



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Stephanie Goodrich, Senior Planner
DATE: 1/10/2019
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
January 24, 2019 MEETING
11/26/2018 to 1/10/2019

NORMAL MAINTENANCE

None

MINOR WORK – COA ISSUED

COA: 18-109

Application Date: 11/27/18

Approval Date: 11/28/18

Prop Owner: David Bell Address: 15 Muster Branch Road LRK# 17750

Applicant: Southern Landscaping Group

Request: Pool Fence

Standards and Guidelines: 1.6.3.7

COA: 18-110

Application Date: 12/3/18

Approval Date: 12/7/18

Prop Owner: Donell Adams Family Address: 105 Market Square LRK# 13930

Applicant: Everything Pines Partners

Request: Awning with sign

Standards and Guidelines: 1.6.3.6, 14

COA: 18-111

Application Date: 12/7/18

Approval Date: 12/7/18

Prop Owner: Village of Pinehurst (tack barn) Address: 200 Beulah Hill Road LRK# 29515

Applicant: VOP

Request: Window Awnings

Standards and Guidelines: 1.6.3.6

COA: 18-112

Application Date: 12/14/18

Approval Date: 12/14/18

Prop Owner: Moore County Public Utilities Address: 105 Magnolia Road

LRK# 26002

Applicant: Pinehurst Resorts LLC

Request: Parking lot improvements for joint use

Standards and Guidelines: 1.6.3.5

COA: 18-113

Application Date: 12/27/18

Approval Date: 12/27/18

Prop Owner: Peter Mace

Address: 24 Rattlesnake Trail

LRK# 21712

Applicant: Same

Request: Paint, repair shingles with in-kind, new garage doors

Standards and Guidelines: 1.6.3.20, 21

COA: 19-001

Application Date: 1/2/19

Approval Date: 1/2/19

Prop Owner: Dophim Elphick

Address: 45 Ferguson Road

LRK# 17757

Applicant: Alan Walters Construction

Request: Brick Wall

Standards and Guidelines: 1.6.3.7

COA: 19-002

Application Date: 1/4/19

Approval Date: 1/4/19

Prop Owner: Sandhills Woman's Exchange Address: 15 Azalea Road

LRK# 26417

Applicant: Same

Request: Arbor attached to existing fence

Standards and Guidelines: 1.6.3.12

COA: 19-003

Application Date: 1/4/19

Approval Date: 1/7/19

Prop Owner: Charles Helbig

Address: 70 Page Road

LRK# 21628

Applicant: Same

Request: Rear and Side Fence

Standards and Guidelines: 1.6.3.7

COA: 19-004

Application Date: 11/5/18

Approval Date: 11/9/18

Prop Owner: Kelly and Jane Dawkins

Address: 135 Kelly Road

LRK# 21112

Applicant: Tom Bailey

Request: Rear and Side Fence

Standards and Guidelines: 1.6.3.7

COA: 19-005

Application Date: 1/7/19

Approval Date: 1/8/19

Prop Owner: Dophim Elphick

Address: 45 Ferguson Road

LRK# 17757

Applicant: Alan Walters Construction

Request: Tree Removal (10) Private Property

Standards and Guidelines: 1.6.3.10

COA: 19-006

Application Date: 1/7/19

Approval Date: 1/8/19

Prop Owner: Michael Etowski

Address: 30 McFarland Road

LRK# 29259

Applicant: Same

Request: Tree Removal (8) Private Property

Standards and Guidelines: 1.6.3.10



19-007
RECEIVED
JAN 07 2013

**Application for
Local Historic District**
(revised 3/14/17)

BY:

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

Property Data

Property Owner(s): Robbie and Emily Zalzneck Physical Address: 20 Shaw Rd.
Business/Tenant Name (if applicable): Pinehurst, NC 28374
Mailing Address (if different): _____
Telephone: 910-315-6229 Zoning District: R30 Parcel ID#: 18261

Applicant/Contractor Data

Name: Arian Walters Construction Address: 142 Bridgewater Dr.
Contractor License #: 39383 Telephone: 910-315-6229
E-mail Address (optional): A.Walters.construction@gmail.com

Description of Project:



Application for
Local Historic District
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	cedar siding to match	match existing off green
Rear Elevation	Existing	medium green
Right Elevation	Existing	match existing
Left Elevation		
Trim	cedar	match existing
Windows		
Chimney	none	
Foundation	Brick	match existing
Front Door	—	
Shutters	none	
Garage Door	Aluminum	same color as house
Roof	Asphalt	same as existing
Front Porch	—	
Deck	—	
Patio	—	
Sidewalk	—	
Sky Lights	—	
Driveway	Coravel	Blue

Signature: _____ Date: _____

****Office Use Only****

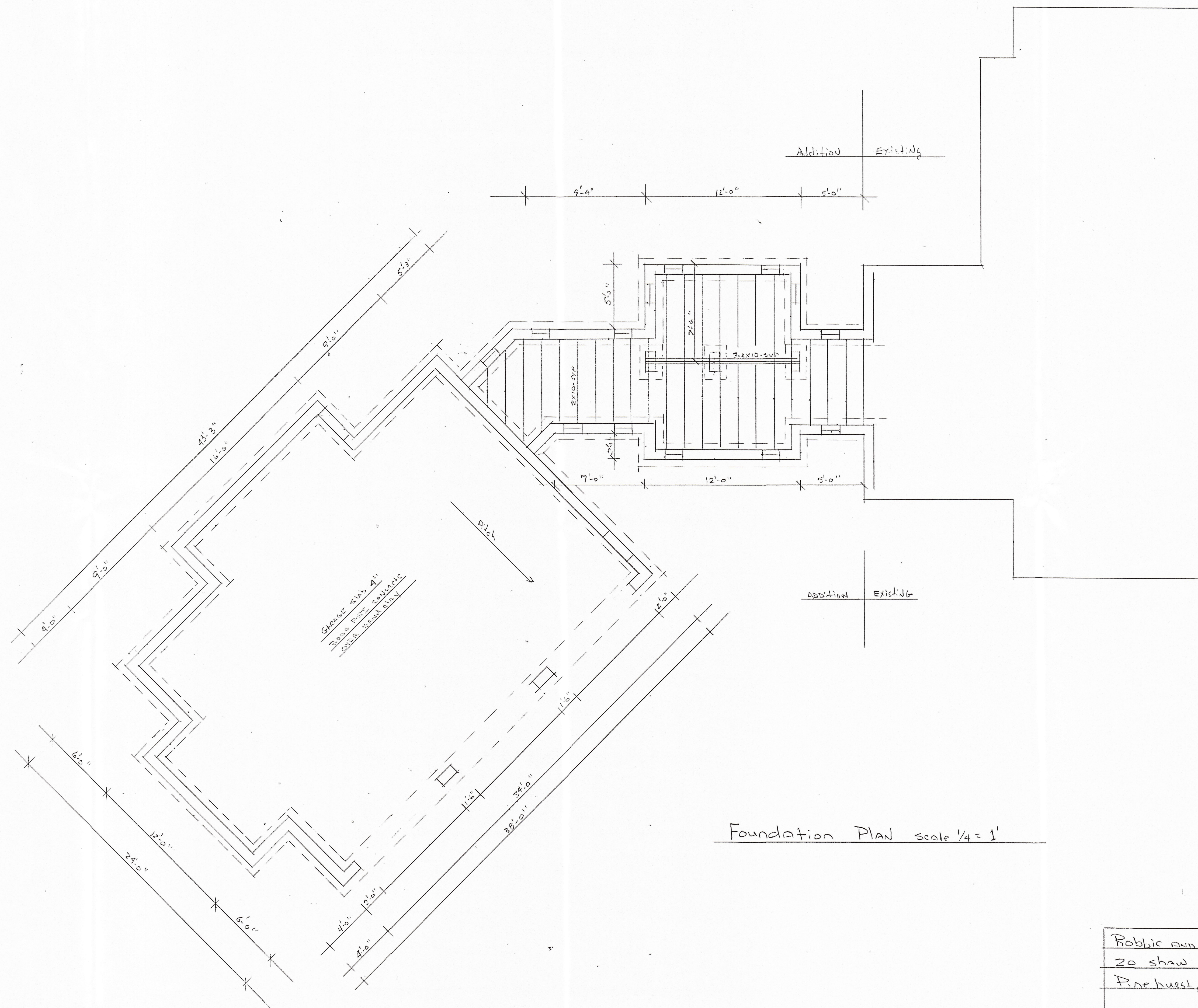
Project Type: Normal Maintenance Minor Work Major Work

Current Status: Contributing Non-contributing Vacant

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

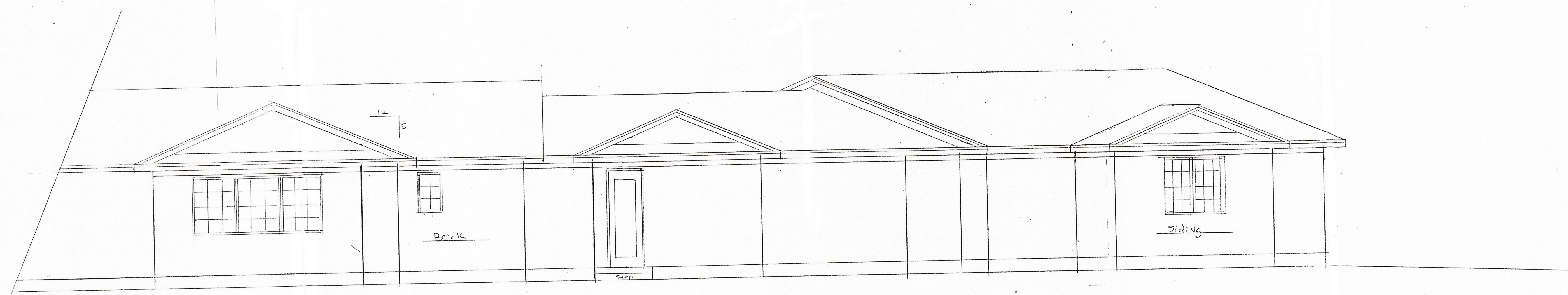
Other required approvals: _____

Conditions: _____

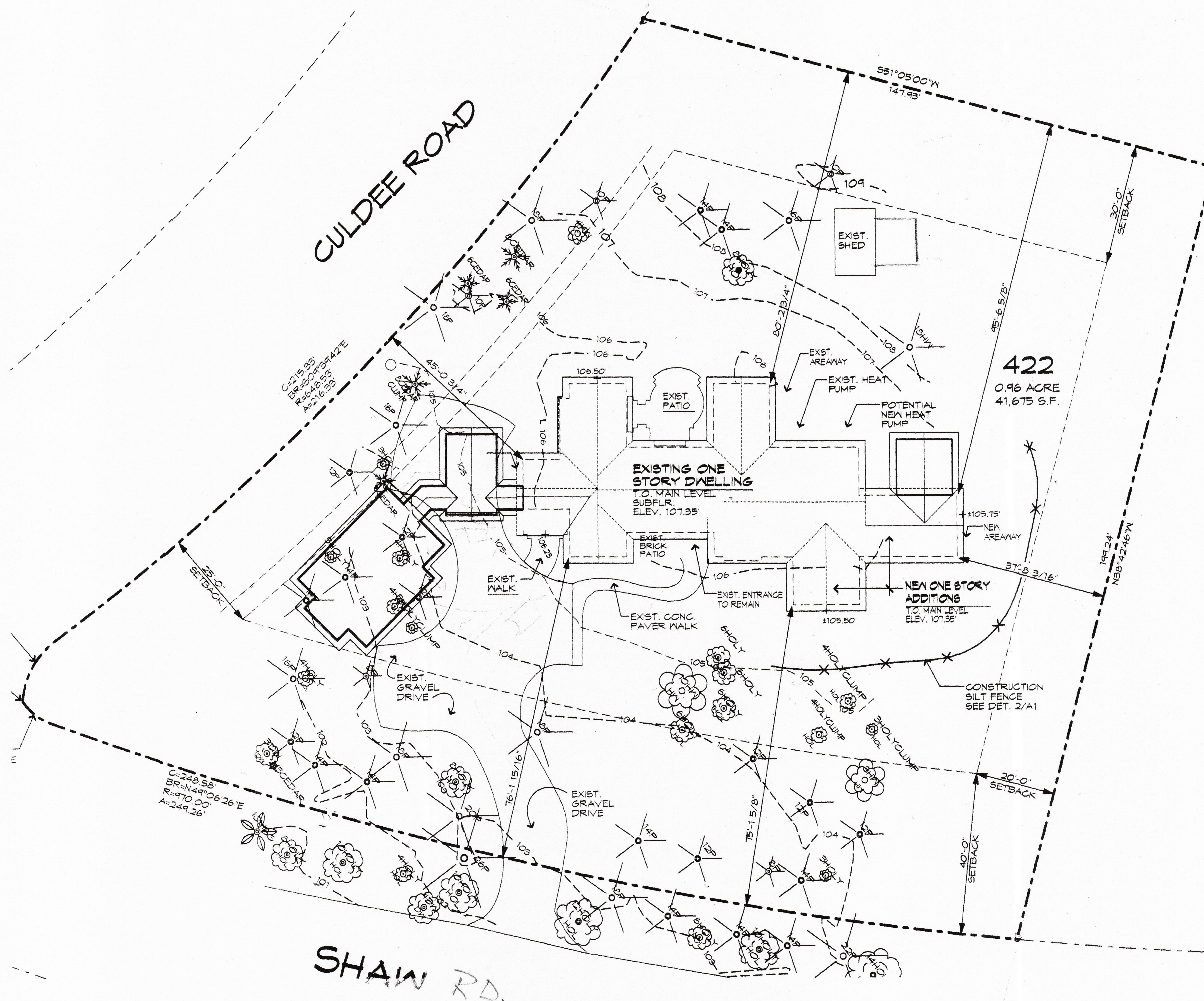


Robbie and Emily Zalneck
 20 Shaw NE Rd.
 Pinehurst, N.C. 28374

Alan Waters construction
 910-315-6229



REAR ELEVATION scale $\frac{1}{4}'' = 1'$



LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 19-008

70 Fields Road

Parcel ID #20050738

Carport Demolition

PIN # 856205171565

APPLICANT: **Dr. Thomas L. Bailey**
PROPERTY OWNER(S): **Same**

RECEIVED: **1/4/2019**
MEETING DATE: **1/24/2019**

ZONING DISTRICT: **R-10**
LHD STATUS: **Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **BUILDING OFFICIAL – PRIOR TO PERMITTING**

NATURE OF PROJECT:

- **Demolish rear addition**
- **Build new rear addition in same footprint**
- **Enclose right side porch to create sunroom**
- **Add front entry porch**
- **Reside house with cementitious fiberboard**
- **Replace windows and doors**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 70 Fields Road was built around 1953 and is a single story ranch house. It is not listed in the National Historic Landmark nomination form, but is listed as contributing to the Local Historic District. The rear portion proposed to be demolished has significant water and termite damage. A request to demolish the rear carport was granted in October 2018.

A. SECTION 1.6.4.1 MAJOR WORK – *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves a demolition that **is/is not** considered minor work.

ADDITION TO MAIN DWELLING:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous and **will/will not** be on the rear elevation.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.
3. The proposed work/structures **will/will not** be compatible with neighboring buildings.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.4 ADDITIONS STANDARDS – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **will/will not** be similar to those in the original building.

F. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

G. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

DEMOLITION OF:

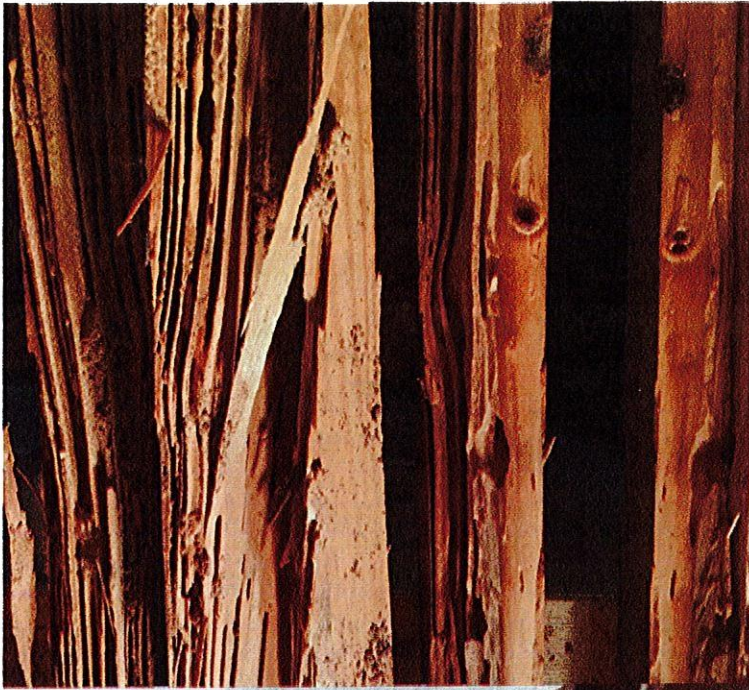
H. SECTION 3.5 DEMOLITION – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The section of the structure proposed to be removed **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The section of the structure proposed to be removed **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.



