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

I. Call to Order

II. Approval of Minutes

A. 11-18-2021 Regular Meeting Minutes

III. 2022 Regular Meeting Calendar

IV. Ethics Policy and Conflicts of Interest Review

V. Public Hearing

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.

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.

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.

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. 01-27-2022 Regular Meeting

VIII. Comments from Attendees

IX. Motion to Adjourn

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

11-18-2021 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
12/6/2021

MEMO DETAILS:
Attached is a draft copy of the 11-18-2021 Regular Meeting Minutes for your review.

ATTACHMENTS:

	Description
🗋	11-18-2021 Regular Meeting Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
NOVEMBER 18TH, 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. 10-21-2021 Special Meeting Minutes

Ms. Lucey moved to approve the minutes of the October 21st, 2021 Special Meeting. Seconded by Mr. Herring. Approved by a vote of 6-0.

B. 10-28-2021 Regular Meeting Minutes

The Commission and Staff discussed proposed revisions of the meeting minutes presented by Mr. Herring and the extent to which details of meetings should be recorded in the minutes in relation to the difference between quasi-judicial and other types of meetings.

Mr. Taylor moved to approve the minutes as amended by Mr. Herring and Ms. Lucey of the October 28th, 2021 Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-1 with Mr. Lurtz voting "Nay".

C. 11-04-2021 Special Meeting Minutes

Mr. Taylor moved to approve the minutes of the November 04th, 2021 Special Meeting. Seconded by Ms. Lucey. Approved by a vote of 6-0.

III. Public Hearing

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Lucey. Approved by a vote of 6-0.

All Commission members stated they had visited all sites.

Mr. Taylor did have a brief ex parte communication with the owner of 30 Caddell Road regarding one of the diagrams submitted as evidence.

Mr. Vincent did have ex parte communication with the owner of 5 McLeod Road via text regarding date and time of the meeting.

All other Commission members did not have ex parte communication.

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

Ms. Alexandria Rye, Senior Planner, and Mr. Alex Cameron, Planning Supervisor, were sworn into the public hearing and testified as follows.

A. COA-2021-00154 (10 Board Branch Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to the front exterior converting to an A-frame roofline at 10 Board Branch Road, Pinehurst, NC. The property is identified by Moore County PID Number 856205091171. The property owner and applicant is Kimberly Meade.

Mr. Roy Branch 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.

The Commission and Staff discussed whether Exhibits X and Y are part of the record. Staff stated the record does include Exhibits X and Y.

The Commission and Mr. Branch discussed the proposed work and the fact that Exhibit C directly represents the work proposed and supersedes all prior exhibits of proposed work. The Commission and Mr. Branch discussed the fascia being slightly

deeper than the current fascia, the slope remaining the same on both sides of the roof, and the posts remaining the same size and being wrapped in white vinyl.

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 requested to speak.

Mr. Taylor and Staff discussed the use of vinyl on the posts. Mr. Taylor stated he did not have an objection to the use of vinyl on the posts.

*Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2021-00154**) and find the proposed Major Work at **10 Board Branch 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. Seconded by Mr. Herring. Approved by a vote of 6-0.*

B. COA-2021-00182 (5 McLeod Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to change the exterior paint color, new roofing, and new windows at 5 McLeod Road, Pinehurst, NC. The property is identified by Moore County PID Number 856206289691. The property owner and applicant is Jarrod Gouty.

Mr. Jarod Gouty 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.

The Commission and Staff discussed the congruity of the proposed work.

The Commission and Mr. Gouty discussed the state of the property at the time Mr. Gouty purchased the property, the "Stop Work" order and compliance with that order, the approval of proposed and already completed work, the entry door not having sidelight windows, the style and type of windows as shown in submitted exhibits, the style and type of shutters to be installed (which was not originally listed on the application) shown in submitted exhibits, the side door being a solid utility door, the removal of the tree near the back left corner of the home due to potential foundation damage, the proposed painting of the brick, the CAD drawing being the correct representation of the location of the side door and windows, the size and style of entry door to be used, the need for the applicant to pick a color of blue for the brick and a shutter color from the approved color palette to be used, the structure of the right

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elevation will not be changed, the rear deck being re-built as is due to rotted boards with no change to size or style, the gable on the front being congruous with other craftsman properties in the area, the alteration of the roofline over the front door, the brick being painted solid (no brick showing through), and the window area to the left side of the door being fitted with the same size window and the siding surrounding the window being replaced with matching materials to what will be used on other parts of the property.

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 requested to speak.

The Commission discussed the congruity of painting the brick and having consistency of appearance across the front of the property by having any and all brick painted the same color, which will be chosen from the approved color palette.

The Commission and Mr. Gouty discussed the color and type of wood to be used for the trim and shutters.

The Commission and Mr. Gouty discussed the chimney remaining intact and being painted the same color as the rest of the brick on the property.

The Commission and Staff discussed the consistency and congruity of the proposed work.

*Mr. Herring moved that the Historic Preservation Commission **approve with conditions** a Certificate of Appropriateness (**COA-2021-00182**) and find the proposed Major Work at **5 McLeod Road** is **not consistent** with Historic District Standards but is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied are: The proposed color for painting the existing and proposed new brick is to be a blue selected from the approved color palette, "awning" roof will be asphalt shingle to match main roof, and shutters will be stained cedar and will be sized to be operable. Seconded by Mr. Vincent. Approved by a vote of 6-0.*

C. COA-2021-00183 (90 Linden Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to add window on the pool house and a serving shelf on the exterior below the window. Applicant also proposes an interior vault of the ceiling at 90 Linden Road, Pinehurst, NC. The property is identified by Moore County PID Number 855211667066. The property owner and applicant is Katharine Pate.

Ms. Katherine Pate and Mr. Huckabee 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.

The Commission and Staff discussed the proposed work being done and that the window under consideration being depicted in presented material (the window having been installed prior to approval being given).

The Commission, Mr. Huckabee, and Ms. Pate discussed the details of the intentions behind the proposed work, the error of installing the window without prior approval, and the finish of the window being done to match existing windows on the property.

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 requested to speak.

*Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2021-00183**) and find the proposed Major Work at **90 Linden 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. Seconded by Mr. Taylor. Approved by a vote of 6-0.*

D. COA-2021-00186 (30 Caddell Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to install a 16'x32' vinyl liner pool in rear yard. Up to 6' deep, standard gray coping, and 8' fiberglass step with railing. Light broom finished concrete decking: 8' at shallow end, 6' around other three sides, and 4x10 walkway from existing patio to pool area at 30 Caddell Road, Pinehurst, NC. The property is identified by Moore County PID Number 855212972275. The property owner and applicant is Amy Nicholas.

Ms. Nicholas 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.

The Commission, Ms. Nicholas, and Staff discussed the driveway being located on the left side of the property not the right side of the property as stated, the existing rear fencing being replaced with the same dog eared style fencing, the location and width size of the gates on each side of the dwelling remaining the same, the location

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of the fencing being considered part of the rear yard due to the fencing ending at the rear corner of the dwelling, and the fencing requirements necessary to meet building codes as applicable to the installation of a pool on the property.

Ms. Nicholas requested the application be amended to be a 4' standard picket fence at the front facing portions of the fence along each side of the dwelling so long as the picket fence meets both the historical district standards and building code requirements for fencing enclosing a pool.

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 requested to speak.

*Mr. Herring moved that the Historic Preservation Commission **approve with conditions** a Certificate of Appropriateness (**COA-2021-00186**) and find the proposed Major Work at **30 Caddell Road** is **not consistent** with Historic District Standards but is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied: 4ft standard picket fence on the front facing side to meet the HPC Standards and building code due to the installation of an in-ground swimming pool, proposed rear yard fence, which is front facing on the left side, is proposed and approved to encroach approximately 6 inches into the side yard fence area. Seconded by Mr. Taylor. Approved by a vote of 6-0.*

E. COA-2021-00188 (87 Short Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to change siding material for garage and house gables from lap siding to stained shingles. Remove garage shingle siding and replace with James Hardie lap siding. Increase laundry room double window size on rear elevation and match other windows on this elevation. Replace existing garage entry door with former kitchen door (wood) at 87 Short, Pinehurst, NC. The property is identified by Moore County PID Number 856205284641. The property owner and applicant is Judith Davis.

Ms. Judith Davis 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.

The Commission, Ms. Davis, and Staff discussed the previous approved work being depicted in submitted materials and current approvals being limited to the gable

siding materials, laundry room windows, and the garage door as outlined in the current application.

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 requested to speak.

*Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2021-00188**) and find the proposed Major Work at **87 Short 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. Seconded by Mr. Vincent. Approved by a vote of 6-0.*

F. COA-2021-00189 (275 Everett Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to Re-roof (Owens Corning Onyx Black Arch), change exterior. Paint color to Sherwin Williams gauntlet gray, change exterior trim to white, and window replacement at 275 Everette Road, Pinehurst, NC. The property is identified by Moore County PID Number 856205284246. The property owner and applicant is Bortins Construction Contracting, LLC.

Mr. John Bortins 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.

The Commission, Mr. Bortins, and Staff discussed only the photos presented digitally being approved exhibits, the material and style of windows proposed along with existing trim remaining and all trim being painted white, the material and color of shingle proposed, the intended color scheme for the dwelling, the need for the applicant to choose paint colors from the approved color palette, the replacement of columns on the front and back porches of the dwelling with standard 6x6 square columns, and the amendment of the application to include removal of the hand railings from the front and back porches.

Exhibit X was submitted into evidence by Mr. Bortins, which depicted the style of vinyl window to be used.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. Ms. Judith Davis stated her support of the proposed work.

The Commission and Staff discussed the consistency of the replacement of a round column with a square column. It was determined the shape is consistent with the architectural character of the dwelling.

The Commission and Mr. Bortins discussed the shutters would either remain as is with the exception of being painted white to match other trim or be removed entirely.

The Commission and Mr. Bortins discussed the scale of the proposed 6x6 column versus the existing column in relation to the porch size and soffit.

The Commission, Mr. Bortins, and Staff discussed the chimney brick being painted to match the rest of the brick on the dwelling. In addition, whether the material of the foundation was brick or cement block was questioned.

Mr. Hunter Worley was sworn into the public hearing. Mr. Worley clarified the foundation is cement block and is currently the natural gray color of cement and would be painted the same color as the brick on the rest of the dwelling.

*Mr. Herring moved that the Historic Preservation Commission **approve with conditions** a Certificate of Appropriateness (**COA-2021-00189**) and find the proposed Major Work at **275 Everette Road** is **not consistent** with Historic District Standards but is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied: Replacement of porch columns with square wooden stained columns on both porches, colors must be selected from the approved color palette in the HPC Standards, option to paint or remove shutters, and vinyl windows proposed to replace wooden windows but keep wooden trim. Seconded by Mr. Taylor. Approved by a vote of 6-0.*

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 10/21/21-11/09/21

The Commission and Staff discussed picket fence minor work submittal listed as a minor work approval and the upcoming double drive minor work submittal.

V. Next Meeting Date

A. Regular Meeting December 16th, 2021 at 4:00 pm

The Commission and Staff discussed the need for a Work Session prior to the next meeting. It was decided to have a Work Session from 02:00 to 04:00 PM on December 16th, 2021.

VI. Comments from Attendees

None

VII. Motion to Adjourn

Mr. Schroeder made a motion to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0 at 6:16 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.

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2022 REGULAR MEETING CALENDAR
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
11/9/2021

MEMO DETAILS:
Attached is a copy of the 2022 Regular Meeting Calendar for review.

ATTACHMENTS:

	Description
🗋	2022 Regular Meeting Calendar

2022 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE

BOARD/COMMITTEE	FREQUENCY	LOCATION	TIME	DATES	
HISTORIC PRESERVATION COMMISSION	4th Thursday	Assembly Hall	4:00 PM	1/27/22 2/24/22 3/24/22 4/28/22 5/26/22 6/23/22	7/28/22 8/25/22 9/22/22 10/27/22 11/17/22* 12/15/22*

**Frequency has been changed due to a Holiday*

ETHICS POLICY AND CONFLICTS OF INTEREST REVIEW
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
11/10/2021

MEMO DETAILS:
Annually all volunteer Board members are to review and acknowledge the Village's Ethics Policy.

This can also serve as a reminder to review the statutory requirements in NCGS 160D-109 on conflicts of interest for apponted boards authorized to make quasi-judicial decisions outlined in Section 3.8 of the Pinehurst Development Ordinance (PDO). Attached is a copy of the Village's Ethics Policy to be reviewed and signed as well as Section 3.8 of the PDO.

ATTACHMENTS:

	Description
🗋	Ethics Policy
🗋	PDO Section 3.8 Conflicts of Interest

	VILLAGE OF PINEHURST **STANDARD PROCEDURE**
SUBJECT: **Ethics Policy**	Effective Date: August 1, 2013
Department: Administration	Policy No.: AD - 150
Prepared by: Administration	Revised: November 1, 2015
Approved by: Village Manager	# of Pages: 7

I. PURPOSE

This purpose of this Ethics Policy is to establish a policy to promote and demand the highest standards of ethics from the Village of Pinehurst workforce and to provide guidance on specific ethical topics.

The foundation of government depends upon public trust and confidence. It is the responsibility of government officials and employees to perform their job in a manner that fosters this public trust by providing quality service, selfless loyalty, and fair dealing. Municipal government requires its workforce to be respectful, impartial and accountable to its citizens and avoid conflicts of interest or use of position for personal gain.

To ensure Village of Pinehurst citizens can have complete confidence in the integrity of Village government, each Village employee and volunteer shall respect and adhere to these standards of ethical conduct.

II. DEFINITIONS

As used in this code of ethics, the following terms have the meanings indicated unless the context clearly requires a different meaning or a different definition is adopted for a particular provision.

1. Citizen - Any member of the general public not employed by the Village of Pinehurst.
2. Employee - Any paid or reserve employee of the Village who is not an elected official.
3. Gift – Anything that has monetary value (e.g. gratuity, discount, entertainment, hospitality) given by or received from a prohibited source.

4. Harassment - Includes, but is not limited to, slurs, jokes, derogatory comments, cartoons, pranks and other verbal, graphic or physical conduct relating to an individual's race, color, disability, religion, sex, national origin, age, veteran's status or other protected characteristic.
5. Outside employment – Any employment external to the Village, including self-employment
6. Supervisor - Any employee who has been granted, by the Village, authority to oversee the activities of other employees.
7. Volunteer - Any individual appointed by the Village Council to serve on a board, commission, or committee.

III. POLICY

This policy applies to all individuals employed by the Village of Pinehurst and volunteers (as defined above), unless otherwise addressed by a more restrictive federal, state, or departmental policy.

Standards of Conduct

These standards are established pursuant to the Village of Pinehurst's Employee Handbook and should be referred to for any applicable employee guidelines. Employees should also rely on ethics policies of their individual professional organization when applicable.

1. **Conflicts of Interest** Village employees and volunteers are prohibited from engaging in any conduct that could reflect unfavorably upon the Village of Pinehurst. Employees and volunteers must avoid any action that may result in or create the impression of using public office or position for private gain, giving preferential treatment to any person, or losing impartiality in conducting Village business.

   Conflicts of interest involve:

   (a) Gifts, gratuities, and rebates. Employees and volunteers are expected to make decisions which are in the best interests of the Village. To prevent a potential or perceived conflict of interest, no employee, volunteer, nor members of their family, may solicit or accept any gift, favor, or thing of value that may tend to influence the workforce in the discharge of official duties or influence an employee or volunteer to grant an improper favor, service, or thing of value. This is not intended to prevent a gift to an employee who would be permitted to accept such gift under G.S. 138A-32, or the gift and receipt of honorariums for participating in meetings, advertising items or souvenirs of nominal value, or meals furnished at banquets.

Employees and volunteers, or their family members, should not offer or accept any kickbacks, rebates, cash or anything of value to or from any representative of a vendor, customer or potential customer, supplier, financial institution or similar entity. Such practices are not only unethical but are, in many cases, illegal and considered taxable income. If a rebate is issued by a vendor, it should be used to offset the cost of future Village purchases from that vendor.

If a gift is received and impossible to return, the gift should be given to the Human Resources office for disposal as anonymous door prizes at an employee picnic, party, or other employee function; provided, however, on occasion, citizens make gifts to groups of employees in gratitude for service. Such gifts are not deemed to be of the nature that would impact or appear to impact discretion and may be accepted by such groups of employees so long as they are collectively shared. The appropriate Department Head shall file, within ten (10) days of receipt of any such group gift, a written statement with the Human Resources Director identifying the gift and donor.

(b) Extraneous Fees. Village employees or volunteers will not accept any extraneous fee for work performed on behalf of the Village.

(c) Outside Employment. Employees may not engage in other outside employment that interferes with proper and effective job performance as a Village employee or that may be considered a conflict of interest, or may subject the Village, in the opinion of the Village Manager, to any form of public criticism or embarrassment. Employees may not use their jobs with the Village to further their interests on the second job. No employee shall engage in any business other than his/her regular duties during working hours.

Upon notification to, at the discretion of, and with written approval of the Department Head, an employee may engage in other outside employment. Employees are required to complete an "OUTSIDE EMPLOYMENT REQUEST" form and secure the appropriate approvals prior to beginning supplemental employment. Police officers are required to complete a "SECONDARY POLICE EMPLOYMENT" form and secure the appropriate approvals prior to beginning supplemental employment.

(d) Impartiality. Every employee and volunteer shall perform his/her duties with impartiality and without prejudice or bias for the benefit of all citizens of the Village of Pinehurst. No Village employee or volunteer may grant or make available to any person any consideration, treatment, advantage or favor beyond that which is the general practice to grant or make available to all citizens. Village employees and volunteers must refrain from securing special privilege or exemption for themselves or their relatives beyond that which would be available to all citizens.

Village employees and volunteers may not exercise discretion relative to any matter that affects, or that would lead a reasonable person to infer that it affects, a personal interest, defined as any financial, ownership or employment interest, without disclosing the personal interest before the exercise, when possible, to his or her immediate supervisor.

Employees and volunteers are expected to maintain impartial relationships with all vendors and suppliers. Care must be exercised to avoid even the appearance of special influence being exerted on behalf of a vendor or supplier due to personal relationships.

2. **Misuse of Public Assets** Certain employees and volunteers of the Village of Pinehurst are charged with the receipt, safekeeping, transfer or disbursement of public money in the course of their duty. No concise written policy can cover every ethical or legal issue that may arise. A good foundation for ethical behavior consists of individual conscience, common sense, good judgment, and compliance with governmental laws and regulations.

   (a) Public Equipment. All Village owned property and assets are to be used solely for the benefit of the public. No Village employee or volunteer shall request, use or permit the use of any publicly owned property, vehicle, equipment, labor, service, or supplies (new, surplus, scrap, or obsolete) for the personal convenience of advantage of the employee, volunteer, or any other person except for that use which is generally available to the public. Improper or unauthorized use of publicly owned property or removal of equipment, tools, supplies or materials, is not only an ethical violation but may also be a violation of the law.

   (b) Public Funds. No Village employee or volunteer without authority of law, shall appropriate any portion of monies designated to be paid to the Village of Pinehurst or on behalf of the Village of Pinehurst to his own use or to the use of another. Nor shall any Village employee or volunteer knowingly alter, falsify, conceal, destroy, obliterate, or make a false entry or erasure in an account with the intent to defraud or deceive the Village of Pinehurst.

   (c) Payroll. No Village employee shall attempt to defraud the Village of Pinehurst by making false entries to payroll time sheets, cards, or request compensation for time not worked.

   (d) Technology Resources. Employees agree to adhere to the Village's Electronic Communication and Use Policy as it relates to technology resources.

3. **Confidential Information** Members of the public have a right to security and privacy, and information obtained about them must not be improperly divulged. Whenever an employee or volunteer sees, hears, or learns information which

is of a confidential nature, it will be kept secret, unless the performance of duty or legal provision requires otherwise.

