HISTORIC PRESERVATION COMMISSION
OCTOBER 27, 2022
ASSEMBLY HALL

PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

A. 09-22-2022 Regular Meeting Minutes

III. Public Hearing

A. COA 2022-00175 (160 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 the construction of a new single-family dwelling at 160 Saville Row. The property is identified as Moore County PID Number 20170033. The property owners are Mike and Deborah Piazza and the applicant is Bartlett Construction LLC.

B. COA 2022-00178 (38 Chinquapin Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacing the front door, painting doors and trim, removing a pergola, landscaping, removal of a light pole and adding a new clock, removing 2 pillars, and removing a decorative fountain at 38 Chinquapin Rd. The property is identified as Moore County PID Number 00030476. The property owner is Conner Smith and the applicant is Eric Hammer, Hammer Hospitality.

C. COA-2022-00159 (190 Linden Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition to the front of the property and to renovate the existing home as depicted on the attached site plan located at 190 Linden Road. On September 10, 2020, the Historic Preservation Commission approved the previous request for multiple exterior modifications to the property. Due to the recession and the increase in the cost of building materials, the applicants chose to delay the construction phase until building materials become more affordable. The property is identified as Moore County PID Number 00028702. The property owners are Brett and Cassandra Dunson and the applicant is Cassandra Dunson.

D. COA-2022-00183 (60 and 62 Cherokee Rd)

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

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's Issued 09/13/22 - 10/13/22

V. Next Meeting Date

A. 11-17-2022 Regular Meeting

VI. 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.

09-22-2022 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alfred Cassidy; Maria Carpenter

DATE OF MEMO:
10/18/2022

MEMO DETAILS:
Attached is a draft copy of the 09-22-2022 Regular Meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	09-22-2022 Regular Meeting Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 22ND, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair		Alfred Cassidy, Senior Planner
Tom Schroeder, Vice-Chair		Maria Carpenter, Planner
Cara Mathis		Shannon Konstantinou, Clerk to the Board
John Taylor		Lori Hercules, IT Technician
David Herring		
Terry Lurtz		
Richard Vincent		

Approximately 4 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 03:59 PM, explained the purpose of the meeting, each Commission member introduce themselves, and Mr. Von Salzen introduced Staff.

II. Approval of Minutes

A. 08-25-2022 Regular Meeting Minutes

Mr. Lurtz moved to approve with revisions the minutes of the August 25th, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 7-0. Revisions: Page 7 – next to last sentence "case" to "casement", Page 9 – Ms. MegAnn Ellis to Ms. Margaret Ellis.

Mr. Schroeder moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 7-0.

All Commission members stated they had visited all sites and did not have any ex parte communication.

Mr. Von Salzen explained the procedures of a quasi-judicial public hearing.

DRAFT

III. Public Hearing

A. COA-2022-00149 (75 Beulah Hill Rd. N)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of single family residence at 75 Beulah Hill Rd. N. The property is identified as Moore County PID Number 00014389. The property owner is Golf Estates NC, LLC. and the applicant is Dean King with Pinnacle Development Design Build.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Dean King and Mr. Greg Bryant were sworn into the public hearing.

The Commission and Ms. Carpenter discussed the percentage of trees being removed that are 12" in diameter or greater. It was determined the Applicant would be able to provide further information and review the submitted tree survey with the Commission.

The Commission, Mr. King, and Mr. Bryant discussed the intent behind the architectural design of the proposed new construction being to remain consistent with the Historic District and add details seen on other properties within the District; the willingness to preserve as many trees as possible (especially specimen trees and Magnolias) while still providing a buildable area with healthy / safe trees around the proposed dwelling; the divided light muntins being simulated divided light; the shutters being stained to match the front door, operable, and covering the entire window if closed only on the three windows located on the front elevation; the finish of the metal roof over the dormer windows being "Penny Copper" and looking similar to the roofing on the neighboring dwelling; the renderings of the front door being incorrect and the proposed front door being a double door as shown in the working drawing (Exhibit A-3.1); and clarified the trees proposed for removal as shown on the tree survey are marked with an X and circled, and will include the trees located within the building footprint as shown.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00149) and find the proposed Major

DRAFT

Work at 75 Beulah Hill Rd. N is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Mathis. Approved by a vote of 7-0.

B. COA-2022-00158 (80 Carolina Vista)

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 two sections of the roof at the Carolina Hotel (80 Carolina Vista). The first replacement is over the main lobby and porte-cochere, which the applicant is proposing a gray TPO roof; the second replacement is over the Cardinal Ballroom lobby, which the applicant is proposing a white TPO roof. The property is identified as Moore County PID Number 00025808. The property owner is the Resorts of Pinehurst, LLC and the applicant is Pinehurst Resorts.

The applicant was not present to begin the presentation of the case, therefore, the Commission deliberated continuing the case to the next regularly scheduled meeting or recessing the hearing in order to provide time for the Applicant to arrive.

Mr. Herring moved to continue the case to the Public Hearing of the next Regular Meeting of October 27, 2022. Seconded by Mr. Schroeder. No further action was taken on the motion.

The Commission decided to recess the Public Hearing instead of continuing the case.

Mr. Von Salzen recessed the Public Hearing at 04:32 PM.

Mr. Von Salzen reconvened the Public Hearing at 04:37 PM.

The Applicant arrived to the meeting during the recess and the Commission decided to proceed with the case.

Mr. Cassidy discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Mr. Cassidy into evidence.

Mr. Calvin Burkley reviewed aspects of the proposed work with the Commission and outlined the reasons for replacing the gravel and tar roofing with TPO roofing.

The Commission and Mr. Burkley discussed the proposed roof replacement areas not being visible to anyone but the guests staying in the rooms above.

DRAFT

Mr. Von Salzen stated as there were no audience members present, the Commission may move forward with deliberation or making a motion.

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00158) and find the proposed Major Work at 80 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

Mr. Schroeder moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 08/16/2022 – 09/12/2022.

Mr. Von Salzen stated there was additional business before the Commission and asked the Commission to review material Mr. Herring and Mr. Von Salzen provided relating to proposed future revisions of the Historic District Standards. Mr. Von Salzen and Mr. Herring provided a brief background of the intent of the proposed revisions. Mr. Von Salzen asked the Commission to debate whether the revisions proposed were amenable to the Commission. The Commission was amenable to further discussion of the revisions proposed by Mr. Herring and Mr. Von Salzen, and was willing to consider and debate the proposed revisions at future meetings. The Commission asked for a redline version of the proposed revisions.

Mr. Lurtz left the meeting at 05:03 PM.

V. Next Meeting Date

A. Regular Meeting October 27th, 2022

VI. Motion to Adjourn

Mr. Taylor moved to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 7-0 at 05:07 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist

DRAFT

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

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

DRAFT

COA 2022-00175 (160 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 the construction of a new single-family dwelling at 160 Saville Row. The property is identified as Moore County PID Number 20170033. The property owners are Mike and Deborah Piazza and the applicant is Bartlett Construction LLC.

FROM:
Maria Carpenter

CC:
Alex Cameron

DATE OF MEMO:
10/18/2022

MEMO DETAILS:
Please see the attached documents related to this public hearing item.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: October 20, 2022
Subject: **Major COA Request for 160 Saville Row**

Applicant:	Bartlett Construction, LLC
Owners:	Mike & Deborah Piazza
Property Location:	160 Saville Row
Land Use:	Single Family Residential
PID#	20170033
COA#:	2022-00175

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

The applicant requests a Certificate of Appropriateness (COA) for construction of a new single family dwelling. The property is further identified as Moore County PID Number 20170033. The property is currently vacant and not listed as Contributing or Non-Contributing. The parcel is +/- 1.01 acres in size.

The applicant proposes to construct a new single-family dwelling that will consist of 2 stories and approximately 5882 heated square feet. The proposed construction will consist of the house with lap siding, asphalt shingles and metal roofing; screened rear porch, front porch, garage, and concrete driveway.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission.

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

1. SECTION IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. SECTION IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Standards herein as appropriate to specific projects.
3. SECTION IV.B.3 - Color schemes **must** comply with the Village of Pinehurst Color Palette as described in SECTION III, Chapter N, PAINT, and *should* be compatible with the architecture of the structure.
4. SECTION IV.B.4 - Detailing on new primary structures *should* be compatible with its overall architectural style.
5. SECTION IV.B.5 - On the front and street facing elevations, posts and columns *should* be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.
6. SECTION IV.B.6 - Roof forms *should* be congruous with the Pinehurst Historic District.
7. SECTION IV.B.7 - A simple roofline frequently features gable, gambrel, or hip roof forms.

C. WINDOWS AND DOORS

1. SECTION IV.C.1 – Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
2. SECTION IV.C.2 – Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.
3. SECTION IV.C.3 –Glass block windows are **not allowed** on street-facing elevations.
4. SECTION IV.C.4 – Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.
5. SECTION IV.C.5 – Sliding doors are **not allowed** on street-facing elevations in the Pinehurst Historic District.

E. ACCESSORY FEATURES AND STRUCTURES

1. SECTION IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

F. BUILDING MATERIALS

1. SECTION IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. SECTION IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
3. SECTION IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
    a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
    b. Plywood siding
    c. Vinyl siding or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels
    e. Any treatment of material that imparts a glossy or reflective finish to the material
    f. Concrete, cinderblock, or glass block.
    g. Boxed chimneys

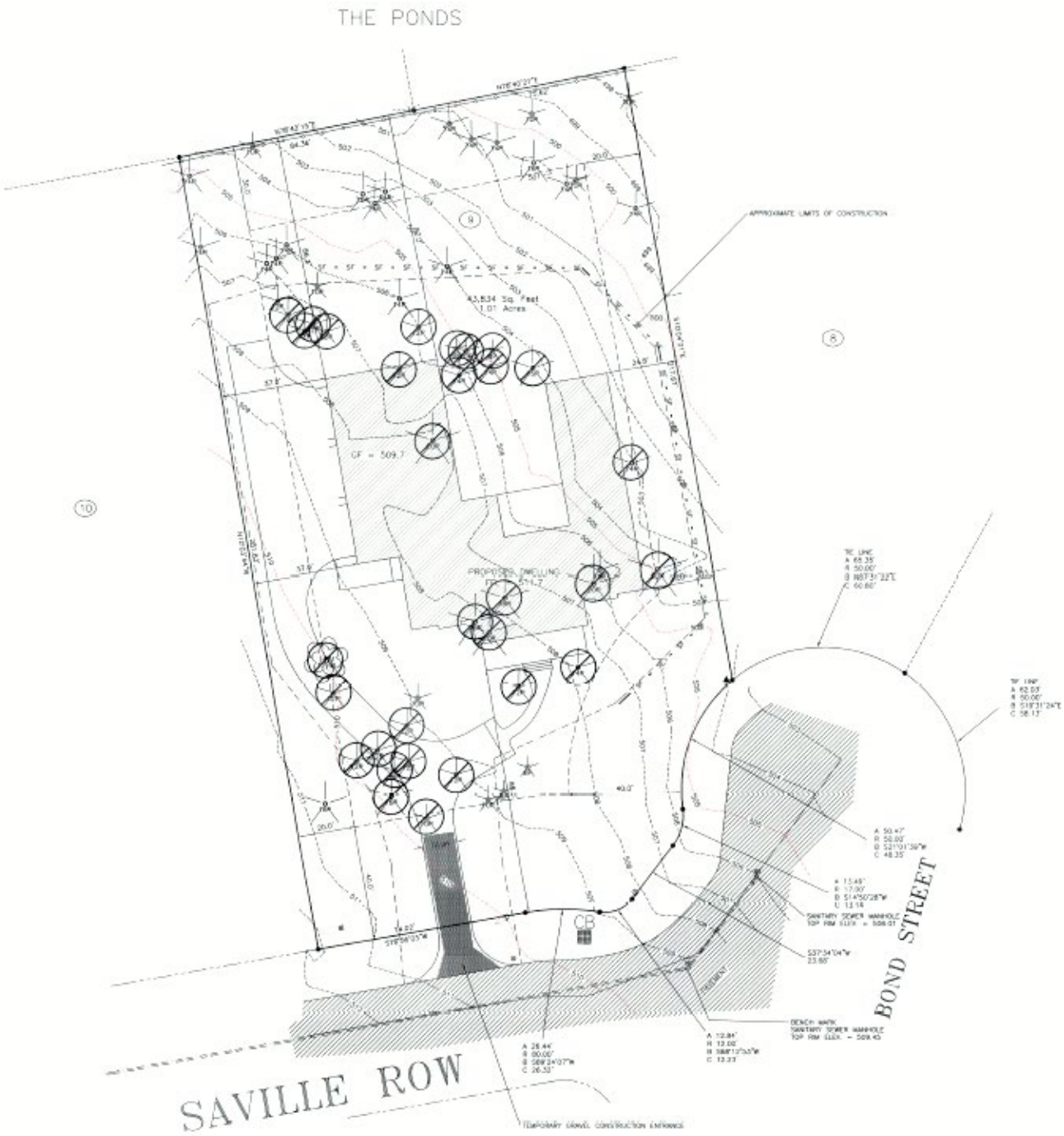
VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.5 – Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for addition and new construction.
2. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
3. SECTION VII.C.5 – Mechanical equipment such as air conditioners or heat pumps, *should* be located on non-character defining elevations of the structure whenever possible. These systems *should* be screened by the use of planted material or appropriate fencing if they are easily visible from the street.


THE PONDS
APPROXIMATE LIMITS OF CONSTRUCTION
43,834 Sq. Feet
1.01 Acres
GF = 509.7
PROPOSED DWELLING
FF=511.7
SAVILLE ROW
BOND STREET
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

Site Plan



Front and Left Side Elevations

EXHIBIT S-1.6



Rear and Right Side Elevations

EXHIBIT S-1.7

Stone
Manufacturer:
Pennsylvania ledge stone



Brick
Manufacturer:
Palmetto Ashland



Vertical Lap Siding
Manufacturer:
Color: HC-179 Platinum Gray
Benjamin Moore





Horizontal Lap Siding
Manufacturer:
Color: HC-179 Platinum Gray
Benjamin Moore





Soffit & Trim
Manufacturer:
Color:





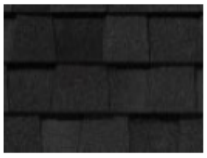
Gutter
Manufacturer:
Color: Black



Columns
Manufacturer:
Color: Cedar Clear Coat



Roof
Manufacturer: Certain Teed Landmark
Color: Black



Black Metal Roof
Manufacturer:
Color: Black



Proposed Materials & Colors

Windows
Manufacturer: Pella
Style: Full View
Color: Black



Sliding Glass Door
Manufacturer: Pella
Color: Black



Front Door
Manufacturer: DSA
Color: Mahogany



Screen for Screen Porch
Manufacturer:
Color: Black



Garage Door
Manufacturer:
Style:
Color: Walnut



Proposed Materials & Colors

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the proposed single-family dwelling is congruous with the Pinehurst Historic District, and whether it meets the Historic District Standards.

EXHIBIT S-1.9

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 13, 2022

Dear Property Owner(s),

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

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single-family dwelling at 160 Saville Row. The property is identified as Moore County PID Number 20170033. The property owners are Mike and Deborah Piazza and the applicant is Bartlett Construction LLC.

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

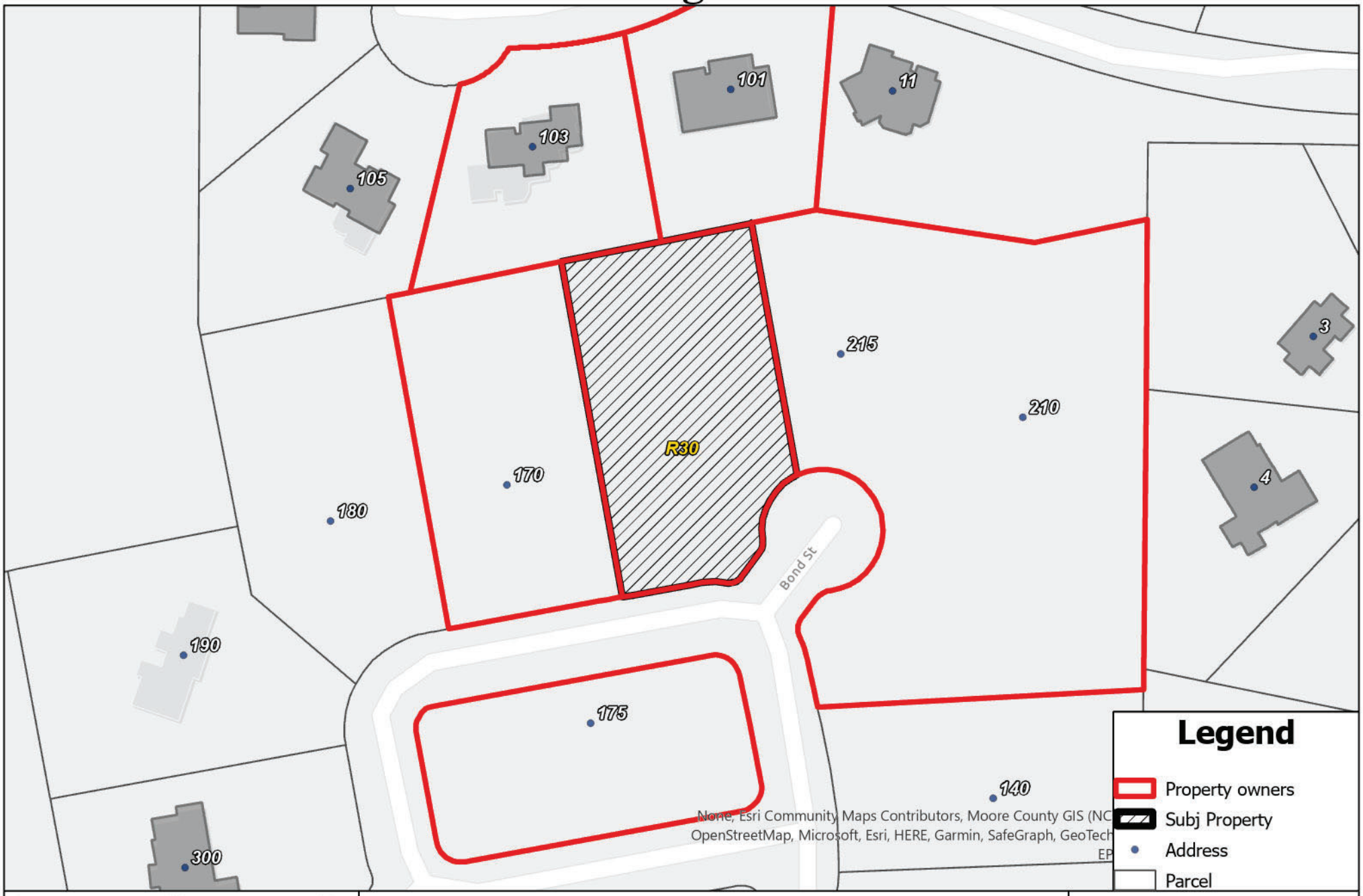
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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

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

Public Hearing Notification

EXHIBIT S-1.10



0 155 310 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).

10/5/2022

October 27, 2022
Historic Preservation Commission
160 Saville Row Major COA Request

1895 Village of PINEHURST

N W E S

LLOYD, WILLIAM N
103 MUIRFIELD PLACE
PINEHURST,NC,28374-8958

BROOKS, JONATHAN D &
101 MUIRFIELD PL
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

PIAZZA, MICHAEL
535 CRAIG AVE
STATEN ISLAND,NY,10307

EATON, JONATHAN DAVID
1121 BROMLEY DR
MATTHEWS,NC,28104

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

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 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure			
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 01/2022)

Exterior Materials and Colors

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

Required Documents

☐ Site Plan/Survey or Sketch
☐ Floor Plans
☐ Elevation Drawings
☐ Landscaping Plan
☐ Photos of Existing Site

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: Kevin Bartlett Date: _____

Historic Certificate of Appropriateness (COA)
Major and Minor

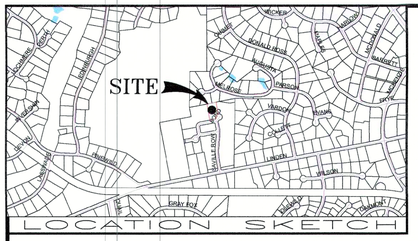
Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

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

Owner / Owner's Representative Signature: Kevin Bartlett

Date: _____



THE PONDS

EXHIBIT A-2.1



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. 14, SL. 947
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

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR

S. R. SHEFFIELD, PLS NO. 1365

DATE: SEPTEMBER 13, 2022

UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = 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
= FENCE
= SILT FENCE
= PINE TREE W/ SIZE NOTED
= OAK TREE
= HARDWOOD TREE
= DOGWOOD TREE
= AREA LIGHT
= TREE TO BE REMOVED

NORTH
RECORD MAP

AREA IN:
HOUSE=7162 sq.ft.±
DRIVE =4525 sq.ft.±
WALK =420 sq.ft.±
TOTAL IMPERVIOUS=12,071 sq.ft.±
TOTAL DISTURBED=26,860 sq.ft.±

TOTAL IMPERVIOUS= 12,071 sq.ft.± = 28% COVERAGE BY IMPERVIOUS SURFACE
43,834 SQ FT OF LOT

REVISED: 09-07-2022 TO ADD PROPOSED SITE PLAN.
REVISED: 09-13-2022 TO REVISE PROPOSED SITE PLAN.

TOPOGRAPHIC SURVEY & SITE PLAN FOR
MICHAEL PIAZZA
LOT NO. 9, PHASE 1
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
OCTOBER 29, 2021 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

9-LINDEN-CLOS-2021.DWG

D:\Carlson Projects\Carlson Projects\9-LINDEN-CLOS-2021.dwg 9/13/2022 10:24:11 AM

EXHIBIT A-2.2

RESIDENCE FOR:
MICHAEL & DEBORAH PIAZZA
LOT 9, PH. 1, LINDEN CLOS' PINEHURST NC
FOUNDATION PLAN | SCALE: 1/4"=1'-0"
DATE: 3-25-22 | DRAWN BY: ALS

NOTE:
1) VERIFY ALL DIMENSIONS
2) ALL ENGINEERING BY OTHERS
3) OPTIONAL SEALED CRAWLSPACE

15'-0" 76'-6" 9'-0" 9'-6"
4" 16" 4"
ACCESS
22'-0"
9'-6"
8'-0"
21'-0"
4'-0"
1'-11"
4" 4"
35'-6" 9'-0"
BAY
HARD SURFACE
HARD SURFACE
23'-6"
JOISTS, GIRDERS & PIER BY OTHERS
36'-0"
12'-6"
36'-2"
40'-0"
98'-0"
4"
50'-0" 15'-0"
BAY
9'-0"
1'-11"
4"
4'-0"
8'-0"
21'-6"
4" 4"
4" 4"
4" 4

EXHIBIT A-2.3

RESIDENCE FOR: MICHAEL & DEBORAH PIAZZA	
LOT 9, PH. 1, LINDEN CLOS', PINEHURST NC	
1ST FLOOR PLAN	SCALE: 1/4"=1'-0"
DATE: 3.25.22	DRAWN BY: ALS

1ST FLOOR HEATED AREA	=	3870 SQR. FT.
2ND " "	=	2012 "
GARAGE "	=	2632 "
FRONT PORCH "	=	332 "
SCREENED PORCH "	=	352 "
STOOP "	=	25 "
TOTAL UNDER ROOF	=	9223 "

* STORAGE AREA ABOVE GARAGE TBD.

