



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

I. Call to Order

II. Approval of Minutes

A. 09-23-2021 Regular Meeting Minutes

III. Public Hearing

A. COA-2021-00139 (315 Nottinghill Road)

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 Nottinghill Gate, Pinehurst, NC. The property is identified by Moore County PID Number 855200362064. The property owner and applicant is Edmund Haughey and Brooke Haughey.

B. 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.

C. 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.

D. 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.

E. 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.

F. 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.

G. 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.

H. COA-2021-00157 (305 Nottinghill Road)

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 Nottinghill 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.

I. 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.

J. COA-2021-00160 (5 Everette 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.

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's Issued 09/17/21 - 10/20/21

V. Next Meeting Date

A. 11-18-2021 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.



**09-23-2021 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

10/14/2021

MEMO DETAILS:

Attached is a draft copy of the HPC 09-23-2021 Regular Meeting Minutes for your review.

ATTACHMENTS:

Description

▣ 09-23-2021 Regular Meeting Minutes Draft



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 23, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Tom Schroeder, Vice-Chair
Anne Lucey
Richard Vincent
John Taylor
David Herring

Members Absent:

Eric Von Salzen, Chair
Terry Lurtz

Staff Present:

Darryn Burich, Planning & Inspections
Director
Alex Cameron, Lead Planner
Alexandria Rye, Senior Planner
Shannon Konstantinou, Clerk to the Board

Approximately 1 members of the public in attendance.

I. Call to Order

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

Mr. Schroeder proposed moving agenda item V to the position of agenda item IV. The agenda order would then follow the item order of I, II, III, V, IV, VI and VII. All agreed.

II. Approval of Minutes

A. 08-26-2021 Regular Meeting Minutes

Mr. Taylor moved to approve the minutes of the August 26th, 2021 Regular Meeting. Seconded by Mr. Vincent. Approved by a vote of 5-0.

III. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 08/20/2021 – 09/16/2021.

Mr. Schroeder asked the Commission if all had taken time to review the Normal Maintenance and Minor Work items. Mr. Taylor stated he had not had time to review the Minor Work items. Mr. Cameron provided a summation of the Minor Work items Staff had reviewed and approved.

IV. Other Business

A. Discuss and Consider Recommending Changes to the Historic District Guidelines

The Commission and Staff outlined what would be covered in the discussion of changes to the Historic District Guidelines in order to present the recommended changes to Village Council.

Mr. Schroeder asked the Commission and Staff to discuss what time to end the Regular Meeting. All agreed to end the Regular Meeting at 06:30 PM.

The Commission and Staff proceeded to discuss and consider the recommended changes to the Historic District Guidelines, which were presented in a redlined version of the Historic District Guidelines document.

Mr. Schroeder asked the Commission if after discussing and reviewing the recommended changes to the Historic District Guidelines a motion would be made to forward the recommended changes to Village Council. The Commission discussed and agreed to present the recommended changes to Village Council.

Mr. Taylor moved that the Historic Preservation adopt all of the changes in the document discussed today with the exception of the one or two changes that the Commission agreed to take on for further consideration. Seconded by Mr. Herring. Approved by a vote of 5-0.

Mr. Schroeder moved to recess the Regular Meeting for 5 minutes at 05:07 PM.

Mr. Schroeder moved to open the Regular Meeting at 05:10 PM.

V. New Business

A. Discuss Staff Recommended Changes to the Historic District Guidelines/Standards

Ms. Rye introduced the PowerPoint presentation she would be giving to the Commission, which outlines the changes Staff is recommending the Commission make to the Historic District Guidelines/Standards. Ms. Rye, Mr. Cameron, and the Commission proceeded to discuss and review the changes presented.

Mr. Cameron, Ms. Rye, and the Commission discussed the need for a Work Session prior to the next Regular Meeting in October and the need to review the Rules of Order.

VI. Next Meeting Date

A. Regular Meeting October 28th, 2021.

The Commission and Staff set the date for a Work Session Meeting on October 21st, 2021 at 09:00 AM.

VII. Motion to Adjourn

Mr. Herring made a motion to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 5-0 at 6:18 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.

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COA-2021-00139 (315 NOTTINGHILL 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 a new single family dwelling at 315 Nottinghill Gate, Pinehurst, NC. The property is identified by Moore County PID Number 855200362064. The property owner and applicant is Edmund Haughey and Brooke Haughey.

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Alexandria Rye

DATE OF MEMO:

10/14/2021

MEMO DETAILS:

Please, see attached items relating to this Public Hearing.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Applicant Exhibits A-F



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:

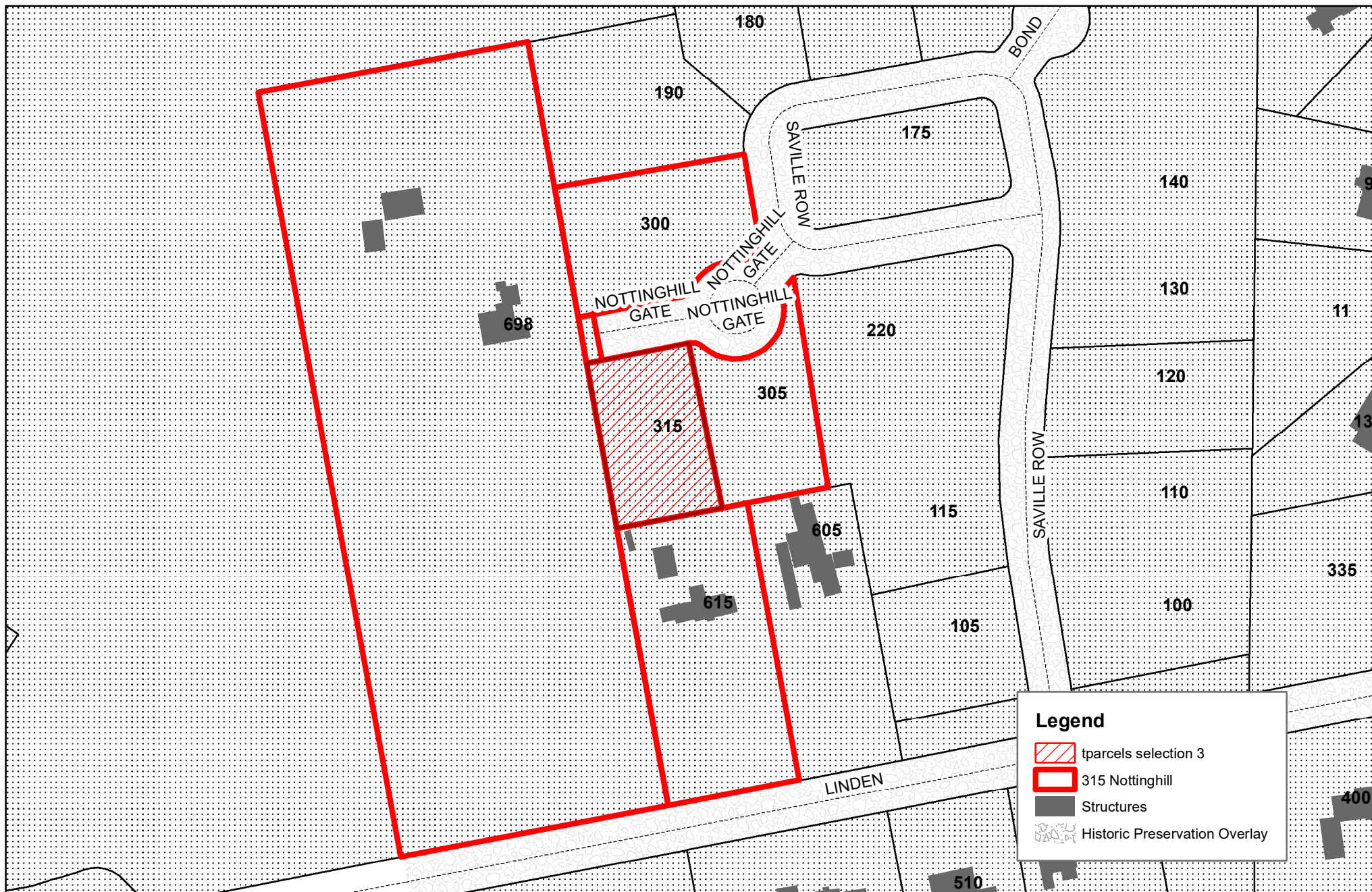
Applicable Standards:

Section III N. Paint
Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation
Section VII. D. Swimming Pools

Staff Comments:

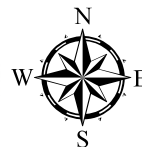
The proposed changes are not consistent but, nevertheless congruous

Public Hearing Notification Map

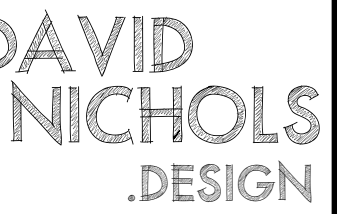


October 28, 2021

Historic Preservation Commission
315 Nottinghill Gate COA



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:\as\B\as Map for Boards 1.mxd
10/12/2021



David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Perdeem, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Anderson assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the work before beginning actual construction.

b) Builder or contractor must verify all Dimensions and details of the proceeding with construction.

c) Contractor must verify compliance with all actual building codes in the area where the home is to be constructed.

d) Plans indicate locations only; engineering aspects should incorporate actual site conditions.

e) No change must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to problems in another area. The designers make every attempt to ensure that these drawings meet or exceed all state and local codes.

ings and Specifications as Instruments of Service are and shall remain the property of Anderson

Tools Design whether the project for which they are intended is executed or not and may be used on other projects or extensions of project except by written agreement with the design.

Revision	Revision	
Revision	D. Nichols	
Checked by	Ken Bass	
Reviewed by	K. Bass	
Submitted by	Anderson Nichols Design	
Project Manager	Ken Bass	
Drawing Code	VWDS 2021	
CAD File Name	Haughey Residence	
Plot Date	08/12/2021	

David Thomas Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901	Ken Bass GWB Construction
--	------------------------------

Consultant	
------------	--

MOORE CO.

REAR ELEVATION
LEFT ELEVATION

MINERAL S

~~A~~-1.7





LOCATION SKETCH

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:
PLAT CAB. 18, SL. 609
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

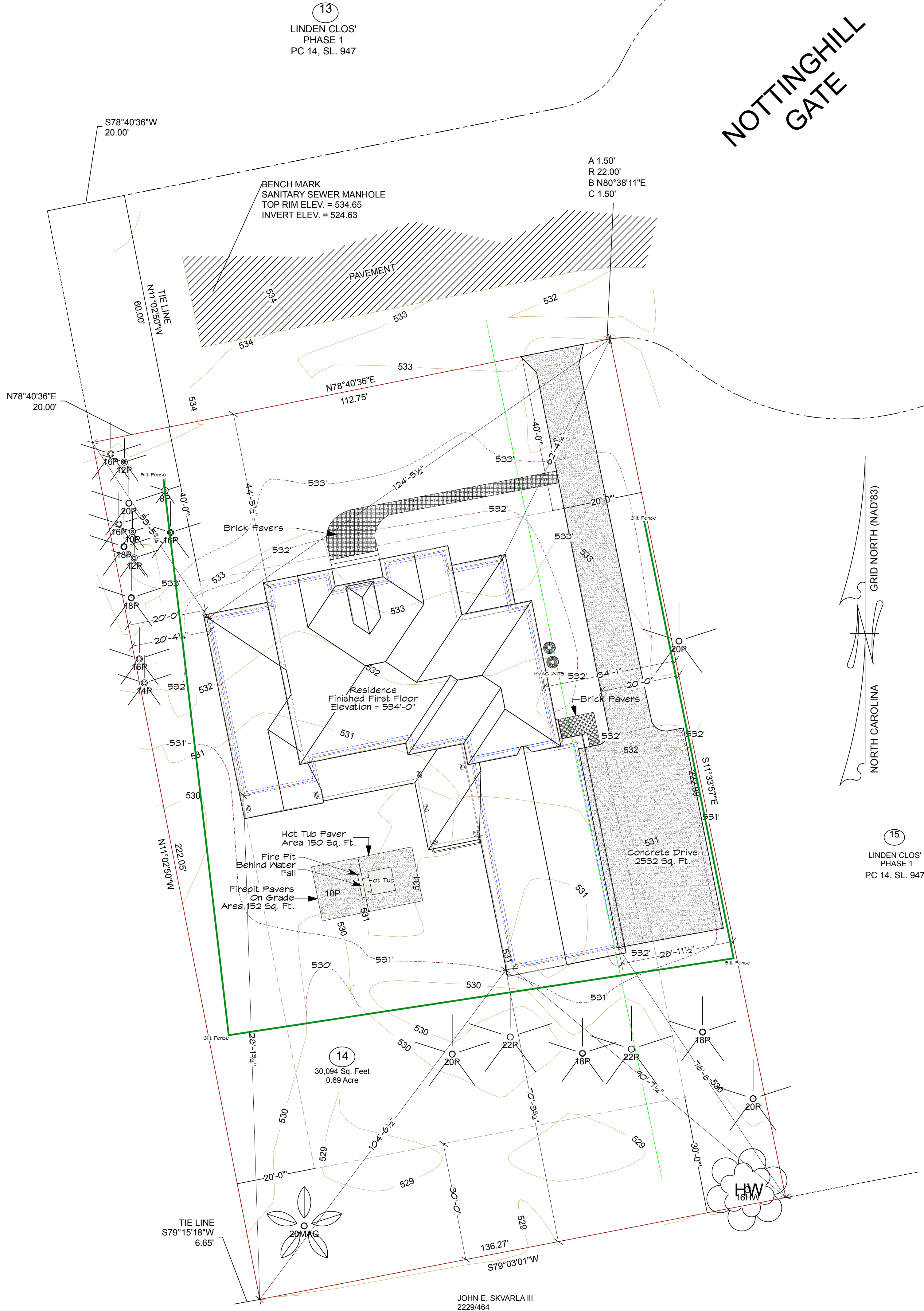
DATE: FEBRUARY 24, 2021

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
- = SANITARY SEWER MANHOLE
- = UTILITY POLE

○ = FENCE

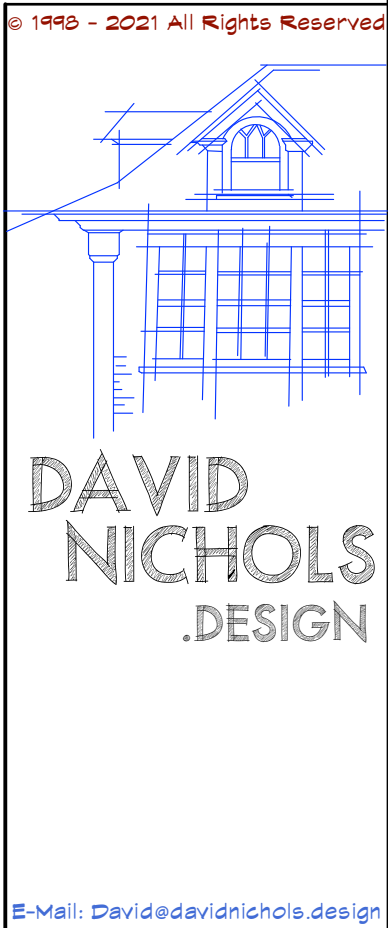
SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*. SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



NOTTINGHILL
GATE

LEGEND	
	Paver Walk
	Concrete Driveway
	Buried Propane Tank
	HVAC Unit
	Final Grade
	Silt Fence

Impervious Data	
Residence	5165 Sq. Ft.
Driveway	2532 Sq. Ft.
Hot Tub / Fire Pit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patio's	629 Sq. Ft.
Total Impervious	8,926 Sq. Ft.
Lot Contains	30,094 Sq. Ft.
Impervious Area =	29.70% of Lot
Total Disturbed Area = 16,081 Sq. Ft.	



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

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction:
1) Builder or contractor must verify all dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

Drawings and Specifications as instruments of service are and shall remain the property of Anderson Nichols Design, whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the designer.

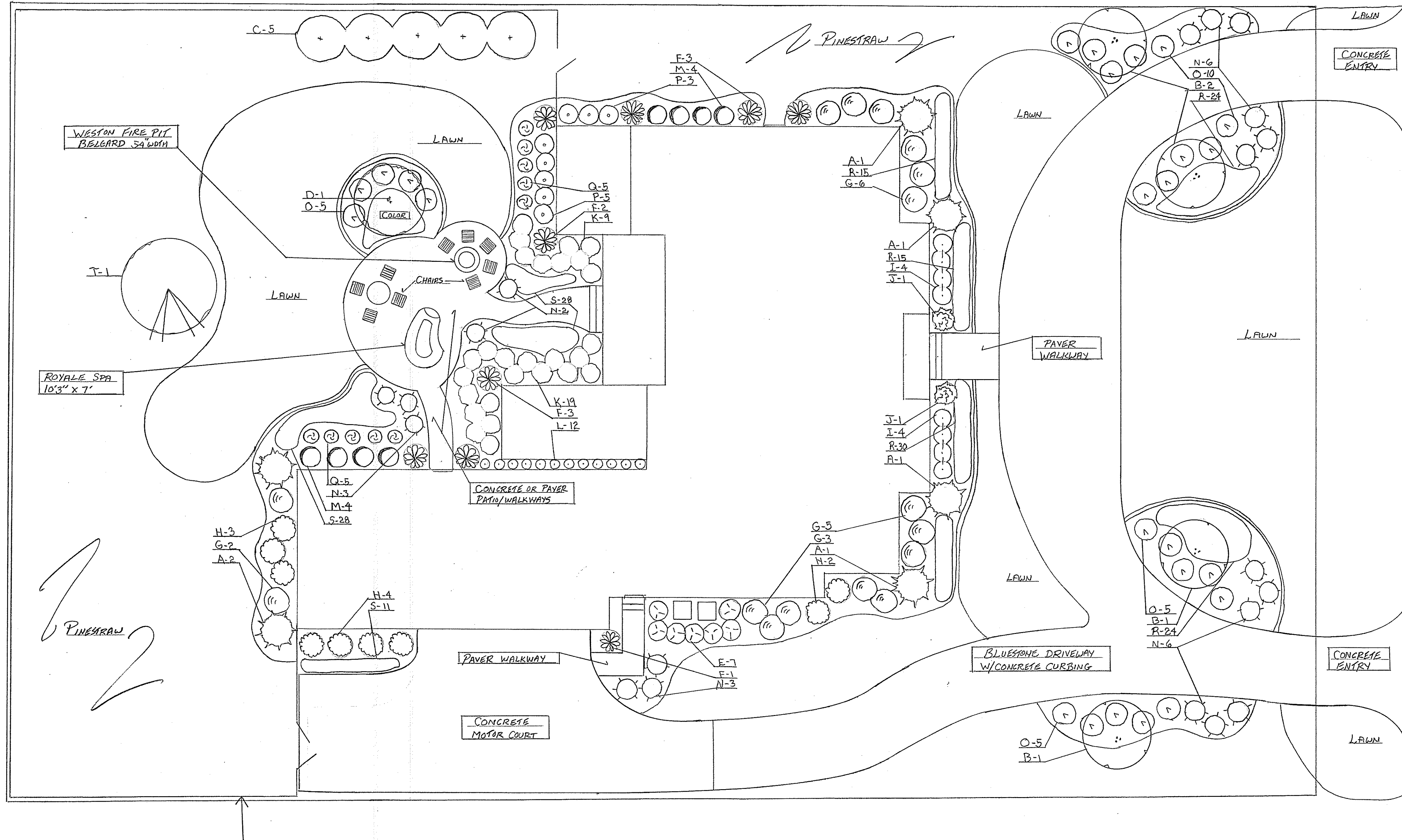
Date	10/09/21
Revision	
Project ID	
Drawing Code	VWDS 2021
CAD File Name	1744 Hwy 5 - Suite C
Project Name	Ken Bass
File Date	10/09/2021

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	
Reviewed By	K. Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm	David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901
Consultant	Ken Bass GWB Construction

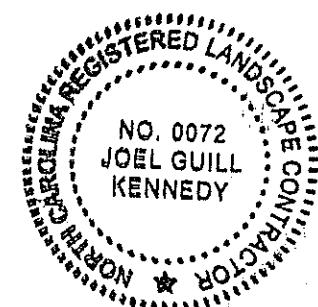
Project Title	Lot 14, Phase 2 LINDEN CLOS MINERAL SPRINGS TWP., MOORE CO. PINEHURST, NC
Sheet Title	Final Site Plan - Legend Final Grade - Trees Removed Lot Data - Impervious Data

Scale	1" = 15' - 0"
Sheet No.	S-1.2



STYLE # 400 BLACK ALUMINUM
POOL FENCE / 4' HT. / 2 GATES

PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	6	'CHRISTMAS JEWEL' HOLLY	6'
B	4	'COLOREMA' CRAPE MYRTLE	7-8'
C	5	'GREEN GIANT' ARBORVITAE	6'
D	1	'RISING SUN' REDBUD	5-6'
E	7	'STEEDS' HOLLY	7 GAL.
F	9	'INSPIRATION' SASANGUA CAMELLIA	7 GAL.
G	16	'BLUE CASCADE' DISTYLUM	7 GAL.
H	9	'DARKFIRE' LOROPETALUM	7 GAL.
I	8	'BABY GEM' BOXWOOD	7 GAL.
J	2	'GLOBOSA NANA' CRYPTOMERIA	7 GAL.
K	28	'AUTUMN CORAL' ENCORE AZALEA	3 GAL.
L	12	'DIAMOND SPIRE' GARDENIA	3 GAL.
M	8	'RADIANCE' ABELIA	5 GAL.
N	20	'MORNING LIGHT' MAIDEN GRASS	3 GAL.
O	25	'SWING LOW' DISTYLUM	3 GAL.
P	8	'SNOW GIRL' GARDENIA	3 GAL.
Q	10	'FLIRT' NANDINA	3 GAL.
R	93	'VARIEGATED' LIRIOPE	1 GAL.
S	67	'ROYAL PURPLE' LIRIOPE	1 GAL.
T	1	'SCARLET FIRE' DOGWOOD	7-8'



HAUGHEY RESIDENCE
NOTTINGHILL GATE LOT 14
PINEHURST N. C.

REVISIONS		1	2	3	4	5	6	7

SCALE:
1" = 10'

DATE:
8-30-2021

DRAWN BY:
RLAD

PAGE NO:



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 Standards:

Section III N. Paint
Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation
Section VII. D. Swimming Pools



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

**EXHIBIT A****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	315 Nottinghill Gate
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	20170036

Owner Information			
Name	Edmund & Brooke Haughey	Home Phone #	
Street Address	90 Sakonnet Tr.	Mobile Phone #	202-669-8866
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	brookehaughey@gmail.com		

Applicant			
Name	GWB Construction	Other Phone #	
Email	lkbass36@hotmail.com	Street Address	120 Chesterfield Dr.
Mobile Phone #	910-528-6481	City, State, Zip Code	Pinehurst NC 28374



EXHIBIT A

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

General Information

Description of Changes to the Structure	
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

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 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation			Brick Veneer	White
Rear Elevation			Brick Veneer	White
Right Elevation			Brick Veneer	White
Left Elevation			Brick Veneer	White
Trim			Composite	White
Windows			Aluminum Clad	White
Chimney			Brick	White
Foundation			Brick	White
Front Door			Wood	Mahogany
Shutters			N/A	
Garage Door			Metal	White
Roof			Asphalt Shingles	Black
Roof Exhaust Vents			Rubber	Black
Front Porch			Pavers	Tan/Taupe
Deck			N/A	
Patio			Pavers	Tan/Taupe
Sidewalk			Pavers	Tan/Taupe
Sky Lights			N/A	
Driveway			Concrete	Grey
House Number			Metal	Black
Other: (Back Porch)			Pavers	Tan/Taupe

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: B—Date: 9/1/2021**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: 8/30/21

A handwritten signature in black ink, appearing to be "PJ", is written over a horizontal line.

EXHIBIT A

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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

PARID: 20170036
TOWNSHIP: 063
HAUGHEY, EDMUND J III

CITYNAME: PINEHURST

315 NOTTINGHILL GATE
NBHD: 655P
ROLL: REAL

Parcel

ParID / PIN: 20170036 / 855200362064
Record Type: REAL
Tax Year: 2022
Tax Jurisdiction: PH : PH
Township: 06 : MINERAL SPRINGS

Owner

Account Number: 97012287
Name: HAUGHEY, EDMUND J III
HAUGHEY, BROOKE H
Mailing Address: 90 SAKONNETT TRL
PINEHURST NC 28374

Legal

Physical Address: 315 NOTTINGHILL GATE
Legal Description 1: LINDEN CLOS LOT 14
Zoning: R30
Plat Cabinet: 14
Slide: 947

Recorded Transaction

Date	Book	Page	Sale Price	Validity Code
15-MAR-21	5565	161	210,000	VS
18-SEP-08	3469	337		DD

Description

NBHD Code / Name: 655P :
Class: RV : RES VACANT
Land Use: R00 : RES VACANT
Living Units: 0
Topography: 1 : LEVEL
Location: :
Parking: :
Traffic: :
Utilities: 1 :
Restrictions: :
Deeded Acres: :
Calculated Acres: 0
VC Notice / VC Date: R : 20-MAR-19

Field Notes

Note	Number
FOR 2018 SF 20080571	1

Valuation

Appraised Land: 200,000
Appraised Building: 0
Appraised Total: 200,000
Deferred: 0
Exempts/Excluded: 0
Assessed Real: 200,000
Personal:

Total Assessed: 200,000

Legal Description

Tax Jurisdiction: PH :
 Township: 06 : MINERAL SPRINGS
 Property Address: 315 NOTTINGHILL GATE
 Unit Desc:
 Unit #:
 Legal Desc 1: LINDEN CLOS LOT 14
 Legal Desc 2:
 Legal Desc 3:
 Note 1: SF-20080571
 Note 2:
 Deeded Acres:
 Calculated Acres: 0.00
 Sq Ft:
 Plat Book-Page/Subd #:
 Subdivision Name:
 Subd Block:
 Subd Lot:
 Condo Bldg #:
 Condo Unit #:
 Subd Code:

Sales

Sale Date	Book	Page	Sale Price	Grantor	Grantee
15-MAR-21	5565	161	210,000	LINDEN CLOS, LLC	HAUGHEY, EDMUND J III
18-SEP-08	3469	337			LINDEN CLOS, LLC

Sale Details

1 of 2

Sales Date: 15-MAR-21
 Transfer Date:
 Book: 5565
 Page: 161
 Sales Price: 210,000
 Sales Adjustment:
 Adjusted Reason: :
 Adjusted Sales Price: 210,000
 Market: :
 Total Assessment:
 Instrument Type: 01 : WARRANTY DEED
 Instrument No:
 Qualify or Disqualify Code: VS : VALID SALE
 Sales Type: :
 Source: :
 Grantor: LINDEN CLOS, LLC
 Grantee: HAUGHEY, EDMUND J III
 Notes:

Land

Land Line #: 1
 Land Type: U : Units/Lots
 Land Code: 1 :
 PUV:

Acres:
 Sq Ft:
 Lots/Units: 1
 Influence Factor: :
 Influence %:
 Vacant Factor: :
 Influence %:
 Notes:

Summary Totals

Total Land Value	Total Acres	\$ / Acre	/ SF	\$ / Unit
200,000				.02

Real Values

Land Value: 200,000
 Building Value: 0
 Appraised Real Value: 200,000
 Appraised Personal:
 Total Appraised Value 200,000

 Property Class: RV
 Reason Code: 23 : New Parcel
 LUC: R00

Exemptions and Exclusions

Deferred Value: 0
 Senior / Disabled: 0
 Veteran: 0
 Historic: 0
 100% E Class Ex: 0
 Partial E Class Ex: 0
 Total Exempt/Excluded/Deferred: 0

Assessed Valuation

Total Appraised Value (Real and Personal): 200,000
 Total Exempt/Excluded/Deferred: 0
 Total Assessed (Taxable): 200,000

Parcel

ParID / PIN: 20170036 / 855200362064
 Record Type: REAL
 Tax Year: 2022
 Tax Jurisdiction: PH : PH
 Township: 06 : MINERAL SPRINGS

Owner

Account Number: 97012287
 Name: HAUGHEY, EDMUND J III
 HAUGHEY, BROOKE H
 Mailing Address: 90 SAKONNETT TRL
 PINEHURST NC 28374

Legal

Physical Address: 315 NOTTINGHILL GATE
 Legal Description 1: LINDEN CLOS LOT 14
 Zoning: R30
 Plat Cabinet: 14
 Slide: 947

Recorded Transaction

Date	Book	Page	Sale Price	Validity Code
15-MAR-21	5565	161	210,000	VS
18-SEP-08	3469	337		DD

Description

NBHD Code / Name: 655P :
 Class: RV : RES VACANT
 Land Use: R00 : RES VACANT
 Living Units: 0
 Topography: 1 : LEVEL
 Location: :
 Parking: :
 Traffic: :
 Utilities: 1 :
 :
 Restrictions: :
 Deeded Acres:
 Calculated Acres: 0
 VC Notice / VC Date: R : 20-MAR-19

Field Notes

Note:	Number:
FOR 2018 SF 20080571	1

Valuation

Appraised Land: 200,000
 Appraised Building: 0
 Appraised Total: 200,000
 Deferred: 0
 Exempts/Excluded: 0
 Assessed Real: 200,000
 Personal:
 Total Assessed: 200,000



Sorry, no sketch available
for this record

Item	Area



EXHIBIT C

LOCATION SKETCH

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Further:

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REFERENCE:
PLAT CAB. 18, SL. 609
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: FEBRUARY 24, 2021

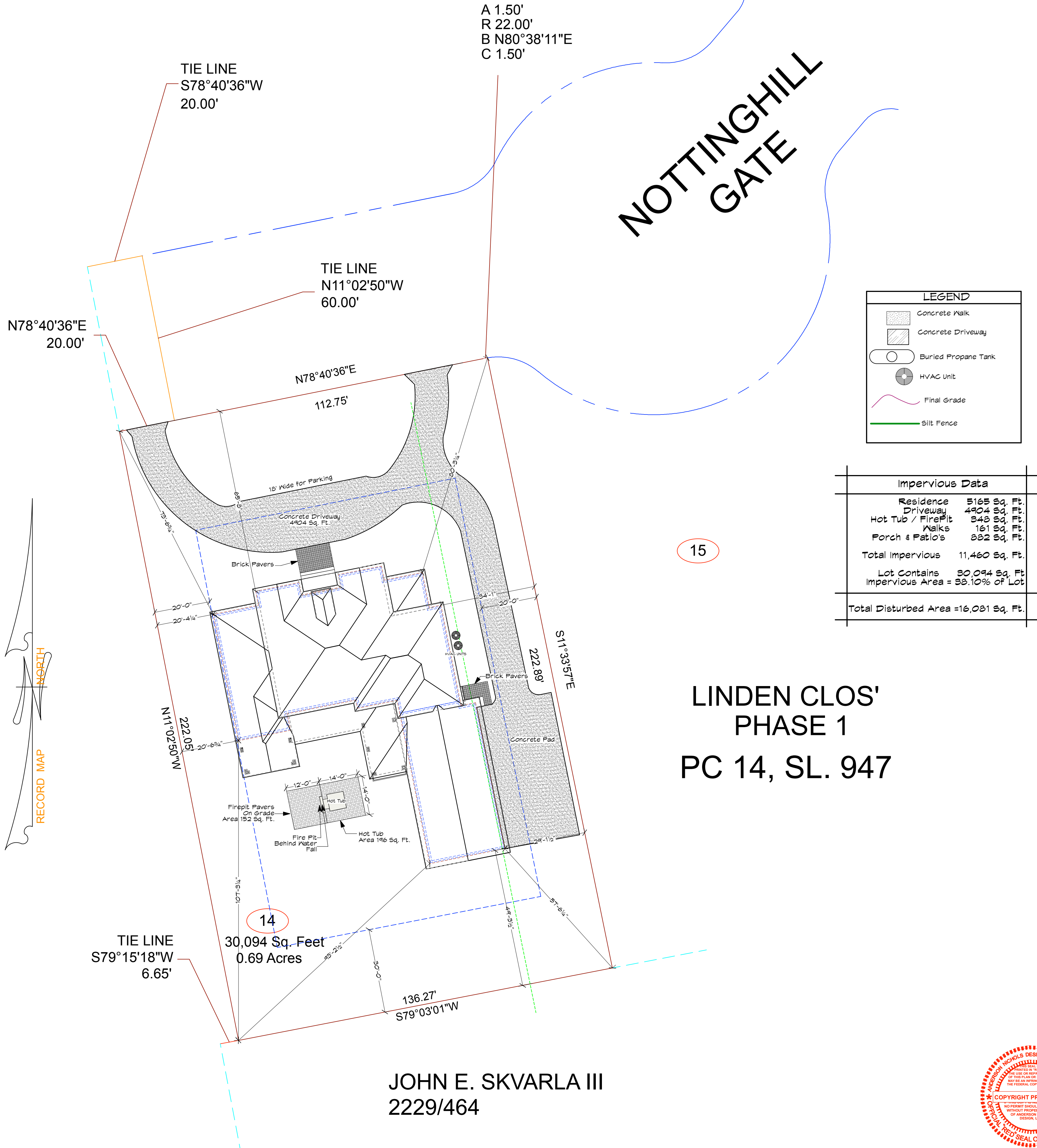
UNLESS OTHERWISE DENOTED,

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- = SET IRON STAKE
- = SQUARE FOOTAGE
- = POWER SERVICE STUB
- = SEWER SERVICE STUB
- = TELEPHONE SERVICE STUB
- = CABLE TV SERVICE STUB
- = WATER METER
- = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = UTILITY POLE

= FENCE

SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*. SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

PHASE 1
PC 14, SL. 947



DAVID NICHOLS .DESIGN

E-Mail: David@nicholsdesign.com

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

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Date	Revision	Project ID	Drawing Code	CAI Title/Name	Project Name	Rev Date
9/1/21	Revision		WVDS 2021	CAI Title/Name	Tragway Residence	09/01/2021

Designed By	Drawn By	Checked By	Reviewed By	Submitted By	Project Manager
David Nichols	D. Nichols		K. Bass	Anderson Nichols Design	Ken Bass

Design Firm	Design	Consultant
David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901	Ken Bass GWB Construction	

Project Title	Sheet Title
Lot 14, Phase 2 LINDEN CLOS' MINERAL SPRINGS TWP., MOORE CO. PINEHURST, NC	Site Plan-Proposed - LEGEND RESIDENCE & DRIVE LOCATION Lot Data - Impervious Data

Scale: 1" = 20' - 0"

Sheet No. **S-1.1**

of 8

Lot 14, Phase 2
LINDEN CLOS'
MINERAL SPRINGS TWP., MOORE CO.
PINEHURST, NC

Site Plan-Proposed - LEGEND
RESIDENCE & DRIVE LOCATION
Lot Data - Impervious Data

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EXHIBIT C



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MOORE COUNTY REGISTRY

ACREAGE DETERMINED
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WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

DATE: FEBRUARY 24, 2021

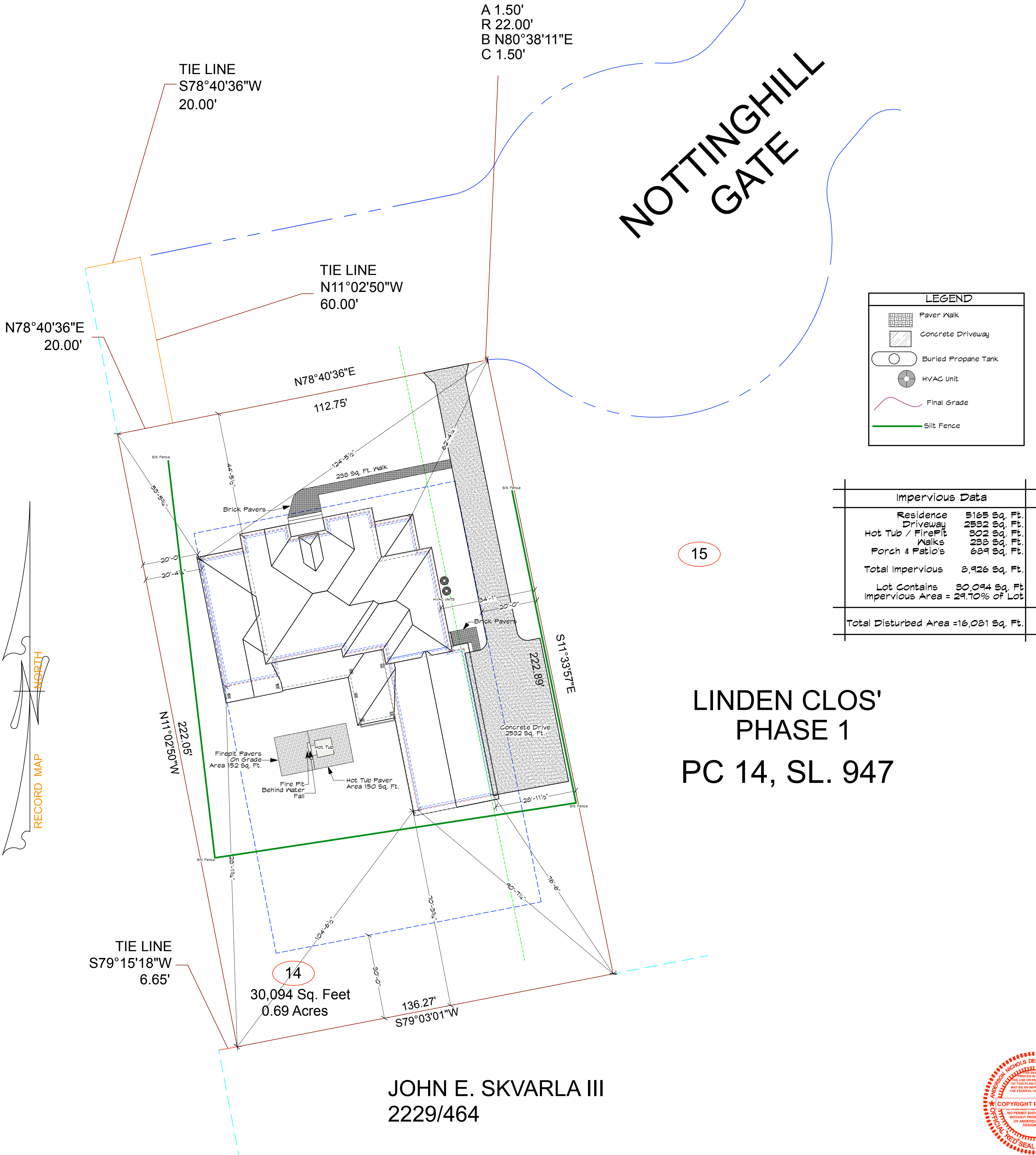
UNLESS OTHERWISE DENOTED,

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- = EXISTING CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = SET IRON STAKE
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- = POWER SERVICE STUB
- = SEWER SERVICE STUB
- = TELEPHONE SERVICE STUB
- = CABLE TV SERVICE STUB
- = WATER METER
- = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = UTILITY POLE

= FENCE

SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*. SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

PHASE 1
PC 14, SL. 947



LEGEND	
	Paver Walk
	Concrete Driveway
	Buried Propane Tank
	HVAC Unit
	Final Grade
	Silt Fence

Impervious Data	
Residence	5165 Sq. Ft.
Driveway	2552 Sq. Ft.
Hot Tub / Fire Pit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patios	629 Sq. Ft.
Total Impervious	8,926 Sq. Ft.
Lot Contains	30,094 Sq. Ft.
Impervious Area =	29.70% of Lot
Total Disturbed Area = 16,081 Sq. Ft.	



DAVID NICHOLS .DESIGN

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

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Date	9/19/21
Revision	Revision
Project ID	Project ID
Drawing Code	VWDS 2021
CAD Filename	1744Hwy5-Residence
Project Name	Ken Bass
File Date	09/19/2021

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

Ken Bass
GWB Construction

Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWP., MOORE CO.
PINEHURST, NC

Site Plan-Proposed - LEGEND
RESIDENCE & DRIVE LOCATION
Lot Data - Impervious Data

Project Title
Scale
1" = 20' - 0"

Sheet No.
S-1.1
of
8

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EXHIBIT C

SITE

LOCATION SKETCH

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REFERENCE:
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MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

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WITH G. S. 47-30 AS AMENDED.
CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

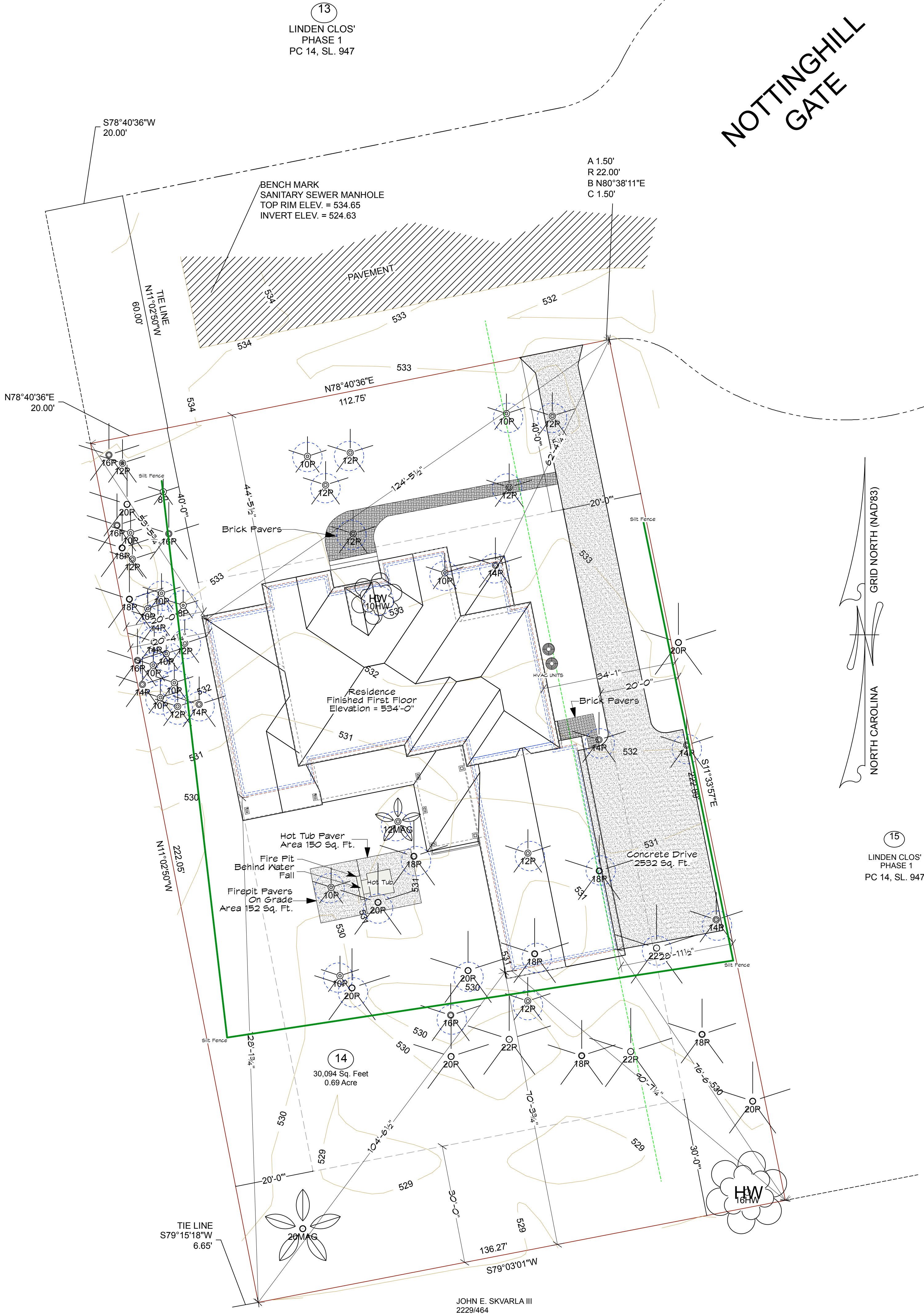
DATE: FEBRUARY 24, 2021

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- = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = UTILITY POLE

= FENCE

SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*. SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



LEGEND	
	Paver Walk
	Concrete Driveway
	Buried Propane Tank
	HVAC Unit
	Final Grade
	Silt Fence

Impervious Data	
Residence	5165 Sq. Ft.
Driveway	2552 Sq. Ft.
Hot Tub / Firepit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patio's	629 Sq. Ft.
Total Impervious	8,926 Sq. Ft.
Lot Contains	30,094 Sq. Ft.
Impervious Area =	29.70% of Lot
Total Disturbed Area = 16,081 Sq. Ft.	



DAVID NICHOLS .DESIGN

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Anderson Nichols Design
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Suite C
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910-215-9901

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Date	10/8/21
Revision	Revision
Project ID	Project ID
Drawing Code	VWDS 2021
CAD File Name	1744 Hwy 5 - Suite C
File Name	10/08/2021

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	K. Bass
Reviewed By	Anderson Nichols Design
Submitted By	Ken Bass
Project Name	GWB Construction

Design Firm	David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901
Consultant	Ken Bass GWB Construction

Project Title	Lot 14, Phase 2 LINDEN CLOS MINERAL SPRINGS TWP., MOORE CO. PINEHURST, NC
Sheet Title	Site Plan-Proposed - LEGEND RESIDENCE & DRIVE LOCATION Lot Data - Impervious Data

Scale	1" = 15' - 0"
Sheet No.	S-1.1

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DESIGN, L.L.C.
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EXHIBIT C



LOCATION SKETCH

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MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

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CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

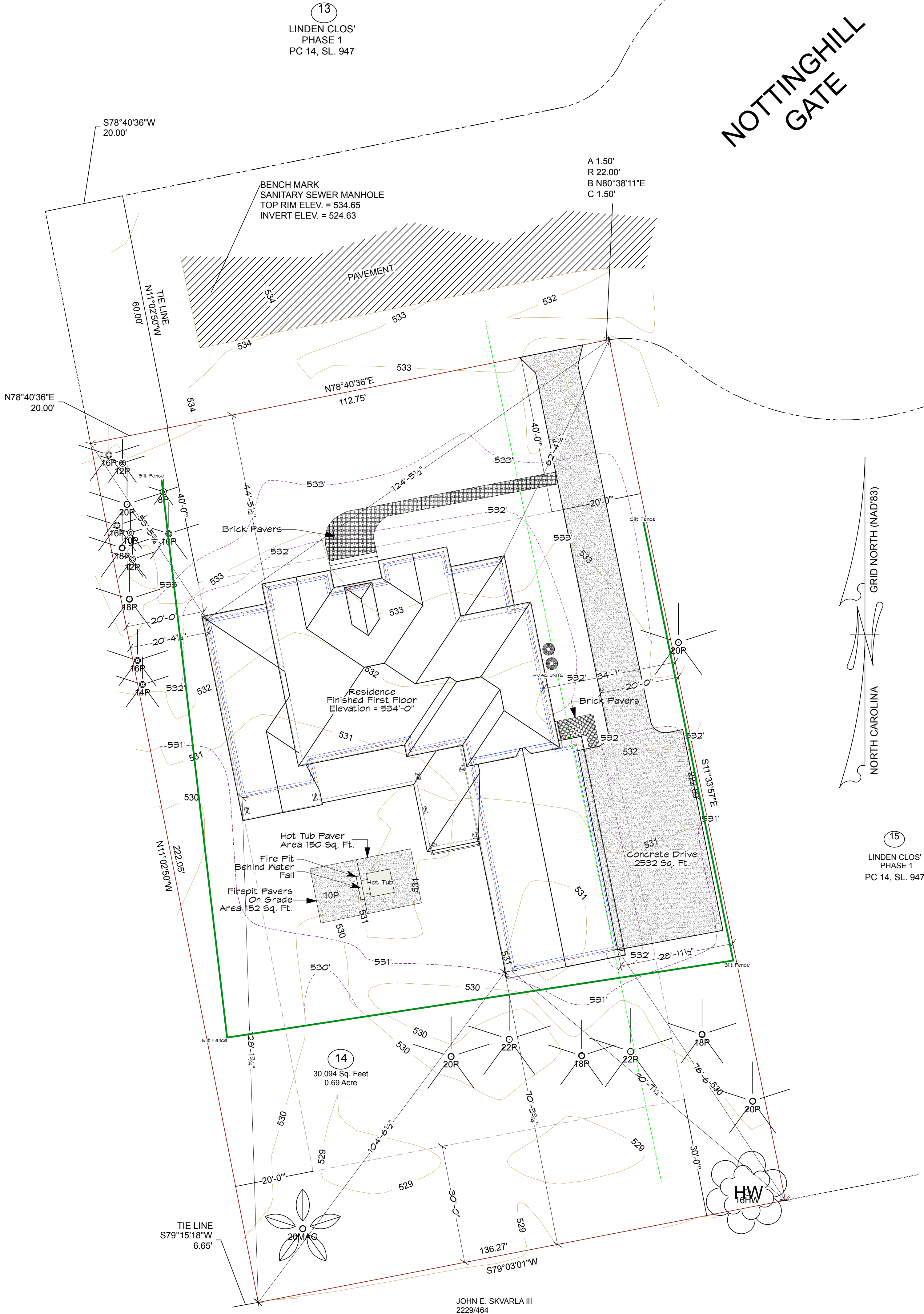
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- = CABLE TV SERVICE STUB
- = WATER METER
- = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = UTILITY POLE

○ = FENCE

SURVEY FOR
LINDEN CLOS', LLC
LOT NO. 14, PHASE 2
LINDEN CLOS'
PINEHURST, NORTH CAROLINA
FEBRUARY 24, 2021 -*. SCALE 1"=70'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



LEGEND	
	Paver Walk
	Concrete Driveway
	Buried Propane Tank
	HVAC Unit
	Final Grade
	Silt Fence

Impervious Data	
Residence	5165 Sq. Ft.
Driveway	2532 Sq. Ft.
Hot Tub / Fire Pit	302 Sq. Ft.
Walks	238 Sq. Ft.
Porch & Patio's	629 Sq. Ft.
Total Impervious	8,926 Sq. Ft.
Lot Contains	30,094 Sq. Ft.
Impervious Area =	29.70% of Lot
Total Disturbed Area = 16,081 Sq. Ft.	



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DAVID NICHOLS .DESIGN

E-Mail: David@davidnicholsdesign.com

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

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Date	10/8/21
Revision	Revision
Project ID	Project ID
Drawing Code	VWDS 2021
CAD File Name	1744 Hwy 5 - Suite C
File Name	10/08/2021

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	K. Bass
Reviewed By	Ken Bass
Submitted By	Anderson Nichols Design
Project Manager	Ken Bass

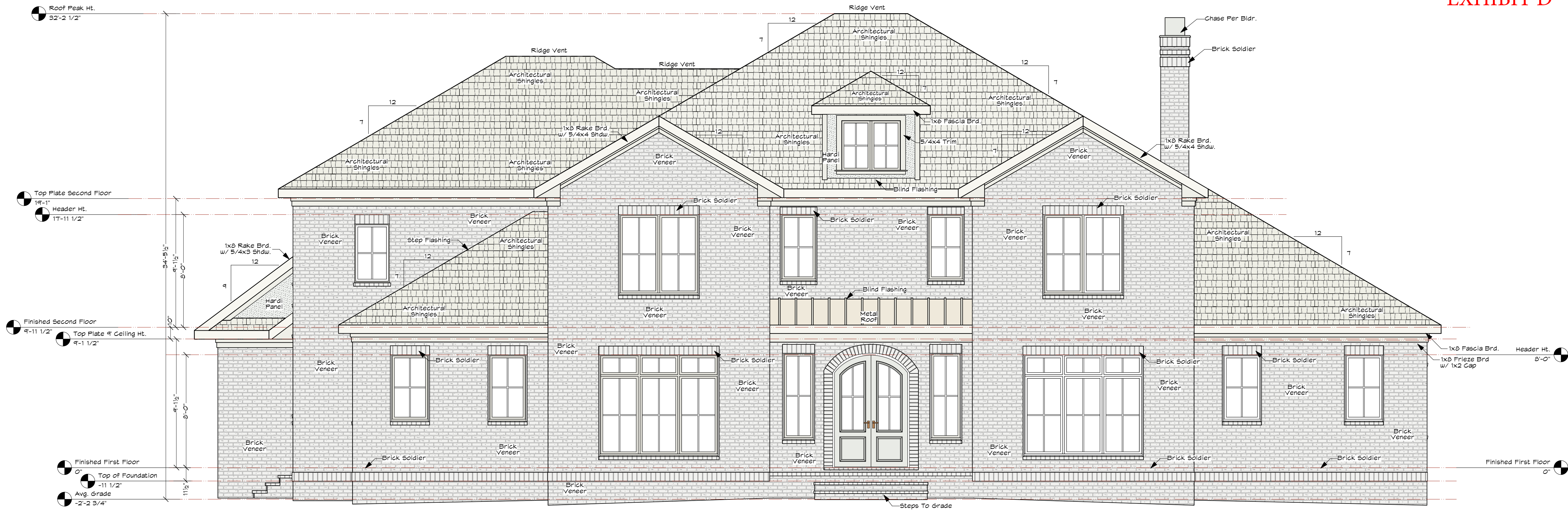
Design Firm	David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901
Consultant	Ken Bass GWB Construction

Project Title	Lot 14, Phase 2 LINDEN CLOS MINERAL SPRINGS TWP., MOORE CO. PINEHURST, NC
Sheet Title	Final Site Plan - Legend Final Grade - Trees Removed Lot Data - Impervious Data

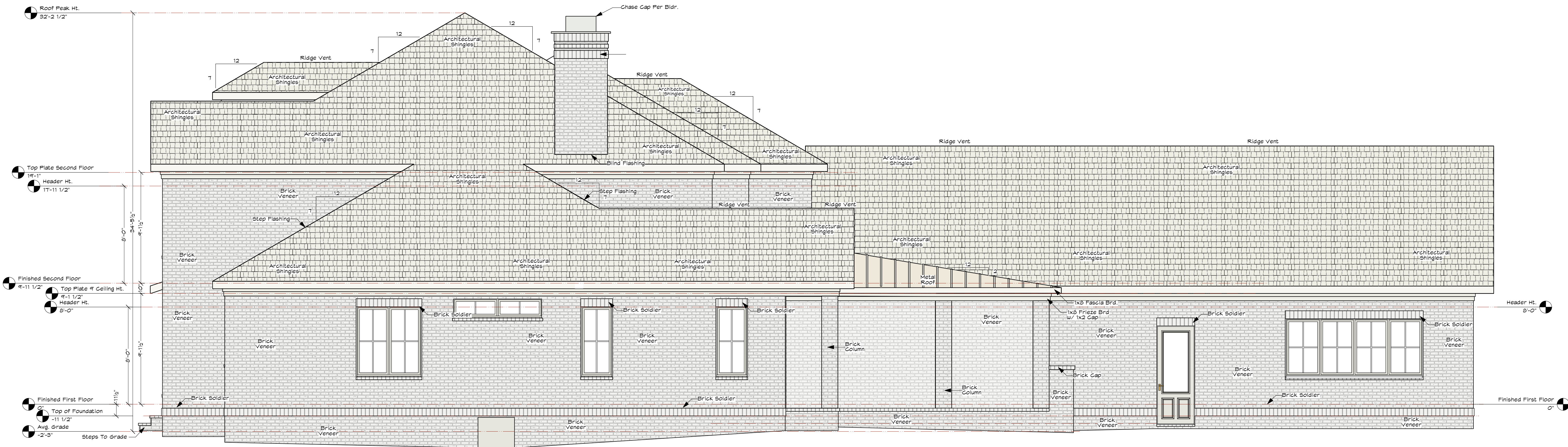
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Sheet No.	S-1.2 of 8

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JOHN E. SKVARLA III
2229/464



FRONT ELEVATION



RIGHT ELEVATION

DAVID NICHOLS .DESIGN

5-Mail: Davidnicholsdesign@gmail.com

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

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Date	Revision	Project ID	Drawing Code	Project Name	Project Number
9/18/21	Revision		WVDS 2021	1744 NC Hwy 5 - Suite C	910-215-9901
				MINERAL SPRINGS TWP., MOORE CO., PINEHURST, NC	
				Front Elevation	

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

Ken Bass
GWB Construction

Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWP., MOORE CO.,
PINEHURST, NC

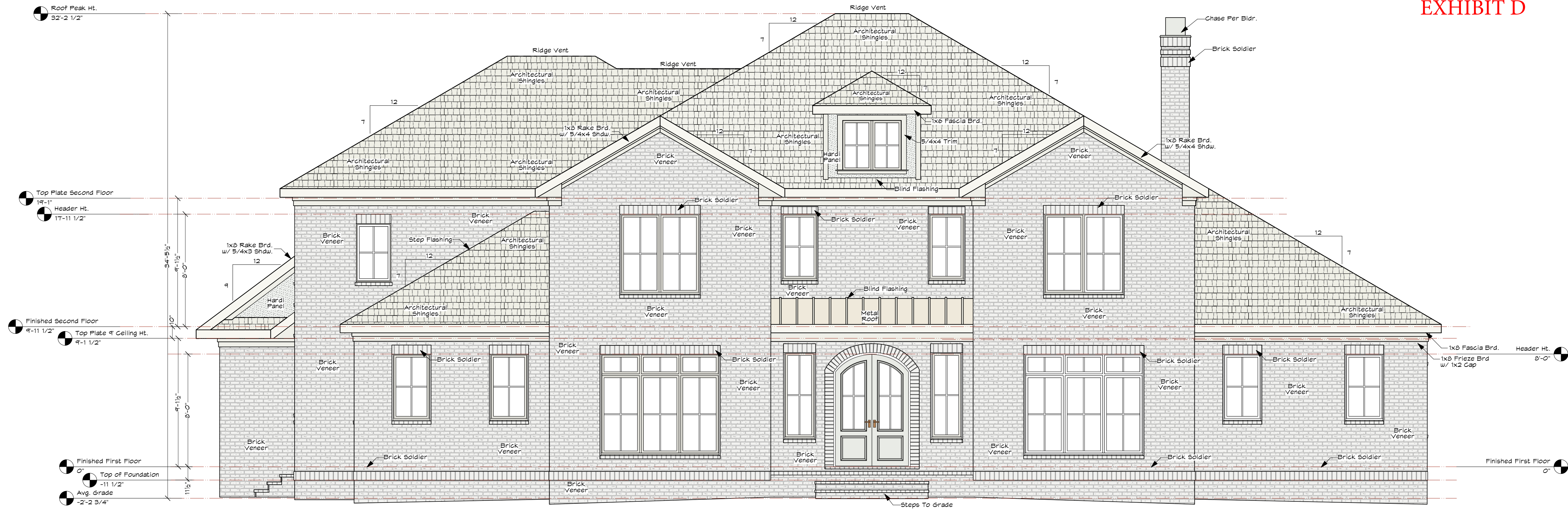
Front Elevation

Project Title: A-1.6

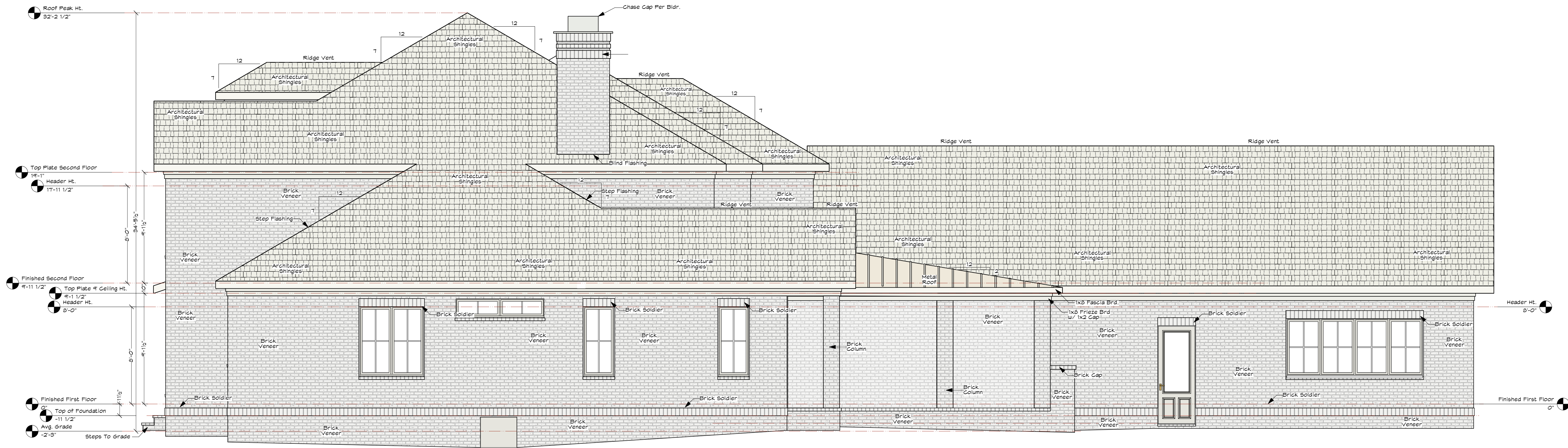
Scale: 1/4" = 1' - 0"

Sheet No. 8





FRONT ELEVATION



RIGHT ELEVATION

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DAVID
NICHOLS
.DESIGN

E-Mail: David@davidnicholsdesign.com

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Anderson Nichols Design
1744 NC Hwy 5
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Aberdeen, NC 28315
910-215-9901

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Date	Revision	Project ID	Drawing Code	Project Name	Project Date
9/18/21	Revision		WVDS 2021	1744 NC Hwy 5 - Suite C	09/18/2021
David Nichols	D. Nichols	K. Bass	K. Bass	Anderson Nichols Design	Ken Bass
				Ken Bass	

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

Ken Bass
GWB Construction

Lot 14, Phase 2
LINDEN CLOS
MINERAL SPRINGS TWP., MOORE CO.
PINEHURST, NC

Front Elevation
Right Elevation

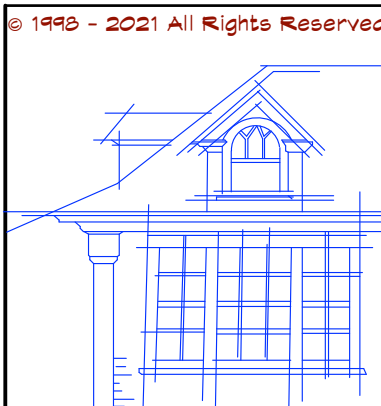
Project Title
Scale
Sheet No.

