Historic Preservation Commission
Agenda for Regular Meeting of July 25, 2024
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM

1. Call to Order
2. Approval of Minutes
   A. 6/27/2024 HPC Regular Meeting Minutes
3. Public Hearing
   A. COA-2024-00095 (25 Muster Branch Rd)

      The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to a detached garage and removal of trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management LLC and the applicant is Christine Davis.
4. Review of Normal Maintenance and Minor Work items
   A. Minor Work COAs Approved 6/15/2024 to 7/14/2024
5. Next Meeting Date
   A. 08/22/2024 HPC Regular Meeting
6. 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.

6/27/2024 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shelby Grow, Administrative Specialist
CC: Historic Preservation Commission; acameron@vopnc.org, mmandeville@vopnc.org, mcarpernter@vopnc.org
DATE OF MEMO: 07/15/2024

MEMO DETAILS
Attached is a draft copy of the 6/27/24 HPC meeting minutes.

ATTACHMENTS
1. 06-27-24 HPC Draft Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JUNE 27TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Richard Vincent, Chair	Angelique Fabiani	Pamela Graham, Planning Supervisor
Cara Mathis, Vice Chair		Michael Mandeville, Senior Planner
David Herring		Maria Carpenter, Planner
Justin Bramlage		Shelby Grow, Administrative Specialist
Joe Iverson		Paul Conners, IT Systems Specialist

Approximately 7 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:01 PM. Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, Mr. Vincent made note that Ms. Fabiani was absent, and he introduced Staff.

II. Approval of Minutes

A. 05-23-2024 Regular Meeting Minutes

Ms. Mathis moved to approve with revisions the minutes of the May 23rd, 2024, Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0.

Amendments to minutes: Page 4, second to the last paragraph; the word muntin should be added; "Mr. Hess confirmed with Mr. Herring that the muntins will be on the outside of the glass panes, there will be an interior muntin between the lites of glass, and the brand of proposed windows will be Pella Lifestyle."

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

III. Public Hearing

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

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

Mr. Mandeville and Ms. Graham were sworn into the Public Hearing and testified as follows.

A. <u>COA-2024-00078 (140 Saville Row)</u>

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling, pool and fence at 140 Saville Row. The property is identified as Moore County PID Number 20210131. The property owners are Jason and Julie Leeds, and the applicant is Fernando Silva, LLC.

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

The Commission thanked Mr. Mandeville for his presentation.

Ms. Mathis asked for clarification on the distance between the driveway and property line. Mr. Mandeville stated this would be addressed during the building review.

Mr. Fernando Silva, the applicant and builder for this project, was sworn into the Public Hearing.

Mr. Silva stated they submitted a secondary color for the siding, Revere Pewter, because the original color, Iron Ore, is not in the approved color palette. Mr. Mandeville stated that he advised the applicant to choose a back-up color in case Iron Ore was not approved by the Commission and to consider it as an alternative in today's meeting to which Mr. Vincent confirmed. Mr. Silva stated that the alternative color used for the siding would be Revere Pewter and added that Portabella would be used for the window trim color.

Mr. Vincent asked if the Commission members had any questions for the Applicant.

Mr. Herring confirmed with Mr. Silva that bi-fold windows are being installed on Exhibit A 2.2. Mr. Herring asked for clarification on the type of window being installed, with no muntins in Exhibit A 2.4 on the left side elevation near the gable extension. Mr. Silva stated this is the master bathroom window and they propose to use a frosted finish window with no muntins for privacy. Mr. Herring asked for clarification on Exhibit A 2.10 and why they are proposing to remove 15-16 trees in the back yard. Mr. Silva stated they would like to remove the trees due to the grading of the pool area. Mr. Herring and Mr. Silva discussed preserving as many trees as possible to keep the existing canopy intact. Mr. Silva stated that the homeowners would not have an issue with retaining some of the trees that are planned to be removed. Mr. Vincent stated this plan is preserving more trees than most new construction plans, and believes that some clearing would be beneficial,

allowing the remaining trees to grow in a healthier way. Mr. Vincent confirmed with Mr. Silva that the total square footage under roof totals roughly 6300 square feet, and the proposed shutters will be hinged and operable. Mr. Herring asked for clarification on the proposed windows being installed, including the style of muntins. Mr. Silva stated they are Pella casement windows with outboard facing muntins. Mr. Bramlage, Ms. Mathis, and Mr. Silva discussed the exterior color choices, Revere Pewter and Iron Ore, being very different in comparison; the homeowners could not find a color similar to Iron Ore in the approved palette that would match the type of Texas brick being used, so Revere Pewter would be the best alternative if needed. Mr. Mandeville informed the Commission that the applicants have a mock-up featuring the alternate color choice.