LOCATION





(over)



(over)



Application for Local Historic District

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Property Data

Property Owner(s): THOMAS L & SUSAN J Bailey
Business Name (if applicable): _____
Tenant Name (if applicable): SAME
Physical Address: 70 FIELDS RD, PINEHURST, NC 28374
Mailing Address (if different): _____
Phone #: 540-239-6789 Mobile #: 712-260-8730
Zoning District: R10 LRK # 20050758 PIN #: 20050758

Applicant/~~Contractor~~ Data

Name: THOMAS L & SUSAN J Bailey
Contractor License #: _____
Phone #: 540-239-6789 712-260-8730
E-mail Address (optional): _____
Mailing Address: 70 FIELDS RD, PINEHURST, NC 28374
Estimate Cost of Construction: \$ 150,000.00

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐

No: ☒

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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

70 Fields Rd
Pinehurst, 28374

The Fields Cottage was first built in 1951. The home had an addition constructed in the early 1960's. Our plan is to completely remodel the home both on the exterior as well as many interior changes.

Front Elevation:

The most notable change for the front elevation will be the addition of an entry porch over a new front door of Knotty Alder wood with 2/2 lites with a single panel. This door will have a poly over the natural color. The porch will be approximately 9 ft in width, extending outward about 9 ft. The roof pitch on this part of the porch will be 6/12. The gable end of the porch facing the street will be open with a 30-inch reveal and a hanging chandelier. The porch will extend to the right corner and will be approximately 5 ft in depth. Both the porch over the main entry and the extension will be a metal roofing material. This metal roofing will be Burnished slate in color. The primary area of the wall under the porch extension will be covered Allure Cedar Shakes in Muslin color.

The columns of the porch will be a Craftsman style column (wood column base is larger at the bottom than the top). The wood column base will sit atop old reclaimed brick bases.

All windows will be new. Current windows are old and paint-latched, with aluminum storm windows. The windows will be replaced with white double-hung vinyl PlyGem ProClassic series in a 2/1 glass. All windows for the front elevation will be an SDL grille (exterior grilles).

The exterior of the home is covered in a plaster over metal screen lathe. Some contractors have referred to this as concrete/sand mix or gunite (used in pool construction). This exterior is cracked in many areas and unfortunately is very expensive to replace. Our proposal is to place furring strips on the exterior of the home and use a cedar texture simulated 8 1/4 inch Allure fiber cement board with a 7 - inch reveal. The front elevation gable end will be Allure with Board and Baton on 16 - inch centers. The primary color for the body of the home will be Muslin and trim in Alabaster. Shutters will be placed on either side of all front elevation windows and painted Storm Cloud Gray. The entire roof will be replaced with a 30 - year architectural shingle of CertainTeed Landmark Series with a color of Driftwood. The front elevation reveals a new sunroom porch on the right side of the home. This, however, is obstructed from the street view by large, mature camellias (currently in bloom). The sunroom will have a 1/12 pitched roof with 6 casement windows and a 3-0 x 6-8 exterior door (not drawn on right side elevation).

Also observed from the street level view of the front elevation will be the new addition of several rooms and garage. Water damage and termite destruction lead us to the demolition of that addition. The roof peak of this addition is 17 ft high and may be seen over the 15 ft front roof ridge, dependent on one's vertical height from the street. Because of the addition of a water table or cricket wall between the roof and gable end of the new addition, it will give some depth to the new addition.

Right side elevation:

The main component of this elevation is the new sunroom, the addition of the new roof line and the garage. The sunroom has been described in previous comments. Again, because of water damage, wood rot and severe termite damage, the existing addition will need to be demolished down to the slab with new construction.

Further comments would be the proposed 4 - foot extension of the rear area to the northeast. This is for additional space to accommodate the new master bedroom, a new bath, mudroom and laundry area. We will also add a new two car garage with overhead storage. All colors and materials will be the same as previously mentioned. The roof will be the same material applied to the front elevation.

See right side elevation for further explanation.



Application for Local Historic District

Description of Project:



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	FIBER CEMENT - ALLURA	Muslin
Rear Elevation	FIBER CEMENT - ALLURA	Muslin
Right Elevation	FIBER CEMENT - ALLURA	Muslin
Left Elevation	FIBER CEMENT - ALLURA	Muslin
Trim	FIBER CEMENT - ALLURA	Alabaster
Windows	VINYL	WHITE
Chimney	NA	NA
Foundation	CONCRETE SLAB	Concrete
Front Door	WOOD - ALDER	CLEAR FINISH - POLY
Shutters	WOOD	STORMCLOUD - GRAY BLUE
Garage Door	METAL	WHITE
Roof	ASPHALT / METAL	LANDMARK - DRIFTWOOD / BURNISHED SLATE
Roof Exhaust Vents	SHEET METAL	BROWN
Front Porch	BRICK, CONCRETE, METAL ROOF	RED BRICK BURNISHED SLATE
Deck	NA	—
Patio	NA	—
Sidewalk	BRICK	RED BRICK
Sky Lights	NA	—
Driveway	CONCRETE	CONCRETE
House Number	METAL	BLACK

Signature: _____

Susan J Bailey
Thomas J Bailey Jr

Date: _____

1-1-2019

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Application for Local Historic District

Office Use Only

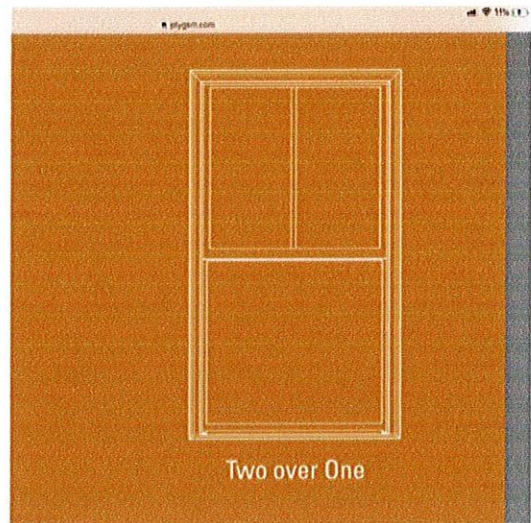
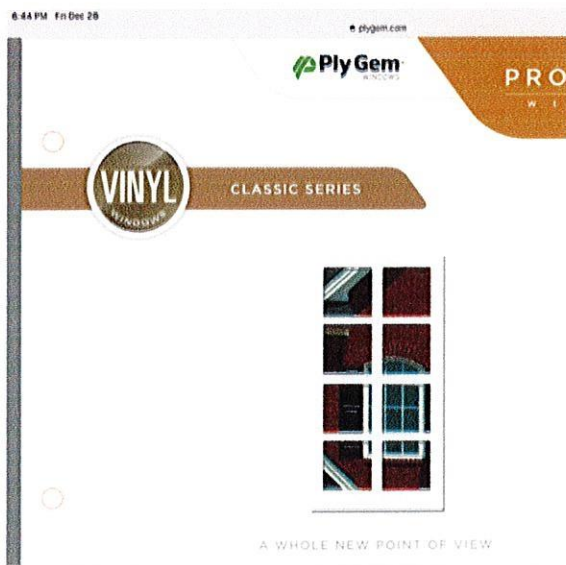
Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

Other required approvals: _____

Conditions: _____



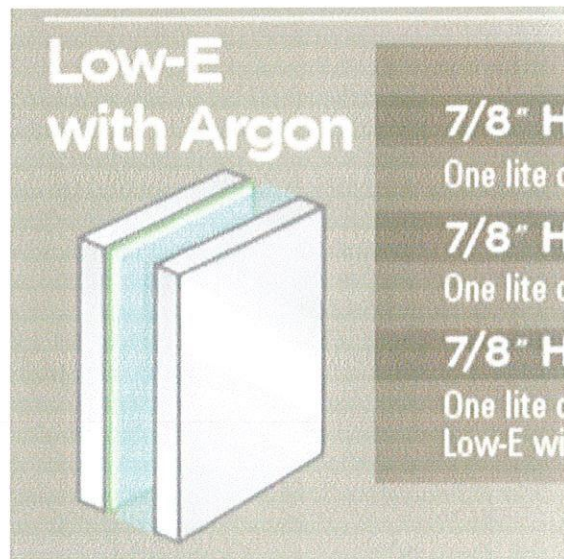
Grilles

GRILLE STYLE OPTIONS



↑
Sides & Rear

↑
Front





doorson-line.com



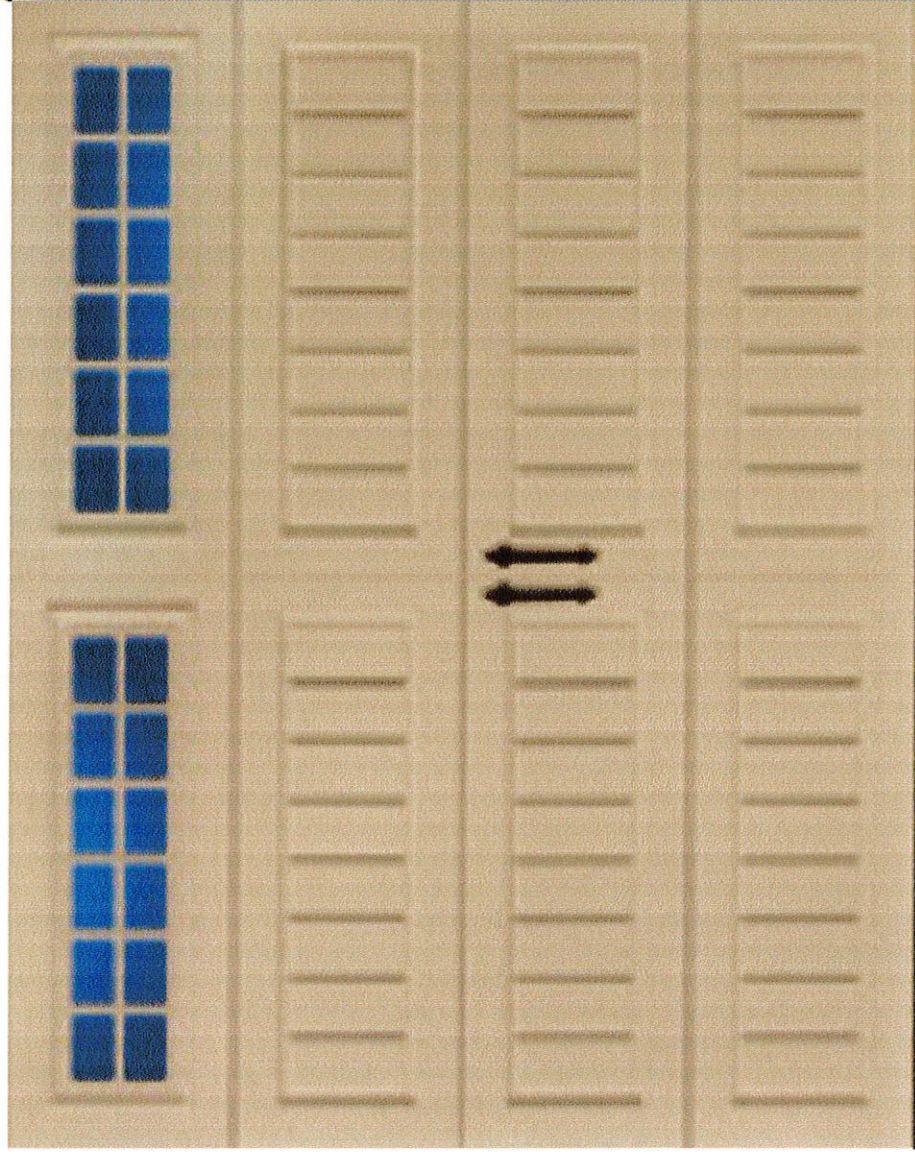
Google Grain bin ta....com Forums Bathroom: Wall Mo... Hampton 2 x 4 x 1... Mark Nason Eastw... 19 Insanely Cool G... Snake River...Hells Canyon

Verizon, Samsung...

Residential Garage...



www.doorson-li...



