HISTORIC PRESERVATION COMMISSION
OCTOBER 10, 2018
ASSEMBLY HALL
395 MAGNOLIA RD
PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Public Hearing

A. COA 18-83

A request to demolish two later additions to the building, reconfigure the front entrance and accessibility ramp in the front, replace the windows,and modify some exterior finishes at 5 Community Road (The Manor Inn), Pinehurst, NC. The property can be identified as Moore County LRK# 24847. The applicant is LKC Engineering and the property owner is Resorts of Pinehurst, Inc.

B. COA 18-86

A request to demolish the existing garage, construct a new 3-car garage, a new guest cottage that will be attached to the main dwelling by a breezeway, construct a pool, reconfigure the driveway and expand the side entrance at 60 Blue Road, Pinehurst, NC. The property can be identified as Moore County LRK# 18891. The applicant and property owners are Kevin Drum and Jennifer Stoddard.

III. Next Meeting Date

A. October 25, 2018

IV. Comments from Attendees

V. 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.

COA 18-83

ADDITIONAL AGENDA DETAILS:

A request to demolish two later additions to the building, reconfigure the front entrance and accessibility ramp in the front, replace the windows,and modify some exterior finishes at 5 Community Road (The Manor Inn), Pinehurst, NC. The property can be identified as Moore County LRK# 24847. The applicant is LKC Engineering and the property owner is Resorts of Pinehurst, Inc.

ATTACHMENTS:

Description
Staff Report
COA Application
Manor Inn Porte Cochere Demo Exhibit
Northwest Wing Photo Exhibit
Porte Cochere Photo Exhibit
Southwest Wing Photo Exhibit
Stair and Ramp Photo Exhibit
Plan set - architectural
Plan set-Demolition

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 18-83	**5 Community Road**	**Parcel ID #24847/10001345**
Additions/Alterations		**PIN # 855212976249/494**

APPLICANT: **LKC Engineering**
PROPERTY OWNER(S): **Pinehurst Resorts, LLC**

RECEIVED: **9/4/2018**
MEETING DATE: **10/10/2018**

ZONING DISTRICT: **VMU**
LHD STATUS: **Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

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

NATURE OF PROJECT:

- **Demolish two newer additions, (rear wing, small wing on west side, part of the front awning/porch**
- **Replace roof**
- **Replace windows**
- **Reconfigure paving and parking**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The Manor Inn was built in 1923 to replace the Lexington hotel that stood on the site. The Inn has been remodeled a few times, including additions to the west side, a rear wing and extension of the front porch and accessibility ramp. It is currently covered in vinyl siding.

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

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

B. SECTION 2.4.2 WINDOWS AND DOORS STANDARDS – *Windows and doors elicit a sense of proportion and depth, and are typically key design elements. They also exhibit craftsmanship not found today. Attention to details such as the number of panes or the size of panes or panels will contribute to the appropriateness of rehabilitation.*

1. The replacement windows **do/do not** retain their original size and dimension
2. The number and size of panes, mullion, and muntin, and all window hardware **are/are not** the same or similar to those of the original windows.

C. SECTION 2.6.2 PORCHES ENTRANCES AND BALCONIES STANDARDS – *Reconstruction of a missing porch, entrance, or balcony requires accurate evidence of the original configuration and detail. If complete documentation does not exist or if reconstruction is not desired, a new design that is compatible with the historic building in height, proportion, roof shape, material, texture, scale, detail, and color is appropriate.*

1. The proposed alteration **does/does not** retain and preserve historic porches, entrances, and balconies.

2. The proposed alteration **does/does not** retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
3. The proposed alteration **does/does not** retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim.

DEMOLITION OF:

D. SECTION 3.5 DEMOLITION – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The section of the structure proposed to be removed **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The section of the structure proposed to be removed **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.

E. SECTION 3.6.2 ACCESSIBILITY AND LIFE STANDARDS – *A need for public access to, a change in use of, or a substantial rehabilitation of a historic building may necessitate compliance with current Standards for life safety and accessibility. Both the North Carolina State Building Code and the federal Americans with Disabilities Act of 1990 include some flexibility in compliance when a historic building is involved.*

1. The proposed changes **are/are not** compatible with the building's historic character and setting or **will/will not** compromise them
2. The proposed change meets accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features **are/are not** preserved.
3. The additional means of access **are/are not** reversible and **do/do not** compromise the original design of a historic entrance or porch.

LOCATION

Photo showing the original exterior

1895
VILLAGE OF
PINEHURST

RECEIVED
SEP 04 2018
BY: .....

Application for Local Historic District

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

Property Data

Property Owner(s): Pinehurst, LLC (Resorts of Pinehurst, Inc.) (Attn: Richard Higginbotham)

Business Name (if applicable): Manor Inn

Tenant Name (if applicable): _____

Physical Address: 5 Community Rd, Pinehurst, NC

Mailing Address (if different): PO Box 4000, Pinehurst, NC 28374

Phone #: 910-295-6811 Mobile #: 910-986-3038 (Calvin Burkley)

Zoning District: VMU LRK #: 24847, 10001345 PIN #: 855212976249, 855212976494

Applicant/Contractor Data

Name: LKC Engineering, PLLC

Contractor License #: _____

Phone #: 910-420-1437

E-mail Address)optional): perry@lkcengineering.com

Mailing Address: PO Box 888, Aberdeen, NC 28315

Estimate Cost of Construction: $ 5,000,000

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

Description of Project:

The renovation of the Manor Inn will center primarily on interior renovations of the rooms and common spaces. On the exterior, some architectural additions to the original building will be removed, including the rear wing, a small wing on the west side, and a portion of the porch. This will make the building mass appear more like the original structure. Although some exterior finishes and the windows will be replaced, the colors and materials will be consistent with the existing colors and materials.

The site is being renovated to rejuvenate the landscaping and to remove unnecessary paving. The existing patio is being rebuilt and the existing wall and fence enclosing the patio will be removed. The rear parking area is being redesigned to be more efficient and to provide a better dumpster location with an enclosure.

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Vinyl	White
Rear Elevation	Vinyl	White
Right Elevation	Vinyl	White
Left Elevation	Vinyl	White
Trim	Vinyl	White
Windows	Vinyl	White
Chimney	Stucco	White (existing)
Foundation	Stucco	White (existing)
Front Door	Wood	Brown
Shutters	N/A	
Garage Door	N/A	
Roof	Asphalt Shingles	Black
Roof Exhaust Vents	N/A	
Front Porch	Stone	Gray
Deck	Stone	Gray
Patio	Concrete	White
Sidewalk	Brick	Red
Sky Lights	N/A	
Driveway	Asphalt	Black
House Number	N/A	

Signature: _____ Date: 8·30·18

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA#_____ Date: _____ Staff: _____ HPC Mtg(s): _____

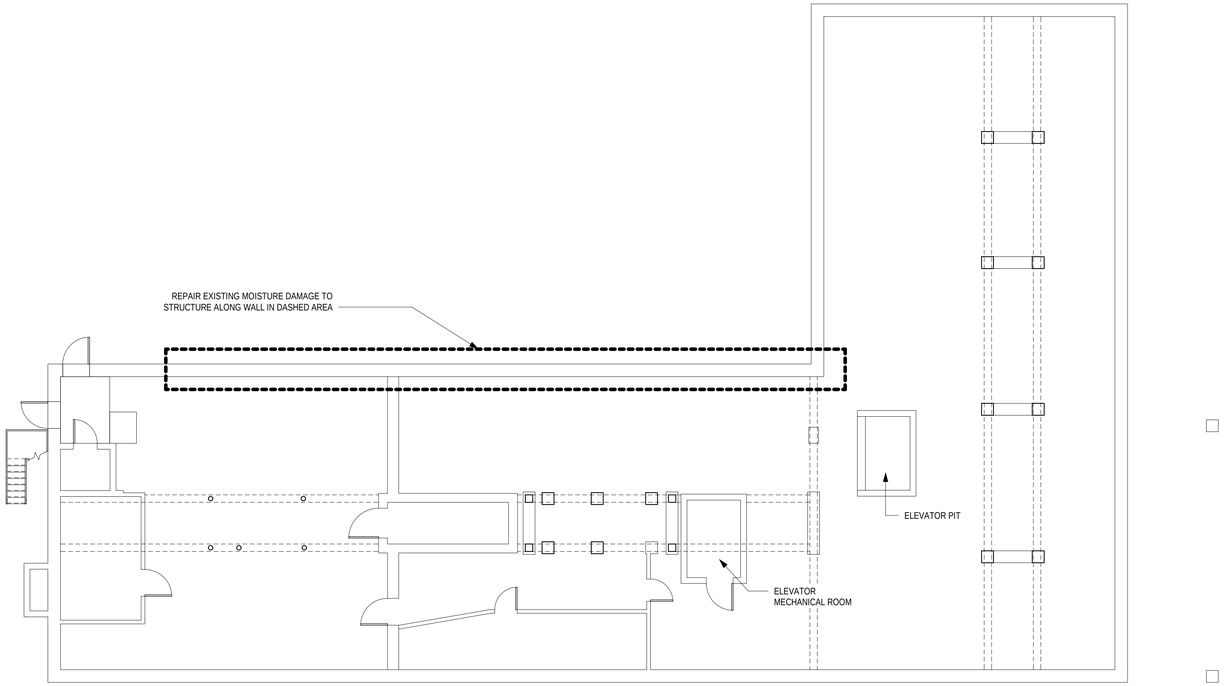
Other required approvals: _____

Conditions: _____

_____

LOCATION OF NEW
EGRESS STAIR
NOT SO NICE
HC RAMP
COVERED
PORCHED IN
QUESTION

7X
4



00_BASEMENT 1

1/8" = 1'-0"

GENERAL NOTES

1. BASEMENT FLOOR PLAN SHOWN IS A CRAWL SPACE & NOT INTENDED FOR OCCUPANCY

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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MANOR INN

5 COMMUNITY RD PINEHURST, NC

- Job Number: 1717
- Date: 08/30/2018
- Revisions: SCHEMATIC

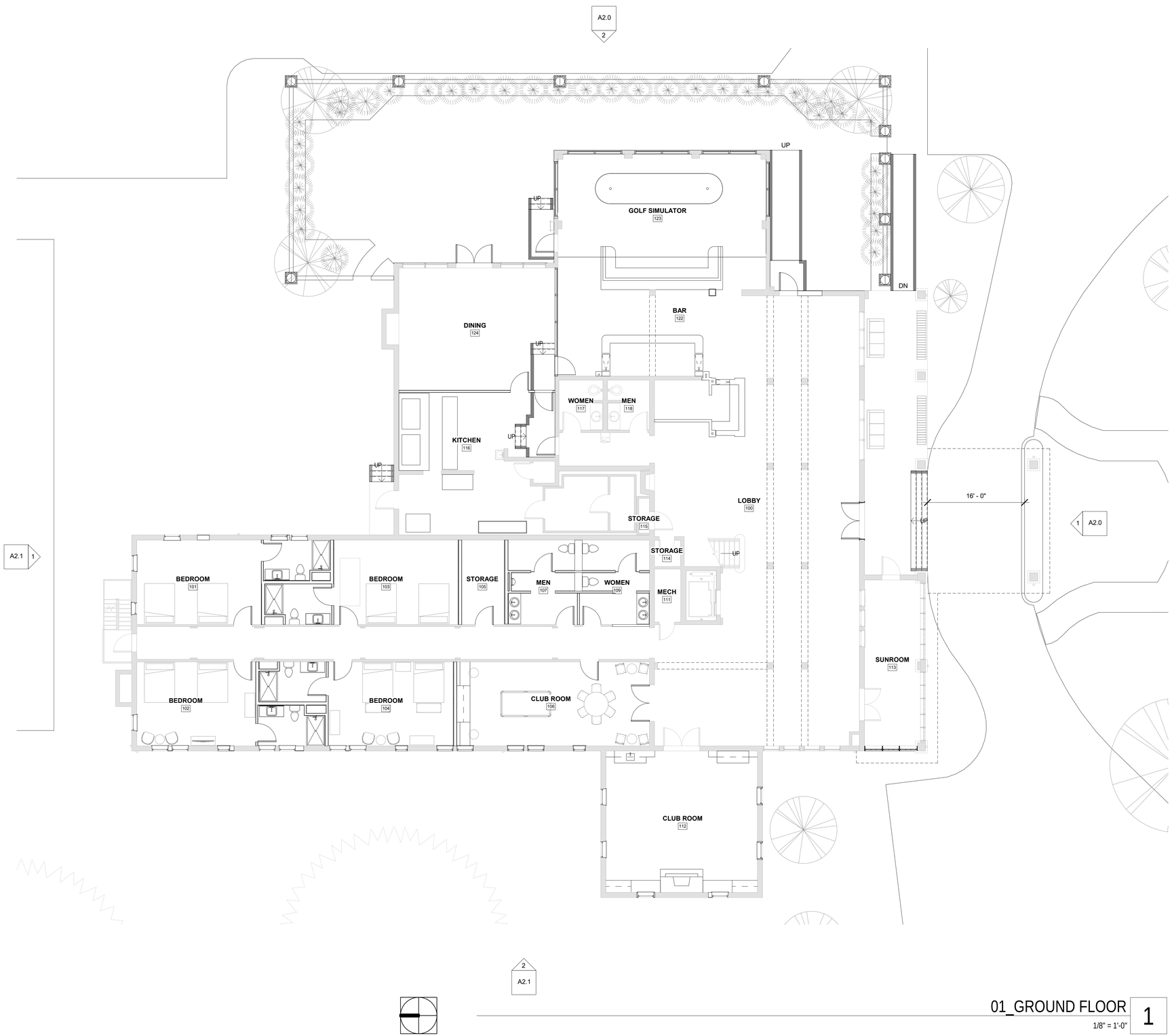
REV. NO.	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

FLOOR PLAN - BASEMENT

Sheet

A1.0



01_GROUND FLOOR 1

1/8" = 1'-0"

GENERAL NOTES

1. SEE CIVIL FOR TYPES & LOCATIONS OF LANDSCAPING
2. NEW FLOOR FINISHES THROUGHOUT
3. INCREASE WIDTH OF PORT COHERE TO 16' - 0" FROM FRONT OF STAIR TO FACE OF CURB