Ms. Hannah Hensley, the applicant, was sworn into the public hearing.

Ms. Hensley presented a rendering with the alternate color choice and color samples to the Commission. Mr. Mandeville confirmed with Mr. Herring that there is no color similar to Iron Ore in the approved palate. Ms. Mathis, Mr. Bramlage and Mr. Mandeville discussed dark colors usually being reserved for trim in the approved palette and agreed that the front of this home is mostly stone and brick with Iron Ore being more of a trim color. Mr. Silva stated that the Iron Ore color is being used on the dormers, trim, and casing around the windows, which amounts to roughly 25% of the house with the rest being brick and stone. Mr. Vincent stated that it's being used more as an accent color, and it can be approved even though it's not in the approved color palette. Ms. Mathis confirmed with Mr. Silva that there will be grids on the garage doors as shown on Exhibit A 2.4.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

Mr. Herring confirmed the fence location with Mr. Silva and Staff.

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

The Commission began deliberation. The Commission discussed tree removal being an issue and would like to see all trees behind the eastern setback line preserved. The Commission agreed on the use of the color Iron Ore even though it is outside the approved color palette. The Commission discussed the conditions for the proposed tree removal.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2024-00078) and find the proposed Major Work at 140 Saville Row 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 with a condition to retain all trees east of the rear setback and retain one of each pair

of trees between the pool and the rear setback line. Seconded by Ms. Mathis. Approved by a vote of 5-0.

B. <u>COA-2024-00081 (180 Saville Row)</u>

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single-family dwelling at 180 Saville Row The property is identified as Moore County PID Number 20200543. The property owners are Joanie and Anthony Judd and the applicant is Bartlett Construction, LLC.

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

The Commission thanked Mr. Mandeville for his presentation.

Mr. Herring asked for clarification on the 2 different paving plans shown in Exhibits A 2.7 and A 2.8 and which one is the correct plan. Mr. Mandeville stated the applicants would have to address that question. Mr. Vincent confirmed with Mr. Mandeville that one of the adjacent properties is in Pinewild.

Mr. Kevin Barlett, the applicant, was sworn into the Public Hearing.

Ms. Joanie Judd, the homeowner, was sworn into the Public Hearing.

Mr. Bartlett thanked the Commission. Ms. Judd stated that they worked very hard on the design by pulling elements from different places around the Village in hopes that it will be a welcome part of the community.

Mr. Herring confirmed with Mr. Bartlett that the proposed driveway plan they are using will be the one shown in Exhibit A 2.8., and the window muntins will be on the outside of the glass. Mr. Vincent asked for clarification on the proposed gutter finish and material. Mr. Bartlett stated the material will be metal and the finish color will be Copper Penny. Ms. Judd added that they chose a painted finish to keep the copper color similar to the Carolina Hotels' roof. Ms. Mathis confirmed with Mr. Bartlett that the reason for removing the two trees in front of the property, shown in Exhibit 2.8, is to open up the view of the house. Mr. Herring asked for clarification on the type of windows to be used on the rear elevation between the first and second gables shown in Exhibit A 2.4. Mr. Bartlett stated they are casement windows above the kitchen sink with no muntins to allow for clean sightlines. Mr. Vincent added there is no visual of the rear elevation for the neighboring properties in Pinewild.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