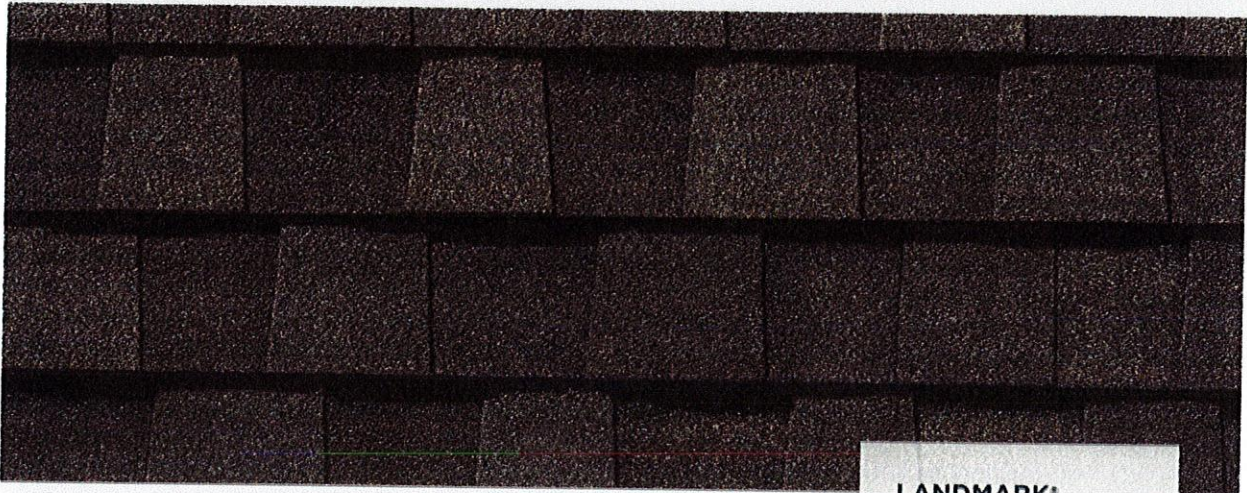
7:20 AM Fri Jan 4

80%

CertainTeed
SAINT GOBAIN



HOME / RESIDENTIAL ROOFING / PRODUCTS / LANDMARK®

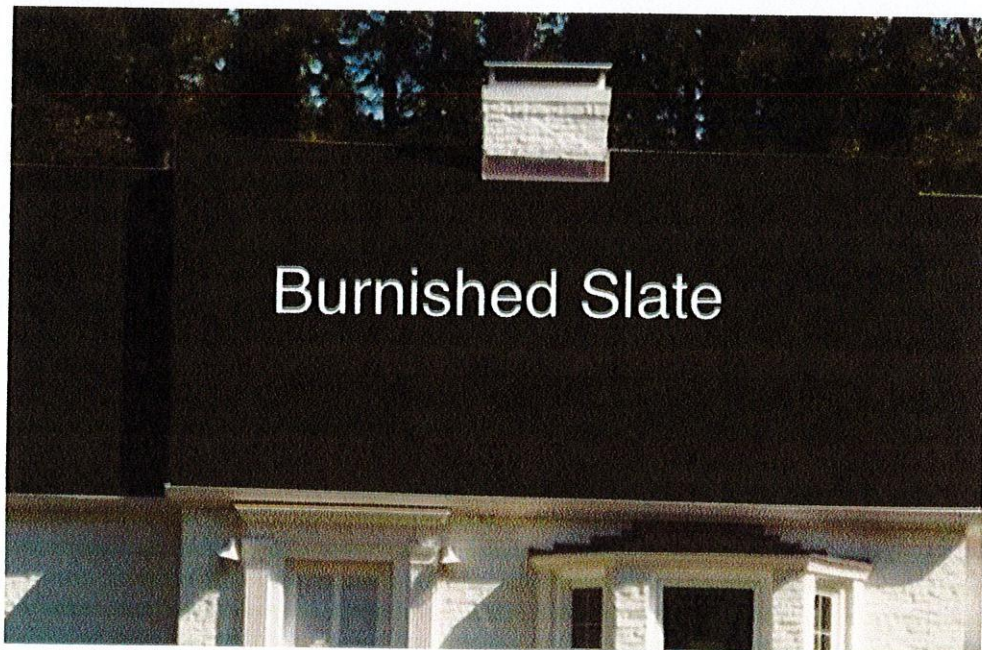


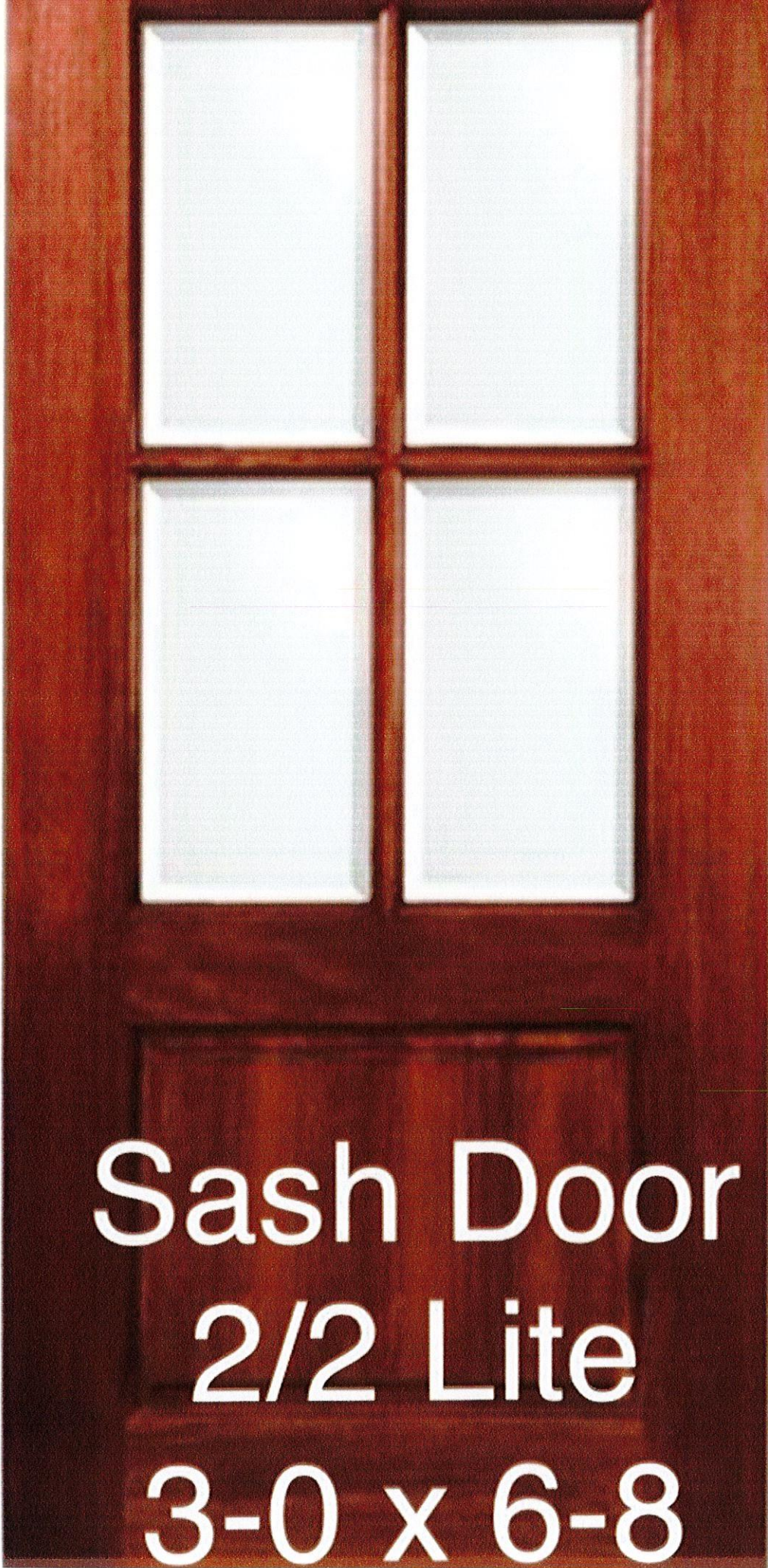
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ACCEPT

DRIFTWOOD

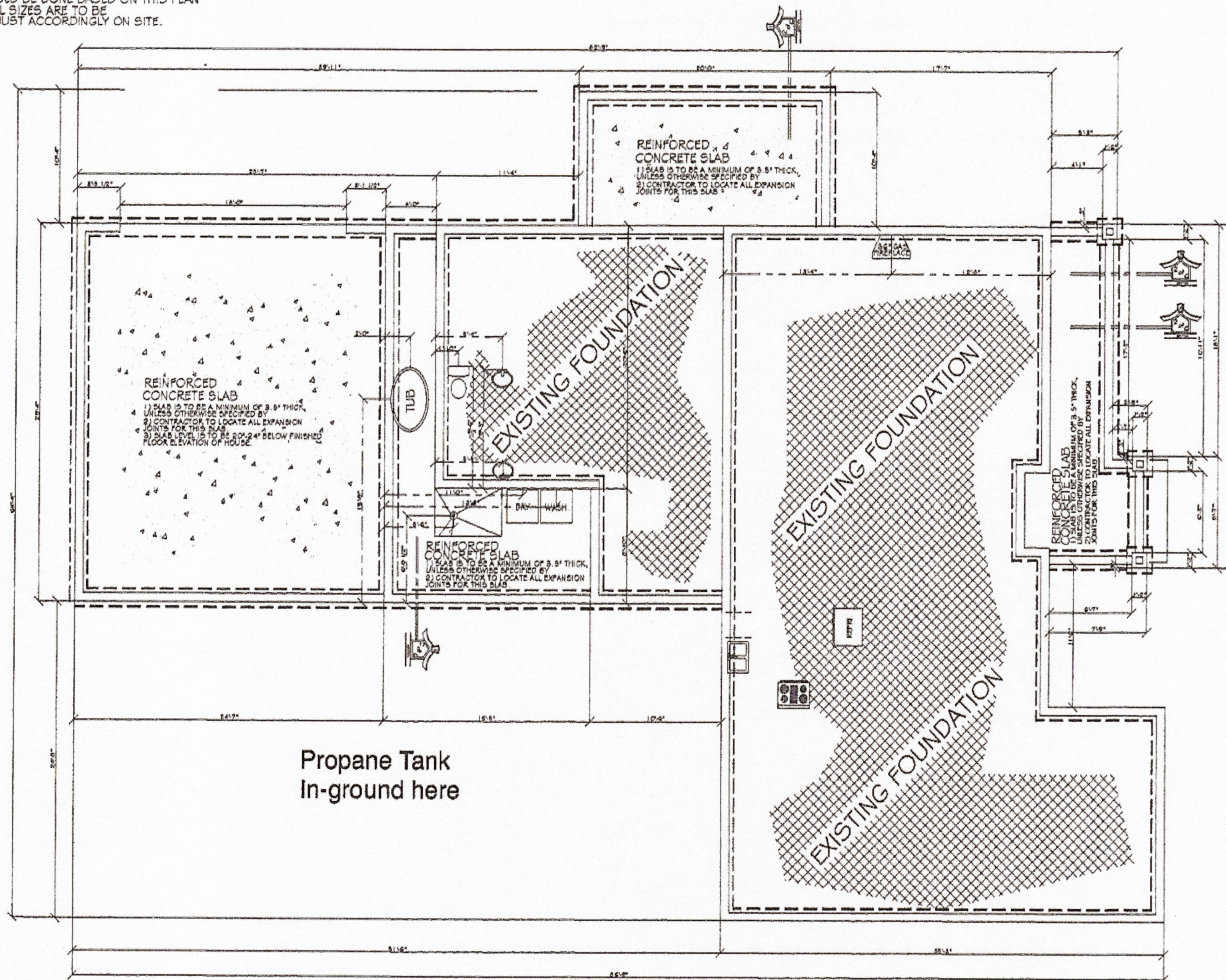




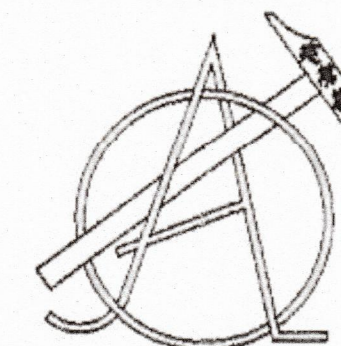
Knotty
Alder-
Natural
Wood
Color

Sash Door
2/2 Lite
3-0 x 6-8

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



PROPOSED FOUNDATION PLAN



ARTIGA DESIGN
Enrique J. Artiga
810-315-27-10

Location:

Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-5730
70 Fields Rd.
Pinehurst, NC 28527

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

Modified Footage Totals:

FIRST FLOOR	2336 HTG. SQ. FT.
2-CAR GARAGE	721 SQ. FT.
COVERED PORCH	163 SQ. FT.
SUN ROOM	206 SQ. FT.

HEATED TOTAL 2336 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 12/11/18

Drafting By:
JER 10/22/18
JER 10/23/18
EJA 11/15/18
EJA 12/10/18

Sheet Name:
PROPOSED FLOOR PLAN

Scale:
1/4" = 1'0"

Sheet Number:

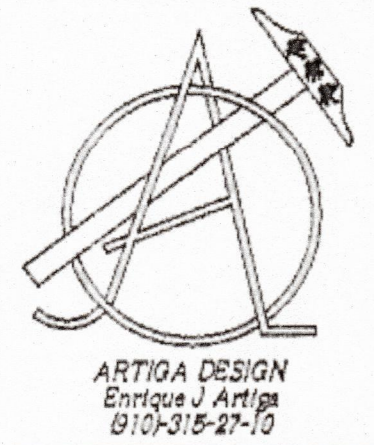
1 of 6

pg 8/12

NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
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Delete one casement
window on each side of
door. Center 2 single
windows and door

Door 3-0 x 6-8
3 Lite Top
Window
Dentil Shelf
Single Panel.



Location:
Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-8750
70 Fields Rd.
Pinehurst, NC 28327

Notes:
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5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Modified Footage Totals:

FIRST FLOOR	2336 HTG. SQ. FT.
2-CAR GARAGE	721 SQ. FT.
COVERED PORCH	168 SQ. FT.
SUN ROOM	206 SQ. FT.

HEATED TOTAL 2336 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 12/11/18
Drafting By:
JER 10/22/18
JER 10/29/18
EJA 11/15/18
EJA 12/10/18

Sheet Name:
PROPOSED FLOOR PLAN

Scale:
1/4" = 1'0"

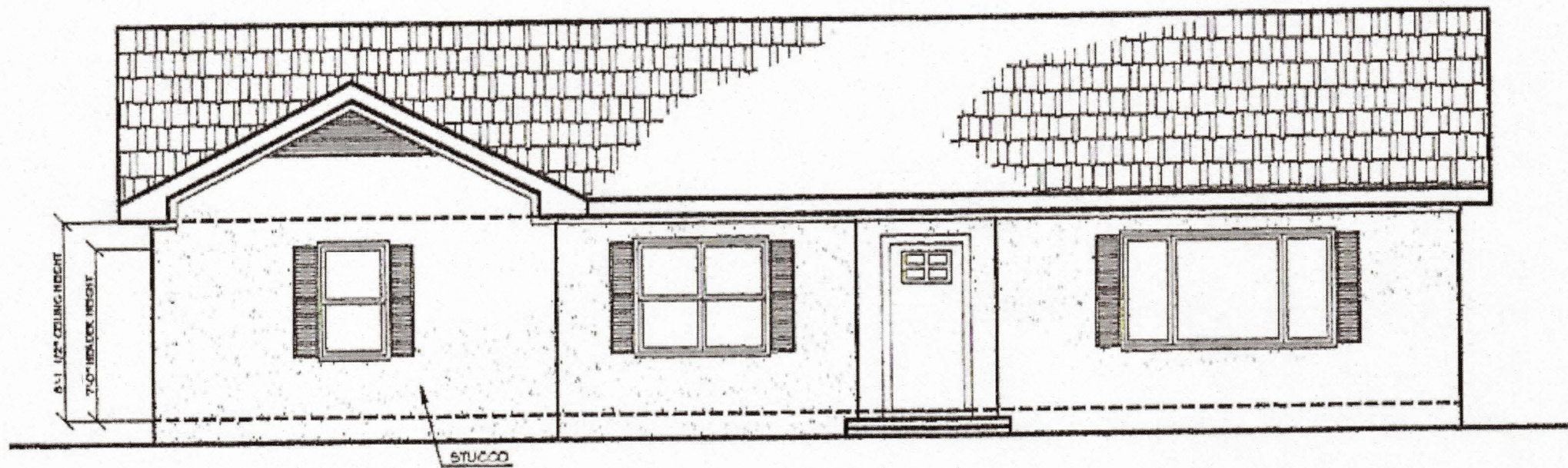
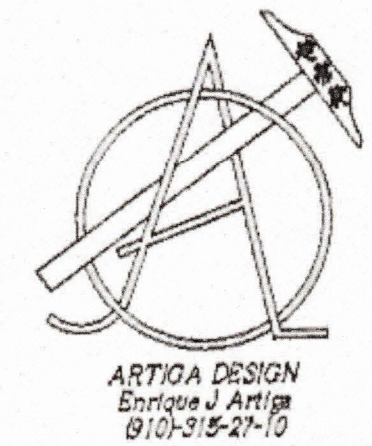
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3 of 6

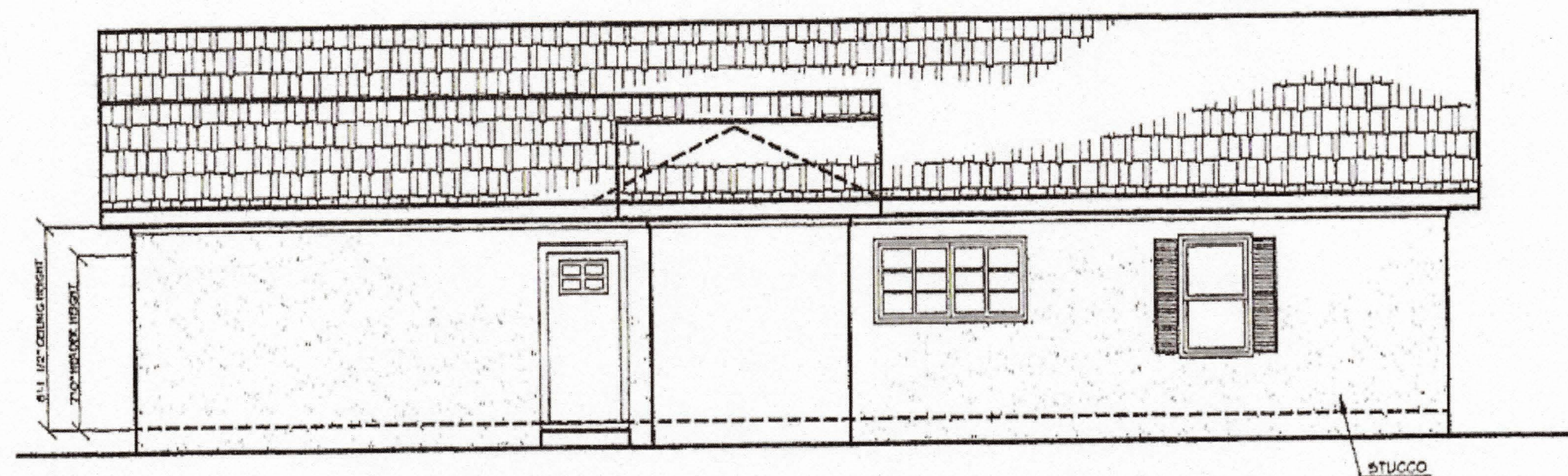
PROPOSED FLOOR PLAN

pg 9/12

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



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

Location:
 Mr. Tom Bailey & Mrs. Susan Bailey
 (712) 260-8730
 70 Fields Rd.
 Pinehurst, NC 28327

Notes:
 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
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Footage Totals:
 EXISTING FLOOR 2227 HTG. SQ. FT.