The Village of Pinehurst recognizes and makes every effort to comply with federal and state laws. There may be times where certain records or information may need to remain confidential, such as Police, medical, and personnel information, in accordance with federal or state laws.

NC General Statute 133.32 provides that, during a person's employment or service with the Village and for two years thereafter, no Village employee may disclose or use confidential information without appropriate authorization.

Each employee and volunteer is required to adhere to the following:

(a) A Village employee or volunteer shall not use his/her position to obtain official information about any person or entity for any purpose other than the performance of official duties.

(b) No employee or volunteer shall, without proper authorization, disclose confidential information concerning the property, government, or affairs of the Village.

(c) Employees or volunteers must not use privileged information for their own financial advantage or to provide friends and acquaintances with financial advantages or with information that could be used for financial advantage.

(d) Each employee and volunteer is charged with the responsibility of ensuring that he or she releases only information that should be made available to the general public.

4. **Harassment** It is the Village's policy that employees and volunteers have the right to be free from harassment on the job from co-workers, managers, and others because of the individual's race, color, sex, religion, gender, national origin, age, disability, veteran's status, or other protected class. Harassment, of any employee or volunteer by management, supervisor, employee, volunteer, contractor, vendor, customer or visitor in any form, is prohibited.

(a) Sexual Harassment. While it is not easy to precisely define sexual harassment, examples of prohibited behavior include unwelcome sexual advances, requests for sexual favors, unwelcome or offensive touching and/or other verbal, visual or physical conduct of a sexual nature where:

- Submission to such conduct is made either explicitly or implicitly as a term or condition of an individual's employment or volunteer service, or
- Submission to or rejection of such conduct by an individual is used as a basis for employment or appointment decisions affecting such individual, or

- Such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile or offensive working environment.

(b) Hostile Work Environment Harassment. Harassment can also include unwelcome joking, teasing, or other conduct directed toward a person because of a protected characteristic which is sufficiently severe or pervasive to create an unprofessional and hostile working environment and is prohibited. This type of harassment applies to situations where race, color, religion, national origin, age, disability, veteran's status or other protected characteristics are involved.

IV. PROCEDURES

The following procedures will be followed for reporting, investigating, and disciplining violations of this ethics policy:

1. **Reporting Possible Violations**. A Village employee or volunteer who has knowledge of a violation of any of the provisions of this Ethics Policy shall report this violation as provided below within a reasonable time after the person has knowledge of a violation. A Village employee or volunteer shall not delegate to, or rely on, another person to make the report.

   To report possible violations, an employee or volunteer may, without fear of retaliation, contact his/her immediate supervisor, Department Head, Director of Human Resources, or the Village Manager. To ensure the matter is properly documented and investigated, the reporting employee or volunteer shall provide as many facts and details as possible in writing.

   All reports of violations of this policy must be provided to the Village's Human Resources Director, who is responsible for monitoring and evaluating Village-wide compliance with this policy.

2. **Investigation of Possible Violations.** The Village of Pinehurst will treat each report seriously and any individual who reports or participates in an investigation of a report of a violation shall not be retaliated against. However, knowingly submitting a false complaint will subject an employee to discipline up to and including termination, which will be administered based on guidelines of the Village of Pinehurst Employee Handbook.

   (a) Upon receiving a complaint, the Village will promptly conduct a thorough investigation in consultation with the Human Resources Department. It is the obligation of all employees and/or volunteers to cooperate in such an investigation. The Human Resources Director will keep the Village Manager appropriately informed of any investigation regarding possible violations of this policy.

(b) Those responsible for the investigation will maintain the confidentiality of the allegations of the complaint and the identity of the persons involved, subject to the need to conduct a full and impartial investigation, remedy any violations of the Village's policies, or monitor compliance with or administer the Village's policies.

(c) The investigation generally will include, but will not be limited to, discussion with the complaining employee (unless the complaint was submitted on an anonymous basis), or the reporting party.

(d) In the event that an investigation establishes that an employee or volunteer has engaged in conduct or actions constituting a violation of this policy, the Village will take immediate and appropriate corrective action up to and including termination of the employee's employment, based on guidelines of the Village of Pinehurst Employee Handbook, or removal from the volunteer board, commission, or committee.

3. **Corrective Action**. In addition to any other penalty as provided by the law, appropriate disciplinary action, up to and including termination, will be administered based on guidelines of the Village of Pinehurst Employee Handbook. Corrective action will be taken against any employee who violated this policy, retaliates against another employee or volunteer for reporting a possible violation of this policy, or deliberately makes a false report against another employee or volunteer. Any volunteer who violates this policy, retaliates against another employee or volunteer for reporting a possible violation of this policy, or deliberately makes a false report against another employee or volunteer is subject to removal from the volunteer role.

V. ACKNOWLEGEMENT AND AGREEMENT TO ADHERE TO TERMS OF THE POLICY

All Village employees and volunteers will agree to abide by the terms of this Ethics Policy on an annual basis.

Approved by:

Angela M Kantor
Policy Committee Chair

10-29-2015
Date

Village Manager

10/30/15
Date

Village of Pinehurst
Ethics Policy
Employee Acknowledgement

I have read and understand the Village of Pinehurst Ethics Policy and my responsibilities as an employee regarding it. I have received a copy of the Ethics Policy.

Printed Name:_____ Date: _____

Section 3.8 Conflict of Interest

3.8.1 Village Council

(A) A Council member shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

(B) Members of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

(Ord. 21-12, passed 07-27-2021)

3.8.2 Appointed Board

(A) Members of appointed boards, including but not limited to the Planning and Zoning Board, Board of Adjustment and Historic Preservation Commission, shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the board member has a close familial, business, or other associational relationship.

(B) Members of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

(Ord. 21-12, passed 07-27-2021)

3.8.3 Staff

(A) No staff member shall make a final decision on an administrative decision required by this Chapter if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. If a staff member has a conflict of interest under this section, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the supervisor.

(B) No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under this Chapter unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.

(Ord. 21-12, passed 07-27-2021)

COA-2021-00195 (5 MCCASKILL ROAD)

ADDITIONAL AGENDA DETAILS:

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.

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
12/7/2021

MEMO DETAILS:
Please, see attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-1 to A-5

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: December 9, 2021
Subject: **Major COA Request for 5 McCaskill Road E**

Applicant:	Jeffery Tyner
Owners:	Jeffery Tyner
Property Location:	5 McCaskill Road E
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855207773790
Zoning:	R30 - Residential
Case Number:	**COA-2021-00195**

Contributing ☐ **Non-Contributing** ☒

Request and Background:

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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The changes appear to be **consistent** with the district standards.

Standards of Review

III. CHANGES TO EXISTING RESIDENCES

H. DECKS AND PATIOS

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

L. MASONRY

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

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

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

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

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

REQUEST
Renovations to change the exterior by removing trees, adding brick patio and outdoor fireplace, and change in landscaping.

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

For the Record
1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos and material proposal.

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 ___17_ of ____December_____, 2021.

_____ _____

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Final Order

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:

_____

_____

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness **should/should not** be granted based on the following:

_____

_____

COA-2021-00195 - Tyner Residence

EXHIBIT A-1.1

Menu Help

File Date: 11/11/2021

Application Status:

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: 1. Tree Removal 2. Brick Patio and Brick Fireplace Installation 3. Redesign and Installation of New Landscape

Application Name: Tyner Residence

Address: 5 E 5 McCaskill Rd E Rd, Pinehurst, NC 28374

Owner Name: Jeffrey and Betsy Tyner

Owner Address: 5 McCaskill Rd E, Pinehurst, NC 28374

Parcel No: 00013981

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status
Jeff Tyner		Applicant		Active
Jeff Tyner		Applicant		Active

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
No changes to house structure included in this permit. This permit is for tree removal, patio and outdoor fireplace installation and redesign and installation of landscape	Alteration	Single Family Low Density

Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	Yes

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
None	Not Applicable	Brick	Red

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				
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Oaks protruding on Hou...	PLN_HIST	Certificate of ...	These pics are for ...	image/jpeg	Uploaded	11/11/2
Proposed Bick Paver.jpg	PLN_HIST	Certificate of ...	Proposed Brick Pave...	image/jpeg	Uploaded	11/11/2
Tree on South Entrance...	PLN_HIST	Certificate of ...	Tree removal on sou...	image/jpeg	Uploaded	11/11/2
Tree Removal at Garage...	PLN_HIST	Certificate of ...	Pine removal direct...	image/jpeg	Uploaded	11/11/2
Tree Removal for Firep...	PLN_HIST	Certificate of ...	Tree Removal For Br...	image/jpeg	Uploaded	11/11/2
Trees at North Entranc...	PLN_HIST	Certificate of ...	Tree removal on nor...	image/jpeg	Uploaded	11/11/2
Trees on Southside to ...	PLN_HIST	Certificate of ...	Trees on south-side...	image/jpeg	Uploaded	11/11/2
Tyner Landscape Plan.pdf	PLN_HIST	Certificate of ...	This plans is our p...	application/pdf	Uploaded	11/11/2

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

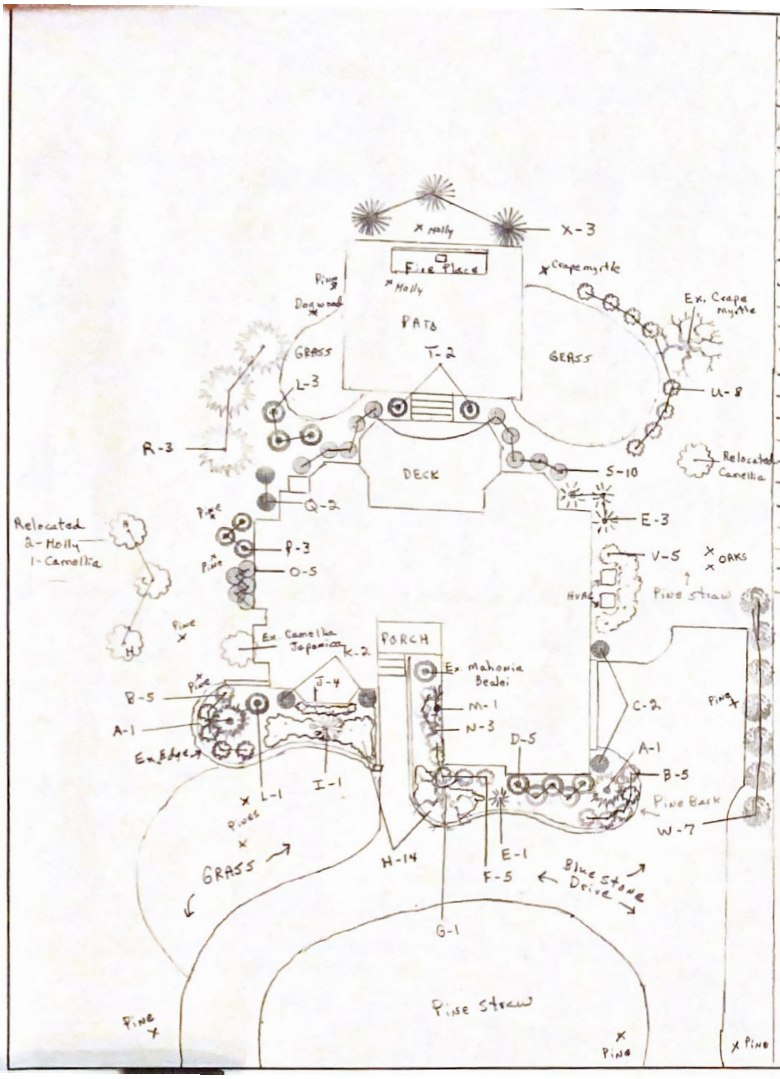
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2



A	1	OakLeaf Holly, Ilex 'Conaf'	5-6'
B	10	Encore Azalea, Rhododendron, Autumn Embers, orange Red	3gal
C	2	Camellia Sasanqua, Fall Blooming, Yuletide, Red	7gal
D	5	Distylium Blue Cascade	7gal
E	4	Nandina domestica, white, Red berries	7gal
F	5	Loropetalum chinensis, Ruby Pink	7gal.
G	1	Lagerstroemia Indica, Dynamite Crape Myrtle, Red	7-8'
H	14	Spirea Japonica, 'Gold Mound' Pink	3gal.
I	1	Acer Palmatum, Cut Leaf Jap. Maple	3x3'
J	4	Ilex crenata, Soft Touch Holly	3gal
K	2	Ilex Crenata, Sky Pencil Holly	5gal.
L	4	Hydrangea macrophylla, Endless Summer, Blue or Pink	3gal
M	1	Camellia Sasanqua Fall Blooming, Kanjiro rose Red	7gal.
N	3	Gardenia augusta, Crown Jewel, white	3gal.
O	5	Gardenia jasminoides, Kleims Hardy, white	3gal.
P	3	Aucuba Japonica, Variegata	5gal.
Q	2	Osmanthus Fragrans, Tea Olive, white	7gal.
R	3	Ilex, Nellie R. Stevens, Holly	7-8'
S	10	Camellia Sasanqua, Shishigashira, rose, red	10gal.
T	2	Yew, Japanese Upright Yew	7gal.
U	8	Reelea, Formosa, Rhododendron, Purple	3gal
V	5	ligustrum Japonica, Rotundifolium, white	5gal.
W	7	Juniperus chinensis, Spartan Juniper	6-7'
X	3	Thuja plicata, Green Giant Arborvitae	7-8'
		Trees to be Removed marked X on Plan	
	175	sq yards of Bermuda Sod	

SCALE	APPROVED BY	DRAWN BY
DATE		REVISED
		DRAWING NUMBER

EXHIBIT A-3.1

EXHIBIT A-3.2

EXHIBIT A-3.3

EXHIBIT A-3.4

EXHIBIT A-3.5

EXHIBIT A-3.6

EXHIBIT A-4

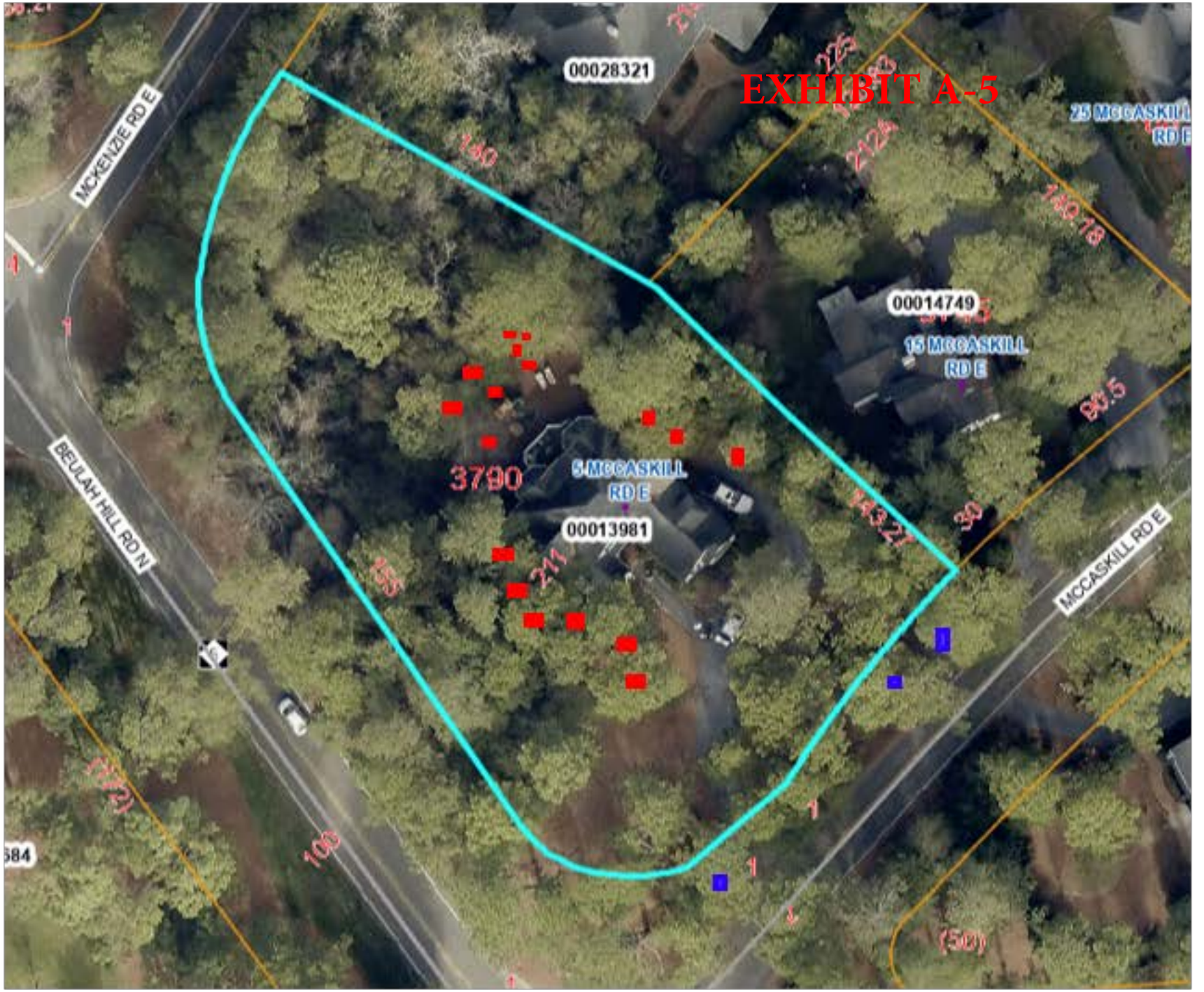


EXHIBIT A-5
00028321
MCKENZIE RD E
BEULAH HILL RD N
MCCASKILL RD E
00014749
15 MCCASKILL RD E
6 MCCASKILL RD E
00013981
3790
140
149.18
143.27
90.5
30
155
211
100
(172)
(50)
684

COA-2021-00203 (220 SAVILLE ROW)

ADDITIONAL AGENDA DETAILS:

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.

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
12/7/2021

MEMO DETAILS:
Please, see attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-1 to A-5

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: December 9, 2021
Subject: **Major COA Request for 220 Saville Row**

Applicant:	Bartlett Construction, LLC
Owners:	Myles & Heather Larsen
Professional:	Bartlett Construction, LLC
Property Location:	220 Saville Row
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855200365133
Zoning:	R30 - Residential
Case Number:	**COA-2021-00203**

Contributing ☐ **Non-Contributing** ☒

Request and Background:

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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposal appears to be **consistent** with the district standards.

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Standards, new construction is considered major work.

Applicable Guidelines Requirements:
Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

1. New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.

2. All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Standards herein as appropriate to specific projects.

3. Color schemes **must** comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and should be compatible with the architecture of the structure.

C. WINDOWS AND DOORS

1. Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.

2. Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins **are not appropriate**.

E. ACCESSORY FEATURES AND STRUCTURES *(Patio and fire pit)*

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.

F. BUILDING MATERIALS

1. The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.

3. The following materials and treatments **are not permitted** for new residential construction in the Pinehurst Historic District.

a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
b. Plywood siding
c. Vinyl siding or aluminum siding
d. Plastic, sheet metal, or a similar material used as siding or panels

e. Any treatment of material that imparts a glossy or reflective finish to the material
f. Concrete, cinderblock, or glass block.
g. Boxed chimneys

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

2. New driveways should be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.

C. LANDSCAPING AND VEGETATION

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

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

REQUEST
Proposed new residential dwelling and site features.

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

For the Record
1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, renderings along with site and landscape plans of the proposed work.

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 ___17_ of ____December_____, 2021.

