



**HISTORIC PRESERVATION COMMISSION
NOVEMBER 18, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. 10-21-2021 Special Meeting Minutes
 - B. 11-04-21 Special Meeting Minutes
 - C. 10-28-2021 Regular Meeting Minutes
- III. Public Hearing
 - A. COA-2021-00154 (10 Board Branch Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to the front exterior converting to an A-frame roofline at 10 Board Branch Road, Pinehurst, NC. The property is identified by Moore County PID Number 856205091171. The property owner and applicant is Kimberly Meade.
 - B. COA-2021-00182 (5 McLeod Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to change the exterior paint color, new roofing, and new windows at 5 McLeod Road, Pinehurst, NC. The property is identified by Moore County PID Number 856206289691. The property owner and applicant is Jarrod Gorty.
 - C. COA-2021-00183 (90 Linden Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to add window on the pool house and a serving shelf on the exterior below the window. Applicant also proposes an interior vault of the ceiling at 90 Linden Road, Pinehurst, NC. The property is identified by Moore County PID Number 855211667066. The property owner and applicant is Katharine Pate.
 - D. COA-2021-00186 (30 Caddell Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to install a 16'x32' vinyl liner pool in rear yard. Up to 6' deep, standard gray coping, and 8' fiberglass step with railing. Light broom finished concrete decking: 8' at shallow end, 6' around other three sides, and 4x10 walkway from existing patio to pool area at 30 Caddell Road, Pinehurst, NC. The property is identified by Moore County PID Number 855212972275. The property owner and applicant is Amy Nicholas.
 - E. COA-2021-00188 (87 Short Road)

The purpose of this public hearing is to consider a request for a Major Certificate of

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

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

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

IV. Review of Normal Maintenance and Minor Work items

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

V. Next Meeting Date

A. 12-16-2021 Regular Meeting

VI. Comments from Attendees

VII. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**10-21-2021 SPECIAL MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

11/9/2021

MEMO DETAILS:

Attached is a draft copy of the 10-21-2021 Special Meeting Minutes for your review.

ATTACHMENTS:

Description

10-21-2021 Special Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
OCTOBER 21, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
09:00 AM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Anne Lucey
David Herring

Members Absent:

Terry Lurtz
John Taylor
Richard Vincent

Staff Present:

Alex Cameron, Lead Planner
Alexandria Rye, Senior Planner
Shannon Konstantinou, Clerk to the Board

Approximately 0 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order at 09:00 AM and explained the purpose of this meeting for the Historic Preservation Commission.

II. General Business

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

Mr. Von Salzen opened discussion of the proposed revisions to the Historic District Standards. Ms. Rye, Mr. Cameron, and the Commission reviewed and discussed the documents submitted by Staff outlining proposed changes to sections of the Historic District Standards dealing with: the classifications of Basic Work, Minor Work, and Major Work; the design standards of Minor Work, Pools/Spas/Hot Tubs, Fences and Walls, Shutters and Awnings, and Decks and Patios; and the enumeration of sections.

Staff and Commission members agreed to some of the proposed revisions to the Historic District Standards presented by Staff but it was concluded additional Work Session meetings would be needed before a final, revised version of the Historic District Standards could be adopted.

Mr. Herring presented a proposal for revisions to the language of the Historic District Standards and asked that Staff and the Commission review the proposal prior to the next Work Session meeting.

III. Next Meeting Date

A. Regular Meeting October 28th, 2021.

IV. Motion to Adjourn

Mr. Schroeder made a motion to adjourn the meeting. Seconded by Mr. Herring.
Approved by a vote of 3-0 at 11:05 AM.

Respectfully Submitted,

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

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

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**11-04-21 SPECIAL MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

11/10/2021

MEMO DETAILS:

Attached is a draft copy of the 11-04-21 Special Meeting Minutes for your review.

ATTACHMENTS:

Description

▣ 11-04-21 Special Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
NOVEMBER 04TH, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
09:00 AM**

Members Present:

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

Members Absent:

Staff Present:

Alex Cameron, Planning Supervisor
Alexandria Rye, Senior Planner
Shannon Konstantinou, Clerk to the Board

Approximately 0 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order at 09:12 AM and explained the purpose of this meeting for the Historic Preservation Commission.

II. General Business

A. Discussion and Consideration of Changes to the Language of the Historic District Standards as Proposed by Mr. Herring

Mr. Von Salzen opened the Regular Meeting with a review of the submission Mr. Herring sent to the Commission covering suggested changes to the language of the Standards. The Commission and Staff discussed Staff's authority to review an application for completeness and sufficiency of supporting materials submitted prior to accepting the application as a case to be heard during a Public Hearing. The Commission and Staff discussed ways to eliminate multiple versions of supporting materials being submitted preventing confusion on the part of the Commission as to exactly what is being proposed by the Applicant. The Commission and Staff discussed adding a bare bones checklist of requirements that must be met for an application to be considered complete. The Commission and Staff discussed moving away from paper copies of materials to digital copies of materials. The Commission and Staff agreed Staff would review the suggestions and present proposed Standards language changes to the Commission at upcoming meetings. The Commission and Staff discussed moving the deadline for application submissions from 3 weeks prior to the next Public

Hearing meeting to 4 weeks prior to the next Public Hearing Meeting. The Commission and Staff discussed the Commission being included in the Public Hearing notification process.

Mr. Lurtz left the meeting at 10:24 AM.

The Commission and Staff discussed devices being provided to the Commission for use in the field when reviewing case materials. Staff asked that the Commission be sure to include Staff in communications sharing materials to be discussed during the meeting so Staff is better able to prepare.

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

Mr. Von Salzen opened discussion of the proposed revisions to the Historic District Standards. Ms. Rye, Mr. Cameron, and the Commission reviewed and discussed the documents submitted by Staff outlining proposed changes to sections of the Historic District Standards dealing with: the classifications of Basic Work, Minor Work, and Major Work; the design standards of Minor Work, Pools/Spas/Hot Tubs, Fences and Walls, Shutters and Awnings, and Decks and Patios; and the enumeration of sections.

Staff and Commission members agreed to the proposed revisions to the Historic District Standards presented by Staff but it was concluded additional Work Session meetings would be needed before a final, revised version of the Historic District Standards could be adopted.

Mr. Vincent left the meeting at 11:02 AM.

Mr. Schroeder left the meeting at 11:03 AM.

The Commission and Staff discussed the case load for the next Public Hearing meeting.

III. Next Meeting Date

A. Regular Meeting November 18th, 2021.

IV. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 3-0 at 11:15 AM.

Respectfully Submitted,

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

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DRAFT



**10-28-2021 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

11/12/2021

MEMO DETAILS:

Attached is a draft copy of the 10-28-2021 Regular Meeting minutes for your review.

ATTACHMENTS:

Description

10-28-2021 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
OCTOBER 28, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Anne Lucey
David Herring
Terry Lurtz

Members Absent:

John Taylor
Richard Vincent

Staff Present:

Alex Cameron, Lead Planner
Alexandria Rye, Senior Planner
Shannon Konstantinou, Clerk to the Board

Approximately 15 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:00 PM and explained the purpose of this meeting for the Historic Preservation Commission.

II. Approval of Minutes

A. 09-23-2021 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the September 23rd, 2021 Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

Mr. Herring moved to enter the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

III. Public Hearing

Mr. Von Salzen asked the Commission if any members visited the sites. All Commission members stated they had visited all sites with no ex parte communication.

Mr. Von Salzen explained the procedures of the Public Hearing portion of the meeting.

Mr. Von Salzen introduced an amendment to the published agenda moving Item I (COA-2021-00159 [24 Rattlesnake Road]) to Item A per the Applicant's request due to travel obligations. None objected.

A. COA-2021-00159 (24 Rattlesnake Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the alteration of the exterior façade and interior floor plan to accommodate for new commercial office use at 24 Rattlesnake Trail, Pinehurst, NC. The property is identified by Moore County PID Number 856200082498. The property owner is Atlas Inspections, LLC. and the applicant is Rhetson Companies, LLC.

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

Mr. Tony Bornhorst, Rhetson Company, was sworn into the public hearing.

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

Mr. Bornhorst, the Commission, and Staff discussed the consistency of the proposed work and materials, the window style, the number of stories, the type of siding to be used, the pitch of the roof, and the removal of the canopy and fuel pumps. Mr. Bornhorst stated the work would be immaculate and in keeping with the aesthetics of the Village of Pinehurst.

The Commission and Staff discussed whether the demolition of existing structures was to be considered as part of the Public Hearing for the current COA or whether the demolition would be heard as part of an additional COA. It was determined the demolition was to be considered as part of the current COA.

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

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **24 Rattlesnake Trail** 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. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

The Commission questioned whether demolition of the existing structure should be included in one motion with the proposed work or in a separate motion to the proposed work. After discussion with Staff, the decision was made to have a separate motion for the demolition.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Demolition at: **24 Rattlesnake Trail** **congruous** with the Pinehurst Historic District and **consistent** with Historic District

Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

B. COA-2021-00139 (315 Nottingham Gate)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single family dwelling at 315 Nottingham Gate, Pinehurst, NC. The property is identified by Moore County PID Number 855200362064. The property owner and applicant is Edmund Haughey and Brooke Haughey.

Mr. Bass was sworn into the public hearing.

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

Mr. Bass, the Commission, and Staff discussed samples of colors and materials to be used for the proposed work, the materials listed on the application and plans, and whether additional evidence should be submitted to support the proposed work.

The Commission and Staff debated whether Staff had the authority to subject applications to a list of standards deeming the application to be complete before presenting the application to the Commission for consideration.

Mr. Bass, the Commission and Staff discussed the type materials and finishes to be used including brick type and color, whitewash finish, shingle type and color, and reviewed the proposed material and color lists of the application. Examples of whitewashed brick were displayed and the technique of whitewashing brick was discussed.

Ms. Brooke Haughey was sworn into the public hearing.

Ms. Haughey electronically submitted additional evidence regarding the proposed use of a whitewash finish on the brick of the proposed dwelling to Ms. Rye. Ms. Rye displayed the evidence submitted by Ms. Haughey.

Mr. Bass, the Commission and Staff discussed the confusion created by multiple versions of the same evidence being submitted and presented.

Mr. Bass, Ms. Haughey, the Commission and Staff discussed the scale of the proposed work in relation to the scale of nearby dwellings and the version of plans to be used when making a decision.

The Commission debated whether there was a sufficient amount of evidence submitted to make a decision. Ms. Lucey stated she did not feel a sufficient amount of evidence

had been submitted to make a decision. All other Commission members stated they felt a sufficient amount of evidence had been submitted to make a decision.

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

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **315 Nottingham Gate congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 4-1. Ms. Lucey voted against.

Mr. Von Salzen asked that a process be implemented which allows obsolete documents to be withdrawn from an application.

C. COA-2021-00142 (165 Linden Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior front renovations which include; new door, extended front porch, new windows, convert garage into living space. There is also a proposed shed to be placed in the rear yard at 165 Linden Road, Pinehurst, NC. The property is identified by Moore County PID Number 855211661263. The property owner and applicant is David Dahlem.

Ms. Christine DiMarco and Ms. Lori Dahlem were sworn into the public hearing.

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

The Commission and Staff discussed the dimensions of the pine tree proposed to be removed, the consistency of the proposed work in relation to the removal of the pine tree and existing canopy in the area, the proposed shed, setbacks, removal of existing architectural / structural elements, and the materials and colors to be used in the proposed work.

Ms. DiMarco, Ms. Dahlem, the Commission and Staff discussed the submission of evidence Ms. DiMarco and Ms. Dahlem made during the Public Hearing in support of the proposed work for the shed and the alterations to the primary dwelling and driveway, the colors of materials to be used, the type of lattice work to be used, and the removal of the column from under the front roof overhang.

Mr. Von Salzen questioned whether there is a concern on the part of any of the Commission members that enough material had been submitted in order to make a decision on the proposed work in relation to the shed. Ms. DiMarco, Ms. Dahlem, the

Commission and Staff debated consideration of the proposed work for the shed as part of the current COA. It was decided to allow the Commission to debate approval of the proposed work with the shed included in the current COA.

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

The Commission and Staff discussed the consistency of the proposed work and having Staff outline all of the amendments made to the application and evidence during the Public Hearing.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **165 Linden 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. Seconded by Mr. Herring. Approved by a vote of 5-0.

Mr. Von Salzen stated that any reference to Guidelines during the Public Hearing means Standards.

D. COA-2021-00144 (40 McCaskill Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for Landscape and driveway changes, window changes, addition of glass panels to front door, and removal of cherry tree at 40 McCaskill Road, Pinehurst, NC. The property is identified by Moore County PID Number 855211762941. The property owner and applicant is Robert and Mary Anne Heino.

Mr. Robert Heino and Mr. Jeremy Strickland were sworn into the public hearing.

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

Mr. Heino, Mr. Strickland, the Commission and Staff discussed the intention behind the proposed work, the size and function of the shutters proposed, the size and location of retaining walls proposed, and Ms. Rye presented an email submitted by Southern Landscape Group in support of the removal of the cherry tree, which is no longer viable. Mr. Von Salzen read excerpts of the email.

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

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **40 McCaskill Road** **congruous** with the Pinehurst Historic District and **consistent** with Historic District Standards, based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Lucey. Approved by a vote of 5-0.

Mr. Von Salzen moved to recess the public hearing for a 5 minute break at 05:40 PM.

Mr. Von Salzen moved to reconvene the public hearing at 5:45 PM.

E. COA-2021-00150 (100 Saville Row)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single family dwelling at 100 Saville Row, Pinehurst, NC. The property is identified by Moore County PID Number 855200359808. The property owner and applicant is Donald and Pamela Munn.

Mr. Matthew Kirby, Kirby Construction, and Mr. Donald Munn were sworn into the public hearing.

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

Mr. Kirby, Mr. Munn, the Commission, and Staff discussed the number of trees and location of trees to be removed, the style of windows proposed, style and type of shutters proposed, and the colors of the materials to be used.

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

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **100 Saville Row** **congruous** with the Pinehurst Historic District and **consistent** with Historic District Standards, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

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

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

Mr. Roy Branch was sworn into the public hearing.

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

Mr. Branch, the Commission, and Staff discussed the consistency of the proposed work in relation to surrounding dwellings, the framing, size and style of the proposed roof work, and the size and style of proposed column work.

Mr. Branch and the Commission debated whether enough material had been submitted in order to make a decision regarding approval or denial. It was decided to recess the case to a later time during the current Public Hearing in order to give Mr. Branch additional time to present additional material in support of his application.

Mr. Lurtz moved to recess case COA-2021-00154 to a later time during the current Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

G. COA-2021-00155 (60 Caddell Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of siding, windows, door, and change paint color of garage at 60 Caddell Road, Pinehurst, NC. The property is identified by Moore County PID Number 855208972549. The property owner and applicant is Todd Ahrens.

