



HISTORIC PRESERVATION COMMISSION

JULY 25, 2019

ASSEMBLY HALL

395 MAGNOLIA RD.

PINEHURST, NORTH CAROLINA

4:00 PM

I. Call to Order

II. Approval of Minutes

- A. June 27, 2019 Draft Minutes

III. Public Hearing

A. COA 19-057

This public hearing is to consider a request within the Pinehurst Historic District to renovate the front building façade at 20 Medlin Road. The property can be identified by Moore County Parcel Number 00028752. The owner and applicant is Lee Manzo.

B. COA 19-067

This public hearing is to consider a request within the Pinehurst Historic District to remove a flat roof and install a replacement gable roof over a garage and screened porch at 25 Laurel Road. The property can be identified by Moore County Parcel Number 00024301. The owner and applicant is Ernest S. Duncan.

C. COA 19-065

This public hearing is to consider a request within the Pinehurst Historic District to install a detached two car garage to the rear of the principal dwelling at 310 Dundee Road with access from McFarland Road. The property can be identified by Moore County Parcel Number 20070742. The owners are Margit Elo and Peter Genthner. The applicant is Margit Elo.

D. COA 19-064

This public hearing is to consider a request within the Pinehurst Historic District to install additional fencing at 15 Ritter Rd W. The property can be identified by Moore County Parcel Number# 24433. The property is owned by Hugh and Rebecca Foley-Tudor.

E. COA 19-068

This public hearing is to consider a request within the Pinehurst Historic District to install landscaping at the new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number 20110260. The property is owned by the Moore County Board of Education (Moore County Schools) and the applicant is Brent Covington, AIA (Ratio Design).

IV. Review of Normal Maintenance and Minor Work items

- A. Minor Work Report for 6/16 to 7/15

V. Next Meeting Date

A. August 22, 2019

VI. Comments from Attendees

VII. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**JUNE 27, 2019 DRAFT MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Alex Cameron

CC:

Kelly Brown

DATE OF MEMO:

7/17/2019

MEMO DETAILS:

Attached for review are draft minutes of the June 27, 2019 regular meeting of the Historic Preservation Committee.

ATTACHMENTS:

Description

▣ June 27, 2019 Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
JUNE 27, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, June 27, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commission members were in attendance:

Molly Gwinn, HPC Chair
Terry Lurtz, HPC Member
Jim McChesney, HPC Member
John Taylor, HPC Member
Eric Von Salzen, HPC Member

HPC Member Not in Attendance:
Tom Schroeder, Vice-Chair

Staff In Attendance:
Darryn Burich, Planning and Inspections Director
Kathy Liles, Senior Planner
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk

And approximately 1 attendee was also in attendance.

1. Call to Order

Molly Gwinn, Chair introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn stated that the overview of the Commission is to approve Certificates of Appropriateness for new construction and Major Work and to do so by conducting hearings and Findings of Fact when applications come before the Commission. The mission of the Historic Preservation Commission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

2. Approval of Minutes

May 23, 2019 Regular Meeting.

Upon a motion by HPC Commission Member Jim McChesney, seconded by HPC Commission Member Terry Lurtz, the Commission unanimously approved the May 23, 2019 regular meeting minutes by a vote of 5-0.

3. COA 19-050

An application to demolish a small accessory residence located on the rear of the property at 600 Linden Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number 16367. The owner and applicant is Riley and Walker Homes, LLC.

Alex Cameron, Senior Planner explained that the applicant has withdrew his application. The applicant is going to work with Village staff to submit a new application on any proposed exterior changes to the existing accessory dwelling on the property.

4. Review of Normal Maintenance and Minor Work Items

There was no discussion on the minor work approvals.

5. New Business

Kathy Liles, Senior Planner, reviewed guidance from the NC School of Government on how to approve the finding of facts and issue a Certificate of Appropriateness. Alex Cameron, Senior Planner, explained how the format for the Board of Adjustment findings of fact work. Mr. Cameron stated now is a great time for the Commission to update the process with the new Guidelines. Ms. Liles reviewed the draft template for findings of facts and motions she had prepared to use moving forward. John Taylor, HPC Member, asked if all the findings of fact would need to be read as they make their motion. Ms. Liles stated no, as those items would be stated in the meeting and entered into the record at that time. Ms. Liles explained it would be better to mention the points of discussion for the motion, to approve or deny, within the motion. Eric Von Salzen, Board Member, stated they should call out issues that affect the must standards, having those must items highlighted would be very helpful. Ms. Liles stated that when they list out the musts and shoulds within the facts, they can use different fonts and colors to distinguish between the two. Terry Lurtz, Board Member, stated it seems that this approach seems easier than the format before. Mr. Von Salzen suggested having a discussion before a motion is made to bring up the material that will be included in the motion.

6. Next Meeting Date

July 25, 2019.

7. Comments from Attendees

There were no comments from attendees.

8. Motion to Adjourn

Upon a motion by HPC Commission Member John Taylor, seconded by HPC Commission Member Terry Lurtz, the HPC Commission unanimously approved to adjourn the regular meeting by a vote of 5-0 at 4:47 pm.

Respectfully Submitted,

Beth Dunn
Village Clerk
Village of Pinehurst

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

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COA 19-057

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District to renovate the front building façade at 20 Medlin Road. The property can be identified by Moore County Parcel Number 00028752. The owner and applicant is Lee Manzo.

FROM:

Alex Cameron

CC:

Darryn Burich, Kathy Liles

DATE OF MEMO:

7/17/2019

MEMO DETAILS:

Please see the attached documents related to this public hearing.

ATTACHMENTS:

Description

- ☐ Application
- ☐ Existing Photo
- ☐ Elevations
- ☐ Color Rendering
- ☐ Area Map
- ☐ Draft Findings of Fact



Historic Certificate of Appropriateness (COA)
Major and Minor
(Revised 04/01/19)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	20 Medlin Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00028752

Owner Information			
Name	Lee F Manzo	Home Phone #	
Street Address	20 Medlin Road	Mobile Phone #	910-280-1761
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	lfin.spartan@gmail.com		

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

LEE MANZO
20 MOULIN RD.



Historic Certificate of Appropriateness (COA)
Major and Minor
(Revised 04/01/19)

Exterior Materials and Colors *No Change*

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof			
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: _____			

Required Documents

- | | |
|---|---|
| <input type="checkbox"/> Site Plan/Survey or Sketch | <input type="checkbox"/> Elevation Drawings |
| <input type="checkbox"/> Floor Plans | <input type="checkbox"/> 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:

Lee F. Manzo

Date: 25 June 2019

LESS MAWZO
20 MAGNOLIA RD



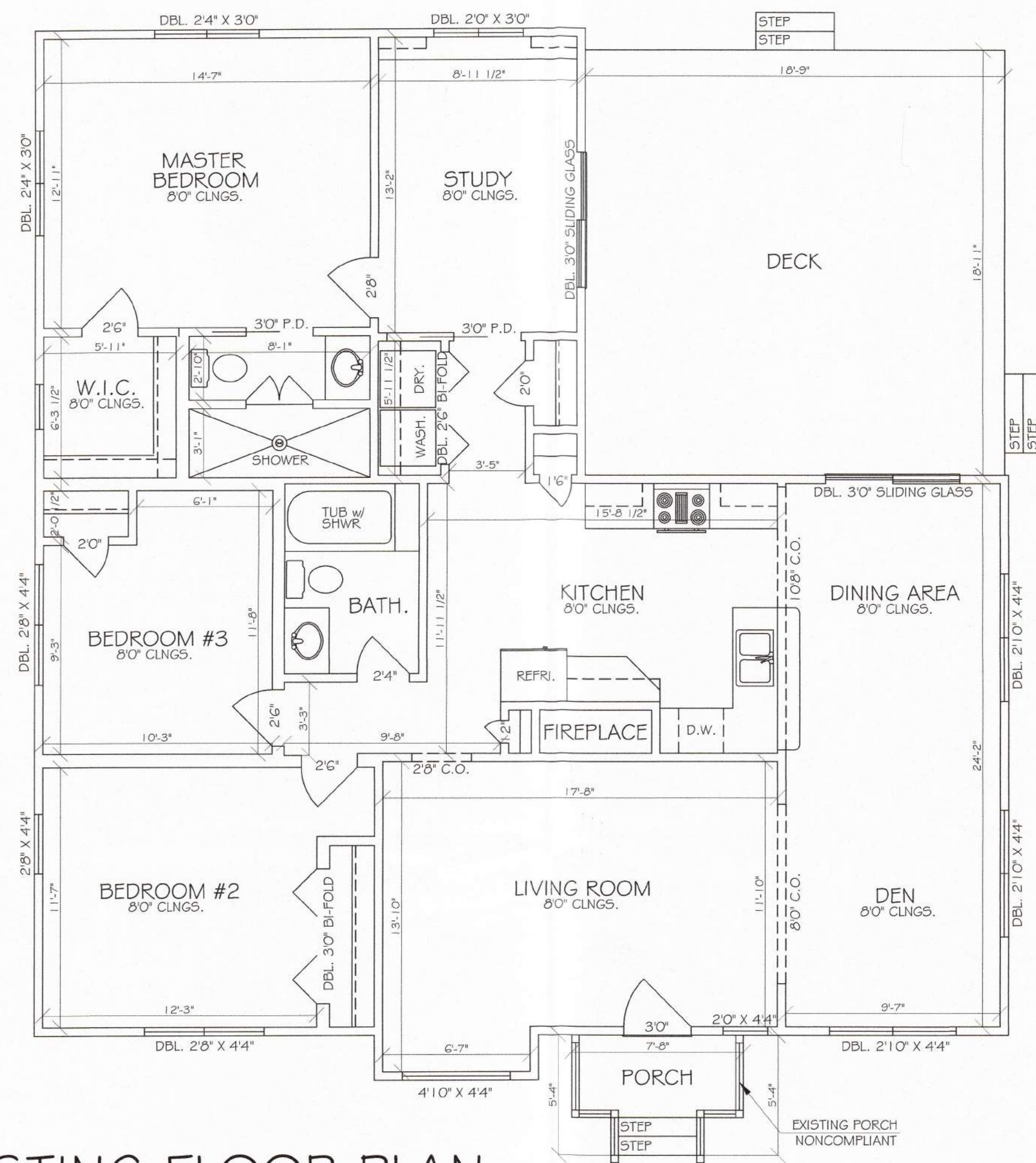
Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