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

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

Final Order

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:

_____

_____

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

_____

_____

EXHIBIT A-1.1

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	220 Saville Row
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	20210104 / 855200365133

Owner Information			
Name	Myles & Heather Larsen	Home Phone #	
Street Address	205 McCaskill Rd. E. Apt 224	Mobile Phone #	201-300-5194
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	myles.d.larsen@gmail.com		

Applicant			
Name	Bartlett Construction, LLC	Other Phone #	910-673-1511
Email	kevin@bartlettconstructionllc.com	Street Address	P.O. Box 3013
Mobile Phone #	910-639-1934	City, State, Zip Code	Pinehurst, NC 28374

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 #	47401
Name	Bartlett Construction, LLC
Street Address	P.O. Box 3013
City, State, Zip	Pinehurst, NC 28374
Phone #	910-639-1934
Email	kevin@bartlettconstructionllc.com

General Information

Description of Changes to the Structure	Clear the area on the lot for the building footprint, and construct a single family residence.		
Type of Work	☐ Addition	☐ Alteration	☒ New
Existing Use		Proposed Use	
☒ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☒ No	
Includes Tree Removal		☒ Yes ☐ No	
Estimated Cost of Construction		$625,000.00	

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		Brick	White Dove
Rear Elevation		Brick	White Dove
Right Elevation		Brick	White Dove
Left Elevation		Brick	White Dove
Trim		Miratec	White Dove
Windows		Vinyl	Black
Chimney		N/A	
Foundation		Brick	White Dove
Front Door		Wood	Mahogany
Shutters		N/A	
Garage Door		Wayne Dalton	Brown
Roof		Asphalt	Moire' Black
Roof Exhaust Vents			Black
Front Porch			
Deck			
Patio		Pea Gravel	Natural
Sidewalk		Concrete	Natural
Sky Lights			
Driveway		Concrete	Natural
House Number		Metal	Black
Other: Front Elevation		Board & Batten	White Dove

Required Documents

- [x] Site Plan/Survey or Sketch
- [x] Floor Plans
- [x] Elevation Drawings
- [x] 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: Kevin Bartlett Date: 11.22.2021

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

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

REFERENCE:
PLAT CAB. 18, SL. 853
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

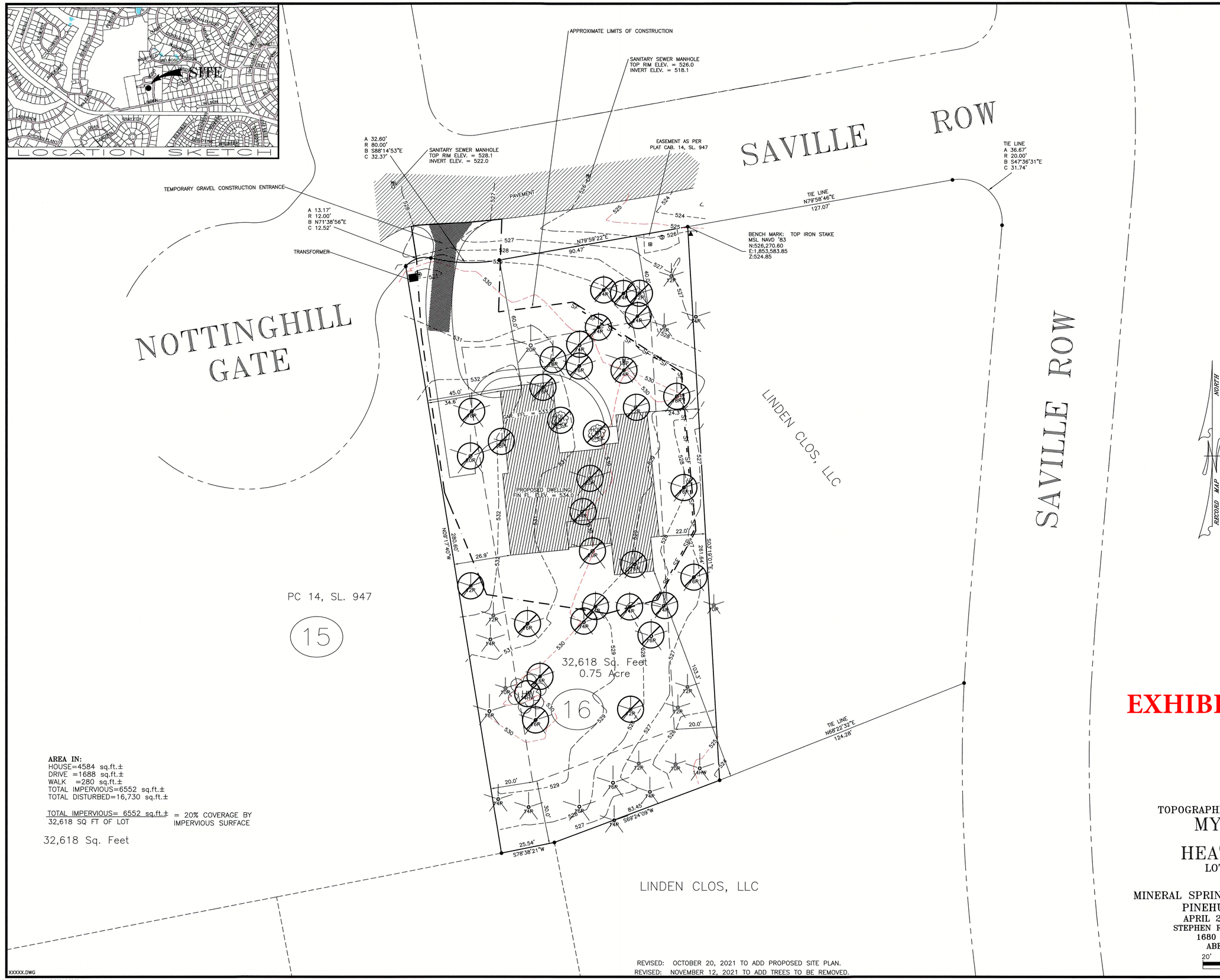
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR STEPHEN R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: OCTOBER 20, 2021



UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- ~ = SQUARE FOOTAGE
- = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- CB = CATCH BASIN
- SMH = SANITARY SEWER MANHOLE
- PSS = POWER SERVICE STUB
- SSS = SEWER SERVICE STUB
- TSS = TELEPHONE SERVICE STUB
- CATV = CABLE TV SERVICE STUB
- = FENCE
- sf sf sf sf sf sf = SILT FENCE
- 18P = PINE TREE W/ SIZE NOTED
- OAK = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT
- 18P = TREE TO BE REMOVED

AREA IN:
HOUSE=4584 sq.ft.±
DRIVE =1688 sq.ft.±
WALK =280 sq.ft.±
TOTAL IMPERVIOUS=6552 sq.ft.±
TOTAL DISTURBED=16,730 sq.ft.±

TOTAL IMPERVIOUS= 6552 sq.ft.± / 32,618 SQ FT OF LOT = 20% COVERAGE BY IMPERVIOUS SURFACE

32,618 Sq. Feet

EXHIBIT A-2

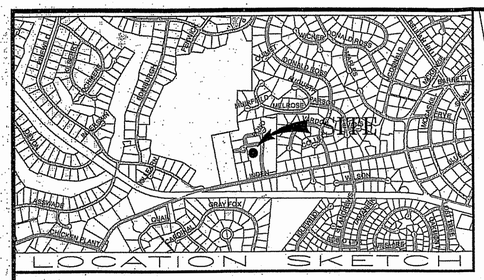
TOPOGRAPHIC SURVEY & SITE PLAN FOR
MYLES LARSEN
AND WIFE
HEATHER LARSEN
LOT NO. 16, PHASE 2
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
APRIL 22, 2021 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

REVISED: OCTOBER 20, 2021 TO ADD PROPOSED SITE PLAN,
REVISED: NOVEMBER 12, 2021 TO ADD TREES TO BE REMOVED.

XXXXX.DWG

D:\Carlson Projects\16LINDEN-CLOS2021.dwg, 11/12/2021 8:55:53 AM



SAVILLE ROW

NOTTINGHILL GATE

SANITARY SEWER MANHOLE
TOP RIM ELEV. = 526.0
INVERT ELEV. = 518.1

SANITARY SEWER MANHOLE
TOP RIM ELEV. = 528.1
INVERT ELEV. = 522.0

EASEMENT AS PER PLAT CAB. 14, SL. 947

A 32.60'
R 80.00'
B S88°14'53"E
C 32.37'

A 13.17'
R 12.00'
B N71°38'56"E
C 12.52'

TRANSFORMER

PAVEMENT

TIE LINE
A 36.67'
R 20.00'
B S47°36'31"E
C 31.74'

TIE LINE
N79°58'46"E
127.07'

BENCH MARK: TOP IRON STAKE
MSL NAVD '83
N:526,270.60
E:1,853,583.85
Z:524.85

N79°59'22"E
90.47'

PROPOSED FIN. FLOOR ELEV. = 534.0
" GAR. " " = 533.10 (+/-)

40.0'

S05°51'01"E
281.44'

45.0'

N09°17'40"W
298.80'

21' (+/-)

16

32,618 Sq. Feet
0.75 Acre

TIE LINE
N68°22'32"E
124.26'

20.0'

25.54'
S76°38'21"W

63.45'
S69°24'09"W

PC 14, SL. 947

15

LINDEN CLOS, LLC

LINDEN CLOS, LLC

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

Further:
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REFERENCE:
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ACREAGE DETERMINED BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR STEPHEN R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: APRIL 22, 2021

UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- SQ. FT. = SQUARE FOOTAGE
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE
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- CB = CATCH BASIN
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- SSS = SEWER SERVICE STUB
- TSS = TELEPHONE SERVICE STUB
- CSS = CABLE TV SERVICE STUB
- -o- = FENCE
- -sf-sf-sf-sf-sf-sf- = SILT FENCE
- 18P = PINE TREE W/ SIZE NOTED
- OAK = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT

NORTH

VICINITY MAP

EXHIBIT A-3.1

TOPOGRAPHIC SURVEY FOR
MYLES LARSEN
AND WIFE
HEATHER LARSEN
LOT NO. 16, PHASE 2
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
APRIL 22, 2021 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

XX000X.DWG

J:\Carlson Projects\16\LINDEN-CLOS2021.dwg, 4/22/2021 1:07:04 PM

RESIDENCE FOR:	
MYLES & HEATHER LARSEN	
LOT 16, PH. 2, LINDEN CLOS' PINEHURST NC	
FOUNDATION PLAN	SCALE: 1/4" = 1'-0"
DATE: 5-8-21	DRAWN BY: ALS

NOTE:
1) VERIFY ALL DIMENSIONS
2) ALL STATE & LOCAL CODES APPLY
3) ALL REQUIRED ENGINEERING BY OTHER
4) EXTERIOR & INTERIOR FINISH MATERIAL PER CONTRACT SPECS.
5) ADDITIONAL PIERS MAY BE REQUIRED (SOME PIERS MAY NEED TO BE INCREASED IN SIZE BASED ON HEIGHT

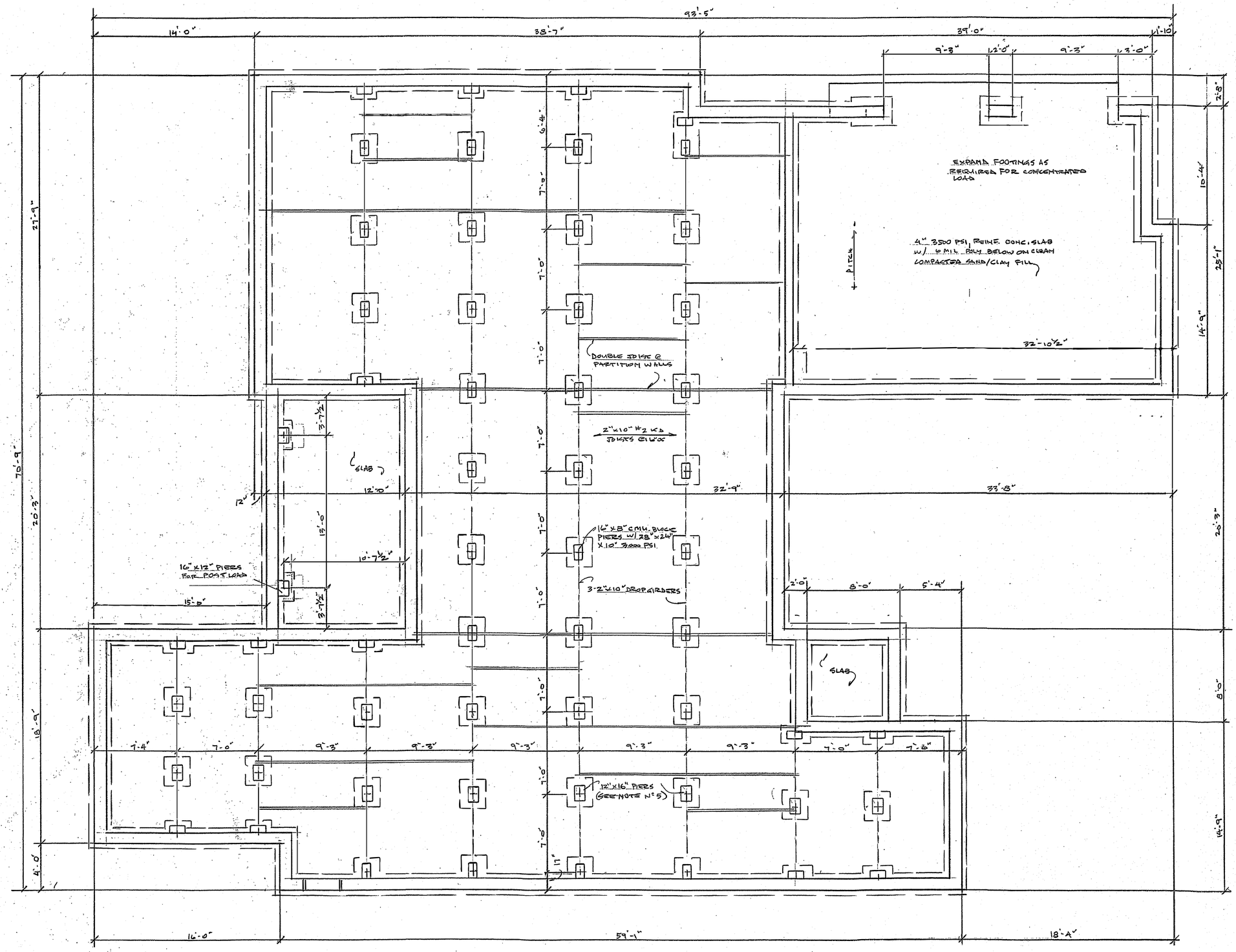


EXHIBIT A-3.2

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

RESIDENCE FOR:	
MYLES & HEATHER LARSEN	
LOT 16, PH. 2, LINDEN CLOS', PINEHURST, NC	
1ST FLOOR PLAN	SCALE: 1/4" = 1'-0"
DATE: 5-7-21	DRAWN BY: ALS

1ST FLOOR HEATED AREA	=	3468	SQ. FT.
2ND "	=	490	"
GARAGE	=	804	"
FRONT PORCH	=	64	"
REAR "	=	243	"

ELECTRICAL LEGEND	
SYMBOL	ITEM
	DUPLEX OUTLET
(C)	" (CEILING)
(W)	" (WEATHER PROOF)
(F)	" (FLOOR)
(A)	A PLEX OUTLET
(D)	220 OUTLET
	LIGHT FIXTURE
(S)	" (SCONCE)
(U)	" (UNDER CAB)
(P)	" (PENDENT)
(R)	" (RECESSED)
(V)	" " (W/VENT FAN)
	" (STRIP)
	" (FLOODS)
(T) (T)	" (TRACK)
(S)	SMOKE DETECTOR
	CEILING FAN

NOTES:
1) SWITCH LOCATIONS TBD
2) GFI OUTLETS PER CODE
3) VERIFY METER BASE/PANEL LOCATION

EXHIBIT A-3.3

A.L. Scherer Home De
P.O. Box 3110
Pinehurst, NC 2837
910-949-5204

RESIDENCE FOR: MYLES & HEATHER LARSEN	
LOT 16, PH. 2, LINDEN GLDS', PINEHURST, NC	
2ND FLOOR / ROOF VIEW	SCALE: 1/4"=1'-0"
DATE: 5-8-21	DRAWN BY: ALS

