



FINAL ORDER – MAJOR COA REQUEST 1 Carolina Vista
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on November 19, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Calvin Burkley, is requesting a Certificate of Appropriateness for construction of an accessory structure located on the Cradle Golf Course.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. Accessory structures greater than 144 square feet are considered Major Work.

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

1. 1 Carolina Vista is listed as a contributing structure.
2. The Country Club primary was constructed in 1922 and is dominated by a Mediterranean-style character.
3. Accessory structures have been added to the property overtime and the majority feature lap siding.
4. The Majority of adjacent properties are contributing structures as well.
5. Previous COAs issued

Previously Issued COAs 1 Carolina Vista		
Descriptions	Year	Major or Minor
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, proximity map, building materials, graphic renderings, and floor plan.
2. The accessory structure is proposed to be located over 500 feet from the closest right of way,
3. The accessory structure would be visible from Beulah Hill Road
4. The proposed accessory structure is approximately 1488 square feet
5. The main exterior materials are brick and fiber cement lap siding

Conclusions of Law

Guideline Requirements:

1. Section VI.B.1 – New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.
2. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.
3. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

Guideline Recommendations:

1. Section VI.B.2 – New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
2. Section VI.B.3 – Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
3. Section VI.B.5 – Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material. Section
4. VI.B.6 – Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.
5. Section VI.B.7 – Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.
6. Section VI.B.8 – New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
1 Carolina Vista

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

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

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: November 5, 2020
Subject: Major COA Request for 1 Carolina Vista

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

Request and Background:

Calvin Burkley of Pinehurst LLC is requesting a Certificate of Appropriateness for construction of an accessory structure at 1 Carolina Vista (Pinehurst No.2 Golf Club). The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856213032663.

The previously issued COAs table is on the next page.

1 Carolina Vista is listed as a contributing structure according to the National Historic Landmark Survey. Some of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages indicates which, adjacent properties were notified and each property's National Historic Landmark survey Status.

Previously Issued COAs 1 Carolina Vista		
Descriptions	Year	Major or Minor
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor
Golf Shop Addition	2020	Major

National Historic Landmark Survey Table 1 Carolina Vista

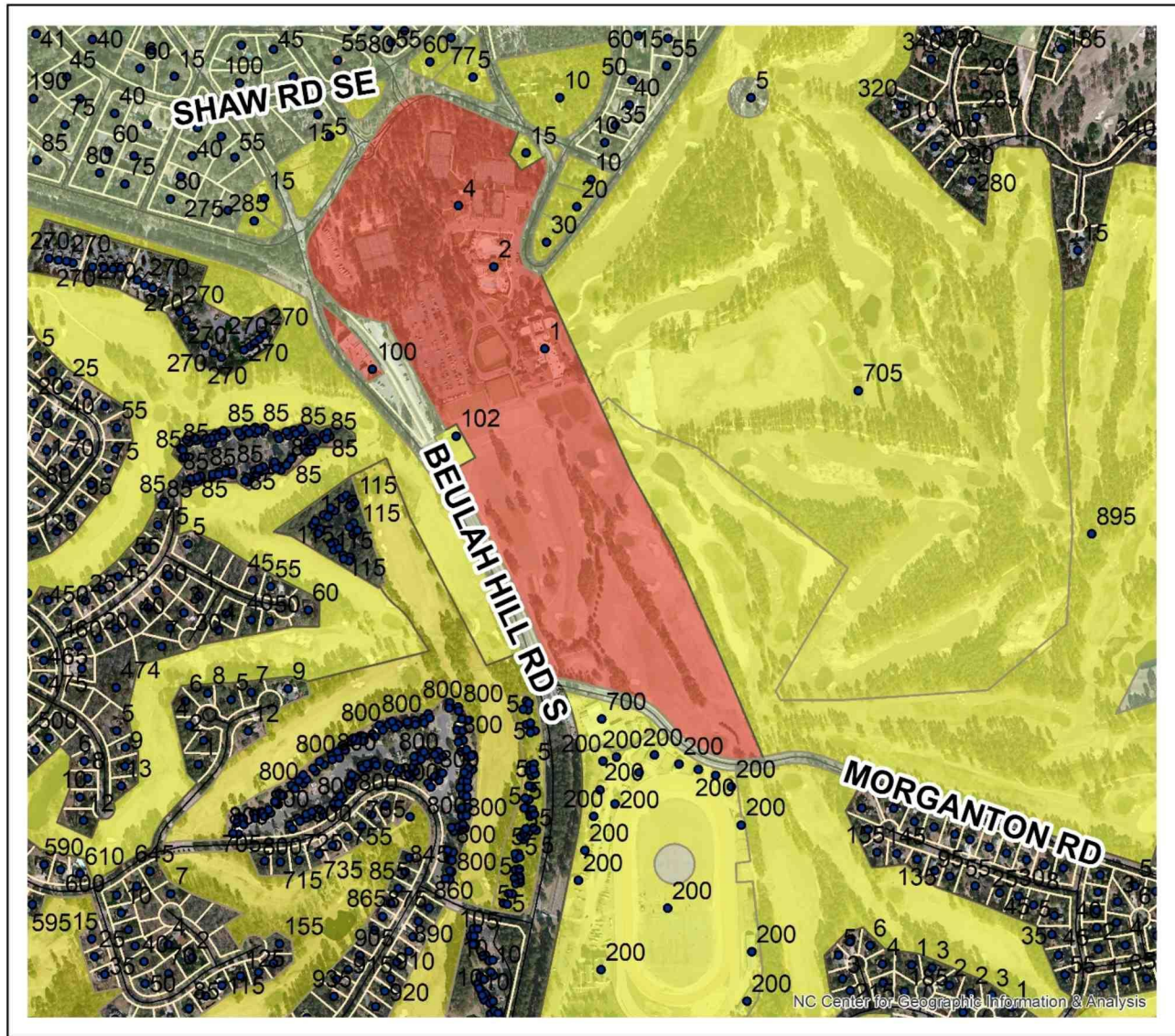
#*	Address	Year Built	Contributing	Structure History
1	1 Carolina Vista	1922	YES	Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses.
2	60 Cherokee Road	1897	Yes	The Dartmouth was built in 1897 as an apartment house for seasonal guests at Pinehurst. The one-and-a-half-story frame house is shingle-clad and features a hipped roof, hipped dormers, and a wrap-around porch-terrace. The house was remodeled in the 1930s. (Lot #504; other names - Stanwood, Thenewold)
3	5 Village Green West	1913	Yes	Lot #501 was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
4	10 Azalea Road			The Village Chapel is a handsome Colonial Revival brick church with a tetrastyle Tuscan portico and a spire which reaches 126 feet into the air. Round arches define doors and windows. Compatible one-story brick additions were added to the rear and side of the church in 1961 and 1991. The Village Chapel was the first building to be built on the Village Green and, with the Given Memorial Library (#139), remains one of only two buildings on the green today.
5	15 Azalea Road	Early 19 th C.E.	Yes	The Sandhills Woman's Exchange was founded in 1922 to help support local women through the sale of home crafts. In 1923 the organization moved into a one-room log cabin in the Pine Grove just south of the Village Green. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It dates from the early 19th century and was the home of the Ray family, and after the Civil War, the McKenzie family.
6	Vacant Village Property	NA	NA	NA
7	10 Village Green Road	1920s	Yes	This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell.
8	20 Village Green Road	1930s	Yes	This two-story stuccoed house has a hipped roof, metal casement windows, and a projecting gabled entrance.

#	Address	Year Built	Contributing	Structure History
9	30 Village Green Road	1915	Yes	It is an expansive one-story shingle-clad frame house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner.
10	200 Beulah Hill Road	1910-1942	Yes	The Pinehurst Race Track was placed on the National Register in 1992. It is a complex of barns, stables and other horse-related buildings and paddocks arranged around two oval-shaped race tracks. The Pinehurst Race Track is the oldest continuously operating equine sports facility in North Carolina. It is also the site of the oldest surviving early twentieth-century fair exhibition hall in the state. It is a unique example in the state of an early twentieth-century resort-oriented sports facility that also served as a county fairground for the Sandhills region of the state.
11	700 Morgantown Road	1970s	No	This is a large, L-shaped concrete and pre-fab metal building with numerous garage doors. A chain link fence surrounds the property
12	5 Pine Tree Road	1970s	No	Not located within the Historic District
13	102 Beulah Hill Road	1925	Yes	The Pinehurst Warehouses were built and enlarged in the mid-1920s to supply those things not found in the ordinary dry goods and grocery stores. A strategic location between the railroad tracks and NC 5 was select as the site. Warehouses carried such things as builders' supplies, hardware, paints, tools, tractors, and fertilizer. The buildings are arranged in a U shape and are both one and two-story brick structures with corbelled cornices and decorative parapets
14	285 McKenzie Road		No	Not mentioned within the Historic Landmark Survey
15	15 Beulah Hill Road		No	Not mentioned within the Historic Landmark Survey
16	5 Carolina Vista	1919	Yes	Halfway House was built for Mrs. T. T. Watson in 1919. It is a one-and-a-half-story shingle-clad frame bungalow with a double-pitched gable roof and long shed dormers across the front and rear. Windows are grouped in pairs and triples. A picket gate within a privet hedge is located at the head of the front walk
17	Vacant Village Property	NA	NA	NA
*The numbers refer to the location of each property on the following notification map				

Historic Preservation Notification Map

1 Carolina Vista

November 19, 2020 Public Hearing



Legend

- 1 Carolina Vista
- Adjacent Properties Notified
- LHD
- STREETS



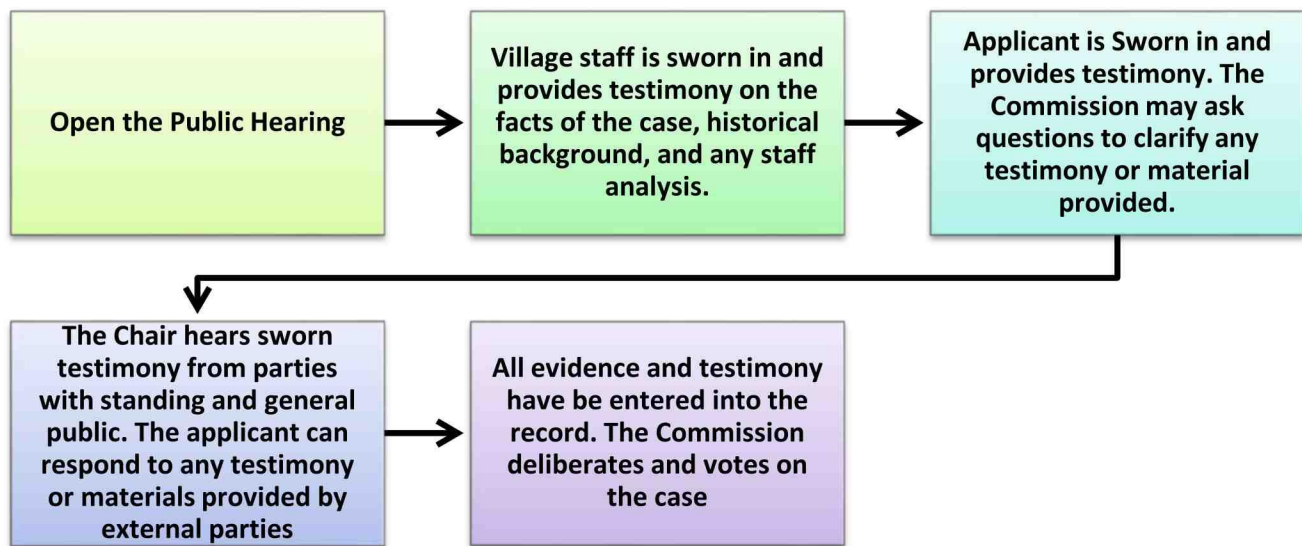
0 625 1,250 2,500
Feet

Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Historic District Guidelines accessory structures greater than 144 square feet are considered Major Work. The applicant is proposing to construct a 1,488 square foot pavilion located adjacent to the Cradle Course. In addition to the pavilion, the applicant is requesting to install multiple fire pits as recreational gathering spaces. No additional pathways have been proposed. To access the pavilion and site features, guests will use existing sand paths or simply navigate through the maintained lawns to the site. The proposed pavilion and site features will be visible from the both Highway 5 and Morgantown Road. All Major Work must be approved by the Commission.

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

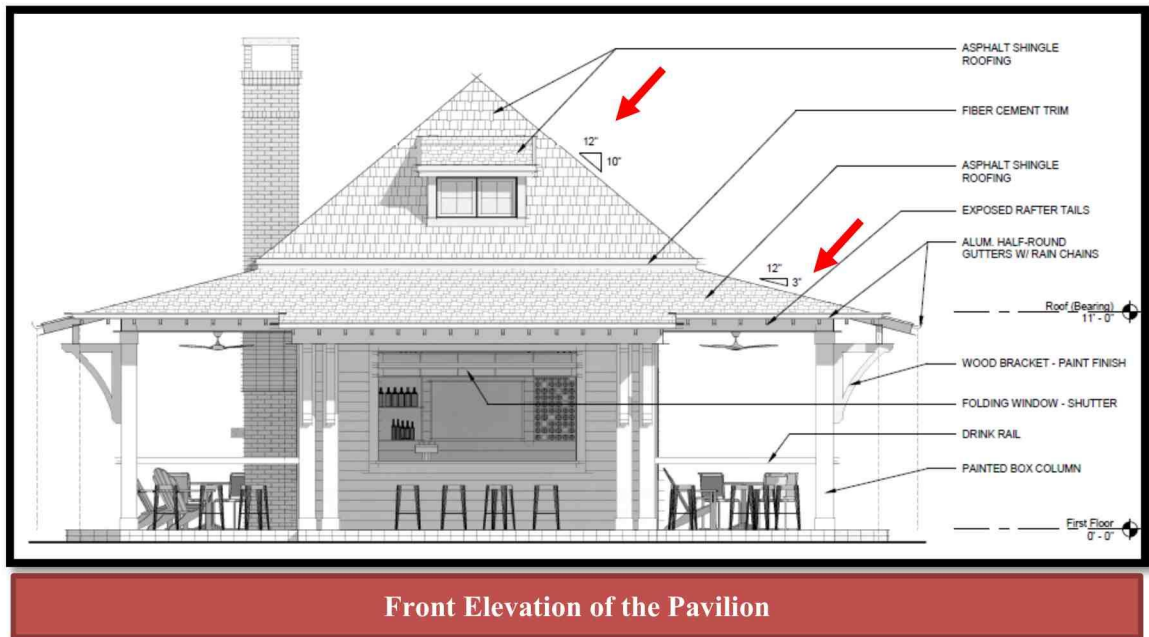
Applicable Guidelines Requirements:

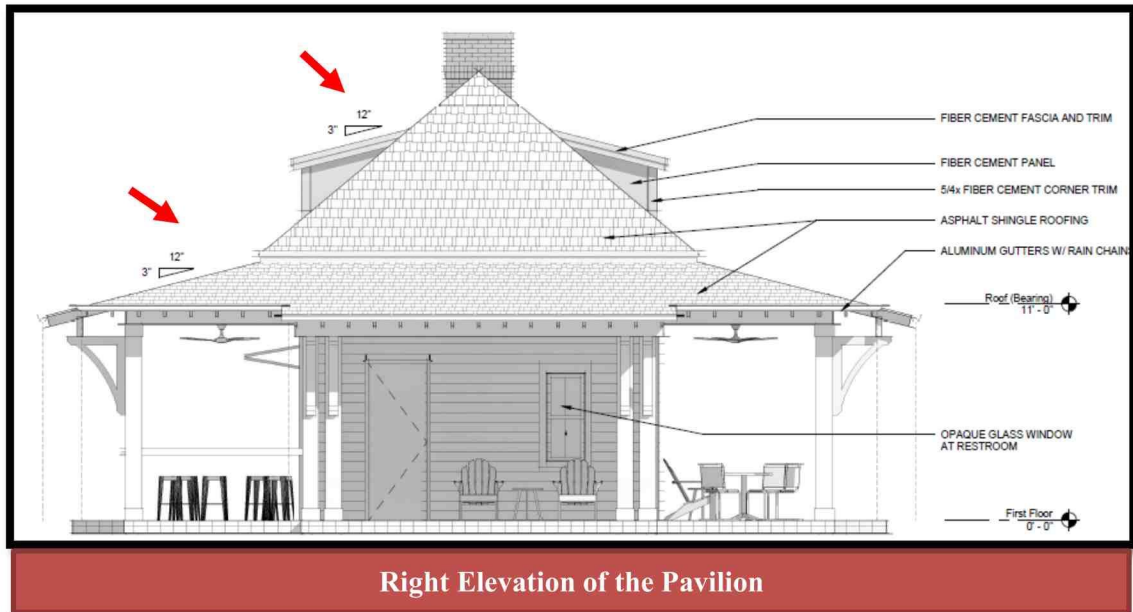
GENERAL GUIDELINES

1. Section VI.B.1 – New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.

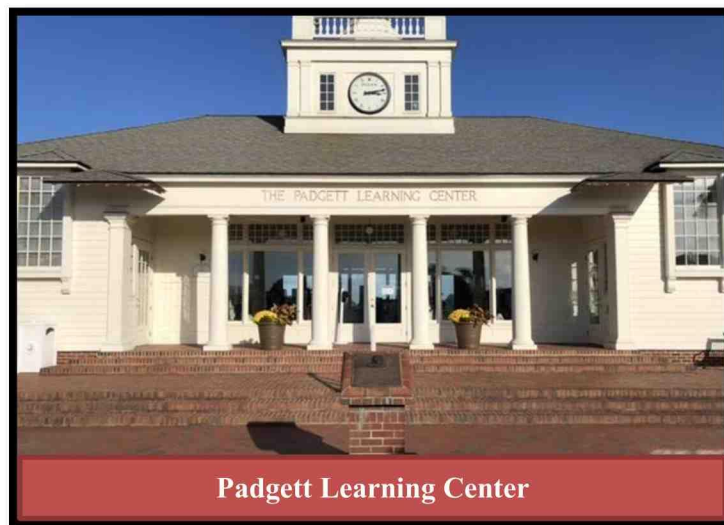
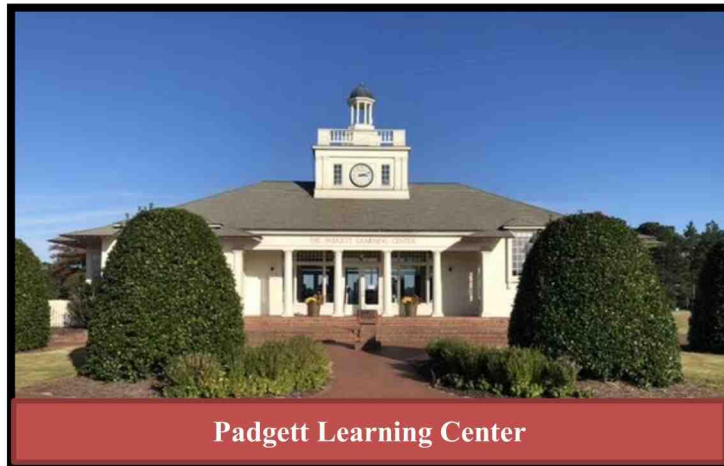
The proposed pavilion exhibits the characteristics of the white clapboard, one and two story colonial revival that is indicated as one of the two typical styles of commercial structures within the Historic District.

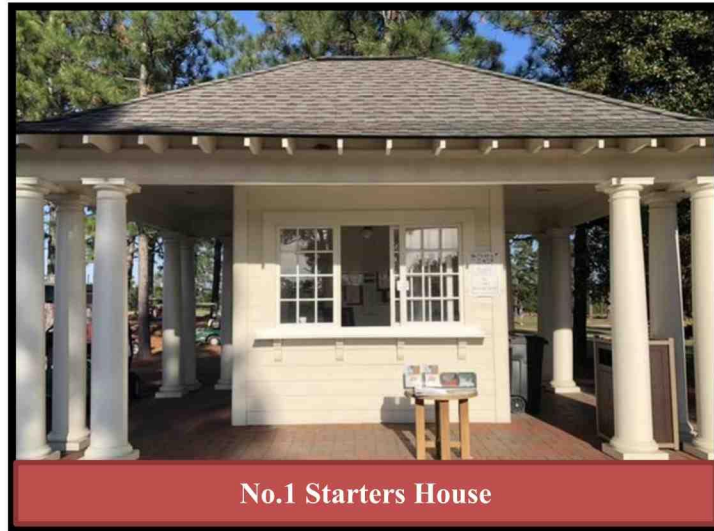
The proposed pavilion will feature clapboard siding (fibercement boards), a stepped roof with 12 over 3 pitch that leads into a 12 over 10 pitch (the side view will feature an additional 12 over 3 pitch that accommodates 4 windows visible on the front and rear elevations), box columns, accent wood brackets, exposed rafters, and a brick fire place.



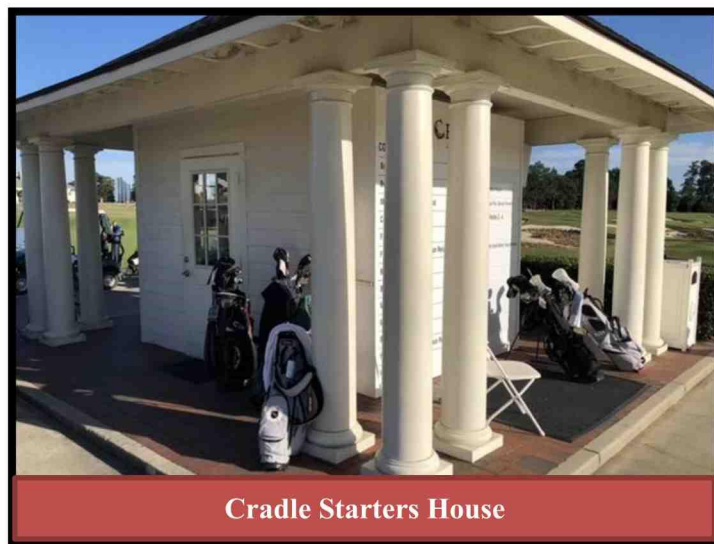


The proposed pavilion would be architecturally similar to other accessory structures on site.





No.1 Starters House



Cradle Starters House

2. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.

Glass curtain walls have not been proposed. The application does not indicate if any of the glass windows will be reflected, painted, or tinted.

BUILDING MATERIALS

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

SITE FEATURES

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

Multiple fire pits have been proposed as landscape features on site. The fire pits are to have a stone exterior appearance. The Guidelines do not contain specific regulations on fire pits within the Historic District. The proposed material is compliant with the Guidelines and generally they do not appear to conflict with the pavilion's architecture.



Applicable Guidelines Recommendation:

GENERAL GUIDELINES

1. Section VI.B.2 – New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.

Below is a table comparing the immediate surrounding structures square footage, building height, and primary exterior material.

Accessory Structure Comparison			
Building	Square Footage	Building Height	Exterior Material
Main Club House	Over 35,000 SF	37' 1"	Stucco
Padgett Building	3,750 SF	32'	Lap Siding
Proposed Pavilion	1,488 SF	22' 10"	Lap Siding
Cradle Starters Hut	≈ 100 SF	14' 6"	Lap Siding

The fenestration based on the use of the structure is limited. The pavilion is functioning as an outdoor congregation space. The enclosed portion of the structure is in support of the congregation activities. The architect has incorporated windows and door openings to soften the architecture of the pavilion, however much of the 1400 square foot, footprint is outdoor terrace seating.

Based on the material submitted, staff wants to avoid drawing any conclusions on the articulation of the project. The commission should ask the applicant to articulate the project.