General Information

Description of Changes to the Structure	ADDITION OF A FRONT PORCH AND OVERHANG (ROOF) WITH MODIFICATION OF FRONT ENTRY WAY, WITHIN THE CURRENT NON-COMPLIANT BOUNDS		
Type of Work	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> New
Existing Use		Proposed Use	
<input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Single Family Low Density <input type="checkbox"/> Single Family Medium Density <input type="checkbox"/> Single Family High Density <input type="checkbox"/> Multi-Family Development <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Lodging <input type="checkbox"/> Recreational <input type="checkbox"/> Institutional <input type="checkbox"/> Medical <input type="checkbox"/> Industrial <input type="checkbox"/> Services		<input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Single Family Low Density <input type="checkbox"/> Single Family Medium Density <input type="checkbox"/> Single Family High Density <input type="checkbox"/> Multi-Family Development <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Lodging <input type="checkbox"/> Recreational <input type="checkbox"/> Institutional <input type="checkbox"/> Medical <input type="checkbox"/> Industrial <input type="checkbox"/> Services	
Includes Demolition		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Includes Tree Removal		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Estimated Cost of Construction		\$20,000 - \$25,000	



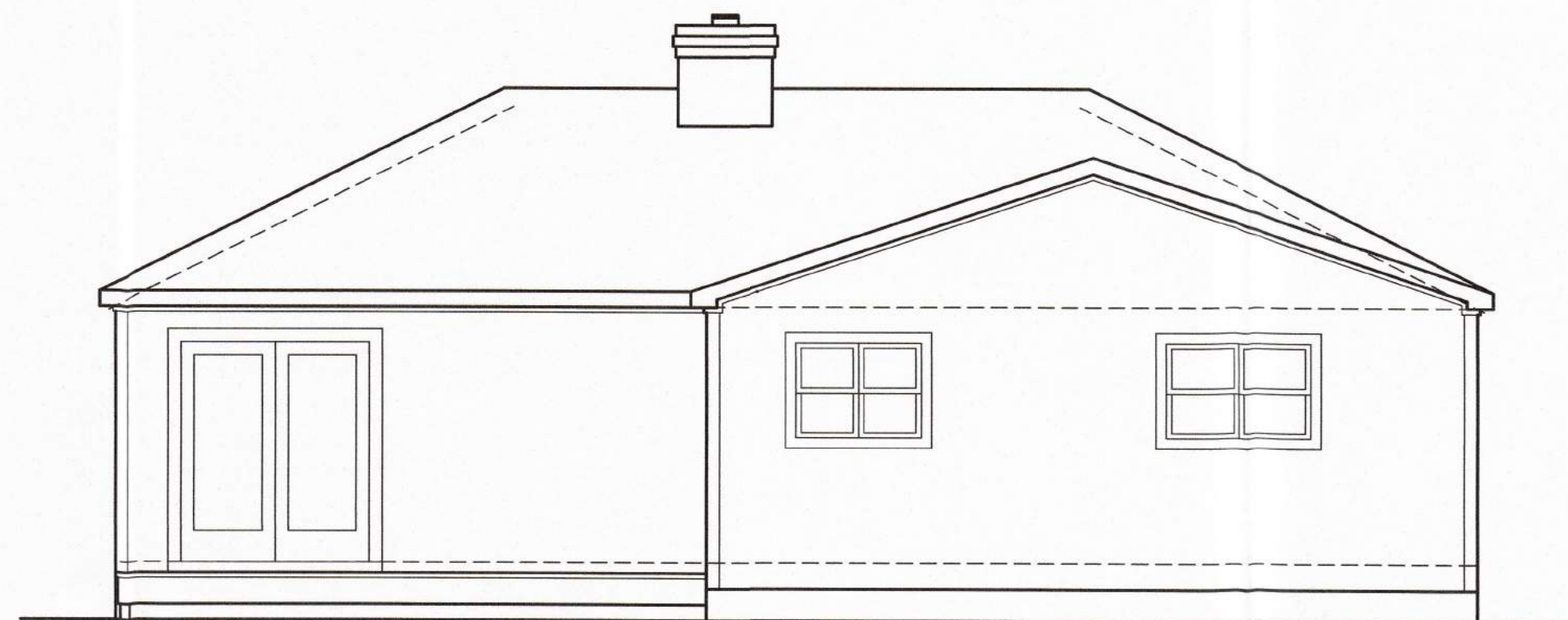
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.



