBIT A-2.20

RECEIVED
DEC 20 2021

SCANNED

EXHIBIT A-3.1

Quote



CAROLINA SIDING CO.

PO box 997 West End, NC, 27376

910-585-3399 |

DATE 8/17/2021

Quote for: Casino Building of pinehurst

FOR
Exterior Siding

Details	AMOUNT
Replacement windows	$72,520.00
material for hardie cedar mill straight lap 7" reveal color plus soffet and siding	$71,630.00
labor for instilation of hardie siding on building	$71,320.00
labor for paint touch up	$15,230.00
labor for install windows	$52,310.00
labor for demo and trash removal	$16,520.00

Above descriptions are quote for labor and material for hardie color plus labor and material instilation turn key. All paint touch will be done at completion of job. This does not include any repairing any damage from rot. All repairs will be done on a time and material bases. it will be $35.00 per hr per man. it does not include handling of any hazardous materilas(ex. asbestos insulation) if they may be encountered.

SUBTOTAL	$299,530.00
TAX RATE	0.00%
OTHER	$0.00

RECEIVED
DEC 20 2021

EXHIBIT A-3.2

Details	AMOUNT
TOTAL	$299,530.00

Quote good for 60 days

If you have any questions concerning this Quote, use the following contact information:

Jay Burns, 910-585-3399, jay@carolinasidingcompany.com

THANK YOU

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
DECEMBER 16TH, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair		Alex Cameron, Lead Planner
Tom Schroeder, Vice-Chair		Alexandria Rye, Senior Planner
Terry Lurtz		Shannon Konstantinou, Clerk to the Board
Anne Lucey		
Richard Vincent		
John Taylor		
David Herring		

Approximately 9 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 03:59 PM and explained the purpose of this meeting for the Historic Preservation Commission.

II. Approval of Minutes

A. 11-18-2021 Regular Meeting Minutes

Mr. Taylor moved to approve the revised minutes of the November 18, 2021 Regular Meeting. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Taylor. Approved by a vote of 7-0.

III. 2022 Regular Meeting Calendar

Mr. Taylor moved to approve the 2022 Regular Meeting Calendar. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

IV. Ethics Policy and Conflicts of Interest Review

The Commission stated the signed Employee Acknowledgement will be submitted to be filed with the Village Clerk.

V. Public Hearing

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

Mr. Von Salzen explained the procedures of a quasi-judicial Public Hearing.

Ms. Alexandria Rye, Senior Planner, was sworn into the public hearing and testified as follows.

A. COA-2021-00195 (5 McCaskill Road)

Jeffery Tyner is requesting a Certificate of Appropriateness within the Pinehurst Historic District for multiple exterior modification at 5 McCaskill Road E. The request includes the following; removal of multiple trees, installation of brick patio and outdoor fireplace, and additional landscaping. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855207773790.

Mr. Jeffery Tyner was sworn into the public hearing.

Ms. Rye discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Lucey asked for verification of the number of trees to be removed. Mr. Tyner stated there were 13 trees above a 12" diameter to be removed from the site and 2 or 3 small Hollies that will be removed in the area of the proposed fire place.

Mr. Von Salzen asked whether there was any submitted material supporting the proposed patio and fire pit work. Ms. Rye verified no materials had been submitted in support of the patio and fire pit work.

Mr. Von Salzen asked what the additional landscaping mentioned in the application referred to, other than the removal of trees. Ms. Rye reviewed the proposed landscape index submitted as evidence. Mr. Tyner stated 4 trees will be relocated (2 – large Camellias and 2 – Hollies) and 105 new trees and shrubs will be planted. Mr. Tyner stated there are no large species trees proposed, the trees proposed will be ornamental. Ms. Rye again reviewed the proposed landscape index submitted as evidence and the Commission discussed the types of trees and shrubs proposed.

Mr. Taylor questioned the statement in the application that the removal of trees is due to sightline improvement yet none of the trees marked for removal (outside of the

DRAFT

Right-of-Way) appear to be close to McCaskill Road. Ms. Rye verified Mr. Taylor's statement.

Mr. Vincent asked whether the proposed work is required or is voluntary on behalf of the applicant. Ms. Rye stated the proposed work is voluntary not required and reviewed the responsibility of the Historic Preservation Commission when approving landscape work and tree removal.

Mr. Tyner stated the biggest reason for removing trees along the left side of the property is due to a significant grade change resulting in a drainage issue and moisture problem on this side of the property.

Mr. Taylor stated no information other than a description was given regarding the proposed fireplace and patio work. Mr. Tyner stated the intent is to construct a fireplace matching that of a house located on the corner of Dundee and Short Roads and the fact that the fireplace would not be visible from either McCaskill or McKenzie Roads. The Commission discussed whether continuation of the case to a later time when materials had been submitted supporting the fireplace work would be the best way to proceed. The discussion of the case continued.

The Commission, Mr. Tyner, and Staff viewed and discussed the location of the trees proposed to be removed as shown: in Exhibit A-3.2 in relation to the red and blue dots as shown in Exhibit A-5 demonstrating the location of trees to be removed within the Right of Way and on the Applicant's property. The Commission and Mr. Tyner discussed the location of the trees to be removed and the intent for removal being improvement of the sightline when exiting the property. Mr. Tyner verified the fact that one of the trees marked in blue and shown as being part of the Right-of-Way is in fact part of the property. The Commission discussed the importance of understanding exactly where the proposed trees for removal are located in order to take into consideration the impact on the canopy surrounding the property.

Mr. Taylor asked whether the three trees encroaching on the house could be trimmed back instead of removed entirely. Mr. Tyner stated the trees to be removed near the driveway area are only 21' from the dwelling making entrance to the garage difficult and the Oaks to be removed on the other side of the dwelling are only 19' from the house and the roots are already close to the dwelling.

Mr. Herring reviewed photos of the site showing some of the proposed trees for removal (Exhibit A-6) and asked Mr. Tyner to locate the trees discussed on the landscape plan. Mr. Herring further asked Mr. Tyner to provide an alternative to removing the three proposed trees near the left front of the property so as not to impact the existing canopy. Mr. Tyner reviewed the location and distance to the dwelling of the three trees in question and reiterated the need to remove the trees

being to correct drainage issues and to prevent damage to the dwelling from the roots or limbs of the trees.

Mr. Schroeder asked Mr. Tyner to verify whether all red dots on the proposed landscape plan are 12" or greater trees. Mr. Tyner stated not all of the red dots are 12" or greater, some are Dogwoods and Hollies. Mr. Schroeder stated the Commission is only able to consider the canopy impact for trees 12" or greater. The Commission suggested, if the case is continued, for Mr. Tyner to submit a proposed landscape plan only depicting trees that are 12" or greater and clarified with Mr. Tyner that no work can start until COA approval is given.

Ms. Rye reviewed the proposed landscape plan with the Commission and discussed the size and location the trees depicted by red dots.

Ms. Rye displayed a photo submitted by Mr. Vincent, the owner of the property referenced by Mr. Tyner, depicting the look and size of the proposed fireplace.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None wished to speak.

The Commission and Mr. Tyner debated continuing the case to a later meeting, continuing to a later time during the current meeting, or partially approving the application, which would require a resubmittal of an application for the portion of work not approved as part of this application. The Commission debated whether sufficient evidence had been submitted to support a motion on the proposed work. Mr. Tyner verified the proposed fireplace work would be exactly as shown in the photo from firebox to firebox, approximately 14' wide, without the additional side pizza oven.

Mr. Herring moved that the Historic Preservation Commission ***approve with conditions*** *a Certificate of Appropriateness (**COA-2021-00195**) and find the proposed Major Work at **5 McCaskill Road** is* ***consistent*** *with Historic District Standards and is deemed* ***congruous*** *with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied are: Exclude the removal of all but two trees; one is the Pine tree located on the right hand curb cut that was not marked and one is the tree about a foot to the left of the proposed fireplace when viewed from the street. Seconded by Mr. Taylor.*

The Commission asked Mr. Tyner whether approval of the motion made would be more or less beneficial to him. Mr. Tyner stated approval of the motion made would be less beneficial as it would cost more than receiving approval of the application as proposed.

Mr. Herring withdrew the motion.

Mr. Tyner submitted into evidence a hand marked landscape plan labeled Exhibit A-7 for review by the Commission, which shows in greater detail the trees to be removed. The Commission reviewed Exhibit A-7 with Mr. Tyner and Ms. Rye explained that the Exhibit A-7 has marked in red highlighter the proposed trees to be removed with a 12" or greater diameter at breast height.

Mr. Herring moved that the Historic Preservation Commission ***approve with conditions*** *a Certificate of Appropriateness (**COA-2021-00195**) and find the proposed Major Work at **5 McCaskill Road** is* ***consistent*** *with Historic District Standards and is deemed* ***congruous*** *with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied are: On the newly produced A-7 landscape plan, to the left of the house where there is a drainage issue, the four enumerated trees in yellow may be removed, to the south of that there are three enumerated trees in red X's that must remain if the diameter is 12" or greater, the one Pine tree restricting access to the garage may be removed, of the two trees encroaching on the house only the smaller may be removed, only one tree near the fireplace may be removed. Seconded by Ms. Lucey.*

Ms. Lucey asked Mr. Herring for clarification on the proposed trees for removal that are being disallowed. Mr. Herring stated the three red X's to the front left of the house, the planned northern most red X to the right of the HVAC units, and all of the Pines save one near the fireplace. Mr. Schroeder clarified that every exhibit submitted as part of the application remains. Mr. Von Salzen stated all exhibits remain and it has been clarified from Mr. Herring's motion what trees will be allowed to be removed. Mr. Tyner further reiterated the need to remove the trees encroaching on the dwelling due to potential damage to the dwelling from roots or limbs.

Mr. Herring withdrew the motion.

The Commission and Mr. Tyner discussed finding a way to save trees while still moving forward with approval of the COA.

Mr. Taylor moved that the Historic Preservation Commission ***approve with conditions*** *a Certificate of Appropriateness (**COA-2021-00195**) and find the proposed Major Work at **5 McCaskill Road** is* ***consistent*** *with Historic District Standards and is deemed* ***congruous*** *with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied are: Only the trees labeled on Exhibit A-7 be removed. Seconded by Mr. Lurtz. Approved by a vote of 6-1. Mr. Herring voted "Nay".*

Mr. Von Salzen recessed the Public Hearing at 05:12 PM for a 10 minute break. The Public Hearing reconvened at 05:18 PM.

B. COA-2021-00203 (220 Saville Row)

Myles & Heather Larsen are requesting a Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new residential dwelling at 220 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855200365133.

Mr. David Larsen and Mr. Kevin Bartlett were sworn into the public hearing.

Ms. Rye discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Mr. Larsen thanked the Commission for their service to the community of Pinehurst and gave a personal statement. The Commission, Mr. Larsen, Mr. Bartlett, and Staff discussed the proposed work.

Mr. Herring asked the Commission to review Exhibit A-2 and asked for a count of trees being removed, which is 34 trees being removed and 20 trees remaining. Mr. Bartlett stated the existing homes in the surrounding neighborhood all have a larger grass lawn and fewer trees in the front of the property. Mr. Larsen stated the intention behind removing trees outside the building footprint is to provide room for his son to play soccer and to install a pool at a later time.

Mr. Herring asked whether the brick would be painted a solid color. Mr. Larsen verified the brick would be painted a solid color.

Mr. Herring asked for clarification on the material to be used for the proposed fire pit. Mr. Larsen verified the material proposed is concrete block.

Mr. Herring asked for clarification on the type of window being proposed for use on the second row up on the right. Mr. Larsen verified the arch proposed is for the door not the window.

Mr. Taylor asked for clarification on the lack of windows on the second level, south side of the dwelling facing the back yard. Mr. Bartlett verified the dormer windows on the second level will only be used on the front elevation for aesthetics.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None wished to speak.

The Commission discussed 34 trees being removed and only 20 remaining and debated readdressing the tree removal when the application for the swimming pool is actually submitted. It was determined the tree removal would be considered as part of the current application.

The Commission discussed the use of concrete block, which is part of the "not allowed" list in the Standards section 7.C.3.C. Mr. Larsen and Mr. Bartlett agreed the application would be amended to exclude the concrete block and substitute brick to match the brick used on the dwelling.

Mr. Herring stated painted brick is, also, "not allowed" according to the Standards. The Commission and Staff reviewed the Standards related to painted brick and debated whether allowing painted brick would be congruous with the Historic District Standards. It was determined painted brick is acceptable for new construction and verified the proposed color of Dove White or White Dove is congruous with the Historic District approved color palette.

Mr. Herring asked for clarification on the window muttons. Mr. Bartlett stated there are no muttons.

Ms. Lucey asked for the square footage of the dwelling. Mr. Larsen and Mr. Bartlett verified the square footage will be 3,950.

Mr. Lurtz moved that the Historic Preservation Commission ***approve with conditions*** *a Certificate of Appropriateness (**COA-2021-00203**) and find the proposed Major Work at **220 Saville Row** is* ***consistent*** *with Historic District Standards but is deemed* ***congruous*** *with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied are: The application amendment stating material used for the fire pit will be brick (matching the brick used on the dwelling) in place of concrete block. Seconded by Mr. Taylor. Approved by a vote of 6-0.*

Mr. Taylor left the meeting at 05:40 PM.

C. COA-2021-00205 (315 Nottinghill Gate)

*Emund and Brooke Haughey are requesting a Certificate of Appropriateness within the Pinehurst Historic District for changes to the construction of a new residential dwelling at 315 Nottinghill Gate. The original approval for the new construction under **COA-2021-0139** and was approved by the Commission during the regular meeting in October 2021. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855200362064.*

Ms. Brooke Haughey and Mr. Ken Bass were sworn into the public hearing.

Ms. Rye discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Lucey asked if any additional trees were being removed. Mr. Bass verified no additional trees were being removed.

Ms. Haughey and Mr. Bass stated a fence is planned and asked for verification whether the fence materials and specifics not being listed on the application prohibits it from being approved. Mr. Von Salzen stated unless material supporting the proposed fence work are submitted during the hearing, the fence cannot be considered as part of the application at this time. The Commission, Ms. Haughey, and Mr. Bass reviewed the location of the proposed fence for future reference. The Commission clarified approval of a fence would be considered Minor Work as long as the style and materials chosen are from the approved list, which Staff would be able to approve without a Public Hearing before the Commission. However, if a style and / or material is not from the approved list the Applicant would have to return for another Public Hearing before the Commission.

Mr. Herring asked for clarification on the fire pit / spa. Ms. Haughey submitted a photo depicting the intended design of the spa area proposed for the back yard and verified the location and size of the proposed spa.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application.

Mr. Larsen, 220 Saville Row, spoke in support of the Applicant and the proposed work.

*Ms. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2021-00205**) and find the proposed Major Work at **315 Nottinghill Gate** is **consistent** with Historic District Standards and is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0.*

Mr. Schroeder moved to close the Public Hearing. Seconded by Mr. Vincent. Approved by a vote of 6-0.

VI. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 11/10/2021 – 12/10/2021

VII. Next Meeting Date
A. Regular Meeting January 27, 2022

VIII. Comments from Attendees
None

IX. Motion to Adjourn
Mr. Von Salzen made a motion to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 6:05 PM.

Respectfully Submitted,

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

A videotape of this meeting is available on the Village website at www.vopnc.org.
Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.

DRAFT

COA-2022-00005 - Mucciolo new home

EXHIBIT A-1.1

Menu Help

File Date: 01/06/2022

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Change from (3) single garage doors to (1) single garage door and (1) double garage door and add screen to front and back porces.

