



**HISTORIC PRESERVATION COMMISSION
NOVEMBER 16, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. September 28, 2017
- III. Public Hearing
 - A. COA 17-086
A request for new construction of a 1,858 square foot single-family residence at 105 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015753. The applicant is Quality Built Advantage, Inc. and the property owner is DGH Management, LLC.
 - B. COA 17-087
A request for a sunroom addition, new screened in porch and demolition of a storage building at 115 Short Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00016223. The applicant is Butler Constructs Design & Builds LLC and the property owner is Abidin Investments LLC.
 - C. COA 17-088
A request for the addition of dormers, remove entrance, new windows and paint the home at 85 Shaw Rd. SW, Pinehurst, NC. This property can be identified as Moore County LRK# 00014388. The applicant and the property owner's are Gregory and Maria Bryant.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Report for 9/22/17 - 11/9/17
- V. Next Meeting Date
 - A. December 21, 2017
- 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.*



SEPTEMBER 28, 2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 September 28, 2017



HISTORIC PRESERVATION COMMISSION
SEPTEMBER 28, 2017
ASSEMBLYHALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

MINUTES

Commission Members in Attendance:

Jim Lewis, Chairman
Christine Dandeneau, HPC Member
Judy Davis, HPC Member
Molly Gwinn, HPC Member
Jim McChesney, HPC Member
Tom Schroeder, HPC Member

Commission Member Absent:

Bob Farren, Vice-Chair

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

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

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II. Approval Minutes

A. September 13, 2017

Jim McChesney made a motion to approve the September 13, 2017 Minutes; Tom Schroeder seconded the motion, which was unanimously approved.

III. Sworn In:

Alex Cameron, Planner; Roy and Anne Keys, Applicant and Property Owners; and Christine Dandeneau, Architect and Applicant.

IV. Public Hearing

- A. COA 17-078 A request for a metal fence in the front and side yards at 10 Midland Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015913. The applicant and the property owners are Roy and Anne Keys.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Roy and Anne Keys, Applicants and Property Owners, were present to answer any questions or address any concerns of the Commission.

After discussion, Molly Gwinn made a motion to make an exception for the fencing as it will blend more with the existing home and to issue a Certificate of Appropriateness for a fence at 10 Midland Road and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.

- B. COA 17-079 A request for an addition to the home at 45 McLeod Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021975. The applicant is Dandeneau Architecture & Cribbs Construction Company and the property owners are Richard and Karla Keating.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Christine Dandeneau recused herself as she is the Architect for this project at 45 McLeod Road.

Christine Dandeneau, Architect was present to answer any questions or address any concerns of the Commission.

After discussion, Tom Schroeder made a motion to issue a Certificate of Appropriateness for an addition at 45 McLeod Road and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

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V. Review of Normal Maintenance and Minor Work items

A. Report for 8/19/17 - 9/22/17

The Commission did not have any comments for the review of Normal Maintenance and Minor Work Items dated 8/19/17-9/22/17.

VI. Next Meeting Date

A. October 26, 2017

VII. New Business:

Chairman Lewis stated that the HPC Update Committee will be meeting on October 5, 2017 at 10:00 a.m. to discuss the findings and comments of the HPC Consultants in regards to having more than one Historic District.

VIII. Motion to Adjourn

With no further discussion, Tom Schroeder made a motion to adjourn. Jim McChesney seconded the motion, which was unanimously approved. The meeting was adjourned at 5:00 p.m.

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COA 17-086

ADDITIONAL AGENDA DETAILS:

A request for new construction of a 1,858 square foot single-family residence at 105 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015753. The applicant is Quality Built Advantage, Inc. and the property owner is DGH Management, LLC.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Site Plan
- ☐ Elevations

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

COA: 17-86
New Construction

105 Medlin Rd.

Parcel ID # 15753
PIN # 856205088902

APPLICANT: **Quality Built Advantage**
PROPERTY OWNER(S): **DGH Management, LLC**

RECEIVED: **10/24/17**
MEETING DATE: **11/16/17**

ZONING DISTRICT: **R-10 (Residential)**
LHD STATUS: **Vacant**

ADDITIONAL APPROVALS/PERMITS NEEDED:

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

NATURE OF PROJECT:
New construction of a 1,858 heated square foot house.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

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

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

B. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS - *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*

1. The proposed new construction **will/will not** blend with the Local Historic District.

C. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS - *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture.*

1. The proposed new construction **will/will not** be of similar scale as existing structures in the neighborhood.
2. The proposed new construction **will/will not** be of similar style as other dwellings in the district.
3. The proposed new construction **will/will not** be of similar materials as other dwellings in the district.
4. The proposed new construction **will/will not** be of similar colors as other dwellings in the neighborhood and **are/are not** in the Village of Pinehurst Color Palette.
5. The proposed new construction **will/will not** be of similar texture as historic structures around the subject property.

D. SECTION 3.2.2.3 NEW CONSTRUCTION STANDARDS - *Consideration is often given to using or simplifying the details from neighboring buildings. This technique is used to "blend" the new structure with its neighbors. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.*

1. The proposed new construction **will/will not** blend with its neighboring buildings.

- E. **SECTION 3.2.3.1 PROJECT PLANNING AND SITE DESIGN** – *New infill housing is very appropriate and very desirable in the Village of Pinehurst area. The designs shall follow the basic Design Standards and shall also repeat the same relationships of house to street and house to lot as their historic neighbors. Table 3.2.3.1 is a table of Architectural Styles to be used as a reference for Architecture found in the Local Historic District and will be used by the Commission and staff to determine if a proposal is consistent with the neighborhood.*
1. The proposed new architecture **is/is not** consistent with historic neighbors in the neighborhood.
- F. **SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst Color Palette;*
1. The proposed colors for the new house **will/will not** be appropriate for the building and district and **are/are not** in the Village of Pinehurst Color Palette.

RECEIVED
OCT 24 2017
PLANNING AND INSPECTIONS DEPT.
VILLAGE OF PINEHURST

Application for
Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 12 sets of plans and applications. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to the meeting. All submittals that required a building permit and/or Community Appearance Committee (CAC) meeting are required to be submitted on Wednesdays between 8:30 AM and 1:30 PM to the Planning Technician or at other times by appointment. Please refer to the *Local Historic District Standards and Guidelines* and the Pinchurst Development Ordinance for requirements and regulations.

Property Data

Property Owner(s) DGH Management, LLC			
Business Name (if applicable)		Tenant Name (if applicable)	
Physical Address 105 Medlin Road			
Mailing Address (if different) 335 Fields Drive, Aberdeen NC 28315			
Phone # 910 944 7453		Mobile #	
Lot # 2429	Zoning District LHD	LRK# 00015753	PIN# 850205088902

Applicant/Contractor Data

Name Quality Built Advantage, Inc
Contractor License # 61763
Phone # 910 944 7453
Email Address (optional) homeforyoutoday@hotmail.com
Mailing Address 335 Fields Drive Aberdeen, NC 28315
Estimated Cost of Construction: \$ 119,750-

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

Description of Project

NEW, SFD to be constructed

★ hardie plank → evening blue
(front, rear, left, right)

★ vinyl cedar shake → cottage gray
(front gables)

★ shingles → driftwood

★ front door → SWOOD Black Bear

★ garage door, exterior trim → white

★ Brick (rollock) → scottsdale

★ vinyl shutters → midnight blue

Signature

Delina Bugess

Date

10/23/2017

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☒ Vacant

COA# 17-0860 Date: 11/16/17 Staff: HPC Mtg(s): 11/16/17

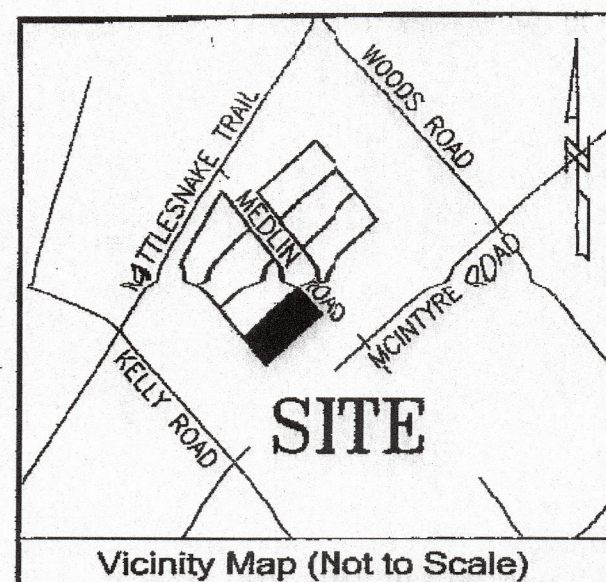
Other required approvals: Zoning, building official