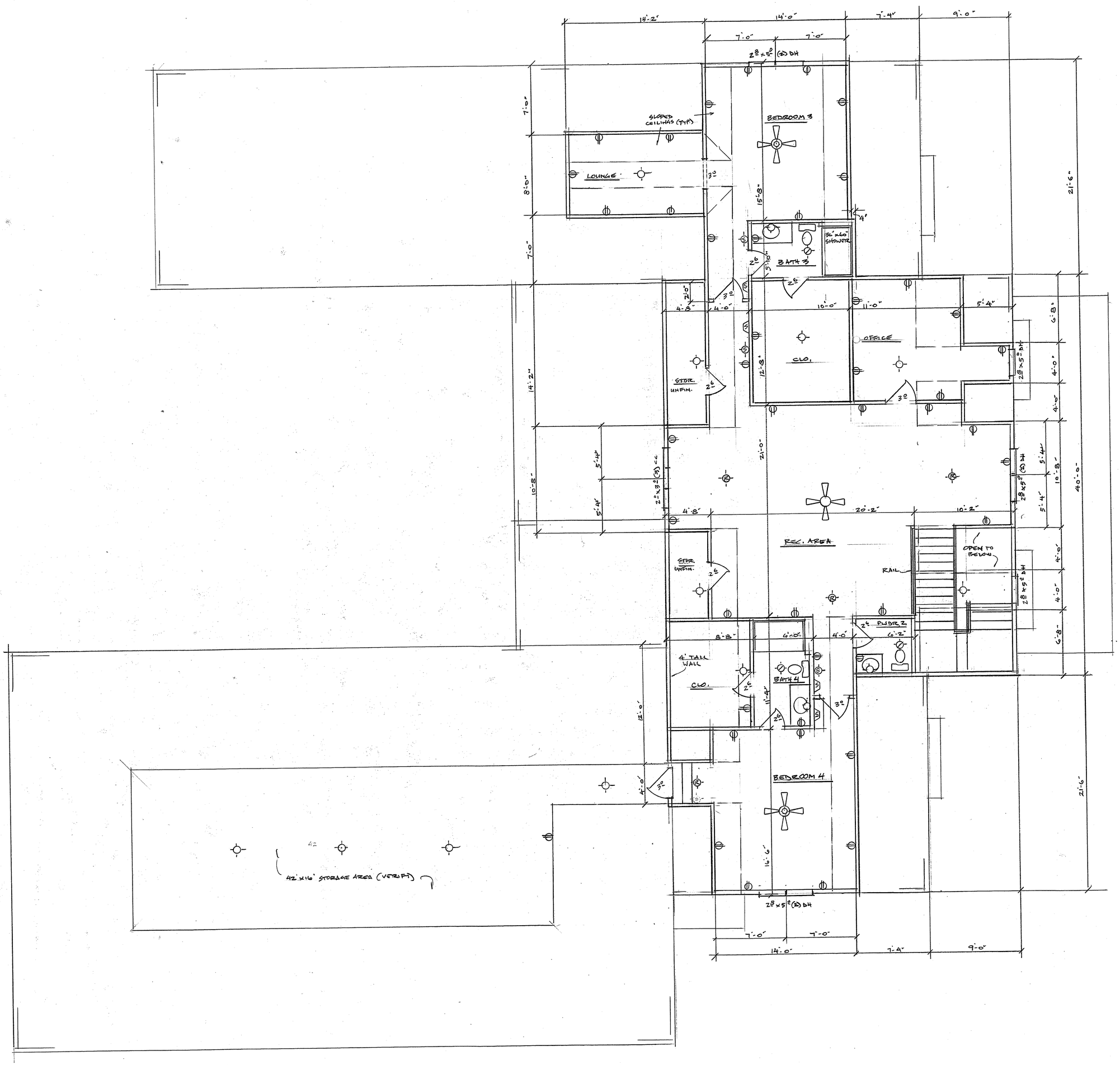
ELECTRICAL LEGEND	
SYMBOL	ITEM
	DUPLEX OUTLET
C	" (CEILING)
F	" (FLOOR)
W	" (WEATHERPROOF)
	220 OUTLET
	LIGHT FIXTURE
S	" (SCONCE)
P	" (PENDENT)
U	" (UNDER CABINET)
R	" (RECESSED)
	" " (W/VENT FAN)
	" (STRIP)
	" (FLOODS)
S	SMOKE DETECTOR
	CEILING FAN

NOTE:
1) SWITCH LOCATION TBD
2) PANEL " "
3) GFI OUTLETS PER CODE

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

RESIDENCE FOR MICHAEL & DEBORAH PIAZZA	
LOT 9, PH. 1 LINDEN CLOS. PINEHURST NC	
2ND FLOOR PLAN	SCALE: 1/4"=1'-0"
DATE: 3-25-22	DRAWN BY: ALS

EXHIBIT A-2.4



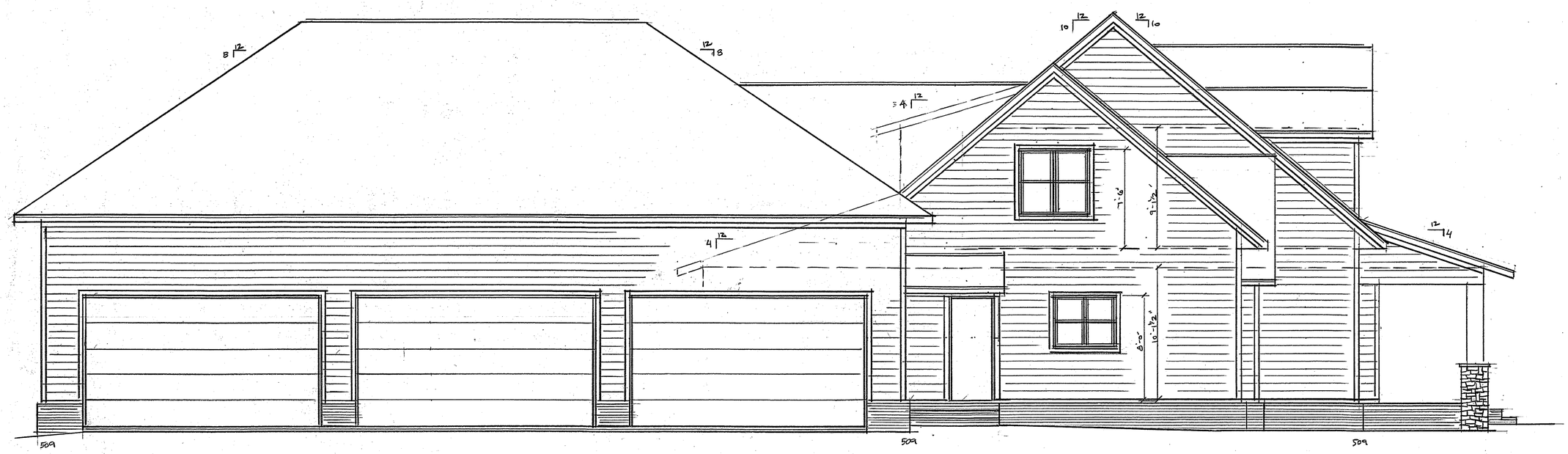
A.L. Scherer Home De
P.O. Box 3110
Pinehurst. NC 2837
910-949-5204

EXHIBIT A-2.5

RESIDENCE FOR: MICHAEL & DEBORAH PIAZZA	
LOT 9, PH1, LINDEN CLOSE PINEHURST NC	
FRONT & LEFT SIDE VIEWS	SCALE: 1/4"=1'-0"
DATE: 3-25-22	DRAWN BY: ALS



FRONT VIEW

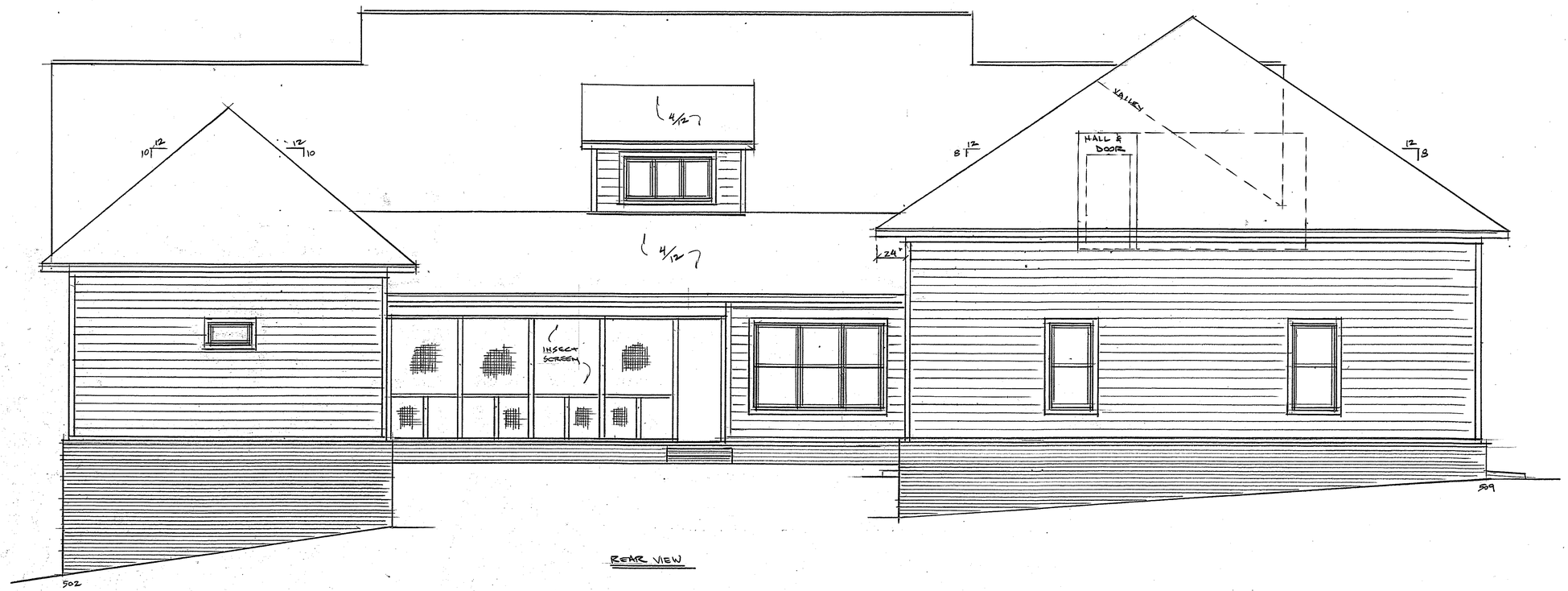


LEFT SIDE VIEW

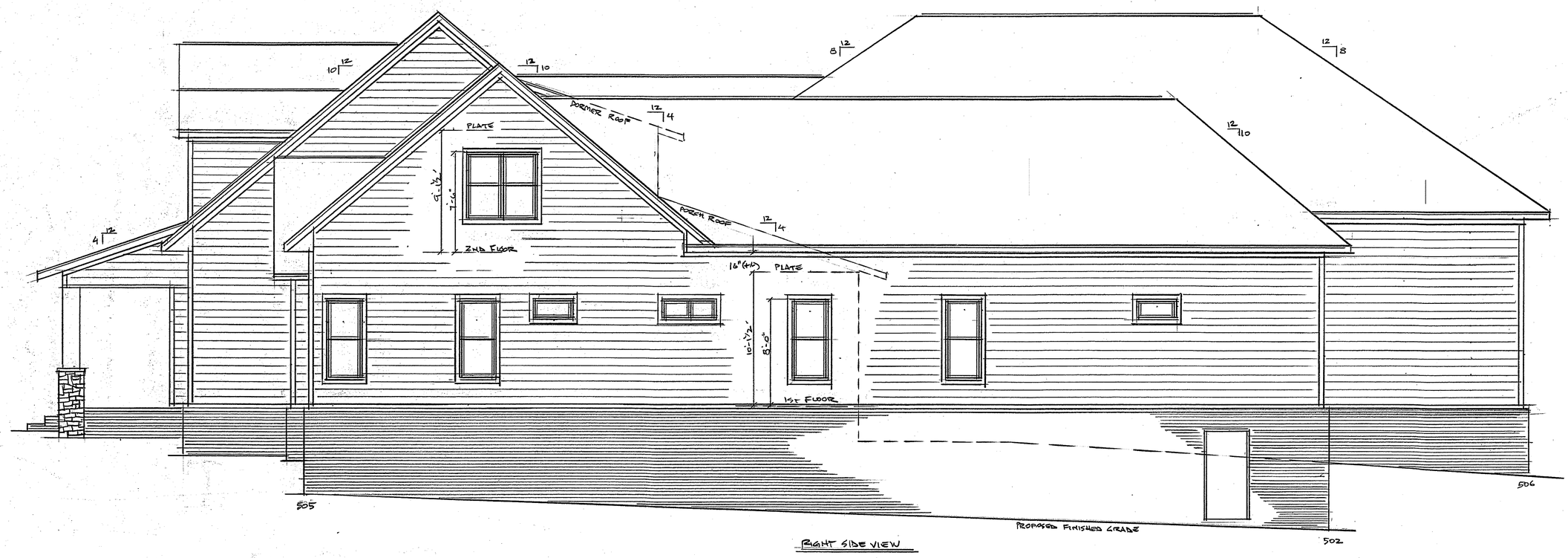
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

EXHIBIT A-2.6

RESIDENCE FOR: MICHAEL & DEBORAH PIAZZA	
LOT 9, PH. 1, LINDEN CLOS' PINEHURST NC	
REAR & RIGHT SIDE VIEWS	SCALE: 1/4"=1'-0"
DATE: 3-25-22	DRAWN BY: ALS



REAR VIEW

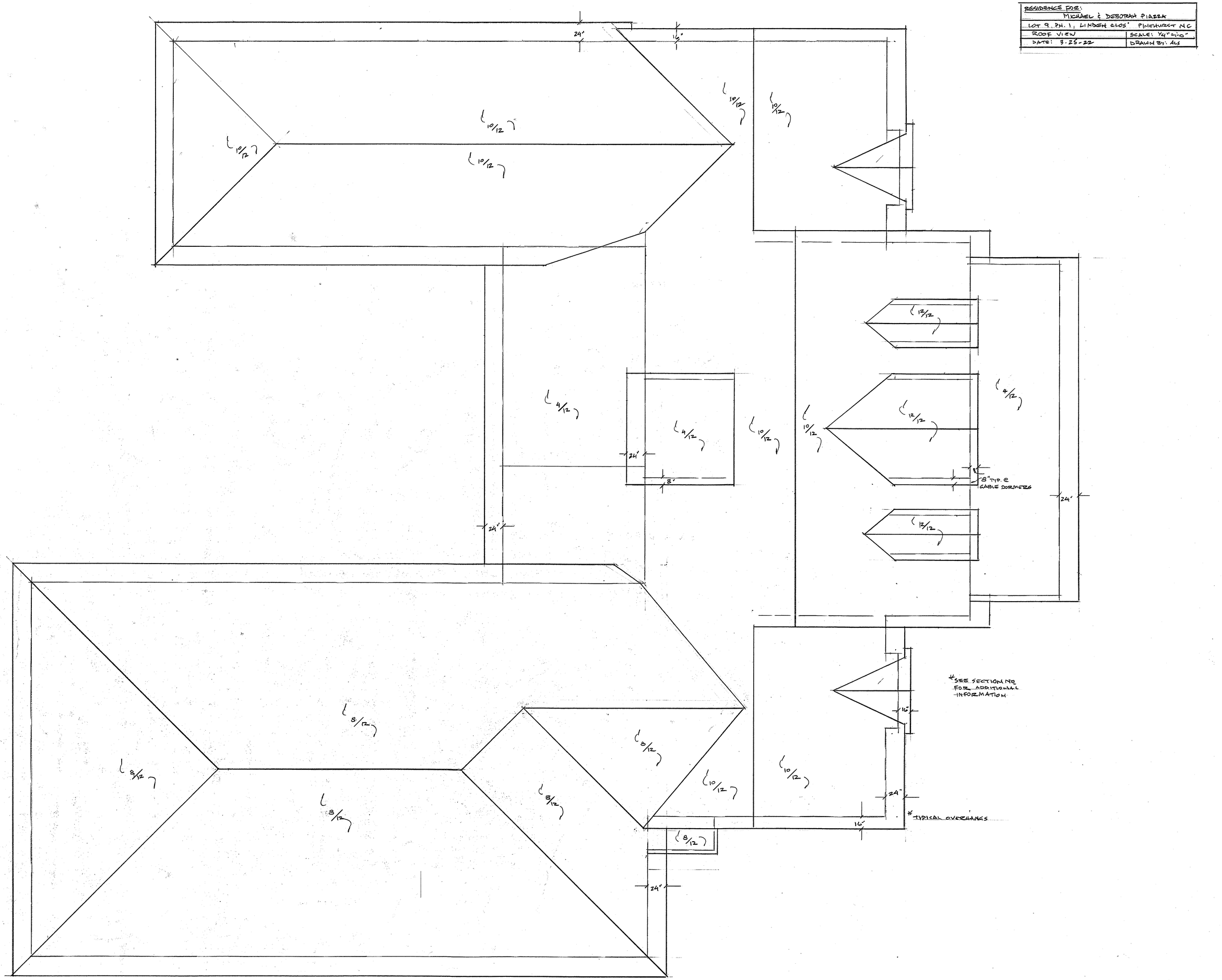


RIGHT SIDE VIEW

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

EXHIBIT A-2.7

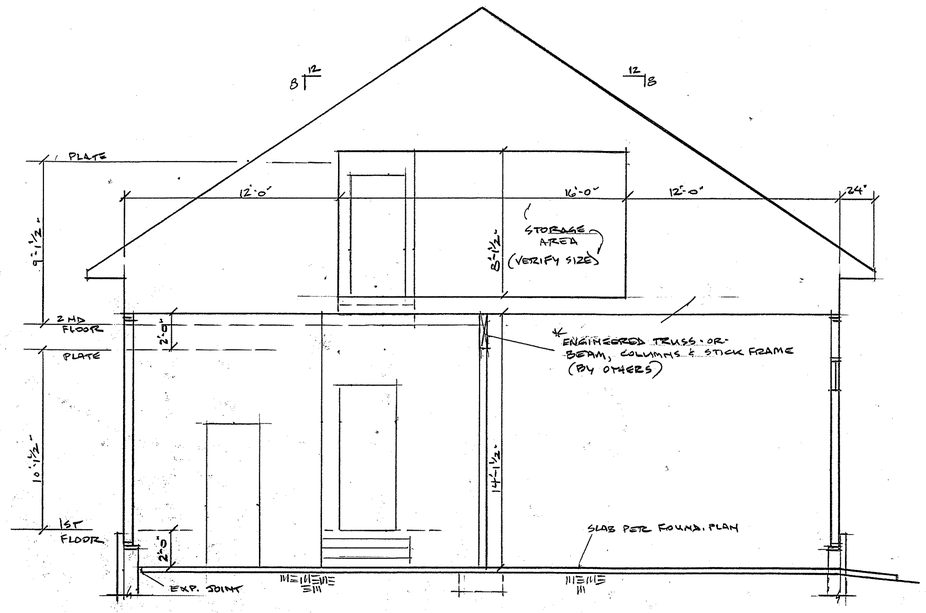
RESIDENCE FOR: MICHAEL & DEBORAH PIAZZA	
LOT 9, PH. 1, LINDEN CLOS' PINEHURST NC	
ROOF VIEW	SCALE: 1/4"=1'-0"
DATE: 3.25.22	DRAWN BY: ALS



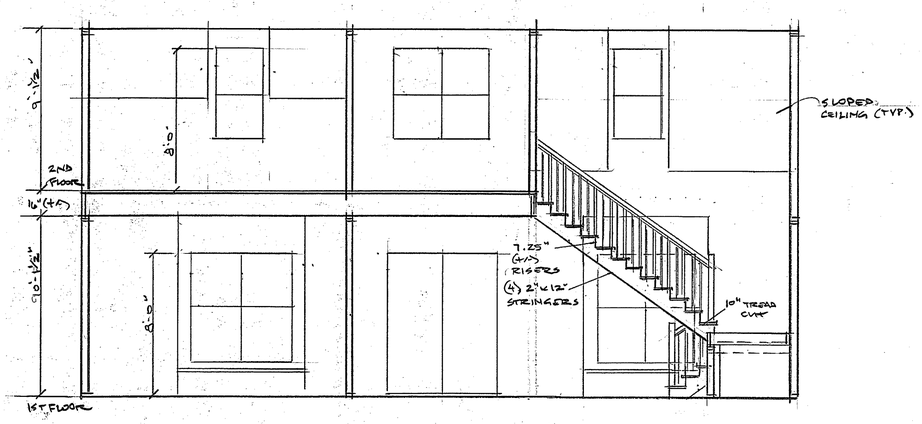
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