Application Name: Mucciolo new home

Address: 125 KELLY Rd, PH, 28374

Owner Name: MUCCIOLO, CHARLES ANTHONY

Owner Address: 9384 Aqua Vista Blvd., BOYNTON BEACH

Parcel No: 00014377

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Step One Design	Step One Design	Applicant		Active
Step One Design	Step One Design	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Busine

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	Type of Work	Existing Use
Change from (3) single garage doors to (1) single and (1) double garage door and add screen to back and front porches	Alteration	Single Family Low Densit
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	No
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	01/07/2022	Kimberly Stepnoski
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				

Task	Assigned To	Status	Status Date	Action By
HPC Hearing				
COA Issued				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type
Mucciolo major plan ch...	PLN_HIST	Building Elevat...	Change from (3) sin...	application/pdf

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

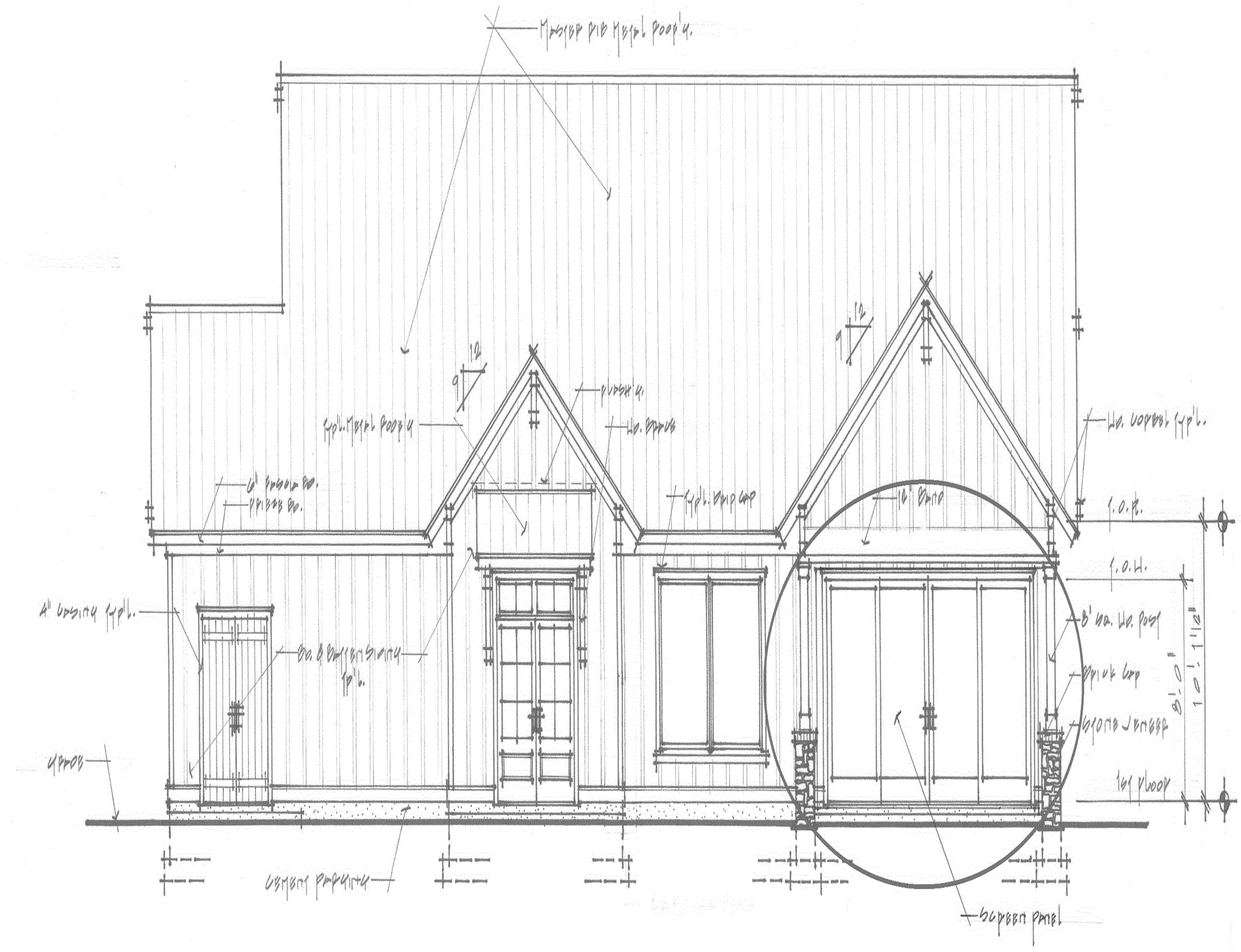
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2.1

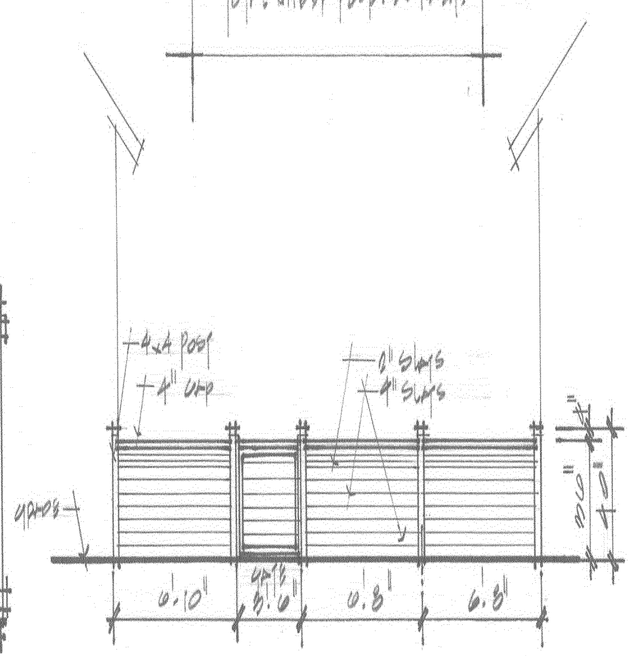


Rear Elevation
Scale: 1/4"=1'-0"

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

Square Data:

1st floor Hse:	2810 s.f.
Garage:	915 s.f.
Front porches:	117 s.f.
Lower:	800 s.f.
Total Under Roof:	3642 s.f.



Courtyard Privacy Fence
Scale: 1/4"=1'-0"

STEP·ONE DESIGN·BUILD
910-235-9056
Pinehurst
© 2007 STEP ONE DESIGN, INC.

Project Title: Proposed Residence for: Chuck & Laura Muccio

Sheet Title: Exterior Elevations

Revisions:

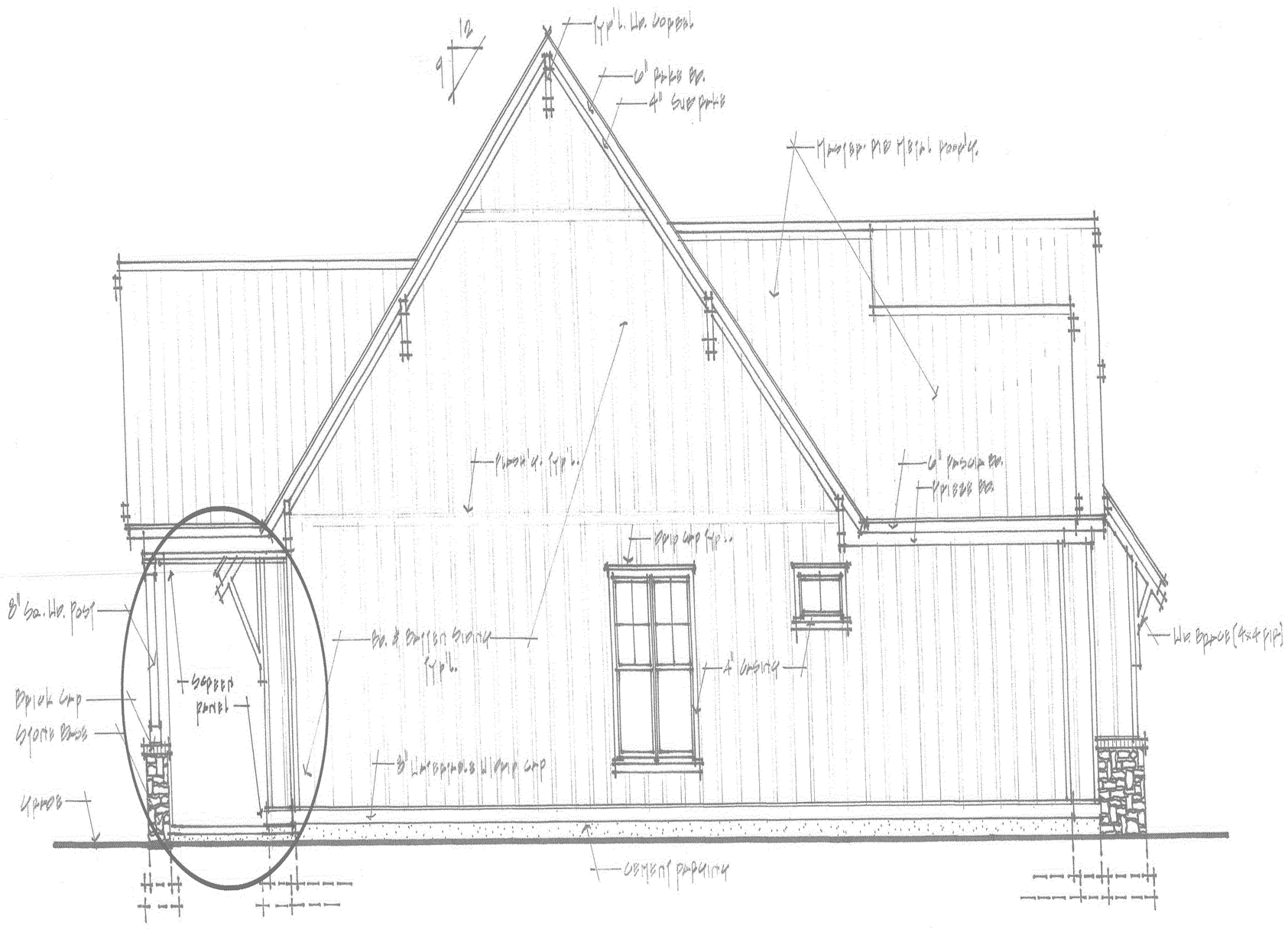
Scale: As noted

Date: Feb. 2021

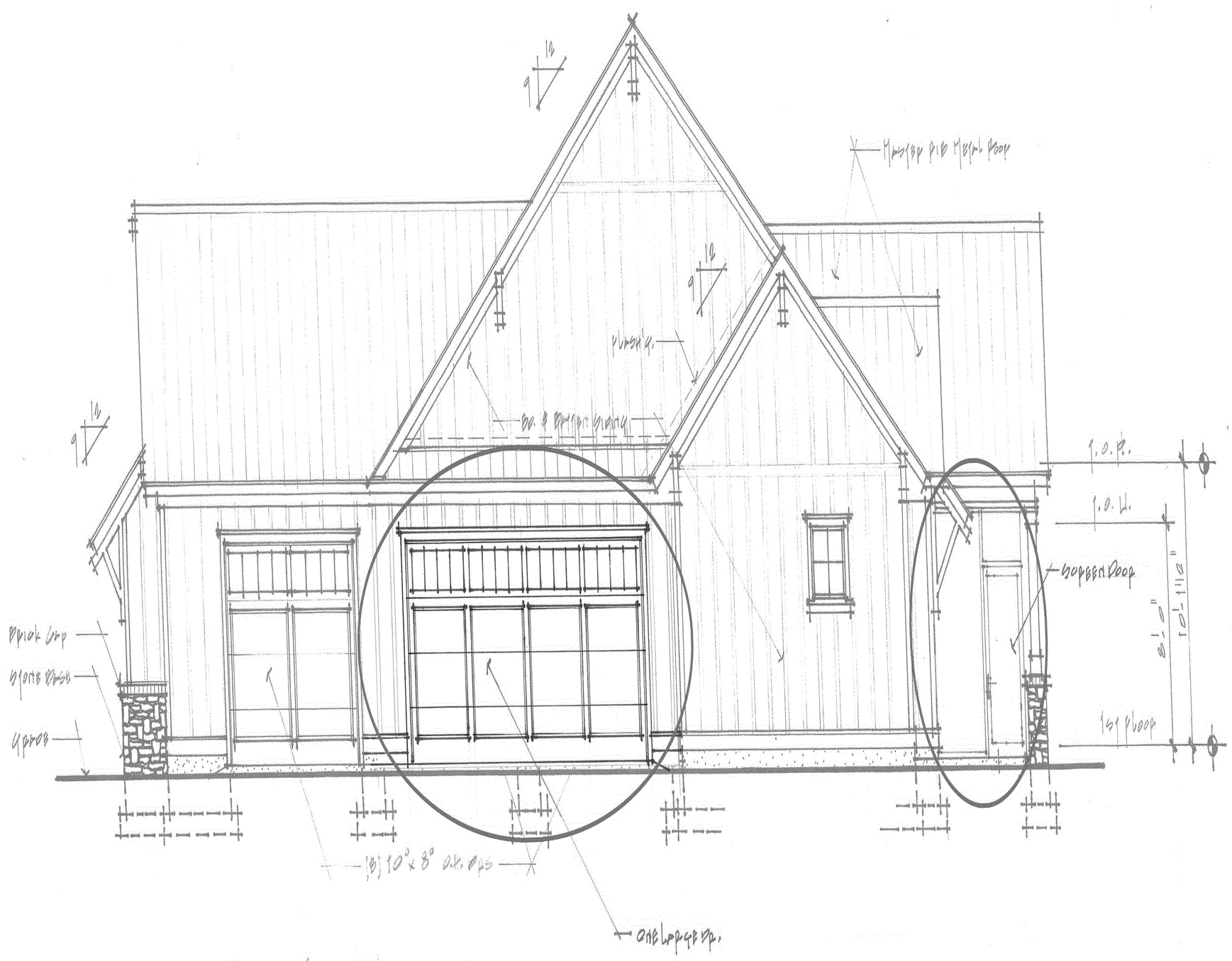
Plan No: Muccio

Sheet No: A1

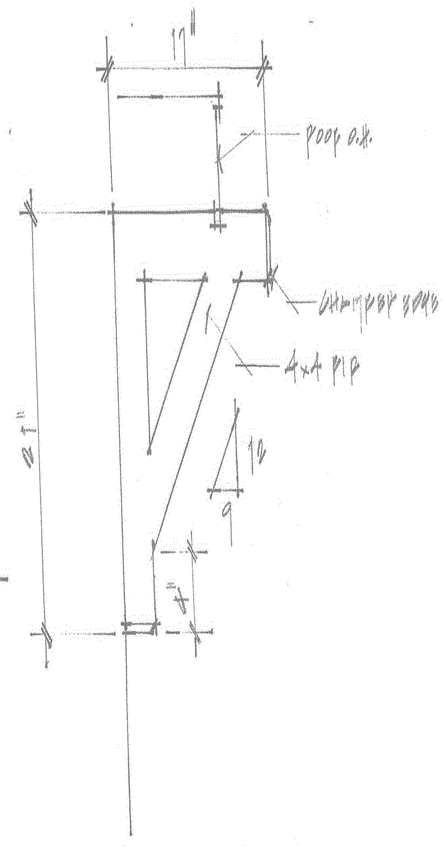
EXHIBIT A-2.2



Left Side Elevation
Scale: 1/4"=1'-0"