Mr. Wayne Haddock, Pinehurst Homes, was sworn into the public hearing.

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

Mr. Haddock, the Commission, and Staff discussed the inconsistency of the proposed work, the lack of a roof replacement being proposed, and the type of materials to be used for the proposed work.

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

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **60 Caddell Road** **congruous** with the Pinehurst Historic District and **consistent** with Historic District Standards, based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Lucey. Approved by a vote of 5-0.

H. COA-2021-00156 (75 Cherokee Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the relocation of the entry to be moved to alley side and add 3-0 door to front side at 75 Cherokee Road, Pinehurst, NC. The property is identified by Moore County PID Number 855212955985. The property owner and applicant is Thomas and Theresa Berry.

Mr. Haddock remained seated as the representative for COA-2021-00157.

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

Mr. Haddock, the Commission, and Staff discussed the intention of the proposed work.

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

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **75 Cherokee Road** is **inconsistent** with the Historic District Standards, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact. Mr. Von Salzen amended Mr. Herring's motion to read **not consistent**. Seconded by Ms. Lucey. Approved by a vote of 5-0.

I. COA-2021-00157 (305 Nottingham Gate)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single family dwelling at 305 Nottingham Gate, Pinehurst, NC. The property is identified by Moore County PID Number 855200364006. The property owner is LINDEN CLOS, LLC. and the applicant is Susan Fletcher.

Mr. Will Huntley, Huntley Design Build, was sworn into the public hearing.

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

Mr. Huntley, the Commission, and Staff discussed the inconsistency of the roof pitches, the Southern Cottage style of the proposed work, the architectural characteristics of the front elevation, the style and size of shutters proposed, the landscaping surrounding the property, and the style of retractable screens

Ms. Rye corrected the record to reflect Ms. Susan Fletcher is the owner of the property, not Linden Clos, LLC, and stated Ms. Fletcher had submitted documentation verifying ownership of the property.

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

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **305 Nottingham Gate** **congruous** with the Pinehurst Historic District and **consistent** with Historic District Standards, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

Mr. Von Salzen asked for a motion to end the recess of case COA-2021-00154 (10 Board Branch Road).

Mr. Schroeder moved to end the recess of case COA-2021-00154. Seconded... Approved 5-0.

COA-2021-00154 (10 Board Branch Road) Reconvened

Mr. Branch submitted into evidence amended sketches of the proposed work as Exhibits X and Y. The Commission and Staff reviewed Exhibits X and Y in relation to the proposed work.

Mr. Von Salzen questioned Mr. Branch as to the length of his experience as a builder / contractor and whether, in his experience, the A-frame roof line being proposed can be done. Mr. Branch stated he has 35 years of experience and is confident the A-frame roof line can be successfully installed.

Mr. Branch and the Commission debated whether, even with Exhibits X and Y, enough material had been submitted to support a decision being made.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **10 Board Branch Road** **congruous** with the Pinehurst Historic District and **consistent** with Historic District Standards, based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Lucey.

Mr. Branch and the Commission discussed the motion and the substantiality of the material submitted.

Mr. Von Salzen ruled to continue the case to 11-18-2021 at 04:00 PM.

J. COA-2021-00160 (5 Everett Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees at 5

Everette Road, Pinehurst, NC. The property is identified by Moore County PID Number 856209064852. The property owner and applicant is Brandon Sowell.

Mr. Brandon Sowell was sworn into the public hearing.

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

Mr. Lurtz requested Applicants be asked to band trees when an application is submitted for tree removal.

Mr. Sowell, Staff and the Commission discussed the health of the trees, and whether the opinion of an arborist can be submitted.

Ms. Lucey requested Applicants be asked to have a professional evaluation done by an arborist or landscaping expert to be submitted into evidence in support of their application. Mr. Sowell, Staff and the Commission discussed Ms. Lucey's request.

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

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **5 Everette Road congruous** with the Pinehurst Historic District and **consistent** with Historic District Standards, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 5-0.

Mr. Schroeder moved to close the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

Staff and the Commission discussed the date of the next Work Session. The date of the next Work Session was set for 11-04-21 from 09:00 – 11:00 AM in Assembly Hall.

Staff and the Commission discussed the case load of the upcoming Regular Meeting 11-18-21.

Staff and the Commission discussed the contents of Staff Reports and applications, and the authority Staff has to provide feedback to Applicants regarding material submitted. Ms. Rye informed the Commission that Staff has been working on a revised application packet, which would streamline the application process for Applicants, the Commission and Staff.

Staff and the Commission discussed moving from paper copies to digital copies with the adoption of Electronic Permitting requirement, which goes into effect January of 2022.

IV. Next Meeting Date

A. Regular Meeting November 18th, 2021.

V. Motion to Adjourn

Mr. Schroeder made a motion to adjourn the meeting. Seconded by Mr. Herring.
Approved by a vote of 5-0 at 7:26 PM.

Respectfully Submitted,

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

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

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



COA-2021-00154 (10 BOARD BRANCH ROAD)

ADDITIONAL AGENDA DETAILS:

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

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

10/15/2021

MEMO DETAILS:

Please, see attached items relating to this Public Hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant Exhibits A-B
- ☐ Applicant Exhibit C
- ☐ Applicant Exhibits X-Y



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist

Date:
Address:

Request and Background:

Contributing

Non-Contributing

Applicant:

Owners:

Professional:

Property Location:

Zoning:

Current Land Use:

Proposed Land Use:

Moore County PIN#:

Case Number:

Proposed Changes:

Applicable Standards:

Section III A. Roofs

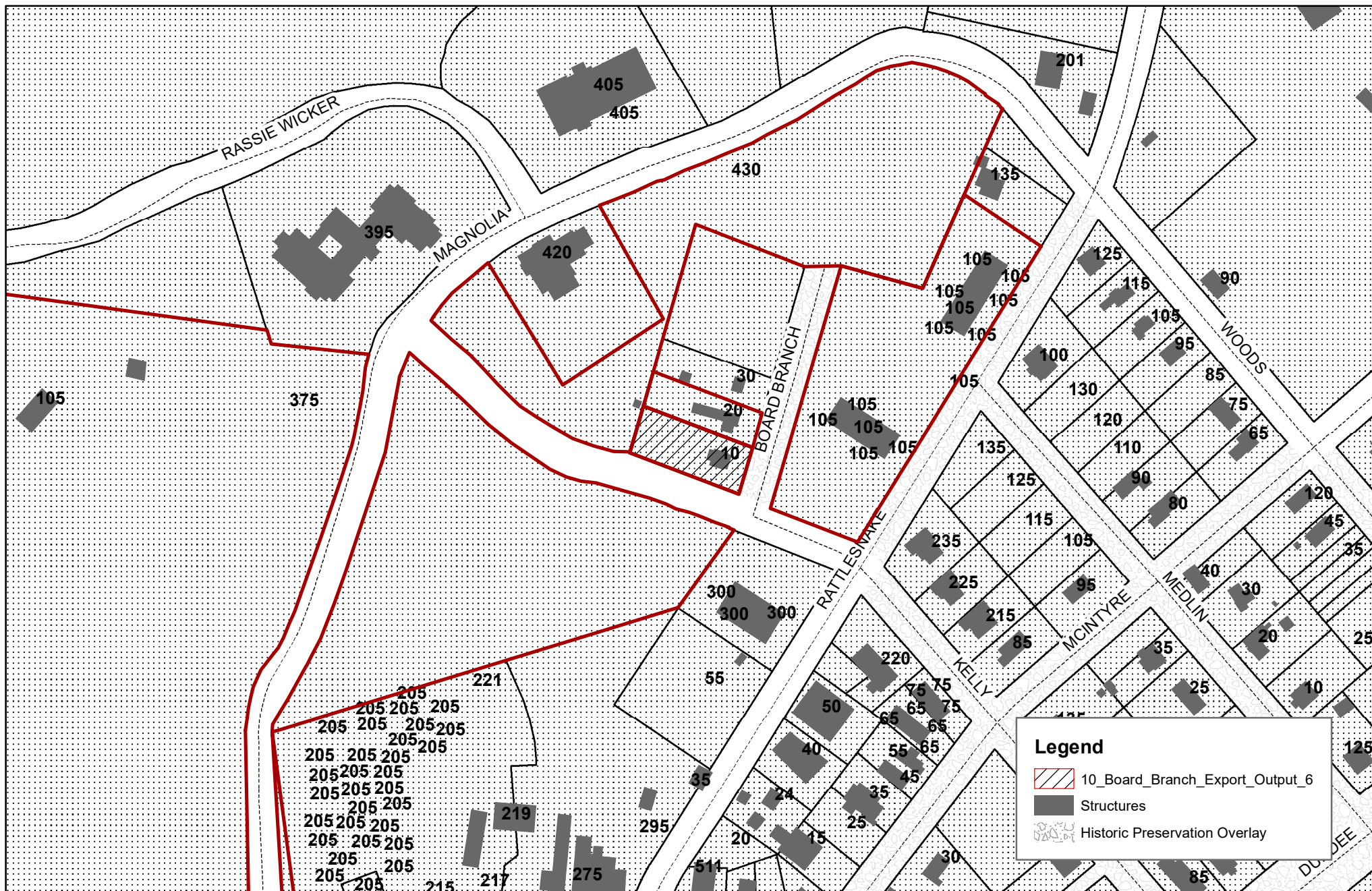
Section III G. Porches, Entrances and

Balconies Section III N. Paint

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

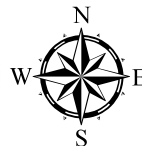
Public Hearing Notification Map



0 65 130 260 390 520 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\asf\Bae Map for Boards 1.mxd
10/12/2021

October 28, 2021
Historic Preservation Commission
10 Board Branch Road. COA



Existing Roof Line



First Choice



2ND
CHOICE





FINDINGS OF FACTS

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

FINDINGS OF FACT

The structure was built in

Adjacent property owners have been noticed and the property was posted.

The applicant has submitted an some or all of the following; application, photos of the existing home and renderings of the proposed work, materials, and site plan or survey.

The applicant proposes changes including;

Conclusions of Law

Applicable Guidelines:

- Section III A. Roofs
- Section III G. Porches, Entrances and Balconies
- Section III N. Paint



FINDINGS OF FACTS

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 _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Paid - Fee: \$500 – Major

(Revised 06/2021)

☐ Major Work☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	10 Board Branch Rd.
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00014470

Owner Information			
Name	Kimberly D. Meade	Home Phone #	336-894-6561
Street Address	8 Beryl Lane	Mobile Phone #	336-894-6561
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	Kim_Meade@gmail.com		

Applicant			
Name	Roy Branch	Other Phone #	
Email	RKFinehomes@gmail.com	Street Address	8 Beryl Lane
Mobile Phone #	910-691-4656	City, State, Zip Code	Pinehurst, NC 28374





Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 06/2021)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	75052
Name	Ray Branch
Street Address	8 Beryl Lane
City, State, Zip	Pinehurst, NC 28374
Phone #	910-691-4656
Email	RKFineHomes@gmail.com

General Information

Description of Changes to the Structure	CHANGE ROOF LINE TO A FRAME TO GIVE A BETTER APPEARANCE & TO HAVE MORE HEAD ROOM.		
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			

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 06/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Vinyl	Yellow/White	same	same
Rear Elevation				
Right Elevation				
Left Elevation				
Trim	Vinyl	white	same	same
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof	3 TAB Shingles	Green	Architect	Black
Roof Exhaust Vents			Shingles	
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights				
Driveway				
House Number				
Other: _____				

Required Documents

- ☐ Site Plan/Survey or Sketch
☐ Floor Plans

- ☐ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature: _____

Date: 9-13-21

Planning and Inspections Department

395 Magnolia Rd - Pinhurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 06/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: Timothy D. Meade

Date: 9/13/21

Planning and Inspections Department

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



EXHIBIT B



nterest

n Dream Board

1 st
C/10/2013

s may be subject to copyright. **Learn More**

American Craftsman

EXHIBIT B

2ND
CHOICE



EXHIBIT B

EXHIBIT C

10 Board Branch Rd
Pinehurst, NC 28374
- MEADE

ROOF TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR to modifying any truss.

Espanol - (NO CORTE, PERFORO, HAGA MUESCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modificación.)

1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.

2. The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.

3. The wood components shown on this diagram are to be used in dry service (moisture content <19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.

4. Refer to the Truss Design Drawings for specific information about each individual truss design.

5. The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.

6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.

7. In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.

8. Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.

9. Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.

10. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation, design, structural member sizing, load transfer, bearing conditions, and the structural compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.

11. If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.

12. The Contractor shall follow the SBCE TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH.

Espanol - (TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

1. Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCS Specifications. Failure to follow these specifications may result in injury or death.

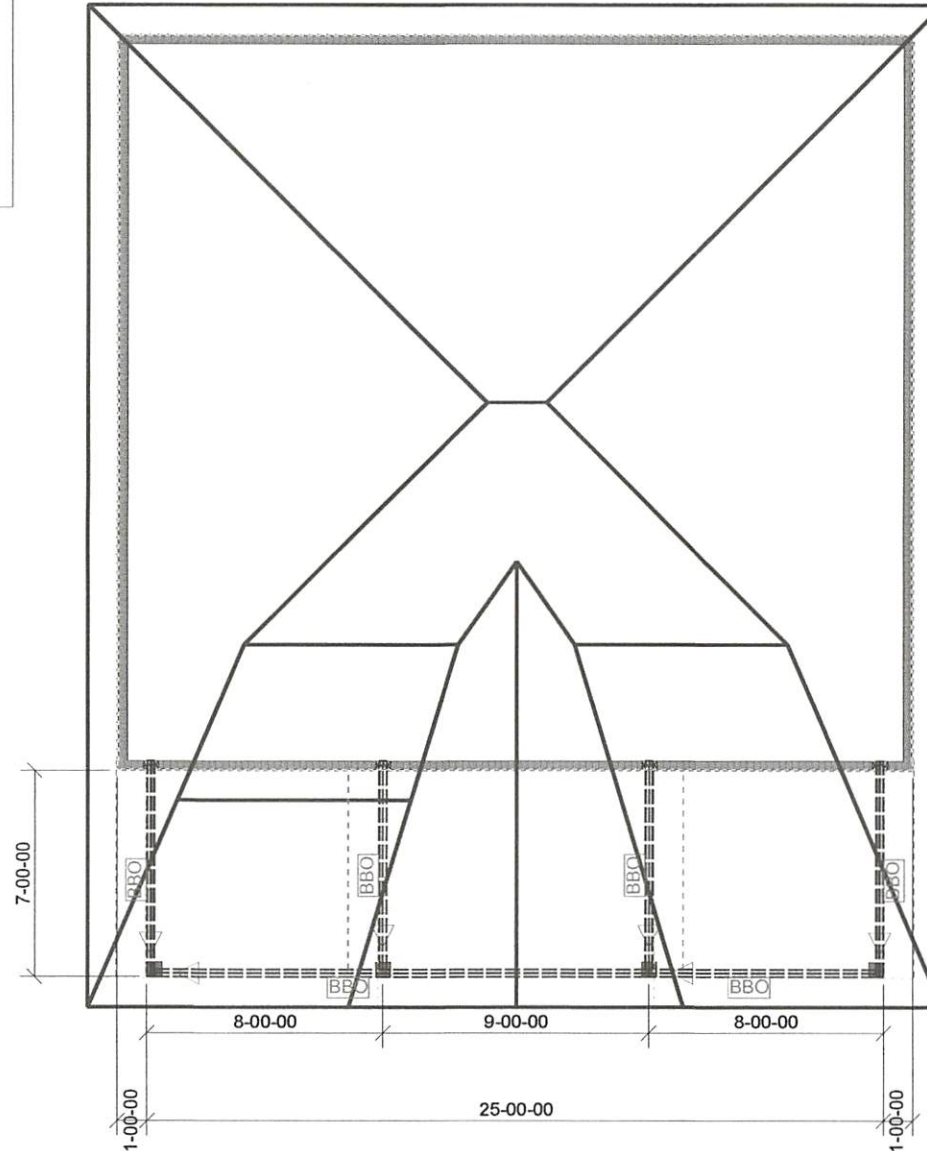
2. Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.