HEATED TOTAL 2227 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:

Drafting By:
 JER 10/22/18

Sheet Name:
 EXISTING ELEVATIONS

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

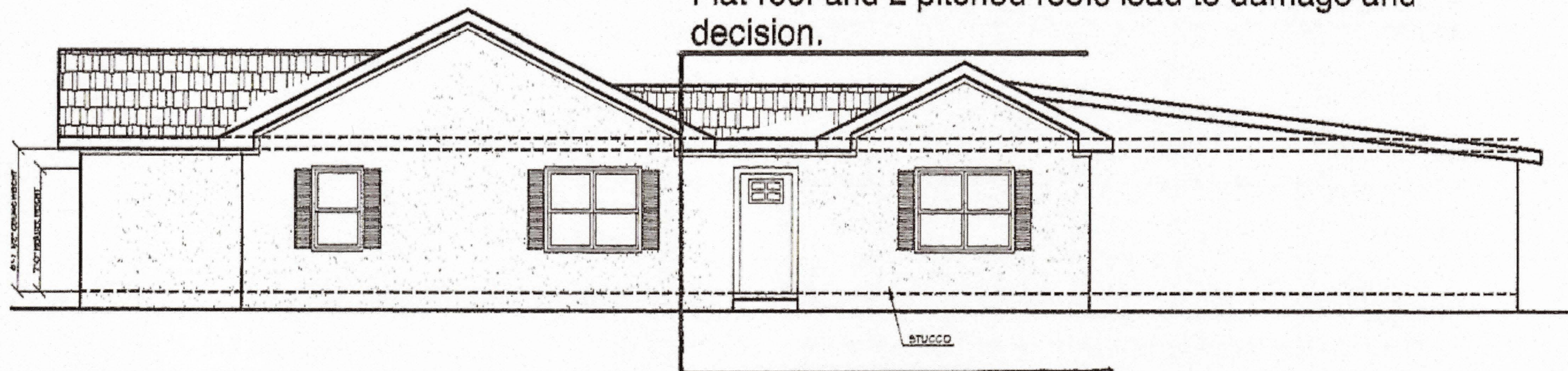
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Pgs. 1/12

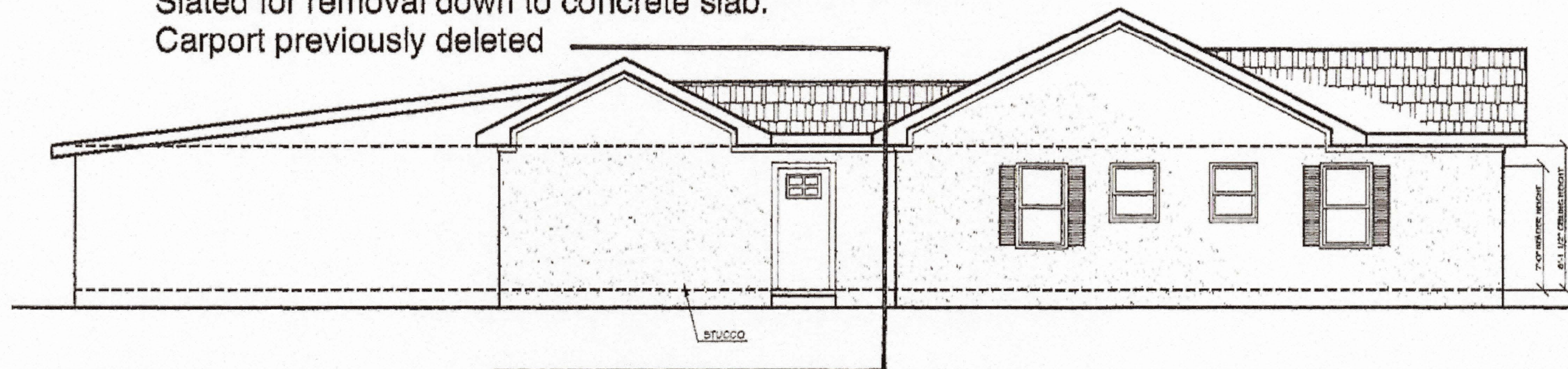
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE.
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN.
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This portion of home will be deleted
Termite and water rot damage leaves no choice
Carport has been removed. Remainder will be
removed down to concrete slab and rebuilt.
Flat roof and 2 pitched roofs lead to damage and
decision.

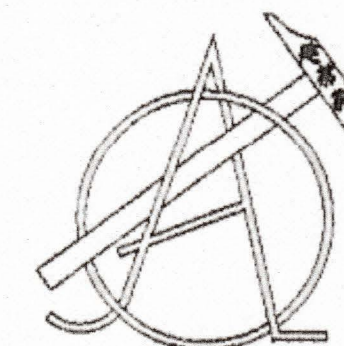


EXISTING RIGHT SIDE ELEVATION

Slated for removal down to concrete slab.
Carport previously deleted



EXISTING LEFT SIDE ELEVATION



ARTIGA DESIGN
Enrique J. Artiga
810-315-27-10

Location:
Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-8730
70 Fields Rd.
Pinehurst, NC 28327

Notes:
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Footage Totals:
EXISTING FLOOR 2227 HTG. SQ. FT.

HEATED TOTAL 2227 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:

Drafting By:
JER 10/22/18

Sheet Name:
EXISTING ELEVATIONS

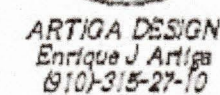
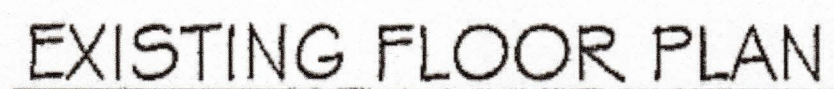
Scale:
1/4" = 1'0"

Sheet Number:

0-3

Pg 2/12

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



Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-8750
70 Fields Rd.
Pinehurst, NC 28327

O-

NOTE:
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(1) 3-0 x 5-6 Window
2 over 1 SDL Grills
White Vinyl ProClassic Plygems

(2) 3-0 x 5-6 Windows
2 over 1 SDL Grills
White Vinyl ProClassic Plygems

Knotty Alder Door
2 over 2 lites
1 Lower Panel
Natural Color

New Roof
Driftwood Color
30 yr Asphalt
CertainTeed
LandMark Series

(2) Casement Windows
No Grills
Street view obstructed by
Mature Shrubs

Cedar shake Allure
Siding, Muslin Color.
Under porch area.

(3) 3-0 x 5-6 Windows
2 over 1 SDL Grills
White Vinyl ProClassic Plygems

Porch Parallel to Home Front
Columns of Old Reclaimed Brick
Metal Roof Burnished Slate Color
3.5/12 Pitch
Porch floor is 18' x 5' 3"

Porch 9 ft Wide x 9 ft Deep
6/12 Pitch
Columns of Old Reclaimed Brick
Open Gable
Hanging Chandelier
Metal Roof Burnished Slate Color

Wood shutters
Gray - Storm Cloud

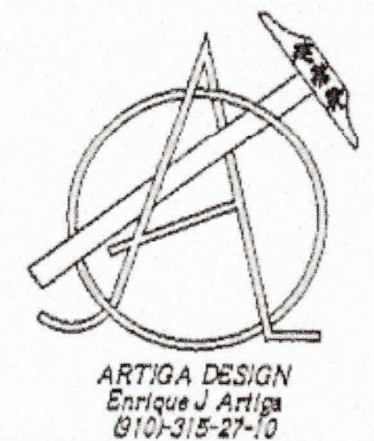
Fiber Cement Board 8 1/4 inch
Wide with 7 inch reveal.
Allure Cedar Texture Simulation
Muslin Color

Trim boards for exterior of
home is Alabaster

2/1 PlyGem Pro Classic Windows
GBG Window

2. 2-6 x 3-0 Twin Casement
Windows
PlyGem Vinyl ProClassic
No Grills

Gable end is board
and baton.
Allure Fiber Cement Board
Muslin Color
Trim board between gable
and sidewall is the color
Alabaster



Location:
Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-8780
70 Fields Rd.
Pinehurst, NC 28327

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Modified Footage Totals:
FIRST FLOOR 2336 HTG. SQ. FT.
2-CAR GARAGE 721 SQ. FT.
COVERED PORCH 163 SQ. FT.
SUN ROOM 206 SQ. FT.

HEATED TOTAL 2336 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 12/11/18

Drafting By:
JER 10/22/18
JER 10/29/18
EJA 11/15/18
EJA 12/10/18

Sheet Name:
PROPOSED FLOOR PLAN

Scale:
1/4" = 1'0"

Sheet Number:

4 of 6

pg 6/12

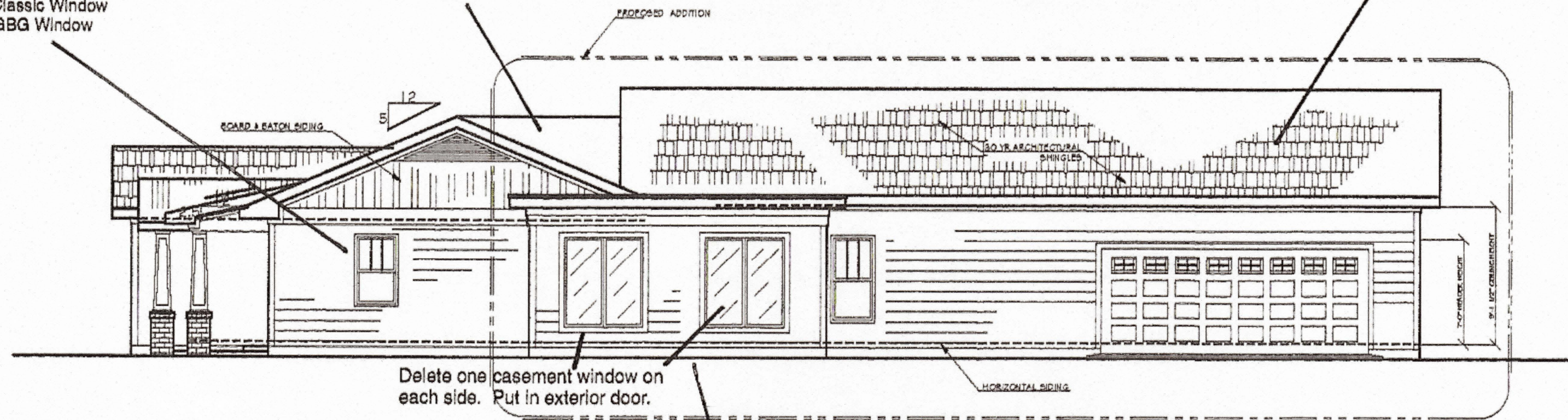
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1 3-0 x 5-6 PlyGem
ProClassic Window
2/1 GBG Window

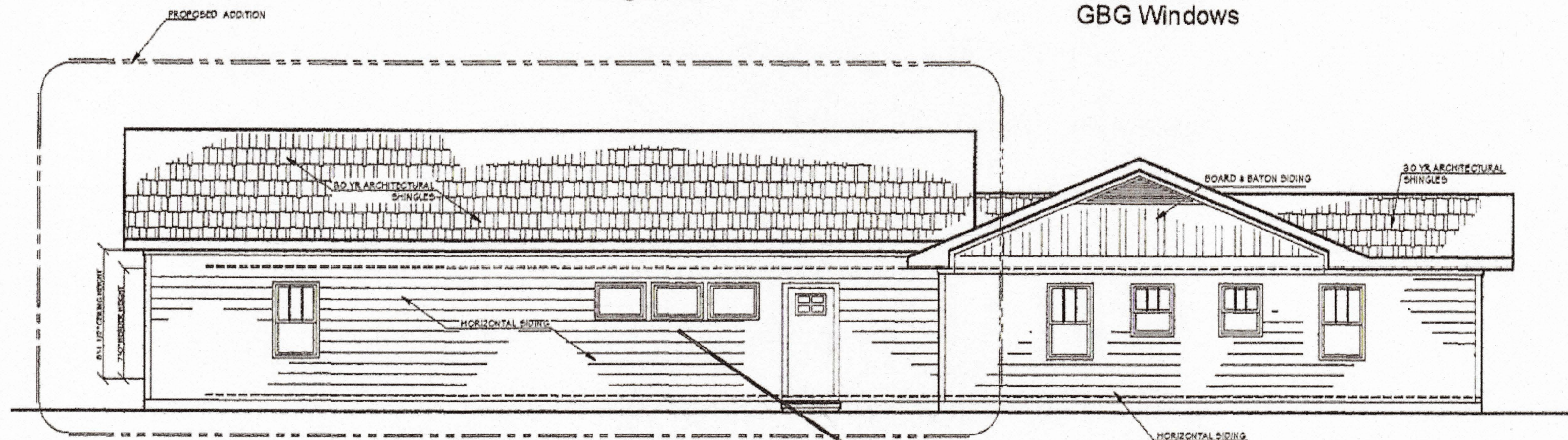
Cricket Peak
18 inches
Below Existing Front
Peak
See lower drawing for
proposed left elevation

18 Ft Carriage Garage Door
White Color
1 lite Windows Along Top Panel

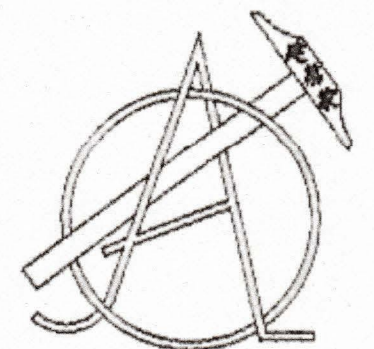
New Roof
Driftwood Color
30 yr Asphalt
CertainTeed
LandMark Series



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION



ARTIGA DESIGN
Enrique J. Artiga
910-315-2710

Location:

Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-8730
70 Fields Rd.
Pinehurst, NC 28327

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COVERED PORCH	163 SQ. FT.
SUN ROOM	256 SQ. FT.