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

The Commission began deliberation. Mr. Herring expressed concerns over the number of gables on the home, eight on the front and side elevations, and three more in the rear. Mr. Herring read from page 41 of The Historic District Standards, where it states that "simple pitch roof lines are preferred to contribute to a harmonious streetscape". Mr. Herring also expressed concerns over the garage location extending 13 feet beyond the front line of the home when the Standards state that "attached garages should not be prominent on the street facing elevation and should be set behind the front façade of the preliminary structure". Mr. Herring stated the number of trees being removed from the property is troubling with twelve being removed and only three being preserved, and suggested several changes that could be made to keep more of the trees, including re-siting the house to the north and adjusting the garage as it relates to the front of the house. Mr. Herring expressed concerns over the proposed painted copper finish, adding that a weathered finish is preferred over a bright copper finish as stipulated in the Standards. Mr. Herring added that he appreciated the owner's intent to bring a cohesive look and blend in with Pinehurst. Ms. Mathis stated the garage is side loading and not much of a concern, as they have done a good job hiding the doors from the front view of the house. Mr. Vincent stated the garage is well screened, not a prominent feature, and in the spirit of intent of what the Commission is trying to achieve. Mr. Vincent stated each home on Saville Row is unique, and while the design may not be fully congruous with the Downtown area it fits well within the Saville Row neighborhood, giving examples of other areas in the Historic District where groups of houses on certain streets have similar themes, not seen elsewhere within the Village, adding that they picked up design elements from existing homes on Saville Row which helps it fit in well with the neighboring properties. Mr. Vincent addressed concerns over the tree removal stating there could be some mitigation done with the applicant to preserve more of the canopy at the back of the property, and the copper gutter finish will also need to be addressed. Mr. Herring expressed concern over the number of different types of windows on the front of the home, showing little consistency in the aspect ratio of the various panes, adding that many elements from the Pinehurst community have been assembled into this one house, but agreed that the Saville Row neighborhood is a special case. Mr. Herring stated he was mostly concerned with the trees in the front of the home, and if the house were moved back 10-20 feet and the driveway design altered, roughly 11 trees could be saved. Ms. Mathis stated the design of this home reflects the New England style seen throughout Pinehurst and brings it closer historically and architecturally to the area. Mr. Iverson stated that the house blends well with the neighborhood, adding that they have done a good job situating the house on a lot that has a few challenges. The Commission discussed the importance of preserving the existing mature trees and canopy on the property. Mr. Vincent confirmed with Mr. Mandeville that nothing addresses glossy and reflective finishes on new construction homes in the Standards. Mr. Herring gave examples of the types of finishes preferred on existing homes. Mr. Mandeville stated this condition was not

considered in the application because it falls under existing structures. The Commission discussed concerns over the painted copper finish and what is considered compatible. Mr. Mandeville confirmed that the painted copper finish meets the Standards for new construction homes. The Commission discussed several examples of homes and buildings in the Historic area where a copper finish was used in place of real copper. The Commission discussed which conditions should be included in the motion. Mr. Vincent stated this home will be a great addition to Saville Row with efforts made in the design to screen the garage, and sufficient screening remains behind the home to allow for the proposed tree removal, along with a substantial landscape plan. The Commission discussed each case being handled on its own which does not set precedent for future cases that come before them. Mr. Herring reiterated the importance of preserving some of the trees they are planning to remove and suggested altering some of the design elements in the front of the home to accommodate this. Mr. Vincent discussed which trees are most important to preserve and verified with Mr. Mandeville that the public hearing could be reopened to discuss this with the applicant and homeowner.

Ms. Mathis moved to reopen the public hearing. Seconded by Mr. Herring. Approved by a vote of 5-0.

Mr. Herring suggested that four trees could be saved by adjusting the size and shape of the driveway and the loop, another tree could be saved by altering the proposed walkway, and 3 more trees in the front yard could also be preserved with no clear reason as to why they are being removed. Ms. Mathis stated she would like to see the 3 trees to the left of the walkway preserved, and asked if the reason behind removing most of these trees was to provide a clear view of the house. Mr. Bartlett addressed the Commission regarding which trees could be saved after altering some of the driveway design. Ms. Judd added that she is disabled and uses a scooter so the walkway will need to remain relatively straight but is willing to amend the application to preserve five trees originally planned for removal. Mr. Mandeville added that any tree less than 12 inches in diameter at breast height may be removed without approval.

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

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2024-00081) and find the proposed Major Work at 180 Saville Row 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 with a condition to retain five (5) trees designated for removal on the site plan, two (2) on the right side of the proposed driveway and three (3) on the front left side of the house. Seconded by Mr. Iverson. Approved by a vote of 5-0.

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor COA's Issued from 5/18/2024 – 6/21/2024

The Commission and Staff discussed Minor Work items, including whether any of the fences were in front yards, and the work being done at 85 Dundee Rd. The Commission and Staff discussed scheduling a Work session sometime after the next meeting in July.