3. BCS INSTRUCTIONS SHALL BE FOLLOWED:

- BCS-B1 = Safe Truss Handling and Installation
- BCS-B2 = Installation and Temporary Restraint
- BCS-B3 = Permanent Restraint
- BCS-B4 = Safe Construction Loading
- BCS-B5 = Truss Damage and Modification Guidelines
- BCS-B7 = Floor Truss Installation
- BCS-B8 = Top-Nailed Connections
- BCS-B9 = Multi-Ply Girders
- BCS-B10 = Post Frame Truss Installation
- BCS-B11 = Fall Protection

4. Follow TPI Requirements for Long Span Trusses (>60').

TOTAL ROOF AREA
1178.49 SQ FT



No Scale

Customer Name: RK FINE HOMES
Subdivision: .

Plan Name: 10 BOARDBRANCH
Lot#: .

File Name

Builders
FirstSource
Albemarle, NC

Revisions:

Job Number

Drawn By:

PMY

DATE:

11/9/2021

Page Number

1 of 1

Until the building is completely erected in accordance with plans, the trusses may be unstable and present a safety hazard. Truss instability may increase with building width, height, and length. Buildings under construction are vulnerable to high winds and present a possible safety hazard. It is the responsibility of the contractor and owner to recognize adverse weather conditions and take prompt and appropriate action to protect life and prevent injury. Prior to setting trusses, refer to Building Component Safety Information (BCSI) document produced by SBCA and TPI. Follow BCSI Specifications for Erection and Bracing.

SCANNED



COA-2021-00159 (24 RATTLESNAKE ROAD)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the alteration of the exterior façade and interior floor plan to accommodate for new commercial office use at 24 Rattlesnake Trail, Pinehurst, NC. The property is identified by Moore County PID Number 856200082498. The property owner is Atlas Inspections, LLC. and the applicant is Rhetsen Companies, LLC.

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

10/15/2021

MEMO DETAILS:

Please, see attached items relating to this Public Hearing.

ATTACHMENTS:

Description

□ Applicant Exhibits A-C

Exhibit Y as submitted
by Mr. Branch during HPC
10.28.21 meeting.
10 Board Branch Road

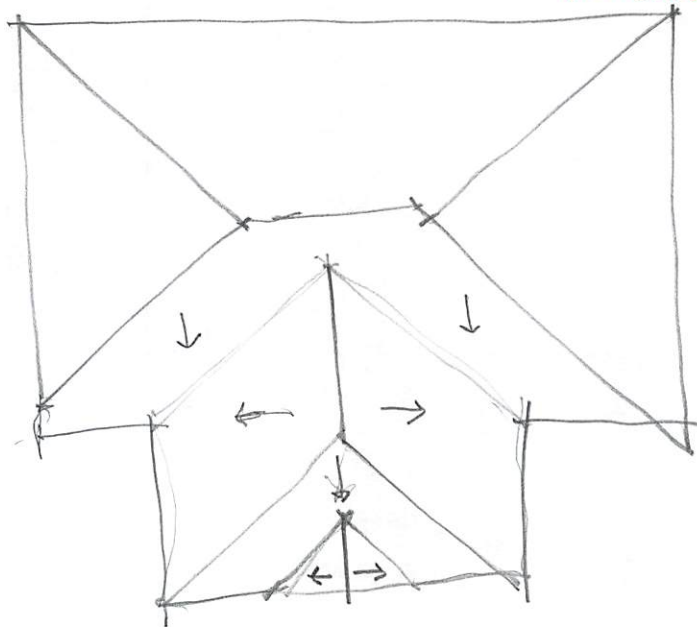


EXHIBIT Y

Screen Enclosure

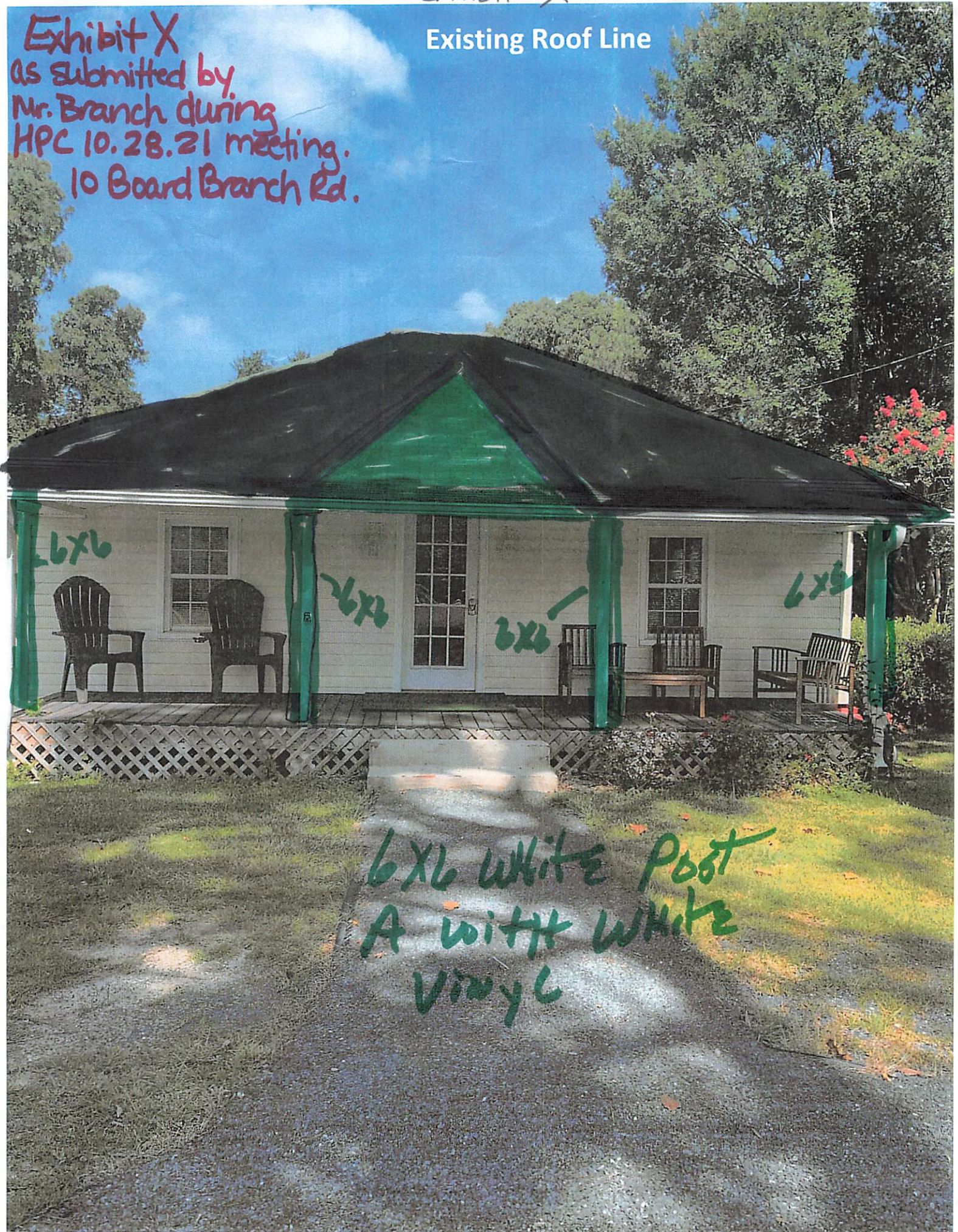
Phantom Screens In Pure White



EXHIBIT X

Exhibit X
as submitted by
Mr. Branch during
HPC 10.28.21 meeting.
10 Board Branch Rd.

Existing Roof Line

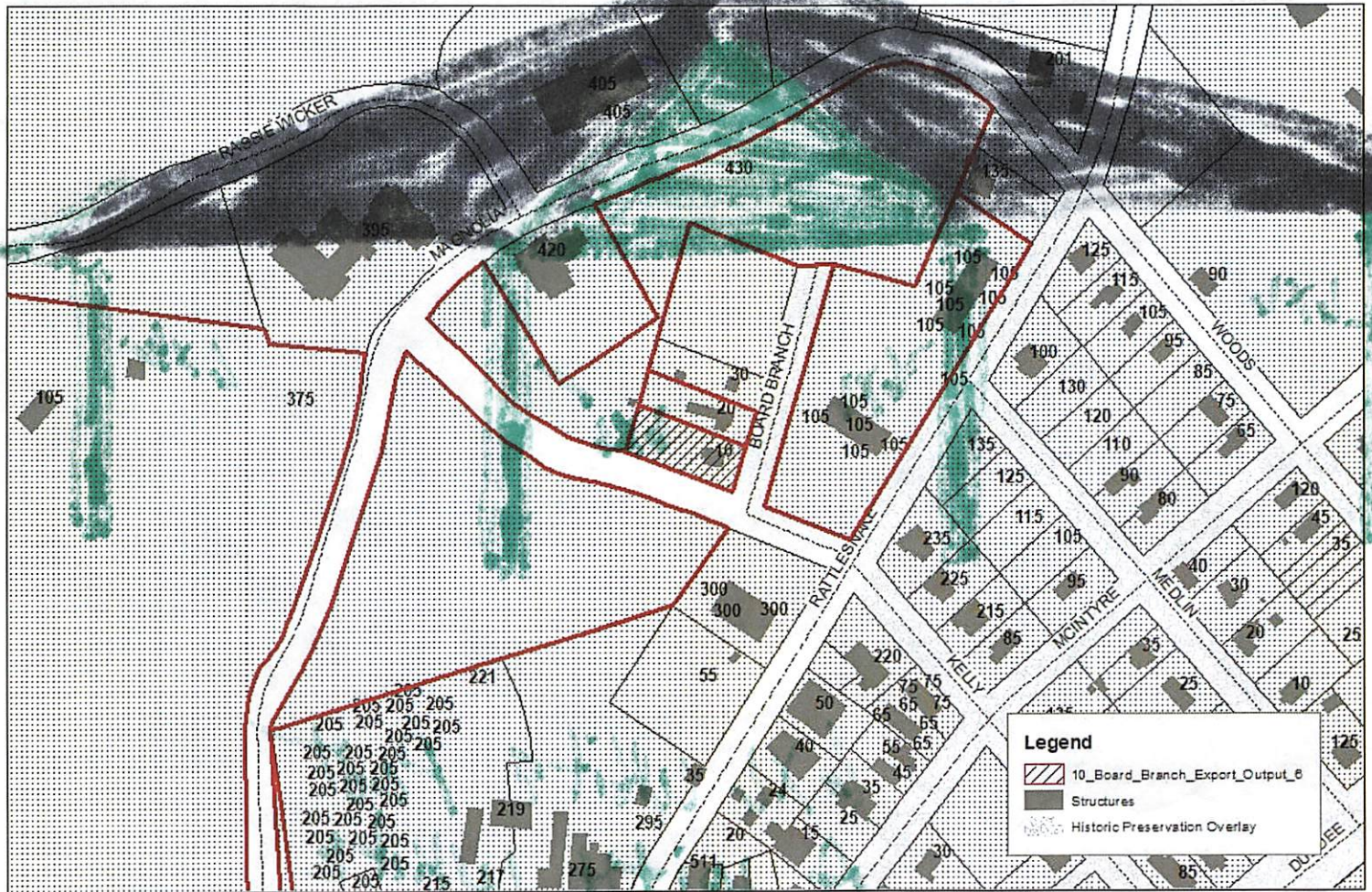




X-titled
as certified by
Mr. Branch during
HPC 10.28.21 meeting
10 Board Branch

PUBLIC HEARING MAP & MATERIALS

Public Hearing Notification Map



October 28, 2021

Historic Preservation Commission
10 Board Branch Road. COA





COA-2021-00182 (5 MCLEOD ROAD)
ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Darryn Burich & Alex Cameron

DATE OF MEMO:

11/10/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant's Exhibits A-C
- ☐ Applicant's Exhibit D



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: November 18, 2021
Subject: Major COA Request for 5 McLeod Road

Applicant:	Jacob Kirby
Owners:	Jarrod Gouty
Professional:	Kirby Construction
Property Location:	5 McLeod Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856206289691
Zoning:	R-10 Residential
Case Number:	COA-2021-00182

Contributing ☐

Non-Contributing ☒

Request and Background:

Jarrod Gouty is requesting a Certificate of Appropriateness within the Pinehurst Historic District for multiple exterior modification at 5 McLeod Road. The modifications include the following: renovations to change the exterior paint color, new roofing, and new windows. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856206289691.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The changes **do not** appear to be congruous with the district standards as proposed due to the change of window material and the proposed painted brick. Given the details of what has been submitted for review, the proposed painted brick appears to be **inconsistent** with other buildings within the Historic District.

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Guidelines, replacement of windows and doors, change in roof material, change in exterior paint color. that are not compatible with what is existing and replacement of architectural details that changes the design or materials from the existing details are considered Major Work Items.

Applicable Guidelines Requirements:

III. CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

- Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
- Exterior walls that contribute to the historic form and character of a structure **should** be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
- *Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element **should** be limited to the minimal amount necessary and **should** be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.*
- Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.

C. WINDOWS AND DOORS

- 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.
- 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.
- If a window, door or feature is completely missing and is to be replaced, it **should** be replaced with a new window, door or feature based on the original or a new design compatible in scale, size, material and color with the character of the structure.
- *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.*
- Windows and doors of existing structures **should** retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
- 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.
- *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.*
- 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.