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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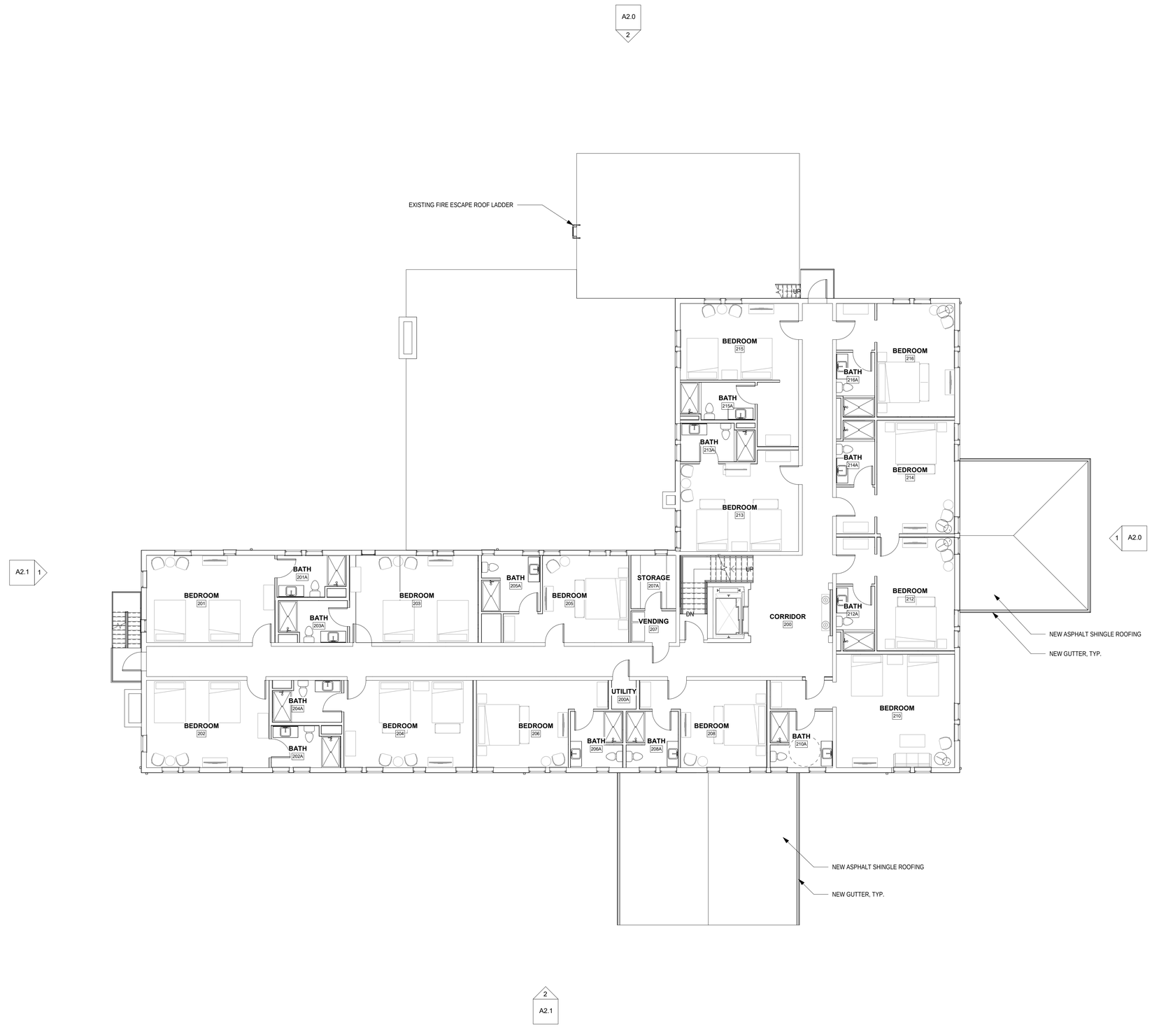
PRELIMINARY - NOT FOR CONSTRUCTION

FLOOR PLAN - GROUND FLOOR

Sheet

A1.1



02_SECOND FLOOR

1/8" = 1'-0"

1

GENERAL NOTES

1. TYPICAL FLOOR PLAN SHOWN INCLUDES SECOND, THIRD, & FOURTH FLOORS.
2. NEW FLOOR FINISHES THROUGHOUT

PLAN LEGEND

- - - - - -	DEMO
———	EXISTING
———	NEW
- - - - - -	OVERHEAD

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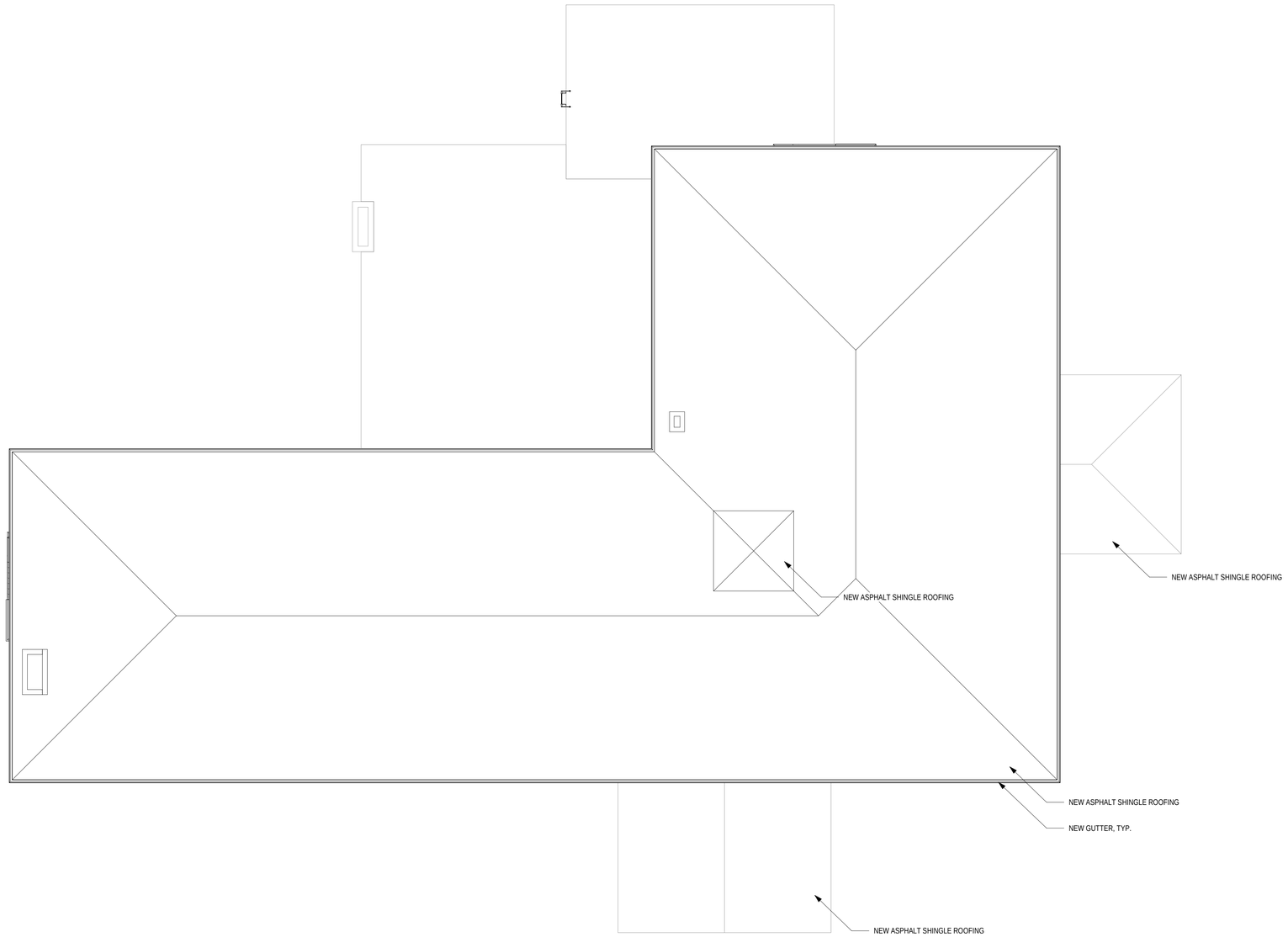
PRELIMINARY - NOT FOR CONSTRUCTION

FLOOR PLAN - TYPICAL

Sheet

A1.2



05_ROOF 1

1/8" = 1'-0"

GENERAL NOTES

1. NEW ASPHALT SHINGLE ROOFING. REPAIR WHERE REQUIRED.
2. NEW GUTTERS & DOWNSPOUTS, TYP. SEE ELEVATIONS FOR LOCATIONS.

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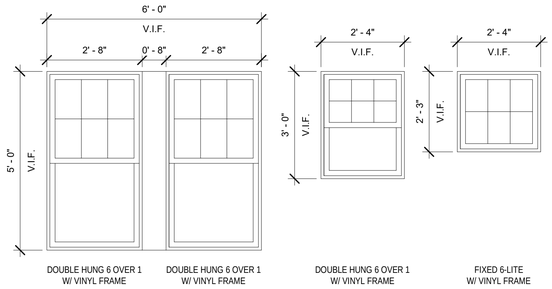
PRELIMINARY - NOT FOR CONSTRUCTION

ROOF PLAN

Sheet

A1.5

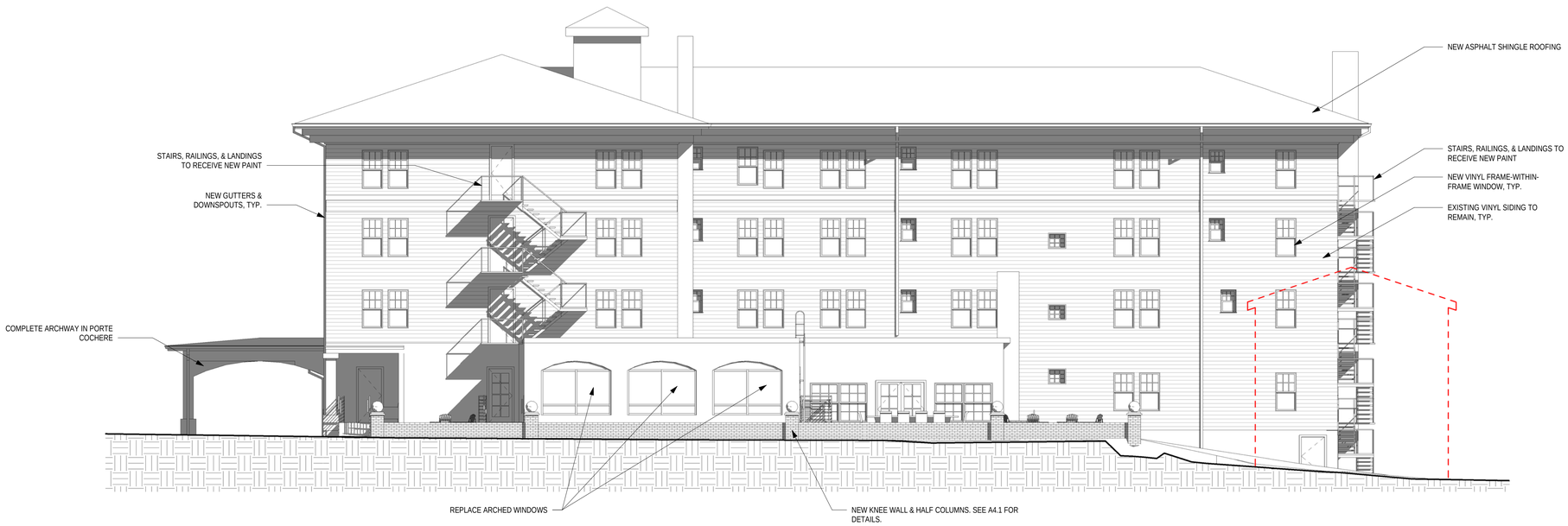


WINDOW ELEVATIONS 3

1/2" = 1'-0"

SOUTH ELEVATION 1

1/8" = 1'-0"



EAST ELEVATION 2

1/8" = 1'-0"

GENERAL NOTES

1. ALL ASPHALT SHINGLE ROOFING TO BE DEMO'D & REPLACED WITH NEW ASPHALT SHINGLES. REPAIR ROOF AS NEEDED.
2. REPLACE ALL EXISTING VINYL FRAME-WITHIN-FRAME WINDOWS WITH DOUBLE GLAZED VINYL FRAME-WITHIN-FRAME WINDOWS
3. EXISTING VINYL SIDING TO REMAIN. PATCH SIDING WHERE REQUIRED AFTER DEMO OF PREVIOUS ADDITIONS.
4. ALL EXTERIOR FIRE STAIRS TO BE SANDED & PAINTED TO MATCH HISTORIC IMAGES.
5. NEW GUTTERS & DOWNSPOUTS, TYP.
6. REPAIR VINYL SOFFIT AS NEEDED.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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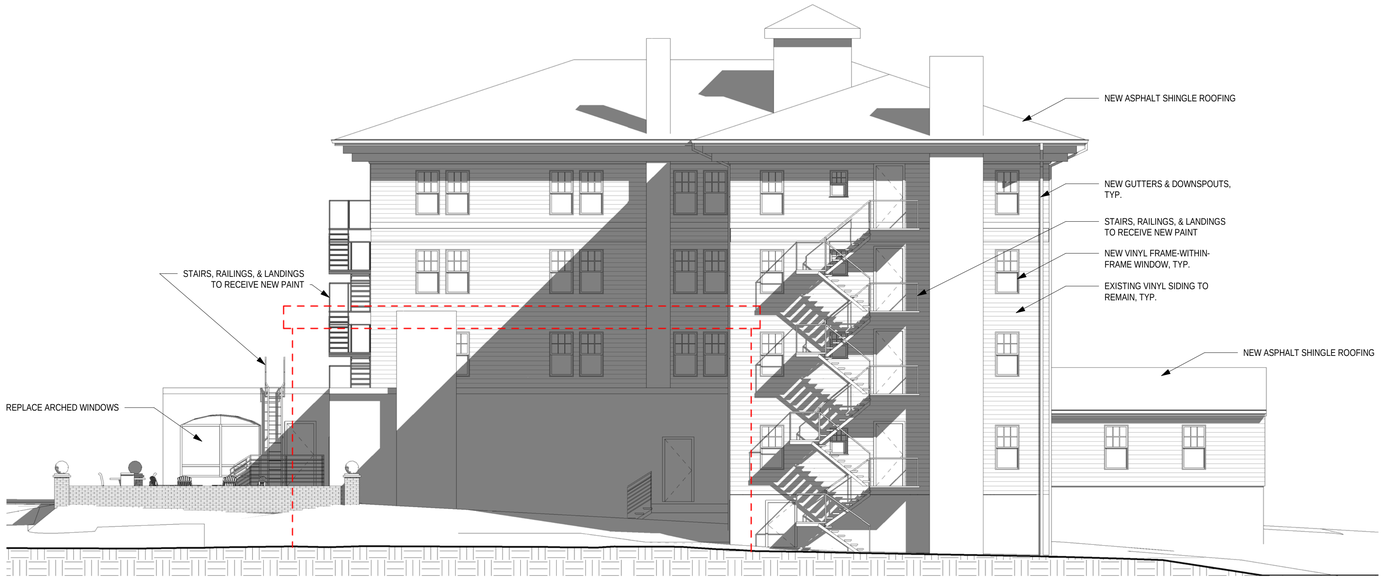
PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