HEATED TOTAL 2336 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 12/11/18

Drafting By:

JER 10/22/18
JER 10/29/18
EJA 11/15/18
EJA 12/10/18

Sheet Name:

PROPOSED FLOOR PLAN

Scale:

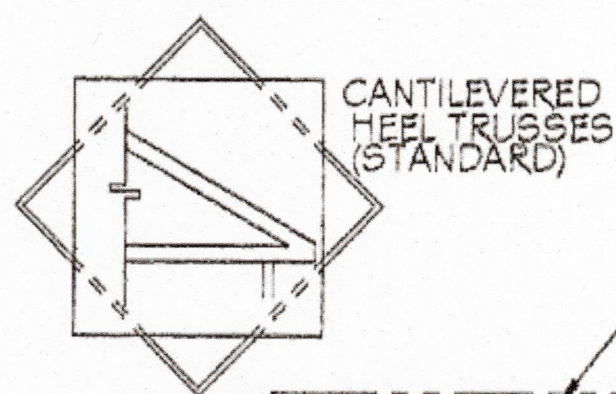
1/4" = 1'-0"

Sheet Number:

5 of 6

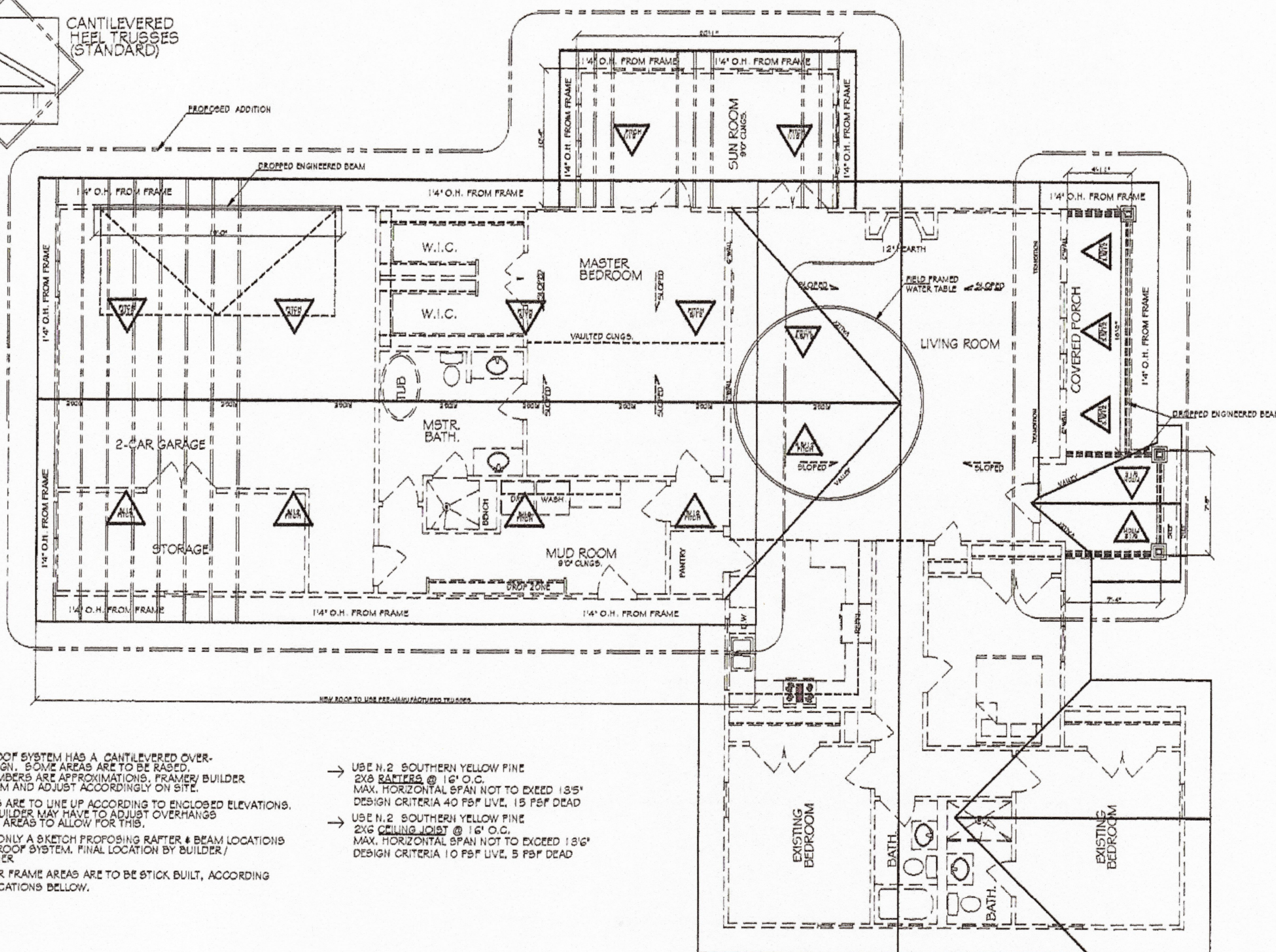
pg 7/12

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CANTILEVERED
HEEL TRUSSES
(STANDARD)

PROPOSED ADDITION



NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILEVERED OVER-
HANG DESIGN. SOME AREAS ARE TO BE RASSED.
LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER
TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS.
FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS
IN CERTAIN AREAS TO ALLOW FOR THIS.
→ 3) THIS IS ONLY A SKETCH PROPOSING RAFTER & BEAM LOCATIONS
FOR MAIN ROOF SYSTEM. FINAL LOCATION BY BUILDER/
HOME OWNER
4) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING
TO SPECIFICATIONS BELOW.

→ USE N.2. SOUTHERN YELLOW PINE
2X6 RAFTERS @ 16\"/>

→ USE N.2. SOUTHERN YELLOW PINE
2X6 CEILING JOIST @ 16\"/>

PROPOSED ROOF PLAN



ARTIGA DESIGN
Enrique J. Artiga
810-315-27-10

Location:

Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-8730
70 Fields Rd.
Pinehurst, NC 28327

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SUN ROOM	206 SQ. FT.

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ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 12/11/15
Drafting By:
JER 10/22/15
JER 10/29/15
EJA 1/15/16
EJA 12/10/15

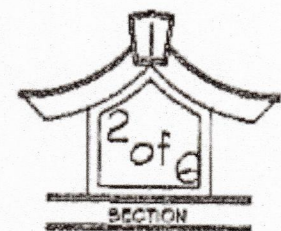
Sheet Name:
PROPOSED FLOOR PLAN

Scale:
1/4" = 1'0"

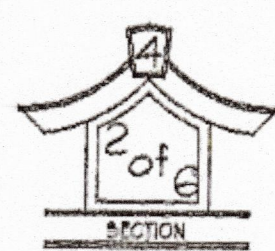
Sheet Number:

6 of 6

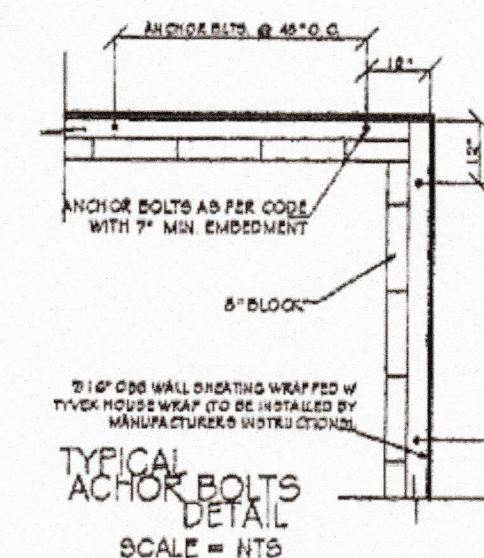
pg 10/12



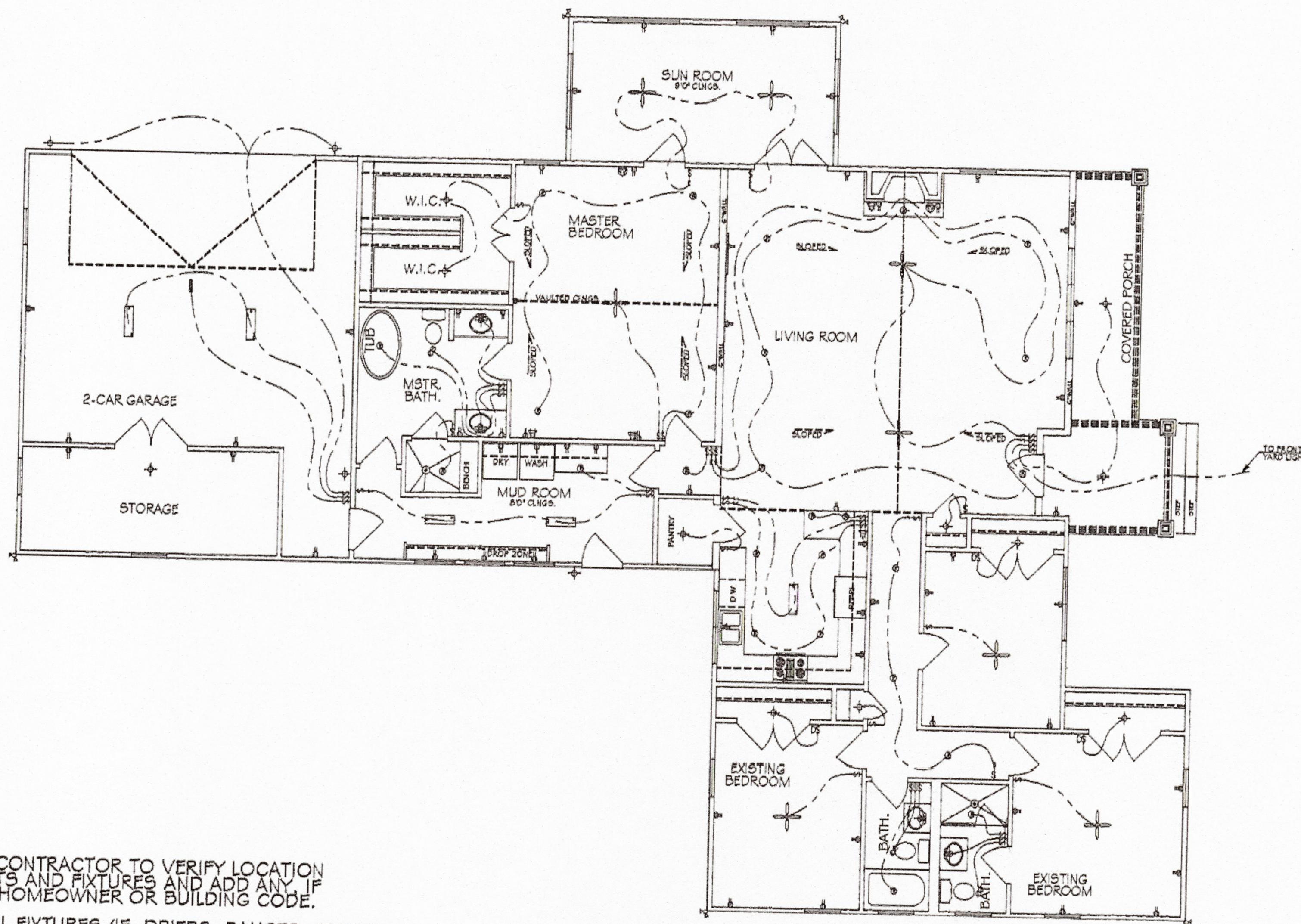
2 of 6



TYPICAL ONE STORY
MONOLITHIC SLAB
SECTION
SCALE = NTS



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ELECTRICAL SYMBOLS	
	FAN LIGHT
	TYPICAL WALL RECEPTACLE
	TYPICAL 240 V WALL RECEPTACLE
	WEATHERPROOF OUTLET
	GROUND FAULT INTERRUPTER
	TYPICAL SWITCH
	3 WAY OR MORE 3 WAY SWITCH
	DOOR SWITCH
	PHONE JACK
	MEDIA HUB SYMBOL
	CABLE OUTLET
	RAIL LIGHT COMBINATION
	FLOOD LIGHT
	UNDER COUNTER LIGHTING
	FLUORESCENT LIGHTING
	RECESSED LIGHT
	LIGHT FIXTURE
	GARAGE DOOR OPENER



ARTIGA DESIGN
Enrique J. Artiga
910-315-27-10

Location:
Mr. Tom Bailey & Mrs. Susan Bailey
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70 Fielda Rd.
Pinehurst, NC 28327

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EJA 12/11/18
Drafting By:
JER 10/22/18
JER 10/29/18
EJA 1/15/19
EJA 2/10/19

Sheet Name: PROPOSED FLOOR PLAN

Scale: 1/4" = 1'0"

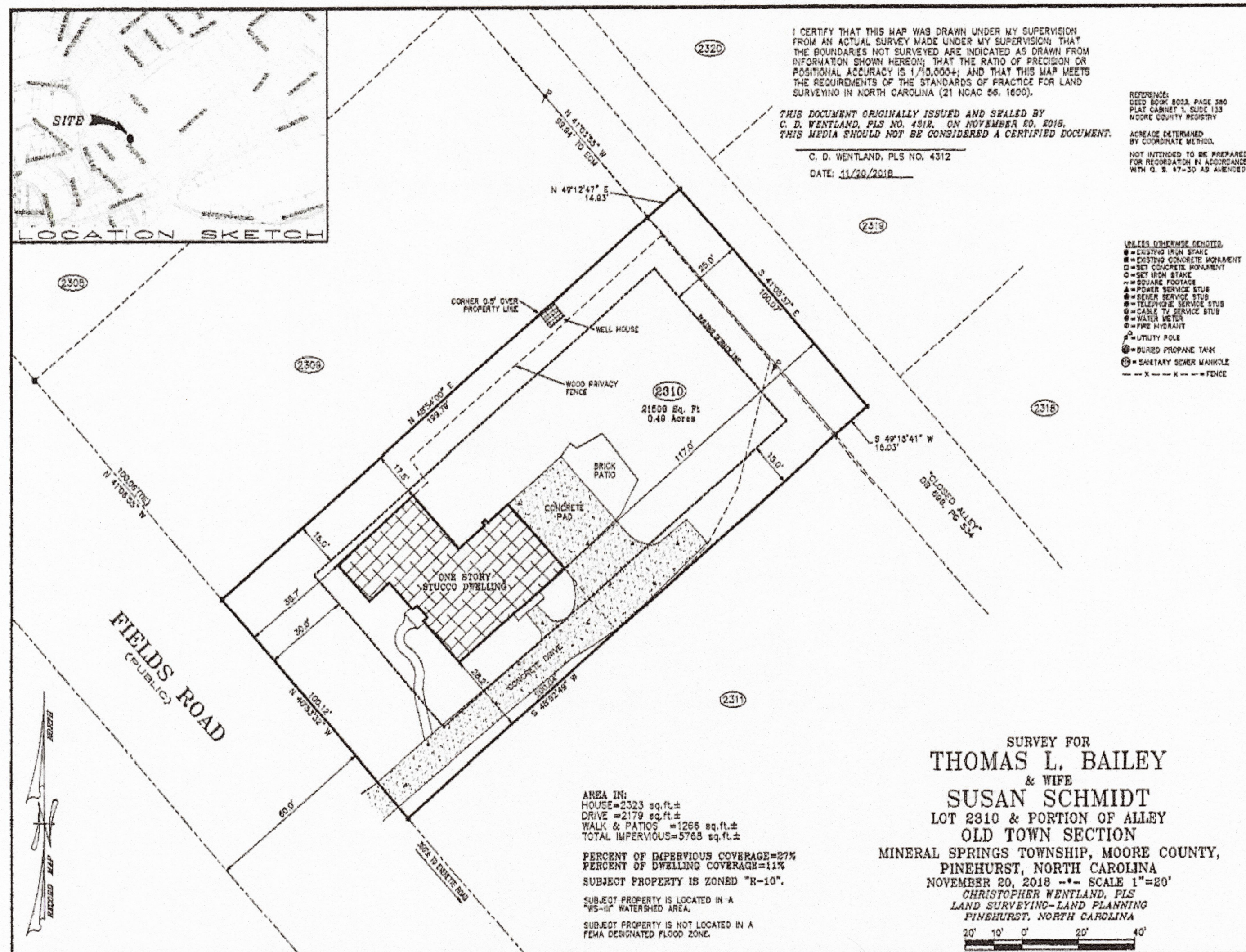
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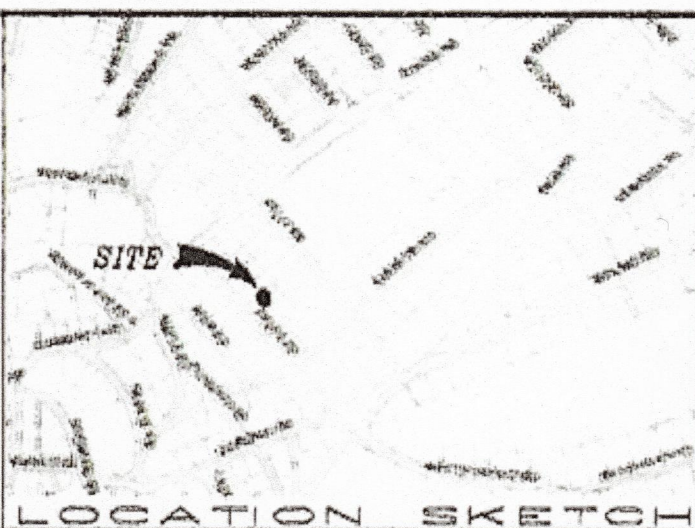
6 of 6

PROPOSED ELECTRICAL LAYOUT

NOTE:
ELECTRICIAN/ CONTRACTOR TO VERIFY LOCATION
OF ALL OUTLETS AND FIXTURES AND ADD ANY IF
REQUIRED BY HOMEOWNER OR BUILDING CODE.
ALL ELECTRICAL FIXTURES (IE. DRIERS, RANGES, OVENS)
ARE TO BE IN COMPLIANCE WITH MANUFACTURER'S
STANDARDS.

pg 12/12



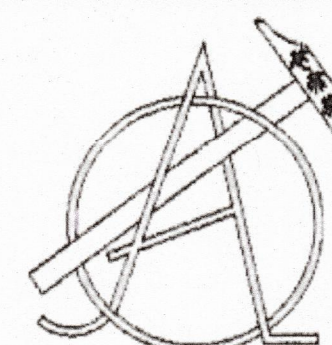


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I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT
THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM
INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR
POSITIONAL ACCURACY IS 1/10,000+;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

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY
C. D. WENTLAND, PLS NO. 4812, ON NOVEMBER 20, 2018.
THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

C. D. WENTLAND, PLS NO. 4312
DATE: 11/20/2018



ARTIGA DESIGN
Enrique J. Artiga
910-315-27-10

REFERENCE:
DEED BOOK 2022, PAGE 380
PLAT CABBET 1, SLIDE 133
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.
NOT INTENDED TO BE PREPARED
FOR RECORDATION BY ACCORDANCE
WITH G. S. 47-50 AS AMENDED.