V. Next Meeting Date

A. 07-25-2024 Regular Meeting

VI. Motion to Adjourn

Ms. Mathis moved to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 5-0 at 05:25 PM.

Respectfully Submitted,

Shelby Grow
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst
A videotape of this meeting is located on the Village website: www.vopnc.org.

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

DRAFT

COA-2024-00095 (25 Muster Branch Rd)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to a detached garage and removal of trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management LLC and the applicant is Christine Davis.

FROM: Maria Carpenter, Planner
CC: Historic Preservation Commission; Alex Cameron; Michael Mandeville
DATE OF MEMO: 06/19/2024

MEMO DETAILS

Please, see the attached materials related to this item.

ATTACHMENTS

1. Exhibit S-1
2. Exhibit A-1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Michael Mandeville, Senior Planner
Shelby Grow, Administrative Specialist
Date: July 17, 2024
Subject: **Major COA Request for 25 Muster Branch Rd.**

Applicant:	Christine Davis
Owners:	AED Management LLC
Property Location:	25 Muster Branch Rd.
Land Use:	Single Family Residential
PID#	00021401
COA#:	2024-00095

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modification to a detached garage and removal of trees at 25 Muster Branch Rd. The property is further identified as Moore County PID Number 00021401. The primary structure was built in 1921 and the property is +/- 4.411 acres in size.

The applicant proposed to replace flat wood lap siding with fiber cement siding in rear of garage, paint entire garage Bright White SW7007, replace garage doors with a similar style, and add gutters. The applicant also requests to remove 2 trees that are 12" or greater in diameter at breast height.

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

Standards of Review

Per the adopted Historic District Standards, replacement of windows and doors that are not compatible with the existing window(s) and/or door(s), and the removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a property that are not located within the right-of-way is considered Major Work requiring review by the Historic

Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

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

1. SECTION III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
    a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

VII. SITE FEATURES

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

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The painting of the garage and the addition of the gutters meet the Standards and could be approved by Staff. The Commission will need to determine if the changes to the garage and the removal of the trees are congruous with the Historic District and meet the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 10, 2024

Dear Property Owner(s),

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

Thursday July 25th, 2024
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to a detached garage and removal of trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management LLC and the applicant is Christine Davis.

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

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

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

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

Public Hearing Notification

EXHIBIT S-1.4

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

6/13/2024

July 25, 2024
Historic Preservation Commission
25 Muster Branch Rd. Major COA Request

1895 Village of Pinehurst

N W E S

LINDSEY, LINDA J
185 BROOKHAVEN ROAD
PINEHURST,NC,28374

PINEHURST, INC
PO BOX 4000
PINEHURST,NC,28374-4000

VICKERS, GEORGE F
175 BROOKHAVEN RD
PINEHURST,NC,28374

EDENS, ROBERT H &
155 BROOKHAVEN RD
PINEHURST,NC,28374-7088

BELL, DAVID N
15 MUSTER BRANCH RD
PINEHURST,NC,28374-8742

VICKERS, GEORGE FRANKLIN
175 BROOKHAVEN ROAD
PINEHURST,NC,28374

AED MANAGEMENT LLC
771 PEYTONVILLE AVE
SOUTHLAKE,TX,76092

LEE, CLARENCE V III & EVELYN B
350 INVERRARY ROAD
PINEHURST,NC,28374

KRAMER, HELEN E (HRS)
C/O CHARLENE E KRAMER
CHARLOTTE,NC,28270

ANDERSEN, WENDY J
160 BROOKHAVEN ROAD
PINEHURST,NC,28374

BEHRINGER, KYLE WILLIAM
21356 SADDLE LANE
MOKENA,IL,60448

PINEHURST HOTEL INC
PO BOX 4000
PINEHURST,NC,28374

COA-2024-00095

Menu Help

File Date: 06/12/2024

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work:

Application Name:

Address: 25 MUSTER BRANCH, PH, 28374

Owner Name: AED MANAGEMENT LLC

Owner Address: 771 PEYTONVILLE AVE, SOUTHLAKE, TX 76092

Parcel No: 00021401

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Christine Davis		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
Yes	214-674-2619	Contractor			