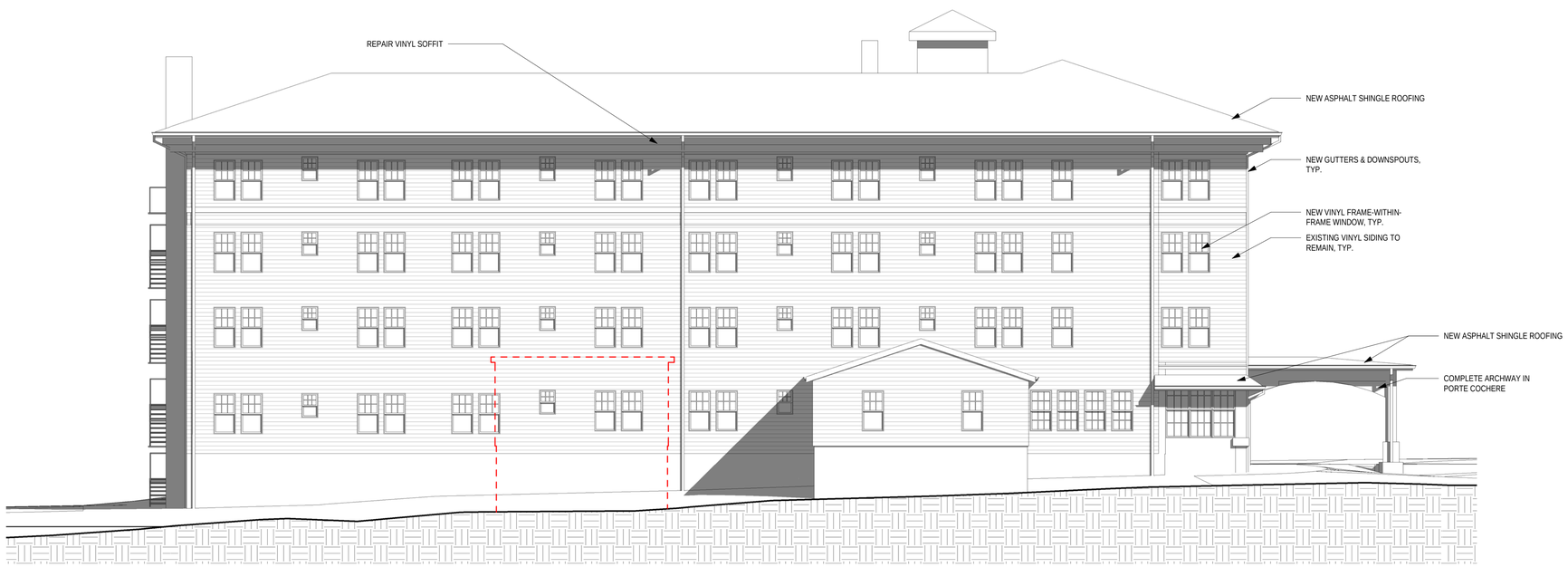
Sheet

A2.0



NORTH ELEVATION 1

1/8" = 1'-0"



WEST ELEVATION 2

1/8" = 1'-0"

GENERAL NOTES

1. ALL ASPHALT SHINGLE ROOFING TO BE DEMO'D & REPLACED WITH NEW ASPHALT SHINGLES. REPAIR ROOF AS NEEDED.
2. REPLACE ALL EXISTING VINYL FRAME-WITHIN-FRAME WINDOWS WITH DOUBLE GLAZED FRAME-WITHIN-FRAME WINDOWS
3. EXISTING VINYL SIDING TO REMAIN. PATCH SIDING WHERE REQUIRED AFTER DEMO OF PREVIOUS ADDITIONS.
4. ALL EXTERIOR FIRE STAIRS TO BE SANDED & PAINTED TO MATCH HISTORIC IMAGES.
5. NEW GUTTERS & DOWNSPOUTS, TYP.
6. REPAIR VINYL SOFFIT AS NEEDED.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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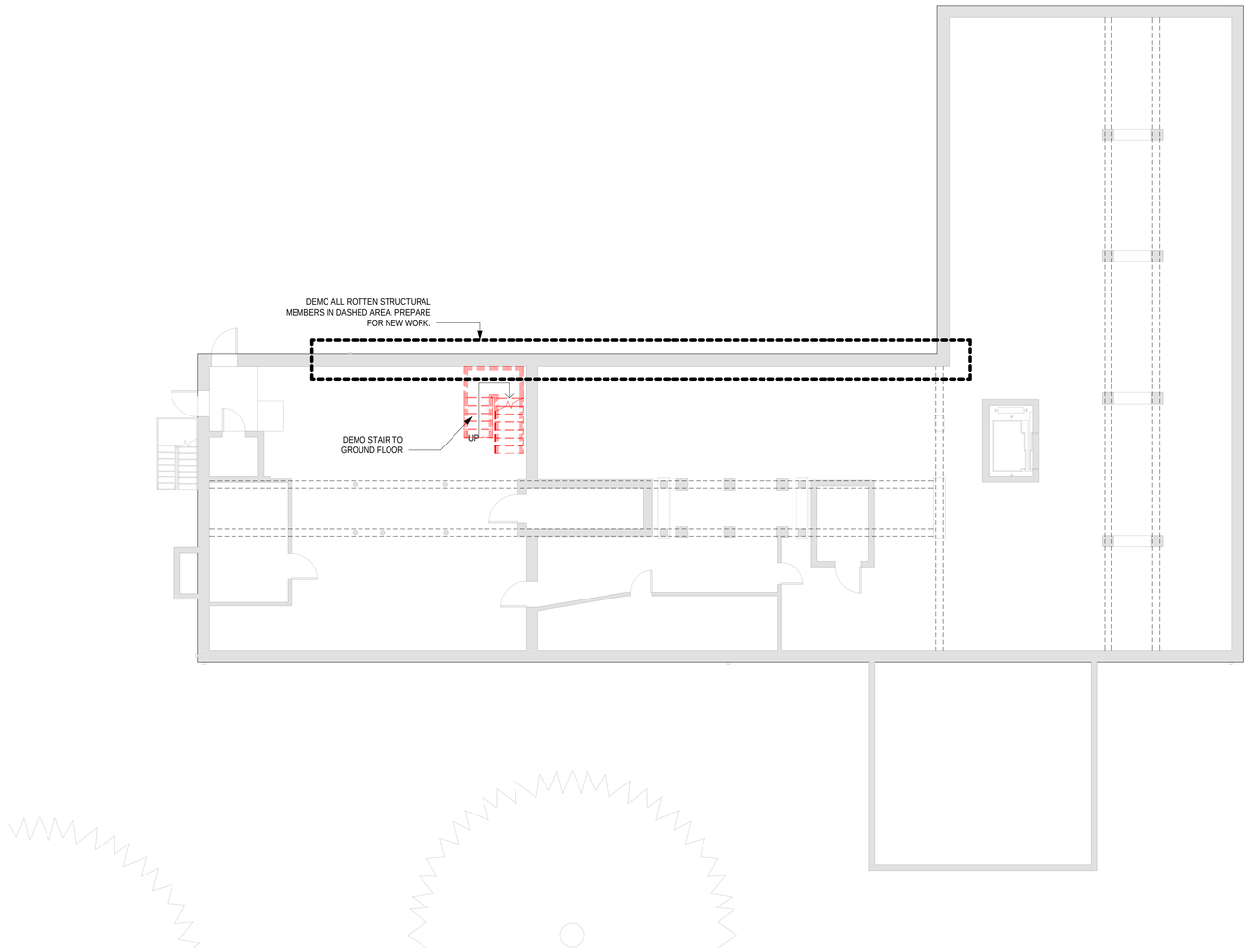
PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Sheet

A2.1



00_BASEMENT - DEMO

1/8" = 1'-0"

1

GENERAL NOTES

1. EXTERIOR VINYL SIDING TO REMAIN. REPAIR EXISTING SIDING AS NEEDED.
2. SOFFIT AT ROOF TO REMAIN. PATCH & REPAIR EXISTING CORNICE AS NEEDED.

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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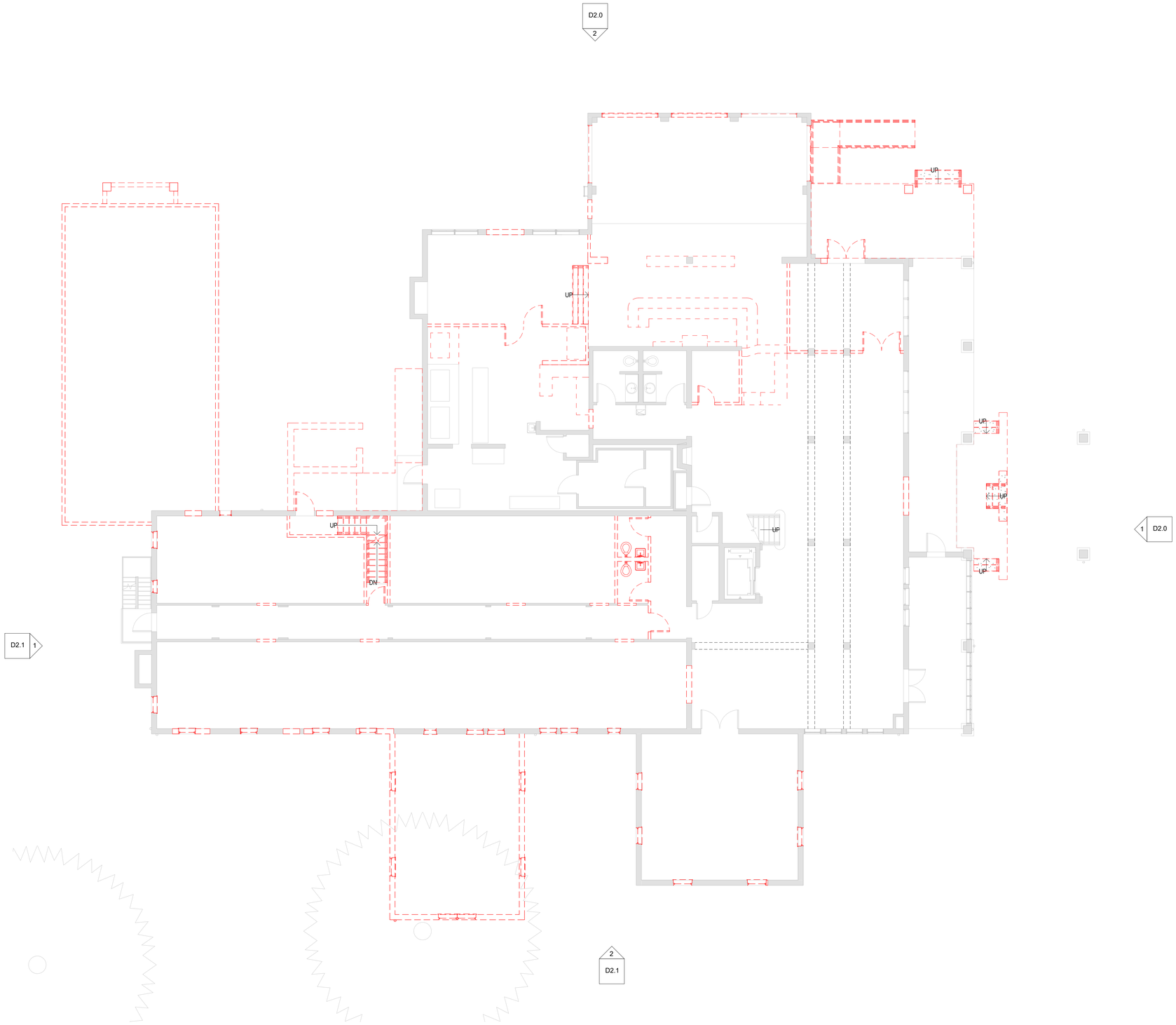
BASEMENT DEMO PLAN

Sheet

D1.0



01_GROUND FLOOR -DEMO 1

1/8" = 1'-0"

GENERAL NOTES

1. EXTERIOR VINYL SIDING TO REMAIN. REPAIR EXISTING SIDING AS NEEDED.
2. SOFFIT AT ROOF TO REMAIN. PATCH & REPAIR EXISTING CORNICE AS NEEDED.

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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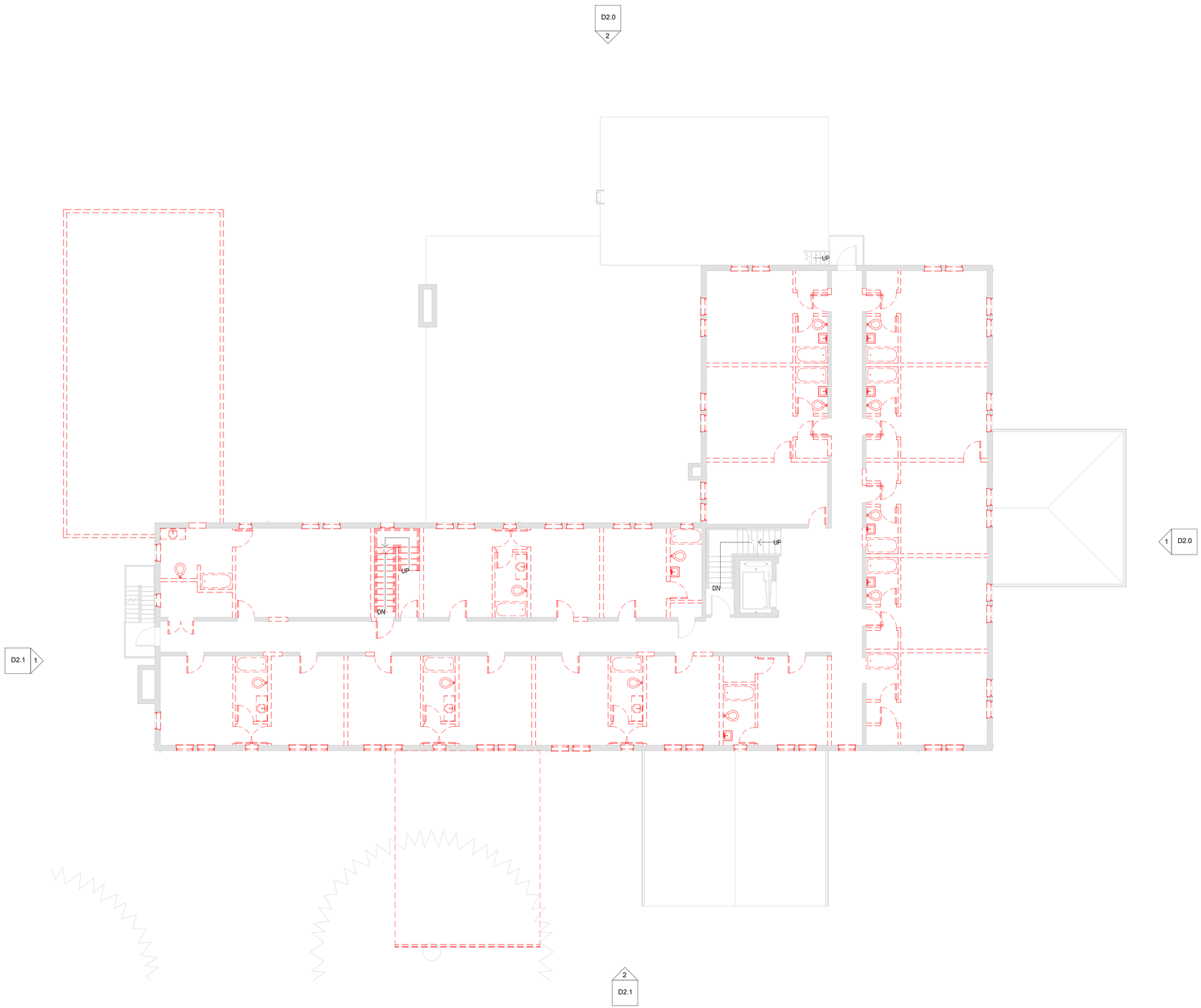
GROUND FLOOR DEMO PLAN

Sheet

D1.1



02_SECOND FLOOR - DEMO 1

1/8" = 1'-0"

GENERAL NOTES

1. EXTERIOR VINYL SIDING TO REMAIN. REPAIR EXISTING SIDING AS NEEDED.
2. SOFFIT AT ROOF TO REMAIN. PATCH & REPAIR EXISTING CORNICE AS NEEDED.