Front Side Elevation
Scale: 1/4"=1'-0"



Typ'l. Cornice
Scale: 1/2"=1'-0"
2
A2

STEP·ONE
DESIGN·BUILD
910-235-9056
Pinehurst

Project Title: Proposed Residence for: Chuck & Laura Muccillo

Sheet Title: Exterior Elevations

Revisions:

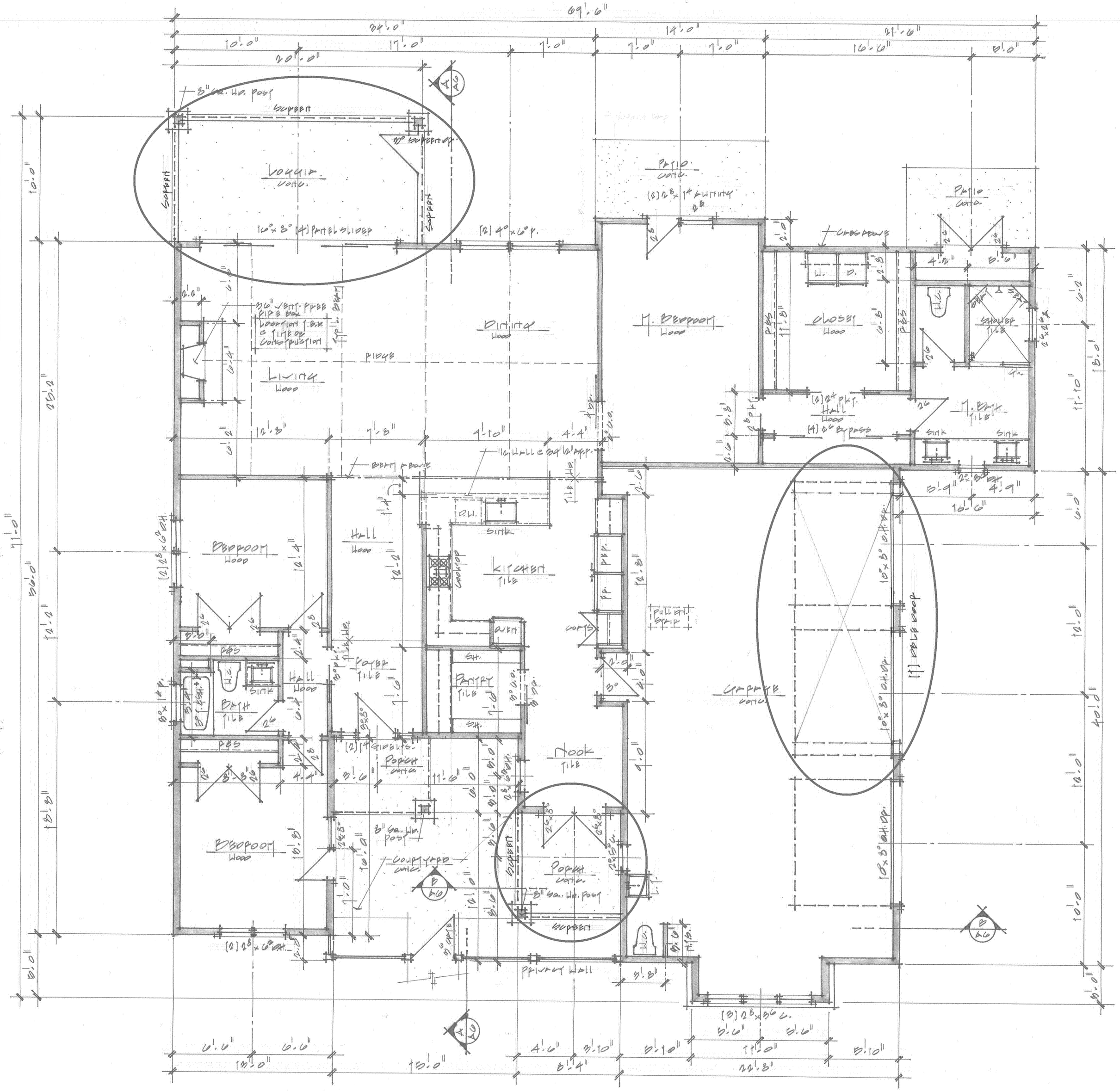
Scale: As Noted

Date: Feb. 2021

Plan No: M2001060

Sheet No: A2

EXHIBIT A-2.3



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

STEP·ONE DESIGN-BUILD
910-235-9056
Pinehurst
©2007 STEP ONE DESIGN, INC.

Project Title: Proposed Residence
Chuck & Laura Muscolo

Sheet Title: Floor Plan

Revisions:

Scale: As noted

Date: Feb. 2021

Plan no: Muscolo

Sheet no: A2.3

HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
DECEMBER 16TH, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
02:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair		Alex Cameron, Planning Supervisor
Tom Schroeder, Vice Chair		Alexandria Rye, Senior Planner
Anne Lucey		Shannon Konstantinou, Clerk to the Board
David Herring		
Richard Vincent		
John Taylor		
Terry Lurtz		

Approximately 0 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order at 02:08 PM and explained the purpose of this meeting for the Historic Preservation Commission.

Mr. Schroeder and Staff discussed Approval of Minutes being done during the Regular Meeting and not during the Work Session.

II. General Business

A. Discussion and Consideration of Revisions to the Historic District Standards

Mr. Von Salzen opened discussion of the proposed revisions to the Historic District Standards. Ms. Rye, Mr. Cameron, and the Commission reviewed and discussed the documents submitted by Staff outlining proposed changes to sections of the Historic District Standards dealing with the application process and related revisions to the Standards (page 13 section E).

The Commission and Staff debated the merits of an increased submission deadline and discussed the quasi-judicial procedure. The Commission and Staff discussed Staff's ability to deny scheduling an application for a Public Hearing until the application is deemed complete.

Mr. Terry Lurtz joined the meeting at 02:31 PM.

The Commission and Staff discussed the impact of the Pinehurst Development Ordinance on Historic Preservation Commission decisions.

The Commission and Staff discussed the process for adopting the revisions made to the Standards and the importance of not losing momentum in determining Minor vs. Major work items.

The Commission and Staff agreed to change the submission deadline to 4 weeks prior to each monthly hearing and make the suggested revisions to the language of the Standards page 13, section E.

The Commission and Staff discussed the New Resident Brochure given out and whether the language of the brochure is sufficient in notifying residents of the requirement to obtain a COA for work done on a property within the Historic District.

The Commission and Staff discussed whether non-contributing properties within the Historic District should be relegated to Staff for approval as Minor Work items.

The Commission and Staff reviewed a revised Historic Certificate of Appropriateness (COA) Major and Minor application packet. The Commission and Staff discussed adjusting the language of the "Appeals Process" section of the proposed application packet to read as the same as the Standards language on this matter and the application packet being offered separately from the Standards or being included in the Standards. Mr. Von Salzen suggested revisiting the location of the application packet at a later time when the Standards revisions have been finalized. Mr. Schroeder stated it is important the application tracks the language of the Standards. The Commission discussed needing Council's approval to amend the application packet should it be included as part of the Standards. The Commission and Staff discussed the details of the COA checklist being similar to a permit application checklist and debated the language used in the COA checklist. Staff clarified the application packet will predominately be used by the Staff and Applicant during the initial process of applying for a COA and would not necessarily be used or seen by the Commission, and the presentation of the application packet during the work session was purely informative for the Commission. Staff stated combining the Minor and Major Work applications into one facilitates Staff review of the application to determine the scope of work being proposed and prompts the applicant to thoroughly consider proposed work. The Commission and Staff agreed the application packet is useful and Staff will finalize the application packet in the coming months.

The Commission and Staff discussed the need for an additional work session and the potential revisions to the Standards that will be covered. The Commission and Staff agreed to schedule a work session for January 27, 2022 at 02:00 PM. Mr. Lurtz stated he will be in Los Cabos, Mexico.

III. Next Meeting Date

A. Regular Meeting January 27, 2022.

IV. Motion to Adjourn

Mr. Schroeder made a motion to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 7-0 at 03:36 PM.

Respectfully Submitted,

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

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

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

DRAFT

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2022
Subject: **Major COA Request for 125 Kelly Road**

Applicant:	Dan Degre, Step One Design
Owners:	Charles Anthony Mucciolo
Professional:	Dan Degre, Step One Design
Property Location:	125 Kelly Road
Land Use:	Single Family Residential
PID#	00014377
COA#:	2022-00005

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

The applicant requests a Certificate of Appropriateness for exterior modifications to the property located at 125 Kelly Road. The proposed modifications include changing of garage doors from two single doors to one double door, screened porch at the front of the dwelling, and screened porch at the rear of the dwelling. The property is further identified as Moore County PID Number 00014377. The original home which was built in 1950 was approved for demolition by the Commission and subsequently the new construction in April of 2021. This request is for modifications to the previously issued COA for the new construction.

A Minor Work COA was recently issued to change the exterior color from the approved gray to white. The design of the garage door from what was previously approved is not proposed to change, just the overall dimension from three single bays to one single bay and one double bay door. The porch area proposed to be screened in are on the rear elevation not visible from the street and a front elevation porch area interior to the courtyard.

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

Standards of Review

Per the adopted Historic District Standards, eliminating or adding doors is considered Major Work. Screening in existing side and rear porches not visible from the street are considered Minor Work. Thus, the garage door change and front screened porch are Major Work items requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

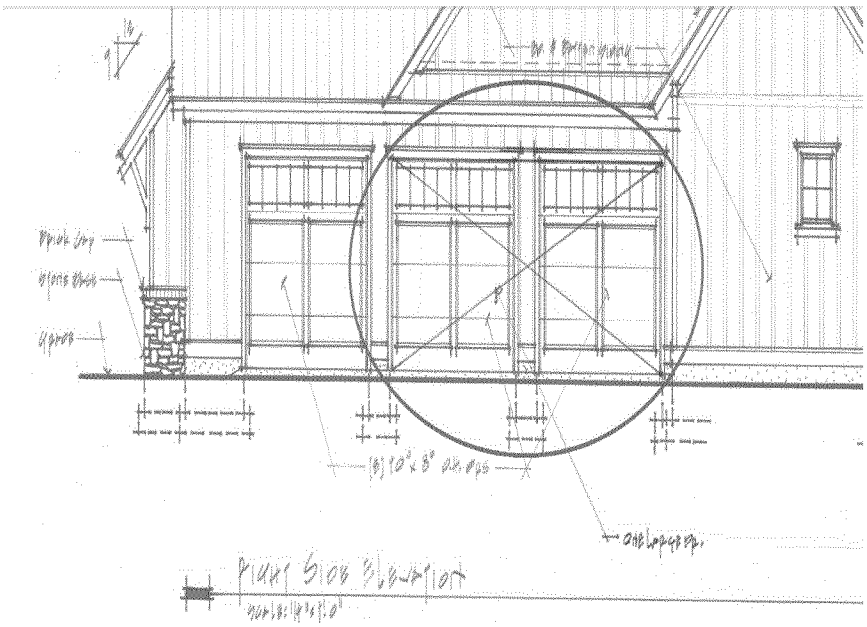
III. CHANGES TO EXISTING COMMERCIAL STRUCTURES

C. WINDOWS AND DOORS

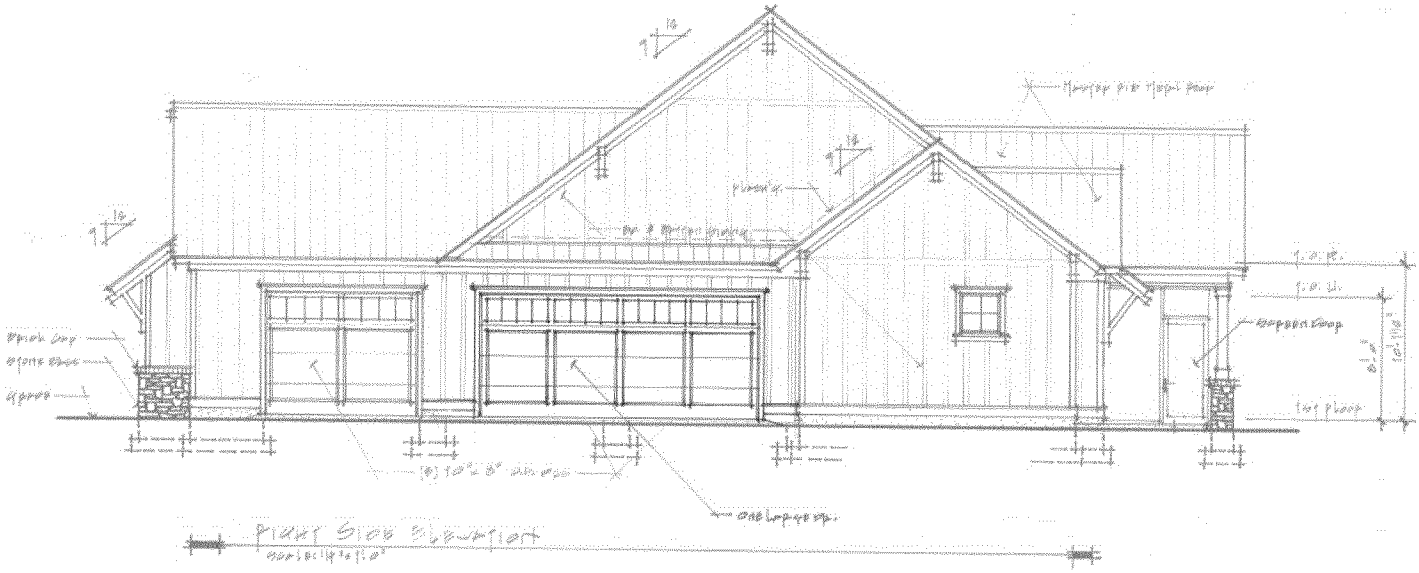
1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

G. PORCHES, ENTRANCES AND BALCONIES

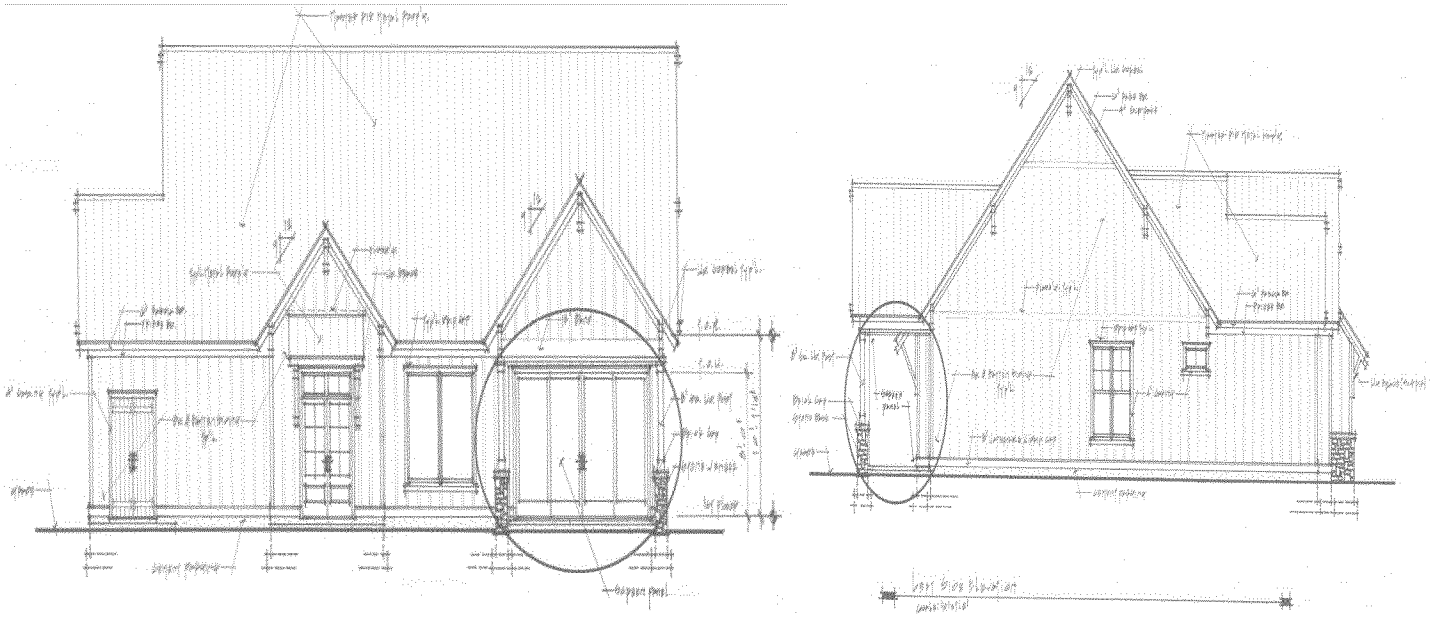
2. Section III.G.1 – New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
3. Section III.G.3 - New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.