1/4" = 1' - 0"

A-1.6

of
8





DAVID
NICHOLS
.DESIGN

E-Mail: David@davidnichols.design

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

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2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
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Date	Revision	Project ID	Drawing Code	Client Name	Project Manager
8/12/21	Revision		VWDS 2021	Haughey Residence	08/12/2021
Designed By	David Nichols	Drawn By	D. Nichols	Checked By	Ken Bass
Reviewed By	K. Bass	Anderson Nichols Design	Project Manager	Ken Bass	

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

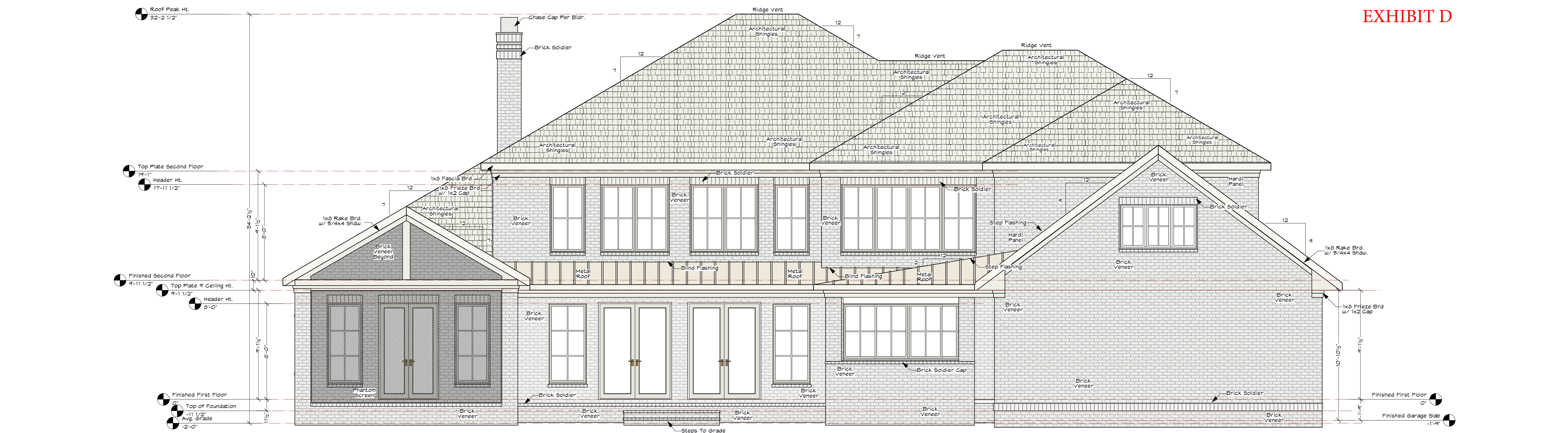
Ken Bass
GWB Construction

Lot 14, Phase 2
MINERAL SPRINGS TWP., MOORE CO.,
PINEHURST, NC

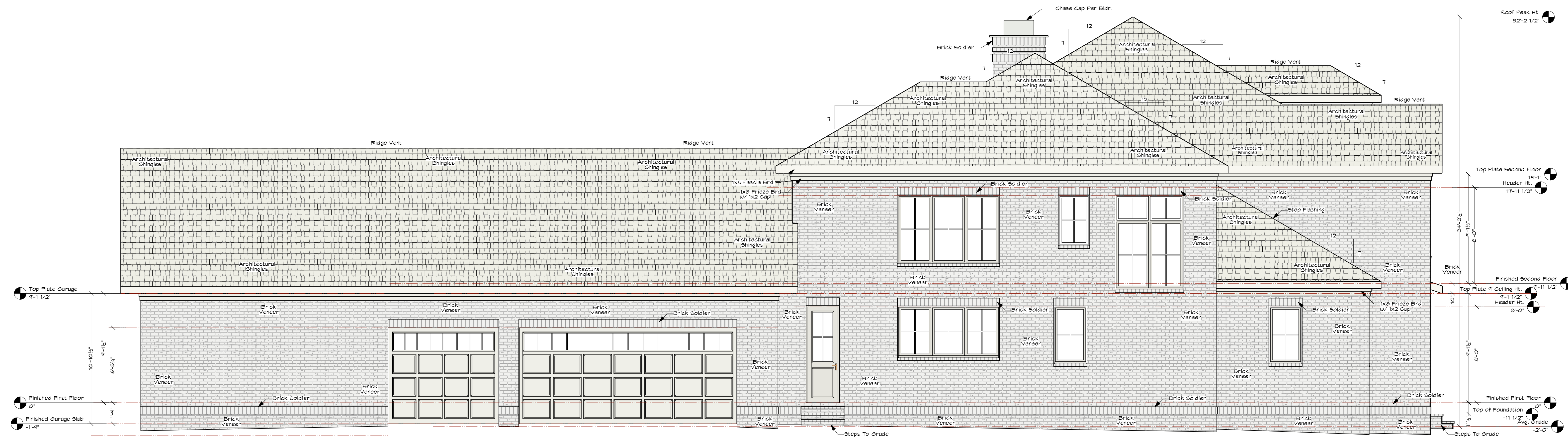
REAR ELEVATION
LEFT ELEVATION

Scale
1/4" = 1' - 0"

Sheet No.
A-1.7
of
8

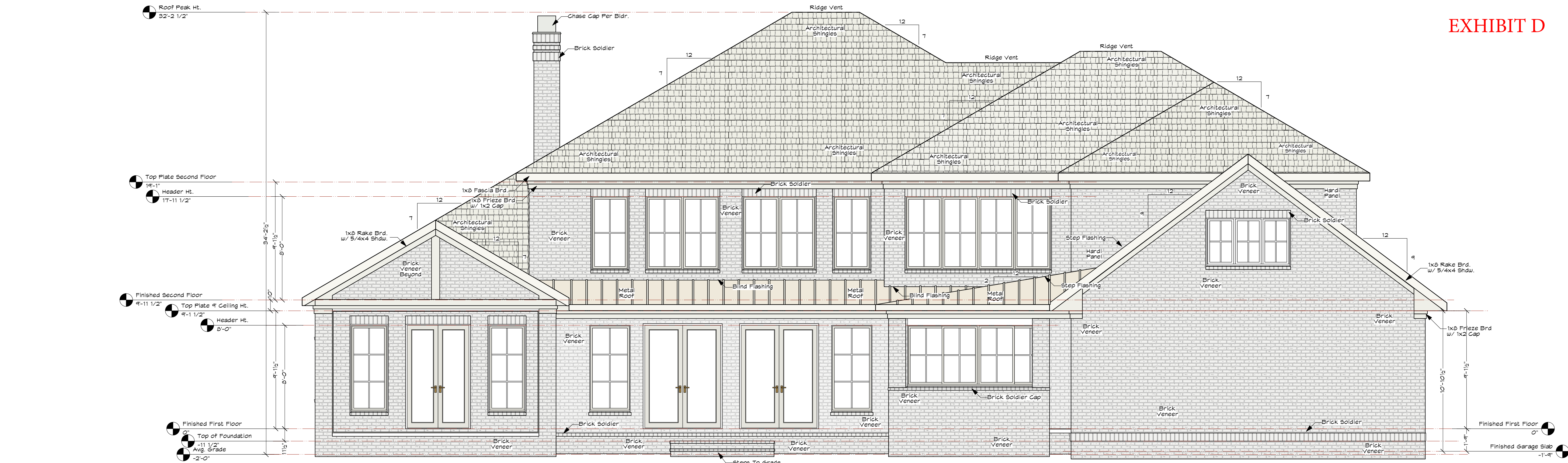


REAR ELEVATION

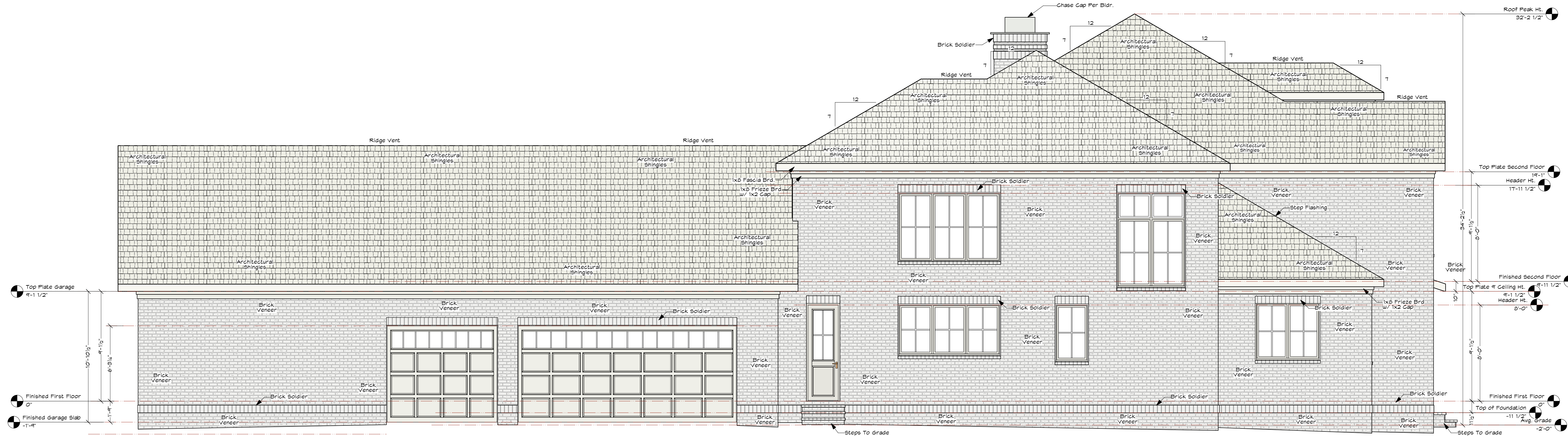


LEFT ELEVATION

EXHIBIT D

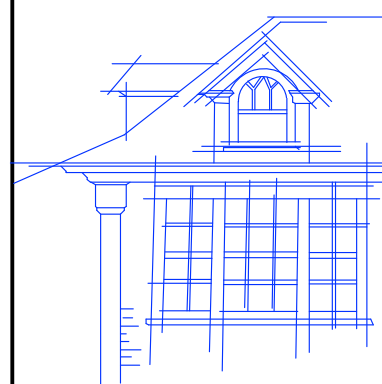


REAR ELEVATION



LEFT ELEVATION

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DAVID
NICHOLS
.DESIGN

E-Mail: David@davidnicholsdesign.com

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

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Project Name: Ragney Residence

Project ID: 910-215-9901

Project Date: 09/19/2021

Project Location: Ken Bass

Project Status: Ken Bass

Project Type: Ken Bass

Project Notes: Ken Bass

Project Comments: Ken Bass

Project Description: Ken Bass

Project Details: Ken Bass

Project Information: Ken Bass

Project Data: Ken Bass

Project Analysis: Ken Bass

Project Synthesis: Ken Bass

Project Evaluation: Ken Bass

Project Recommendation: Ken Bass

Project Conclusion: Ken Bass

Project Summary: Ken Bass

Project Appendix: Ken Bass

Project Glossary: Ken Bass

Project Index: Ken Bass

Project Table of Contents: Ken Bass

Project List of Figures: Ken Bass

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Project List of Acknowledgments: Ken Bass

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Project List of Epigraphs: Ken Bass

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[illegible]

26'-6 1/2"

18'-6 1/2"

9'-5 3/4"

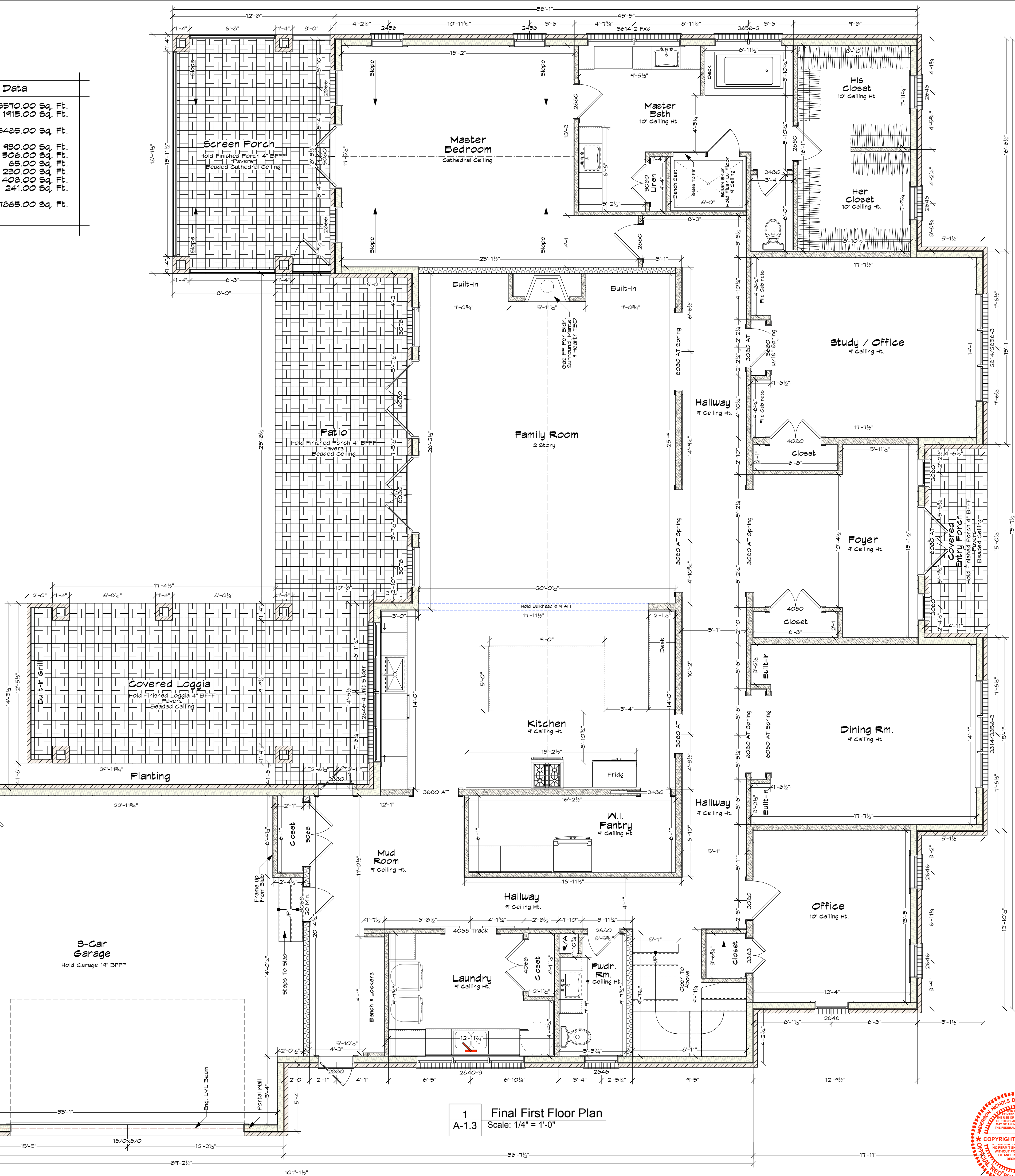
2846-4

18'-0 1/2"

Simulator Room

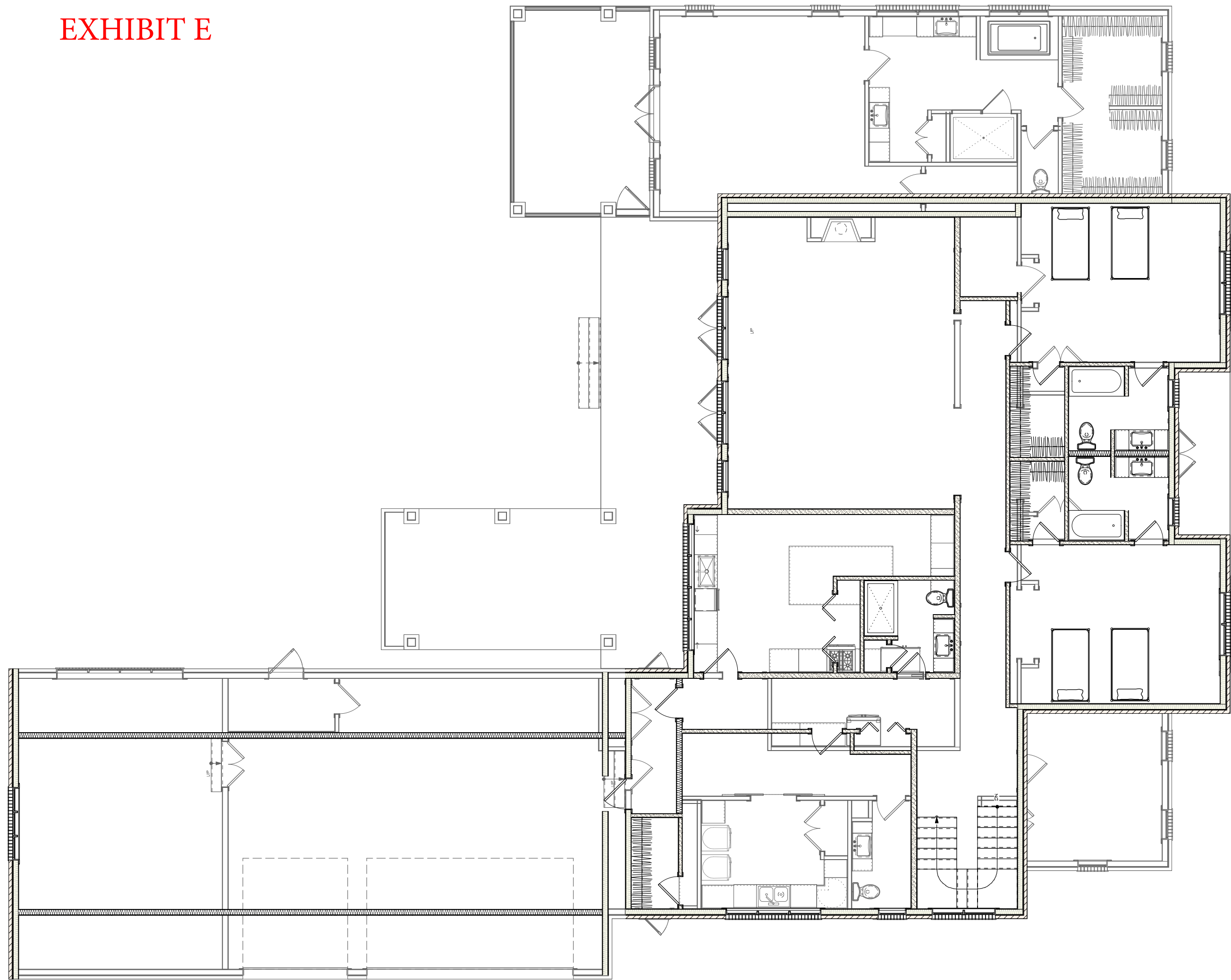
Hold Simulator Rm. 19' BFFF

Residence Data	
Heated First Floor	3570.00 Sq. Ft.
Heated Second Floor	1913.00 Sq. Ft.
Total Heated	5483.00 Sq. Ft.
Garage	930.00 Sq. Ft.
Simulator Room	506.00 Sq. Ft.
Front Porch	65.00 Sq. Ft.
Screen Porch	230.00 Sq. Ft.
Covered Rear Porch	403.00 Sq. Ft.
Covered Loggia	241.00 Sq. Ft.
Total Under Roof	7863.00 Sq. Ft.



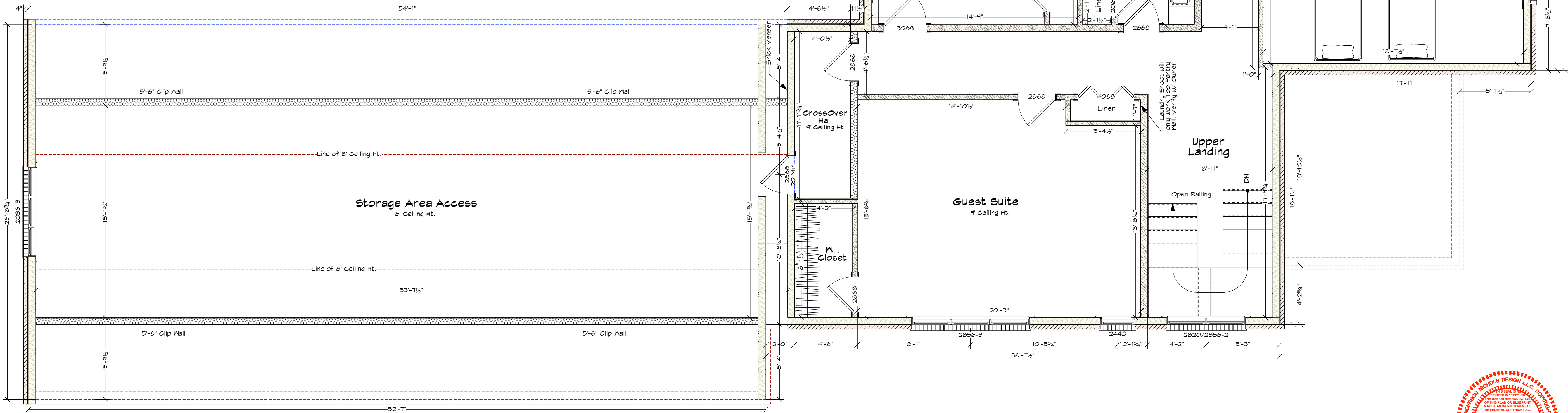
1	Final First Floor Plan
A-1.3	Scale: 1/4" = 1'-0"





2 Second & First Floors Stacked
A-1.4 Scale: 1/8" = 1'-0"

Residence Data	
Heated First Floor	3510.00 Sq. Ft.
Heated Second Floor	1915.00 Sq. Ft.
Total Heated	5425.00 Sq. Ft.
Garage	480.00 Sq. Ft.
Simulator Room	506.00 Sq. Ft.
Front Porch	65.00 Sq. Ft.
Screen Porch	230.00 Sq. Ft.
Covered Rear Porch	408.00 Sq. Ft.
Covered Loggia	241.00 Sq. Ft.
Total Under Roof	7865.00 Sq. Ft.



1 Second Floor Plan
A-1.4 Scale: 1/4" = 1'-0"



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DAVID NICHOLS DESIGN

E-Mail: David@davidnichols.design

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

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Date	8/12/21
Revision	Revision
Project ID	Project ID
Drawing Code	VWDS 2021
CD No.	CD No.
Project Manager	Ken Bass

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Bass
Reviewed By	K. Bass
Designed By	Anderson Nichols Design
Project Manager	Ken Bass

Design Firm	David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901
Consultant	Ken Bass GWB Construction

Project Title	Lot 14, Phase 2 LINDEN CLOS MINERAL SPRINGS TWP., MOORE CO., PINEHURST, NC
Sheet Title	Second Floor Plan Residence Data Stacked View-1st & 2nd Floors

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

Sheet No. **A-1.4** of 8

These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, LLC. The Copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

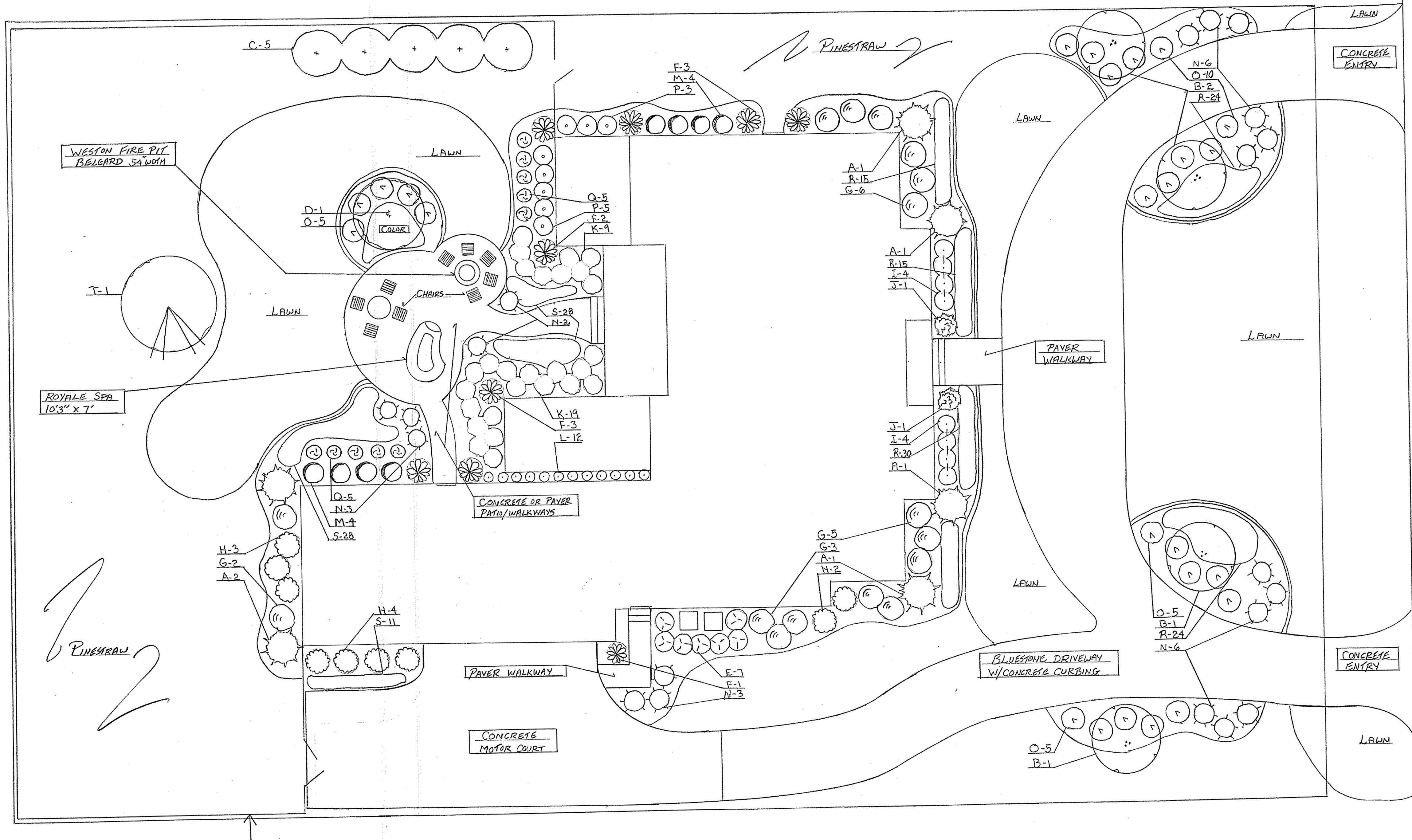
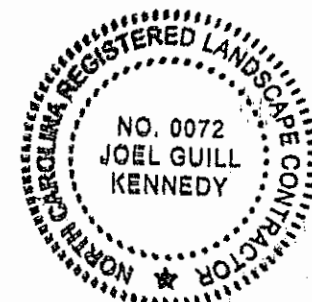


EXHIBIT F



HAUGHEY RESIDENCE
NOTTINGHILL GATE LOT 14
PINEHURST N. C.

REVISIONS	
1	8
2	9
3	10
4	11
5	12
6	13
7	14

SCALE: 1"=10'

DATE: 8-30-2021

DRAWN BY: RLK

PAGE NO:

STYLE # 400 BLACK ALUMINUM
POOL FENCE / 4' HT. / 2 GATES

PLANT LIST		
KEY	QTY	COMMON NAME
A	6	'CHRISTMAS JEWEL' HOLLY
B	4	'COLORAMA' CRAPE MYRTLE
C	5	'GREEN GIANT' ARBORVITAE
D	1	'RISING SUN' REDBUD
E	7	'STEEDS' HOLLY
F	9	'INSPIRATION' SASANKUA CAMELLIA
G	16	'BLUE CASCADE' DISTYLUM
H	9	'DARKFIRE' LOROPETALUM
I	8	'BABY GEM' BOXWOOD
J	2	'GLOBOSA NANA' CRYPTOMERIA
K	28	'AUTUMN CORAL' ENCORE AZALEA
L	12	'DIAMOND SPIRE' GARDENIA
M	8	'RADIANCE' ABELIA
N	20	'MORNING LIGHT' MAIDEN GRASS
O	25	'SWING LOW' DISTYLUM
P	8	'SNOW GIRL' GARDENIA
Q	10	'FLIRT' NANDINA
R	93	'VARIEGATED' LIRIOPE
S	67	'ROYAL PURPLE' LIRIOPE
T	1	'SCARLET FIRE' DOGWOOD



COA-2021-00142 (165 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 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.

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-F



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 C. Windows and Doors
Section III E. Shutters and Awnings
Section III G. Porches, Entrances and Balconies
Section III I. Additions and Accessory Buildings
Section III N. Paint
Section VII. C. Landscaping and Vegetation

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map

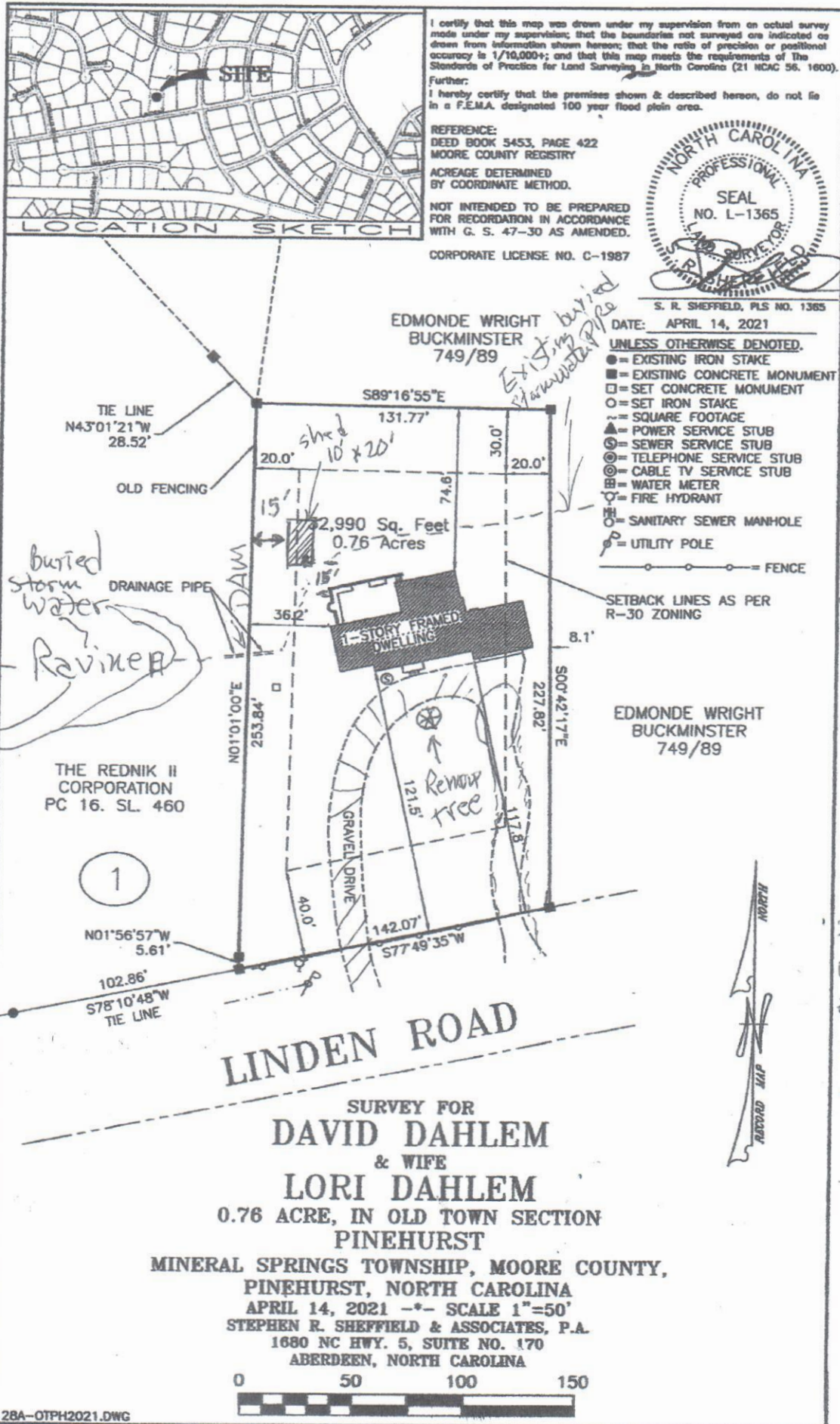


0 30 60 120 180 240 Feet

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:\esri\Basis Map for Boards 1.mxd 8/10/2021

October 28, 2021
Historic Preservation Commission
165 Linden Road COA





1) Shed or
Accessory
Building

2) Tree
Removal

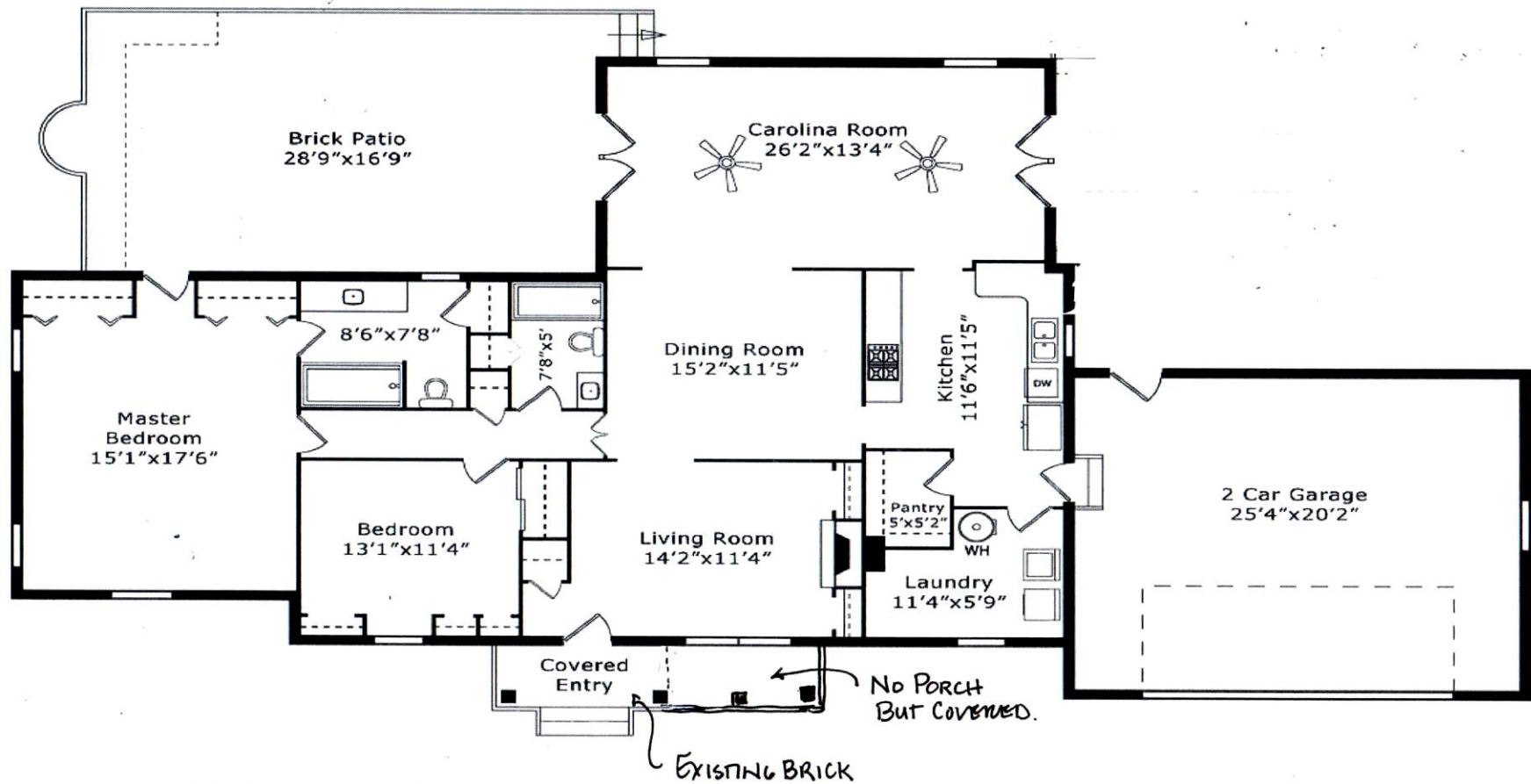
3) Eliminate
West Part
of gravel
driveway
+ upgrade
East portion
with circle
parking at
end

EXHIBIT C



EXHIBIT D

EXISTING PLAN

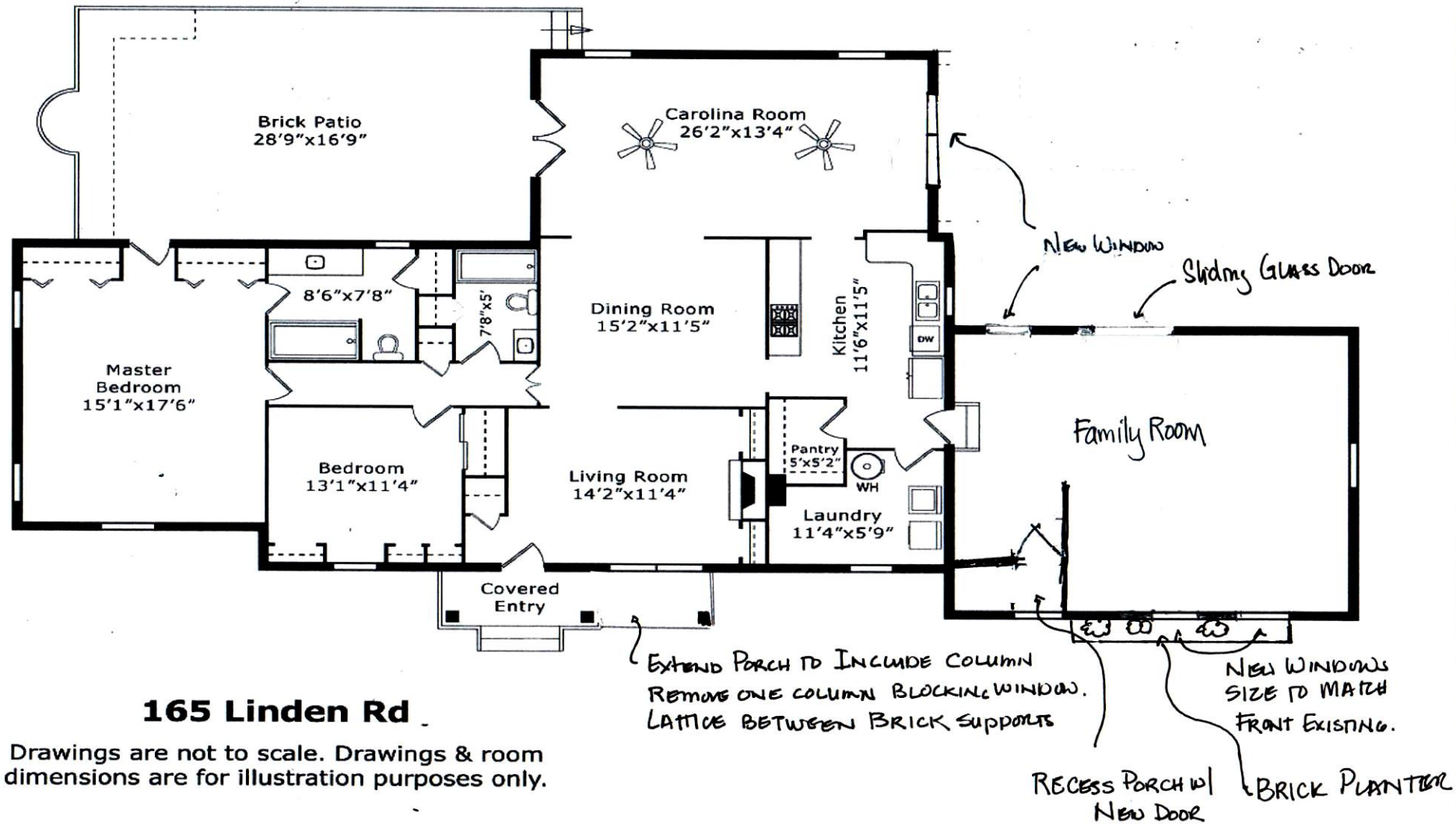


165 Linden Rd

Drawings are not to scale. Drawings & room dimensions are for illustration purposes only.

EXHIBIT D

New Plan





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 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 Standards:

Section III C. Windows and Doors
Section III E. Shutters and Awnings
Section III G. Porches, Entrances and Balconies
Section III I. Additions and Accessory Buildings
Section III N. Paint
Section VII. C. Landscaping and Vegetation



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

COA-2021-00142 - Dalham Front of the house

Menu

Help

File Date: 09/07/2021

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Renovation front of the house - new front door, extend front porch, new windows, convert garage into family room, adding new door and windows, adding shed to back yard

Application Name: Dalham Front of the house

Address: 165 LINDEN Rd., PH, 28374

Owner Name: DAHLEM, DAVID

Owner Address: PINEHURST, NC 28374

Parcel No: 00026067

Contact Info: Name

Christine DiMarco

Christine DiMarco

Licensed Professionals Info: Primary

Organization Name

Contact Type

Contact Primary Address

Status

Contact Info: Name	Christine DiMarco	Christine DiMarco
Licensed Professionals Info: Primary	Organization Name	Contact Type
	License Number	Applicant
		Applicant
		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

extending front porch to include existing columns

New front door and replacement windows, convert garage into a r

oom

Proposed Use

Single Family Low Density

COA Number

Existing Use

Single Family Low Density

Includes Demolition?

No

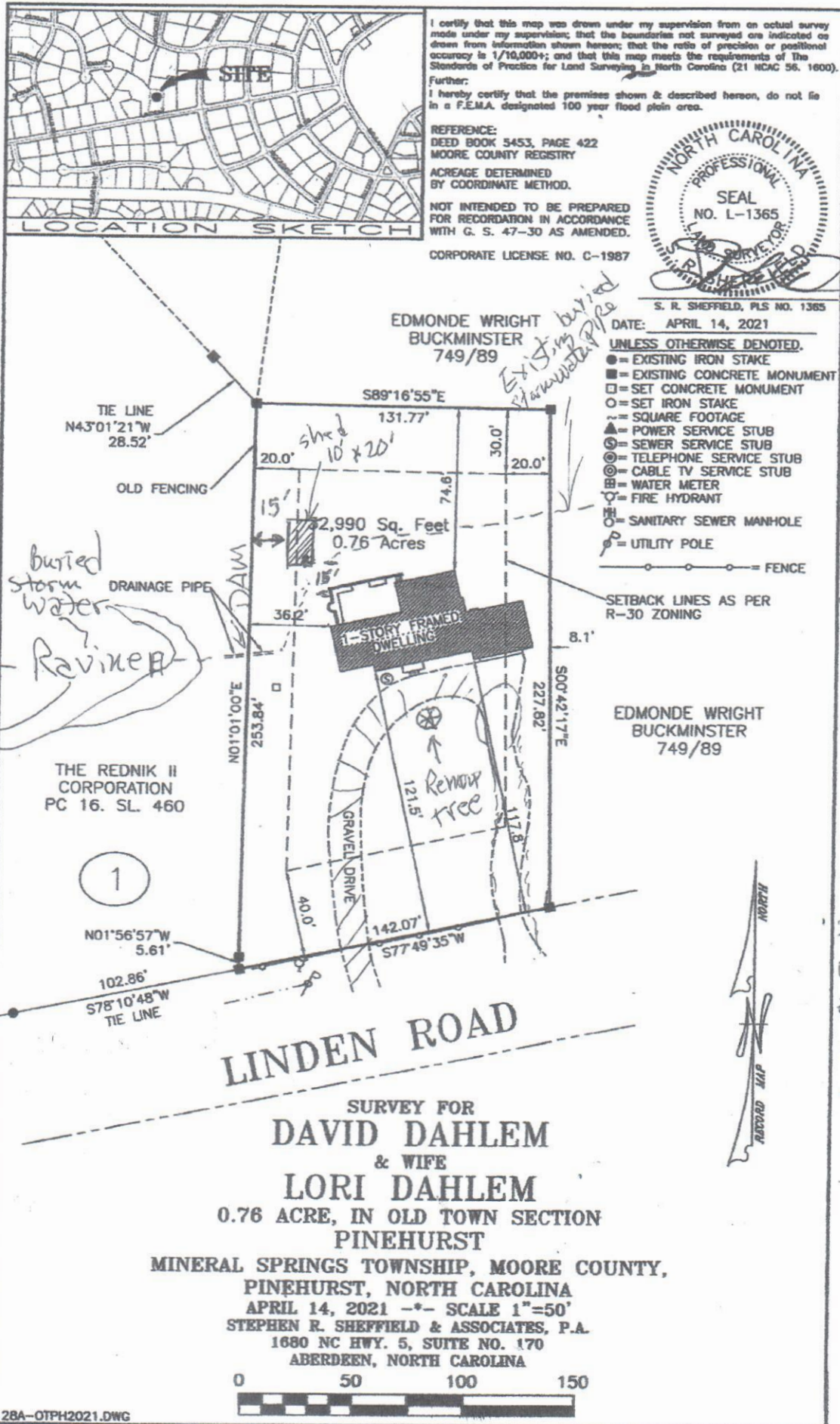
Conditions of COA (if Any)

Includes Tree Removal?

No

PERMIT DATES	Permit Issued Date	Permit Expiration Date
Application Expiration Date		

FRONT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank	light grey	same	same
REAR ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank	light grey	same	same
RIGHT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank	light grey	same	same
LEFT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
hardy plank	same	same	same
TRIM			
Existing Material	Existing Color	Proposed Material	Proposed Color
wood	white	same	same
WINDOWS			
Existing Material	Existing Color	Proposed Material	Proposed Color
wood single pane	white	double pane vinyl	white
CHIMNEY			
Existing Material	Existing Color	Proposed Material	Proposed Color
FOUNDATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
brick	red	brick	red
FRONT DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
wood	black	wood/glass	stained
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
brick	red	brick and trex	red and gray
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
gravel	grey	same	same
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color



1) Shed or
Accessory
Building

2) Tree
Removal

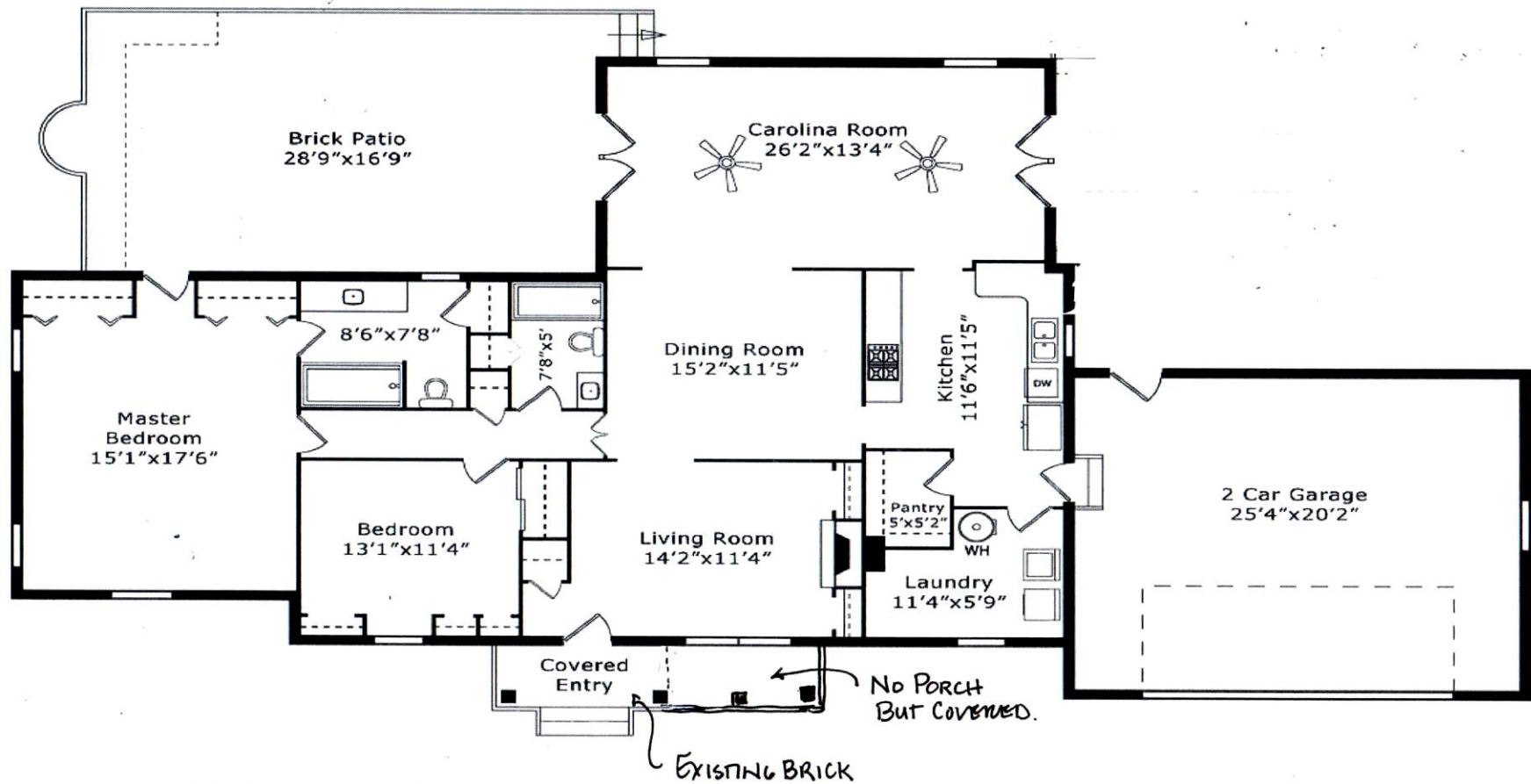
3) Eliminate
West Part
of gravel
driveway
+ upgrade
East portion
with circle
parking at
end

EXHIBIT C



EXHIBIT D

EXISTING PLAN

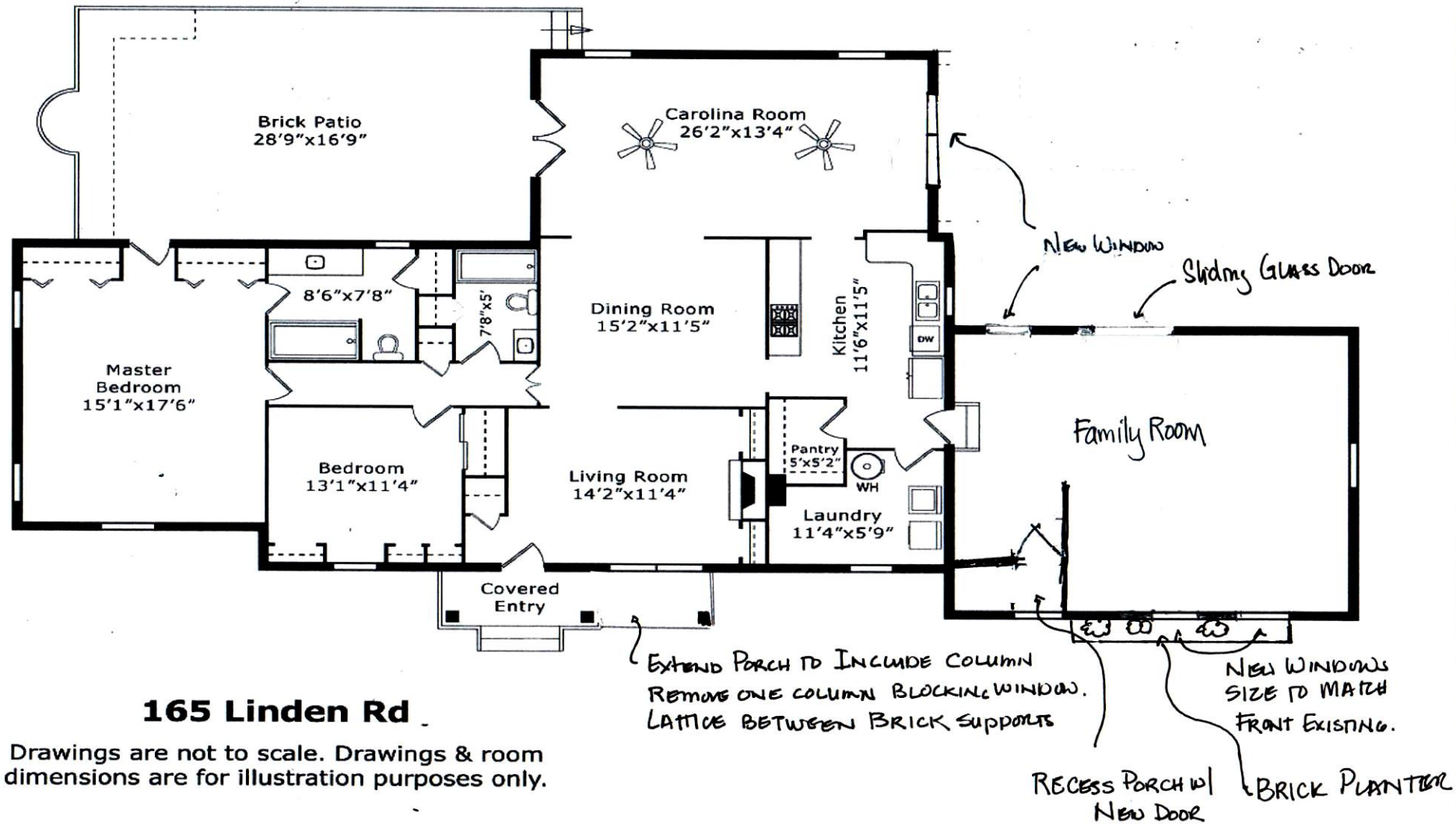


165 Linden Rd

Drawings are not to scale. Drawings & room dimensions are for illustration purposes only.

EXHIBIT D

New Plan





Article from Interior Desi...

44 Beautiful



Visit

Save



EXHIBIT E



EXHIBIT F





COA-2021-00144 (40 MCCASKILL 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 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.

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-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:
Address:

Request and Background:

Contributing

Non-Contributing

Applicant:

Owners:

Professional:

Property Location:

Zoning:

Current Land Use:

Proposed Land Use:

Moore County PIN#:

Accela Case Number:

Proposed Changes:

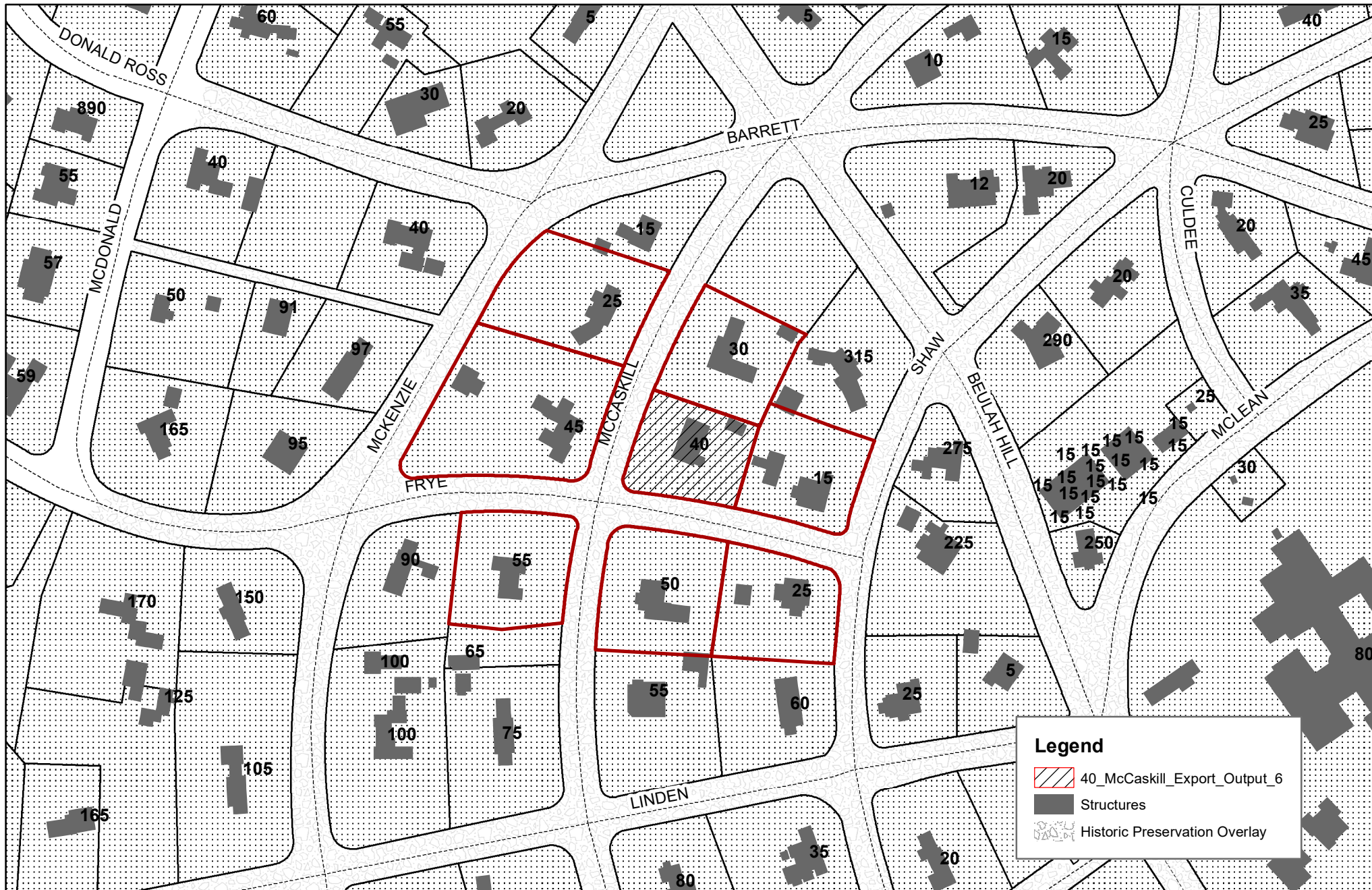
Applicable Standards:

Section III C. Windows and Doors
Section III E. Shutters and Awnings
Section III I. Additions and Accessory Buildings
Section III N. Paint
Section VII. A. Fences and Walls
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation

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). Please! Base Map for Boards 1.mxd 10/12/2021

October 28, 2021
 Historic Preservation Commission
 440 McCaskill Road W COA



HEINO RESIDENCE

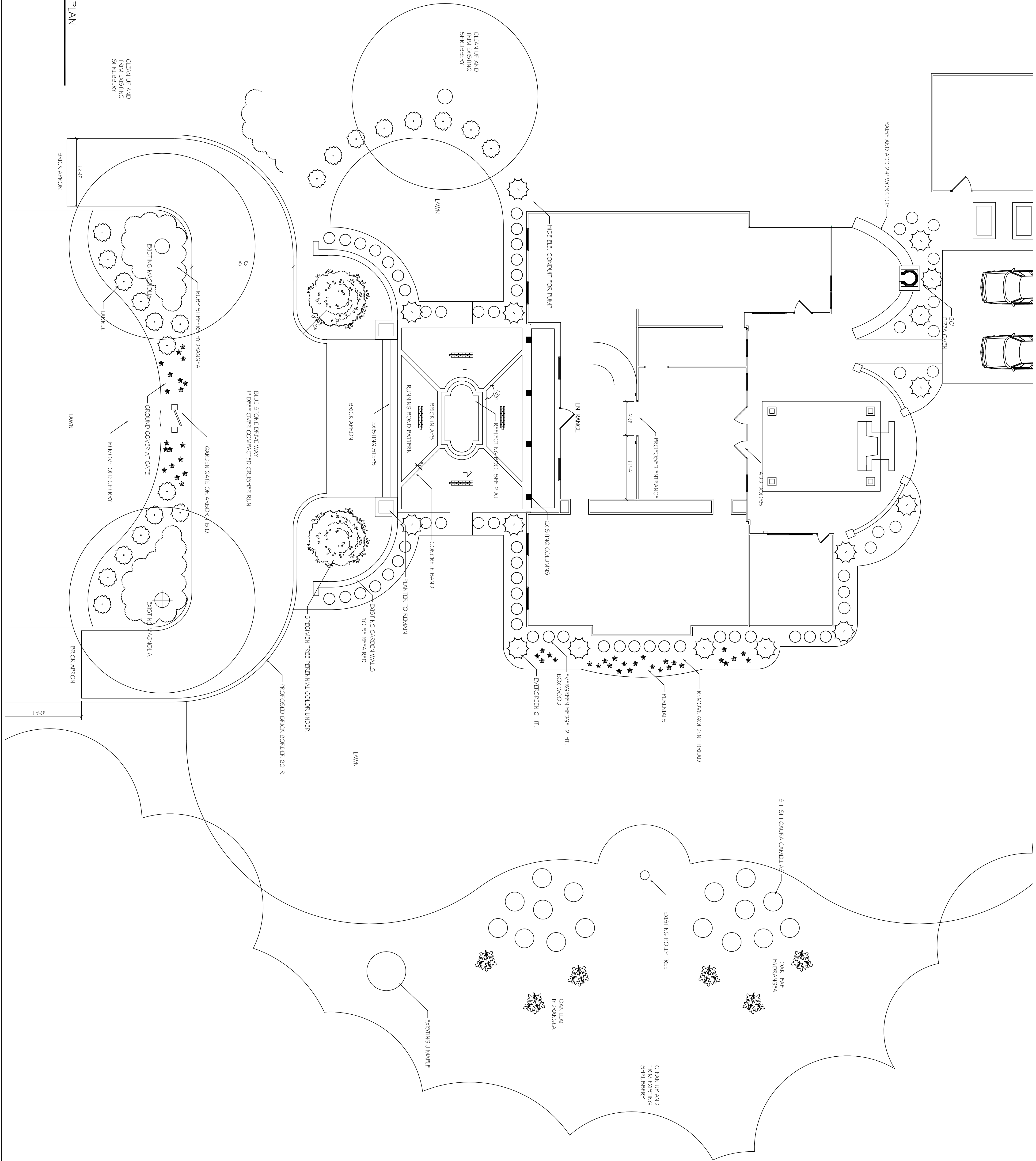
40 McCASKILL ROAD
PINEHURST, NC

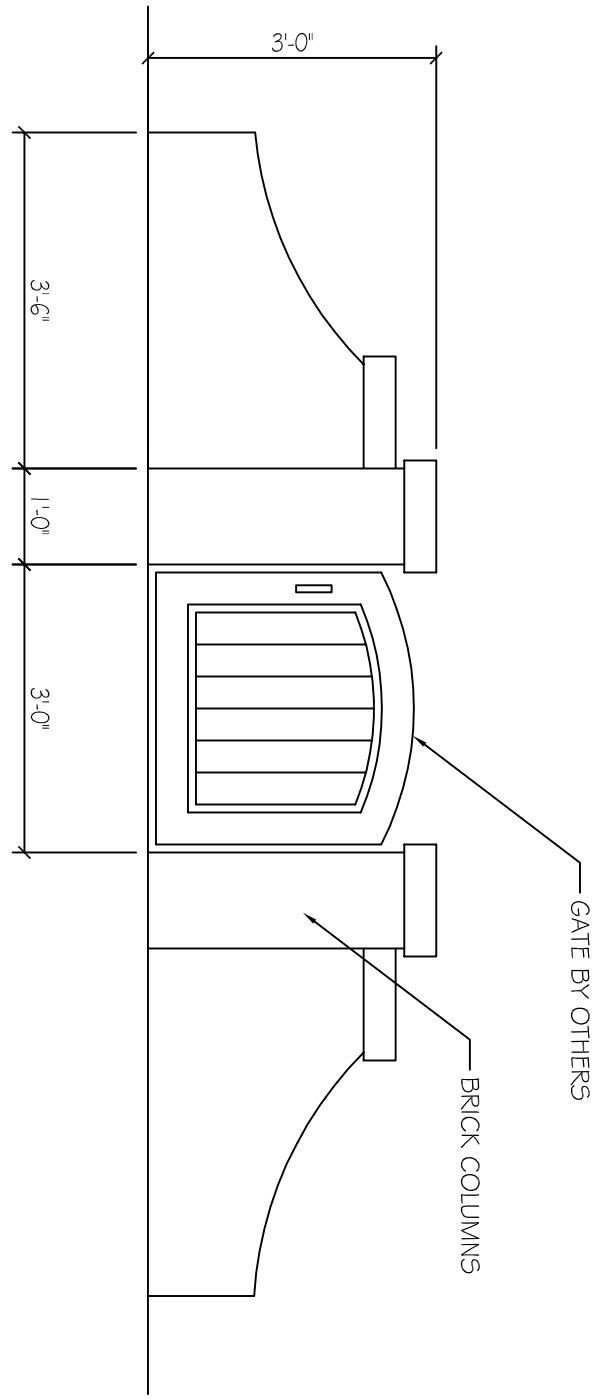
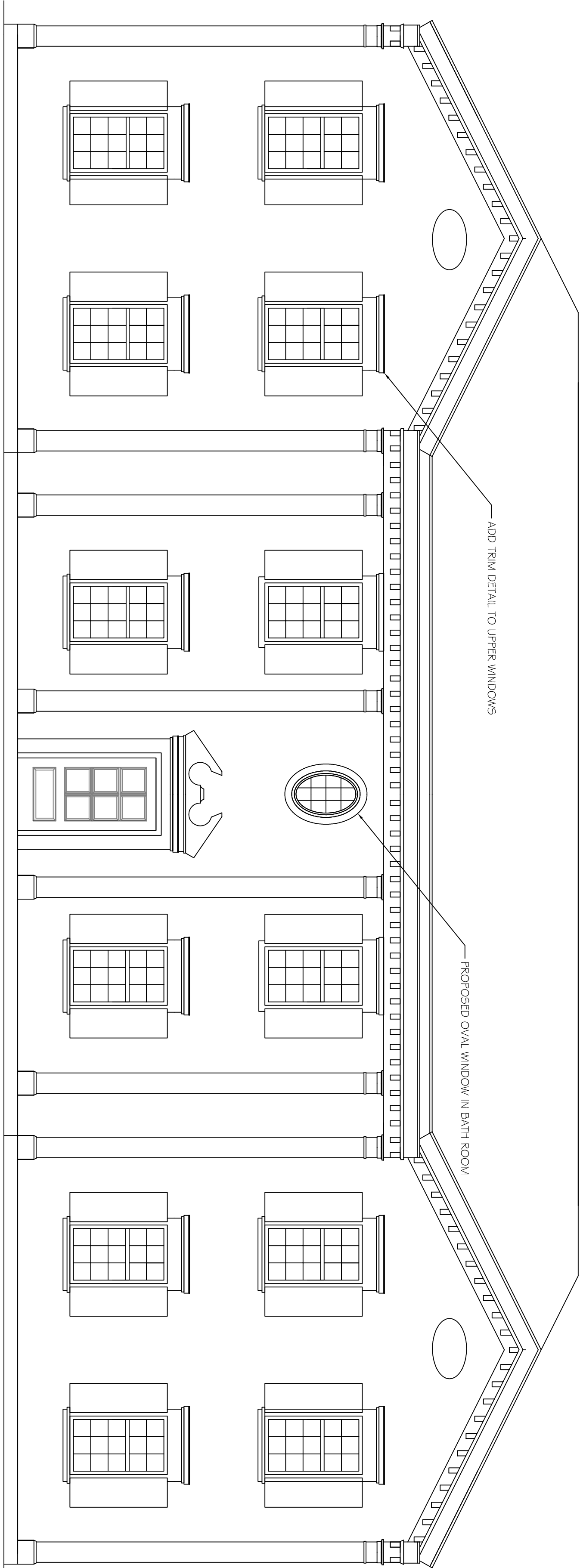
DATE: JULY 27, 2021
REVISIONS:

LANDSCAPE/
HARDSCAPE PLAN

SHEET NUMBER

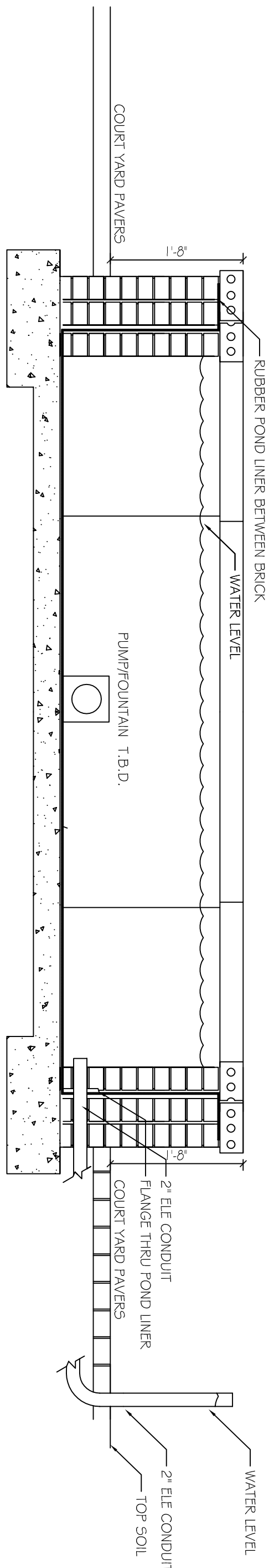
L1



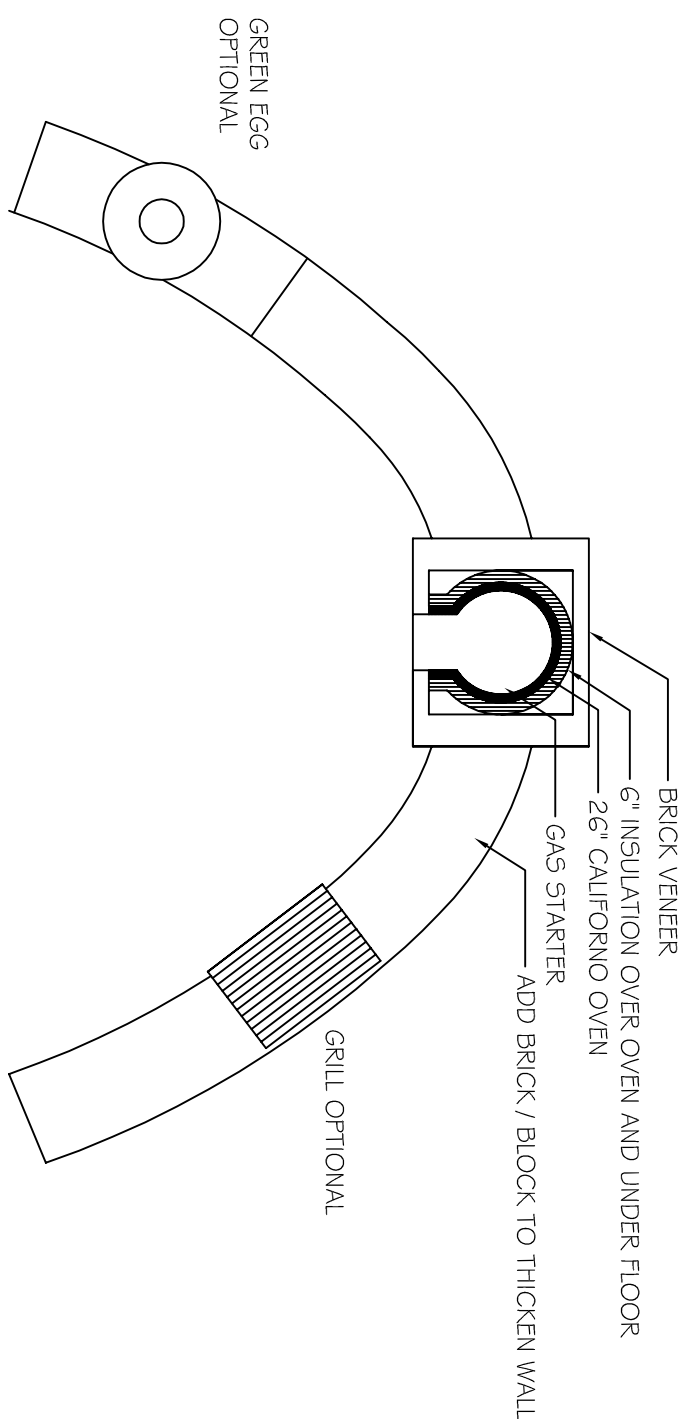


1 FRONT ELEVATION
A1 SCALE: 1/4" = 1'-0"

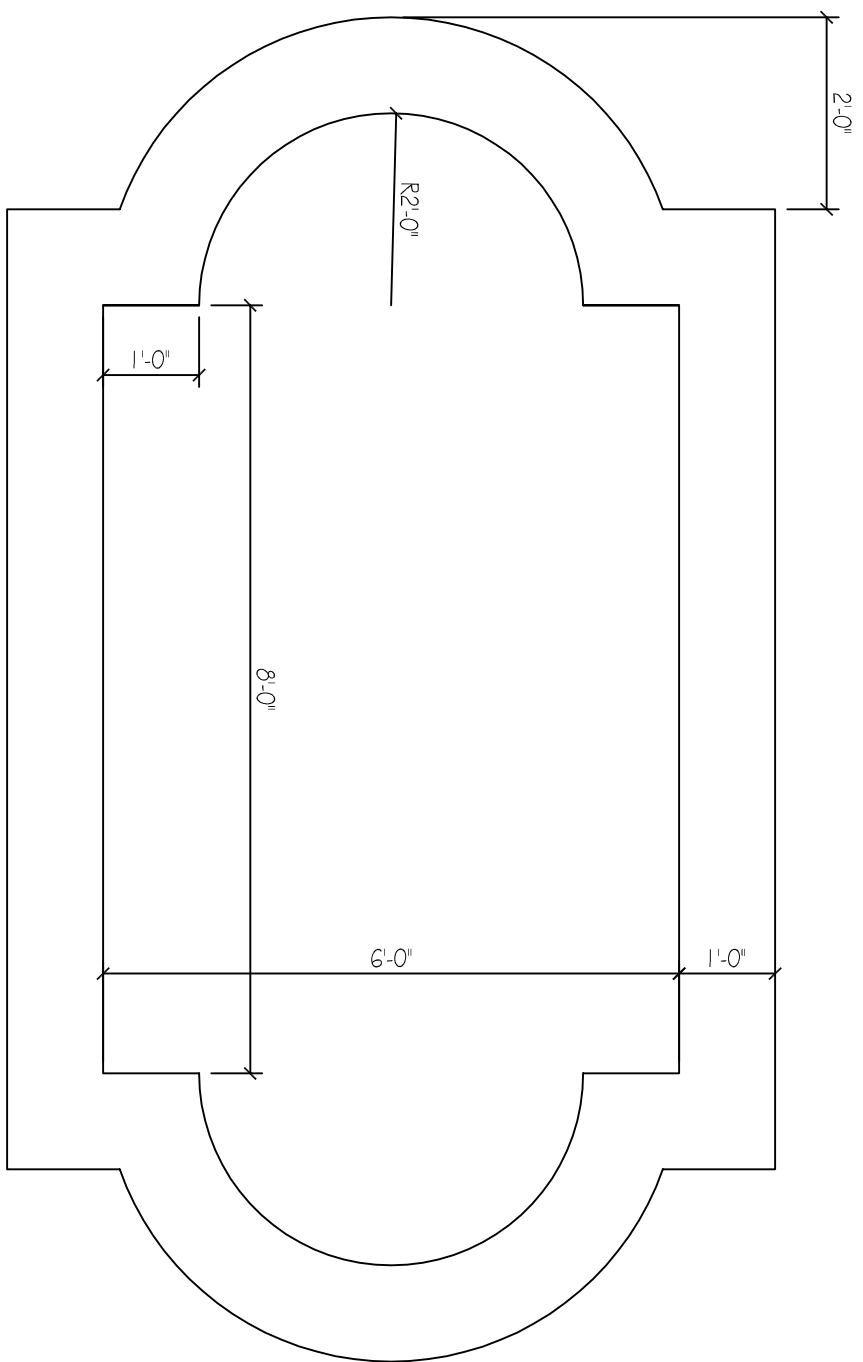
4 DECORATIVE FRONT GATE ELEVATION (OPTIONAL)
A1 SCALE: 1/2" = 1'-0"



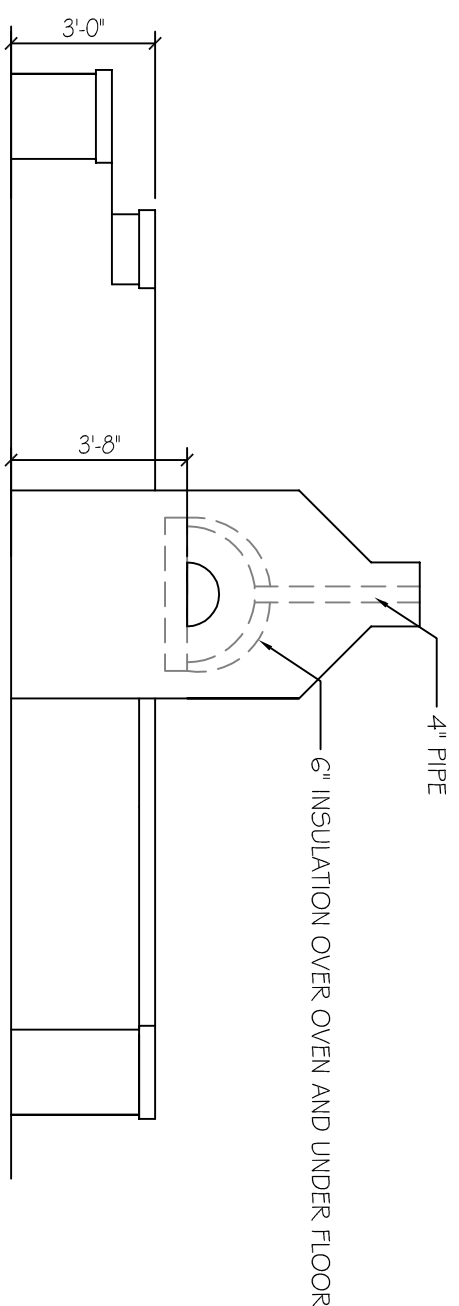
2 WATER FEATURE SECTION / DETAIL
A1 SCALE: 3/4" = 1'-0"



5 PIZZA OVEN WITH GRILL / GREEN EGG
A1 SCALE: 1/4" = 1'-0"



3 WATER FEATURE
A1 SCALE: 1/2" = 1'-0"



6 PIZZA OVEN CONCEPTUAL ELEVATION
A1 SCALE: 1/4" = 1'-0"

HEINO RESIDENCE

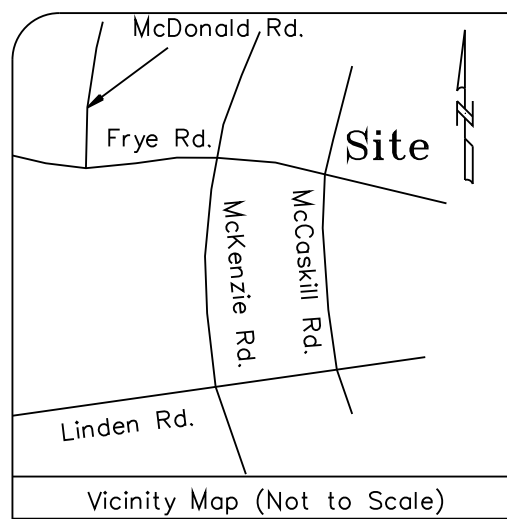
40 McCASKILL ROAD
PINEHURST, NC

DATE: JULY 27, 2021
REVISIONS:

FRONT ELEVATION
HARDSCAPE PLAN

SHEET NUMBER

A1



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 #00026264, PIN #855211762941

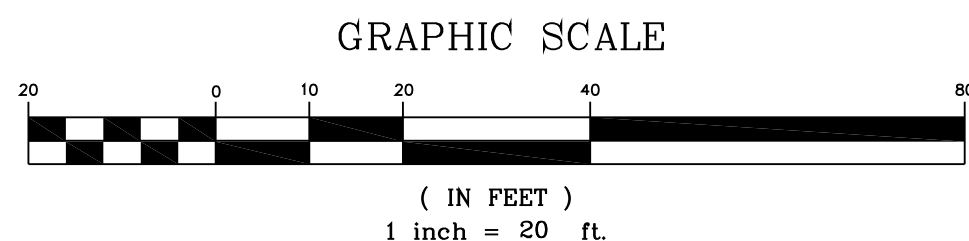
Legend: IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
⊙ = Sewer Manhole
⊕ = Fire Hydrant
○ = Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
☆ = Light Pole
— — = Building Setback Line
—OHU— = Overhead Utilities
⊠ = Water Meter
SSO = Sanitary Sewer Stub Out
□ = Electrical Transformer
⊞ = HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
—SS— = Sanitary Sewer
○ = Calculated Point

Reference: Map Book 1, Page 64
Deed Book 2728, Page 436
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision, 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 25th day of June, 2021.