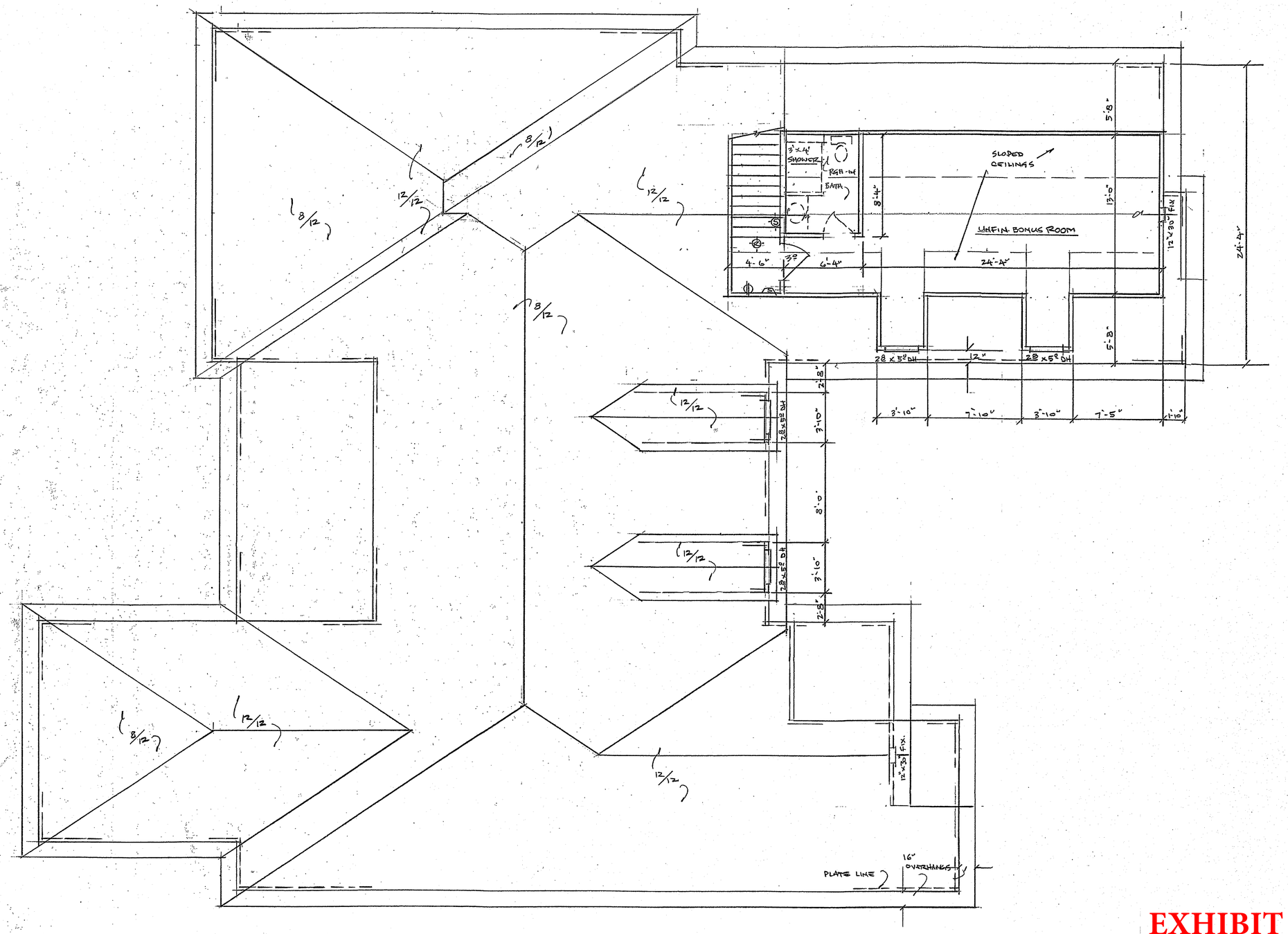


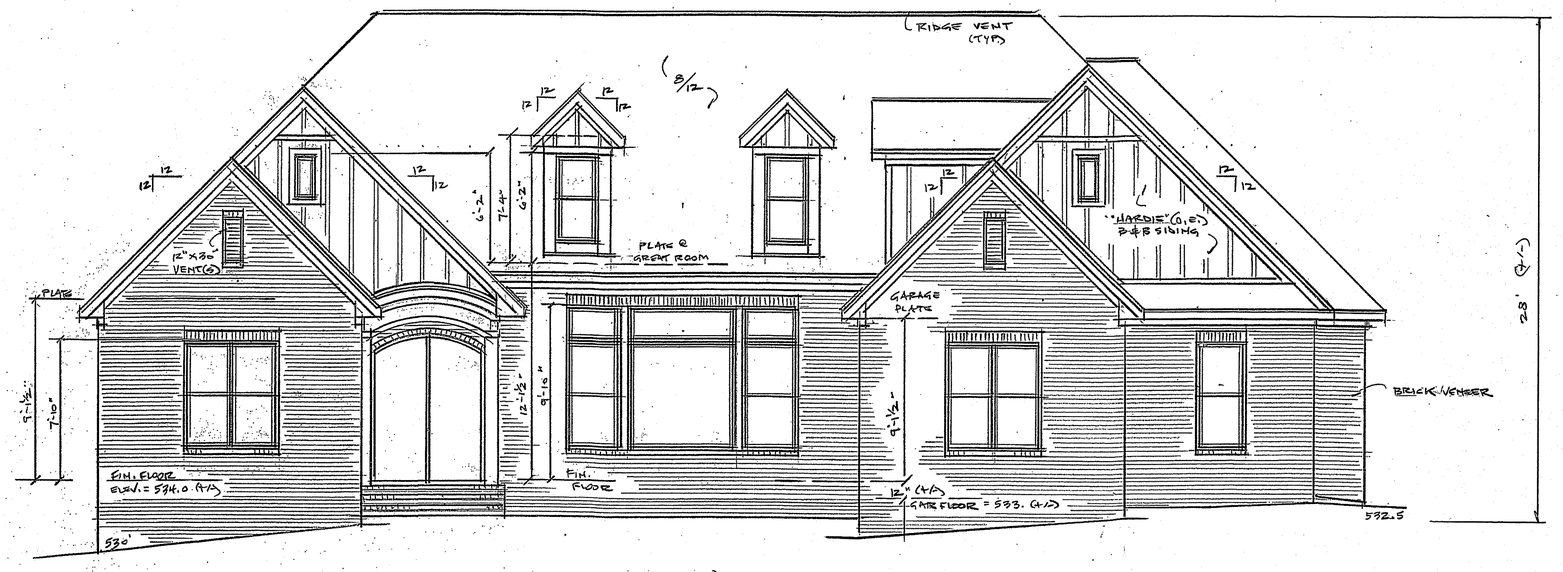
EXHIBIT A-3.4

A.L. Scherer Home D
P.O. Box 3110
Pinehurst, NC 283
910-949-5204

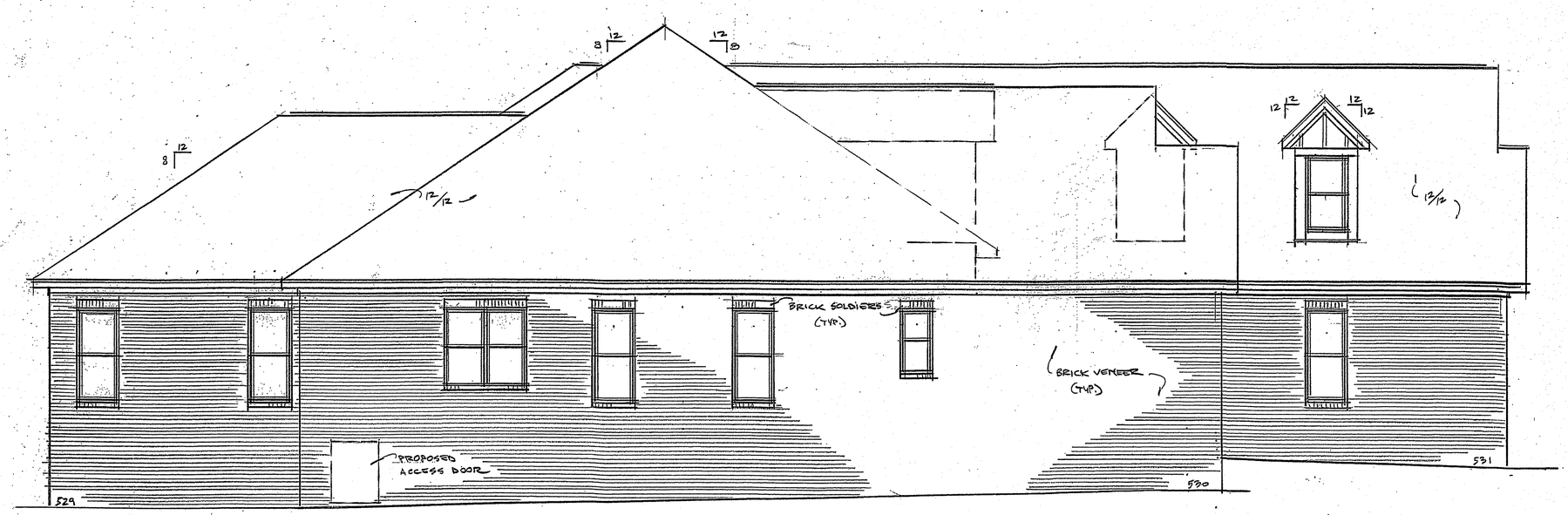
RESIDENCE FOR: MYLES & HEATHER LARSEN	
LOT 16, PH. 2, LINDEN GLOS, PINEHURST NC	
NORTH & EAST SIDE VIEWS	SCALE: 1/4"=1'-0"
DATE: 5.17.21	DRAWN BY: ALS

* OPTIONAL WINDOW GRILLES PER OWNER SELECTION

EXHIBIT A-3.5



NORTH VIEW

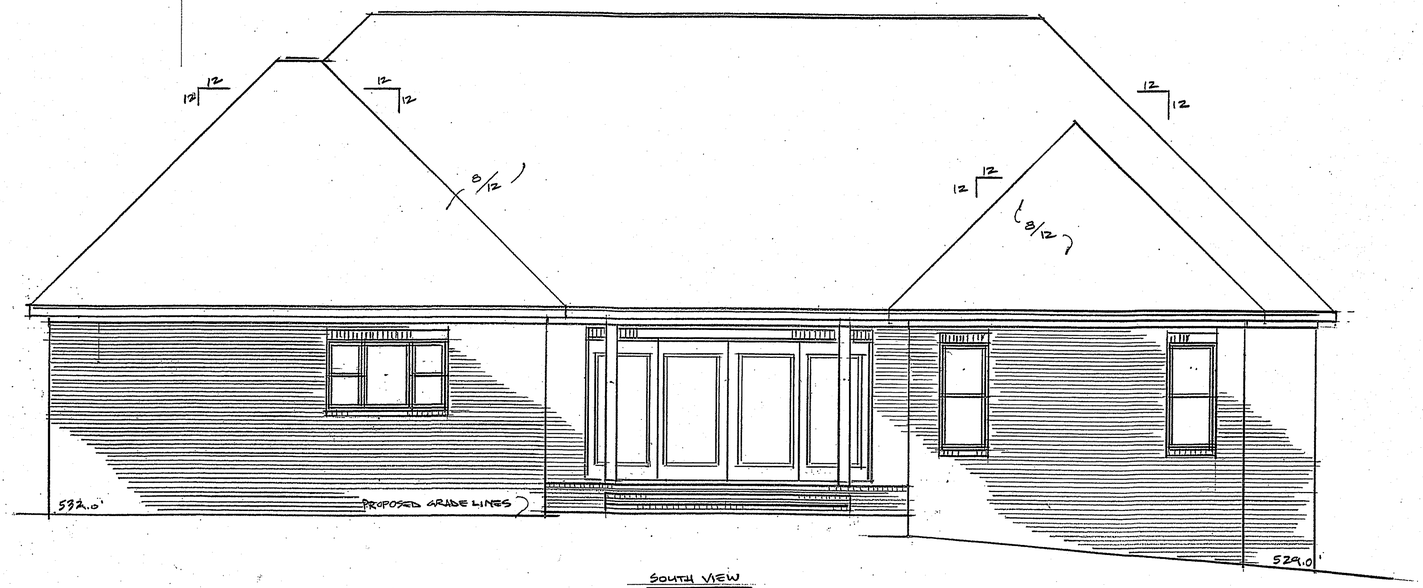


EAST VIEW

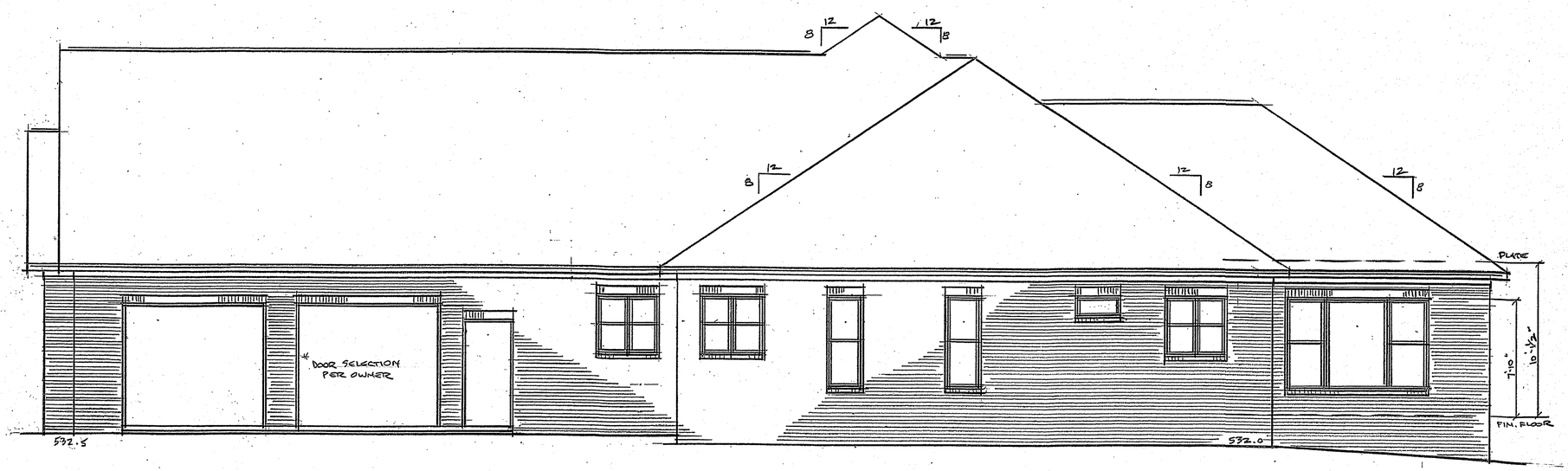
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

RESIDENCE FOR: MYLES & HEATHER LARSEN	
LOT 16, PH. 2, LINDEN CLOS' PINEHURST NC	
SOUTH & WEST VIEWS	SCALE: 1/4"=1'-0"
DATE: 5-18-21	DRAWN BY: ALS

EXHIBIT A-3.6



SOUTH VIEW

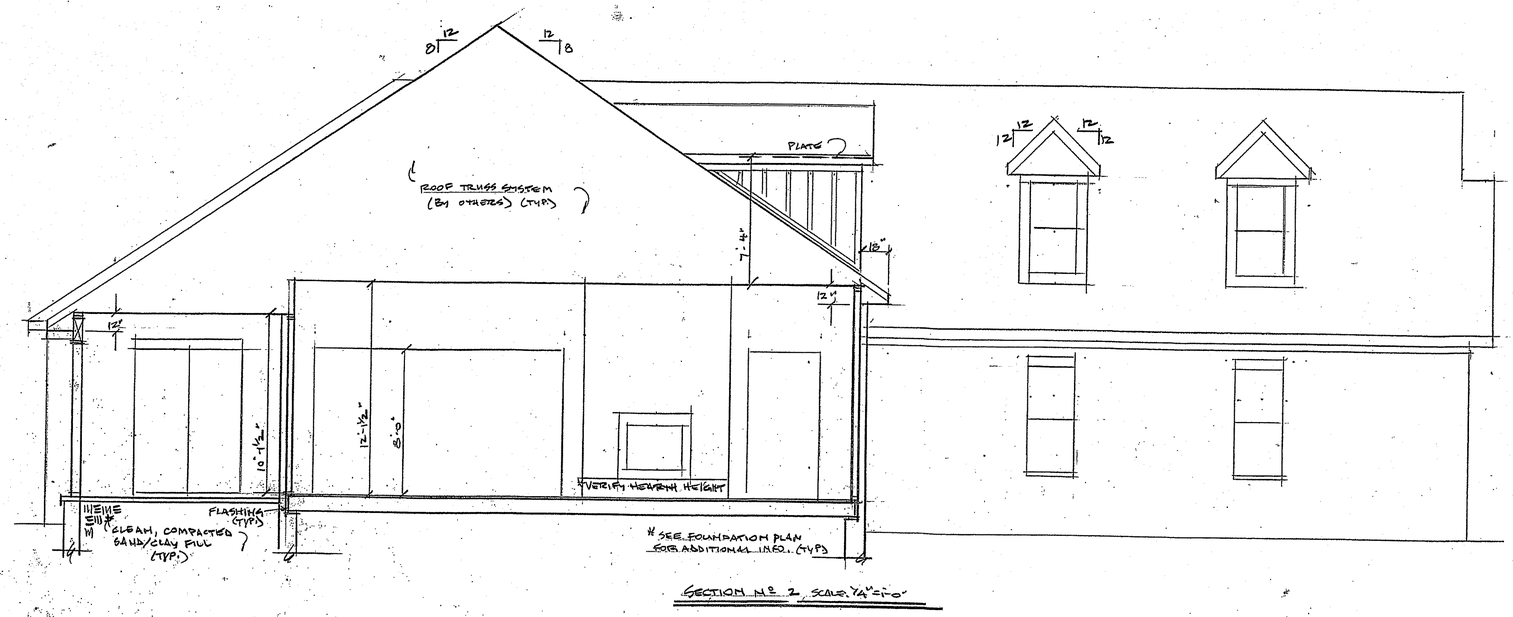


WEST VIEW

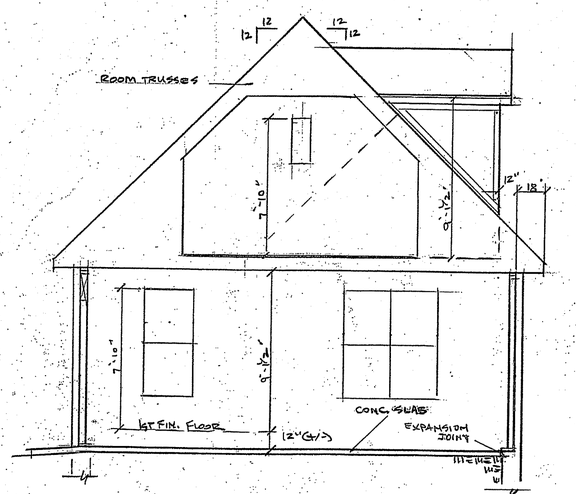
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst. NC 28374
910-949-5204

RESIDENCE FOR:	
MYLES & HEATHER LARSEN	
LOT 16, PH. 2, LINDEN OAKS, PINEHURST, NC	
MISC. SECTIONS, PAGE 1	SCALE: AS SHOWN
DATE: 5-18-21	DRAWN BY: ALS

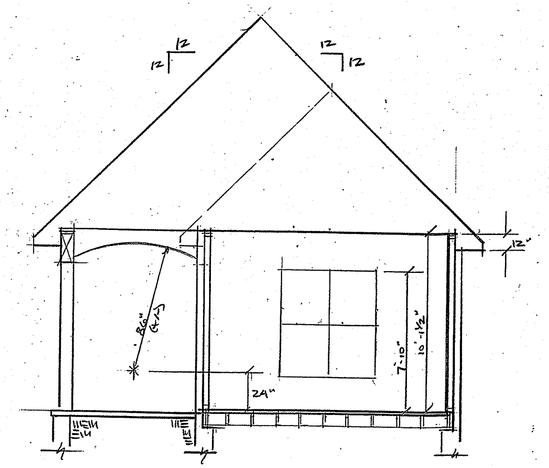
EXHIBIT A-3.7



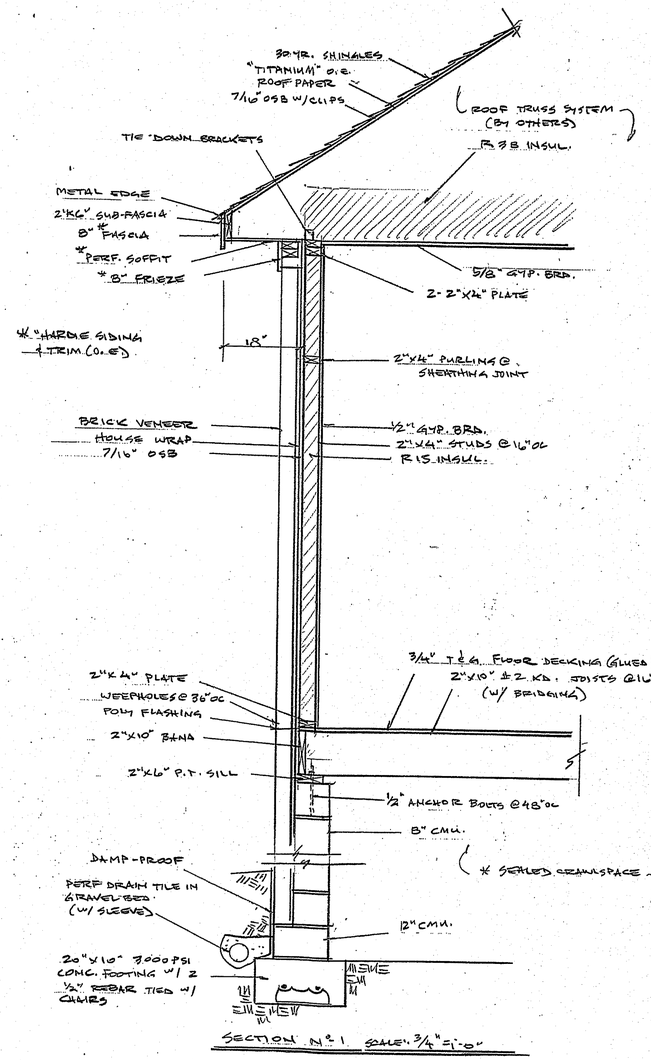
SECTION Nº 2 SCALE: ¼"=1'-0"



SECTION Nº 3 SCALE: ¼"=1'-0"



SECTION Nº 4 SCALE: ¼"=1'-0"