Conditions:

Planning and Inspections Department

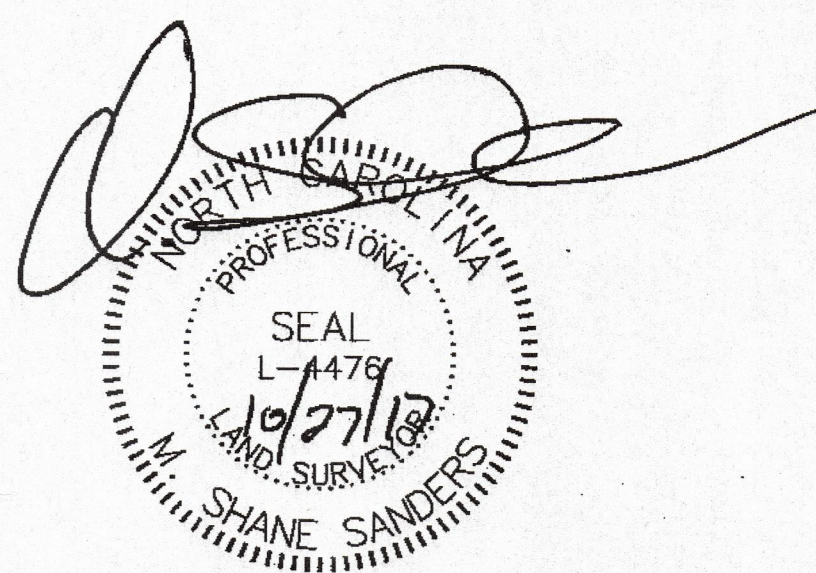
395 Magnolia Rd - Pinehurst, North Carolina 28374

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



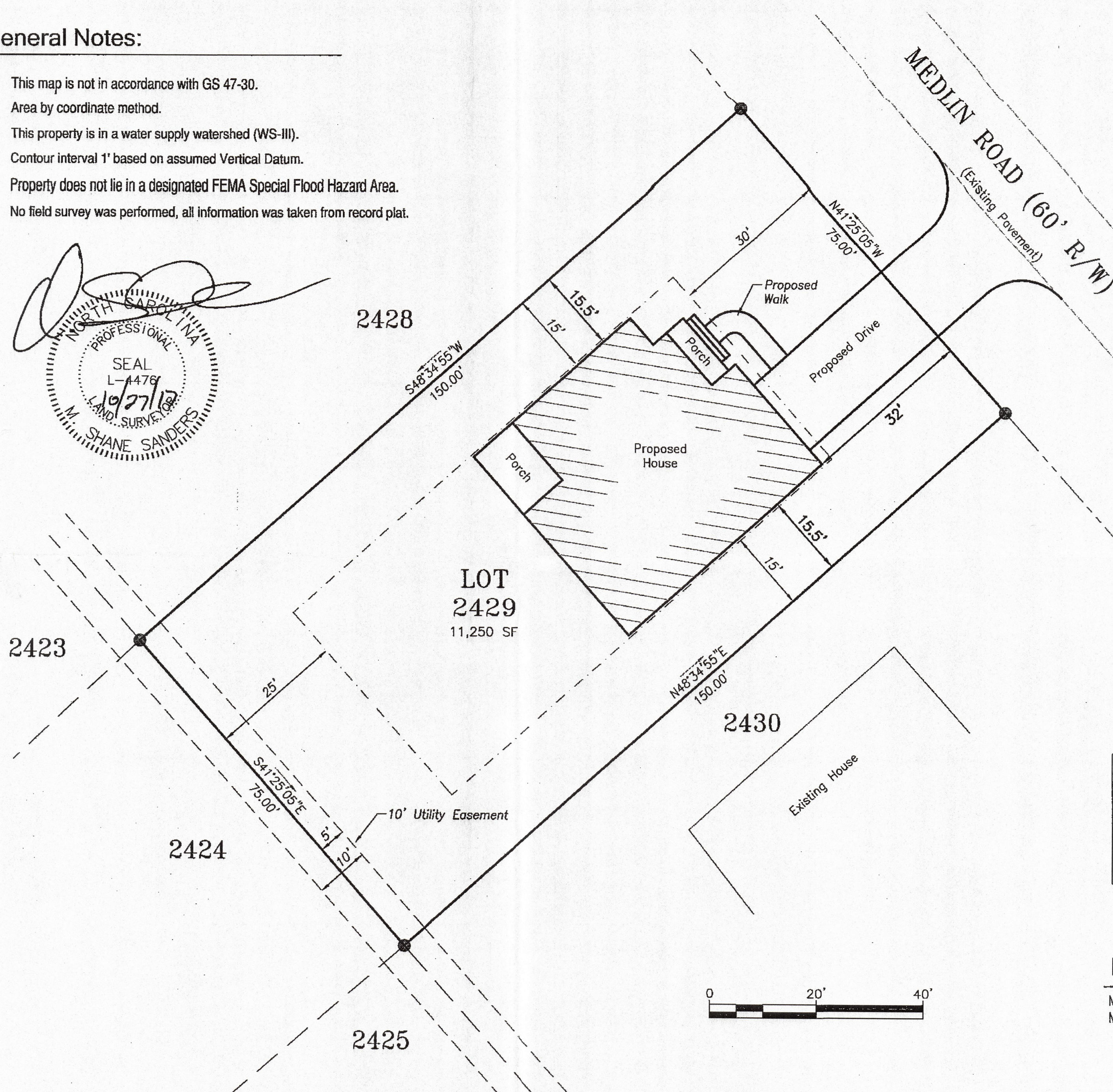
General Notes:

1. This map is not in accordance with GS 47-30.
2. Area by coordinate method.
3. This property is in a water supply watershed (WS-III).
4. Contour interval 1' based on assumed Vertical Datum.
5. Property does not lie in a designated FEMA Special Flood Hazard Area.
6. No field survey was performed, all information was taken from record plat.



- Legend:

-  Iron Pipe Found
-  Iron Pipe Set
-  Iron Rod Found
-  Iron Rod Set
-  Concrete Monument Found
-  Concrete Monument Set
-  Sewer Manhole
-  Fire Hydrant
-  Water Valve
-  Water Meter
-  Telephone Pedestal
-  Power Stub Out
-  Light Pole
-  Utility Pole
-  HVAC
-  Electrical Transformer
-  Existing Boundary Line
-  Boundary Lines not Surveyed
-  Building Setback Line
-  Existing Fenceline
-  Existing Waterline
-  Existing Sewerline
-  Existing Overhead Utilities
-  Existing Right of Way
-  Existing Easement



Survey for:
Quality Built Advantage
 Lot 2429
 Plot Plan

Mineral Springs Township, Moore County
Pinehurst, North Carolina
October 27, 2017 - Project# 1509801
Scale= 1"=20'
Drafter: LAM

275 S. Bennett St., Suite A
Southern Pines, NC 28387
Phone: (910) 246-0038
NC License # C-3791
www.snsengineers.com



SNS
ENGINEERING
Delivering efficient solutions..