EXHIBIT A-2.8

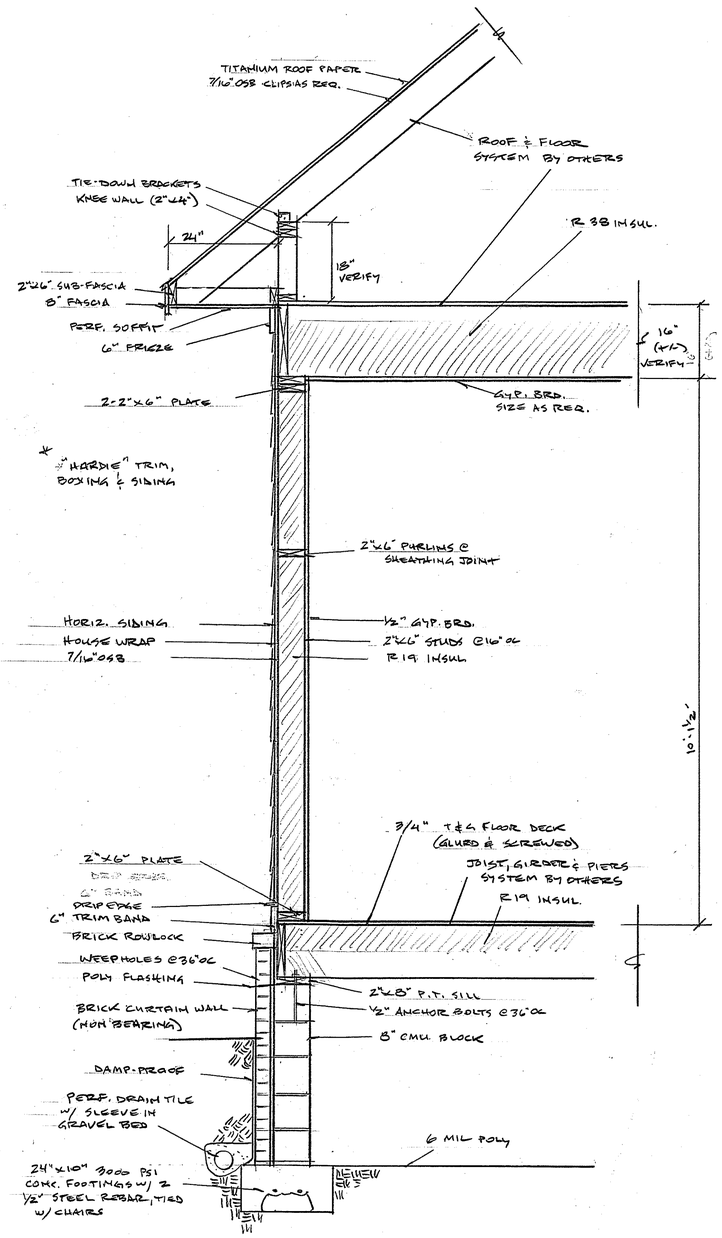
RESIDENCE FOR:	
TIM & DEBORAH PIAZZA	
LOT 9, PH 1, LINDEN CLOSE	PINEHURST NC
MISC. SECTIONS PAGE 1	SCALE: AS SHOWN
DATE: 3-25-22	DRAWN BY: ALS



SECTION N° 2 SCALE: ¼" = 1'-0"



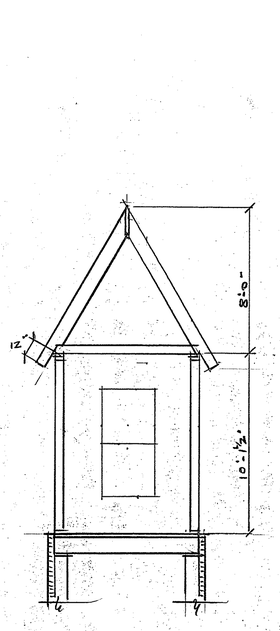
SECTION N° 3 SCALE: ¼" = 1'-0"



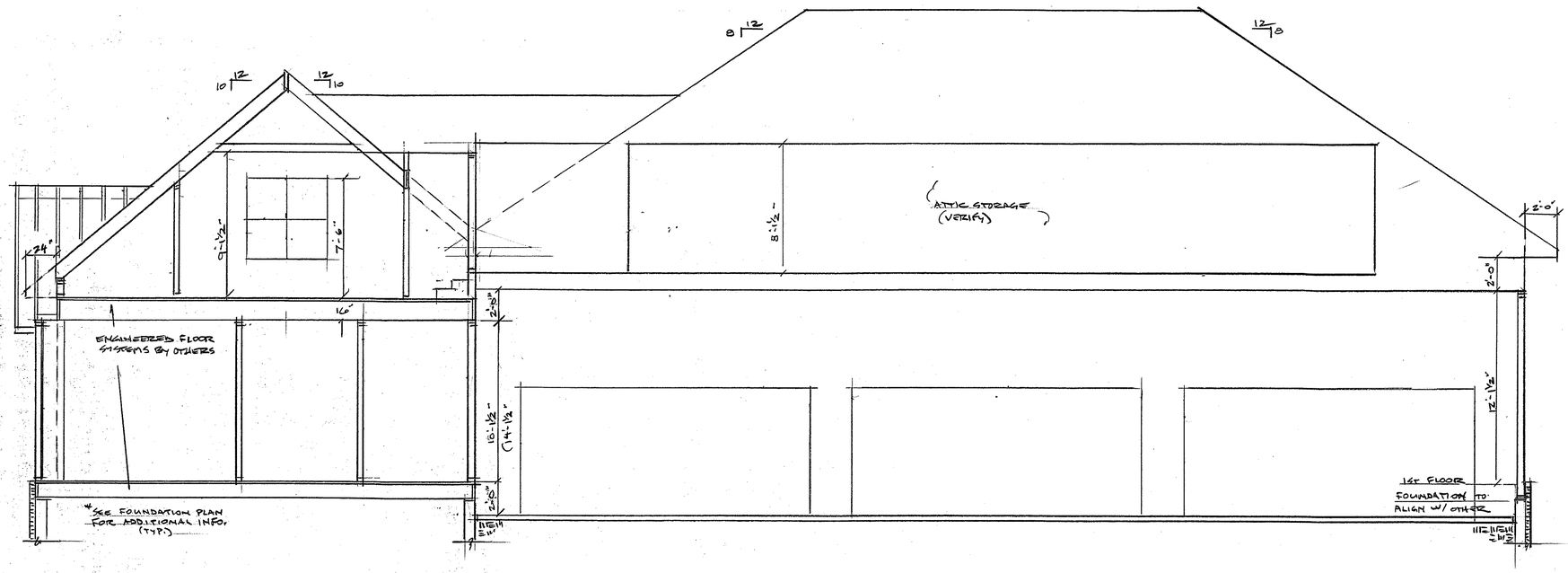
SECTION N° 1 SCALE: 3/4" = 1'-0"

EXHIBIT A-2.9

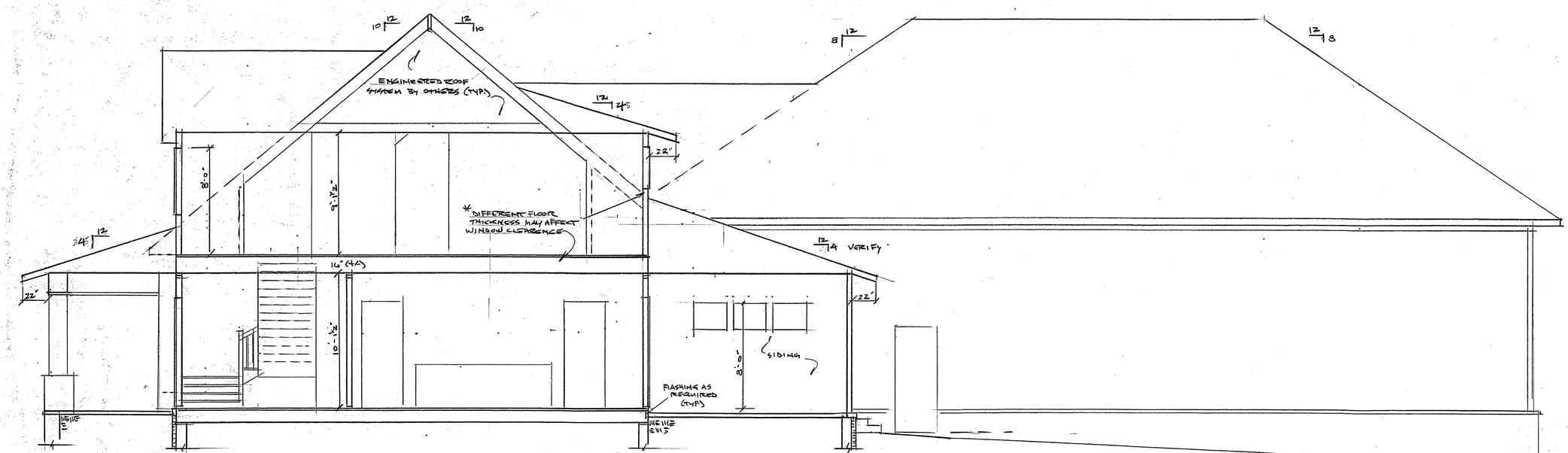
RESIDENCE FOR: MICHAEL & DEBORAH PIAZZA	
LOT 9, PH. 1, LINDEN CLOS, PINEHURST NC	
MISC. SECTIONS PG. 2	SCALE: 1/4"=1'-0"
DATE: 3-25-22	DRAWN BY: ALS



SECTION No. 4



SECTION No. 5



SECTION No. 6

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst. NC 28374
910-949-5204

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

EXHIBIT A-3.1

Exterior Materials Board
Resident: 160 Saville Row

Stone
Manufacturer:
Pennsylvania ledge stone



Brick
Manufacturer:
Palmetto Ashland



Vertical Lap Siding
Manufacturer:
Color: HC-179 Platinum Gray
Benjamin Moore





Horizontal Lap Siding
Manufacturer:
Color: HC-179 Platinum Gray
Benjamin Moore





Soffit & Trim
Manufacturer:
Color:





Gutter
Manufacturer:
Color: Black



Columns
Manufacturer:
Color: Cedar Clear Coat



Roof
Manufacturer: Certain Teed Landmark
Color: Black



Black Metal Roof
Manufacturer:
Color: Black



EXHIBIT A-3.2

Exterior Materials Board
Resident: 160 Saville Row

Windows
Manufacturer: Pella
Style: Full View
Color: Black



Sliding Glass Door
Manufacturer: Pella
Color: Black



Front Door
Manufacturer: DSA
Color: Mahogany



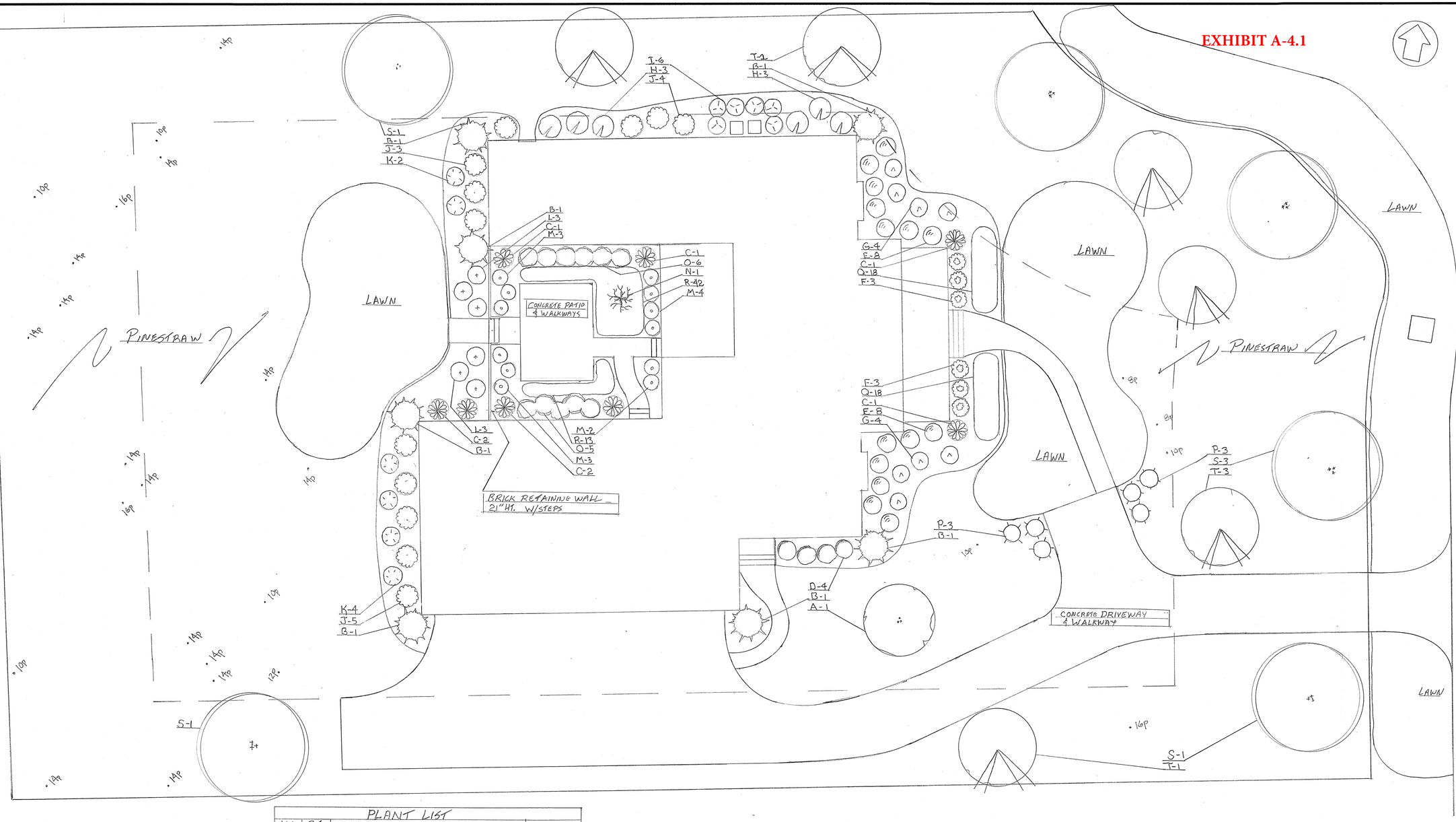
Screen for Screen Porch
Manufacturer:
Color: Black



Garage Door
Manufacturer:
Style:
Color: Walnut



EXHIBIT A-4.1



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	1	'COLORAMA' CRAPE MYRTLE	7-8'
B	7	'OAKLAND' HOLLY	5-6'
C	8	'INSPIRATION' SASANQUA CAMELLIA	10 GAL.
D	4	'MOONLIT LACE' VIBURNUM	7 GAL.
E	16	'CINNAMON GIRL' DISTYLIUM	7 GAL.
F	6	'CERISE CHARM' LOROPETALUM	7 GAL.
G	8	'RADIANCE' ABELIA	5 GAL.
H	6	'EMERALD HEIGHTS' DISTYLIUM	7 GAL.
I	6	'STEEDS' HOLLY	7 GAL.
J	12	'DARKFIRE' LOROPETALUM	7 GAL.
K	6	'SUNSHINE' LIGUSTRUM	3 GAL.
L	6	'DWARF YAUPOUN' HOLLY	5-7 GAL.
M	12	'SNOW GIRL' GARDENIA	5 GAL.
N	1	'TAMAKEYUMA' CUTLEAF MAPLE	10 GAL.
O	11	'AUTUMN CARNATION' ENCORE AZALEA	3-5 GAL.
P	6	'ADAGIO' MAIDEN GRASS	3 GAL.
Q	36	VARIEGATED LIRIOPE	1 GAL.
R	55	'ROYAL PURPLE' LIRIOPE	1 GAL.
S	6	LONGLEAF PINE	5-6'
T	6	'AUTUMN BRILLIANCE' SERVICEBERRY	5-6'

BUFFER TREE REQUIREMENTS		
FRONT BUFFER	201.40 - 20 (DRIVEWAY) = 181/25 = 7 trees	4 LONGLEAF PINE 3 SERVICEBERRY
LEFT BUFFER	211.60 - 20 (DRIVEWAY) = 191/35 = 5 trees - 3 = 2 trees	1 LONGLEAF PINE 1 SERVICEBERRY
RIGHT BUFFER	152/35 = 4.34 1 (14p pine) = 3 TREES	1 LONGLEAF PINE 2 SERVICEBERRY
REAR BUFFER	10 QUALIFYING TREES 10p - 16p	

14p & 16p EXISTING = 3 trees

NORTH CAROLINA REGISTERED LANDSCAPE CONTRACTOR
NO. 0072
JOEL GUILL KENNEDY

REAVES LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscaping@windstream.net

PIAZZA RESIDENCE
SAVILLE ROW LOT 9
PINEHURST N C

REVISIONS

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

SCALE: 1" = 10'

DATE: 9-16-2022

DRAWN BY: J KENNEDY

PAGE NO:

COA 2022-00178 (38 CHINQUAPIN RD.)

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 replacing the front door, painting doors and trim, removing a pergola, landscaping, removal of a light pole and adding a new clock, removing 2 pillars, and removing a decorative fountain at 38 Chinquapin Rd. The property is identified as Moore County PID Number 00030476. The property owner is Conner Smith and the applicant is Eric Hammer, Hammer Hospitality.

FROM:
Maria Carpenter

CC:
Alex Cameron

MEMO DETAILS:
Please see the attached documents related to this public hearing item.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	Applicant's Exhibits

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: October 20, 2022
Subject: **Major COA Request for 38 Chinquapin Rd.**

Applicant:	Eric Hammer, Hammer Hospitality
Owners:	Conner Smith
Property Location:	38 Chinquapin Road
Land Use:	Village Commercial
PID#	00030476
COA#:	2022-00178

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

The applicant requests a Certificate of Appropriateness (COA) for replacing the front door, painting doors and trim, removing a pergola, landscaping, removal of a light pole and adding a new clock, removing 2 pillars, and removing a decorative fountain. The property is further identified as Moore County PID Number 00030476. The property is currently listed as Contributing. The structure was built in 1950 and the parcel is +/- .12 acres in size.

The applicant proposes to install a new front door, paint doors, shutters, and other trim with colors from the approved color palette, remove bushes and install pea gravel for landscaping, remove a pergola, remove 2 brick pillars, remove a light pole and install a new pole with clock attached, and remove a decorative fountain from a wall.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s) is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the

standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. SECTION V.A.4 - Paint colors must be in the Village of Pinehurst Color Palette.

B. STOREFRONTS

1. SECTION V.B.1 - Any changes or additions to the storefront or facades of commercial buildings must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. SECTION V.B.2 - Storefronts should be retained and preserved along with their functional and decorative features, including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, awnings, upper story windows, cornices, and details.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

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

Replace front entrance door, keeping the windows around the door, will be painted Bemjamin Moore "Black HC-190"



Existing and Proposed Front Door

Paint east side exit door
Benjamin Moore "Tarrytown Green HC-134"



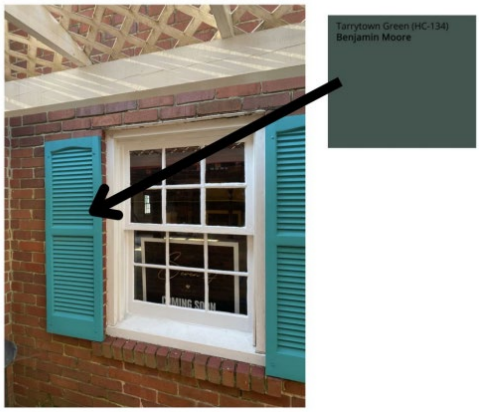
Paint east side menu holder
Benjamin Moore "Tarrytown Green HC-134"



Paint south side menu holder
Benjamin Moore "Tarrytown Green HC-134"



Paint ALL teal window shutters
Benjamin Moore "Tarrytown Green HC-134"

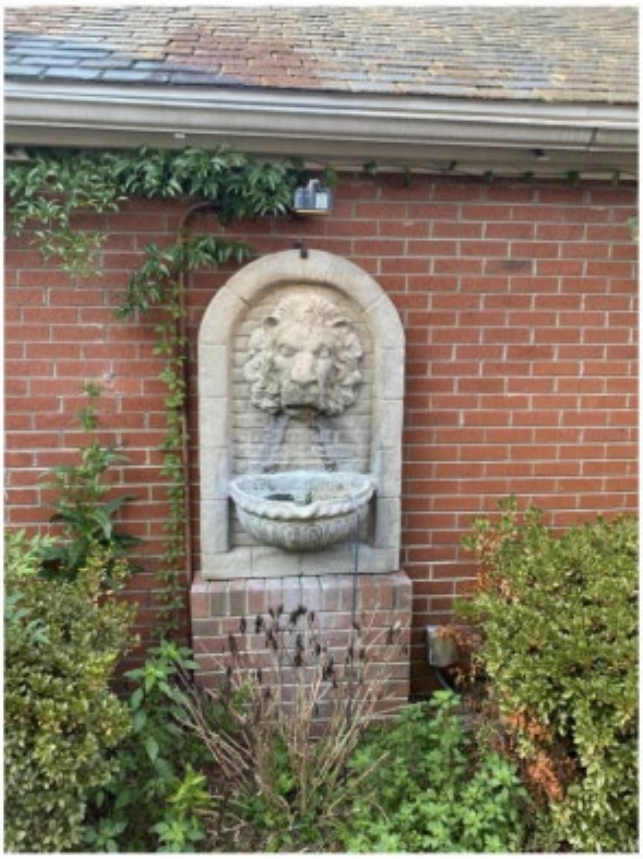


Door/Trim to be painted

Paint teal trim
Benjamin Moore "Tarrytown Green HC-134"



Remove lion head fountain



Remove both pillars located outside of the main entrance



Fountain & Pillars to be removed

Remove light post outside main entrance and replace with clock tower





Light Pole to be replaced with clock

Remove pergola and the bricks supporting



Pergola to be removed

Remove all of the bushes surrounding the "North West" side of the building and replace with pervious ground grid paver covered by "white" pea stone gravel



Existing bushes to be removed and gravel to be added

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The painting of the door and trim, removal of the pillars and pergola, landscaping, and changing out the light pole with a clock do meet the Standards, and are classified as Minor Work and therefore, could be approved by Staff. The Commission must determine if the front door change affects the overall historic form and character of the structure and/or is compatible with the architectural character of the structure, and if the change is congruous with existing commercial businesses in the Pinehurst Historic District.

EXHIBIT S-1.8

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 13, 2022

Dear Property Owner(s),

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

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacing the front door, painting doors and trim, removing a pergola, landscaping, removal of a light pole and adding a new clock, removing 2 pillars, and removing a decorative fountain at 38 Chinquapin Rd. The property is identified as Moore County PID Number 00030476. The property owner is Conner Smith and the applicant is Eric Hammer, Hammer Hospitality.

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

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

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

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

Public Hearing Notification

EXHIBIT S-1.9



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).

