



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
 Shannon Konstantinou, Administrative Specialist
 Maria Carpenter, Planner
Date: October 19, 2022
Subject: Major COA Request for 60 and 62 Cherokee Road.

Applicant:	Sean Bulter
Owners:	Wesley and Anna Smith
Property Location:	60 Cherokee and 62 Cherokee Road.
Land Use:	Single Family Residential
PID#	00022043
COA#:	2022-00177

Request and Background: ☒ **Contributing** ☒ **Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) to install a black metal roof on certain sections of the principal structure (single-family home) and the guest house. Apart of the applicant request, he is also requesting to convert all the shed style roof pitches of the main house roof to standing seam metal and remove a vent on the guest house. Due to Hurricane Ian, a tree collapsed on the guest house which caused damaged to the roof. The applicant mentioned to staff that the current shingles on the guest house are no longer available. According to the applicant, the owners of the property felt like a standing seam metal roof would look fitting with the articular style of the cottage and would improve water drainage off their roof. The applicant also mentioned to staff, upon investigation of the rafter sub sheeting, it was noted that metal had actually been installed on the guest house originally. The sections and roof modifications that the applicant is proposing on the primary structure and guest house are illustrated on pages 3-6. Below is a list of modifications the applicant is proposing according to the punch list. The property is further identified as Moore County PID Number 00022043. The primary (single-family) structure was built in 1896 and the guest house was built in the 1940s. The parcel is located on +/- 0.69 acres.

Main structure of the property:

- b. Picture of the main house that displays the proposed metal shed roof extension;
- c. Picture of the main side of the house that displays the proposed metal on the upper side of the roof and the proposed metal shed roof;
- d. Picture of the rear of the primary structure that displays the proposed metal accent roof;

Guest house

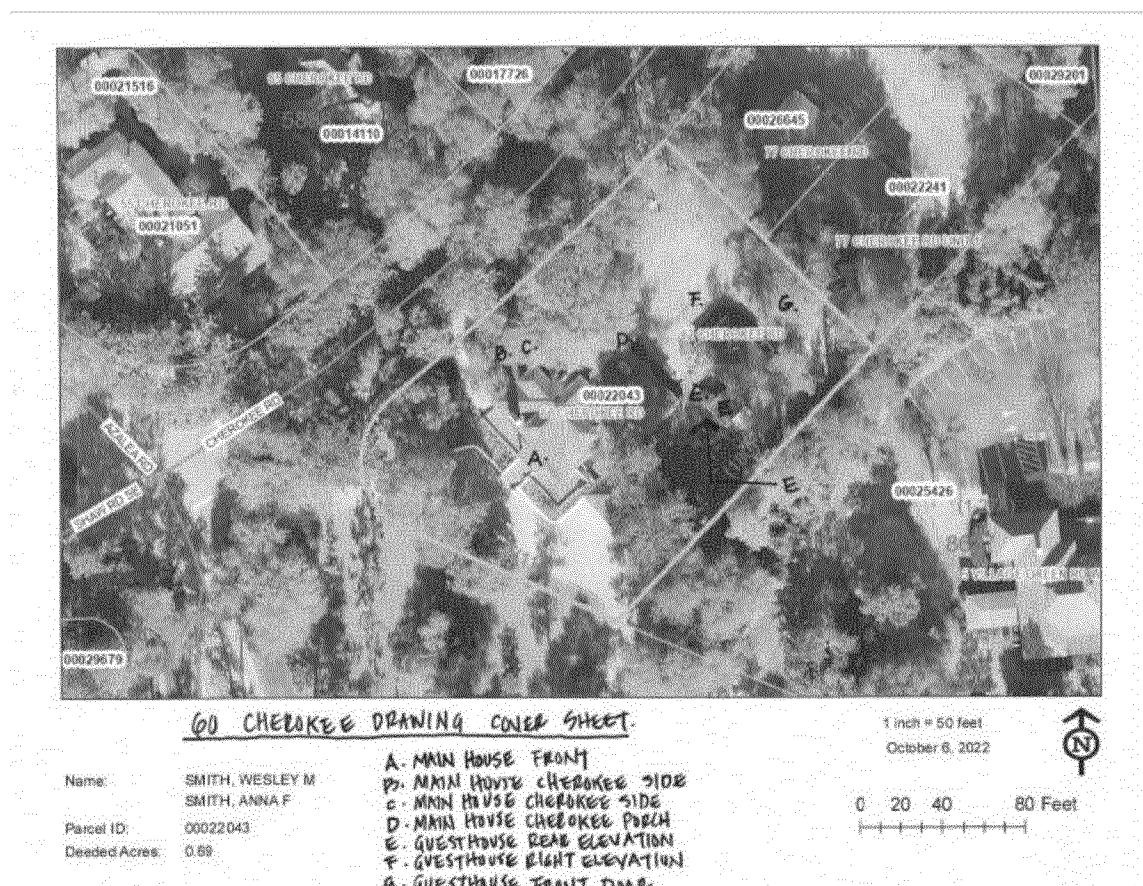
- e. Picture of the guest house that displaying the proposed metal extension and the metal roof;
- f. Picture of the guest house right side of the property displaying the proposed metal roof extension;
- g. Picture of the front of the guest house displaying the proposed shed roof, the proposed metal roof on the right side of the guest house, and the removal of the vent.

The property is listed as contributing within the Pinehurst Historic District. The applicant has provided photos and materials list. The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

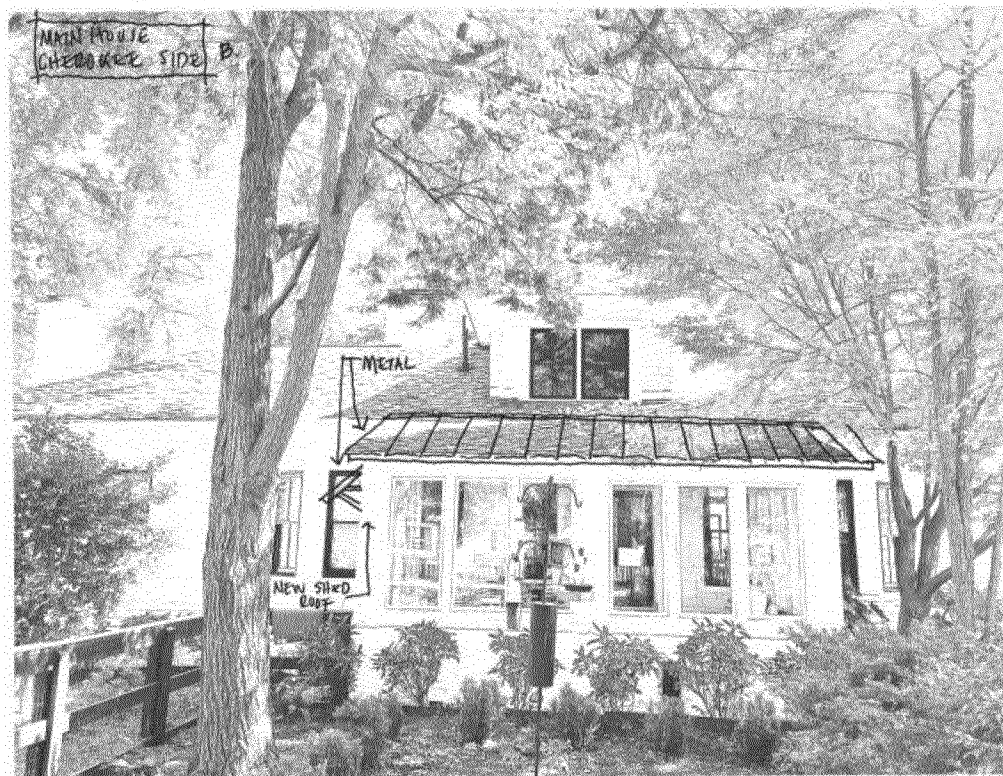
Standards of Review

Per the adopted Historic District Standards, replacement of roofing material not the same style, material and color is considered Major Work requiring review by the Historic Preservation Commission.