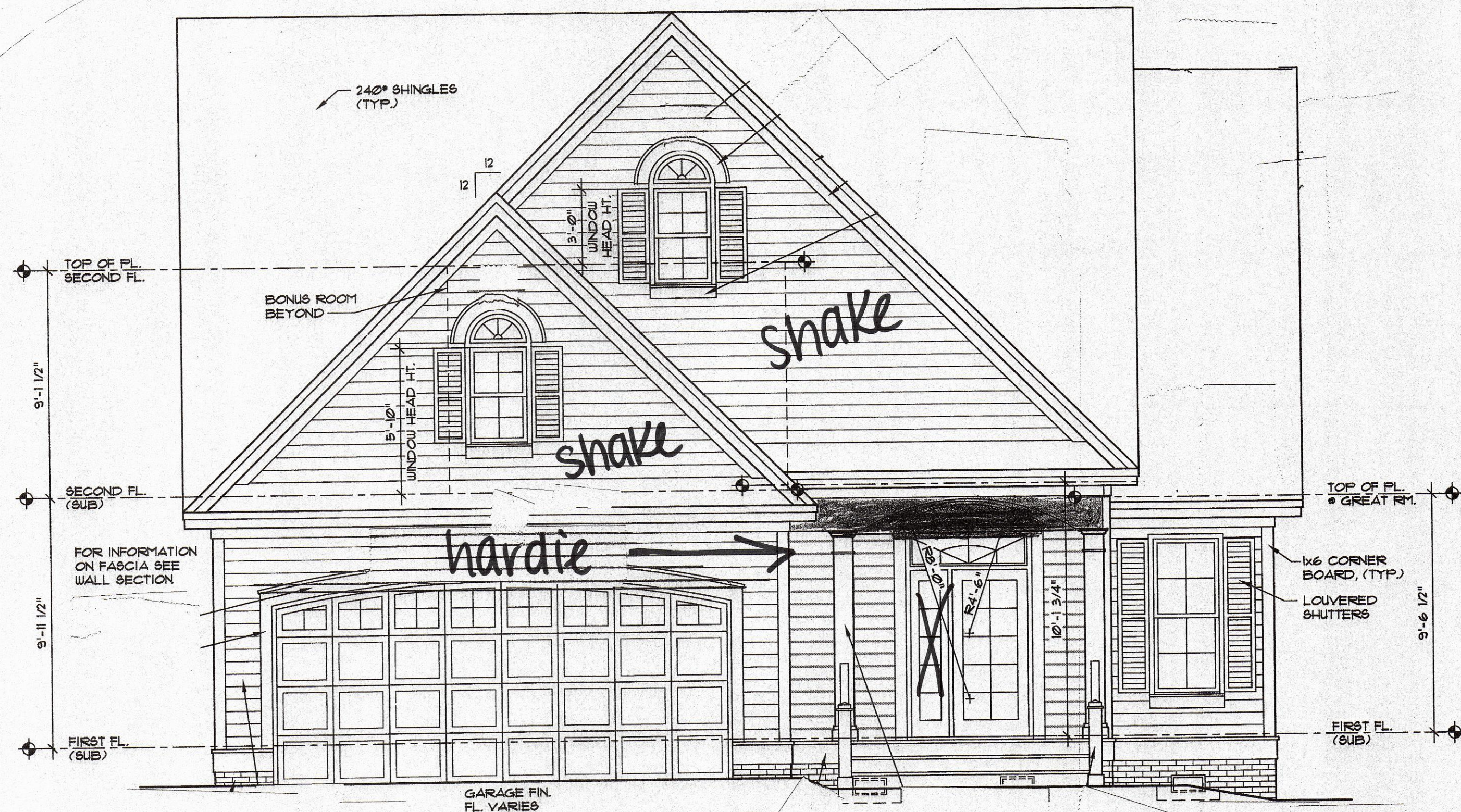
ENGINEERING | SURVEYING | PLANNING

IMPERVIOUS AREAS
HOUSE: 2,046 SF
DRIVE: 512 SF
WALK: 66 SF
TOTAL: 2,624 SF

%IMPERVIOUS:
 $2,624/11,250 = 23.32\%$

References:

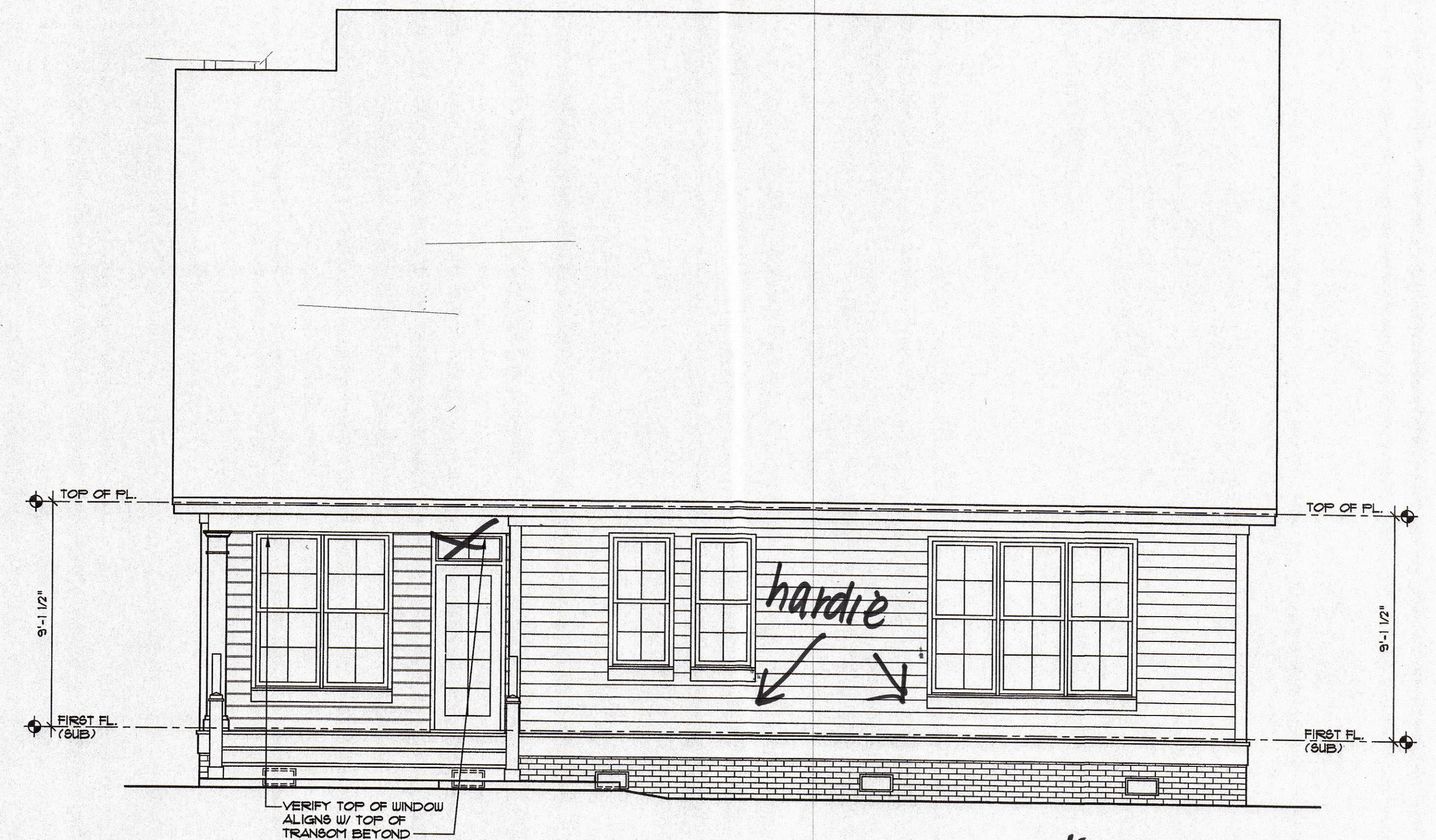
Map Book 4, Page 13
Moore County Registry



FRONT ELEVATION

1/4" = 1'-0"