10/10/2022

October 27, 2022
Historic Preservation Commission
38 Chinquapin Rd. Major COA Request

VILLAGE OF PINEHURST

N
W
E
S

EXHIBIT S-1.10

BROWN, SAM A
PO BOX 4042
PINEHURST,NC,28374

FRANKLIN FLATS, LLC
285 OLMSTED BLVD, STE M
PINEHURST,NC,28374

LAWSON, SHARON SALEMBIER
PO BOX 1536
PINEHURST,NC,28370

JWS PROPERTY HOLDINGS, LLC
345 INDIAN TRAIL DR
SOUTHERN PINES,NC,28387

CONBROS ENTERPRISES, LLC
2121 KENILWORTH AVE
WILMETTE,IL,60091

38 CHINQUAPIN HOLDINGS, LLC
C/O TANZANITE REALTY SERVICES, LLC
PINEHURST,NC,28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

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

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	51640
Name	Brown & Son Construction Co Inc.
Street Address	859 Seagull Dr
City, State, Zip	Vass, NC 28394
Phone #	910-783-5331
Email	Brown4679@centurylink.net

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	

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

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

Required Documents

☐ Site Plan/Survey or Sketch
☐ Elevation Drawings
☐ Photos of Existing Site
☐ Floor Plans
☐ Landscaping Plan

Certification

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

Applicant Signature: Eric Hammer Date: 10/10/22

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

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

Owner / Owner's Representative Signature: Conner William Smith

Date: _____

EXHIBIT A-2.1



Building Change Proposals

EXHIBIT A-2.2

Paint east side exit door
Benjamin Moore "Tarrytown Green HC-134"



EXHIBIT A-2.3

Paint east side menu holder
Benjamin Moore "Tarrytown Green HC-134"

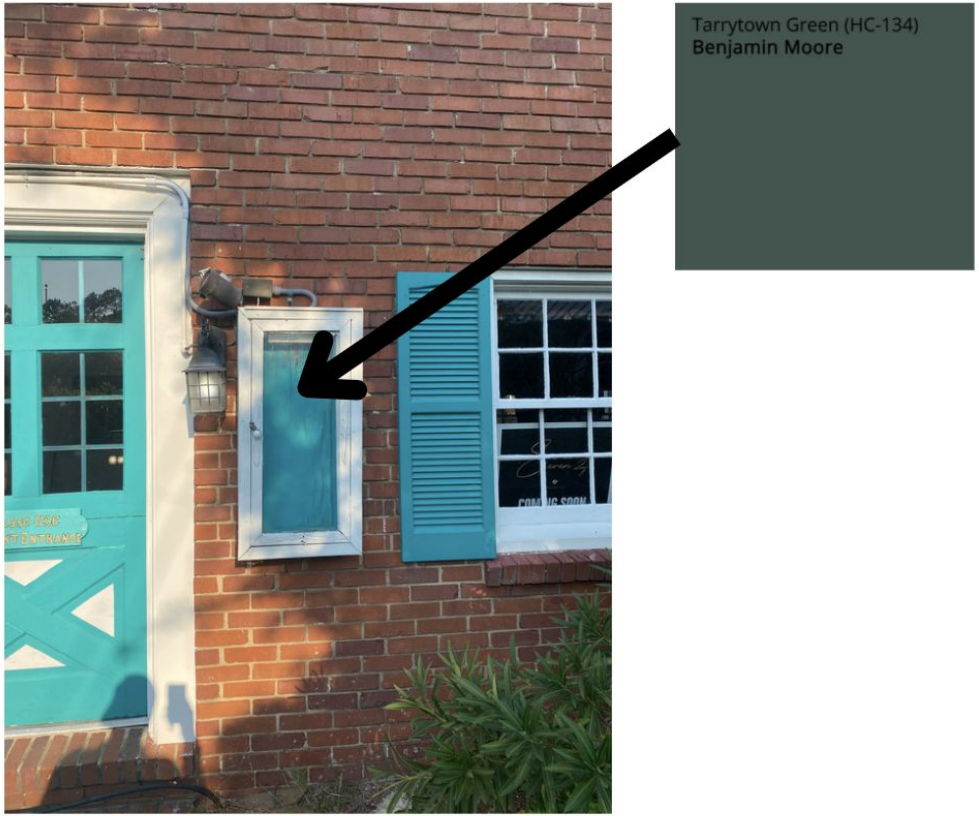


EXHIBIT A-2.4

Paint south side menu holder
Benjamin Moore "Tarrytown Green HC-134"



EXHIBIT A-2.5

Paint ALL teal window shutters
Benjamin Moore "Tarrytown Green HC-134"



EXHIBIT A-2.6

Paint teal trim
Benjamin Moore "Tarrytown Green HC-134"



EXHIBIT A-2.7

Remove both pillars located outside of the main entrance



EXHIBIT A-2.8

Remove lion head fountain

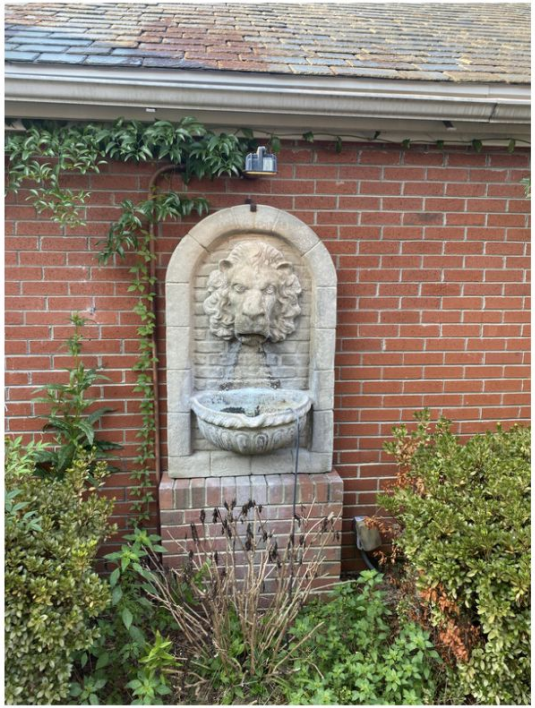


EXHIBIT A-2.9

Remove pergola and the bricks supporting



EXHIBIT A-2.10

Remove light post outside main entrance and replace with clock tower

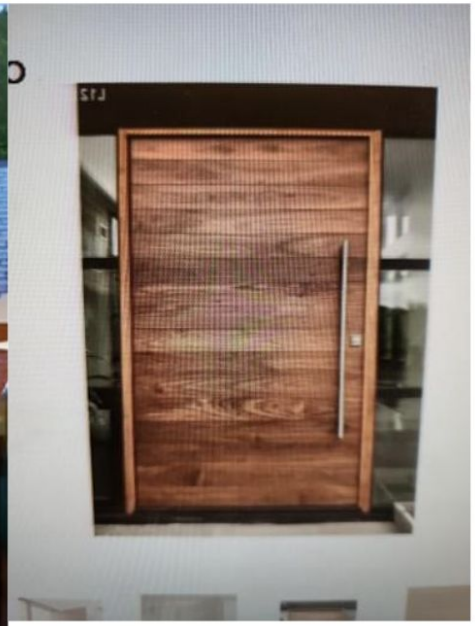




EXHIBIT A-2.11

Replace front entrance door, keeping the windows around the door, will be painted Bemjamin Moore "Black HC-190"





Remove all of the bushes surrounding the “North West” side of the building and replace with pervious ground grid paver covered by “white” pea stone gravel

EXHIBIT A-2.12





COA-2022-00159 (190 LINDEN RD)

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 construction of an addition to the front of the property and to renovate the existing home as depicted on the attached site plan located at 190 Linden Road. On September 10, 2020, the Historic Preservation Commission approved the previous request for multiple exterior modifications to the property. Due to the recession and the increase in the cost of building materials, the applicants chose to delay the construction phase until building materials become more affordable. The property is identified as Moore County PID Number 00028702. The property owners are Brett and Cassandra Dunson and the applicant is Cassandra Dunson.

FROM:
Alfred Cassidy

CC:
Maria Carpenter, Shannon Konstantinou

DATE OF MEMO:
10/19/2022

MEMO DETAILS:
This request is to make changes from the previously approved COA-2020-00113. The previously approved COA and adopted Findings of Fact are attached to this agenda item. Please see the other attached materials related to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-2
🗋	Previously Approved COA and Adopted Findings of Fact Exhibit S-2

EXHIBIT S-1.1

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: October 18, 2022
Subject: **Major COA Request for 190 Linden Road**

Applicant:	Cassandra Dunson
Owners:	Cassandra & Brett Dunson
Property Location:	190 Linden Road
Land Use:	Single Family Residential
PID#	00028702
COA#:	2022-00159

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

The applicant requests a Certificate of Appropriateness (COA) to make exterior changes to her property located at 190 Linden Road. The modifications include: replacement of the flat asphalt shingles to 25-30 year dimensional shingles, installing a 2415 square foot addition (increasing the square footage of the existing property from +/-3000 to +/-5300 square feet). On September 10, 2020, the Historic Preservation Commission approved the previous request for multiple exterior modifications to the property. Due to the recession and the increase in the cost of building materials, the applicants chose to delay the construction phase until building materials become more affordable. The property is further identified as Moore County PID Number 00028702. The structure was built in 1958, and the property is +/- 0.72 acres in size.

The applicant proposes to replace the current flat asphalt with dimensional shingles. According to the applicant, she stated, the roof is degraded so a replacement to dimensional shingles would be more suitable. The applicant is also proposing to add an addition to the property. The addition the applicant is proposing will be 1921 square feet as illustrated on the site plan. The addition proposed will be constructed on the east side of the property. The proposed addition will include: (2 French doors, a garage court yard which includes: 3 8x8 flat panel insuated garage doors, Hardiplank siding ®, cement siding, brick, wood insulated windows, brick chimney, and wood exterior doors).

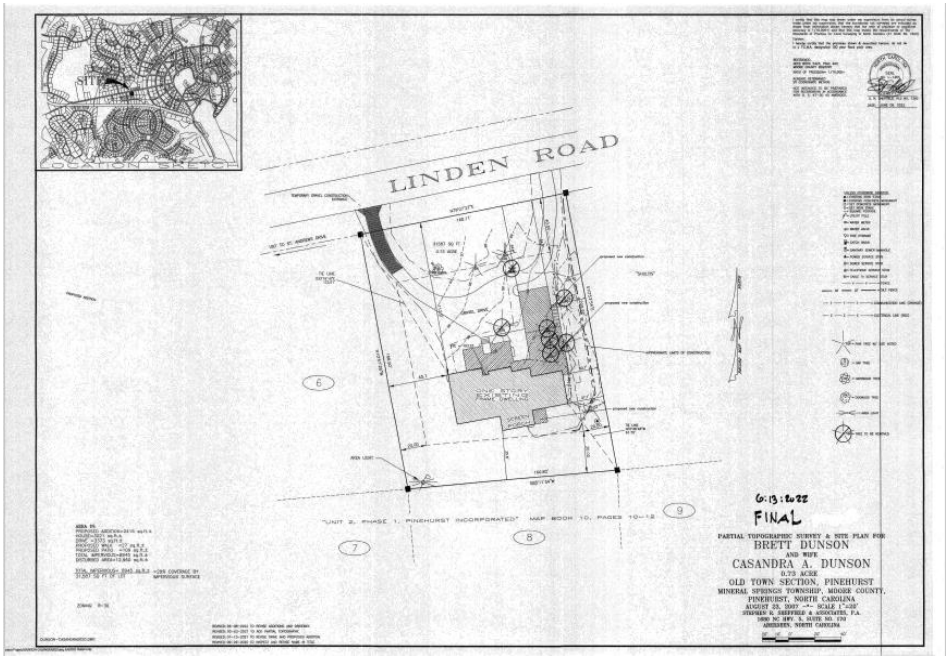
The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-

406.

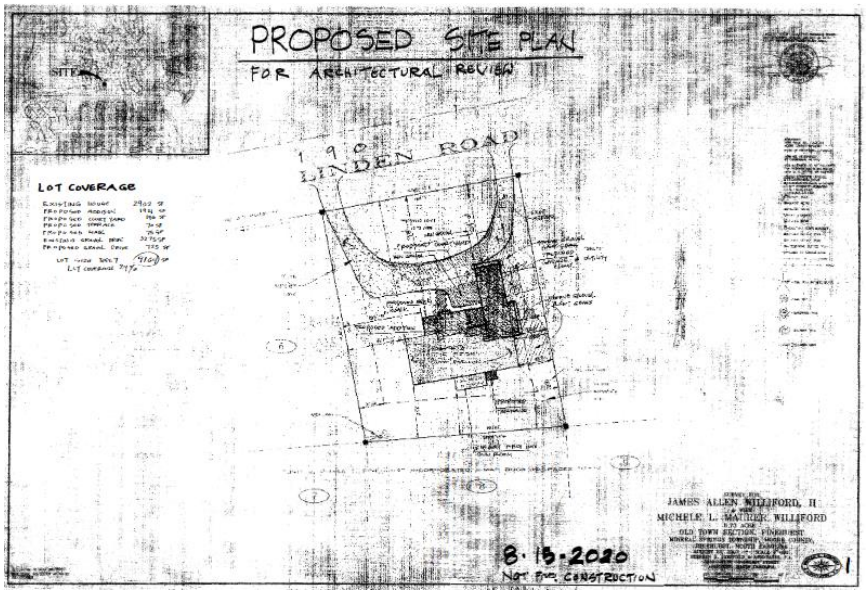
Standards of Review

Per the adopted Historic District Standards, additions not considered minor work and adding or eliminating windows and doors is considered Major Work requiring review by the Historic Preservation Commission.

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

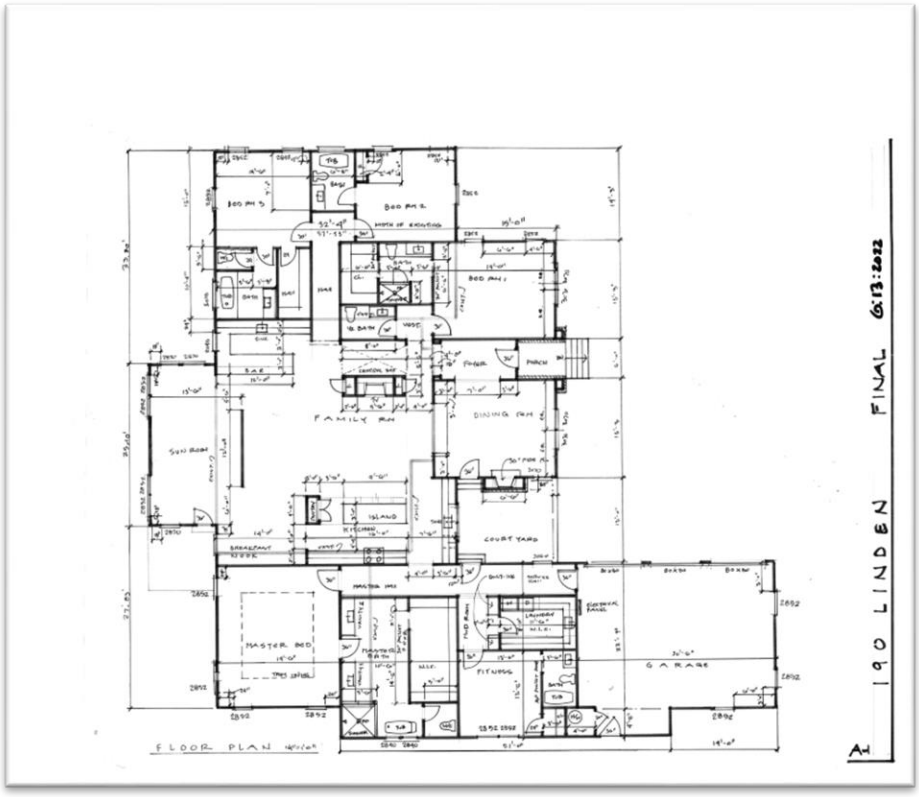


Proposed site plan of the property:

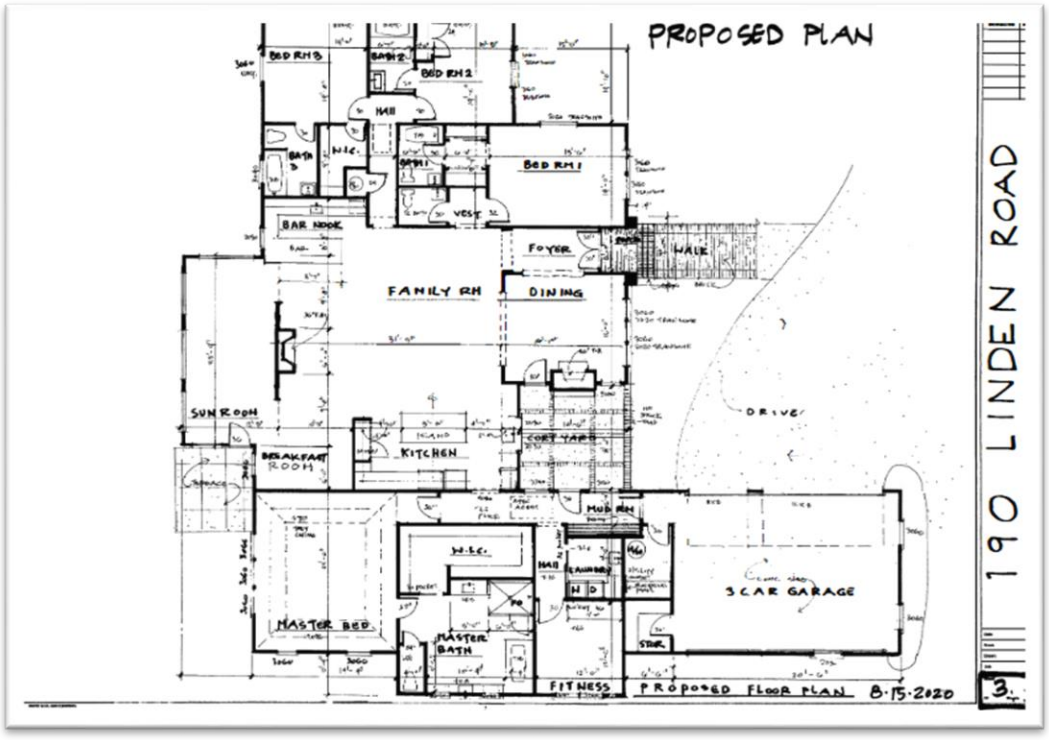


Previously approved Site plan of the property that was approved by HPC on September 10, 2020:

EXHIBIT S-1.3

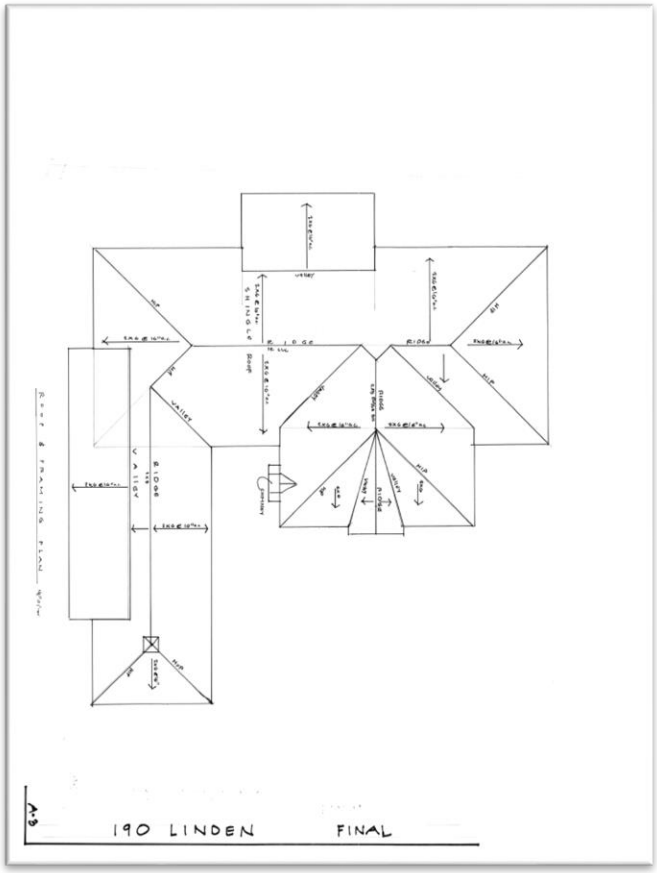


Proposed floor plan:

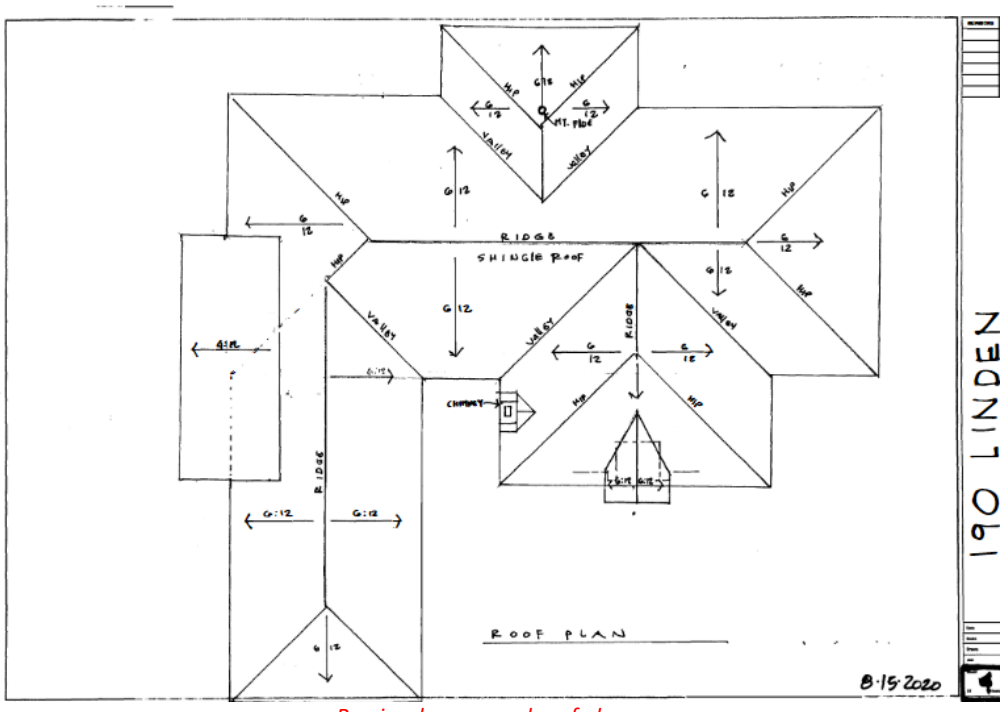


Previously approved floor plan:

EXHIBIT S-1.4

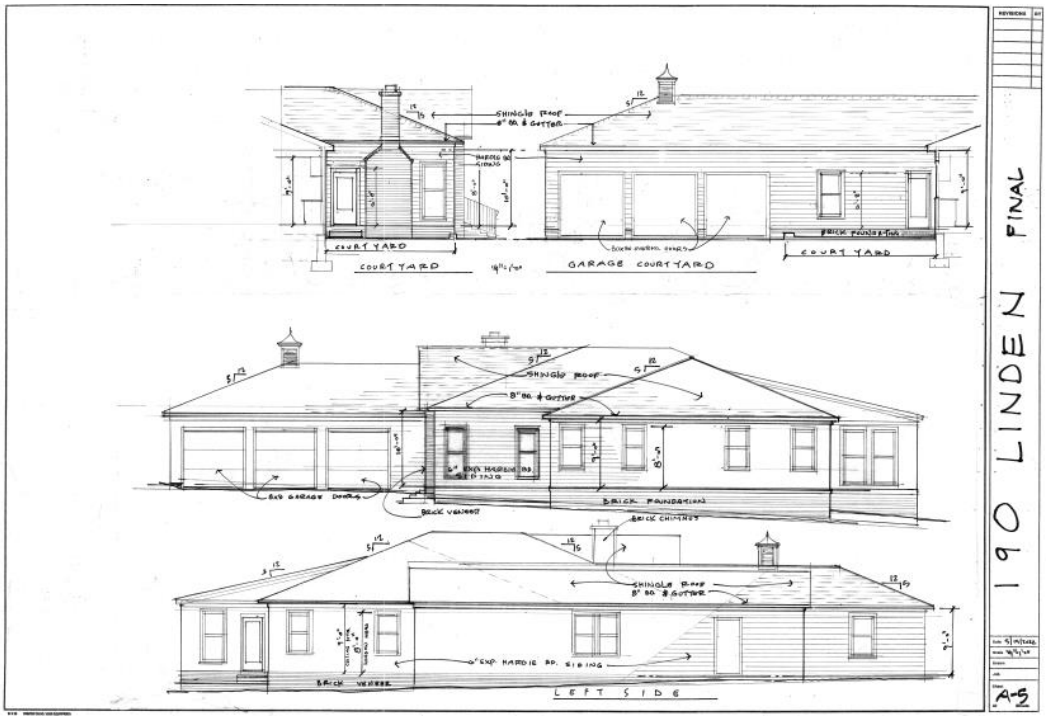


Proposed floor plan:

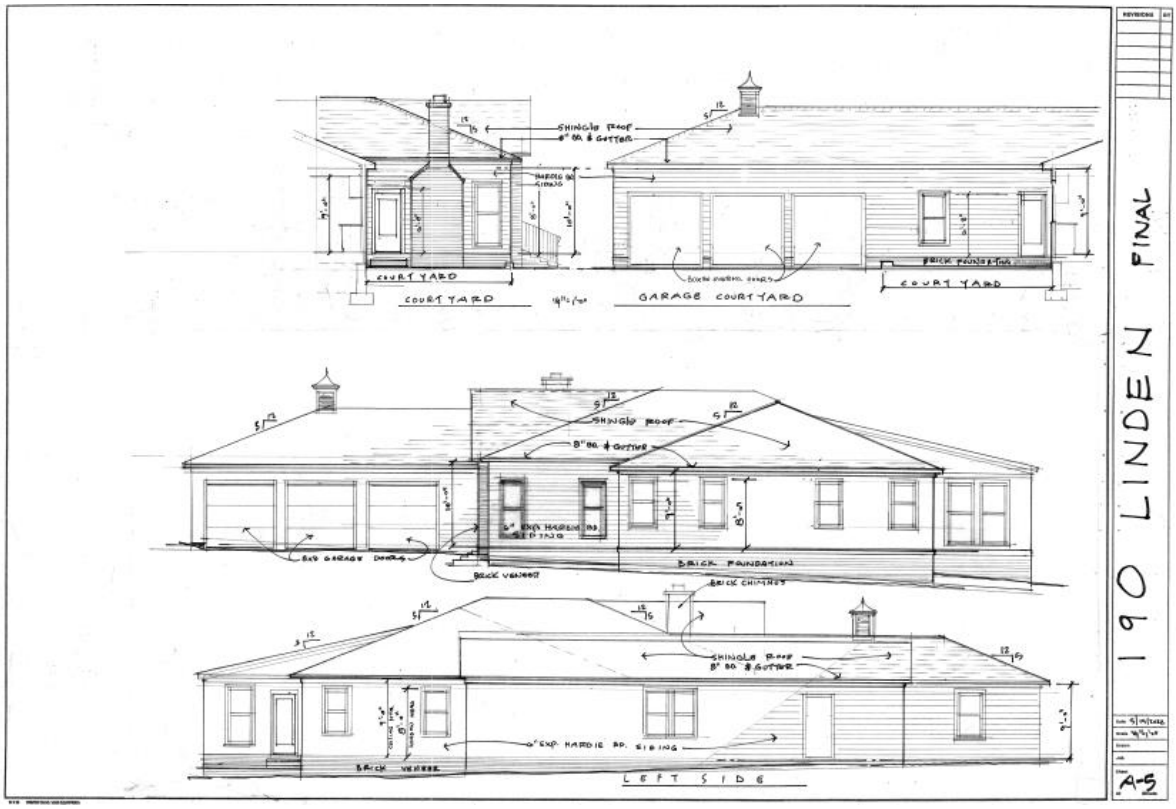


Previously approved roof plan:

EXHIBIT S-1.5

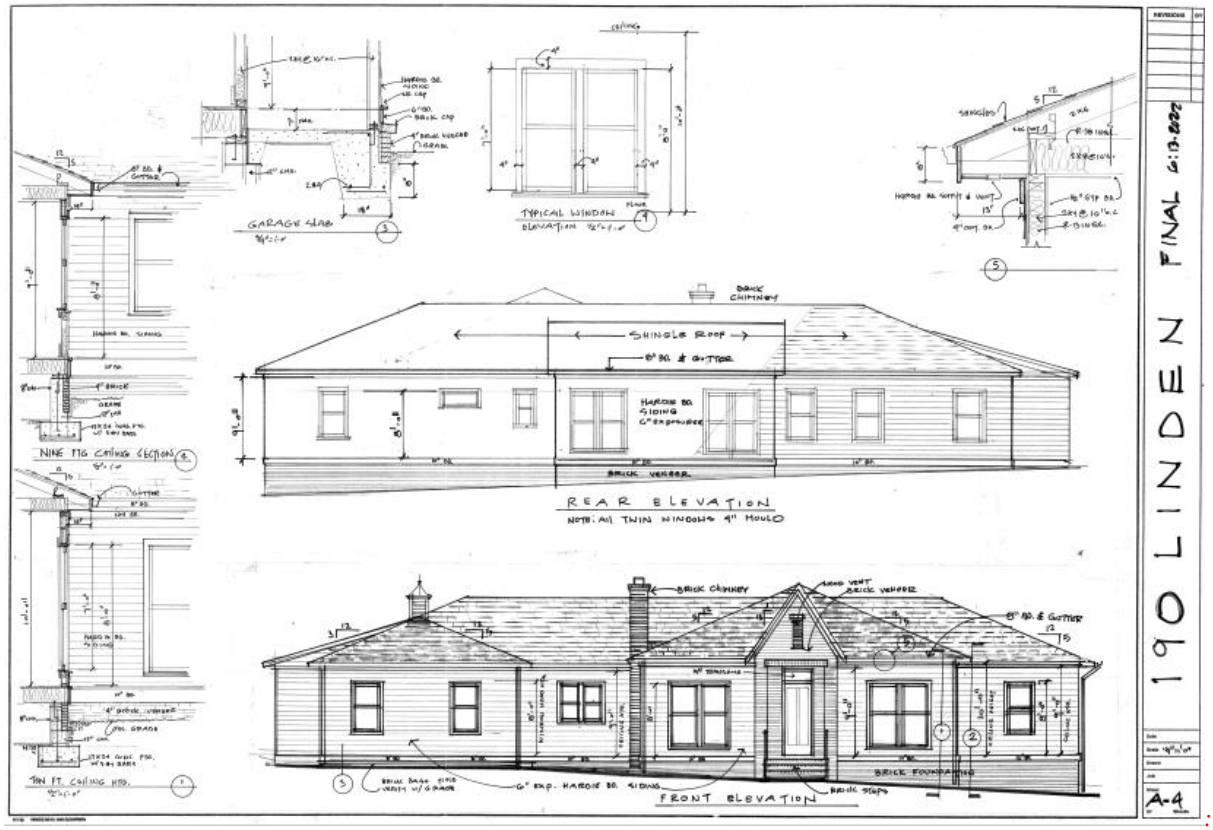


Proposed elevations



Previously approved elevations:

EXHIBIT S-1.6

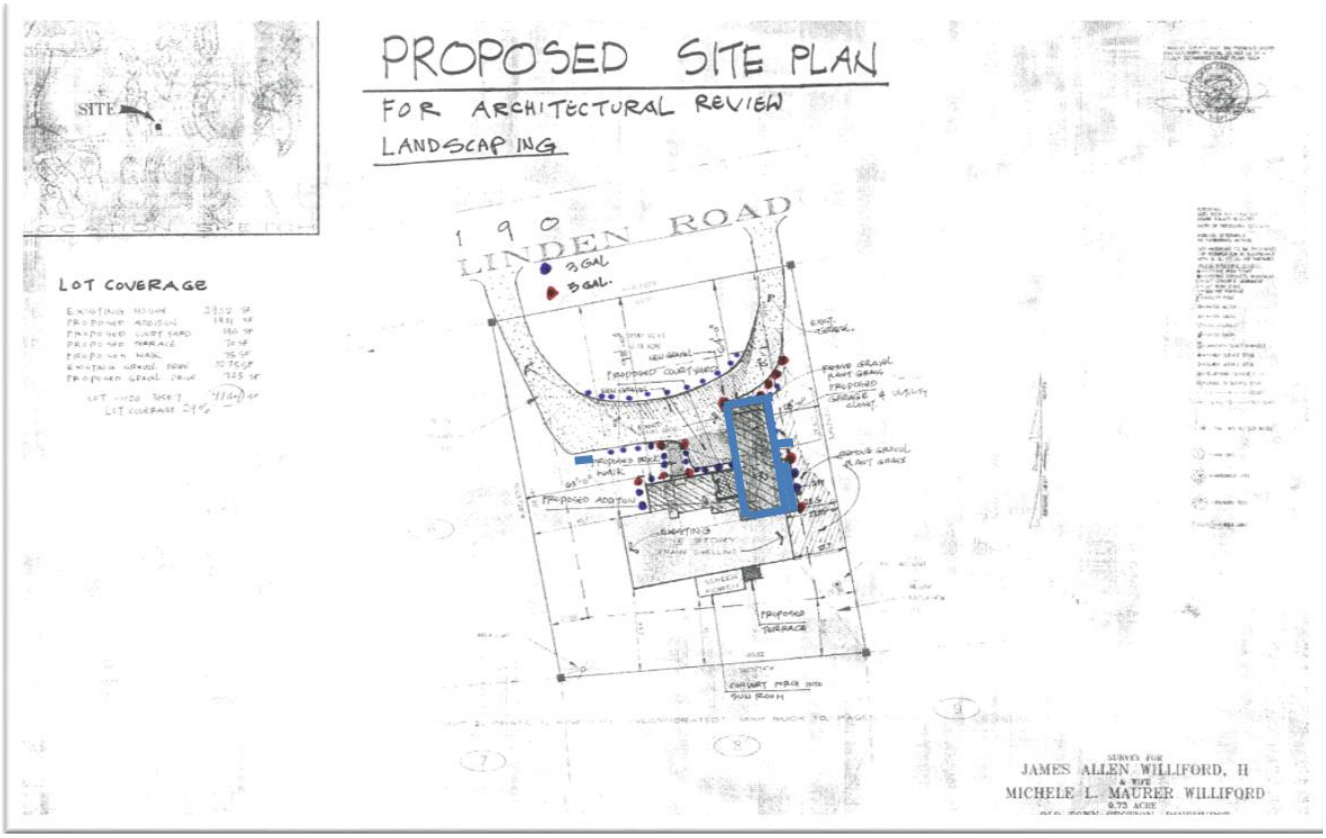


Proposed elevations:



Previously approved elevations:

EXHIBIT S-1.7

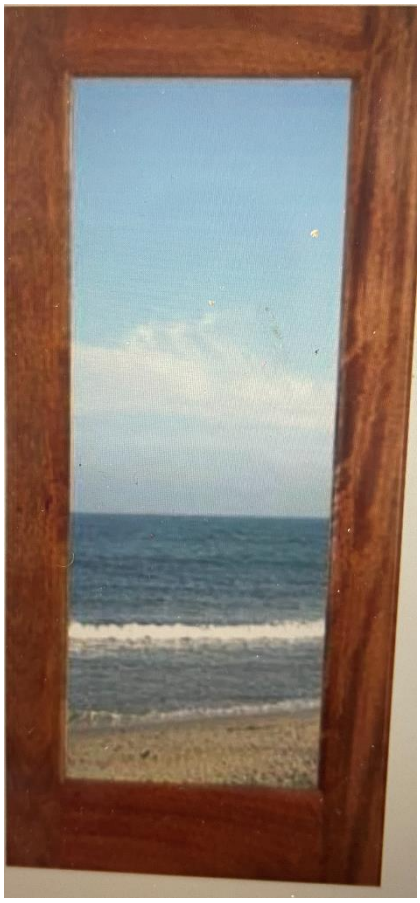


Site plan of the property displaying the vegetation and the addition to the east, the addition of the property is lighted in blue:

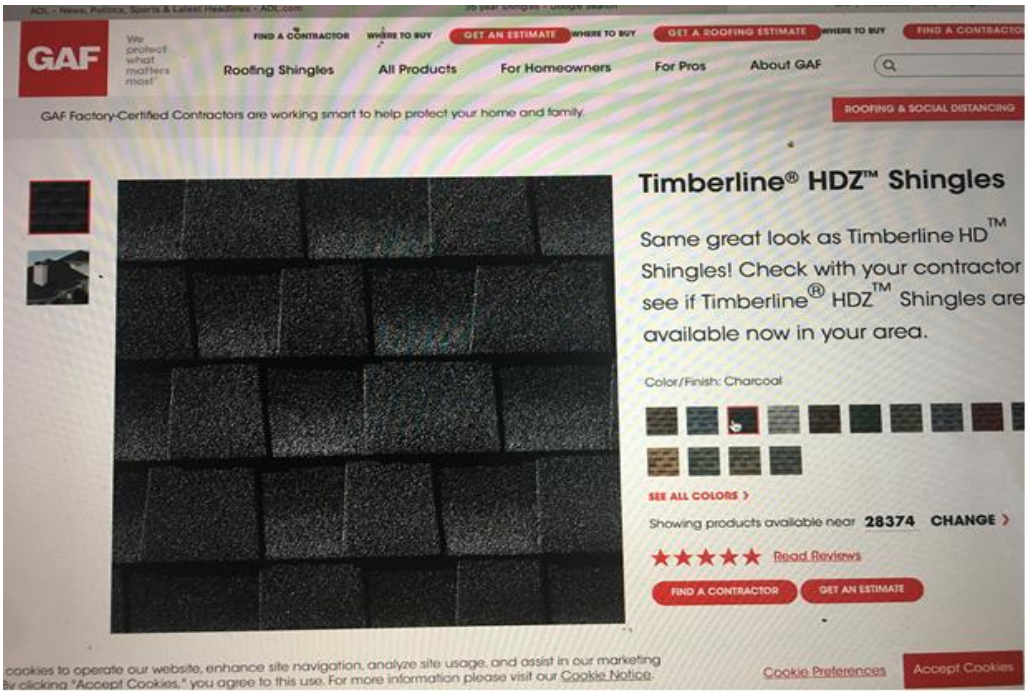


Proposed HardiePlank ® lap siding:

EXHIBIT S-1.8



Proposed French door the applicant is proposing to install at the new addition:



Proposed shingles:

EXHIBIT S-1.9

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. SECTION I.A.1 – Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION II.A.2 – Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices materials should be preserved retained wherever possible.
3. SECTION IV.A.4 – If repair or replacement of an entire roof is necessary, the new material in composition, dimension, size, shape, color, pattern and texture.

B. EXTERIOR WALLS AND TRIM

1. SECTION I.B.1 – Any changes or additions to an exterior wall, such as windows or door openings the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION I.B.2 – Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas and cornices *should* be retained and preserved and retained whenever possible.
3. SECTION I.B.4 – If repair or replacement of an entire roof is necessary, the new material should match the existing material I composition, dimension, size, shape, color, pattern and texture.

C. WINDOWS AND DOORS

4. SECTION III.C.1 – Adding new windows and doors openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
5. SECTION III.C.2 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
6. SECTION III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**.
7. SECTION III.C.6 – Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
8. SECTION III.C.7 – The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
9. SECTION III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.

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

F. CHIMEYS

11. SECTION VI.F.1 – New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and must be congruous with chimneys in the Pinehurst Historic District.
12. SECTION VI.F.7 – Exterior chimney *should* have a masony finish and *should* extend from grade level for addition.
13. SECTION VI.F.9 – Chimney repairs and or additions should have masonry and bonding patterns, joints, texture, color, tooling profiles, and details compatible with the structure and other masonry features.
14. SECTION VI.F.10 – Paint, cement coating, stucco, artificial stone, brick veneer, or other coatings *should* not be applied to chimneys that are not currently or were not historically covered.

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

15. SECTION VIII.I.1 – Additions and new accessory buidings, 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.
16. SECTION VIII.I.2 – Accessory buildings, including, carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved. Removal or relocation of an accessory building **must** comply with the standards in Section VIII.
17. SECTION VIII.I.5 – New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* not be introduced on existing carriage houses, garages, or buuildings of they are incompatible with the primary structure.
18. SECTION VIII.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.
19. SECTION VIII.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
20. SECTION VIII.I.12 – Attached or detached garages should open to the rear or side of the primary structure.

K. WOOD

21. SECTION XI.K.1 – New wooden features or detail or replacement of a missing feature or detail or elements **must** be compatible with the architectural character of the structure and **must be** congruous with the Pinehurst Historic District.
22. SECTION XI.K.2 – Wooden features that contribute to the overall character of a structure ans a site, including such functional ans decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim should be retained and preserved.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The applicant proposes that the modifications request for her property comform to the applicable standards. The proposed change of the addition will result in additional architectural and character-defining elements comparable to elements featured on other homes within the Historic District.

VILLAGE OF PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 13, 2022

Dear Property Owner(s),

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

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition to the front of the property and to renovate the existing home as depicted on the attached blueprint at 190 Linden Road. The property is identified as Moore County PID Number 00028702. The property owners are Brett and Cassandra Dunson and the applicant is Cassandra Dunson.

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

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

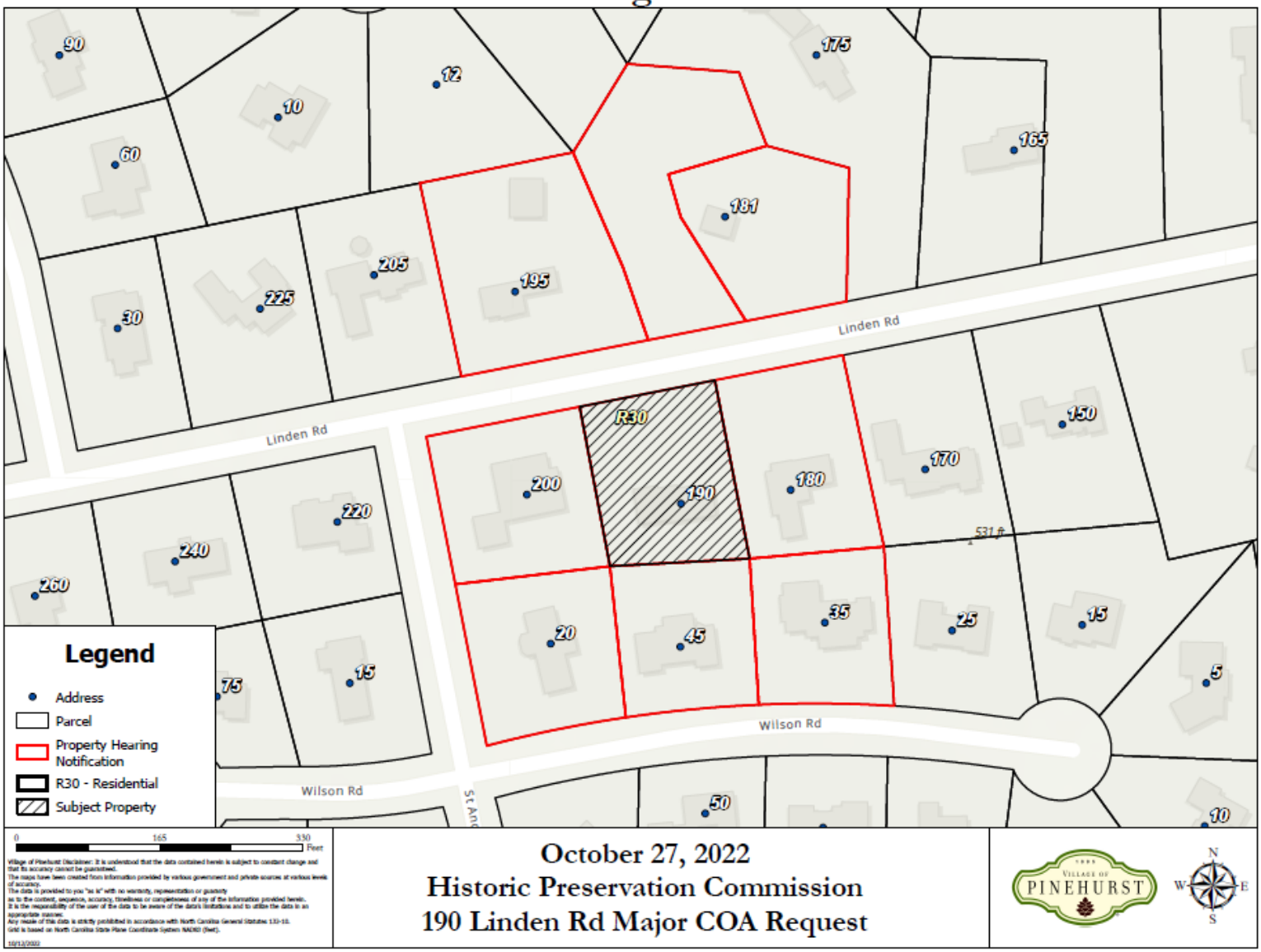
The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed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

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

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

EXHIBIT S-1.12

Public Hearing Notification



BERASI, CARL C IV
45 WILSON ROAD
PINEHURST,NC,28374

BARNETTE, SWIFTON E &
35 WILSON RD
PINEHURST,NC,28374

DISCIULLO, JEFFREY G &
PO BOX 3895
FAIRFAX,VA,22038-3895

DI NAPOLI, LEONARD F & RITA J
200 LINDEN RD
PINEHURST,NC,28374

STAUFFER, ROBERT JOSEPH SR
20 ST ANDREWS DRIVE
PINEHURST,NC,28374

WOODWARD, STEPHEN M TRUSTEE
180 LINDEN RD
PINEHURST,NC,28374

DUNSON, BRETT
4 VICTORIA WAY
PINEHURST,NC,28374

CONGORAN, MARY MACHARG
362 OLD HOLMES ROAD
CONTOOCOOK,NH,03229

CONGORAN, MARY MACHARG
362 OLD HOLMES ROAD
CONTOOCOOK,NH,03229

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

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

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure			
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 01/2022)

Exterior Materials and Colors

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

Required Documents

☐ Site Plan/Survey or Sketch
☐ Elevation Drawings
☐ Photos of Existing Site
☐ Floor Plans
☐ Landscaping Plan