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
repair to existing siding,paint exterior and interior Bright white SW 7007 replaced garage doors, remove 2 pine trees leaning towards garage 1 is dead	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)
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PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
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FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	06/13/2024	Maria Carpenter
Review for Completeness		Application ...	07/15/2024	Maria Carpenter
Review Distribution		In Review	07/15/2024	Maria Carpenter
Historic Review		Approved	07/15/2024	Maria Carpenter
Planning Review		Approved	07/15/2024	Maria Carpenter
Review Consolidation		Review Complete	07/15/2024	Maria Carpenter
HPC Public Hearing Notice		HPC Hearing ...	07/10/2024	Maria Carpenter
Property Owner Notific...		Complete	07/10/2024	Maria Carpenter
Staff Report				

EXHIBIT A-1.2

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

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Application	PLN_HIST			application/pdf	Uploaded	06/12/2024
Garage Door Pics	PLN_HIST			application/pdf	Uploaded	06/12/2024
Tree Document	PLN_HIST			application/pdf	Uploaded	06/12/2024

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: AV360

Scheduled/Pending Inspections:

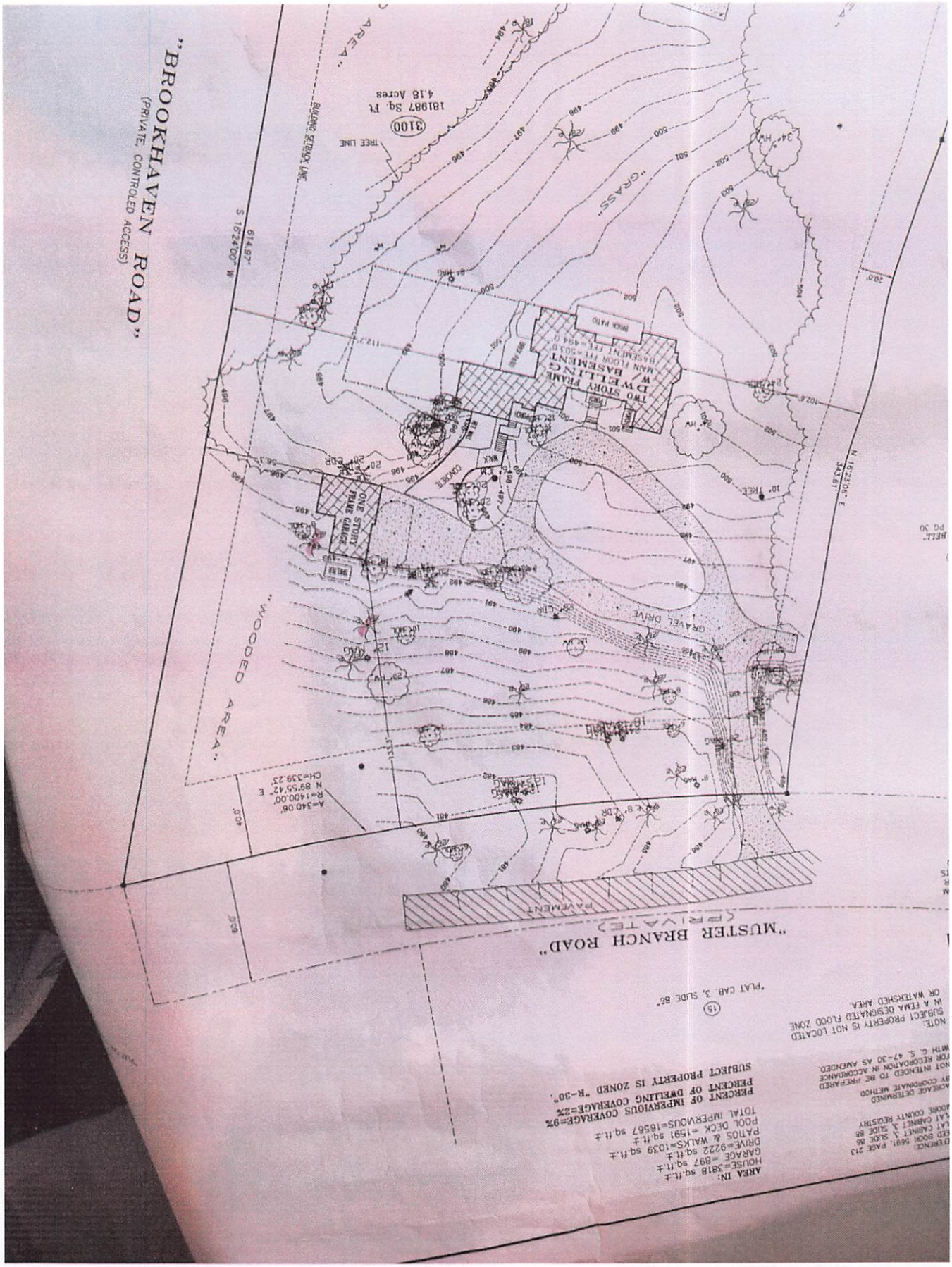
Inspection Type	Scheduled Date	Inspector	Status	Comments