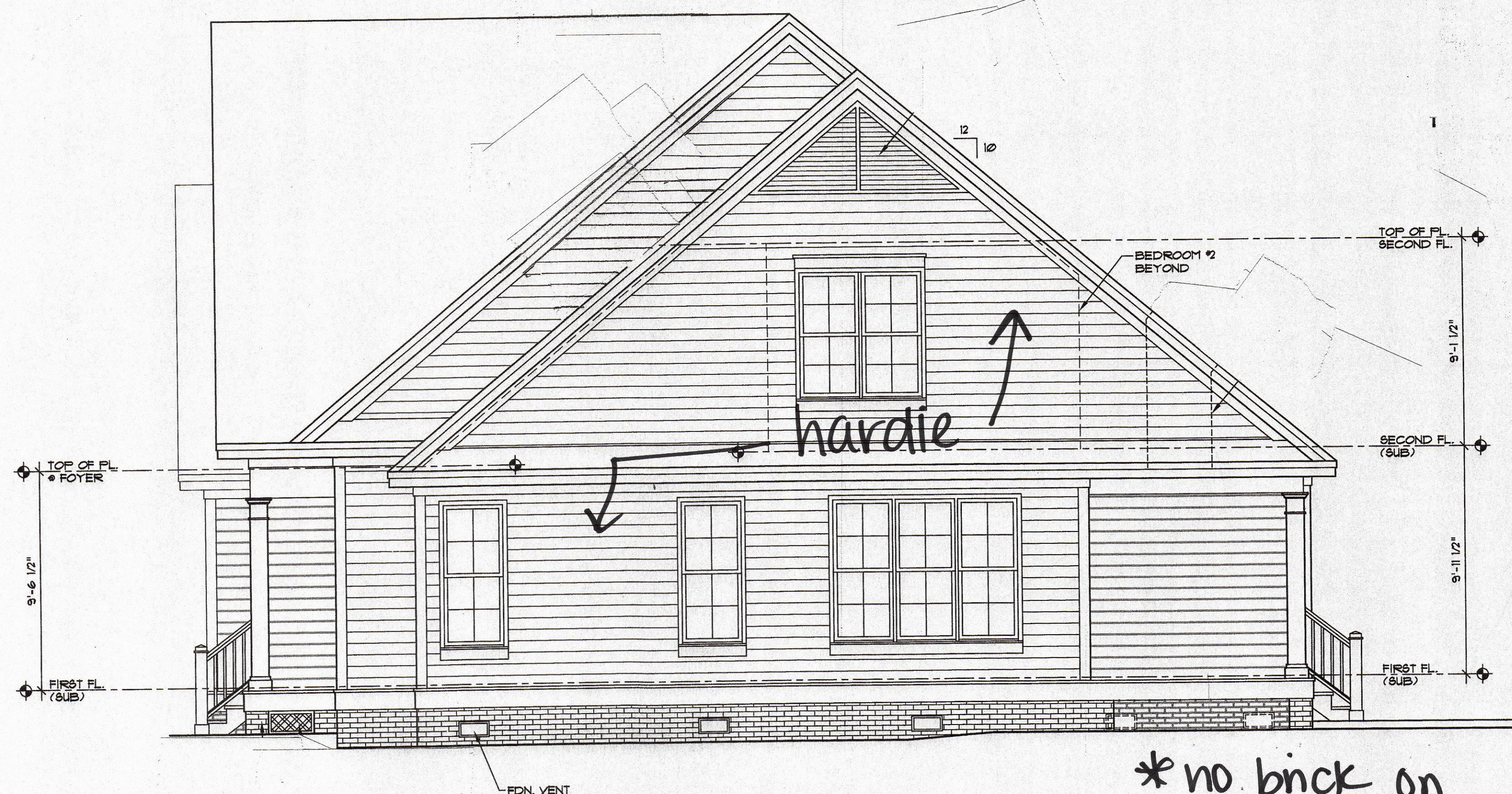
*no brick on foundation



REAR ELEVATION

1/4" = 1'-0"

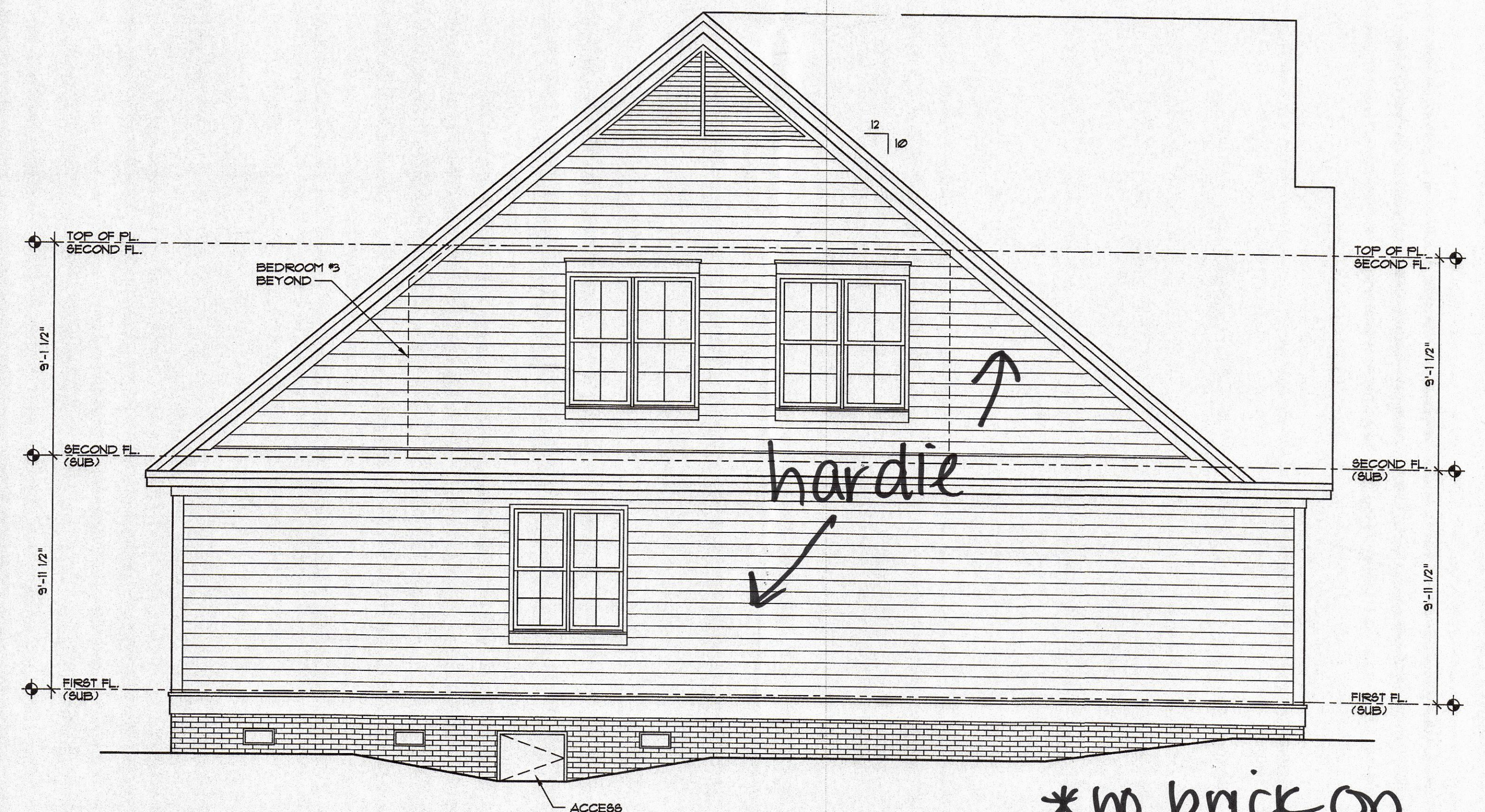
*no brick on foundation



RIGHT SIDE ELEVATION

1/4" = 1'-0"

*no brick on foundation



LEFT SIDE ELEVATION

1/4" = 1'-0"

*no brick on foundation



COA 17-087

ADDITIONAL AGENDA DETAILS:

A request for a sunroom addition, new screened in porch and demolition of a storage building at 115 Short Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00016223. The applicant is Butler Constructs Design & Builds LLC and the property owner is Abidin Investments LLC.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Site Plan
- ☐ Elevation
- ☐ Storage Building

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-087

115 Short Road

Parcel ID # 16223

Sunroom addition, detached porch &
Demo storage building

PIN # 856205283717

APPLICANT:

Butler Constructs Design & Builds LLC

PROPERTY OWNER(S):

Abidin Investments LLC

RECEIVED:

10/24/17

MEETING DATE:

11/16/17

ZONING DISTRICT:

R-10

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- Sunroom addition to the front elevation.
- New detached screened-in porch to the rear.
- Demolition of storage building.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. **SECTION 1.6.4.1, 7 & 10 MAJOR WORK** – *New construction or additions not considered to be minor, Minor work items not approved by the Village Planner and demolition;*

1. This request is considered to be major work because it involves a new addition and a demolition that **are/are not** considered minor work & minor work items that **were/were not** approved by the Village Planner.

ADDITION:

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

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

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

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

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

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

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

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

- F. **SECTION 3.1.2.6 ADDITION STANDARDS** – *Foundations and eaves or major horizontal elements shall generally align on building and their additions;*
1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

ACCESSORY STRUCTURE/SCREENED-IN PORCH:

- G. **SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES** – *Locate New garages and outbuildings in rear yards and in traditional relationships to the main buildings;*
1. The proposed accessory structure **will/will not** be located in the rear yard and in a traditional relationship to the main building.

- H. **SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS** – *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house;*
1. The proposed accessory structure **will/will not** be smaller in scale than the main house.

- I. **SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS** – *New garages and outbuildings must use traditional roof forms, materials and details compatible with the main building or historic outbuildings in the district;*
1. The proposed accessory structure **will/will not** have traditional roof forms, materials and details that are compatible with the main house.

DEMOLITION:

- J. **SECTION 2.16.1.6 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS** – *Retain and preserve original carriage houses, garages and outbuildings when feasible;*
1. Retaining or preserving the outbuilding **is/is not** feasible.
- K. **SECTION 3.5 DEMOLITION** – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse;*
1. The outbuilding **does/does not** contribute to the historic character of the Village of Pinehurst.



Application for Local Historic District

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

Property Data

Property Owner(s): ABIDIAL INVESTMENTS

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 115 SHURT RD.

Mailing Address (if different): _____

Phone #: _____ Mobile #: 910.528.2523

Zoning District: R-10 LRK #: 16223 PIN #: 850205203 717

Applicant/Contractor Data

Name: SEAN BUTLER

Contractor License #: 754-30

Phone #: ABOVE

E-mail Address (optional): _____

Mailing Address: 320 W HERGELAWN WAY SOUTHERN PINES NC 28387

Estimate Cost of Construction: \$ 10,000.00

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



Application for
Local Historic District

Description of Project:

1.) ADDING 3.07' X 13.00' ON EXISTING SUNROOM
TO MAKE MORE LIVABLE. CURRENT ROOM IS 5'
WIDE.