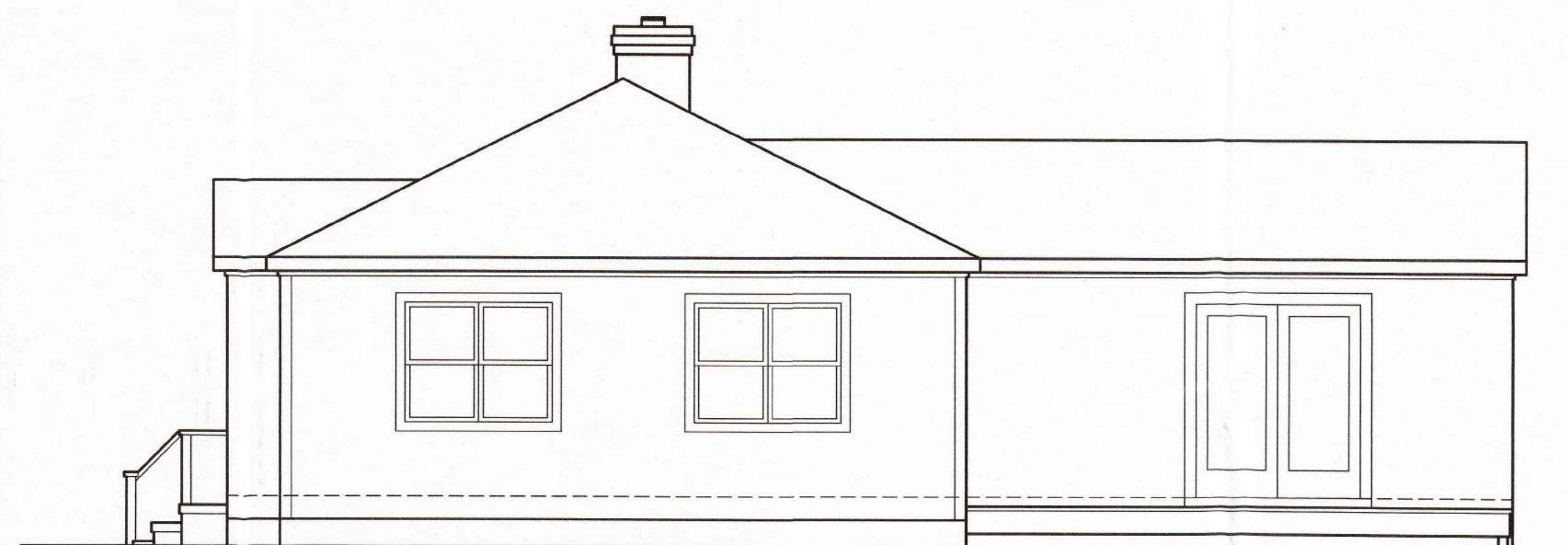
EXISTING FLOOR PLAN



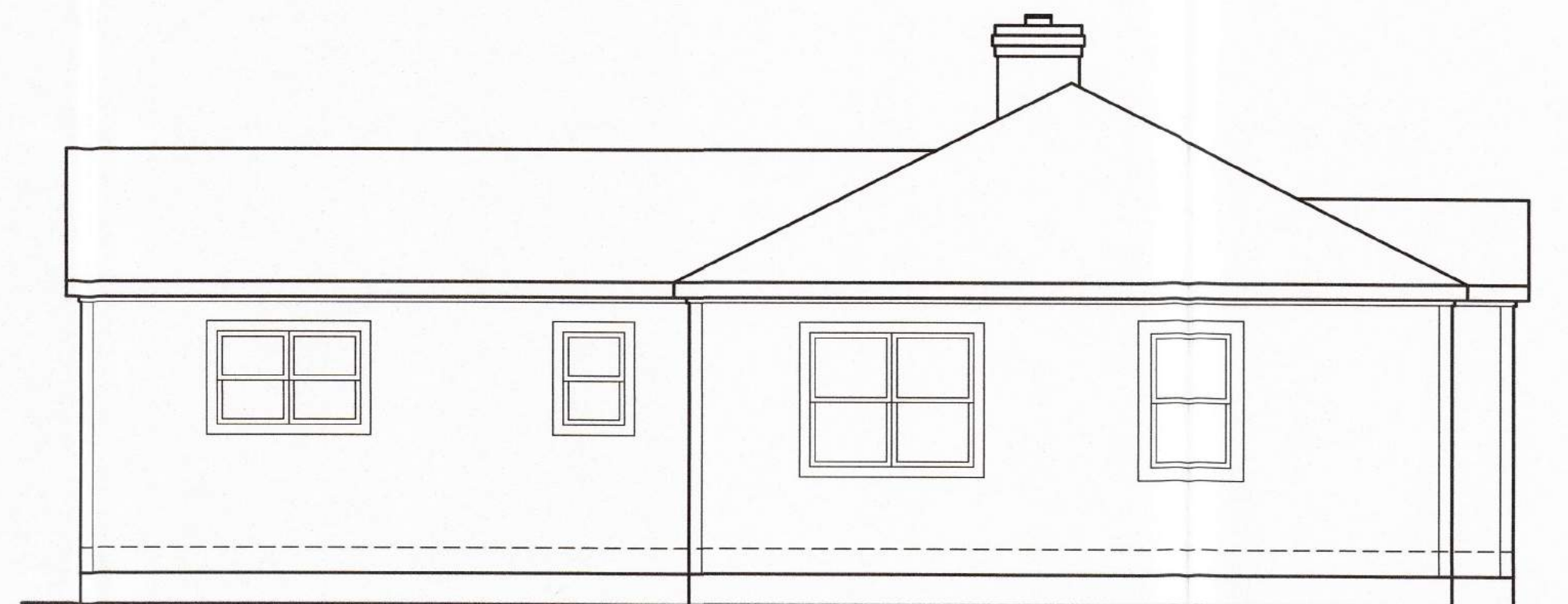
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



Enrique J. Artiga
(910)-637-0350

Location:

Mrs. Lee Manzo
20 Medlin Rd.
Pinehurst, NC 28374

Notes:

- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
- 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

EXISTING FLOOR 1,591 HTG. SQ. FT.

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

Drafting By:

JER 04/01/19

Sheet Name:

EXISTING CONDITIONS

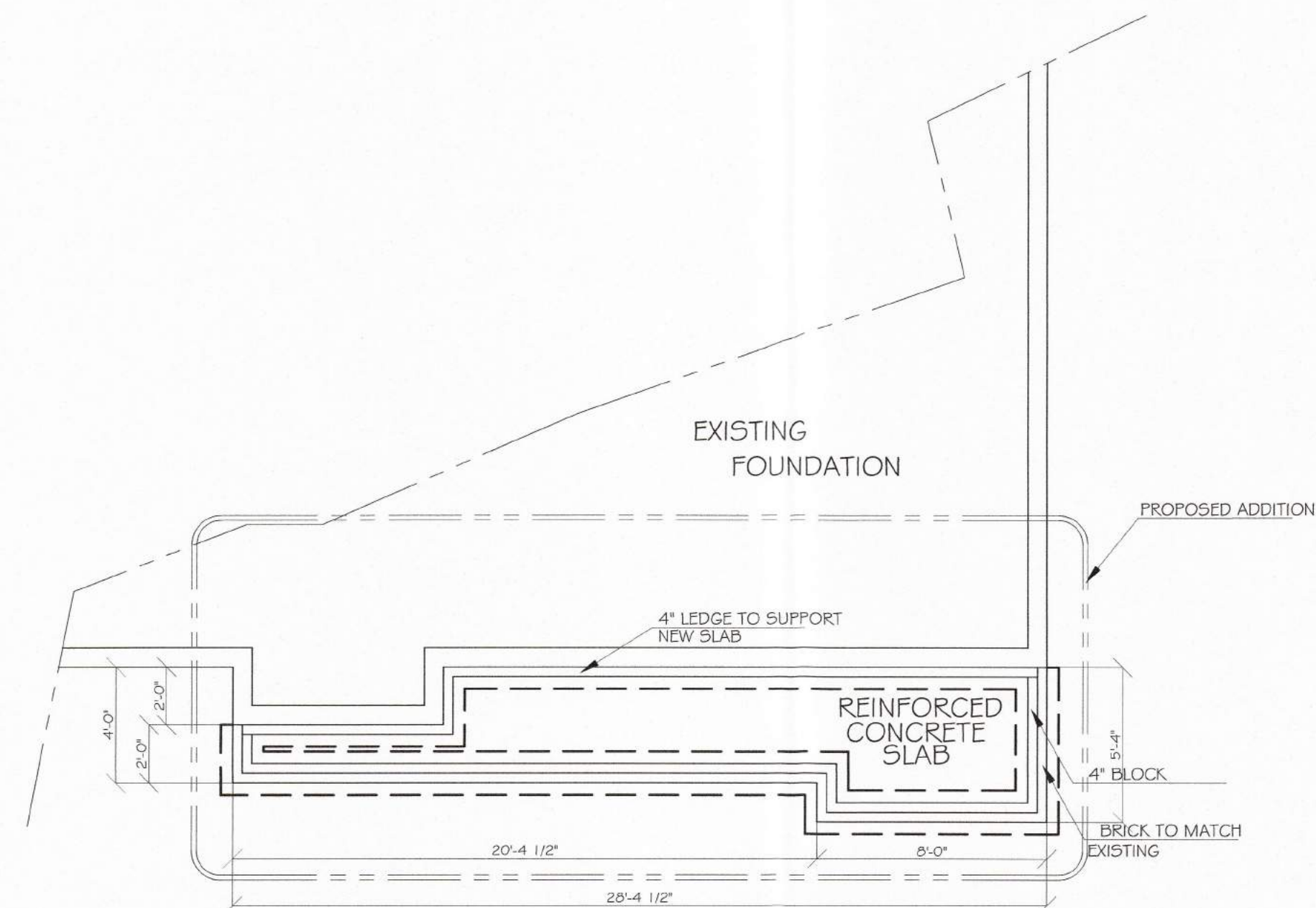
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1/4"= 1'0"