L. MASONRY

- Masonry features that contribute to the overall character of a structure and site **should** be retained and preserved, including walls, foundations, roofing materials, exposed chimney walls, cornices, quoins, steps, piers, columns, lintels, arches, and sills.
- If a masonry feature is completely missing and is to be replaced, it **should** be replaced with a new feature based on the original feature or a new design compatible with the texture, scale, size, material and color of the historic structure.
- Historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, block, and clay tile, as well as their distinctive construction features **should** be retained and preserved.
- Masonry elements and terra cotta surfaces that contribute to the character of a structure **should** not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted. If painted brick is allowed it **must** be within the Village of Pinehurst Color Palette.

N. PAINT

- 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 **must** be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.
- Historic painted surfaces and materials that contribute to the character of the structure **should** be retained and preserved.
- Replacement gutters and downspouts **should** be coated with paint or a baked-on enamel finish in the Village of Pinehurst Color Palette, unless they are made of copper.



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

REQUEST

Renovations to change the exterior paint color, new roofing, and new windows.

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

FINDINGS OF FACT

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Final Order

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

The following conditions apply to approval of the Certificate of Appropriateness:

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



November 18, 2021

5 McLeod Road



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

Fee: \$100 – Minor

Paid – Fee: \$500 – Major

(Revised 07/2021)

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

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

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

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

Intake Information

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

Owner Information			
Name	Jarrod Garty	Home Phone #	
Street Address	165 Dundee Rd.	Mobile Phone #	919-222-3129
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	houseofgarty@gmail.com		

Applicant			
Name	Jacob Kirby	Other Phone #	910-692-2731
Email	jacob@kirbycompanies.com	Street Address	280 SW Broad St.
Mobile Phone #	910-538-5926	City, State, Zip Code	Southern Pines, NC 28387





Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	55924
Name	Kirby Construction Group LLC
Street Address	280 SW Broad St.
City, State, Zip	Southern Pines, NC 28387
Phone #	910-692-2731
Email	jacob@kirbycompanies.com

General Information

Description of Changes to the Structure	Interior Renovation New Roofing New windows Paint exterior		
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		

EXHIBIT A

jstout@vopnc.org



EXHIBIT A

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Brick/Wood	Red / tan	Brick/Hardie	Blue (light)
Rear Elevation	Brick/Wood	Red / tan	Brick/Hardie	Blue
Right Elevation	Brick	Red	Brick	Blue
Left Elevation	Brick	Red	Brick	Blue
Trim	Wood	white	Fiber Cement	White
Windows	Wood aluminum	Red Black	Vinyl	White
Chimney	Brick	Red	Brick	Blue
Foundation	Brick	Red	Brick	Blue
Front Door	metal	Red	Wood	Natural
Shutters	N/A		N/A	
Garage Door	metal	White	N/A	
Roof	asphalt	Brown	Asphalt	Dark Gray
Roof Exhaust Vents	PVC	Black	PVC	Black
Front Porch	Brick/Wood	Red/White	Brick/Fiber Cement	Blue
Deck	wood	Red	wood	Natural stain
Patio	N/A	N/A		
Sidewalk	Brick Pavers	Red	Brick Pavers	Red
Sky Lights	N/A			
Driveway	Gravel		Gravel	Gravel
House Number	Brass	Natural	Iron	Black
Other: _____				

Required Documents

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

Certification

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

Applicant Signature: _____

Date: _____

10/20/2021

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



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

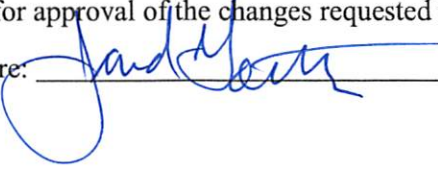
Fee: \$100 – Minor

Fee: \$500 – Major

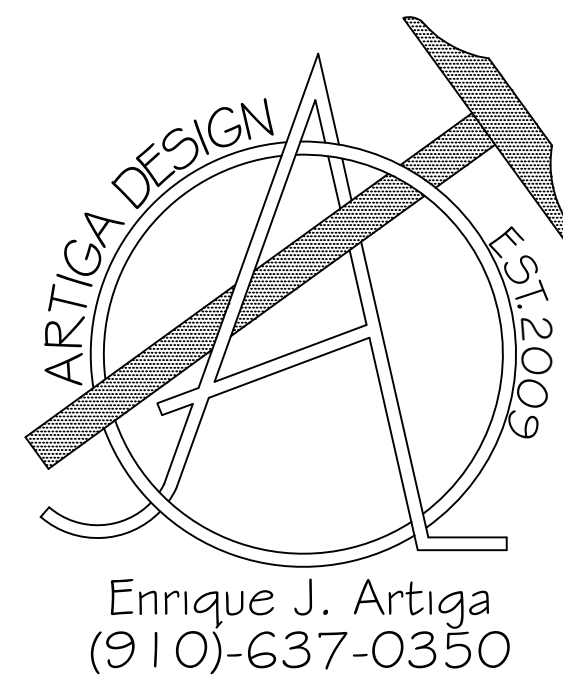
(Revised 07/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: 

Date: 10/20/2021



CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31
WWW.KIRBYCOMPANIES.COM

Client:
Mr. Jacob Kirby
85 McLeod Rd.
Pinehurst, NC 28374

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

Footage Totals:	
FIRST FLOOR	1,453 HTG. SQUARE FEET
GARAGE	145 SQUARE FEET
PORCH	30 SQUARE FEET
DECK	163 SQUARE FEET

HEATED TOTAL 1,453 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 10/11/2021

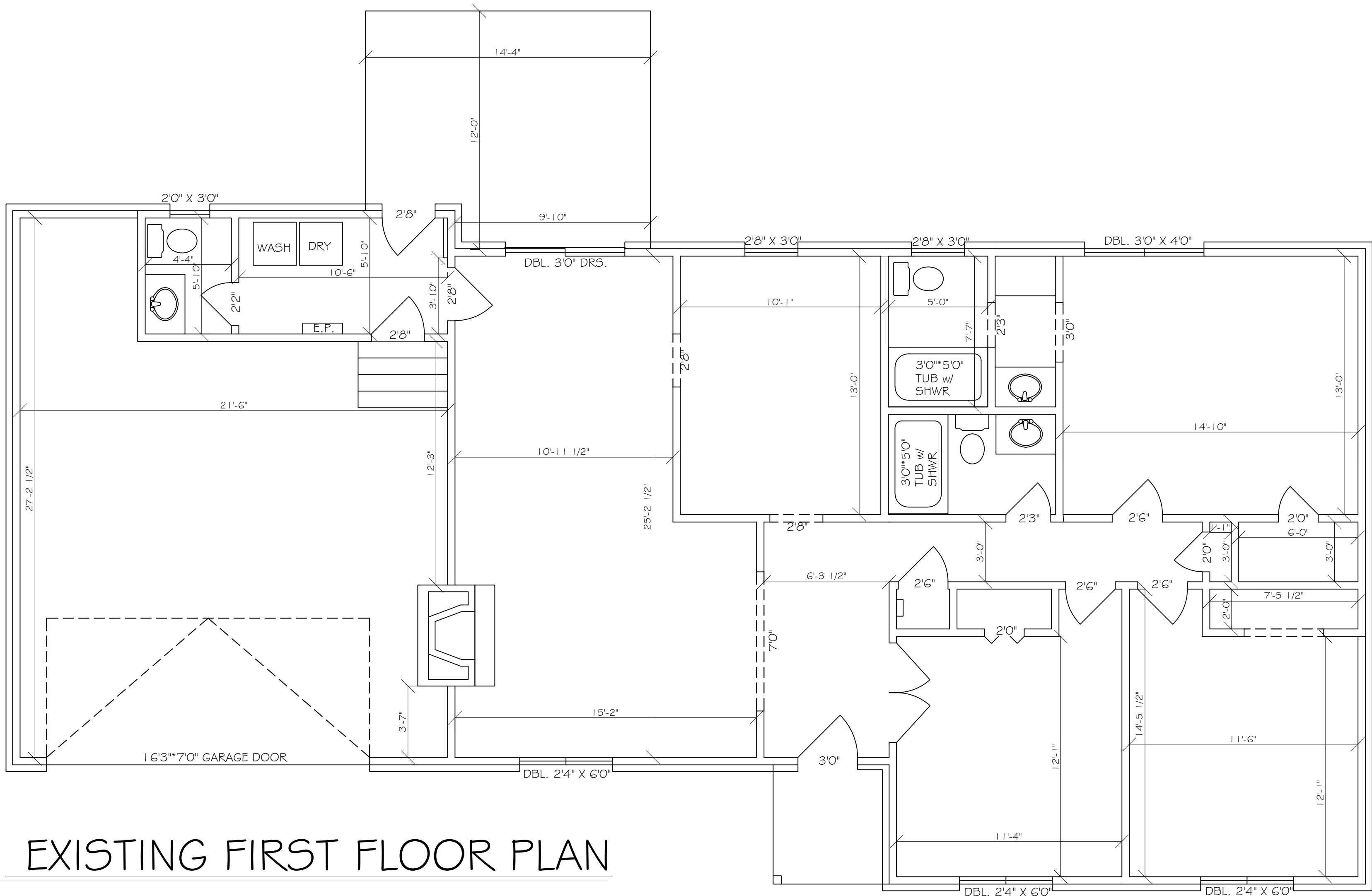
Drafting By:
LR 09/29/2021

Sheet Name:
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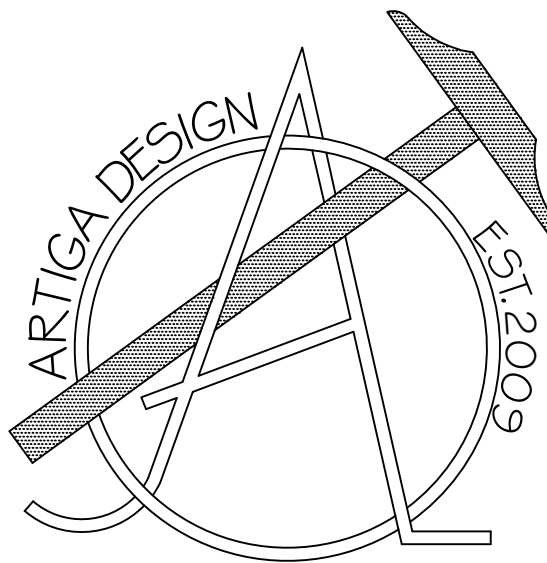
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Sheet Number:

01 of 1



EXISTING FIRST FLOOR PLAN



Enrique J. Artiga
(910)-637-0350

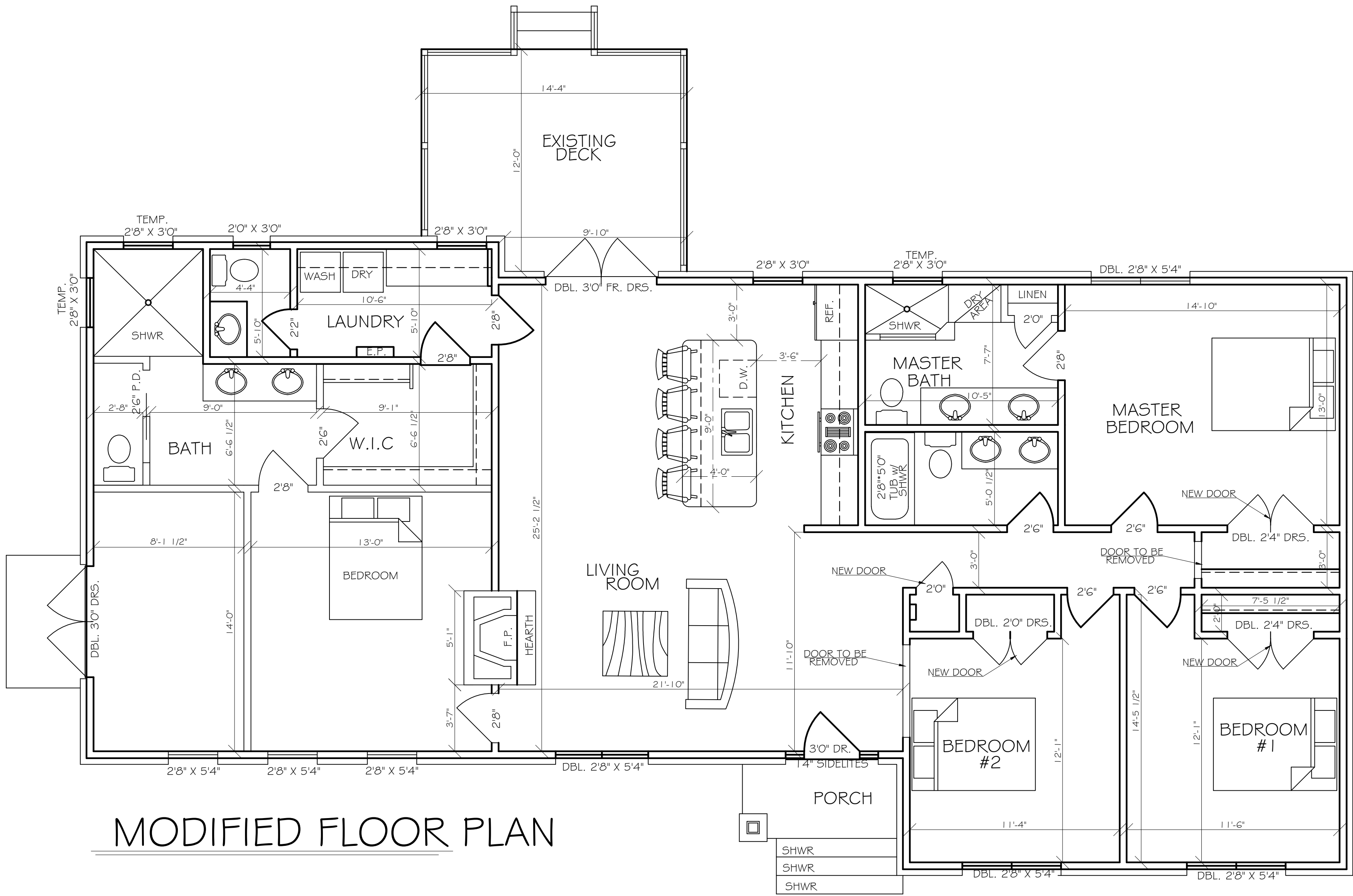
THE KIRBY
REAL ESTATE GROUP, LLC

CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31

WWW.KIRBYCOMPANIES.COM

Client:

Mr. Jacob Kirby
85 McLeod Rd.
Pinehurst, NC 28374



MODIFIED FLOOR PLAN

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

Footage Totals:

FIRST FLOOR	1829 HTG. SQUARE FEET
GARAGE	131 SQUARE FEET
PORCH	30 SQUARE FEET
DECK	163 SQUARE FEET

HEATED TOTAL 1829 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

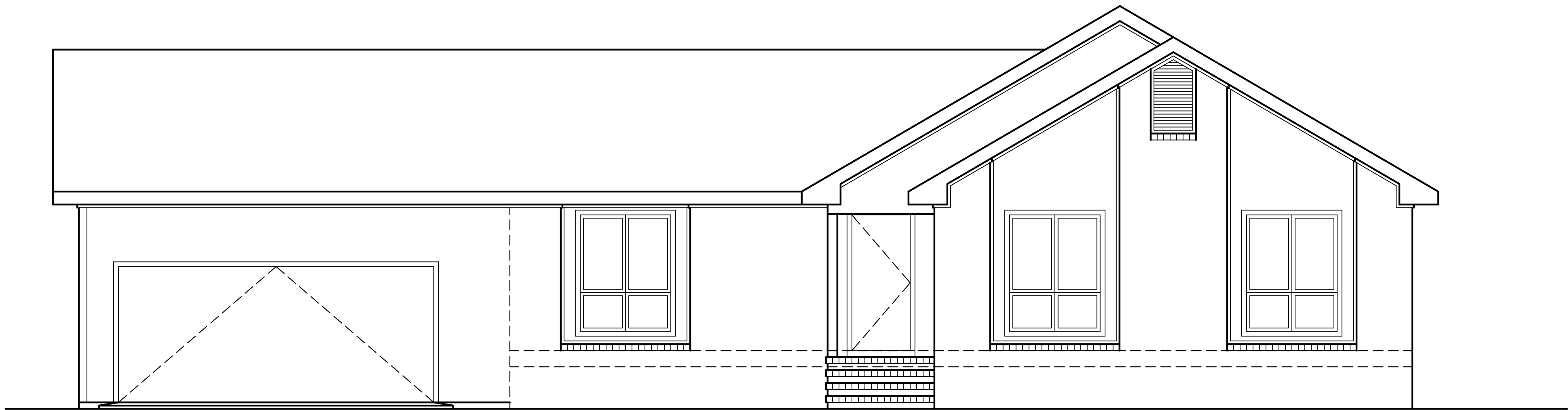
Issue Date:
EJA 10/11/2021

Drafting By:
LR 09/29/2021

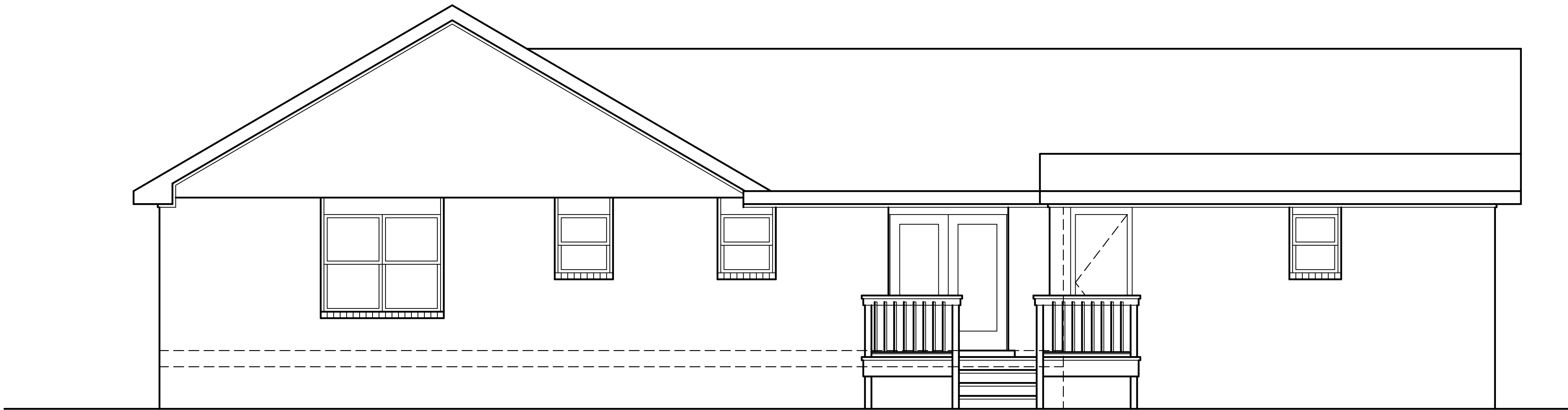
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FLOOR PLAN

Scale:
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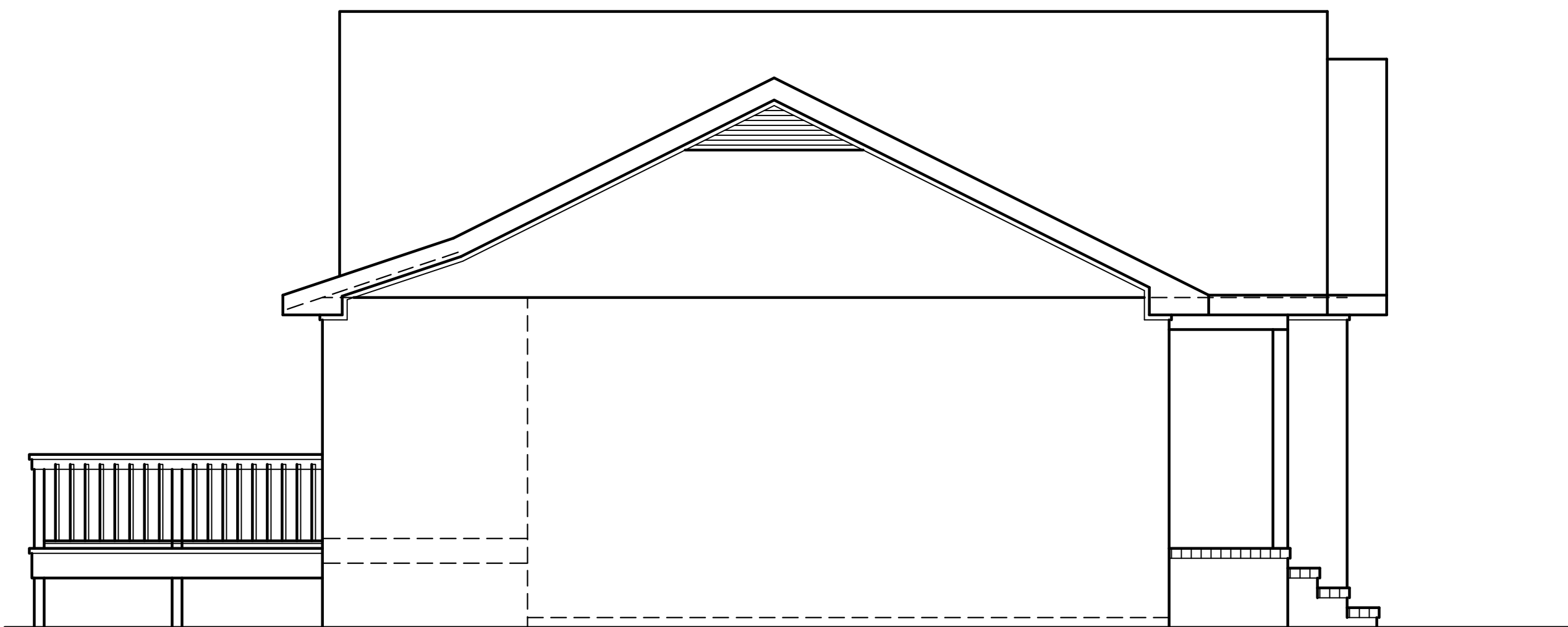
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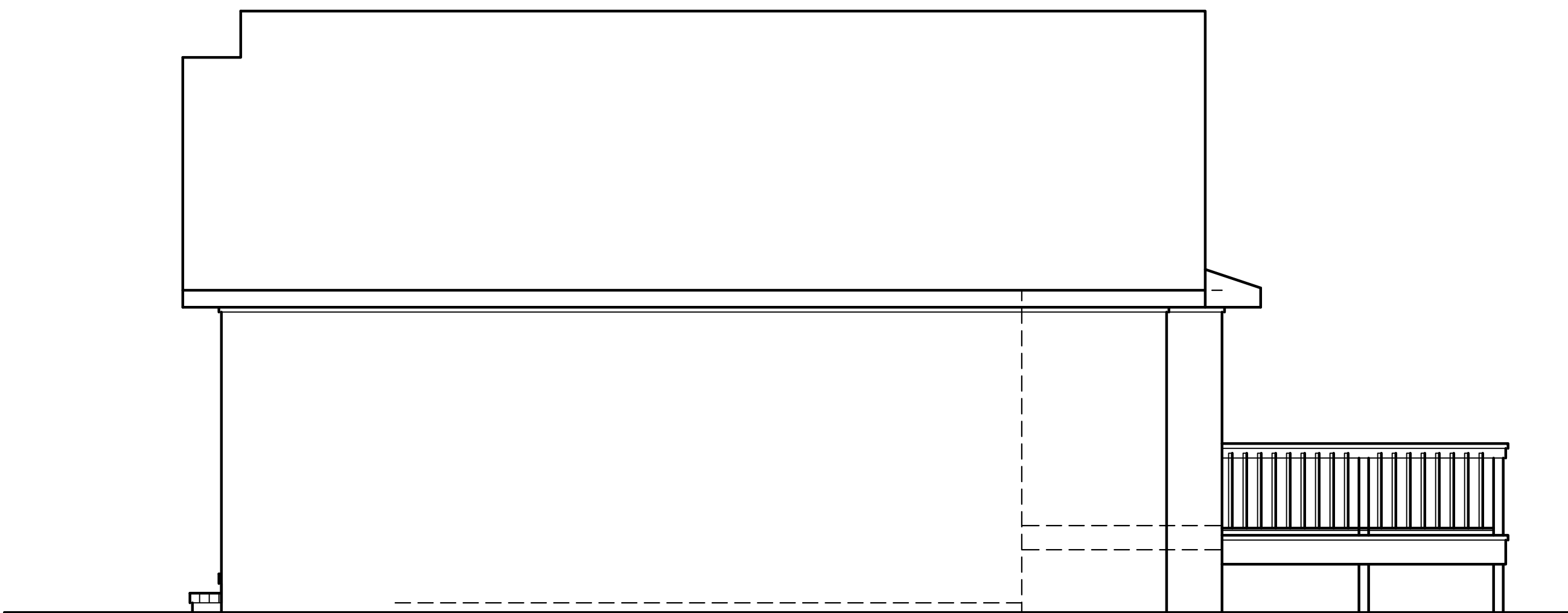
EXISTING FRONT ELEVATION



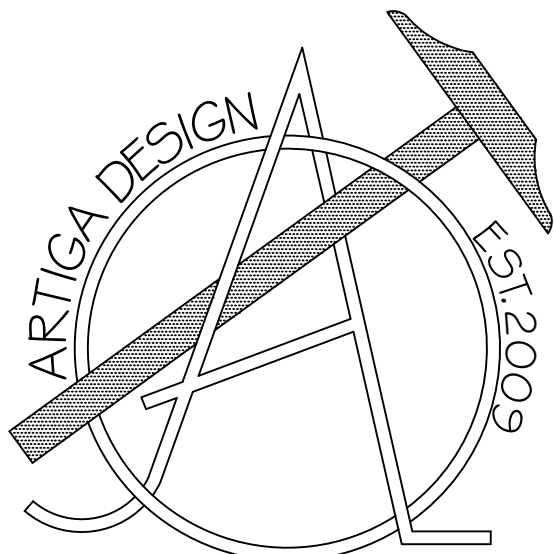
EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



Enrique J. Artiga
(910)-637-0350

THE KIRBY
REAL ESTATE GROUP, LLC

CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31

WWW.KIRBYCOMPANIES.COM

Client:
Mr. Jacob Kirby
85 McLeod Rd.
Pinehurst, NC 28374

Notes:
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Footage Totals:

FIRST FLOOR	1,453 HTG. SQUARE FEET
GARAGE	145 SQUARE FEET
PORCH	30 SQUARE FEET
DECK	163 SQUARE FEET

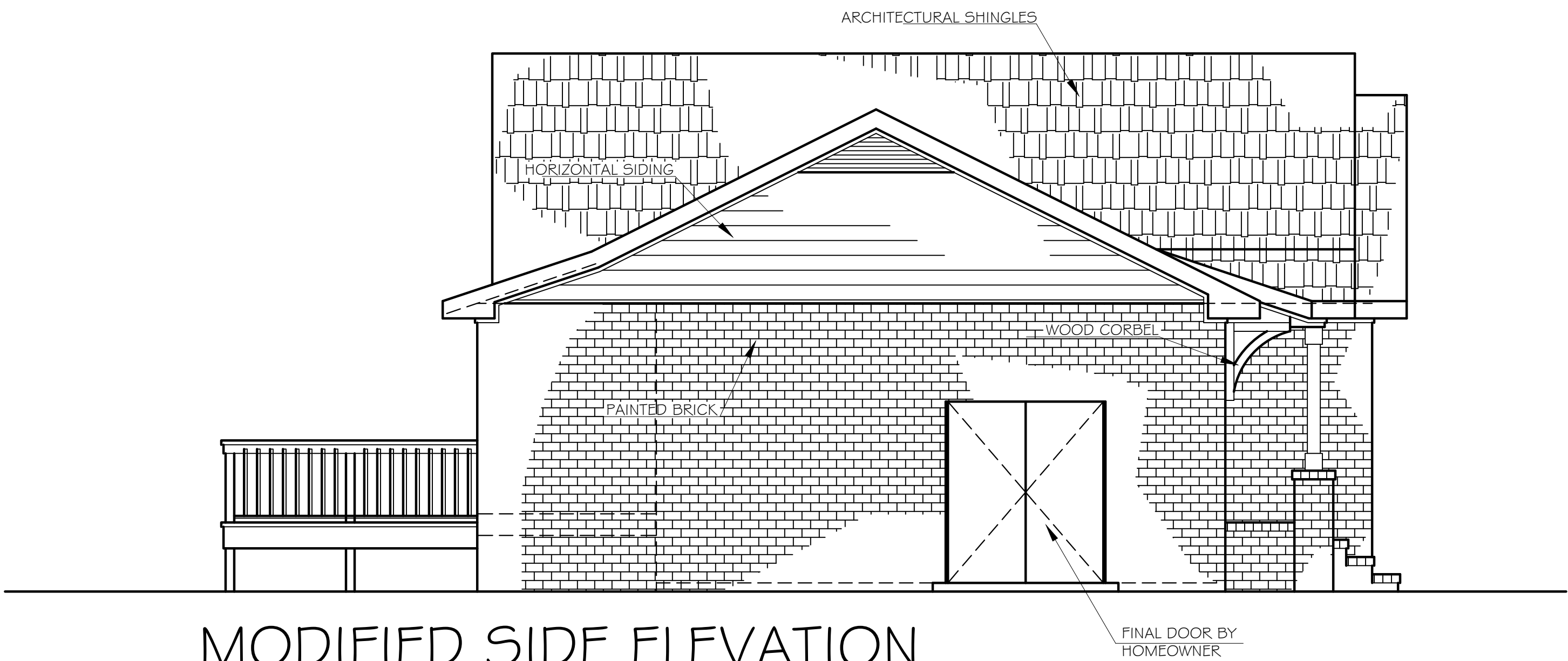
HEATED TOTAL 1,453 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME
Issue Date:
EJA 10/11/2021
Drafting By:
LR 09/29/2021