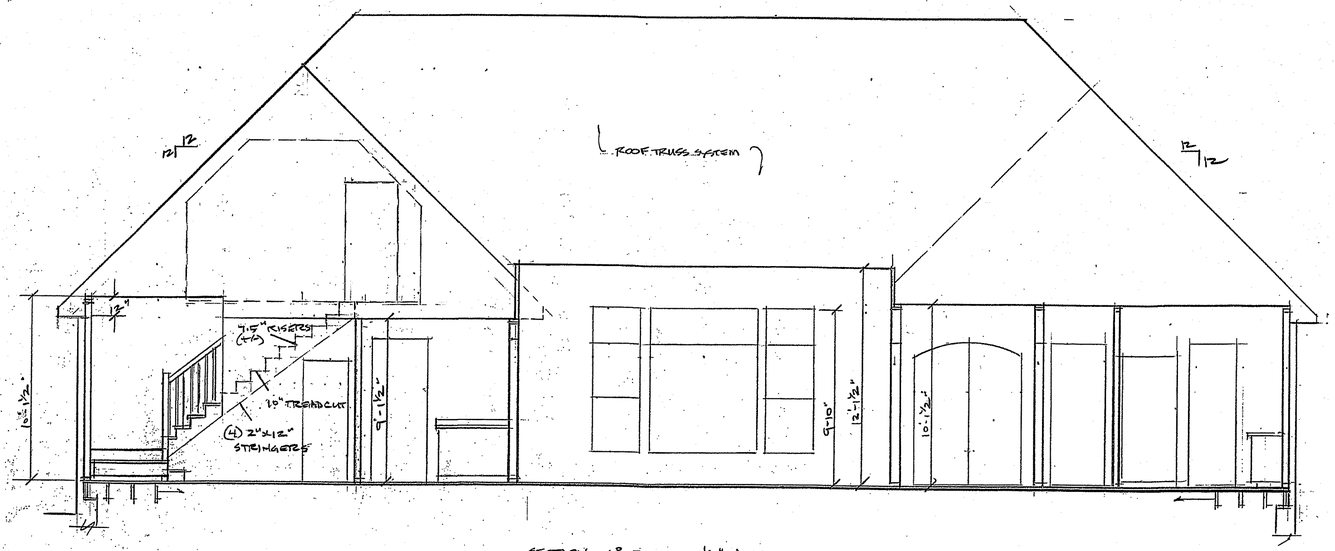


SECTION Nº 1 SCALE: ¾"=1'-0"

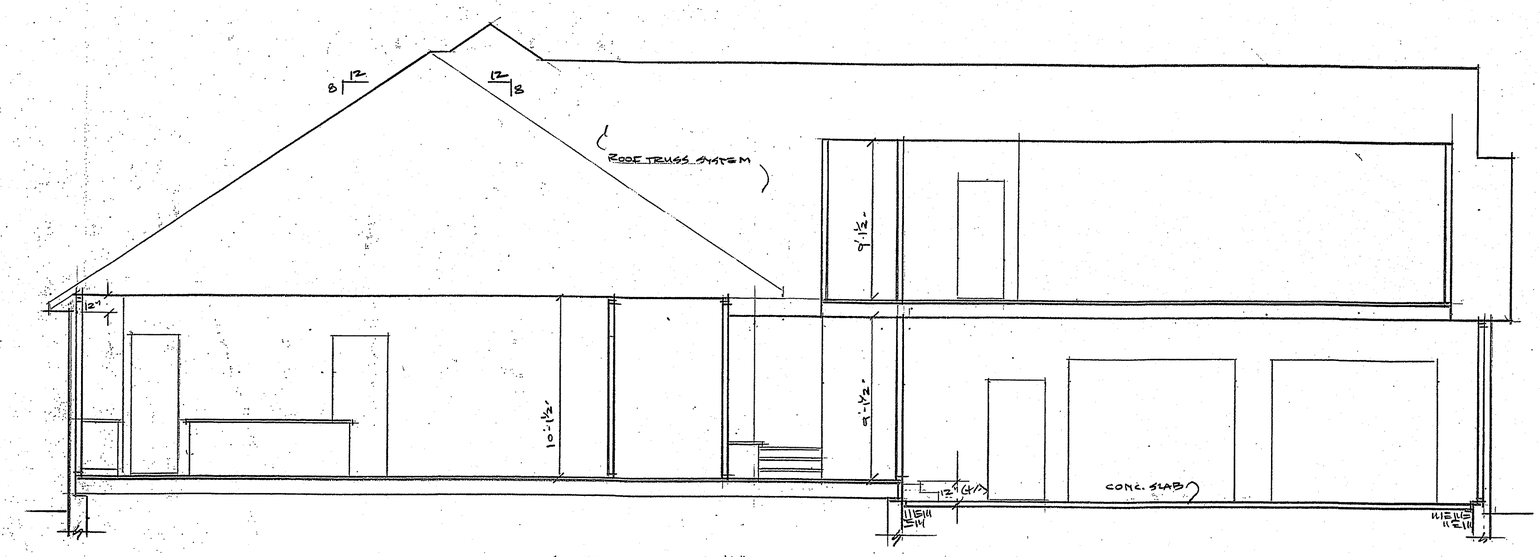
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

RESIDENCE FOR:	
MYLES & HEATHER LARSEN	
LOT 16, PH. 2, LINDEN CLOS. PINEHURST, NC	
MISC. SECTIONS, PAGE 2	SCALE: AS SHOWN
DATE: 5-19-21	DRAWN BY: ALS

EXHIBIT A-3.8

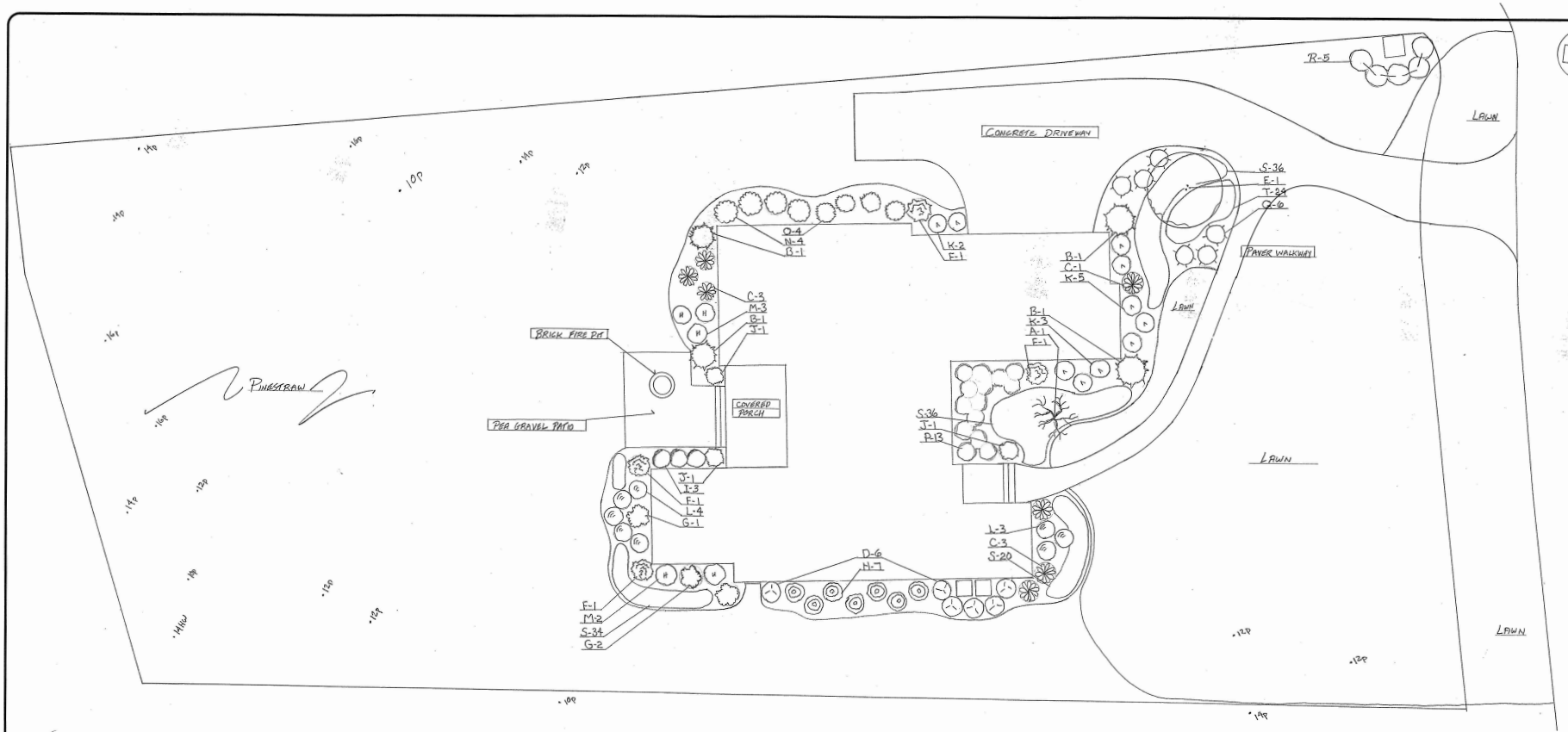


SECTION No. 5 SCALE: ¼"=1'-0"



SECTION No 6 SCALE: ¼"=1'-0"

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	1	'PURPLE GHOST' JAPANESE MAPLE	7-8'
B	4	'CHRISTMAS JEWEL' HOLLY	5-6'
C	7	'INSPIRATION' SASANQUA CAMELLIA	7 GAL.
D	7	'BLUE CASCADE' DISTYLIUM	7 GAL.
E	1	'COLORAMA' CRAPE MYRTLE	7-8'
F	4	'MAKI' SOUTHERN YEW	4'
G	3	'GREENSBORO RED' COMMON CAMELLIA	7 GAL.
H	7	'MOONLIT LACE' VIBURNUM	7 GAL.
I	3	'JUBILATION' GARDENIA	5 GAL.
J	3	'GLOBOSA NANA' CRYPTOMERIA	7 GAL.
K	10	'CINNAMON GIRL' DISTYLIUM	5 GAL.
L	7	'RADIANCE' ABELIA	5 GAL.
M	5	'ENDLESS SUMMER' HYDRANGEA	7 GAL.
N	4	'DARK FIRE' LOROPETALUM	7 GAL.
O	4	'CARISSA' HOLLY	7 GAL.
P	13	'AUTUMN CORAL' ENCORE AZALEA	3 GAL.
Q	6	'ADAGIO' MAIDEN GRASS	3 GAL.
R	5	'COPPERTONE' DISTYLIUM	7 GAL.
S	126	'ROYAL PURPLE' LIRIOPE	1 GAL.
T	24	'VARIEGATED' LIRIOPE	1 GAL.

EXHIBIT A-4

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 0072 JOEL GUILL KENNEDY SEAL

REAVES LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscaping@windstream.net

MYLES & HEATHER LARSEN
SAVILLE ROW LOT 16
PINEHURST N. C.

REVISIONS

1	8	9	10
11	12	13	14

SCALE: 1" = 10'
DATE: 11-8-2021
DRAWN BY: RZRD
PAGE NO:

EXHIBIT A-5

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

Exterior Materials Board
Location

Brick

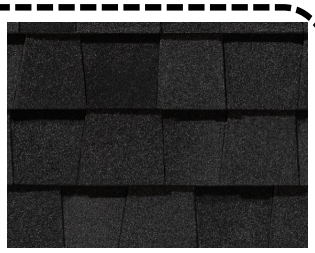
Manufacturer: Triangle Brick
Color: OC -17 - White Dove

Stone

N/A

Manufacturer:
Color:

Roofing



Product: CertainTeed Landmark
Color: Moire' Black

Board & Batten

Manufacturer:
Color: OC-17 - White Dove

Shakes

N/A

Manufacturer:
Color:

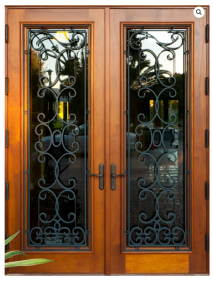
Soffit & Trim

Manufacturer: Meratic
Color: OC-17 - White Dove

Windows

Manufacturer:Pella
Style: Full View
Color: Black

Front Door



Manufacturer: DSA
Color: Mahogany

Brick Fire Pit

Manufacturer: Triangle Brick
Color: OC-17 - Dover White

French Doors

Manufacturer: Pella
Color: Black

Garage Door

Manufacturer: Wayne Dalton 9100
Style: Sonoma / Windows: Clear I
Color: Brown

COA-2021-00205 (315 NOTTINGHILL GATE)

ADDITIONAL AGENDA DETAILS:

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.

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
12/7/2021

MEMO DETAILS:
Please, see attached items related to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits A-1 to A-8

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: December 9, 2021
Subject: **Major COA Request for 315 Nottinghill Gate**

Applicant:	GWB Construction
Owners:	Emund and Brooke Haughey
Professional:	GWB Construction
Property Location:	315 Nottinghill Gate
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855200362064
Zoning:	R30 - Residential
Case Number:	**COA-2021-00205**

Contributing ☐ **Non-Contributing** ☒

Request and Background:

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. The changes include the following;

- Changing previously approved whitewash brick to painted brick
- Rear lower level windows adjusted from 78" to 72" tall
- Door on side elevation changed from glass pane to solid
- Screened in porch removed from the overhead elevation (Incorrectly submitted in previous overhead elevation only, was not on side elevations when approved. No porch was intended or approved at last meeting. Submitting to correct record only)

- Transoms removed from two front windows closest to front door and fro left elevation top right window
- Soldier row surrounding front door modified to accommodate lanterns
- Spa and fire pit re-oriented deeper into yard
- Rear fence added to plan (future consideration – *more discussion needed with applicant on type, height and material*)
- Driveway narrowed and realigned
- Walkway from front of house realigned
- Paving removed from side door to drive
- Impervious removed from parking pad

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The changes appear to be **consistent** with the district standards.

Staff would also like to note that there is a fence illustrated on the site plan but is listed as "future fence". There were no details indicated regarding the timeline, material, or height. Additional information on the fence may be obtained during the public hearing or the applicant may request to remove the fence from the application.

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Standards, new construction is considered major work.

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

3. Color schemes **must** comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and should be compatible with the architecture of the structure.

C. WINDOWS AND DOORS

1. Window and door openings **must be** congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.

E. ACCESSORY FEATURES AND STRUCTURES

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.

F. BUILDING MATERIALS

1. The predominant materials and finishes for proposed new primary structures **must be** congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.

VII. SITE FEATURES

A. FENCES AND WALLS

1. The Village of Pinehurst traditionally considers streetscapes as a community asset, one that

provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.

4. New picket fences should be substantially open in character. The pickets should not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and maximum of four inches between pickets, and pickets **must** be at least one-inch nominal thickness.

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

9. Vinyl and chain link fencing **are not permitted** on residential properties.

10. Solid wooden fences **are not permitted** in the Pinehurst Historic District.

11. When measuring fence dimensions, consider all fence elements including posts.
    a. Side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.

    c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

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

REQUEST
Proposed amendments to previously approved new residential dwelling and site features.

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

For the Record
1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, list of proposed changes, renderings and material and color samples of the proposed work.

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 ___17_ of ____December_____, 2021.

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

Final Order

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:

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

EXHIBIT A-1.1

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	315 Nottinghill Gate
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	20170036

Owner Information			
Name	Edmund & Brooke Haughey	Home Phone #	
Street Address	90 Sakonnet Tr.	Mobile Phone #	202-669-8866
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	brookehaughey@gmail.com		

Applicant			
Name	GWB Construction	Other Phone #	
Email	lkbass36@hotmail.com	Street Address	120 Chesterfield Dr.
Mobile Phone #	910-528-6481	City, State, Zip Code	Pinehurst NC 28374

EXHIBIT A-1.2

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	THIS IS AN AMENDMENT TO THE EXISTING HCoA -Changes to include some color changes -Rear lower level windows adjusted from 78" to 72" tall -Door from yard into garage changed from glass pane to solid -Screened in porch removed from the overhead elevation (Incorrectly submitted in previous overhead elevation only, was not on side elevations when approved. No porch was intended or approved at last meeting. Submitting to correct record only) -Transoms removed from two front windows closest to front door and from left elevation top right window -Soldier row surrounding front door modified to accommodate lanters -Spa and firepit re-oriented deeper into yard -Rear fence added to plan (future) -Driveway narrowed and realigned -Walkway from front of house realigned -Paving removed from side door to drive -Impervious removed from parking pad		
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

EXHIBIT A-1.3

VILLAGE OF PINEHURST

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			Brick Veneer	BM Seapearl
Rear Elevation			Brick Veneer	BM Seapearl
Right Elevation			Brick Veneer	BM Seapearl
Left Elevation			Brick Veneer	BM Seapearl
Trim			Composite	White
Windows			Vinyl clad	White
Chimney			Brick	BM Seapearl
Foundation			Brick	BM Seapearl
Front Door			Fiberglass	BM Newburyport Blue
Shutters			N/A	
Garage Door			Metal	White
Roof			Asphalt Shingle	Grey
Roof Exhaust Vents			Rubber	Black
Front Porch			Pavers	Greige ("Grey-Beige")
Deck			N/A	
Patio			Pavers	Greige
Sidewalk			Pavers	Greige
Sky Lights			N/A	
Driveway			Concrete	Concrete
House Number			Metal	Bronze
Other:_____				

Required Documents

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

Certification

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

Applicant Signature: Kenneth Bass Date: 11/23/2021

EXHIBIT A-1.4

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: 11/23/21

EXHIBIT A-2.1

315 Nottinghill Gate

COA Amendment Applications
December 2021

EXHIBIT A-2.2

I. Summary of house elevation changes

A. Rear lower level windows adjusted from 78” to 72” tall
B. Door from yard into garage changed from glass pane to solid
C. Screened in porch removed from overhead elevation (Incorrectly submitted in previous overhead elevation only, was not on side elevations when approved. No porch was intended or approved at last meeting. Submitting to correct record only.)
D. Transoms removed from two front windows closest to front door and from left elevation top right window
E. Soldier row surrounding front door modified to accommodate lanterns

EXHIBIT A-2.3

Illustration of modification I-A:

Rear lower windows adjusted from 78” to 72” tall

PREVIOUSLY APPROVED

PROPOSED MODIFICATION

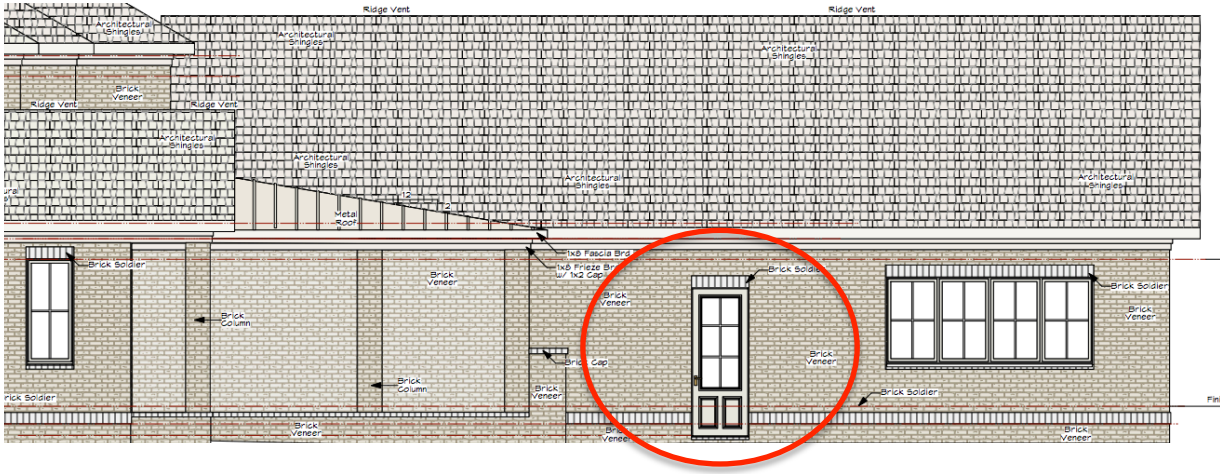
See page 12 for illustration of window submissions

EXHIBIT A-2.4

Illustration of modification I-B:

Door from yard into garage changed from glass pane to solid

PREVIOUSLY APPROVED



See page 13 for illustration of door submissions

PROPOSED MODIFICATION

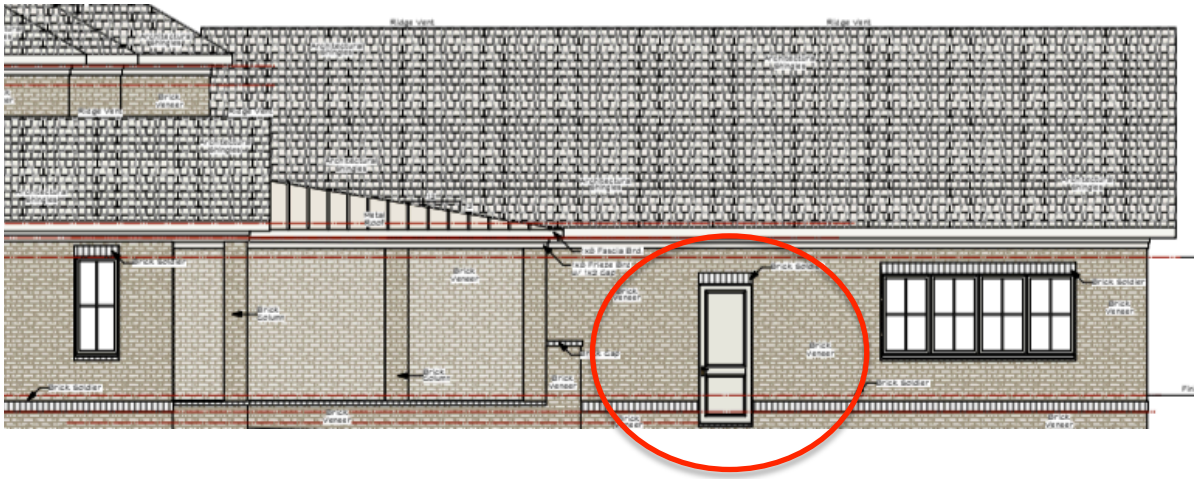
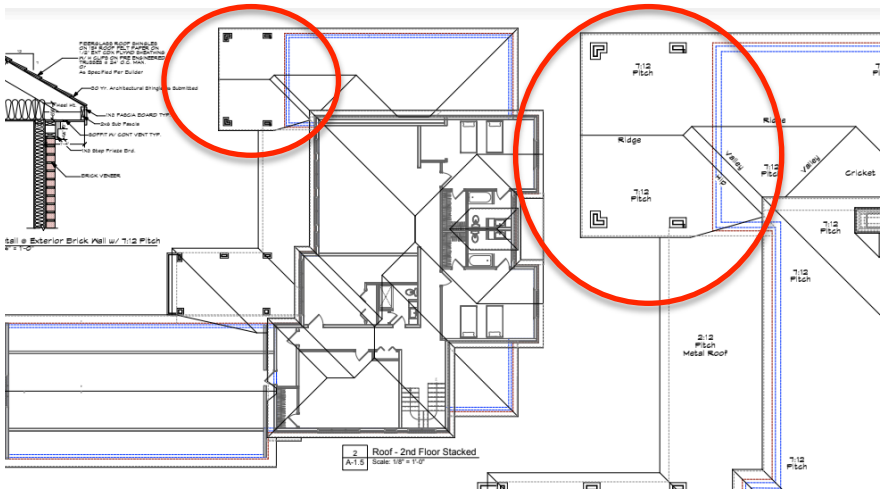


Illustration of modification I-C:

Screened in porch removed from overhead elevation (incorrectly submitted in previous overhead elevation only, was not on side elevations when approved – no screened porch was previously or is currently planned. Resubmitting for purposes of correct record only.)

PREVIOUSLY APPROVED



CORRECTION

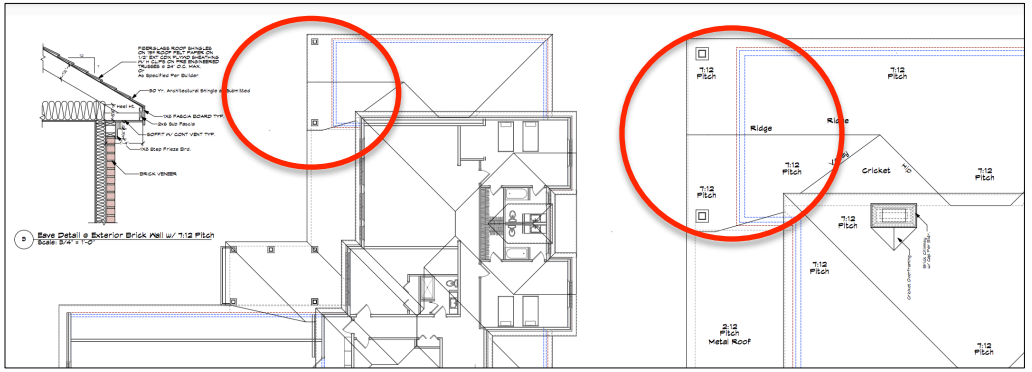
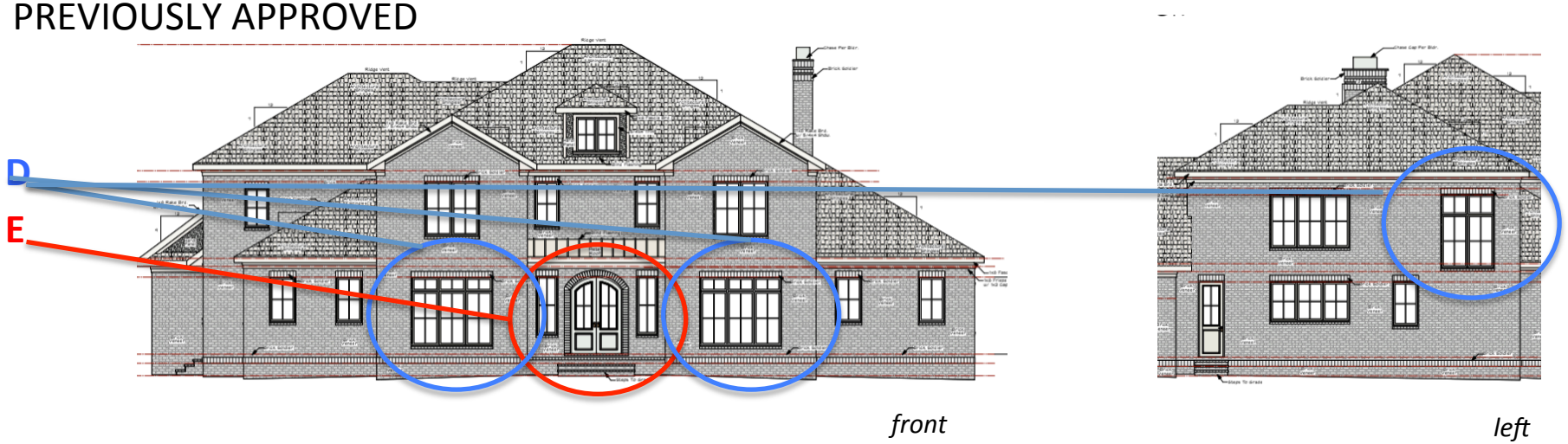


Illustration of modifications I-D & I-E: EXHIBIT A-2.6

D. Transoms removed from two front windows closest to front door and from left elevation top left window

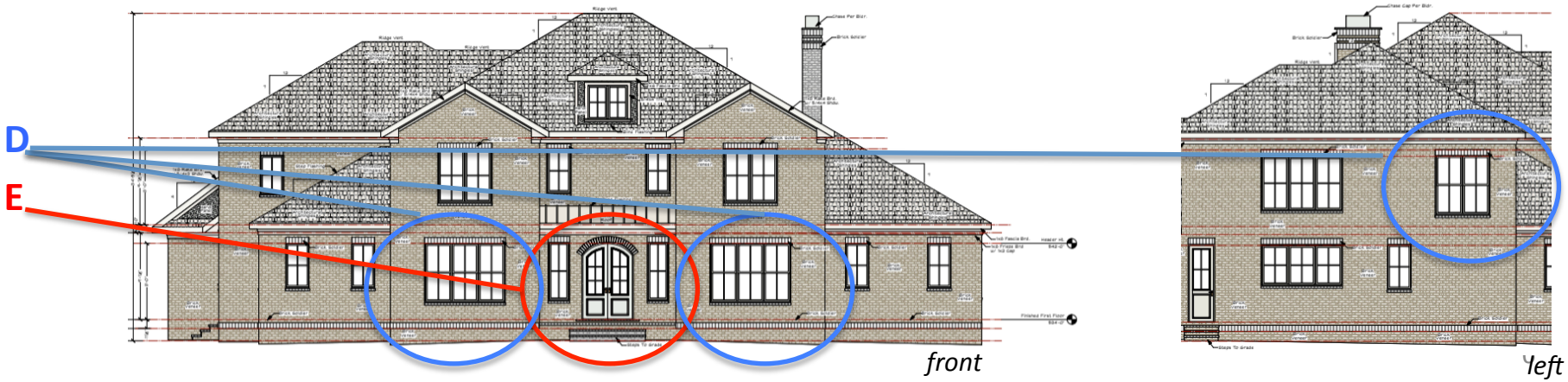
E. Soldier row surrounding front door modified

PREVIOUSLY APPROVED



front *left*

PROPOSED MODIFICATIONS



front *left*

II. Summary of landscape changes

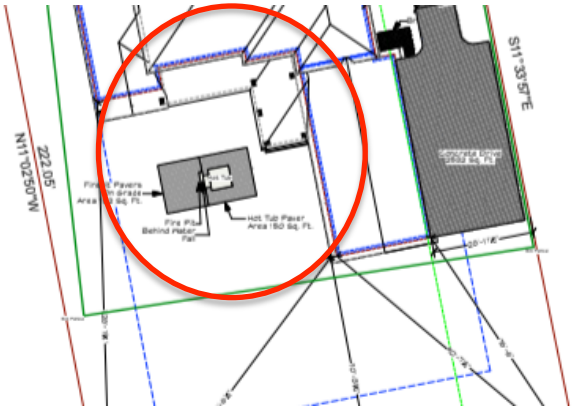
A. Spa and firepit re-oriented deeper into yard
B. Rear fence added to plan
C. Driveway narrowed and realigned
D. Walkway from front of house realigned
E. Paving removed from side door to drive
F. Impervious removed from parking pad

EXHIBIT A-2.8

Illustration of change II-A:

Spa and firepit re-oriented deeper into yard

PREVIOUSLY APPROVED



PROPOSED MODIFICATIONS

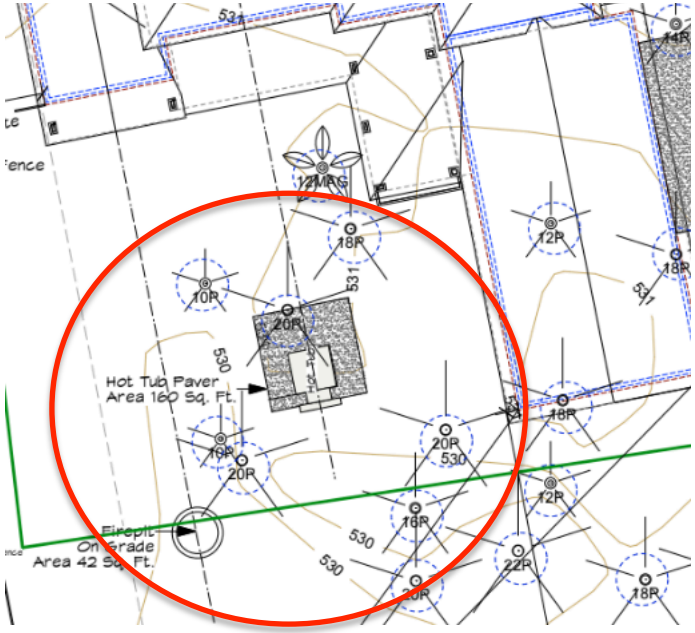


EXHIBIT A-2.9

Illustration of change II-B:

Rear fence added to plan

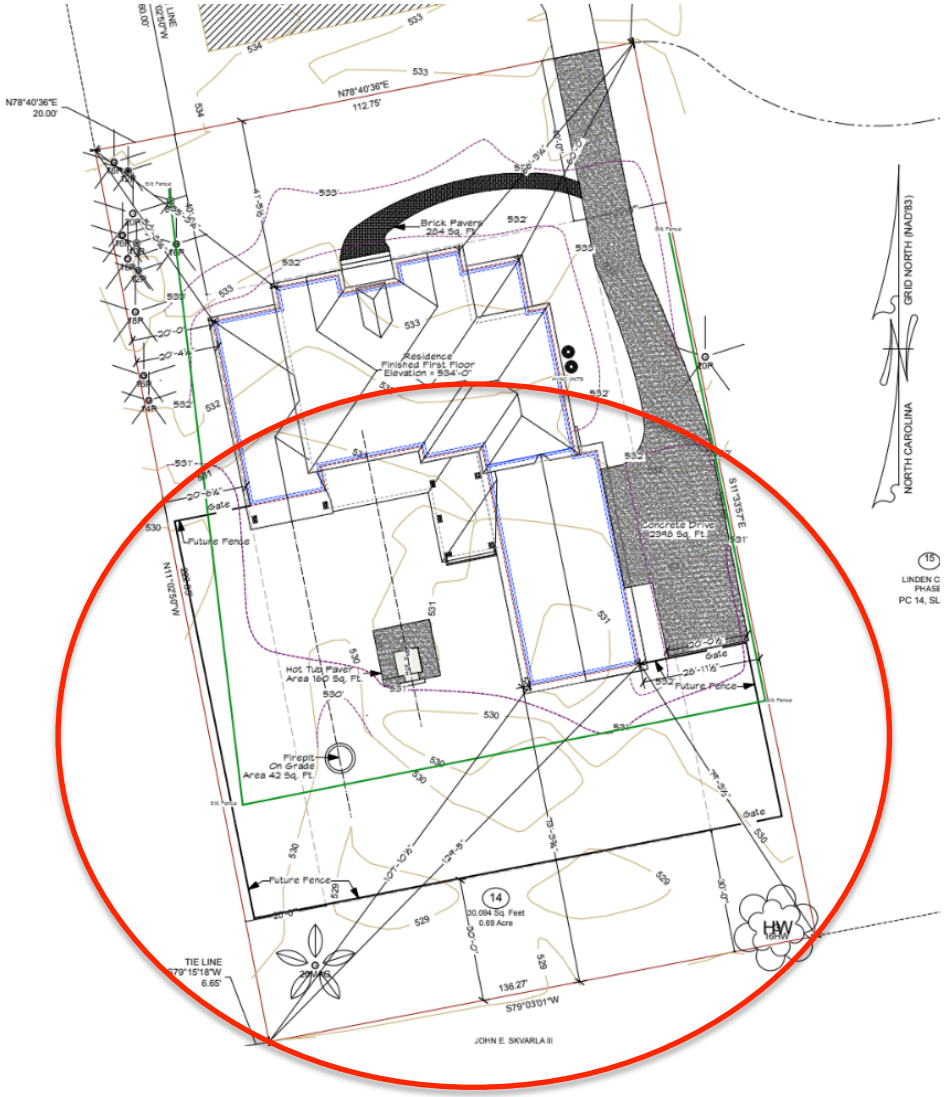


Illustration of changes II C-F: EXHIBIT A-2.10

C. Driveway narrowed and realigned

D. Walkway from front of house realigned

E. Paving removed from side door to drive

F. Impervious removed from parking pad

PREVIOUSLY APPROVED

PROPOSED MODIFICATIONS

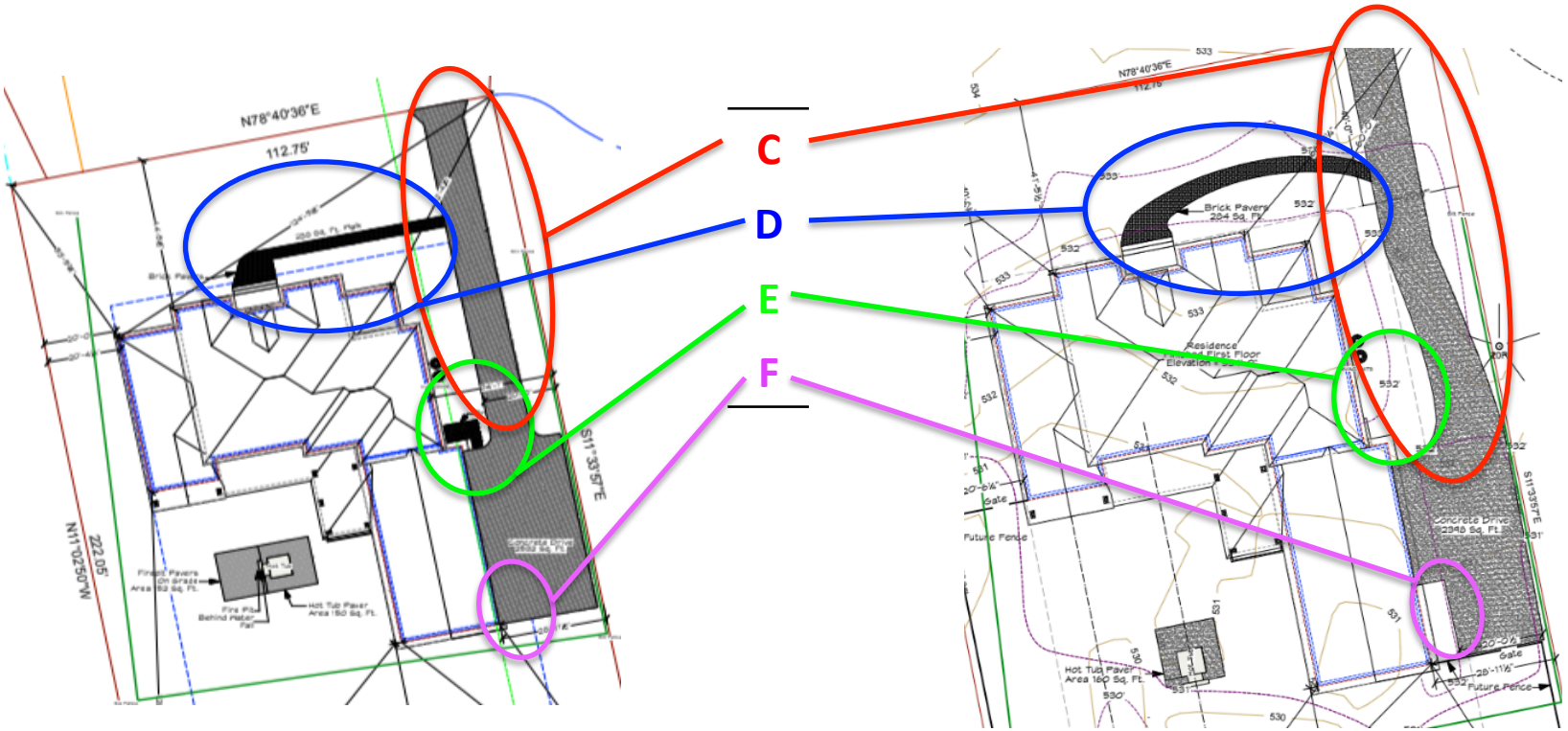


EXHIBIT A-2.11

III. Materials list changes

Item	Previously submitted as	Requested change	Ex.
Windows	Aluminum clad (white)	Vinyl clad (white)	A
Front door	Mahogany	Fiberglass – painted slate blue	B, C
Roof	Black	Grey	C
Roof exhaust vents	Black	Grey	N/A
Front porch pavers	Tan/taupe	Greige (“grey-beige”)	C
Patio pavers	Tan/taupe	Greige	C
Sidewalk pavers	Tan/taupe	Greige	C
Back porch pavers	Tan/taupe	Greige	C
Driveway	Bluestone with concrete edging	All concrete	N/A

EXHIBIT A-2.12

III-A. Selected windows

ANDERSEN WINDOWS & DOORS

CONTACT US WHERE TO BUY FIND A

ABOUT WINDOWS DOORS IDEAS & INSPI

200 SERIES WINDOWS & DOORS

Warmth of Wood at an Uncommon Value

This streamlined selection of windows and patio doors delivers Andersen quality at an uncommon value while still offering ample choices.