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



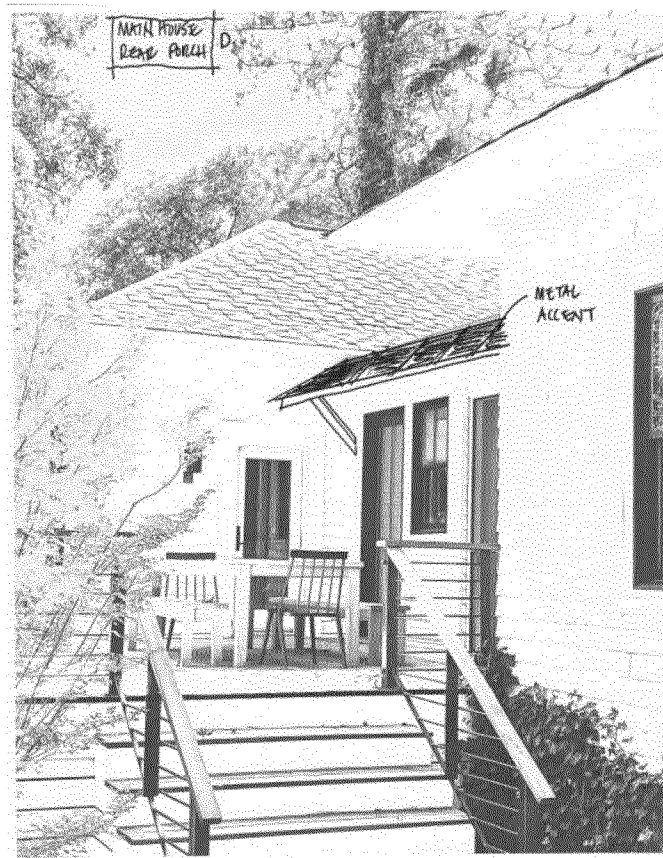
Aerial view of the property (primary structure and guest house) that the applicant plans to install a black metal on certain sections label from A-G:



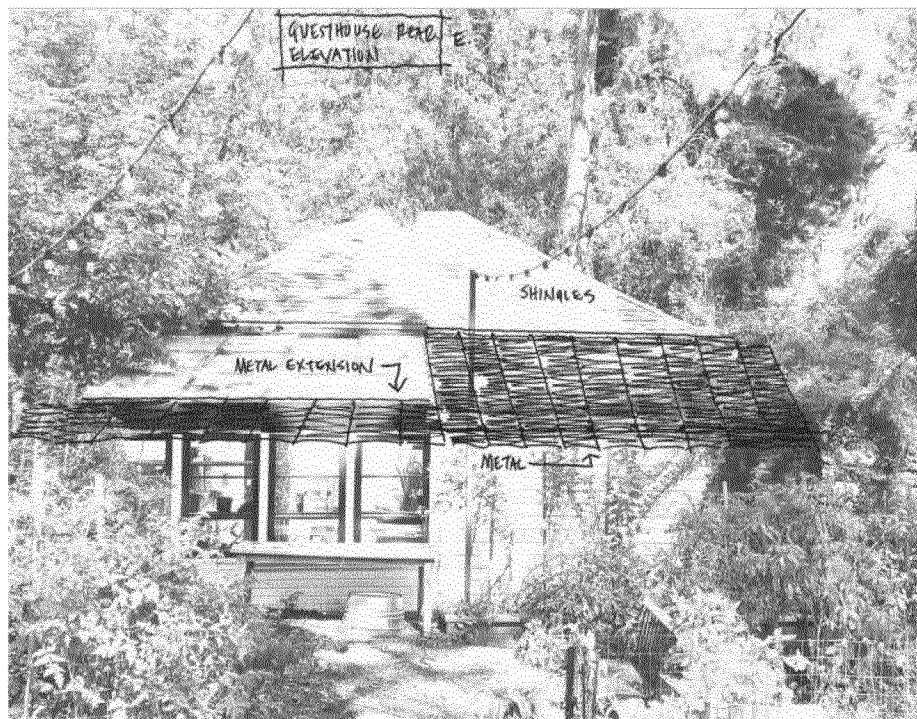
Picture B: Picture of the main house that displays the proposed new shed roof and metal shed roof extension:



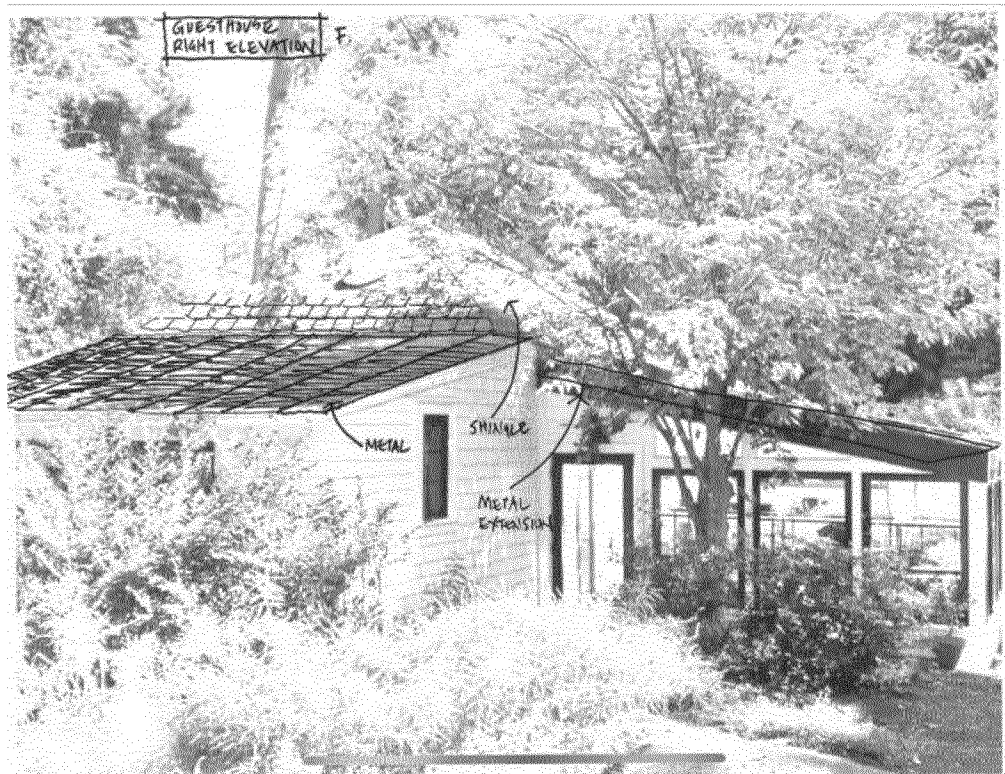
Picture C: Picture of the main side of house that displays the proposed metal on the upper side of the roof and the proposed metal shed roof:



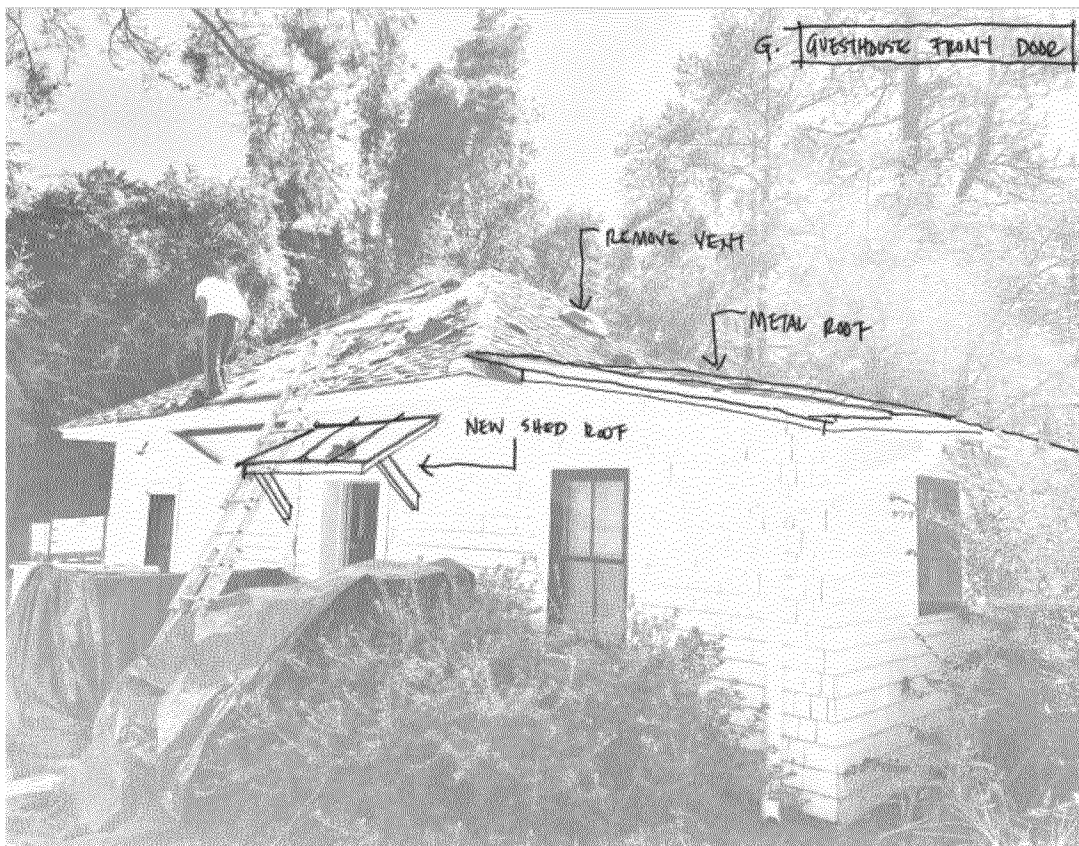
Picture D: Picture of the rear of the primary structure that displays the proposed metal accent roof:



Picture E: Picture of the guest house displaying the proposed metal extension and metal roof:



Picture F: Picture of the guest house right side of the property displaying the proposed metal extension and metal roof:



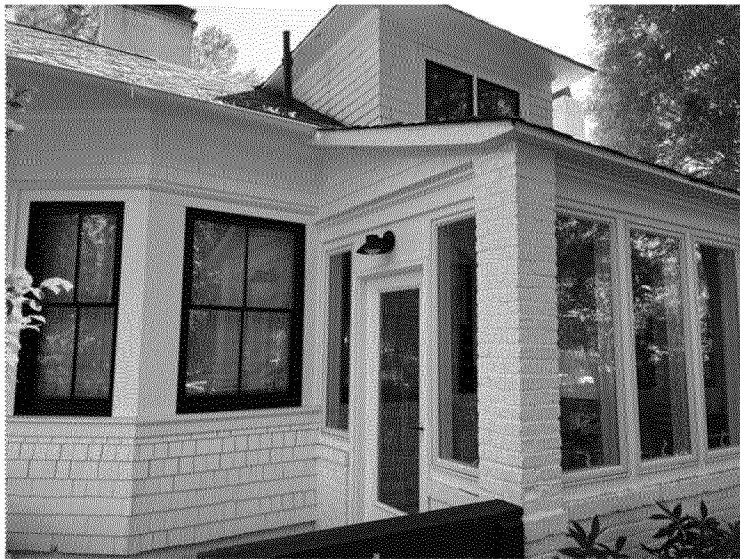
Picture G: Picture of the front of the guest house displaying the proposed shed roof, the proposed metal roof on the right side of the guest house, and the removal of the vent:



Picture H: Picture of the front of the the main structure:



Picture I: Picture of the rear of the the main structure:



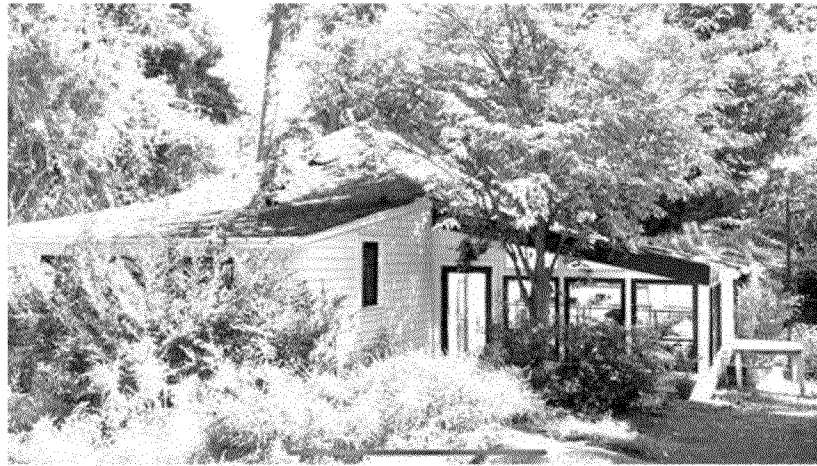
Picture J: Picture of the side of the the main structure:



Picture K: Picture of the damage structure of the guest house in red:

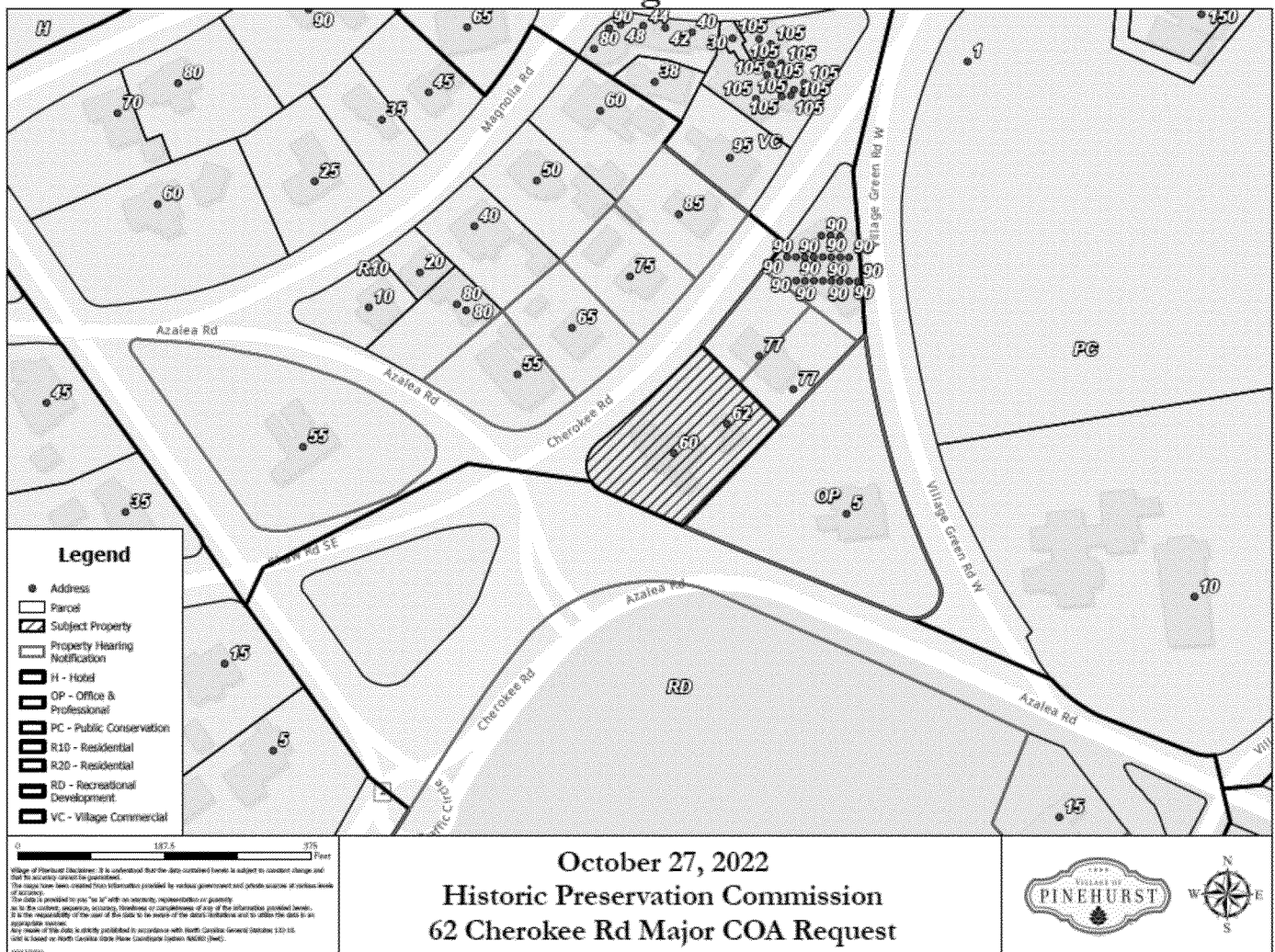


Picture L: Picture of the side of the guest house:



Picture M: Picture of the side of the guest house:

Public Hearing Notification



Applicable Standards:***III. CHANGES TO EXISTING RESIDENCES******A. ROOFS***

1. SECTION III.A.1 – 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.
2. SECTION III.A.2 - 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.
3. SECTION III.A.4 - 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.
4. SECTION III.A.5 - Metal roofs *should* be compatible with the architecture of the existing structure and the material *should* be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
5. SECTION III.A.6 - If standing seam metal roofs are used on residences, the seams *should* not exceed 1 inch in height and one quarter (1/4) inch in width.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. According to the applicant, the proposed metal roof is “black”. The color is not one of those listed as acceptable in Section III.A.5. The Commission would need to determine if this request is compatible with the architecture of the structure and congruous with the district. Metal roofs are present on residential structures within the district.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

October 13, 2022

Dear Property Owner(s),

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

Thursday, October 27th, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to install a metal roof to certain sections of the principal structure (single-family home) at 60 Cherokee Road and the guest cottage at 62 Cherokee Road. Both properties are identified as Moore County PID Number 00022043. The property owners are Wesley and Anna Smith and the applicant is Sean Butler of Butler Constructs Design.

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

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

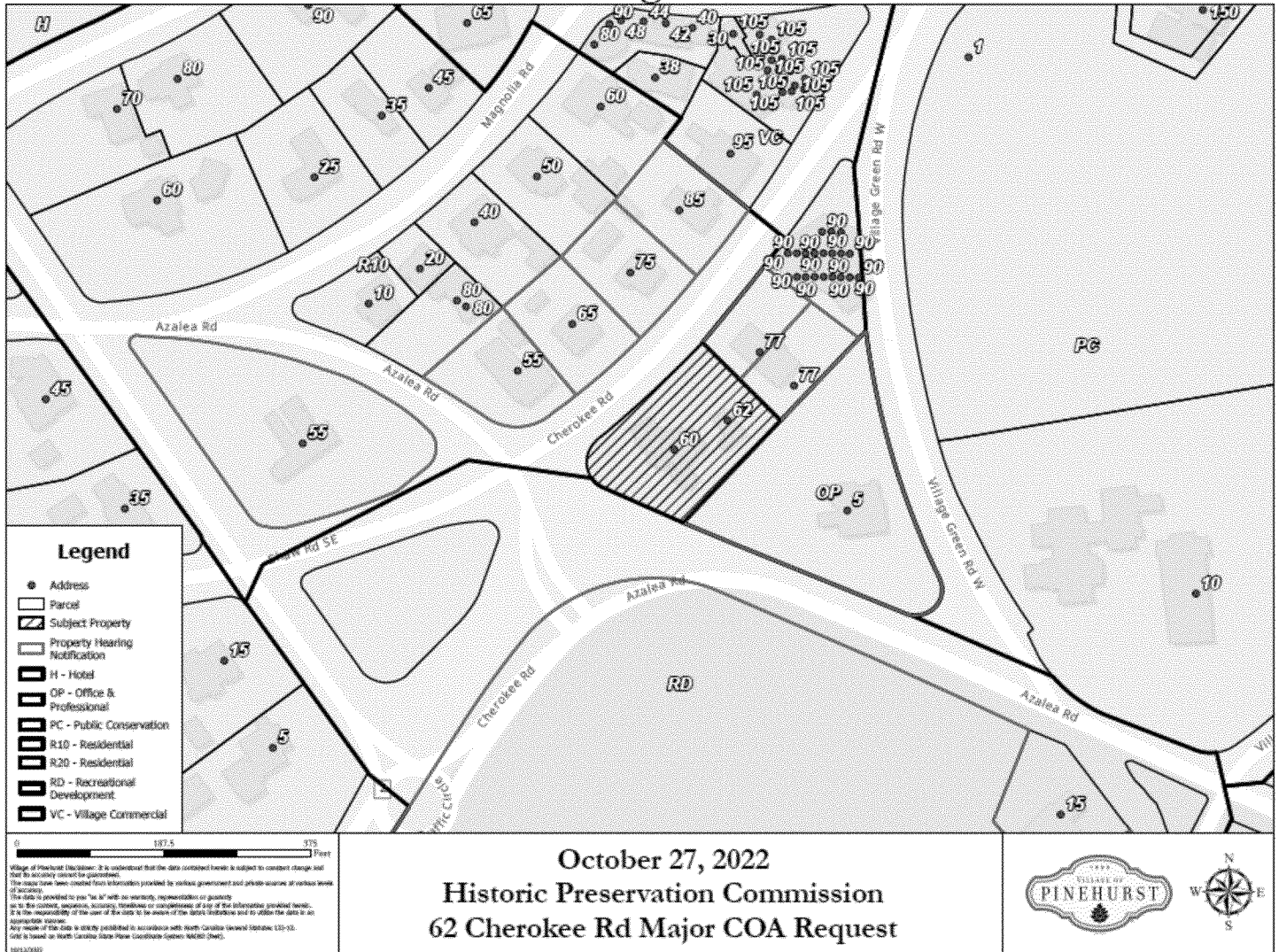
The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed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

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

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification



BROWN, MICHAEL H
1524 BROOKGREEN DRIVE
MYRTLE BEACH, SC, 29577

MALONEY, STEVEN D
12100 TERRAZA CIR
AUSTIN, TX, 78726

BERRY, THOMAS W
33 INWOOD CIRCLE
CHATHAM, NJ, 07928

FEDDER, DAVID P
55 CHEROKEE RD
PINEHURST, NC, 28374

SMITH, WESLEY M
60 E CHEROKEE ROAD
PINEHURST, NC, 28374

MAPLES, DAN FRANK TRUSTEE
3333 KELLY PLANTATION RD
CARTHAGE, NC, 28327-9702

VILLAGE REAL ESTATE PARTNERS LLC
2075 JUNIPER LAKE ROAD
WEST END, NC, 27376

MAPLES, DAN FRANK TRUSTEE
3333 KELLY PLANTATION RD
CARTHAGE, NC, 28327-9702

THEATRE BUILDING, LLC
285 OLMSTEAD BLVD, STE 7
PINEHURST, NC, 28374



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 - Minor

Fee: \$500 - Major

(Revised 01/2022)

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).