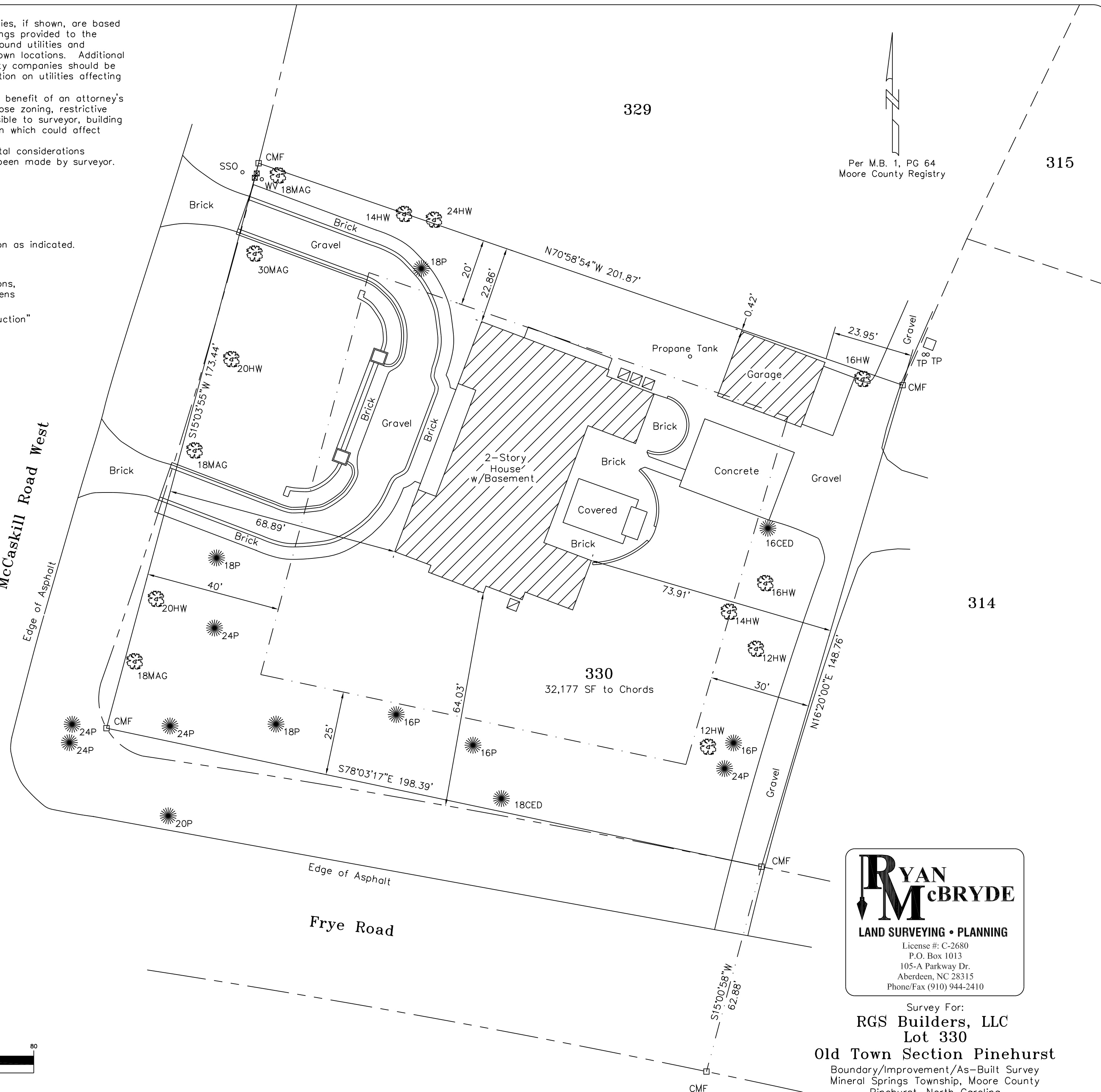
Ryan McBryde
Professional Land Surveyor

L-4394
Registration Number



McCaskill Road West
Edge of Asphalt

Frye Road
Edge of Asphalt



**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:
RGS Builders, LLC
Lot 330
Old Town Section Pinehurst
Boundary/Improvement/As-Built Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
June 25, 2021 JOB# 210181





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 C. Windows and Doors

Section III E. Shutters and Awnings

Section III I. Additions and Accessory Buildings

Section III N. Paint

Section VII. A. Fences and Walls

Section VII. B. Driveways and Off-Street Parking

Section VII. C. Landscaping and Vegetation



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

COA-2021-00144 - 40 McCaskill Rd W

[Menu](#) [Help](#)

File Date: [09/09/2021](#)
Application Status: [In Review](#)
Application Type: [Historic Certificate of Appropriateness - Major](#)
Application Detail: [Detail](#)
Description of Work:
Application Name: [40 McCaskill Rd W](#)
Address: [40 MCCASKILL RD, PH, 28374](#)
Owner Name: [HEINO, ROBERT](#)
Owner Address: [BARRINGTON, RI 02806](#)
Parcel No: [00026264](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jeremy Strickland		Applicant		Active
Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name
	Yes	41504	Contractor	Jeremy Strickland	R.G.S. Builders

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
Revised driveway and reflecting pond in front yard per Mark Pars on design.		Alteration	Single Family Low Density
Removal of cherry tree in front yard per design.			
Replace rectangle window above front door with an oval window.			
Add glass panels to existing front door.			
Clean up overgrown landscape and provide landscaping per Mark Parson Landscape design.			
Proposed Use		Includes Demolition?	Includes Tree Removal?
Single Family Low Density		Yes	Yes
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
Wood		Wood	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
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
Blue stone with brick ...		Blue stone with brick ... Match existing brick	
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick per plans	match existing brick

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	09/09/2021	Alina Sibbett
	Review for Completeness				
	Review Distribution				
	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
-------------------	------	----------------	--------	------------	----------	-----------

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Docum
------------	-----------	----------------	----------	-------------	------	-----------------	-------

[Show all](#)

Application Comments:	View ID	Comment	Date
	ASIBBETT	None	09/09/2021

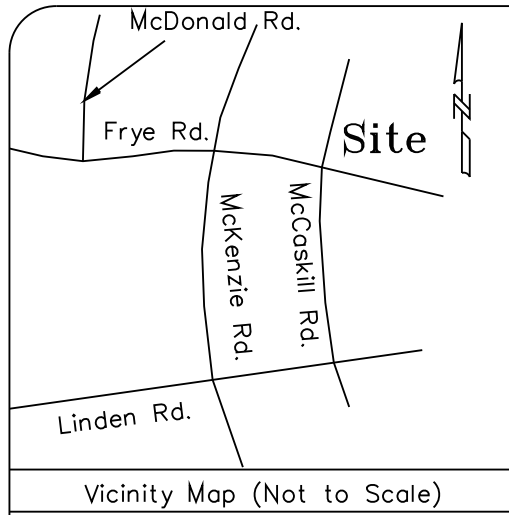
Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

Required Inspections:

EXHIBIT B



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.

Per M.B. 1, PG 64
Moore County Registry

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 #00026264, PIN #855211762941

Legend:

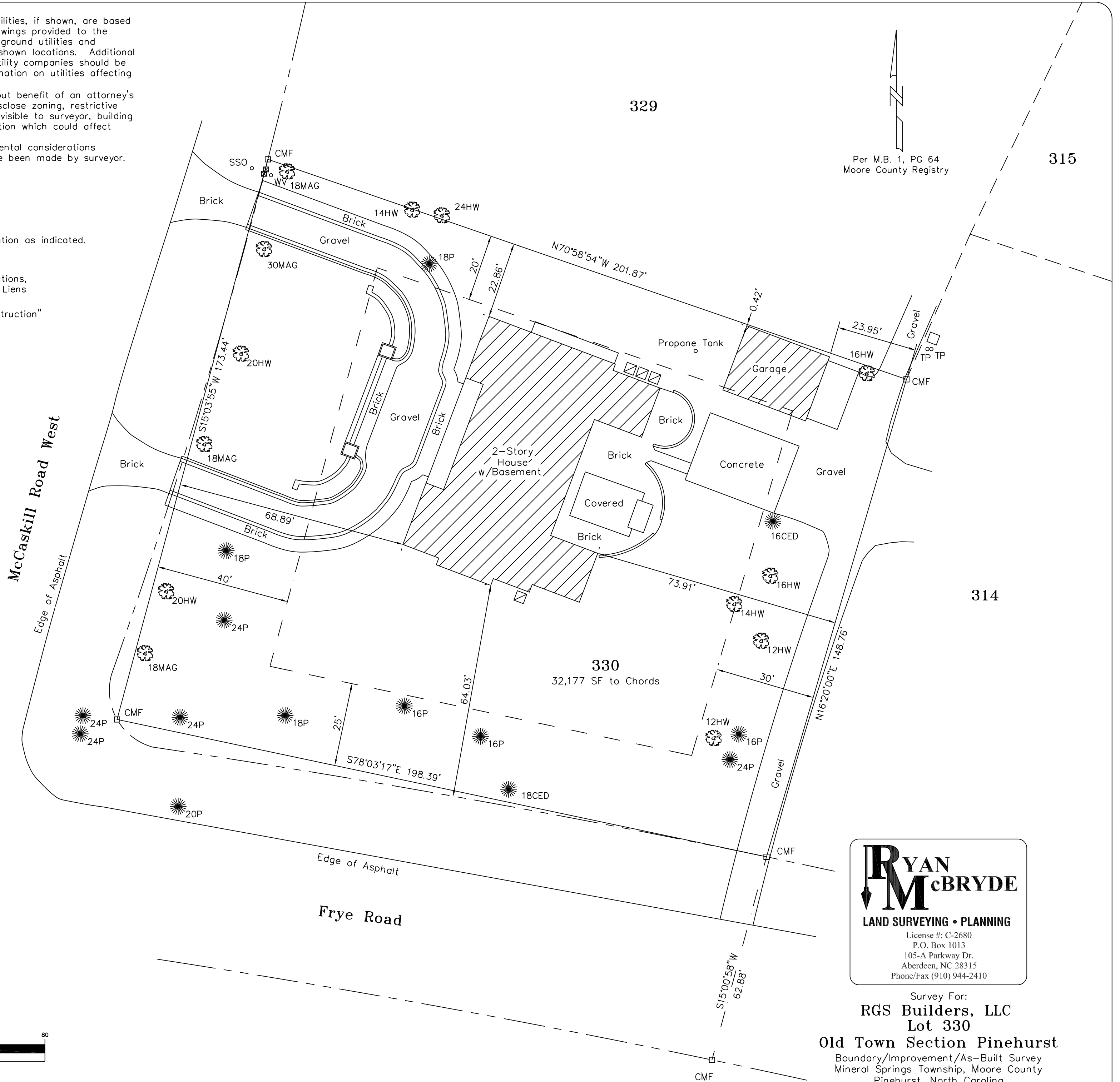
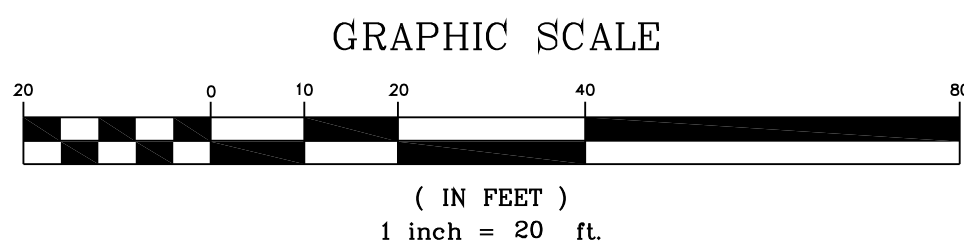
- IPF = Iron Pipe Found
- IPS = Iron Pipe Set
- IRF = Iron Rod Found
- IRS = Iron Rod Set
- CMF = Concrete Monument Found
- Ⓢ = Sewer Manhole
- ⦿ = Fire Hydrant
- = Utility Pole
- CATV = Cable Television
- PSO = Power Stub Out
- TP = Telephone Pedestal
- WV = Water Valve
- ☆ = Light Pole
- = Building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

Reference: Map Book 1, Page 64
Deed Book 2728, Page 436
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 2728, page 436, that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:200004; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)." This 25th day of June, 20 21.

 Ryan McBryde
Professional Land Surveyor

L-4394
Registration Number



**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:
RGS Builders, LLC
Lot 330
Old Town Section Pinehurst
 Boundary/Improvement/As-Built Survey
 Mineral Springs Township, Moore County
 Pinehurst, North Carolina
 June 25, 2021 JOB# 210181

HEINO RESIDENCE
40 McCASKILL ROAD
PINEHURST, NC

DATE: JULY 27, 2021

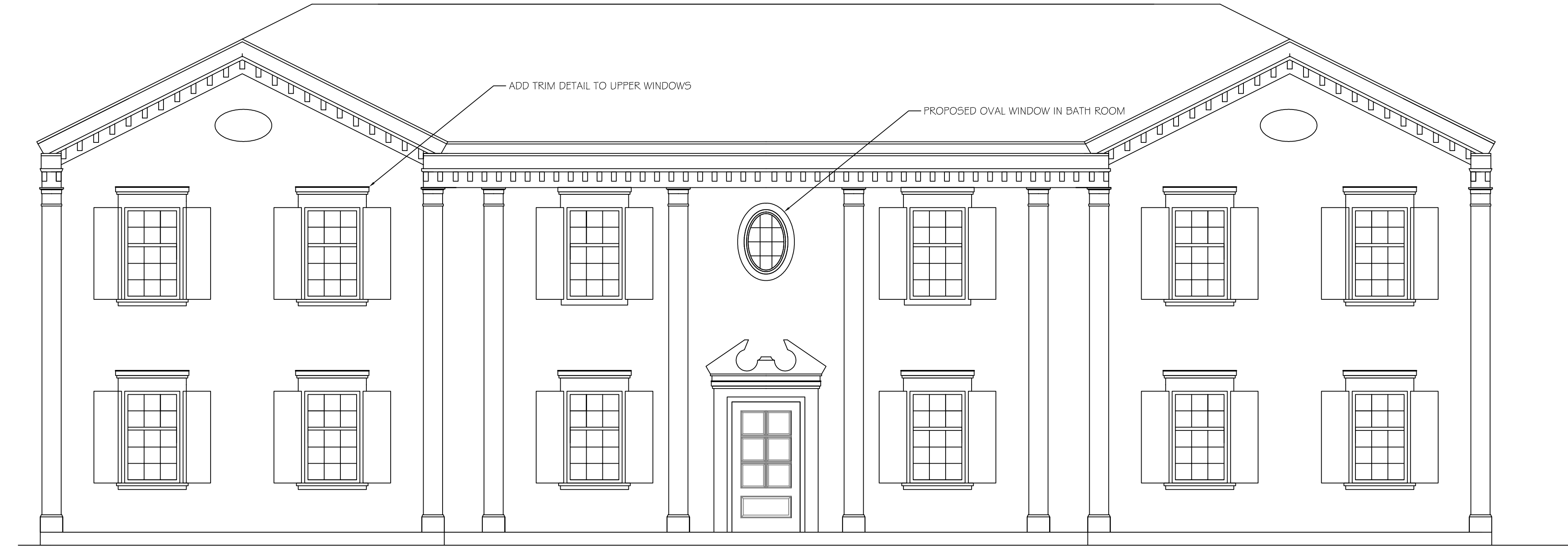
REVISIONS:

FRONT ELEVATION
HARDSCAPE PLAN

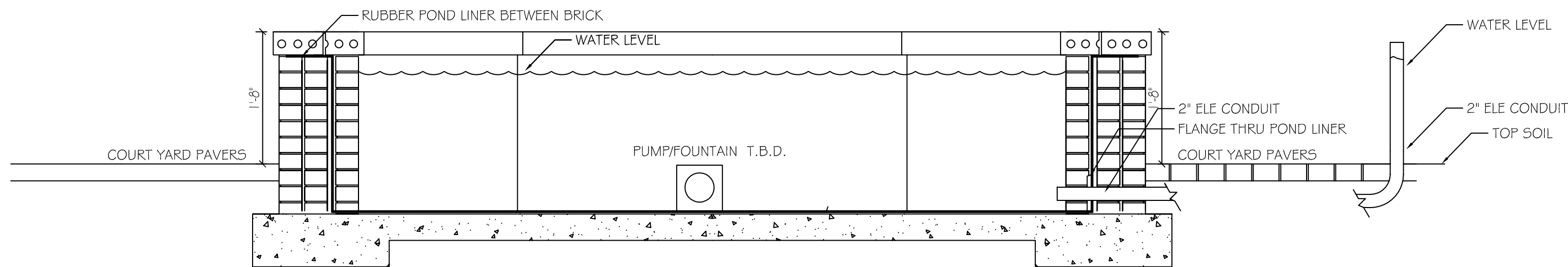
SHEET NUMBER

A1

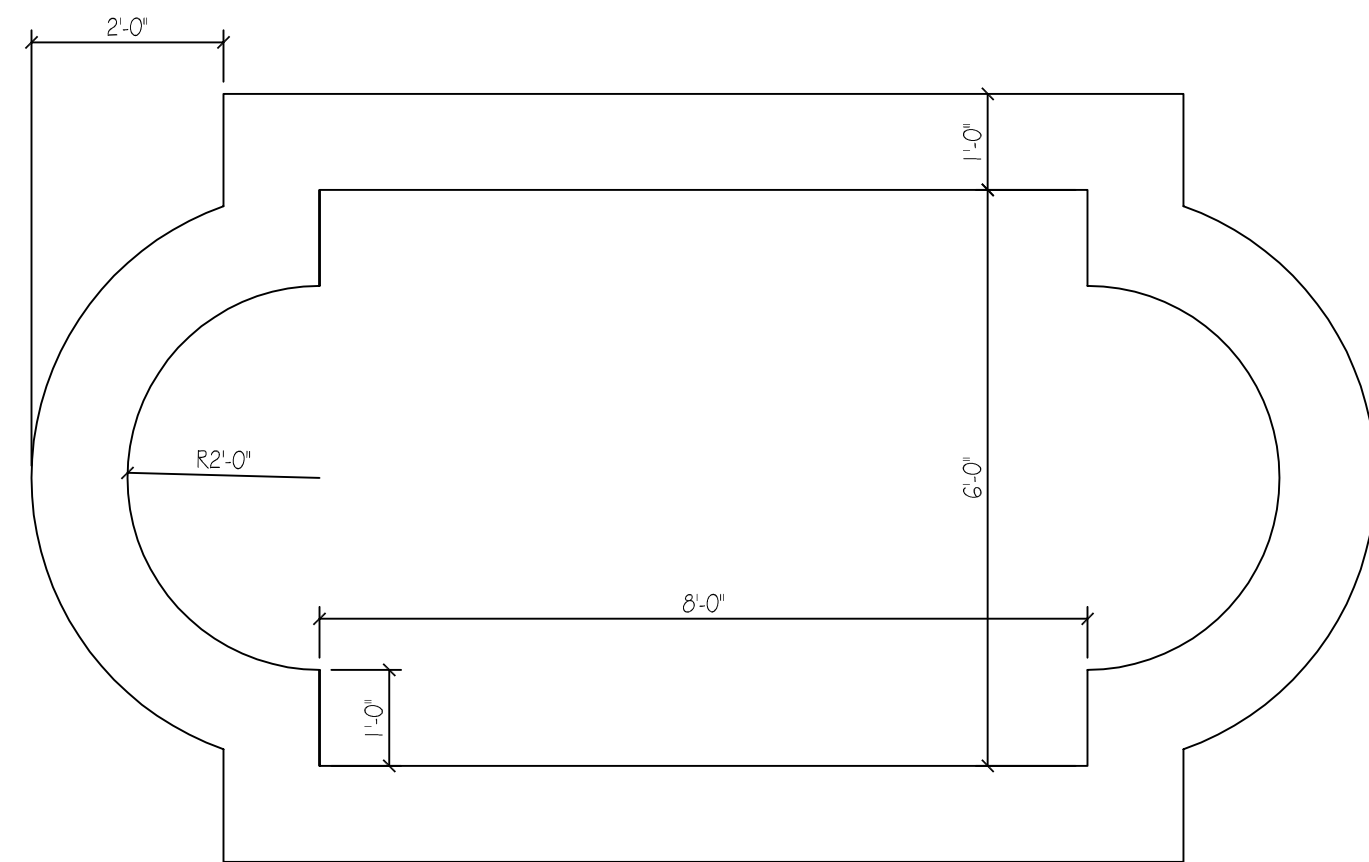
EXHIBIT C



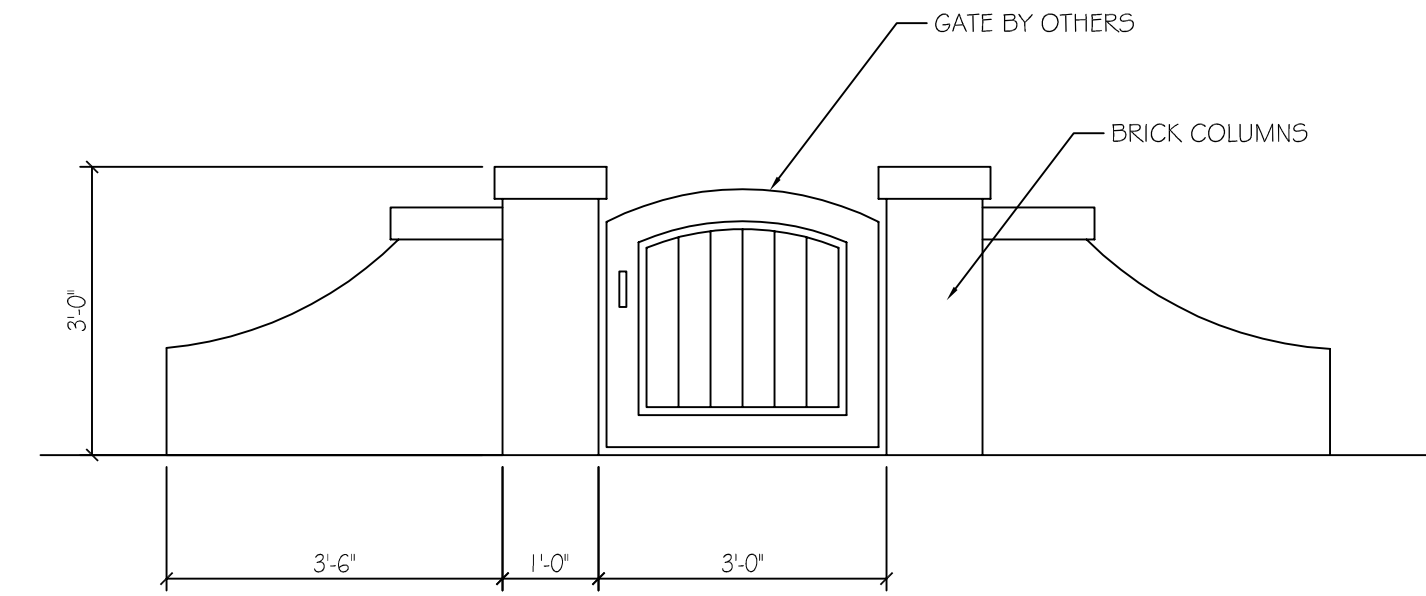
1 FRONT ELEVATION
A1 SCALE: 1/4" = 1'-0"



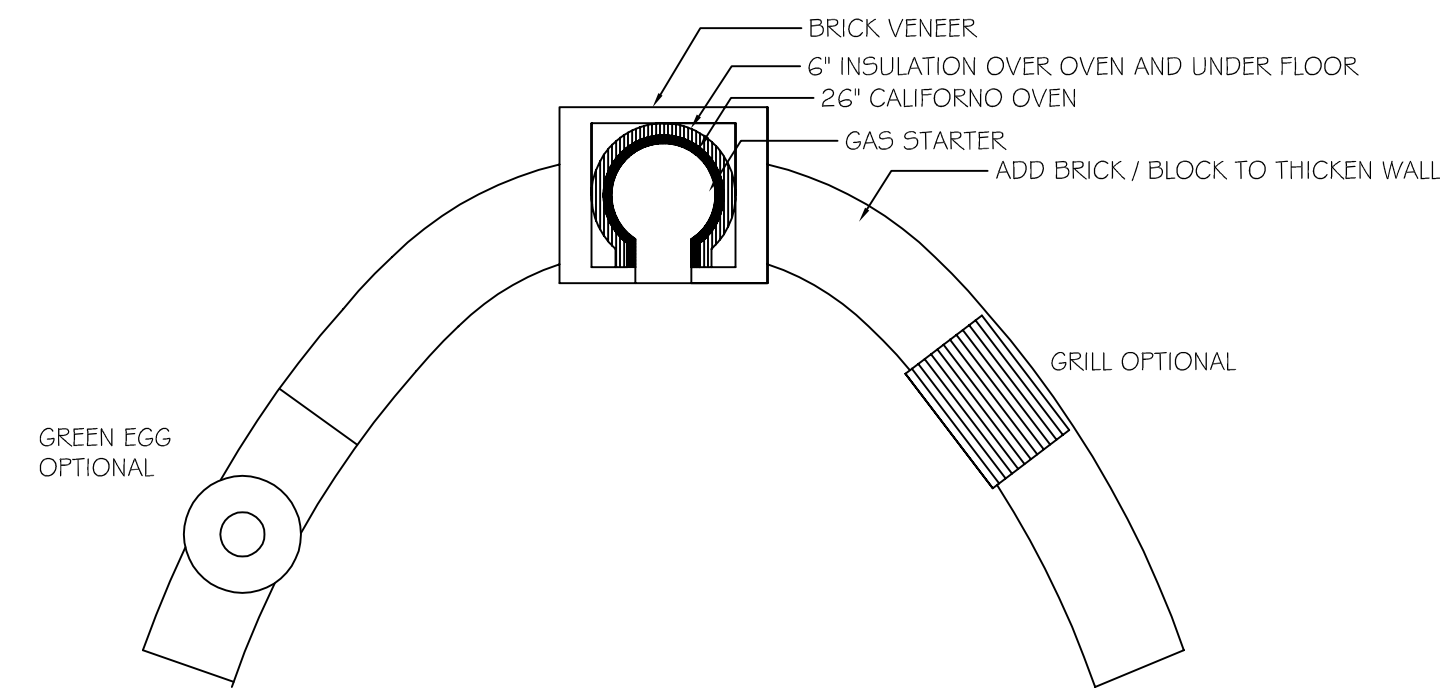
2 WATER FEATURE SECTION / DETAIL
A1 SCALE: 3/4" = 1'-0"



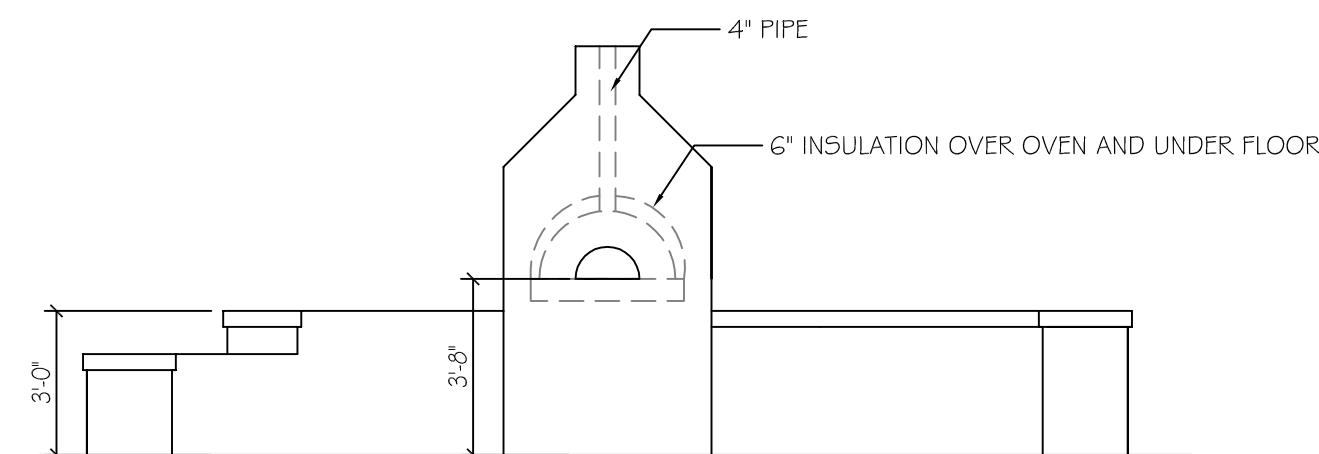
3 WATER FEATURE
A1 SCALE: 1/2" = 1'-0"



4 DECORATIVE FRONT GATE ELEVATION (OPTIONAL)
A1 SCALE: 1/2" = 1'-0"



5 PIZZA OVEN WITH GRILL / GREEN EGG
A1 SCALE: 1/4" = 1'-0"



6 PIZZA OVEN CONCEPTUAL ELEVATION
A1 SCALE: 1/4" = 1'-0"

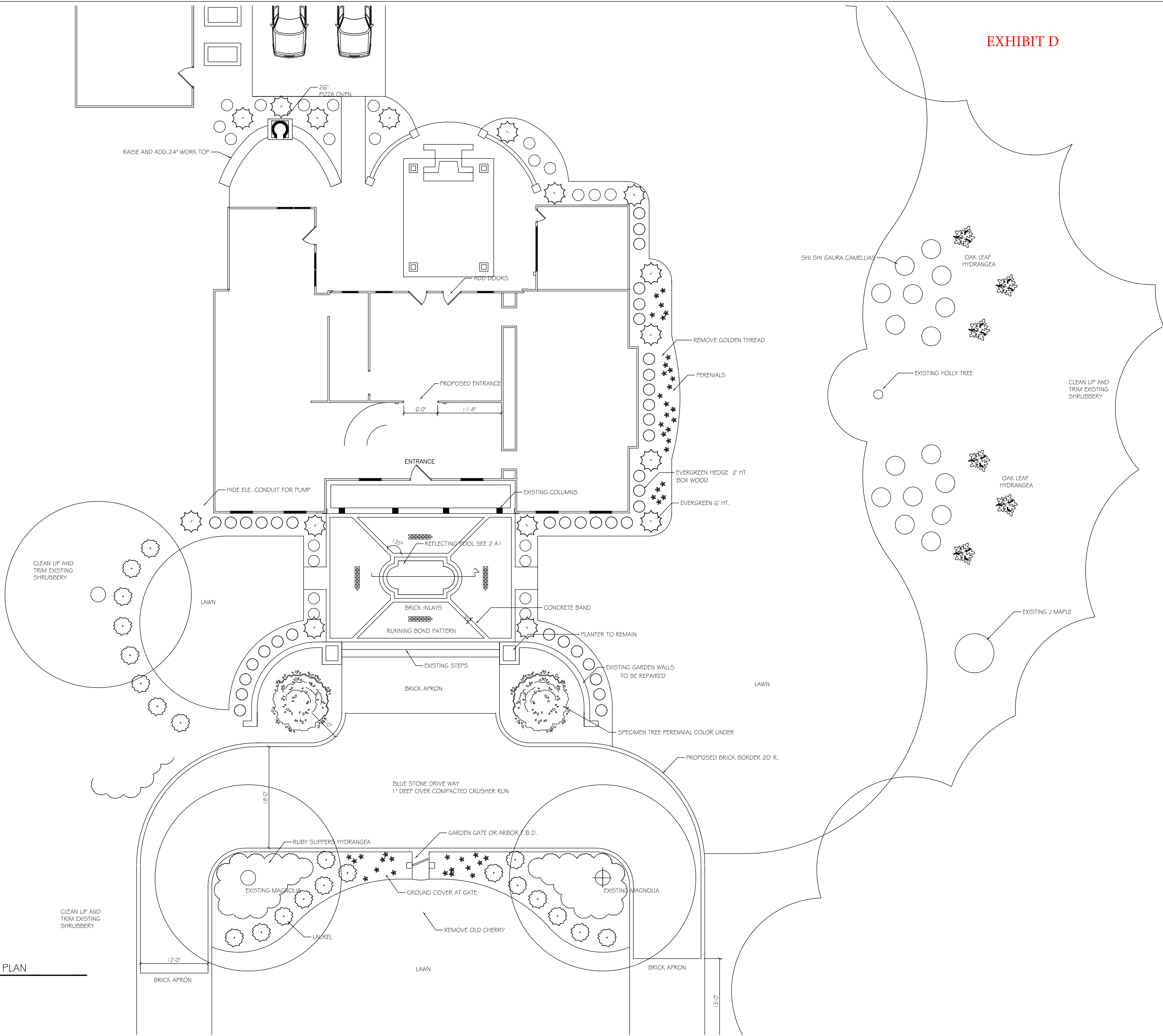


EXHIBIT D



161 E. NEW HAMPSHIRE AVE.
SOUTHERN PINES, NC
910.692.6550
www.markwesleyparson.com

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USED WITHOUT THE WRITTEN
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INC. CONTRACTOR SHALL VERIFY ALL
DIMENSIONS, DETAILS AND DRAWINGS
PRIOR TO CONSTRUCTION. MARK WESLEY
PARSON, INC. WILL NOT BE LIABLE FOR
CHANGES OR ERRORS MADE AFTER
CONSTRUCTION BEGINS.

HEINO RESIDENCE

40 McCASKILL ROAD
PINEHURST, NC

DATE: JULY 27, 2021

REVISIONS:

LANDSCAPE/
HARDSCAPE PLAN

SHEET NUMBER

L1

SITE / HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"



COA-2021-00150 (100 SAVILLE ROW)
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 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.

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-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:
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 N. Paint

Section IV A. Characteristic Architectural Styles

Section IV B. General Standards

Section IV C. Windows and Door

Section IV D. Shutters

Section IV E. Accessory Features and Structure

Section IV F. Building Materials

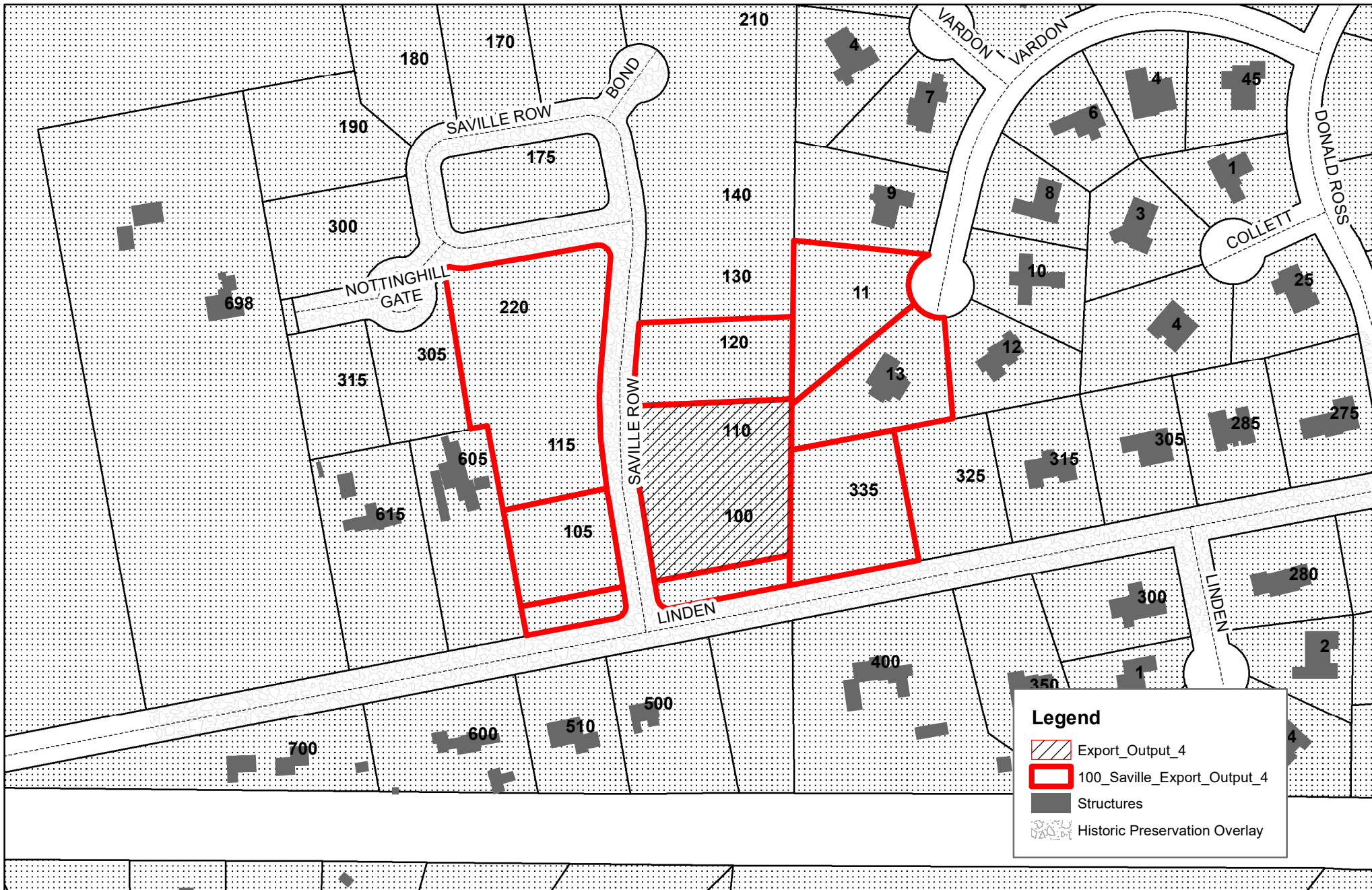
Section VII. B. Driveways and Off-Street Parking

Section VII. C. Landscaping and Vegetation

Staff Comments

The proposed changes are consistent and congruous with the Historic District.

Public Hearing Notification Map



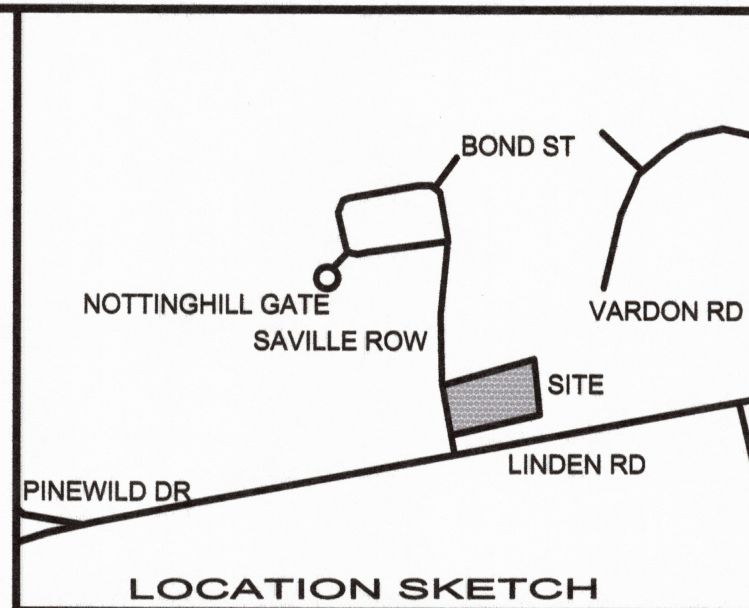
0 65 130 260 390 520 Feet

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). Please! Base Map for Boards 1.mxd 10/12/2021

October 28, 2021
Historic Preservation Commission
100 Saville Road COA



EXHIBIT B



LOCATION SKETCH

REFERENCE:
DEED BOOK 5803, PAGE 431
PLAT CABINET 18, SLIDE 897
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1:10000+
ACREAGE DETERMINED BY
COORDINATE METHOD

THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A TITLE
SEARCH AND IS SUBJECT TO ANY
EASEMENTS OR CONVEYANCES
OF RECORD.

UNLESS OTHERWISE DENOTED:
EIS = EXISTING IRON STAKE
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FL = FLUSH WITH GRADE
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EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY

UTILITY POLE
68 NIR FLUSH
COMPUTED POINT
WATER VALVE
FIRE HYDRANT
MANHOLE
WATER METER
TRANSFORMER
OVERHEAD ELECTRIC LINE
FENCE

PARCEL ID: 20190034

ZONING: R30 HISTORIC PRESERVATION
OVERLAY

PUBLIC SUPPLY WATERSHED: WS-IIIIP

OWNERS ADDRESS:

DONALD & PAMELA MUNN
100 SAVILLE ROW
PINEHURST, NC 28374

PROPERTY ADDRESS:

100 SAVILLE ROW
PINEHURST, NC 28374

BUILDING SETBACKS:

FRONT = 40'

SIDE = 20'

REAR = 20'

IMPERVIOUS SURFACE:

4210.1 SQ. FEET (DWELLING)

2123.6 SQ. FEET (DRIVE)

6333.7 SQ. FEET (TOTAL)

17.88% IMPERVIOUS SURFACE

TREES

CEP

HOLY

MAGNOLIA

DOGWOOD

PIE

HARTWOOD



SITE PLAN FOR
DONALD R. MUNN
AND
PAMELA J. MUNN
LINDEN CLOS, PHASE 2, LOT 1
VILLAGE OF PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
SEPTEMBER 15, 2021 *** SCALE 1"=20'
JOB# 10592

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL GPS/INS SURVEY MADE UNDER MY
SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM
THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
(4) DATES OF SURVEY: 08/15/21
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: ContinentalUS_NGS2012B
(8) COMBINED GRID FACTOR(S): 0.99985775
(9) UNITS: US SURVEY FEET
GRID TO GROUND SCALE POINT:
N(y): 528773.059 US SURVEY FEET
E(x): 1854040.29 US SURVEY FEET

I, JOHN G. MATTHEWS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES
NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE
REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE
STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21
NCAC 58.1600).

THIS 15th DAY OF SEPTEMBER, A.D., 2021.

PROFESSIONAL LAND SURVEYOR, L-5020

MATTHEWS
LAND SURVEYING & MAPPING, PLLC
FIRM LICENSE: P-1343
JOHN G. MATTHEWS, PLS, L-5020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-847-2871

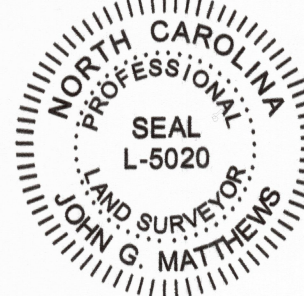
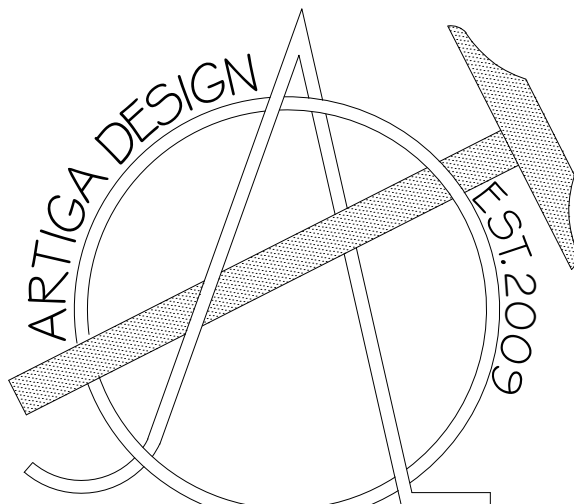
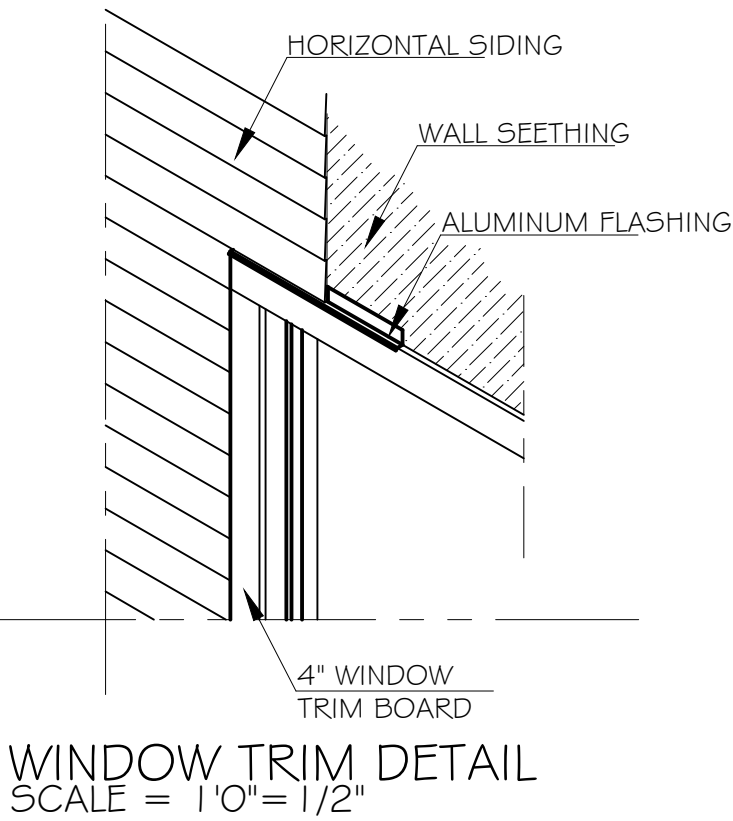


EXHIBIT C



Enrique J. Artiga
(910)-637-0350

THE KIRBY
REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31

WWW.KIRBYCOMPANIES.COM

Client: Mr. Donald Munn &
Mrs. Pamela Munn
100 Saville Row
Linden Close
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	2,638 HTG. SQUARE FEET
TOP FLOOR	542 HTG. SQUARE FT.
FRONT PORCH	212 SQUARE FEET
SCREENED DECK	370 SQUARE FEET
DECK	366 SQUARE FEET
GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date: EJA 05/05/21
Drafting By: EJA 04/20/21

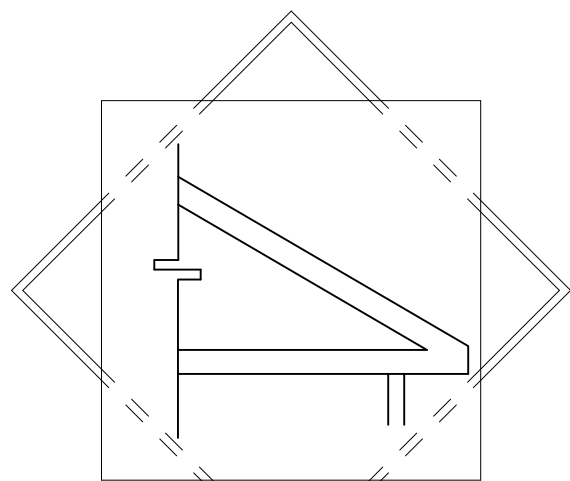
Sheet Name: ELEVATIONS

Scale: 1/4" = 1'0"

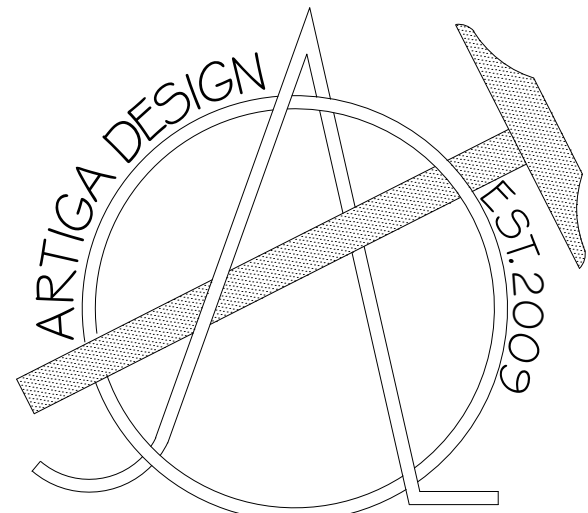
Sheet Number:

4 of 6

EXHIBIT C



CANTILEVERED
HEEL TRUSSES
(STANDARD)



Enrique J. Artiga
(910)-637-0350

THE KIRBY
REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT

(910).692.27.31

WWW.KIRBYCOMPANIES.COM

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Linden Close
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HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

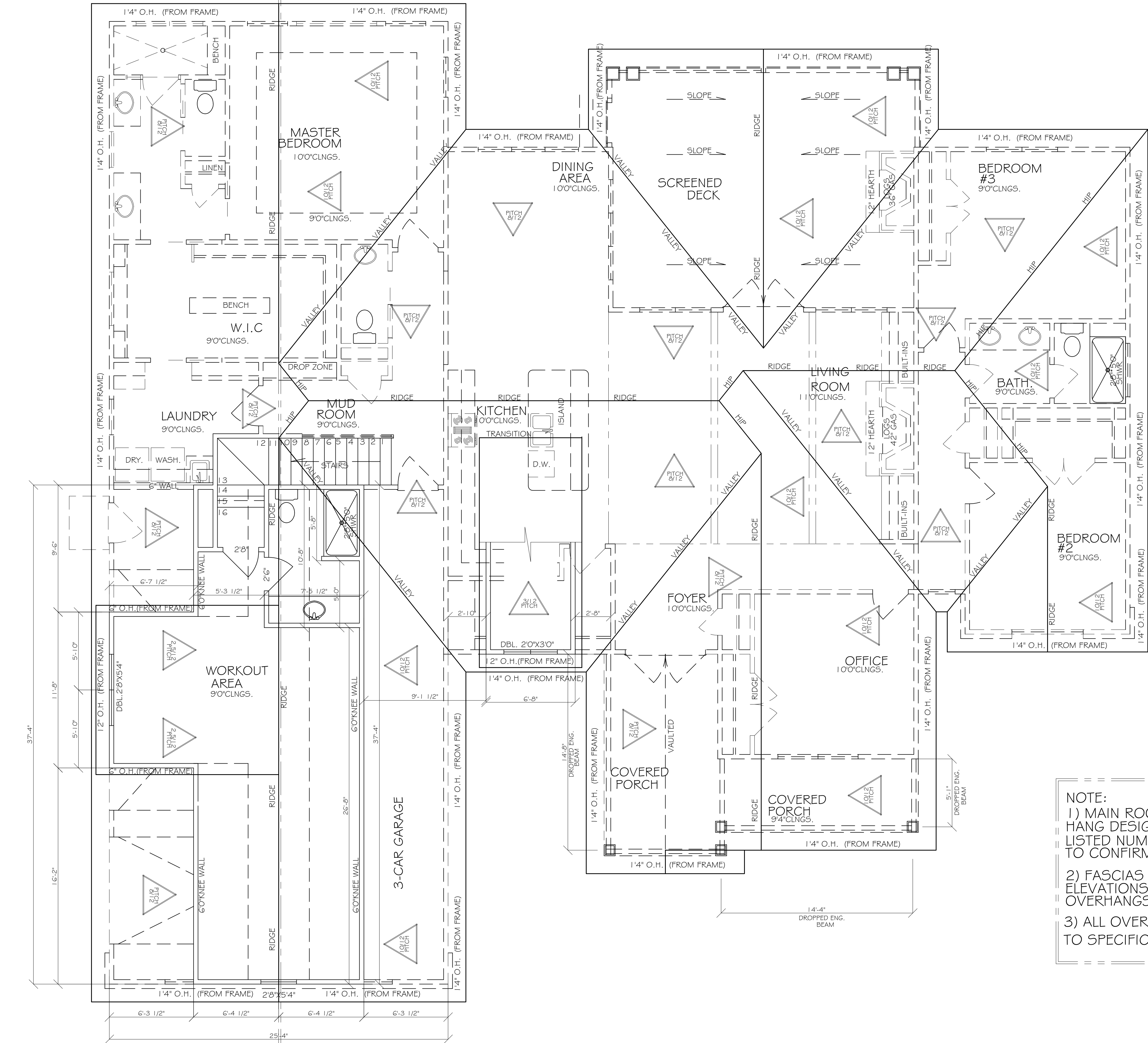
Issue Date: EJA 05/05/21
Drafting By: EJA 04/20/21
05/03/21

Sheet Name: BONUS ROOM

Scale: 1/4" = 1'0"

Sheet Number:

3 of 6



BONUS ROOM
ROOF PLAN

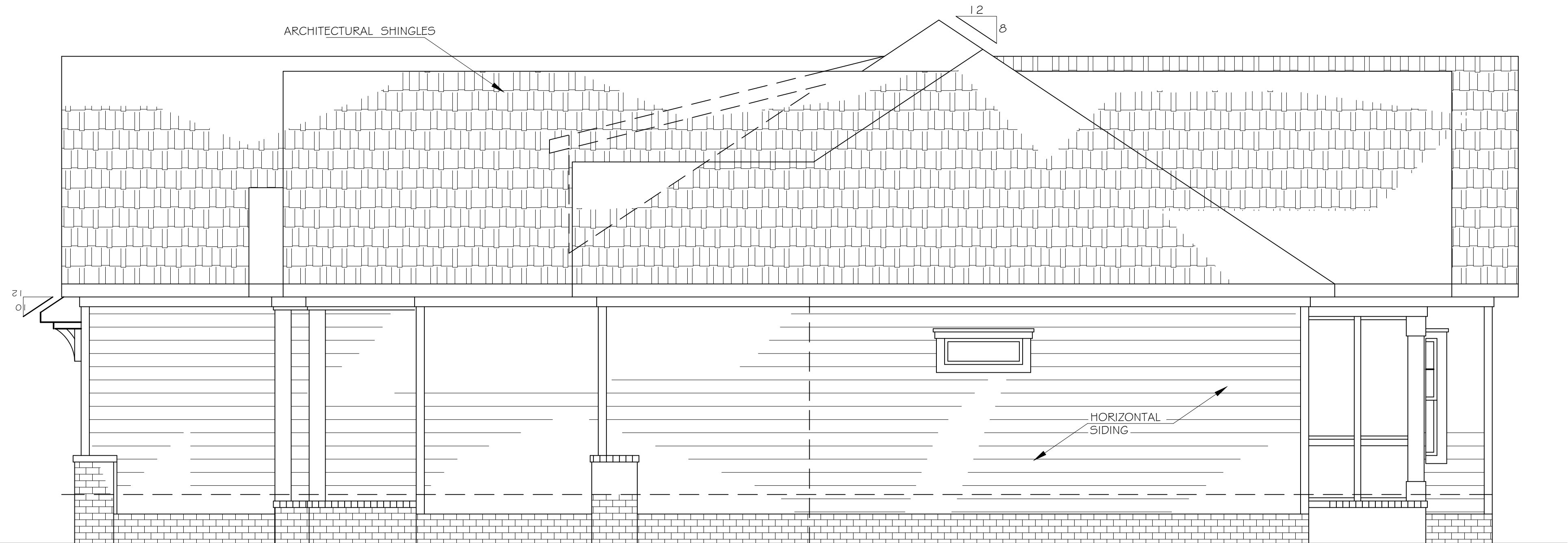
NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILEVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASD. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.

3) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELOW.

USE NO. 2 SOUTHERN YELLOW PINE 2X10
RAFTERS SPACES @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

USE NO. 2 SOUTHERN YELLOW PINE 2X8
CEILING JOISTS @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ARTIGA DESIGN

EST. 2009

Enrique J. Artiga
(910)-637-0350

THE KIRBY

REAL ESTATE GROUP, LLC

CONSTRUCTION.SALES.DEVELOPMENT

(910).692.27.31

WWW.KIRBYCOMPANIES.COM

Client: Mr. Donald Munn &
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Pinehurst, NC 28374

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GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

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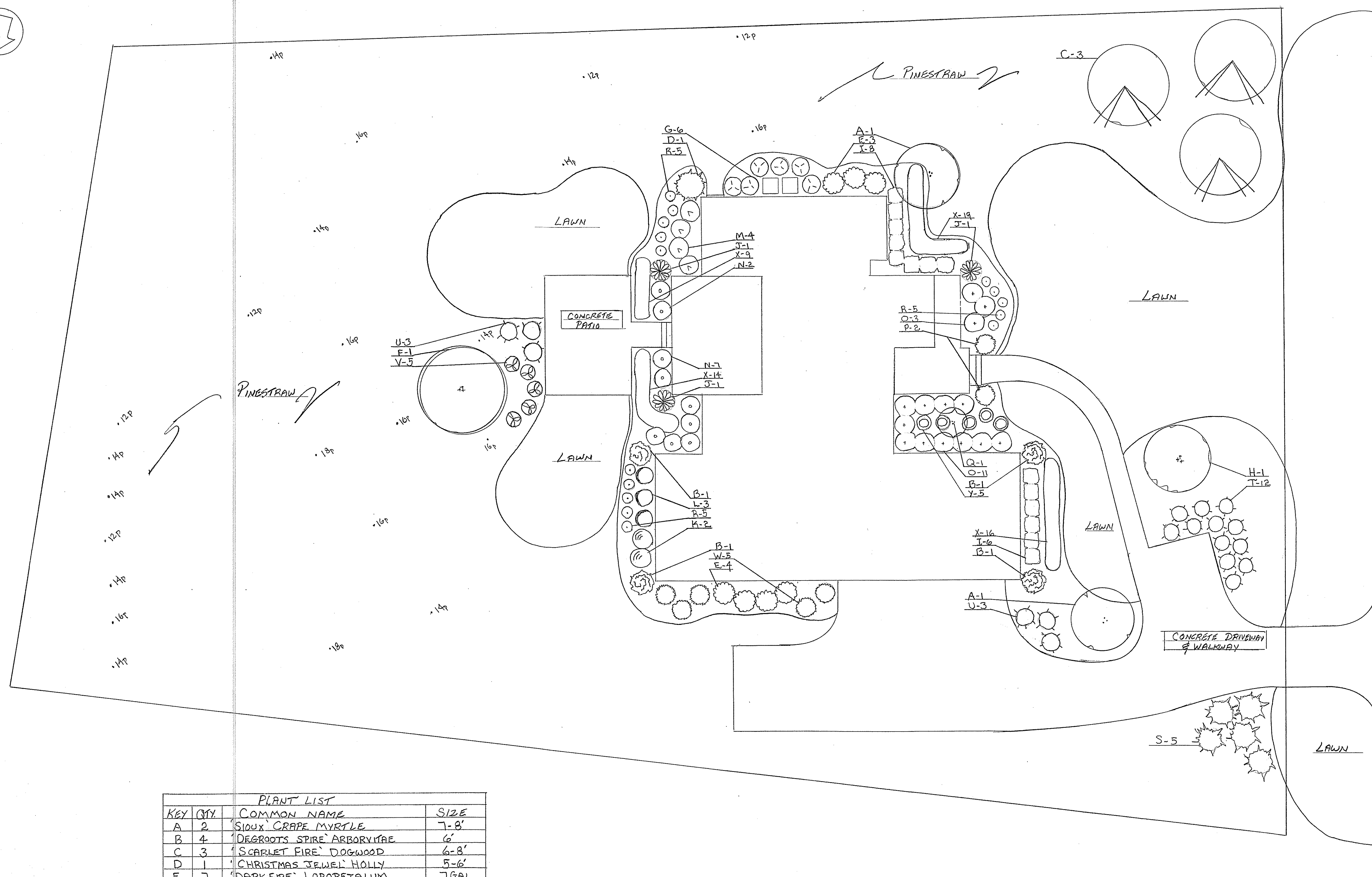
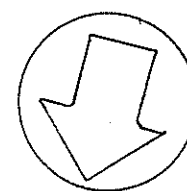
Issue Date: EJA 05/05/21

Drafting By: EJA 04/20/21

Sheet Name: ELEVATIONS

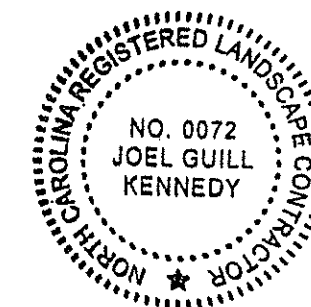
Scale: 1/4"= 1'0"

Sheet Number:



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	2	SIoux GRAPE MYRTLE	7-8'
B	4	'DEGROOTS SPIRE' ARBORVITAE	6'
C	3	'SCARLET FIRE' DOGWOOD	6-8'
D	1	'CHRISTMAS JEWEL' HOLLY	5-6'
E	7	'DARK FIRE' LOROPETALUM	7 GAL.
F	1	'AUTUMN' CHERRY	15 GAL.
G	6	'STEEDS' HOLLY	7 GAL.
H	1	'RISING SUN' REDBUD	15 GAL.
I	14	'BABY GEM' BOXWOOD	7 GAL.
J	3	'RUBY' SASANQUA CAMELLIA	7 GAL.
K	2	'BLUE CASCADE' DISTYLIUM	7 GAL.
L	3	'RADIANCE' ABELIA	5 GAL.
M	4	'MOONLIT LACE' VIBURNUM	5 GAL.
N	9	'JUBILATION' GARDENIA	5 GAL.
O	14	'SWING LOW' DISTYLIUM	5 GAL.
P	2	'FIRE CHIEF' ARBORVITAE	7 GAL.
Q	1	'SNOW TOWER' DOGWOOD	10 GAL.
R	15	'FLIRT' NANDINA	3 GAL.
S	5	'GREY OWL' JUNIPER	3 GAL.
T	12	'PINK MUHLY GRASS	3 GAL.
U	6	'ADAGIO' MAIDEN GRASS	3 GAL.
V	5	'MOJO' PITTISPORUM	3 GAL.
W	5	'CARISSA' HOLLY	7 GAL.
X	48	'ROYAL PURPLE' LIRIOPE	1 GAL.
Y	5	'SNOW GIRL' GARDENIA	3 GAL.