2.) ADDING SCREEN PORCH OVER PREVIOUSLY APPROVED
WOOD DECK.

* SAME MATERIALS AS PREVIOUSLY APPROVED PERMIT.
NO ADDITIONAL WINDOWS ADDED. ONLY FRONT-WALL
PULLED 3.07' FURTHER TOWARDS LEFT SIDEYARD.



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

ADDITIONS

EXTERIOR	MATERIAL	COLOR
Front Elevation	WOOD / SCREEN	HOUSE COLOR (GREY)
Rear Elevation	" "	" "
Right Elevation		
Left Elevation	" "	" "
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck	TREATED WOOD / STAINED	
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____

Gum Bath

Date: _____

10/24/11



Application for Local Historic District

Office Use Only

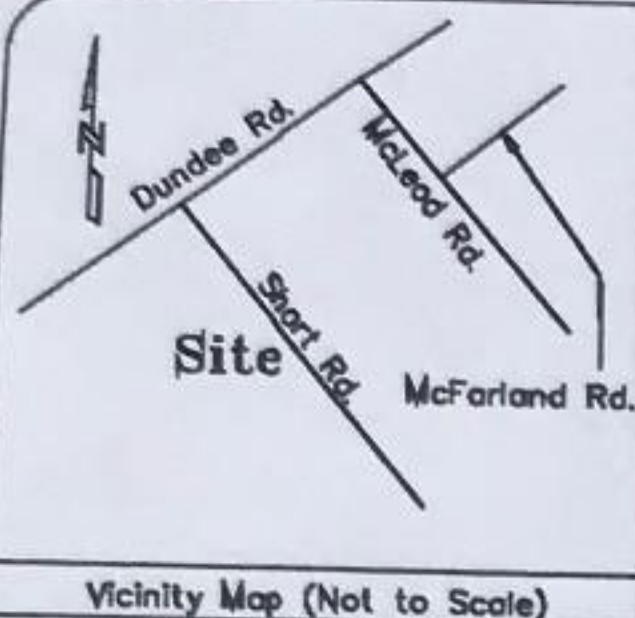
Project Type: ☐ Normal Maintenance ☐ Minor Work ☒ Major Work

Current Status: ☒ Contributing ☐ Non-contributing ☐ Vacant

COA# 17-087 Date: 11/16/17 Staff: _____ HPC Mtg(s): 11/16/17

Other required approvals: _____

Conditions: _____



Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.

No subsurface or environmental considerations affecting this property have been made by surveyor.

Notes:

This map is not in accordance with GS 47-30.

Area by coordinate method.

Dashed lines not surveyed, drawn from information as indicated.

There are no visible encroachments other than those shown hereon.

Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

"Verify Minimum Building Setbacks Before Construction"

Parcel ID #00016223, PIN #B56205283717

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.39	N38°37'40"W
L2	15.68	N37°46'05"W

Legend:

IPF = Iron Pipe Found
 IPS = Iron Pipe Set
 IRF = Iron Rod Found
 IRS = Iron Rod Set
 CMF = Concrete Monument Found
 S = Sewer Manhole
 F = Fire Hydrant
 U = Utility Pole
 CATV = Cable Television
 PSO = Power Stub Out
 TP = Telephone Pedestal
 WV = Water Valve
 L = Light Pole
 --- = Building Setback Line
 -OHU- = Overhead Utilities
 W = Water Meter
 SSO = Sanitary Sewer Stub Out
 E = Electrical Transformer
 H = HVAC
 12P = 12" Pine Tree(Typ.)
 12HW = 12" Hardwood Tree(Typ.)
 -SS- = Sanitary Sewer
 O = Calculated Point

James R. Wicker Jr.
 D.B. 4191, PG 596

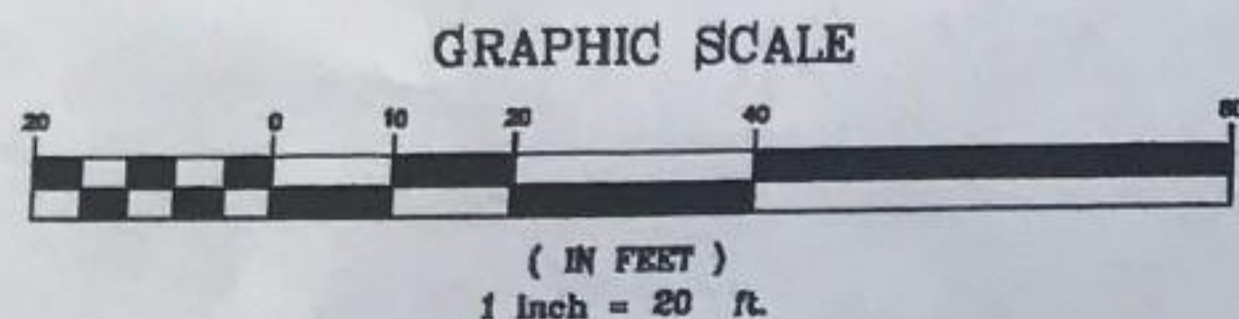
Uwe H. Hagendorn
 D.B. 2525, PG 81

Deed Book 4474, Page 446
 Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (and) description recorded in Book 4474, page 446 of the Deed Records of Moore County, North Carolina, and that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)." This 14th day of February, 2017.

Ryan McBryde
 Professional Land Surveyor

L-4394
 Registration Number



Ehrhardt Rentals, LLC
 D.B. 4407, PG 591

Ehrhardt Rentals, LLC
 D.B. 4407, PG 573

Ehrhardt Rentals, LLC
 D.B. 4407, PG 573

0.43 Acres
 18,672 SF

Storage Buildings (Typ.)

3.87' X 13' SUNROOM ADDITION
14' X 15' SCREEN PORCH
*** PROJECTS 3' INTO SIDE SETBACK**
**** MEETS 10' SIDEYARD SETBACK FOR ACCESSORY STRUCTURE**