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at <https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	60 Cherokee Rd
City, State, Zip Code	Pinehurst NC
Parcel ID#	

Owner Information			
Name	Wes Smith	Home Phone#	919-810-4826
Street Address	60 Cherokee	Mobile Phone #	
City, State, Zip Code	Pinehurst	Business Phone#	
Email	Wesleymurraysmith@gm		

Applicant			
Name	Sean Butler	Other Phone #	910-528-2523
Email	Seandbutler@gmail.com	Street Address	PO BOX 1201
Mobile Phone#		City, State, Zip Code	Southern Pines 28388



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 - Minor

Fee: \$500 - Major

(Revised 01/2022)

Licensed Professionals (Optional)

(License #s must include all letters and numbers as filed with the NC Licensing Board)

License#	
Name	
Street Address	
City, State, Zip	
Phone#	
Email	

General Information

Description of Changes to the Structure	New Roof-adding metal accents		
	Type of Work	☐ Addition	☒ Alteration ☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density D Single Family Medium Density D Single Family High Density D Multi-Family Development ☐ Office ☐ Retail D Lodging D Recreational D Institutional ☐ Medical D Industrial D Services		D Vacant ☒ Single Family Low Density D Single Family Medium Density D Single Family High Density D Multi-Family Development ☐ Office ☐ Retail D Lodging D Recreational D Institutional D Medical D Industrial D Services	
Includes Demolition		☒ Yes ☐ No	
includes Tree Removal		☐ Yes ☒ No	

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - www.vopnc.org



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 - Minor

Fee: \$500 - Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof	Asphalt	Metal	Black	Black
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights/ Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

☐ Site Plan/Survey or Sketch

☐ Elevation Drawings

☐ Photos of Existing Site

☐ 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: _____

10/17/22

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - www.vopnc.org

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

Fee: \$100 - Minor

Fee: \$500 - Major

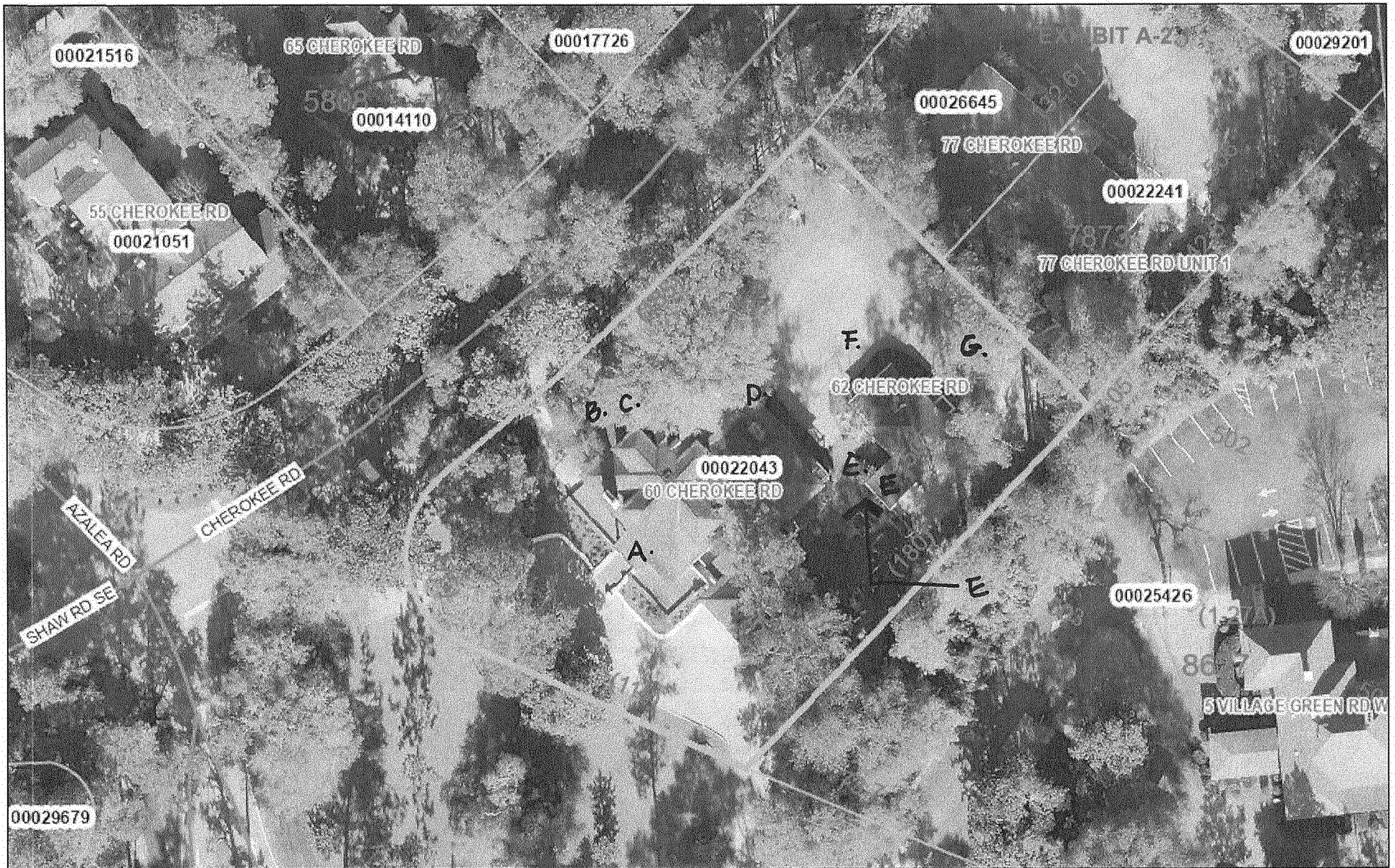
(Revised 01/2022)

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: 1_0_1_7_22



1.0 Chetok 011-ktJl N cw 7.

1 inch = 50 feet

October 6, 2022

Name: SM 1TH, WESLEY M

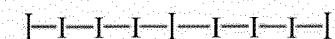
SMITH, ANNA F

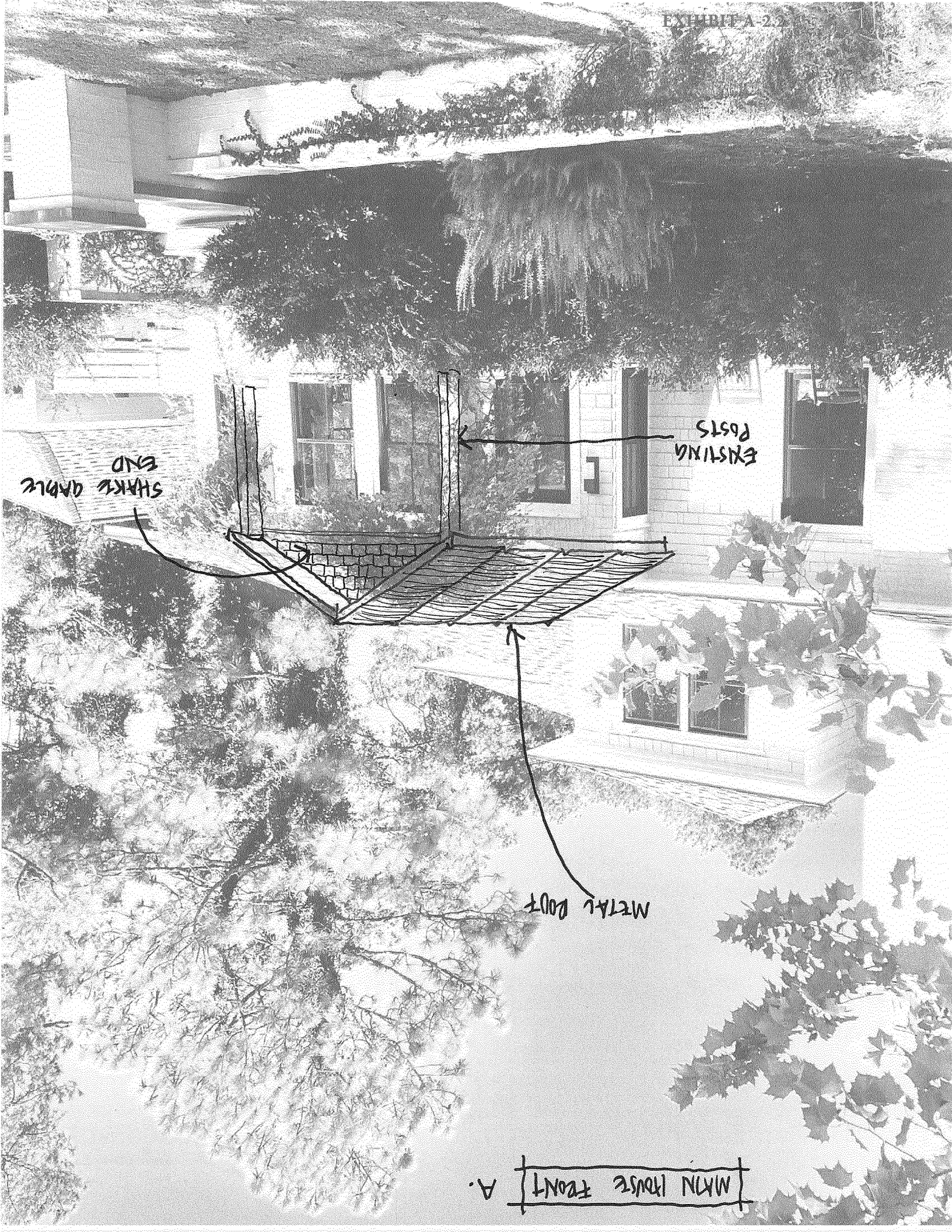
Parcel ID: 00022043

Deeded Acres: 0.69

A- MMNADist F.oN-f
 PJ- M-oM l vr t\ 6\ } ,oe
 c. MNN c K t 4lIDt
 D- MM \H&S cl-aOKt p-fH
 4U-F1>vS Wit v 111bN
 'f'. GVE-jl-uu\ tl, T "LA111N
 G- 4Ue5t+au '- fa.01'11 Pl\, n,