PLAN LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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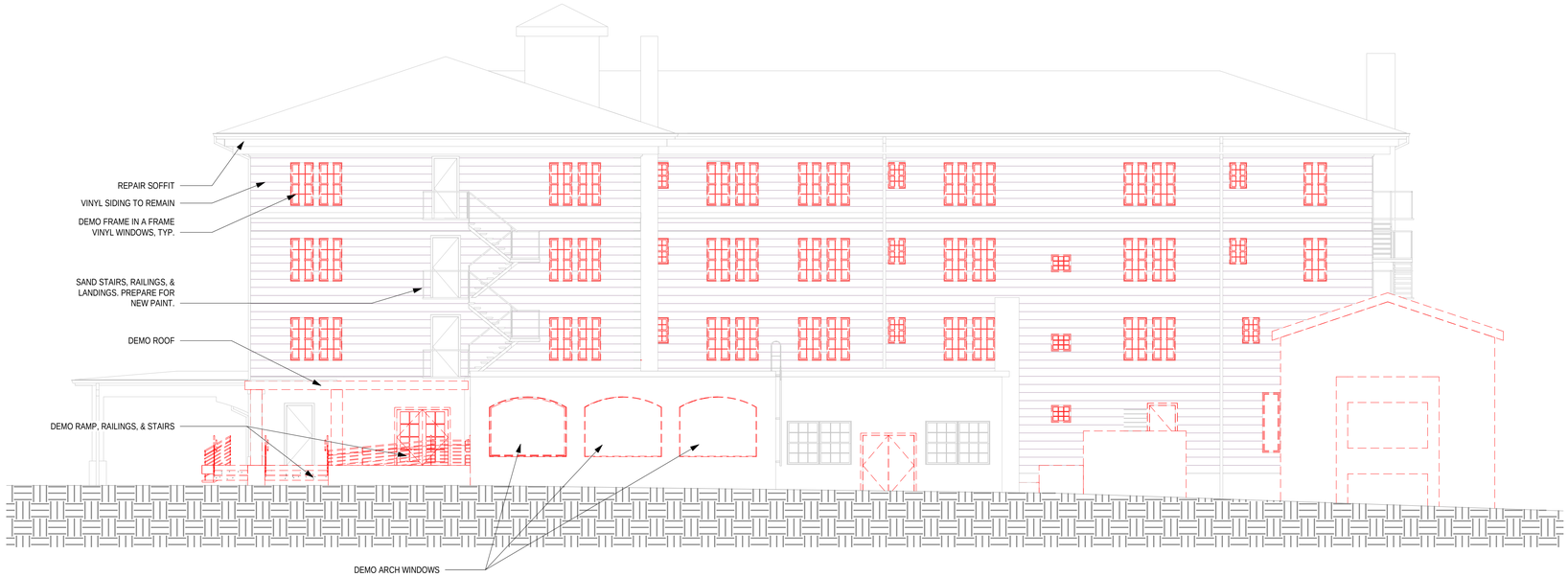
TYPICAL FLOOR DEMO PLAN

Sheet

D1.2

SOUTH ELEVATION - DEMO 1

1/8" = 1'-0"



EAST ELEVATION - DEMO 2

1/8" = 1'-0"

GENERAL NOTES

1. DEMO ALL EXTERIOR VINYL SIDING. PATCH & REPAIR EXISTING SURFACE AS NEEDED.
2. DEMO SOFFIT AT ROOF. PATCH & REPAIR EXISTING CORNICE AS NEEDED.
3. DEMO ALL EXISTING VINYL WINDOWS ON EXTERIOR. EXISTING WINDOW FRAMING TO REMAIN FOR NEW WINDOWS.
4. DEMO ALL WINDOW-MOUNTED A/C UNITS.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

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MANOR INN

5 COMMUNITY RD
PINEHURST, NC

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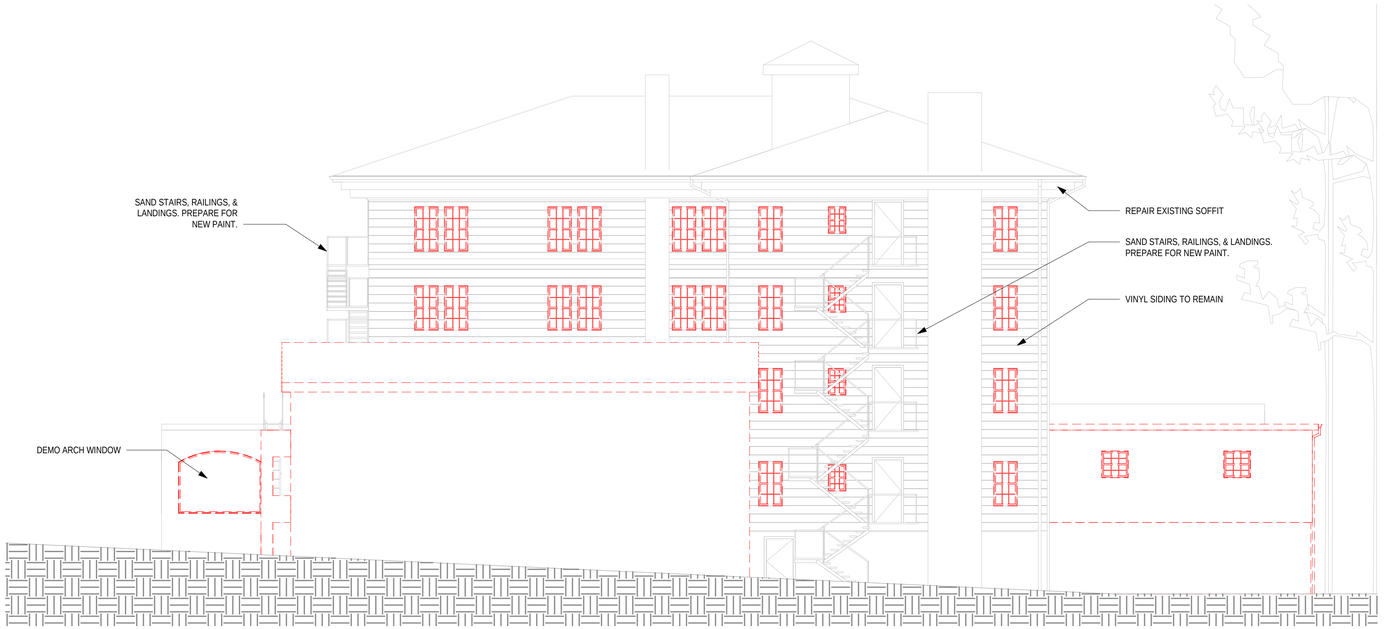
EXTERIOR ELEVATIONS

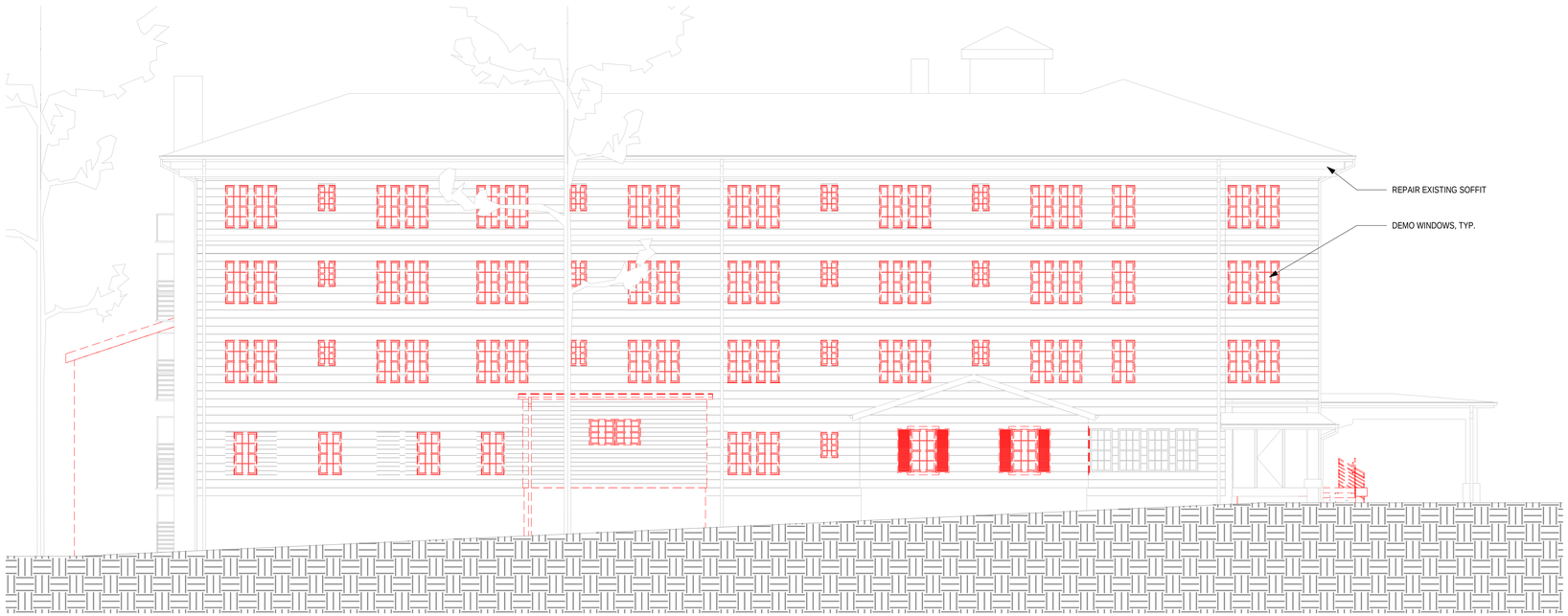
Sheet

D2.0



NORTH ELEVATION - DEMO 1

1/8" = 1'-0"



WEST ELEVATION - DEMO 2

1/8" = 1'-0"

GENERAL NOTES

1. DEMO ALL EXTERIOR VINYL SIDING. PATCH & REPAIR EXISTING SURFACE AS NEEDED.
2. DEMO SOFFIT AT ROOF. PATCH & REPAIR EXISTING CORNICE AS NEEDED.
3. DEMO ALL EXISTING VINYL WINDOWS ON EXTERIOR. EXISTING WINDOW FRAMING TO REMAIN FOR NEW WINDOWS.
4. DEMO ALL WINDOW-MOUNTED A/C UNITS.

ELEVATION LEGEND

- DEMO
- EXISTING
- NEW
- OVERHEAD

TISE·KIESTER ARCHITECTS

119 E. Franklin St, Suite 300
Chapel Hill, NC 27514
telephone 919·967·0158
www.tisekiester.com

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MANOR INN

5 COMMUNITY RD PINEHURST, NC

- Job Number: 1717
- Date: 08/30/2018
- Revisions: SCHEMATIC

REV. NO.	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Sheet

D2.1

COA 18-86

ADDITIONAL AGENDA DETAILS:

A request to demolish the existing garage, construct a new 3-car garage, a new guest cottage that will be attached to the main dwelling by a breezeway, construct a pool, reconfigure the driveway and expand the side entrance at 60 Blue Road, Pinehurst, NC. The property can be identified as Moore County LRK# 18891. The applicant and property owners are Kevin Drum and Jennifer Stoddard.

ATTACHMENTS:

	Description
🗋	Staff Report
🗋	COA Application
🗋	COA Application - garage Demo
🗋	Plan set
🗋	Plan set - Site Plans
🗋	Plan set - Site Plans

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 18-86	**60 Blue Road**	**Parcel ID #18891**
Additions/Alterations		**PIN # 855212756729**

APPLICANT: **Kevin Drum and Jennifer Stoddard**
PROPERTY OWNER(S): **Same**

RECEIVED: **8/6/2018**
MEETING DATE: **10/10/2018**

ZONING DISTRICT: **R-20**
LHD STATUS: **Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:
- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL – PRIOR TO PERMITTING**

NATURE OF PROJECT:
- **Demolish detached garage (non-contributing)**
- **Add breezeway and porch on south elevation**
- **New guest cottage attached via breezeway**
- **New in ground pool**
- **Detached 3 car garage**
- **Reconfigure driveway and walkways**

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 60 Blue Road was developed in 1917 as a single family home with one detached non-contributing garage. The National Historic Landmark Nomination (1994) lists the house as While-A-Way and describes it as "This one and a half story frame house of asymmetrical design has a multi-gabled roof, gable-end stone chimneys, sash windows, and no clearly identifiable façade." The HPC approved entrance alterations on the Shaw Road side, awnings, porch, pergola, paint and gutters in February 2017. The Blue Street side does not have a discernable entrance and over time the southern elevation had become the "front" of the house, even though it is on the interior of the lot.

A. SECTION 1.6.4.1 MAJOR WORK – *New construction or additions not considered to be minor;*
1. This request is considered to be major work because it involves new additions that **is/is not** considered minor work.

ADDITION TO MAIN DWELLING:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*
1. The proposed addition **will/will not** be inconspicuous and **will/will not** be on the rear elevation.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*
1. The proposed addition **will/will not** be of similar scale and character as the existing building.

2. The proposed addition **<u>will/will not</u>** consist of compatible materials and colors to the existing building.
3. The proposed work/structures **<u>will/will not</u>** be compatible with neighboring buildings.

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

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

E. SECTION 3.1.2.4 ADDITIONS STANDARDS – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **<u>will/will not</u>** be similar to those in the original building.