Proposed change from two single bay doors to one double bay door



Proposed double garage door



Proposed rear screened porch

Proposed front screened porch

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The request to change two single garage doors into one double door is not inconsistent with the standards (compatible with the architectural character) as the design, style, materials and color will not change just the overall dimension. Additionally, it is not a prominent feature of the front façade as it's located on the right side elevation. Double garage doors with an additional single door is present in the district. The screening in of the rear porch meets the standards and can be approved as Minor Work. The proposed screening in of the front porch area would need to be determined by the Commission to be both compatible with the architectural character of the structure and congruous with the district per the adopted standards.

FINAL ORDER – MAJOR COA REQUEST 125 KELLY ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Dan Degre of Step One Design on behalf of Charles Anthony Muccilo, owner requests a Certificate of Appropriateness for a front and rear screened porch addition and change from two single to a double garage door at 125 Kelly 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

Eliminating or adding doors is considered Major Work. Screening in existing side and rear porches not visible from the street are considered Minor Work. Thus, the garage door change and front screened porch are Major Work.

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

1. The new construction was approved as Major Work in April of 2021.
2. This request is for the above modifications to the approved new construction.

<u>For the Record</u>

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, elevations, and floor plans.
3. The applicant proposes to change the previously approved garage access from three single car doors to one single door and a double garage door. In addition, screening in the front and rear porch areas are proposed.

DRAFT

Conclusions of Law

<u>Applicable Guidelines:</u>

III. CHANGES TO EXISTING COMMERCIAL STRUCTURES
C. WINDOWS AND DOORS

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

G. PORCHES, ENTRANCES AND BALCONIES

2. Section III.G.1 – New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
3. Section III.G.3 - New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.

DRAFT

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 _____, 2022.

_____ _____

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

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

DRAFT

Attachment A
Final Order
125 Kelly Road

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

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 125 Kelly Road based on the following:

_____

_____

_____

_____

_____

DRAFT

1895 VILLAGE OF PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2022

Dear Property Owner(s),

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

Thursday January 27, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the change of garage doors from two separate doors to one large door, screened porch at the front of the dwelling, and screened porch at the rear of the dwelling at 125 Kelly Road. The property is identified as Moore County PID Number 00014377. The property owner is Charles Anthony Mucciolo and the applicant is Step One Design.

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

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

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

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

Public Hearing Notification

EXHIBIT S-1.10

0 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
1/12/2022

January 27, 2022
Historic Preservation Commission
125 Kelly Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

MUCCIOLO, CHARLES ANTHONY
9382 AQUA VISTA BLVD
BOYNTON BEACH FL 33437

GRAHAM, LARRY DANE GRAHAM, IRENE
35 MEDLIN ROAD
PINEHURST NC 28374-1082

BAILEY, PHILLIP D BAILEY, LESLIE B
15 MEDLIN ROAD
PINEHURST NC 28374

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

DAWKINS, PRENTICE KELLY DAWKINS, JANE CLAIRE & OTHER
40 WOODS ROAD
PINEHURST NC 28374

HUFFSTETLER, WILLIAM M & NELDA C
25 MEDLIN ROAD
PINEHURST NC 28374

FRYE, MELVIN FRYE, HELEN
1504 EASTVIEW DRIVE
ABERDEEN NC 28315

MEAD, DONALD MEAD, VALERIE
100 KELLY ROAD
PINEHURST NC 28374

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2022
Subject: **Major COA Request for 35 Orange Road**

Applicant:	Thomas O'Connor
Owners:	Thomas O'Connor
Professional:	N/A
Property Location:	35 Orange Road
Land Use:	Single Family Residential
PID#	00028352
COA#:	2022-00006

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

The applicant requests a Certificate of Appropriateness for the demolition of an existing accessory structure and construction of a new detached garage in the rear yard. The property is further identified as Moore County PID Number 00028352. The original home was built in 1914. A previous COA was issued for the demolition of another accessory building in 2007. The remaining accessory structure is in poor structural condition and non-conforming with current setback regulations. The proposed new building will be compliant with setbacks and still located in the rear yard. The exterior siding material is proposed to be a fiber cement lap siding with a white composite trim.

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

Standards of Review

Per the adopted Historic District Standards, demolition of accessory buildings or accessory structures that exceed 120 square feet is considered Major Work. Also, installation of accessory buildings or structures with no dimension greater than 12 feet are considered Minor Work. Therefore, the demolition and new construction are Major Work items requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the

standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION (New detached garage/accessory building)

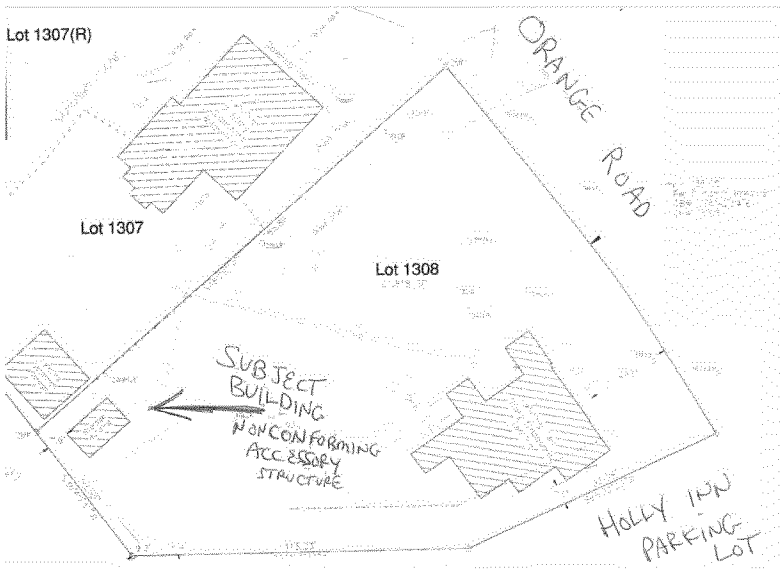
E. ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.
2. Section IV.E.2 – Accessory buildings **must** be equal or lower in height than the primary structure and the roof *should* have an equal or lower slope than the primary structure.
3. Section IV.E.5 – Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.
4. Section IV.E.6 – Detached garages *should* be positioned so that the garage doors open to the rear or side of the residence when possible.
5. Section IV.E.7 – A garage that opens toward the front *should* be set back at least 10 feet from the front elevation of the residence.

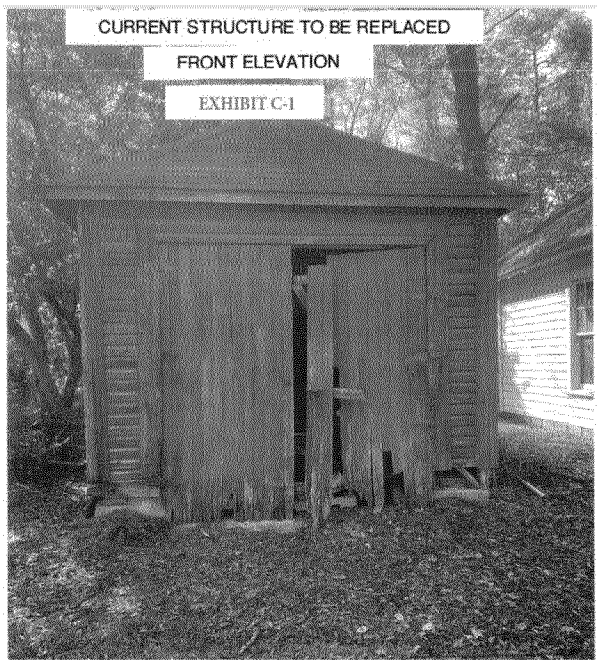
VIII. RELOCATION AND DEMOLITIONS

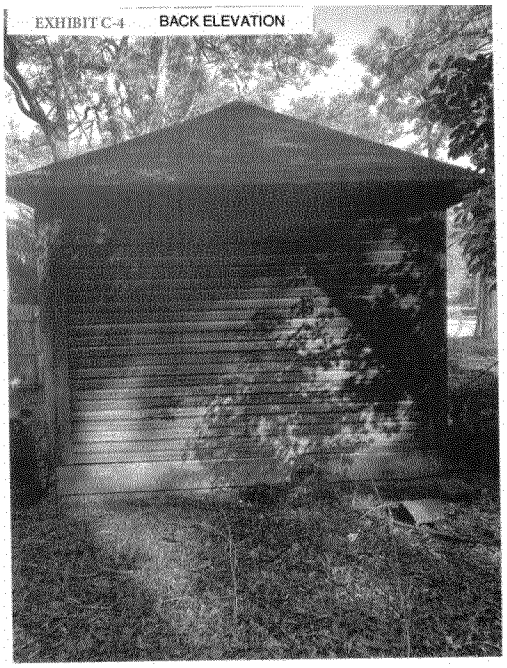
B. DEMOLITIONS

6. Section VIII.B.1 – Prior to demolition, property owners *should* work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
7. Section VIII.B.4- Salvageable architectural materials and features *should* be identified along with potential buyers or recipients of salvaged materials.
8. Section VIII.B.5 - Significant site features and adjacent properties *should* be protected during demolition. Also trees *should* be protected from damage due to compaction of the soil by equipment or materials.
9. Section VIII.B.6 - After demolition, all debris **must** be removed from the site within 30 days.

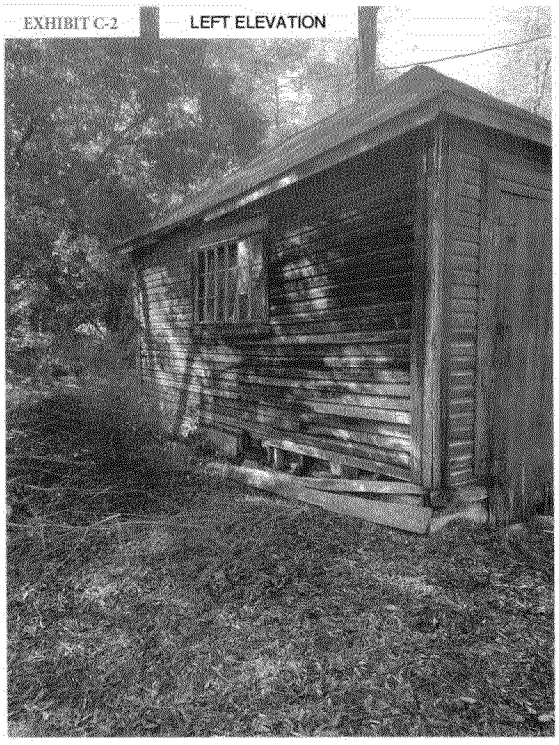


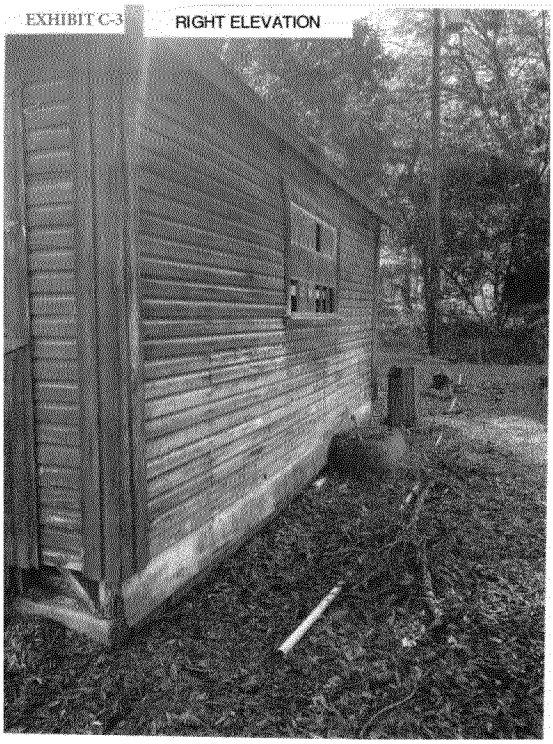
Location of existing building to be demolished



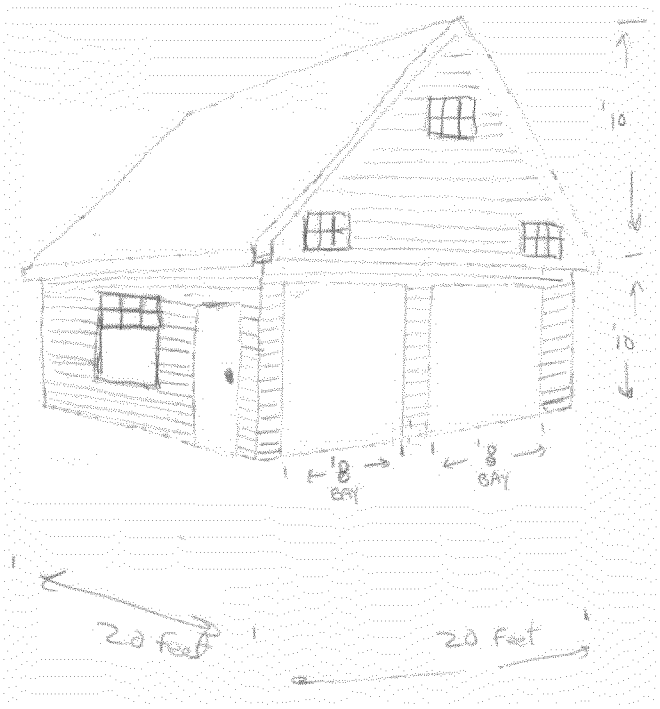


Front and rear of structure to be demolished

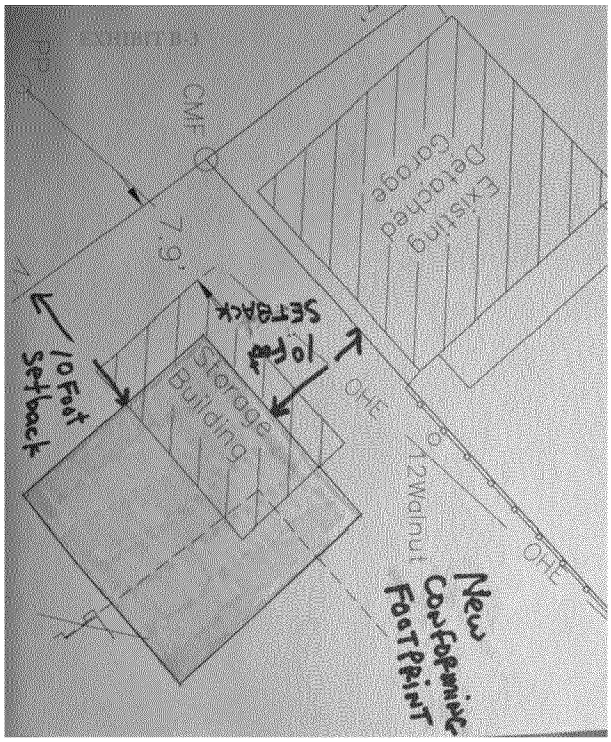




Left and right sides structure to be demolished



Provided sketch of proposed new accessory building/detached garage



Provided sketch plan showing location of proposed accessory building/detached garage

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed new detached garage/accessory building is consistent with the standards as it will be compatible with the main structure and other accessory buildings in the district. Also, it will be set back from the primary structure and clearly located in the rear yard, will be lower in height (20' vs. 25'+) and have a similar roof slope of that of the primary structure.