0 20 40 80 Feet





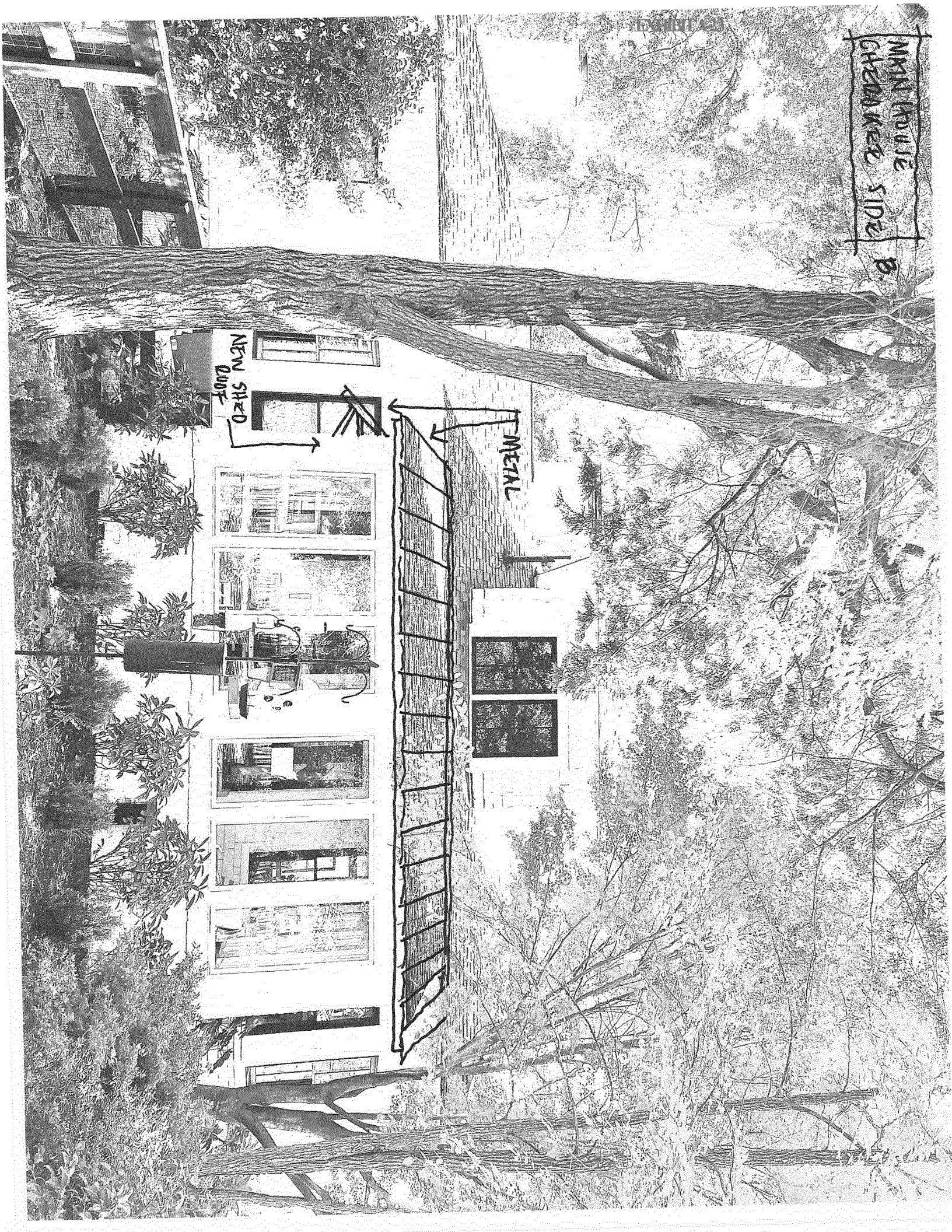
SHAKE AND
END

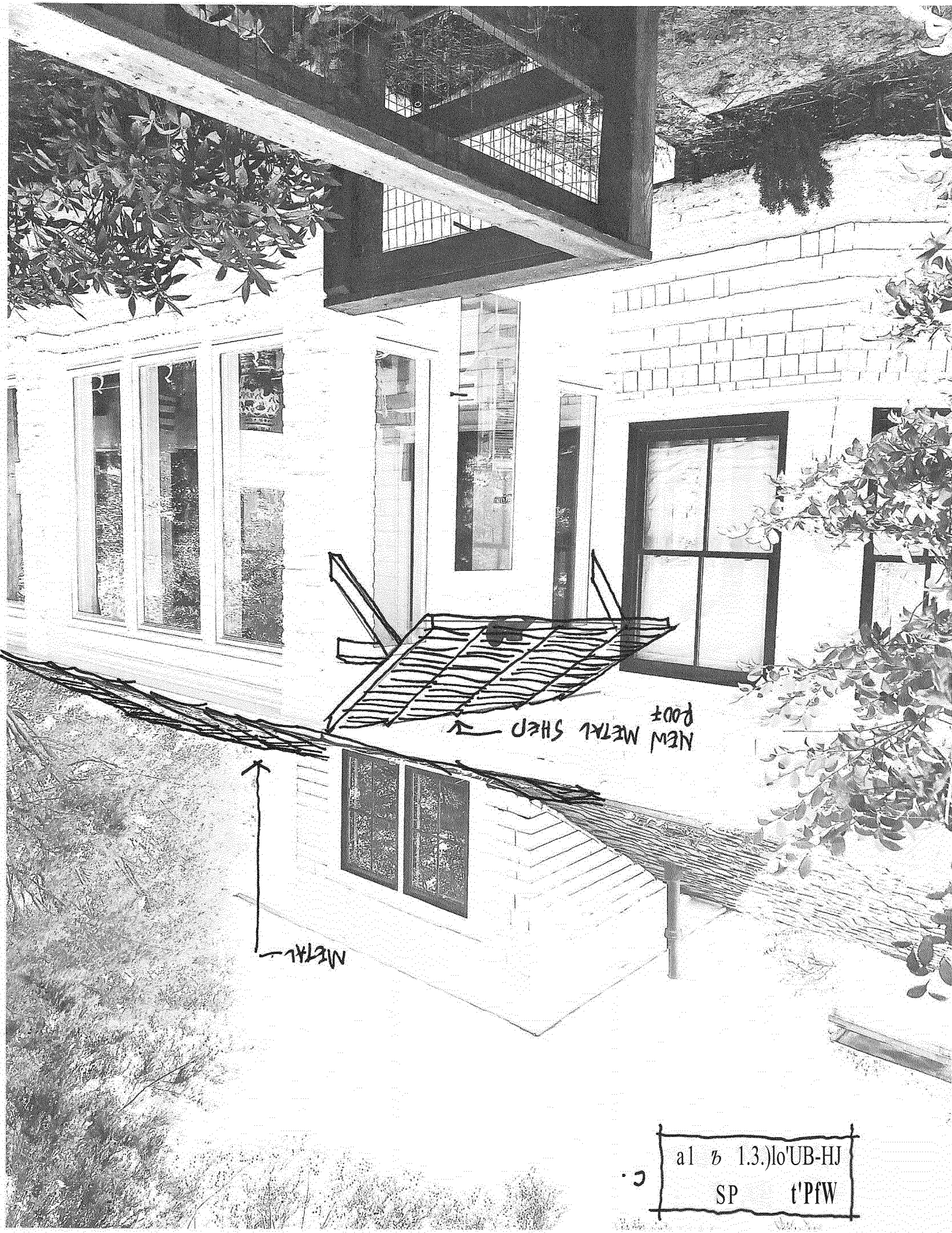
EXISTING
POSTS

METAL
ROOF

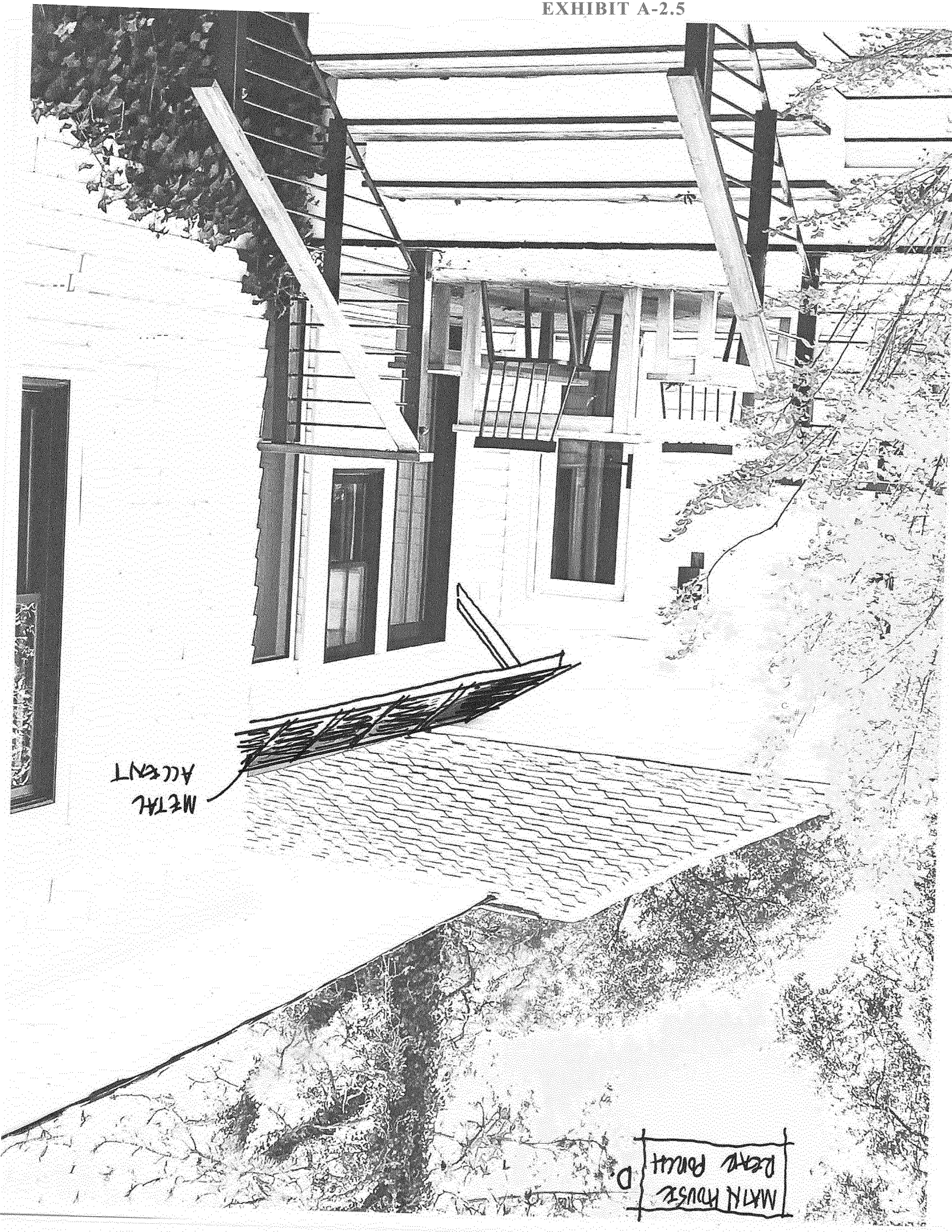
MAIN HOUSE FRONT
A.