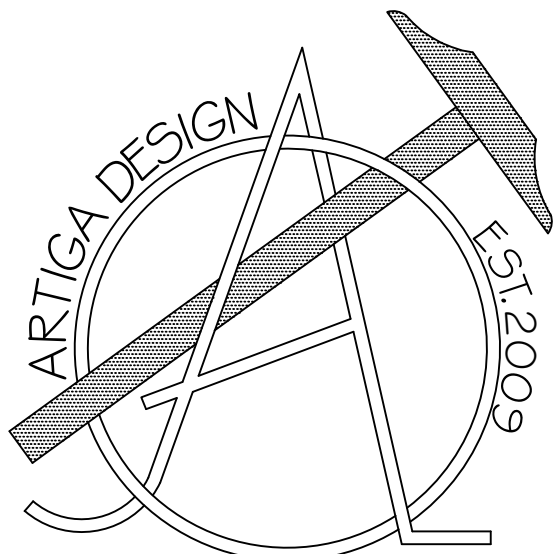
Sheet Name:
EXISTING FLOOR PLAN
Scale:
1/4"=1'0"
Sheet Number:



MODIFIED FRONT ELEVATION



MODIFIED SIDE ELEVATION



Enrique J. Artiga
(910)-637-0350

THE KIRBY
REAL ESTATE GROUP, LLC

CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31

WWW.KIRBYCOMPANIES.COM

Client:

Mr. Jacob Kirby
85 McLeod Rd.
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	1 829 HTG. SQUARE FEET
GARAGE	131 SQUARE FEET
PORCH	30 SQUARE FEET
DECK	163 SQUARE FEET

HEATED TOTAL 1 829 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 10/11/2021

Drafting By:
LR

Sheet Name:
ELEVATIONS

Scale:
1/4"= 1'0"

Sheet Number:

CertainTeed Landmark architectural shingle

Color: Driftwood





Pella Windows

Double-hung

250 series

Color: white

*note: 6 over 6 grill pattern



Exterior Paint sample



Sample of door

Craftsman door with shelf.



Existing home before renovation showing windows.

Renderings:



EXHIBIT D





COA-2021-00183 (90 LINDEN ROAD)
ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Darryn Burich & Alex Cameron

DATE OF MEMO:

11/10/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant's Exhibits A-B



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: November 18, 2021
Subject: Major COA Request for 90 Linden Road

Applicant:	Katharine Pate
Owners:	Katharine Pate
Professional:	Wemmark Properties, LLC
Property Location:	90 Linden Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855211667066
Zoning:	R30 - Residential
Case Number:	COA-2021-00183

Contributing ☒

Non-Contributing ☐

Request and Background:

Katharine Pate is requesting a Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 90 Linden Road. The modifications include the following: addition of a poolside window on the accessory structure accompanied by a serving shelf on the exterior made of granite and the adding of an interior vaulted ceiling.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The changes **do** appear to be compatible and congruous with the district. Given the details of what has been submitted for review, the proposal appears to be **consistent** with other buildings in the Historic District.

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Standards, installation of new window(s) and roofline changes that are not compatible with the existing window(s) and/or roofline(s) details that change the design or materials from the existing details are considered Major Work Items.

Applicable Guidelines Requirements:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

- Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District
- Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices **should** be retained and preserved. Likewise, roofing materials **should** be preserved and retained whenever possible.

C. WINDOWS AND DOORS

- *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.*
- 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.
- 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.
- 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.



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

REQUEST

Renovations to add a new window and add a vault to the ceiling.

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

FINDINGS OF FACT

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Final Order

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

The following conditions apply to approval of the Certificate of Appropriateness:

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



Public Hearing Notification Map



Historic Preservation Commission for Major COA

November 18, 2021

90 Linden Road



2021-00183



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Paid - Fee: \$500 – Major

(Revised 07/2021)

☒ Major Work☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	90 LINDEN ROAD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	LRK 14733

Owner Information			
Name	KATHARINE F. PATE	Home Phone #	NA
Street Address	90 LINDEN RD	Mobile Phone #	843.509.6266
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	NA
Email	katharinefpate@gmail.com		

Applicant			
Name	KATHARINE F. PATE	Other Phone #	843.509.6266
Email	katharinefpate@gmail.com	Street Address	90 LINDEN RD
Mobile Phone #	843.509.6266	City, State, Zip Code	PINEHURST NC 28374





Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	73281
Name	WENMARK PROPERTIES LLC (WTHUCKABEE III, QUALIFIER)
Street Address	30 WILSON RD
City, State, Zip	PINEHURST, NC 28374
Phone #	910 986 7468
Email	billhuck57@gmail.com

General Information

Description of Changes to the Structure	ADDITION OF POOLSIDE WDW FOR VISABILITY, WITH 14" GRANITE SERVING SHELF.		
	INTERIOR VAULT OF CEILING.		
UNFITTING OF PLUMBING/ELECTRICAL.			
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	



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	SHINGLE	CREAM	NO CHANGE	NO CHANGE
Rear Elevation	SHINGLE	}	}	}
Right Elevation	SHINGLE	}	}	}
Left Elevation	SHINGLE	}	}	}
Trim	PINE	}	}	}
Windows	NOV EXISTING	NA	CLAD MULTI-LITE	OFF WHITE
Chimney NA				
Foundation NA				
Front Door NA				
Shutters	WOOD	BLACK	NO CHANGE	NO CHANGE
Garage Door NA				
Roof NA				
Roof Exhaust Vents NA				
Front Porch NA				
Deck NA				
Patio NA				
Sidewalk NA				
Sky Lights NA				
Driveway NA				
House Number NA				
Other: _____				

Required Documents

- ☒ Site Plan/Survey or Sketch
☐ Floor Plans

- ☐ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature: _____

Date: 10 19 21



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: [Signature]

Date: 10 19 21

EXHIBIT B



10/14/21 3:57 PM
90 Linden Road
Pinehurst
Moore County
North Carolina

EXHIBIT B

10/14/21 3:58 PM
90 Linden Road
Pinehurst
Moore County
North Carolina



EXHIBIT B



10/14/21 3:59 PM
90 Linden Road
Pinehurst
Moore County
North Carolina



COA-2021-00186 (30 CADDELL ROAD)
ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Darryn Burich & Alex Cameron

DATE OF MEMO:

11/10/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant's Exhibits A - E



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: November 18, 2021
Subject: Major COA Request for 30 Caddell Road

Applicant:	Amy Nicholas
Owners:	Amy Nicholas
Professional:	Wemmark Properties, LLC
Property Location:	30 Caddell Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	855212972275
Zoning:	R10 - Residential
Case Number:	COA-2021-00186

Contributing ☒

Non-Contributing ☐

Request and Background:

Amy Nicholas is requesting a Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 30 Caddell Road. The modifications include the following: the installation of an in ground swimming pool, extend walkway from existing patio to pool area, replacement of existing fencing to new 6-foot dog-eared side-by-side style around the rear perimeter, and 3-foot side-by-side on right front side, and the installation of two gates on the front right side (driveway).

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The changes **are not** compatible due to the style of fencing, but are congruous with the district. Given the details of what has been submitted for review, the proposal appears to be **consistent** with other buildings in the Historic District.

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Standards, installation of new fencing and the installation of a pool that are not compatible with the existing fence design or materials from the existing details are considered Major Work Items.

Applicable Guidelines Requirements:

VII. SITE FEATURES

A. FENCES AND WALLS

- *If repair or partial replacement of an existing fence or wall is necessary, new material **should** match the existing material in composition, size, shape, color, pattern and texture if available. If a nonconforming fence is replaced, the replacement **must** comply with the Pinehurst Historic District Standards and the Pinehurst Development Ordinance.*
- Residential street side fences **should** be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
- New picket fences **should** be substantially open in character. The pickets **should** not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one-inch nominal thickness.
- All other wooden fences **should** be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
- Solid wooden fences are not permitted in the Pinehurst Historic District.
- When measuring fence dimensions, consider all fence elements including posts.
 - a. Front yard fences **must** not be taller than three and a half (3.5) feet in height, side yard fences **must** not be taller than 4 feet in height and rear yard fences **must** not be taller than six feet in height.
 - i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must** not extend beyond the front corner of the structure.
 - ii. Fences **must** not be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
 - b. Brick and stacked stone walls on the street sides of the property **must** not be taller than two and a half (2.5) feet in height.
 - c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

D. SWIMMING POOLS

- New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
- In-ground swimming pools **must** not be easily visible from the street.



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

REQUEST

Renovations to install a swimming pool, extend walkway from existing patio to pool area, replacement of existing fencing to new 6-foot dog-eared side-by-side style around the rear perimeter, and 3-foot side-by-side on right front side, and the installation of two gates on the front right side (driveway).

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

FINDINGS OF FACT

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Final Order

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

The following conditions apply to approval of the Certificate of Appropriateness:

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



Public Hearing Notification Map



Historic Preservation Commission for Major COA

November 18, 2021

30 Caddell Road



COA-2021-00186 - Inground Pool Installation and Fence Replacement

Menu Help

File Date: [10/24/2021](#)Application Status: [In Review](#)Application Type: [Historic Certificate of Appropriateness - Major](#)Application Detail: [Detail](#)

Description of Work: [Installation of 16'x32' vinyl liner pool in rear yard. Up to 6' deep, standard gray coping, and 8' fiberglass step with railing. Light broom finished concrete decking: 8' at shallow end, 6' around 4x10 walkway from existing patio to pool area. Replacement of existing 6' side-by-side and 4' picket fencing with 6' dog-eared side-by-side on all four sides of rear yard. Two gates front \(driveway\) side and 3' single on right front side.](#)

Application Name: [Inground Pool Installation and Fence Replacement](#)Address: [30 CADDELL Rd. PH. 28374](#)Owner Name: [NICHOLAS, AMY](#)Owner Address: [PINEHURST, NC 28374](#)Parcel No: [00023675](#)

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status	
NICHOLAS, AMY	NICHOLAS, AMY	Applicant		Active	
NICHOLAS, AMY	NICHOLAS, AMY	Applicant		Active	
Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)Total Fee Assessed: [\\$500.00](#)Total Fee Invoiced: [\\$500.00](#)Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Inground pool installation in rear yard. Replacement of existing fencing to new 6' side-by-side style construction around entire rear yard.	Alteration	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No
COA Number	Conditions of COA (If Any)	
-	-	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

TRIM

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	11/03/2021	Alexandria Rye
Review for Completeness		Application ...	11/03/2021	Alexandria Rye
Review Distribution		In Review	11/03/2021	Alexandria Rye
Historic Review				
Planning Review		In Progress	11/03/2021	Alexandria Rye
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents: File Name	Document Group	Category	Description	Type	Document Status	Docurr
Current fence front dr...	PLN_HIST	Photo	Current picket fenc...	image/jpeg	Uploaded	10/24/2
Current fence front se...	PLN_HIST	Photo	Current picket fenc...	image/jpeg	Uploaded	10/24/2
Current rear yard_1.jpg	PLN_HIST	Photo	Current rear yard-v...	image/jpeg	Uploaded	10/24/2
Current rear yard_2.jpg	PLN_HIST	Photo	Current rear yard-v...	image/jpeg	Uploaded	10/24/2
Existing fence.jpg	PLN_HIST	Photo	Current side-by-sid...	image/jpeg	Uploaded	10/24/2
House front streetview...	PLN_HIST	Photo	House front/streetview	image/jpeg	Uploaded	10/24/2
House rear.jpg	PLN_HIST	Photo	House rear view	image/jpeg	Uploaded	10/24/2
Survey_30 Caddell Rd.PDF	PLN_HIST	Site Plan	Survey and pool sit...	application/pdf	Uploaded	10/24/2
Fencing replacement.jpg	PLN_HIST	Site Plan	Green lines show pl...	image/jpeg	Uploaded	10/25/2
Pool Estimate_30 Cadde...	PLN_HIST	Correspondence	Estimate from pool ...	application/pdf	Uploaded	10/25/2
Nicholas-Pool liner an...	PLN_HIST	Photo	Rendering of pool l...	image/jpeg	Uploaded	11/03/2
Nicholas-Pool steps an...	PLN_HIST	Photo	Rendering of pool s...	image/jpeg	Uploaded	11/03/2
Nicholas_Pool general...	PLN_HIST	Photo	Rendering of genera...	image/jpeg	Uploaded	11/03/2
Your application COA-1...	PLN	Email		application/octet-s...	Uploaded	11/03/2

[Show all](#)

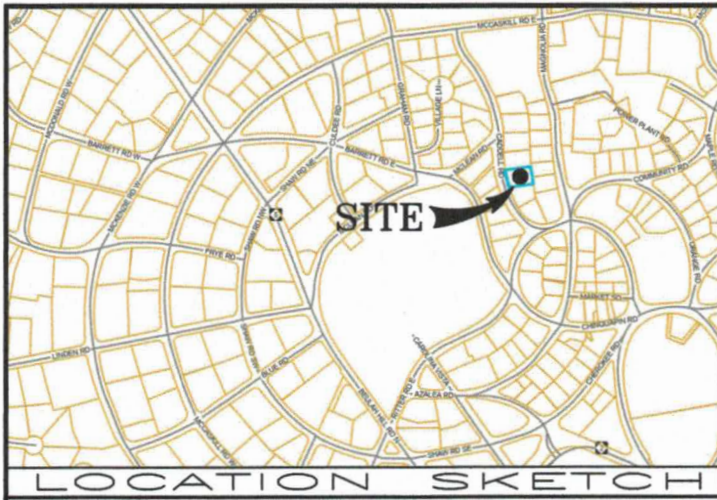
Application Comments: View ID Comment Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:



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

Further:

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

REFERENCE:

DEED BOOK 5031, PAGE 517
MAP BOOK 1, PAGE 64

MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987



S. R. SHEFFIELD, PLS NO. 1365

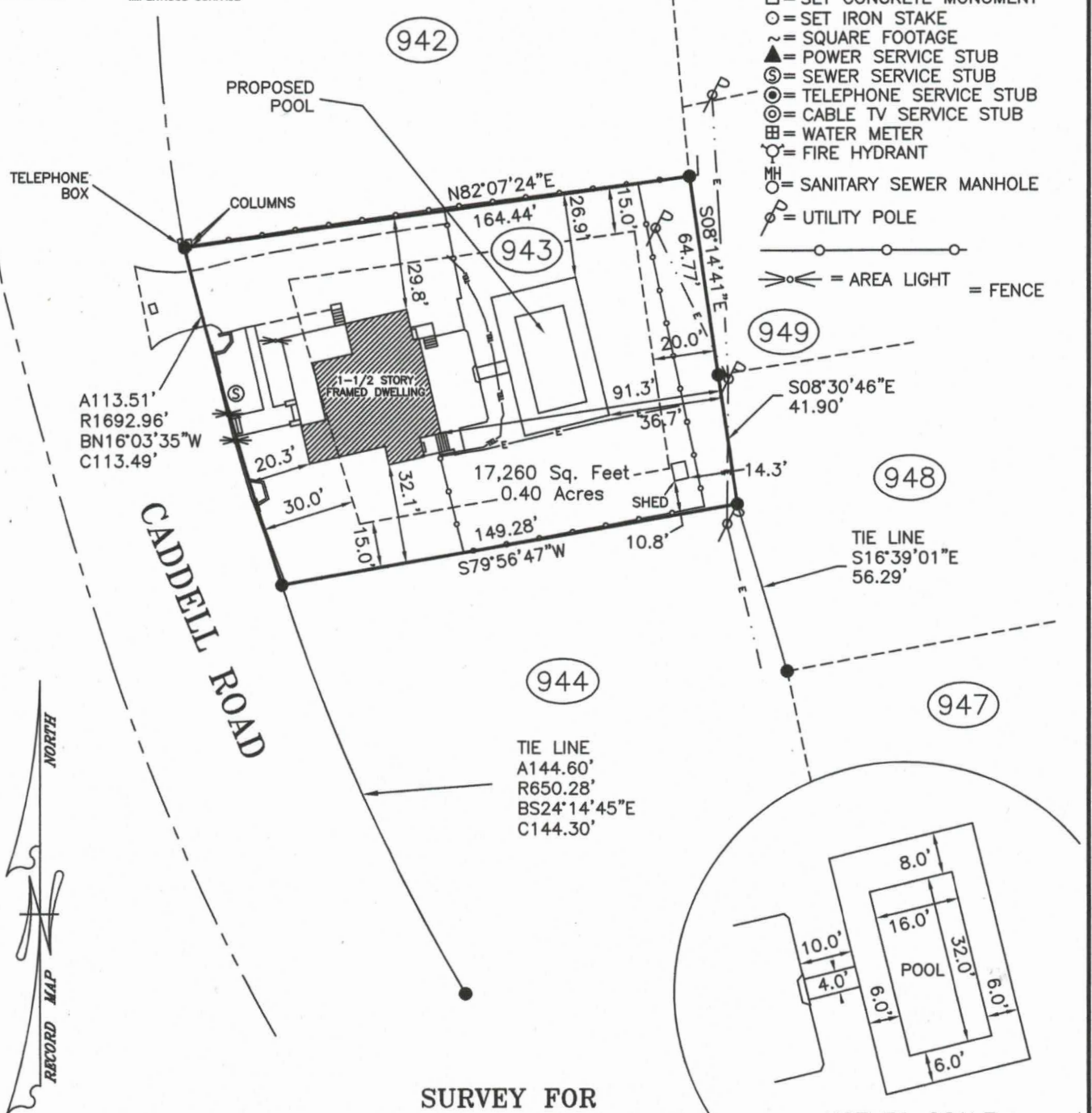
DATE: OCTOBER 18, 2021

UNLESS OTHERWISE DENOTED,

- = EXISTING IRON STAKE
- = EXISTING CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = SET IRON STAKE
- ~ = SQUARE FOOTAGE
- ▲ = POWER SERVICE STUB
- ⊙ = SEWER SERVICE STUB
- ⊙ = TELEPHONE SERVICE STUB
- ⊙ = CABLE TV SERVICE STUB
- ⊙ = WATER METER
- ⊙ = FIRE HYDRANT
- MH = SANITARY SEWER MANHOLE
- ⊙ = UTILITY POLE
- = AREA LIGHT
- = FENCE

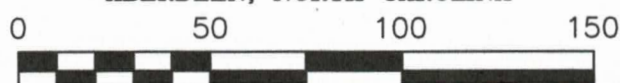
AREA IN:
HOUSE=1,483 sq.ft.±
DRIVE =2,087 sq.ft.±
WALK =952 sq.ft.±
RETAINING WALLS =45 sq.ft.±
POOL DECK =779 sq.ft.±
TOTAL IMPERVIOUS=5,339 sq.ft.±
TOTAL DISTURBED=2,470 sq.ft.±

TOTAL IMPERVIOUS= 5,339 sq.ft.± = 31% COVERAGE BY
17,260 SQ FT OF LOT IMPERVIOUS SURFACE



SURVEY FOR
AMY NICHOLAS
LOT NO. 943
OLD TOWN OF PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA

OCTOBER 18, 2021 -- SCALE 1"=50'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



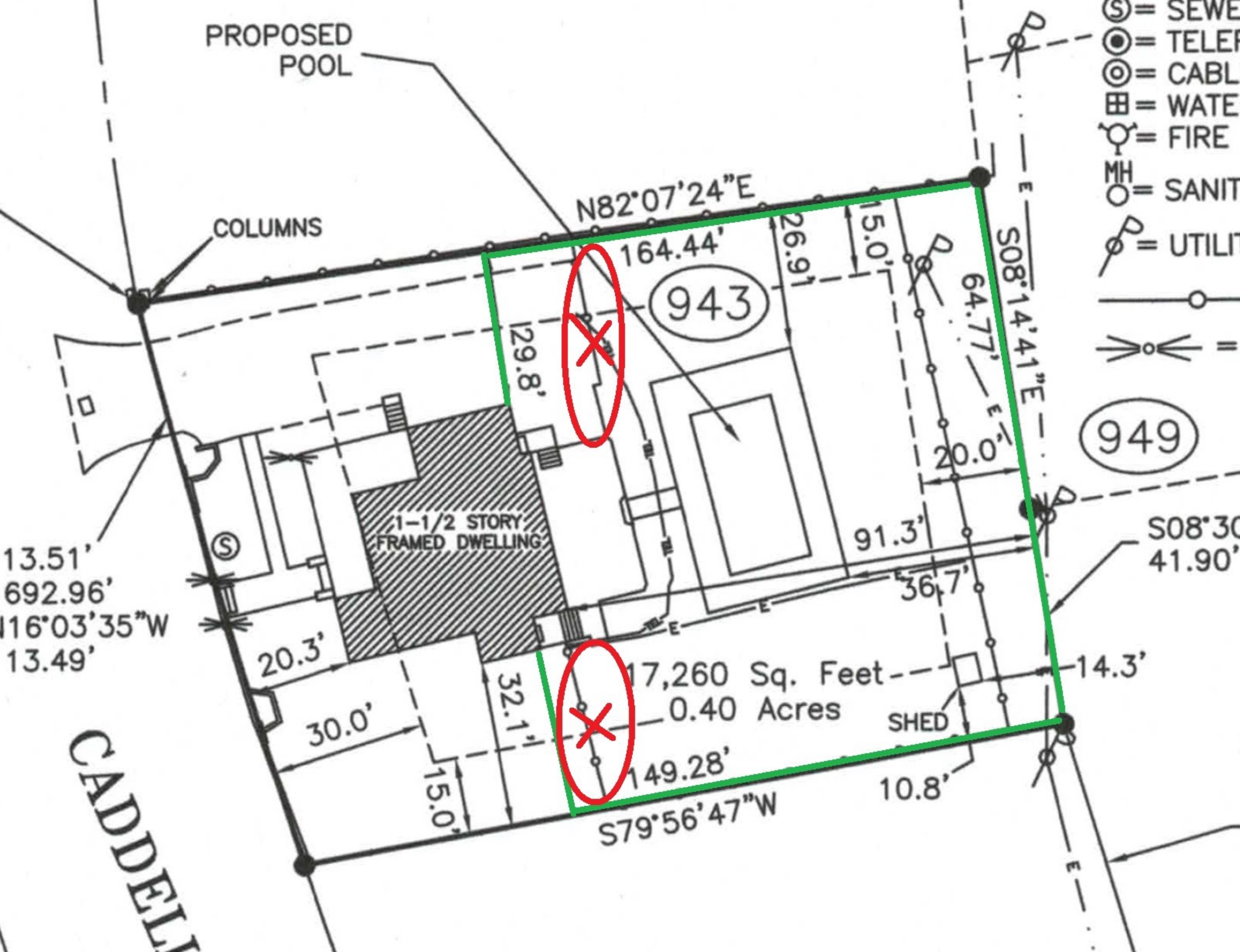


EXHIBIT D



EXHIBIT D



EXHIBIT D



EXHIBIT D





EXHIBIT E



EXHIBIT E



EXHIBIT E



COA-2021-00188 (87 SHORT ROAD)
ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Darryn Burich & Alex Cameron

DATE OF MEMO:

11/10/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant's Exhibits A-B



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: November 18, 2021
Subject: Major COA Request for 87 Short Road

Applicant:	Judy Davis
Owners:	Judy Davis
Professional:	Sean Butler, Butler Construction
Property Location:	87 Short Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205284641
Zoning:	R10 - Residential
Case Number:	COA-2021-00188

Contributing ☐

Non-Contributing ☒

Request and Background:

Judy Davis is requesting a Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 87 Short Road. The modifications include the following: change siding material for gables only from lap siding to straight edge shingle, change laundry room windows to match west elevation windows, and change garage entry door to repurpose former kitchen door.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The changes **do** appear to be compatible and congruous with the district. Given the details of what has been submitted for review, the proposal appears to be **consistent** with other buildings in the Historic District.

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Standards, installation of new window(s) and Exterior material change that are not compatible with the existing window(s) and/or existing exterior material details that change the design or materials from the existing details are considered Major Work Items.

Applicable Guidelines Requirements:

III. CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

- Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
- Exterior walls that contribute to the historic form and character of a structure should be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
- *If an existing exterior wall feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.*

C. WINDOWS AND DOORS

- 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.
 - 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.
 - If a window, door or feature is completely missing and is to be replaced, it **should** be replaced with a new window, door or feature based on the original or a new design compatible in scale, size, material and color with the character of the structure.
 - 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.
 - *Windows and doors of existing structures **should** retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.*
 - 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.
 - 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.
 - 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.
- Glass Block windows are not permitted on street-facing elevations.



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

REQUEST

Renovations to change the siding material for gables only from lap siding to straight edge shingle, change laundry room windows to match west elevation windows, and change garage entry door to repurpose former kitchen door.

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

FINDINGS OF FACT

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Final Order

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

The following conditions apply to approval of the Certificate of Appropriateness:

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



November 18, 2021

87 Short Road



COA-2021-00188 - 87 Short Road Modifications OCT 21

Menu Help

File Date: [10/21/2021](#)Application Status: [In Review](#)Application Type: [Historic Certificate of Appropriateness - Major](#)Application Detail: [Detail](#)Description of Work: [Adjustments to COA for siding, laundry room window size, and garage entry door](#)Application Name: [87 Short Road Modifications OCT 21](#)Address: [87 Short Rd, Pinehurst, NC 28374](#)Owner Name: [Judith Davis](#)Owner Address: [155 EVERETTE RD, PINEHURST, NC 28374](#)Parcel No: [0017849](#)

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status
Judith Davis		Applicant		Active
Judith Davis		Applicant		Active
Sean Butler	Butler Construc...	Contact		Active

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)Total Fee Assessed: [\\$500.00](#)Total Fee Invoiced: [\\$500.00](#)Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Change siding material for garage and house gables from lap siding to stained shingles.	Alteration	Single Family Low Density

[Remove garage shingle siding and replace with James Hardie lap siding.](#)[Increase laundry room double window size on rear elevation and match other windows on this elevation.](#)[Replace existing garage entry door with former kitchen door \(wood\).](#)

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

COA Number Conditions of COA (If Any)

-

-

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

TRIM

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

[Rear elevation double ...](#) New Addition Window Pella White

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

[9-light Metal Door](#) White 9-light Wood Door White

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
Existing Garage Siding...	Bark	Hardie Lap Siding	Curated Cream
Beadboard Gable on Rig...	White	James Hardie Straight ...	Medium Brown Stain
Existing Garage Gable	Bark	Hardie Straight Edge S...	Medium Brown

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	11/03/2021	Alexandria Rye
Review for Completeness		Application ...	11/03/2021	Alexandria Rye
Review Distribution		In Review	11/03/2021	Alexandria Rye
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents: File Name	Document Group	Category	Description	Type	Document Status	Docurr
Changes to 87 Short CO...	PLN_HIST	Building Elevat...	Attached document i...	application/pdf	Uploaded	10/25/2
Your application COA-1...	PLN	Email		application/octet-s...	Uploaded	11/03/2
Show all						

Application Comments: View ID Comment Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
Required Inspections:					

EXHIBIT B

Changes to 87 Short COA

COA-2021-00053

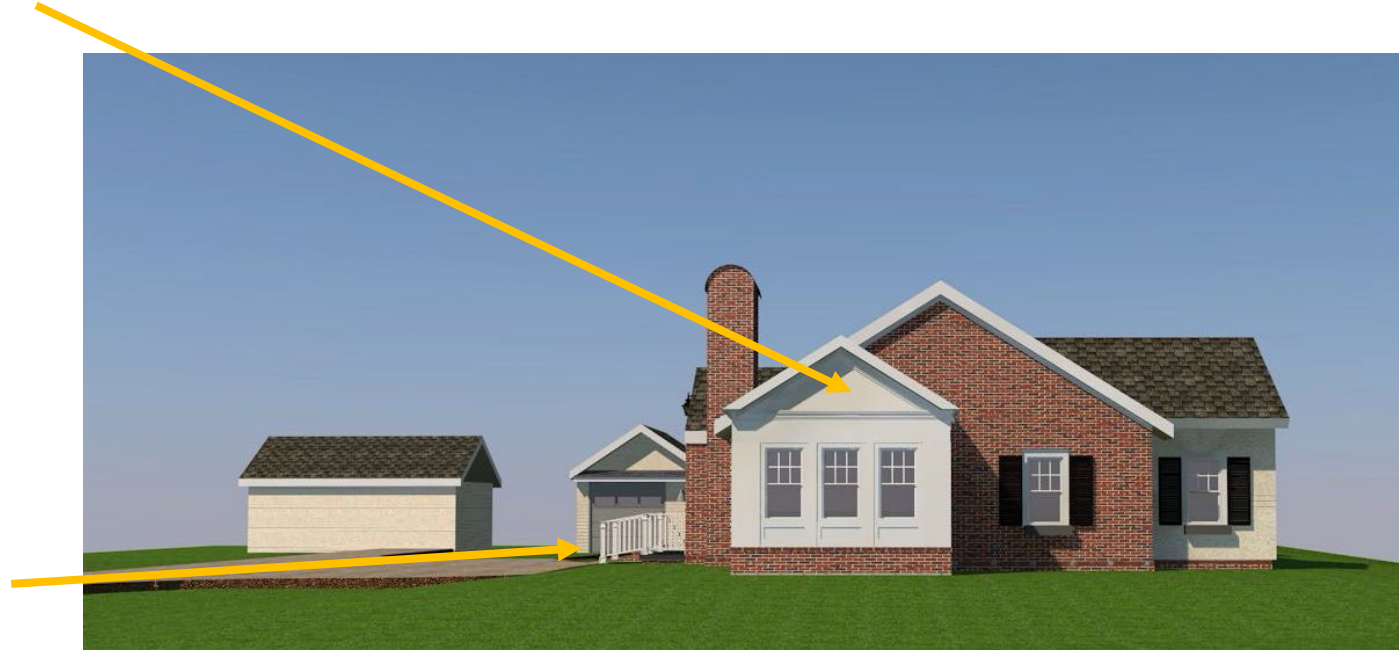
October 2021

Modifications to COA 2021-00053

1. Change siding material
 - Gables
2. Change laundry room windows
3. Change garage entry door

Siding Material

- Enclosed front porch on south elevation facing Short Road
 - From lap siding to straight edge shingle
 - Contrasting stained shingle