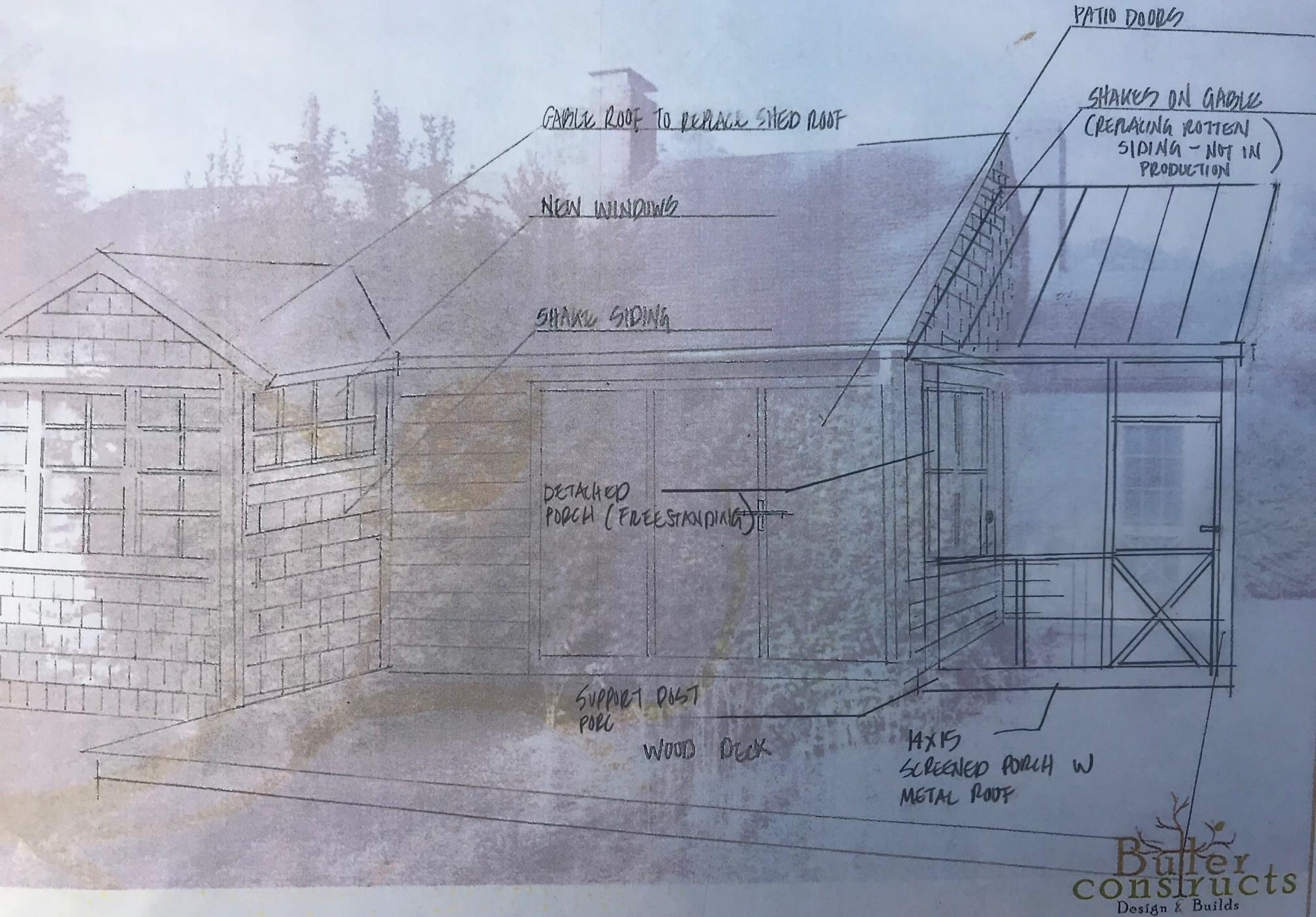
David L. Gendron
 D.B. 1241, PG 172

DETACHED SCREENED PORCH

Per D.B. 1241, PG 172
 Moore County Registry

RYAN MCBRYDE
 LAND SURVEYING • PLANNING
 License #: C-2680
 P.O. Box 1013
 105-A Parkway Dr.
 Aberdeen, NC 28315
 Phone/Fax (910) 944-2410

Survey For:
Abidin Investments, LLC
0.43 Acre Tract
Maples Land
Village of Pinehurst
 Boundary/Improvement/New Addition Survey
 Mineral Springs Township, Moore County
 Pinehurst, North Carolina
 February 14, 2017 JOB# 170037



GABLE ROOF TO REPLACE SHED ROOF

NEW WINDOWS

SHAKE SIDING

DETACHED PORCH (FREESTANDING)

SUPPORT POST
POLE

WOOD DECK

14x15
SCREENED PORCH W
METAL ROOF

PATIO DOORS

SHAKES ON GABLE
(REPAIRING ROTTEN
SIDING - NOT IN
PRODUCTION)

Baker
constructs
Design & Builds





COA 17-088

ADDITIONAL AGENDA DETAILS:

A request for the addition of dormers, remove entrance, new windows and paint the home at 85 Shaw Rd. SW, Pinehurst, NC. This property can be identified as Moore County LRK# 00014388. The applicant and the property owner's are Gregory and Maria Bryant.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Front Elevation and Detail
- ☐ Side Elevation
- ☐ Windows
- ☐ Dormer Example

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-088

85 Shaw Rd. SW

Parcel ID # 14388

Dormers, entry removal,
Windows and paint

PIN # 855212854348

APPLICANT:

Gregory Bryant

PROPERTY OWNER(S):

Gregory & Maria Bryant

RECEIVED:

10/31/17

MEETING DATE:

11/16/17

ZONING DISTRICT:

R-20

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:

- **Addition of five dormers, new windows, paint and remove an entrance.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

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

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

PAINT:

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

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

WINDOWS AND DOORS:

C. SECTION 2.4.2.1 WINDOWS AND DOORS STANDARDS - *Adding or changing original window and door openings shall not be permitted on the principal façade. If new uses for the structure require an additional door or a window, these shall be located where they are not visible from a principal street;*

1. The proposed new window and window openings **will/will not** be visible from the street.

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

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

E. SECTION 2.4.2.3 WINDOWS AND DOORS STANDARDS - *The number and size of panes, mullion, and muntin, and all window and door hardware shall be the same or similar to those of the original windows and doors;*

1. The panes, mullion, muntin and all hardware of the proposed windows **will/will not** be the same or similar to those of the original windows.

- F. **SECTION 2.4.2.4 WINDOWS AND DOORS STANDARDS** – *Windows and door surrounds and trim shall match the original door or window surrounds and trim;*
1. The trim for the proposed windows and doors **will/will not** match the original trim.

SHUTTERS:

- G. **SECTION 2.15.1.1 SHUTTERS GUIDELINES** – *Shutters should be louvered, wooden or have the appearance of wood and appropriately mounted;*
1. The proposed shutters **will/will not** wooden or have the appearance of wood and be appropriately mounted.
- H. **SECTION 2.15.1.2 SHUTTERS GUIDELINES** – *Shutter color should be appropriate with the house and meet the Village of Pinehurst color palette;*
1. The proposed shutters **will/will not** be appropriate with the house and **are/are not** in the Village of Pinehurst color palette.

ENTRANCE REMOVAL:

- I. **SECTION 2.6.2.1 PORCHES, ENTRANCES AND BALCONIES STANDARDS** – *Retain and preserve historic porches, entrances, and balconies.*
1. The entrance **is/is** not historic and **does/does not** contribute to the overall character of the building.

DORMER ADDITIONS:

- J. **SECTION 3.1.2.1 ADDITIONS STANDARDS** – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*
1. The proposed additions **will/will not** be on the rear elevation and **will/will not** inconspicuous.
- K. **SECTION 3.1.2.2 ADDITIONS STANDARDS** – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*
1. The proposed additions **will/will not** be of similar scale and character as the existing building.
2. The proposed additions **will/will not** consist of compatible materials and colors to the existing building.
- L. **SECTION 3.1.2.3 ADDITIONS STANDARDS** – *Roof forms are particularly important and shall blend with original buildings.*
1. The rooflines of the proposed additions **will/will not** blend with the original building.
- M. **SECTION 3.1.2.4 ADDITIONS STANDARDS** – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*
1. The windows in the proposed additions **will/will not** be similar to those in the original building.
- N. **SECTION 3.1.2.5 ADDITIONS STANDARDS** – *Additions shall not be taller than the original buildings.*
1. The proposed additions **will/will not** be taller than the original building.
- O. **SECTION 3.1.2.6 ADDITION STANDARDS** – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*
1. The proposed additions **will/will not** have foundations and eaves that generally align with the existing building.



Application for Local Historic District

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

Property Data

Property Owner(s): Gregory and Maria Bryant
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 85 Shaw Road SW Pinehurst 28374
Mailing Address (if different): _____
Phone #: 4347099735 Mobile #: 4347099735
Zoning District: R-20 LRK #: 00014388 PIN #: 82-2511812
45521285434

Applicant/Contractor Data

Name: Holman Building Corp
Contractor License #: 47091
Phone #: 9198685651
E-mail Address (optional): holmanbuilding@gmail.com
Mailing Address: PO Box 98831
Estimate Cost of Construction: \$ 130,000.00

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

DESCRIPTION OF PROJECT

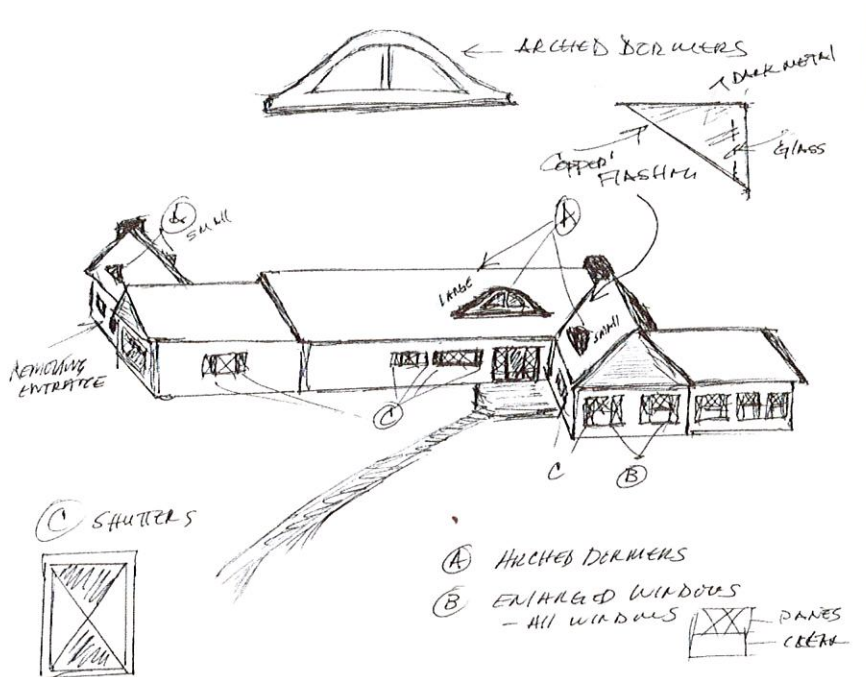
Bryant's
85 Shaw Rd SW
Pinehurst NC

We are remodeling a 1955, ranch style home into a village cottage, warming up its lines, colors and giving it long overdue TLC. We want to make this 1955, square, sorely out of date home into a charming, warm, European cottage, with soft lines, inviting gardens and all new fresh look.