MAIN HOUSE
CHANDLER SIDE B





al b 1.3.)lo'UB-HJ
SP t'Pfw



METAL
ACCENT

MAIN HOUSE
REAR PORCH

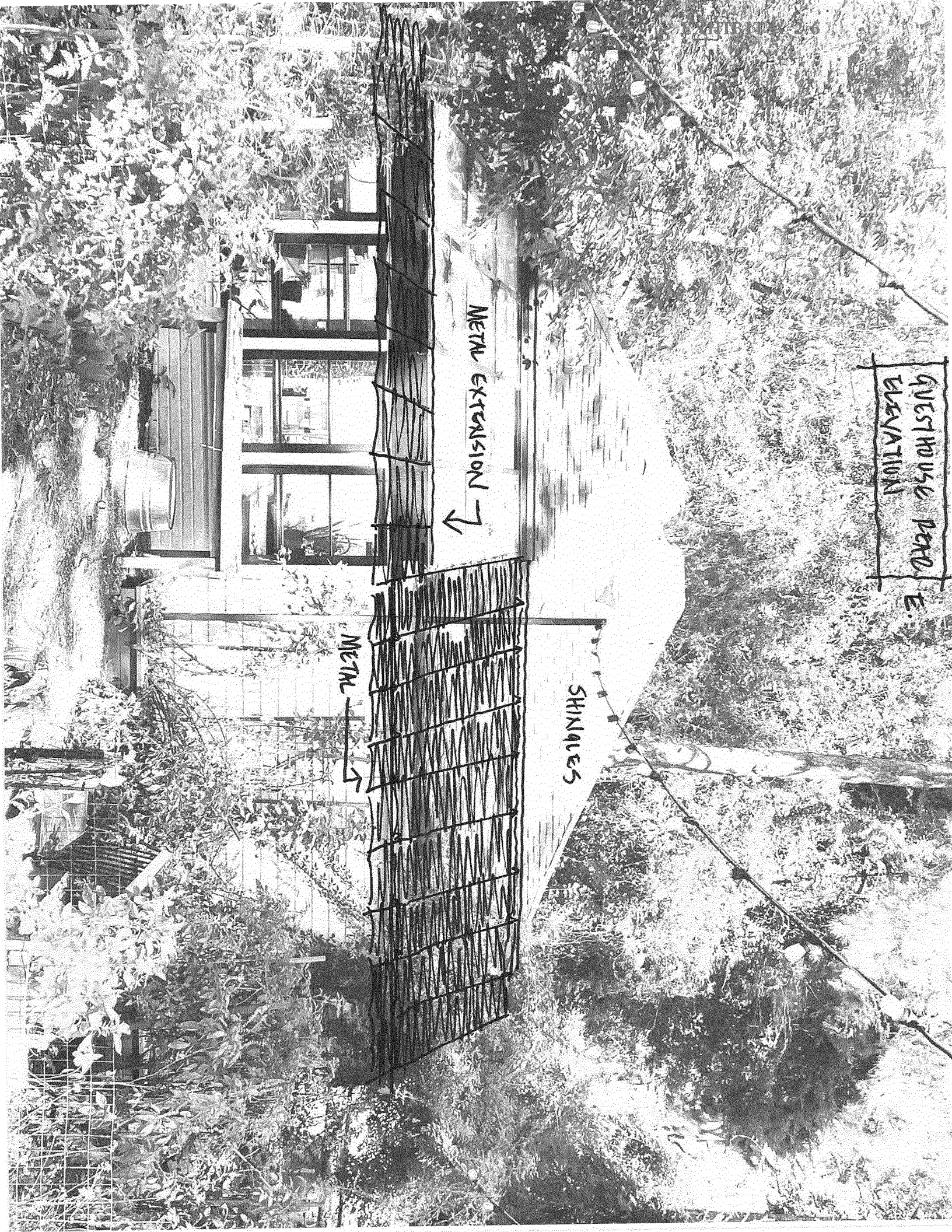
QUESTION USE PERM E.
ELEVATION

SHINGLES