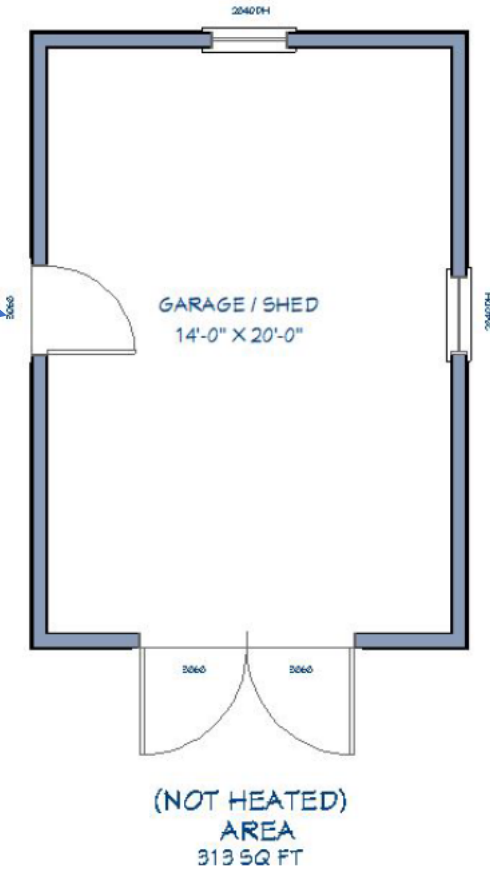
Laundry Room Windows

- Match west elevation windows
 - 2' 4" x 4' 4"
 - While longer window ordered incorrectly, prefer longer length with more sunlight



Garage Entry Door

- Replace existing garage door with former kitchen door





COA-2021-00189 (275 EVERETT ROAD)

ADDITIONAL AGENDA DETAILS:

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

FROM:

Alexandria Rye

CC:

Darryn Burich & Alex Cameron

DATE OF MEMO:

11/10/2021

MEMO DETAILS:

Please see the attached items related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant's Exhibits A-B



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alexandria Rye, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: November 18, 2021
Subject: Major COA Request for 275/277 Everett Road

Applicant:	John Bortins
Owners:	John Bortins
Professional:	Bortins Construction Contracting, LLC.
Property Location:	275/277 Everett Road
Current Land Use:	Single Family Residence
Proposed Land Use:	Single Family Residence
PID#	856205284246
Zoning:	R20 - Residential
Case Number:	COA-2021-00189

Contributing ☒

Non-Contributing ☐

Request and Background:

John Bortins is requesting a Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 275/277 Everett Road. The modifications include the following: change roof color from brown to Onyx Black, change paint color from beige/brown to gray, change existing brown trim to white, repaint brown shutters to white, replace painted wooden columns with cedar columns using provincial stain, and window replacement from wood to jeld-win.

Staff Comments:

The applicant has submitted a complete application but did not provide any additional documentation in an attempt to satisfy the burden of proof. The changes would appear to be **inconsistent** with the standards but congruous with the district. Given the details of what has been submitted for review, the proposal appears to be **consistent** with other buildings in the Historic District.

Standards of Review

This request is before the Commission because according to the Village of Pinehurst Historic District Standards, installation of new window(s), changing exterior color, and the change of roof color and material that are not compatible with the existing window(s) and/or roof details that change the design or materials from the existing details are considered Major Work Items.

Applicable Guidelines Requirements:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

- Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices **should** be retained and preserved. Likewise, roofing materials **should** be preserved and retained whenever possible.
- *If repair or replacement of an entire roof is necessary, the new material **should** match the existing material in composition, dimension, size, shape, color, pattern and texture.*
- New gutters and downspouts **should** be installed so that character-defining architectural features of the structure are not damaged or lost.
- Replacement gutters and downspouts **should** be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.

B. EXTERIOR WALLS AND TRIM

- Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
- Exterior walls that contribute to the historic form and character of a structure **should** be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
- *If an existing exterior wall feature is completely missing and is to be replaced, it **should** be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.*

C. WINDOWS AND DOORS

- 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.
- *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.*
- *Windows and doors of existing structures **should** retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.*
- 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.
- 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.
- 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.

G. PORCHES, ENTRANCES AND BALCONIES

- New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District
- Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure **should** be retained and preserved.
- *If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it **should** be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used **should** match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.*

N. PAINT

- 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 **must** be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.
- Historic painted surfaces and materials that contribute to the character of the structure **should** be retained and preserved.
- Replacement gutters and downspouts **should** be coated with paint or a baked-on enamel finish in the Village of Pinehurst Color Palette, unless they are made of copper.



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

REQUEST

Renovations to change the exterior paint color, new roofing, and new windows, change front door and shutter color, and replace columns on the front porch.

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

FINDINGS OF FACT

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photos of the existing home and renderings of the proposed work.

Order

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

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

Or

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

Or

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

Hereby ordered the _____ of _____, 2021.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation

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

Final Order

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

The following conditions apply to approval of the Certificate of Appropriateness:

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



Public Hearing Notification Map



Historic Preservation Commission for Major COA

November 18, 2021

275/277 Everett Road





Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

– Fee: \$500 – Major

(Revised 07/2021)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

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

Intake Information

Property Address	
Street Address	275 / 277 Everett Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00015856

Owner Information			
Name	Bortius Construction	Home Phone #	
Street Address	303 John McQueen Rd	Mobile Phone #	910 986 9437
City, State, Zip Code	Aberdeen NC 28315	Business Phone #	
Email	bortiusconstruction@gmail.com		

Applicant			
Name	John Bortius	Other Phone #	
Email	bortiusconstruction@gmail.com	Street Address	303 John McQueen Rd
Mobile Phone #	910 986 7437	City, State, Zip Code	Aberdeen





Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	71612
Name	Bortins Construction
Street Address	303 John McQueen Rd
City, State, Zip	Aberdeen, NC 28315
Phone #	910-986-9437
Email	Bortinsconstruction@gmail

General Information

Description of Changes to the Structure	Re-Roof – Owens Corning Onex Black Arch. Ext. Paint – Sherwin Williams Gauntlet grey Ext. Trim – white Window Replacement – Jeld-win white		
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	



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	wood	Brown	same	Grey
Rear Elevation				
Right Elevation				
Left Elevation				
Trim				
Windows			Sidewin	White
Chimney	Brick	Brown	Grey	Brick
Foundation	Block	Brown	Grey	Block
Front Door	wood	Red	wood	white
Shutters	Redd wood	Red	wood	white
Garage Door				
Roof	shingles	Black	Arch. shingle	Black
Roof Exhaust Vents	none			
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights				
Driveway				
House Number	277/275			
Other: Columns	Wood	Brown	Cedar 6x6	Provincial stain

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: _____

Planning and Inspections Department

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



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Property Owner Authorization

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

Owner / Owner's Representative Signature: [Signature]

Date: 10/25/21

What are you looking for today?

Q

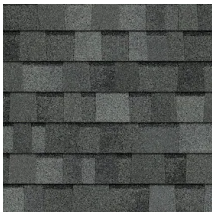
 **Southern Pines Lowe's** Open until 9 PM >



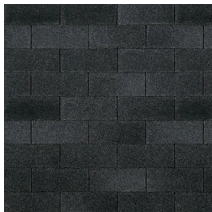
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[Building Supplies](#) / [Roofing](#) / [Roof Shingles](#)

SIMILAR ITEMS



Owens Corning
Oakridge 32.8-sq ft
Estate Gray



Owens Corning
Supreme 33.33-sq ft
Onyx Black 3-tab



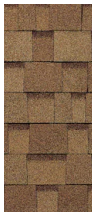
Owens Corning
Oakridge 32.8-sq ft
Teak Laminated



Owens Corning
Oakridge 32.8-sq ft
Onyx Black

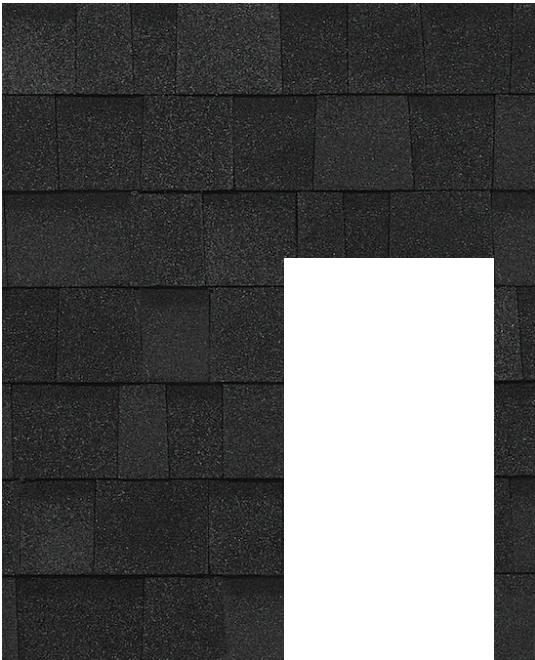


Owens Corning
Oakridge 32.8-sq ft
Driftwood Laminated



Owens Corning
Oakridge 32.8-sq ft
Desert Tan

Feedback



★★★★★ 1417

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Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural Roof

Model #HL01

- These roofing shingles are a step up from 3-tab shingles and designed to provide long-lasting performance
- Available in a wide range of inviting, popular colors
- 100 shingles per 98.4 square feet

Manufacturer Color/Finish: Onyx Black



1 +

Add to Cart

Longer wait time than usual (30+ days)

Free Store Pickup

Get it by **Tue, Dec 21** (est.) at **Southern Pines Lowe's**

Delivery

Scheduling Available on orders \$50+

Feedback

BETTER TOGETHER

Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural...

Owens Corning ProArmor 42-in x 286-ft 1000-sq ft Synthetic Roof...

Buy Both

Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural Roof Shingles \$43.60



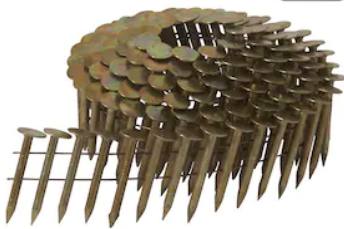
Owens Corning ProArmor 42-in x 286-ft 1000-sq ft Synthetic Roof Underlayment
\$94.98

EXHIBIT B

Subtotal \$138.58

Add 2 Items to Cart

COMPLETE YOUR ROOFING PROJECT



RF

\$49.98

★★★★★ 111

Metabo HPT 1-1/4-in 15-Gauge
Electro-Galvanized Steel
Pneumatic Roofing Nails (7200-

Add to Cart



RF

\$289.00

★★★★★ 184

Metabo HPT 15-Degree
Pneumatic Roofing Nailer

Add to Cart



\$10.98

★★★★★ 286

TITE-SEAL Self-adhesive
waterproof flashing tape 4-in x 33-
ft Rubberized Asphalt Roll

Add to Cart

\$3.88

★★★★★

BLACK JAC
Waterproofe
Sealant

Feedback

Add

OVERVIEW

Oakridge® laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge® shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.

- Oakridge roofing shingles are a step up from 3-tab shingles and designed to provide long-lasting performance
- Available in a wide range of inviting, popular colors
- 3 Bundles per 98.4 square feet
- Also described as architectural, dimensional, or laminate shingles
- Subtle layering and improved aesthetics
- 110-MPH wind resistance limited warranty with 4-nail application



Dimensions
Guide

PDF



Warranty
Guide

PDF



Installation
Manual



Prop65
Warning

- 130-MPH wind resistance limited warranty with 6-nail application and Owens Corning Starter Shingles in eaves and rakes
- StreakGuard Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks
- Limited lifetime warranty (for as long as you own your home)

PDF

Label PDF



Use and Care Manual

PDF

EXHIBIT B

CA Residents:  [Prop 65 Warning\(s\)](#) 

SPECIFICATIONS

Series Name	Oakridge	Algae Resistant	
Shingle Length (metric) (Centimeters)	100.012	Manufacturer Color/Finish	Onyx Black
Shingle Width (metric) (Centimeters)	33.655	Warranty	Limited lifetime
Shingle Length (imperial) (Inches)	39.375	Laminated	
		CA Residents: Prop 65	 Prop 65

+ Show All

Feedback

COMPARE

REVIEWS

+ Show More

+ Show More

REGULARLY BOUGHT TOGETHER



\$43.60

★★★★★ 1414

Owens Corning Oakridge 32.8-sq ft Onyx Black Laminated Architectural Roof Shingles

Add to Cart



\$11.98

★★★★★ 11

Owens Corning VentSure 15-in x 48-in Black Plastic Stick Roof Ridge Vent

Add to Cart



\$94.98

★★★★★ 85

Owens Corning ProArmor 42-in x 286-ft 1000-sq ft Synthetic Roof Underlayment

Add to Cart



\$141.51

★★★★★

Owens Corning ProArmor 48-in x 250-ft Polypropylene Underlayment

Add to Cart

Minimum qty of

Owens Corning®

Oakridge® Series Shingles Features

Which Shingles are Right for You?

Color Options

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**MINOR WORK COA'S ISSUED 10/21/21-11/09/21
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

11/10/2021

MEMO DETAILS:

Attached is a copy of the Minor Work COA's Issued 10/21/21-11/09/21 report for your review.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alexandria Rye, Senior Planner
DATE: 11/9/2021
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
NOVEMBER 18, 2021 MEETING
10/21/2021 -11/09/2021**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2021-00180	Change from single drive to double drive	10/21/2021	10/25/2021	105 Graham Road	Kraig Decker
COA-2021-00185	Install rear yard patio	10/22/2021	10/26/2021	20 McDonald Rd W	Eric Carrier
COA-2021-00190	Install 3' tall white picket fence	11/01/2021	11/03/2021	55 Page Road	Samuel Elliott