FINAL ORDER – MAJOR COA REQUEST 35 ORANGE ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Thomas O'Connor, owner requests a Certificate of Appropriateness for the demolition of an existing accessory structure and construction of a new detached garage in the rear yard at 35 Orange 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

Demolition of accessory buildings or accessory structures that exceed 120 square feet is considered Major Work. Also, installation of accessory buildings or structures with no dimension greater than 12 feet are considered Minor Work. Therefore, the demolition and new construction are Major Work.

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

1. The structure was built in 1914.
2. The structure is listed as contributing to the district.

<u>For the Record</u>

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, elevation sketch, and sketch plan.
3. The applicant proposes to demolish the existing accessory (storage) building and construct a new detached garage in the rear yard.

Conclusions of Law

Applicable Guidelines:

IV. RESIDENTIAL NEW CONSTRUCTION (New detached garage/accessory building)
E. ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.
2. Section IV.E.2 – Accessory buildings **must** be equal or lower in height than the primary structure and the roof *should* have an equal or lower slope than the primary structure.
3. Section IV.E.5 – Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.
4. Section IV.E.6 – Detached garages *should* be positioned so that the garage doors open to the rear or side of the residence when possible.
5. Section IV.E.7 – A garage that opens toward the front *should* be set back at least 10 feet from the front elevation of the residence.

VIII. RELOCATION AND DEMOLITIONS
B. DEMOLITIONS

6. Section VIII.B.1 – Prior to demolition, property owners *should* work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
7. Section VIII.B.4- Salvageable architectural materials and features *should* be identified along with potential buyers or recipients of salvaged materials.
8. Section VIII.B.5 - Significant site features and adjacent properties *should* be protected during demolition. Also trees *should* be protected from damage due to compaction of the soil by equipment or materials.
9. Section VIII.B.6 - After demolition, all debris **must** be removed from the site within 30 days.

DRAFT

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 _____, 2022.

_____ _____

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

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

DRAFT

Attachment A
Final Order
35 Orange Road

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

_____

_____

_____

_____

_____

The following conditions apply to approval of the Certificate of Appropriateness for 35 Orange Road:

_____

_____

_____

_____

_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 35 Orange Road based on the following:

_____

_____

_____

_____

_____

DRAFT

1895 VILLAGE OF PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2022

Dear Property Owner(s),

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

Thursday January 27, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the demolition of an existing accessory structure and construction of a new detached garage at 35 Orange Road. The property is identified as Moore County PID Number 00028352. The property owner and applicant is Thomas O'Connor.

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

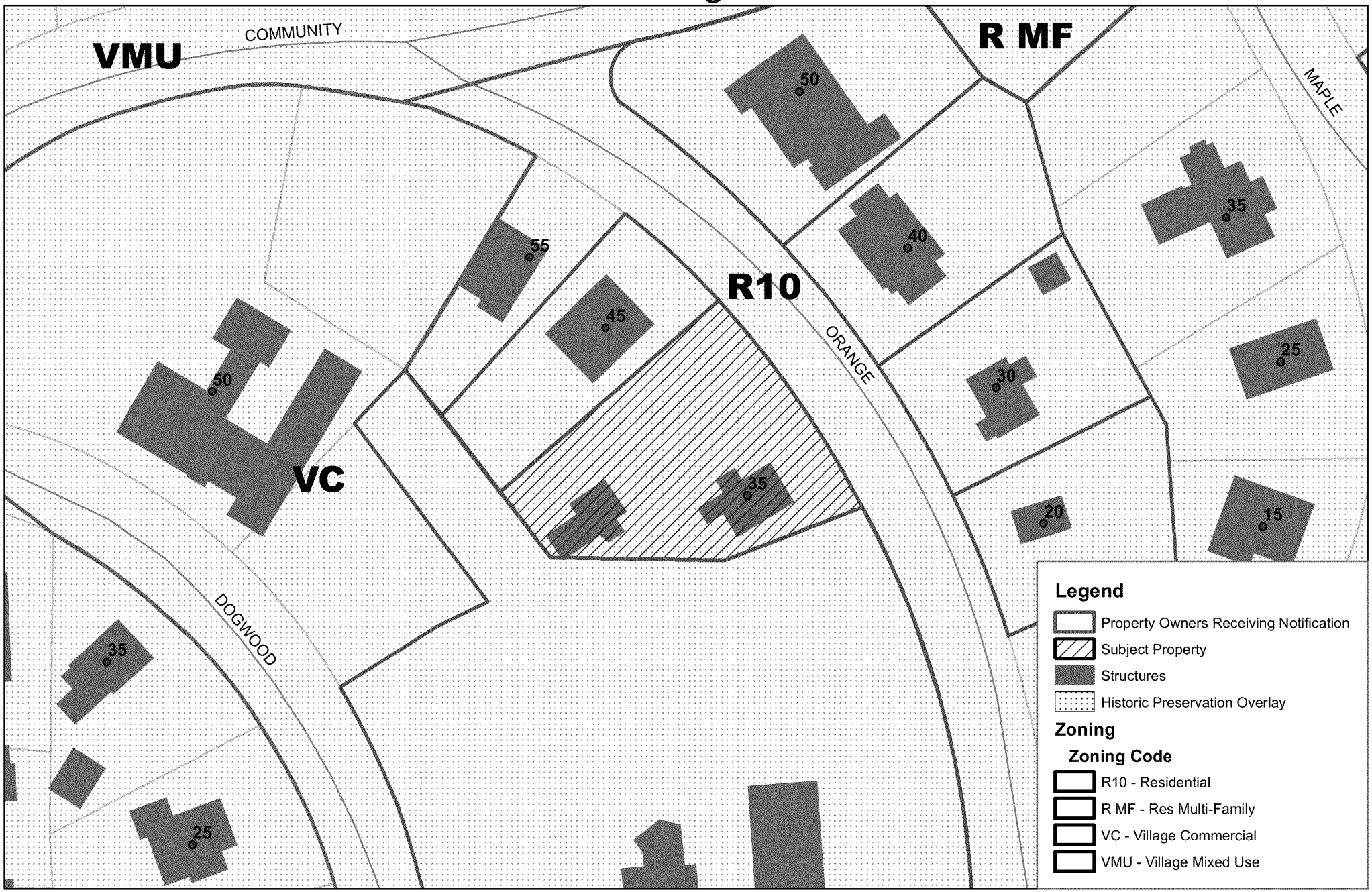
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

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

Public Hearing Notification

EXHIBIT S-1.11



0 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
1/12/2022

January 27, 2022
Historic Preservation Commission
35 Orange Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

RESORTS OF PINEHURST, INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

WAGONER, DONALD & KAREN

PO BOX 1727

PINEHURST NC 28374

SUNDARAM, SENTHILL SUNDARAM, CHERI

4209 PAMLICO DRIVE

RALEIGH NC 27609

O'HARA, ROBERT JAMES O'HARA, PAMELA BRENT

30 ORANGE ROAD

PINEHURST NC 28374

HAMILL, SCHUYLER V HAMILL, NORA C

440 TILBURY RD

BLOOMFIELD HILLS MI 48301

DRABIK, TIMOTHY DRABIK, CYNTHIA

PO BOX 1043

LEWISTON NY 14092

O'CONNOR, THOMAS J & O'CONNOR, MAUREEN F

11220 ANGUS PL

POTOMAC MD 20854

EXHIBIT S-1.1

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: January 18, 2022
Subject: **Major COA Request for 5 Chinquapin Road**

Applicant:	Peyton Gentry
Owners:	Peyton and Martha Gentry of Gentry Holdings, LLC
Professional:	Carolina Siding Co.
Property Location:	5 Chinquapin Road
Land Use:	Office
PID#	00024677
COA#:	2021-00214

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

The applicant requests a Certificate of Appropriateness for exterior modifications to the property located at 5 Chinquapin Road. The proposed modifications include the replacement of existing vinyl siding, soffit and fascia as well as the replacement of the existing windows. The property is further identified as Moore County PID Number 00024677. The structure was built in 1896, is located on +/- 0.2 acres, and is locally designated and listed on the National Historic Register.

The applicant indicates the existing vinyl siding is proposed to be replaced with Hardie ® Plank cedar mill straight lap siding with a seven inch reveal. The color will remain white. The existing soffit and fascia will be replaced in kind. The existing wood windows are proposed to be replaced with vinyl windows and the color and dimensions are not proposed to change. The applicant has provided photos depicting the condition of the existing materials and features. These photos indicate some of these are in quite poor condition. Historical photos (included as staff exhibit) obtained from the Tufts Archives, show the original wood lap siding. Staff does not have information on when the original material was covered or replaced with vinyl.

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

Standards of Review

Per the adopted Historic District Standards, resurfacing buildings with different materials from that which was removed, replacement of windows that are not compatible with the existing windows and of architectural details that changes the design or materials from the existing are all considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. Section V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.
3. Section V.A.4 - Paint colors **must** be in the Village of Pinehurst Color Palette.
4. Section V.A.5 - If a portion of or the entire facade element has deteriorated, only the deteriorated section *should* be repaired and replaced in kind *or with compatible substitute materials*.

B. STOREFRONTS

5. Section V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
6. Section V.B.2 - Storefronts *should* be retained and preserved along with their functional and decorative features, including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, awnings, upper story windows, cornices, and details.
7. Section V.B.3 - Deteriorated storefront feature(s) *should* be repaired rather than replaced and *should* match the original in size, scale, proportion, material, texture and detail.
8. Section V.B.4 - If replacement of the entire storefront is necessary, the new design *should* be based on the original or a design that is compatible in size, scale, proportion, material, texture and detail with the building.
9. Section V.B.5 - Display windows *should* not be reduced in size.
    a. Snap-in muntins are **not appropriate**.
10. Section V.B.6 - Substitution of inappropriate contemporary materials such as vinyl or aluminum panels for traditional materials is **not appropriate**.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The request to replace the existing vinyl siding with a fiber cement lap siding product would bring the structure more into compliance with the standards. The proposed change in soffit and fascia appear to be a like for like change and thus be consistent with the standards as well. The change in window material from wood to vinyl would need to be determined by the Commission to be both compatible with the structure and congruous with the district per the adopted standards. Vinyl is a material currently present on the structure and applied in the district as a window material.

FINAL ORDER – MAJOR COA REQUEST 5 CHINQUAPIN ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 27, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Peyton Gentry of Gentry Holdings, LLC, owner requests a Certificate of Appropriateness for exterior siding, window and fascia and soffit replacement to the building at 5 Chinquapin 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

Resurfacing buildings with different materials from that which was removed, replacement of windows that are not compatible with the existing windows and of architectural details that changes the design or materials from the existing are all considered Major Work.

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

1. The structure was built in 1896.
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and proposed material statement.
3. The applicant proposes to replace the existing wood windows with vinyl replacement windows, replace the existing vinyl siding with Hardie ® plank lap siding and replace the fascia and soffit material.

DRAFT

Conclusions of Law

<u>Applicable Guidelines:</u>

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES
A. GENERAL STANDARDS

1. Section V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.
3. Section V.A.4 - Paint colors **must** be in the Village of Pinehurst Color Palette.
4. Section V.A.5 - If a portion of or the entire facade element has deteriorated, only the deteriorated section *should* be repaired and replaced in kind *<u>or with compatible substitute materials</u>*.

B. STOREFRONTS

5. Section V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
6. Section V.B.2 - Storefronts *should* be retained and preserved along with their functional and decorative features, including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, awnings, upper story windows, cornices, and details.
7. Section V.B.3 - Deteriorated storefront feature(s) *should* be repaired rather than replaced and *should* match the original in size, scale, proportion, material, texture and detail.
8. Section V.B.4 - If replacement of the entire storefront is necessary, the new design *should* be based on the original or a design that is compatible in size, scale, proportion, material, texture and detail with the building.
9. Section V.B.5 - Display windows *should* not be reduced in size.
    a. Snap-in muntins are **not appropriate**.
10. Section V.B.6 - Substitution of inappropriate contemporary materials such as vinyl or aluminum panels for traditional materials is **not appropriate**.

DRAFT

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 _____, 2022.

_____ _____

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

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

DRAFT

Attachment A
Final Order
5 Chinquapin Road

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

_____

_____

_____

_____

_____

The following conditions apply to approval of the Certificate of Appropriateness for 5 Chinquapin Road:

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

DRAFT

EXHIBIT S-1.8

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2022

Dear Property Owner(s),

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

Thursday January 27, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications 5 Chinquapin Road. Modifications include the replacement of existing siding, soffit, fascia and windows. The property is identified as Moore County PID Number 00024677. The property owner and applicant is Peyton Gentry of Gentry Holdings, LLC.