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

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

G. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **<u>will/will not</u>** have foundations and eaves that generally align with the existing building.

<u>DETACHED GARAGE:</u>

H. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES – *Locate New garages and outbuildings in rear yards and in traditional relationships to the main buildings;*

1. The proposed detached guest house **<u>will/will not</u>** be located in the rear yard and in a traditional relationship to the main building.

I. SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house;*

1. The proposed guest house **<u>will/will not</u>** be smaller in scale than the main house.

J. SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *New garages and outbuildings must use traditional roof forms, materials and details compatible with the main building or historic outbuildings in the district;*

1. The proposed guest house **<u>will/will not</u>** have traditional roof forms, materials and details that are compatible with the main house.

<u>POOL:</u>

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

2. The proposed pool addition **<u>will/will not</u>** be located in the rear yard.

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

4. The proposed addition **<u>will/will not</u>** be compatible with the character of the existing home.

M. SECTION 2.22.1.6 UTLITIES AND ENERGY RETROFIT GUIDELINES – *Locate new mechanical equipment and utilities, including heating and air conditioning units, meters, exposed pipes, and underground fuel tanks, in the most inconspicuous area, usually along a building's rear elevation. Screen them from view with plantings;*

<u>DEMOLITION OF EXISTING GARAGE:</u>

N. SECTION 3.5 DEMOLITION – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The Structure **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The Structure **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.

LOCATION

Photo taken from Blue Road showing existing garage

Blue Road facing façade of main dwelling

Southern facing façade seen from Shaw Road

Another view of Southern façade showing garage

1895
VILLAGE OF
PINEHURST

RECEIVED
AUG - 6 2018

Application for Local Historic District

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

Property Data

Property Owner(s): Kevin Drum and Jennifer Stoddard

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 60 Blue Road

Mailing Address (if different): _____

Phone #: 910-599-4521 Mobile #: 910-603-0477

Lot #: 309 Zoning District: R-30 LRK #: 00018891 PIN #: 855212756729

Applicant/Contractor Data

Name: Kevin Drum and Jennifer Stoddard (contractor TBD)

Contractor License #: _____

Phone #: _____

E-mail Address)optional): _____

Mailing Address: _____

Estimate Cost of Construction: $ _____

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

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

Description of Project:

- Front porch and breezeway addition
- Extended side entrance porch (shed roof)
- New Guest Cottage (attached to existing dwelling with breezeway)
- New 3-car garage
- New pool (in-ground)
- Reconfigured driveways and walkways

Signature: Kathi Parson for Mark W Parson Date: 8/3/18

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA#_____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Siding to match existing	white
Rear Elevation	Siding to match existing	white
Right Elevation	Siding to match existing	white
Left Elevation	Siding to match existing	white
Trim	(to match existing)	white
Windows	Clad	white
Chimney	Brick	--
Foundation	Brick	--
Front Door	(Existing to remain)	--
Shutters	N/A	--
Garage Door	Metal	white
Roof	Asphalt shingle	(to match existing)
Roof Exhaust Vents	N/A	--
Front Porch	Floor: brick herringbone	--
Deck	N/A	--
Patio	Concrete/brick	--
Sidewalk	Concrete/brick	--
Sky Lights	N/A	--
Driveway	Gravel w/ concrete apron	--
House Number	(Existing to remain)	--

Signature: Kathy Parson for Mark W Parson Date: 8/3/18

Application for Local Historic District

Office Use Only

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

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA#_____Date: _____Staff: _____HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

_____

1895
VILLAGE OF
PINEHURST

Application For
Residential & Non-residential Demolition

PROPERTY OWNER:
Name: Jennifer Stoddard
Address: 60 Blue Rd Pinehurst NC 28374
Telephone Number: 910-215-9079
will let you know once I decide on contractor

CONTRACTOR:
Company name _____ License Number _____
Contact Person _____ Address _____
Telephone Number _____ Cell Number _____ Fax Number _____

PROJECT LOCATION:
Moore County PIN Number _____
Physical Address _____ Subdivision/Unit _____
Lot number _____ LRK Number _____

FLOOD PLAIN ☐ Yes ☒ NO PANEL Number _____ Date _____

(IF Yes, INDICATE FEMA FLOOD ZONE) ☐ A ☐ AE ☐ X ☐ X500

If lot is located within FEMA FLOOD ZONE (You should obtain this information from a licensed surveyor) you must include an Elevation Certificate with your application. Site Plan to indicate finished floor elevation two (2) feet above established flood elevation. Plans will not be accepted without the certificate.

TYPE OF WORK: (check applicable)
☐ Electrical ☐ Framing ☐ Plumbing ☐ Mechanical ☐ Insulation ☐ Irrigation

DEMOLITION - Brief description of work
Removal of existing garage on property

1895
VILLAGE OF
PINEHURST

See 60 Blue Rd.
construction application
from Mark Parson

Application for Local Historic District
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		

Signature: _____ Date: 8/20/18

Office Use Only

Project Type: Normal Maintenance Minor Work Major Work

Current Status: Contributing Non-contributing Vacant

COA# Date: Staff: HPC Mtg(s):

Other required approvals: _____

Conditions: _____

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

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

(revised 3/14/17)

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

Property Data

Property Owner(s): Jennifer Stoddard + Kevin Drum Physical Address: 60 Blue Rd.

Business/Tenant Name (if applicable): _____

Mailing Address (if different): same

Telephone: 215-9079 Zoning District: _____ Parcel ID#: _____

Applicant/Contractor Data contractor to be determined - in bidding process

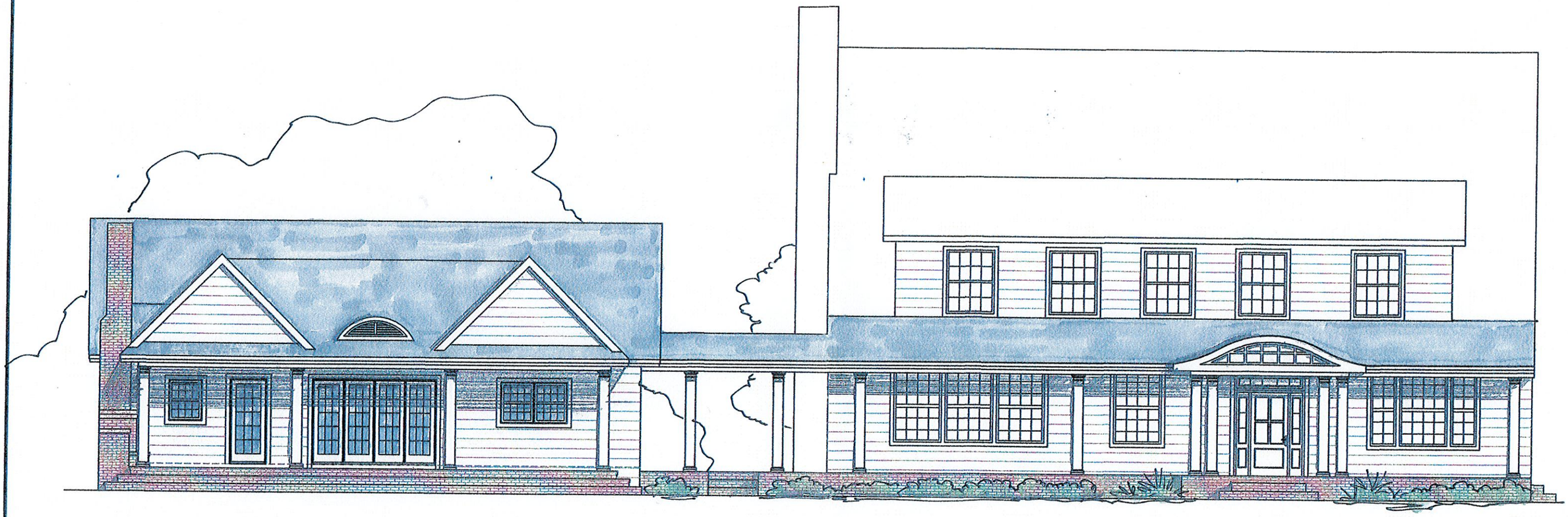
Name: _____ Address: _____

Contractor License #: _____ Telephone: _____

E-mail Address (optional): _____

Description of Project:

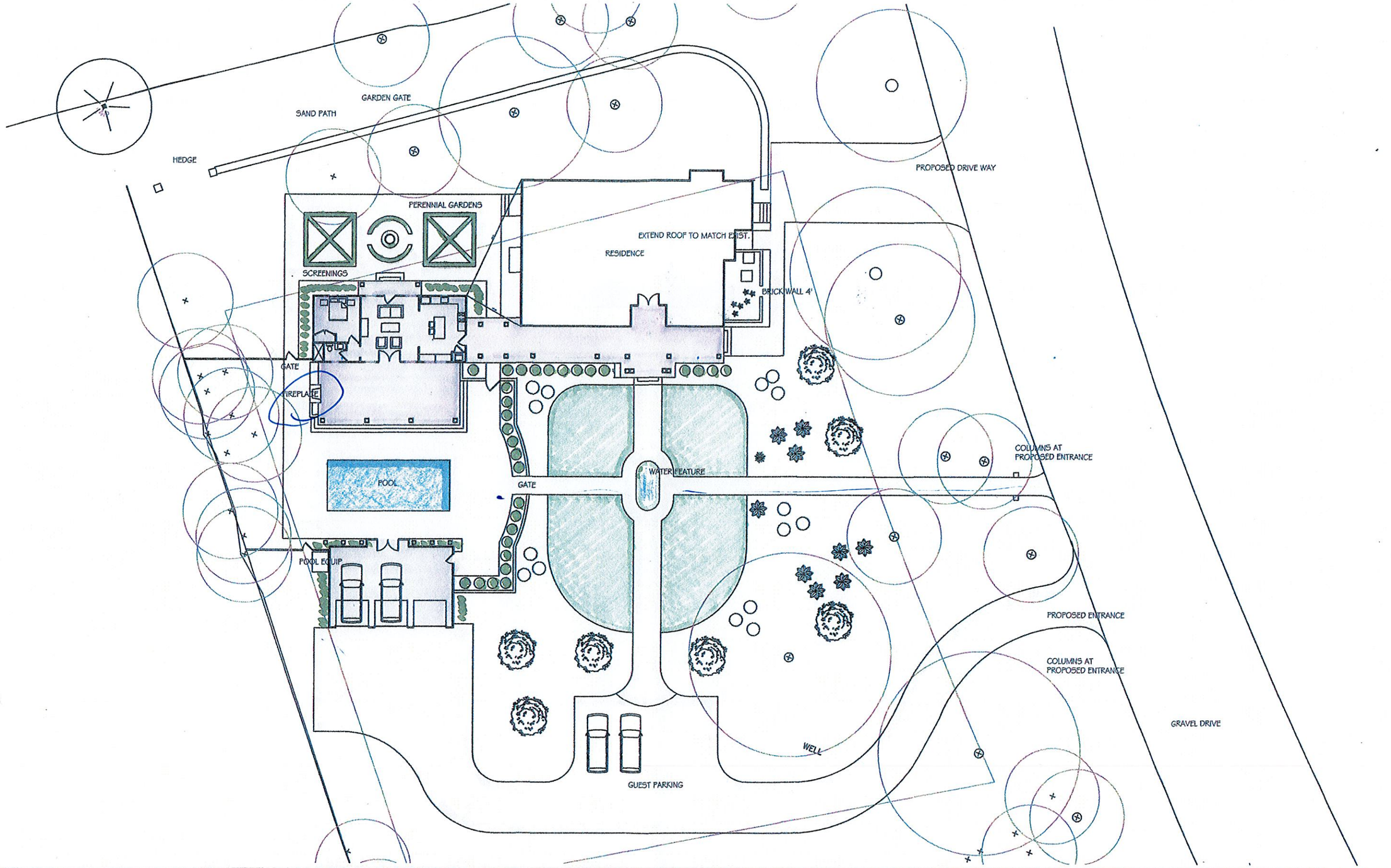
Removal of existing garage.
likely 1965-1980 construction
NOT original to house
will be replaced with more
congruent structure.
application pending



markwasleyparson

DRUM-STODDARD RESIDENCE

60 BLUE ROAD
FRONT ELEVATION



mark wesley parson

DRUM-STODDARD RESIDENCE

60 BLUE ROAD
SITE PLAN

NOTES

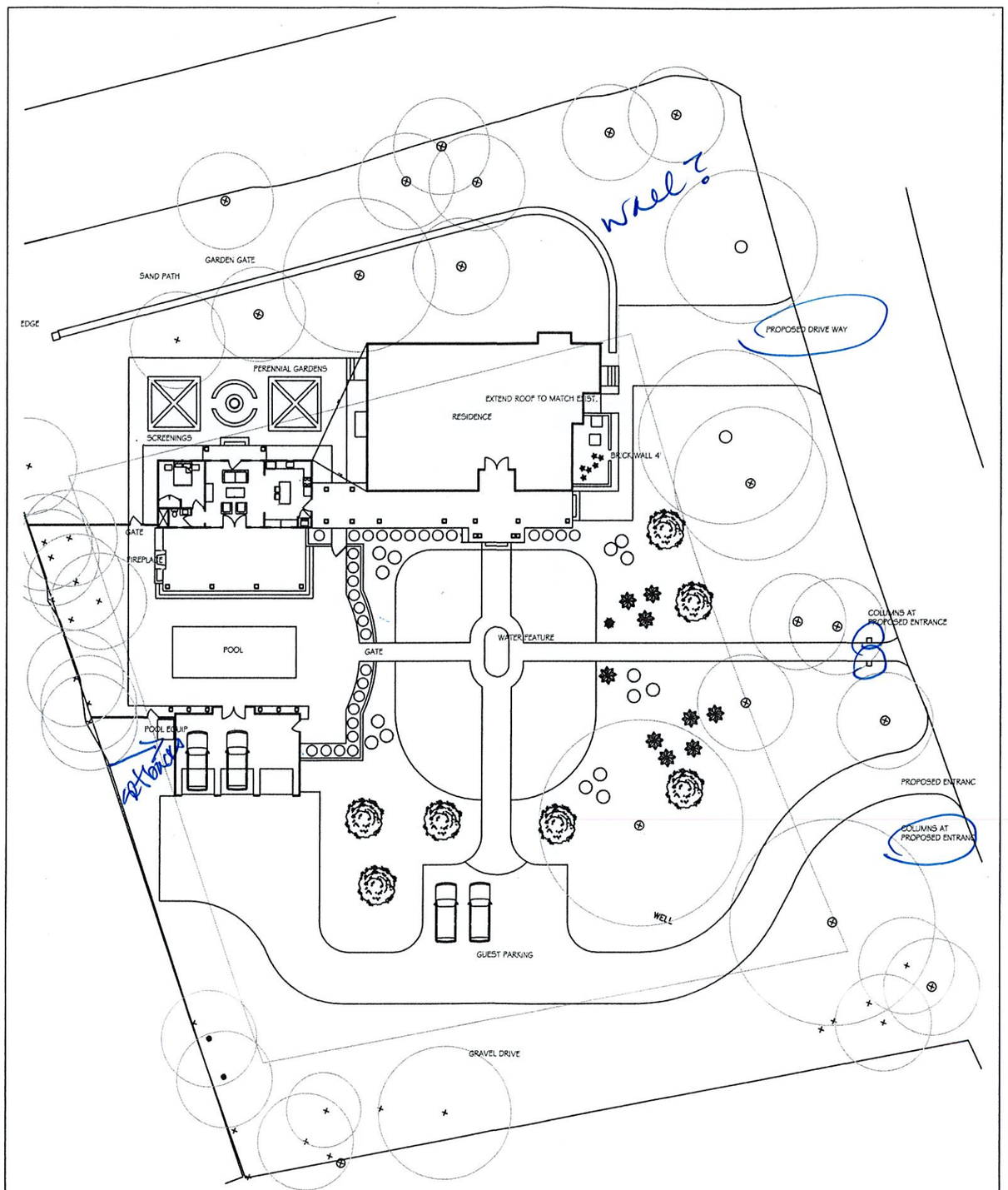
1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7. THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