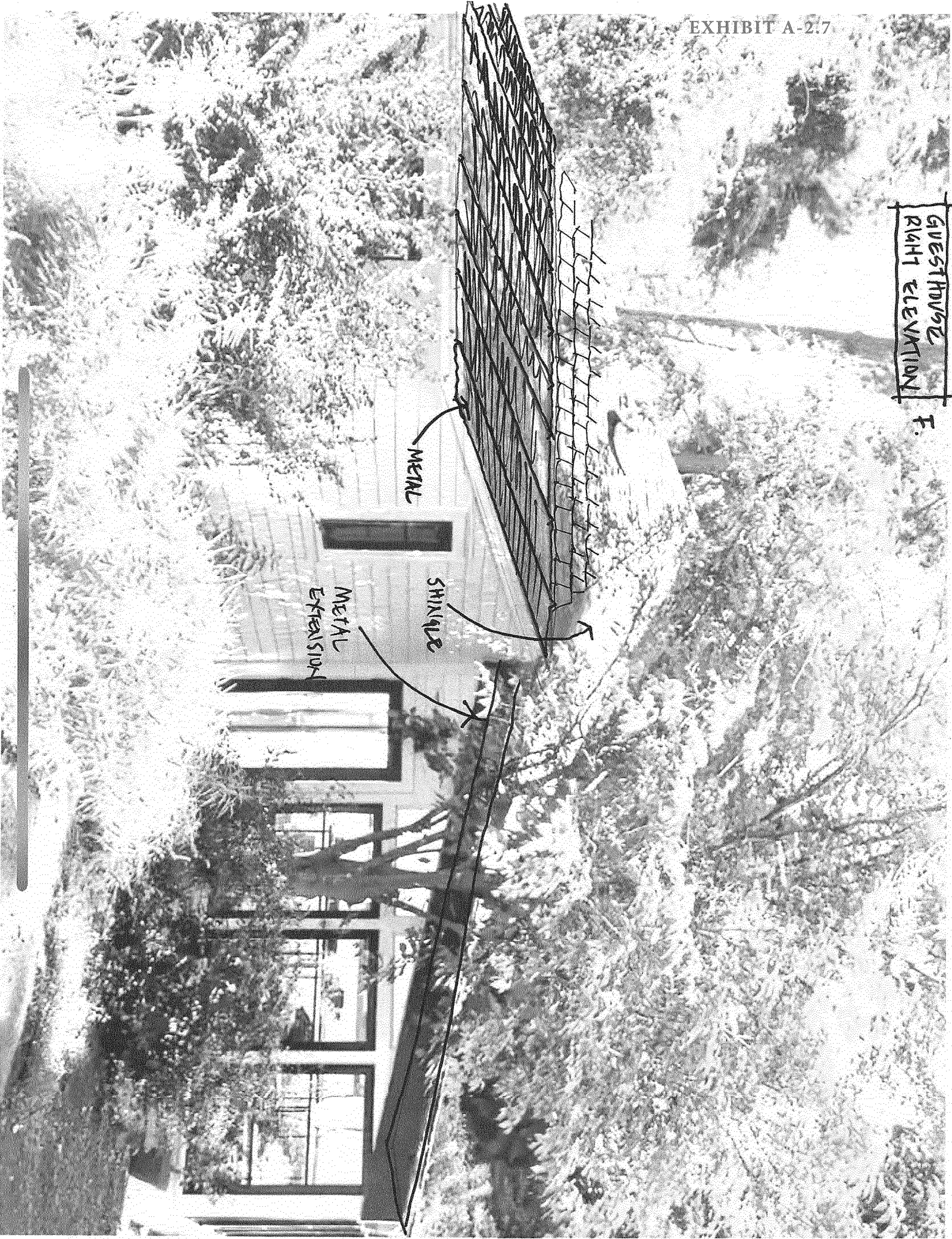
METAL EXTENSION



METAL



GUESTHOUSE
RIGHT ELEVATION
F.



G. QUESTHOUSE FRONT DOOR

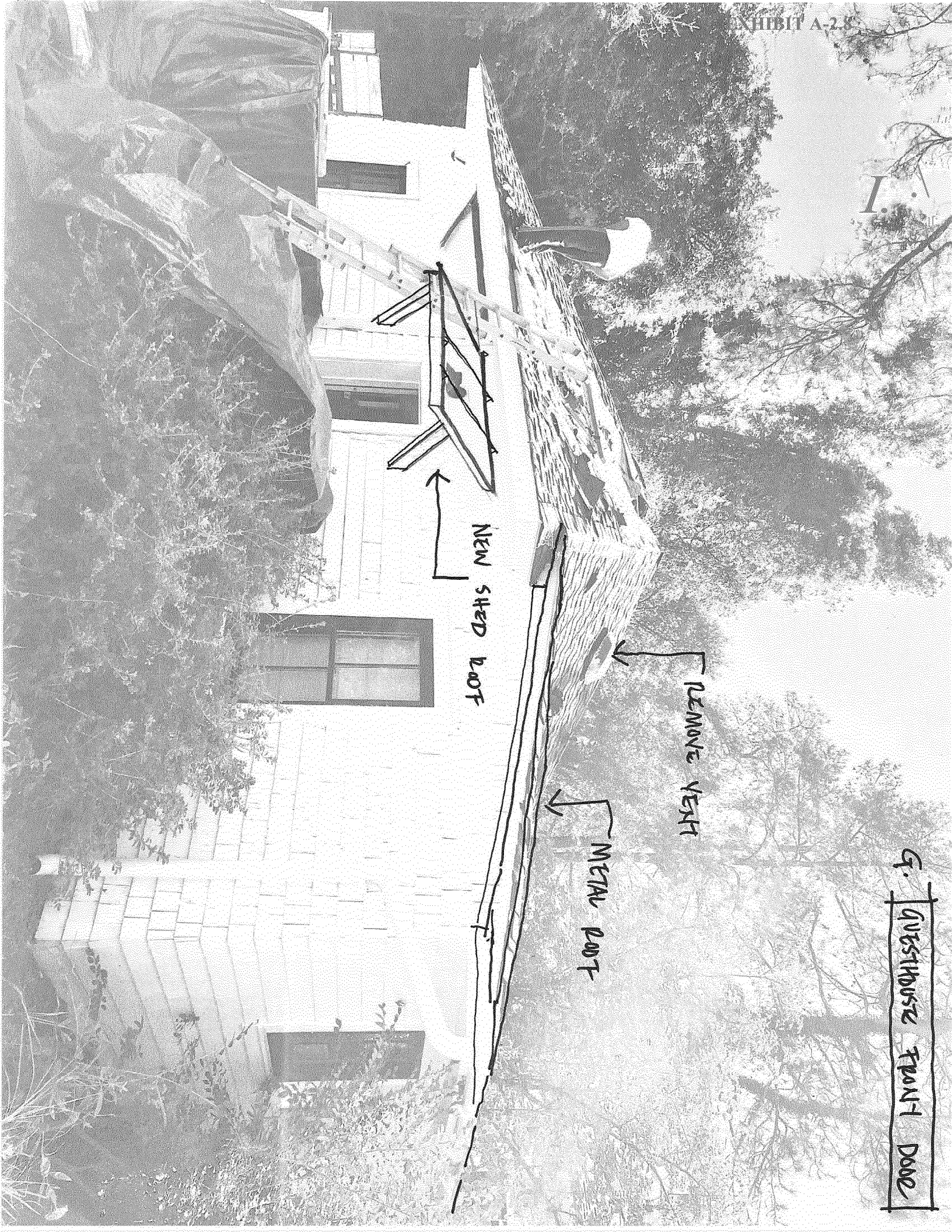








EXHIBIT A-3.4



EXHIBIT A-3.5