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

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

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

EXHIBIT S-1.9

Public Hearing Notification

R10

VC

PC

MARKET

DOGWOOD

EVERETTE

MAGNOLIA

CHEROKEE

CHINQUAPIN

VILLAGE GREEN

Legend

- Property Owners Receiving Notification
- Subject Property
- Structures
- Historic Preservation Overlay

Zoning

Zoning Code

- R10 - Residential
- PC - Public Conservation
- VC - Village Commercial

0 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\esri\Base Map for Boards.mxd 1/12/2022

January 27, 2022

Historic Preservation Commission

5 Chinquapin Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT S-1.10

RESORTS OF PINEHURST, INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

SMITH, NANCY GOUGER

PO BOX 1418

PINEHURST NC 28374

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

FRANKLIN FLATS, LLC

285 OLMSTED BLVD, STE M

PINEHURST NC 28374

K M BIGGS, INC

PO BOX 967

LUMBERTON NC 28359

PTAH, LLC

795 SW BROAD ST

SOUTHERN PINES NC 28387-5926

GENTRY HOLDINGS, LLC

5 CHINQUAPIN RD

PINEHURST NC 28374

EXHIBIT S-2

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	90 Linden Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00014733

Owner Information			
Name	Katharine F. Pate	Home Phone #	None
Street Address	90 Linden Road	Mobile Phone #	843 509 6266
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	None
Email	katharinefpate@gmail.com		

Applicant			
Name	Katharine F. Pate	Other Phone #	843 509 6266
Email	katharinefpate@gmail.com	Street Address	90 Lineden Road
Mobile Phone #	843 509 6266	City, State, Zip Code	Pinehurst, NC 28374

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	73281
Name	Wemmark Properties, LLC (WT Huckabee, III, Qualifier)
Street Address	30 Wilson Road
City, State, Zip	Pinehurst, NC 28374
Phone #	910 986 7468
Email	billhuck57@gmail.com

General Information

Description of Changes to the Structure	1)Enlarge kitchen by moving rear wall approximately six feet & extending approximately 25 feet. 2)Existing garage: move existing doors to rear wall; add 3-car extension into impervious area with second story living area above 3-car portion. 3)On previously approved addition, add to exterior wall for vent-less fireplace in flex room. 4)In previously approved pool-house modification, construct brick fireplace/chimney.		
Type of Work	☐ Addition	☐ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☒ Single Family Low Density	☒ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☒ No
Includes Tree Removal	☒ Yes ☐ No

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Shingle	Shingle	Light Cream	Light Cream
Rear Elevation Siding	Shingle	Shingle	Light Cream	Light Cream
Right Elevation Siding	Shingle	Shingle	Light Cream	Light Cream
Left Elevation Siding	Shingle	Shingle	Light Cream	Light Cream
Trim	Wood	Boral/Hardie	White	White
Windows	Wood	Clad Aluminum	White	White
Chimney	N/A	Brick	N/A	Red (Matching foundation)
Foundation	N/A			
Front Door	N/A			
Shutters	Vinyl	Composite B&B	Black	Dark Green
Garage Door	Wood	Composite/Vinyl	White	White
Roof	Asphalt	Composite	Black	Dark Gray
Awning	N/A			
Fence	N/A			
Front Porch	N/A			
Deck	N/A			
Patio	N/A			
Sidewalk	N/A			
Sky Lights / Solar	N/A			
Driveway	N/A			
Signage	N/A			
Other: _____				
Other: _____				

Required Documents

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

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: s/WT Huckabee III Date: January 12 2022

Historic Certificate of Appropriateness (COA)
Major and Minor

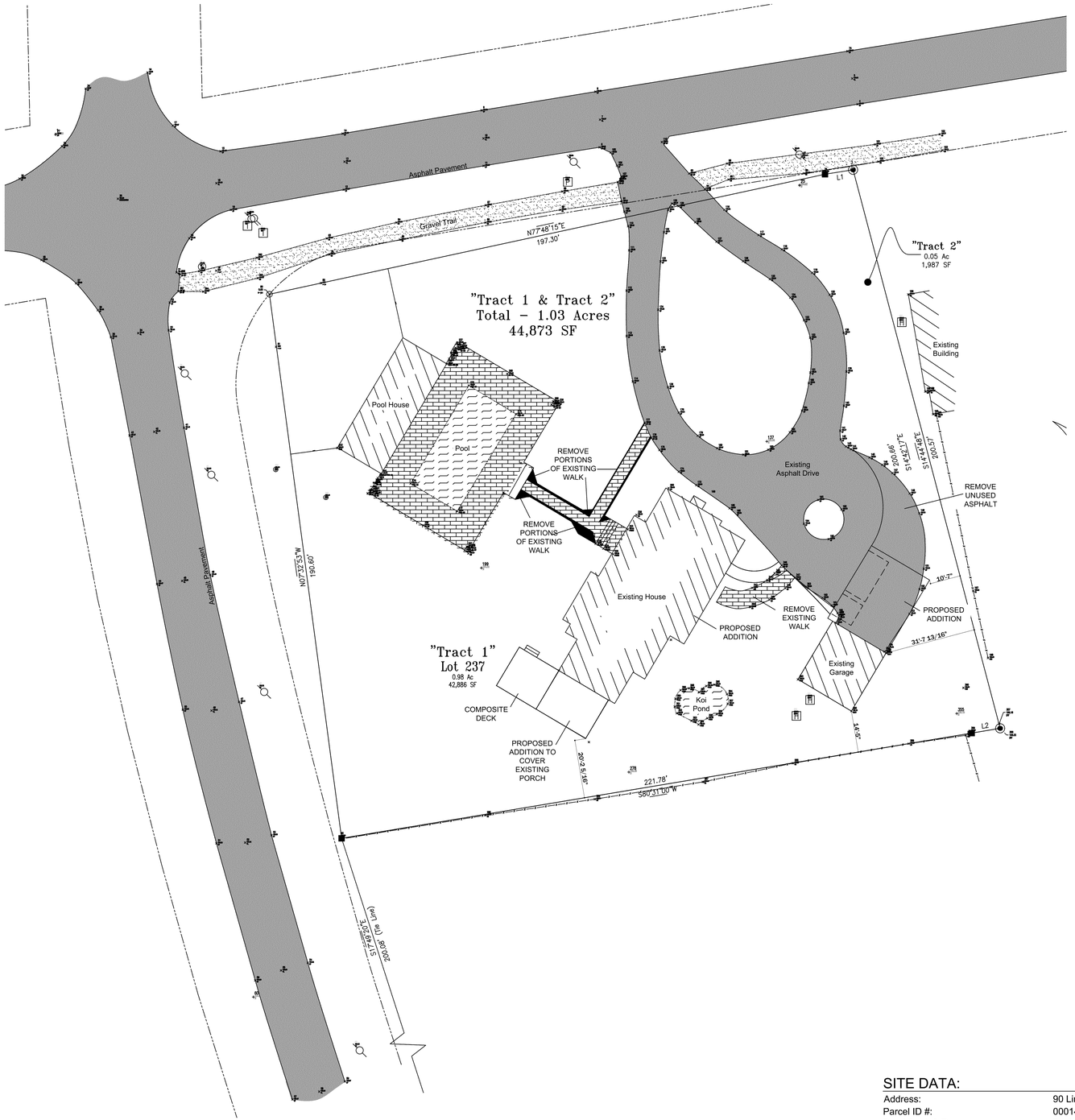
Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

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

Owner / Owner's Representative Signature: s/Katharine F. Pate

Date: January 12 2022



1 / AO PROPOSED SITE PLAN
SCALE: 1" = 20'

EXHIBIT A-2.1

SITE DATA:

Address:	90 Linden Road
Parcel ID #:	00014733
Deed Book & Page	Book 707, Page 200
Current Zoning:	R30
Minimum Building Setbacks:	
Front:	40'
Side:	20'
Rear:	30'
Minimum Accessory Building Setbacks:	
Front:	20'
Side:	10'
Side Street:	20'
Rear:	10'
Total Acreage	Tract 1 - 0.98 Acres (42,886 SF)
	Tract 2 - 0.05 Acres (1,987 SF)
	Total - 1.03 Acres (44,873 SF)

ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
DWG	DRAWING
FLR	FLOOR
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
SIM	SIMILAR
SF	SQUARE FEET
VIF	VERIFY IN FIELD

NOTES

1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.

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

3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.

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

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

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

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

BUILDING AREA

MAIN HOME

BASEMENT	1874 SF
FIRST FLOOR	2768 SF
SECOND FLOOR	2151 SF
TOTAL	6793 SF

ACCESSORY STRUCTURES

GARAGE 1ST FLOOR	1201 SF
GARAGE BONUS	408 SF
POOL HOUSE (ENCLOSED)	428 SF
TOTAL	2037 SF

29.98% OF MAIN RESIDENCE SF

EXISTING IMPERVIOUS

751 SF PERMIABLE

26,261 SF PERMIABLE

758 SF PERMIABLE

3200 SF PERMIABLE

154 SF PERMIABLE

31,124 SF PERMIABLE

44,873 SF LOT TOTAL

13,749 SF IMPERMIABLE — 30.64% SF IMPERMIABLE

PROPOSED IMPERVIOUS

751 SF PERMIABLE

26,674 SF PERMIABLE

684 SF PERMIABLE

3200 SF PERMIABLE

154 SF PERMIABLE

31,463 SF PERMIABLE

44,873 SF LOT TOTAL

13,410 SF IMPERMIABLE — 29.88% SF IMPERMIABLE

A | WELCH DRAFTING + DESIGN

CONTACT

1095 RITTER ROAD
ROBBINS, NC 27325
910.986.7985
ADDIEWELCHDESIGN@GMAIL.COM

NOTE:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF ADDIE WELCH DESIGN. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF AWD. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS AND DRAWINGS PRIOR TO CONSTRUCTION. AWD WILL NOT BE LIABLE FOR CHANGES OR ERRORS MADE AFTER CONSTRUCTION BEGINS.

PATE RESIDENCE

90 LINDEN ROAD
PINEHURST, NC 28374

DATE: 01.12.2022
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

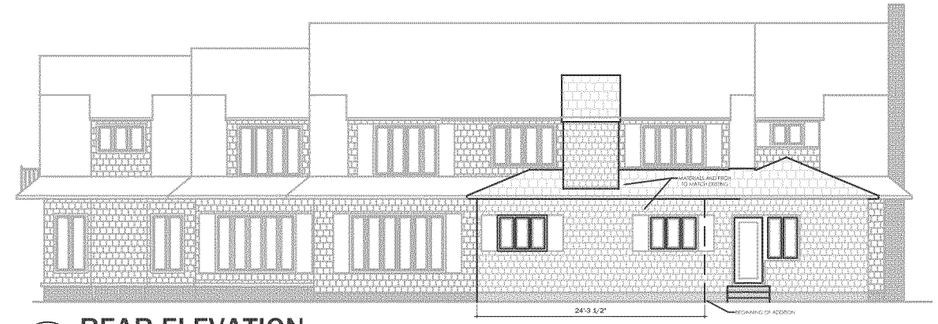
SITE PLAN COVER PAGE

SCALE: AS NOTED

S1

DRAWN BY: A.WELCH

1 **PROPOSED REAR ELEV.**
SCALE: 3/16" = 1'-0"

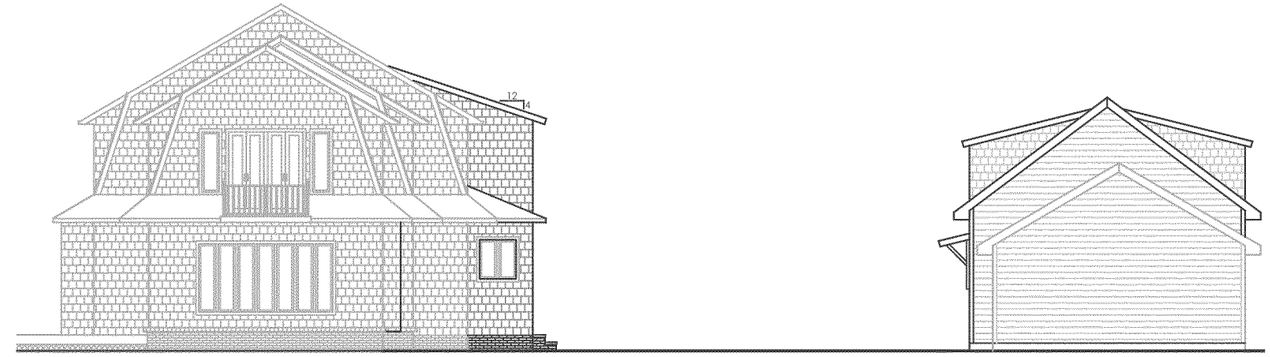


2 **REAR ELEVATION**
SCALE: N/A

3 **EXISTING REAR ELEV.**
SCALE: N/A

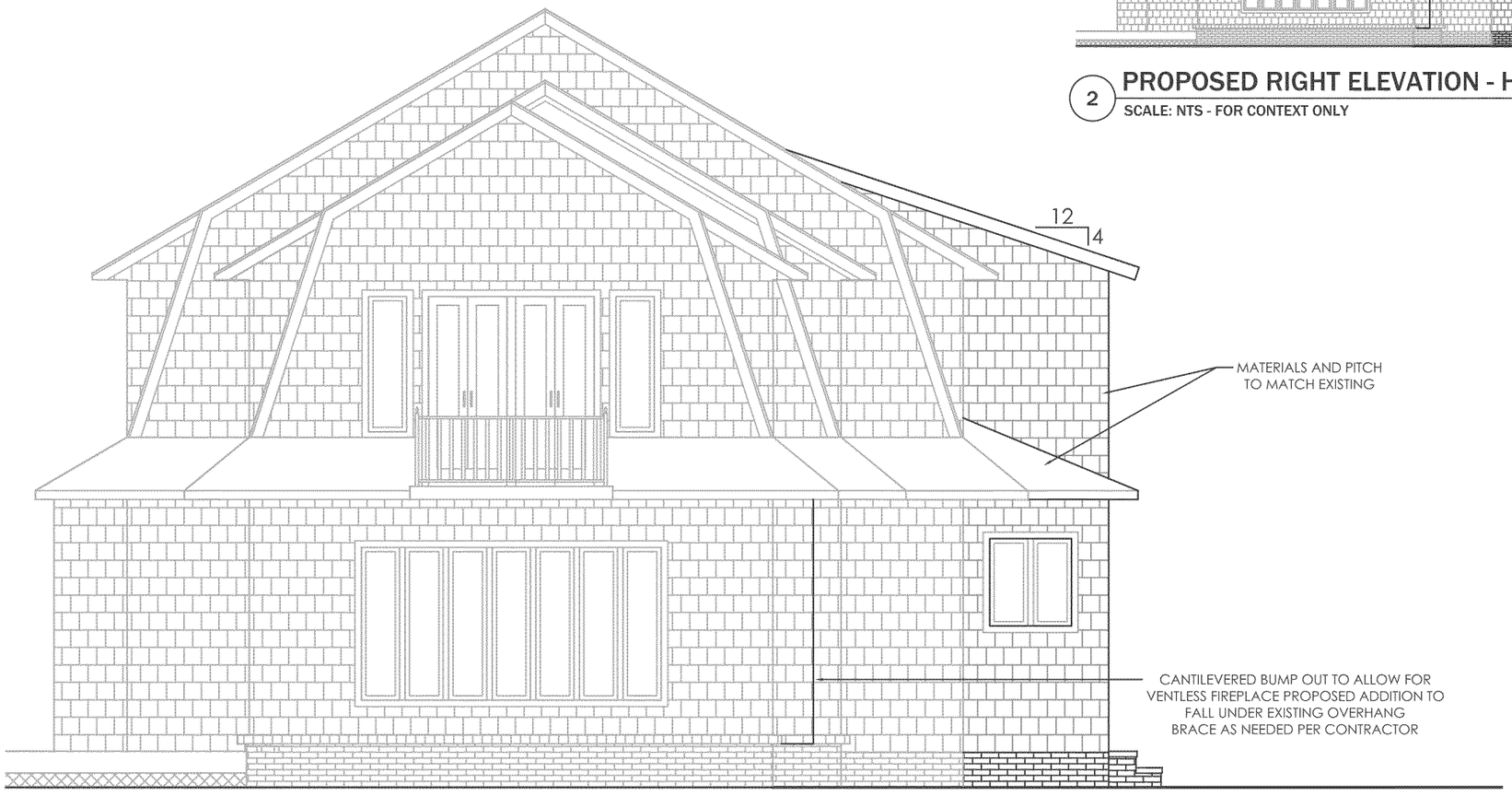
NOTE: ALL MATERIALS TO MATCH EXISTING STYLE AND COLOR
ALL ROOF OVERHANGS AND PITCH TO MATCH EXISTING
CONTRACTOR TO VERIFY ALL MEASUREMENTS

DD1	EXISTING + PROPOSED REAR ELEVATION	EXHIBIT A-2.2	PATE RESIDENCE 90 LINDEN ROAD PINEHURST, NC 28374	A. WELCH DRAFTING + DESIGN ADDIEWELCHDESIGN@GMAIL.COM