Certification

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

Applicant Signature: _____ Date: _____

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

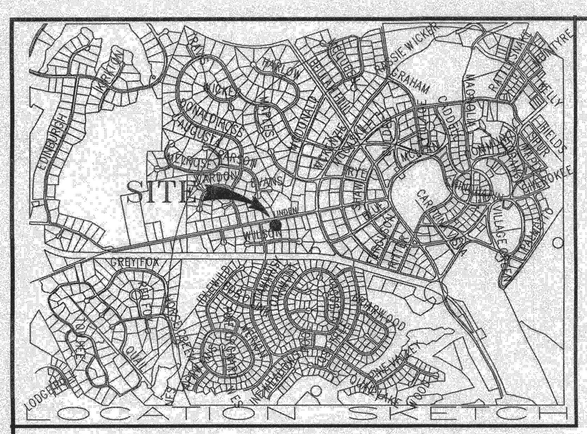
Property Owner Authorization

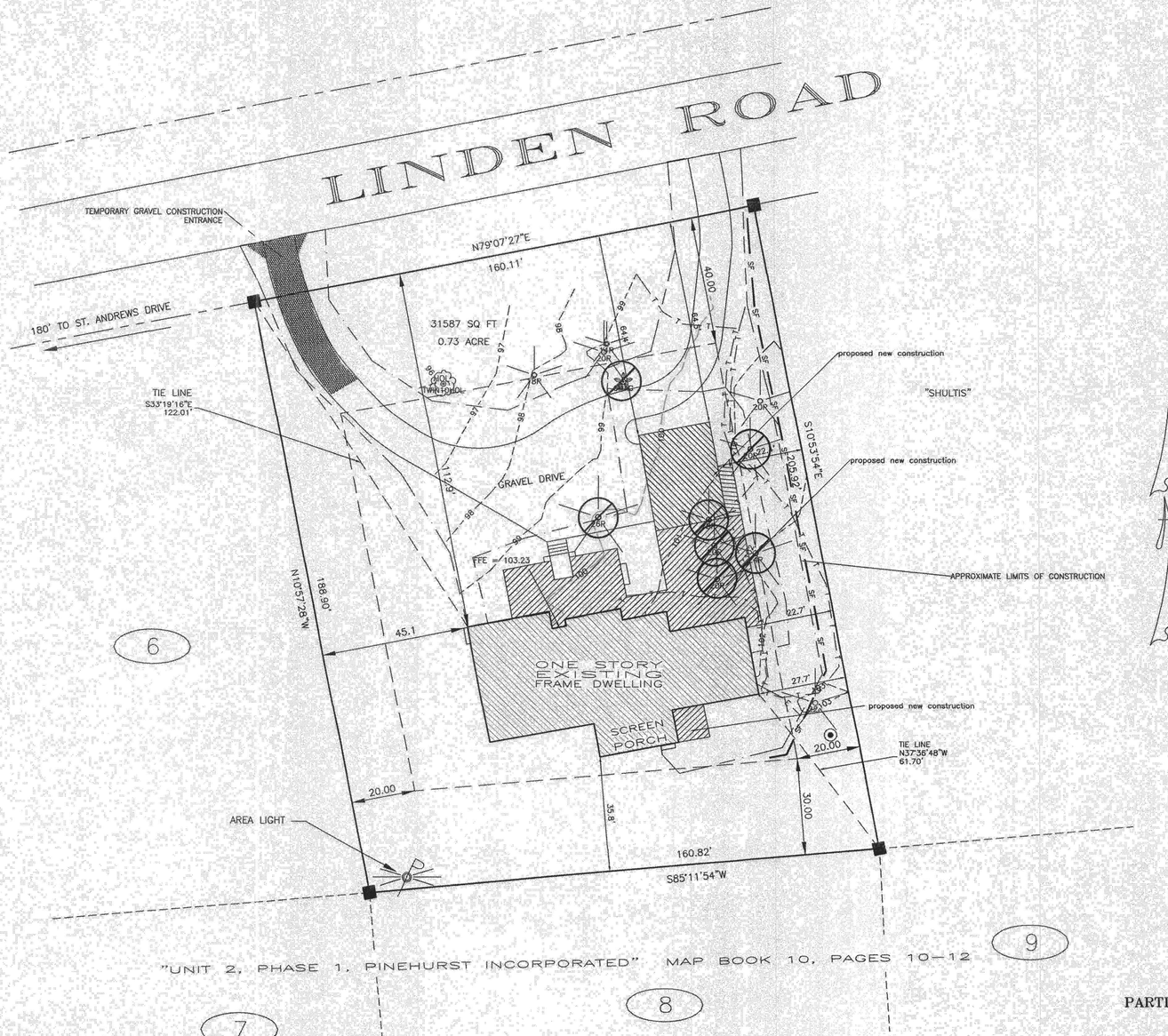
I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested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

Owner / Owner's Representative Signature: _____

Date: _____

EXHIBIT A-2.1





PROPOSED ADDITION

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

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

REFERENCE:
DEED BOOK 5423, PAGE 490
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.

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 SURVEYOR

S. R. SHEFFIELD, PLS NO. 1365

DATE: JUNE 08, 2022

UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- SF = SQUARE FOOTAGE
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- CB = CATCH BASIN
- SMH = SANITARY SEWER MANHOLE
- PSS = POWER SERVICE STUB
- SSS = SEWER SERVICE STUB
- TSS = TELEPHONE SERVICE STUB
- CTVSS = CABLE TV SERVICE STUB
- x —— x —— = FENCE
- SF —— SF —— = SILT FENCE
- T —— T —— T —— = COMMUNICATION LINE (ORANGE)
- E —— E —— E —— = ELECTRICAL LINE (RED)
- 18P = PINE TREE W/ SIZE NOTED
- OAK = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT
- 18R = TREE TO BE REMOVED

RECORD MAP

AREA IN:
PROPOSED ADDITION=2415 sq.ft.±
HOUSE=3021 sq.ft.±
DRIVE =3373 sq.ft.±
PROPOSED WALK =27 sq.ft.±
PROPOSED PATIO =109 sq.ft.±
TOTAL IMPERVIOUS=8945 sq.ft.±
DISTURBED AREA=12,960 sq.ft.±

TOTAL IMPERVIOUS= 8945 sq.ft.± =28% COVERAGE BY
31,587 SQ FT OF LOT IMPERVIOUS SURFACE

ZONING: R-30

REVISED: 06-08-2022 TO REVISE ADDITIONS AND DRIVEWAY.
REVISED: 02-03-2021 TO ADD PARTIAL TOPOGRAPHY.
REVISED: 01-13-2021 TO REVISE DRIVE AND PROPOSED ADDITION.
REVISED: 09-29-2020 TO INSPECT AND REVISE NAME IN TITLE.

DUNSON-CASANDRA2020.DWG

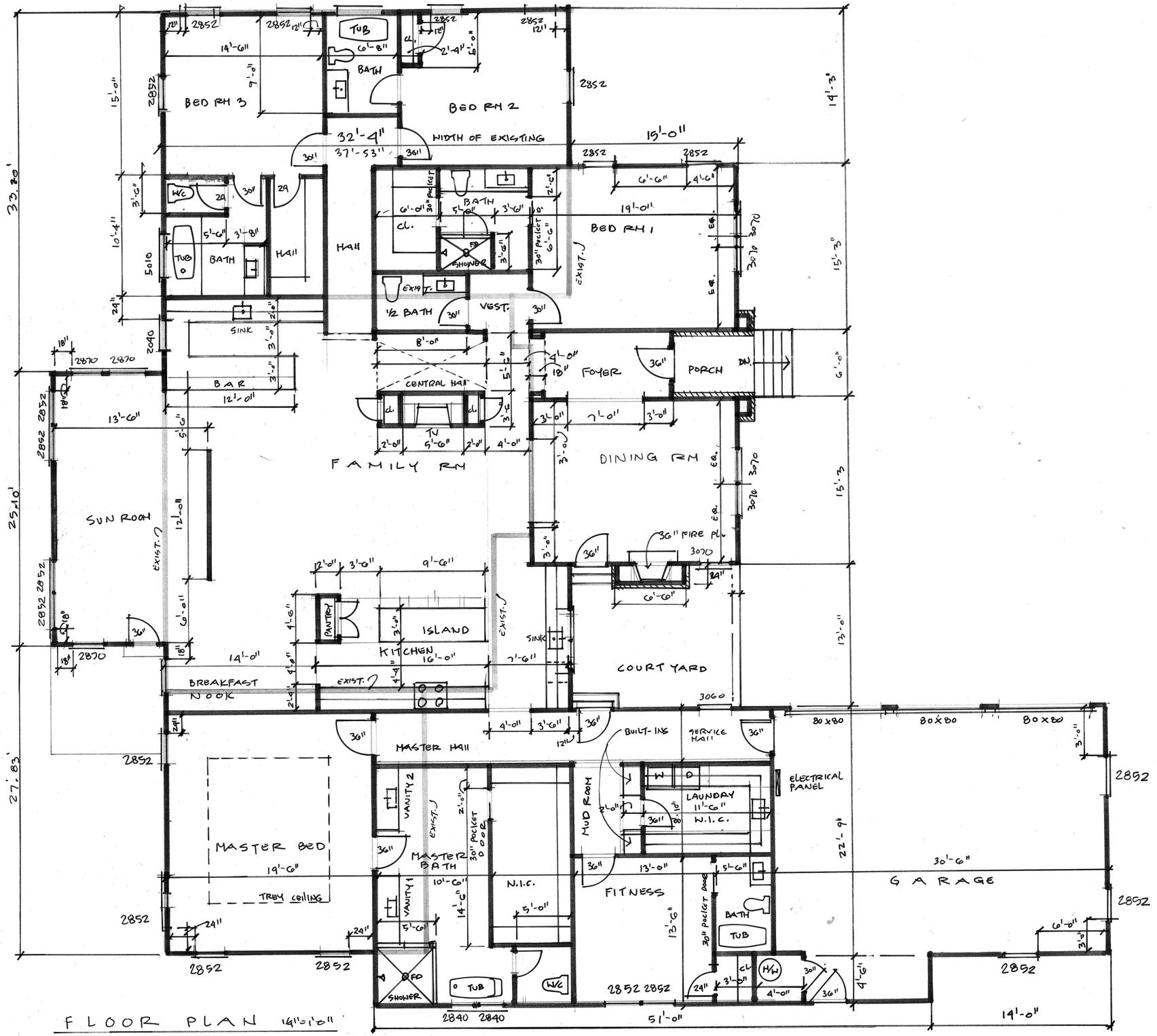
6:13:2022
FINAL

PARTIAL TOPOGRAPHIC SURVEY & SITE PLAN FOR
BRETT DUNSON
AND WIFE
CASANDRA A. DUNSON
0.73 ACRE
OLD TOWN SECTION, PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
AUGUST 23, 2007 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

on Projects\DUNSON-CASANDRA2020.dwg, 6/8/2022 10:48:41 AM

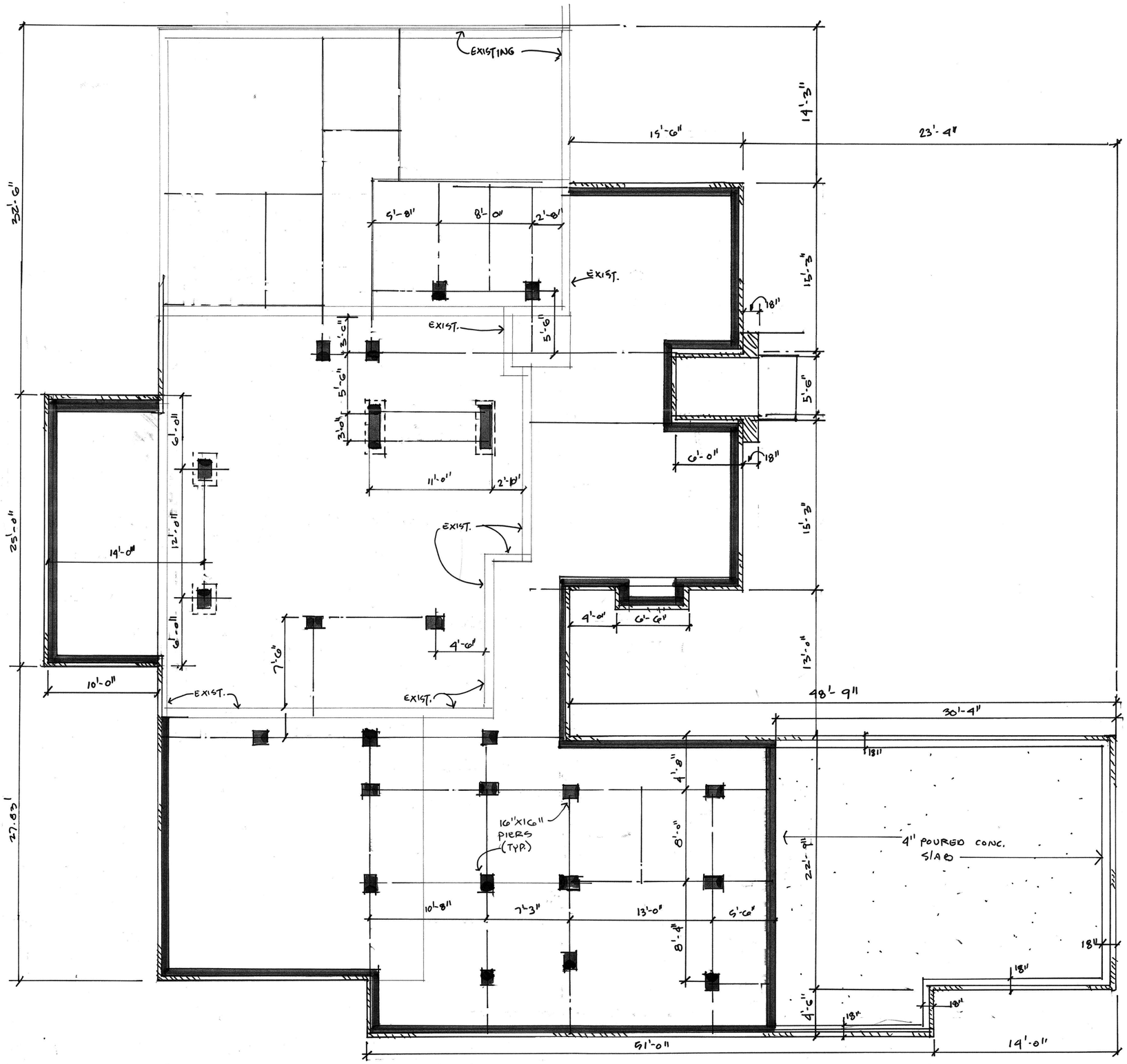
EXHIBIT A-2.2



190 LINDEN FINAL 6.13.2022

A1

EXHIBIT A-2.3

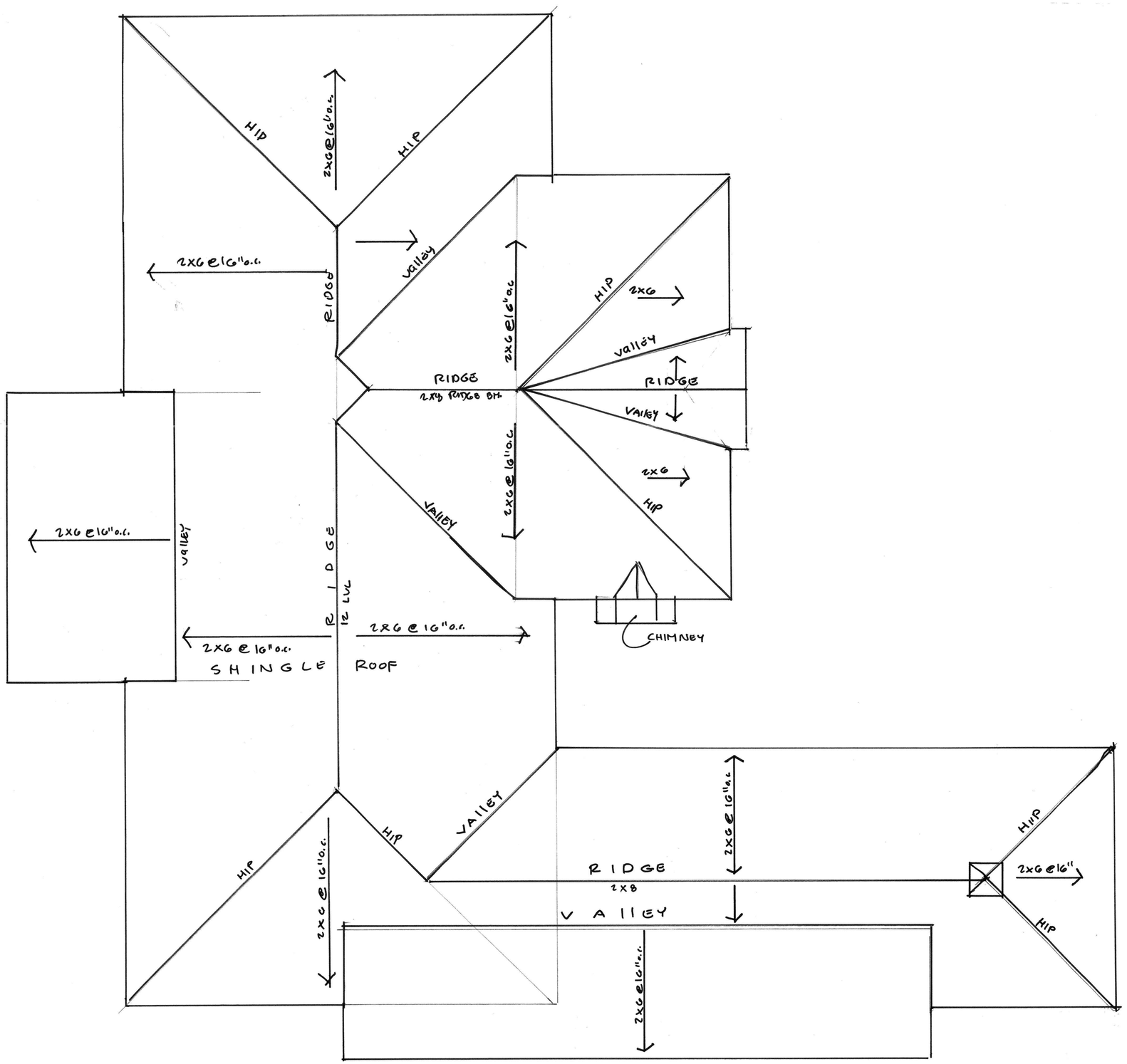


FINAL

190 LINDEN

A-2

EXHIBIT A-2.4



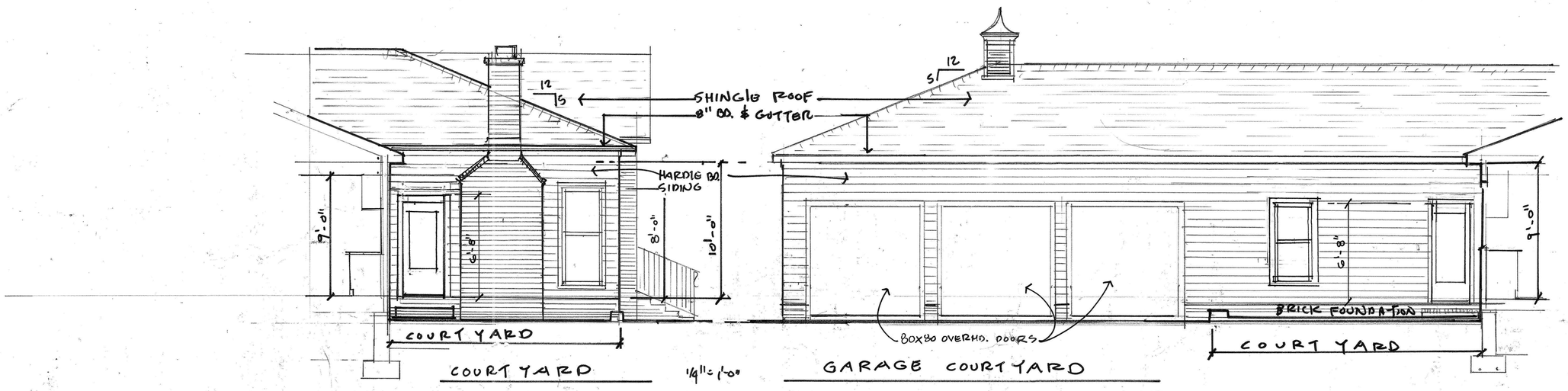
ROOF & FRAMING PLAN 1/4"=1'-0"