EXHIBIT D



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SCALE:
1" = 10'

DATE:
8-31-2021

DRAWN BY:
RLAD

PAGE NO:



Pella/Vinyl
250 Series/White



Statesville Brick/Walnut Creek

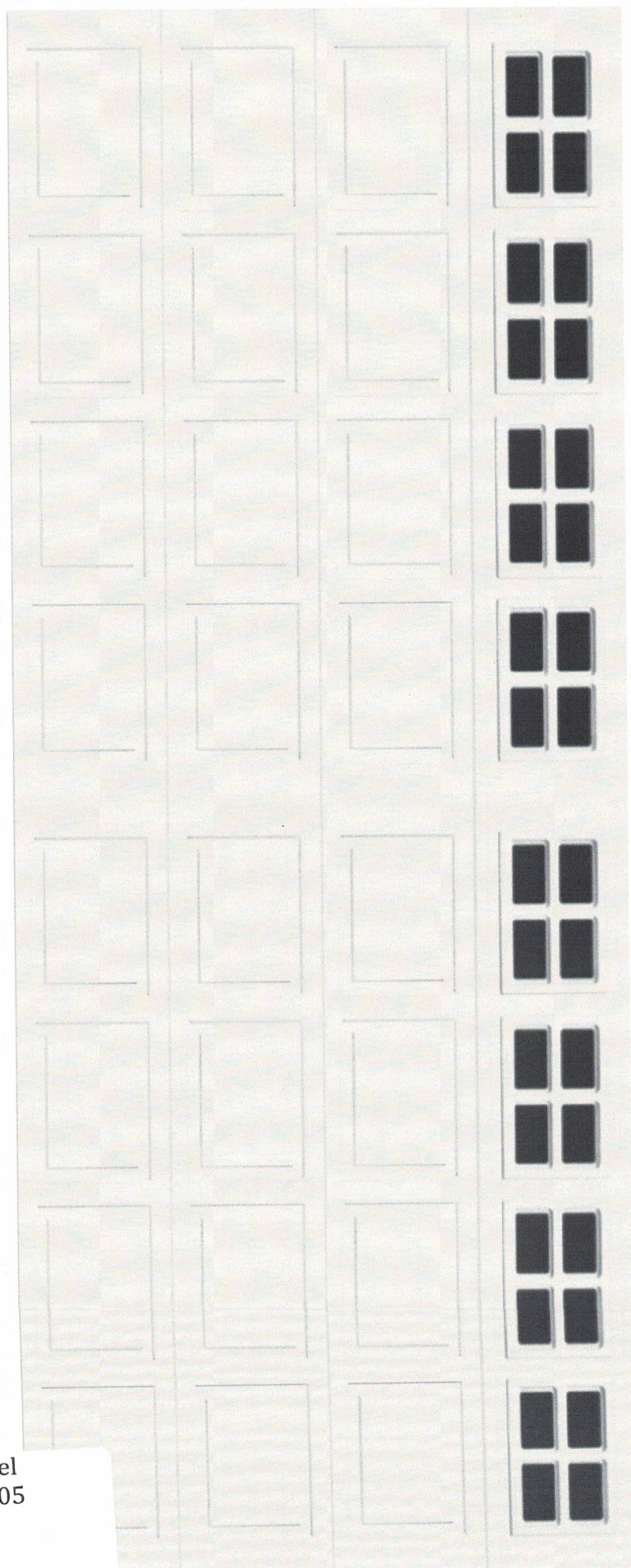


DSA/Tiffany-4LT
Minwax/Early American



Site Built
Cedar/Early American

EXHIBIT E



Wayne Dalton/Steel
Pure White/SW 7005

EXHIBIT E

SW 7005
Pure White

255-C1

EXHIBIT E



Certainteed Shingles/
Moire Black

EXHIBIT E



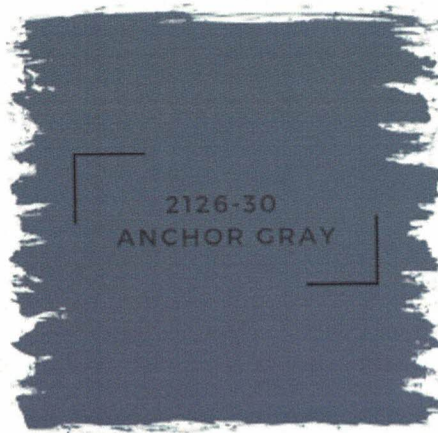
Minwax/Early American



Fiber Cement Siding/
Anchor Gray 2126-30

EXHIBIT E

EXHIBIT E



Anchor Gray/2126-30



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 Standards:

Section III N. Paint

Section IV A. Characteristic Architectural Styles

Section IV B. General Standards

Section IV C. Windows and Door

Section IV D. Shutters

Section IV E. Accessory Features and Structure

Section IV F. Building Materials

Section VII. B. Driveways and Off-Street Parking

Section VII. C. Landscaping and Vegetation



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

COA-2021-00150 - Munn

Menu Help

File Date: 09/24/2021
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Application Detail: Detail
Description of Work: New Construction
Application Name: Munn
Address: 100 Saville Row Rd, Pinehurst, NC 28374
Owner Name: Donald & Pamela Munn
Owner Address: PO Box 5944, Pinehurst, NC 28374
Parcel No: 20190034

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status	
	Kirby construction group	Kirby construct...	Applicant		Active	
	Kirby construction group	Kirby construct...	Contact		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	
New Construction	New	Vacant	
Proposed Use	Includes Demolition?	Includes Tree Removal?	
Single Family Low Density	No	Yes	
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
		Fiber Cement Board	Ben Moore/Anchor Gray2...

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Ben Moore/Anchor Gray ...

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Ben Moore/Anchor Gray ...

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Ben Moore/Anchor Gray ...

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Board	Pure White SW7005

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Pelta Vinyl	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
		N/A	N/A

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Statesville Brick	Walnut Creek

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		DSA Tiffany 4LT E-17 Stained/Mnwax Early A...	

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Site Built/Cedar	Stained/Mnwax Early A...

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Wayne Dalton/Steel	Pure White SW7005

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
		Certaainteed Shingles	More Black

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
		PVC	Black

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
		Cedar Columns	Stained/Mnwax Early A...

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
		N/A	N/A

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
		Concrete	Grey

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
		Concrete	Grey

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
		N/A	N/A

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

Concrete Gray

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

Metal Black

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status: Task		Assigned To	Status	Status Date	Action By		
Condition Status: Name	Application Acceptance		Accepted	10/08/2021	Alexandra Rye		
	Review for Completeness		Application...	10/08/2021	Alexandra Rye		
	Review Distribution		In Review	10/08/2021	Alexandra Rye		
	Historic Review						
	Planning Review						
	Review Consolidation						
	HPC Public Hearing Notice						
	Property Owner Notice...						
	Staff Report						
	HPC Hearing						
COA Issued							
Document Status	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Documents:	Minn 9.8.21 Landscape.pdf	PLN_HST	Plan	Landscape plan	application/pdf	Uploaded	09/24/2021
	MINN RESIDENCE Model 1...	PLN_HST	Building Elevat...	Model 1	application/pdf	Uploaded	09/24/2021
	MINN RESIDENCE Model 2...	PLN_HST	Building Elevat...	Model 2	application/pdf	Uploaded	09/24/2021
	MINN RESIDENCE Model 3...	PLN_HST	Building Elevat...	Model 3	application/pdf	Uploaded	09/24/2021
	MINN RESIDENCE Model 4...	PLN_HST	Building Elevat...	Model 4	application/pdf	Uploaded	09/24/2021
	MINN RESIDENCE Model 5...	PLN_HST	Building Elevat...	Model 5	application/pdf	Uploaded	09/24/2021
	MINN RESIDENCE Model 6...	PLN_HST	Building Elevat...	Model 6	application/pdf	Uploaded	09/24/2021
	MINN RESIDENCE Site Plan...	PLN_HST	Site Plan	Site plan	application/pdf	Uploaded	09/24/2021
	SCAN_000002.pdf	PLN_HST	Other	Selections	application/pdf	Uploaded	09/24/2021

Show All

Application Comments: View ID Comment

Initiated by Product: ACA

Scheduled/Pending Inspections: Inspection Type

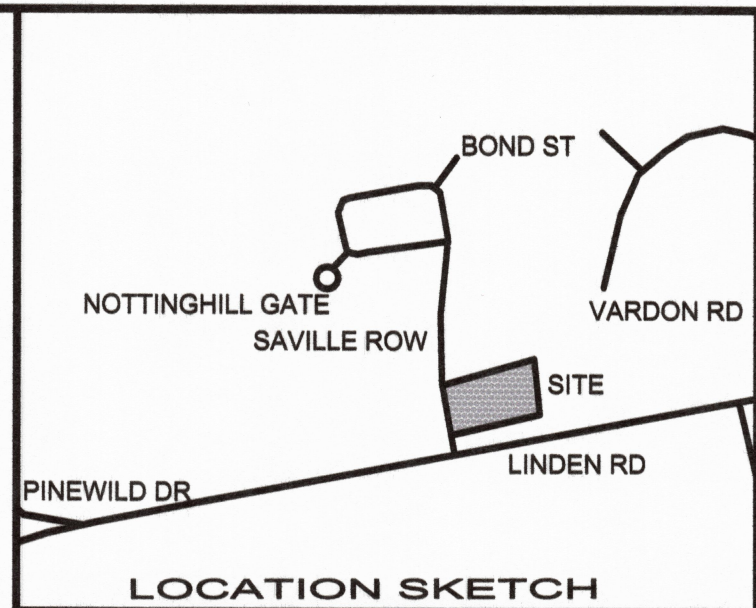
Inspected Inspections: Inspection Type

Required Inspections:

Scheduled Date Inspector Status Comments

Inspection Date Inspector Status

EXHIBIT B



LOCATION SKETCH

REFERENCE:
DEED BOOK 5603, PAGE 431
PLAT CABINET 18, SLIDE 897
MOORE COUNTY REGISTRY

RATIO OF PRECISION = 1:10000+
ACREAGE DETERMINED BY
COORDINATE METHOD

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ERRS = EXISTING RAILROAD SPIKE
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CL = CENTERLINE
EOP = EDGE OF PAVEMENT
R/W = RIGHT-OF-WAY

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FIRE HYDRANT
MANHOLE
WATER METER
TRANSFORMER
OVERHEAD ELECTRIC LINE
FENCE

PARCEL ID: 20190034

ZONING: R30 HISTORIC PRESERVATION
OVERLAY

PUBLIC SUPPLY WATERSHED: WS-IIIIP

OWNERS ADDRESS:
DONALD & PAMELA MUNN
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PINEHURST, NC 28374

PROPERTY ADDRESS:
100 SAVILLE ROW
PINEHURST, NC 28374

BUILDING SETBACKS:
FRONT = 40'
SIDE = 20'
REAR = 20'

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2123.6 SQ. FEET (DRIVE)
6333.7 SQ. FEET (TOTAL)
17.88% IMPERVIOUS SURFACE

TREES

CEP

HOLY

MAGNOLIA

DOGWOOD

PIE

HARDWOOD



SITE PLAN FOR
DONALD R. MUNN
AND
PAMELA J. MUNN
LINDEN CLOS, PHASE 2, LOT 1
VILLAGE OF PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
NORTH CAROLINA
SEPTEMBER 15, 2021 *** SCALE 1"=20' ***
JOB# 10592

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL GPS/INS SURVEY MADE UNDER MY
SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM
THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
(4) DATES OF SURVEY: 08/15/21
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: ContinentalUS_NGS2012B
(8) COMBINED GRID FACTOR(S): 0.99985775
(9) UNITS: US SURVEY FEET
GRID TO GROUND SCALE POINT:
N(y): 528773.059 US SURVEY FEET
E(x): 1854040.29 US SURVEY FEET

I, JOHN G. MATTHEWS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES
NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE
REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE
STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21
NCAC 58.1600).

THIS 15th DAY OF SEPTEMBER, A.D., 2021.

PROFESSIONAL LAND SURVEYOR, L-5020

MATTHEWS
LAND SURVEYING & MAPPING, PLLC
FIRM LICENSE: P-1343
JOHN G. MATTHEWS, PLS, L-5020
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-847-2871



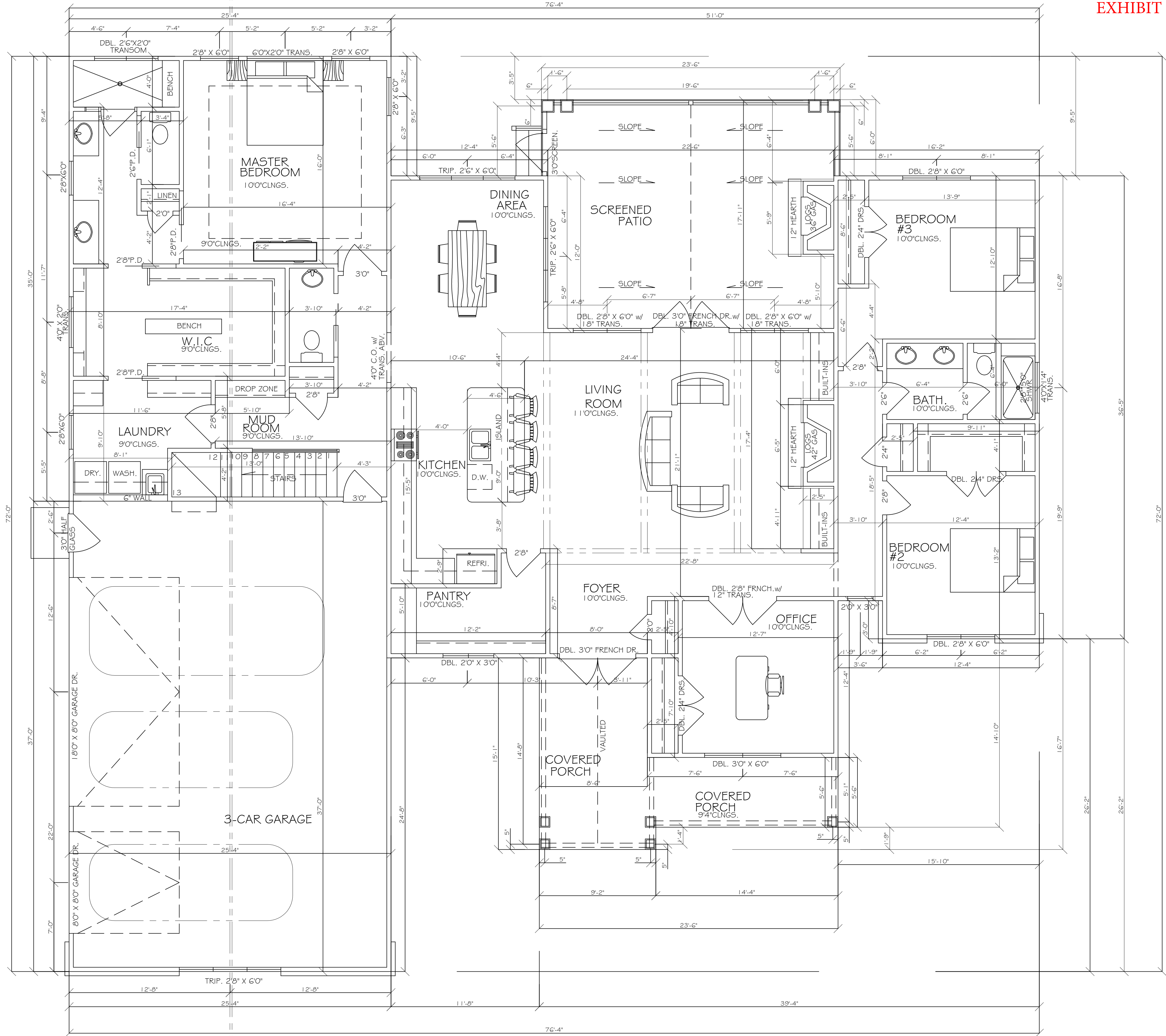
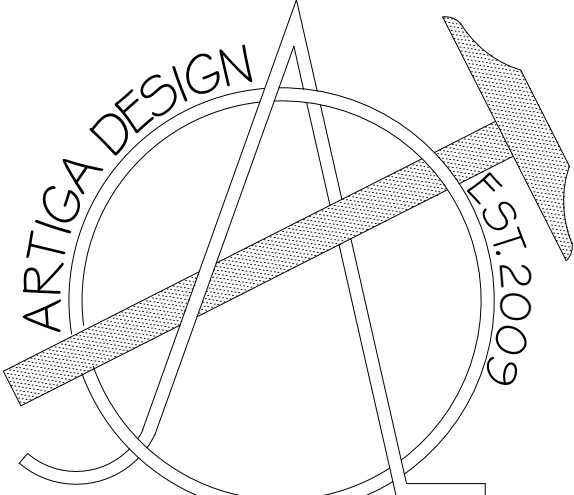


EXHIBIT C



Enrique J. Artiga
(910)-637-0350

THE KIRBY
REAL ESTATE GROUP, LLC
CONSTRUCTION.SALES.DEVELOPMENT
(910).692.27.31

WWW.KIRBYCOMPANIES.COM

Client: Mr. Donald Munn &
Mrs. Pamela Munn
100 Saville Row
Linden Close
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	2,638 HTG. SQUARE FEET
TOP FLOOR	542 HTG. SQUARE FT.
FRONT PORCH	212 SQUARE FEET
SCREENED DECK	370 SQUARE FEET
DECK	366 SQUARE FEET
GARAGE	933 SQUARE FEET

HEATED TOTAL 3,180 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date: EJA 05/05/21
Drafting By: EJA 03/03/21
03/11/21
04/20/21
05/03/21

Sheet Name: FLOOR PLAN

Scale: 1/4"= 1'0"

Sheet Number:

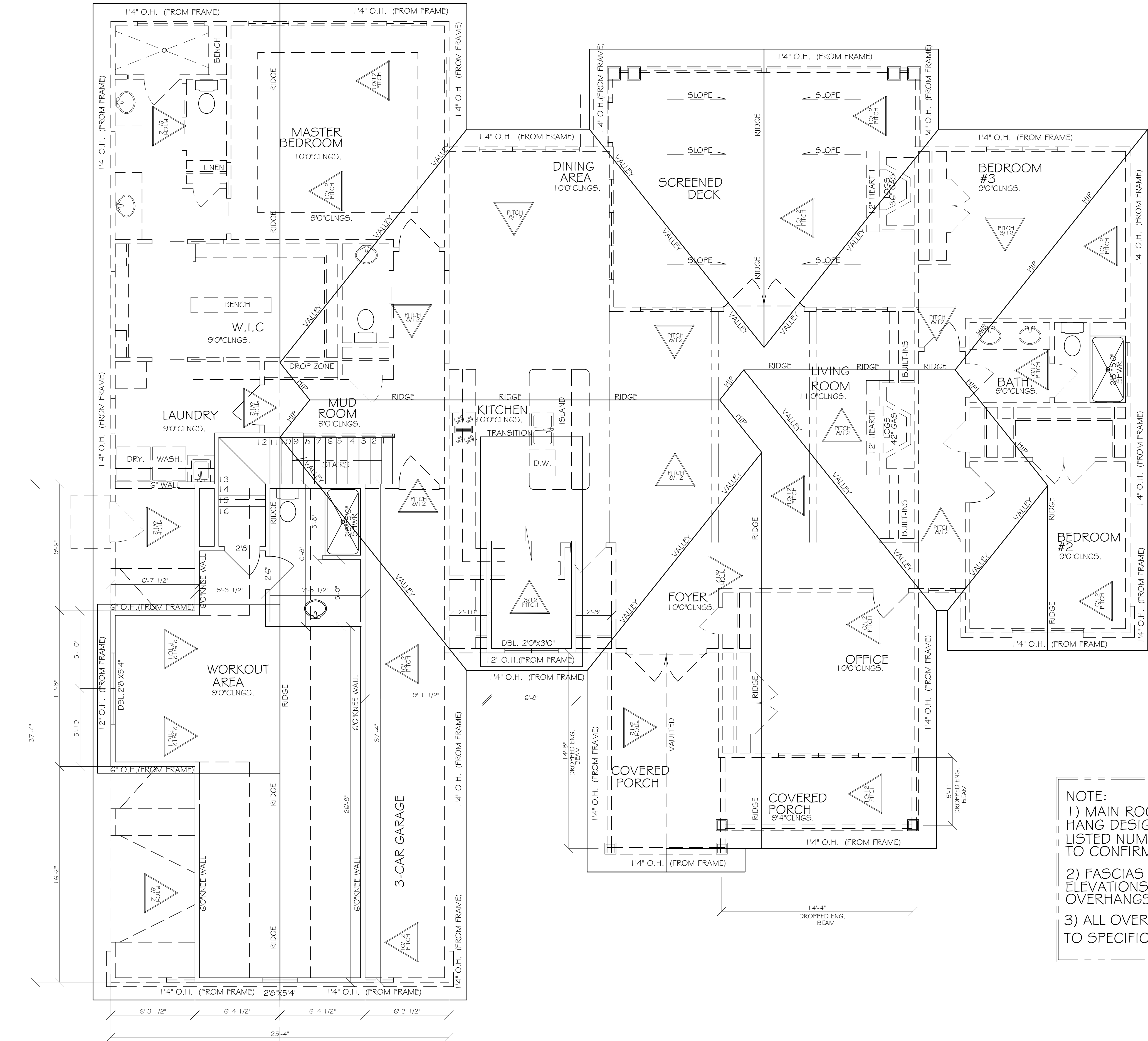
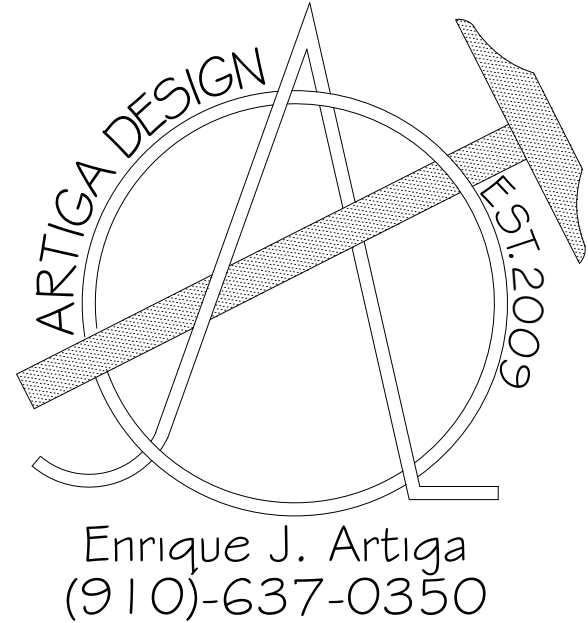
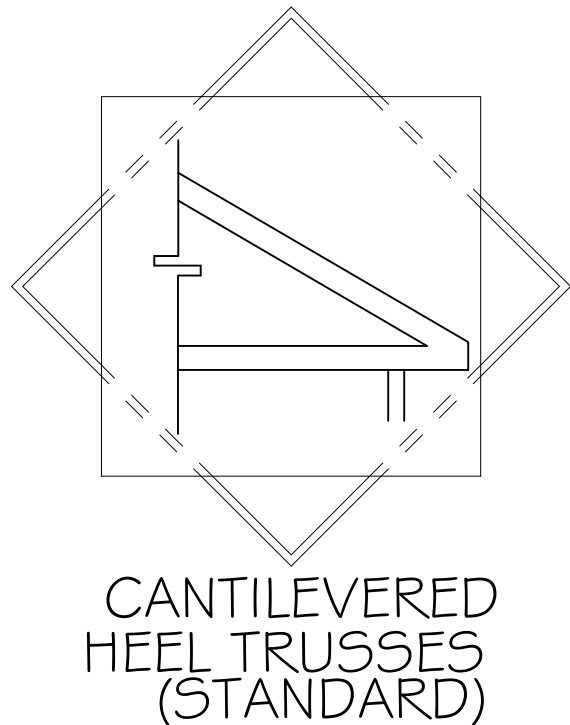


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ALL NUMBERS ARE TO FRAME

Issue Date:	
EJA	05/05/21
Drafting By:	
EJA	04/20/21 05/03/21

Sheet Name: BONUS ROOM

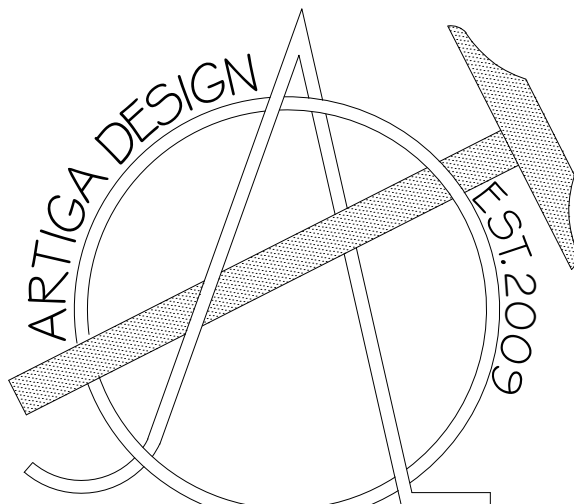
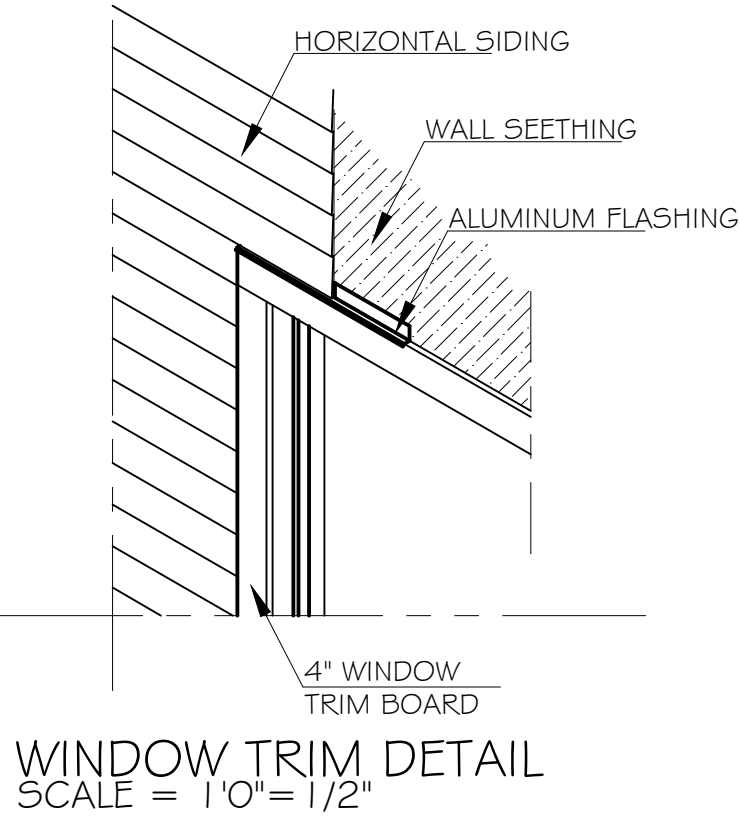
Scale: 1/4" = 1'0"

Sheet Number:

3 of 6

BONUS ROOM
ROOF PLAN

EXHIBIT C



Enrique J. Artiga
(910)-637-0350

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(910).692.27.31

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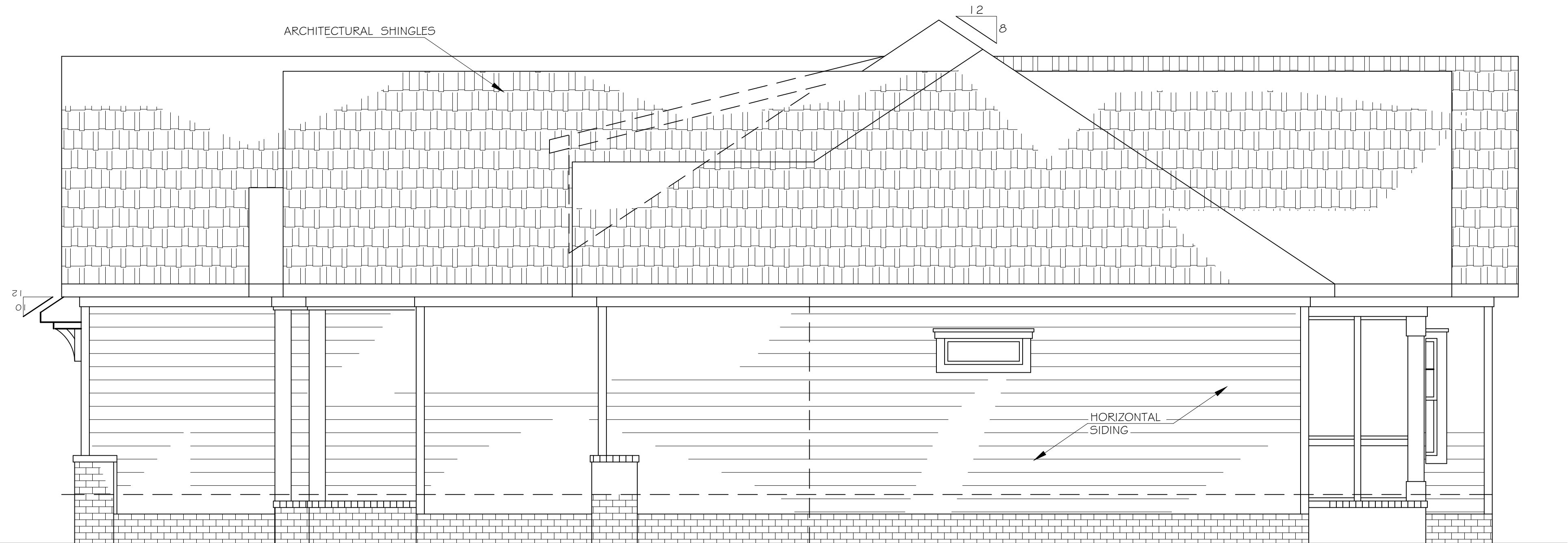
Issue Date: EJA 05/05/21
Drafting By: EJA 04/20/21

Sheet Name: ELEVATIONS

Scale: 1/4" = 1'0"

Sheet Number:

4 of 6



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ARTIGA DESIGN

EST. 2009

Enrique J. Artiga
(910)-637-0350

THE KIRBY

REAL ESTATE GROUP, LLC

CONSTRUCTION.SALES.DEVELOPMENT

(910).692.27.31

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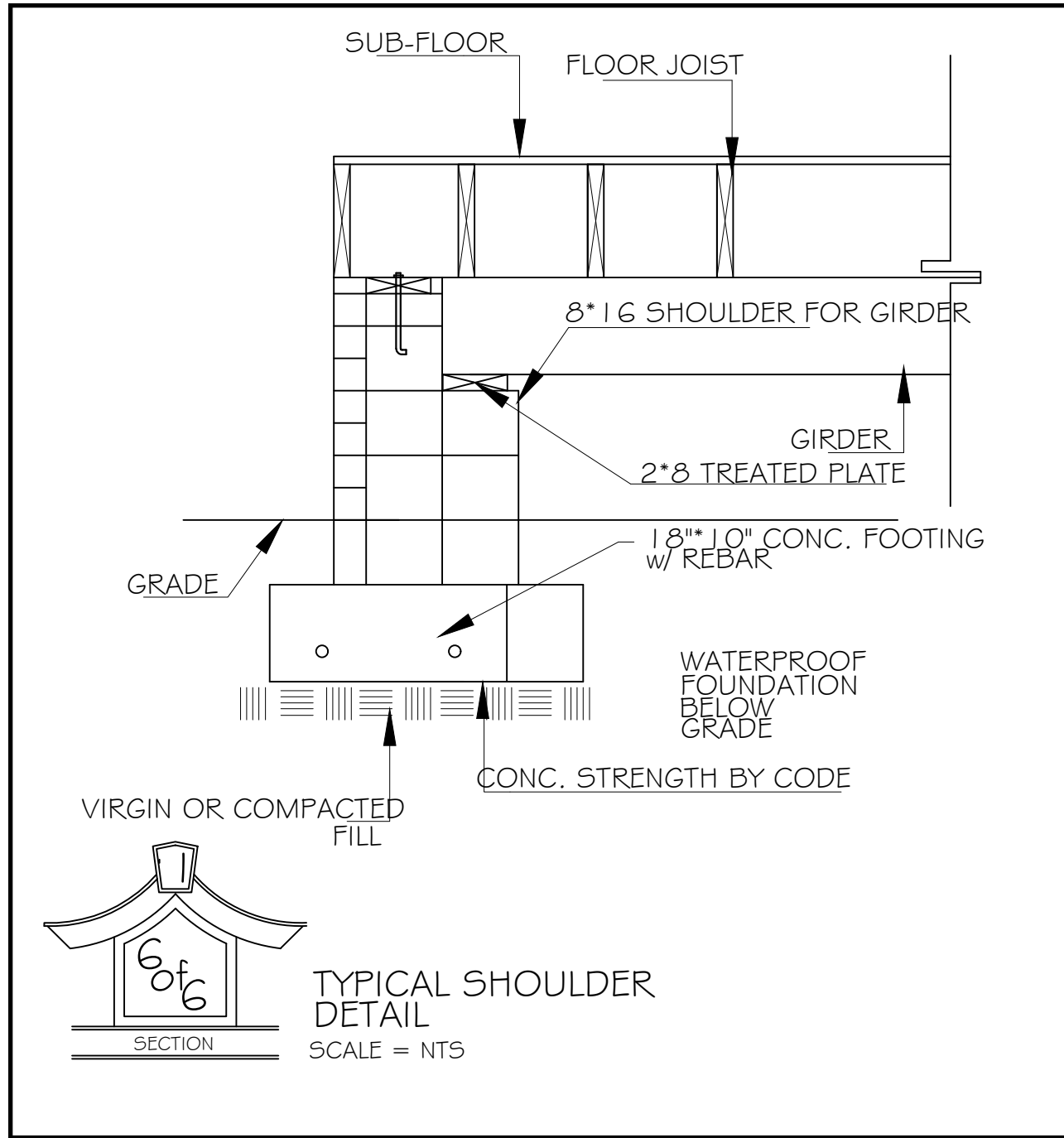
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Drafting By: EJA 04/20/21

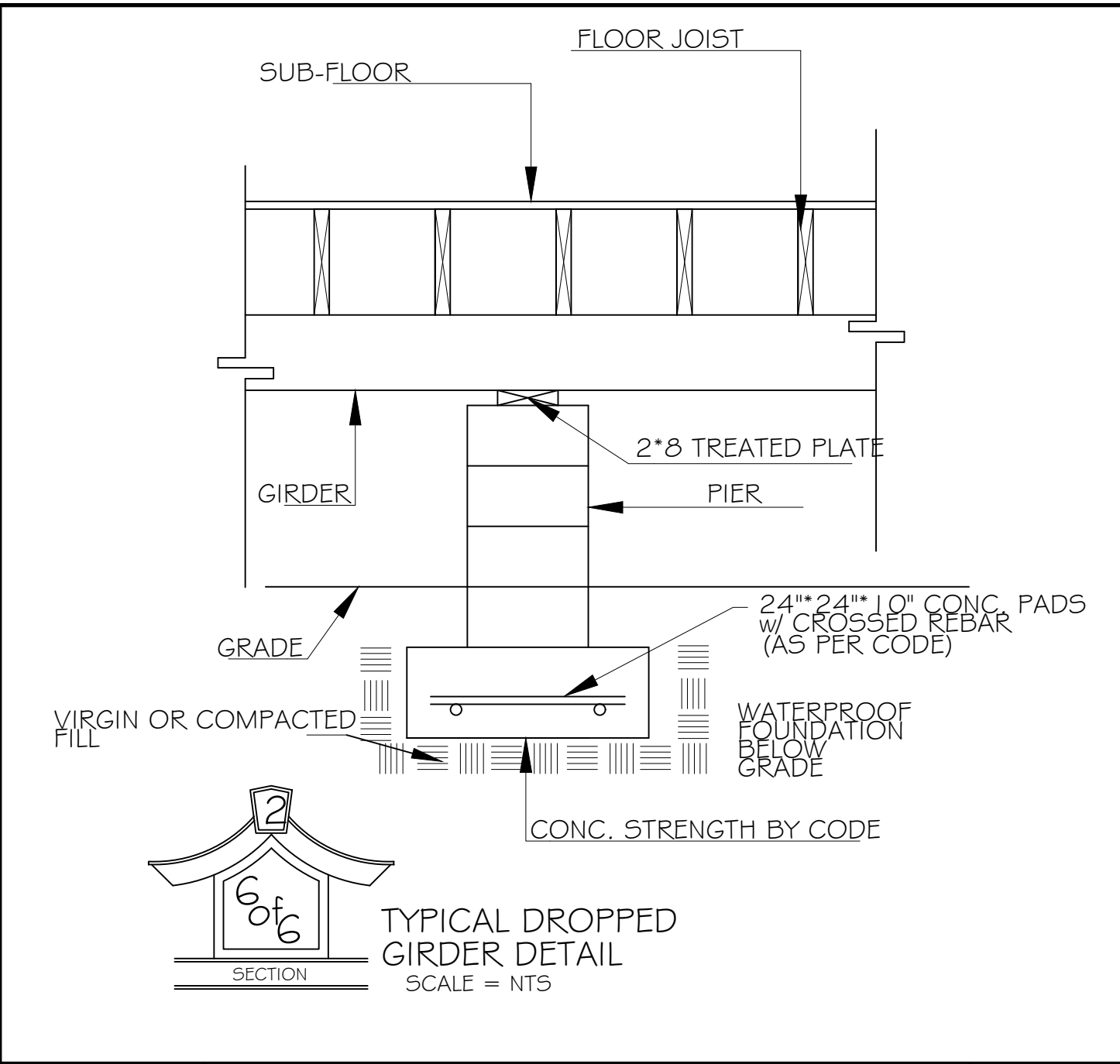
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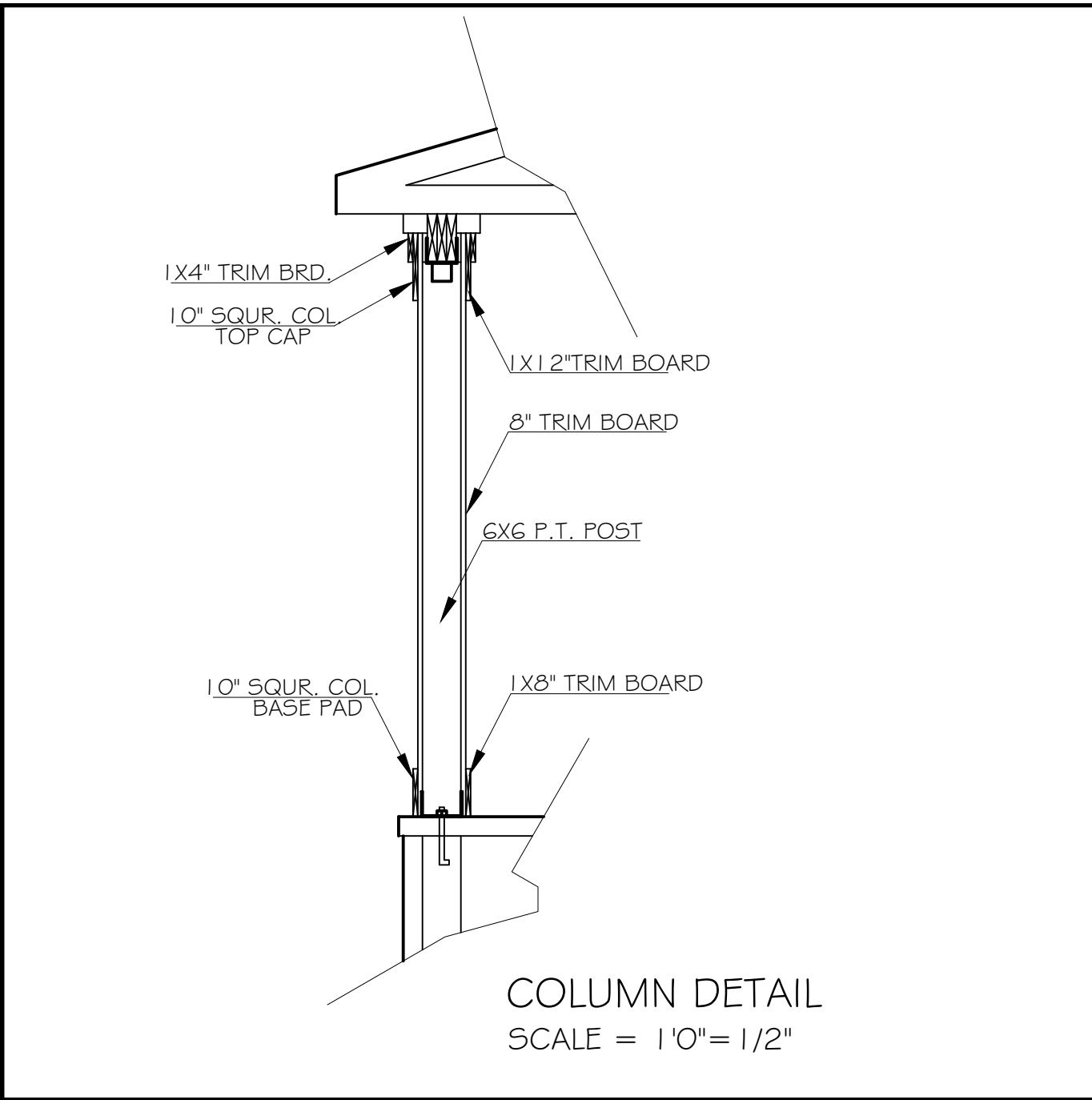
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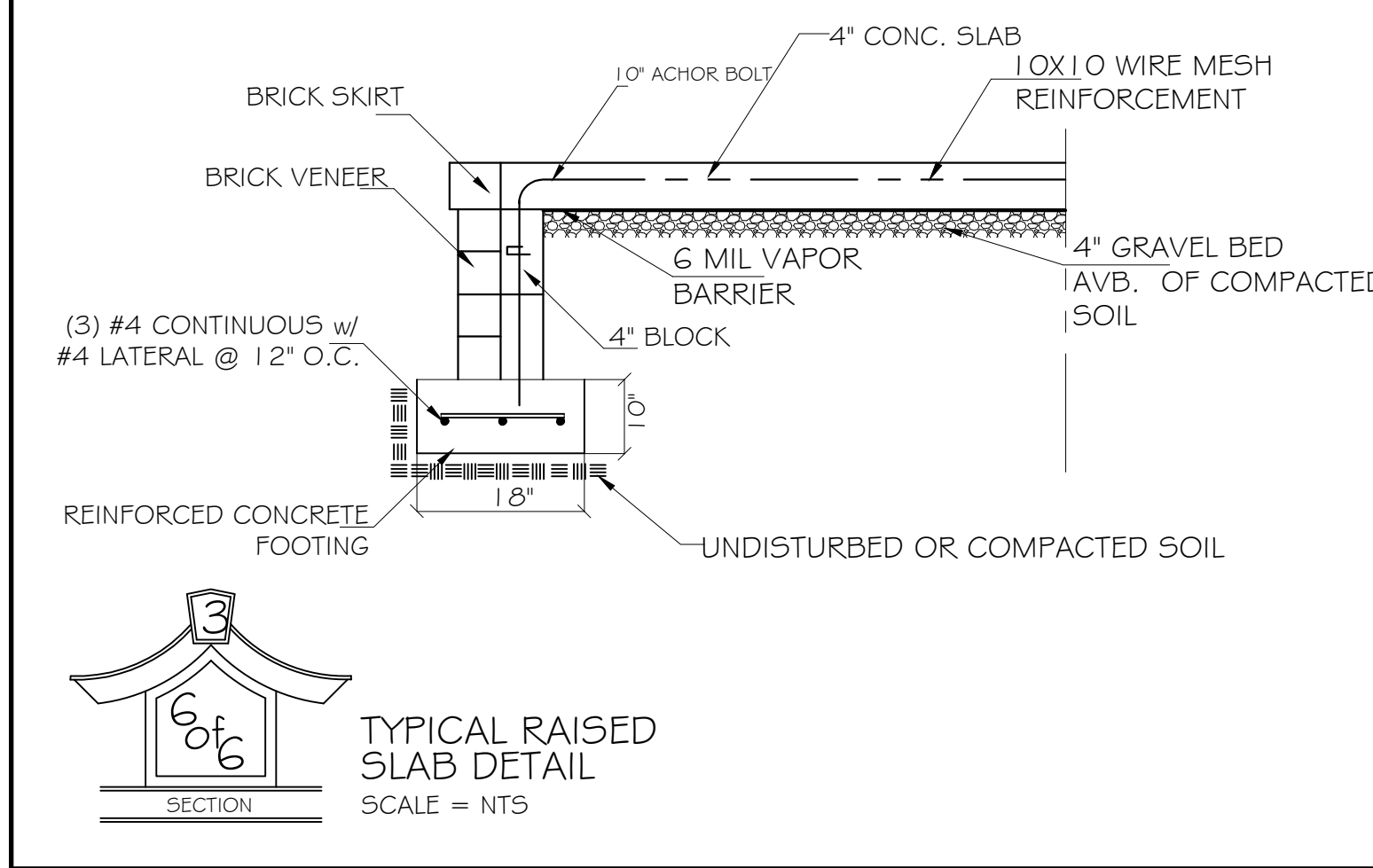
TYPICAL SHOULDER
DETAIL
SCALE = NTS



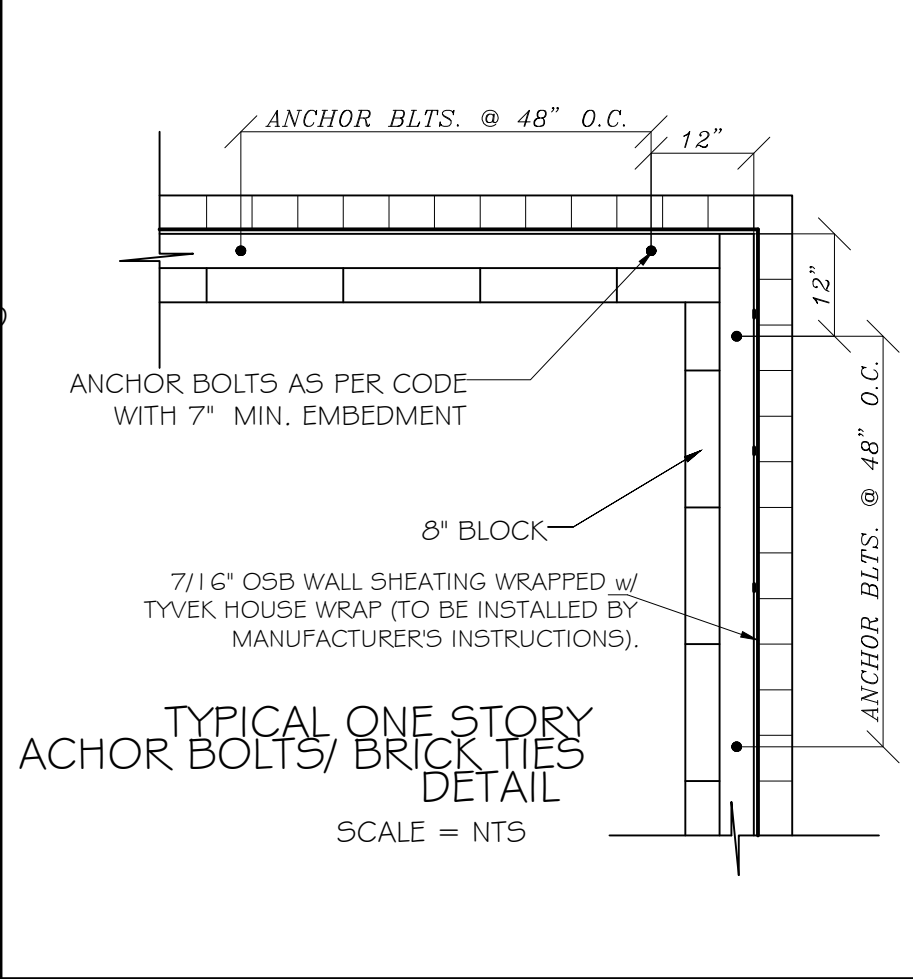
TYPICAL DROPPED
GIRDER DETAIL
SCALE = NTS



COLUMN DETAIL
SCALE = 1'0"= 1/2"

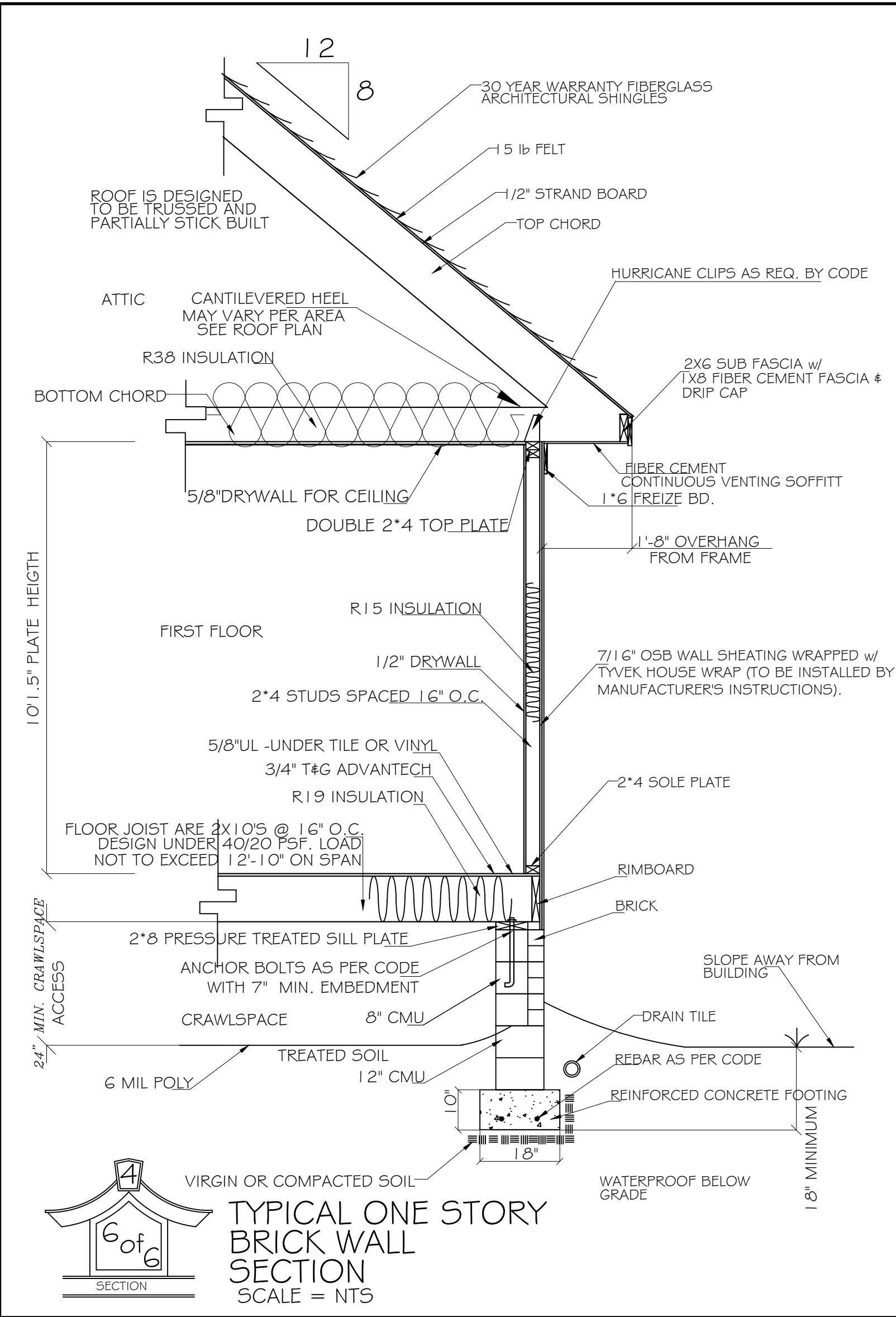


TYPICAL RAISED
SLAB DETAIL
SCALE = NTS

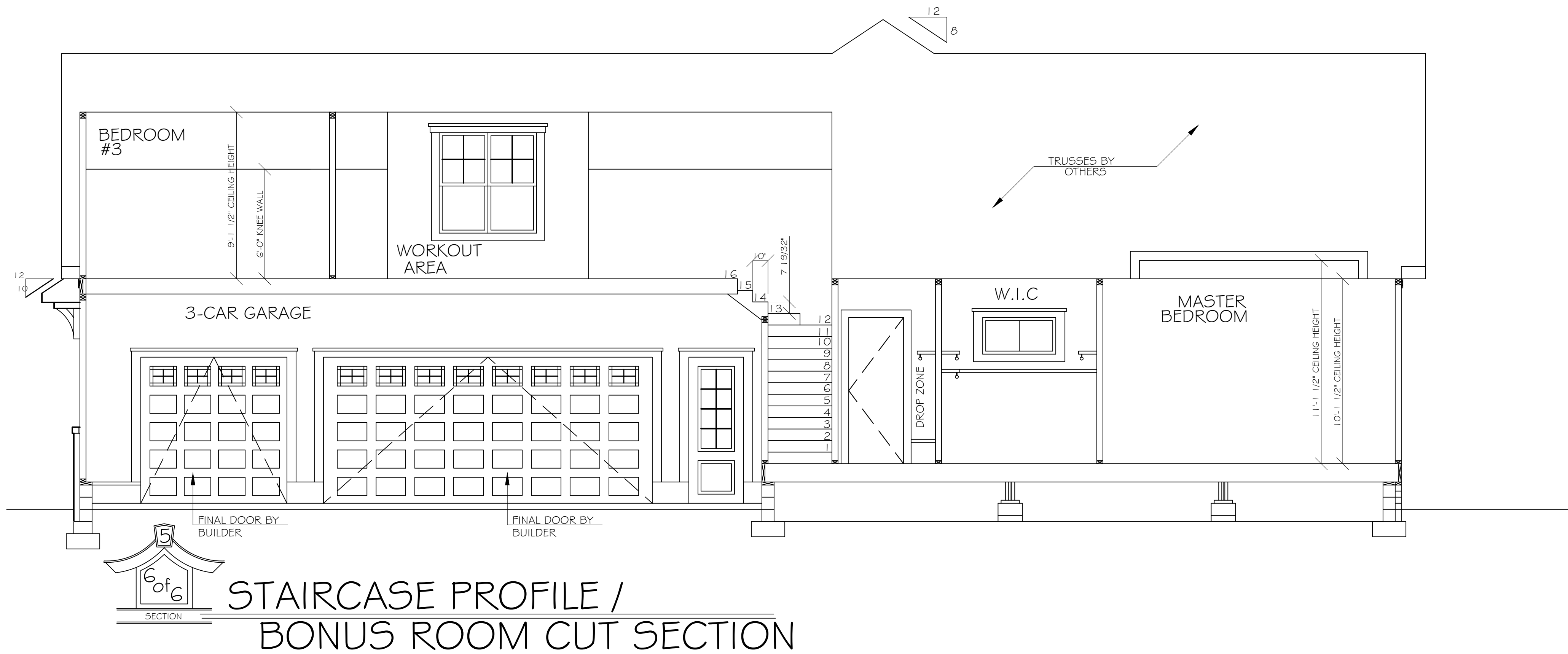


TYPICAL ONE STORY
ANCHOR BOLTS/ BRICK TIES
DETAIL
SCALE = NTS

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILVERED OVER-
HANG DESIGN.
2) LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER
TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
3) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS.
FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS
IN CERTAIN AREAS TO ALLOW FOR THIS.
4) TRUSS LAYOUT IS ONLY A SKETCH PROPOSING TRUSSES
FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/
MANUFACTURER.
5) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.



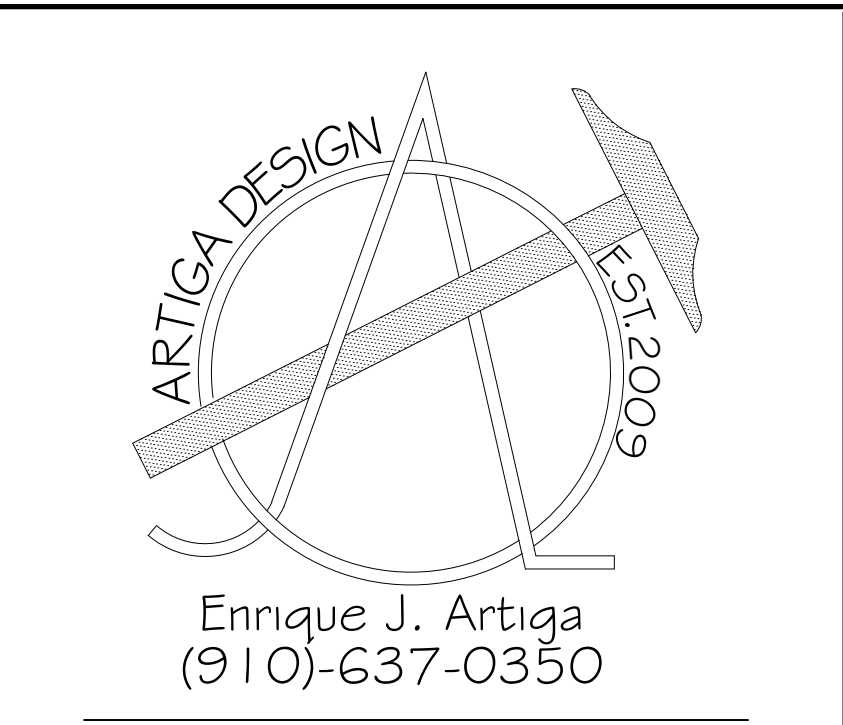
TYPICAL ONE STORY
BRICK WALL
SECTION
SCALE = NTS



STAIRCASE PROFILE /
BONUS ROOM CUT SECTION

NOTE:
ALL FLOOR JOIST
ALL JOIST ARE 2X10S @ 16" O.C.
DESIGN UNDER 40/20 PSF. LOAD
NOT TO EXCEED 12'-10" ON SPAN

NOTE:
ALL JOISTS UNDER PARALLEL
WALLS ARE TO BE PAIRED.



THE KIRBY
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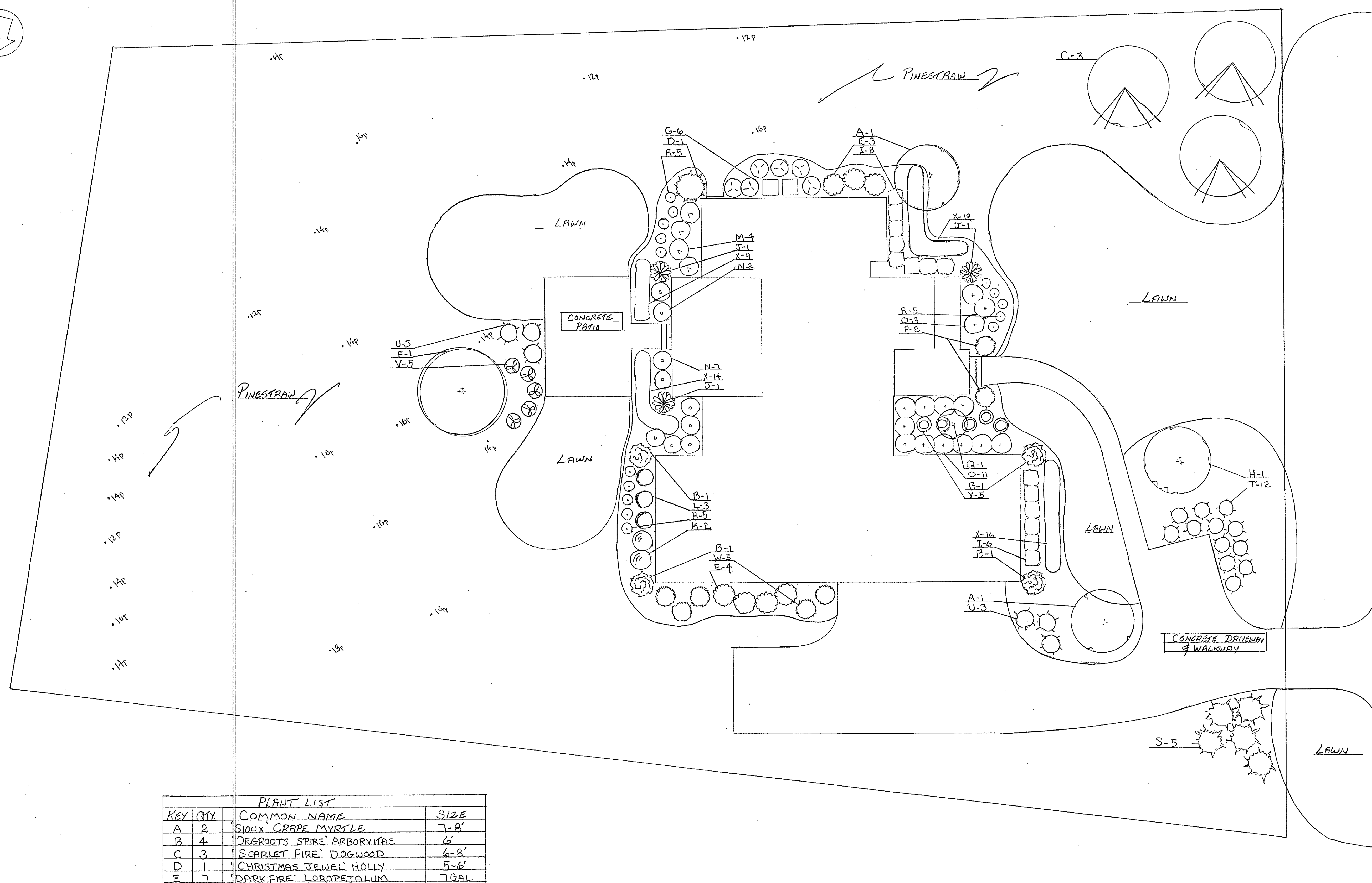
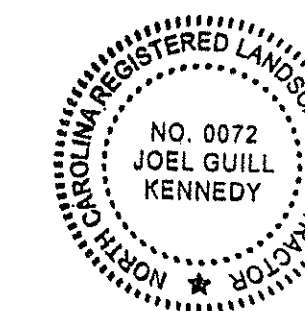
Sheet Name: DETAIL DRAWINGS

Scale: 1/4"= 1'0"

Sheet Number:

6 of 6

EXHIBIT C

EXHIBIT D

R E V I S I O N S		
1	8	
2	9	
3	10	
4	11	
5	12	
6	13	
7	14	

PAGE NO:

**REAVES
LANDSCAPE & DESIGN INC.**

P.O. BOX 10
PINEBLUFF NC 28373

(910) 281-5571
reaveslandscape@windstream.net



MUNN RESIDENCE
100 SAVILLE ROW
PINEHURST N C



Pella/Vinyl
250 Series/White



Statesville Brick/Walnut Creek

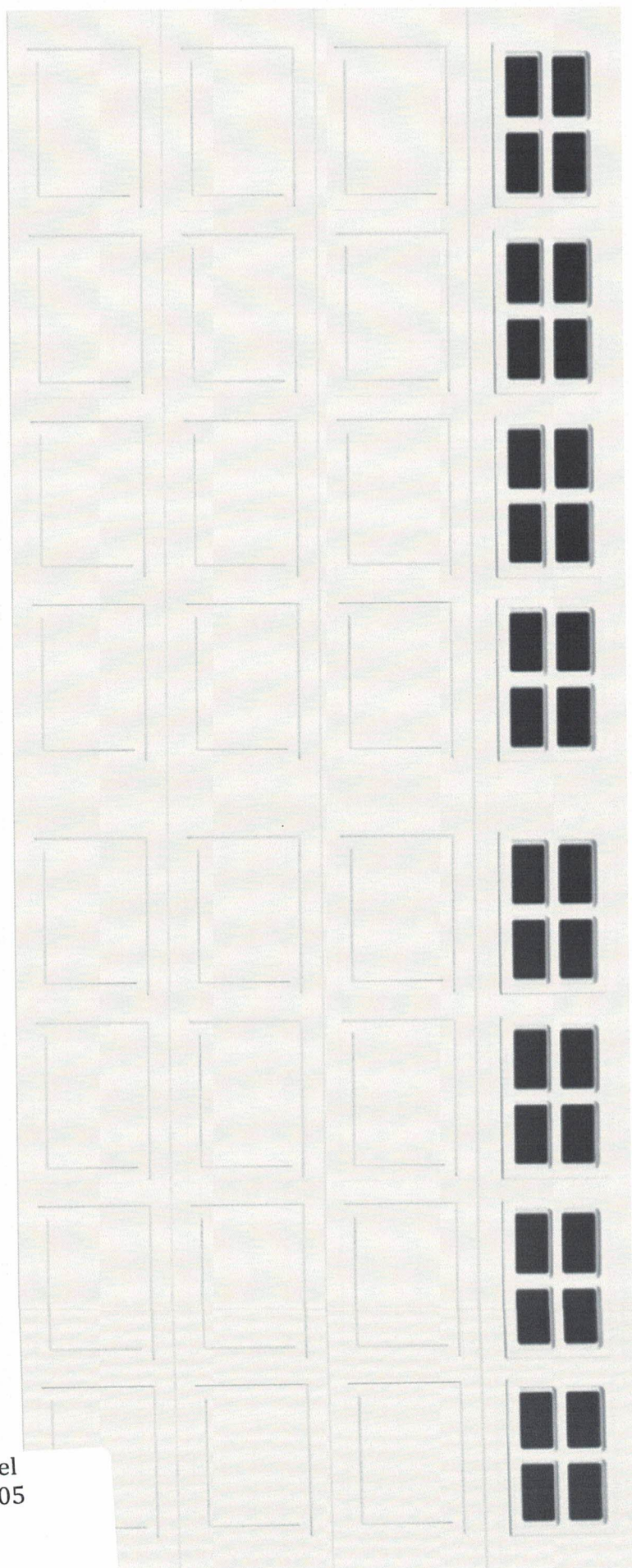


DSA/Tiffany-4LT
Minwax/Early American



Site Built
Cedar/Early American

EXHIBIT E



Wayne Dalton/Steel
Pure White/SW 7005

EXHIBIT E

SW 7005
Pure White

255-C1

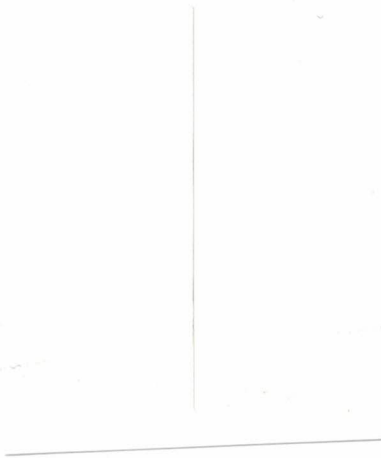


EXHIBIT E



Certainteed Shingles/
Moire Black

EXHIBIT E



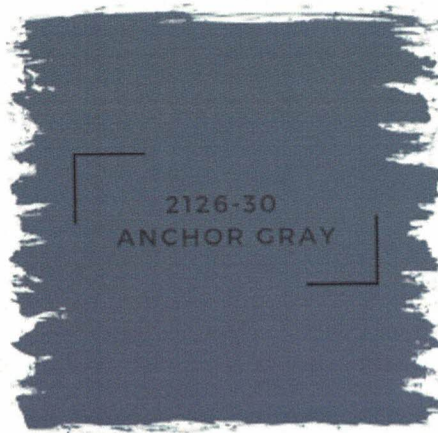
Minwax/Early American



Fiber Cement Siding/
Anchor Gray 2126-30

EXHIBIT E

EXHIBIT E



Anchor Gray/2126-30



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



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

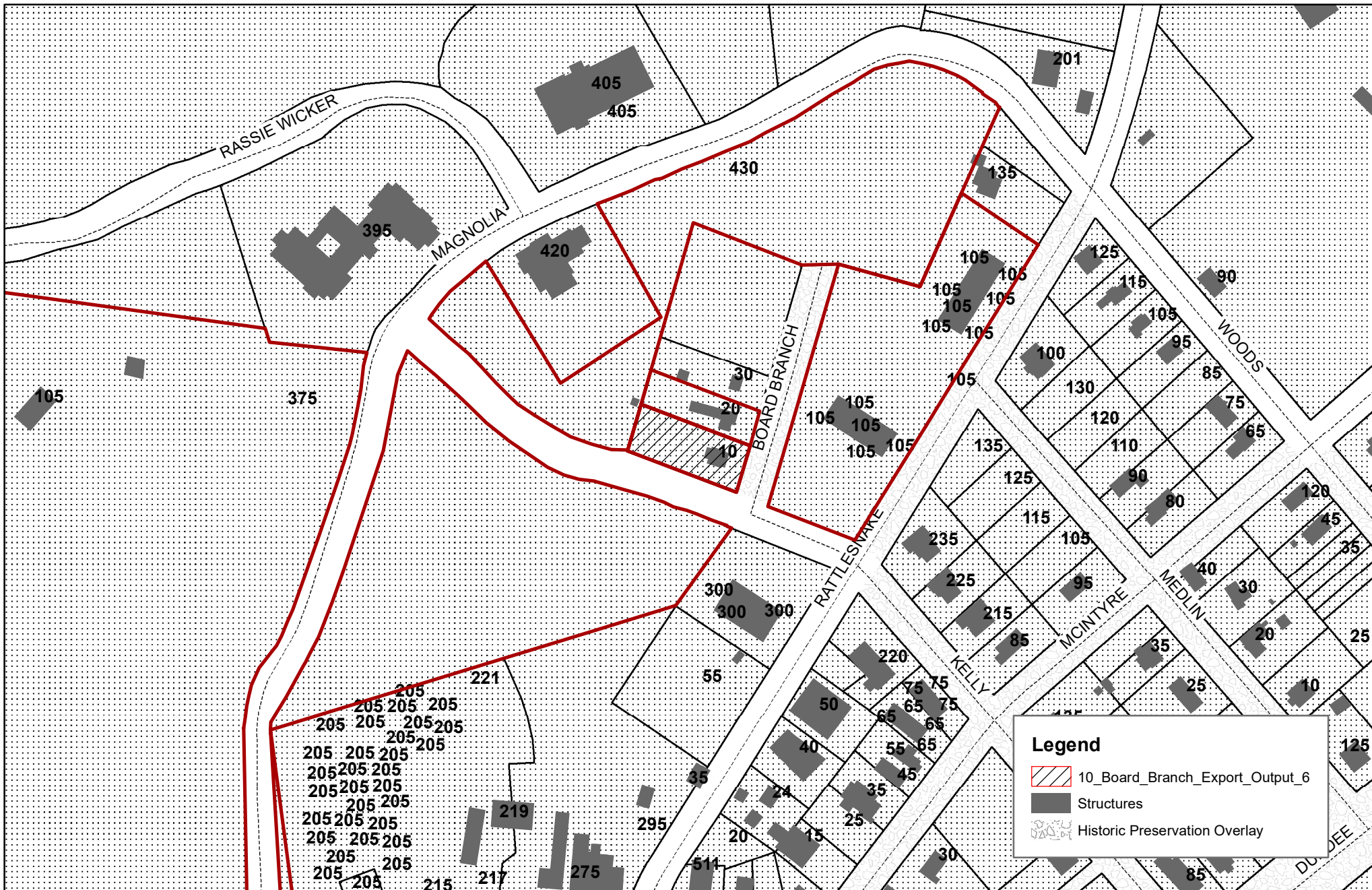
Section III G. Porches, Entrances and

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). Please! Base 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



COA-2021-00155 (60 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 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.