2 PROPOSED RIGHT ELEVATION - HOUSE AND GARAGE

SCALE: NTS - FOR CONTEXT ONLY



1 PROPOSED RIGHT ELEVATION - HOUSE

SCALE: 3/16" = 1'-0"

3 EXISTING RIGHT ELEVATION

SCALE: NTS

DD2

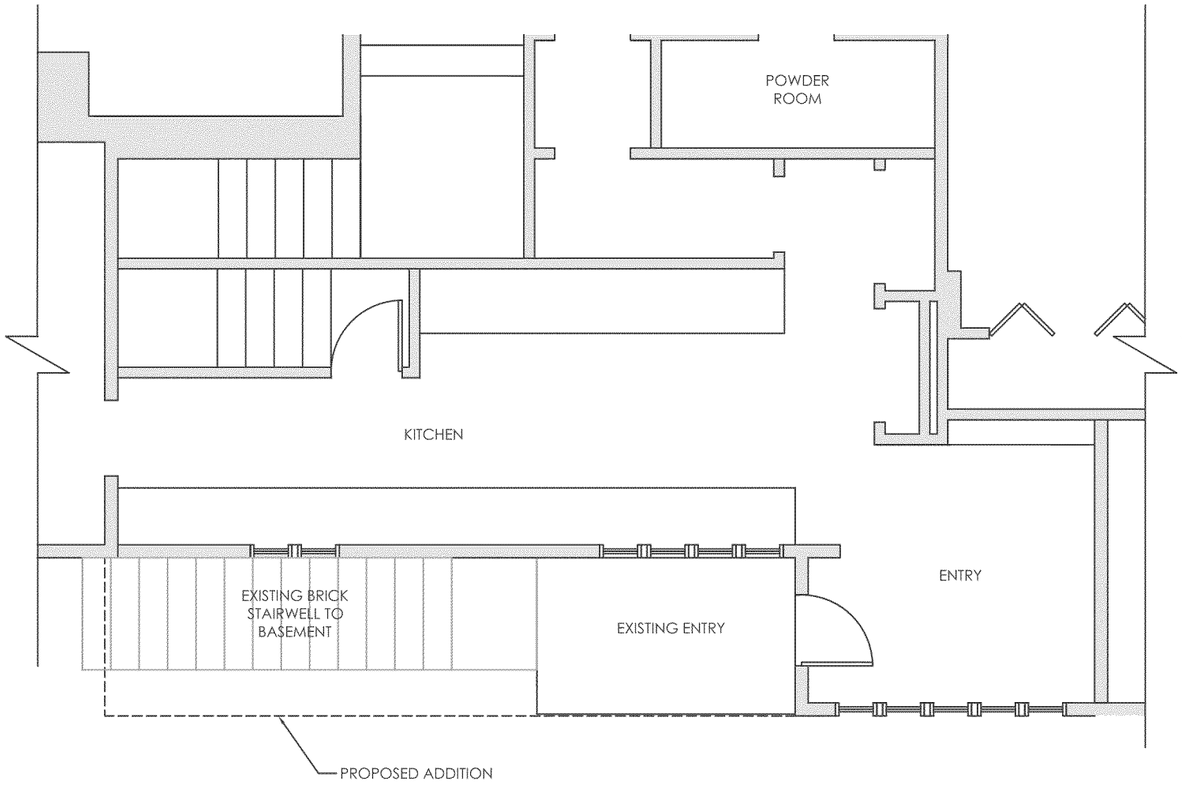
EXISTING + PROPOSED
RIGHT ELEVATION

EXHIBIT A-2.3

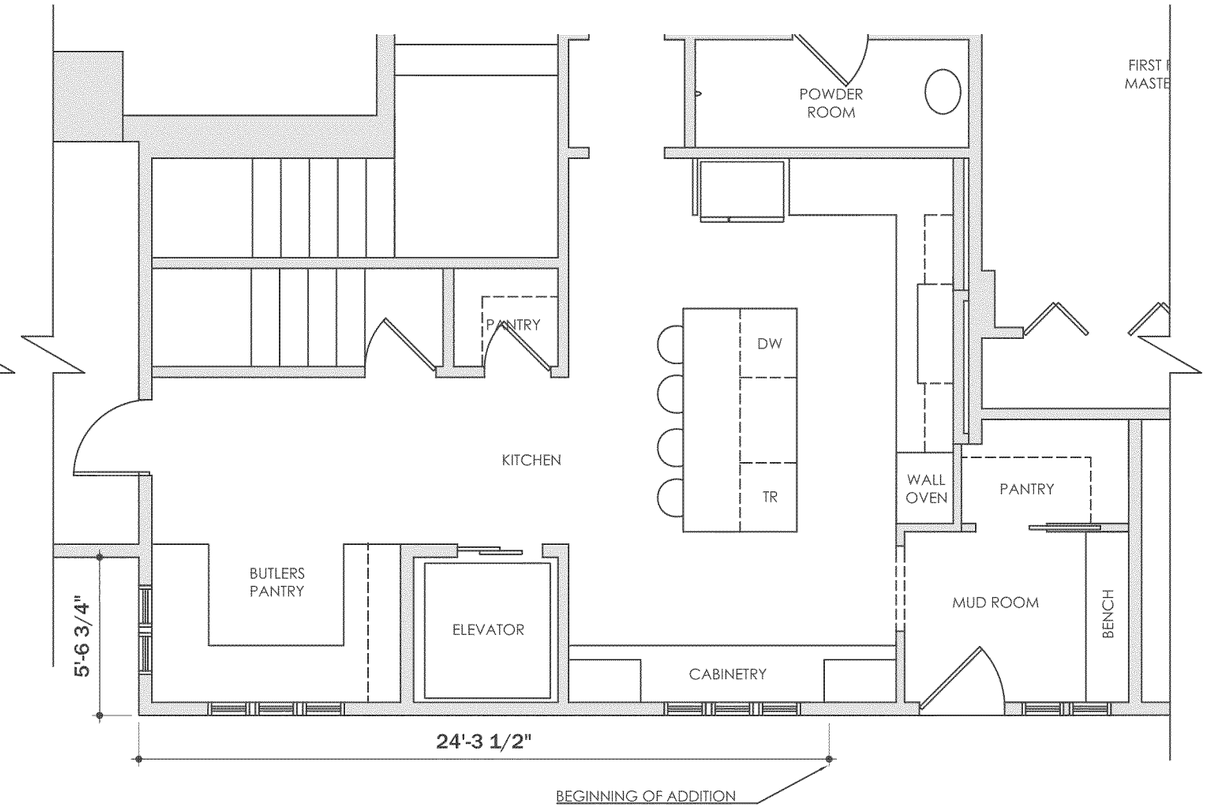
PATE RESIDENCE

90 LINDEN ROAD
PINEHURST, NC 28374

A. WELCH
DRAFTING + DESIGN
ADDIEWELCHDESIGN@GMAIL.COM



1 **EXISTING FIRST FLOOR**
SCALE: 3/16" = 1'-0"

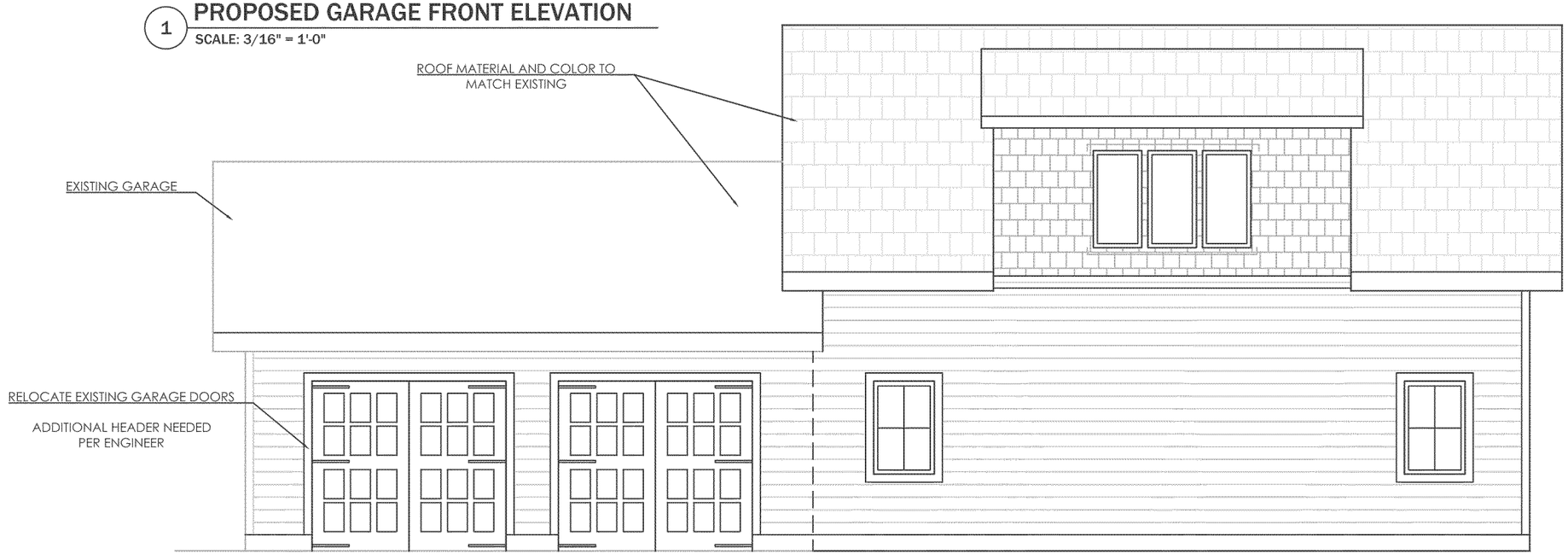


2 **PROPOSED ADDITION - FIRST FLOOR**
SCALE: 3/16" = 1'-0"

DD3	EXISTING FIRST FLOOR PROPOSED ADDITION	EXHIBIT A-2.4	PATE RESIDENCE 90 LINDEN ROAD PINEHURST, NC 28374	A. WELCH DRAFTING + DESIGN ADDIEWELCHDESIGN@GMAIL.COM

1 **PROPOSED GARAGE FRONT ELEVATION**

SCALE: 3/16" = 1'-0"

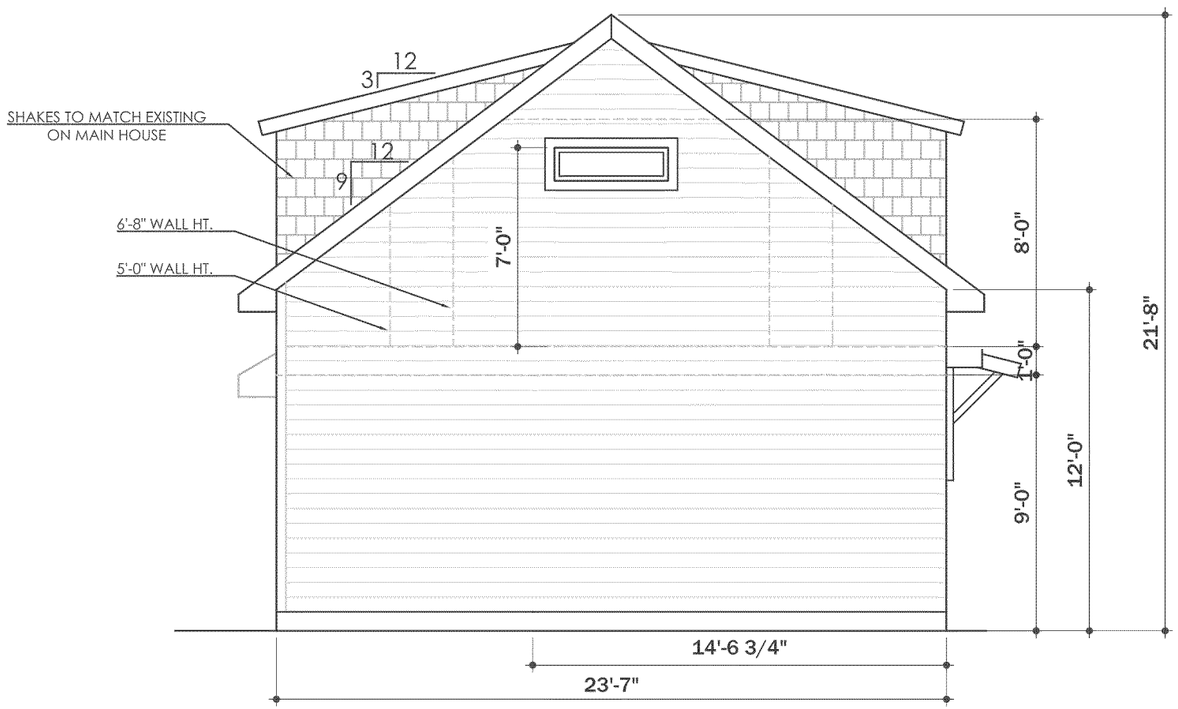


2 **PROPOSED GARAGE REAR ELEVATION**

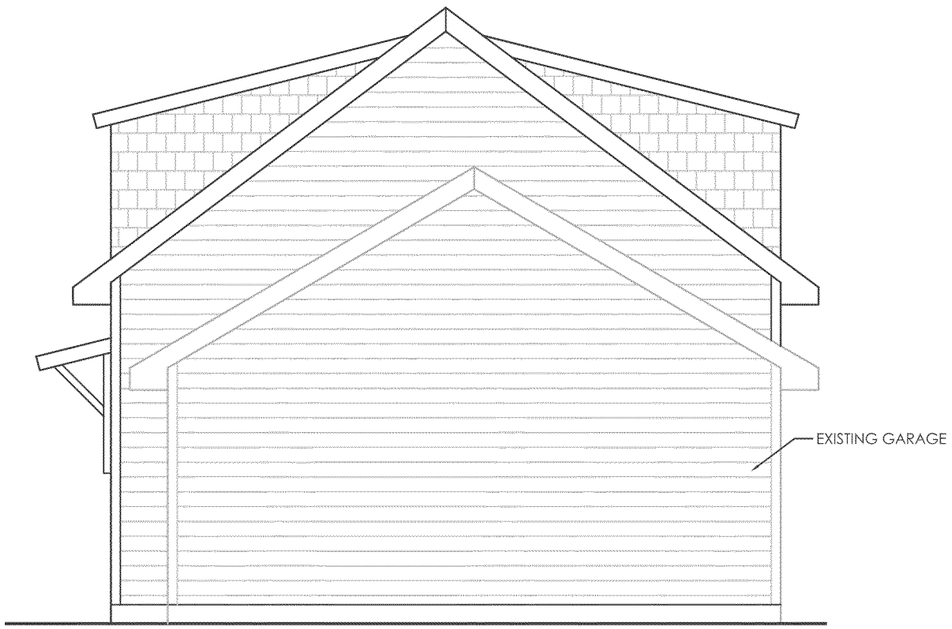
SCALE: 3/16" = 1'-0"

NOTE: SHUTTERS SHOWN ARE BOARD & BATTEN AND OPERABLE

DD4	PROPOSED GARAGE FRONT AND REAR ELEVATION	EXHIBIT A-2.5	PATE RESIDENCE 90 LINDEN ROAD PINEHURST, NC 28374	A. WELCH DRAFTING + DESIGN ADDIEWELCHDESIGN@GMAIL.COM



1 PROPOSED GARAGE LEFT ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED GARAGE RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