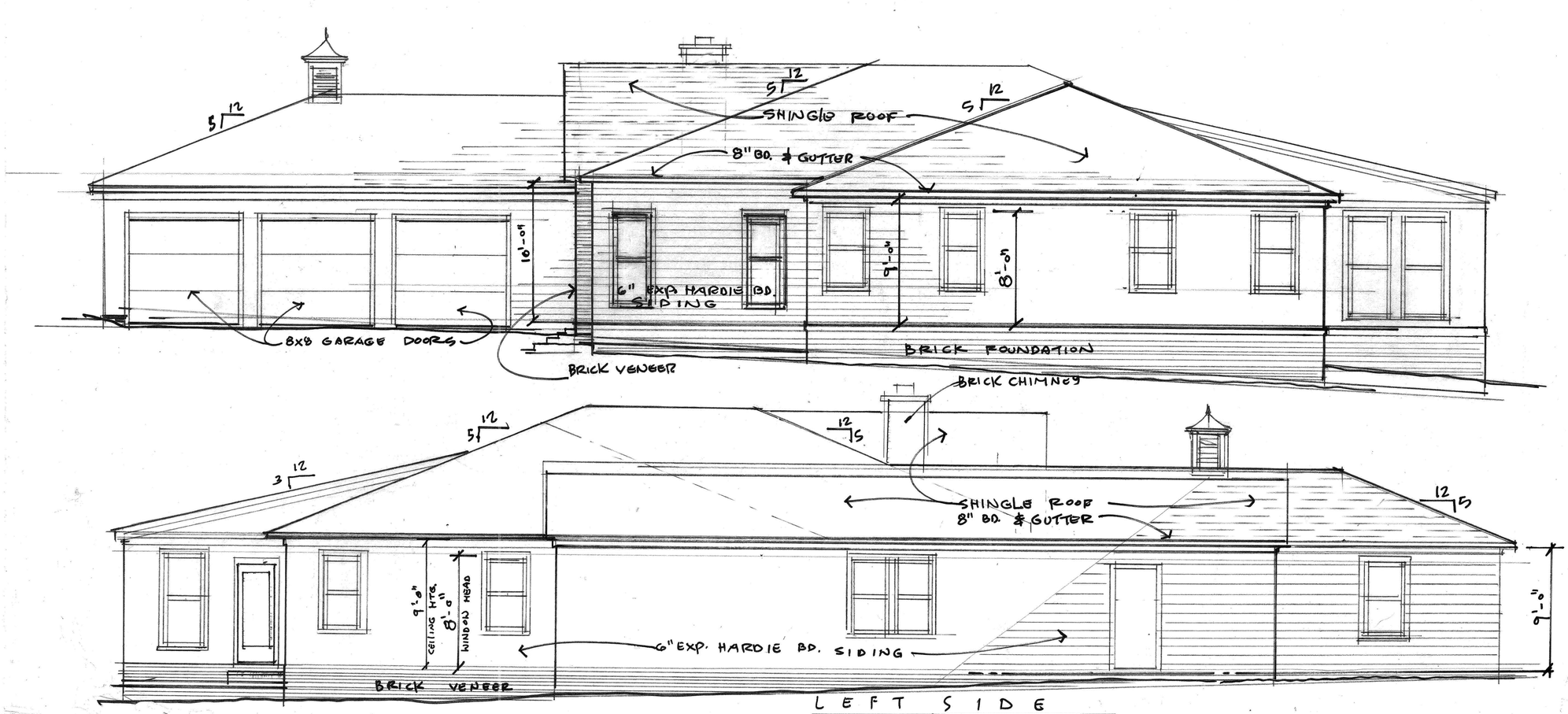
FINAL

190 LINDEN

A-3

EXHIBIT A-2.5





REVISIONS	BY

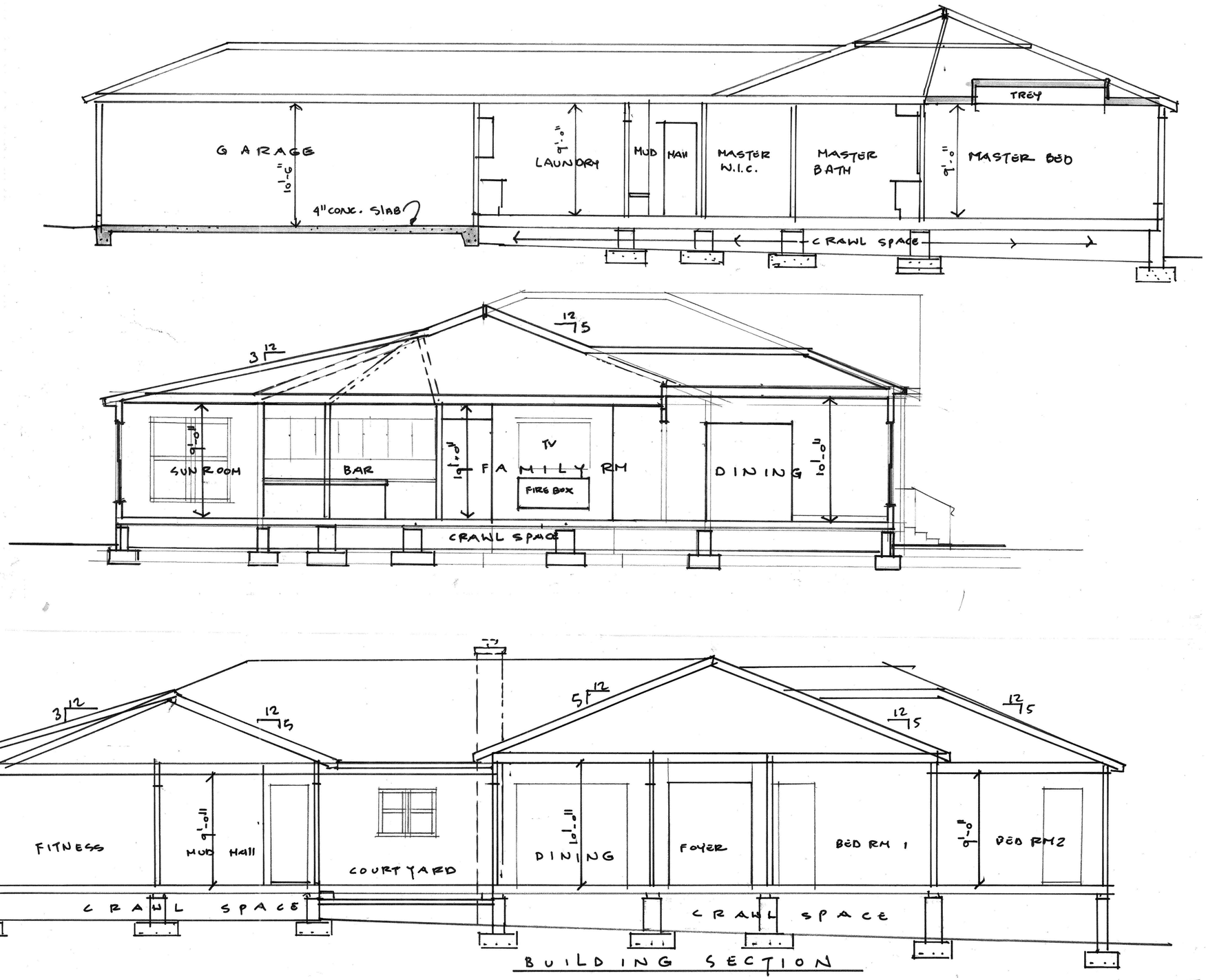
FINAL

190 LINDEN

Date	5/15/2022
Scale	1/4"=1'-0"
Drawn	
Job	
Sheet	A-5
Of	Sheets

24 X 36 PRINTED ON NO. 1000R CLEARPRINT®

EXHIBIT A-2.6



BUILDING SECTION

REVISIONS	BY

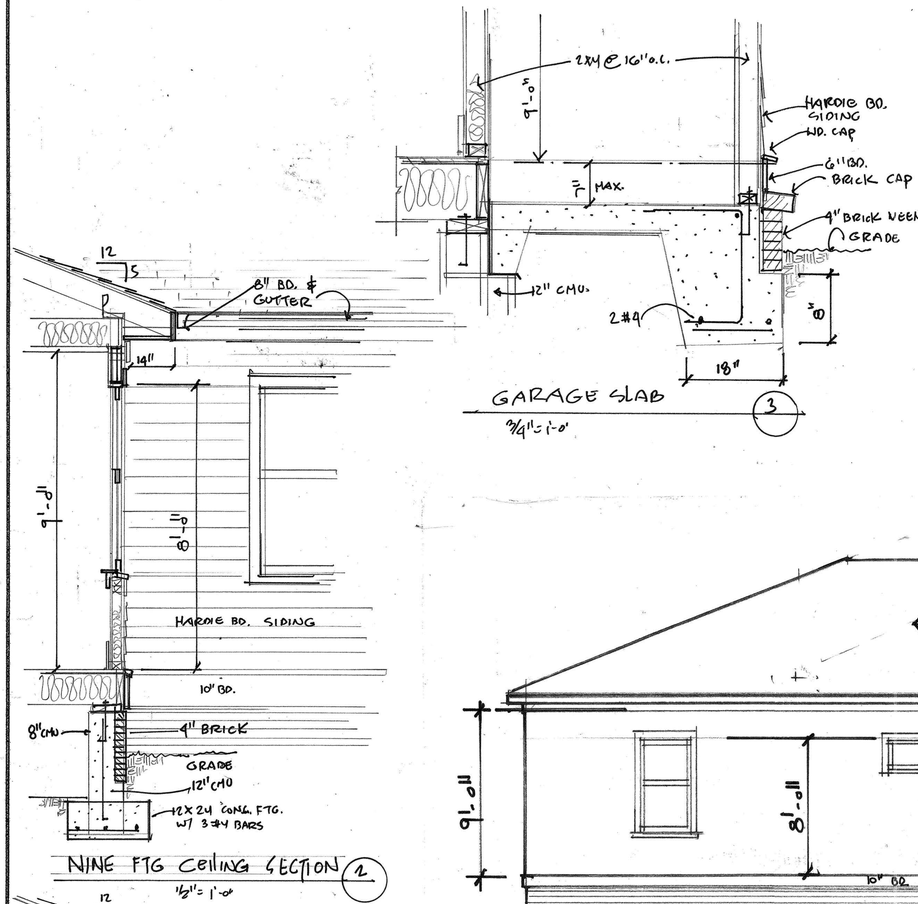
FINAL

190 LINDEN

Date	
Scale	
Drawn	
Job	
Sheet	A-6
Of	Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINT®

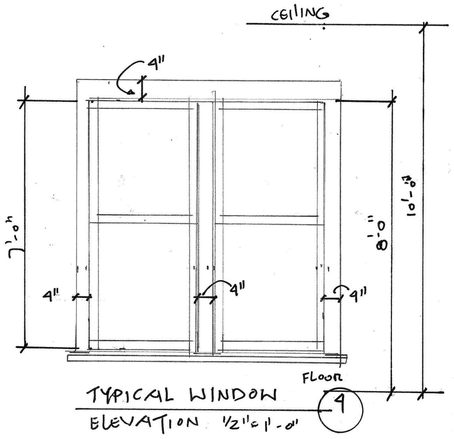
EXHIBIT A-2.7



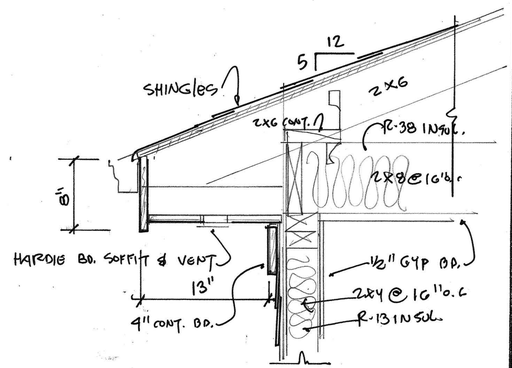
NINE FTG CEILING SECTION (2)
1/2" = 1'-0"

TEN FT. CEILING HTG. (1)
1/2" = 1'-0"

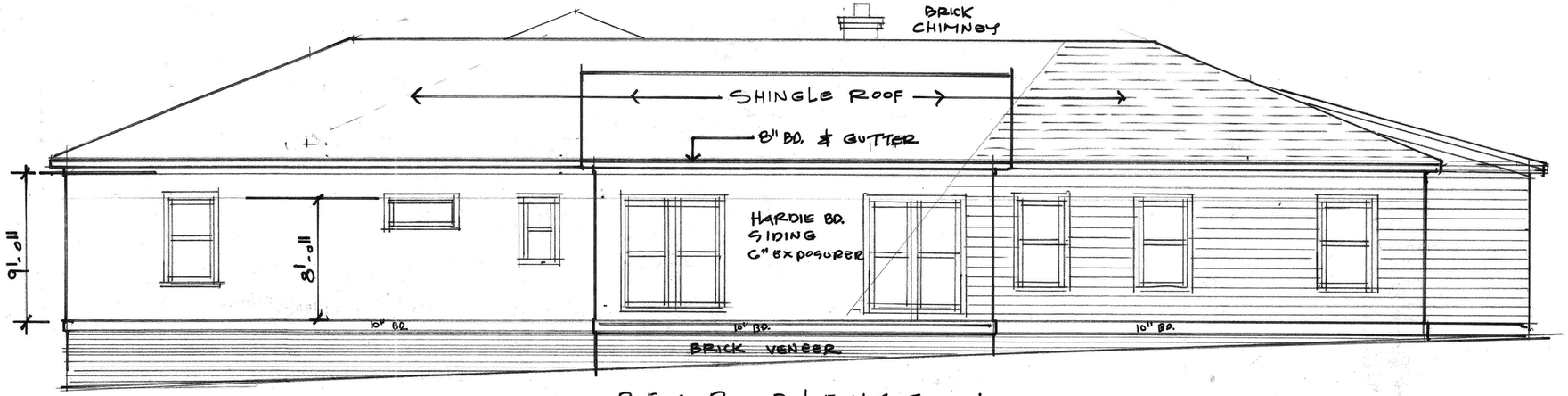
GARAGE SLAB (3)
3/4" = 1'-0"



TYPICAL WINDOW ELEVATION 1/2" = 1'-0" (4)

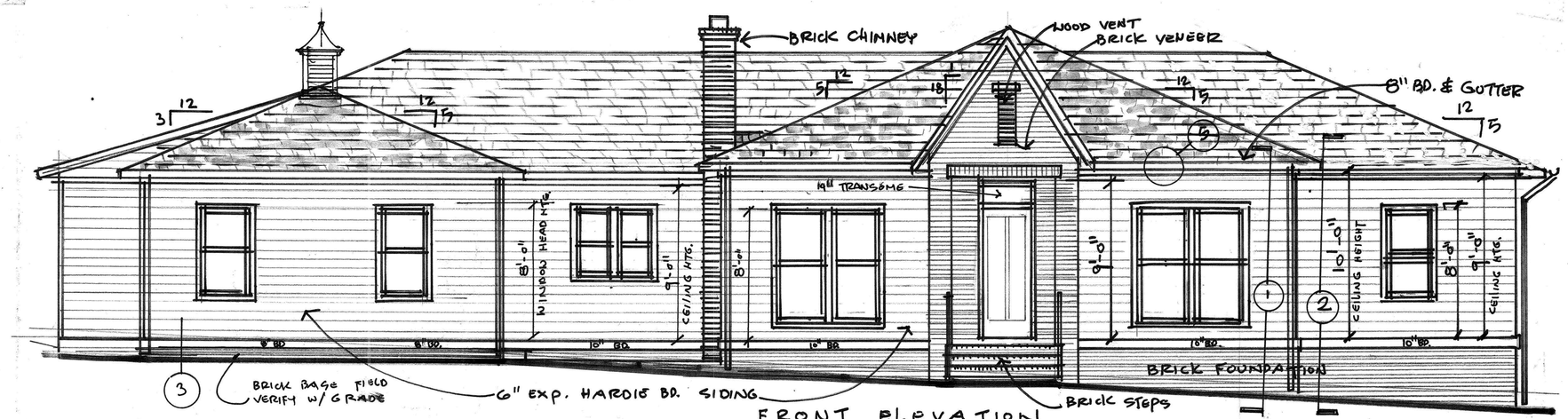


(5)



REAR ELEVATION

NOTE: ALL TWIN WINDOWS 9" MOULD



FRONT ELEVATION

REVISIONS	BY

2022-13-5 FINAL

190 LINDEN

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A-4
Of	Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINT®

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-000113 190 Linden Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on September 10, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

The Historic Preservation Commissioner may at times determine that a proposed change or design which does not meet the Guidelines is, in fact, more congruous with the special character of the Pinehurst Historic District than if the property owner had followed the Guidelines. Conversely, an application meeting the Guidelines could be determined to be incongruous with the character of the District. Strict adherence to the Guidelines in those cases is not required if the Historic Preservation Commission clearly states on the record the reasons why the proposed design or improvements are congruous or incongruous before issuing or denying a Certificate of Appropriateness.

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 Pinehurst Historic District and consistent with Historic District Guidelines. 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 Pinehurst Historic District. Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the 17th of September, 2020.

Kelly Brown
Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission
Thomas L. Schroeder
VICE CHAIR

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

Attachment A
Final Order
190 Linden Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 190 Linden Road:

1. Window trim is to be painted black
2. Removal of existing brick chimney
3. Construction of a new brick chimney
4. No shutter are to be installed
5. Garage Doors are rolling doors.
6. Nine trees are to be removed based on the provided tree aerial
7. Seven properties within the Historic District have similar front additions that extend past the primary façade of the structure, the applicant submitted seven aerial photos into the record.

The following conditions apply to approval of the Certificate of Appropriateness for 190 Linden Road:

Updated elevations that reflect the testimony provided by the applicants:

1. Illustrate that all windows are level/in line with each other
2. Illustrate that the proposed transom windows will be set to accommodate room for a header (the effect will result in the lowering of the proposed window height in relation to the exterior wall height)
3. Illustrate all corner boards of each window. All corner boards (the design of the corner boards) must match.
4. Consider adding a window divider to the design of the right elevation horizontal/bathroom window.
5. While the slope of the roof above the front door was discussed, the applicant's did not testify or agree to alter the roofline to parallel the main roof line.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 190 Linden Road based on the following:

The Commission determined based on the evidence provided and the testimony given that the proposed project is congruous with the historic district. The commission approved the following project details that are not compliant with the Guidelines, however determined to be more congruous:

1. The front of the addition was approved based on the original placement of the building which impacted the location of the proposed addition and the evidence submitted by the applicant of other structures within the Historic District with front additions.
2. The painting of the proposed brick chimney and the proposed brick foundation was approved because it was determine to be compatible with the overall proposed architectural design.
3. The option to box in the proposed chimney with hardie board siding was also approved because of the heavy screening along Linde Road provided by existing mature trees.

VILLAGE OF PINEHURST

Certificate of Appropriateness

Property Owner: WILLIFORD, JAMES ALLEN II &

Applicant: Cassandra Dunson

Physical Address: 190 LINDEN RD PH, 28374

Lot:

PIN: 00028702

COA#: COA-2020-00113

Date Issued: 9/18/2020

Nature of Work: Addition

Conditions, If Any:

Description of Work:*Signed findings of fact emailed 9/22/2020Resurfacing the structure with Hardie Board Addition of 1800 Square Feet Removal of Existing Chimney and Addition of new Chimney Painting of exposed brick Installation of new windows*

Approved By:

☐ Staff:_____
☑ HPC, Date: 9/10/2020

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.

COA-2022-00183 (60 AND 62 CHEROKEE RD)

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 to install a metal roof to certain sections of the principal structure (single-family home) at 60 Cherokee Road and the guest cottage at 62 Cherokee Road. Both properties are identified as Moore County PID Number 00022043. The property owners are Wesley and Anna Smith and the applicant is Sean Butler of Butler Constructs Design.

FROM:
Alfred Cassidy

CC:
Maria Carpenter, Shannon Konstantinou

DATE OF MEMO:
10/19/2022

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant's Exhibits A-1 - A-3

EXHIBIT S-1.1

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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

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

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

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

Main structure of the property:

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

Guest house

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

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

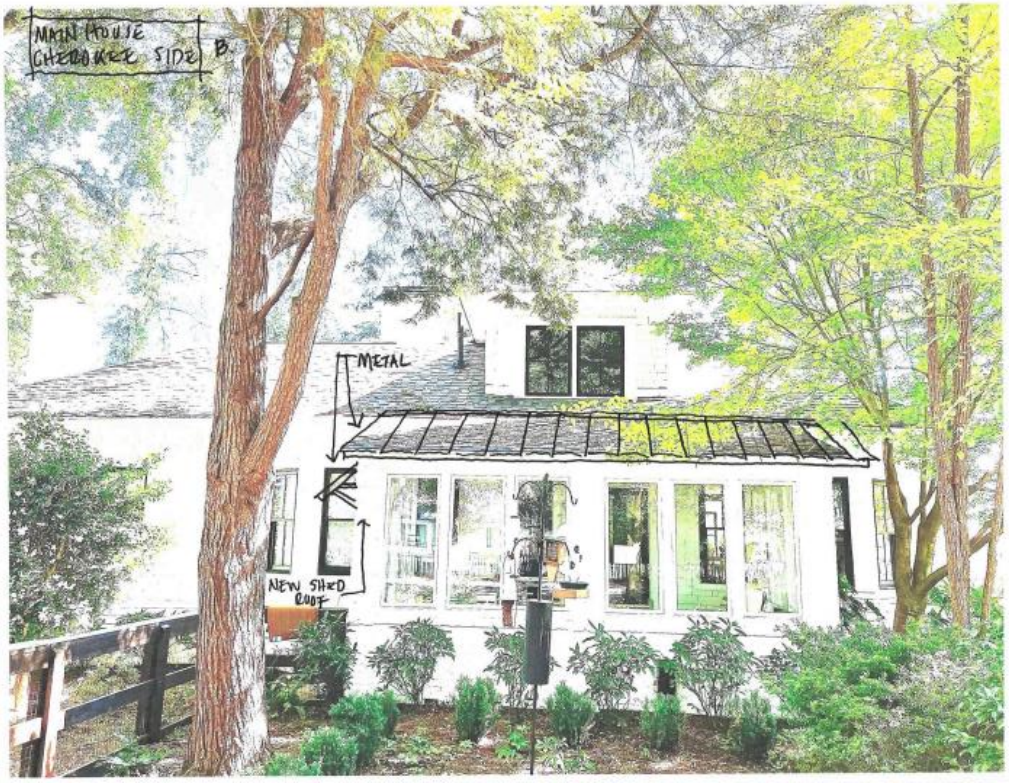
Standards of Review

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

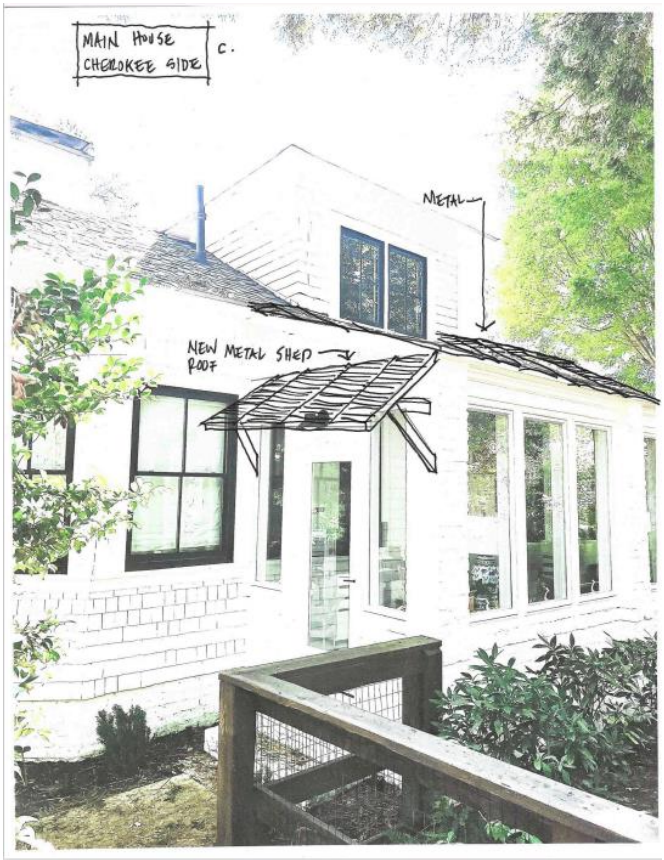
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.