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



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 B. Exterior Walls and Trims
Section III C. Windows and Doors
Section III N. Paint

Staff Comments

The proposed project is congruous and consistent with the Historic Standards.

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). Please! Base Map for Boards 1.mxd 10/12/2021

October 28, 2021
Historic Preservation Commission
60 Caddell Road COA

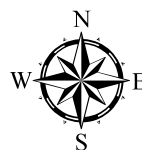


EXHIBIT B
60 Caddell
Application for a
Certificate of Appropriateness



EXHIBIT B



Remove existing masonite siding and trim which has rotted and replace with composite siding and trim.

Siding Color – Hancock Green HC-117



Trim Color – White

EXHIBIT B



French Door example for Back of House

Window Example



EXHIBIT B



**Repaint Garage
Siding and Trim**

**Siding Color – Hancock
Green HC-117**



Trim Color – White



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 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 Standards:

Section III B. Exterior Walls and Trims

Section III C. Windows and Doors

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

COA-2021-00155 - Ahrens Siding/Windows/Door

Menu Help

File Date: [09/28/2021](#)
Application Status: [In Review](#)
Application Type: [Historic Certificate of Appropriateness - Major](#)
Application Detail: [Detail](#)
Description of Work: [Replace existing siding, windows and one door on house. Paint exterior of house and garage.](#)
Application Name: [Ahrens Siding/Windows/Door](#)
Address: [60 CADDELL Rd. PH. 28374](#)
Owner Name: [AHRENS, TODD MICHAEL](#)
Owner Address: [60 Caddell, PINEHURST](#)
Parcel No: [00018237](#)

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	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
New siding and paint	Alteration	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	Yes	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
Masonite	Grey	Composite	Hancock Green HC-117

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	Grey	Composite	Hancock Green HC-117

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	Grey	Composite	Hancock Green HC-117

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	Grey	Composite	Hancock Green HC-117

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Masonite	White	Composite	White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl	White	Vinyl	White

CHIMNEY

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

FOUNDATION

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

FRONT DOOR

Workflow Status: Task		Assigned To	Status	Status Date	Action By	
Application Acceptance			Accepted	10/08/2021	Alexandria Rye	
Review for Completeness			In Progress	10/08/2021	Alexandria Rye	
Review Distribution						
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
Documents: File Name		Document Group	Category	Description	Type	Document Status
Ahrens.docx		PLN_HIST	Photo	Reference photos fo...	application/msword	Uploaded
Your application COA-1...		PLN	Email		application/octet-s...	Uploaded
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
60 Caddell
Application for a
Certificate of Appropriateness



EXHIBIT B



Remove existing masonite siding and trim which has rotted and replace with composite siding and trim.

Siding Color – Hancock Green HC-117



Trim Color – White

EXHIBIT B



French Door example for Back of House

Window Example



EXHIBIT B



**Repaint Garage
Siding and Trim**

**Siding Color – Hancock
Green HC-117**



Trim Color – White



COA-2021-00156 (75 CHEROKEE 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 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.

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-C



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 B. Exterior Walls and Trims

Section III C. Windows and Doors

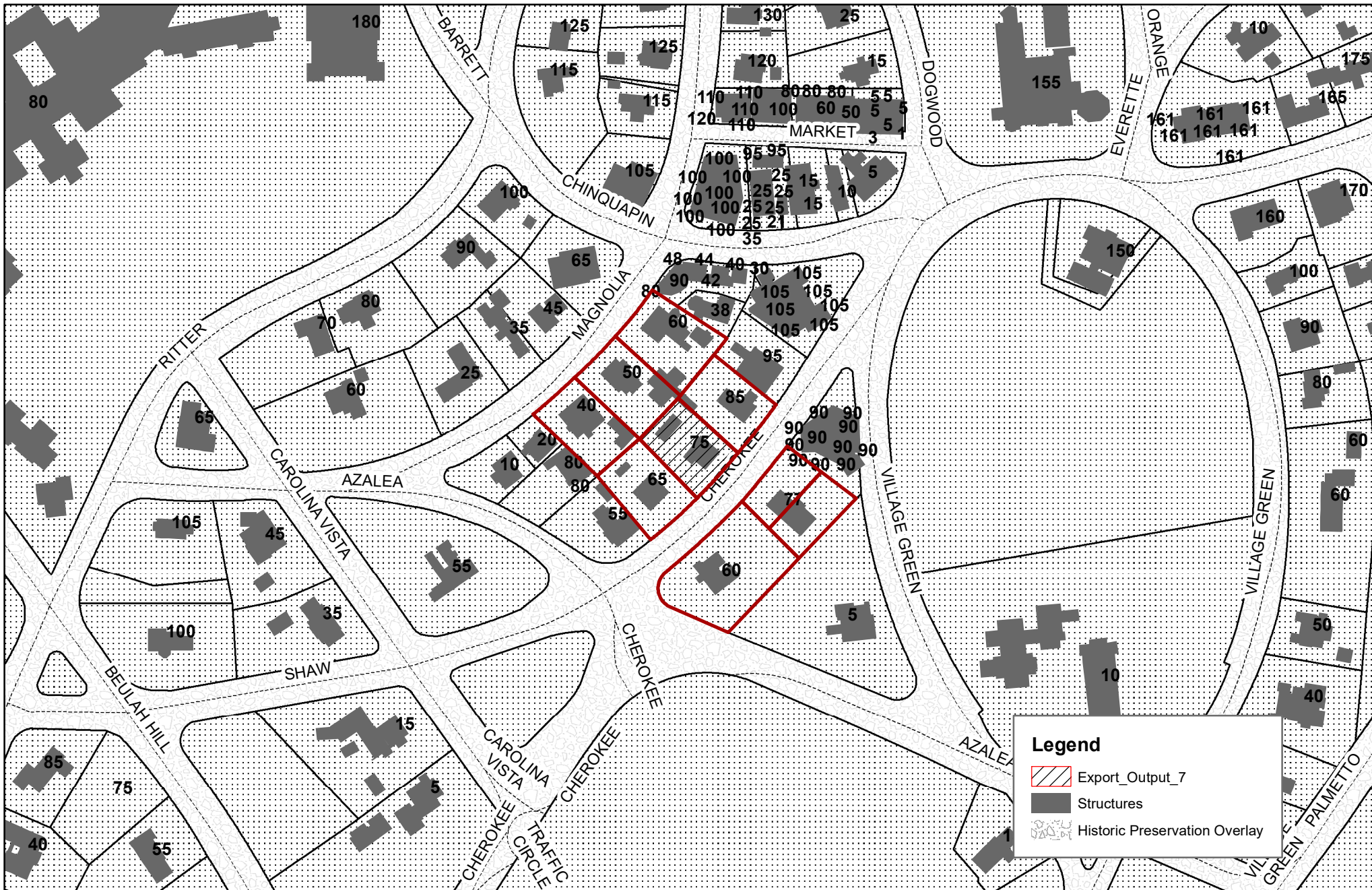
Section III G. Porches, Entrances and Balconies

Section III I. Additions and Accessory Buildings

Staff Comments

The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



October 28, 2021

Historic Preservation Commission
75 Cherokee Road COA

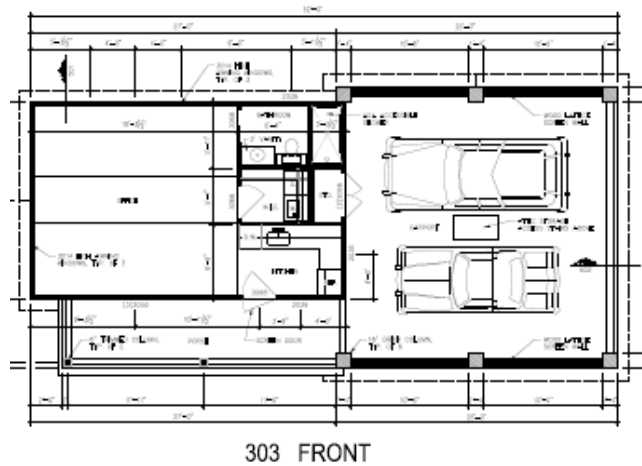


0 65 130 260 390 520 Feet

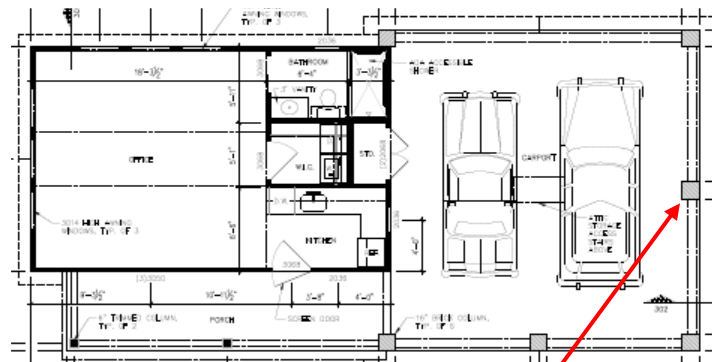
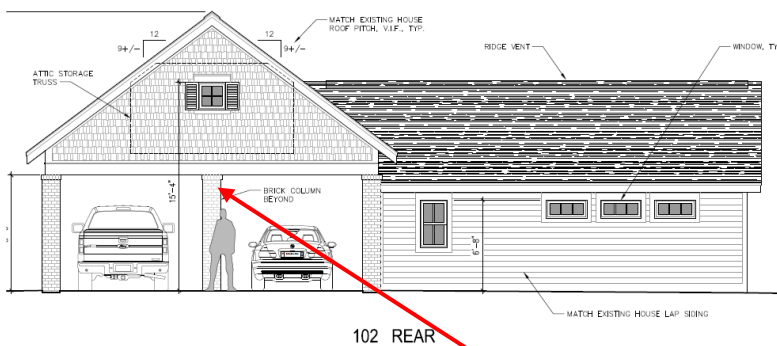
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided 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).
Please! Base Map for Boards 1.mxd
10/12/2021

ACCESSORY BUILDING MODIFICATIONS TO COA-2020-00142

Previously Approved - Right-Side Entry

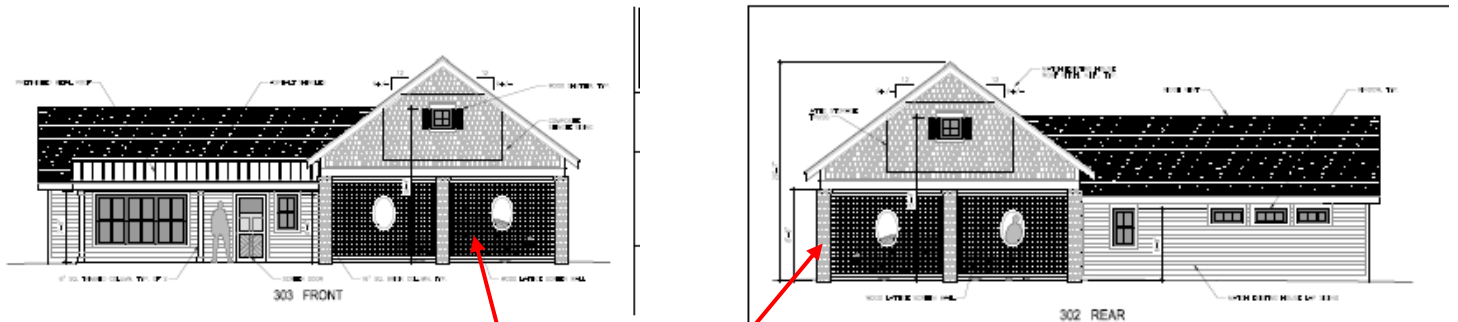


Proposed Change – Entry from Rear at Alley

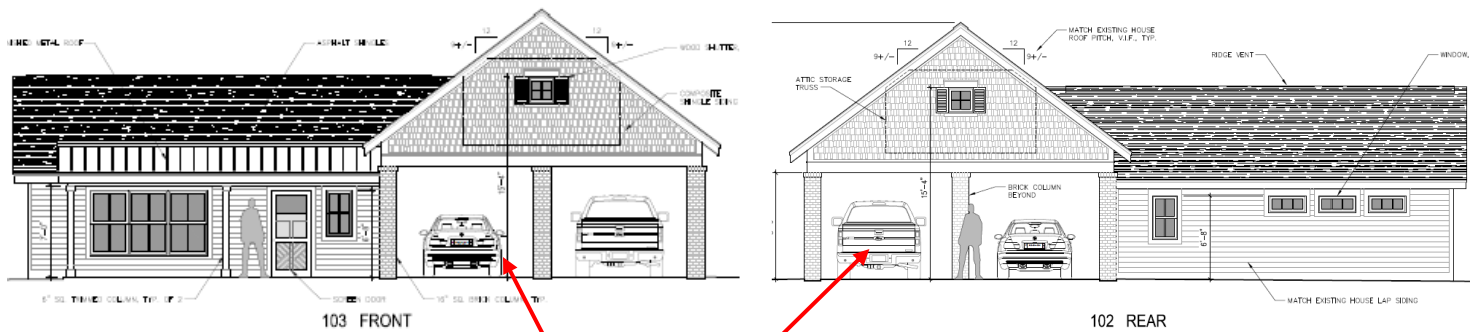


Remove Brick Column Rear

Add Brick Column Right Side



Front & Rear Elevations - Previously Approved with Lattice



Proposed Change – Lattice removed

Google Maps 75 Cherokee Rd



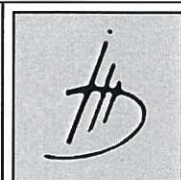
Image capture: Aug 2018 © 2021 Google

Pinehurst, North Carolina

Google

Street View - Aug 2018





Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

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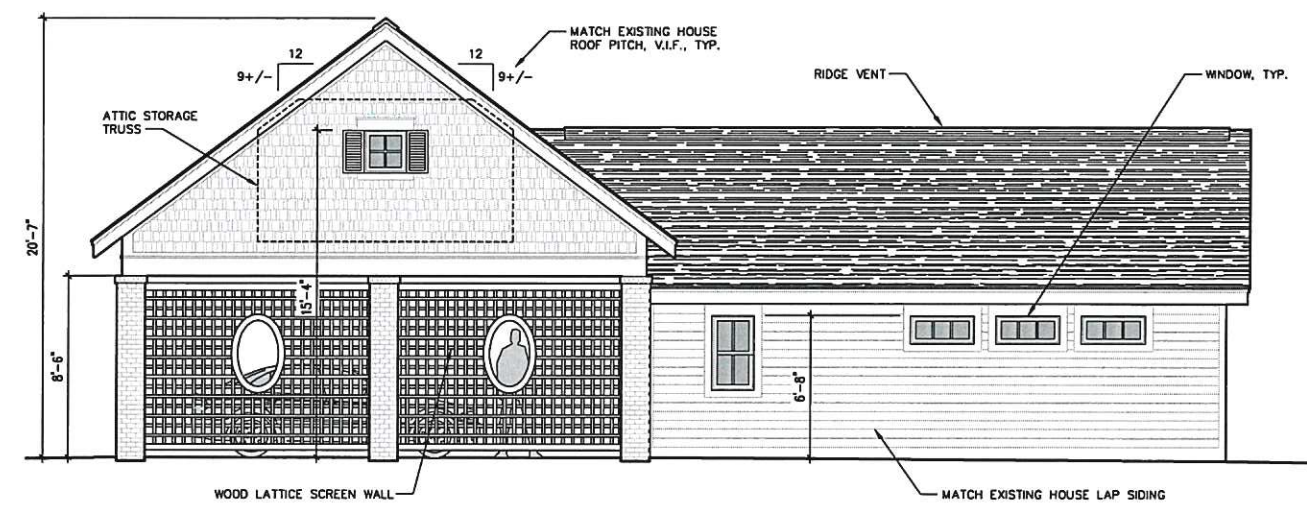
PINEHURST HOMES
75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

**BERRY RESIDENCE
ACCESSORY BUILDING ADDITION**

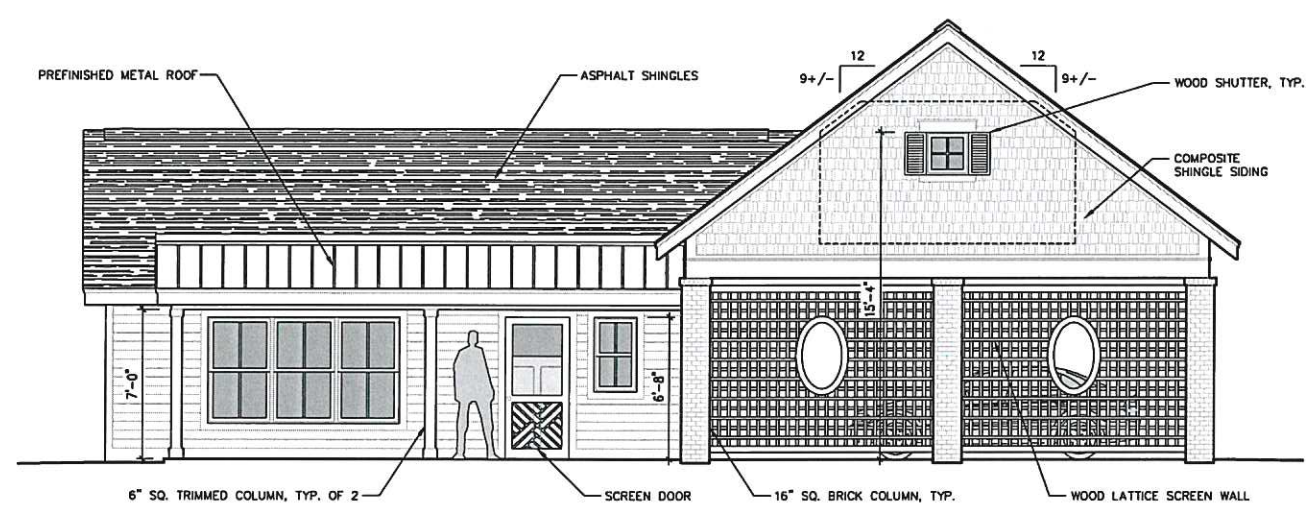
• ACCESSORY BUILDING ADDITION PLAN / ELEVATIONS
• SCALE: 1/4" = 1'-0"
• DATE: 9/30/2020

• DRAWING NO.:

H-1

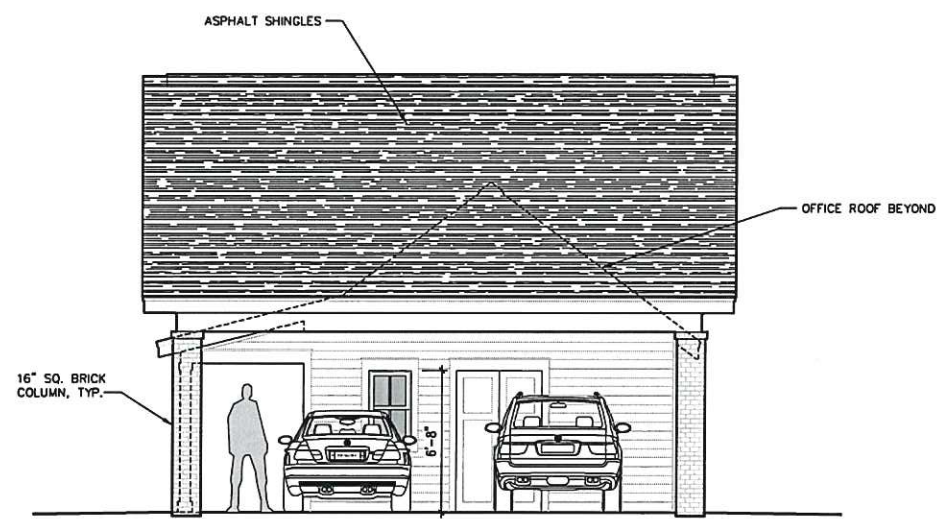


102 REAR

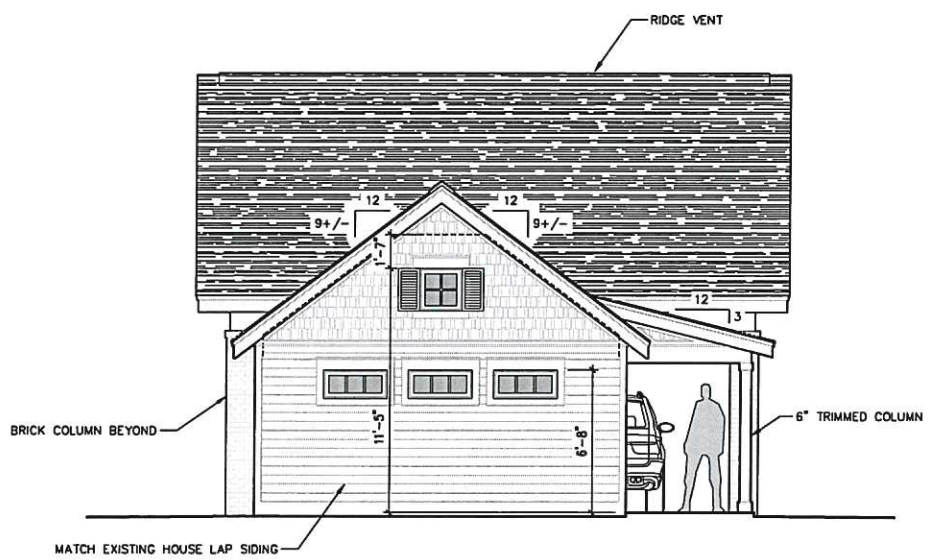


103 FRONT

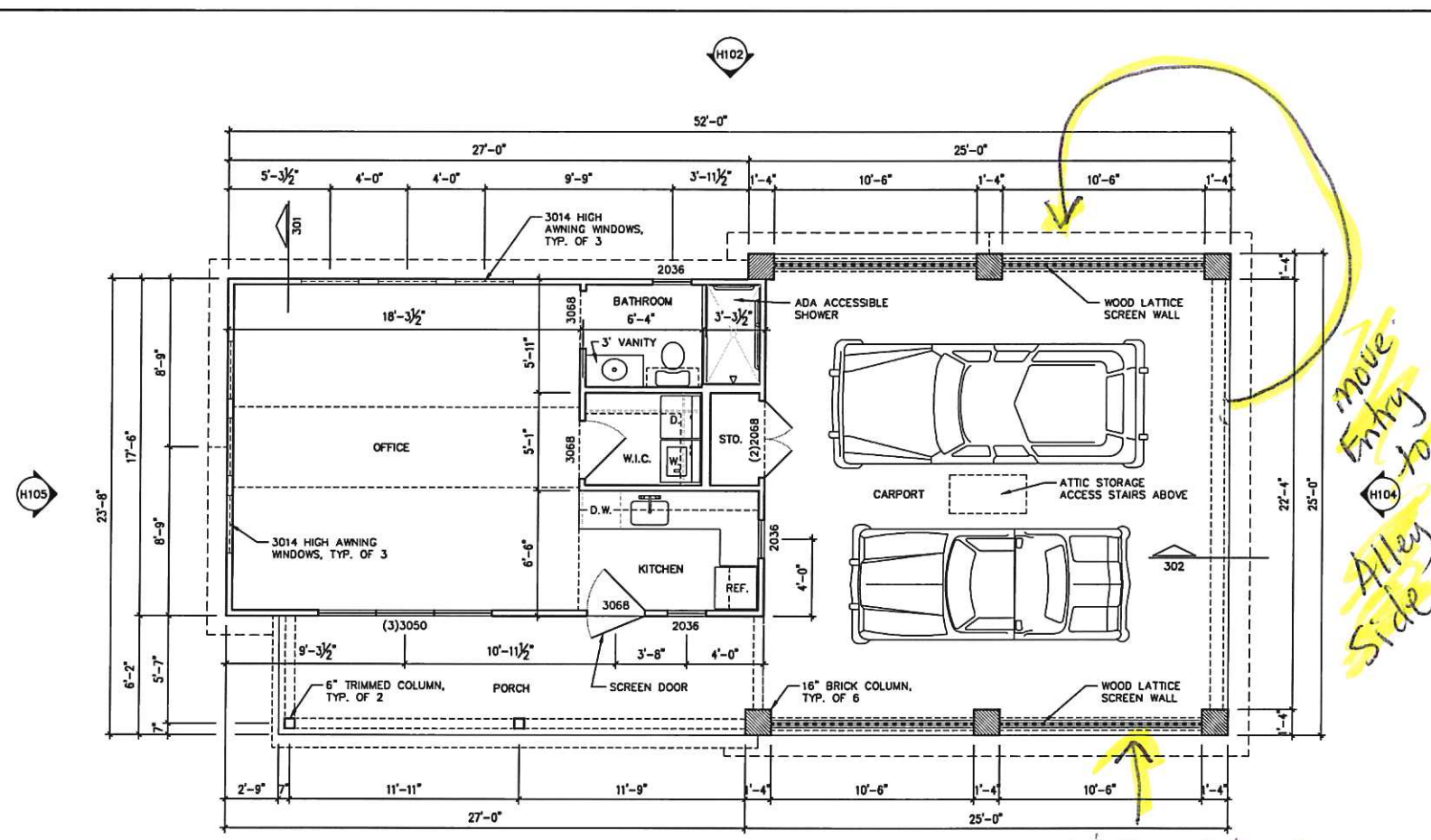
ACCESSORY BUILDING EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"



104 RIGHT SIDE



105 LEFT SIDE



- GENERAL NOTES
1. ALL WINDOWS ARE DOUBLE-HUNG UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE OF FRAMING.
 3. VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC'S OF PRODUCT SELECTED.
 4. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 5. G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.
 6. G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.

SQUARE FOOTAGE TABULATION	
OFFICE CONDITIONED:	489 S.F.
CARPORT:	560 S.F.
PORCH:	156 S.F.
ACCESSORY BUILDING TOTAL:	1,205 S.F.
TOTAL HOUSE: 4,039 S.F. / 1,205 S.F. = 29.8% (UNDER 30% MAX. ALLOWED)	

101 ACCESSORY BUILDING FLOOR PLAN SCALE: 1/4" = 1'-0"



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 Standards:

Section III B. Exterior Walls and Trims

Section III C. Windows and Doors

Section III G. Porches, Entrances and Balconies

Section III I. Additions and Accessory Buildings



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

COA-2021-00156 - Berry Accessory

Menu Help

File Date: [10/01/2021](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [Move entry to alley side and add 3-0 entry door to front side.](#)

Application Name: [Berry Accessory](#)

Address: [75 CHEROKEE Rd. PH. 28374](#)

Owner Name: [BERRY, THOMAS W](#)

Owner Address: [75 Cherokee Rd. Pinehurst](#)

Parcel No: [00017726](#)

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active
Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	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
Move entry to alley side and add 3-0 door to front side.	Alteration	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	Yes	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
		Composite dutch lap & ...	SW 7005 Pure White

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite dutch lap & ...	SW 7005 Pure White

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite dutch lap	SW 7005 Pure White

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite dutch lap & ...	SW 7005 Pure White

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Composite	SW 7005 Pure White

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

[Brick Carport Column](#) Aberdeen Brick Aberdeen

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
Wood Lattice SW 2827 Colonial Reviv...

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	10/08/2021	Alexandria Rye
Review for Completeness		Application ...	10/08/2021	Alexandria Rye
Review Distribution		In Progress	10/08/2021	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
Documents: File Name	Document Group	Category	Description	Type	Document Status Docur
75 Cherokee Acc Bldg M...	PLN_HIST	Plan	Hand drawn plan for...	application/pdf	Uploaded 10/01/2
75 Cherokee Findings o...	PLN_HIST	Certificate of ...	Existing COA for ac...	application/pdf	Uploaded 10/01/2
Your application COA-1...	PLN	Email		application/octet-s...	Uploaded 10/08/2
Show all					

Application Comments: View ID Comment Date

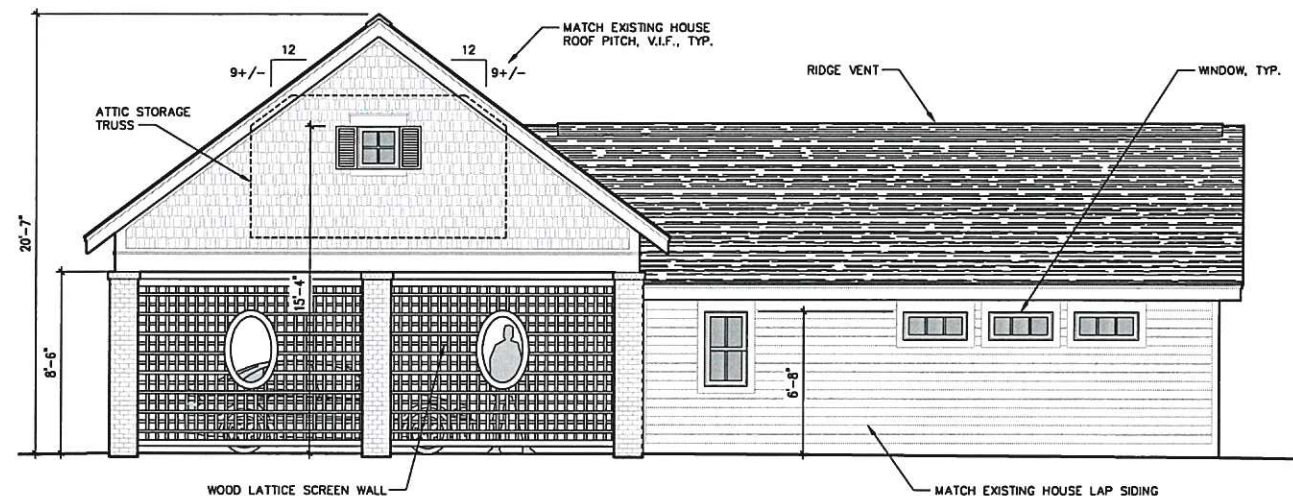
Initiated by Product: ACA

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

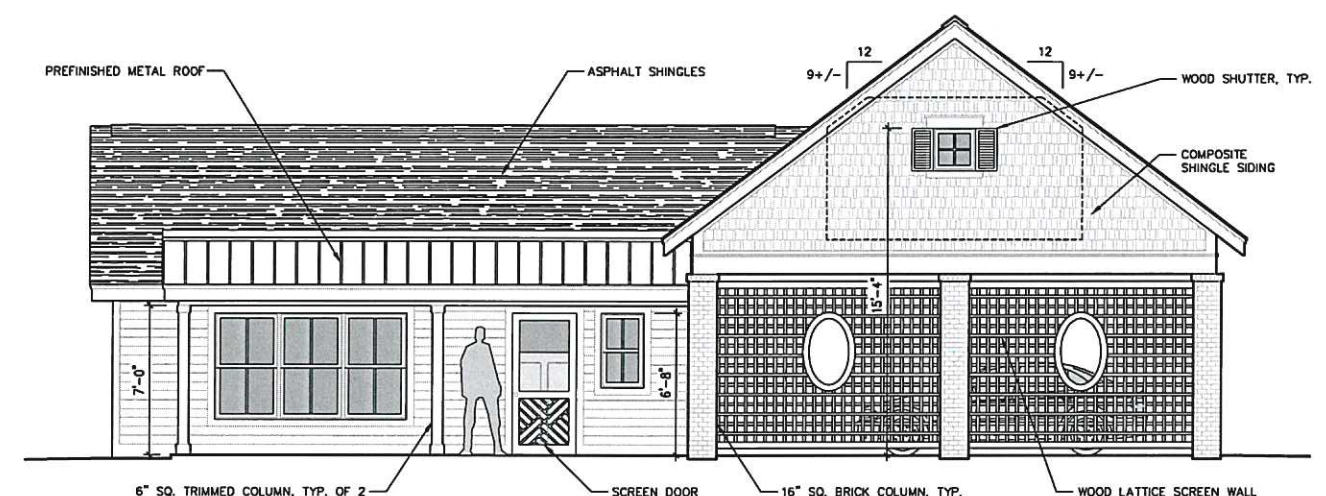
Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

Required Inspections:

EXHIBIT B

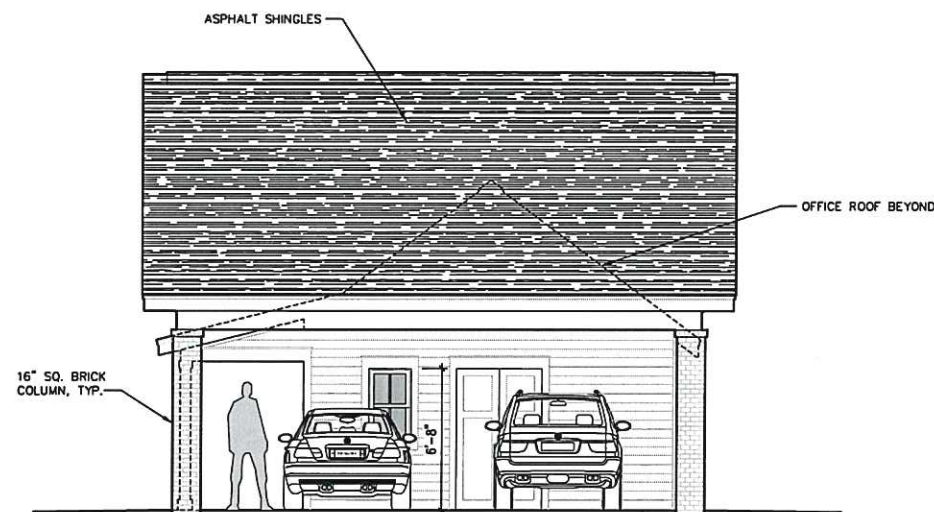


102 REAR

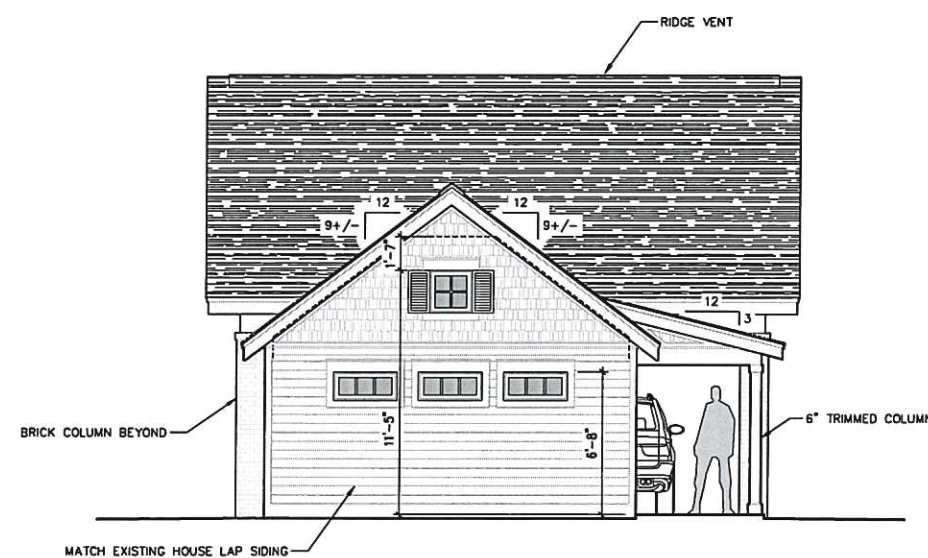


103 FRONT

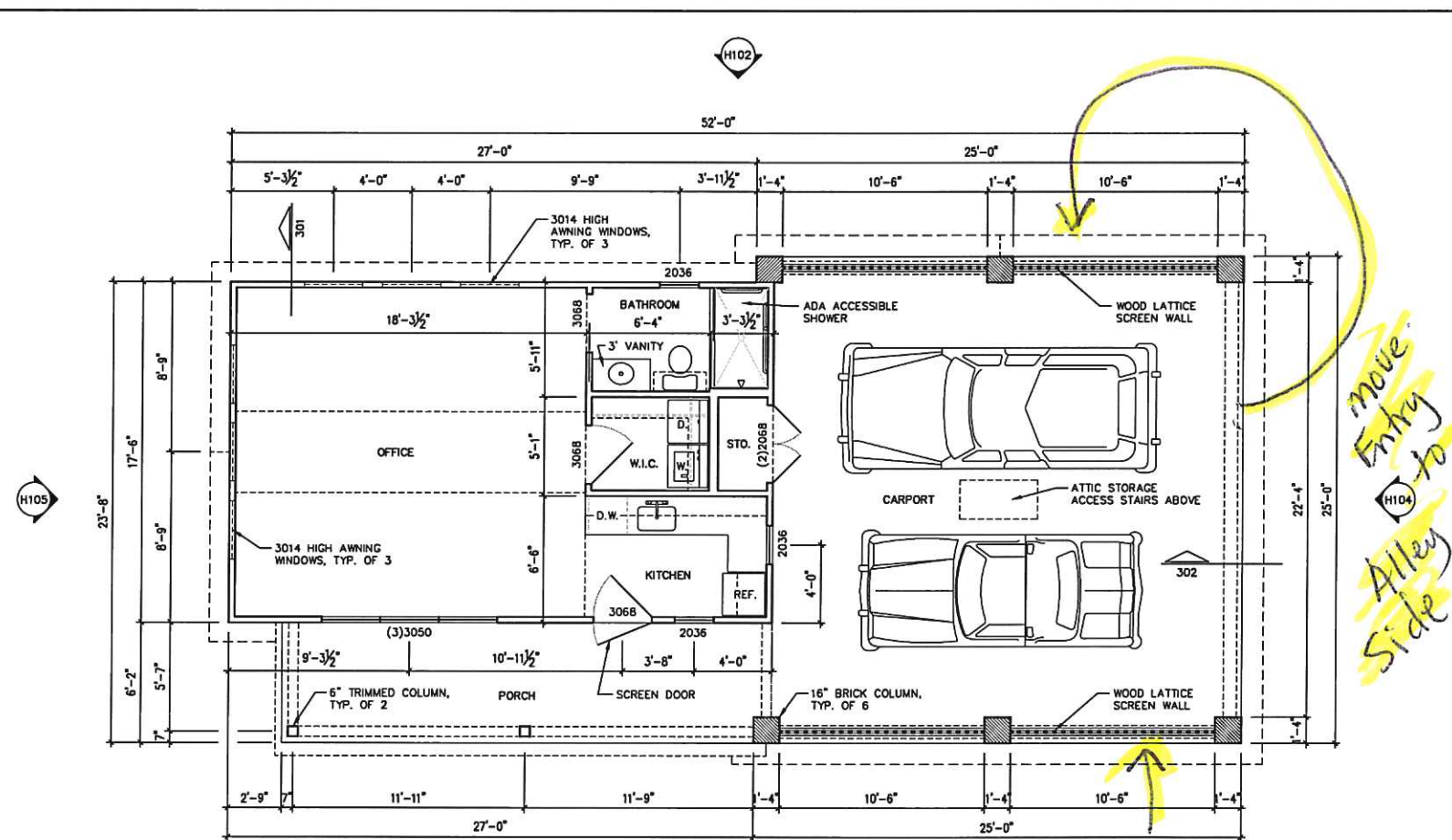
ACCESSORY BUILDING EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"



104 RIGHT SIDE



105 LEFT SIDE



GENERAL NOTES

1. ALL WINDOWS ARE DOUBLE-HUNG UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING.
3. VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC'S OF PRODUCT SELECTED.
4. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.
6. G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.

SQUARE FOOTAGE TABULATION

OFFICE CONDITIONED:	489 S.F.
CARPORT:	560 S.F.
PORCH:	156 S.F.
ACCESSORY BUILDING TOTAL:	1,205 S.F.
TOTAL HOUSE: 4,039 S.F. / 1,205 S.F. = 29.8%	(UNDER 30% MAX. ALLOWED)

101 ACCESSORY BUILDING FLOOR PLAN SCALE: 1/4" = 1'-0"



Imark Design

Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES

**BERRY RESIDENCE
ACCESSORY BUILDING ADDITION**
75 CHEROKEE ROAD, PINEHURST, NORTH CAROLINA

• ACCESSORY BUILDING ADDITION PLAN / ELEVATIONS
• SCALE: 1/4" = 1'-0"
• DATE: 9/30/2020

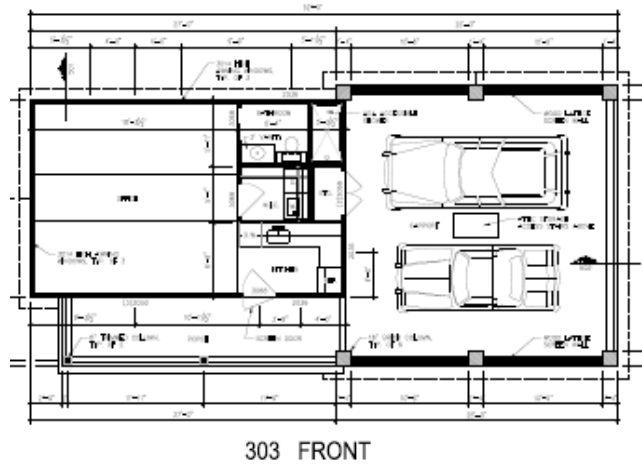
• DRAWING NO.:

H-1

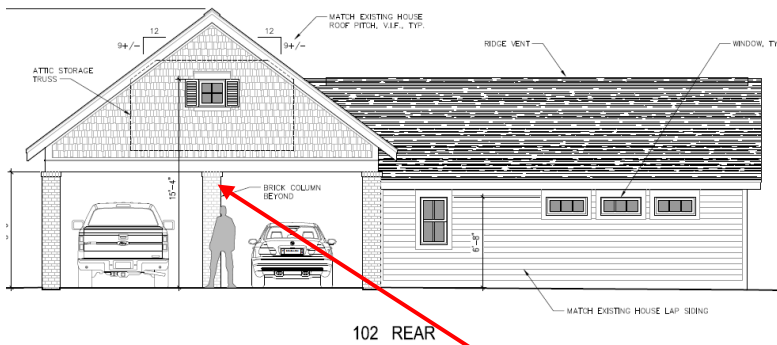
75 CHEROKEE ROAD

ACCESSORY BUILDING MODIFICATIONS TO COA-2020-00142

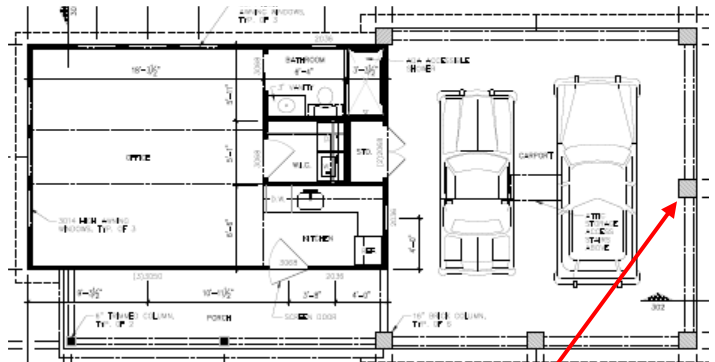
Previously Approved - Right-Side Entry



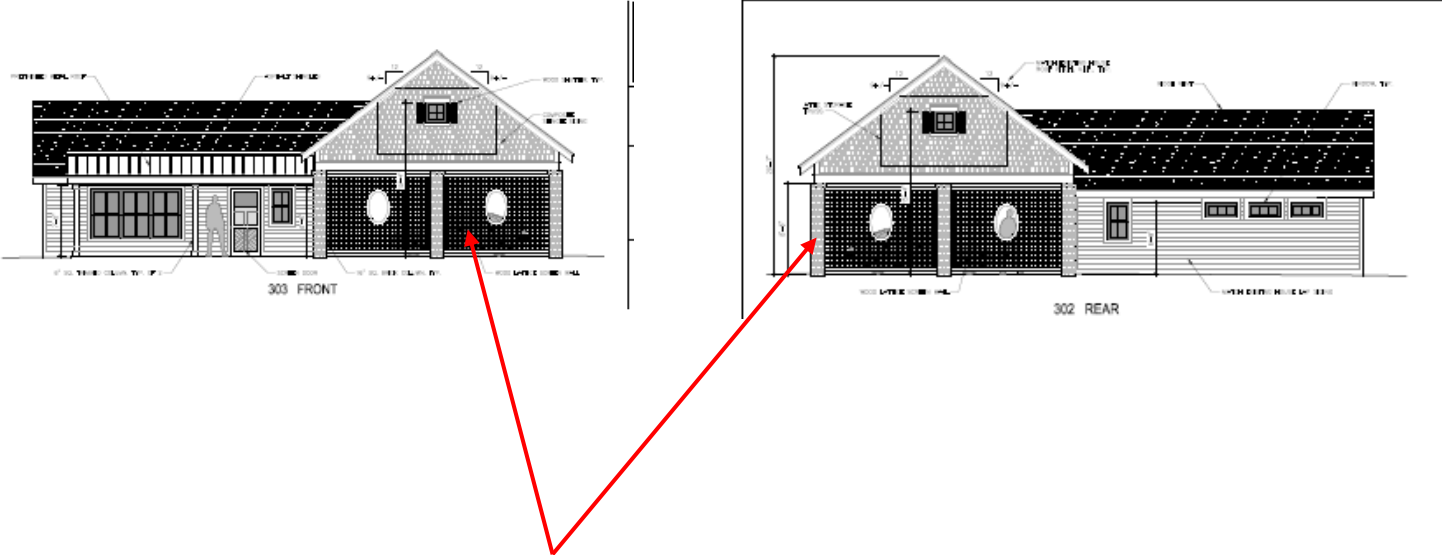
Proposed Change – Entry from Rear at Alley



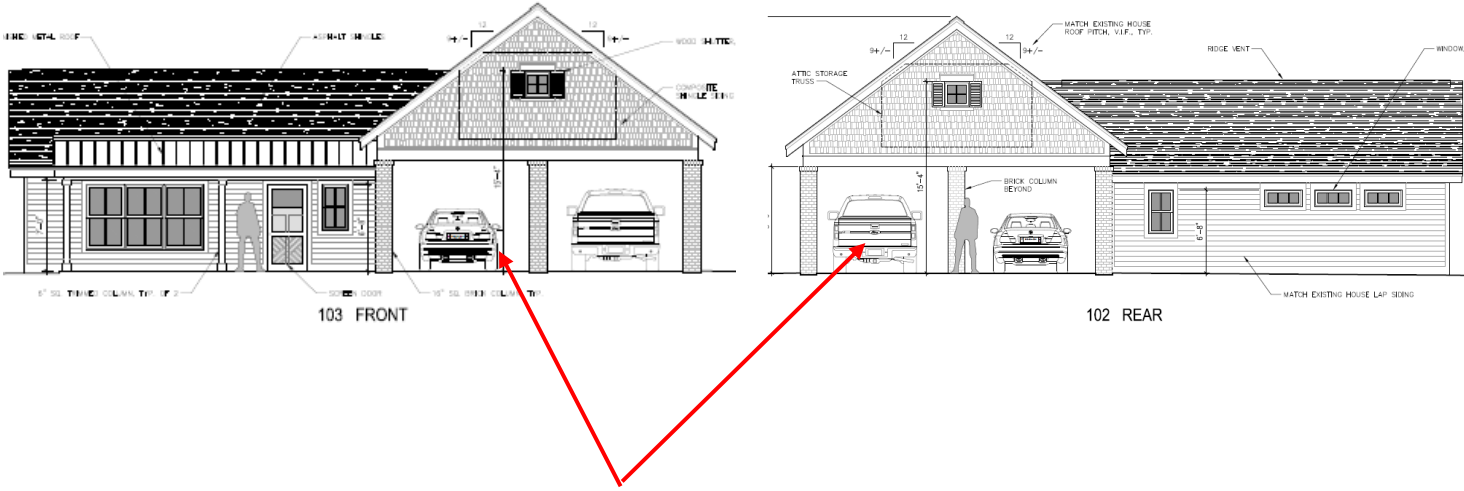
Remove Brick Column Rear



Add Brick Column Right Side



Front & Rear Elevations - Previously Approved with Lattice



Proposed Change – Lattice removed



VILLAGE OF PINEHURST

Certificate of Appropriateness

Property Owner: Thomas W Berry

Applicant:

Physical Address: 75 Cherokee Rd Pinehurst, NC 28374

Lot:

PIN: 00017726

COA#: [COA-2020-00142](#)

Date Issued: 10/26/2020

Nature of Work: New

Conditions, If Any:

Description of Work: *Demolition of existing accessory building and construction of new accessory building.*

Approved By:

☐ Staff: _____

☐ HPC, Date: _____

POSTING: WORK REQUIRING A CERTIFICATE OF APPROPRIATENESS SHALL NOT COMMENCE UNTIL THE PROPERTY OWNER OR HIS AGENT POSTS THIS PLACARD IN A CONSPICUOUS PLACE ON THE PREMISES. THE PLACARD SHALL BE MAINTAINED IN POSITION UNTIL THE FINAL INSPECTION IS CONCLUDED BY THE PLANNING DEPARTMENT. PLEASE CALL (910)295-2581 WHEN YOUR PROJECT IS COMPLETE TO SCHEDULE A HISTORIC INSPECTION.

**FINAL**

**FINAL ORDER – MAJOR COA REQUEST 75 Cherokee Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION**

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on October 22, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Pinehurst Homes, is requesting to construct a new 1,200 square foot accessory structure at 75 Cherokee Road.

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

FINDINGS OF FACT***Concerning jurisdiction***

1. New construction or additions not considered major work

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

1. The principal dwelling at 75 Cherokee Road is considered a contributing structure.
2. The principal structure was constructed in 1895.
3. The Plymouth was another of the first cottages built by James W. Tufts.
4. 75 Cherokee Road's primary structure is a one-and-a-half-story frame cottage clad in both German siding and wood shingles. Its gable end faces the front, and it has hip-roofed gables on the sides. The front porch has been glazed and an addition has been built on the rear.
5. Previous COAs issued

Previously Issued COAs for 75 Cherokee Road		
Description	Year	Minor or Major
Replacement of Windows with Like for Like Material	2017	Minor
Removal of Pine Tree from the Yard	2017	Minor

Description	Year	Minor or Major
Replacement of Windows with Like for Like Material	2017	Minor
Removal of Pine Tree from the Yard	2017	Minor

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

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, site plan, landscape plan, photos of existing accessory structure, photos of other accessory structures within the Historic District, building materials, and building plans.
2. Composite Dutch lap and shake siding has been proposed
3. Windows are proposed to be vinyl
4. Carport columns are proposed to be brick
5. *The applicants are proposing wood lattice screening for the car port. The Guidelines do not specifically address lattice materials.*
6. The new structure if approved would sit approximately 10 feet off the side property line and 17.5 feet off the rear property line.
7. *The proposed accessory structure does not exceed 30 percent of the floor area of the principal structure (PDO requirement).*
8. *The principal dwelling is 4,039 square feet and the proposed accessory structure is 1,205 square feet (29.8%).*
9. *The proposed location of the new accessory structure will be located in the rear yard of the lot adjacent to the alley*
10. *The applicant has indicated the intent to use a muted color scheme.*

Conclusions of Law**Guideline Requirements:**

1. Section III.I.11 - If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition **must be approved prior** to consideration of the new construction.
2. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be compatible** with the character and scale of the primary structure and **must be congruous** with the character of the Pinehurst Historic District.
3. Section III.I.7 - The height of an accessory building **must not be taller** than the primary structure and **must be** smaller in scale than the primary structure.
4. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must be** located as inconspicuously as possible, in rear or side yards.
5. Section III.I.13 - Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
6. Section IV.F.1 - The predominant materials and finishes for proposed new primary **structures must be congruous** with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
7. Section IV.F.3 - The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls, sheets of plywood siding, vinyl or aluminum siding, plastic, sheet metal, or a similar material used as siding or panels, any treatment of material that imparts a glossy or reflective finish to the material, concrete, cinderblock, or glass block, and boxed chimneys
8. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must be congruous** with the Pinehurst Historic District.

9. Section III.C.2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
10. Section III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
11. Section III.L.7 - 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.
12. Section III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

Guideline Recommendations:

1. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
2. Section III.I.7 - The foundation height of an addition or accessory building should align with that of the primary structure.
3. Section III.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.
4. 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.
5. Section III.E.4 - Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

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 22 of October, 2020.


Clerk to the Historic Preservation Commission


Chair of the Historic Preservation Commission

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

Attachment A
Final Order
75 Cherokee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 75 Cherokee Road:

The windows will feature simulated divided light and that the muntins will not be snap-ins.

The following conditions apply to approval of the Certificate of Appropriateness for 75 Cherokee Road:

NONE

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 75 Cherokee Road based on the following:

The Commission determined that the proposed accessory structure to be compliant with the Historic District Guidelines and congruous with the Historic District.



COA-2021-00157 (305 NOTTINGHILL 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 a new single family dwelling at 305 Nottinghill 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.

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-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:
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:

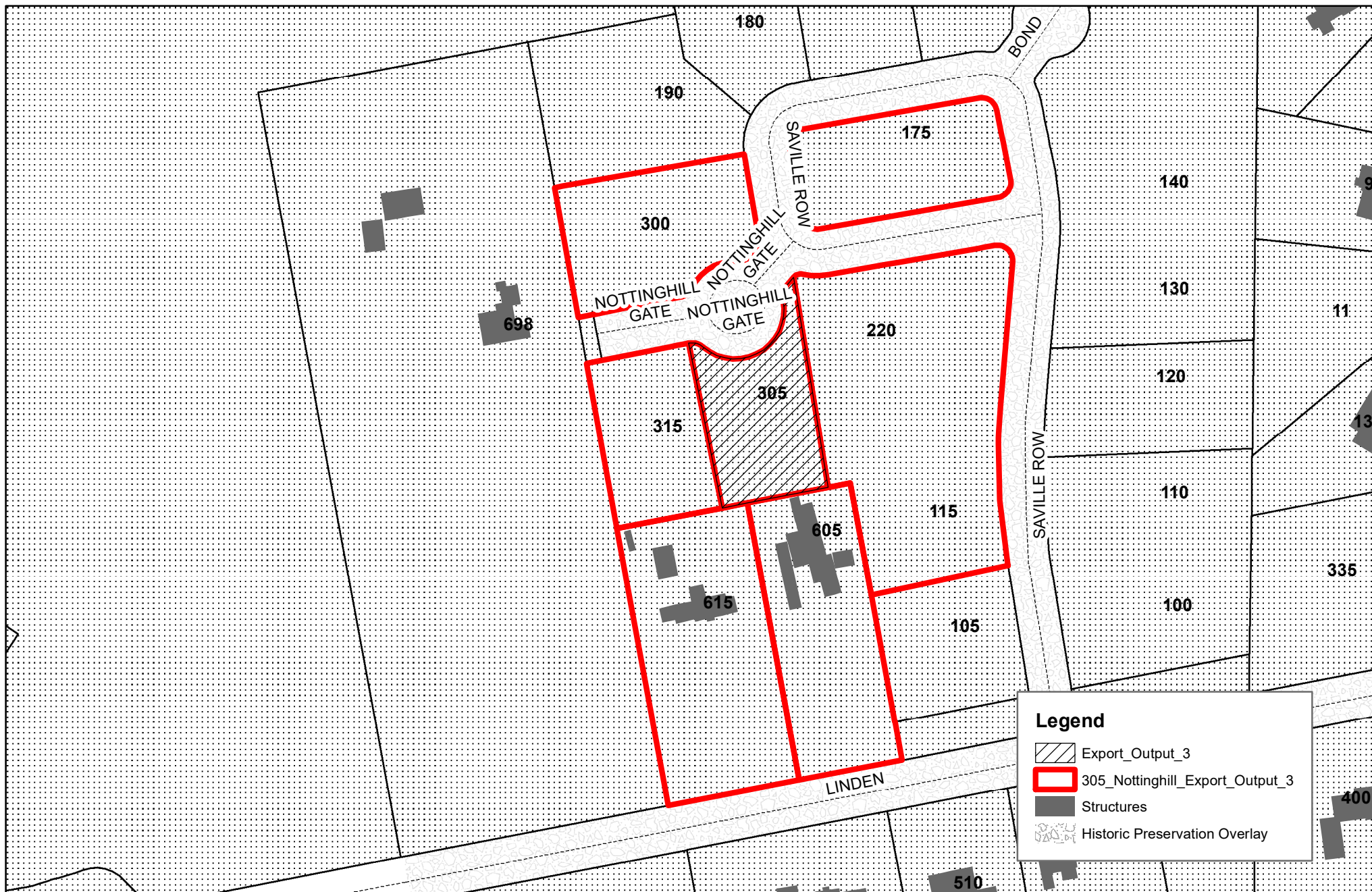
Applicable Standards

Section IV A. Characteristic Architectural Styles
Section IV B. General Standards
Section IV C. Windows and Door
Section IV D. Shutters
Section IV E. Accessory Features and Structure
Section IV F. Building Material
Section VII. A. Fences and Walls
Section VII. B. Driveways and Off-Street Parking
Section VII. C. Landscaping and Vegetation
Section III N. Paint

Staff Comments

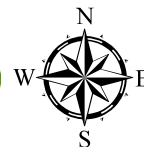
The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



October 28, 2021

Historic Preservation Commission
305 Nottinghill Gate COA



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:\aspl\Bae Map for Boards 1.mxd
10/12/2021



**RAMSEY
LANDSCAPE
ASSOCIATES, INC.**

POST OFFICE BOX 5828
PINEHURST, NORTH CAROLINA 28354
PHONE: OFFICE 910.295.3004
FAX: 910.260.4359 CELL 910.365.7111
EMAIL: rla2@ncrr.com

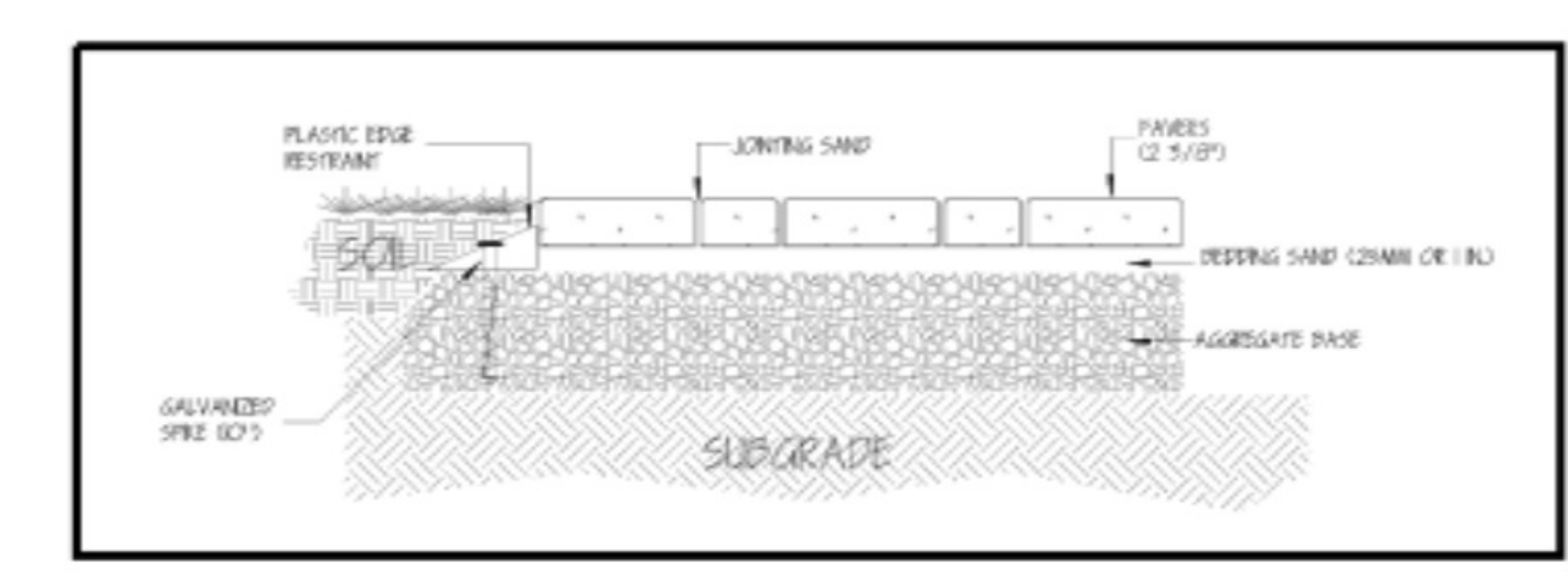
PROJECT NAME:



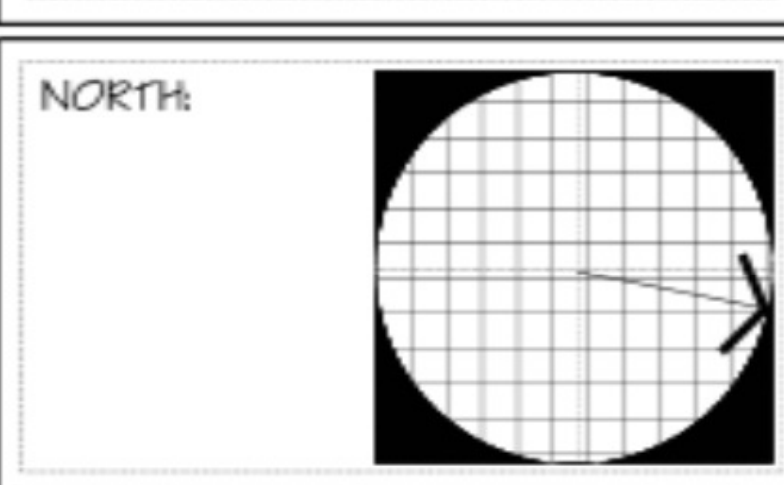
LOT SQUARE FOOTAGE INSIDE PROPERTY LINES PER SURVEY	3,018 SF
MAX COVERAGE 30 PERCENT	9,543 SF
ACTUAL PLAN SHOWS	
DRIVEWAY AND MOTOR COURT	2,348 SF
HOUSE FOOTPRINT	3,808 SF
FRONT PORCH	525 SF
REAR TERRACE	480 SF
FRONT WALK AND RETAINING WALLS	46 SF
25.2 PERCENT COVERAGE	7,622 SF TOTAL
MAX. ALLOWED PER ZONING	30 PERCENT COVERAGE

THIS DRAWING IS BASED ON SURVEY DATA BY:
CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA

NOTE: ALL SOD SHALL BE 'ZEON' ZOYSIA GRASS

[illegible]

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SCALE: 1 INCH = 20 FEET

0 10 20 30

5 15 25 35

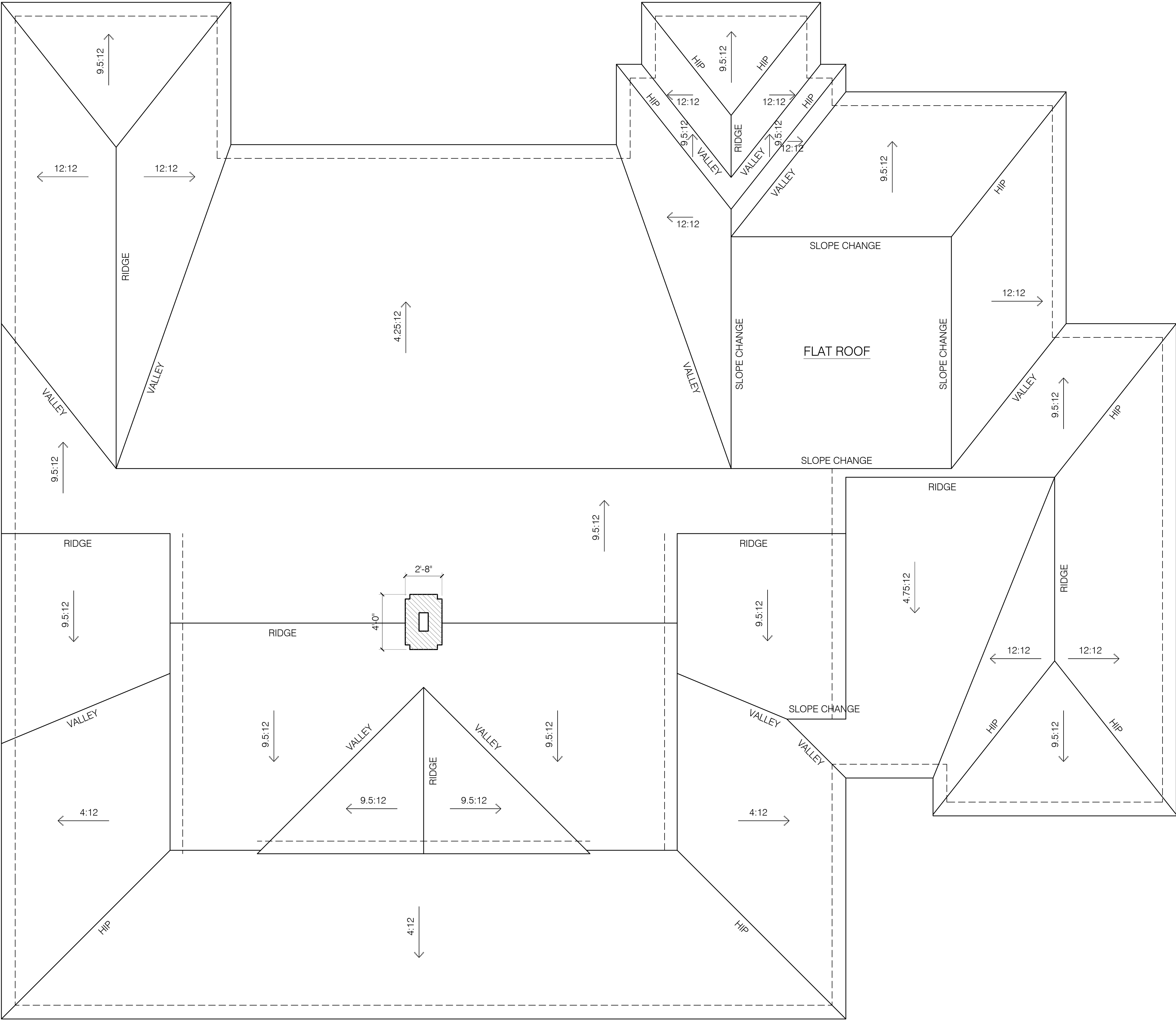
SHEET NO:

CL/I

CONCEPTUAL LANDSCAPE PLAN

ROOF PLAN

1/4" = 1'-0"

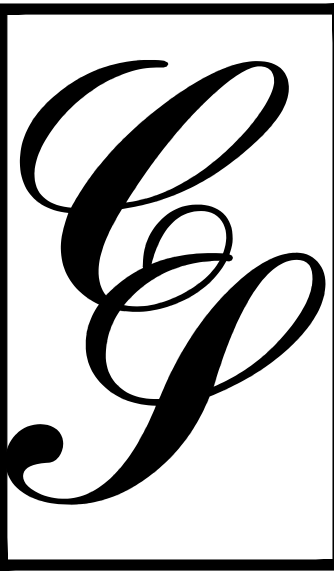


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Carter Skinner	
Residential Designs	
START	4/8/21
DATE:	
REV:	5/24/21
	7/17/21

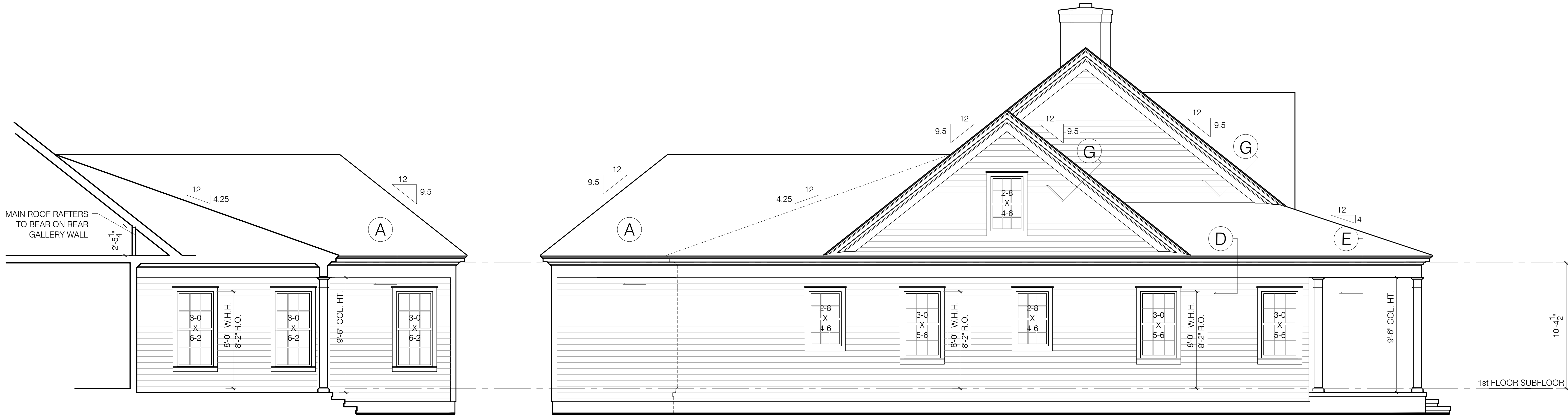
This plan is the property of Carter Skinner Residential Designs and may not be used or reproduced without their permission. Designer assumes no liability for any home constructed from this plan. Contractor must verify ALL DIMENSIONS prior to proceeding with construction. No warranty is made by the designer, architect, contractor, or structural engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area.