2. Section VI.B.3 – Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.

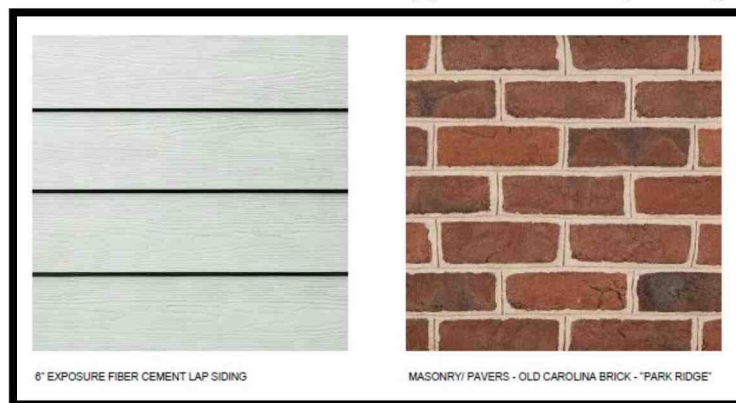
Based on provided elevations the proposed exterior wall window styles appear to be similar to windows featured on other commercial buildings within the Historic District.

Sliding window bays (drop down/roll down) for the pavilion's bar area. This would be a unique style of windows. When the pavilion is in use the windows would retract internally into the structure (like a garage door) and would not be visible, however outside of operation hours the windows will be visible from the street. The pavilion is located over 500 feet away from the closest ROW, which would mitigate any potential adverse effect.



3. Section VI.B.5 – Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material.

The proposed façade materials are a combination of fiber cement lap siding with brick accents.

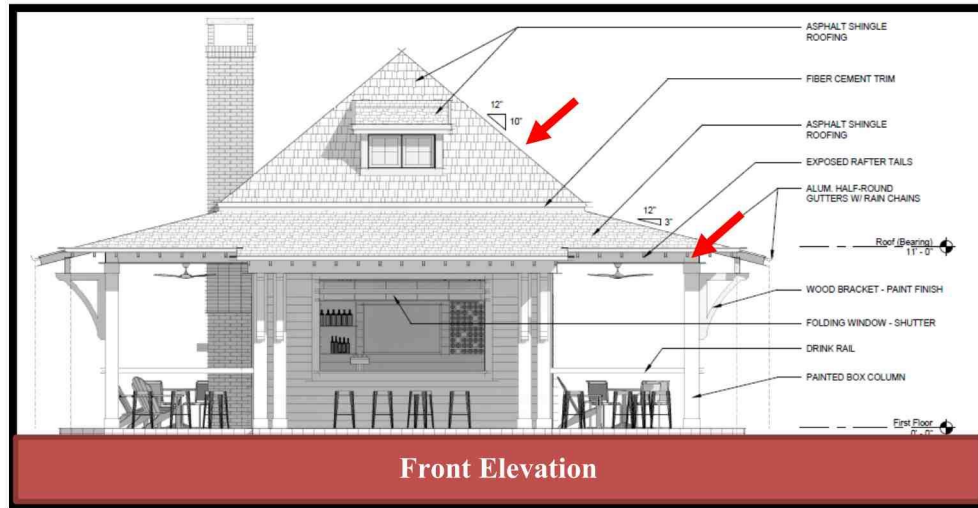


4. Section VI.B.6 – Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.

The pavilion does not have a formal entrance, as a result of the open air and patio concept.

5. Section VI.B.7 – Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.

The multiple pitches of the proposed roof form, function in support of the pavilion's intended use. The 12 over 3 pitch roof extension, is the roofline that supports the covered patio area of the structure. The 12 over 10 pitched roof section is architecturally similar to other accessory structure, but appears to be slightly more pitched.



6. Section VI.B.8 – New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

The proposed color palette is compliant with the Guidelines. The body of the structure (fiber cement siding) is to be an off white, the trim material, windows, and doors are to be white, the metal roof exhaust is to be bronze, the roof is to be slate asphalt shingles, and there will be red brick accents from the chimney and patio.

	Existing Material	Proposed Material	Proposed Color
Front Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Rear Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Right Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Left Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Trim	NA	COMPOSITE	OFF-WHITE
Windows	NA	ALUM. CLAD	WHITE
Chimney	NA	BRICK	TUMBLER RED
Foundation	NA		
Front Door	NA	CLAD	WHITE
Shutters	NA	NA	NA
Garage Door	NA	ALUM. CLAD	DARK BRONZE C BAR
Roof	NA	ASPHALT SHINGLE	SLATE GREY
Roof Exhaust Vents	NA		DARK BRONZE
Front Porch	NA	COMPOSITE/ WOOD	OFF WHITE
Deck	NA	NA	
Patio	NA	CONCRETE/ BRICK	GREY/ RED
Sidewalk	NA	NA	
Sky Lights	NA	NA	
Driveway	NA	NA	
House Number	NA		
Other: GUTTERS		ALUM.	DARK BRONZE

Material List

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing to construct a pavilion located 500 feet from the closest right of way, on the Cradle golf course. The pavilion appears to be architecturally similar to other accessory structures onsite and of a complimentary scale. While the commercial section of the Guidelines does not reference any material restrictions, most of the material is consistent with the materials mentioned in the residential sections of the Guidelines. Fire pits have also been proposed as part of the COA request. The stone fire pits appear to be complimentary to the site and do not detract from character of the project. The proposed accessory structure and site features, as a whole, appear to be compatible with existing architecture of other accessory structures on site and compliant with the Guidelines.

**Historic Certificate of Appropriateness (COA)****Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

☒ Major Work☐ Minor Work**Certificate of Appropriateness Information**

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

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

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

Intake Information

Property Address	
Street Address	1 CAROLINA VISTA
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	-- 8

Owner Information			
Name	CALVIN BURKLEY (RESORTS OF PINEHURST)	Home Phone #	
Street Address	80 CAROLINA VISTA	Mobile Phone #	910-986-3038
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	910-295-6811
Email	CALVINBURKLEY@PINEHURST.COM		

Applicant			
Name	CALVIN BURKLEY	Other Phone #	910-295-6811
Email	CALVIN.BURKLEY@PINEHURST.COM	Street Address	80 CAROLINA VISTA
Mobile Phone #	910-986-3038	City, State, Zip Code	PINEHURST, NC 28374

EXHIBIT A



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	10,000
Name	CLINE DESIGN ASSOCIATES
Street Address	125 NORTH HARRINGTON ST
City, State, Zip	RAVENH, NC 27603
Phone #	919 833 6413
Email	jimccclinedesignassoc.com

General Information

Description of Changes to the Structure	THIS IS A NEW RESTROOM, BAR AND SHADE PAVILION TO BE LOCATED ON THE CRADUE GOLF COURSE OVERLOOKING THE #3 GREEN. THE STRUCTURE CONSISTS OF AN 18' X 18' SEMI-CONDITIONED BAR AND RESTROOM CORE WITH 9' WIDE WALK-AROUND PORCH. THE ROOF FORMS CONSIST OF HIPS AND SHED FORMS CONSISTENT WITH OTHER OUTBUILDINGS AROUND THE RESORT CLUBHOUSE AND THE ROOFING MATERIAL WILL MATCH THE GREY SHINGLE AROUND THE CLUBHOUSE. THE SIDING AND TRIM WILL BE PAINTED OFF-WHITE TO MATCH ADJACENT STRUCTURES.		
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	\$ 250,000		

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

EXHIBIT A



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Rear Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Right Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Left Elevation	NA	FIBER CEMENT LAP	6" EXPOSURE - OFF-WHITE
Trim	NA	COMPOSITE	OFF-WHITE
Windows	NA	ALUM-CLAD	WHITE
Chimney	NA	BRICK	TUMBLED RED
Foundation	NA		
Front Door	NA	CLAD	WHITE
Shutters	NA	NA	NA
Garage Door	NA	ALUM-CLAD	DARK BRONZE C.B.A.R.
Roof	NA	ASPHALT SHINGLES	SLATE GREY
Roof Exhaust Vents	NA		DARK BRONZE
Front Porch	NA	COMPOSITE/WOOD	OFF WHITE
Deck	NA	NA	
Patio	NA	CONCRETE/BRICK	GREY/RED
Sidewalk	NA	NA	
Sky Lights	NA	NA	
Driveway	NA	NA	
House Number	NA		
Other: GUTTERS		ALUM	DARK BRONZE

Required Documents

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

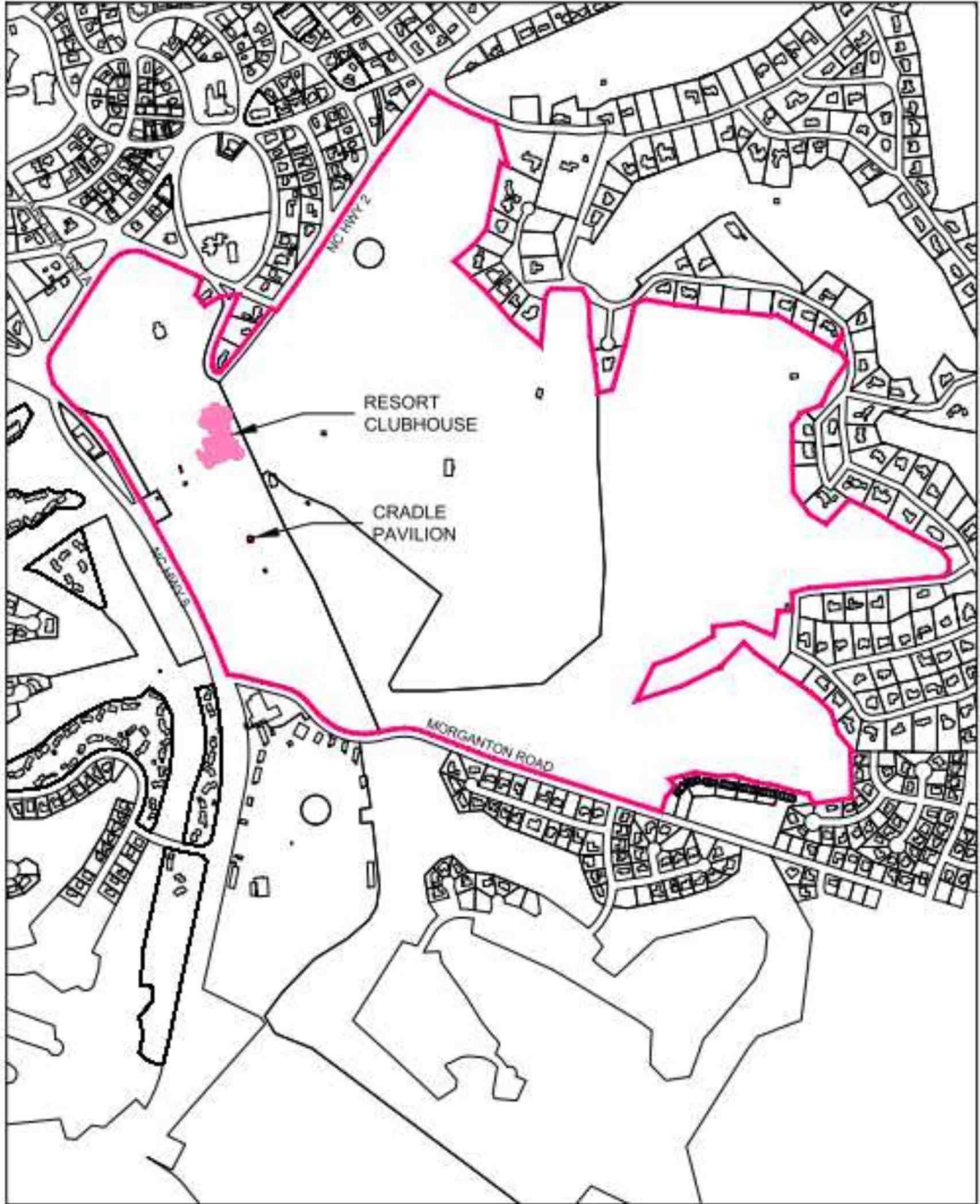
Certification

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

Applicant Signature: _____

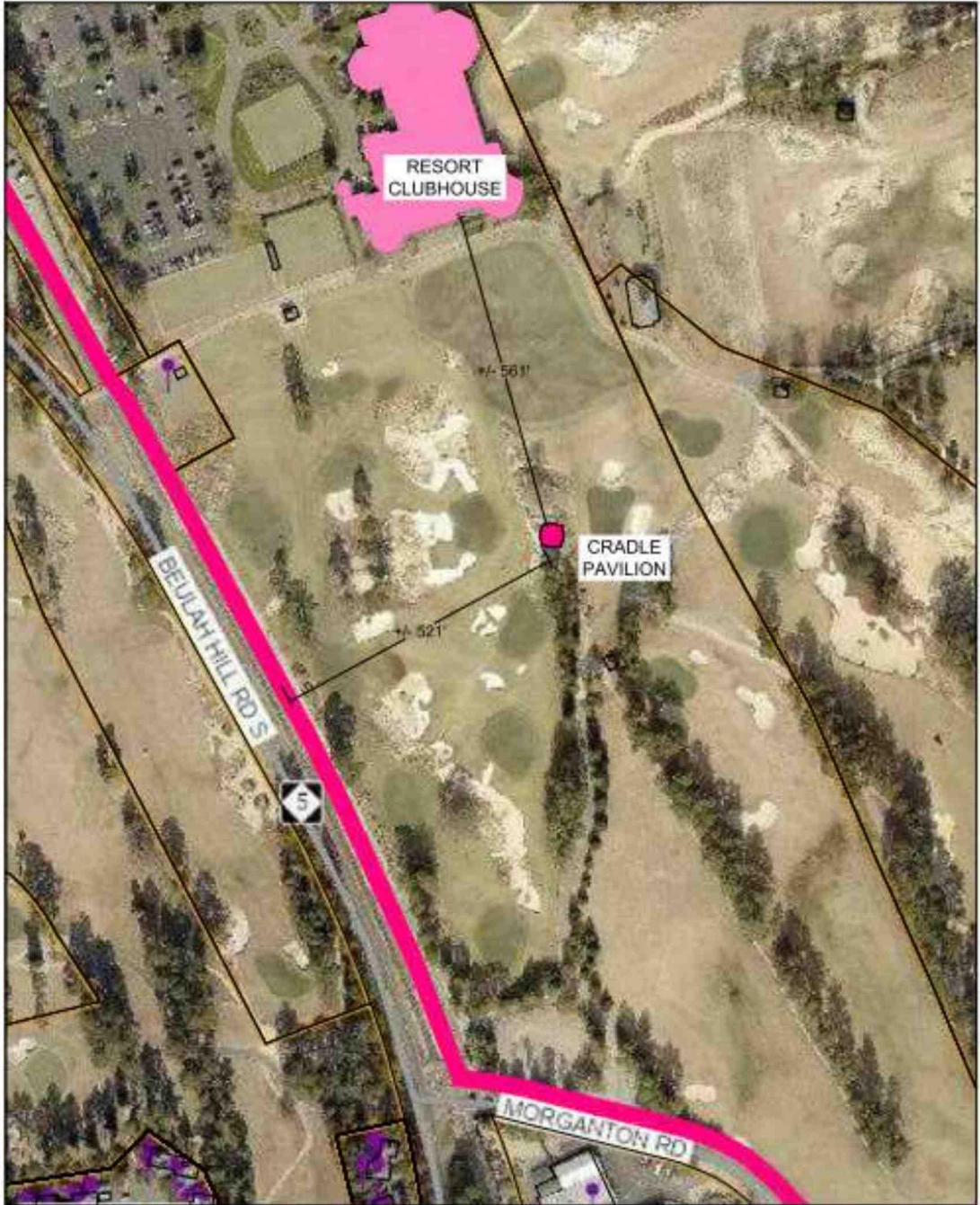
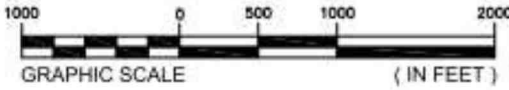
Date: 10-29-2020

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



OVERALL SITE VICINITY MAP

THE CRADLE PAVILION
PINEHURST RESORT & COUNTRY CLUB
PINEHURST, NORTH CAROLINA
OCTOBER 2020



ENLARGED VICINITY MAP

THE CRADLE PAVILION
PINEHURST RESORT & COUNTRY CLUB
PINEHURST, NORTH CAROLINA
OCTOBER 2020

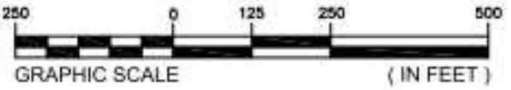
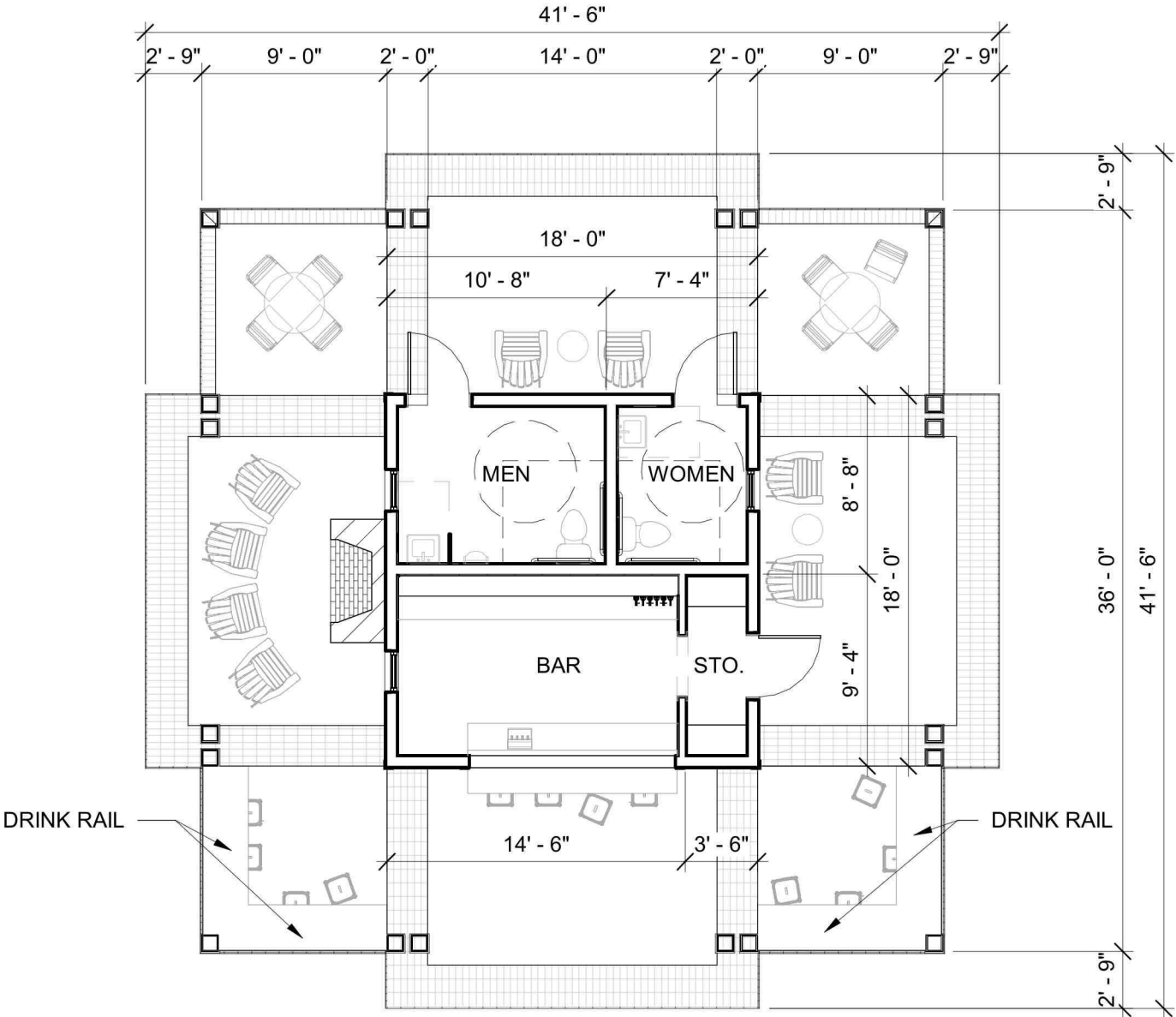


EXHIBIT C



THE CRADLE - PAVILION
PINEHURST, NORTH CAROLINA

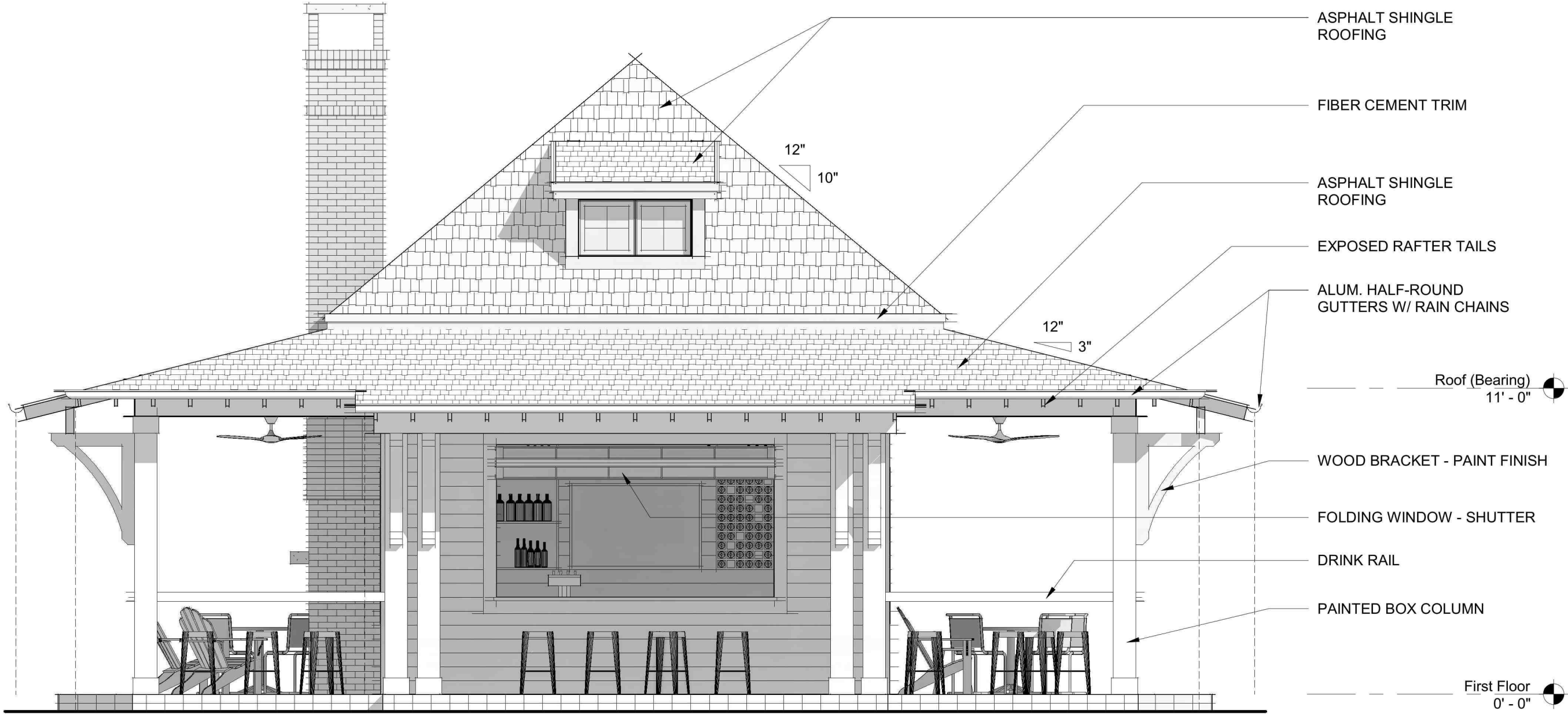


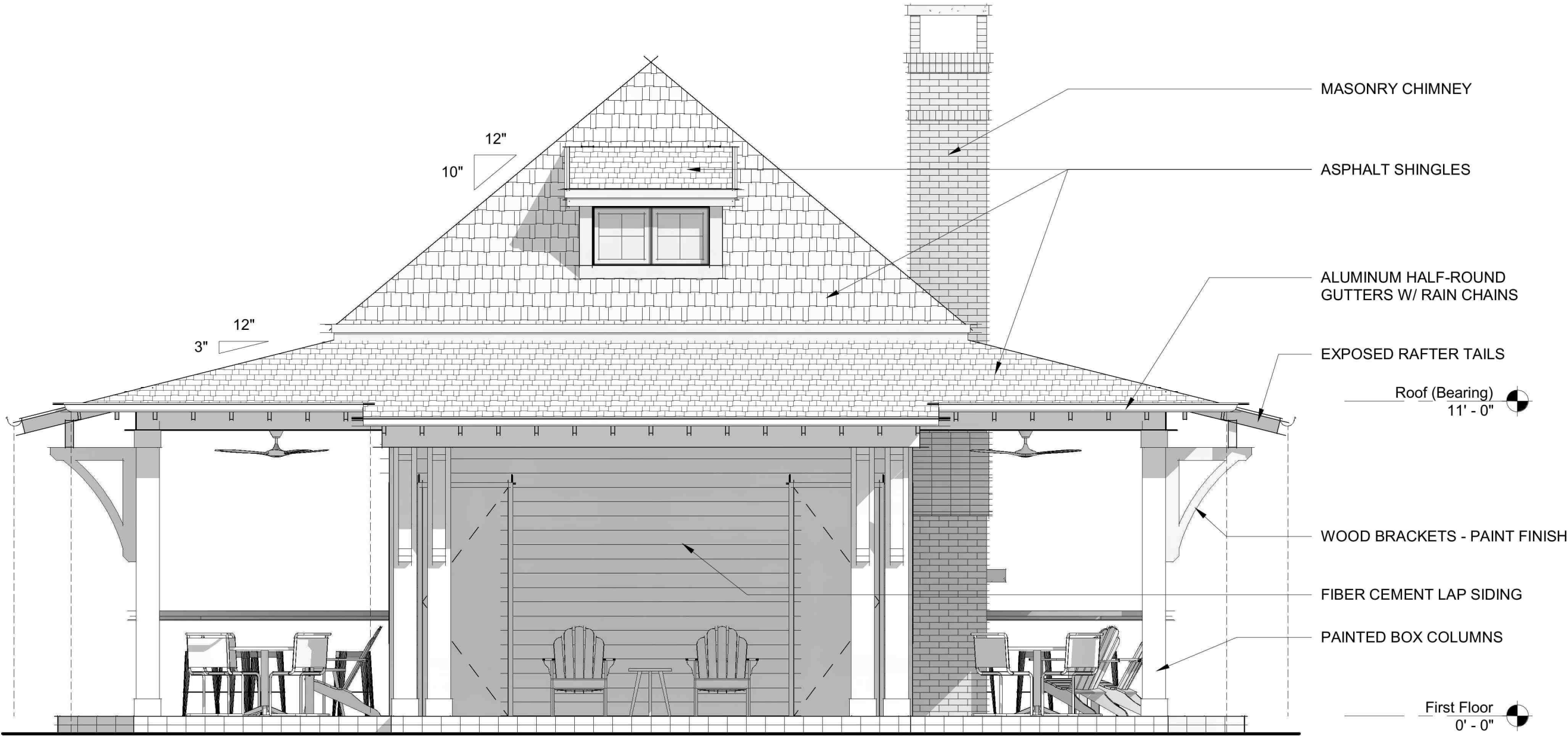
FLOOR PLAN
1/8" = 1'-0"