- Concentrated on our most popular sizes and options
- Energy-saving glass for any climate
- Low maintenance exteriors offer superior weather resistance

IMPORTANT NOTE:
Windows will have grilles dividing each pane (not sash) into four quarters. This is a custom design with Andersen and photos are not available. See rendering for depiction.

III-B. Selected doors

EXHIBIT A-2.13

Exterior Doors: Therma Tru, Fiberglass (Front door has been submitted for quoting)

Patio Doors: Therma Tru, Smooth Star, Flush Glaze

Garage Man Door: Therma Tru, 2 PNL Square Top

Garage Hallway/Mud Room: Therma Tru, Half 1 PNL 4LT

Front Door: Therma Tru, Classic Craft, Founders Collection

EXHIBIT A-2.14

III-C. Colors

NEW: Benjamin Moore Seapearl with grey asphalt shingle roof

was previously approved as limewash and roof listed as black

NOTE: Photo shows cedar shake, but the roof will be asphalt l shingle. Photo used for color purposes only.

NEW: Benjamin Moore Newburyport Blue front door

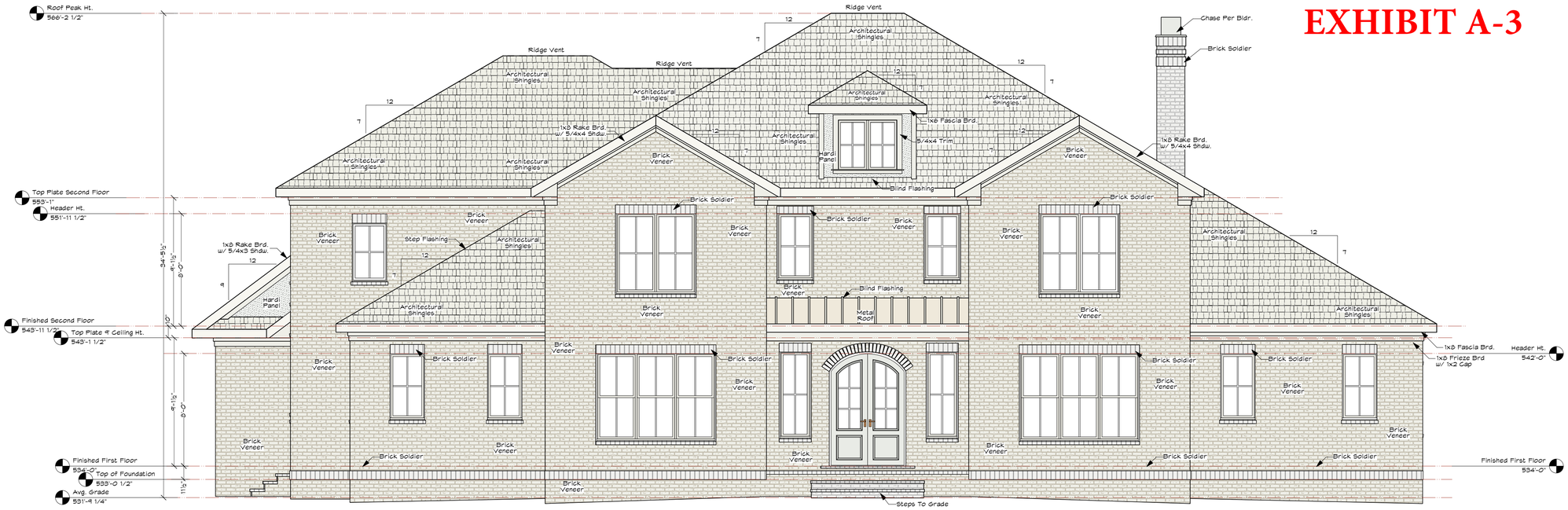
was previously approved as mahogany

NEW: Greige ("grey-beige") pavers

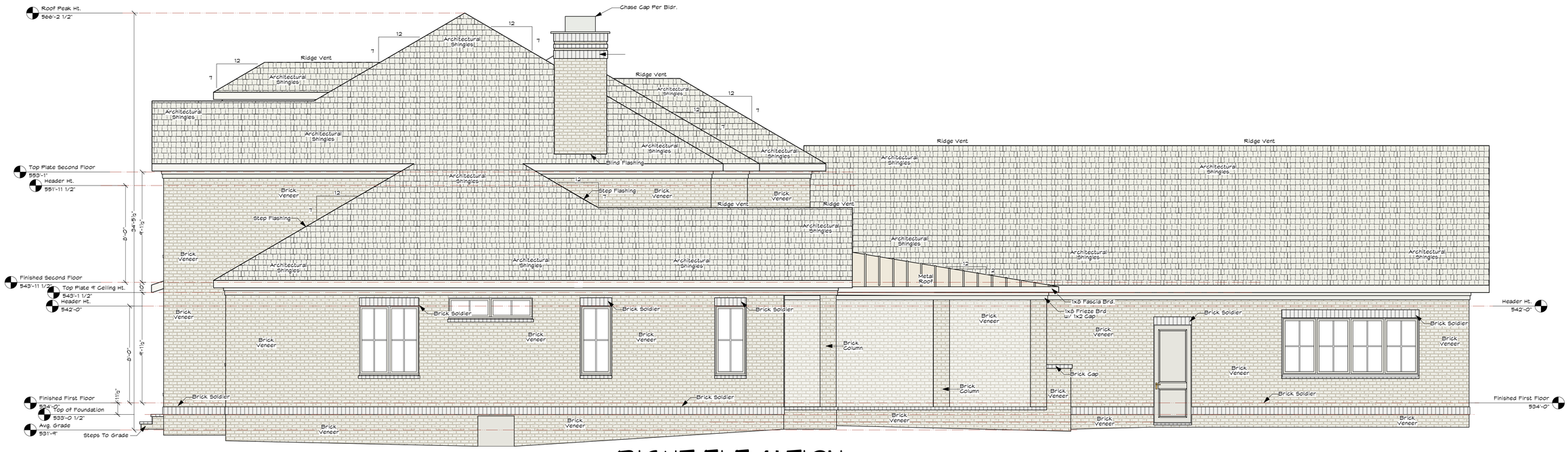
was previously approved as taupe/tan

IMPORTANT materials note: suppliers will not guarantee availability of pavers this far out. Submission is indicative of the general, neutral color but may not be the actual pavers

EXHIBIT A-3



FRONT ELEVATION



RIGHT ELEVATION

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DAVID NICHOLS .DESIGN

E-Mail: Davidedavidnichols.design

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

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1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.
Drawings and Specifications as instruments of service are and shall remain the property of Anderson
Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	11/20/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	11/20/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	K. Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

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

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
Front Elevation
Right Elevation

Scale
1/4" = 1' - 0"

Sheet No.
A-1.6
of
8

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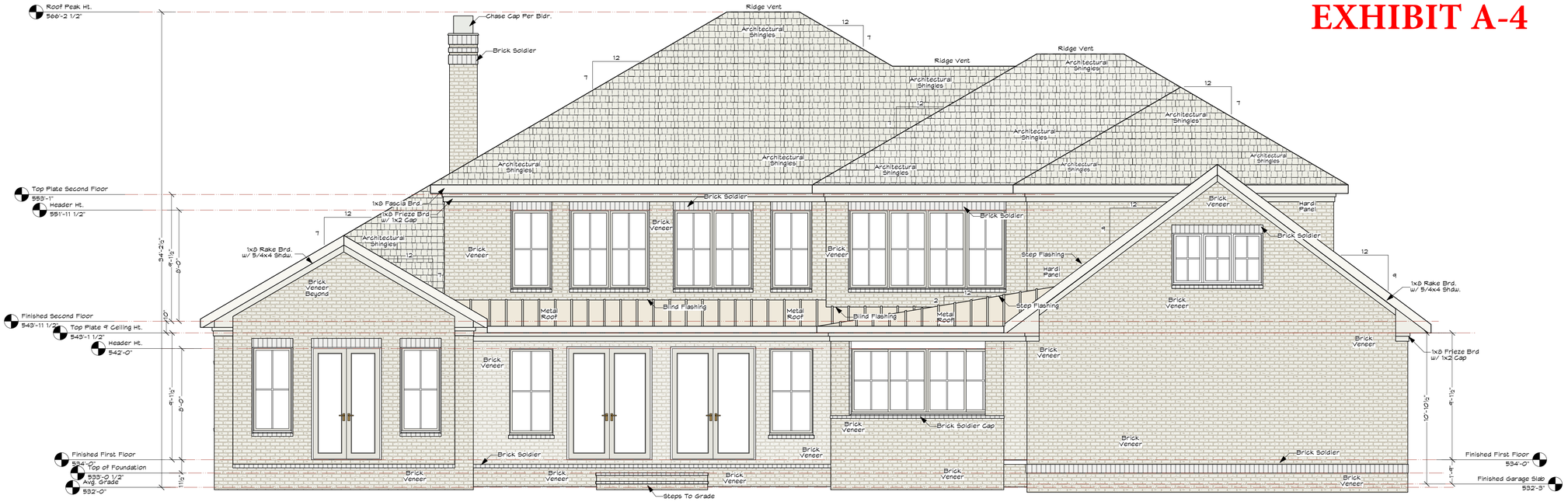
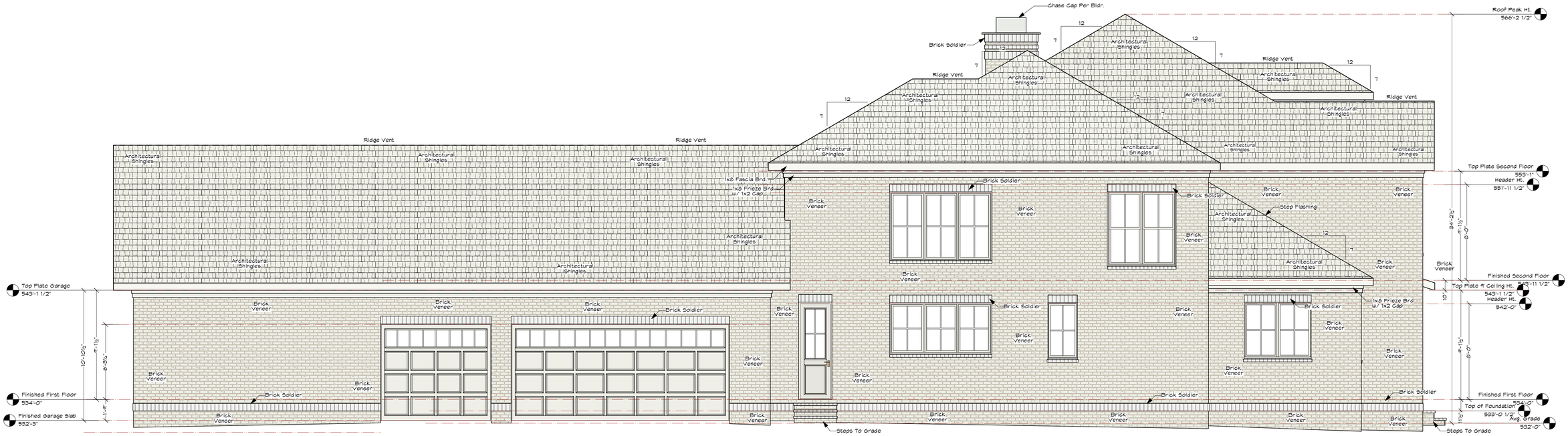
EXHIBIT A-4



REAR ELEVATION



LEFT ELEVATION

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E-Mail: Davidedavidnichols.design

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

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2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

Drawings and Specifications as instruments of service are and shall remain the property of Anderson
Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	11/20/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	11/20/21
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Ken Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

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

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

Sheet Title
REAR ELEVATION
LEFT ELEVATION

Scale
1/4" = 1' - 0"

Sheet No.
A-1.7
of
8

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OFFICIAL RED SEAL OF AUTHENTICITY

Room	Spec
Brooke's office	
Flooring: B's office	Wood
Ceiling lights: B's office	Chandelier
Millwork: B's office	Crown
Dining Room	
Flooring: DR	Wood
Ceiling lights: DR	Chandelier
Millwork: DR	Coffered ceiling
Millwork: DR	Crown
Millwork: DR	Built-ins
Ed's office	
Flooring: Ed's office	Wood
Ceiling lights: Ed's office	Fan
Millwork: Ed's office	Built-ins
Millwork: Ed's office	Crown
Entry foyer	
Flooring: Foyer	Wood
Ceiling lights: Foyer	Chandelier
Millwork: Foyer	Chair rail / b&b
Millwork: Foyer	Ceiling medallion
Millwork: Foyer	Crown
Great room	
Flooring: GR	Wood
Ceiling lights: GR	Chandelier
Wall lights: GR	Picture lights in bookshelf
Wall lights: GR	Wall sconces
Millwork: GR	Built-ins
Kitchen	
Flooring: KIT	Wood
Ceiling lights: KIT	Pendants over island (2)
Other lights: KIT	Best task lighting besides cans?
Under cabinet lights: KIT	
Millwork: KIT	Crown
Laundry room	
Flooring: LR	Tile
Ceiling lights: LR	Flushmounts
Millwork: LR	Cabinetry
Sink: LR	Double sink
Main hallway	
Flooring: Main hallway	Wood
Ceiling lights: Main hallway	Semi-flush
Millwork: Main hallway	Crown
Master bath	
Flooring: MB	Tile
Shower: MB	Steam shower
Ceiling lights:MB	Semi-flushmount
Wall lights:MB	4 sconces
Millwork: MB	Crown
Millwork: MB	Extra-nice closet doors
Tub : MB	72" long / 36" wide
Other notes: MB	
Master bedroom	
Flooring:MBR	Wood
Ceiling lights:MBR	Fan
Wall treatments:MBR	Paint
Millwork:MBR	Crown
Master closets	
Flooring: MC	?
Ceiling lights:MC	Flushmounts
Wall treatments: MC	Paint
Millwork: MC	Closet system
Mudroom / Back Hall	
Ceiling lights: MDR	Semi-flushmount
Millwork: MDR	"Locker" system
Pantry	
Flooring: PNT	Tile
Ceiling lights: PNT	Semi-flushmount
Fridge: PNT	
Pot filler for coffee machine	
Countertops	
Millwork: PNT	Shelving
Powder Room	
Flooring: PR	Marble basketweave with border
Ceiling lights: PR	
Wall lights: PR	2 sconces
Millwork: PR	Wainscotting / B&B
Millwork: PR	Crown
Cabinetry: PR	Single cabinet base
Isla's bath (most Western bath)	
Flooring: IB	Tile
Shower/Tub: IB	
Ceiling lights:IB	Cans
Wall lights:IB	2-4 sconces
Sink: IB	Vessel sink
Cole's bath	
Flooring: CB	Tile
Shower/Tub: CB	
Ceiling lights:CB	Cans
Wall lights:CB	2 sconces
Sink: CB	Undermount
Upstairs guest bath	
Flooring: GB	Tile
Shower/Tub: GB	
Ceiling lights:GB	Extra cans - no window
Wall lights:GB	4 sconces
Sink: GB	Undermount
Isla's bedroom + closet (w/ alcove)	
Flooring: IBR	Wood
Ceiling lights: IBR	Fan

Room	Spec
Cole's bedroom + closet	
Flooring: CBR	Wood
Ceiling lights: CBR	Fan
Guest suite + closet	
Flooring: GS	Wood
Ceiling lights: GS	Fan
Playroom	
Flooring: GS	Wood
Ceiling lights: GS	Fan
Outdoors	
Firepit behind screened porch	
Irrigation system	
Hot tub / cocktail pool with water feature	
Other notes	
All light fixtures on dimmers	
Whole house water filter	
Pebble ice dispenser in kitchen	(pantry?)
Really good hot water heater(s)	
Finish storage space with lights and floor - enough for safe walk-in access; structure so that can be finished for heated SF if needed one day	
hidden outlets - in pantry, in drawers, bathroom cabinets	
Steps in house are minimal for future acccessibility	

Residence Data	
Heated First Floor	3570.00 Sq. Ft.
Heated Second Floor	1915.00 Sq. Ft.
Total Heated	5485.00 Sq. Ft.