Carter Skinner
Residential Designs

2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900

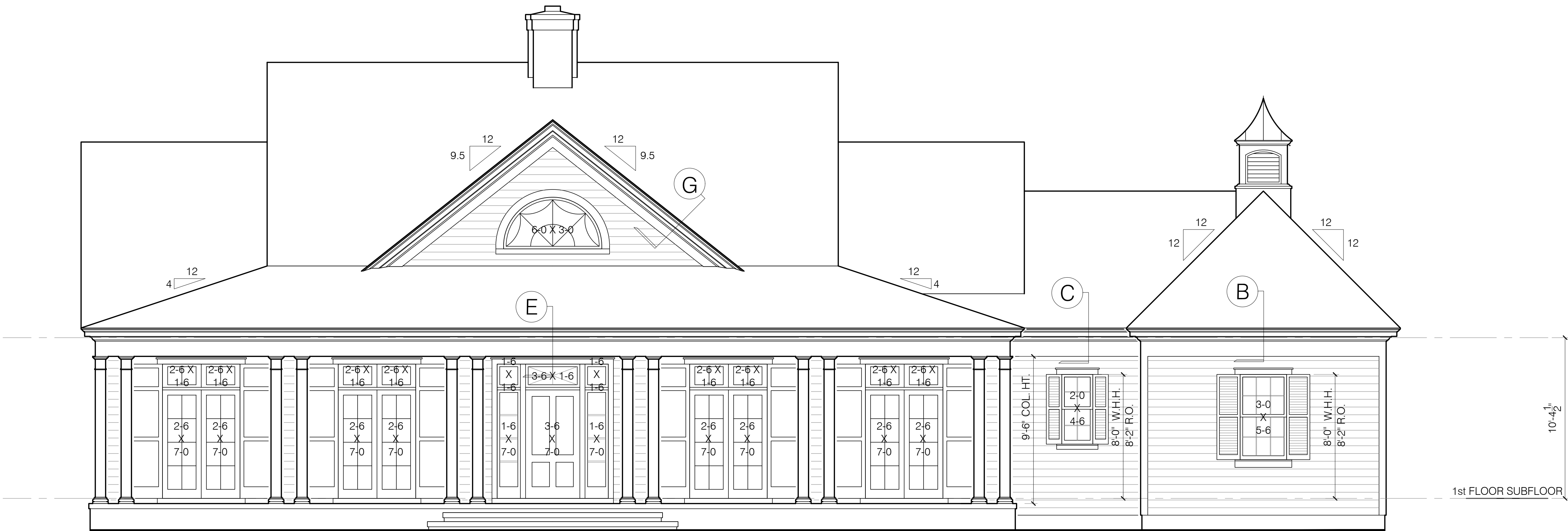


FLETCHER RESIDENCE
RALEIGH, NC



LEFT WING PORCH CUTAWAY
1/4" = 1'-0"

LEFT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

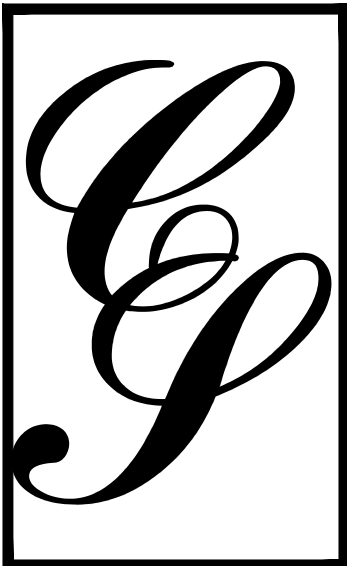
COPYRIGHT © 2021
Carter Skinner
Residential Designs

START DATE:	4/8/21
REV:	5/24/21
	7/17/21

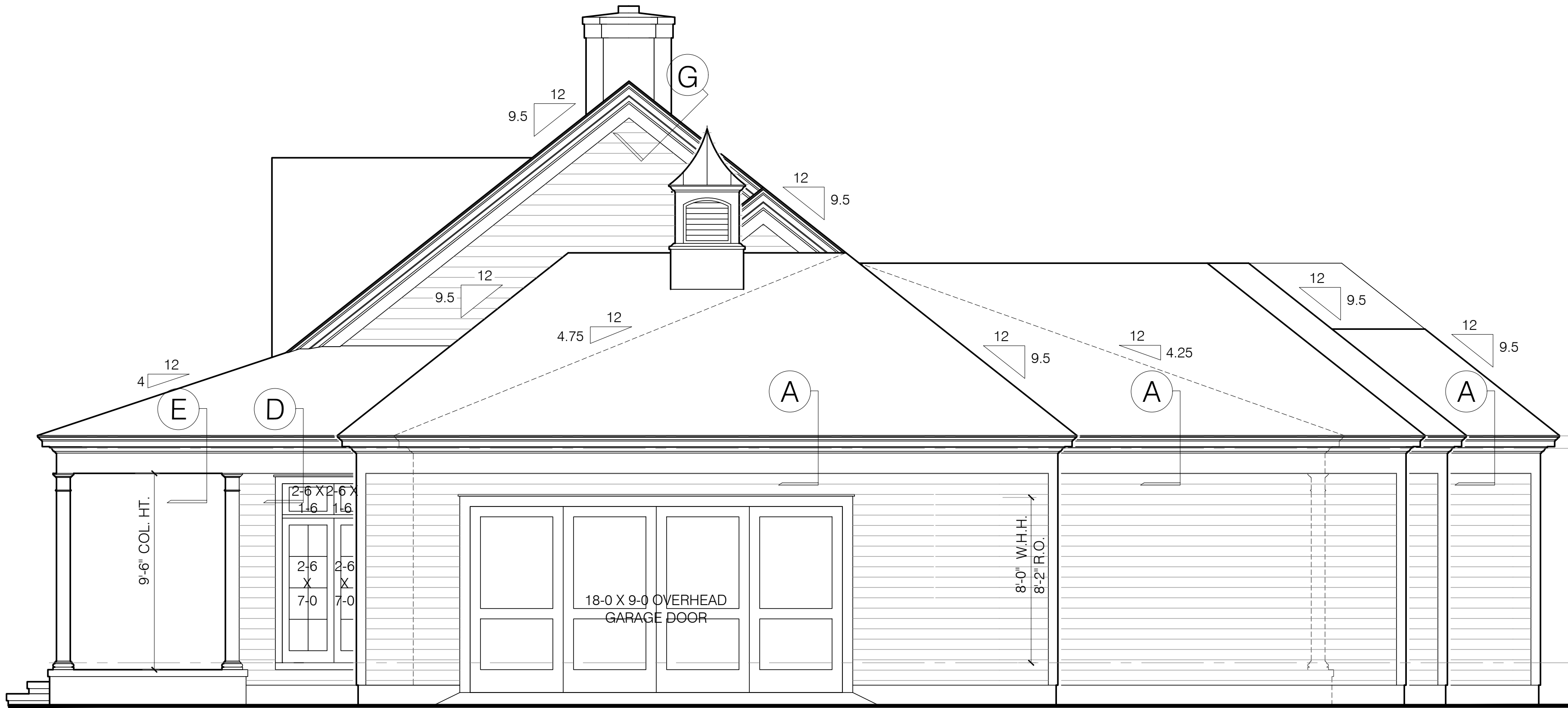
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Carter Skinner
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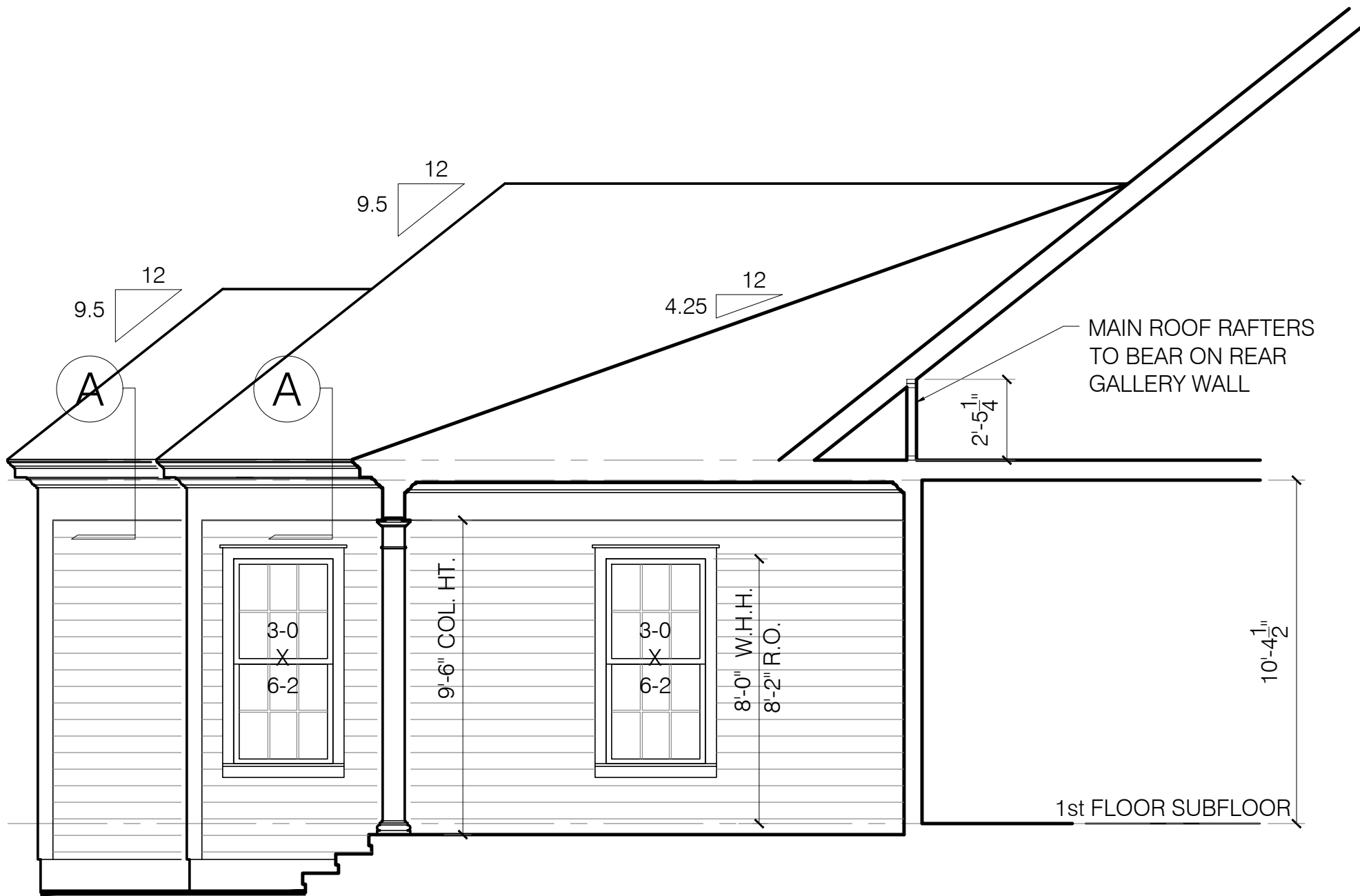
2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900



FLETCHER RESIDENCE
RALEIGH, NC



RIGHT SIDE ELEVATION
1/4" = 1'-0"



RIGHT WING PORCH CUTAWAY
1/4" = 1'-0"



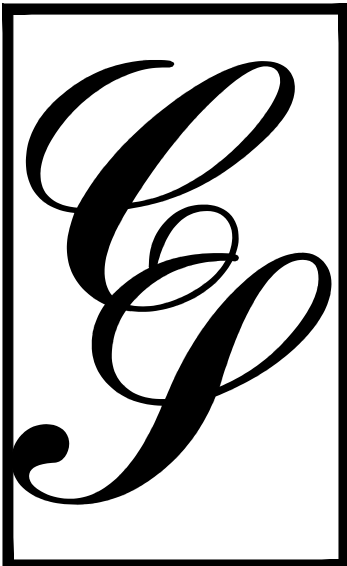
REAR ELEVATION
1/4" = 1'-0"

COPYRIGHT © 2021	
Carter Skinner	
Residential Designs	
START	4/8/21
DATE:	
REV:	5/24/21
	7/17/21

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Carter Skinner
Residential Designs

2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900



FLETCHER RESIDENCE
RALEIGH, NC

Exterior Siding

James Hardie

Cloud White



Cloud White (967)
Benjamin Moore

Roof Shingle

Landmark CertainTeed

Charcoal



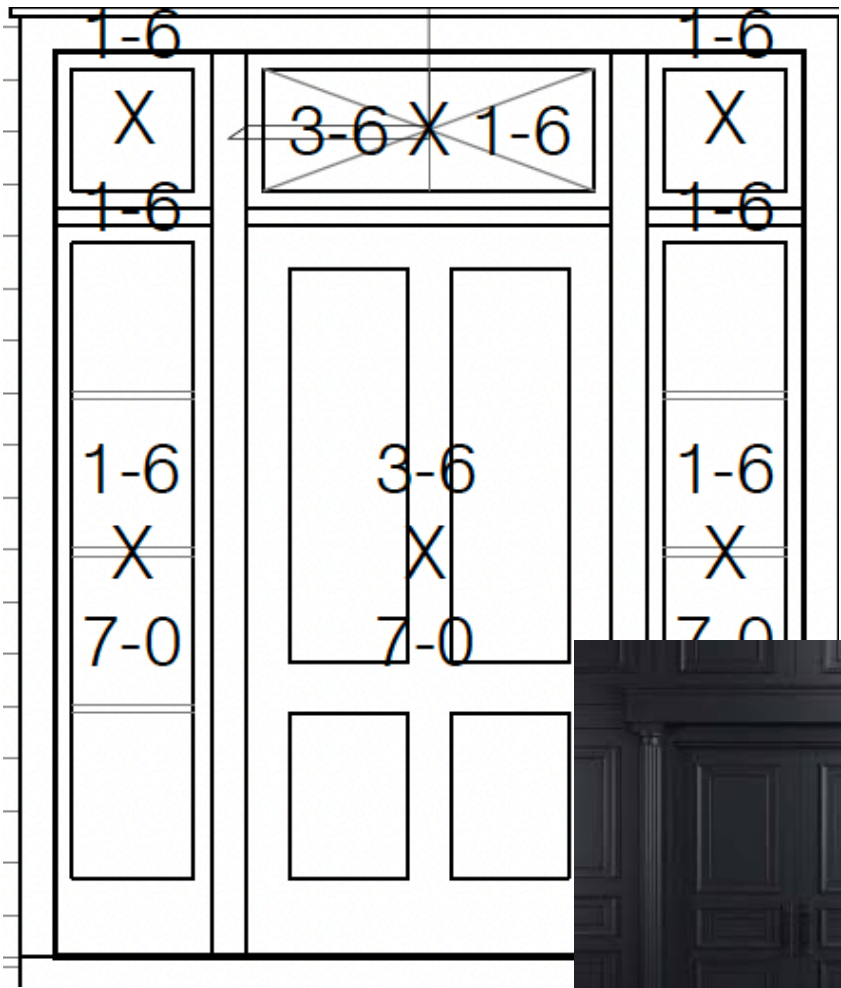
Fascia / Trim / Soffit

Cloud White



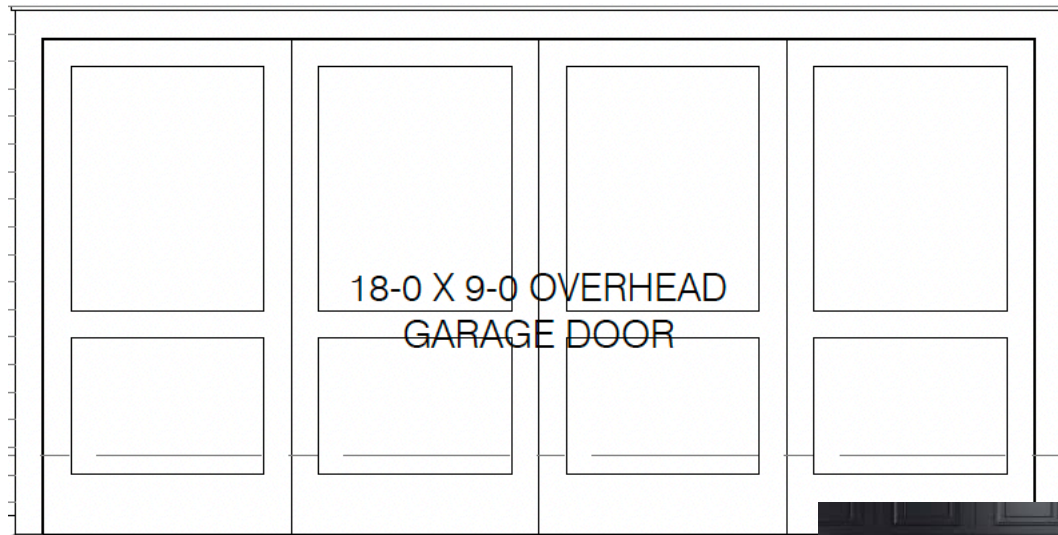
Front door w Transom and Sidelights

Mahogany



Garage Doors Wayne Dalton

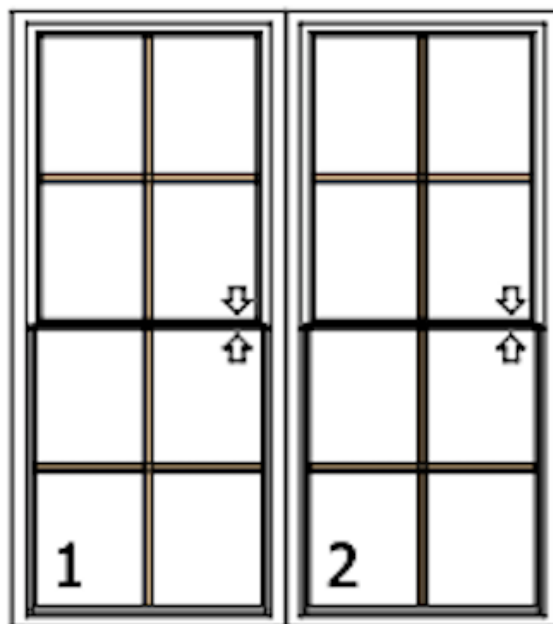
Richmond Black



Windows

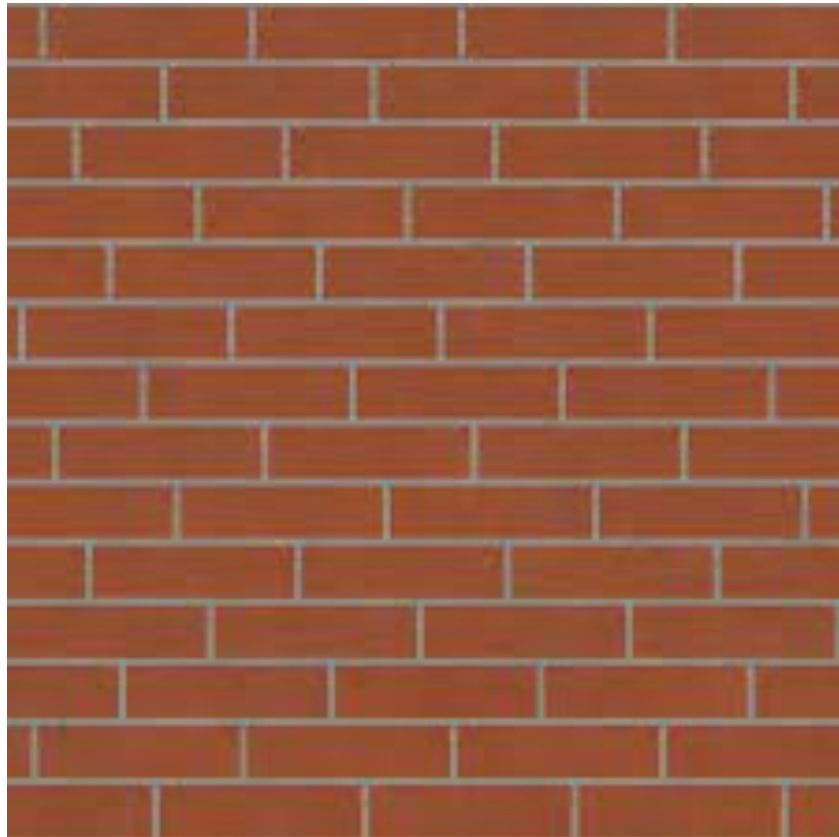
Quaker Aluminum Clad

White



Brick, Mortar, & Foundation Finish

Red Brick



Gutters & Downspouts Southern Gutter

Aluminum White



Driveway & Border

Concrete with Decorative Band



**Entry Porch,
Rear Porch & Sidewalk
Brick Pavers
Red**



Columns

8x8
Cloud White





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 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 Standards:

Section IV A. Characteristic Architectural Styles

Section IV B. General Standards

Section IV C. Windows and Door

Section IV D. Shutters

Section IV E. Accessory Features and Structure

Section IV F. Building Material

Section VII. A. Fences and Walls

Section VII. B. Driveways and Off-Street Parking

Section VII. C. Landscaping and Vegetation

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

COA-2021-00157 - Fletcher Residence

Menu Help

File Date: [10/05/2021](#)
Application Status: [In Review](#)
Application Type: [Historic Certificate of Appropriateness - Major](#)
Application Detail: [Detail](#)
Description of Work: [New Single Family Home](#)
Application Name: [Fletcher Residence](#)
Address: [305 NOTTINGHILL GATE, PH. 28374](#)
Owner Name: [LINDEN CLOS, LLC](#)
Owner Address: [PINEHURST, NC 28374](#)
Parcel No: [20170037](#)

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status
-	-	Applicant		Active
-	-	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	
New Single Family Traditional Home.	New	Vacant	
Proposed Use	Includes Demolition?	Includes Tree Removal?	
Single Family Medium Density.	No	Yes	
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
n/a	n/a	Hardie Lap	OC-130 Cloud White

REAR ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Lap Siding	OC-130 Cloud White

RIGHT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Lap Siding	OC-130 Cloud White

LEFT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Lap Siding	OC-130 Cloud White

TRIM			
Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Hardie Trim	OC-130 Cloud White

WINDOWS			
Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Aluminum Clad	White

CHIMNEY			
Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick	Red

FOUNDATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick	Red

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Mahogany	2132-10 Black

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Wood Louvered	2132-10 Black

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Insulated Steel	2132-10 Black

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Asphalt Shingles	Charcoal

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Asphalt Ridgevents	Charcoal

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick Pavers	Red

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	n/a	n/a

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick Pavers	Red

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Brick Pavers	Red

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	n/a	n/a

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	Concrete	Natural

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
n/a	n/a	5"	Black

OTHER

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

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	10/08/2021	Alexandria Rye
Review for Completeness		Application ...	10/08/2021	Alexandria Rye
Review Distribution		In Review	10/08/2021	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
------------------------	----------------	--------	------------	----------	-----------

Documents: File Name	Document Group	Category	Description	Type	Document Status	Docur
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File Name	Document Group	Category	Description	Type	Document Status	Docum
Carter Skinner Archite...	PLN_HIST	Building Elevat...	House Plans	application/pdf	Uploaded	10/05/2
FLETCHER COLORED CONCE...	PLN_HIST	Other	Landscape Plan	application/pdf	Uploaded	10/05/2
Fletcher Visual_.pdf	PLN_HIST	Photo	Color Visual	application/pdf	Uploaded	10/05/2
Wentland-Site Plan-8.1...	PLN_HIST	Site Plan	Site Plan	application/pdf	Uploaded	10/05/2
Your application COA-1...	PLN	Email		application/octet-s...	Uploaded	10/08/2
Show all						

Application Comments: View ID Comment Date

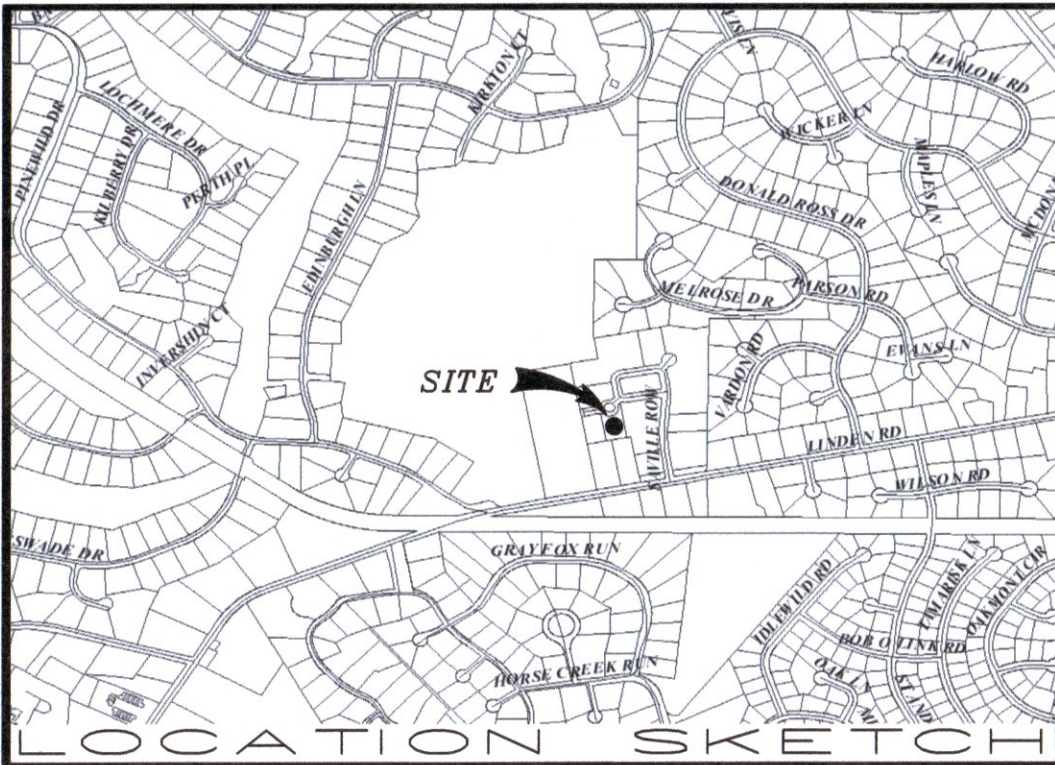
Initiated by Product: ACA

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

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

Required Inspections:

EXHIBIT B



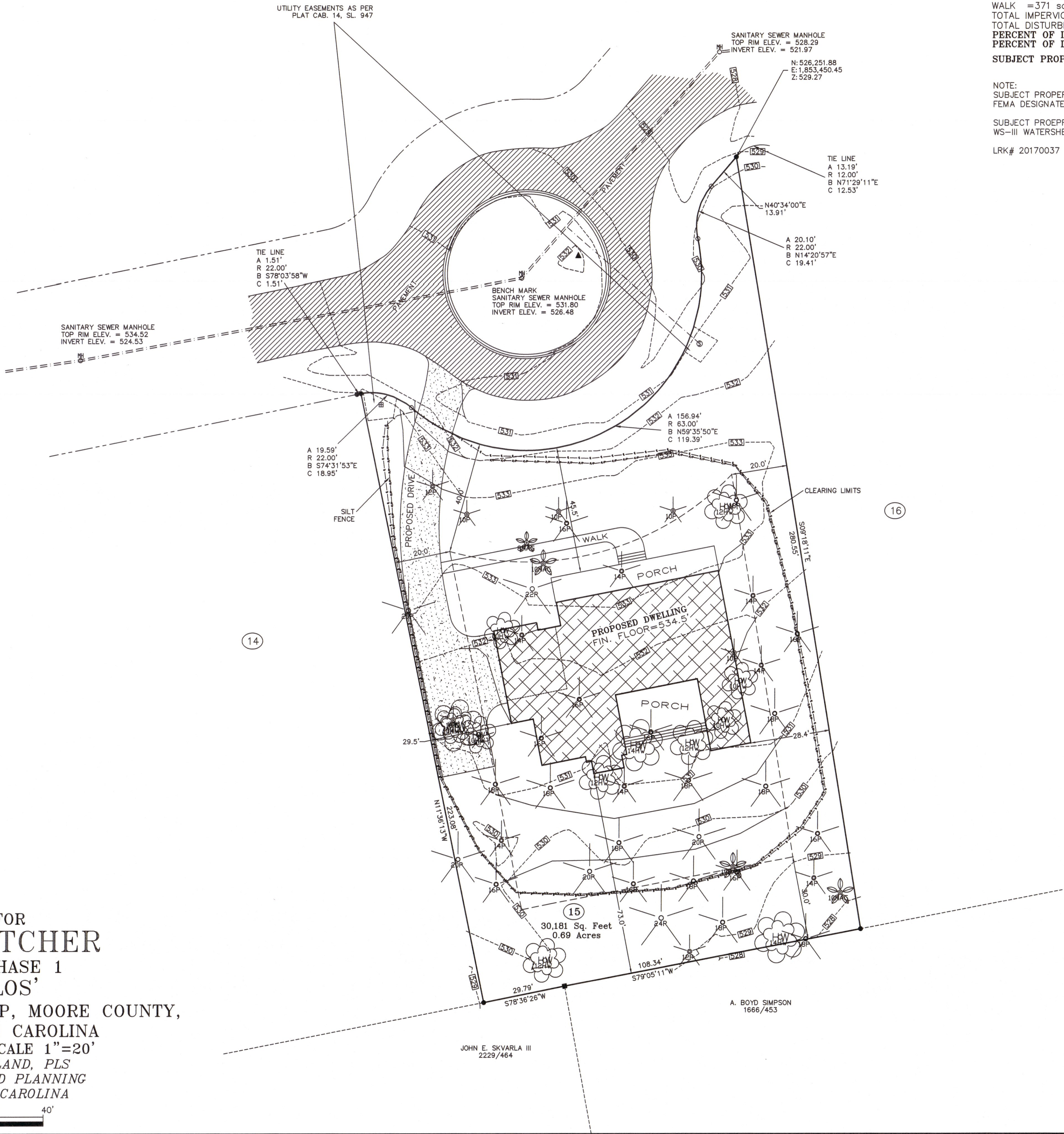
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

NOTE:
TOPOGRAPHIC SURVEY TAKEN FROM SURVEY BY STEPHEN SHEFFIELD, PLS NO. 1365, DATED MAY 21, 2021 & NOT FROM A FIELD SURVEY BY MYSELF. THE PURPOSE OF THIS PLAT IS TO SHOW A PROPOSED SITE PLAN ON THE EXISTING SURVEY FOR PERMIT SUBMITTAL.

C. D. WENTLAND, PLS NO. 4312
DATE: 07/29/2021.

REFERENCE:
PLAT CABINET 14, SLIDE 947
MOORE COUNTY REGISTRY

SITE PLAN FOR
SUSAN FLETCHER
LOT NO. 15, PHASE 1
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JULY 29, 2021 -* SCALE 1"=20'
CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA



AREA IN:
HOUSE=5091 sq.ft.±
DRIVE =2278 sq.ft.±
WALK =371 sq.ft.±
TOTAL IMPERVIOUS=7740 sq.ft.±
TOTAL DISTURBED=20785 sq.ft.±
PERCENT OF IMPERVIOUS COVERAGE=26%
PERCENT OF DWELLING COVERAGE=17%
SUBJECT PROPERTY IS ZONED "R-30".

NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

SUBJECT PROEPRTY IS LOCATED IN A WS-III WATERSHED AREA.

LRK# 20170037

ACREAGE DETERMINED BY COORDINATE METHOD.
NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

UNLESS OTHERWISE DENOTED:
●=EXISTING IRON STAKE
■=EXISTING CONCRETE MONUMENT
□=SET IRON STAKE
○=SET IRON STAKE
~=SQUARE FOOTAGE
~=UTILITY POLE

⊗=WATER METER
⊗=WATER VALVE
⊗=FIRE HYDRANT
⊗=CATCH BASIN
⊗=SANITARY SEWER MANHOLE
▲=POWER SERVICE STUB
⊗=SEWER SERVICE STUB
⊗=TELEPHONE SERVICE STUB
⊗=CABLE TV SERVICE STUB
---X---=FENCE
---S---=SILT FENCE

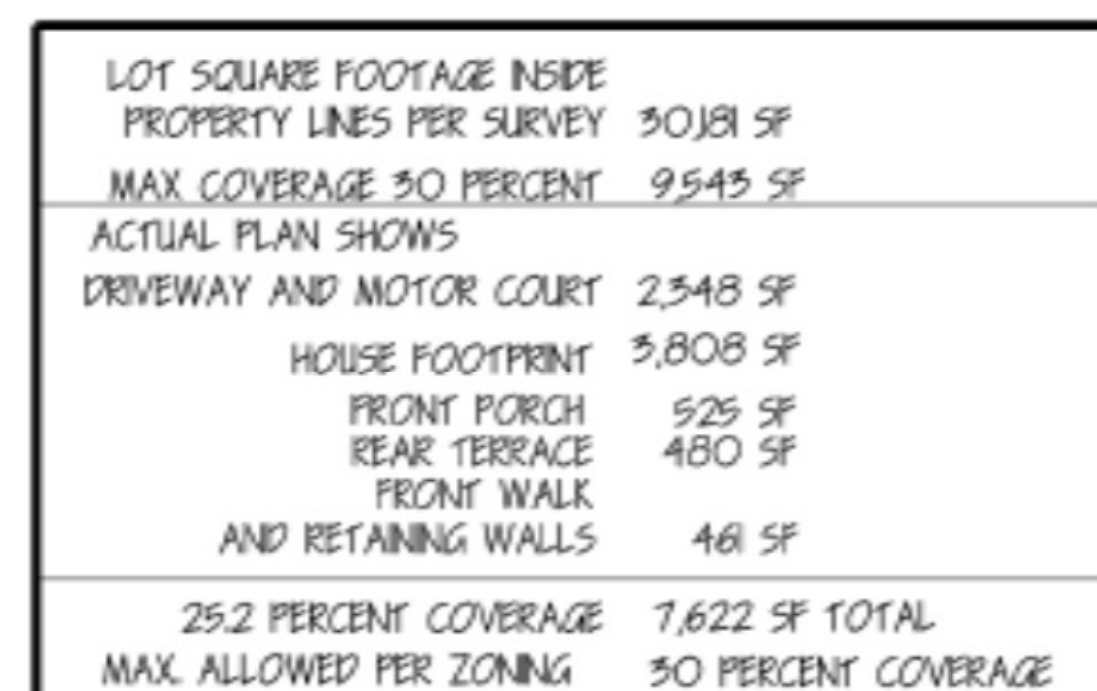
⊗18P=PINE TREE W/ SIZE NOTED
⊗=OAK TREE
⊗HW=HARDWOOD TREE
⊗DW=DOGWOOD TREE
⊗=AREA LIGHT

RECORD MAP



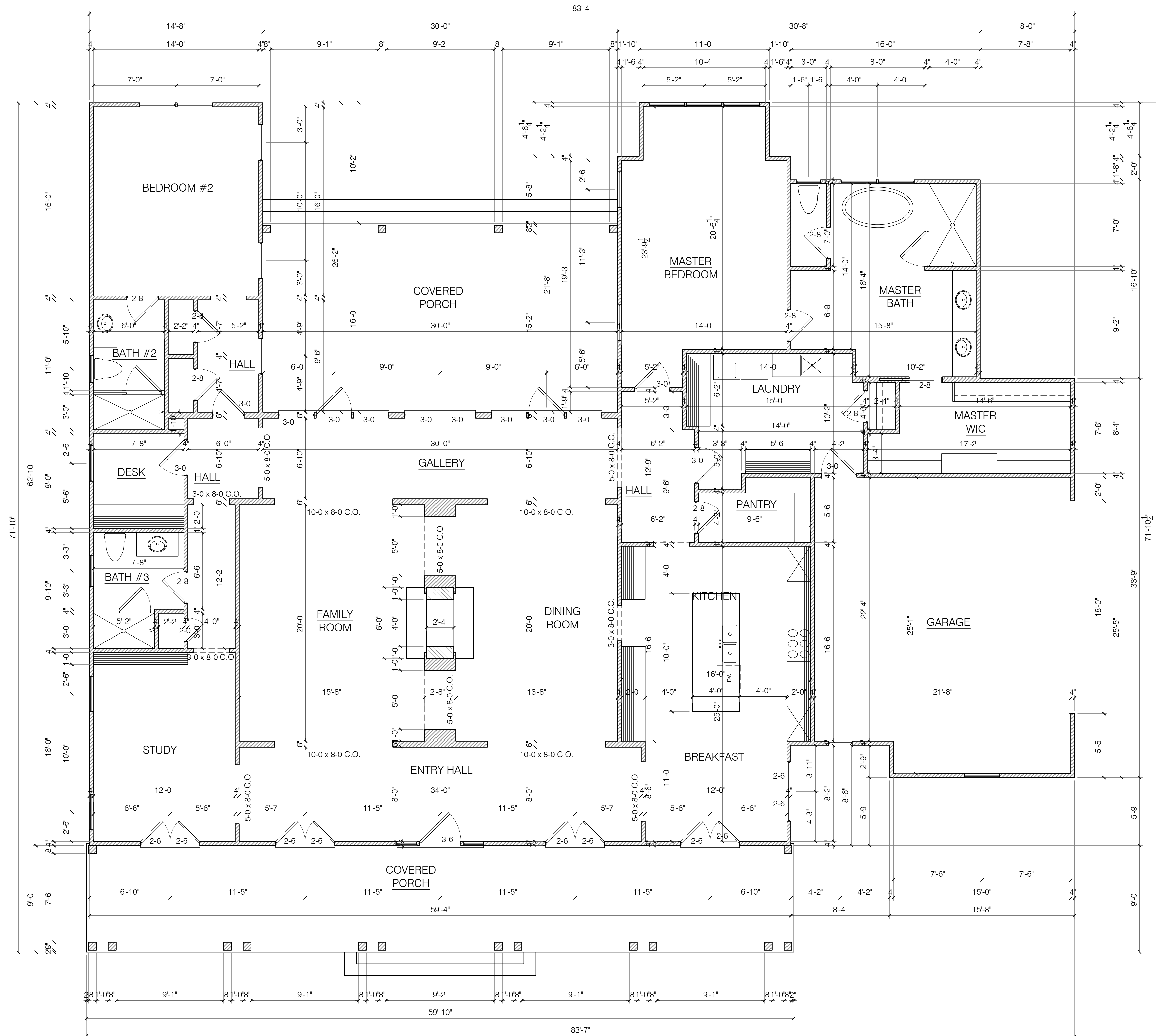
CONCEPTUAL
HARDSCAPE IDEAS

CONCEPTUAL LANDSCAPE PLAN



NOTE: ALL SOD SHALL BE 'ZEON' ZOYSIA GRASS

HEATED S.F.	3,425
GARAGE S.F.	542
PORCHES S.F.	1,014



ROOF PLAN

1/4" = 1'-0"

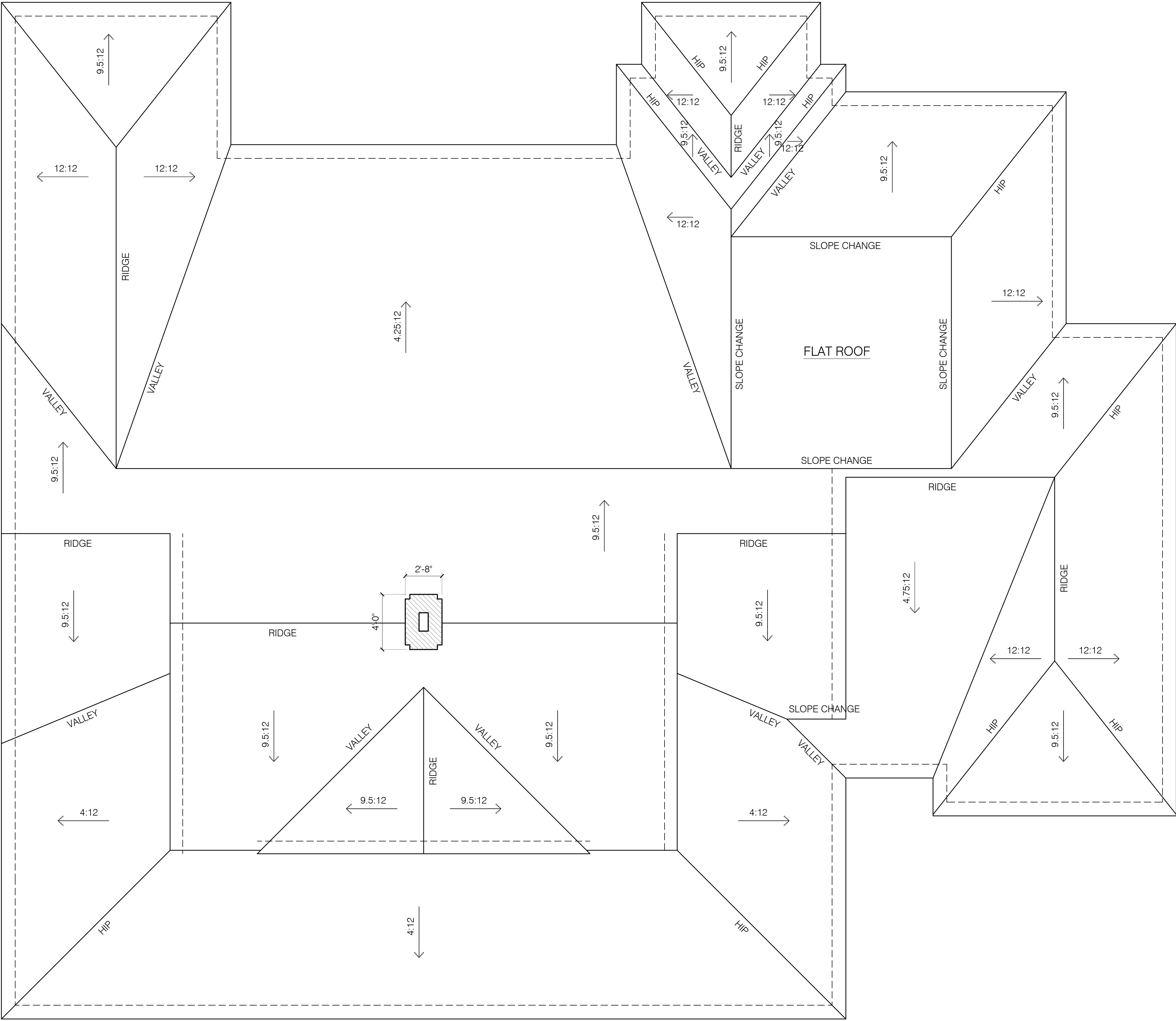


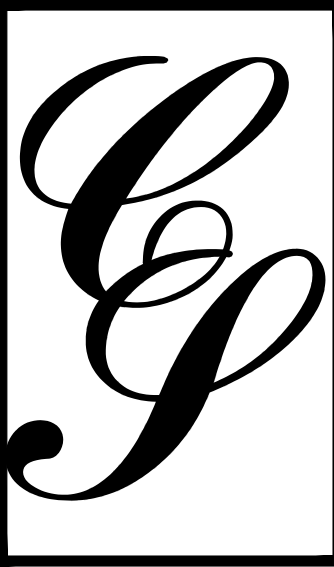
EXHIBIT D

COPYRIGHT © 2021	
Carter Skinner	
Residential Designs	
START DATE:	4/8/21
REV:	5/24/21
	7/17/21

This plan is the property of Carter Skinner Residential Designs and may not be used or reproduced without their permission. Designer assumes no liability for any home constructed from this plan. Contractor must verify ALL DIMENSIONS prior to proceeding with construction. Any changes to this plan must be approved in writing by a qualified designer, architect, contractor, or structural engineer. Should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area.

Carter Skinner
Residential Designs

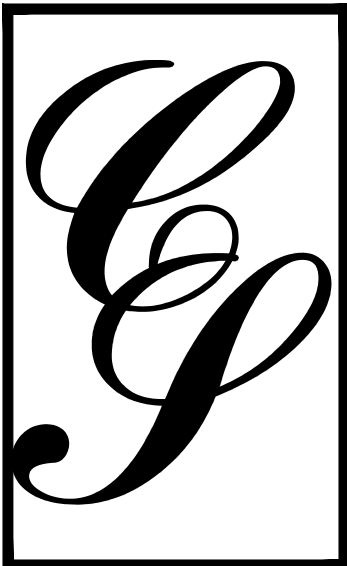
2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900



FLETCHER RESIDENCE
RALEIGH, NC

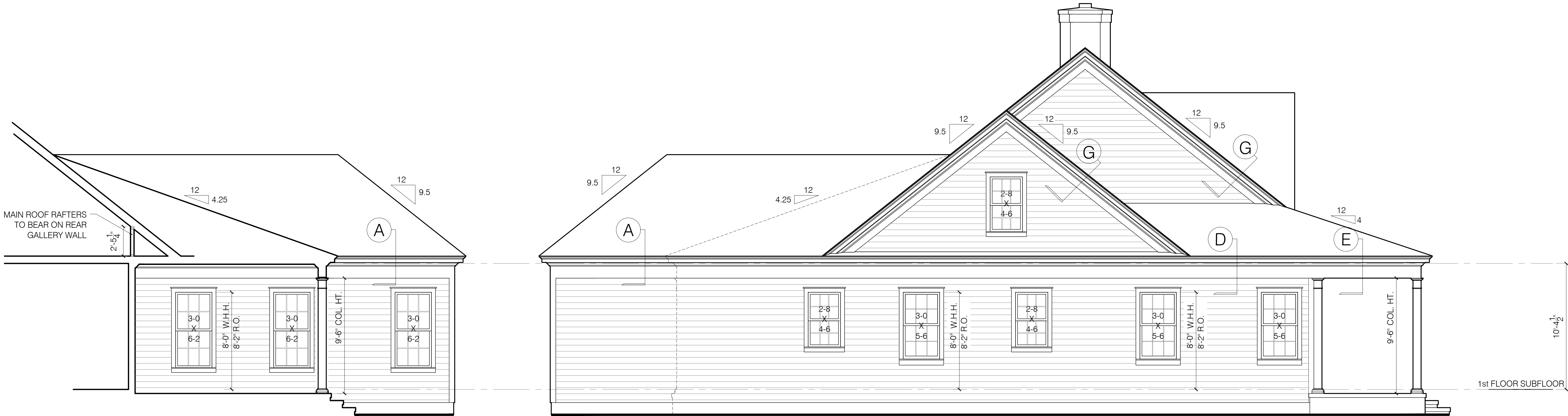
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2609 Atlantic Avenue
Suite 205
Raleigh, NC 27604
(919) 821-2900
*Carter Skinner
Residential Designs*



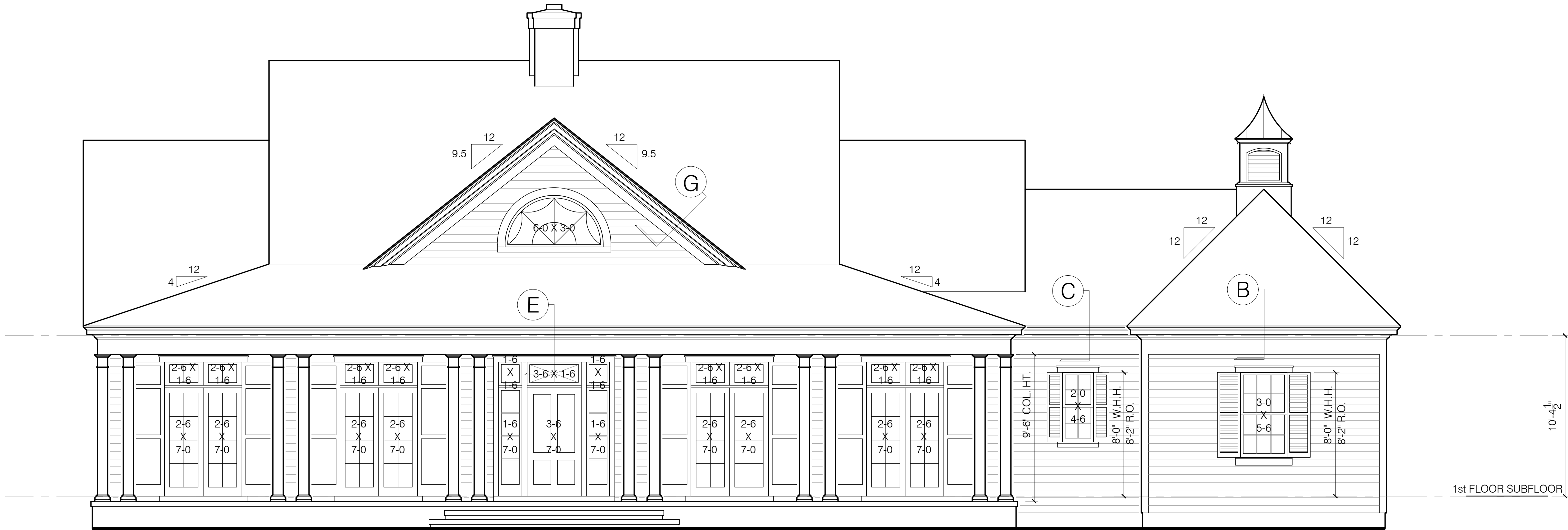
FLETCHER RESIDENCE
RALEIGH, NC

EXHIBIT D



LEFT WING PORCH CUTAWAY
1/4" = 1'-0"

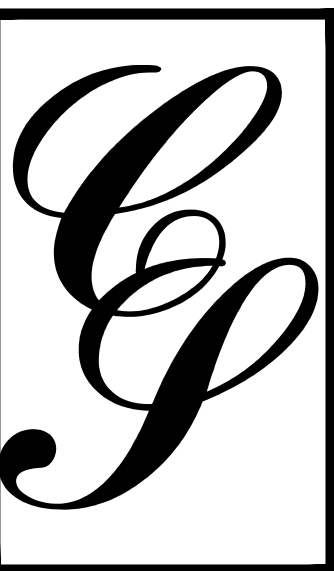
LEFT SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

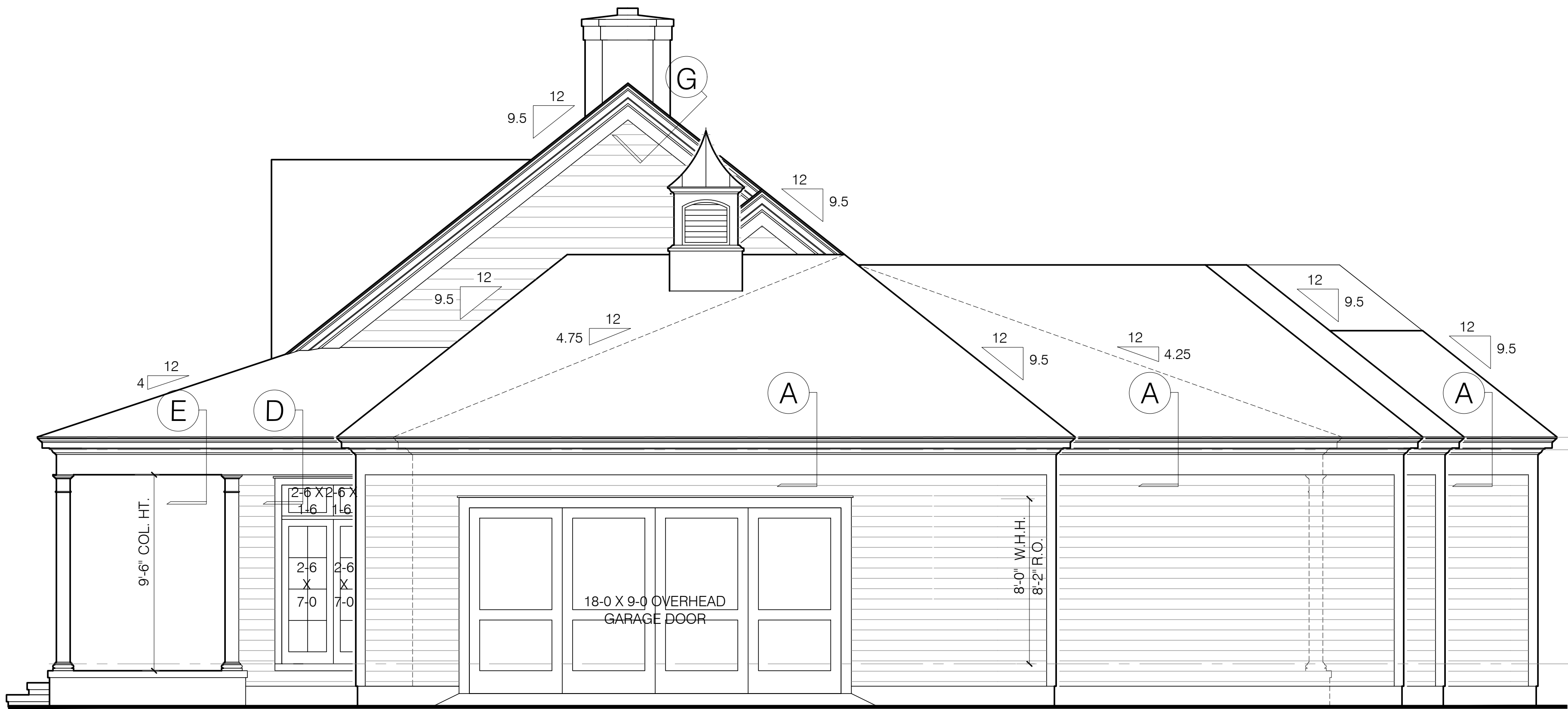
This plan is the property of Carter Skinner Residential Designs and may not be used or reproduced without their permission. Designer assumes no liability for any home constructed from this plan. Contractor must verify ALL DIMENSIONS prior to proceeding with construction. Any changes to this plan must be approved in writing by the qualified designer, architect, contractor, or structural engineer. Any attempt at modifications, as even minor changes in one area of the house could lead to major problems in another area.