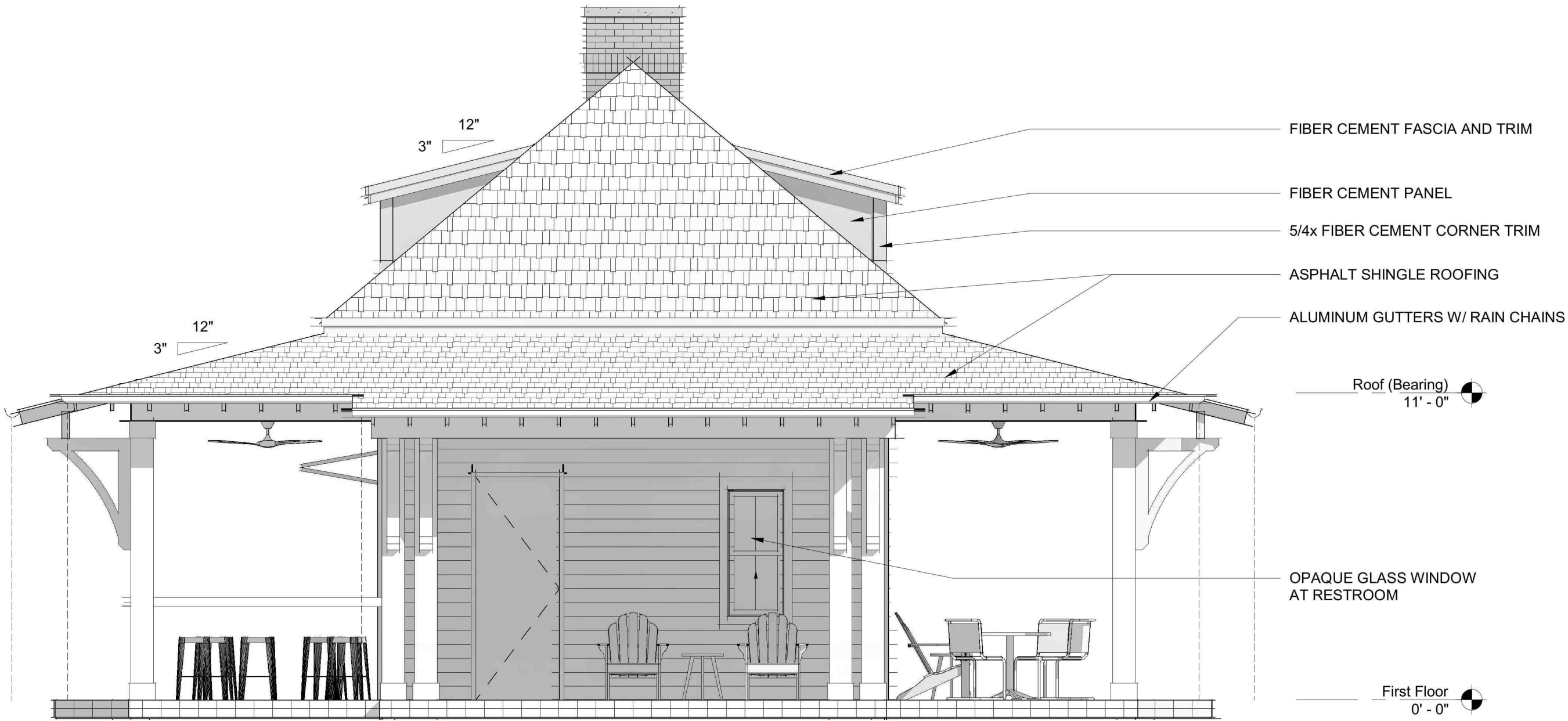
© 2020 Cline Design Associates, PA. This graphic is for illustrative purposes only and is subject to change.

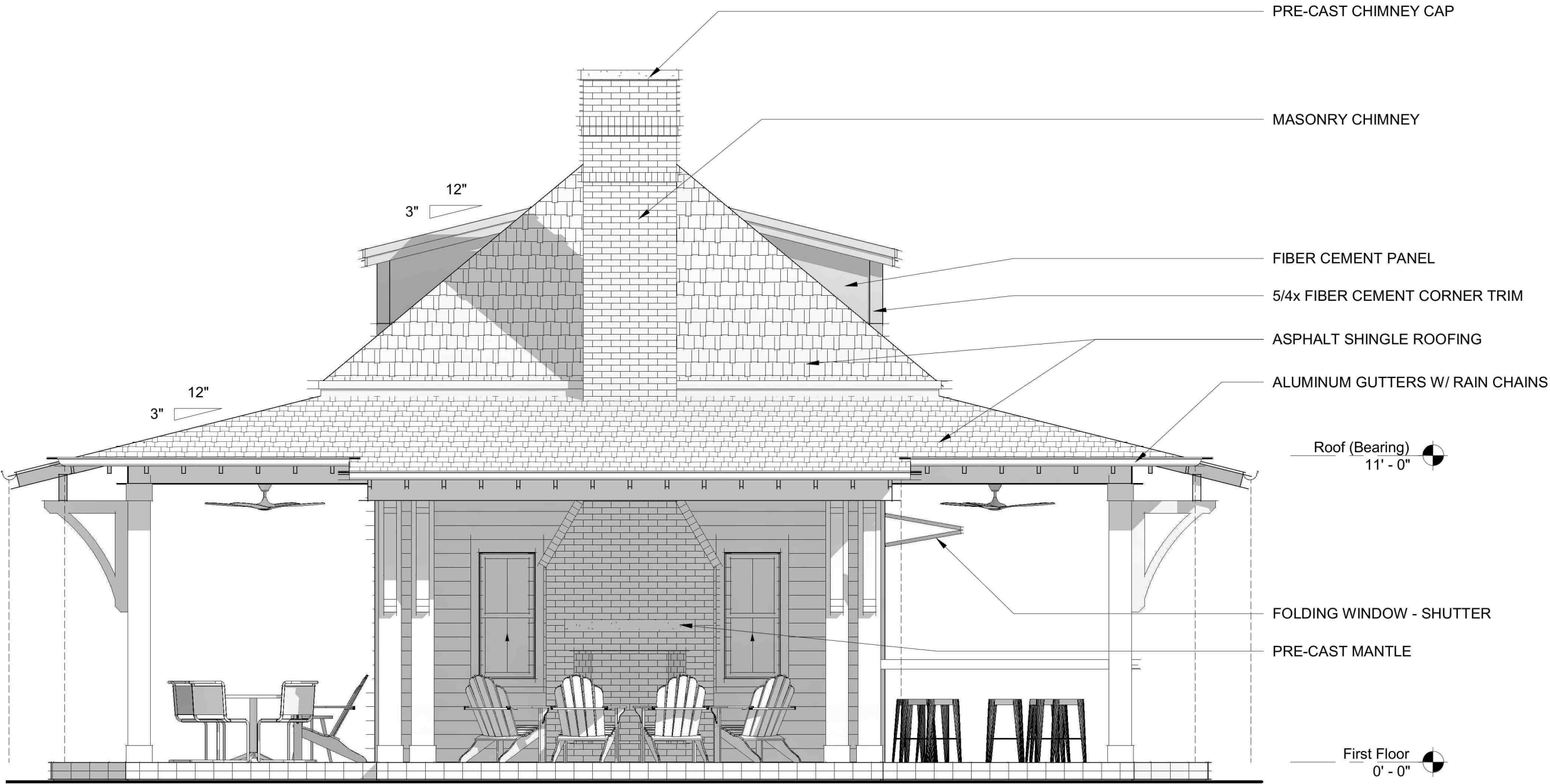
020114 | 10.26.2020

A1









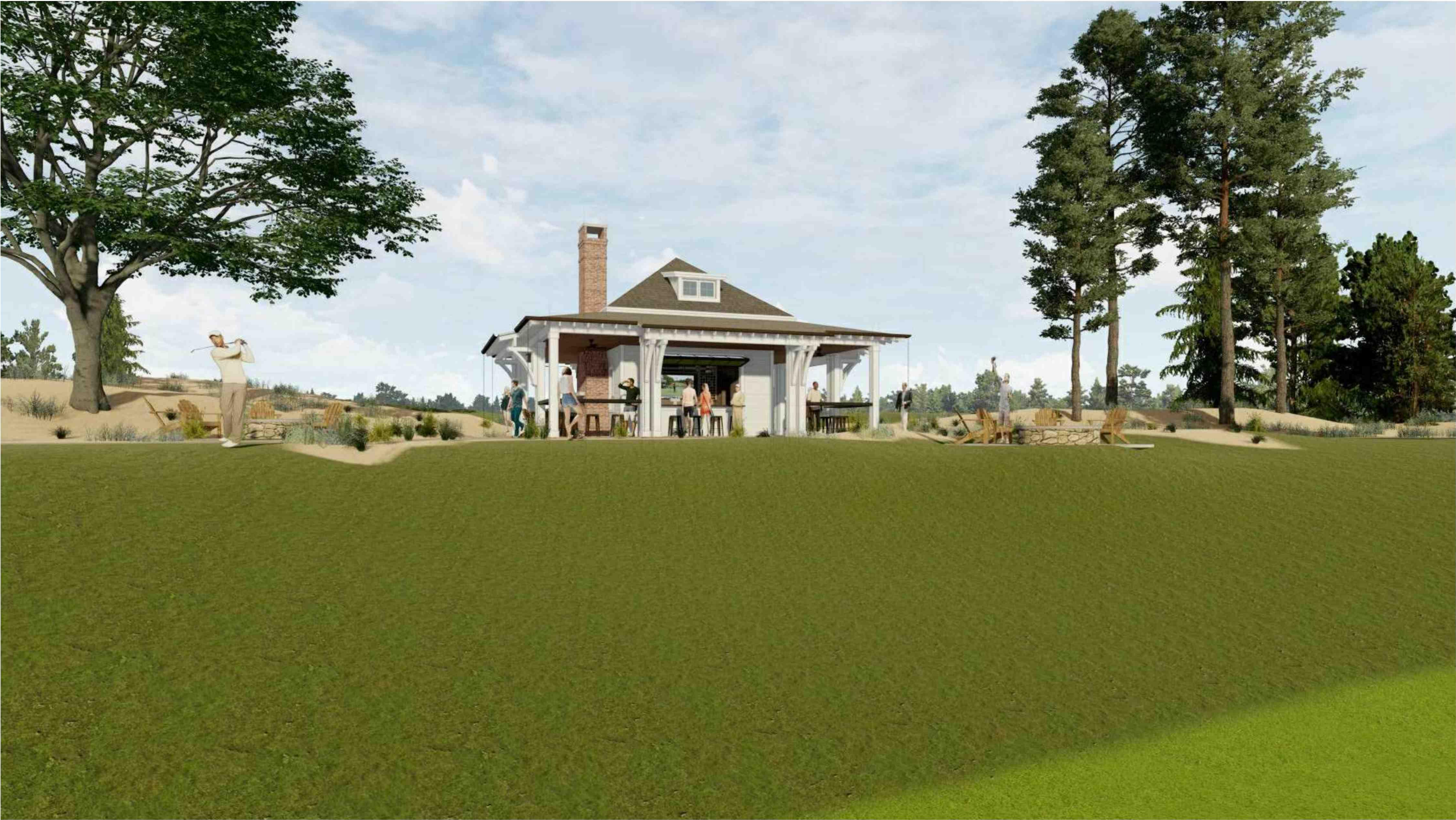




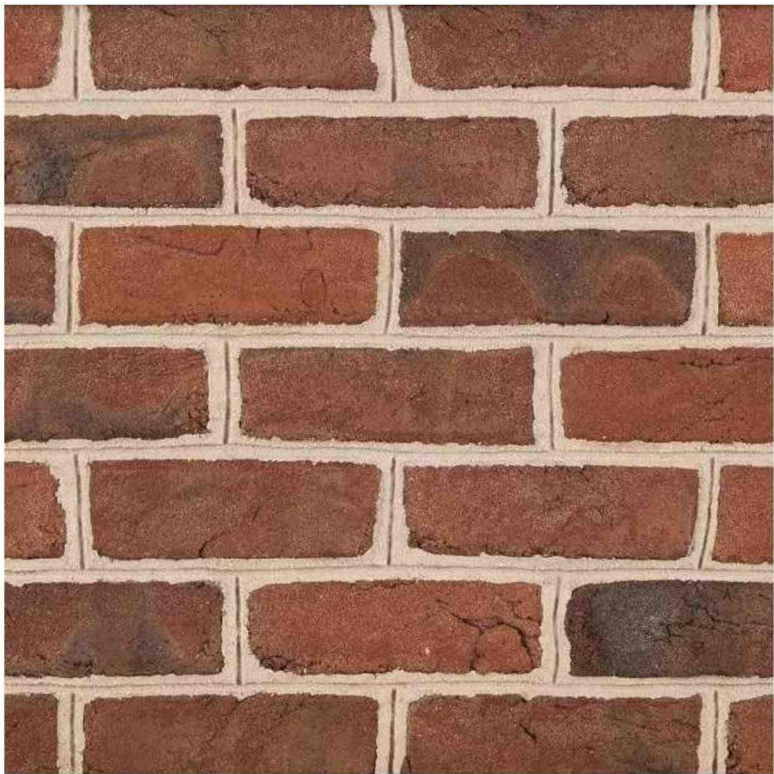




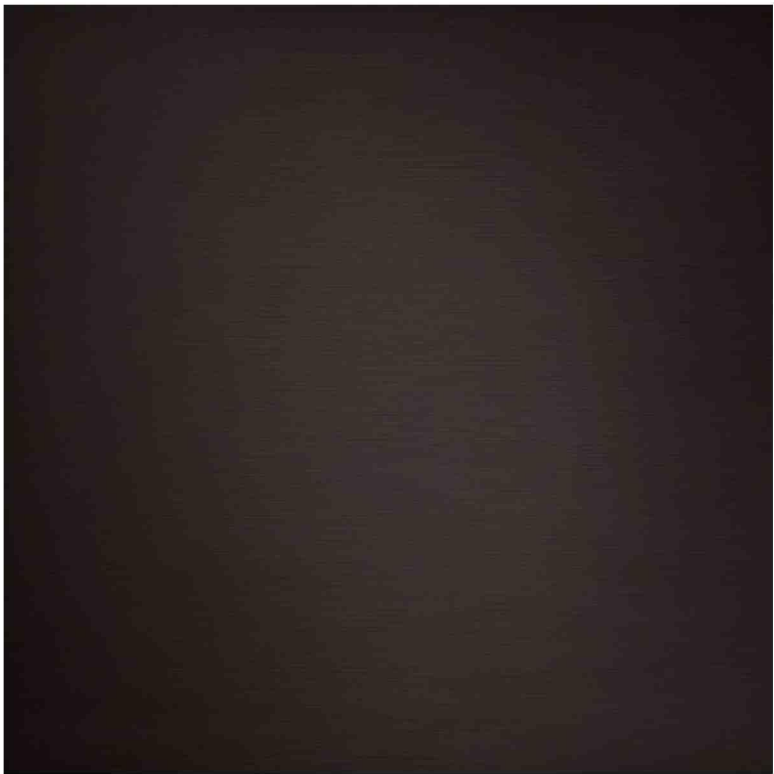
EXHIBIT F



6" EXPOSURE FIBER CEMENT LAP SIDING



MASONRY/ PAVERS - OLD CAROLINA BRICK - "PARK RIDGE"



METALS - DARK BRONZE



WOOD - COUNTERS/ DRINK RAILS



WOODTONE REAL SOFFIT - CEILING



SHINGLES - DARK GRAY



DRAFT

FINAL ORDER – MAJOR COA REQUEST 245 Magnolia Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on November 19, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Hope Maness, is requesting to construct a 520 square foot accessory structure at 245 Magnolia Road.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. Construction of an accessory structures greater than 144 square feet

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

1. 245 Magnolia Road was constructed in 1914 and is listed as a contributing structure.
2. Local tradition claims that 245 Magnolia's primary structure was built from part of the old bowling alley.
3. 245 Magnolia Road's primary structure is a one-story worker's cottage that has a gable roof, German siding, a three-bay facade, a screened front porch, and a large rear ell.
4. Previous COAs issued

Previously Issued COAs for 245 Magnolia Road

Description	Year	Major or Minor
Additions and Exterior Alterations	2012	Major
Replacement of Roofing	2010	Minor

5. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, site plan, photos of existing siding that is to match, and other building material sample
2. The application indicates that the accessory structure building material will match the material of the existing principal structure.
3. *The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure*
4. *The accessory structure will not be taller than the principal structure and it will be located in the rear yard.*
5. *The principal dwelling is 1,795 square feet and the proposed accessory structure is 520 square feet*
6. *The applicant has indicated the intent to match the existing color scheme of the accessory structure to the principal structure*
7. *The proposed garage will be visible from the street.*

Conclusions of Law

Guideline Requirements:

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be compatible** with the character and scale of the primary structure and **must be congruous** with the character of the Pinehurst Historic District.
2. Section III.I.7 - The height of an accessory building **must not be taller** than the primary structure and **must be smaller** in scale than the primary structure.
3. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
4. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
5. Section IV.C. 2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.
6. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.
7. Section IV.E. 2 - Accessory buildings **must** be equal or lower in height than the primary structure and the roof **should** have an equal or lower slope than the primary structure.

Guideline Recommendations:

1. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.
3. Section III.I.12 - Attached or detached garages should open to the rear or side of the primary structure.
4. Section IV.E.7 - A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.
5. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
6. Section III.A.6 - If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
245 Magnolia Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 245 Magnolia Road:

The following conditions apply to approval of the Certificate of Appropriateness for 245 Magnolia Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 245 Magnolia Road based on the following:

EXHIBIT A

Record Id: [COA-2020-00137](#)
File Date: 9/22/2020
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work:
Application Name: 245 Magnolia Rd
Address: 245 MAGNOLIA RD, PH 28374
Owner Name: SNEAD, YVONNE RAY
Owner Address: 3331 SEVEN LAKES WEST WEST END WEST
END NC 27376
Parcel No: 00026036

Contact Info:

Name: Hope Maness
Organization Name:
Contact Type: Applicant
Contact Primary Address:

Licensed Professionals Info:

Primary: Y
License Number: 82216
License Type: Contractor
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:	Addition of a 26 x 20 single car garage on the property	Type of Work:	New
Existing Use:	Single Family Medium Density	Proposed Use:	Single Family Medium Density
Includes Demolition:		Includes Tree Removal:	
Estimated Cost of Construction:	75000	COA Number:	

PERMIT DATES

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

EXHIBIT A

Front Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Rear Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Right Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Left Elevation

Existing Material	Proposed Material	Proposed Color
Dutch lap wood	match existing house	white

Trim

Existing Material	Proposed Material	Proposed Color
	match existing	White

Windows

Existing Material	Proposed Material	Proposed Color
Wood Clad	match existing house	White

Chimney

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

Foundation

Existing Material	Proposed Material	Proposed Color
Block	match existing house	not provided

Front Door

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

Shutters

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

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color
N/A	Paneled	White

Roof

Existing Material	Proposed Material	Proposed Color
Asphalt Shingle	match existing home	Match existing

Roof Exhaust Vents

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

Front Porch

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

Deck

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

Patio

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

Sidewalk

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

Sky Lights

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

Driveway

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

House Number

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

Other

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

EXHIBIT B

From: ecdg.hope@gmail.com
To: [Peter Hughes](#)
Subject: FW: Revised Plan 245 Magnolia Rd.
Date: Wednesday, October 7, 2020 8:52:32 AM
Attachments: [L-1 SITE PLAN REV.pdf](#)
[Clark Garage 1 Car.pdf](#)

Good morning Peter, please find attached the revised plan for the garage on 245 Magnolia Rd. Please call me when you have a minute to review this plan.

Hope Maness
Eastcoast Development Group
PO Box 3519
Pinehurst, NC 28374
(910)-729-0277

From: jason grant <jasongrant24@gmail.com>
Sent: Tuesday, October 6, 2020 8:30 PM
To: Hope Maness <ECDG.Hope@gmail.com>
Cc: Jeff Clark <steepriver2@gmail.com>
Subject: Revised Plan

So the House footprint is 1795 sq. ft. per Foundation Survey
30% of that equals 538 Sq. ft.