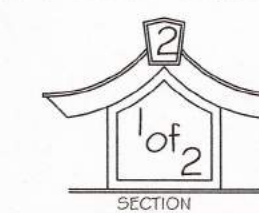
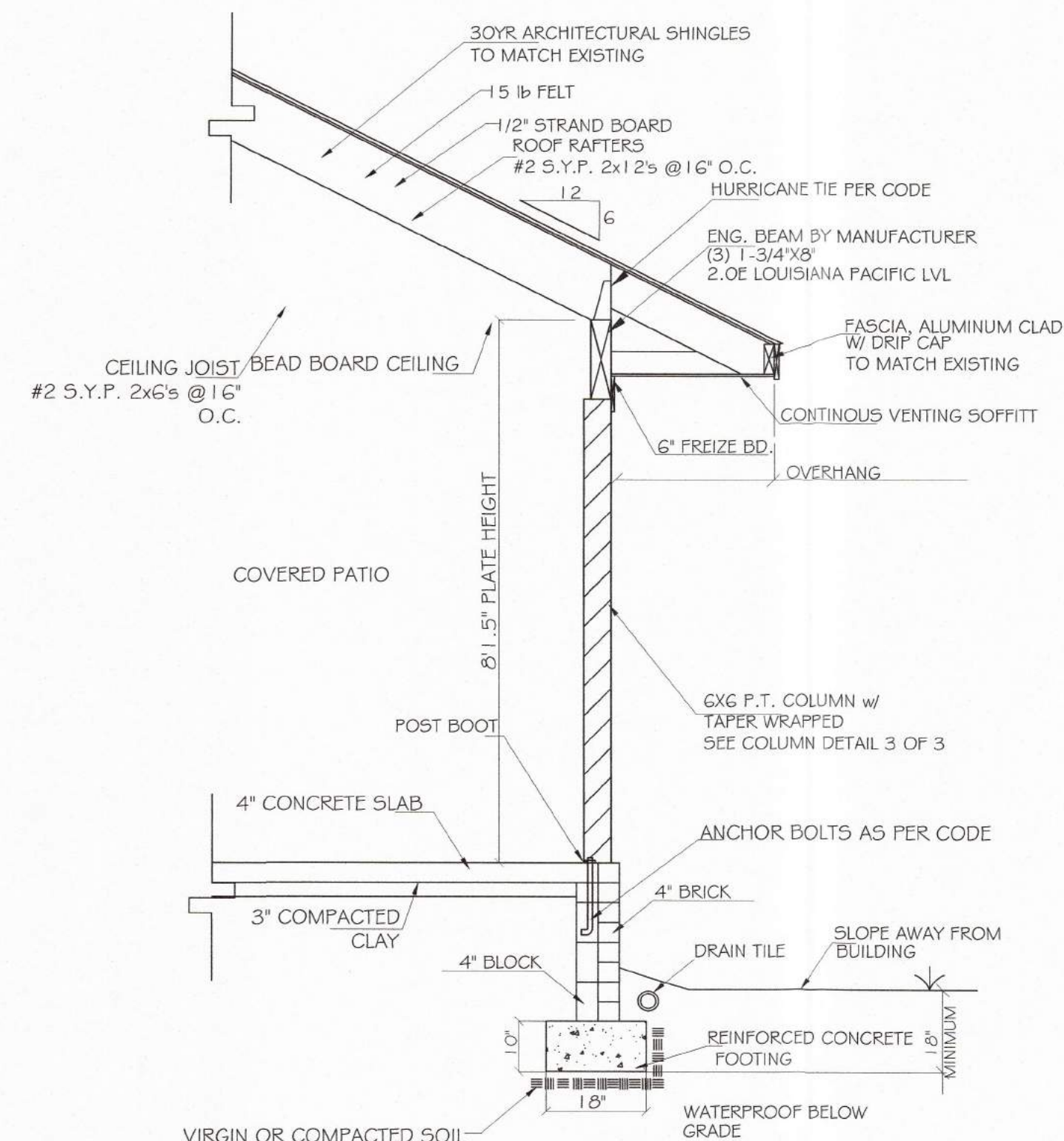
Sheet Number:

01 of 1

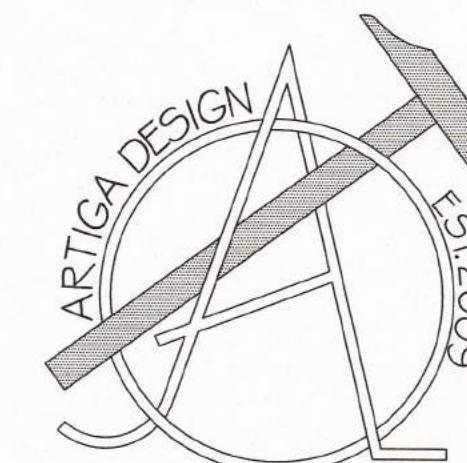
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MODIFIED FOUNDATION PLAN



TYPICAL PORCH COLUMN SECTION
SCALE = 1/2" = 1'0"



Enrique J. Artiga
(910)-637-0350

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HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

Drafting By:

JER 04/01/19

Sheet Name:

MODIFIED FOUNDATION

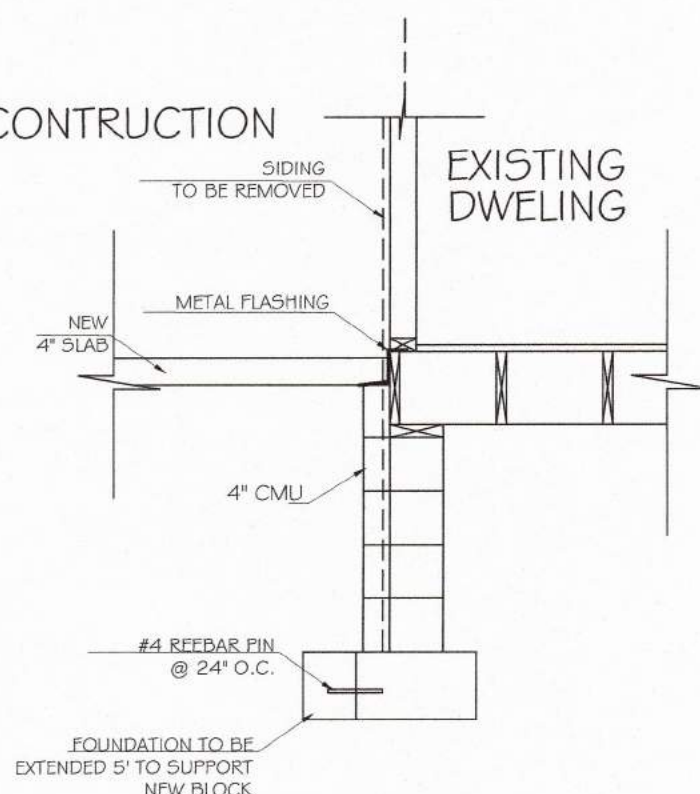
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1/4" = 1'0"

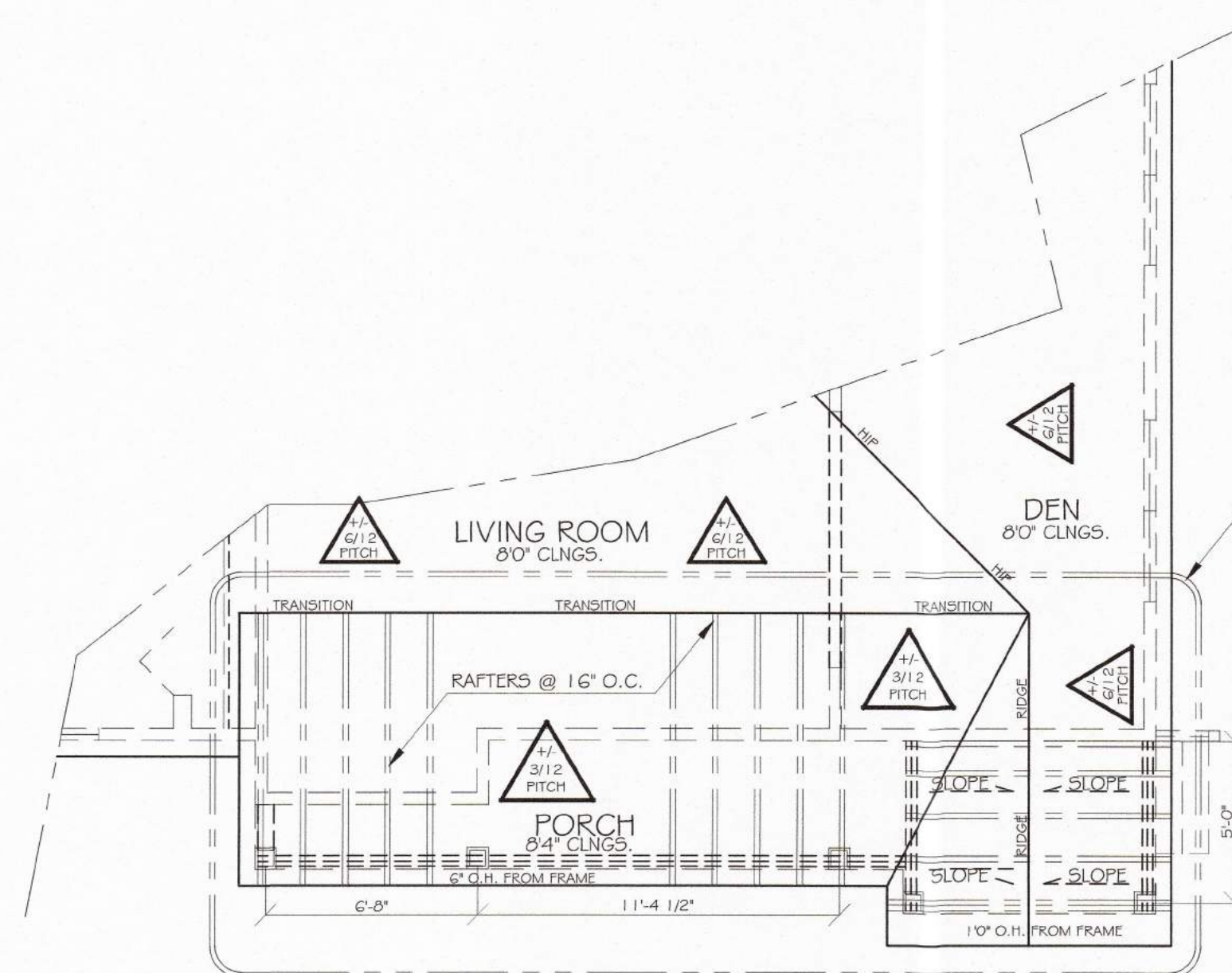
Sheet Number:

1 of 2

NEW CONSTRUCTION



TYPICAL ONE STORY FOUNDATION CONNECTION DETAIL
SCALE = NTS



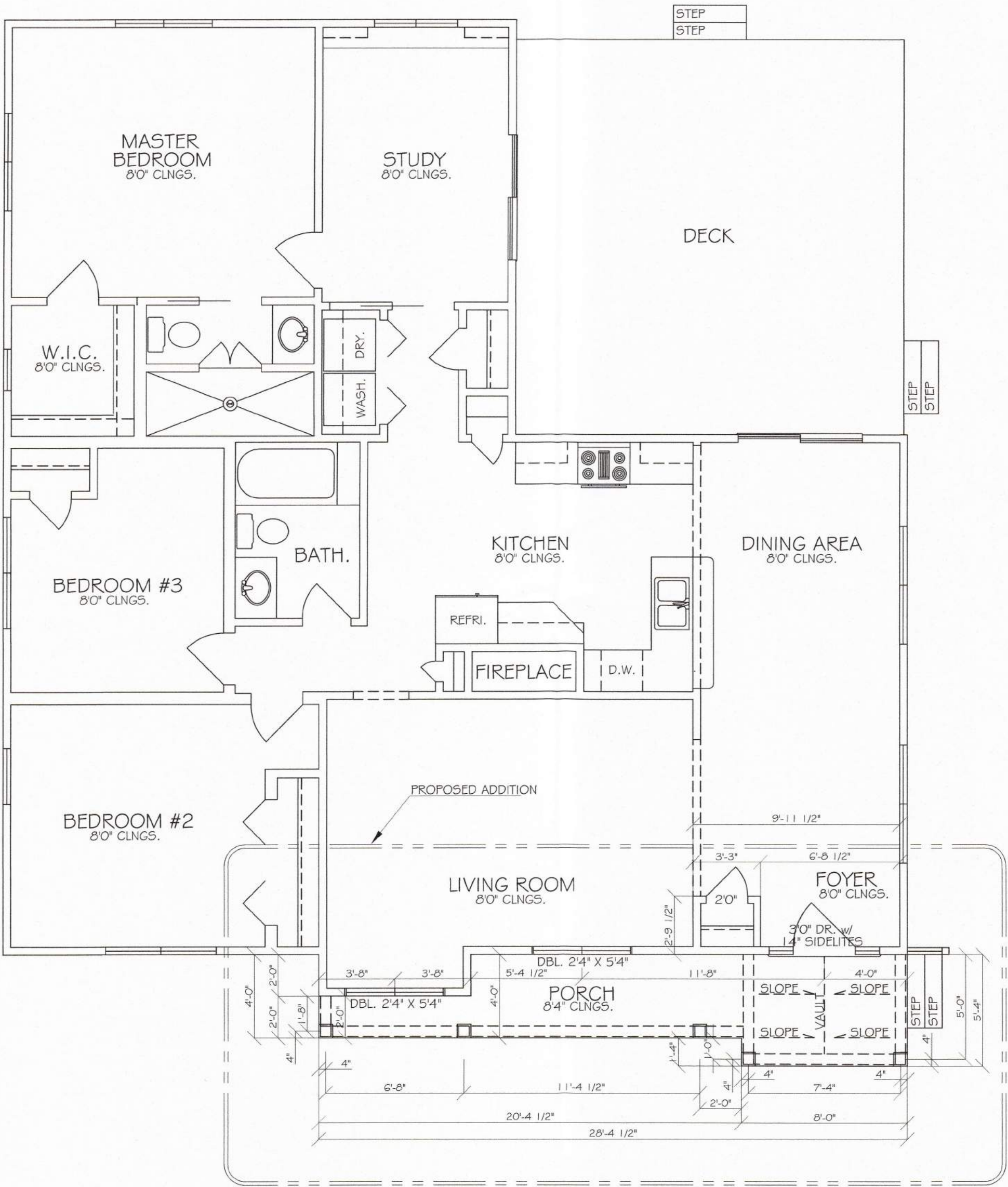
NOTE:

- 1) MAIN ROOF SYSTEM HAS A STANDARD OVERHANG DESIGN. SOME AREAS ARE TO BE RASG. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
- 2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
- 3) THIS IS ONLY A SKETCH PROPOSING RAFTER & BEAM LOCATIONS FOR MAIN ROOF SYSTEM. FINAL LOCATION BY BUILDER / HOME OWNER
- 4) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELOW.

→ USE N.2 SOUTHERN YELLOW PINE
2X8 RAFTERS @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 13'5"
DESIGN CRITERIA 40 PSF LIVE, 15 PSF DEAD

→ USE N.2 SOUTHERN YELLOW PINE
2X6 CEILING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 13'6"
DESIGN CRITERIA 10 PSF LIVE, 5 PSF DEAD