SYMBOLS LEGEND

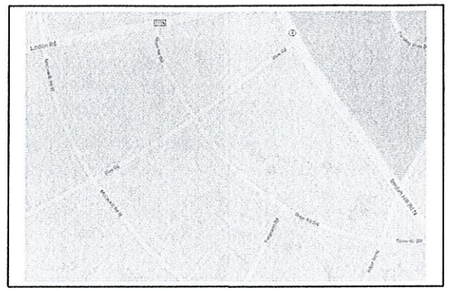
DRAWING TITLE	# DRAWING NAME / A# SCALE
SECTION	
ELEVATION	
WINDOW NUMBER	
DOOR NUMBER	
CEILING/ELEVATION HEIGHT	CH: ##

ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
DIA	DIAMETER
DWG	DRAWING
EQ	EQUAL
FLR	FLOOR
GLS	GLASS
GYP	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OPP	OPPOSITE
PT	PAINT
SIM	SIMILAR
SF	SQUARE FEET
SHT	SHEET
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WD	WOOD



1 / A0 SITE PLAN
SCALE: 1" = 20'



2 / A0 LOCATION MAP
N.T.S.

PROJECT INFORMATION

ZONE:	R-30
AREAS:	
EXISTING HEATED	6,000 SF
PROPOSED GARAGE	805 SF (13.4% OF EXISTING HTD)
PROPOSED BUILDING FOOTPRINT	5,653 SF (UNDER ROOF) (INCLUDING GARAGE & NEW GUEST COTTAGE)
LOT AREA	47,458 SF
% UNDER-ROOF	11%
PROPOSED IMPERVIOUS TOTAL	28%

max 35%
ask if pool decking and all driveways are included
pool fencing

DRAWING LIST

A0	COVERSHEET & SITE PLAN
A1	FOUNDATION PLANS & ROOF PLANS
A2	DETAILS
A3	FLOOR PLANS
A4	LIGHTING/REFLECTED CEILING PLANS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
L1	LANDSCAPE & HARDSCAPE PLAN

mark wesley parson

P.O. BOX
PINEHURST, NC 28374
OFFICE: 910.692.8550
CELL: 910.690.6378

www.markwesleyparson.com

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DRUM-STOUDARD RESIDENCE

60 BLUE ROAD
PINEHURST, NC

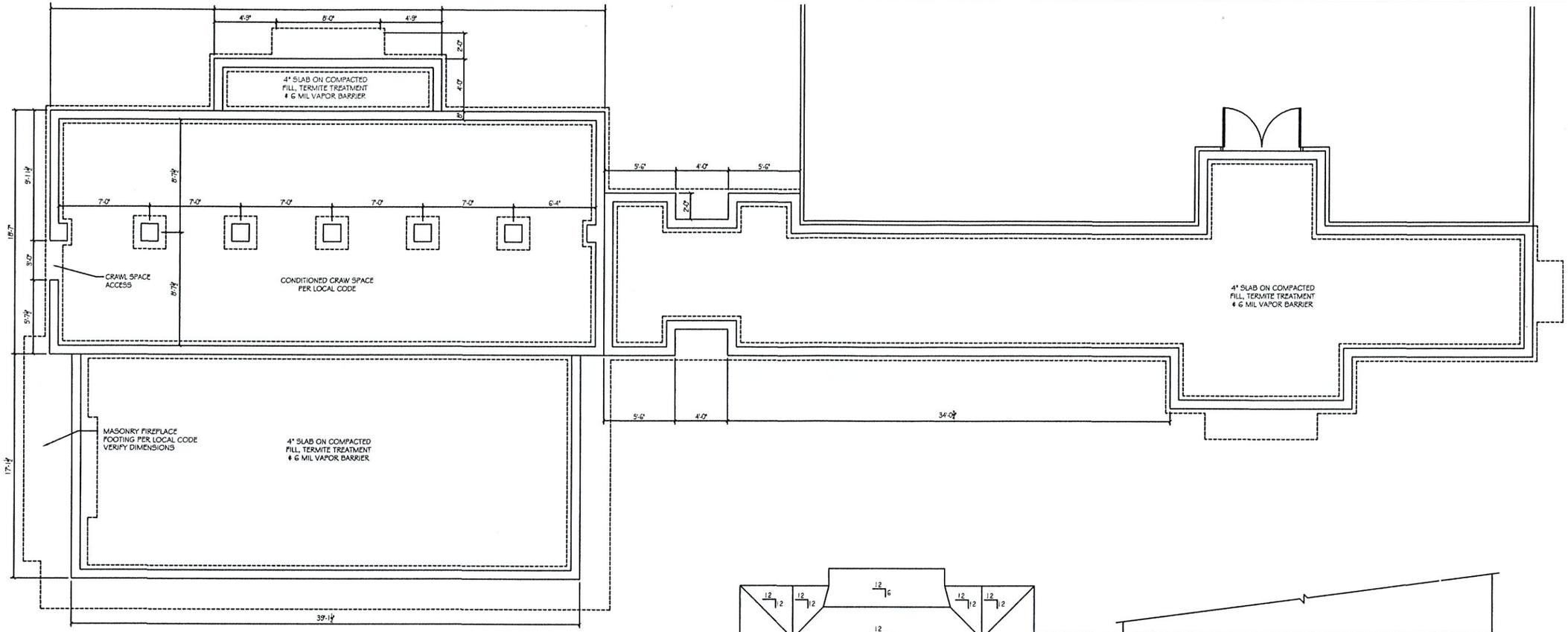
DATE: AUGUST 3, 2018

REVISIONS:

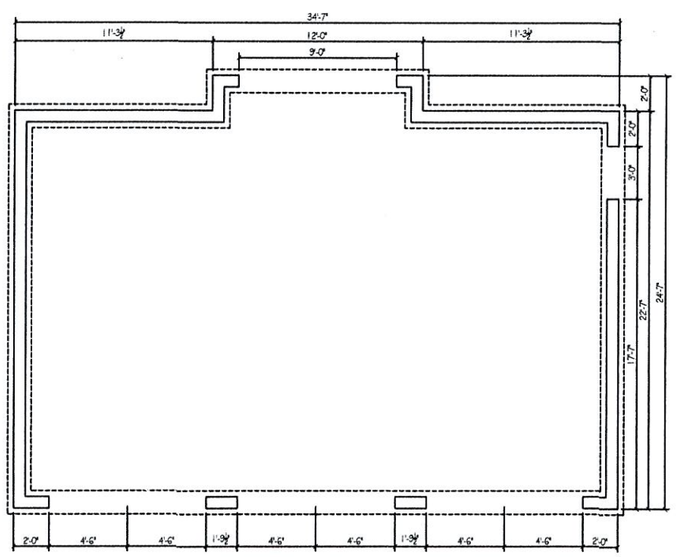
COVER SHEET
SITE PLAN

SHEET NUMBER

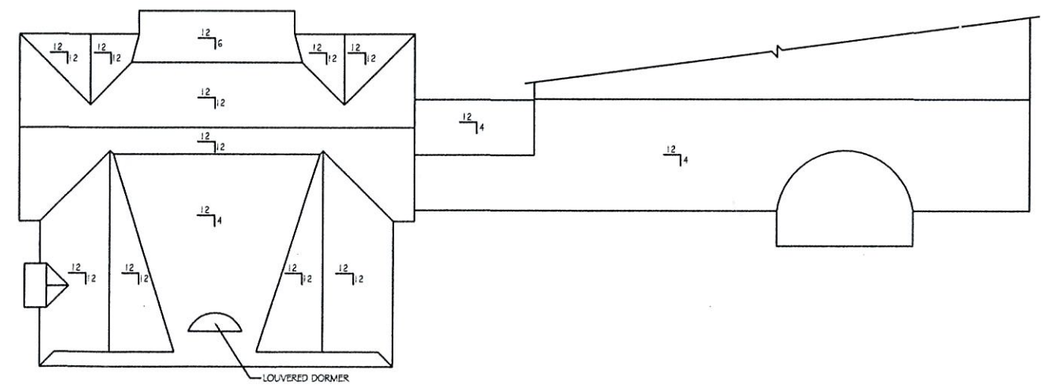
A0



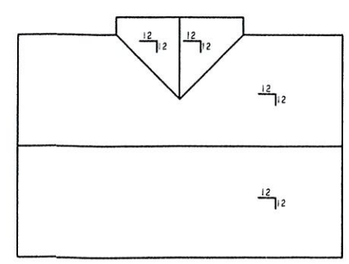
1 / A1 GUEST HOUSE & PORCH ADDITION FOUNDATION PLAN
SCALE: ¼" = 1'-0"



2 / A1 GARAGE FOUNDATION PLAN
SCALE: ¼" = 1'-0"



3 / A1 GUEST HOUSE & PORCH ADDITION ROOF PLAN
SCALE: ¼" = 1'-0"



4 / A1 GARAGE ROOF PLAN
SCALE: ¼" = 1'-0"

mark wesley parson

P.O. BOX
PINEHURST, NC 28374
OFFICE: 910.692.8550
CELL: 910.690.6378

www.markwesleyparson.com

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DRUM-STODDARD RESIDENCE

60 BLUE ROAD
PINEHURST, NC

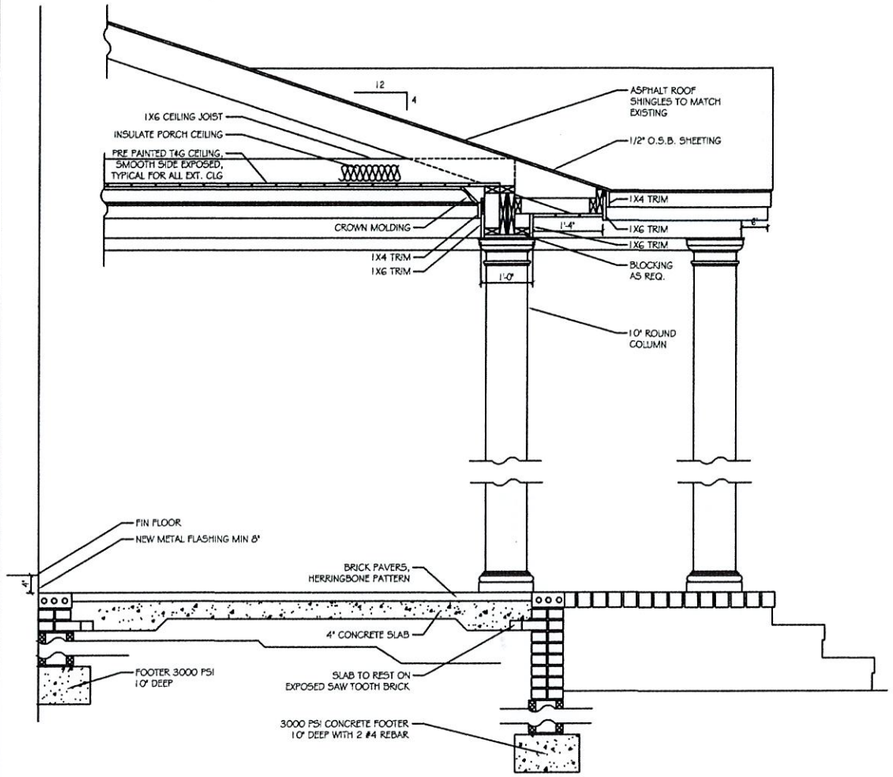
DATE: AUGUST 3, 2018

REVISIONS:

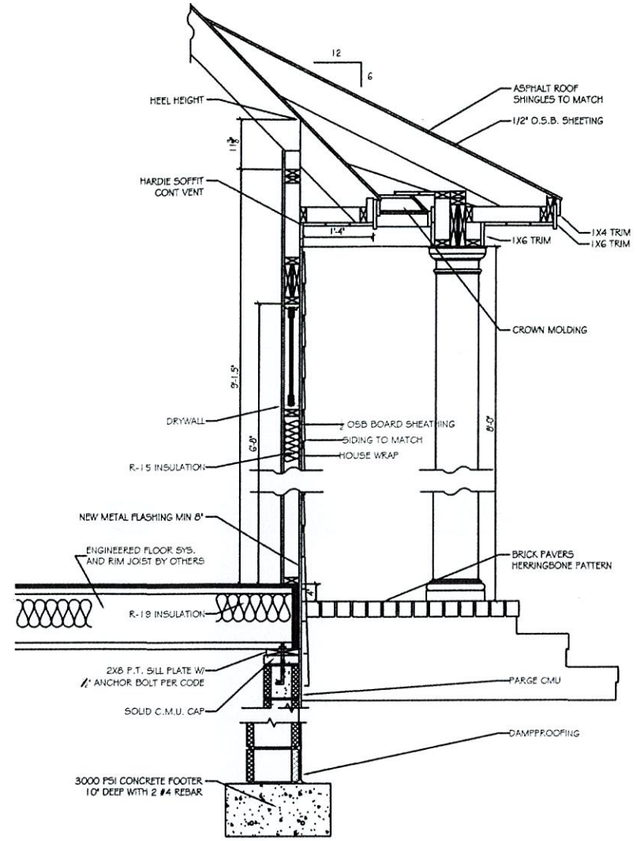
FOUNDATION PLANS
ROOF PLANS

SHEET NUMBER

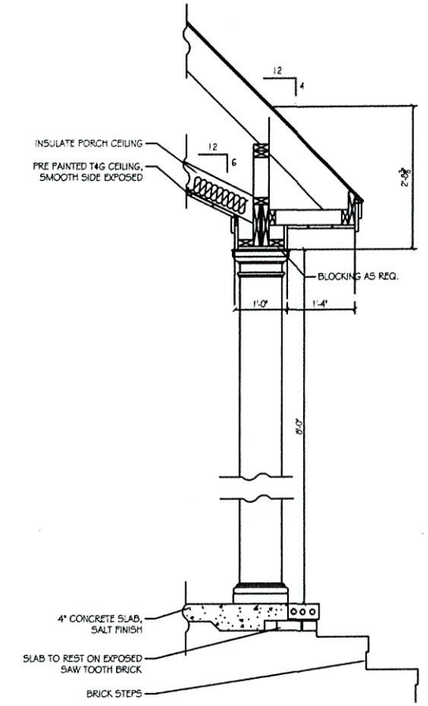
A1



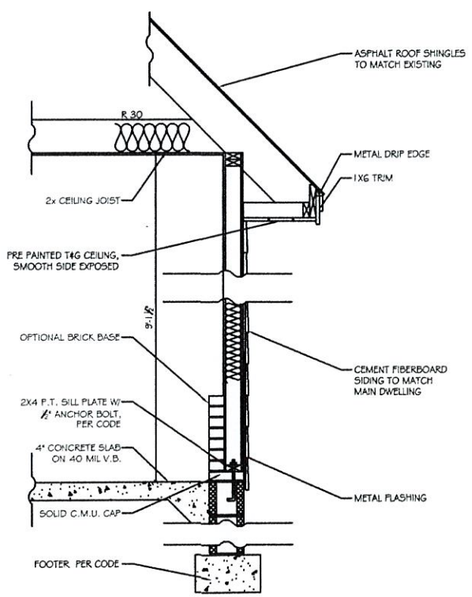
1 / A2 DETAIL AT FRONT PORCH ADDITION (MAIN HOUSE)
SCALE: 3/4" = 1'-0"