2609 Atlantic Avenue
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Residential Designs*

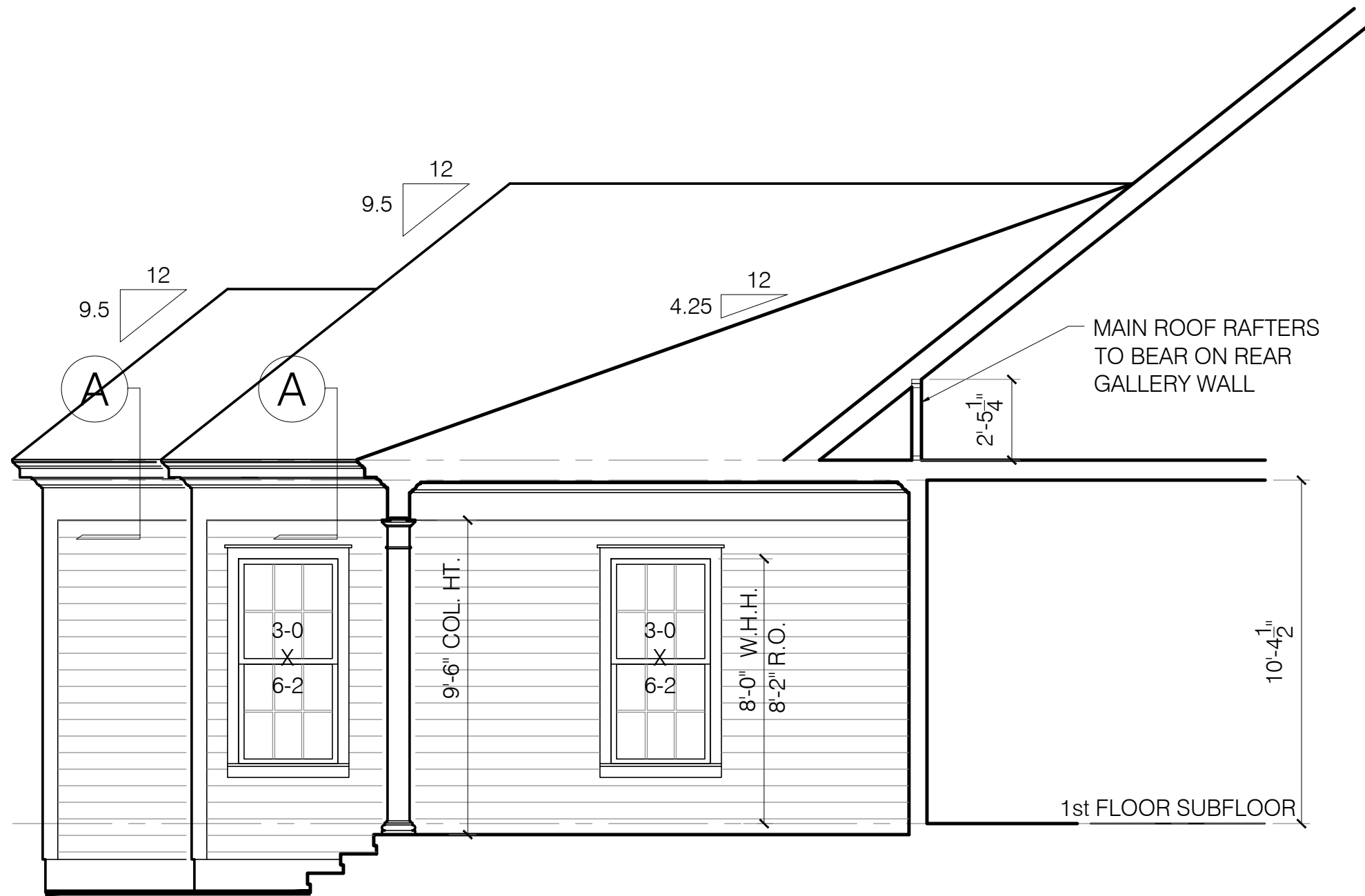


FLETCHER RESIDENCE
RALEIGH, NC

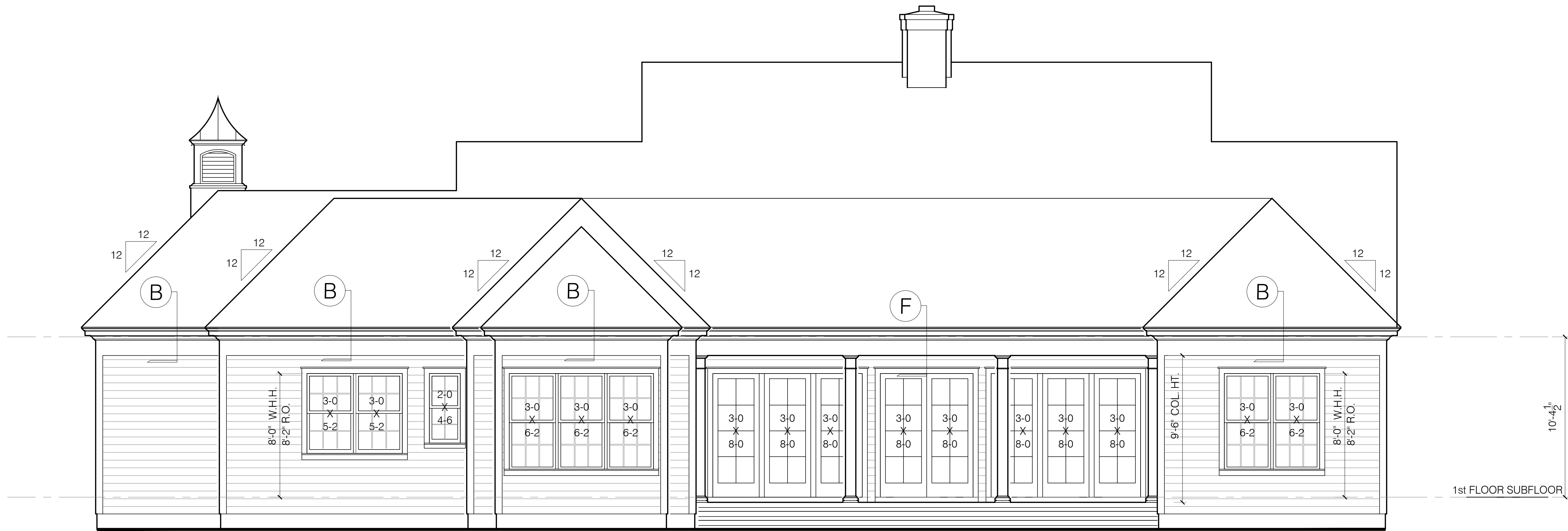
EXHIBIT D



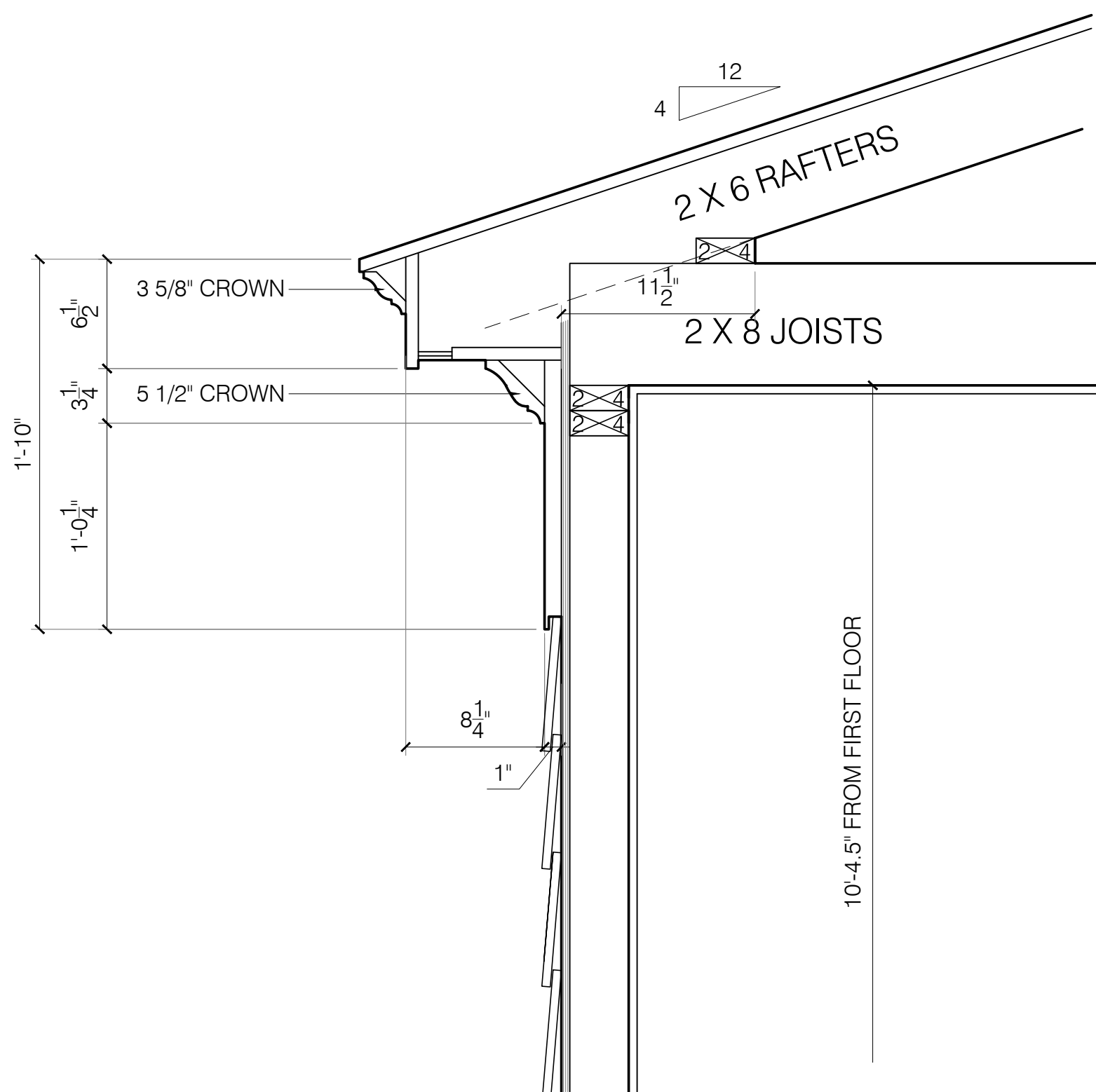
RIGHT SIDE ELEVATION
1/4" = 1'-0"



RIGHT WING PORCH CUTAWAY
1/4" = 1'-0"

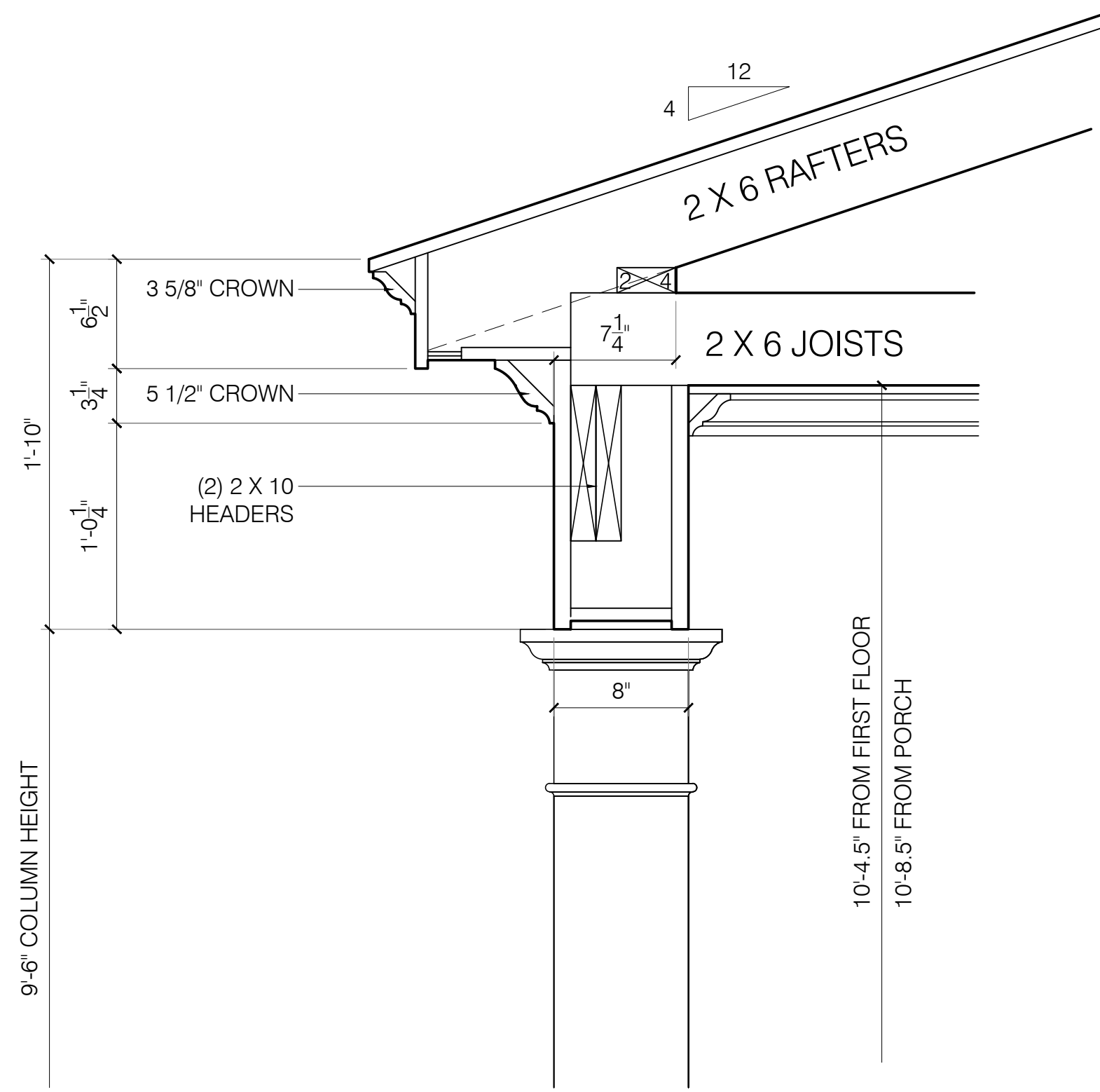


REAR ELEVATION
1/4" = 1'-0"



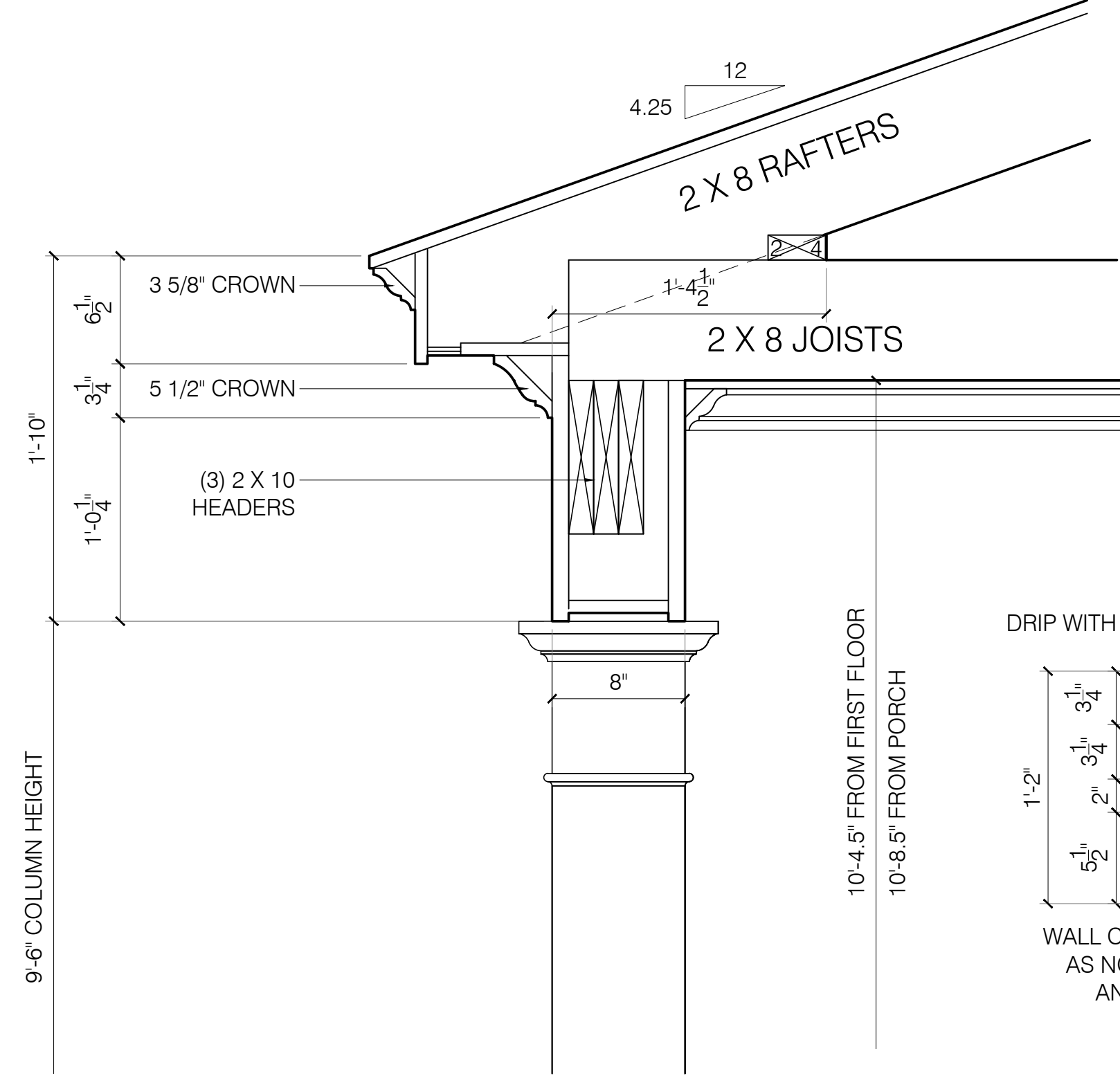
CORNICE SECTION 'D'

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



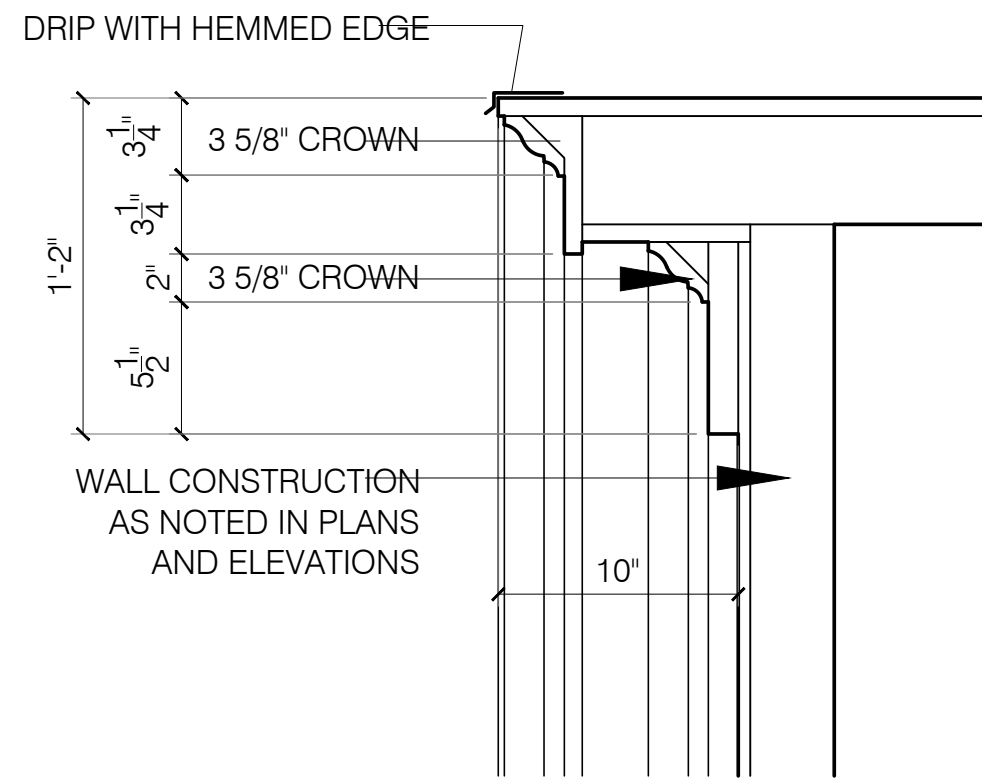
CORNICE SECTION 'E'

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



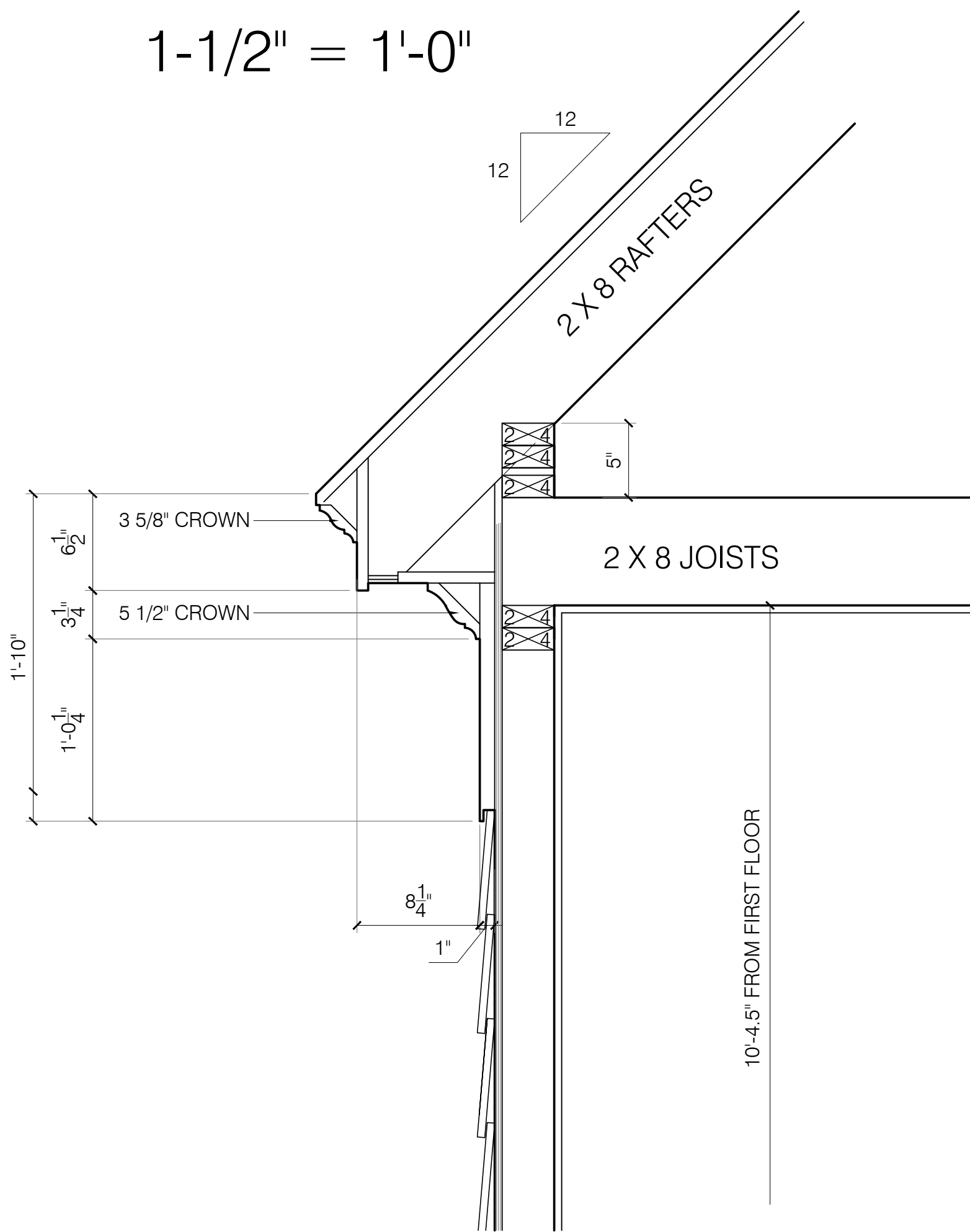
CORNICE SECTION 'F'

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



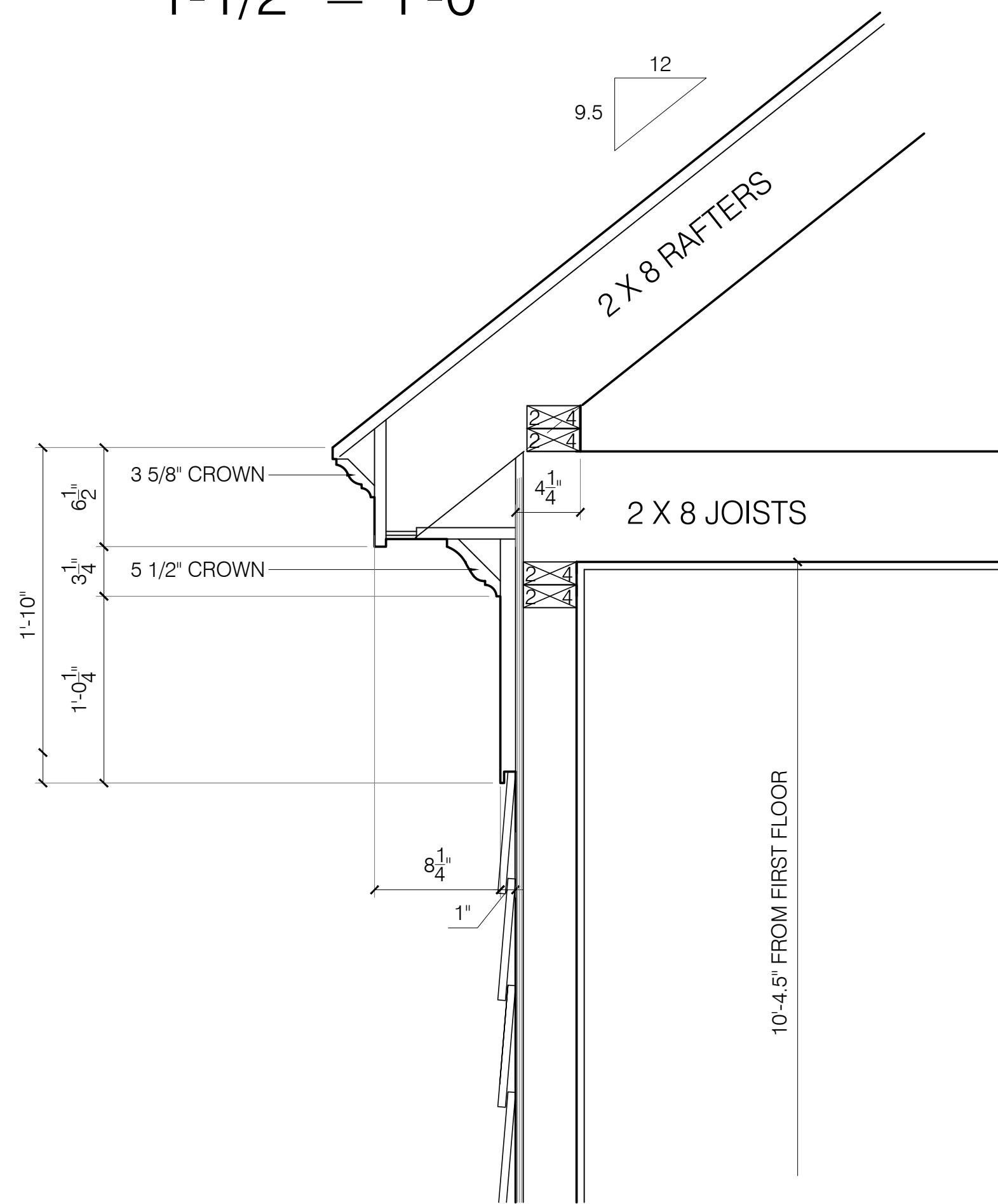
RAKE SECTION 'G'

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



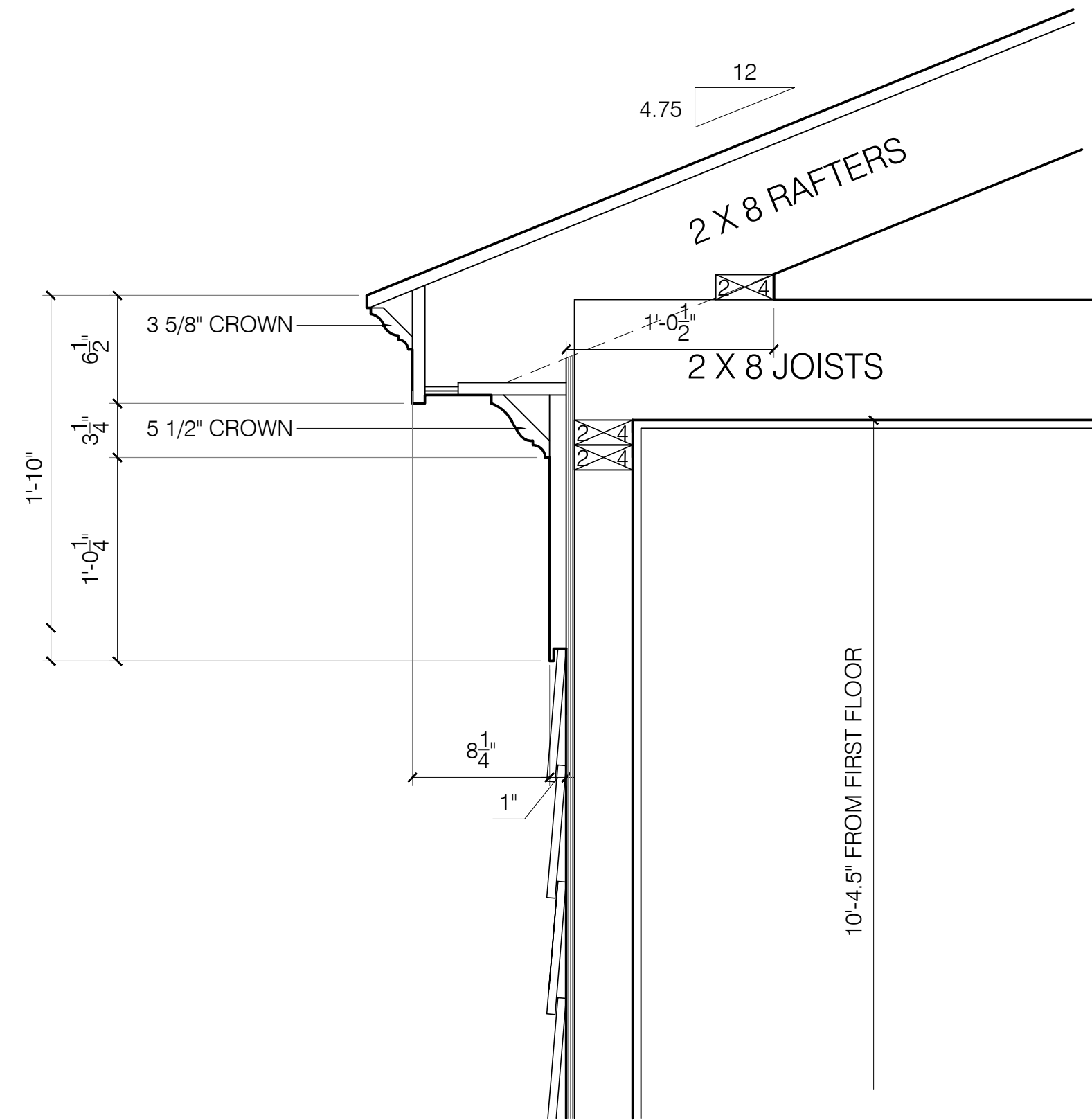
CORNICE SECTION 'A'

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



CORNICE SECTION 'B'

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



CORNICE SECTION 'C'

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

EXHIBIT D



Exterior Selections

Susan Fletcher

**305 Nottingham Gate
Pinehurst NC 28374**

Exterior Siding

James Hardie

Cloud White



Cloud White (967)
Benjamin Moore

Roof Shingle

Landmark CertainTeed

Charcoal



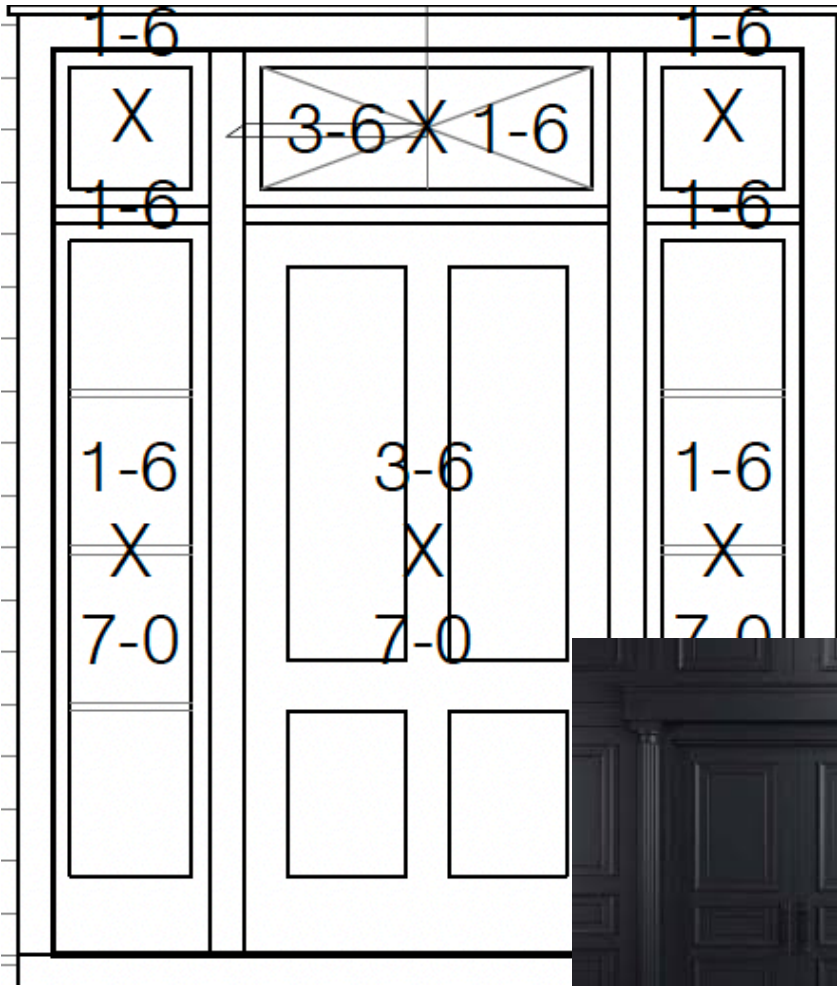
Fascia / Trim / Soffit

Cloud White



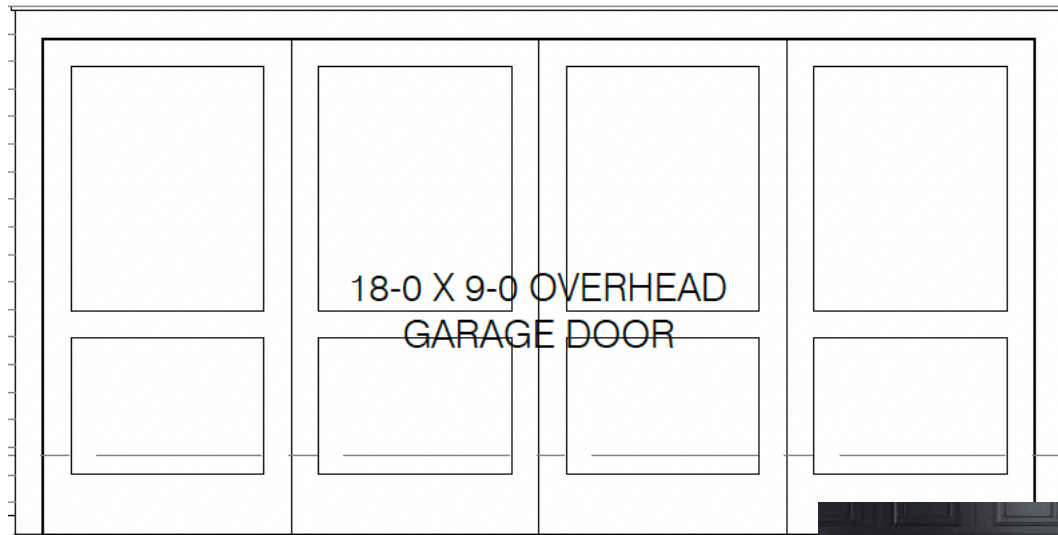
Front door w Transom and Sidelights

Mahogany



**Garage Doors
Wayne Dalton**

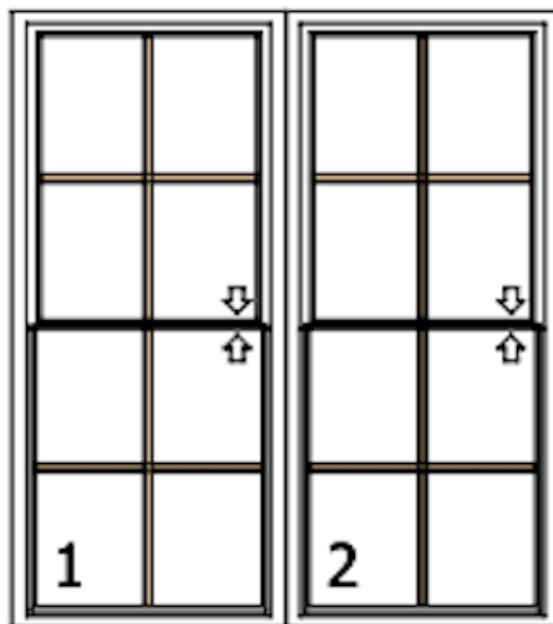
**Richmond
Black**



Windows

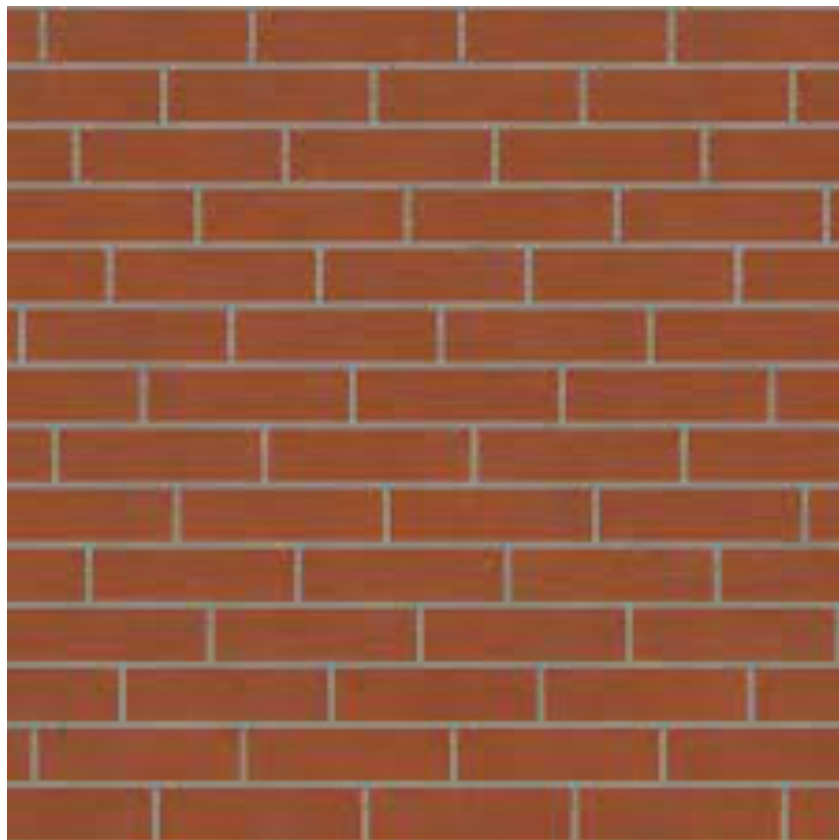
Quaker Aluminum Clad

White



Brick, Mortar, & Foundation Finish

Red Brick



**Gutters & Downspouts
Southern Gutter**

Aluminum White



Driveway & Border

Concrete with Decorative Band



**Entry Porch,
Rear Porch & Sidewalk
Brick Pavers
Red**



Columns

8x8
Cloud White



Screen Enclosure

Phantom Screens In Pure White





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 Rhetson 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



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	24 Rattlesnake Trail
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00021712

Owner Information			
Name	Atlas Inspections, LLC	Home Phone #	
Street Address	8 Brassie Lane	Mobile Phone #	
City, State, Zip Code	Jackson Springs, NC 28281	Business Phone #	
Email			

Applicant			
Name	Rhetson Companies, Inc.	Other Phone #	(910) 944-0881
Email	tony@rhetson.com	Street Address	2075 Juniper Lake Road
Mobile Phone #		City, State, Zip Code	West End, NC 27376



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

General Information

Description of Changes to the Structure	Alteration to the exterior facade and interior floor plan on the existing car wash. The new proposed use will be a commercial office building.		
	Type of Work	☐ Addition	☒ Alteration
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	

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 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Metal	Green	Brick	Painted White
Rear Elevation	Metal	Green	Wood	White
Right Elevation	Metal	Green	Wood	White
Left Elevation	Metal	Green	Wood	White
Trim	Metal	White	Wood	Black
Windows	N/A	N/A	Encased windows	Black
Chimney	N/A	N/A	N/A	N/A
Foundation	Concrete	Gray	Maintaining existing foundation	Maintaining existing foundation
Front Door	N/A	N/A	Wood	Dark stained
Shutters	N/A	N/A	N/A	N/A
Garage Door	N/A	N/A	N/A	N/A
Roof	Metal	Silver	Maintaining existing roof	Maintaining existing roof
Roof Exhaust Vents	N/A	N/A	Metal	Gray
Front Porch	N/A	N/A	N/A	N/A
Deck	N/A	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A
Sidewalk	N/A	N/A	N/A	N/A
Sky Lights	N/A	N/A	N/A	N/A
Driveway	N/A	N/A	N/A	N/A
House Number	N/A	N/A	N/A	N/A
Other: _____	N/A	N/A	N/A	N/A

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: 10-7-2021

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

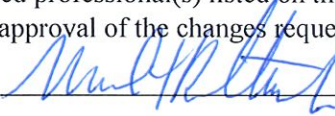
Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 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: 07 Oct 2021

Planning and Inspections Department

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

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: ATLAS HOME INSPECTIONS
Address: 24 RATTLESNAKE TRAIL, PINEHURST, NC Zip Code 28374
Owner/Authorized Agent: MICHAEL SORENSON Phone # (910) 975 - 6019 E-Mail MIKERATKOWSKI77@GMAIL.COM
Owned By: MIKE RATKOWSKI City/County Private State
Code Enforcement Jurisdiction: City County State

CONTACT:	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
Architectural	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Civil	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Electrical	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Fire Alarm	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Plumbing	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Mechanical	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Sprinkler-Standpipe	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Structural	SEVEN LAKES ENGRG	CHARLES FARWELL	10163	(910) 673-0978
Retaining Walls				

Other
("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: New Building Addition Renovation
First Time Interior Completion
First Time Interior Completion
Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
Phase Construction - Shell/Core - Contact the local inspection jurisdiction for possible additional procedures

2018 NC EXISTING BUILDING CODE: Prescriptive Repair Chapter 14
Alteration: Level 1 Level 2 Level 3
Historic Property Change of Use
CONSTRUCTED: (date) CURRENT OCCUPANCY(S) (Ch. 3): 2 hrs
RENOVATED: (date) PROPOSED OCCUPANCY(S) (Ch. 3): 2 hrs
RISK CATEGORY (Table 1604.5): Current: I II III IV Proposed: I II III IV

BASIC BUILDING DATA
Construction Type: I-A II-A III-A IV V-A
I-B II-B III-B V-B
Sprinklers: No Partial Yes NFPA 13 NFPA 13R NFPA 13D
Standpipes: No Yes Class I II III Wet Dry
Primary Fire District: No Yes Flood Hazard Area: No Yes
Special Inspections Required: No Yes (Contact the local inspection jurisdiction for additional procedures and requirements)

Gross Building Area Table		
FLOOR	NEW (SQ FT)	EXISTING (SQ FT)
3rd Floor		
2nd Floor		
Mezzanine		
1st Floor		739 S.F.
Basement		
TOTAL		739 S.F.

ALLOWABLE AREA
Primary Occupancy Classification(s):
Assembly A-1 A-2 A-3 A-4 A-5
Business
Educational
Factory F-1 Moderate F-2 Low
Hazardous H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM
Institutional I-1 Condition I-2 I-3 Condition I-4
Mercantile
Residential R-1 R-2 R-3 R-4
Storage S-1 Moderate S-2 Low High-piled
Parking Garage Open Enclosed Repair Garage
Utility and Miscellaneous
Accessory Occupancy Classification(s):
Incidental Uses (Table 509):
Special Uses (Chapter 4 - List Code Sections):
Special Provisions: (Chapter 5 - List Code Sections):
Mixed Occupancy: Select one Separation: Select one Exception:
Select one
Actual Area of Occupancy A ± Actual Area of Occupancy B
Allowable Area of Occupancy A Allowable Area of Occupancy B ≤ 1
+ = ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2.4 AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,2}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ^{1,2}
1	OFFICE SPACE	739 S.F.	UL	N/A	UL

1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = (F)
b. Total Building Perimeter = (P)
c. Ratio (F/P) = (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase If = 100[F/P - 0.25] x W/30 = (%)
2 Unlimited area applicable under conditions of Section 507.
3 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4.
5 Frontage increase is based on the un sprinklered area value in Table 506.2.

ALLOWABLE HEIGHT			
	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE ¹
Building Height in Feet (Table 504.3) 2	UL	14'-4"	
Building Height in Stories (Table 504.4) 3	UL	1	

1 Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
2 The maximum height of air traffic control towers must comply with Table 412.3.1.
3 The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS							
BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North	≥ 2'	3 HRS					
East	≥ 2'	3 HRS					
West	≥ 2'	3 HRS					
South	≥ 2'	3 HRS					
Interior							
Nonbearing Walls and Partitions							
Exterior walls							
North							
East							
West							
South							
Interior walls and partitions							
Floor Construction							
Including supporting beams and joists	0 hrs						
Floor Ceiling Assembly	2 hrs						
Columns Supporting Floors	0 hrs						
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy Fire Barrier Separation							
Party/Enc Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS			
FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
0 to less than 3	Protected	Not Permitted	

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: No Yes
Exit Signs: No Yes
Fire Alarm: No Yes
Smoke Detection Systems: No Yes Partial
Carbon Monoxide Detection: No Yes

LIFE SAFETY PLAN REQUIREMENTS
Life Safety Plan Sheet #:
Fire and/or smoke rated wall locations (Chapter 7)
Assumed and real property line locations (if not on the site plan)
Exterior wall opening area with respect to distance to assumed property lines (705.8)
Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
Occupant loads for each area
Exit access travel distances (1017)
Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
Dead end lengths (1020.4)
Clear exit widths for each exit door
Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
Actual occupant load for each exit door
A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
Location of doors with panic hardware (1010.1.10)
Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
Location of doors with electromagnetic egress locks (1010.1.9.9)
Location of doors equipped with hold-open devices
Location of emergency escape windows (1030)
The square footage of each fire area (202)
The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)							
TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (SECTION 1106)					
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE
1 space per 300 square feet of Gross Floor Area (GROSS FLOOR AREA: 739 SQ FT)	3	4	1		
TOTAL	3	4	1		

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)											
USE	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS /TUBS	DRINKING FOUNTAINS
	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	REGULAR	ACCESSIBLE
SPACE	EXIST'G										
NEW			2								
REQ'D			2								

SPECIAL APPROVALS
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: No Yes (The remainder of this section is not applicable)

Exempt Building: No Yes (Provide code or statutory reference):
Climate Zone: 3A 4A 5A

Method of Compliance: Energy Code Performance Prescriptive
ASHRAE 90.1 Performance Prescriptive

Exempt Building: THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: WOOD
U-Value of total assembly: 0.32
R-Value of insulation: NOT APPLICABLE
Skylights in each assembly: NOT APPLICABLE
U-Value of skylight: NOT APPLICABLE
total square footage of skylights in each assembly: NOT APPLICABLE

Exterior Walls (each assembly)
Description of assembly: CMU
U-Value of total assembly: 0.32
R-Value of insulation: R-20
Openings (windows or doors with glazing)
U-Value of assembly: 0.5
Solar heat gain coefficient: 0.5
projection factor: NONE
Door R-Values: R-4

Walls below grade (each assembly) NOT APPLICABLE
Description of assembly: NOT APPLICABLE
U-Value of total assembly: NOT APPLICABLE
R-Value of insulation: NOT APPLICABLE

Floors over unconditioned space (each assembly) NOT APPLICABLE
Description of assembly: NOT APPLICABLE
U-Value of total assembly: NOT APPLICABLE
R-Value of insulation: NOT APPLICABLE

Floors slab on grade
Description of assembly: 8" SLAB ON GRADE
U-Value of total assembly: 0.52
R-Value of insulation: R-15
Horizontal/vertical requirement: #5 REBAR
slab heated: NO

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:
Importance Factors: Snow (IS) 1.0
Seismic (IE) 1.0
Wind (IW) 1.0
Live Loads: Roof 20 psf
Mezzanine NA psf
Floor 250 psf
Ground Snow Load: 15.0 psf
Wind Load: Ultimate Wind Speed 120 mph (ASCE-7)
Exposure Category B

SEISMIC DESIGN CATEGORY: A B C D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) I II III IV
Spectral Response Acceleration SS 24.0 %g S1 10.2 %g
Site Classification (ASCE 7) A B C D E F
Data Source: Field Test Presumptive Historical Data
Basic structural system Bearing Wall Dual w/Special Moment Frame
Building Frame Dual w/Intermediate R/C or Special Steel
Moment Frame Inverted Pendulum
Simplified Equivalent Lateral Force Dynamic
Analysis Procedure:
Architectural, Mechanical, Components anchored? Yes No
LATERAL DESIGN CONTROL: Earthquake Wind
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) psf
Presumptive Bearing capacity 2000 psf
Pile size, type, and capacity

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone 3A
winter dry bulb: 22 F
summer dry bulb: 97 F
Interior design conditions
winter dry bulb: 22 F
summer dry bulb: 97 F
relative humidity: 50%
Building heating load: NOT APPLICABLE NOT APPLICABLE
Building cooling load: NOT APPLICABLE NOT APPLICABLE
Mechanical Spacing Conditioning System
Unitary description of unit: NOT APPLICABLE
heating efficiency: NOT APPLICABLE
cooling efficiency: NOT APPLICABLE
size category of unit:
Boiler Size category. If oversized, state reason: NOT APPLICABLE
Chiller Size category. If oversized, state reason: NOT APPLICABLE
List equipment efficiencies: NOT APPLICABLE

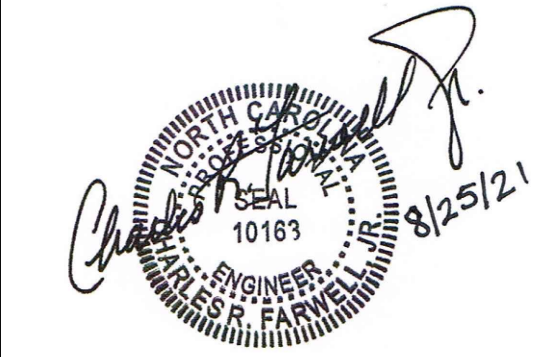
ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: Energy Code Performance Prescriptive
ASHRAE 90.1 Performance Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixture SEE DRAWING & SCHEDULES FOR DETAILS
number of lamps in fixture SEE DRAWING & SCHEDULES FOR DETAILS
ballast type used in the fixture SEE DRAWING & SCHEDULES FOR DETAILS
number of ballasts in fixture SEE DRAWING & SCHEDULES FOR DETAILS
total wattage per fixture SEE DRAWING & SCHEDULES FOR DETAILS
total interior wattage specified vs. allowed 2257,280 ACTUAL vs. 324,480 ALLOWED
total exterior wattage specified vs. allowed SOURCE EFFICACY > 45 LUMENS/WATT

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
C406.2 More Efficient HVAC Equipment Performance
C406.3 Reduced Lighting Power Density
C406.4 Enhanced Digital Lighting Controls
C406.5 On-Site Renewable Energy
C406.6 Dedicated Outdoor Air System
C406.7 Reduced Energy Use in Service Water Heating

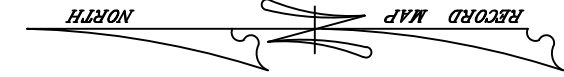
SEVEN LAKES ENGINEERING SERVICES, INC.
2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: 7lakesengrg@gmail.com



Client: ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO: 21-115-548
DATE: 8/25/2021
DRAWN BY: SSR
SCALE: NTS
TITLE: APPENDIX "B"
Sheet Number:

A-1



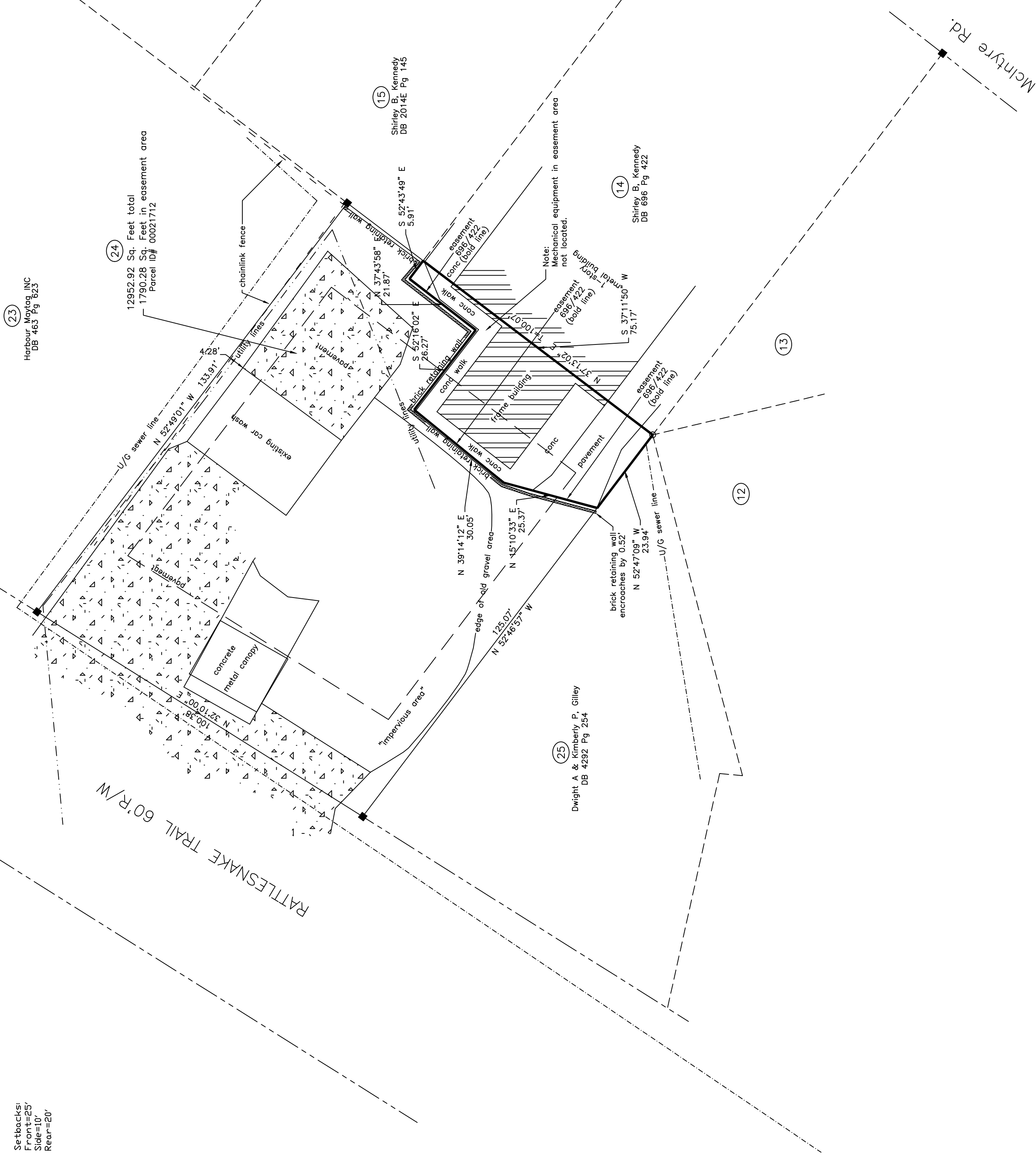
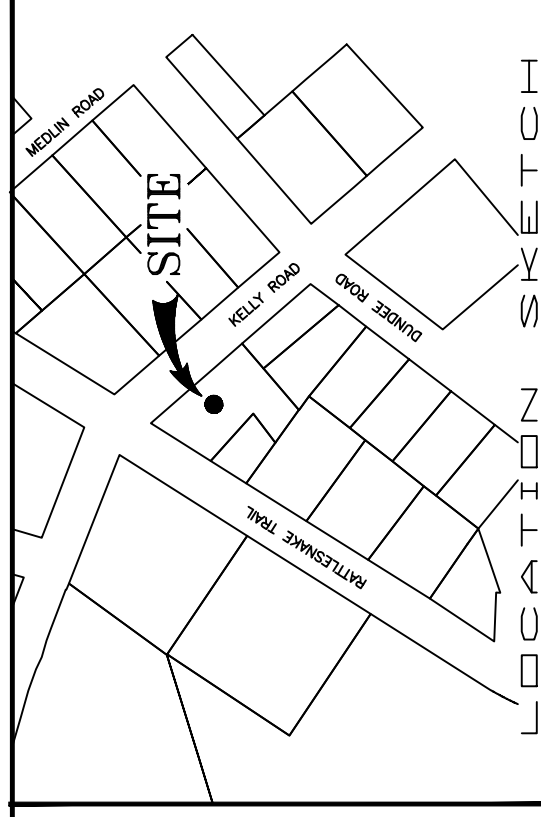
REFERENCE:
DEED BOOK 4524, PAGE 18
MAP BOOK 4, PAGE 12
MOORE COUNTY REGISTRY
RATIO OF PRECISION= 1/10,000+
ACREAGE DETERMINED
BY COORDINATE METHOD.
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.
UNLESS OTHERWISE DENIED,
:= EXISTING IRON STAKE
:= EXISTING CONCRETE MONUMENT
:= SET CONCRETE MONUMENT
:= CHAIN STAKE
X = BALANCE POINT
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= WATER METER
= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= UTILITY POLE

Total existing impervious surface 10,842.67 S.F.
Total existing impervious surface 83.7%

At completion of project the impervious surface percentage
is proposed to remain the same or decrease in size.

Property is Zoned "NC"

Setbacks:
Front=25'
Side=10'
Rear=20'



SITE SURVEY FOR
J's Mobile Detailing
LOT NO. 24
Village of Pinehurst (Old Town)
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA

JANUARY 13, 2016 --*-- SCALE 1"=20'
MATTHEW A. CALLAHAN SURVEYING
P.O. BOX 938, VASS, N.C.
(910)245-2980



Revised 3-2-16 to show proposed addition to car wash
Revised 4-12-16 to show impervious area

EXHIBIT B

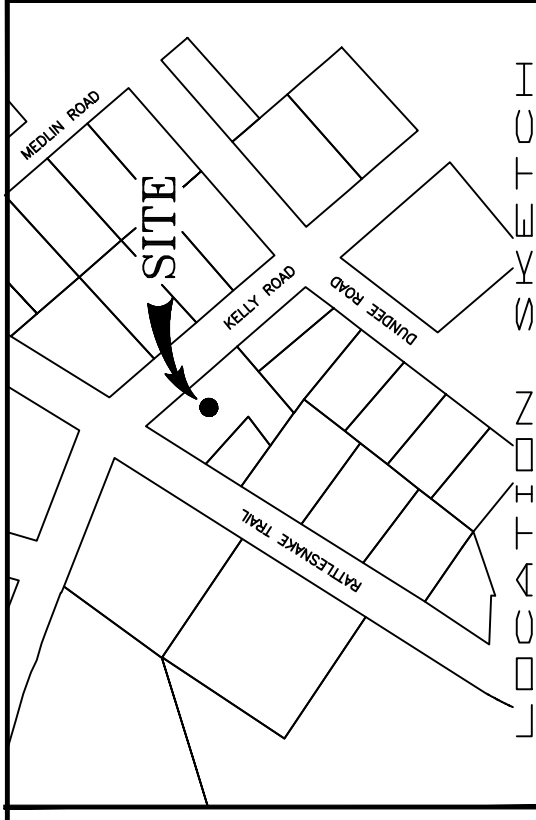
REFERENCE: DEED BOOK 4524, PAGE 18
MAP BOOK 4, PAGE 12
MOORE COUNTY REGISTRY
RATIO OF PRECISION= 1/10,000+
ACREAGE DETERMINED BY COORDINATE METHOD.
NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED, UNLESS OTHERWISE DENIED,
--= EXISTING IRON STAKE
--= EXISTING CONCRETE MONUMENT
--= SET CONCRETE MONUMENT
--= ALUMINUM STAKE
X = BALCONY POINT
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
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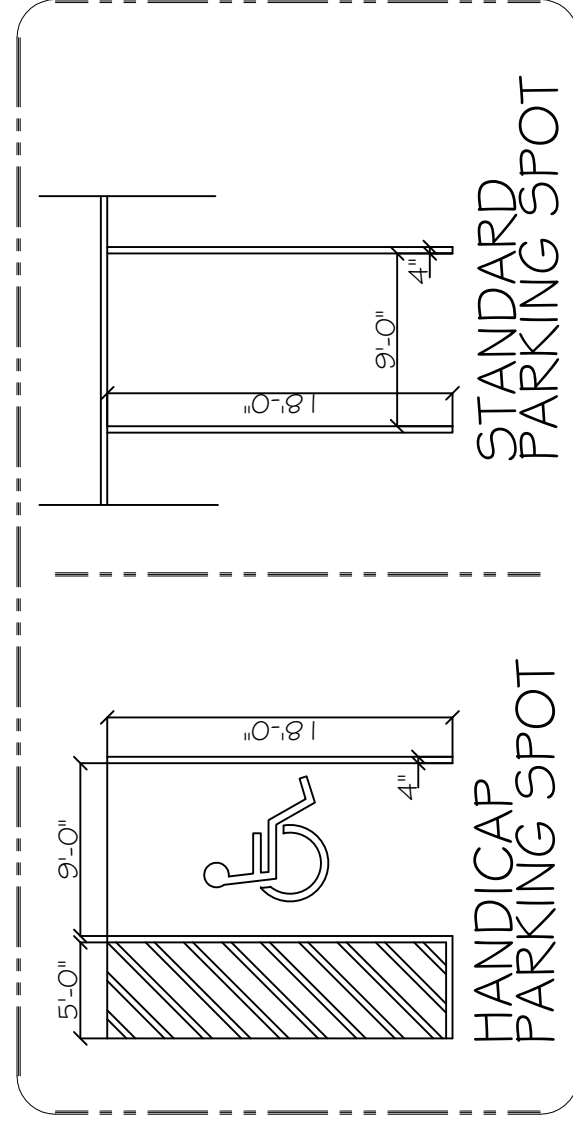
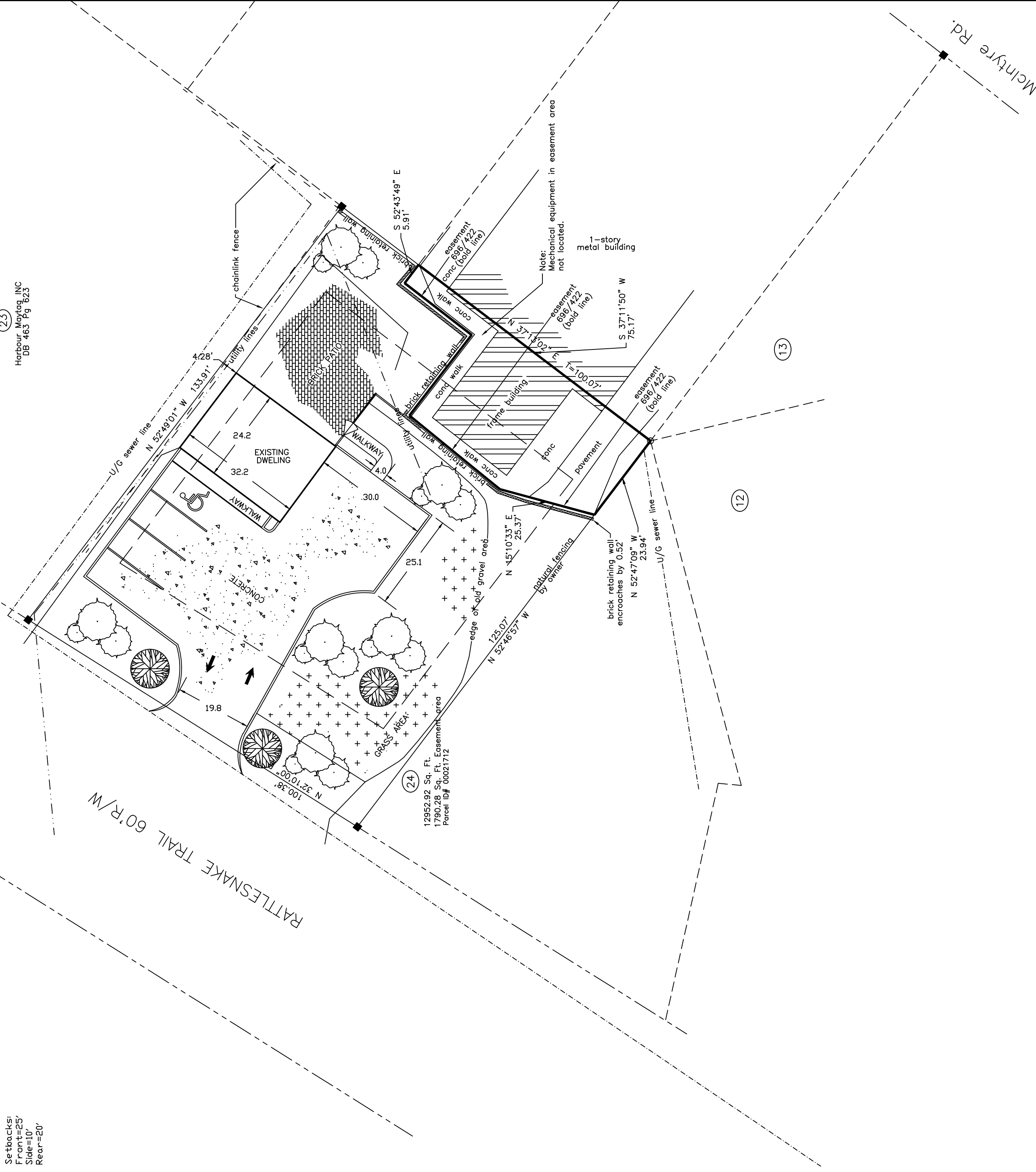
At completion of project the impervious surface percentage is proposed to remain the same or decrease in size.

Property is Zoned "NC"

Setbacks:
Front=25'
Side=10'
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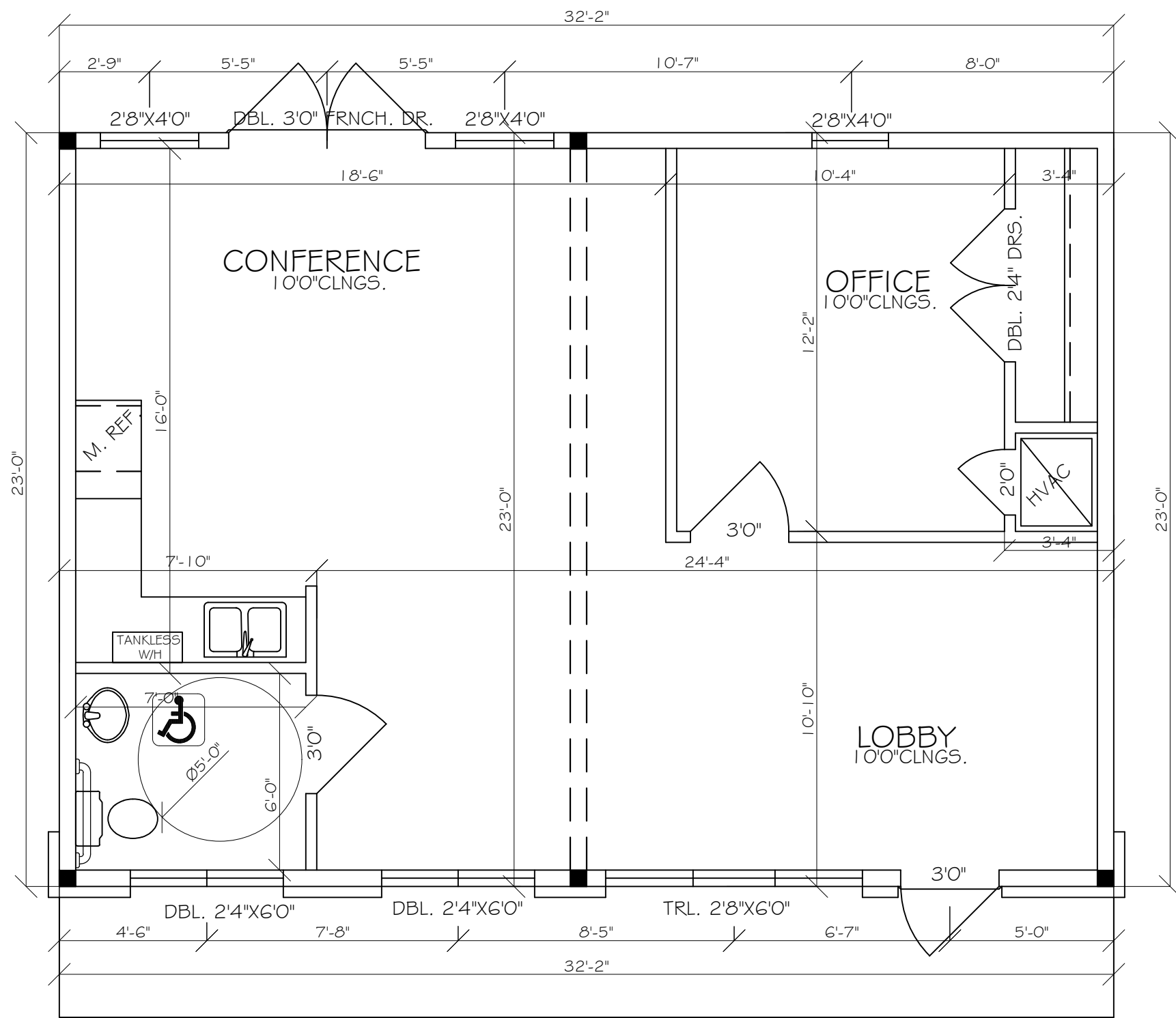


(23)
Harbour Molding, INC
DB 463 Pg 623

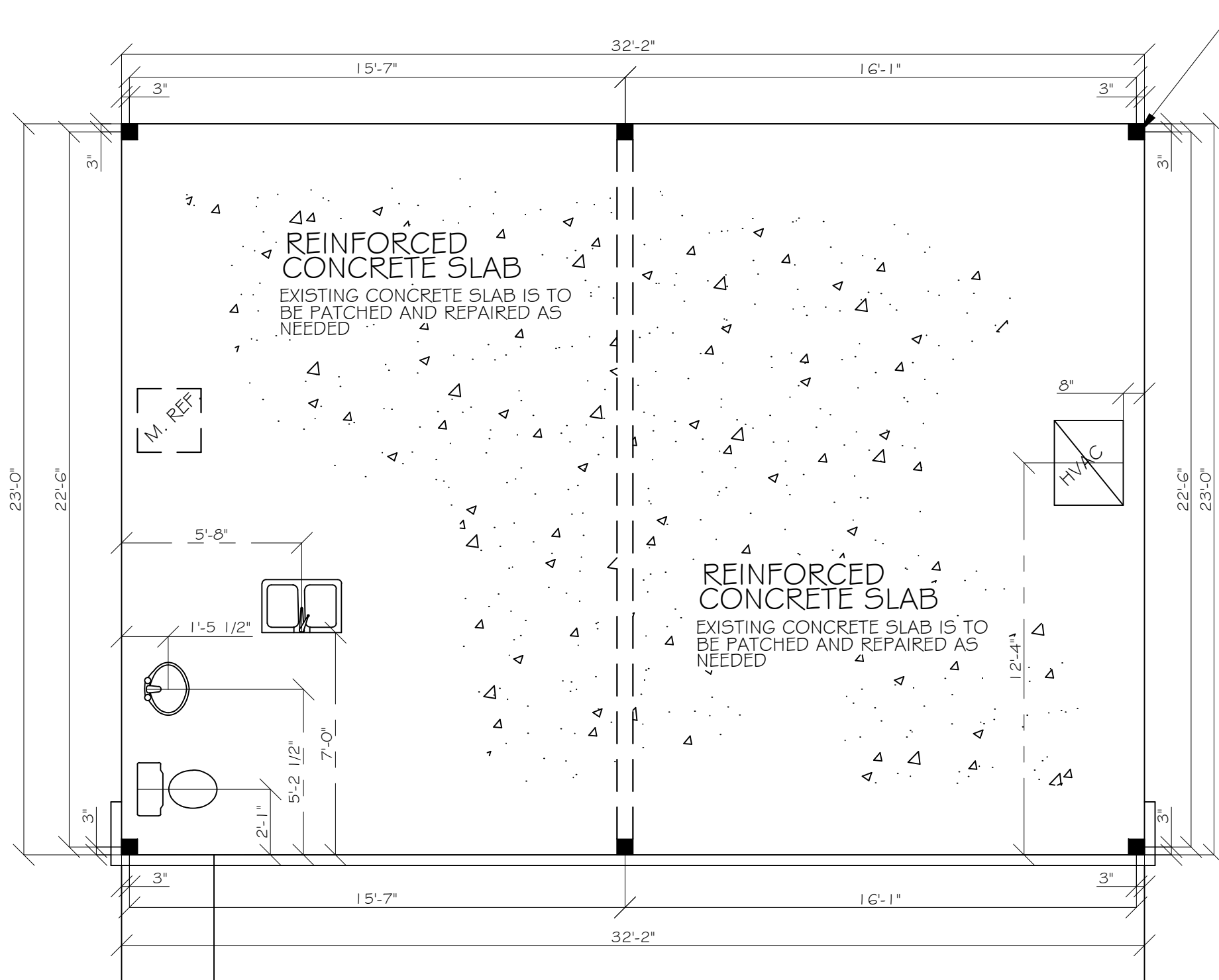


SITE SURVEY FOR
J's Mobile Detailing
LOT NO. 24
Village of Pinehurst (Old Town)
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA
JANUARY 13, 2016 --*-- SCALE 1"=20'
MATTHEW A. CALLAHAN SURVEYING
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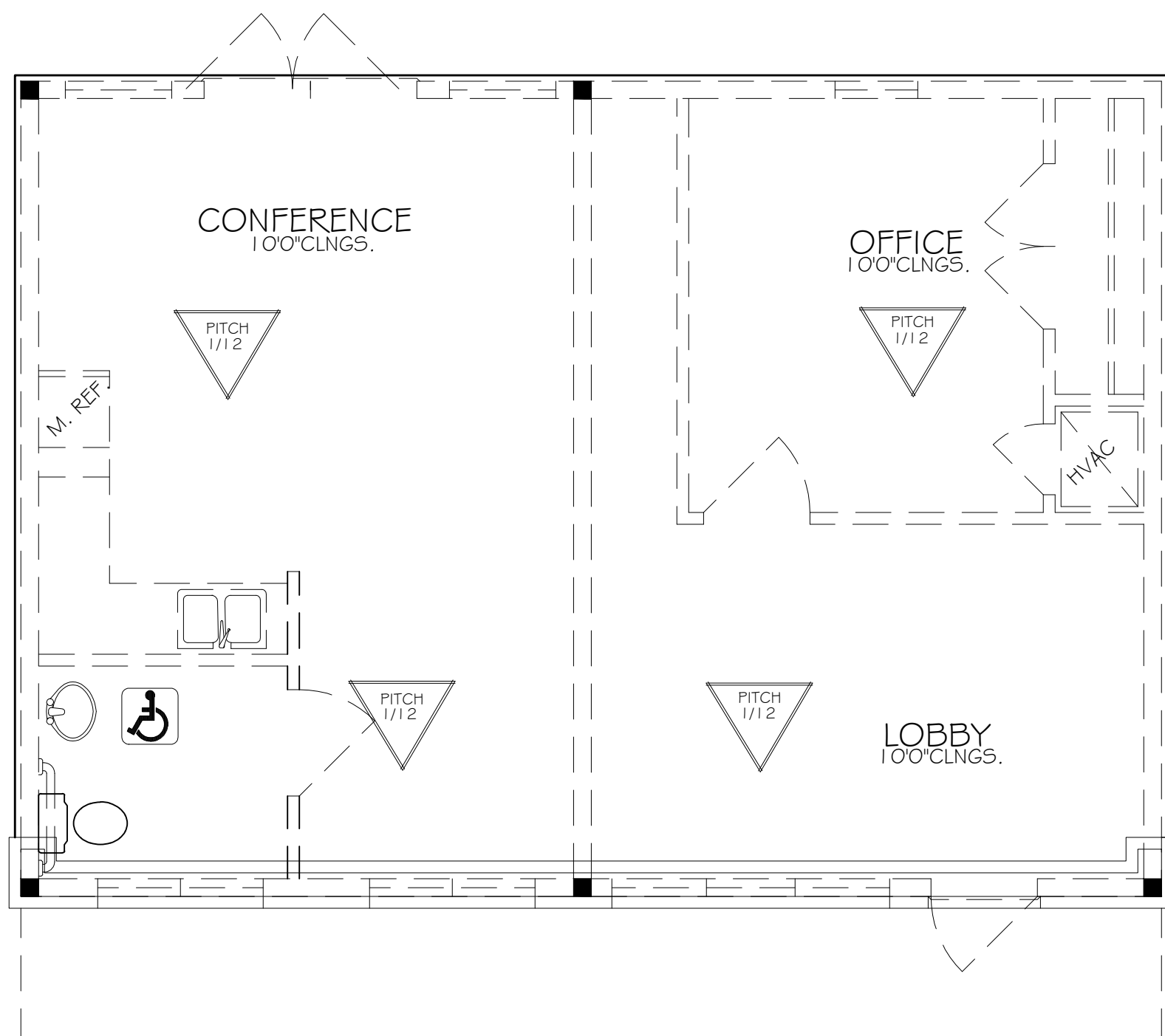