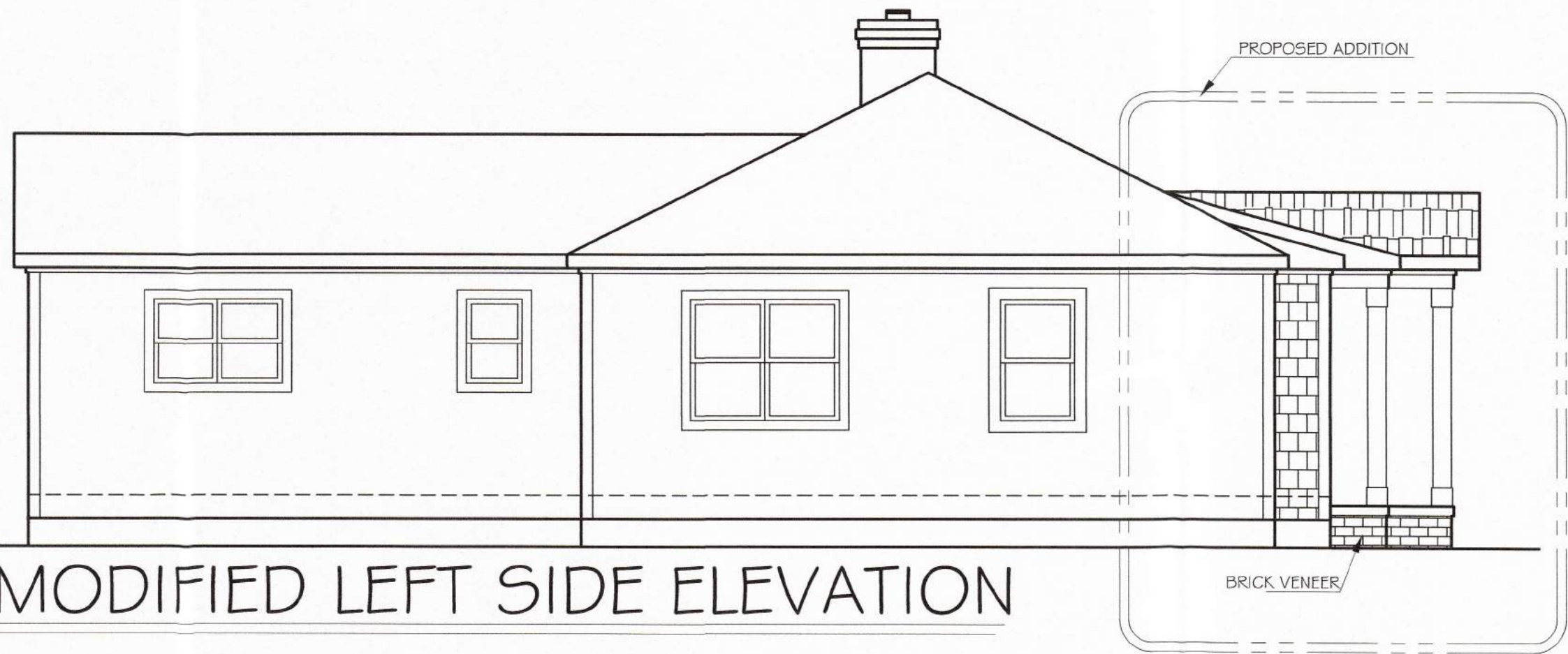
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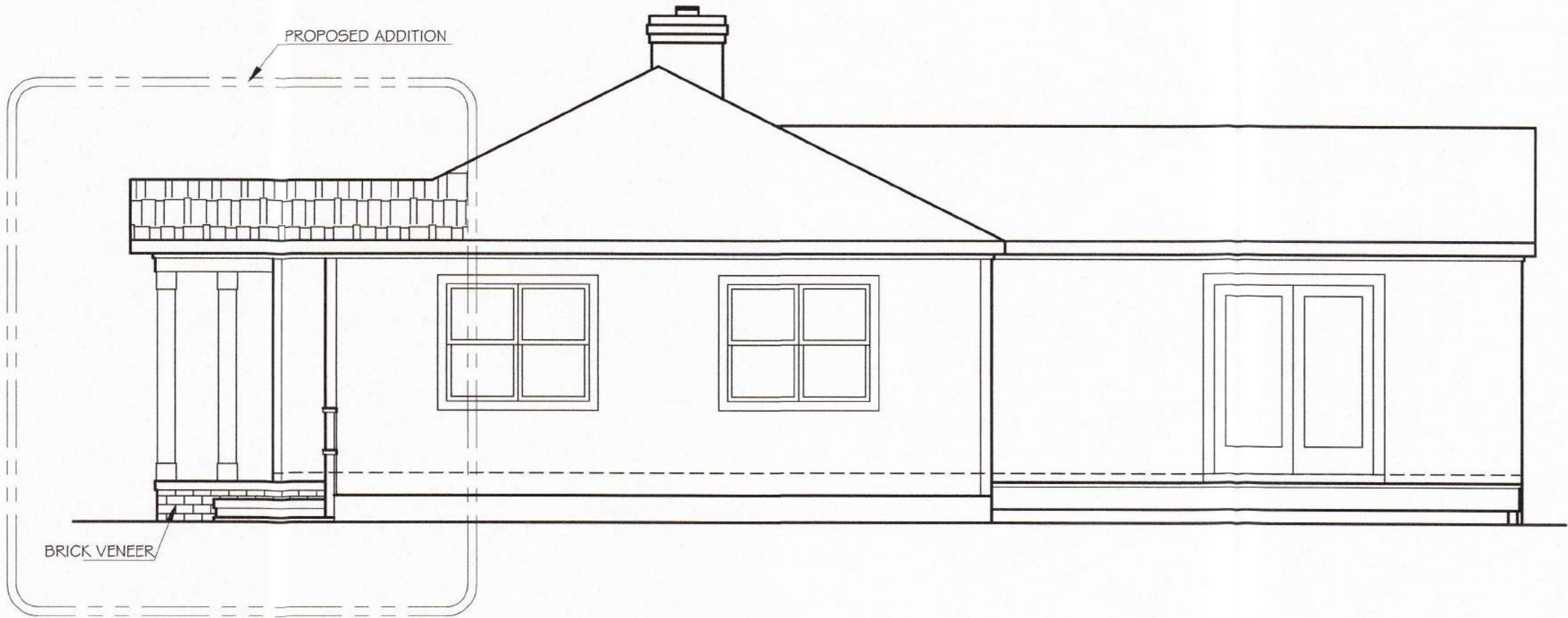
MODIFIED FLOOR PLAN



EXISTING FRONT ELEVATION



MODIFIED LEFT SIDE ELEVATION



MODIFIED RIGHT SIDE ELEVATION



Enrique J. Artiga
(910)-637-0350

Location:

Mrs. Lee Manzo
20 Medlin Rd.
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EXISTING FLOOR 1,591 HTG. SQ. FT.
MODIFIED PORCH 102 SQ. FT.

HEATED TOTAL 1,591 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:

EJA 06/19/19

Drafting By:

JER 04/01/19

Sheet Name: MODIFIED FLOOR PLAN
MODIFIED ELEVATIONS

Scale: 1/4" = 1'0"

Sheet Number:



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 4715, PAGE 439
 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
 S. R. SHEFFIELD
 S. R. SHEFFIELD, PLS NO. 1365
 DATE: APRIL 30, 2019

- 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
 - sf · sf · sf · sf · sf = SILT FENCE
 - ⊙ 18P = PINE TREE W/ SIZE NOTED
 - ⊙ = OAK TREE
 - ⊙ HW = HARDWOOD TREE
 - ⊙ DW = DOGWOOD TREE
 - ⊙ = AREA LIGHT

MEDLIN ROAD

SURVEY FOR
LEE MANEO
 LOT NOS. 2550, 2551, 2552 & PART OF 2549
 OLD TOWN SECTION, PINEHURST
 MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
 PINEHURST, NORTH CAROLINA
 APRIL 30, 2019 -- SCALE 1"=20'
 STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
 1680 NC HWY. 5, SUITE NO. 170
 ABERDEEN, NORTH CAROLINA







DRAFT
FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 25, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Property owner Lee F. Manzo requests a Certificate of Appropriateness for an exterior modification of the front of the house to add a front porch and overhang with modification of the front entry way at 20 Medlin Rd.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Exterior structural modifications of a principal residential dwelling are considered a Major Work requiring a Certificate of Appropriateness from the Historic Preservation Commission.

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

1. The residential structure at 20 Medlin Rd is a noncontributing structure built in 1952.

Porches, Entrances and Balconies

1. The applicant proposes to modify the front and side exterior of the home by adding a 28' wide porch addition, moving the door to the end on the right front of the building.
2. The materials are proposed to match materials and colors of the existing structure.
3. The foundation is proposed to be brick to match existing house.
4. A 29 gauge metal roof is shown on the plans for the porch roof. The plan also shows 30 year architectural shingles as roofing material.
5. The underside of the addition is proposed to be bead board.
6. The existing roof pitch is 6/12. The porch roof is proposed for 3/12.

Conclusions of Law

Guideline Requirements:

1. Article 3.B, Changes to Existing Structures, Exterior Walls and Trim states that “any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.” The applicant proposes to move the door opening from the center front to the right front. The structure is listed as noncontributing. The house appears to have characteristics of a bungalow and a ranch. There is a very small existing porch protrusion with small gable. Moving the location of the entrance shifts the house from a modified bungalow/ranch type of appearance to a more modern ranch with the inclusion of a wider porch with lower roof elevation and pitch. Both ranch and bungalow style homes are typical of the district.

Guideline Recommendations:

1. The guidelines contain a design goal to replace materials in kind, matching the original in composition, dimension, size, shape, color, pattern and texture. The applicant proposes to match materials, including shingles, brick, paint color.

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 Guideline 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 special character of the Pinehurst Historic District and consistent with Historic Preservation Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
310 Dundee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 310 Dundee Road:

The following conditions apply to approval of the Certificate of Appropriateness for 310 Dundee Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 310 Dundee Road based on the following:



COA 19-067

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District to remove a flat roof and install a replacement gable roof over a garage and screened porch at 25 Laurel Road. The property can be identified by Moore County Parcel Number 00024301. The owner and applicant is Ernest S. Duncan.

FROM:

Alex Cameron

CC:

Darryn Burich, Kathy Liles

DATE OF MEMO:

7/17/2019

MEMO DETAILS:

Please see the attached documents related to this public hearing.

ATTACHMENTS:

Description

- ☐ Application
- ☐ Site Survey
- ☐ Elevation and Floor Plan
- ☐ Existing Photo
- ☐ Area Map
- ☐ Draft Findings of Fact



Historic Certificate of Appropriateness (COA)

Major and Minor

(Revised 04/01/19)

☒ Major Work

☐ Minor Work

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

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

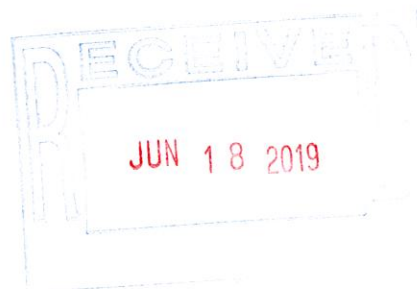
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	25 LAUREL ROAD
City, State, Zip Code	PINEHURST NC 28374
Parcel ID #	LOT NO. 1917 OLD VILLAGE SECTION

Owner Information			
Name	ERNEST S. DUNCAN	Home Phone #	N/A
Street Address	25 LAUREL ROAD	Mobile Phone #	910-690-9429
City, State, Zip Code	PINEHURST NC 28374	Business Phone #	N/A
Email	SDUNCANSA@CenturyLink		

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





Historic Certificate of Appropriateness (COA)
Major and Minor
(Revised 04/01/19)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation			
Rear Elevation			
Right Elevation			
Left Elevation			
Trim			
Windows			
Chimney			
Foundation			
Front Door			
Shutters			
Garage Door			
Roof	N/A	Asphalt shingle	Same
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk			
Sky Lights			
Driveway			
House Number			
Other: _____			

Required Documents

- ☒ Site Plan/Survey or Sketch
☐ Floor Plans

- ☐ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature: E. J. Luman Date: 6-18-19



REFERENCE:
DEED BOOK 1430, PAGE 315
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

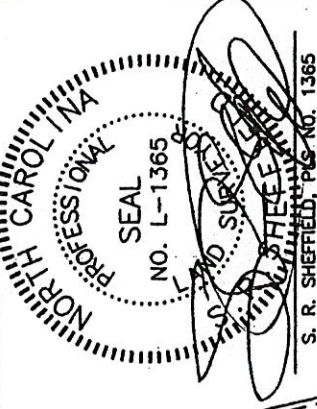
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

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.