EXHIBIT A-5

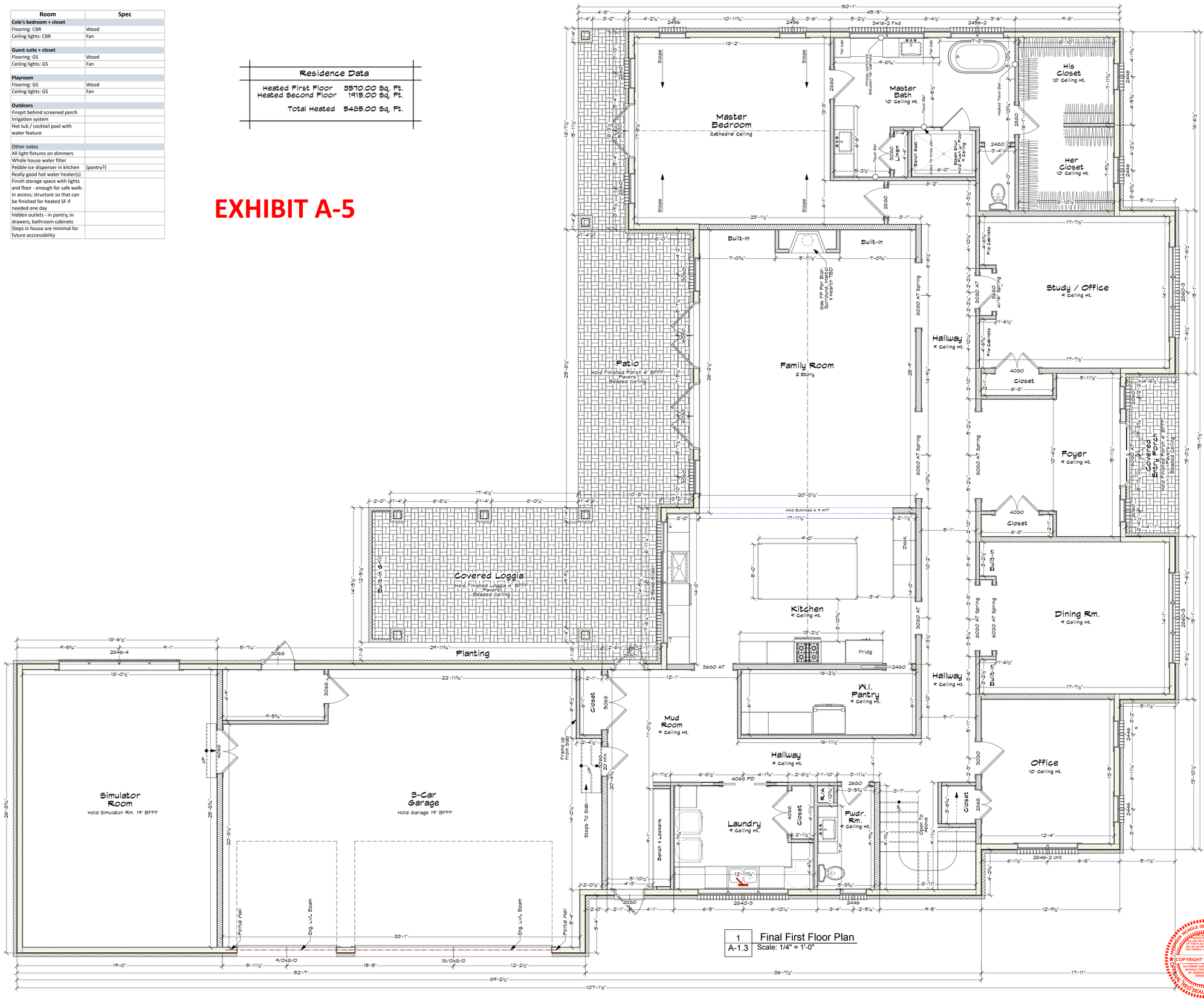
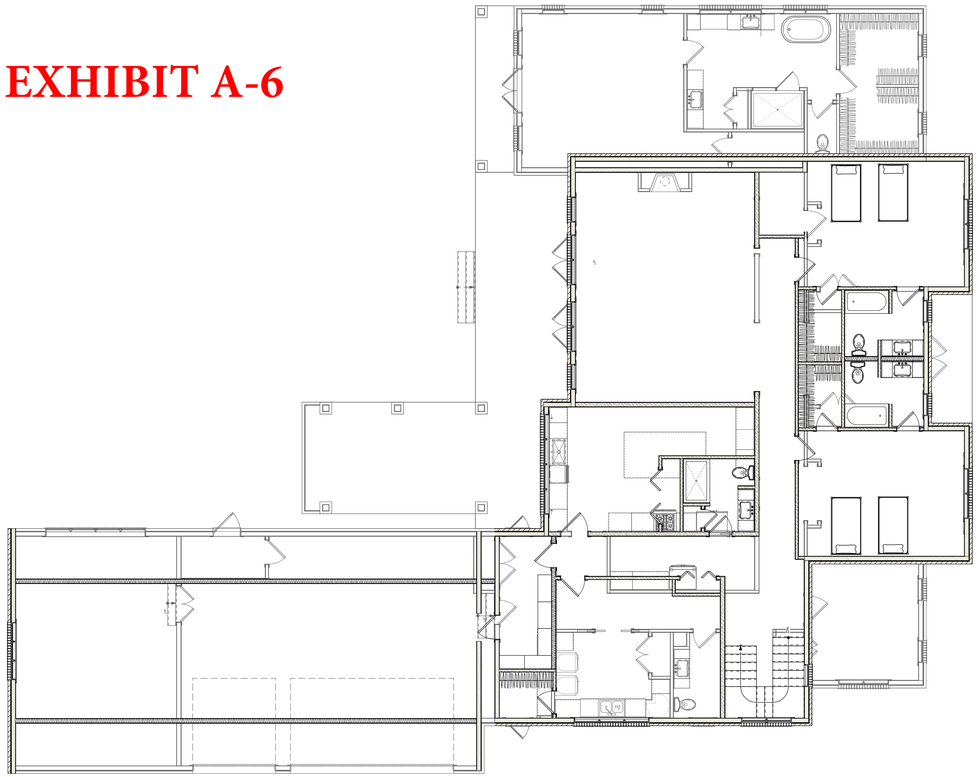
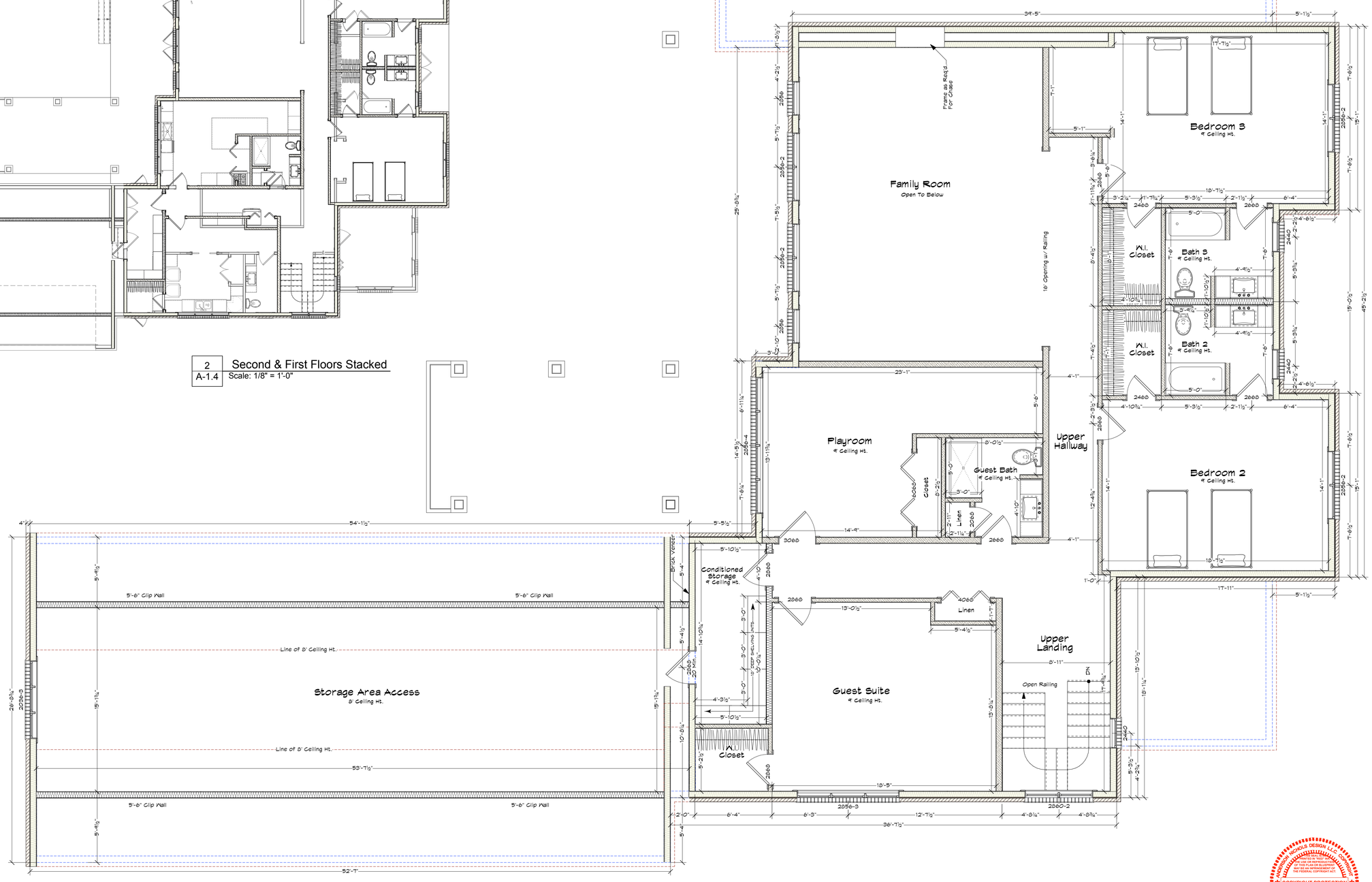

Master Bedroom
Cathedral Ceiling
Master Bath
10' Ceiling Ht.
His Closet
10' Ceiling Ht.
Her Closet
10' Ceiling Ht.
Study / Office
9' Ceiling Ht.
Hallway
9' Ceiling Ht.
Family Room
2 Story
Patio
Hold Finished Porch 4" BFFF
Pavers
Beaded Ceiling
Covered Loggia
Hold Finished Loggia 4" BFFF
Pavers
Beaded Ceiling
Covered Entry Porch
Hold Finished Porch 4" BFFF
Pavers
Beaded Ceiling
Foyer
9' Ceiling Ht.
Closet
Kitchen
9' Ceiling Ht.
Fridg
W.I. Pantry
9' Ceiling Ht.
Mud Room
9' Ceiling Ht.
Hallway
9' Ceiling Ht.
Laundry
9' Ceiling Ht.
Fwdr. Rm.
9' Ceiling Ht.
Dining Rm.
9' Ceiling Ht.
Office
10' Ceiling Ht.
Simulator Room
Hold Simulator Rm. 14" BFFF
3-Car Garage
Hold Garage 14" BFFF
Planting
Built-in
Built-in
Built-in
Built-in
Built-in Grill
Bench Lockers
Steps To Slab
Frame Up From Slab
Portal Kkll
Eng. LVL Beam
Eng. LVL Beam
Portal Kkll
Desk
Hold Bulkhead @ 9" AFF
Hold Built-in
Hold Built-in
Hold Built-in

EXHIBIT A-6



2 / A-1.4 Second & First Floors Stacked
Scale: 1/8" = 1'-0"

Residence Data	
Heated First Floor	3570.00 Sq. Ft.
Heated Second Floor	1915.00 Sq. Ft.
Total Heated	5485.00 Sq. Ft.



1 / A-1.4 Second Floor Plan
Scale: 1/4" = 1'-0"

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DAVID NICHOLS .DESIGN

E-Mail: Davidedavidnichols.design

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

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	11/22/21
Revision	Revision
Project ID	
Drawing Code	VWDS 2021
CAD File Name	Haughey Residence
Plot Date	11/22/2021
Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Bass
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

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

Consultant
Ken Bass
GWB Construction

Project Title
Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWSP., MOORE CO.
PINEHURST, NC

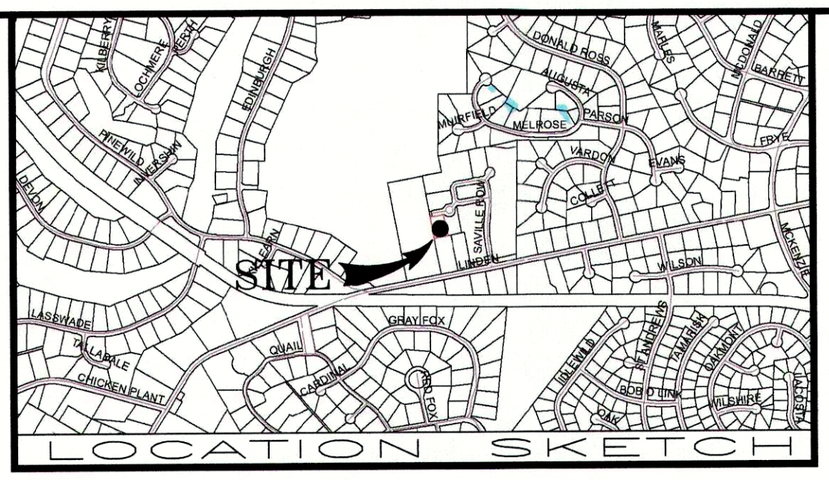
Sheet Title
Scond Floor Plan
Residence Data
Stacked View-1st & 2nd Floors

Scale
1/4" = 1' - 0"

Sheet No.
A-1.4
of
8

These Blueprints are provided for the construction of a single house on a single lot. The design and plans are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, or do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

EXHIBIT A-7



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

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

REFERENCE:
PLAT CAB. 18, SL. 609
MOORE COUNTY REGISTRY

ACREAGE DETERMINED BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR S. R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: NOVEMBER22, 2021

170.08'
N11°02'50"W

13
LINDEN CLOS'
PHASE 1
PC 14, SL. 947

NOTTINGHILL GATE

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

S78°40'36"W
20.00'

BENCH MARK
SANITARY SEWER MANHOLE
TOP RIM ELEV. = 534.65
INVERT ELEV. = 524.63

A 1.50'
R 22.00'
B N80°38'11"E
C 1.50'

SANITARY SEWER MANHOLE
TOP RIM ELEV. = 531.68
INVERT ELEV. = 523.35

PAVEMENT

TIE LINE
N11°02'50"W
60.00'

N78°40'36"E
20.00'

N78°40'36"E
112.75'

534
533
532
531
530

44.5'

STEPS MAY CROSS MINIMUM BUILDING SETBACK LINE.

Proposed
Residence
Finished First Floor
Elevation = 534'-0"

HOT TUB

30,094 Sq. Feet
0.69 Acres

20.3'
20.6'
28.7'
29.0'
70.3'
30.0'
22.89'
S11°33'57"E
222.05'
N11°02'50"W

TIE LINE
S79°15'18"W
6.65'

136.27'
S79°03'01"W

JOHN E. SKVARLA III
2229/464

APPROXIMATE LIMITS OF CONSTRUCTION

15
LINDEN CLOS'
PHASE 1
PC 14, SL. 947

UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- SF = SQUARE FOOTAGE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- CB = CATCH BASIN
- MH = SANITARY SEWER MANHOLE
- = POWER SERVICE STUB
- S = SEWER SERVICE STUB
- = TELEPHONE SERVICE STUB
- = CABLE TV SERVICE STUB
- = FENCE
- SF SF SF SF SF = SILT FENCE
- 18P = PINE TREE W/ SIZE NOTED
- = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT
- 18P = TREE TO BE REMOVED

TOPOGRAPHIC SURVEY & SITE PLAN FOR
ED HANGHEY
AND WIFE
BROOKE HANGHEY
LOT NO. 14, PHASE 2
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
SEPTEMBER 28, 2021 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

AREA IN:
FIRE PIT=14 sq.ft.±
HOUSE=5951 sq.ft.±
HOT TUB DECKING=165 sq.ft.±
DRIVE = 2382 sq.ft.±
WALK = 406 sq.ft.±
TOTAL IMPERVIOUS=8918 sq.ft.±
TOTAL DISTURBED=21,480 sq.ft.±

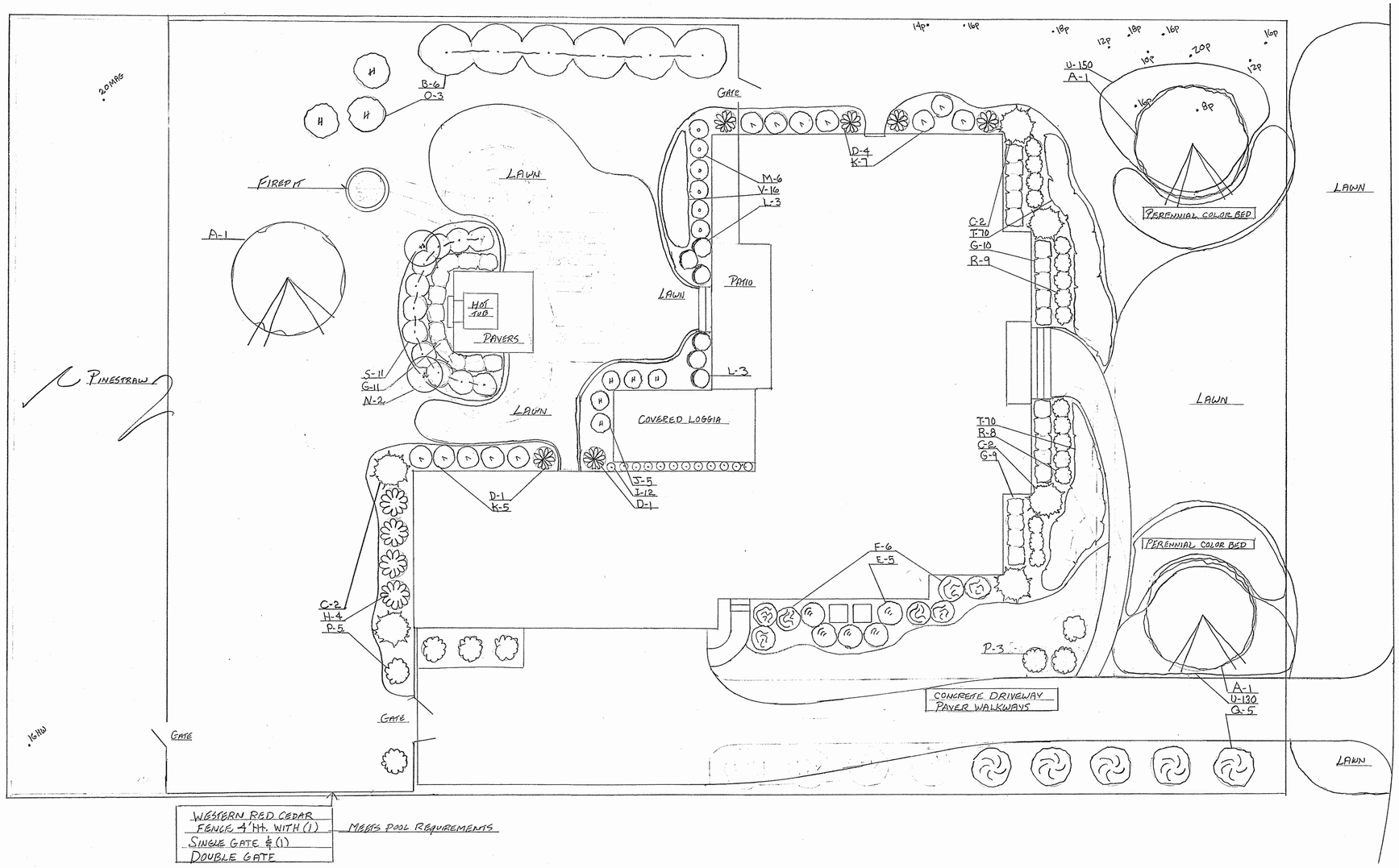
TOTAL IMPERVIOUS= 8918 sq.ft.±
30,094 SQ FT OF LOT
= 29.6% COVERAGE BY IMPERVIOUS SURFACE

REVISED: 11-23-2021 TO REMOVE TREES
REVISED: 11-10-2021 TO ADD SITE PLAN
REVISED: 11-17-2021 TO REVISE SITE PLAN
REVISED: 11-22-2021 TO REVISE SITE PLAN

NORTH CAROLINA GRID NORTH (NAD'83)

14-LINDEN-CLOS2021.DWG

D:\Carlson Projects\14-LINDEN-CLOSE2021.dwg, 11/23/2021 4:30:05 PM



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	3	'CHEROKEE PRINCESS' DOGWOOD	8-9'
B	6	'GREEN GIANT' ARBORVITAE	6-7'
C	6	'CHRISTMAS JEWEL' HOLLY	5-6'
D	6	'SETSUGEKKA' SASANQUA CAMELLIA	7 GAL.
E	5	'BLUE CASCADE' DISTYLIUM	7 GAL.
F	6	'MOONLIT LACE' VIBURNUM	7 GAL.
G	30	'BABY GEM' BOXWOOD	7 GAL.
H	4	'VICTORY WHITE' COMMON CAMELLIA	10 GAL.
I	12	'DIAMOND SPIRE' GARDENIA	3 GAL.
J	5	'WEE WHITE' HYDRANGEA	3 GAL.
K	11	'CINNAMON GIRL' DISTYLIUM	5 GAL.
L	6	'RADIANCE' ABELIA	5 GAL.
M	6	'LEMON LIME' NANDINA	3 GAL.
N	2	'SNOW TOWER' DOGWOOD	5-6'
O	3	'LIMELIGHT' HYDRANGEA	7 GAL.
P	8	'EMERALD SNOW' LOROPETALUM	3 GAL.
Q	5	'WHITE CHIFFON' HIBISCUS	7 GAL.
R	17	'SNOW GIRL' GARDENIA	3 GAL.
S	11	OCTOBERMAGIC SNOW CAMELLIA	7 GAL
T	140	VARIEGATED PERIWINKLE	4" pot
U	280	'MACULATA' PERIWINKLE	4" pot
V	16	'VARIEGATED' LIRIOPE	1 GAL.

EXHIBIT A-8

REAVES LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscaping@windstream.net

HAUGHEY RESIDENCE
NOTTINGHILL GATE LOT 14
PINEHURST N. C.

REVISIONS

1	10-18-2021	8
2	11-23-2021	9
3	11-24-2021	10
4		11
5		12
6		13
7		14

SCALE: 1"=10'

DATE: 8-30-2021

DRAWN BY:

PAGE NO:

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 0072 JOEL GUILL KENNEDY

MINOR WORK COA'S ISSUED 11/10/2021 - 12/10/2021
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alexandria Rye

DATE OF MEMO:
12/10/2021

MEMO DETAILS:
Attached is a copy of the Minor Work COA's Issued 11/10/2021 - 12/10/2021 for your review.

ATTACHMENTS:

	Description
🗋	Minor Work COA's Issued 11/10/21-12/10/21

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alexandria Rye, Senior Planner
DATE: 12/10/2021
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
DECEMBER 16, 2021 MEETING
11/10/2021 -12/10/2021

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2021-00209	Window and roof repair / replacement	12/08/2021	12/09/2021	15 Laurel Rd	Kerr, Timothy Fownes
COA-2021-00199	Business Signs for Design and Build company (Flacorp LLC)	11/17/2021	11/24/2021	100 SW Magnolia Rd, Suite B2	Flacorp, LLC