Location:

Mr. Tom Bailey & Mrs. Susan Bailey
(712) 260-5730
70 Fields Rd.
Pinehurst, NC 28327

LEGEND: OTHERS DENOTED:
● EXISTING IRON STAKE
■ EXISTING CONCRETE MONUMENT
□ SET CONCRETE MONUMENT
○ SET IRON STAKE
--- SQUARE FOOTAGE
▲ POWER SERVICE STUB
● CABLE SERVICE STUB
○ TELEPHONE SERVICE STUB
○ CABLE TV SERVICE STUB
● WATER METER
○ FINE HYDRANT
● UTILITY POLE
● BURIED PROPANE TANK
● SANITARY SEWER MANHOLE
--- X --- FENCE

Notes:
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HEATED TOTAL 2336 HTG. SQ. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 12/11/18

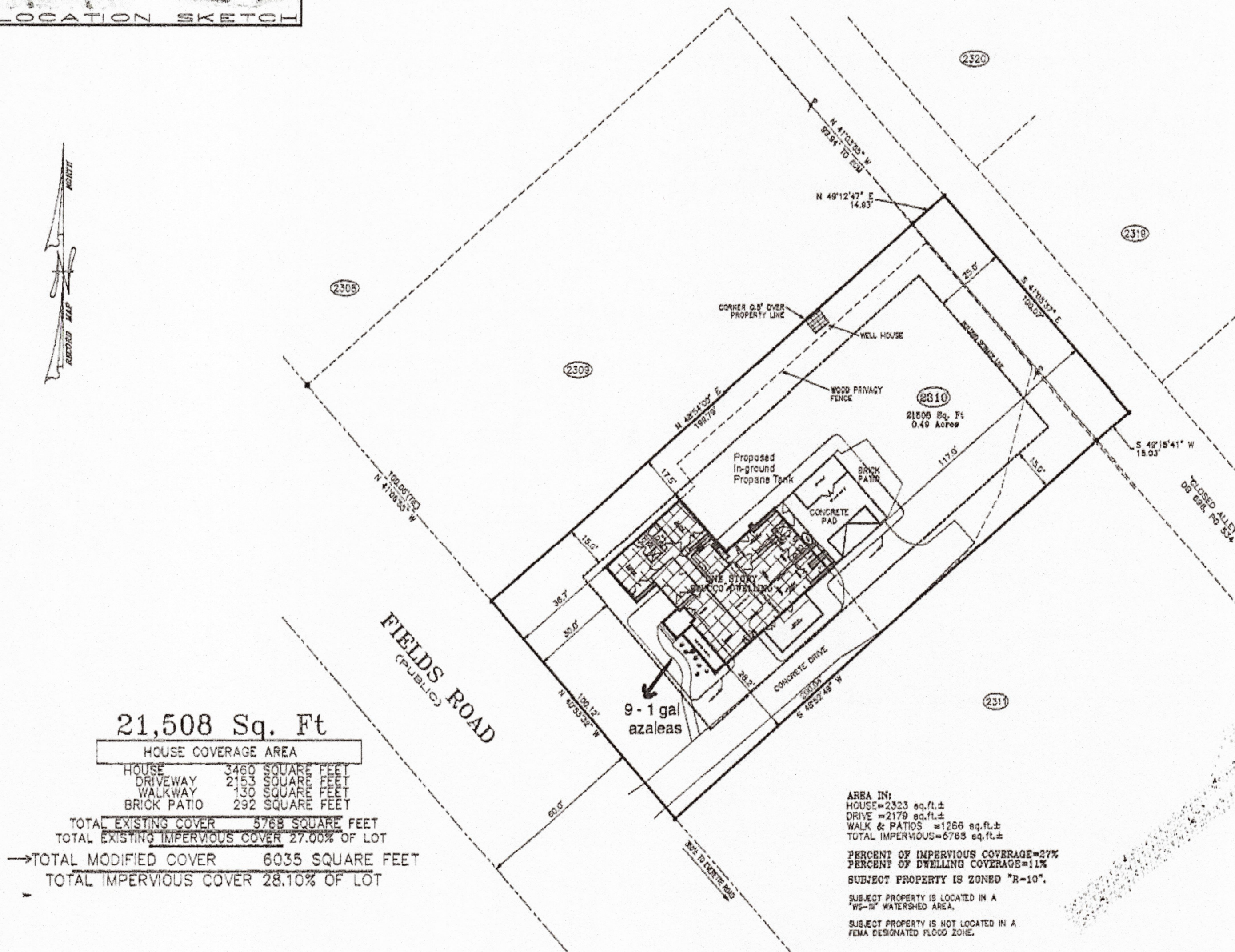
Drafting By:
EJA 12/10/18

Sheet Name:
MODIFIED SITE PLAN

Scale:
1/4" = 1'0"

Sheet Number:

S-1



21,508 Sq. Ft

HOUSE COVERAGE AREA

HOUSE	3460 SQUARE FEET
DRIVEWAY	2153 SQUARE FEET
WALKWAY	130 SQUARE FEET
BRICK PATIO	292 SQUARE FEET

TOTAL EXISTING COVER 5768 SQUARE FEET

TOTAL EXISTING IMPERVIOUS COVER 27.00% OF LOT

TOTAL MODIFIED COVER 6035 SQUARE FEET

TOTAL IMPERVIOUS COVER 28.10% OF LOT

AREA IN:
HOUSE=2323 sq.ft.±
DRIVE=2179 sq.ft.±
WALK & PATIOS =1266 sq.ft.±
TOTAL IMPERVIOUS=5768 sq.ft.±

PERCENT OF IMPERVIOUS COVERAGE=27%

PERCENT OF DWELLING COVERAGE=11%

SUBJECT PROPERTY IS ZONED "R-10".

SUBJECT PROPERTY IS LOCATED IN A
"WS-1" WATERSHED AREA.

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

SURVEY FOR
THOMAS L. BAILEY
& WIFE

SUSAN SCHMIDT

LOT 2310 & PORTION OF ALLEY

OLD TOWN SECTION

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,

PINEHURST, NORTH CAROLINA

NOVEMBER 20, 2018 -- SCALE 1"=20'

CHRISTOPHER WENTLAND, PLS

LAND SURVEYING-LAND PLANNING

PINEHURST, NORTH CAROLINA

20' 10' 0' 20' 40'

MODIFIED SITE LAYOUT

pg 5/12



Application for Local Historic District

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

Property Data

Property Owner(s): Michael Berger, Amanda Owens
Business Name (if applicable): —
Tenant Name (if applicable): —
Physical Address: 240 LINDEN ROAD, PINEHURST, NC 28374
Mailing Address (if different): SALE
Phone #: 910-315-7880 Mobile #: —
Zoning District: UNIT 2 LRK #: 00014564 PIN #: 8552-11-55-2719
LOT 4, UNIT 2, PH2

Applicant/Contractor Data

Name: BURNS BUILDING COMPANY, INC
Contractor License #: 54443
Phone #: ARWOOD 910-673-5504 MICHAEL DeBERNARD 910-585-2000 (C)
E-mail Address (optional): MICHAEL @ NewHeritageRealty.com
Mailing Address: 275 Grant St, WEST END, NC 27374
Estimate Cost of Construction: \$ 81,061.00

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

SUBMITTED BY: MICHAEL DeBERNARD
LO-910-692-2500
C-910-585-2000



Application for Exterior Material/Color Form

Applicant: Michael Berger, Amanda Owens

Lot Number: 2 unit 4 Street Address: 240 LINDEN ROAD

EXTERIOR	MATERIAL	COLOR
Front Elevation	Color Changes BRICK & SIDING	Benjamin Moore color AC-1
Rear Elevation		Sherrill Williams
Right Elevation		510-7052 - USEFUL GRAY
Left Elevation		510-7052 GRAY AREA
Trim	Wood soffits	Benjamin Moore HC-108 SANDY HAY GRAY
Windows		
Chimney		
Foundation		
Front Door	ODL DOOR 686 LLN	510 7054 Suitable BROWN
Shutters	NONE	
Garage Door		
Roof	Architectural Shingles	Weatherwood Timberline Gutter Color "CLAY"
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		

*Is there is intersection SECTION

Authorized

240 LINDEN ROAD
EXTERNAL SOFFIT & TRIM COLORS

t measured along curb line including open golf course property or a b NG DESIGN

240 LINDEN ROAD
EXTERNAL BRICK & SIDING COLOR

**LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA: 19-009
Alterations to existing dwelling

240 Linden Road

Parcel ID # 14564
PIN # 855211552719

APPLICANT: New Heritage Realty
PROPERTY OWNER(S): Michael Berger

RECEIVED: 1/5/19
MEETING DATE: 1/24/19

ZONING DISTRICT: R-30
LHD STATUS: Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- Front entry Porch
- New doors
- Paint siding and brick
- Replace roof

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 240 Linden Road is a single family brick ranch built in 1978. It falls within the Local Historic District boundaries, but is outside the National Landmark District.

- A. SECTION 1.6.4.1, 6 & 7 MAJOR WORK** – *New construction or additions not considered to be minor, changes to roof lines & Minor work items not approved by the Village Planner;*
1. This request is considered to be major work because it involves new additions and changes to roof lines that **are/are not** considered minor work & minor work items that **were/were not** approved by the Village Planner.

FRONT PORCH:

- B. SECTION 2.6.1.7 PORCHES, ENTRANCES AND BALCONIES GUIDELINES** – *It is not appropriate to add elements or details to a porch or an entrance in an attempt to create a false historical appearance.*
1. The proposed entrance **will/will not** create a false historic appearance.
- C. SECTION 2.6.2.2 PORCHES, ENTRANCES AND BALCONIES STANDARDS** – *Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.*
1. The proposed design change to the front porch **will/will not** retain original architectural characteristics.
- D. SECTION 2.6.2.3 PORCHES, ENTRANCES AND BALCONIES STANDARDS** – *Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever*

possible. If replacement is necessary, use new material that matches the historic material composition, dimension, shape, color, pattern and texture.

1. The proposed material **will/will not** retain historic porch characteristics.

E. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations;*

2. The proposed addition **will/will not** be inconspicuous.

F. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character;*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

G. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings;*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

H. SECTION 3.1.2.5 ADDITIONS STANDARDS – *Additions shall not be taller than the original buildings;*

1. The proposed addition **will/will not** be taller than the original building.

I. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions;*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

NEW WINDOWS & DOORS:

J. SECTION 2.4.2.2 WINDOWS AND DOORS STANDARDS – *Windows and doors of existing buildings shall retain their original size and dimension;*

1. The proposed doors for the building **will/will not** retain their original size and dimension.

PAINT:

K. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst color palette;*

1. The proposed colors for the home **are/are not** appropriate to the historic building and district and **are/are not** in the Village of Pinehurst Color Palette.



LOCATION



Front

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 19-010

75 Shaw Road SE

Parcel ID #21152

Demolition (Temporary)/Alterations

PIN # 855212851470

APPLICANT: **Stewart and Helen Mills**
PROPERTY OWNER(S): **Christine Dandeneau**

RECEIVED: **1/10/2019**
MEETING DATE: **1/24/2019**

ZONING DISTRICT: **R-20**
LHD STATUS: **Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL – PRIOR TO PERMITTING

NATURE OF PROJECT:

- Partial demolition of garden walls to allow access to roofers
- rebuild walls without archway over doors
- build pergola inside the enclosure

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 75 Shaw Road, also referred to as “The Castle,” was designed by William C. Holleyman, Jr. of Greensboro. It was built in 1930. The two story painted brick home has remained relatively unaltered. The request to demolish parts of the garden walls and rebuild is to allow access to roofers that will begin repairing and replacing sections of the original Ludiwici Tiles. This roofing repair and replacement has already been approved at the staff level as a minor work. The pergola could have been approved as a minor work, however, the demolition of the garden walls and rebuilt garden walls that vary in design could not.

A. SECTION 1.6.4.1 MAJOR WORK – *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves new additions that **is/is not** considered minor work.

DEMOLITION OF:

B. SECTION 3.5 DEMOLITION – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The section of the structure proposed to be removed **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The section of the structure proposed to be removed **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.



LOCATION



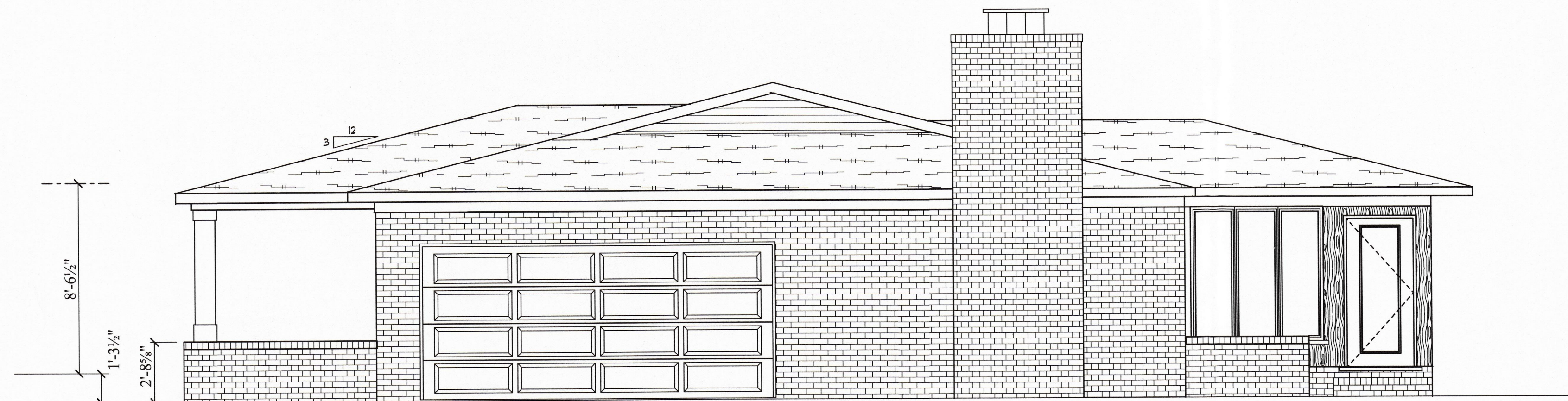
FRONT



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

BURNS BUILDING COMPANY INC.
RESIDENTIAL DESIGN & DRAFTING
PO BOX 746 WEST END NC 27376
CALL: 910-673-5504
arnold@burnsbuilders.com

THE DESIGN AND DRAFTING SERVICE PREPARED THESE PLANS MADE EVERY EFFORT TO ENSURE THE DRAWINGS MEET STATE AND LOCAL CODES. IT IS UP TO THE CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS AND STRUCTURE COMPONENTS. THE DESIGN AND DRAFTING SERVICE IS NOT LIABLE FOR ERRORS AFTER CONSTRUCTION BEGINS.

ELEVATION PLAN

SQUARE FOOTAGE

TOTAL FOOTAGE: 117

ABBREVIATION CODES

FFE: FINISH FLOOR ELE.
FLND: FOUNDATION ELE.
FFCE: 1ST-FLOOR CEILING ELE.
ELE: ELEVATION
2FFE: 2ND-FLOOR FINISH ELE.
2FCE: 2ND-FLOOR CEILING ELE.

SCALE: 3/16"=1'

PLAN * 001492

DATE: APRIL 2018

DRAWN BY: DAB

NAME & ADDRESS
MICHAEL BERGER
AMANDA OWENS
240 LENDEN RD
PINEHURST NC
LOT 4

NO. OF DRAWINGS

1

AMANDA OWENS
240 LENDEN RD
PINEHURST NC
LOT 4

FLOOR AND
FOUNDATION PLAN

SQUARE FOOTAGE

TOTAL FOOTAGE: 117

ABBREVIATION CODES

FFE: FINISH FLOOR ELE.
FLND: FOUNDATION ELE.
FFCE: 1ST-FLOOR CEILING ELE.
ELE: ELEVATION
SFFE: 2ND-FLOOR FINISH ELE.
SFCE: 2ND-FLOOR CEILING ELE.