DATE: JULY 25, 2013

(1918)

SEWER LINE (TYP.)

N83°49'16"E
149.76'

(1906)

N03°44'29"W
18.58'

N07°41'29"W
49.75'

SOIL ALLEYWAY

WATER MAIN IN AREA

10.4'

15.0'

30.0'

37.1'

A=116.46'

R=1107.73'

BR=N05°22'21"W

C=116.40'

LAUREL ROAD

pool

BRICK DWELLING

STONE PATIO

N78°07'57"W
155.24'

MINIMUM BUILDING SETBACK LINE
AS PER R-10 ZONING

TIE TO CONC. MONUMENT

N05°05'27"W
23.01'

(1916)



TIE LINE

S02°02'10"W
172.23'

UNLESS OTHERWISE DENOTED,

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

SURVEY FOR

KRISTA DUNCAN

LOT NO. 1917. OLD VILLAGE SECTION

PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,

PINEHURST, NORTH CAROLINA

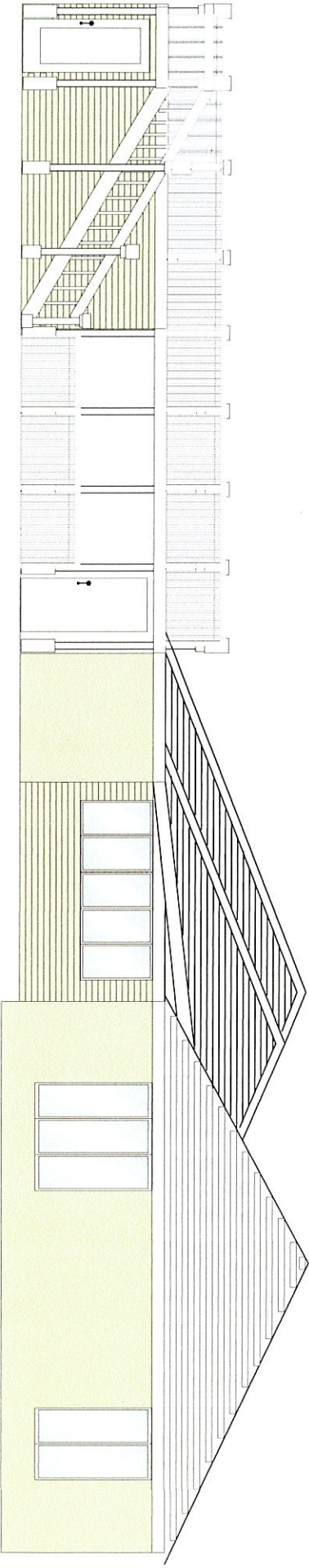
JULY 25, 2013 *- SCALE 1"=40'

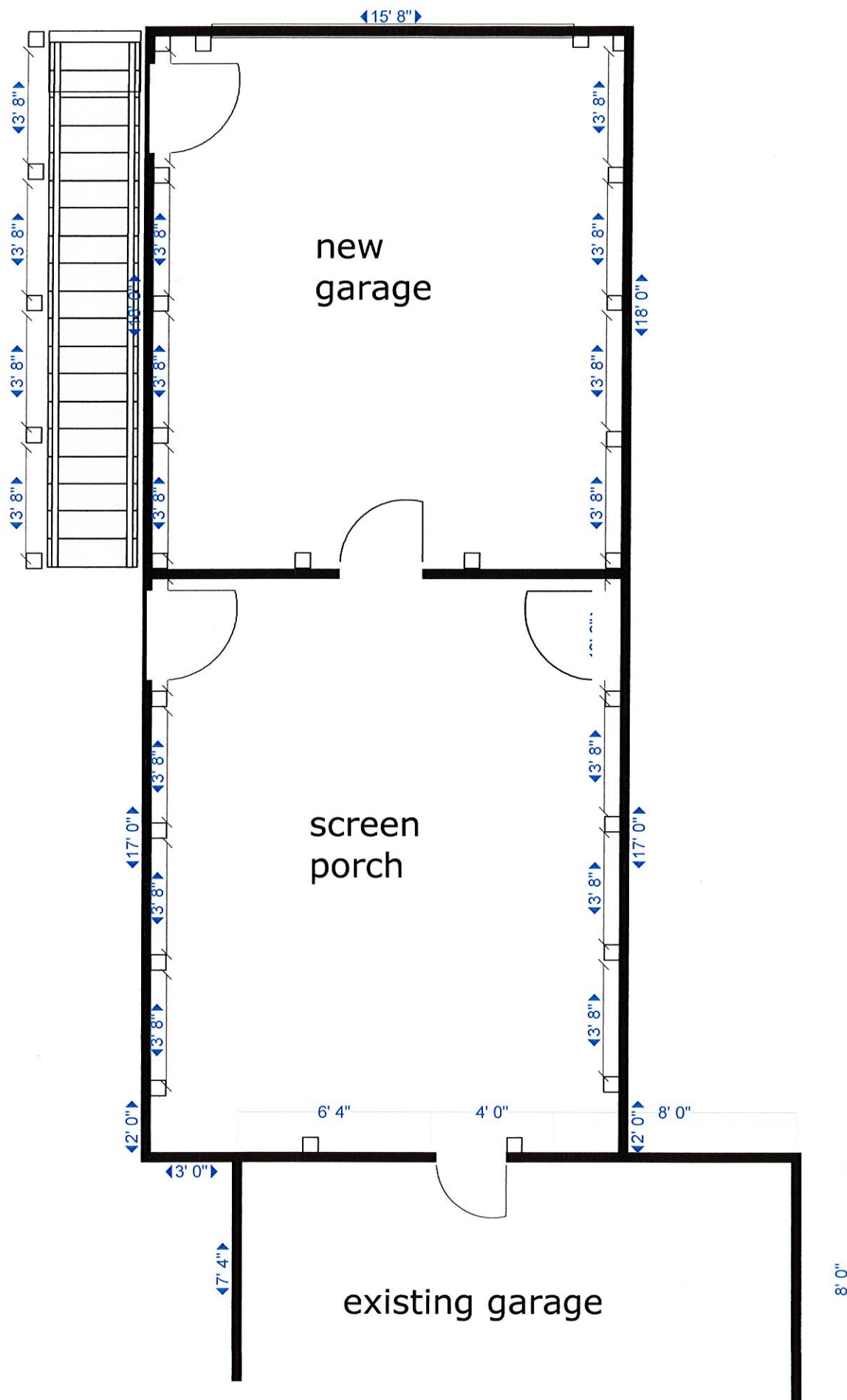
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.