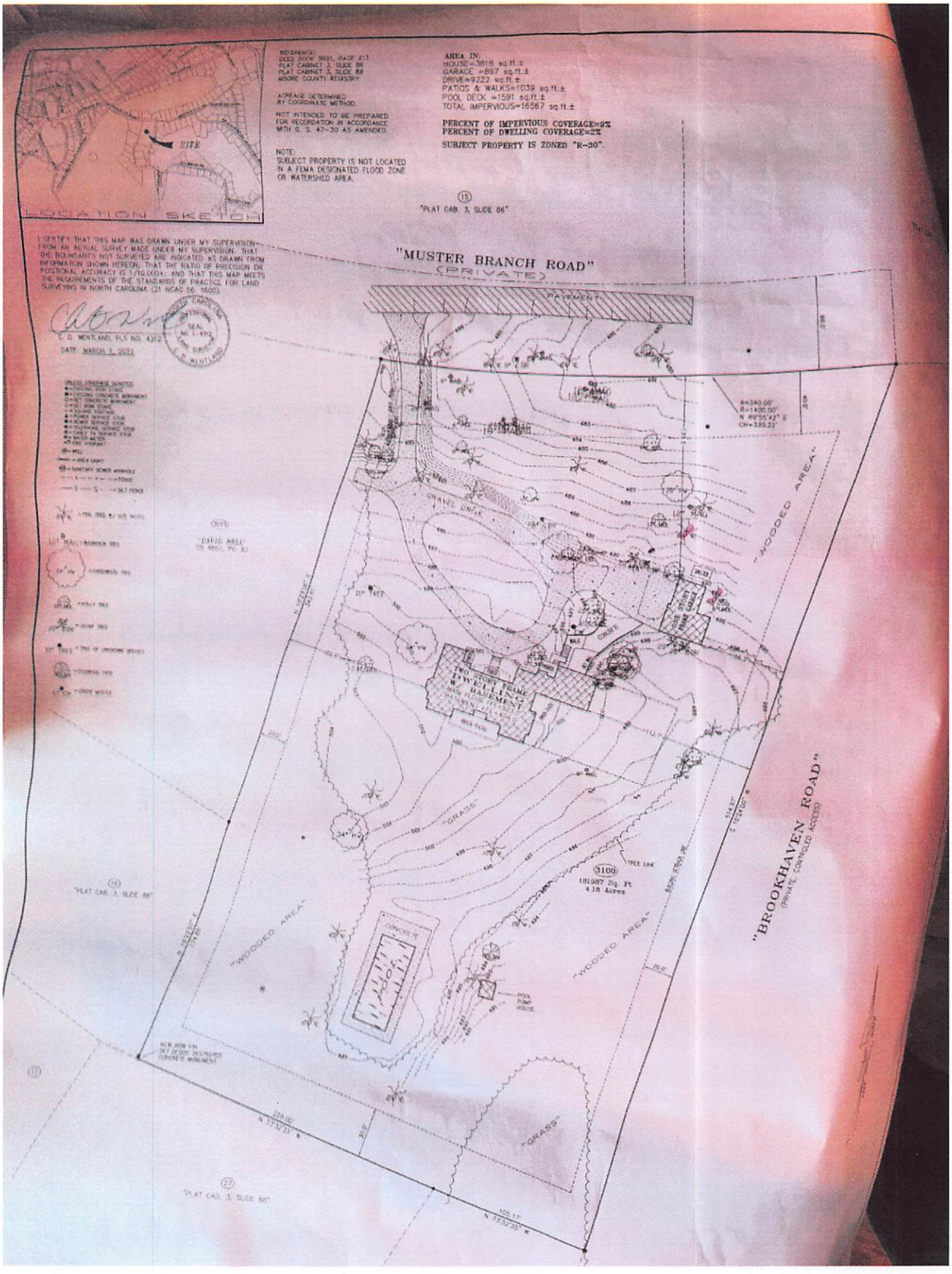
Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-1.6