New Footprint for Garage (26 X 20) is 520

Jason

File name: D:\D13\9480TLT
FB: 7-21-97

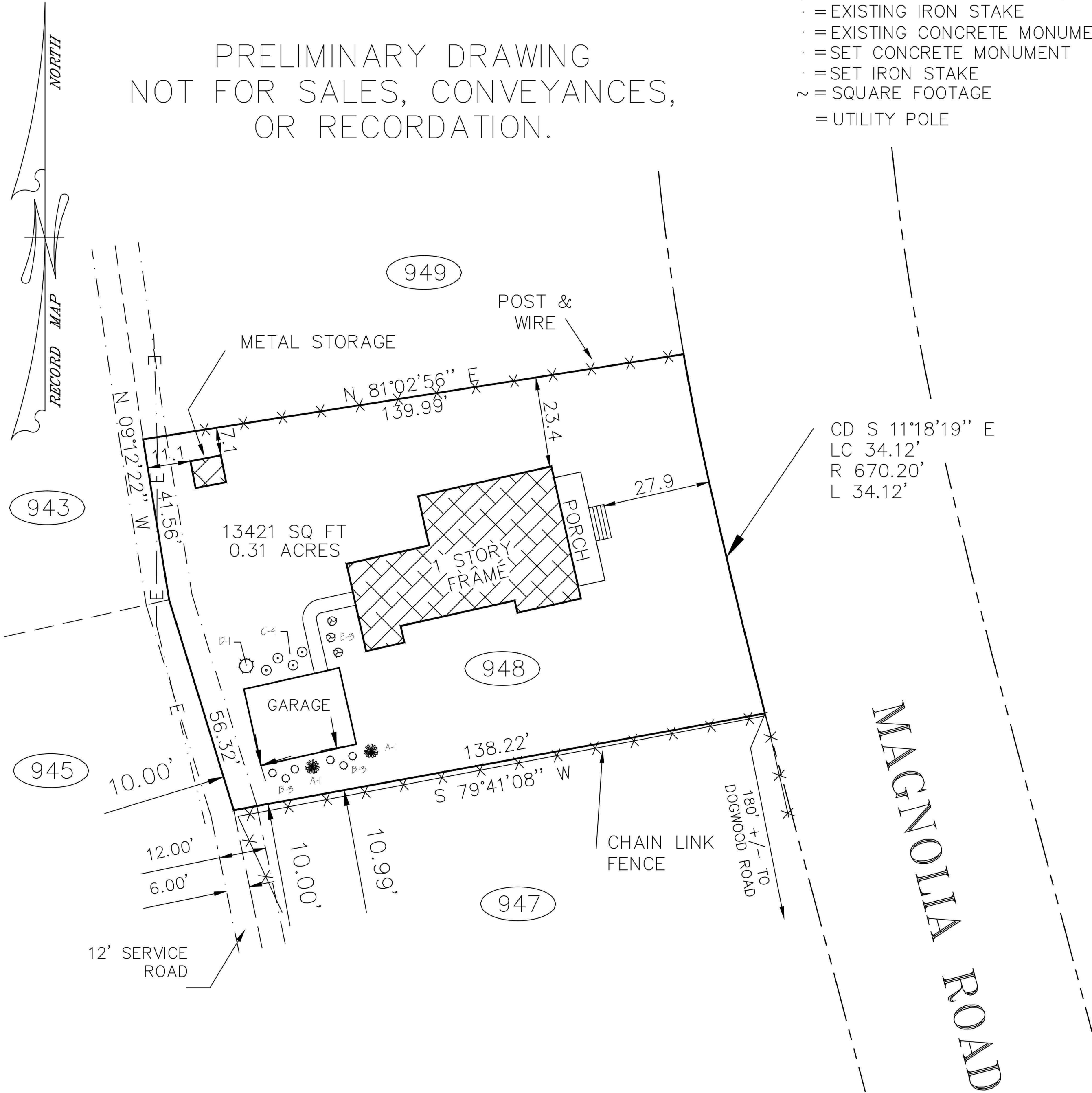
I HEREBY CERTIFY THAT THE PREMISES SHOWN
AND DESCRIBED HEREON, DO NOT LIE IN A
F.E.M.A. DESIGNATED FLOOD PLAIN AREA.

S. R. SHEFFIELD, RLS NO. 1365
REFERENCE:
MAP BOOK 1 PAGE 64
MOORE COUNTY REGISTRY
RATIO OF PRECISION= 1/7500

ACREAGE DETERMINED
BY COORDINATE METHOD.

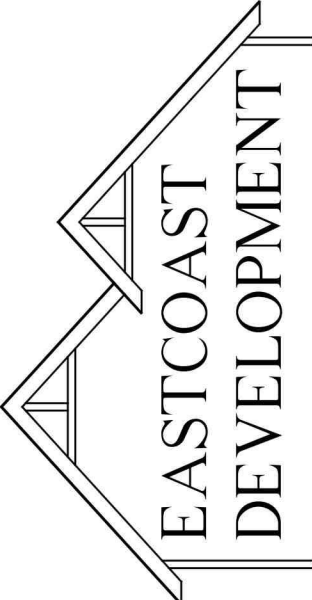
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.
UNLESS OTHERWISE DENOTED,
· = EXISTING IRON STAKE
· = EXISTING CONCRETE MONUMENT
· = SET CONCRETE MONUMENT
· = SET IRON STAKE
~ = SQUARE FOOTAGE
= UTILITY POLE

LOCATION SKETCH



KEY:	QTY:	COMMON NAME:	SIZE:
A	2	SASANQUA CAMELIA	7 GAL
B	6	DRAWRF HOLLY	5 GAL
C	4	DARUMA LOROPETALUM	5 GAL
D	1	BLUE CASCADE DISTYLUM	7 GAL
E	3	LEMON LIME NANDINA	3 GAL
LAWN		EMPIRE ZOYSIA	00 SQ. FT.

BUILDER & DESIGNER:
EASTCOAST DEVELOPMENT
200 McCaskill Road
Pinehurst, NC 28374
910-995-2229
910-729-0277



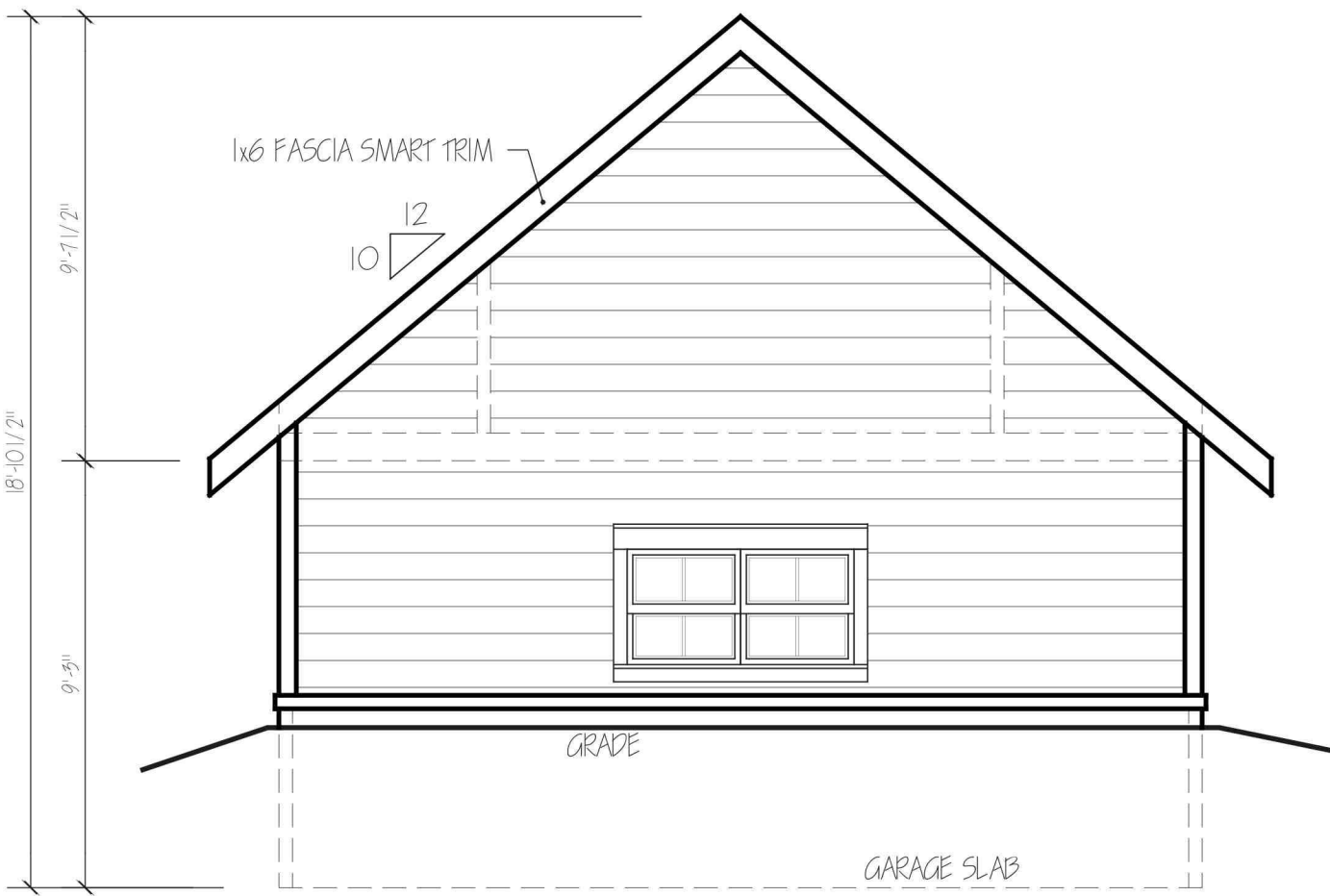
CLARK RESIDENCE
245 Magnolia Road
Pinehurst, NC 28374

Revisions:
10/5/2020
Drawn by:
JBG
Checked by:
X
Date:
9/1/2020

Of

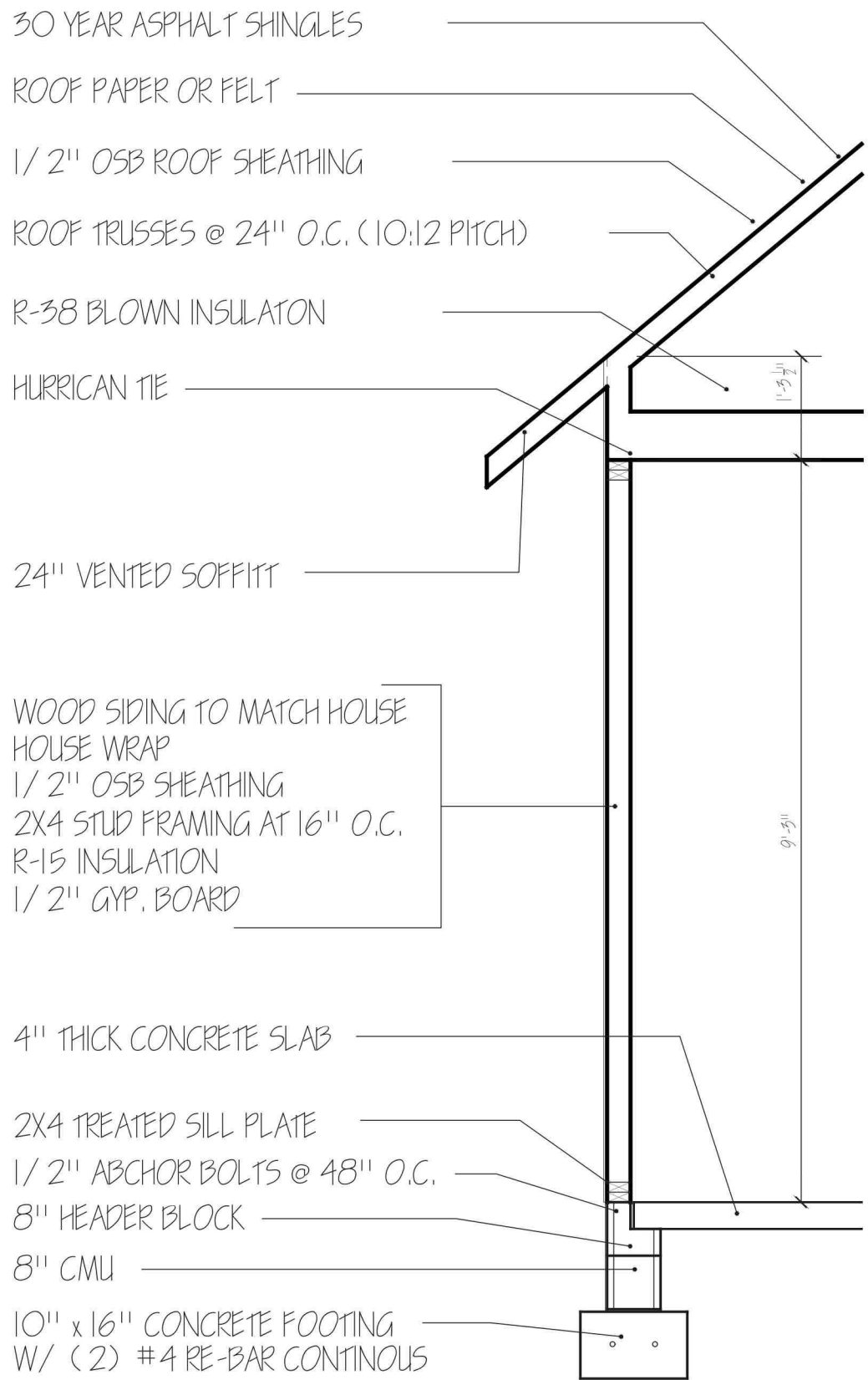
Sheets

EXHIBIT D



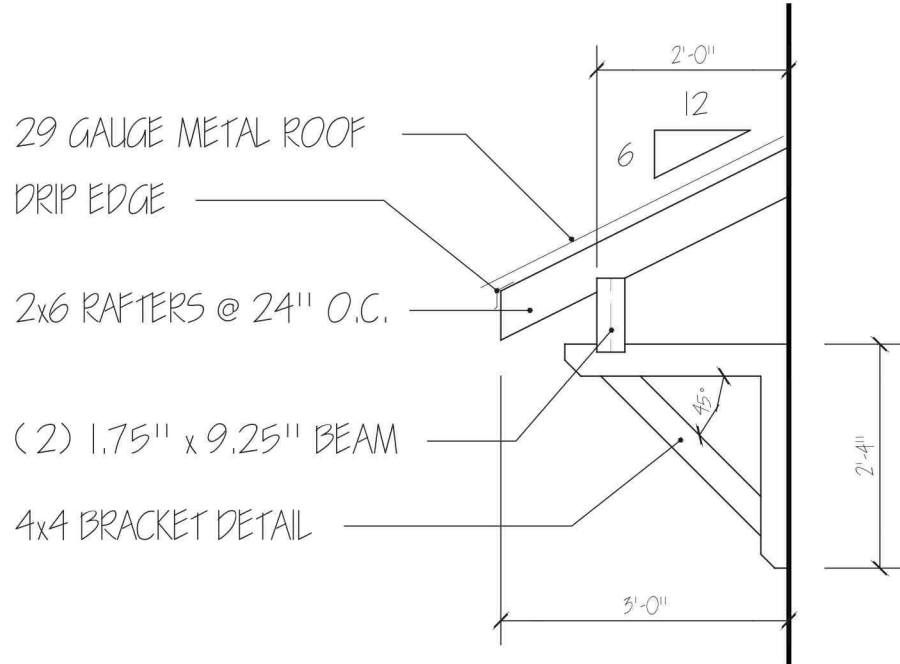
REAR ELEVATION

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



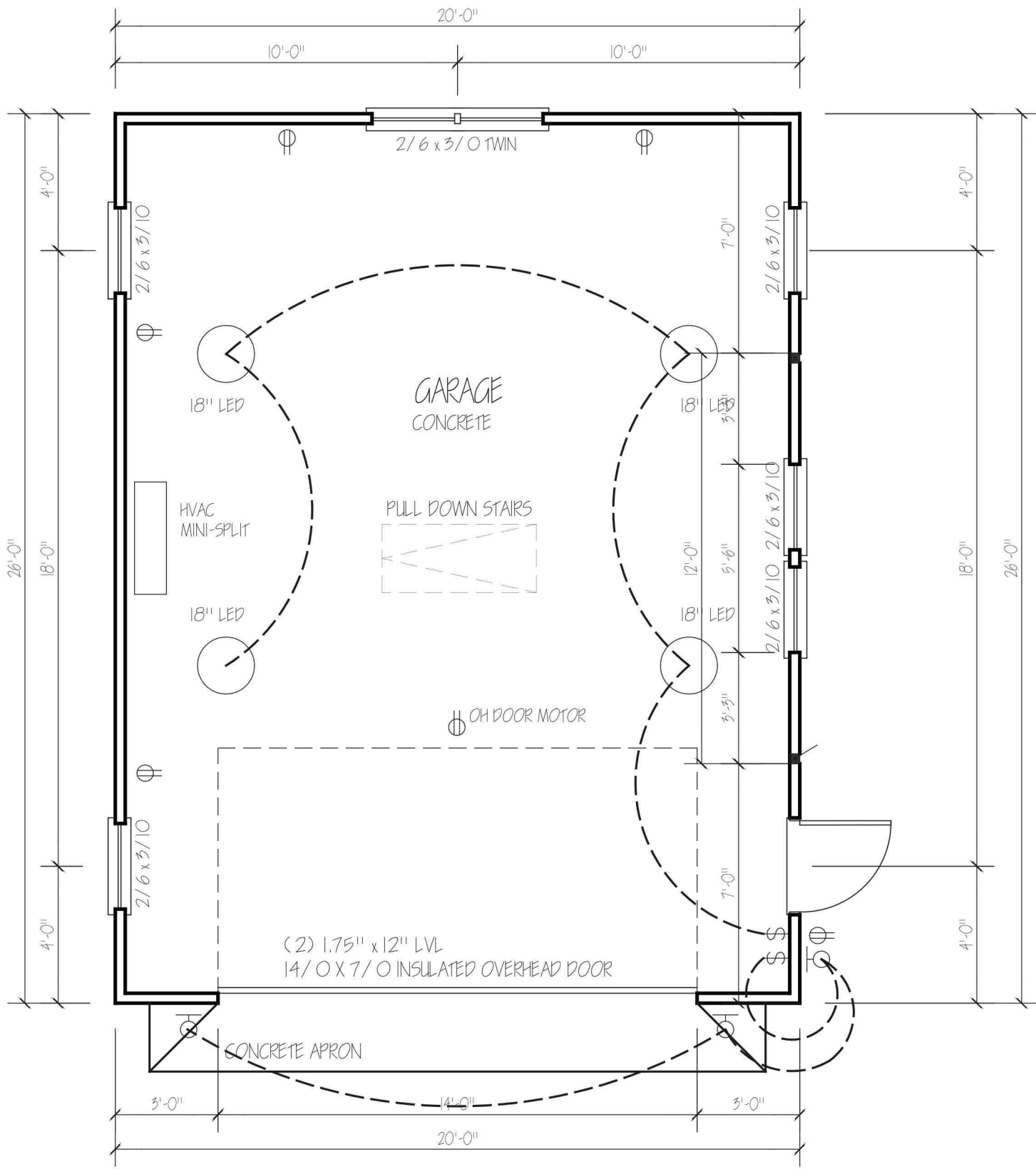
WALL SECTION

SCALE: 1/2" = 1'-0"



AIOI DETAIL

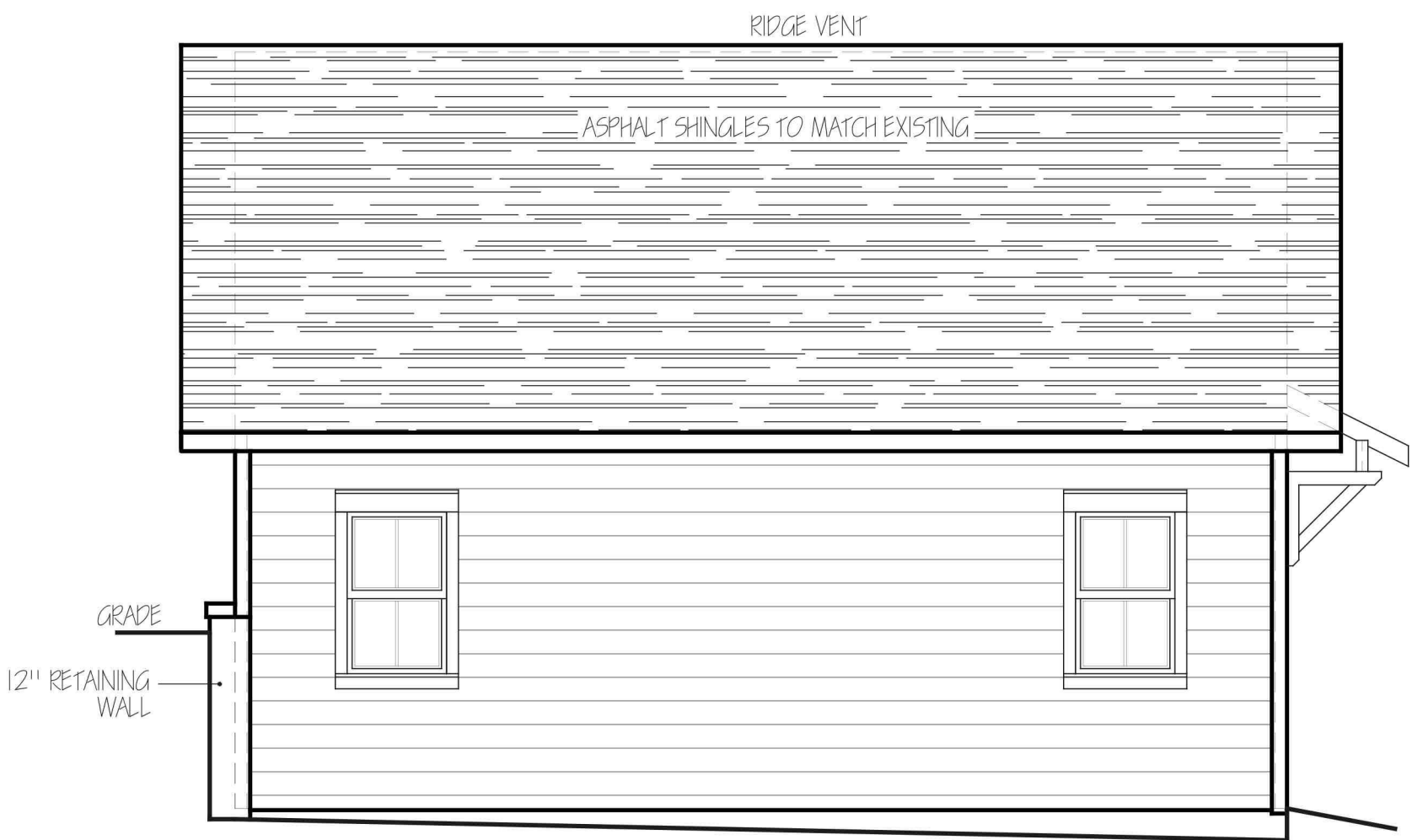
SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN

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

GARAGE SQ. FEET 520



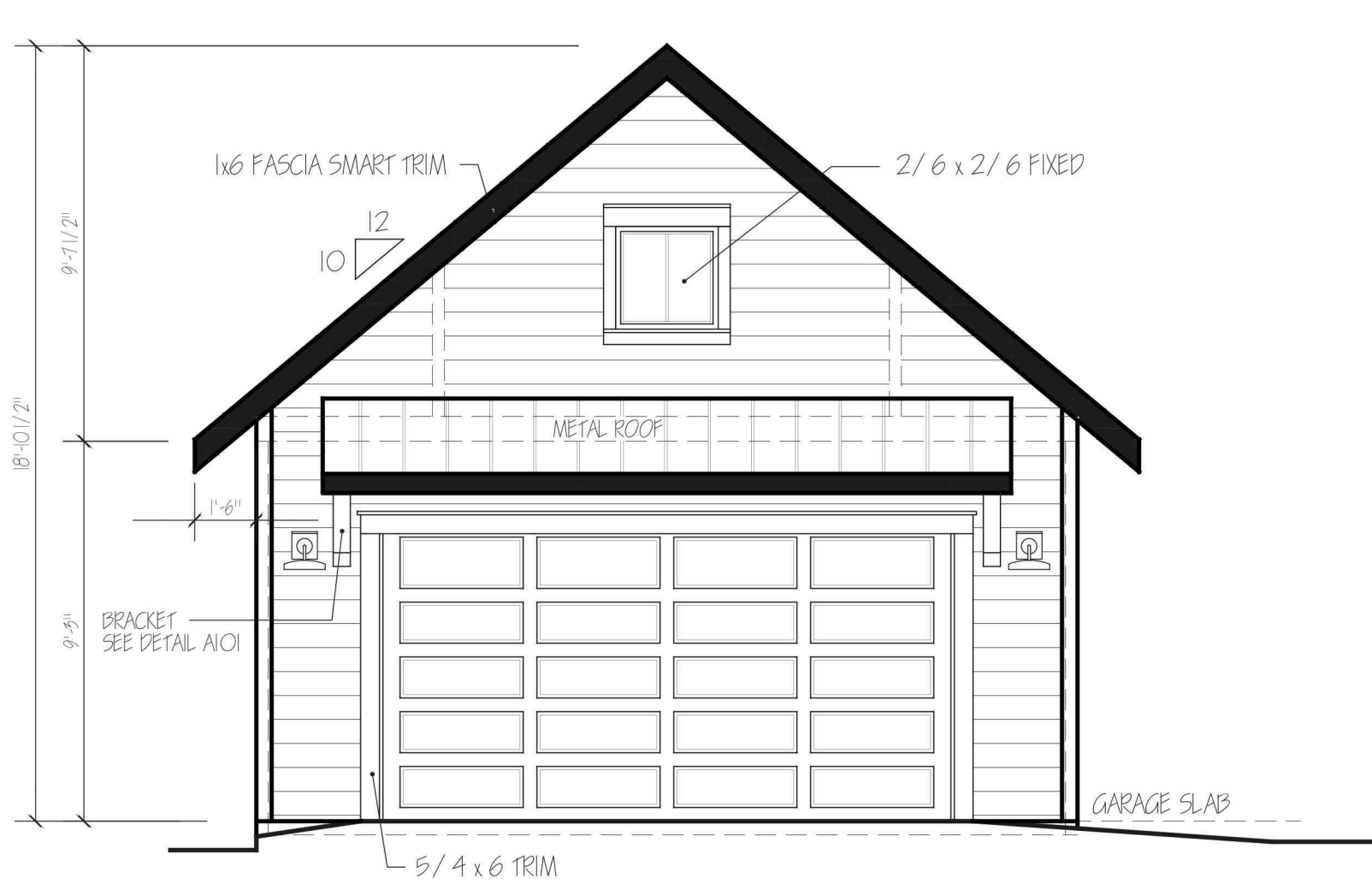
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

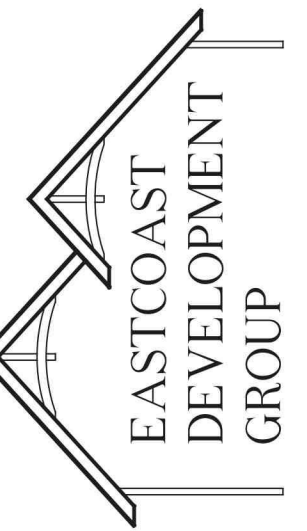
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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

BUILDER & DESIGNER:
EASTCOAST DEVELOPMENT
200 McCaskill Road
Pinehurst, NC 28374
910-995-2229
910-729-0277



CLARK GARAGE
245 Magnolia Road
PINEHURST, NC 28374

Revisions:
10/15/2020
Drawn by:
JDG
Checked by:
JDG
Date:
8/15/2020

AI

EXHIBIT E



EXHIBIT E



EXHIBIT E

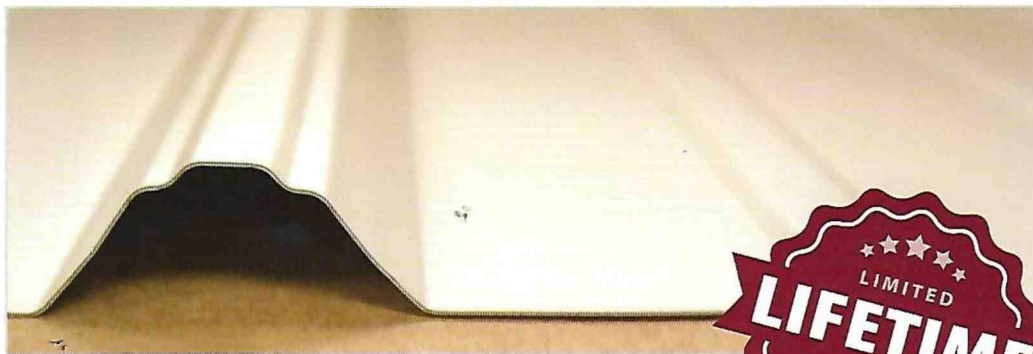


EXHIBIT F



Choose CentralGuard for the best protection and a lifetime warranty

Panel-Loc PlusTM Color Selection Tool



K & R Metals

7339 NC Hwy 705 - Eagle Springs, NC 27242

910-639-4655

*Contact your sales person for accurate pricing. † Color variation between orders is normal and not cause for rejection.
‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

E CHRT_PLPN_180620

valspar[®]



Check our website to verify which colors meet ENERGY STAR[®] requirements for steep slope roofs.

Forest
STANDARD | PRIME | ULTRA

Hunter
STANDARD | PRIME | ULTRA

Colony
PRIME
Trim in 26 ga only.

Crimson
PRIME | ULTRA

Rustic
STANDARD | PRIME | ULTRA

Burgundy
STANDARD | PRIME | ULTRA

Gallery
PRIME | ULTRA

Ocean
PRIME | ULTRA
Trim in 29 ga only.

Ivory
PRIME
Trim in 29 ga only.

Light Stone
STANDARD | PRIME | ULTRA

Desert
PRIME
Trim in 26 ga only.

Taupe
STANDARD | PRIME | ULTRA

PREMIUM COLOR

Fluoropon[®] 70% PVDF

Copper Metallic^{†‡}
PRIME



Clear acrylic coating
Galvalume^{®‡}
PRIME | ULTRA



Burnished Slate
STANDARD | PRIME | ULTRA



Brown
STANDARD | PRIME | ULTRA



Tan
STANDARD | PRIME | ULTRA





PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: November 5, 2020
Subject: Major COA Request for 245 Magnolia Road

Applicant:	Hope Maness
Owners:	Jeff and Dawn Clark
Professional:	Hope Maness
Property Location:	245 Magnolia Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212974240

Request and Background:

Hope Maness, on the behalf of Jeff and Dawn Clark, is requesting a Certificate of Appropriateness for construction of a new accessory structure at 245 Magnolia Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212974240. The property owners are Jeff and Dawn Clark and the applicant is Hope Maness.

Previously Issued COAs for 245 Magnolia Road		
Description	Year	Major or Minor
Additions and Exterior Alterations	2012	Major
Replacement of Roofing	2010	Minor

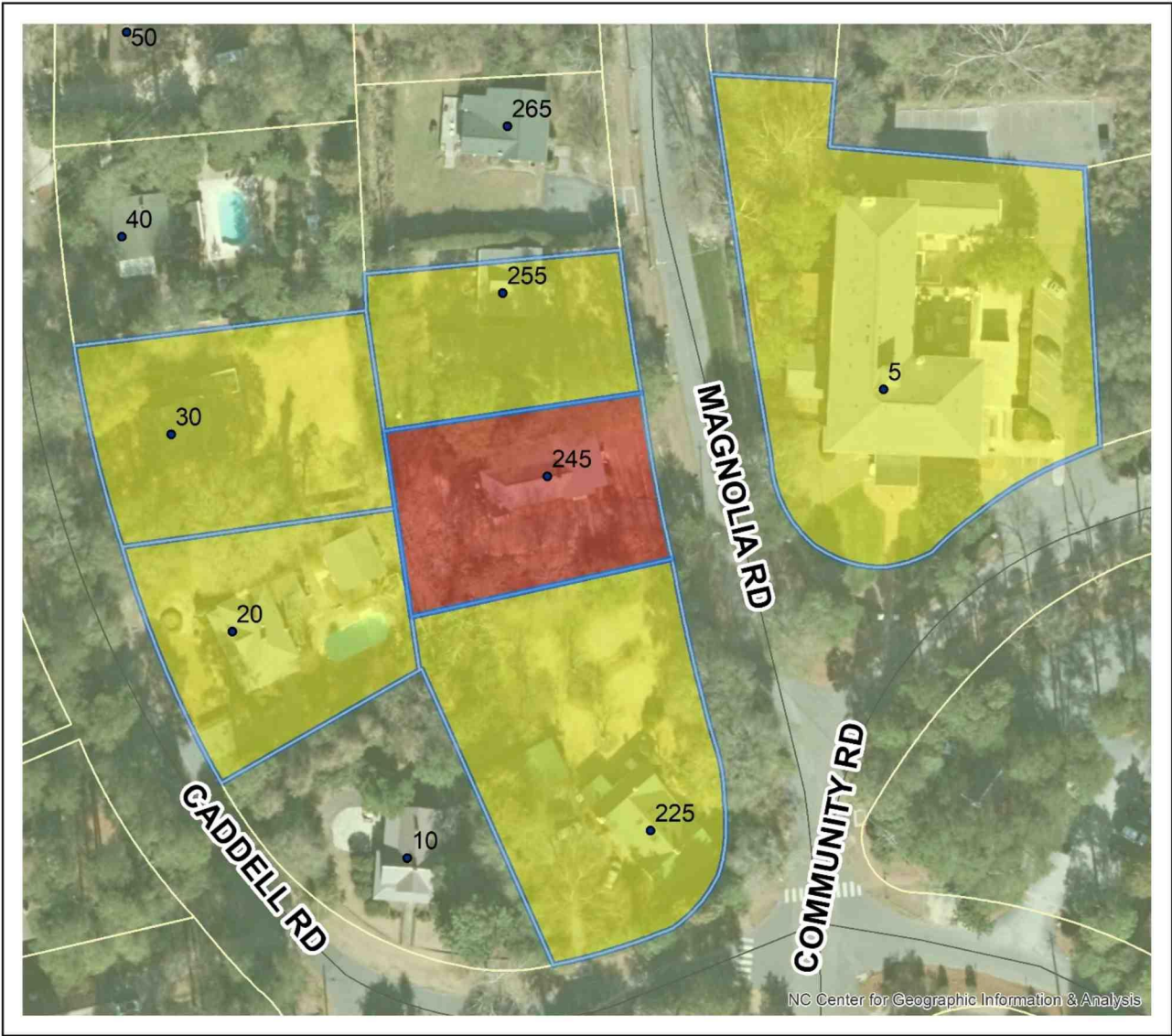
The primary structure 245 Magnolia Road is listed within the National Historic Landmark Survey and is considered a contributing building. All, but one of the adjacent properties within the public hearing notification area, are listed as contributing structures. The table and notification map on the following pages illustrate, which properties where notified.

National Historic Landmark Survey Table 245 Magnolia Road

#*	Address	Year Built	Contributing	Structure History
1	245 Magnolia	1914	Yes	Local tradition claims it was built from part of the old bowling alley. The one-story worker's cottage had a gable roof, German siding, a three-bay facade, a screened front porch, and a large rear ell.
2	255 Magnolia	1910	No	Although built during Pinehurst's historic period of significance, this one-story frame worker's cottage has been greatly altered and no longer retains its architectural integrity. The combination of vinyl siding, replacement windows, replacement front porch, and added rear shed substantially disguise its early 20th century origin.
3	5 Community	1923	Yes	In 1922 Mrs. E. C. Bliss, who built and for years operated the Pine Crest Inn (#157), purchased the Lexington, a two-story frame hotel of moderate size. The following year Bliss demolished the Lexington, and in its place, constructed a new four-story hotel, The Manor. The exterior of the L-shaped building is a concrete material called Kellastone (some of which has been covered with vinyl siding). A heavy cornice serves as the base of a low hipped roof, and a front portecochere identifies the main entrance. Hotel rooms are found on the top three floors, where the six-over-one sash windows are in pairs. The first floor houses the lobby, the dining room, and other public and service rooms.
4	225 Magnolia	1913	Yes	Rolin A. Barrett, Pinehurst's first postmaster, purchased this lot and the one next to it in 1912 and 1914. It is a two-part house with a hyphen connecting the front and rear sections. The house is German-sided and has a gable roof, central chimney, and partially-enclosed front porch. Of particular note is the brick gutter edging the property which runs northward along Magnolia
5	20 Caddell	1895	Yes	The double-pile house is sheathed in German siding, has a hipped roof with a center front cross gable, a five-bay facade, and a wrap-around porch with turned posts and sawn brackets.
6	30 Caddell	1915	Yes	German siding covers this one-and-a-story frame bungalow. Other features include a steep gable roof, a five-bay shed dormer across the front, interior chimneys, and an inset front porch.

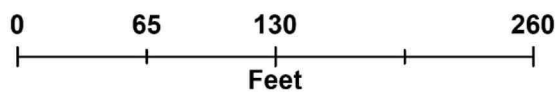
*The numbers refer to the location of each property on the following notification map

Historic Preservation Notification Map
245 Magnolia Road
November 19, 2020 Public Hearing



Legend

- 245 Magnolia Rd
- Adjacent Properties Notified
- LHD
- STREETS

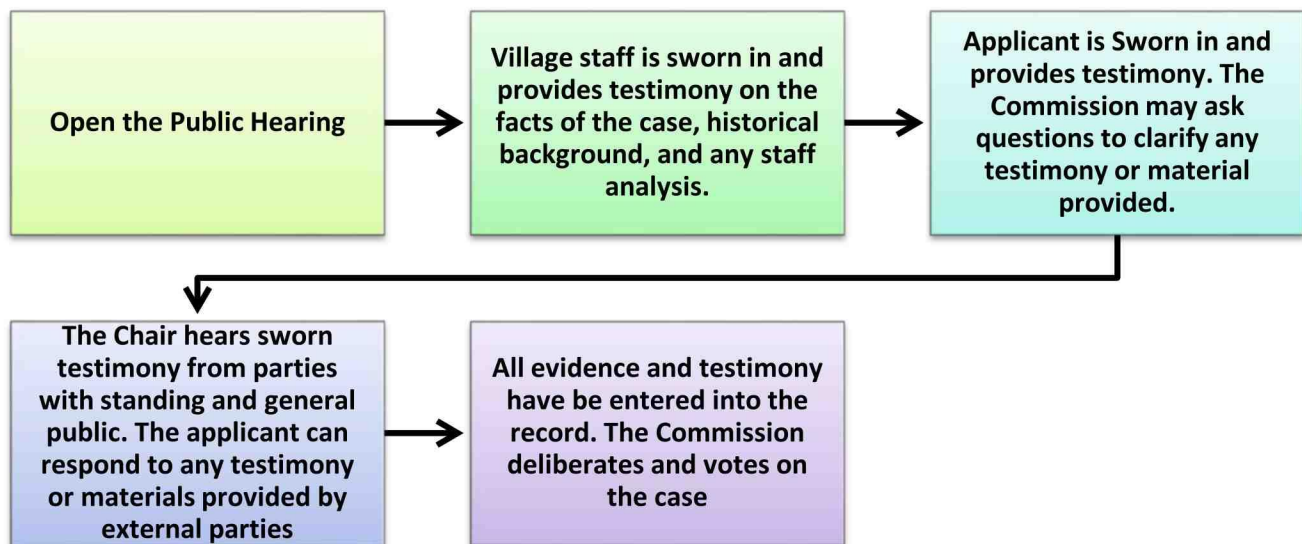


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines new construction or additions not considered to be Minor Work are considered Major Work. All Major Work must be approved by the Commission.

The applicant is proposing construction of a new detached single car garage. The proposed structure is zoning compliant and the applicant has stated that all building materials will match the existing material featured on the principal dwelling. In addition to the garage, there is one small, existing accessory structure (a shed) shown on the site plan and located in the northwest corner of the lot.

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

Applicable Guidelines Requirements:

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

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.

The scale of the proposed accessory structure, based on the submitted material, appears to be compatible with the character of the home. The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement). The accessory structure will not be taller than the principal structure, it will be located in the rear yard, and the proposed landscaping should enhance the character of the lot. The proposed structure would also appear to be congruous with other accessory buildings in the Pinehurst Historic District.



2. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and **must** be smaller in scale than the primary structure.

The proposed accessory structure based on the single story proposal will not be taller than the primary structure. The accessory structure, as proposed, would have a smaller footprint than the principal structure. The principal dwelling is 1,795 square feet and the proposed accessory structure is 520 square feet (28.96%). The applicant provided square footage information in a supplemental email to staff.

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

The accessory structure will be located in the rear yard of the lot.



4. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.

The propose garage does not have multiple doors, but will be front facing and visible from the street.

BUILDING MATERIALS

1. Section IV.F.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.
2. Section IV.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Sheets of plywood siding
 - c. Vinyl 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

Each proposed building material will be reviewed below for compliance with the Guidelines and whether it is congruous with the Historic District. The HPC has the flexibility and authority to approve requests that are not compliant with the Guidelines, but are deemed congruous with the Pinehurst Historic District.

<u>Front Elevation</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
Dutch lap wood	match existing house	white
<u>Rear Elevation</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
Dutch lap wood	match existing house	white
<u>Right Elevation</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
Dutch lap wood	match existing house	white
<u>Left Elevation</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
Dutch lap wood	match existing house	white

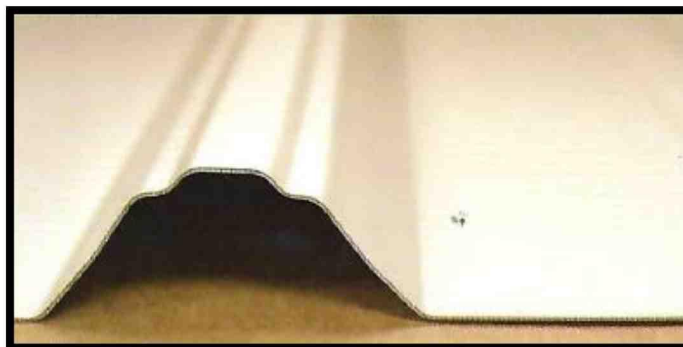
<u>Trim</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
	match existing	White
<u>Windows</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
Wood Clad	match existing house	White
<u>Chimney</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
<u>Foundation</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
Block	match existing house	not provided

<u>Garage Door</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
N/A	Paneled	White
<u>Roof</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
Asphalt Shingle	match existing home	Match existing
<u>Roof Exhaust Vents</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
<u>Front Porch</u>		
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>

Submitted Material List

The applicant is proposing to match all the building material to the material on the existing single family home. The applicant has submitted photos of the existing structure as their material samples. The proposed siding is wood Dutch lap to match the wood Dutch lap on the principal structure. The proposed windows are wood clad to match the wood clad on the principal structure.

Based on the material provided the only new building materials would be the metal garage door and what appears to be metal accent roofing at the entrance of the garage. The applicant has provided a metal sample for the roof.



WINDOWS AND DOORS

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

Based on the submitted elevations, the style of window on the front elevation of the accessory structure will have a slightly different architectural style than the windows on the principal dwelling.



Front Elevation of 245 Magnolia



Based on the submitted elevations, the accessory structure will feature double hung windows on the right and left elevations, which would match the some of the windows on the principal structure.



The door featured on the right elevation (facing the house) appears to be a common style of door featured on accessory structures within the Historic District and similar to doors on the existing home.



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

The applicant did not indicate through the application or submitted material, if the windows will feature divided or simulated divided lights. The applicant also did not indicate through the application whether snap in muntins will be used.

PAINT

1. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

The applicant has indicated the intent to match the existing color scheme accessory structure to the principal structure. The primary structure is white with white trim features

Applicable Recommendations from the Historic District Guidelines:

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

1. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.

The applicant, as previously discussed, is proposing windows that appear to be similar to the windows on the principal structure. The proposed door with a single glass pane is similar to the rear door on the primary structure.

2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.

Based on the material submitted it is unknown whether the foundation of the accessory structure will align with the foundation of the principal structure. However, based on the topography of the existing lot it is likely that the foundation of the accessory structure will be lower than the principal structure's foundation.

3. Section III.I.12 - Attached or detached garages should open to the rear or side of the primary structure.

The proposed garage will be visible from the street and open to the front.

4. Section IV.E. 2 - Accessory buildings **must** be equal or lower in height than the primary structure and the roof **should have an equal or lower slope than the primary structure.**

The proposed roof height of the accessory structure appears to be lower, but the proposed roof pitch of 12 over 10 appears to be steeper than the roof slope of the primary structure.

5. Section IV.E.7 - A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.

Based on the submitted site plan, the proposed garage will be set well behind the principal façade.

ROOFS

1. Section III.A.5 - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.

Metal roofing has been proposed as an accent above the garage door entry. The application does indicate that the metal roofing will be charcoal in color.

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

Based on the sample submitted by the applicant the roofing material does not appear to exceed 1/4 inch width or one inch in height.

PAINT

No relevant recommendations

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing to construct a new accessory structure. The applicant, based on the material provided, is proposing to match the majority of the proposed materials to the existing materials of the principal dwellings. The placement of the garage is zoning compliant and it is set well behind the principal façade of the principal structure. The applicant intends to match the color scheme of the existing house. The proposed garage roof may have a steeper slope than the principal structure, the garage will be visible from the street, and the garage will open to the front (street). Some additional specifics may need to be addressed at the public hearing during the applicant's testimony.



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: November 6, 2020
Subject: Major COA Request for 85 Community Road

Applicant:	Russ Cribbs
Owners:	Paul and Lorelei Milan
Professional:	Cribbs Construction (Russ Cribbs)
Property Location:	85 Community Road
Zoning:	R-10 (Medium Density Residential)
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856209073413

Request and Background:

Cribbs Construction is requesting a Certificate of Appropriateness for a modification to a previously approved Major COA at 85 Community Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209073413. The property owners are Paul and Lorelei Milan and the applicant is Russ Cribbs.