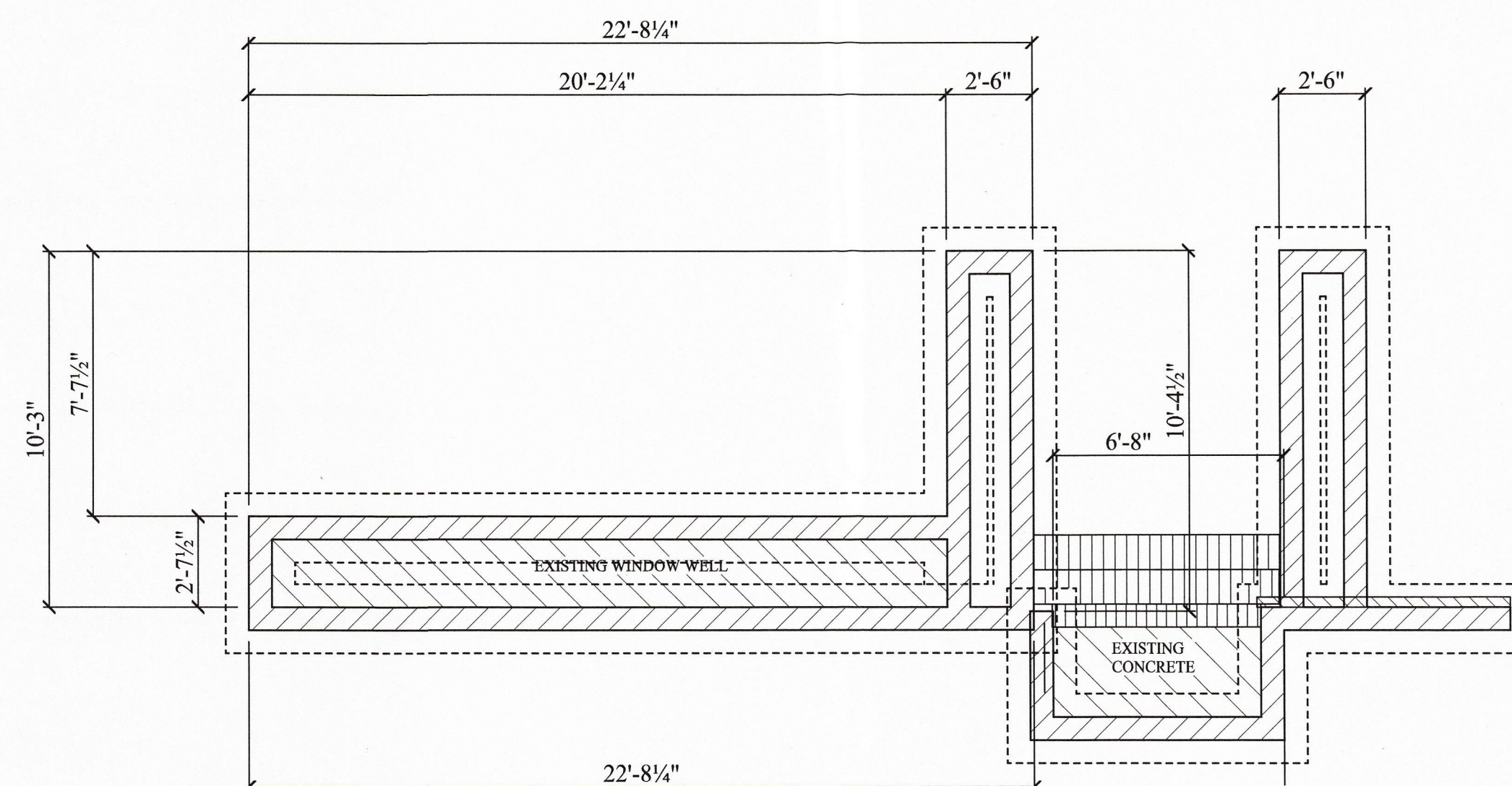
SCALE: 3/16"=1'

PLAN * 00149

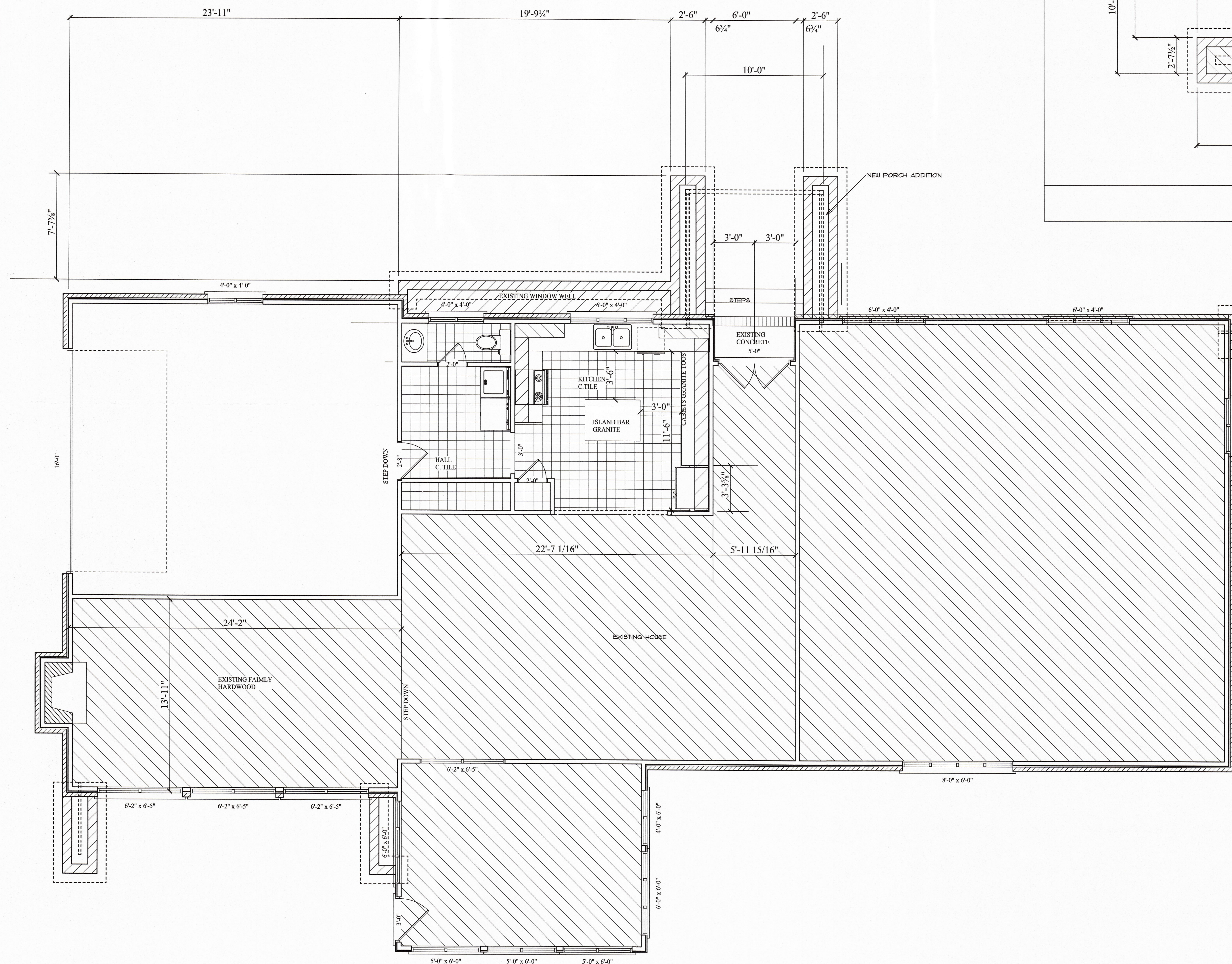
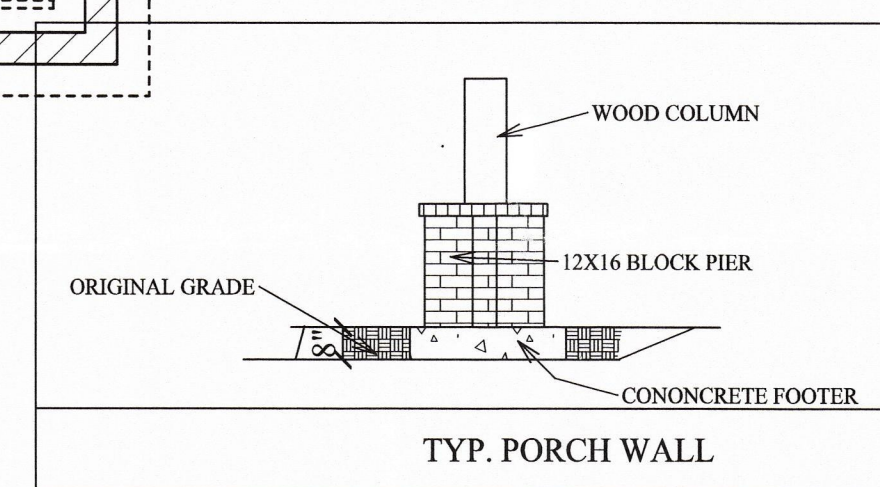
DATE: APRIL 2018

DRAWN BY: DAB

NO. OF DRAWINGS	3
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FOUNDATION PLAN



REFERENCE:
DEED BOOK 4845, PAGE 320
MOORE COUNTY REGISTRY
RATIO OF PRECISION= 1/10,000+

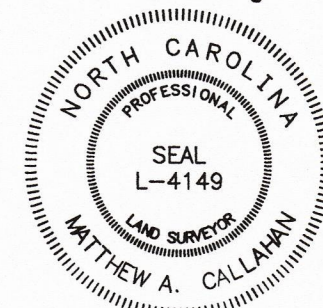
ACREAGE DETERMINED
BY COORDINATE METHOD.

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

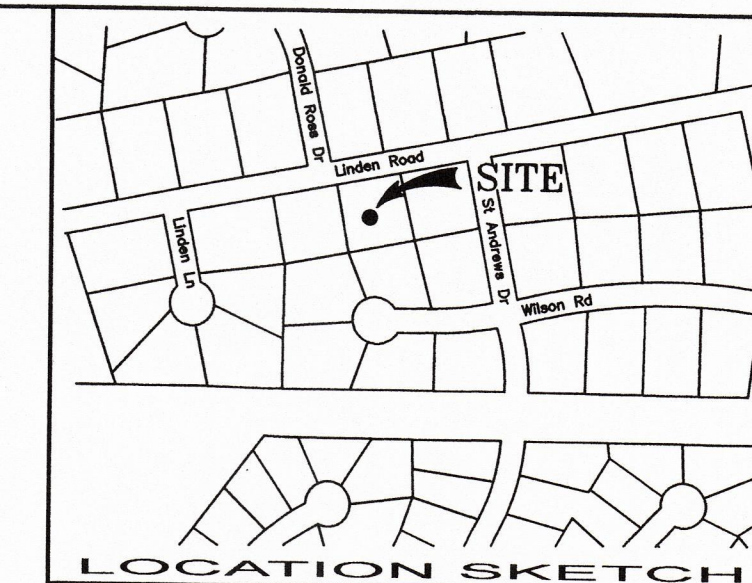
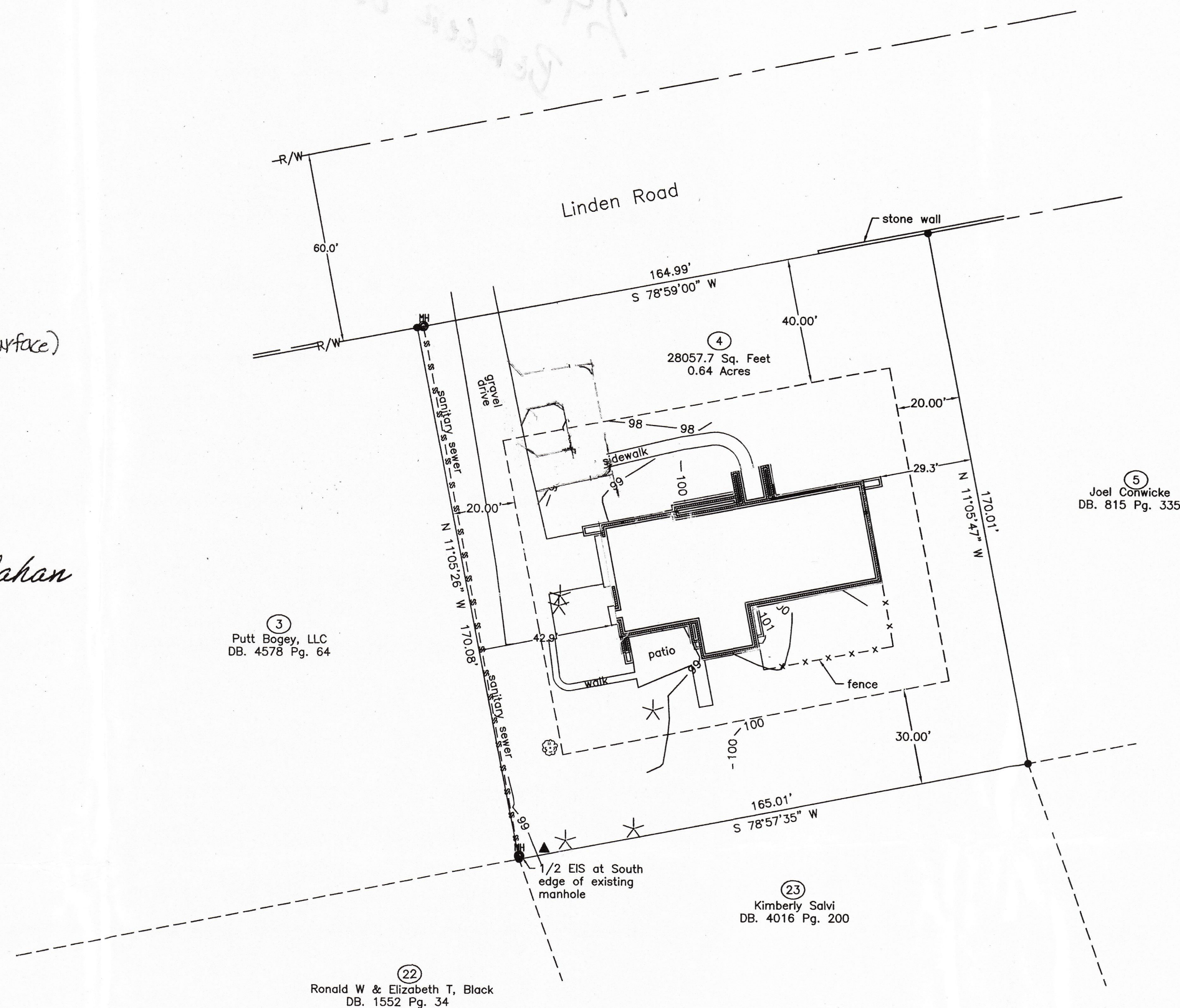
UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
x = CALCULATED POINT
▲ = POWER SERVICE STUB
● = SEWER SERVICE STUB
● = TELEPHONE SERVICE STUB
● = CABLE TV SERVICE STUB
● = WATER METER
● = FIRE HYDRANT
● = SANITARY SEWER MANHOLE
● = UTILITY POLE
★ = PINE TREE 10" AND OVER
● = MAGNOLIA TREE

Property is Zoned "R30".
Setbacks:
Front=40'
Side=20'
Rear=30'

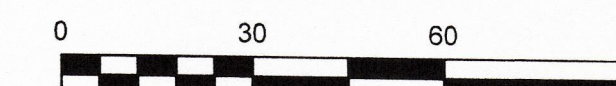
Impervious Surface
6,056 SF (dwelling, walks, driveway & patio)
28,057.7 SF (lot)
21.58% impervious surface
758 SF (porch & circle drive)
6,814 SF (New Impervious Surface)
24.28% (New Percentage)



Matthew Callahan



SURVEY FOR
Michael Berger
& WIFE
Amanda Owens
LOT NO. 4
PINEHURST, UNIT 2
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA
APRIL 6, 2018 -- SCALE 1"=30'
MATTHEW A. CALLAHAN SURVEYING
P.O. BOX 938., VASS, N.C.
(910)245-2980





2019 BDARDS & CDMMITTEES MEETING SCHEDULES

BOARD/COMMITTEE	FREQUENCY	LOCATION	TIME	DATES	
BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE	Quarterly	Council Conference Room	4:00 PM	1/3/19 4/4/19	7/11/19* 10/3/19
BOARD OF ADJUSTMENT	As Needed	Assembly Hall	After P&Z	Held on an as-needed basis and will be announced.	
HISTORIC PRESERVATION COMMISSION	4 th Thursday	Assembly Hall	4:00 PM	1/24/19 2/28/19 3/28/19 4/25/19 5/23/19 6/27/19	7/25/19 8/22/19 9/26/19 10/24/19 11/21/19* 12/19/18*
NEIGHBORHOOD ADVISORY COMMITTEE	3 rd Monday	Council Conference Room	3:00 PM	1/21/19* 2/18/19 3/18/19 4/15/19 5/20/19	6/17/19 9/16/19 10/21/19 11/18/18
PLANNING AND ZONING BOARD	1 st Thursday	Assembly Hall	4:00 PM	1/3/19 2/7/19 3/7/19 4/4/19 5/2/19 6/6/19	7/11/19* 8/1/19 9/5/19 10/3/19 11/7/19 12/5/19
BEAUTIFICATION COMMITTEE	1 st Monday	Council Conference Room	3:30 PM	2/4/19 3/4/19 4/1/19 5/6/19 8/5/19	9/2/19 10/7/19 11/4/19 12/2/19



Application for Local Historic District

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

Property Data

Property Owner(s): Stuart and Helen Mills
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 75 Shaw Rd SW
Mailing Address (if different): _____
Phone #: 910-295-2940 Mobile #: 910-690-4692
Zoning District: _____ LRK #: 00021152 PIN #: _____

Applicant/Contractor Data

Name: Christine Dandeneau/ Wayne Haddock
Contractor License #: _____
Phone #: 910-295-2940
E-mail Address (optional): cdandeneau@gmail.com
Mailing Address: 10 Spur Road Pinehurst
Estimate Cost of Construction: \$ _____

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



Application for Local Historic District

Description of Project:

The owners would like to shade their outdoor patio with a new pergola. It will be made of wood and painted to match the house.