"BROOKHAVEN ROAD"
(PRIVATE, CONTROLED ACCESS)
"WOODED AREA"
"GRASS"
"MUSTER BRANCH ROAD"
(PRIVATE)
TWO STORY FRAME DWELLING W/ BASEMENT
MAIN FLOOR FFE=503.0'
BASEMENT FFE=484.0'
FRAME STORY GARAGE
GRAVEL DRIVE
PAVEMENT
BUILDING SETBACK LINE
TREE LINE
3100
181987 Sq. Ft
4.18 Acres
S 16°24'00" W
614.97'
N 16°23'06" E
343.81'
A=340.06'
R=1400.00'
N 89°55'42" E
CH=339.23'
"PLAT CAB. 3, SLIDE 86"
SUBJECT PROPERTY IS ZONED "R-30".
PERCENT OF IMPERVIOUS COVERAGE=23%
PERCENT OF IMPERVIOUS COVERAGE=9%
TOTAL IMPERVIOUS=1655? sq.ft.±
POOL DECK =1597 sq.ft.±
PATIOS & WALKS=1039 sq.ft.±
DRIVE=9222 sq.ft.±
GARAGE =897 sq.ft.±
HOUSE=3318 sq.ft.±
AREA IN:
NOTE:
SUBJECT PROPERTY IS NOT LOCATED
IN A FEMA DESIGNATED FLOOD ZONE
OR WATERSHED AREA


LOCATION SKETCH
SITE
REFERENCE:
DEED BOOK 3691, PAGE 213
PLAT CABINET 3, SLIDE 86
PLAT CABINET 3, SLIDE 88
MOORE COUNTY REGISTRY
ACREAGE DETERMINED BY COORDINATE METHOD.
NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.
NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE OR WATERSHED AREA.
AREA IN:
HOUSE=3818 sq.ft.±
GARAGE =897 sq.ft.±
DRIVE=9222 sq.ft.±
PATIOS & WALKS=1039 sq.ft.±
POOL DECK =1591 sq.ft.±
TOTAL IMPERVIOUS=16567 sq.ft.±
PERCENT OF IMPERVIOUS COVERAGE=9%
PERCENT OF DWELLING COVERAGE=2%
SUBJECT PROPERTY IS ZONED "R-30".
"PLAT CAB. 3, SLIDE 86"
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).
C. D. MONTLAND, PLS NO. 4312
DATE: MARCH 7, 2024
"MUSTER BRANCH ROAD"
(PRIVATE)
PAVEMENT
GRAVEL DRIVE
TWO STORY FRAME DWELLING WITH BASEMENT
CONCRETE POOL
"WOODED AREA"
"GRASS"
"BROOKHAVEN ROAD"
(PRIVATE CONTROLLED ACCESS)
3100
181987 Sq. Ft.
4.18 Acres
"PLAT CAB. 3, SLIDE 86"
"PLAT CAB. 3, SLIDE 88"

Subject: RE: Chubb Home policy #668028445 for 25 Muster Branch Road, Pine Hurst, NC, eff 3-20-24, Christine Davis

Cave, Maleshia <Maleshia.Cave@chubb.com>
to Bruce Creller

EXHIBIT A-1.9

Mon, Jun 3, 5:28 PM

You are viewing an attached message. Gmail can't verify the authenticity of attached messages.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bruce,

Thank you for reaching out about this!

In reviewing the images and the aerial review, I would agree that given its proximity to the home, it would be recommended/beneficial that it is removed by the next renewal.

Please let me know if there is anything else!
Maleshia

CHUBB

Maleshia Cave
Portfolio Underwriter, Personal Risk Services

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E maleshia.cave@chubb.com

Chubb. Insured.™

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: July 17, 2024
SUBJECT: Minor Work COA's Issued 6/15/2024 – 7/14/2024

REPORT OF STAFF APPROVALS
JULY 25, 2022 MEETING
6/15/2024 – 7/14/2024

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2024-00097	Signs	6/24/2024	6/25/2024	105 Market St	Diana Meyer LLC
COA-2024-00106	Fence	7/4/2024	7/8/2024	80 McCaskill Rd W	James Mathis