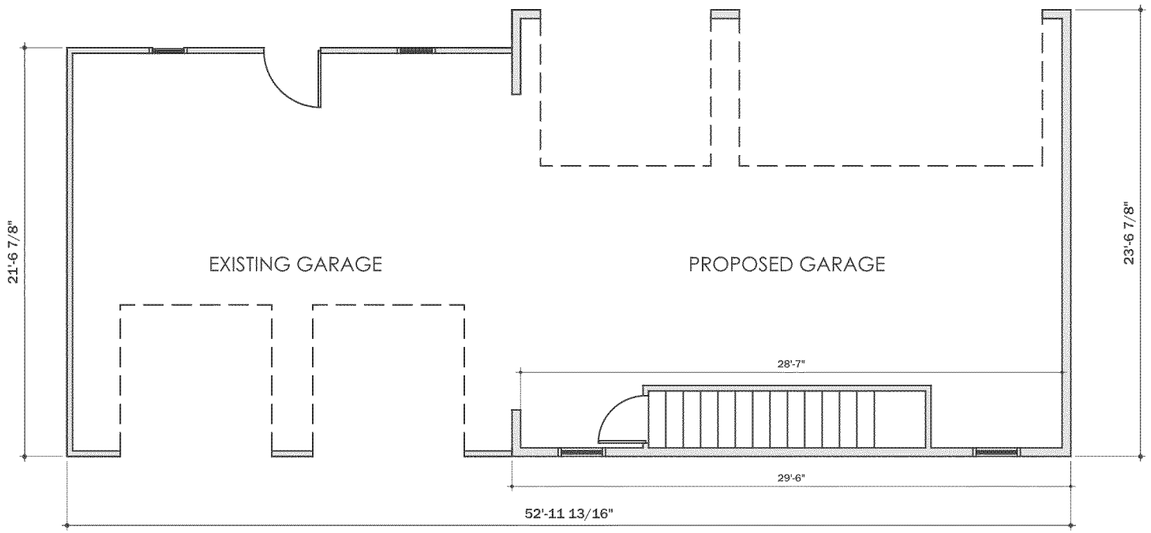
DD5

PROPOSED GARAGE
LEFT AND RIGHT
ELEVATION

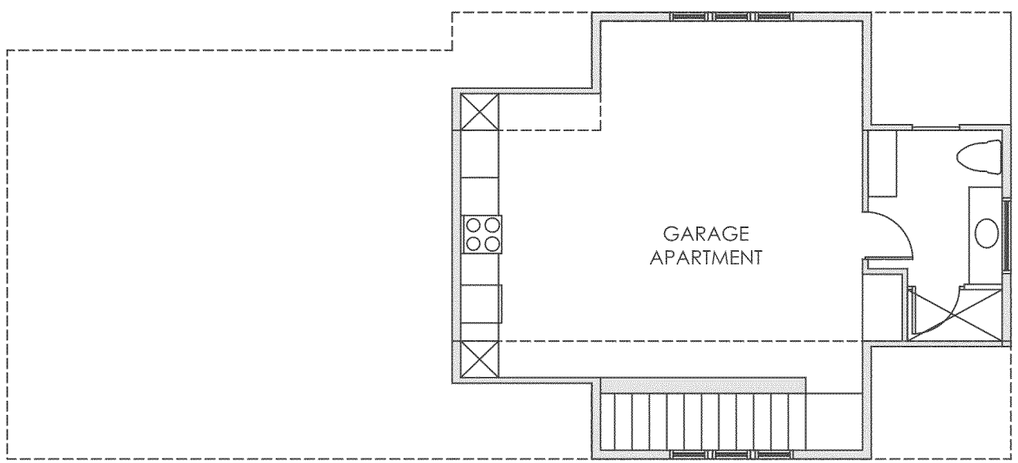
EXHIBIT A-2.6

PATE RESIDENCE
90 LINDEN ROAD
PINEHURST, NC 28374

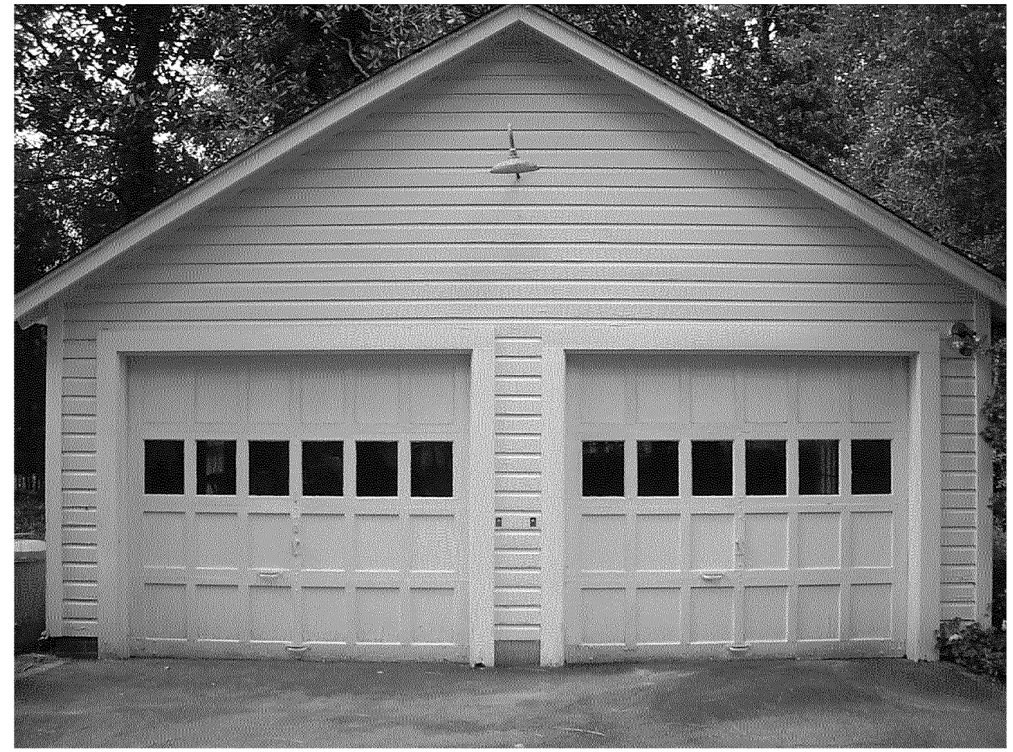
A. WELCH
DRAFTING + DESIGN
ADDIEWELCHDESIGN@GMAIL.COM



1 **FIRST FLOOR PLAN - GARAGE**
SCALE: 1/8" = 1'-0"

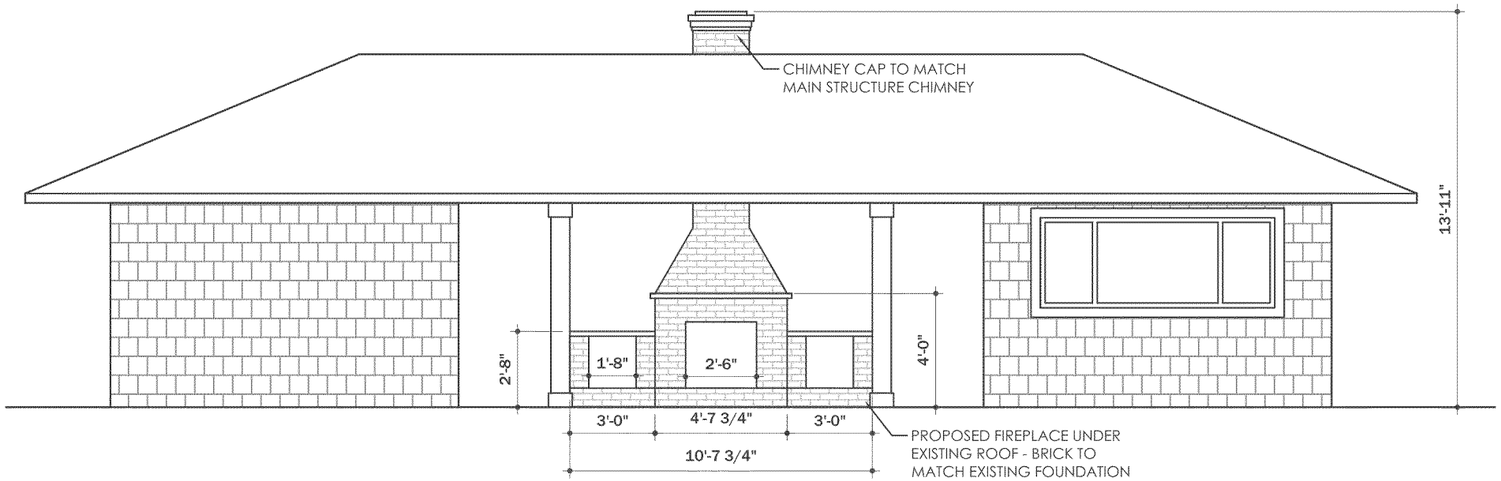


2 **PROPOSED ADDITION - SECOND FLOOR**
SCALE: 3/16" = 1'-0"

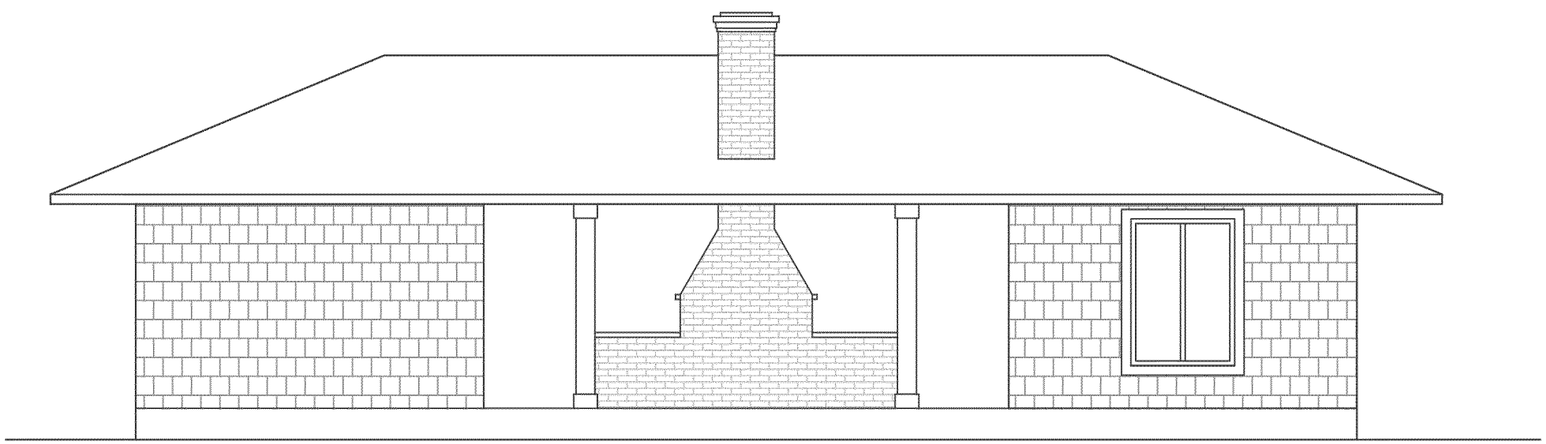


3 **EXISTING GARAGE**
SCALE: NTS

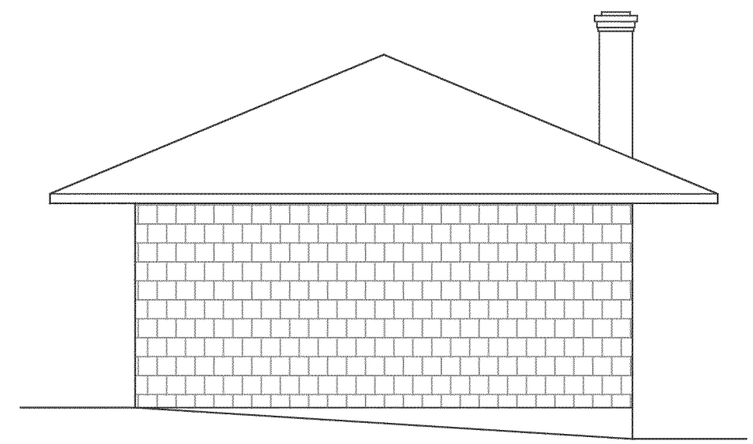
DD6	EXISTING AND PROPOSED GARAGE ADDITION	EXHIBIT A-2.7	PATE RESIDENCE 90 LINDEN ROAD PINEHURST, NC 28374	A. WELCH DRAFTING + DESIGN ADDIEWELCHDESIGN@GMAIL.COM



1 **PROPOSED FIREPLACE FRONT ELEVATION**
SCALE: 3/16" = 1'-0"



2 **PROPOSED FIREPLACE REAR ELEVATION**
SCALE: 3/16" = 1'-0"



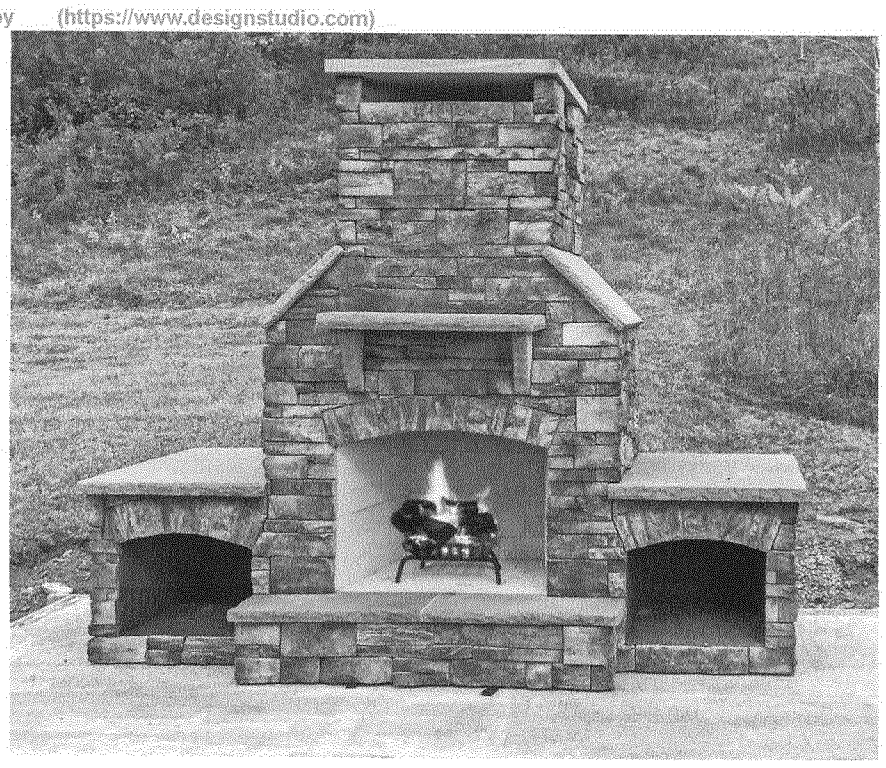
3 **PROPOSED FIREPLACE RIGHT ELEVATION**
SCALE: 3/16" = 1'-0"

NOTE: PROPOSED FIREPLACE TO BE LOCATED AT EXISTING POOL HOUSE

DD7	PROPOSED OUTDOOR FIREPLACE	EXHIBIT A-2.8	PATE RESIDENCE 90 LINDEN ROAD PINEHURST, NC 28374	A. WELCH DRAFTING + DESIGN ADDIEWELCHDESIGN@GMAIL.COM

EXHIBIT A-3

Site Maintained by (https://www.designstudio.com)



Hi there, have a question? I'd love to help...

Half+Dome+fireplace+w_fire+boxes-1_withFlame