We are bringing the interior up to modern code. The house will be gutted to the rafters (already done). Five dormers will be added to three rooms to bring in light and to soften the lines of the house. All windows will be replaced with new modern, energy efficient windows, that will have diamond panes on top of clear panes. Windows in 3 bedrooms will be enlarged to provide proper fire egress for safety and to bring the house up to code. All electric, plumbing, HVAC, bathrooms and kitchen will be replaced, brought up to code and made brand new.

We will make four modifications, for which we are asking approval:

1. Adding five (5) arched dormers. These will add a cottage look and soften the lines of the house, which otherwise are like a shoe-box.
2. Painting the brick and trim. We want to paint the brick a soft beige, with lighter shade trim and dark (green-black) door in front. This will brighten the entire look and make the home match the community better, where there are many painted brick homes.
3. Update the windows. We want to replace all the windows to bring them up to code by increasing the egress for 3 bedrooms so they are no longer a fire risk, to improve energy efficiency (the existing windows are over 60 years old) and to greatly improve the look of the home by using decorative windows (diamond panes, over clear); and
4. Remove the faux-entrance near the garage. This was added to provide an entrance into an entertainment room. We want to remove the faux-entrance.



Clay Bisque
90YR 64/040

WN09

Innocent White
30RB 83/011

V56

hunter green

paris rain

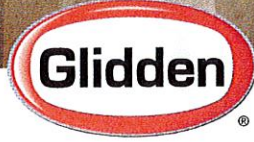
1501

BENJAMIN MOORE® 139



2041-10

BENJAMIN MOORE®
COLOR PREVIEW® 2041





Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		Innocent white
Windows		White
Chimney		
Foundation		
Front Door		Hunter green
Shutters		Hunter green/Paris Rain
Garage Door		Hunter green
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____

Date: _____



Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# 17-055 Date: _____ Staff: _____ HPC Mtg(s): 11/16/17