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



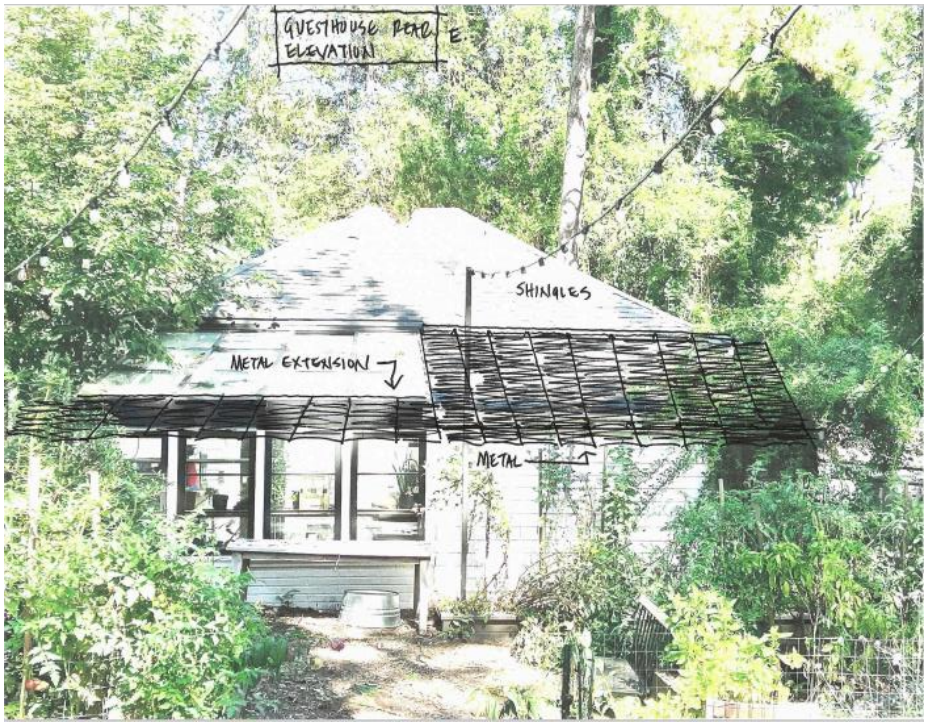
Picture B: Picture of the main house that displays the proposed new shed roof and metal shed roof extension:



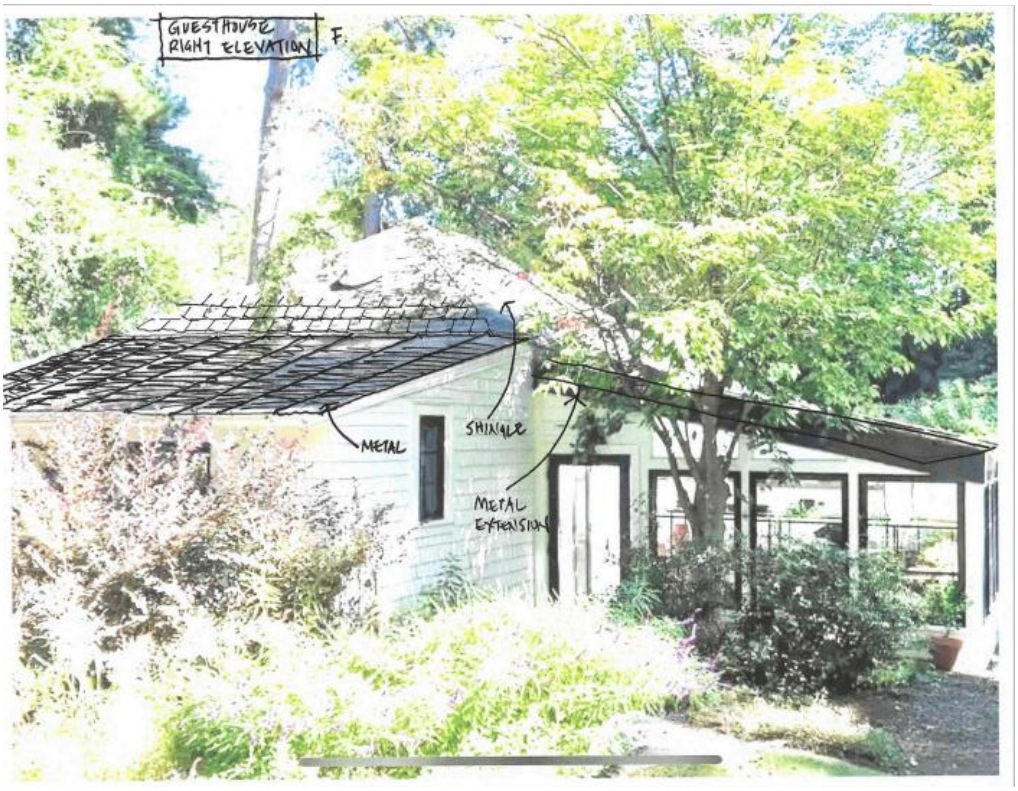
Picture C: Picture of the main side of house that displays the proposed metal on the upper side of the roof and the proposed metal shed roof:



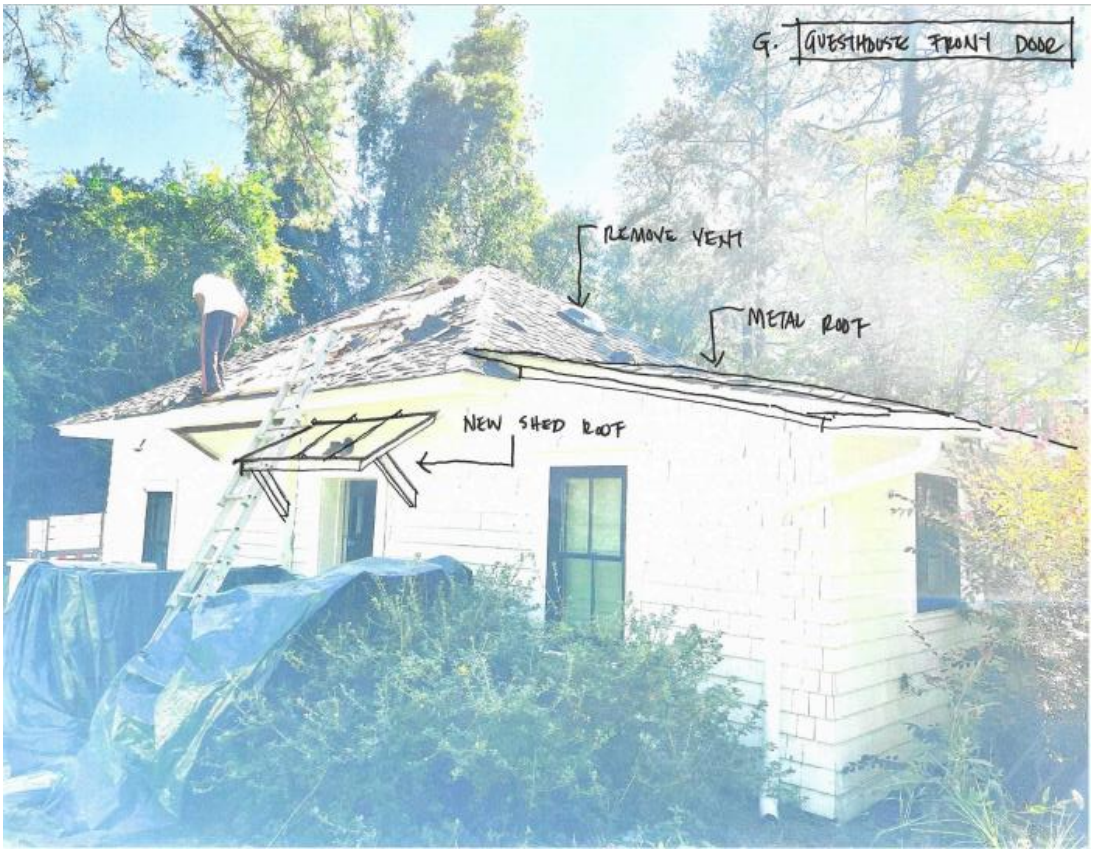
Picture D: Picture of the rear of the primary structure that displays the proposed metal accent roof:



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



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



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



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



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



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



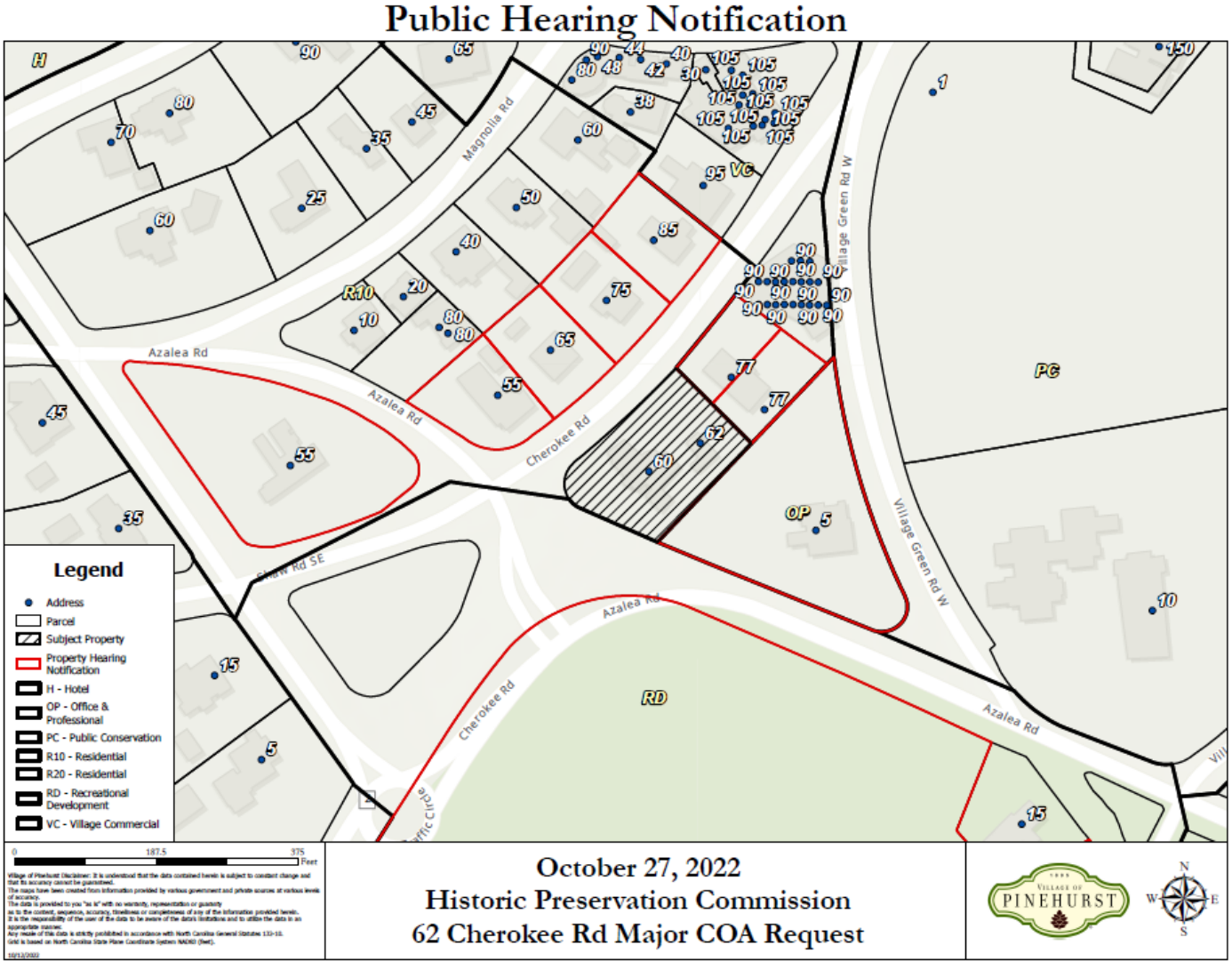
Picture K: Picture of the damage structure of the guest house in red:



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



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



Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. SECTION III.A.1 – Any changes or additions to the configuration of an existing roof shall be compatible with the architectureal style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.
3. SECTION III.A.4 - If repair or replacement of an entire roof is necessary, the new material *should* match the existing material in composition, dimension, size, shape, color, pattern and texture.
4. SECTION III.A.5 - Metal roofs *should* be compatible with the architecture of the existing structure and the material *should* be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
5. SECTION III.A.6 - If standing seam metal roofs are used on residences, the seams *should* not exceed 1 inch in height and one quarter (1/4) inch in width.

Staff Comments:

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

EXHIBIT S-1.10

VILLAGE OF PINEHURST
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 13, 2022

Dear Property Owner(s),

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

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

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

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

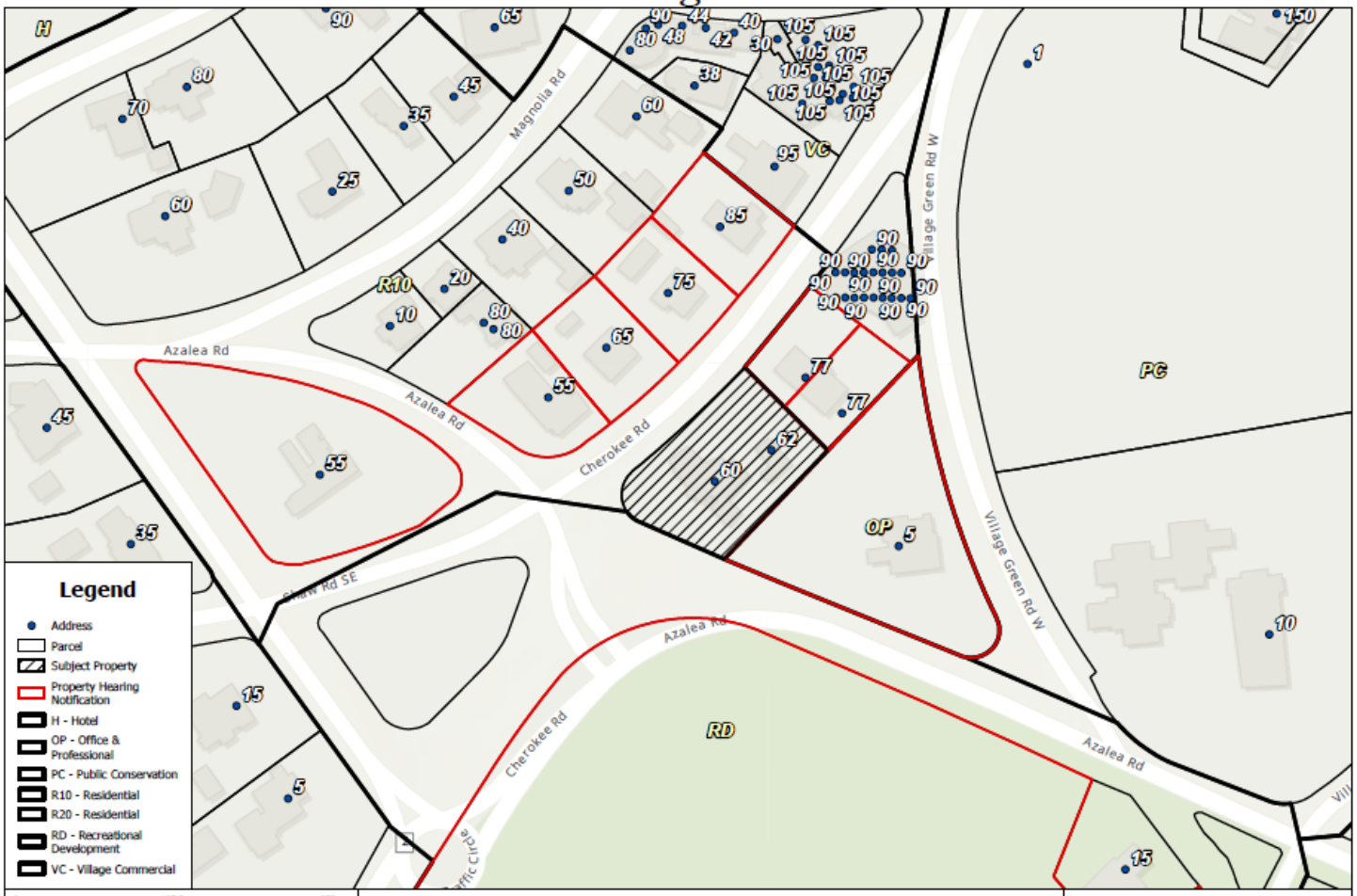
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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

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

EXHIBIT S-1.11

Public Hearing Notification



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

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

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

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

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

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

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

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

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

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 - Minor
Fee: $500 - Major
(Revised 01/2022)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

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

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

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

Historic Certificate of Appropriateness (COA)
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(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License#	
Name	
Street Address	
City, State, Zip	
Phone#	
Email	

General Information

Description of Changes to the Structure	New Roof-adding metal accents		
Type of Work	☐ Addition	☒ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	D Vacant
☒ Single Family Low Density	☒ Single Family Low Density
D Single Family Medium Density	D Single Family Medium Density
D Single Family High Density	D Single Family High Density
D Multi-Family Development	D Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
D Lodging	D Lodging
D Recreational	D Recreational
D Institutional	D Institutional
☐ Medical	D Medical
D Industrial	D Industrial
D Services	D Services
Includes Demolition	☒ Yes ☐ No
includes Tree Removal	☐ Yes ☒ No

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 - Minor
Fee: $500 - Major
(Revised 01/2022)

Exterior Materials and Colors

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

Required Documents

D Site Plan/Survey or Sketch	☒ Elevation Drawings	☒ Photos of Existing Site
D Floor Plans	D Landscaping Plan	

Certification

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

Applicant Signature: _____ Date: 10/17/22

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

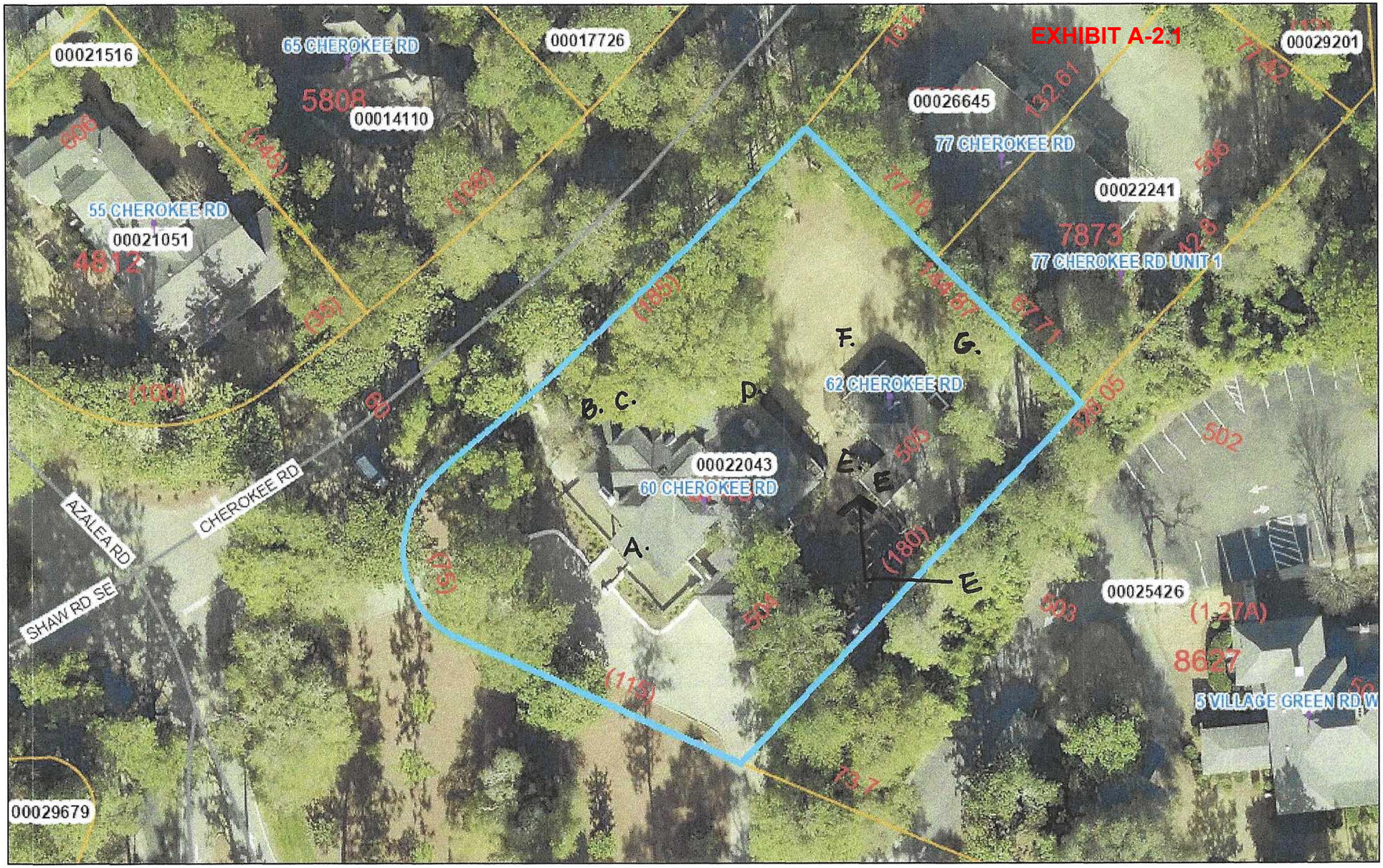
Fee: $100 - Minor
Fee: $500 - Major
(Revised OI/2022)

Property Owner Authorization

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

Owner/ Owner's Representative Signature: _____

Date: 10/17/22



Name: SM 1TH, WESLEY M
SMITH, ANNA F

Parcel ID: 00022043

Deeded Acres: 0.69

1 inch = 50 feet

October 6, 2022

0 20 40 80 Feet

EXHIBIT A-2.2

EXISTING POSTS
SHAKE GABLE END
METAL ROOF
A. MAIN HOUSE FRONT

EXHIBIT A-23

EXHIBIT A-2.4

NEW METAL SHED
ROOF

METAL

a1 b 1.3.)lo'UB-HJ
SP t'PfW

EXHIBIT A-2.5


GUESTHOUSE REAR ELEVATION
E.
EXHIBIT A-2.6
SHINGLES
METAL EXTENSION
METAL

EXHIBIT A-2.7


GUESTHOUSE
RIGHT ELEVATION
F.
METAL
SHINGLE
METAL
EXTENSION

EXHIBIT A-2.8

G. GUESTHOUSE FRONT DOOR



EXHIBIT A-3.1



EXHIBIT A-3.2




EXHIBIT A-3.3


EXHIBIT A-3.4

EXHIBIT A-3.5



EXHIBIT A-3.6



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: October 14, 2022
SUBJECT: Minor Work COA's Issued 9/13/2022 – 10/13/2022

REPORT OF STAFF APPROVALS
OCTOBER 27, 2022 MEETING
09/13/2022 – 10/13/2022

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00162	Wooden fence on rear and side yard	9/09/2022	9/13/2022	150 Linden Rd	Lawrence & Colleen Early
COA-2022-00171	Painted awning black	9/27/2022	9/28/2022	515 E McCaskill Rd	Kay & Lee Lavera
COA-2022-00179	Stairs and entry opening	10/10/2022	10/11/2022	1 Carolina Vista	Resorts of Pinehurst, LLC
COA-2022-00181	Repairs stairs and update railings to code	10/11/2022	10/11/2022	80 Carolina Vista	Resorts of Pinehurst, LLC
COA-2022-00182	Add fence to front side of house and pergola in rear yard	10/12/2022	10/12/2022	125 Kelly Rd	Charles Mucciolo