Previously Issued COAs for 85 Community Road

Description	Year	Minor or Major
Addition and alterations	2013	Major
Renovation of shed	2019	Minor
Renovation of Garage	2020	Major

According to the National Historic Landmark Survey, the primary structure at 85 Community Road was constructed in 1919 and is listed as a contributing building. However, the accessory structure that has been renovated, is listed as non-contributing. Many of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for 85 Community Road

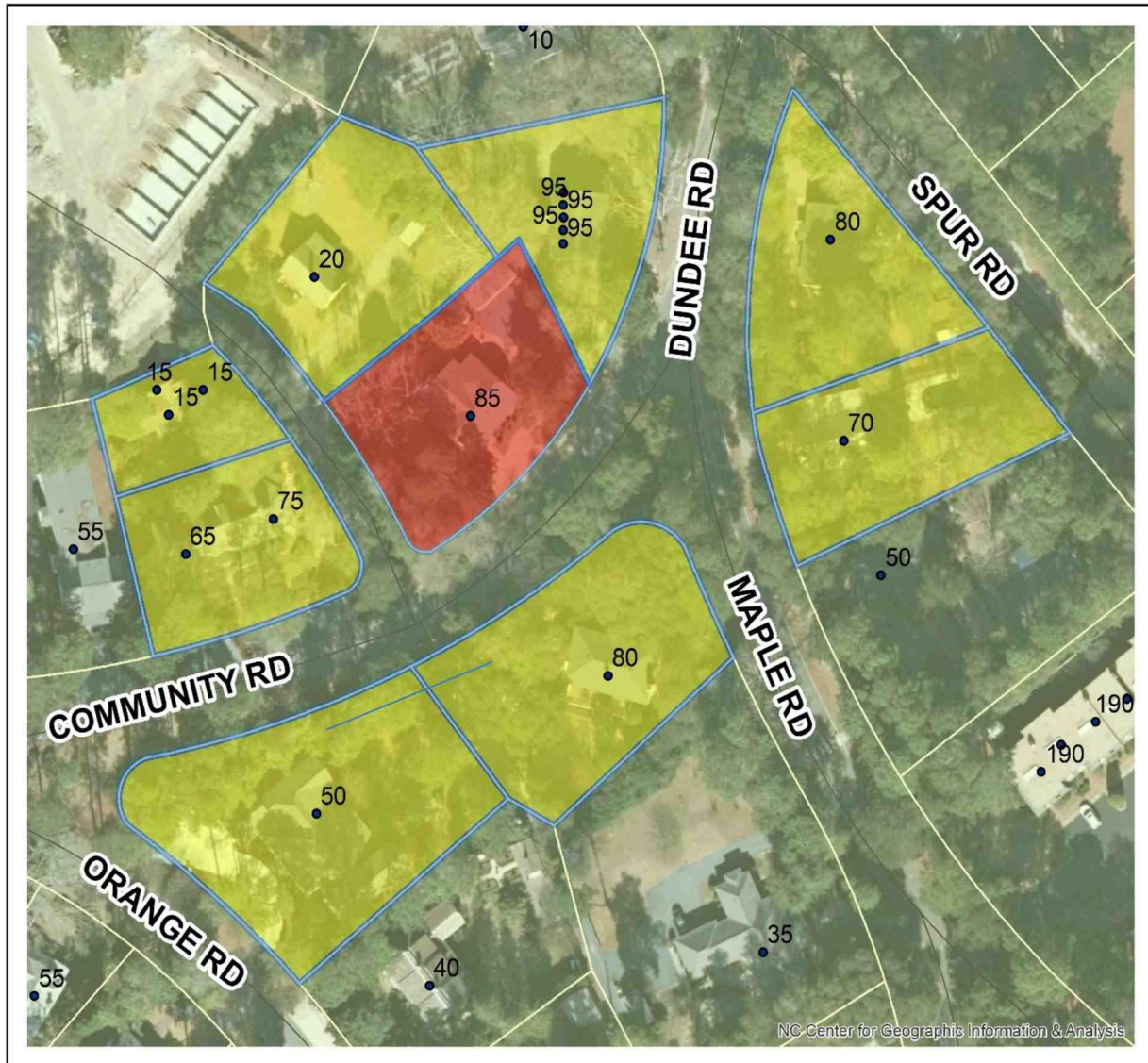
#*	Address	Year Built	Contributing	Structure History
1	85 Community	1919	Yes	Roswell E. Wicker was the original owner of this delightful shingled cottage. The small one-story frame house is wood-shingled and has a clipped gable roof, an eyelid attic vent, casement windows, trellis on the facade, and a hooded entrance.
2	95 Community	1916	Yes	This two-story, double-pile, frame Colonial Revival house has a pedimented gable roof, a three-bay facade, and a one-story classical porch. It is sheathed with vinyl siding.
3	20 Power Plant	1920	NA	Not listed in the National Historic Landmark Survey
4	65 & 75 Community	1920	Yes	This tiny frame house, probably originally a worker's cottage, is a one-and-a-half-story dwelling with a gable roof, shed dormers, and shed hoods over the entrances.
5	50 Orange	1917	No	Although records suggest that the Fields House was built in 1917, its present form, windows, entrance porch, asbestos shingle siding, and breezeway connecting to the garage give it the appearance of a 1950s house
6	80 Community	1916	Yes	Thistle is a two-story wood-shingled house with a hipped roof and front and side columnar porches.
7	70 Maple Lane	1915	Yes	Roswell E. "Rassie" Wicker was the owner most commonly associated with this one-story frame cottage. It has a gabled facade, two-over-two sash windows, and various alterations, including vinyl siding.
8	80 Maple Lane	1950s	No	This one-story frame house has a broad gable roof and a perma-brick front elevation.

*The numbers refer to the location of each property on the following notification map

Historic Preservation Notification Map

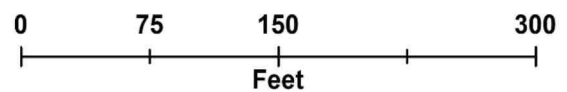
85 Community Road

November 19, 2020 Public Hearing



Legend

- 85 Community Road
- Adjacent Properties Notified
- LHD
- STREETS

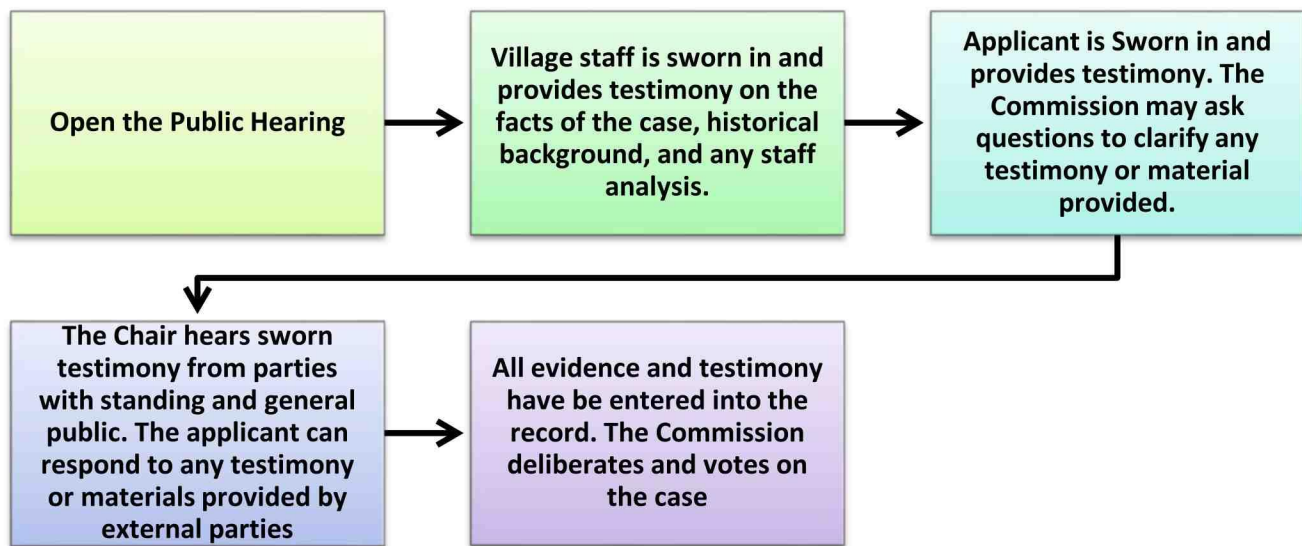


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

In April 2020, the Commission granted a COA for renovation existing garage. In August 2020, staff performed an inspection of the project to ensure compliance with the issued COA. The approved elevations illustrated the construction of a doorway on the left elevation of the structure, however at the time of inspection the proposed doorway was covered in shake siding.

According to the Historic District Guidelines the addition or removal of windows or doors is considered Major Work. Under the current Guidelines staff is not afforded the discretion to approve field changes that meet the criteria of Major Work. All Major Work **must** be approved by the Commission.

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

Applicable Guidelines Requirements:

WINDOWS AND DOORS

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

The applicant has filled in a proposed door opening. The door opening is located on the side of the accessory structure and is not visible from the street. In place of a door opening the applicant matched and continued the shake siding architecture. The shake siding is compatible with siding of the garage, the small shed, and primary structure on site.

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

1. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.

The Commission previously determined that the architecture of the proposed renovation was congruous with the architecture of the primary structure. Below are photos of the garage prior to the renovation, proposed elevations, after renovation, and the existing single family home. The Commission must determine if the removal of the doorway and continuation of the shake siding are congruous with architecture of the primary structure.





WOOD

1. Section III.K.1 - New wooden features or details or replacement of a missing feature or detail or element must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

Shake siding was constructed/installed where the proposed doorway was to be located. Shake siding is compatible with the architectural character of all other structures on site and is common style of siding used throughout the Historic District.

2. Section III.K.6 – Wooden surfaces and features must be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.

The new shake siding was painted using the previously approved colors.



Applicable Guidelines Recommendations:

WINDOWS AND DOORS

1. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

The original garage did not feature a doorway on the left elevation of the structure. The removal (decision not to construct) this doorway would not appear to damage the historic character of the accessory structure.

2. Section III.C.10 – New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

The previously approved doorway would not have been visible from the street.

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

1. Section III.I.1 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.

The applicant did not construct the doorway and shake siding exists where the doorway would have been placed. As previously stated, shake siding is a shared characteristic of all the structures onsite at 85 Community Road.

Staff Comments:

In the course of construction the applicant deviated from the previously approved plans. A doorway that was proposed on the left elevation of the structure was not installed and shake siding was installed to match previously approved shake siding. This change occurred on the left elevation of the accessory structure, which is not visible from the street. While the applicant deviated from the previous approval, the end result is an improved accessory structure that matches the architecture of the primary structure.



DRAFT

FINAL ORDER – MAJOR COA REQUEST 85 Community Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on November 19, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Russ Cribbs, is requesting a COA for changes made to a previously approved Major COA. During construction a proposed doorway was not constructed and the proposed opening was filled with shake siding to match the rest of the accessory structure. The removal or addition of doors or windows cannot be approved at the staff level.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. Addition or removal of windows or doors is considered Major Work

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

1. The primary structure at 85 Community Road was constructed in 1919 and is listed as a contributing building
2. 85 Community Road's primary structure is a small one-story frame house is wood-shingled and has a clipped gable roof, an eyelid attic vent, casement windows, trellis on the facade, and a hooded entrance.
3. Previous COAs issued

Previously Issued COAs for 85 Community Road		
Description	Year	Minor or Major
Addition and alterations	2013	Major
Renovation of shed	2019	Minor
Renovation of Garage	2020	Major

4. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: previously approved elevation and photo of post construction.
2. The applicant is seeking approval of a change to a previously approved COA.
3. The shake siding that has filled in the proposed door opening matches the material, which was previously approved by the Commission in 2020

Conclusions of Law

Guideline Requirements:

1. Section III.C.1 – Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
3. Section III.K.1 - New wooden features or details or replacement of a missing feature or detail or element must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
4. Section III.K.6 – Wooden surfaces and features must be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.

Guideline Recommendations:

1. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
2. Section III.C.10 – New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
3. Section III.I.1 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
85 Community Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 85 Community Road:

The following conditions apply to approval of the Certificate of Appropriateness for 85 Community Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 85 Community Road based on the following:

EXHIBIT A

Record Id: [COA-2020-00156](#)
File Date: 10/30/2020
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Description of Work: Requesting approval for modification made to original plans submitted.
Changed a door to a window on the left elevation
Application Name: 85 Community Road - Milan Garage
Address: 85 COMMUNITY Rd, PH 28374
Owner Name: MILAN, PAUL J
Owner Address: 4021 SKIPJACK CT RALEIGH RALEIGH NC 27613
Parcel No: 00023041

Contact Info:

Name:
Organization Name: Cribbs Construction Company, LLC
Contact Type: Applicant
Contact Primary
Address:

Licensed

Professionals Info:

Primary: N
License Number:
License Type:
Name:
Business Name : Cribbs Construction Company, LLC
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: changed door to window on left elevation

Existing Use: Single Family Low Density

Includes Demolition: No

Estimated Cost of
Construction: 0

PERMIT DATES

Application Expiration
Date:

Permit Issued Date:

Permit Expiration Date:

Type of Work:	Alteration
Proposed Use:	Single Family Low Density
Includes Tree Removal:	No
COA Number:	

EXHIBIT A

Front Elevation

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Rear Elevation

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Right Elevation

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Left Elevation

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Fiberglass Door	Shake Siding	Sanderling (SW7513)
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Trim

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

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

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

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Front Door

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

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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EXHIBIT A

Garage Door

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

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Roof Exhaust Vents

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Front Porch

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

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

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

<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Sky Lights

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

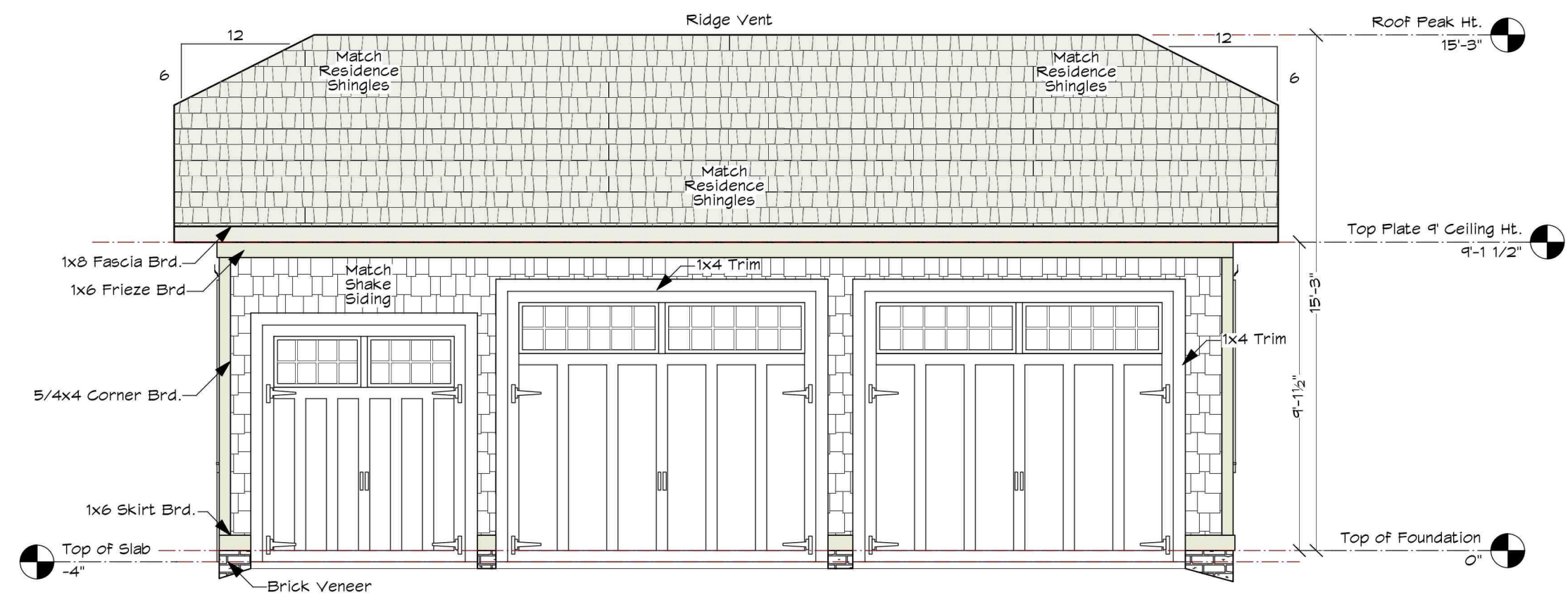
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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House Number

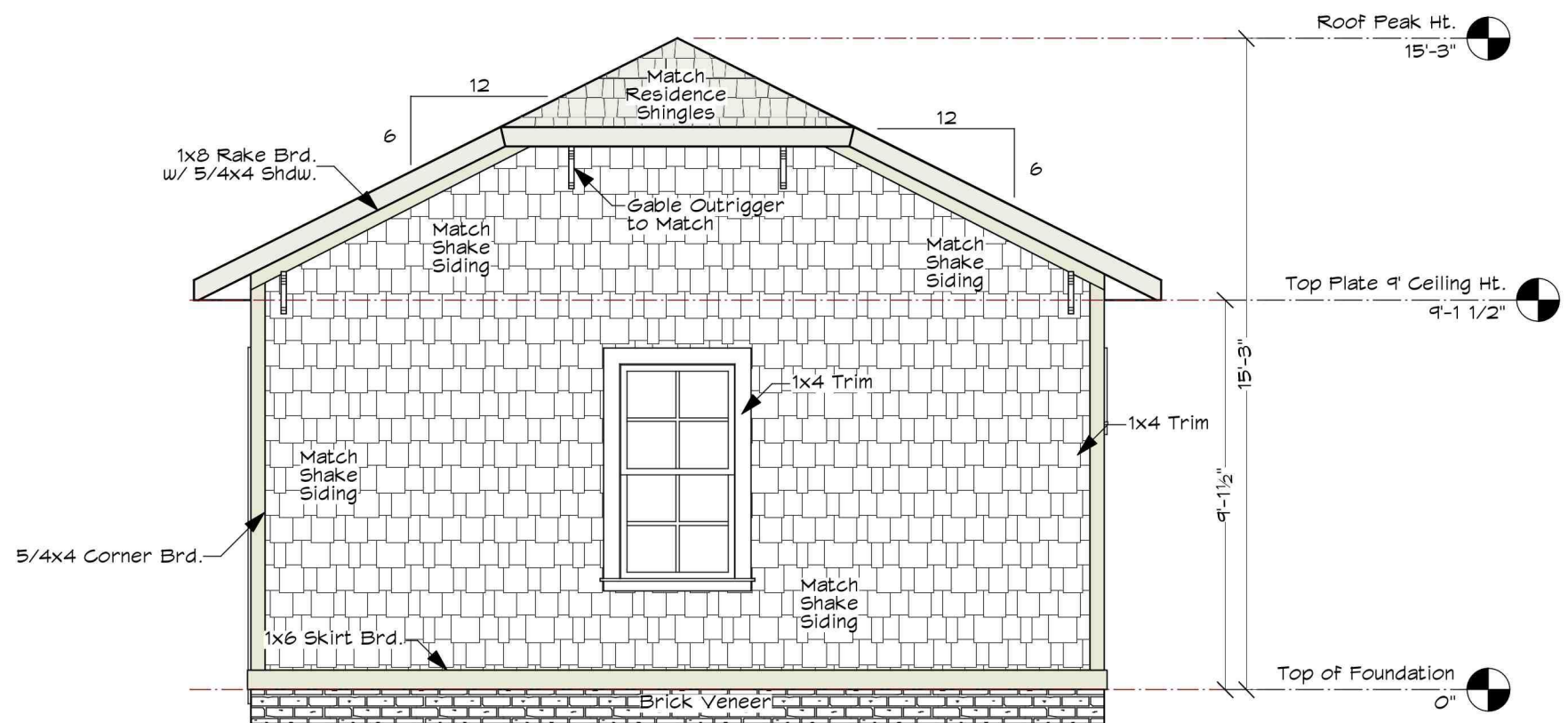
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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Other

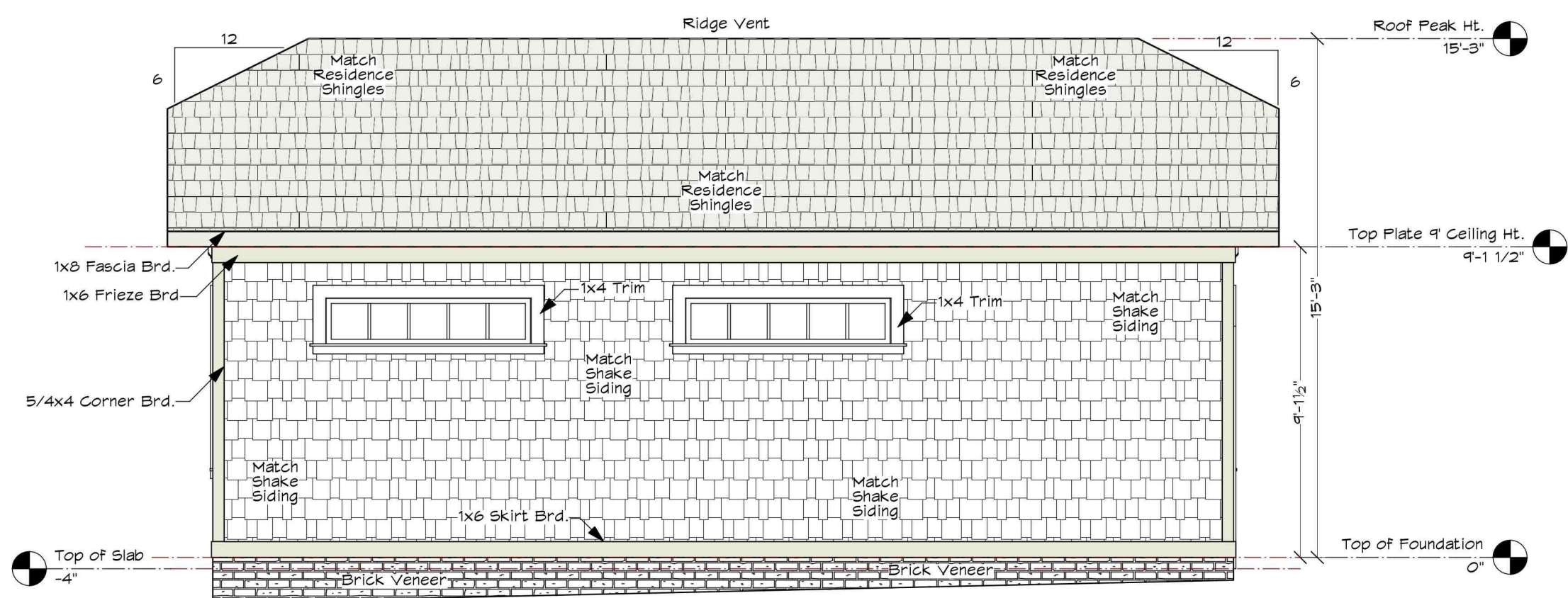
<u>Existing Material</u>	<u>Proposed Material</u>	<u>Proposed Color</u>
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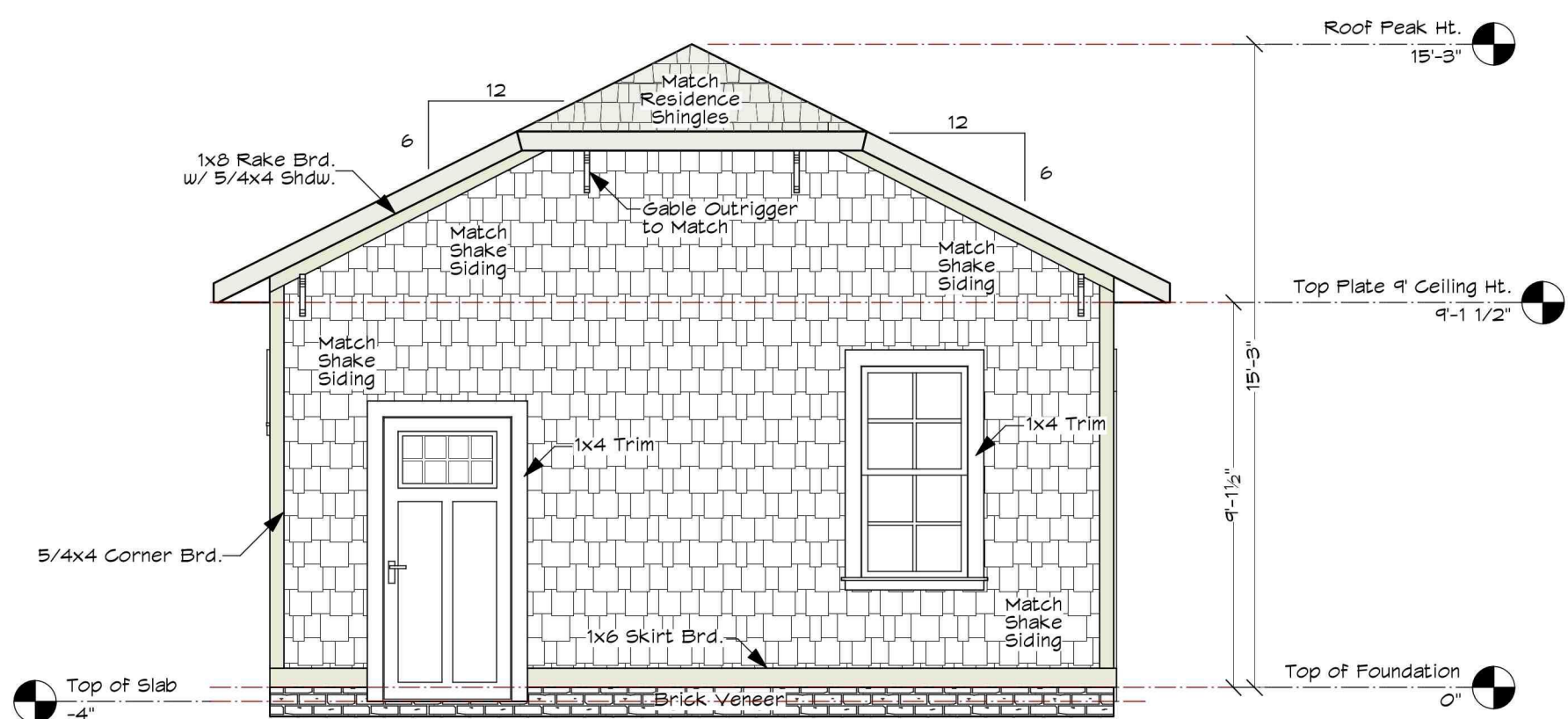
FRONT ELEVATION