See attached drawing

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



**Application for
Local Historic District**

EXTERIOR MATERIAL COLOR FORM

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

Signature: _____ Date: _____



**Application for
Local Historic District**

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

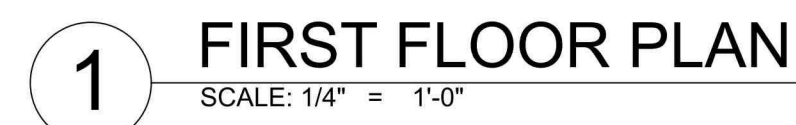
Other required approvals: _____

Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



*** PROJECT NAME ***

*** CLIENT ***
 Street Address *****
 City, State *****
 Tel ***_***_****

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

BY	REVISIONS	DATE
Date:	3/13/17	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		

A1.01

Plotted On: 3/13/11

FIRST LEVEL PLAN

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 19-007

20 Shaw Road NE

Parcel ID #18621

Additions/Alterations

PIN # 855212779199

APPLICANT: Robert Zalzneck

PROPERTY OWNER(S): Same

RECEIVED: 1/7/2019

MEETING DATE: 1/24/2019

ZONING DISTRICT: R-30

LHD STATUS: Unknown

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL – PRIOR TO PERMITTING

NATURE OF PROJECT:

- Add an attached dependency with single story 3 bay garage pass-through closets and a wine/mud room.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 20 Shaw Road NE is a single story brick ranch dwelling with an approximate build date of 1966. It is within both the National Landmark and the Local Historic District boundaries. The proposed addition will have shake siding.

A. SECTION 1.6.4.1 MAJOR WORK – *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves new additions that **is/is not** considered minor work.

ADDITION TO MAIN DWELLING:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous and **will/will not** be on the rear elevation.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.
3. The proposed work/structures **will/will not** be compatible with neighboring buildings.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

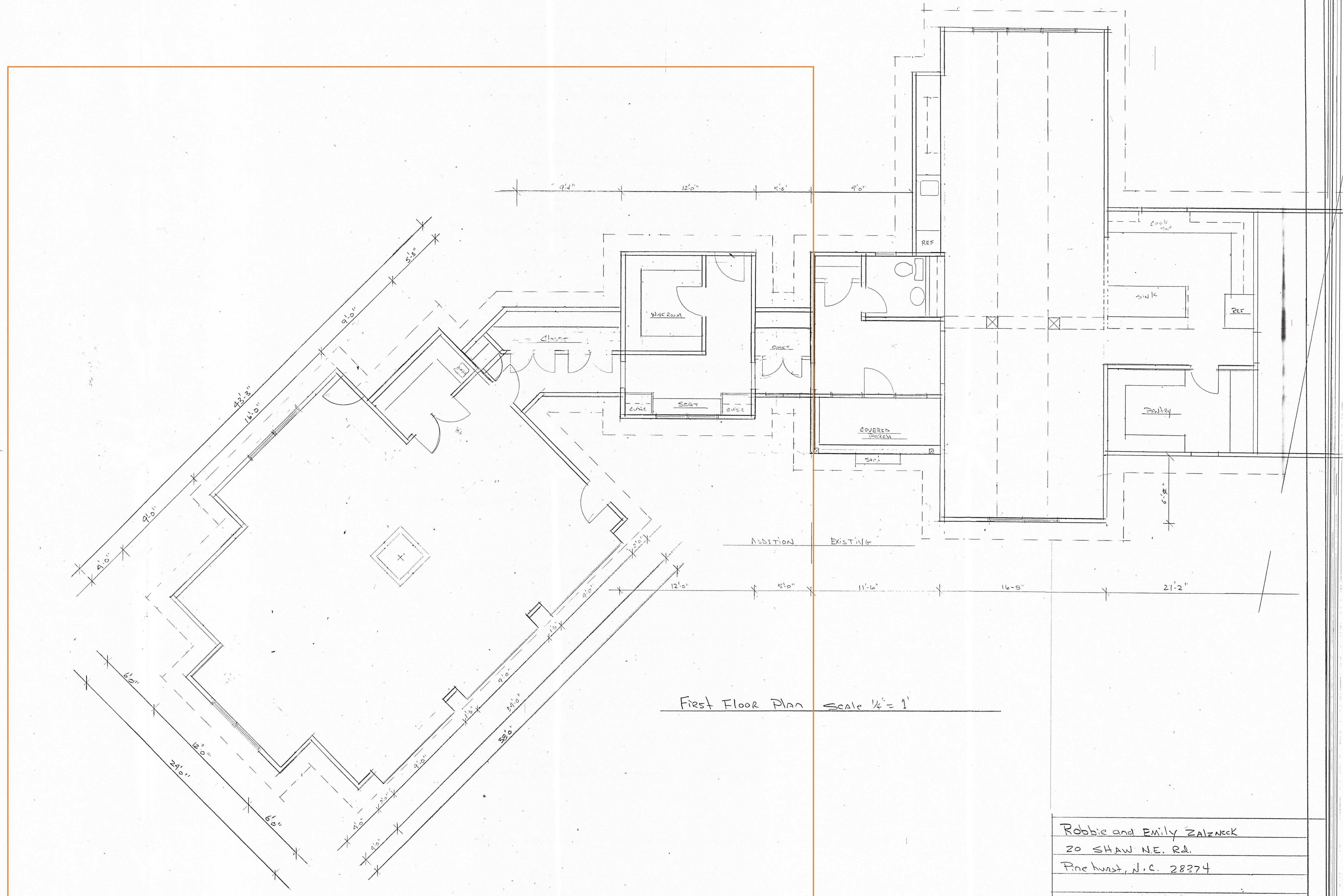
- E. **SECTION 3.1.2.4 ADDITIONS STANDARDS** – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*
1. The windows in the proposed addition **will/will not** be similar to those in the original building.
- F. **SECTION 3.1.2.5 ADDITIONS STANDARDS** – *Additions shall not be taller than the original buildings.*
1. The proposed addition **will/will not** be taller than the original building.
- G. **SECTION 3.1.2.6 ADDITION STANDARDS** – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*
1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.



LOCATION

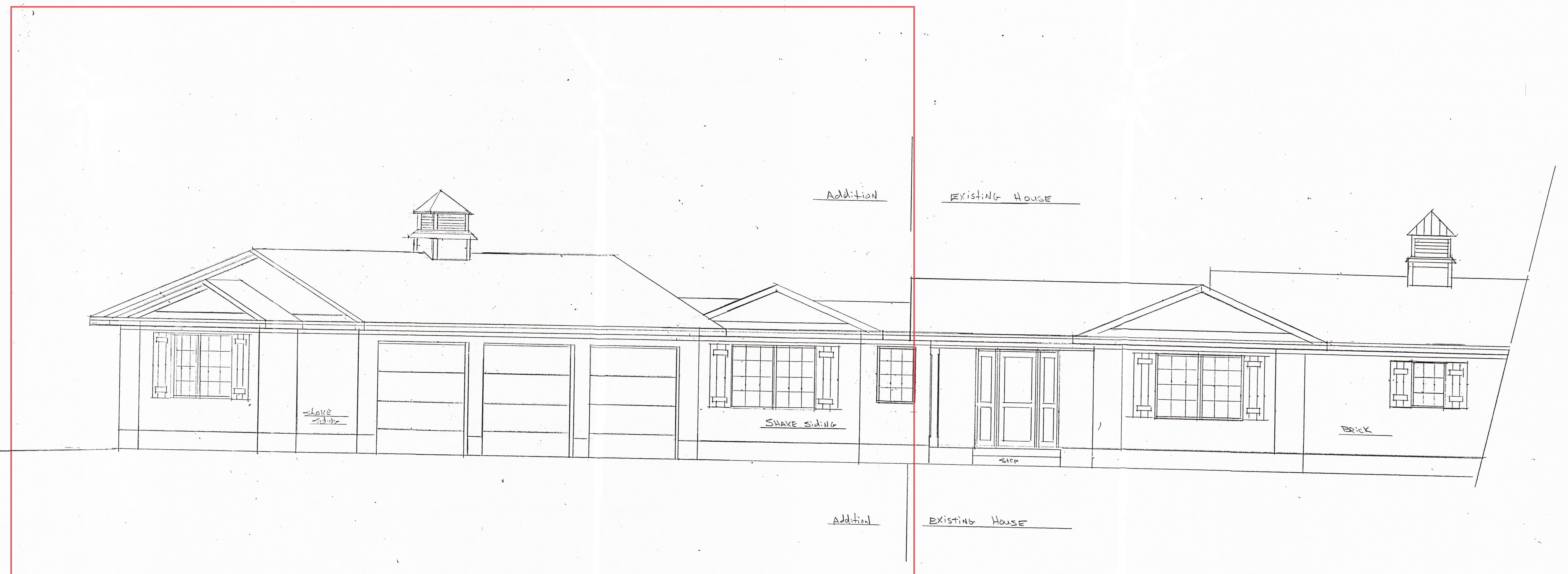


FRONT



First Floor Plan Scale 1/4" = 1'

Robbie and Emily Zalneck
20 SHAW N.E. Rd.
Pinehurst, N.C. 28374
Alan Walters Construction
910-315-6229
Total sqft 4496



FRONT ELEVATION Scale 1/4" = 1'



**HISTORIC PRESERVATION COMMISSION
MINUTES FOR REGULAR MEETING OF DECEMBER 13, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission held a Regular Meeting at 4:00 p.m., Thursday, December 13, 2018, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Molly Gwinn, Chair
Christine Dandeneau, HPC Member
Bob Farren, HPC Member
Jim McChesney, HPC Member
Mark Parson, HPC Member
Tom Schroeder, HPC Member
John Taylor, HPC Member

Staff in Attendance:

Natalie Hawkins, Assistant Village Manager
Stephanie Goodrich, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chair Molly Gwinn introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before the Historic Preservation Commission, whose mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Approval of Minutes

November 15, 2018

Upon a motion by HPC Member Bob Farren, seconded by HPC Member Tom Schroeder, the HPC Commission unanimously approved the November 15, 2018 Meeting Minutes by a vote of 7-0.

III. Sworn in:

Stephanie Goodrich, Senior Planner; Bart Boudreaux, Property Owner; Lee Huckabee, Applicant and Joel Tew, Property Owner; and Mark Fosner, Moon Brothers Architect.

IV. Public Hearings

A. COA 18-106

This public hearing is to consider a request to move a storage shed from 83 Short Road to the rear of 85 Short Road, Pinehurst, NC. These properties can be identified as Moore County LRK's 17850 and 17841. The applicant is Pratt's Grading and the property owner is Bart Boudreaux.

Stephanie Goodrich, Senior Planner read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Bart Boudreaux, Property Owner, was present to answer any questions of the Commission or address any of their concerns.

After discussion, Mark Parson made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Christine Dandeneau seconded the motion, which was unanimously approved by a vote of 7-0.

B. COA 18-107

This public hearing is to consider a request to expand the side and the rear; change the windows and front door of the single family home at 215 Everette Road, Pinehurst, NC. This property can be identified as Moore County LRK# 15658. The applicant is Lee Huckabee Homes and the property owner is Hedgehog Development Company.

Stephanie Goodrich read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Lee Huckabee, Applicant, and Joel Tew, Property Owner, were present to answer any questions of the Commission or address any of their concerns.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness and

to adopt the Findings of Fact; John Taylor seconded the motion, which was unanimously approved by a vote of 7-0.

C. COA 18-108

This public hearing is to consider a request to construct a new single family home and detached garage at 74 Midland Road, Pinehurst, NC. This property can be identified as Moore County LRK# 200600034. The applicant is Moon Brothers Inc. Architects and the property owner is Michael Lazzo.

Stephanie Goodrich read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Mark Fosner, Moon Brothers Architects was present to answer any questions or address any concerns of the Commission.

Glenn Bunting, of 80 Midland Road, Resident stated that he agreed with the comments of the HPC Commission and their concerns. Mr. Bunting identified his concerns with the cupola's height and that the garage should be attached to the home.

After discussion, Tom Schroeder made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact. There was not a second to the motion and the motion did not carry.

Christine Dandeneau made a motion to continue this request until the next regular scheduled HPC meeting to be held, January 24, 2019 at 4:00 pm due to concerns with using a trim color for the exterior base color of the home, the height of the cupola and the diversity in the windows; John Taylor seconded the motion, which was approved by a vote of 7-0.

V. Review of Normal Maintenance and Minor Work Items

Review of Normal Maintenance and Minor Work Items November 11th through November 26th, 2018.

The HPC Commission did not have any comments.

VI. Presentation of the Draft Historic District Guidelines

This agenda item is to present the proposed changes to The Village of Pinehurst Historic District Guidelines prepared by the Design Guidelines Subcommittee. Staff and the Subcommittee requests the board accept the attached draft guidelines in advance of the presentation and discussion that will occur at the January 24, 2019 Historic Preservation Commission meeting. In addition, staff plans to post an Open Village Hall topic to accept public input on the draft guidelines prior to the January 24th meeting.

Tom Schroeder asked if the Village Attorney has looked at the Guidelines. Molly Gwinn responded that he had one correction in the glossary and that has been made.

Mark Parson expressed his concern regarding garages located in the front. He explained that in the Guidelines now, it states that every effort should be made to locate a garage in the side or rear yard. Mark Parson also is concerned about security bars, chimneys, and with using the words compatibility with the structure vs. with the district.

Stephanie Goodrich discussed with the Board that the next steps for the Guidelines will be to have staff, Natalie Hawkins and Jeff Sanborn review the Guidelines prior to adding them to Open Village Hall to invite public comments. The Board will then discuss the results from Open Village Hall comments and any other comments or questions at their January 24, 2019 meeting. At that time, the Board can address any questions or comments and decide whether to place it back to the Subcommittee.

Upon a motion by Tom Schroeder and seconded by John Taylor the Board voted 6-1 to forward the Guidelines for further review and then to Open Village Hall. Mark Parson opposed.

VII. Next Meeting Date

January 24, 2019

VIII. Motion to Adjourn

Upon a motion by John Taylor, seconded by Tom Schroeder approved to adjourn the Regular Meeting by a vote of 7-0.

A complete recording and videotape of this meeting is available on our website at www.vopnc.org.

Respectfully Submitted,

*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*

Vision: The Village of Pinehurst is a charming, vibrant community, which reflect 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.