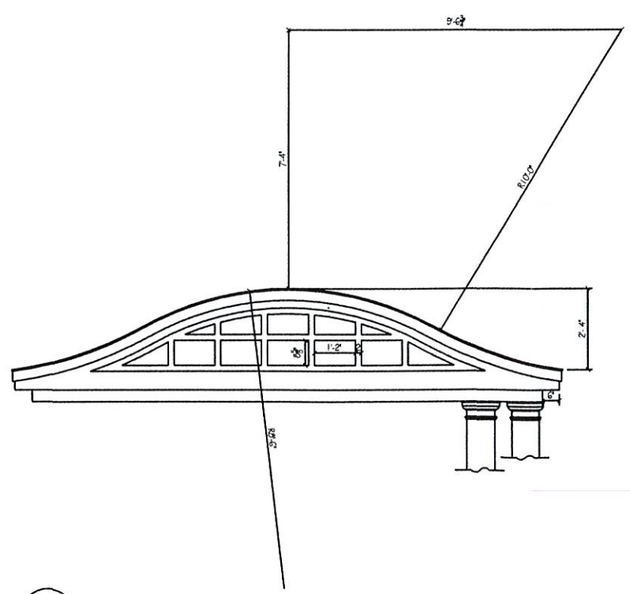
2 / A2 DETAIL AT GUEST COTTAGE: NORTH PORCH
SCALE: 3/4" = 1'-0"



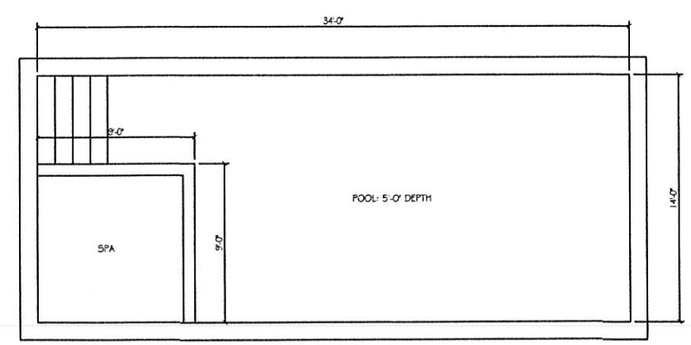
3 / A2 DETAIL AT GUEST COTTAGE: SOUTH PORCH / PATIO
SCALE: 3/4" = 1'-0"



4 / A2 DETAIL AT GARAGE
SCALE: 3/4" = 1'-0"



5 / A2 ARCH DETAIL AT FRONT PORCH (MAIN HOUSE)
SCALE: 1/4" = 1'-0"



6 / A2 POOL: DETAIL PLAN
SCALE: 1/4" = 1'-0"

mark wesley parson

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PINEHURST, NC 28374
OFFICE: 910.692.8550
CELL: 910.690.6378

www.markwesleyparson.com

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DRUM-STODDARD RESIDENCE

60 BLUE ROAD
PINEHURST, NC

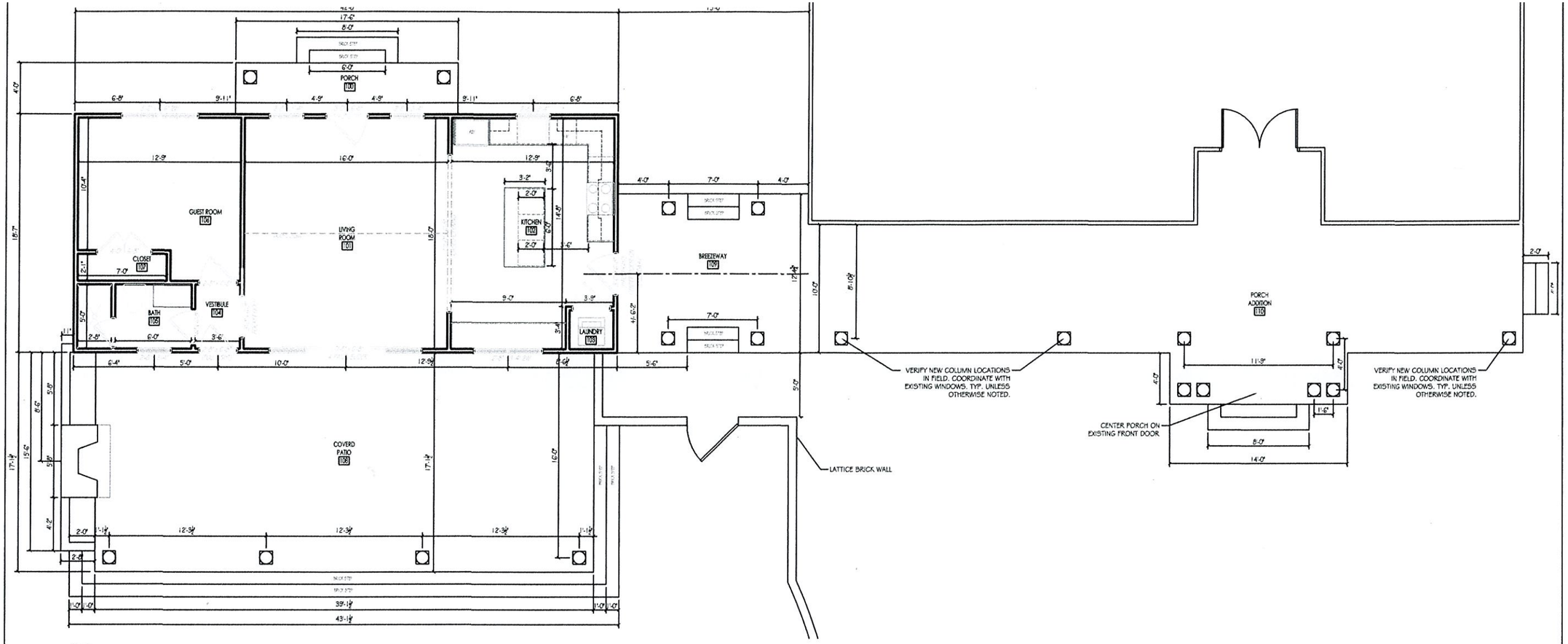
DATE: AUGUST 3, 2018

REVISIONS:

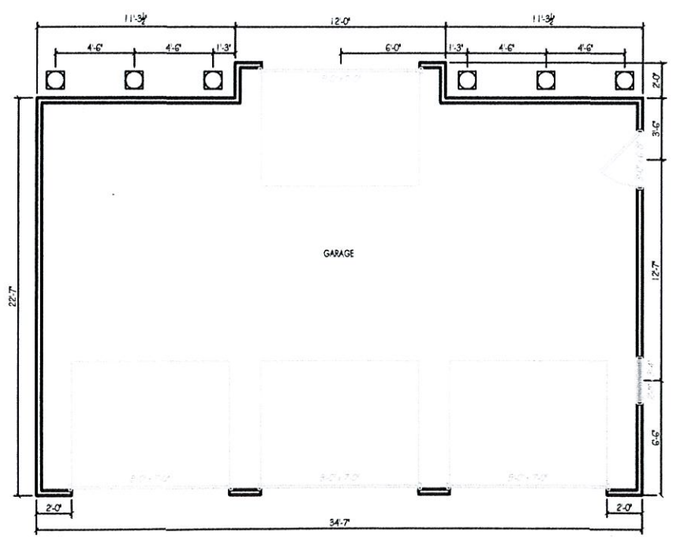
DETAILS

SHEET NUMBER

A2



1 / A3 GUEST COTTAGE FLOOR PLAN & FRONT PORCH ADDITION PLAN
SCALE: ¼" = 1'-0"



2 / A3 GARAGE FLOOR PLAN
SCALE: ¼" = 1'-0"

FLOOR PLAN NOTES

1. INSULATE ALL INTERIOR WALLS

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DRUM-STODDARD RESIDENCE

60 BLUE ROAD
PINEHURST, NC

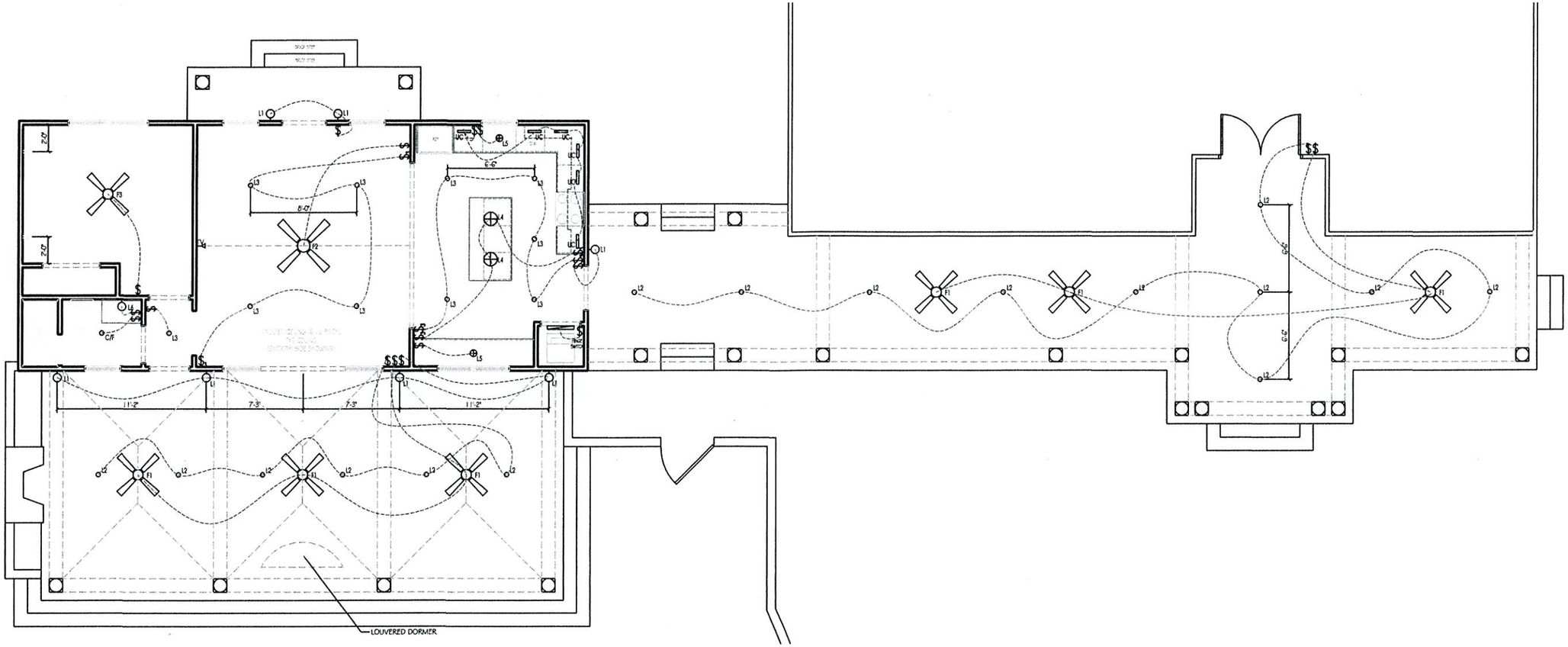
DATE: AUGUST 3, 2018

REVISIONS:

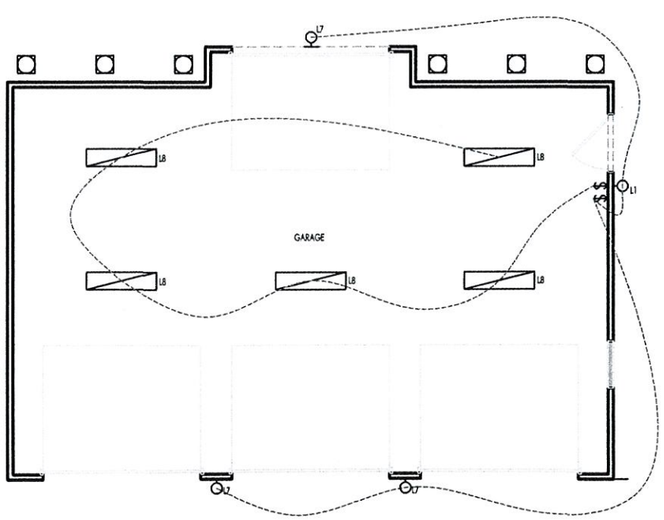
FLOOR PLANS

SHEET NUMBER

A3



1 / A4 LIGHTING/REFLECTED CEILING PLAN: GUEST COTTAGE & FRONT PORCH ADDITION
SCALE: 1/4" = 1'-0"



2 / A4 LIGHTING/REFLECTED CEILING PLAN: GARAGE
SCALE: 1/4" = 1'-0"

LIGHTING KEY	
C/F	RECESSED CAN WITH FAN/VENT
F1	OUTDOOR-RATED FAN
F2	60" FAN
F3	42" - 48" FAN
L1	EXTERIOR SCONCE
L2	OUTDOOR-RATED RECESSED CAN (4" OR 6" DIA.)
L3	4" RECESSED CAN
L4	LARGE PENDANT (KITCHEN ISLAND)
L5	SMALL PENDANT (KITCHEN)
L6	SCONCE (ABOVE BATHROOM VANITY)
L7	EXTERIOR SCONCE (ABOVE GARAGE DOOR)
L8	GARAGE LIGHTING (1' x 4')
UC	UNDER CABINET LIGHTING (LED)