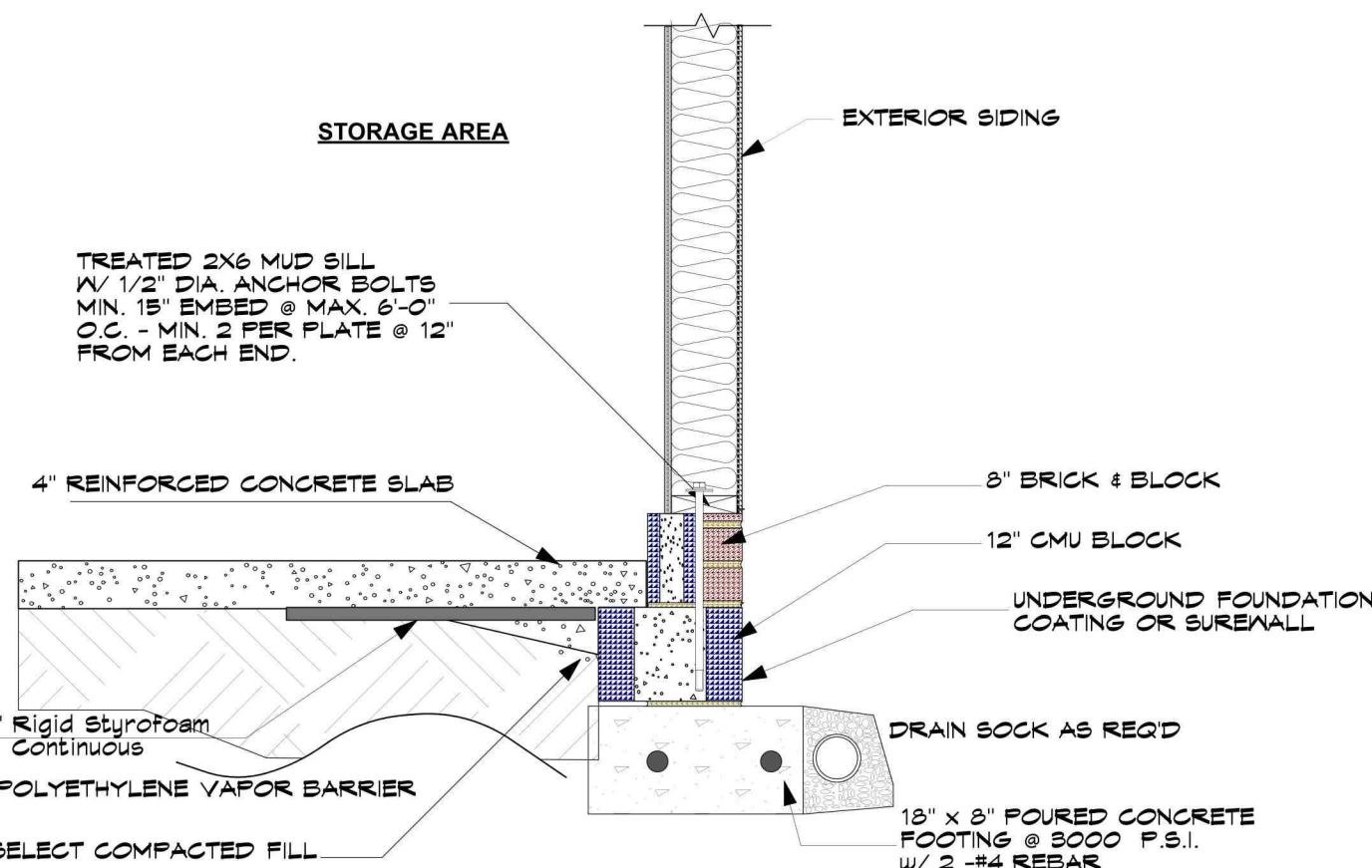
RIGHT ELEVATION



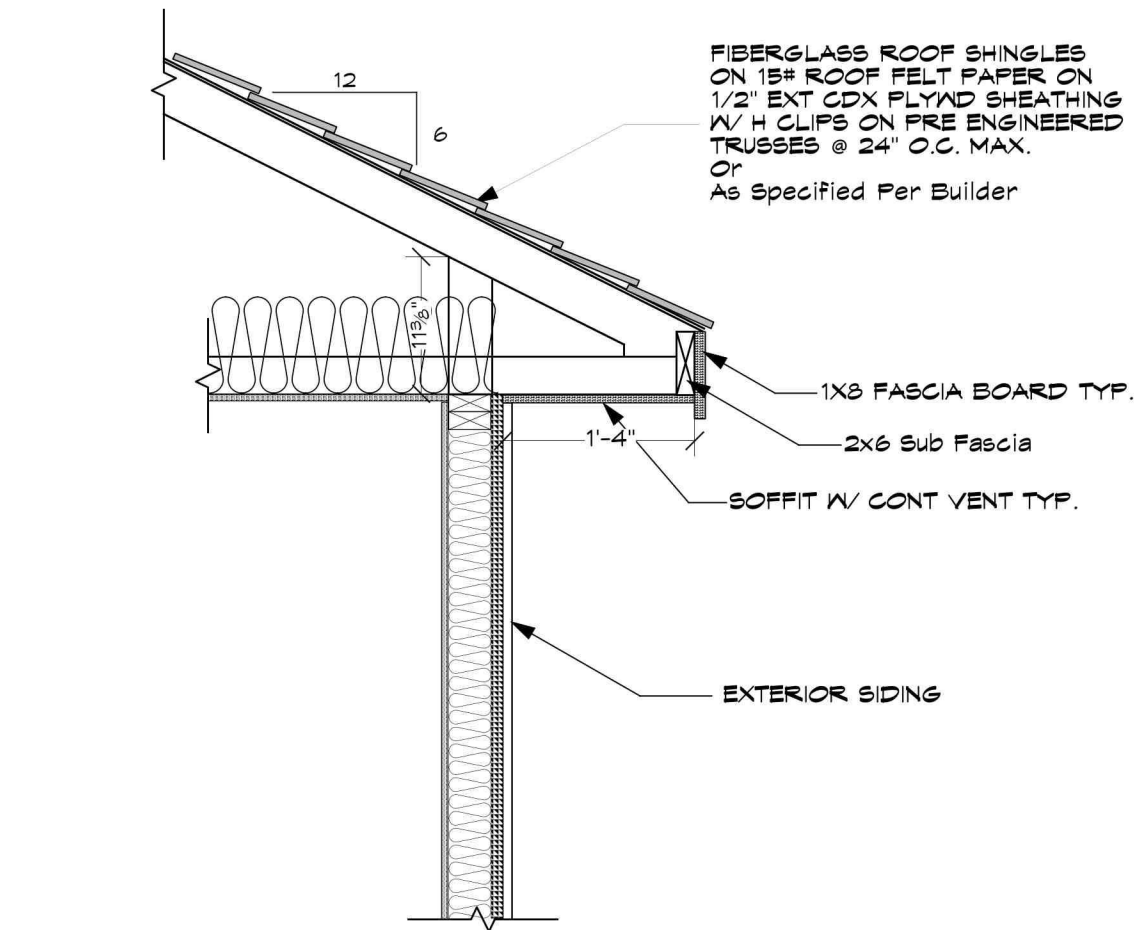
REAR ELEVATION



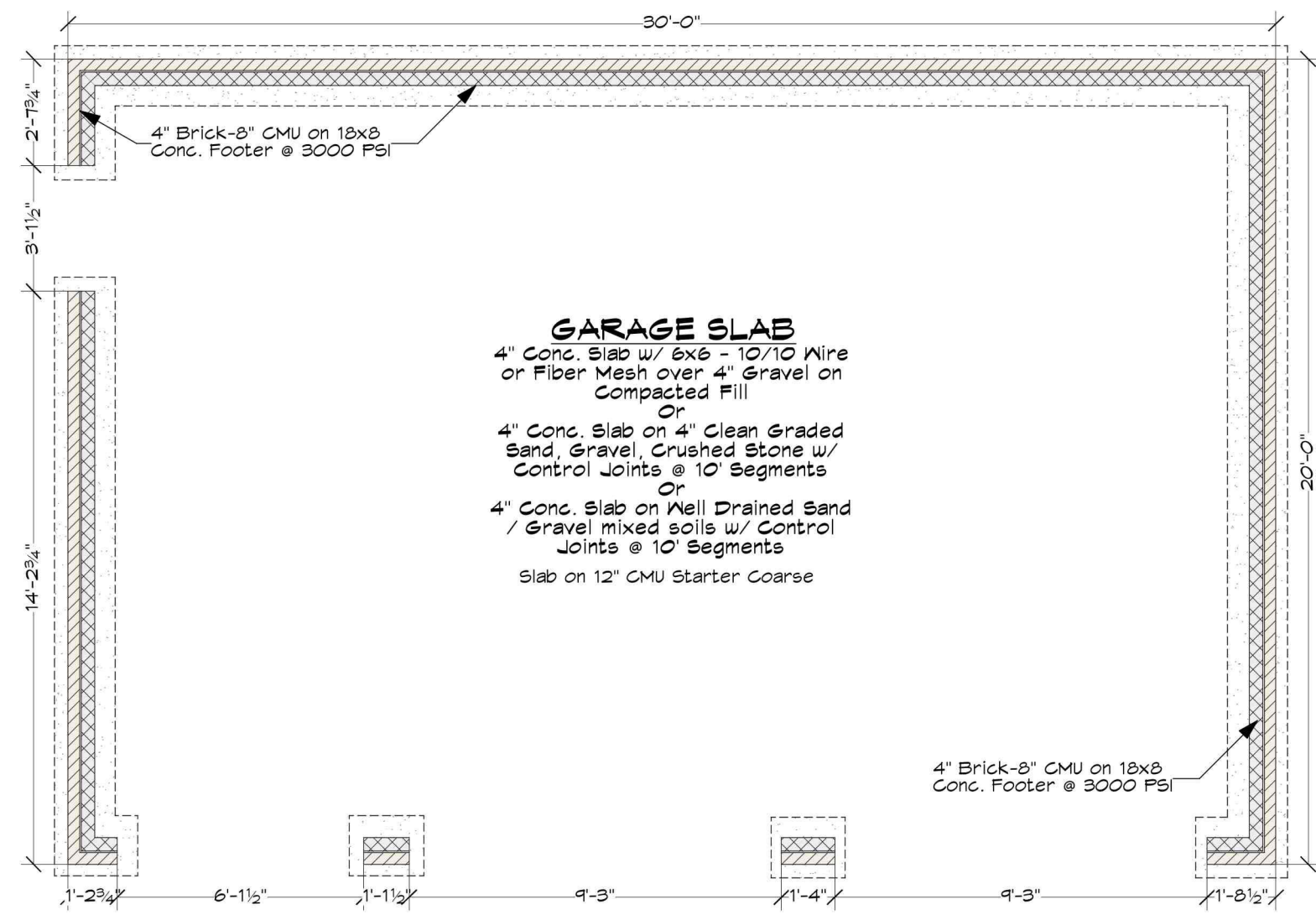
LEFT ELEVATION



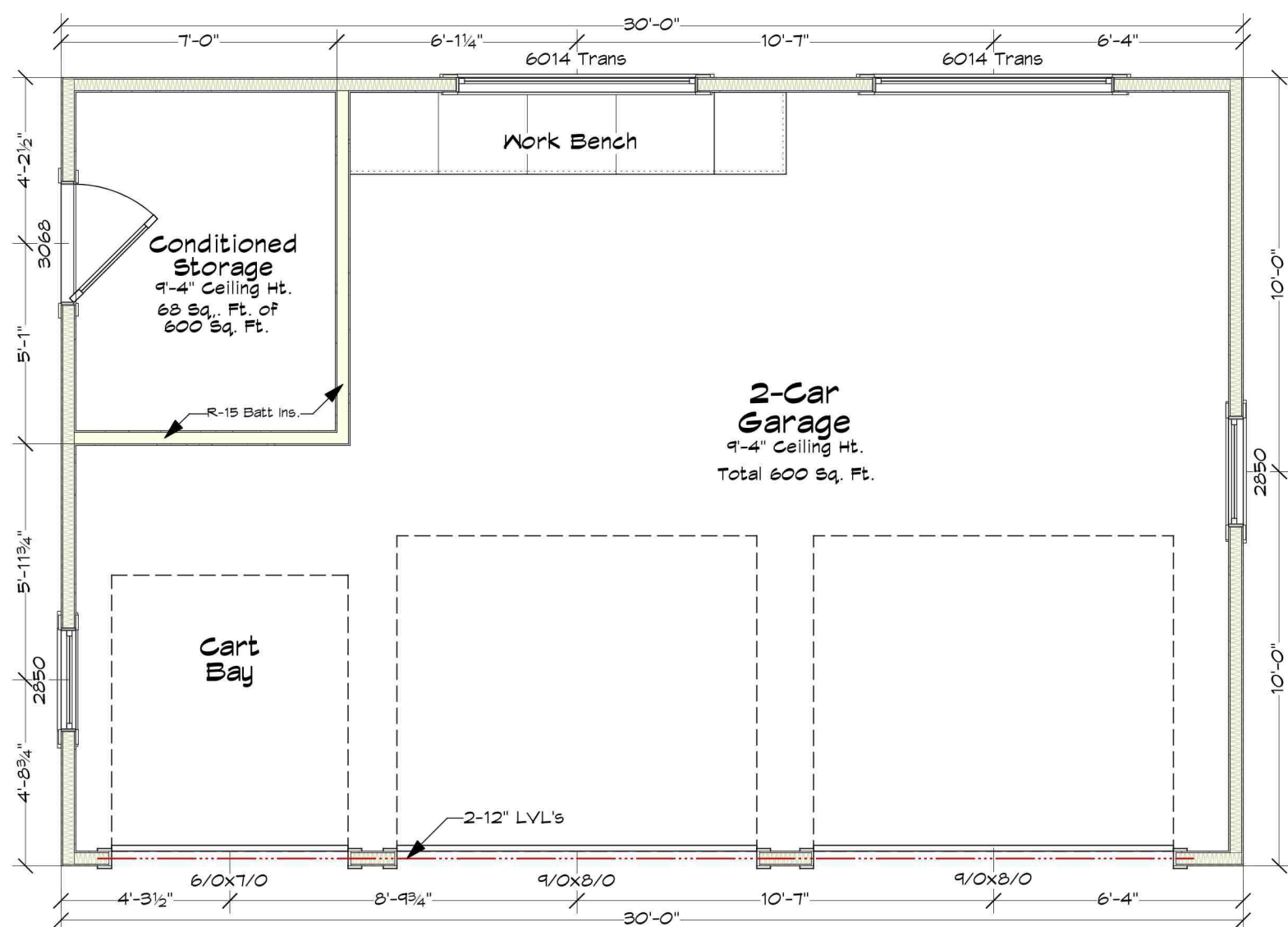
4 TYP. SECTION THRU EXTERIOR SIDING WALL
Scale: 3/4" = 1'-0"



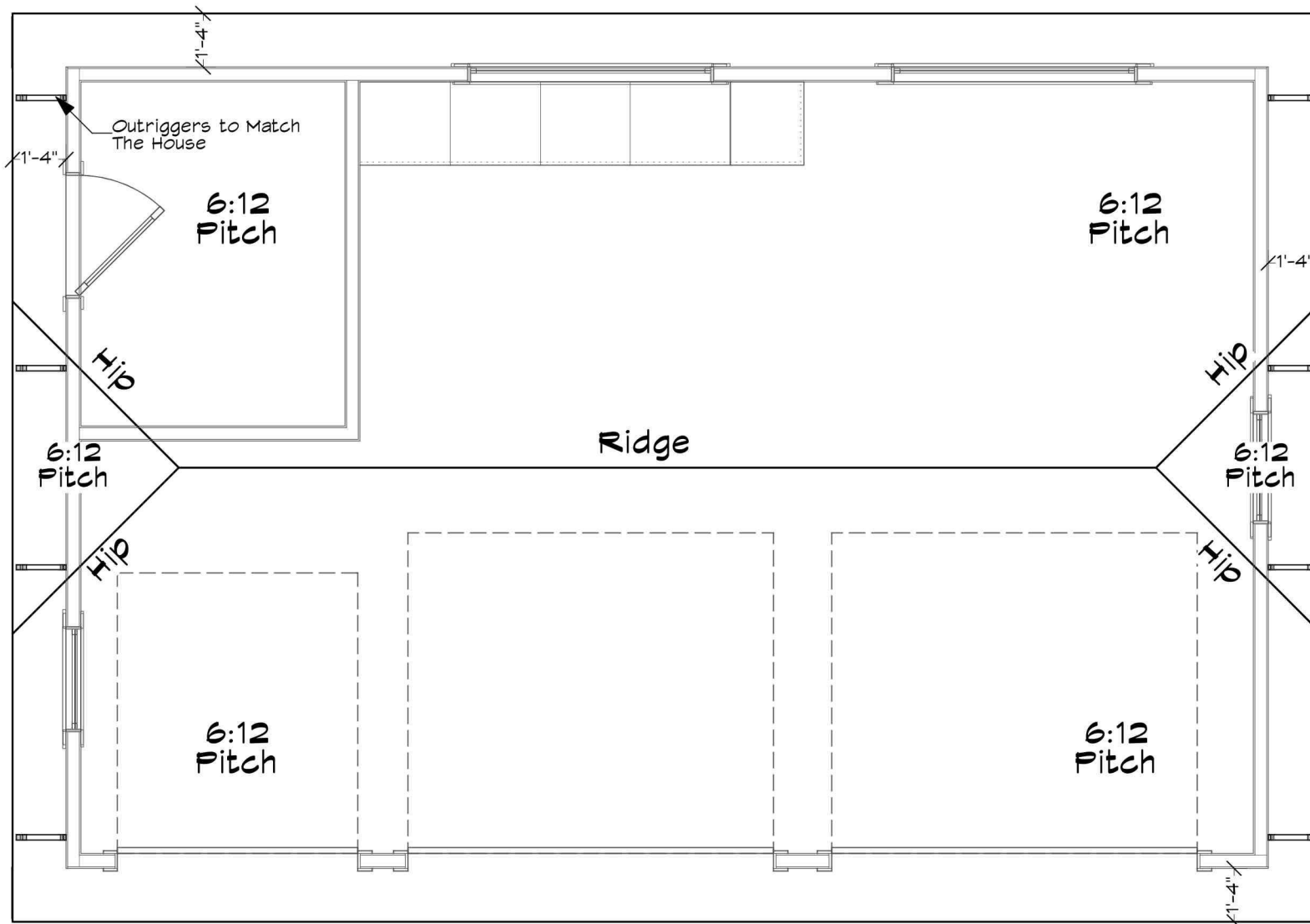
6 Eave Detail @ Exterior Siding Wall 6:12 Pitch
Scale: 3/4" = 1'-0"



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



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



3 Roof Plan (Engineered Trusses)
Scale: 1/4" = 1'-0"



DAVID NICHOLS .DESIGN

E-Mail: David@davidnichols.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. The project for which they are intended is executed as not and may not be used on other projects or extensions of this project except by written agreement with the design.

Date	Revision	Project ID	Project Name	Project Number
2/12/20		28315	1744 NC Hwy 5 - Suite C	910-215-9901

Designed By: David Nichols
Drawn By: D. Nichols
Checked By: Loralei Milan
Reviewed By: R. Cribbs
Approved By: Anderson Nichols Design
Project Manager: Russ Cribbs

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

Russ Cribbs
Cribbs Construction Co.

Milan Garage
85 Community Road - Pinehurst, NC

Foundation - Floor Plan
Roof Plan - Elevations
Section Details

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

Sheet No. A-1.1

of 2

EXHIBIT C





PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: November 5, 2020
Subject: Major COA Request for 80 McCaskill Road

Applicant:	Travis Wallace
Owners:	Watson Place LLC
Professional:	Travis Wallace
Property Location:	80 McCaskill Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855211762114

Request and Background:

Travis Wallace is requesting a Certificate of Appropriateness for exterior an exterior modification to a structure located within the Pinehurst Historic District at 80 McCaskill Road West. The proposed exterior modification is the replacement of sliding glass doors with French doors on the rear of the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855211762114.

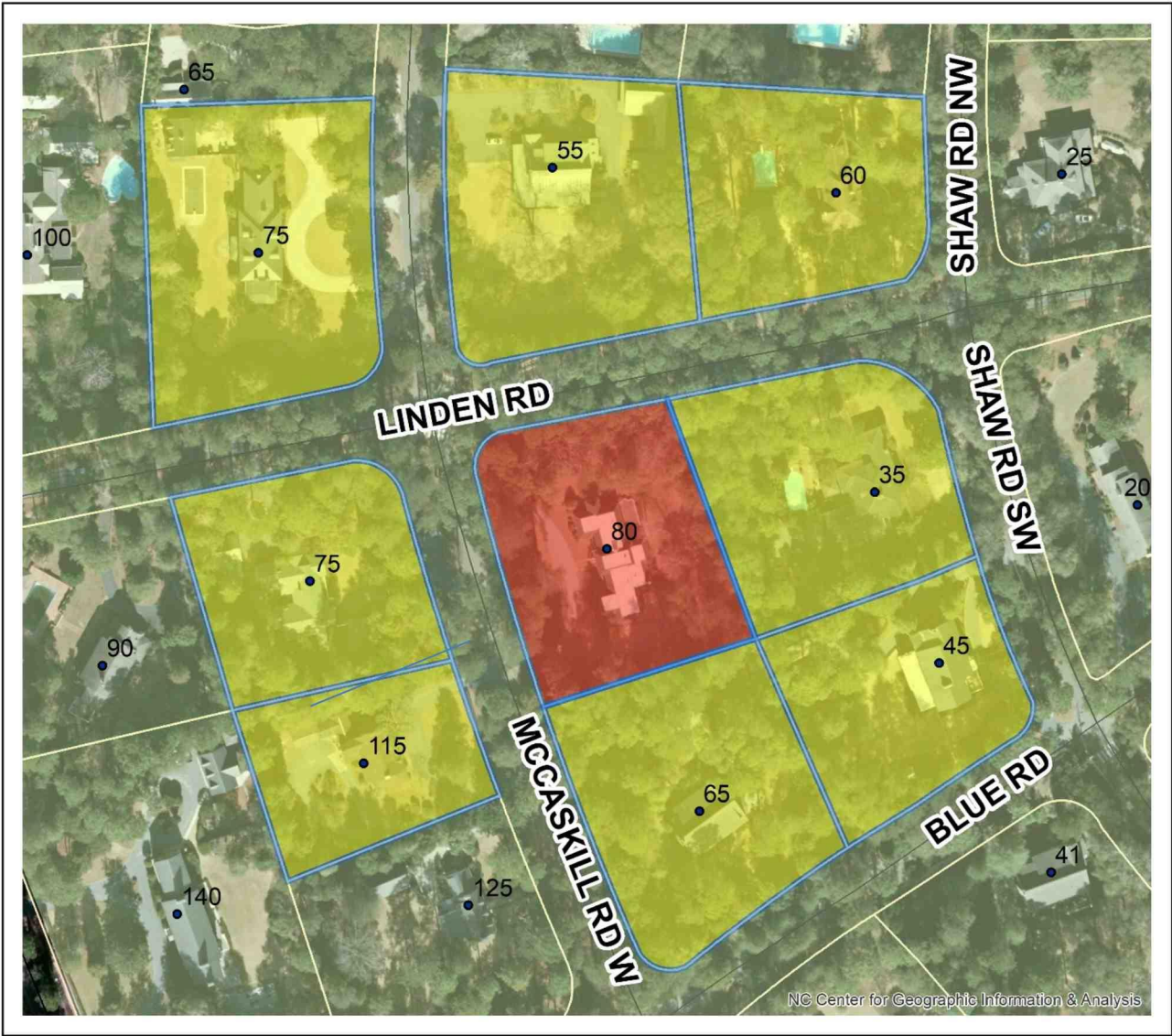
No previous COAs have been approved for this property.