Other required approvals: Building + Zoning

Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org
Page 4 of 4



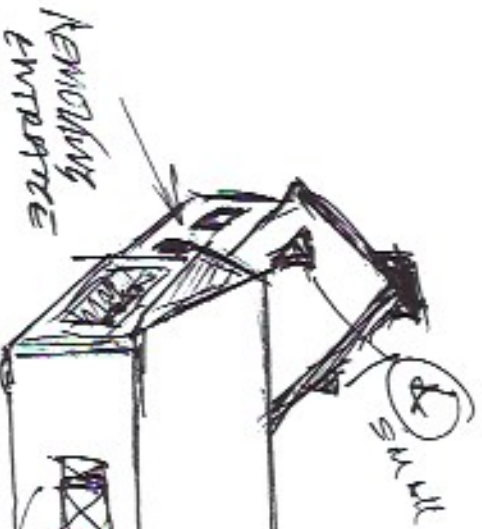
← ALIGNED BORNDERS



Copper FLASHING

← Dark metal

GLASS



REMOVING
EMBRACE

Small

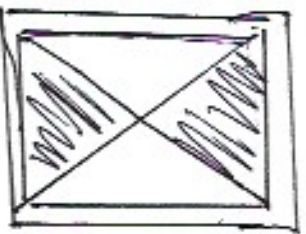
Large

Small

C

B

C SHUTTERS



A WHEELED DIMMERS

B ENLARGED WINDOWS

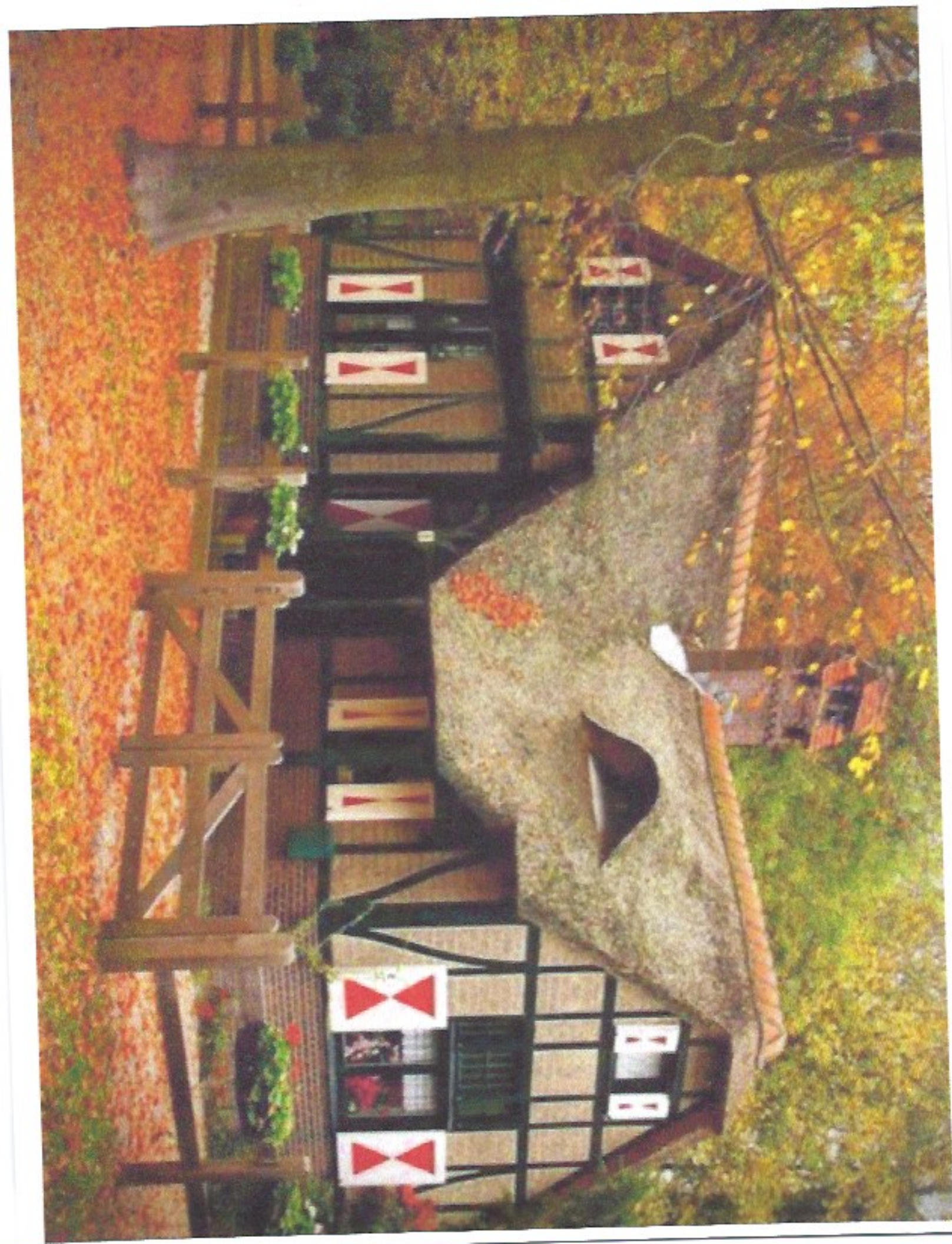
- ALL WINDOWS

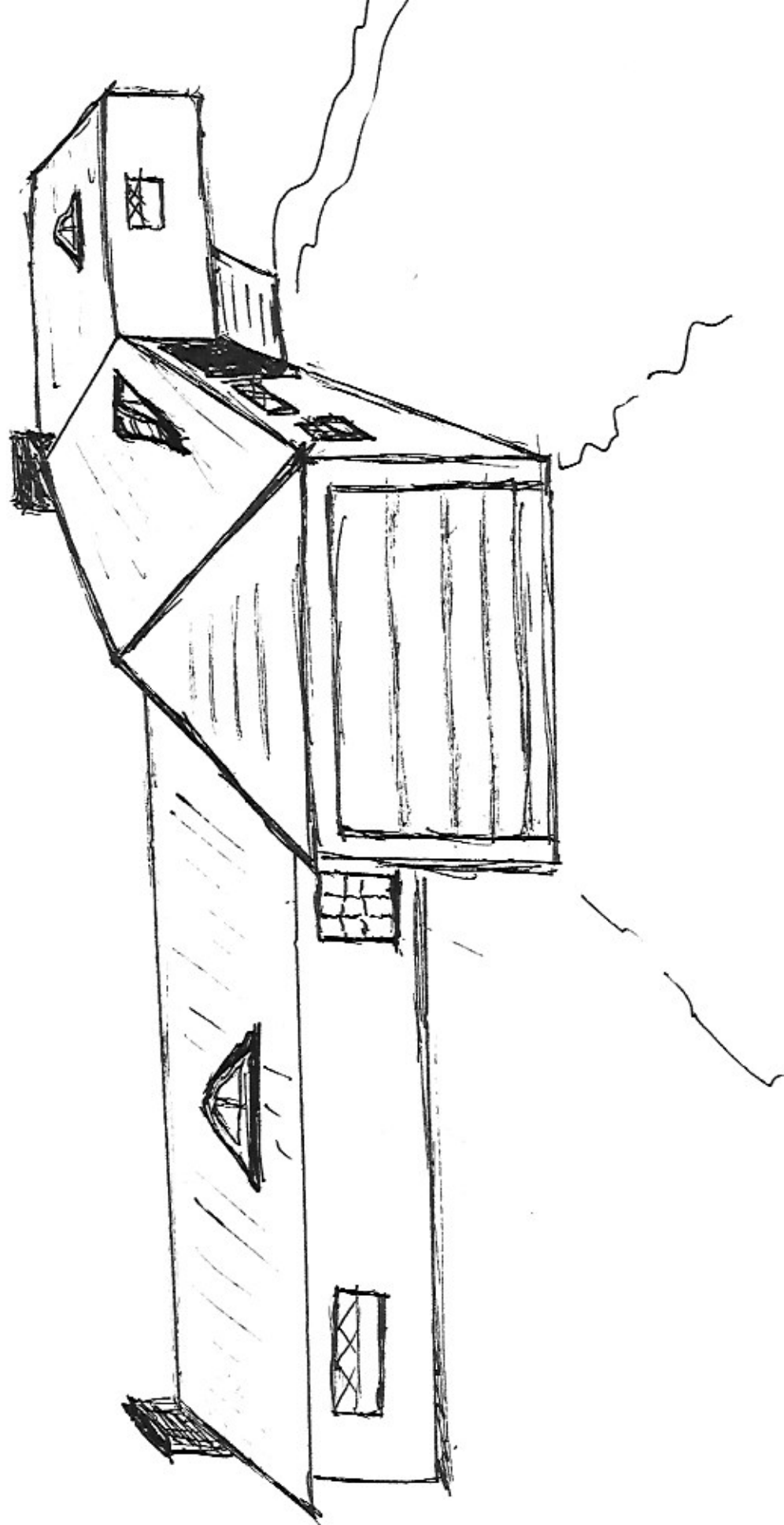


PANES

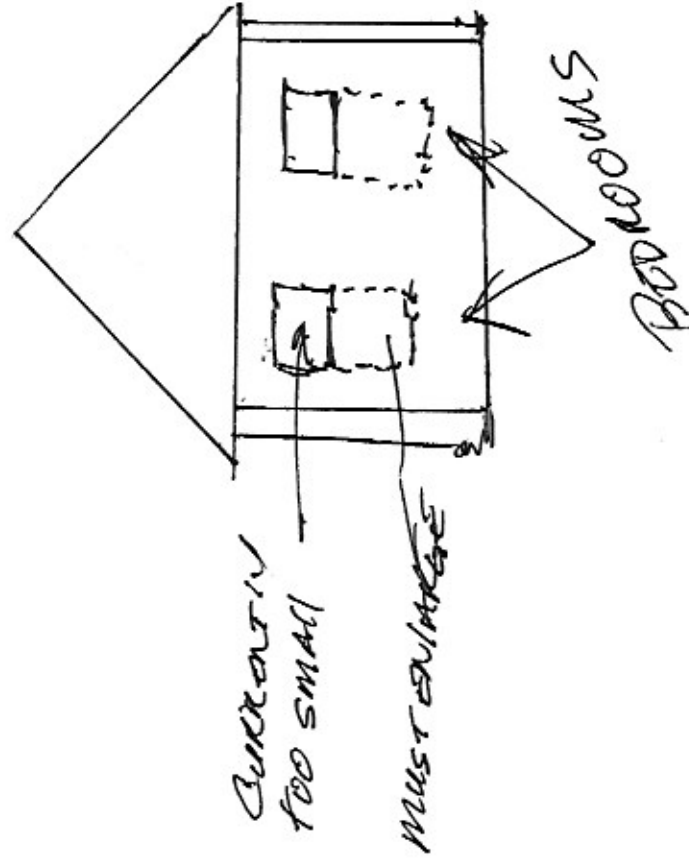
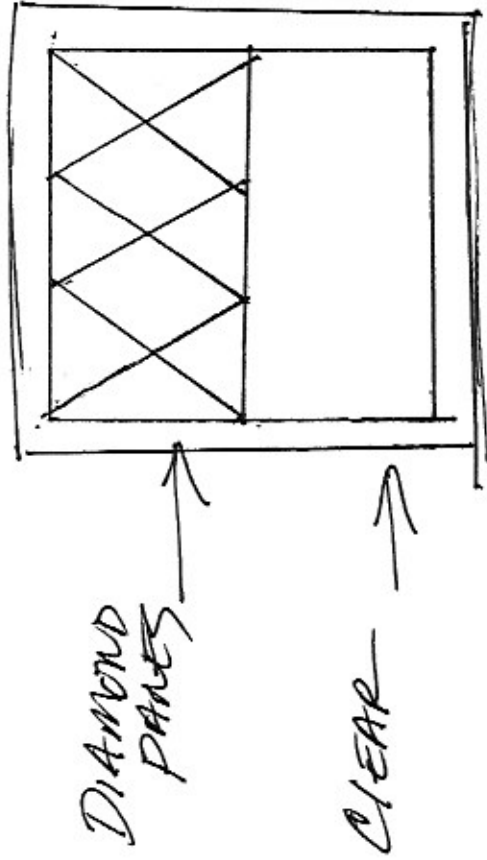
CHECK







REPLACE WINDOW



NOTES:

- CURRENTLY THERE ARE TWO DIAMOND PANE WINDOWS
— FRONT KITCHEN
— SIDE "FAMILY ROOM"
- KITCHEN WILL BE ENTIRELY DIAMOND PANE — AS IT IS NOW.
- TWO WINDOWS IN FRONT WILL BE ENLARGED TO PROVIDE CODE REQUIRED FIRE EGRESS.



105



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planner
DATE: 11/9/17
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
NOVEMBER 16, 2017 MEETING
9/22/17– 11/9/17

NORMAL MAINTENANCE

Application Date: 9/25/17

Approval Date: 9/25/17

Prop Owner: Wilma Sauer

Address: 5 Campbell Rd.

LRK# 24173

Applicant: Wilma Sauer

Request: Remove diseased maple tree.

Standards and Guidelines: 1.6.2.9

Application Date: 10/12/17

Approval Date: 10/12/17

Prop Owner: Resorts of Pinehurst

Address: 5 Community Rd.

LRK# 24847

Applicant: Parsons Construction

Request: Repair and replace gutters, fascia and soffit.

Standards and Guidelines: 1.6.2.3 & 10

MINOR WORK – COA ISSUED

COA: 17-080

Application Date: 9/28/17

Approval Date: 10/3/17

Prop Owner: William & Cecilia Hughes

Address: 80 Ritter Rd. W

LRK# 18712

Applicant: William & Cecilia Hughes

Request: Removal of undergrowth along right-of-way and two leaning and damaged pine trees.

Standards and Guidelines: 1.6.3.10

COA: 17-081

Application Date: 10/5/17

Approval Date: 10/6/17

Prop Owner: Conbros Enterprises, LLC

Address: 95 Cherokee Rd.

LRK# 29526

Applicant: "Roast Office"

Request: Portable A-frame sign.

Standards and Guidelines: 1.6.3.14

COA: 17-082

Application Date: 10/6/17

Approval Date: 10/9/17

Prop Owner: Robert Clark

Address: 65 Community Rd.

LRK# 29010

Applicant: Robert Clark

Request: Removal three trees along Power Plant Rd. side of property.

Standards and Guidelines: 1.6.3.10

COA: 17-084

Application Date: 10/19/17

Approval Date: 10/19/17

Prop Owner: Thomas & Theresa Berry

Address: 75 Cherokee Rd.

LRK# 17726

Applicant: Pinehurst Homes, Inc.

Request: Removal and replacement of windows and doors on the rear.

Standards and Guidelines: 1.6.3.20

COA: 17-085

Application Date: 10/25/17

Approval Date: 10/31/17

Prop Owner: Bart & Lynel Boudreaux

Address: 210 Dundee Rd.

LRK# 17841

Applicant: Bart Boudreaux

Request: New deck.

Standards and Guidelines: 1.6.3.20