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DRUM-STODDARD RESIDENCE

60 BLUE ROAD
PINEHURST, NC

DATE: AUGUST 3, 2018

REVISIONS:

LIGHTING/REFLECTED CEILING PLANS

SHEET NUMBER

A4

1 / A5 SOUTH ELEVATION: GUEST COTTAGE & FRONT PORCH ADDITION
SCALE: 1/4" = 1'-0"

2 / A5 NORTH ELEVATION: GUEST COTTAGE
SCALE: 1/4" = 1'-0"

3 / A5 SIDE ELEVATION/SECTION: BREEZEWAY & FRONT PORCH ADDITION
SCALE: 1/4" = 1'-0"

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DRUM-STODDARD RESIDENCE

60 BLUE ROAD
PINEHURST, NC

DATE: AUGUST 3, 2018

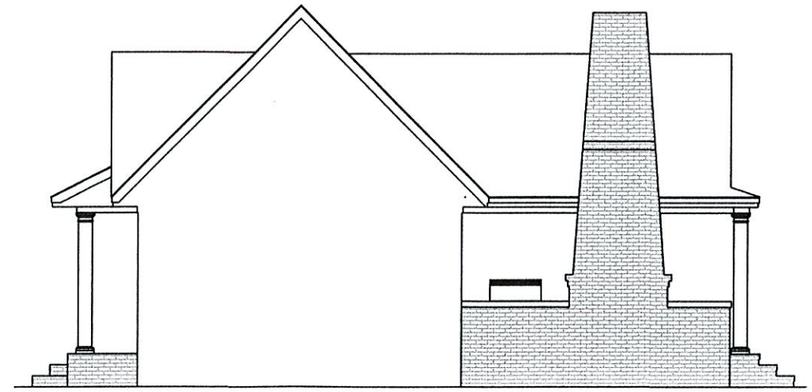
REVISIONS:

EXTERIOR ELEVATIONS:
GUEST COTTAGE &
FRONT PORCH
ADDITION

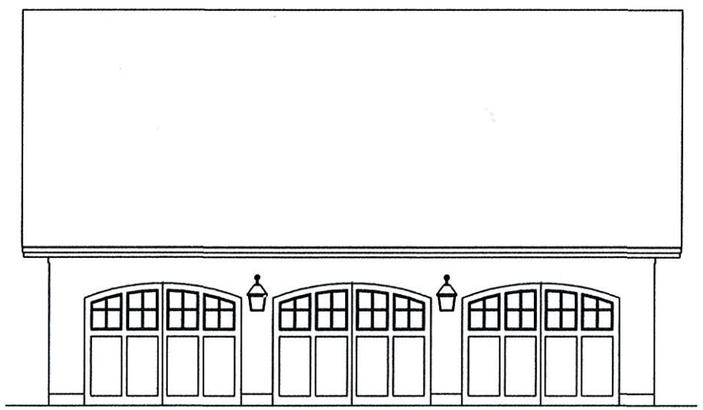
SHEET NUMBER

A5

1 / A6 EAST SIDE ELEVATION: GUEST COTTAGE & BREEZEWAY
SCALE: 1/4" = 1'-0"



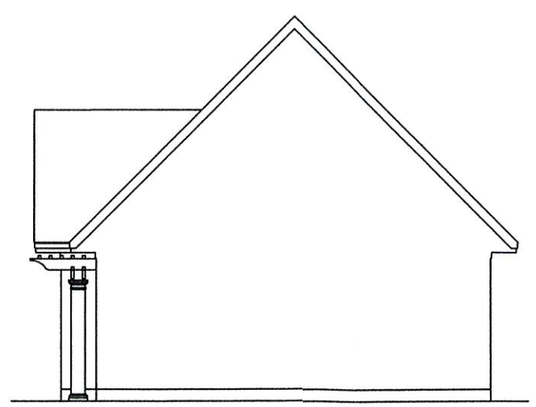
2 / A6 WEST SIDE ELEVATION: GUEST COTTAGE
SCALE: 1/4" = 1'-0"



3 / A6 SOUTH ELEVATION: GARAGE
SCALE: 1/4" = 1'-0"

4 / A6 EAST ELEVATION: GARAGE
SCALE: 1/4" = 1'-0"

5 / A6 NORTH ELEVATION: GARAGE
SCALE: 1/4" = 1'-0"



6 / A6 WEST ELEVATION: GARAGE
SCALE: 1/4" = 1'-0"

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DRUM-STODDARD RESIDENCE

60 BLUE ROAD
PINEHURST, NC

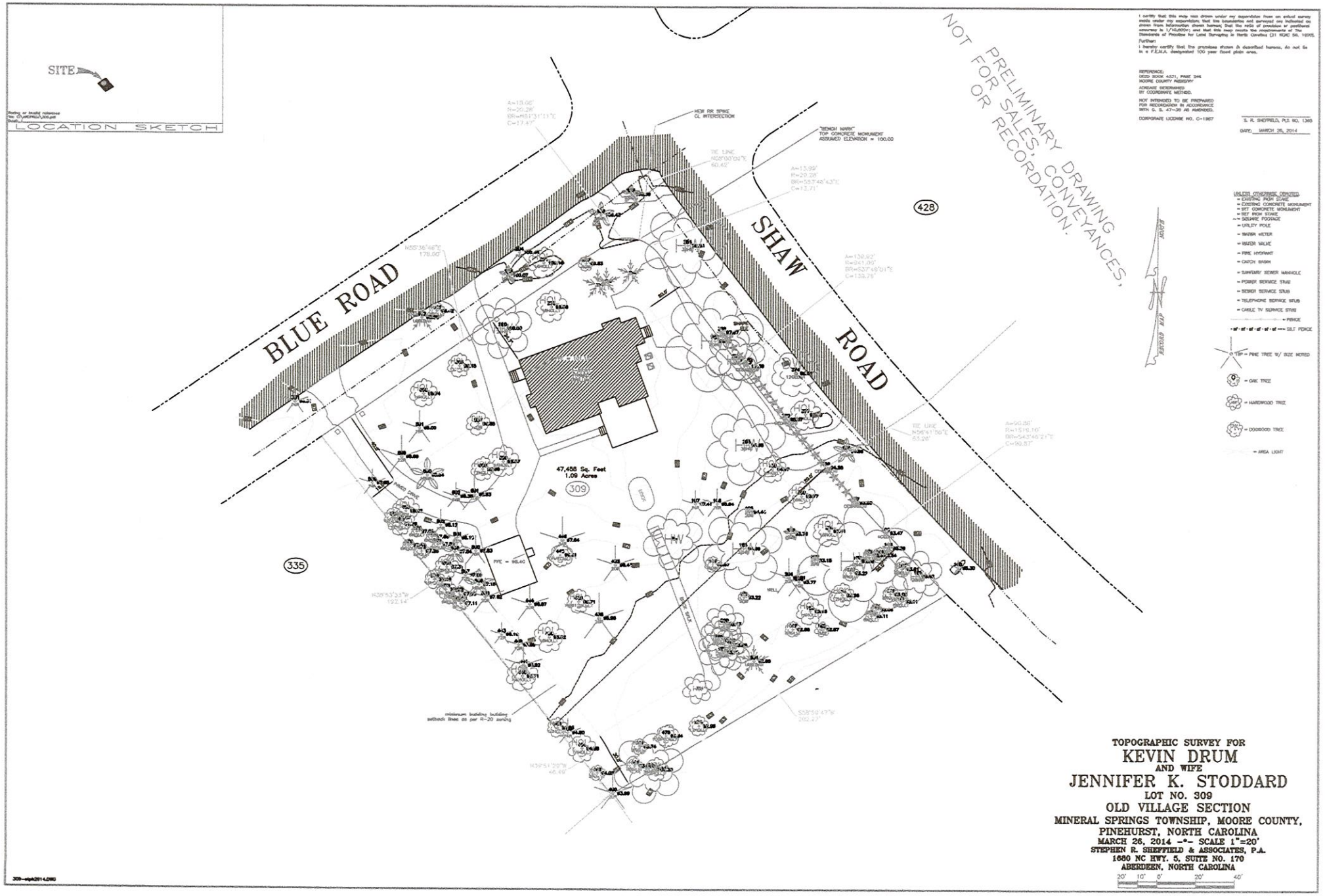
DATE: AUGUST 3, 2018

REVISIONS:

EXTERIOR ELEVATIONS: GUEST HOUSE & GARAGE

SHEET NUMBER

A6


SITE
LOCATION SKETCH
BLUE ROAD
SHAW ROAD
428
335
309
47,466 Sq. Feet
1.09 Acres
NOT PRELIMINARY DRAWING FOR SALES, CONVEYANCES, OR RECORDATION.
TOPOGRAPHIC SURVEY FOR
KEVIN DRUM
AND WIFE
JENNIFER K. STODDARD
LOT NO. 309
OLD VILLAGE SECTION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MARCH 26, 2014 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA
20' 10' 0' 20' 40'

NOTES

1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.
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SYMBOLS LEGEND

DRAWING TITLE	DRAWING NAME / SCALE
SECTION	
ELEVATION	
WINDOW NUMBER	
DOOR NUMBER	
CEILING/ELEVATION HEIGHT	

ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
DIA	DIAMETER
DWG	DRAWING
EQ	EQUAL
FLR	FLOOR
GLS	GLASS
GYP	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OPP	OPPOSITE
PT	PAINT
SIM	SIMILAR
SF	SQUARE FEET
SHT	SHEET
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WD	WOOD

1 / A0 SITE PLAN
SCALE: 1" = 20'

C:\Users\mpars\OneDrive\Documents\DRUM-STODDARD\Drum-Stoddard_Location Map.PNC

2 / A0 LOCATION MAP
N.T.S.

PROJECT INFORMATION

ZONE:	R-30
AREAS:	
EXISTING HEATED	6,000 SF
PROPOSED GARAGE	805 SF (13.4% OF EXISTING HTD)
PROPOSED BUILDING FOOTPRINT	5,653 SF (UNDER ROOF) (INCLUDING GARAGE & NEW GUEST COTTAGE)
LOT AREA	47,458 SF
% UNDER-ROOF	11%

SMALL DRIVEWAY 709 SQ FT
SIDEWALK TO BREEZEWAY 167SQ FT
POOL DECK 1712 SQ FT
BACK WALKWAY 1010 SQ FT
BACK DRIVEWAY 3755 SQ FT

TOTAL IMPERVIOUS 13006 SQ FT 27.4%

DRAWING LIST

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A1	FOUNDATION PLANS & ROOF PLANS
A2	DETAILS
A3	FLOOR PLANS
A4	LIGHTING/REFLECTED CEILING PLANS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
L1	LANDSCAPE & HARDSCAPE PLAN

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DRUM-STODDARD RESIDENCE

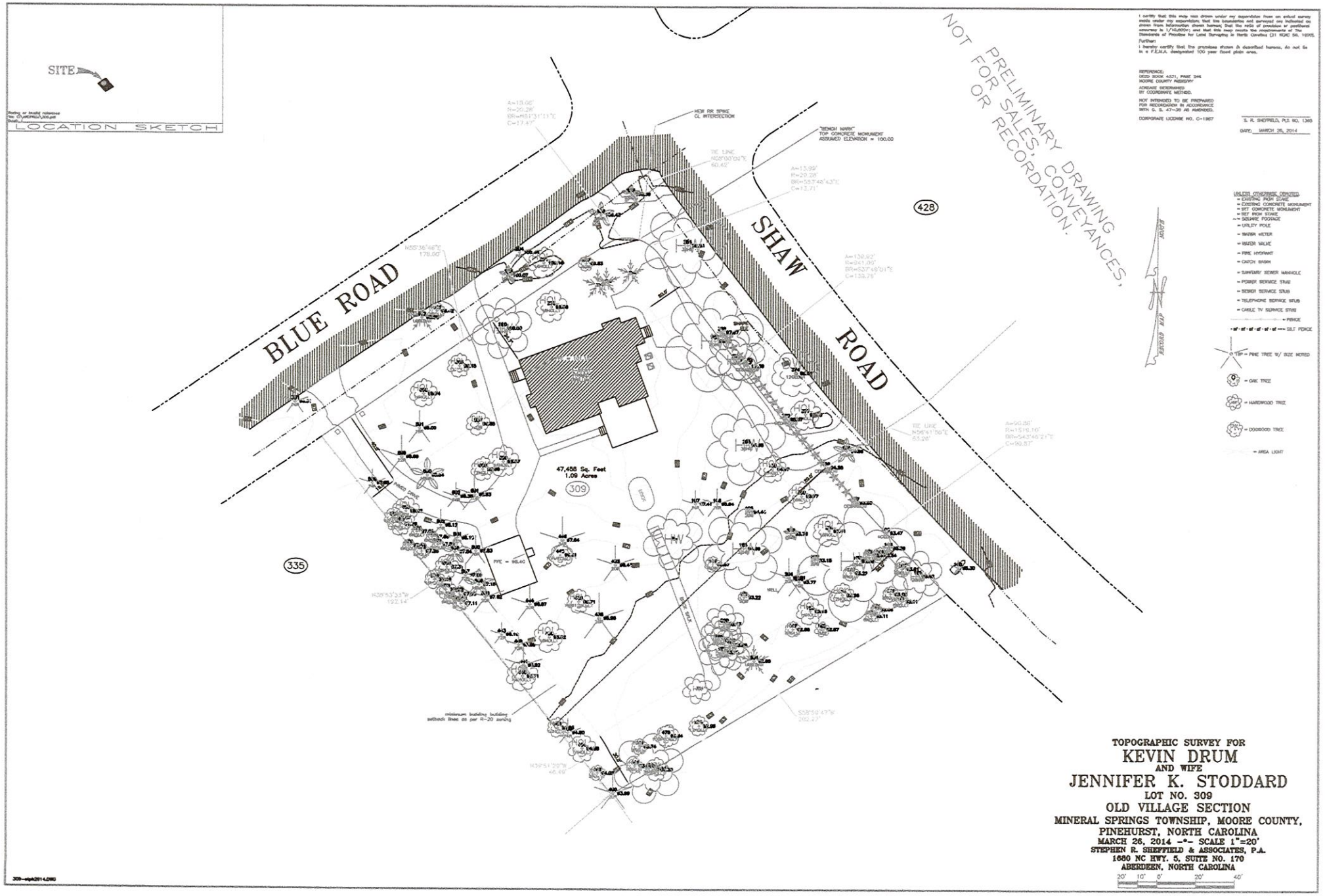
60 BLOEFONT
PINEHURST, NC

DATE: AUGUST 3, 2018
REVISIONS:

COVER SHEET
SITE PLAN

SHEET NUMBER
A0

✓ 4' encroachment into setback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