According to the National Historic Landmark Survey, the primary structure at 80 McCaskill Road was constructed in 1970s and is not listed as a contributing building. Many of the adjacent properties within the public hearing notification area are listed as contributing structures. The table and map on the following pages includes the brief histories of each property from the 1996 National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00029

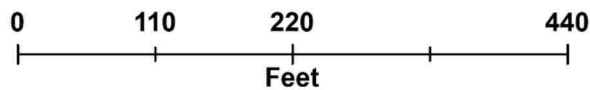
#*	Address	Year Built	Contributing	Structure History
1	80 McCaskill	1970s	No	This long, one-story brick house of French-influenced design has a truncated hipped roof, a five-part facade with a central arched entrance, corner quoins, and casement windows with aprons.
2	55 McCaskill Road	1917	Yes	Colonial Revival in design, the house has a slate-covered gambrel roof, gambrel-roofed ells projecting from either end of the symmetrical facade, Flemish bond brickwork, and a central pedimented entrance porch.
3	60 Linden Road	1921	Yes	The first story is of Flemish bond brick veneer, while the second story is of stucco with exposed timbers. The high hipped roof has small shed dormers, the second story has banks of casement windows, and the northwest corner of the house has a turret with polygonal roof.
4	35 Shaw Rd	1916	1916	The two-story frame dwelling has a hipped roof, a symmetrical five-bay facade, and a two-story pedimented portico across the center three bays. It is sheathed with aluminum siding.
5	45 Blue Road	1930	Yes	Two-story brick Colonial Revival house. The house has a gabled slate roof with gable-end chimneys, a dentil cornice, a five-bay facade with a classical entrance porch, an offset south wing which continues the design of the main block and sash windows with keystone lintels on the first story and pine tree shutters.
6	65 Blue Road	1917	Yes	The house is distinguished by a broad gable roof with a shed dormer across the front, a gable-end stone chimney, and multi-light windows in the Colonial manner, and a recessed entrance surrounded by sidelights and transom.
7	115 McCaskill Road	1917	Yes	Colonial Revival house, typical of its period, it is a one-and-a-half-story dwelling with a gambrel roof and dormers. It exhibits Flemish bond brickwork on the first story, wood shingles on the upper story, triple nine-over-nine sash windows, and a hooded entrance.
8	75 Linden Road	1927	Yes	Liscombe Lodge is a large one-story frame bungalow with multiple gables, widely overhanging bracketed eaves, groups of casement windows, and a corner porch.
9	75 McCaskill Road	1929	Yes	The Given House is a large two-story brick Georgian Revival dwelling. Notable features include Flemish bond brickwork, a slate-covered hipped roof with segmental-arched dormers, massive paneled chimneys, a five-bay facade with a central entrance decorated with a swan's neck pediment, and a two-story offset wing on the northeast side.

Historic Preservation Notification Map
80 McCaskill Road
November 19, 2020 Public Hearing



Legend

- 80 McCaskill Road
- Adjacent Properties Notified
- LHD
- STREETS

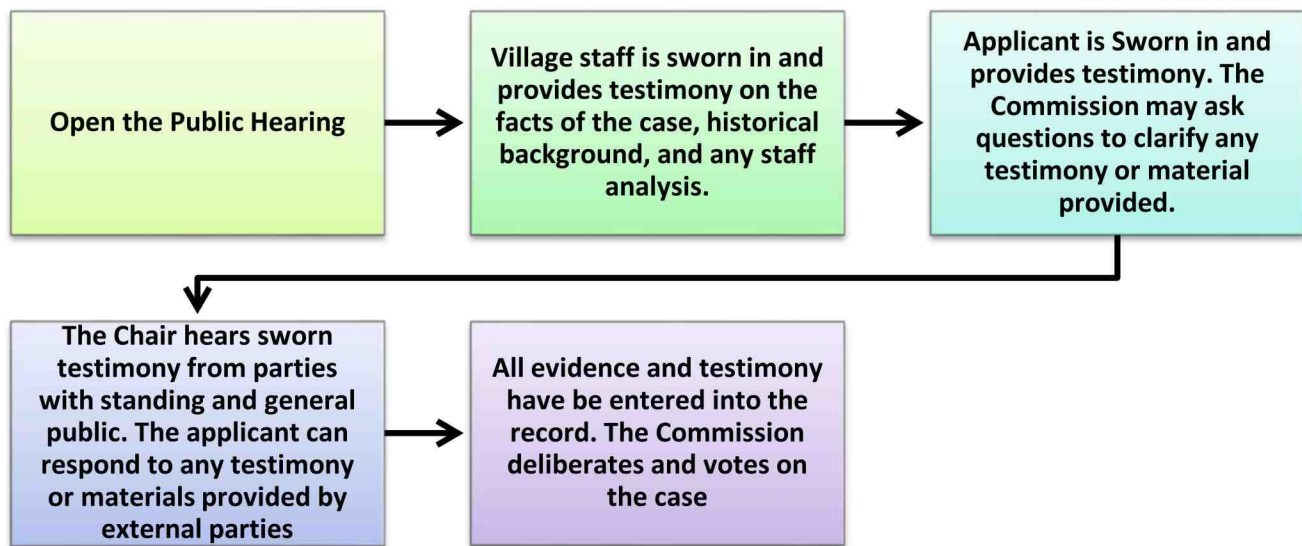


Evidentiary Hearing Process:

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

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

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



Roles:

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

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

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

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

Action by the Historic Preservation Commission:

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

After conducting the public hearing, the Commission may:

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

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

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

Standards of Review

This request is before the Commission because according to the Village of Pinehurst's Historic District Guidelines replacement of architectural details that changes the design or materials from the existing details and the addition or removal of windows or doors is considered Major Work. The applicant is proposing to remove existing sliding glass doors on the rear of the structure and replace them with French doors. All Major Work **must** be approved by the Commission.

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

Applicable Guidelines Requirements:

WINDOWS AND DOORS

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

The existing sliding glass doors appear to be from around the 1970s when the structure was constructed and are located on the rear of the structure. The replacement of these sliding glass doors with French doors should not compromise the architectural character of the structure. The proposed French doors have similar architectural detail to existing windows and doors on the rear of the structure and should complement the existing architecture. French doors, especially on the rear of homes, are a common attribute of homes within the Historic District.





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

The proposed door replacement will be limited to the current openings that are filled by the existing sliding glass doors. However, the replacement doors will not match the existing details in material, design, dimension, shape, or texture. Despite the proposed doors not matching the existing doors in detail, the new design is more congruous with the Historic District. French doors are common throughout the historic district and the glass pane design of the new doors appears to be more complimentary to the existing architecture of the home.



3. Section III.C.1 11. Glass Block windows are not permitted on street-facing elevations.

Glass block windows have not been proposed.

4. Section III.C.1 12. Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.

The doors are not street facing.



5. Section III.C.1 13. Sliding doors are not permitted on street-facing elevations.

The applicant is proposing to remove the existing sliding glass doors.

Applicable Recommendations from the Historic District Guidelines:

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

The existing sliding glass doors are not historic and the contribution to the historic character of the structure is minimal. The existing sliding doors are on a non-street facing façade and their removal would not impact the character of the structure.

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

As previously stated above, the new doors will not match the existing dimension of the sliding glass doors.

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

Based on the submitted application and graphics the trim will be consistent with the rest of the primary structure.

4. Section III.C.1 7. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.

The nine pane design of the doors would appear to be similar to other windows and doors on the structure.

5. Section III.C.1 10. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

The new doors would not be visible from the street.

Staff Comments:

The applicant has submitted a complete application. The applicant is proposing to replace multiple sliding glass doors, on the rear of the structure, with French doors. This proposed change would complement existing architectural details and the existing French doors on the rear façade. Staff believes this to be an improvement to the existing architecture of the structure.



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
OCTOBER 22, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

None

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative Specialist

Approximately eight people were in attendance.

I. Call to Order

Chair Von Salzen called the meeting to order at 4:00 pm and confirmed a quorum was present.

II. Approval of Minutes

A. 09-24-2020 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the September 24, 2020 regular meeting. Seconded by Mr. Lurtz. Motion approved by a vote of 7-0.

III. Public Hearing

A. COA 2020-00123 (30 Caddell Road)

Mr. Taylor moved to recess the regular meeting and open the public meeting. Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

Commissioners disclosed they conducted site visits to all properties on the agenda, with the exception of Mr. Vincent who did not visit 75 Cherokee Road or 245 Magnolia Road. Mr. Taylor disclosed he personally knows the homeowners of 75 Cherokee Road, but had no conflict of interest. Ms. Lucey disclosed the homeowner of 160 Palmetto Road Unit #9 works for her, but had no conflict of interest.

Senior Planner Peter Hughes and applicant and property owner Amy Nicholas were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications to a primary structure within the Historic District at 30 Caddell Road. The exterior modifications include replacement of multiple windows, replacement of siding material, removal and replacement of existing decking, and painting of the exterior of the structure. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #855212972275. The property owner and applicant is Amy Nicholas. Mr. Hughes provided background on the property from the staff report, including this is a continued hearing from the September 24, 2020 regular meeting. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Based on the Commission's discussion on dutch lap siding versus horizontal lap siding at the last meeting, Ms. Nicholas stated it would cost an additional \$20,000 to change the proposed horizontal lap siding to dutch lap siding to match the existing dutch lap siding. Ms. Nicholas stated the windows would not have snap-in muntins. Mr. Von Salzen noted the standard the Commission uses is whether the proposal is congruous with the Historic District, not whether it is economical.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 30 Caddell Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Vincent. Motion failed by a vote of 3-4.

The Commission discussed the congruity and compatibility of the two types of lap siding within the Historic District

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 30 Caddell Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given:

- *The proposed horizontal lap siding is not compatible with the existing architecture of the structure, which features Dutch lap siding, however is congruous with the Historic District.*

Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 30 Caddell Road. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

B. COA 2020-00130 (100 Fields Road)

Applicant Wayne Haddock of Pinehurst Homes was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for modifications to a previously approved Major COA for an accessory structure at 100 Fields Road. The modifications being requested are: closing in a carport for golf cart storage and the of addition of siding, an entry door, and windows. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778. The property owners are Dale and Mary Carey and the applicant is Pinehurst Homes. Mr. Hughes provided background on the property from the staff report. He

entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Haddock stated they are enclosing the carport so a golf cart can be stored inside. He stated the footprint has not changed and the proposed materials are as approved previously. Mr. Hughes clarified the applicant has listed the materials for the side entry door under 'front door' on the application.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 100 Fields Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Herring. Motion approved by a vote of 7-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 100 Fields Road. Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

C. COA 2020-00142 (75 Cherokee Road)

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for demolition of an existing accessory structure and construction of a new accessory structure at 75 Cherokee Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855212955985. The property owners are Thomas and Theresa Berry and the applicant is Pinehurst Homes. Mr. Hughes provided background on the demolition from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Haddock stated the existing garage does not function well. He stated the total length of the garage is 20 feet from stud wall to garage door. He stated the average vehicle is about 18 feet, leaving about 8 inches of clearance from the garage door. Mr. Haddock stated the homeowner does not use the structure as a garage and the doors are not functional. He stated the garage has a strong smell of mold, but it has not been investigated. He stated the homeowner considered doing a second level on the garage, but it was not feasible due to homeowner's health. He stated the siding close to ground level had past termite damage.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed demolition at 75 Cherokee Road to be **compliant** with the Pinehurst Historic District Guidelines and that the Commission **does not delay** the demolition, based on the testimony given, the material submitted and the facts presented. Seconded by Mr. Herring. Motion approved by a vote of 7-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the demolition at 75 Cherokee Road. Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

Mr. Hughes clarified the new accessory structure will not be built in the footprint of the existing accessory structure, but will be moved forward and on top of part of the existing gravel driveway. He stated it will still allow use of the gravel driveway and will not add to the impervious surface. Mr. Haddock stated the material being used will be compatible with the existing house. He stated they will use composite german lap siding and roofing material to match the house. He stated the dormer will be shake siding. Mr. Haddock stated the windows will have simulated divided lights,

muntings that are not snap-in, and grids to match the house. He stated the proposed accessory building will be larger than the existing garage.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 75 Cherokee Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Ms. Lucey. Motion approved by a vote of 7-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 75 Cherokee Road. Seconded by Mr. Lucey. Motion approved by a vote of 7-0.

D. COA 2020-00143 (160 Palmetto Road, Unit #9)

Applicant Kevin Steed of Kustom Konstruct was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification at 160 Palmetto Road Unit #9. The proposed exterior modification is the addition of a covered entry. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #856209161810. The property owner is Debbie Webb and the applicant is Kevin Steed of Kustom Konstruct. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Steed stated straight covered entry was the style choice of the homeowner. Mr. Steed confirmed that the existing material of the carriage house is block, and they are proposing to use hardie board.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work 160 Palmetto Road Unit #9 is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given:

- *The proposed covered entry is not compatible with existing architecture; however based on the location and the lack of visibility from the street, the proposed entry is congruous with the Historic District.*

Seconded by Ms. Lucey. Motion approved by a vote of 7-0.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 160 Palmetto Road Unit #9. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

E. COA 2020-00144 (35 Orange Road)

Applicant and property owner Thomas O'Connor was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for a multiple exterior modifications to the primary and accessory structures at 35 Orange Road. The modifications include: an addition, replacement of multiple windows, replacement of front door, removal and replacement of siding, replace rear stoop with new material, and restoration of existing accessory structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856209061956. The property owner is

Thomas O'Connor and the applicant will be Thomas O'Connor. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. O'Connor stated they are restoring the house and are trying to make the elevations look consistent, especially with the windows. He stated they are keeping the historic windows on the second floor, and replacing the windows on the first floor to have consistency in the cottage style. Mr. O'Connor stated they will be using simulated divided light windows. He stated they will be going from a wood lap siding to a cement fiber siding. Mr. Hughes stated there are one or two windows being replaced that do not match the dimensions of the existing windows.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work 35 Orange Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given:

- *Dimensions of the some of the proposed windows do not match the dimensions of windows being replaced.*

Seconded by Mr. Lurtz. Motion approved by a vote of 8-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 35 Orange Road. Seconded by Mr. Lurtz. Motion approved by a vote of 7-0.

F. COA 2020-00145 (1 Carolina Vista)

Applicant Calvin Burkley of Pinehurst LLC and Don Tice of Tice Kiester Architects were sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for a proposed addition to Pinehurst County Club No.2 at 1 Carolina Vista. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856213032663. The property owner is Resorts of Pinehurst Inc. and the applicant is Calvin Burkley of Pinehurst Resorts. Mr. Hughes provided background on the property from the staff report, stating the proposed addition is an extension to the Pro Shop and is being constructed over what is currently an uncovered porch. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Tice stated the top windows on the front elevation were added to allow light in without sunlight affecting the merchandise inside.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 1 Carolina Vista **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Ms. Vincent. Motion approved by a vote of 7-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 1 Carolina Vista. Seconded by Ms. Lucey. Motion approved by a vote of 7-0.

G. COA 2020-00137 (245 Magnolia Road)

Neither the applicant nor the homeowner were present at the hearing.

Mr. Schroeder moved to continue the public hearing for 245 Magnolia Road to the next regularly scheduled meeting on November 19, 2020 at 4:00 pm in Assembly Hall. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

H. COA 2020-00148 (155 Everett Road)

This case was withdrawn by a representative on behalf of the applicant.

Mr. Schroeder moved to close the public hearing. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for September 16 to October 15, 2020

No comments from the Commission.

V. Next Meeting Date

A. Regular Meeting on November 19, 2020 at 4:00 pm

VI. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Vincent. Motion approved by a vote of 7-0 at 6:29 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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



DRAFT

FINAL ORDER – MAJOR COA REQUEST 80 McCaskill Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on November 19, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Travis Wallace, is requesting a COA for replacement of sliding glass doors with French doors. Staff has the ability to approve window or door replacement that match the existing detail, dimension, and style as a Minor Work, however, this request does not meet this standard and the removal or addition of doors or windows cannot be approved at the staff level.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. Addition or removal of windows or doors is considered Major Work
2. Does not meet the Minor Work Standard – replacement of doors and windows that are the same style, material, size, and color as the existing doors and windows

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

1. The primary structure at 80 McCaskill Road was constructed in 1970s and is not listed as a contributing building
2. 80 McCaskill Road's primary structure is a long, one-story brick house of French-influenced design that has a truncated hipped roof, a five-part facade with a central arched entrance, corner quoins, and casement windows with aprons.
3. No Previous COAs have been issued
4. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted a material package which includes: a door sample, building elevation renderings, and photos of existing
2. The applicant is seeking approval of replace existing sliding glass doors with French doors that do not match the dimensions, details, or style of existing doors.
3. The proposed French doors appear have a similar design to existing French doors and windows on the rear elevation of the structure.

Conclusions of Law**Guideline Requirements:**

1. Section III.C.1 – Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. Section III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
3. Section III.C.1 11. Glass Block windows are not permitted on street-facing elevations.
4. Section III.C.1 12. Painted, tinted or filmed glass on windows or doors is not appropriate on street-facing elevations.
5. Section III.C.1 13. Sliding doors are not permitted on street-facing elevations.

Guideline Recommendations:

1. Section III.C.1-2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
2. Section III.C.5 – Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. Section III.C.6 – Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
4. Section III.C.1 7. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
5. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
6. Section III.C.10 – New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
80 McCaskill Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 80 McCaskill Road:

The following conditions apply to approval of the Certificate of Appropriateness for 80 McCaskill Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 80 McCaskill Road based on the following:



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 11/9/2020
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
November 19, 2020 MEETING
10/16/2020 TO 11/9/2020

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
Hot Tub/Spa	COA-2020-00158	10/30/2020	11/5/2020	45 Shaw Road	David Klauder
Temp Structure and Re-build Smoke House	COA-2020-00154	10/16/2020	10/16/2020	300 Magnolia Road	Pinehurst LLC



2021 HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE

BOARD/COMMITTEE	FREQUENCY	LOCATION	TIME	DATES	
HISTORIC PRESERVATION COMMISSION	4 th Thursday	Assembly Hall	4:00 PM	1/28/21	7/22/21
				2/25/21	8/26/21
				3/25/21	9/23/21
				4/22/21	10/28/21
				5/27/21	11/18/21*
				6/24/21	12/16/21*

**Frequency has been changed due to a Holiday*



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	80 McCaskill Dr
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	

Owner Information			
Name	Watson Place LLC	Home Phone #	
Street Address	PO Box 1331	Mobile Phone #	
City, State, Zip Code	Rockingham NC	Business Phone #	
Email	28380		

Applicant			
Name	Wallace General Contracting	Other Phone #	
Email	wallacegcn@gmail.com	Street Address	
Mobile Phone #	910 206 6248	City, State, Zip Code	





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 #	65598
Name	WALLACE GENERAL CONTRACTING INC
Street Address	7194 US HWY 74 E
City, State, Zip	WILKESVILLE NC 28091
Phone #	910 206 6248
Email	wallacegcinc@gmail.com

General Information

Description of Changes to the Structure	Changing existing Patio/Sunroom Doors to French doors		
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 S&T OF	
Includes Tree Removal		☐ Yes ☒ No	
Estimated Cost of Construction		\$ 7,000	

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



EXHIBIT A

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim	WOOD	WOOD	WHITE
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio	GLASS SLIDERS	FRENCH DOORS	WHITE
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: _____			

Required Documents

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

Certification

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

Applicant Signature: Travis Wall

Date: 10/28/20

EXHIBIT B



EXHIBIT C



EXHIBIT D



EXHIBIT E



EXHIBIT F

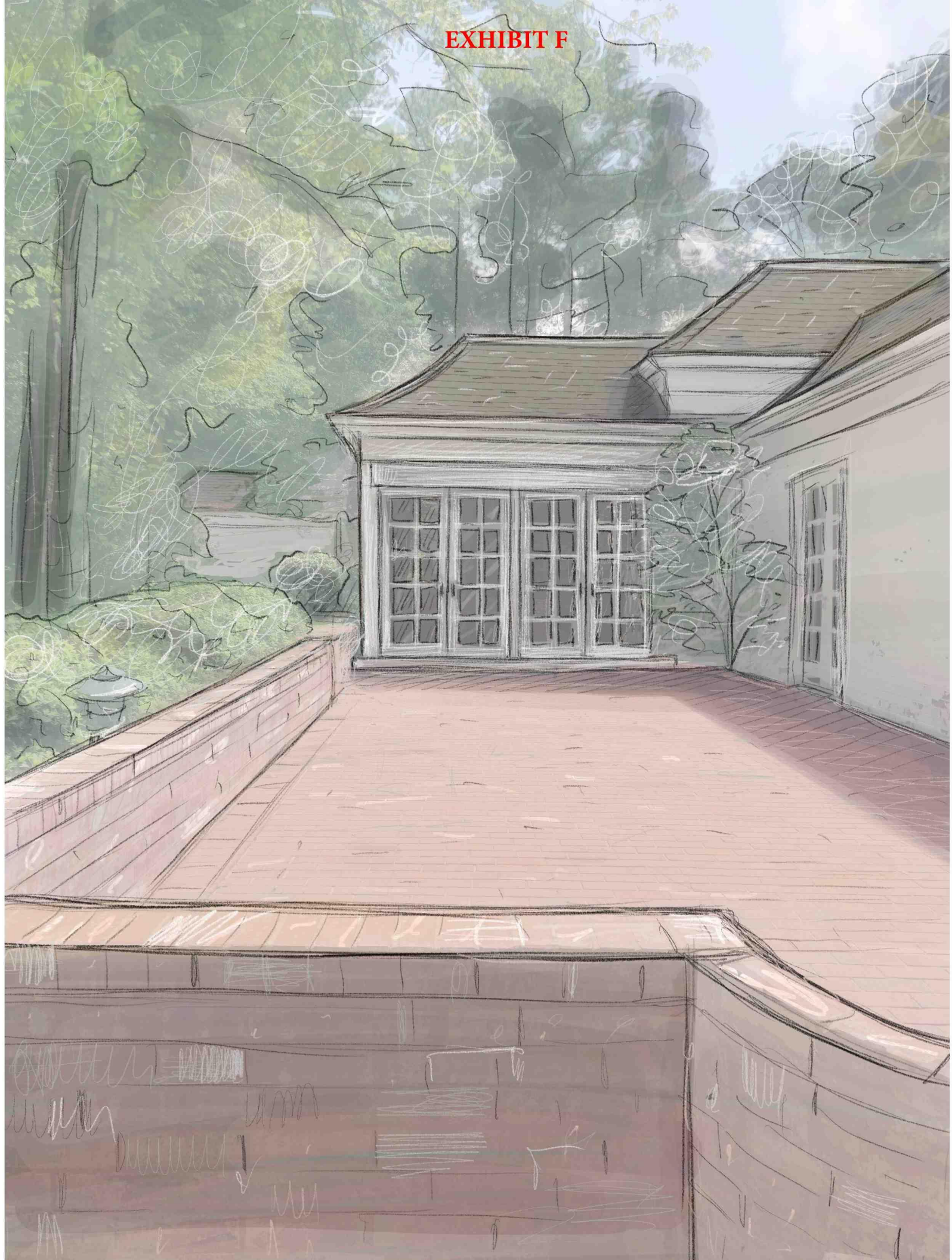


EXHIBIT G



DOOR

2264 15L BLD