MODIFIED FLOOR PLAN



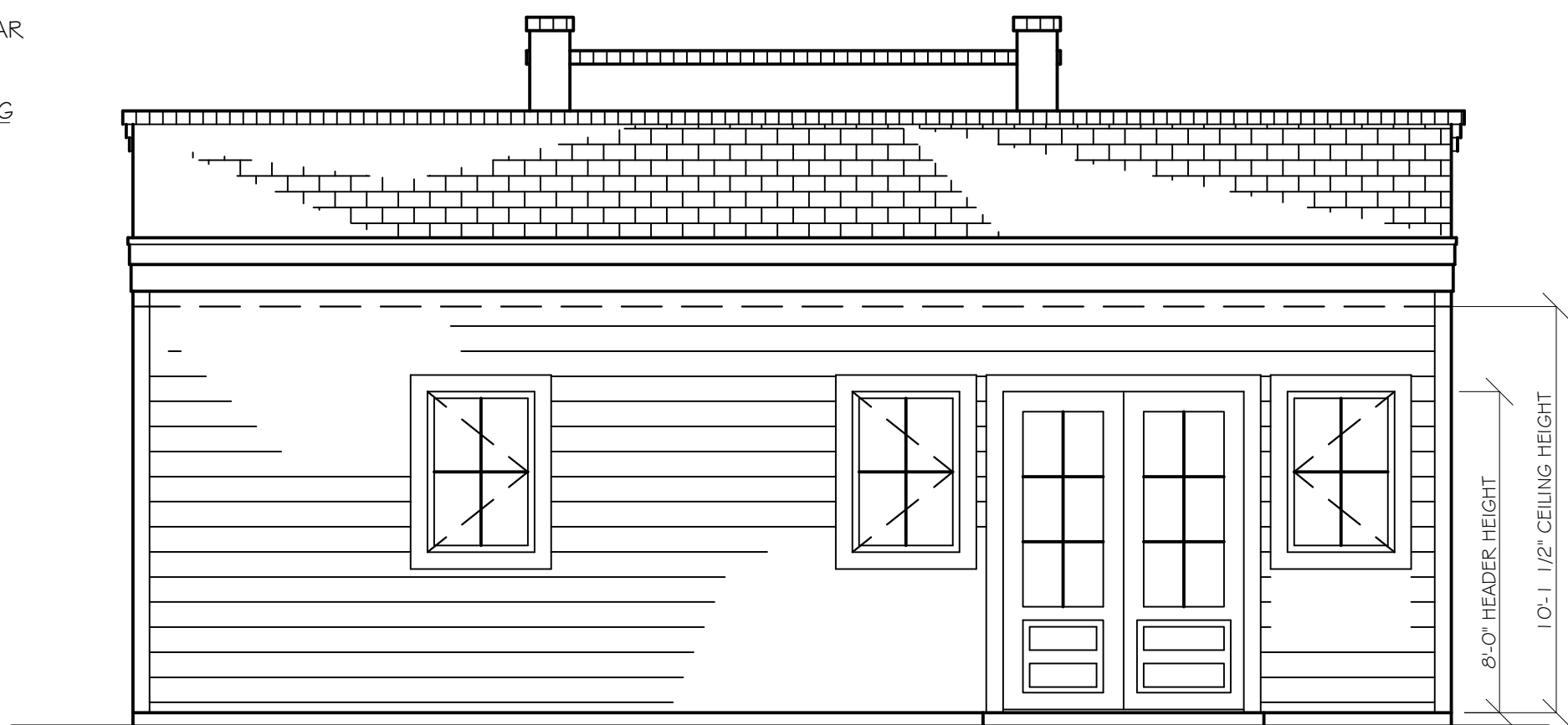
MODIFIED FOUNDATION PLAN



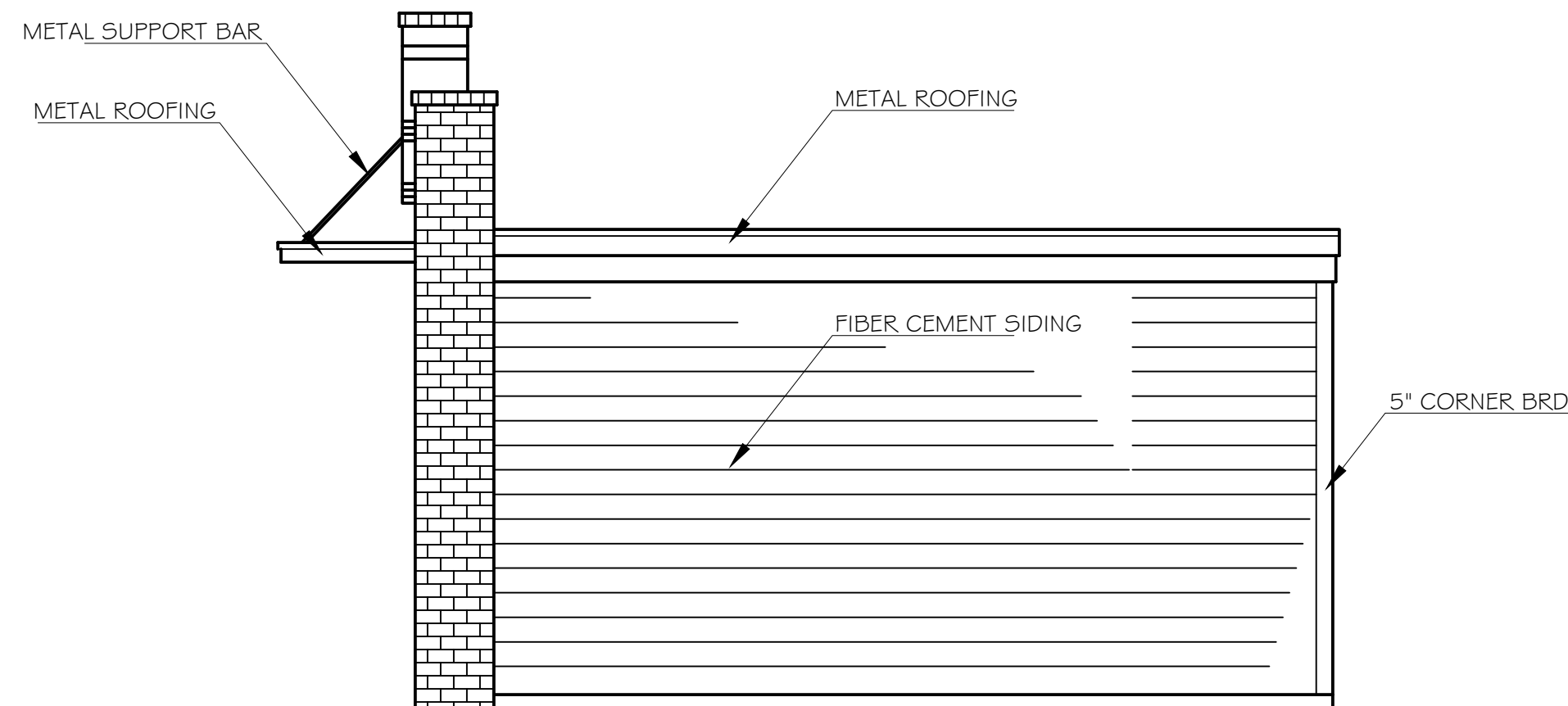
MODIFIED ROOF PLAN



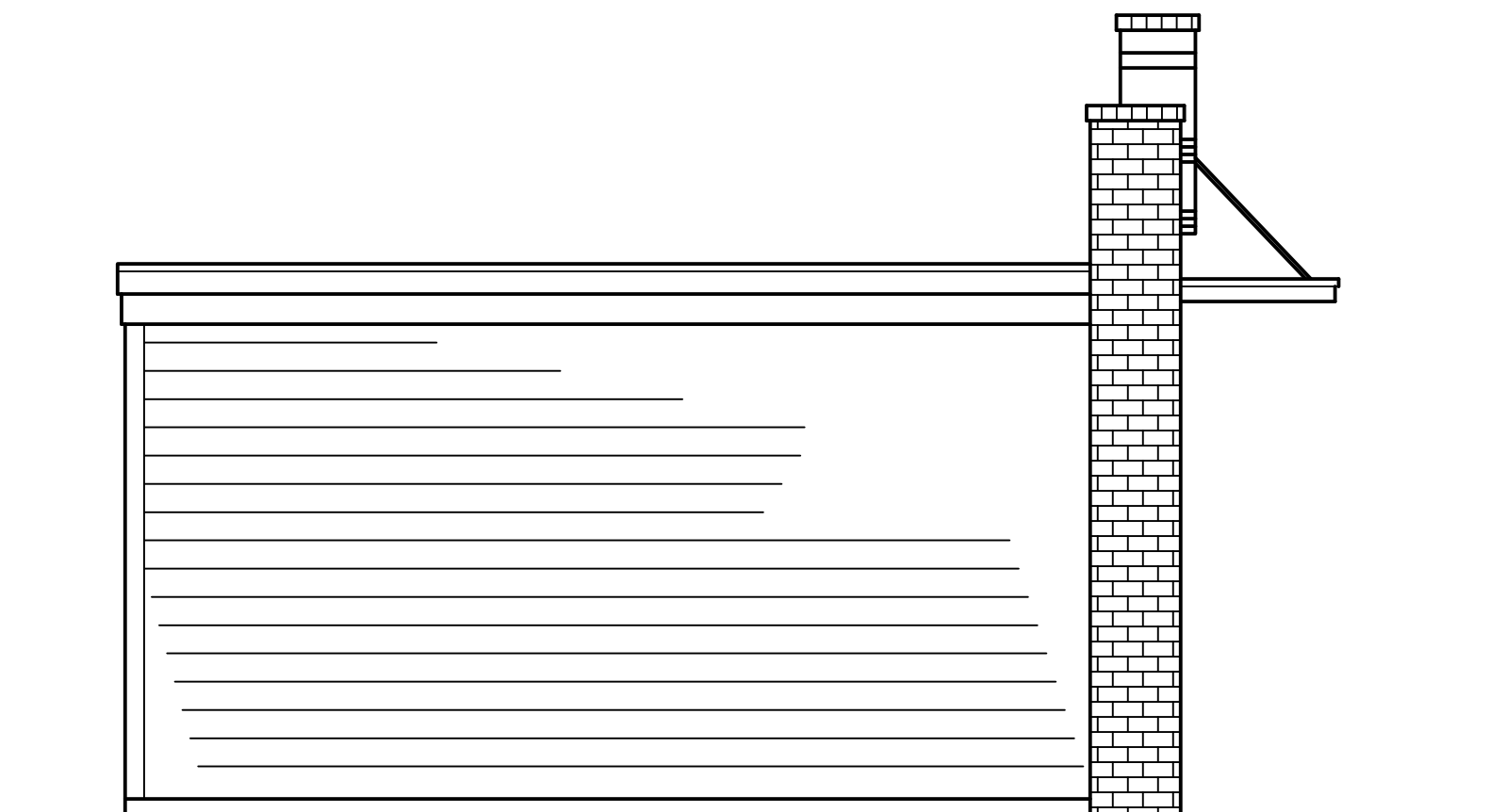
FRONT ELEVATION



REAR ELEVATION



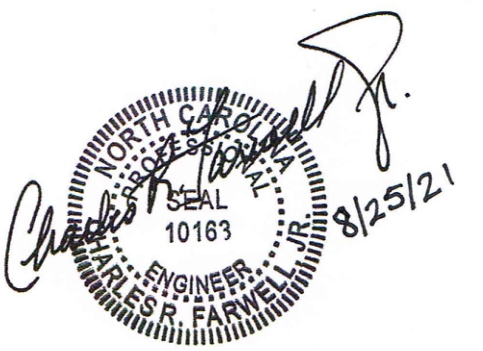
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: cfarwell44@gmail.com



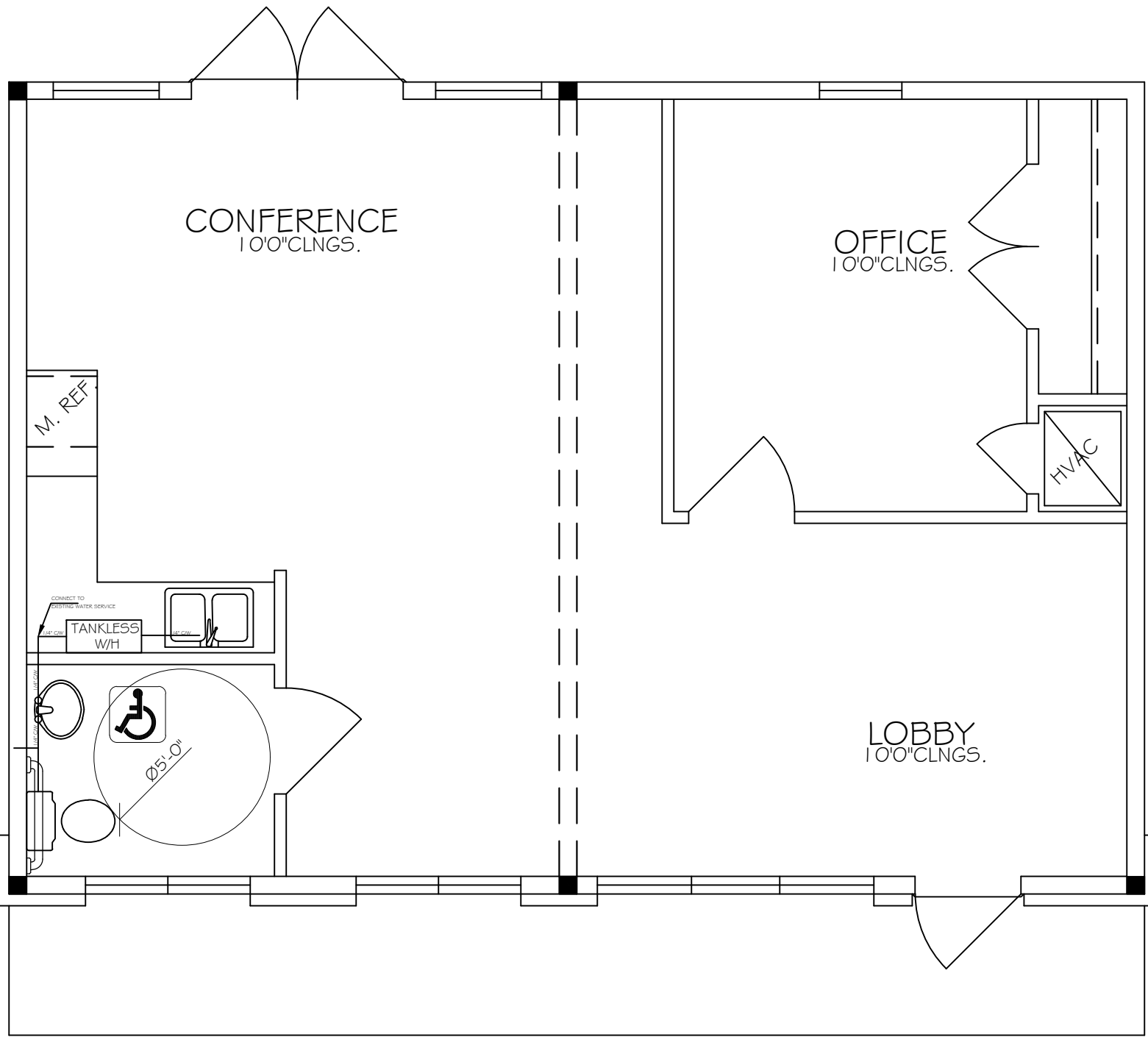
REVISIONS

DATE/DESCRIPTION
1/05/2020

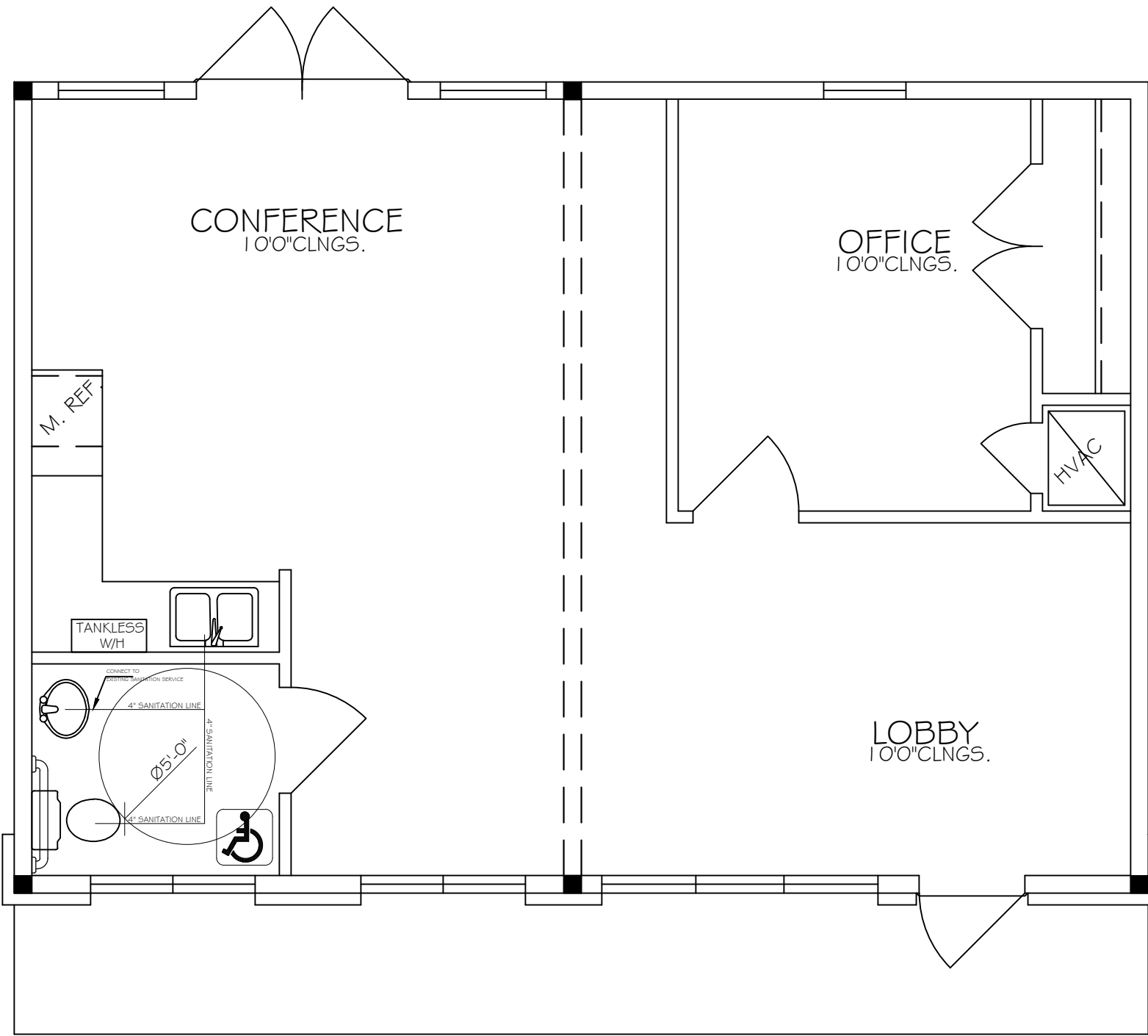
Client:
ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO:
21-115-548
DATE: 8/25/2021
DRAWN BY: EJA
SCALE: 1/4" = 1'0"
TITLE:
PROPOSED RENOVATION
Sheet Number:

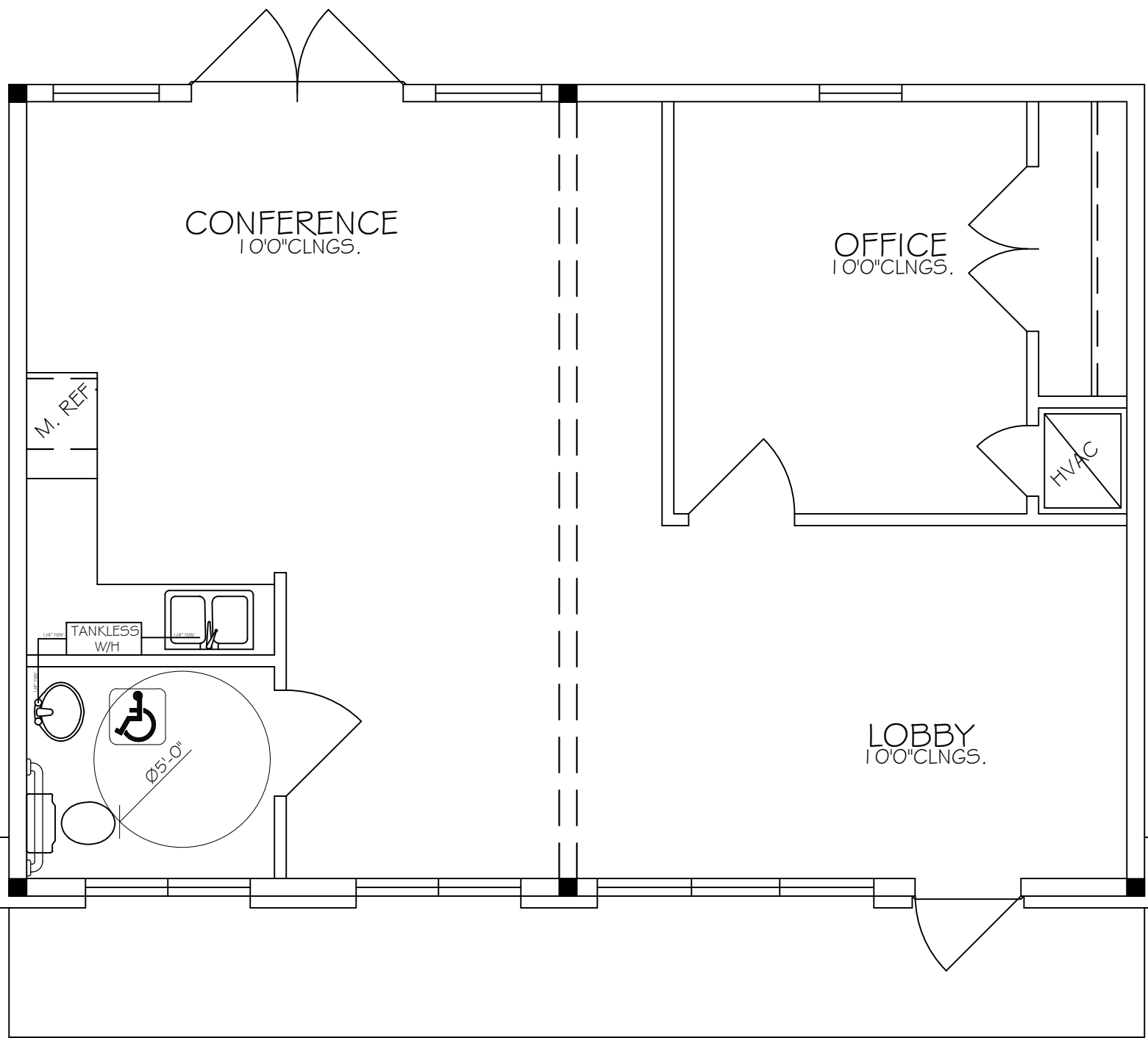
1 of 3



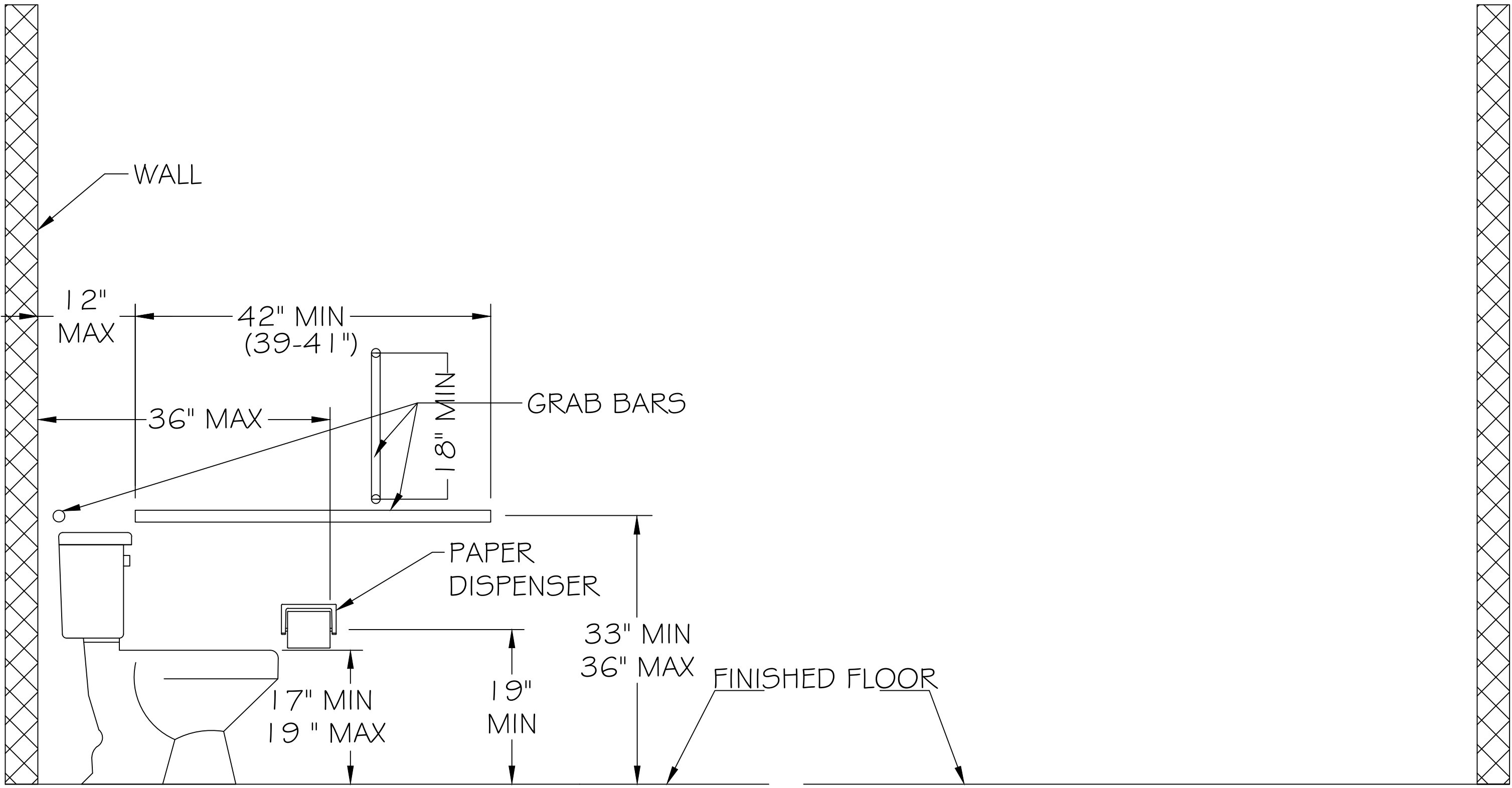
PLUMBING PLAN
COLD WATER PLAN



PLUMBING PLAN
SANITATION PLAN



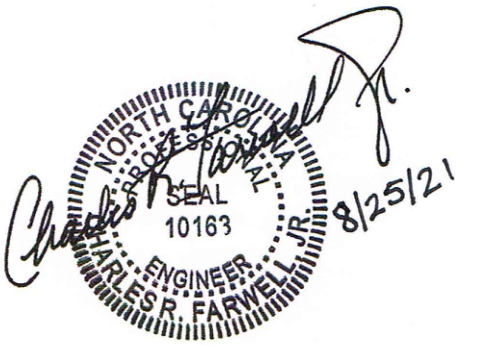
PLUMBING PLAN
HOT WATER PLAN



WATER CLOSET

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REVISIONS

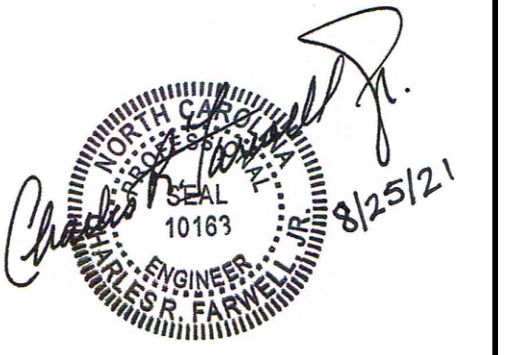
DATE/DESCRIPTION
1/05/2020

Client:
ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO:
21-115-548
DATE: 8/25/2021
DRAWN BY: SSR
SCALE: 1/4" = 1'0"
TITLE:
PLUMBING PLAN
Sheet Number:

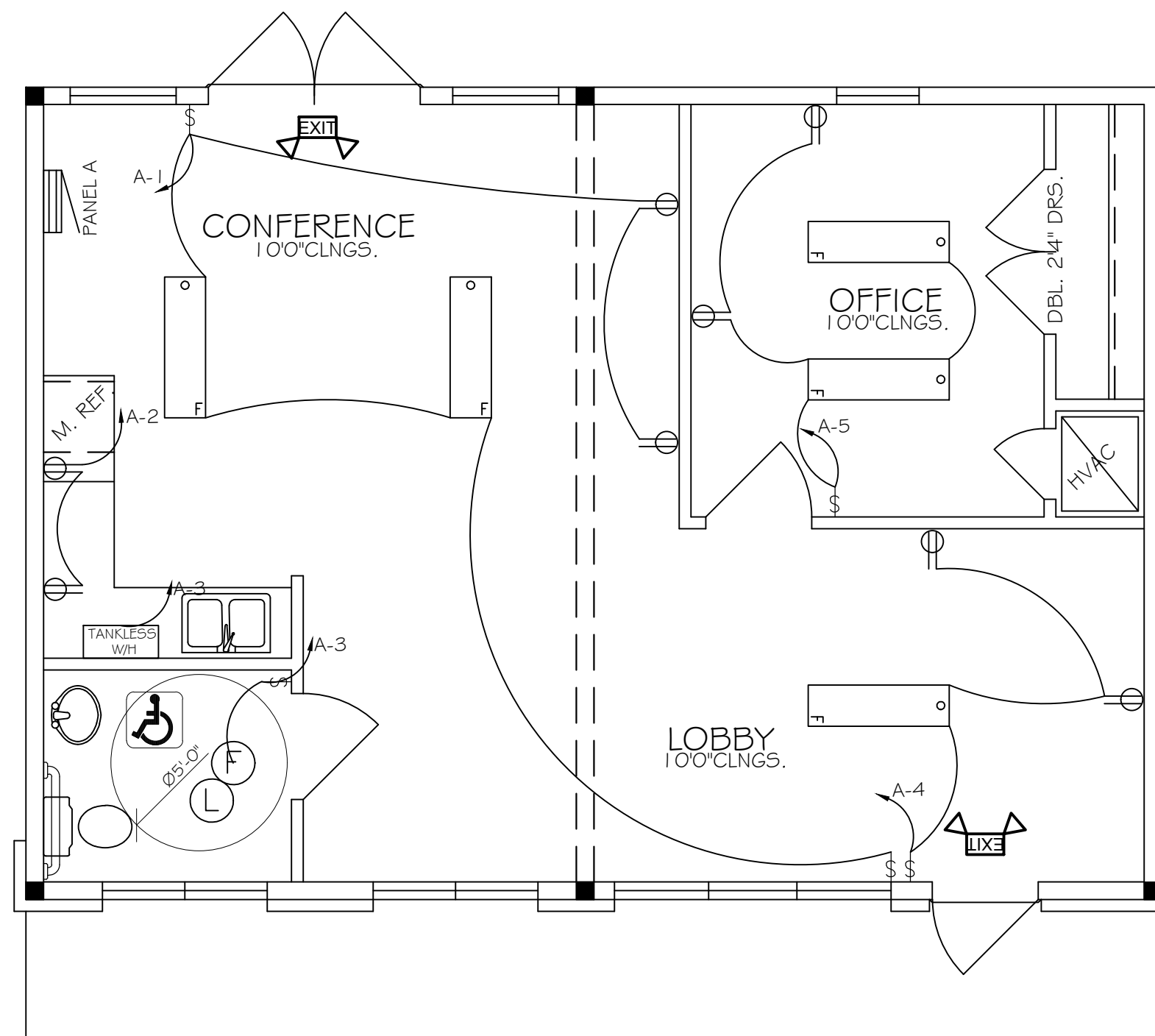
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Seven Lakes, NC 27376
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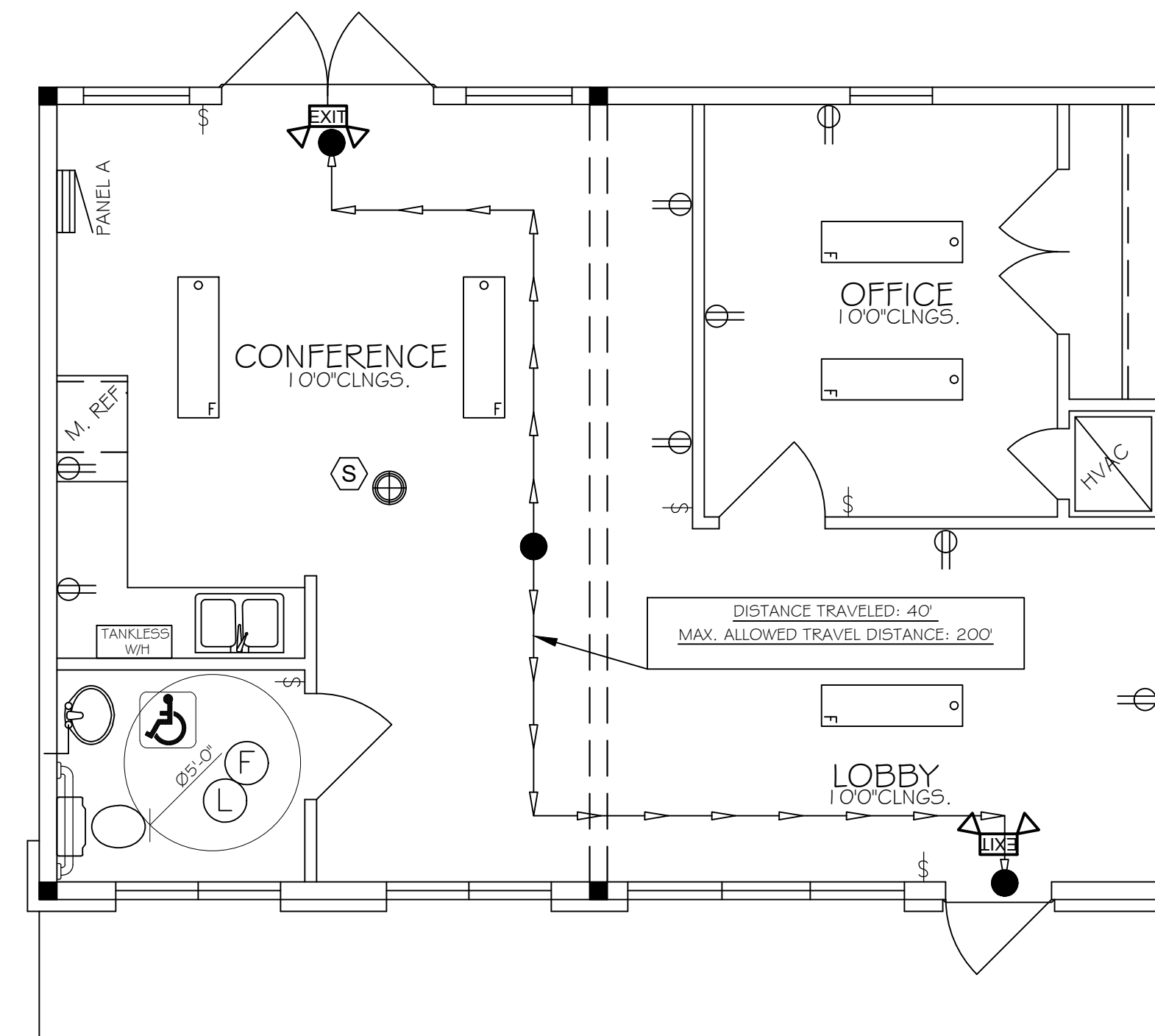
REVISIONS

DATE/DESCRIPTION
1/05/2020



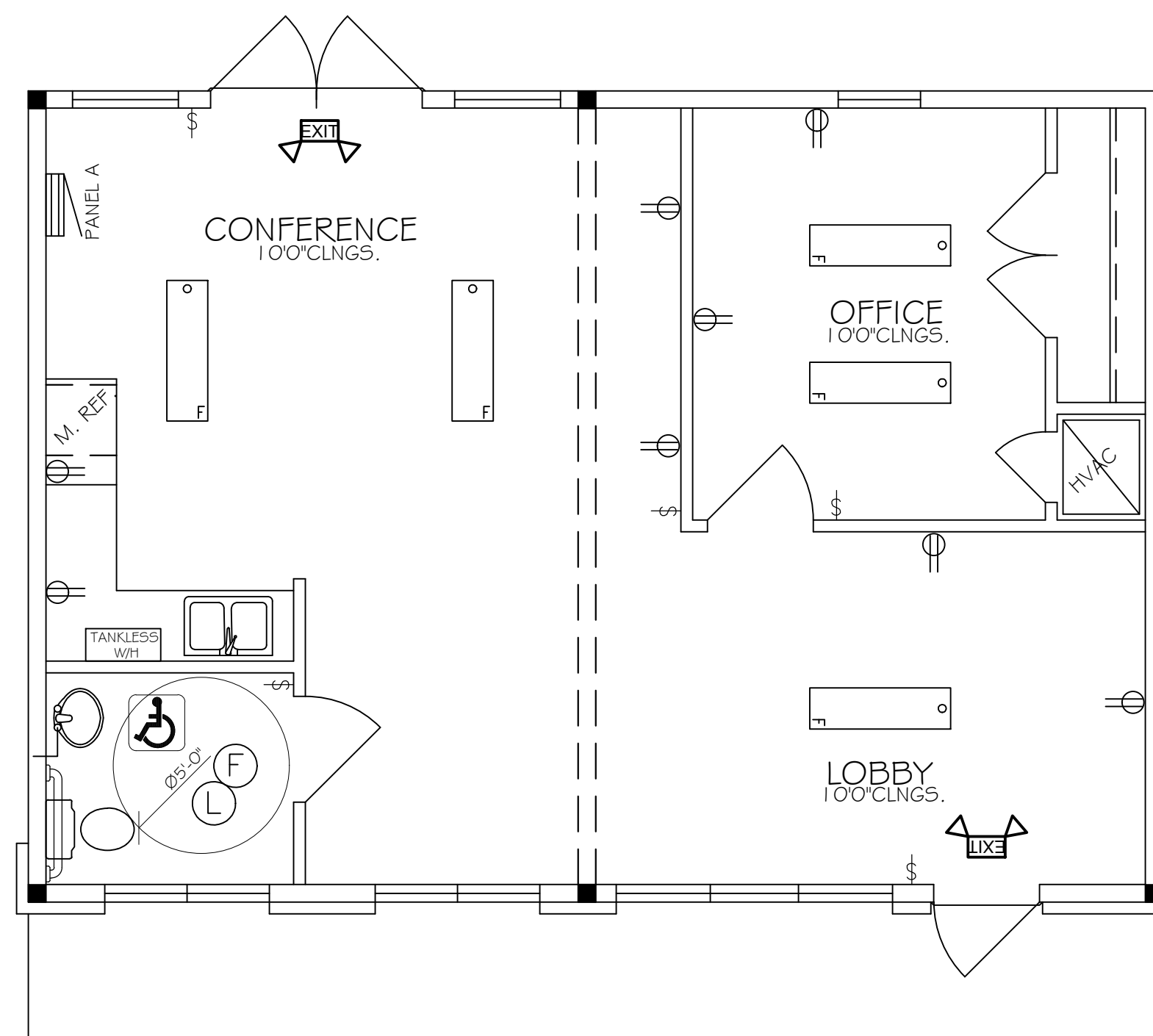
ELECTRICAL PLAN

LIGHTING PLAN



ELECTRICAL PLAN

LIFE-SAFETY PLAN



ELECTRICAL PLAN

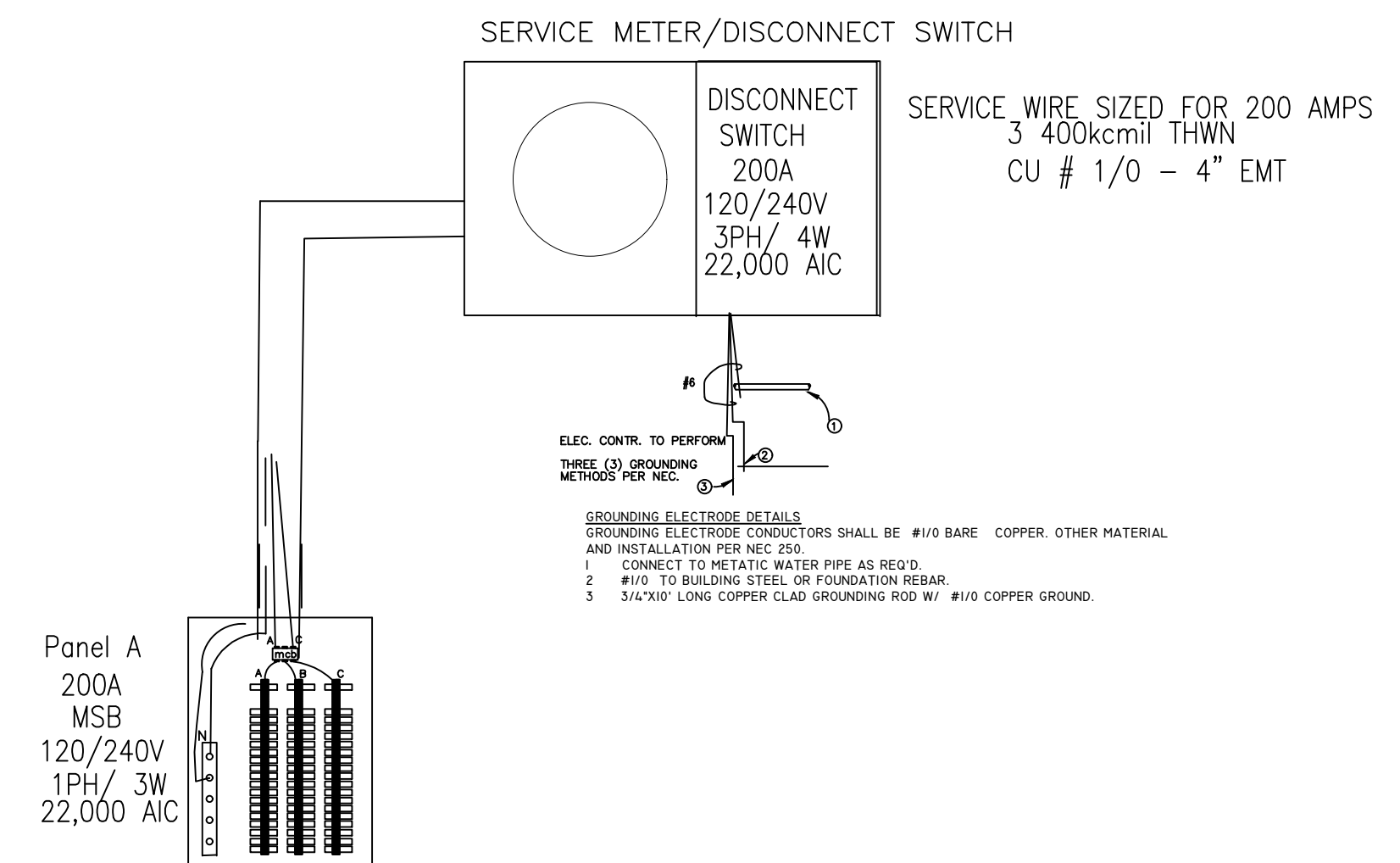
POWER PLAN

[illegible]

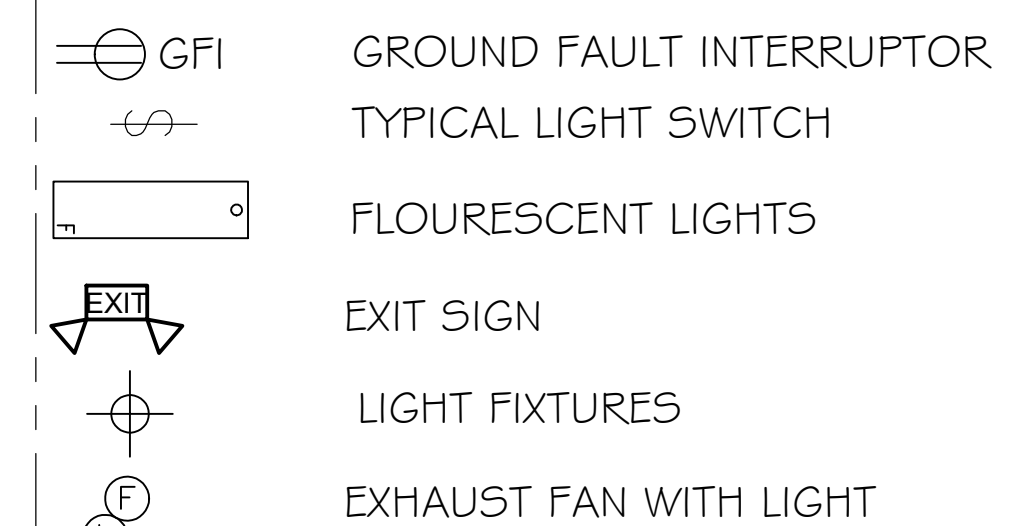
FIRE ALARM SYMBOL LEGEND		
SYMBOL	MOUNTING	MANUFACTURER'S PART NUMBER
	CEILING MOUNT TO NFPA 72 CODE	SMOKE DETECTOR, EDWARDS V-PS OPTICAL SMOKE DETECTOR (SOUNDER BASE WHERE REQUIRED)
	MOUNT TO MANUFACTURERS SPECIFICATIONS	CARBON MONOXIDE DETECTORS.

ELECTRICAL RISER DIGRAM

NOTE: 75F TERMINAL TEMPERATURE
ALL WIRE TERMINATIONS & EQUIPMENT SHALL BE RATED FOR 75C MINIMUM



ELECTRICAL SYMBOLS



Client:

ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO:
21-115-548

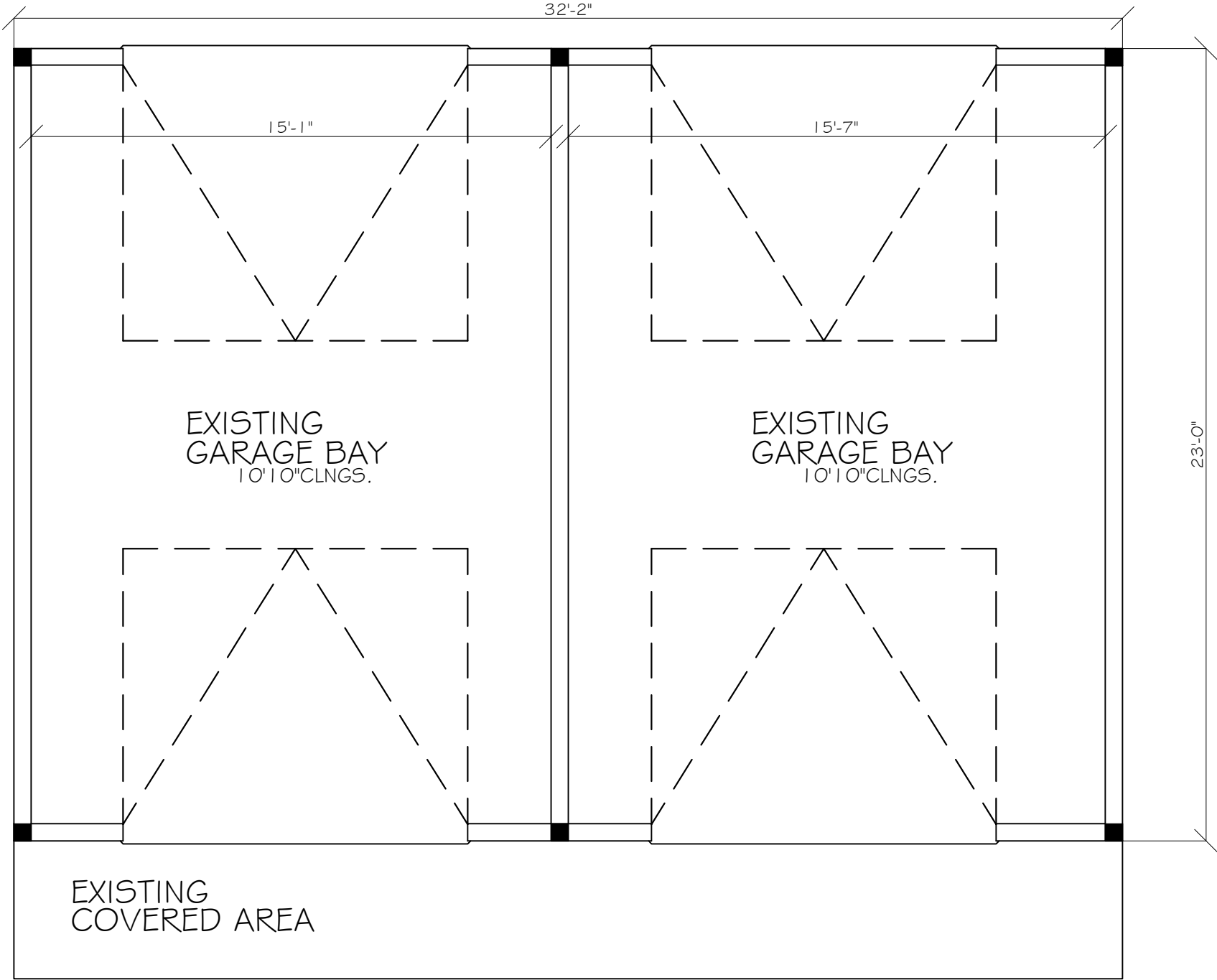
DATE: 8/25/2021

DRAWN BY: GGR

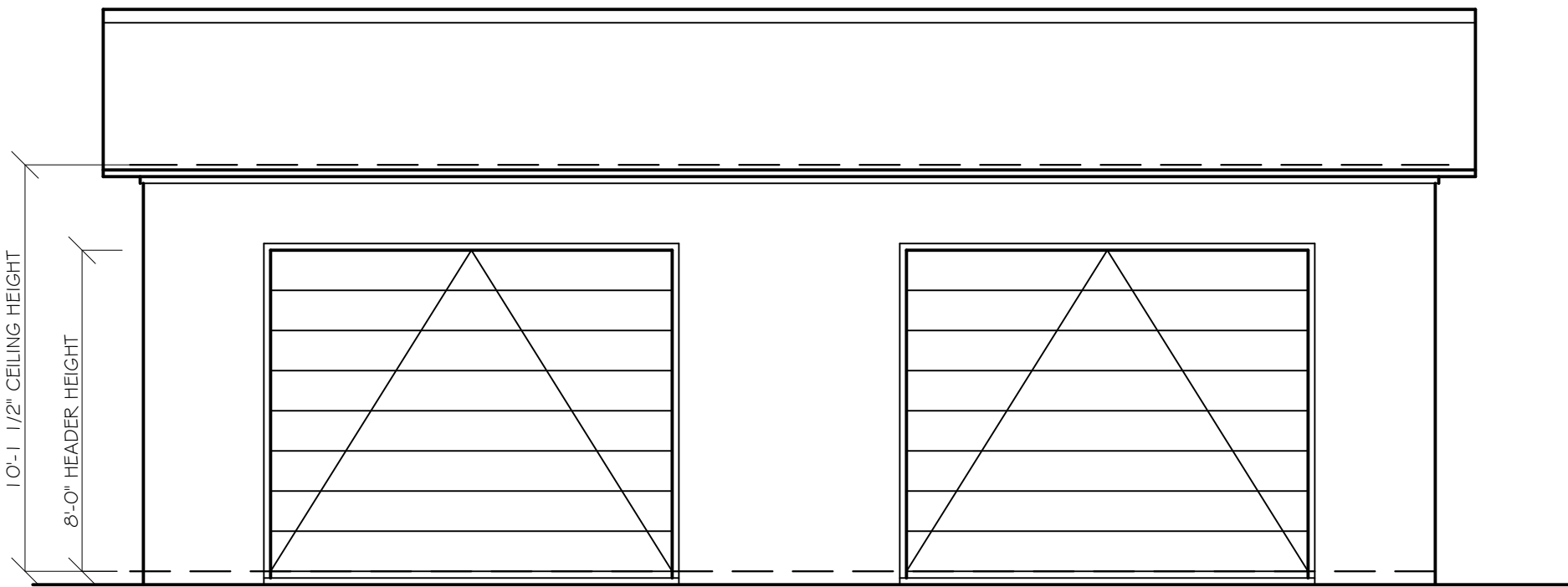
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TITLE:
ELECTRICAL PLAN

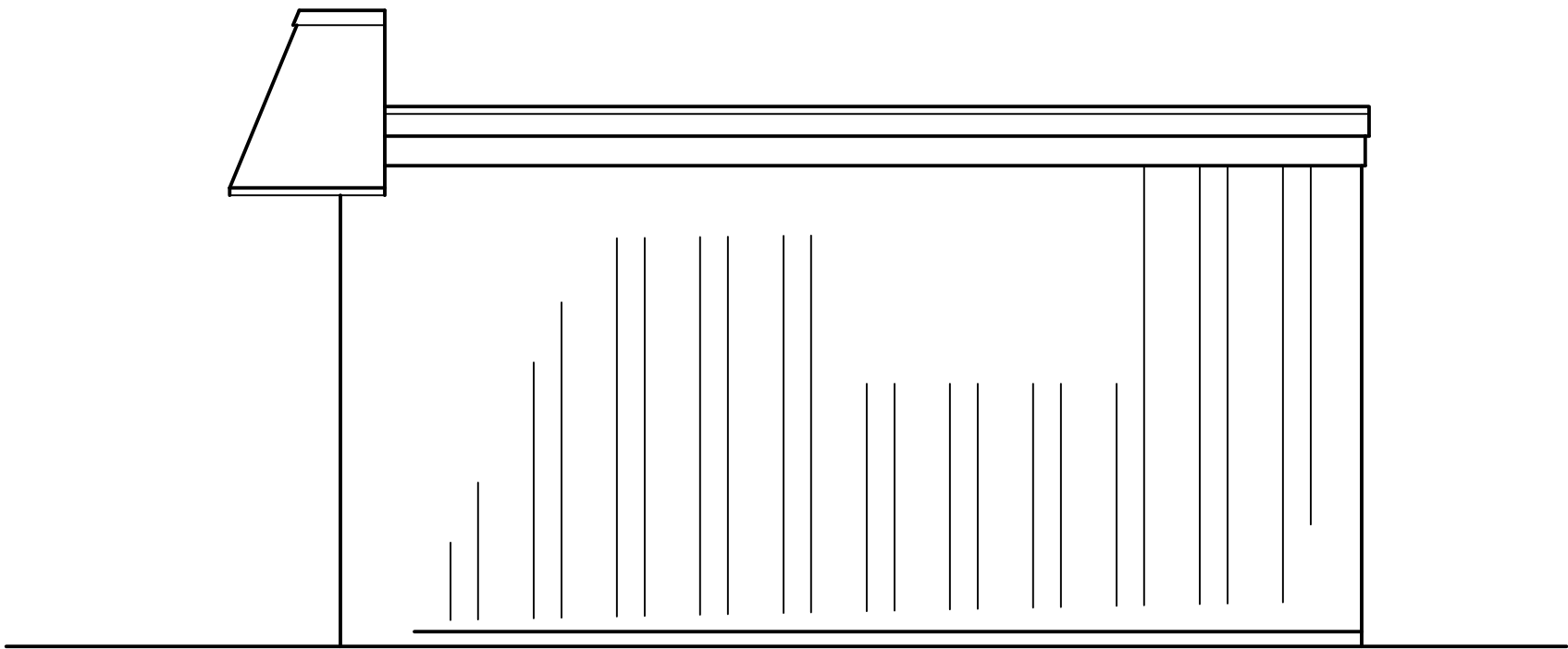
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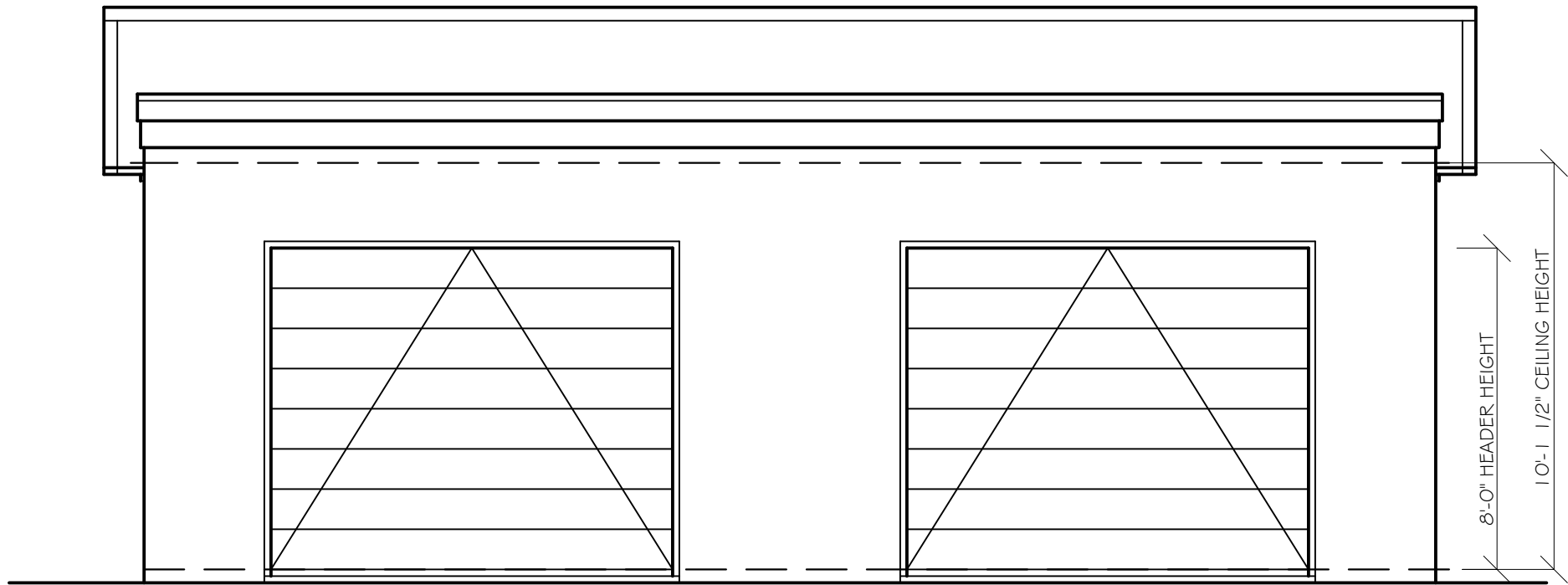
EXISTING FLOOR PLAN



FRONT ELEVATION



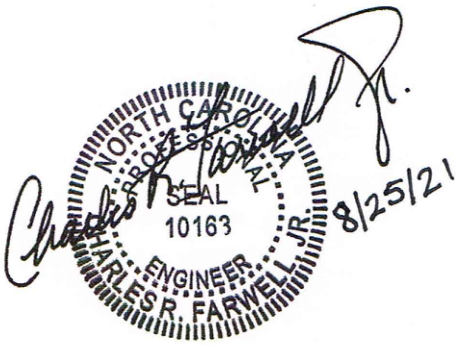
SIDE ELEVATION



REAR ELEVATION

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REVISIONS

DATE/DESCRIPTION
1/05/2020

Client:
ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO:
21-115-548
DATE: 8/25/2021
DRAWN BY: EJA
SCALE: 1/4" = 1'0"
TITLE:
EXISTING CONDITIONS

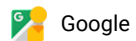
Sheet Number:

Google Maps 30 Rattlesnake Trail



Image capture: Jun 2016 © 2021 Google

Pinehurst, North Carolina



Street View - Jun 2016

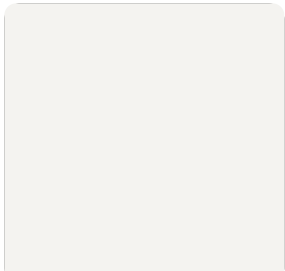




EXHIBIT C

Exterior Walls

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

Exterior Door Stain

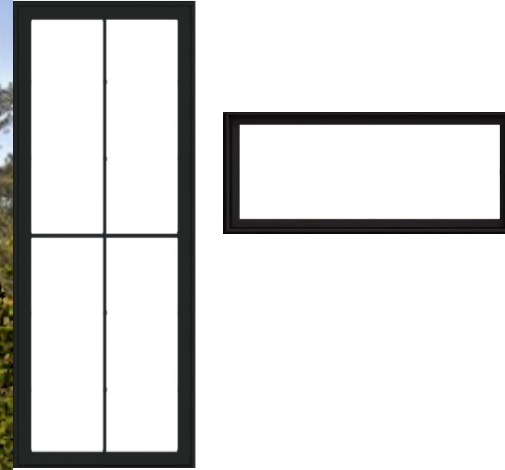
Cabot Cordovan Brown

Exterior Trim

SW 6990
Caviar
Interior / Exterior
Location Number: 251-C2



Exterior Windows



Exterior Doors

*To be stained Cabot Cordovan Brown





COA-2021-00160 (5 EVERETTE 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 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.

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



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:

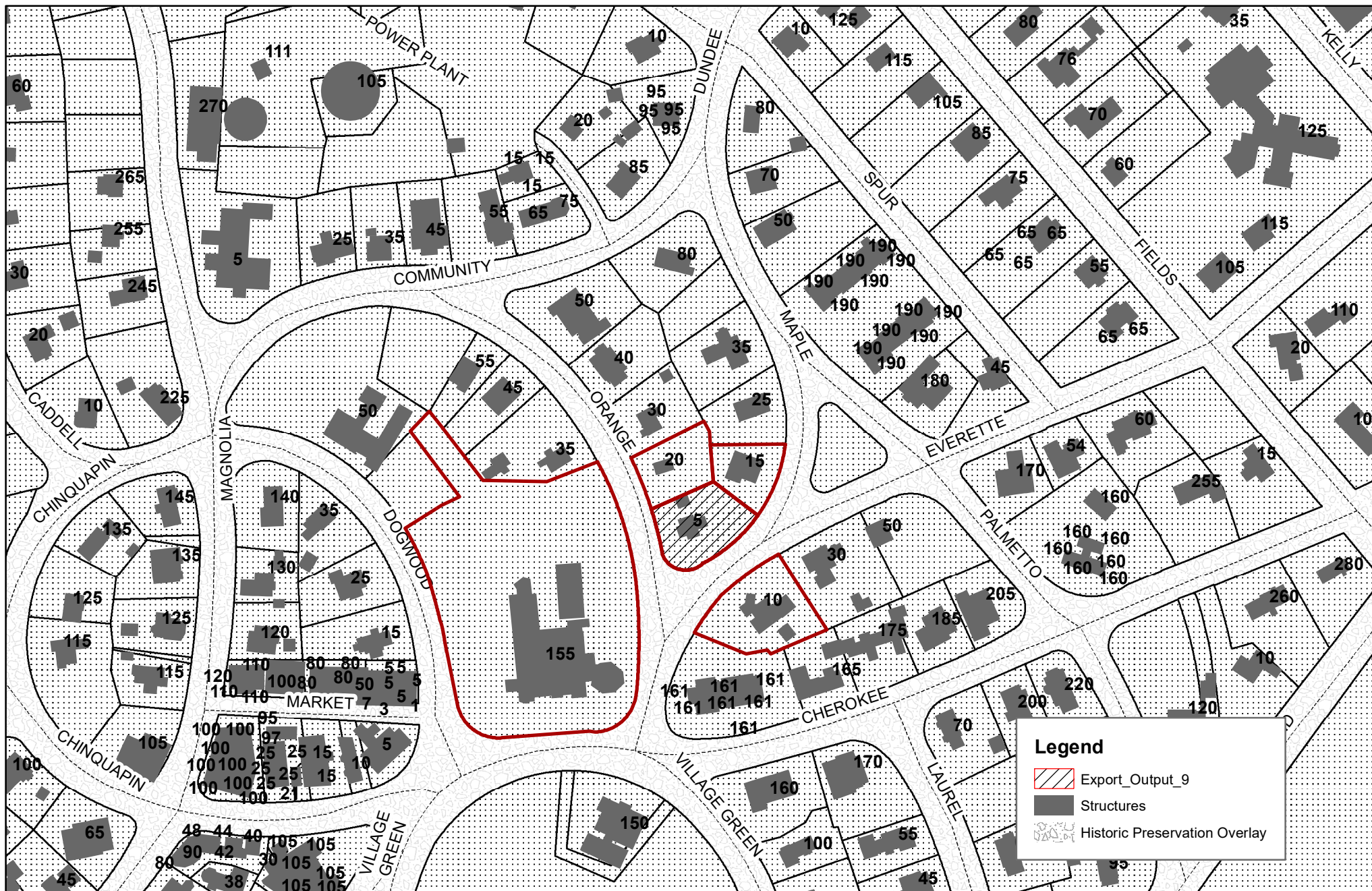
Applicable Standards:

Section VII. C. Landscaping and Vegetation

Staff Comments

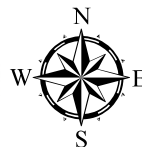
The proposed changes are not consistent but, nevertheless congruous.

Public Hearing Notification Map



October 28, 2021

Historic Preservation Commission
5 Everett Rd, COA



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).
Please! Base Map for Boards 1.mxd
10/12/2021

Tree 1 rear property

Missing top deformed



Tree 2 rear property

Missing top deformed





Tree 2

Tree 1





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 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 VII. C. Landscaping and Vegetation



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

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 Everette Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00016447

Owner Information			
Name	Brandon Sowell	Home Phone #	
Street Address	40 Lasswade Dr	Mobile Phone #	910-684-0931
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	brandsowell@gmail.com		

Applicant			
Name		Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	





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

General Information

Description of Changes to the Structure	Removal of 2 pine trees that are disfigured and cause increased maintenance of property		
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				
Rear Elevation				
Right Elevation				
Left Elevation				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Roof Exhaust Vents				
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: 09-27-21



**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: BC SL

Date: 09-27-21

Tree 1 rear property

Missing top deformed



Tree 2 rear property

Missing top deformed









PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alexandria Rye, Senior Planner
DATE: 10/20/2021
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
OCTOBER 28, 2021 MEETING
09/17/2021 -10/20/2021**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2021-00151	Double sided pole sign for business tenants. Gold metal sign letters on front façade.	09/28/2021	10/01/2021	15 Chinquapin Road	Cheryl Melhorn
COA-2021-00153	Addition of two metal 4' tall gates	10/4/2021	10/4/2021	45 McLeod Road	Richard Keating
COA-2021-00164	Pergola over rear porch deck. Replace damaged fence.	10/11/2021	10/14/2021	280 Cherokee Road	Mark & Leslie King
COA-2021-00175	Replace like-for-like black asphalt driveway and add parking area	10/18/2021	10/18/2021	30 Laurel Road	Timothy & Kelly Biltz