1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



25 Laurel Road - South Side Elevation

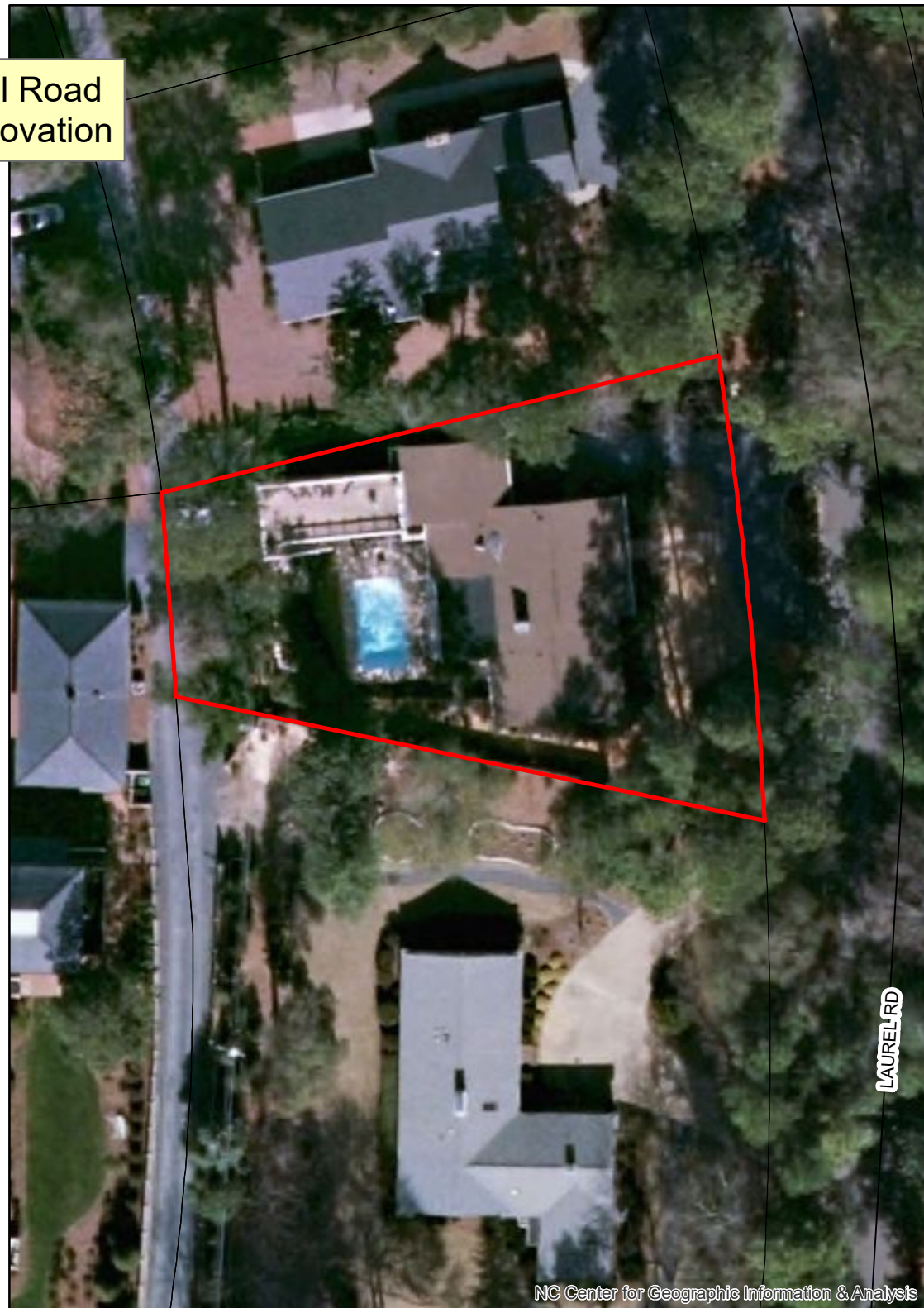








25 Laurel Road
Roof Renovation



DRAFT
FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 25, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Ernest S. Duncan requests a Certificate of Appropriateness to remove the flat roof and railing over the screened porch and back garage located on the principal structure at 25 Laurel Road and replace it with a gable roof to match the rest of the structure.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Changes to roof lines are considered a Major Work requiring a Certificate of Appropriateness from the Historic Preservation Commission.

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

1. The residential structure at 25 Laurel Road is a noncontributing structure built in 1967 as listed in the National Historic Landmark listing for the Pinehurst Historic District. The building was added to in 1996.
2. It is listed as a one story brick and frame ranch house with an attached garage.
3. The majority of the structure has gable roof lines with the exception of the flat roof over the screened porch and garage.
4. By Email, the property owner, Ernest "Steve" Duncan stated that the flat roof is leaking into the porch and garage and mold is growing.
5. By Email, the contractor, Larry Postlethwaite stated that the flat roof is original to the addition to the structure built in 1996 and that the balance of the roof lines have gable ends.

Changes to Existing Residences – Roofs

1. The applicant proposes to replace the flat roof which currently serves as a deck over the screened porch and garage with a gabled roof of similar pitch to the gabled ends of the balance of the existing roof line.

2. Gabled roofs are a typical roof line in the Pinehurst Historic District.
3. The applicant proposes to match the materials and color of the existing asphalt roof.
4. The contractor has indicated that the roof would have standard soffit and ridge venting.

Conclusions of Law

Guideline Requirements:

1. Section III.A.1 directs that “any changes ... 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. Gabled roofs are compatible with the architectural style of the existing structure and are typical in the Pinehurst Historic District.
3. Section 1.C. directs that replacement of roof materials be of the “same style, size and color”.
4. The applicant proposes to match pitch, style, and color. The change in size from flat to gable is compatible with the structure and the district.

Guideline Recommendations:

1. Section III.A.7 states that “vents, including soffit vents and low profile ridge vents should be installed in a manner that does not diminish the original design of the roof or destroy the character of the roof details.”
2. The contractor indicates that soffit and ridge vents will be “standard.”

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 Guideline 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 special character of the Pinehurst Historic District and consistent with Historic Preservation Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
25 Laurel Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 25 Laurel Road:

The following conditions apply to approval of the Certificate of Appropriateness for 25 Laurel Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 25 Laurel Road on the following basis:



COA 19-065

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District to install a detached two car garage to the rear of the principal dwelling at 310 Dundee Road with access from McFarland Road. The property can be identified by Moore County Parcel Number 20070742. The owners are Margit Elo and Peter Genthner. The applicant is Margit Elo.

FROM:

Alex Cameron

CC:

Darryn Burich, Kathy Liles

DATE OF MEMO:

7/17/2019

MEMO DETAILS:

Please see the attached documents related to this public hearing.

ATTACHMENTS:

Description

- ☐ Application
- ☐ Elevations and Floor Plan
- ☐ Proposed Garage Photo
- ☐ Proposed Door Example
- ☐ Site Plan
- ☐ Area Map
- ☐ Draft Findings of Fact



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	310 DUNDEE ROAD
City, State, Zip Code	PINEHURST, NC, 28374
Parcel ID #	20070742

Owner Information			
Name	MARGIT ELO PETER GENTHNER	Home Phone #	
Street Address	310 DUNDEE ROAD	Mobile Phone #	818-450-6009 626-818-7936
City, State, Zip Code	PINEHURST, NC, 28374	Business Phone #	
Email	margit.elo@gmail.com genthner-peter@yahoo.com		

Applicant			
Name	MARGIT ELO	Other Phone #	
Email	margit.elo@gmail.com	Street Address	310 DUNDEE ROAD
Mobile Phone #	818-450-6009	City, State, Zip Code	PINEHURST, NC, 28374



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

General Information

Description of Changes to the Structure	CONSTRUCTION OF A DETACHED GARAGE (2 CAR) WITH ACCESS FROM McFARLAND ROAD.		
Type of Work	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> New
Existing Use		Proposed Use	
<input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Single Family Low Density <input type="checkbox"/> Single Family Medium Density <input type="checkbox"/> Single Family High Density <input type="checkbox"/> Multi-Family Development <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Lodging <input type="checkbox"/> Recreational <input type="checkbox"/> Institutional <input type="checkbox"/> Medical <input type="checkbox"/> Industrial <input type="checkbox"/> Services		<input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Single Family Low Density <input type="checkbox"/> Single Family Medium Density <input type="checkbox"/> Single Family High Density <input type="checkbox"/> Multi-Family Development <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Lodging <input type="checkbox"/> Recreational <input type="checkbox"/> Institutional <input type="checkbox"/> Medical <input type="checkbox"/> Industrial <input type="checkbox"/> Services	
Includes Demolition		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Includes Tree Removal		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Estimated Cost of Construction		\$ 25,000	



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	WOOD CLAPBOARD	WOOD CLAPBOARD	WHITE
Rear Elevation	WOOD CLAPBOARD	"	"
Right Elevation	WOOD CLAPBOARD	"	"
Left Elevation	WOOD CLAPBOARD	"	"
Trim	WOOD	WOOD	"
Windows	WOOD	WOOD	"
Chimney	BRICK	N/A	N/A
Foundation	BRICK CRAWL SPACE	SLAB	N/A
Front Door	NAVY WOOD	NAVY WOOD	NAVY
Shutters	N/A	N/A	N/A
Garage Door	N/A	WOOD	WHITE
Roof	SHINGLE	SHINGLE	CHARCOAL
Roof Exhaust Vents	N/A	N/A	N/A
Front Porch	WOOD	N/A	N/A
Deck	N/A	N/A	N/A
Patio	N/A	N/A	N/A
Sidewalk	N/A	N/A	N/A
Sky Lights	N/A	N/A	N/A
Driveway	WHITE PEA GRAVEL	WHITE PEA GRAVEL	WHITE
House Number	310		
Other:			

*

Required Documents

* Consider metal roof option

- ☒ Site Plan/Survey or Sketch
☒ Floor Plans

- ☒ Elevation Drawings
☐ Landscaping Plan

Certification

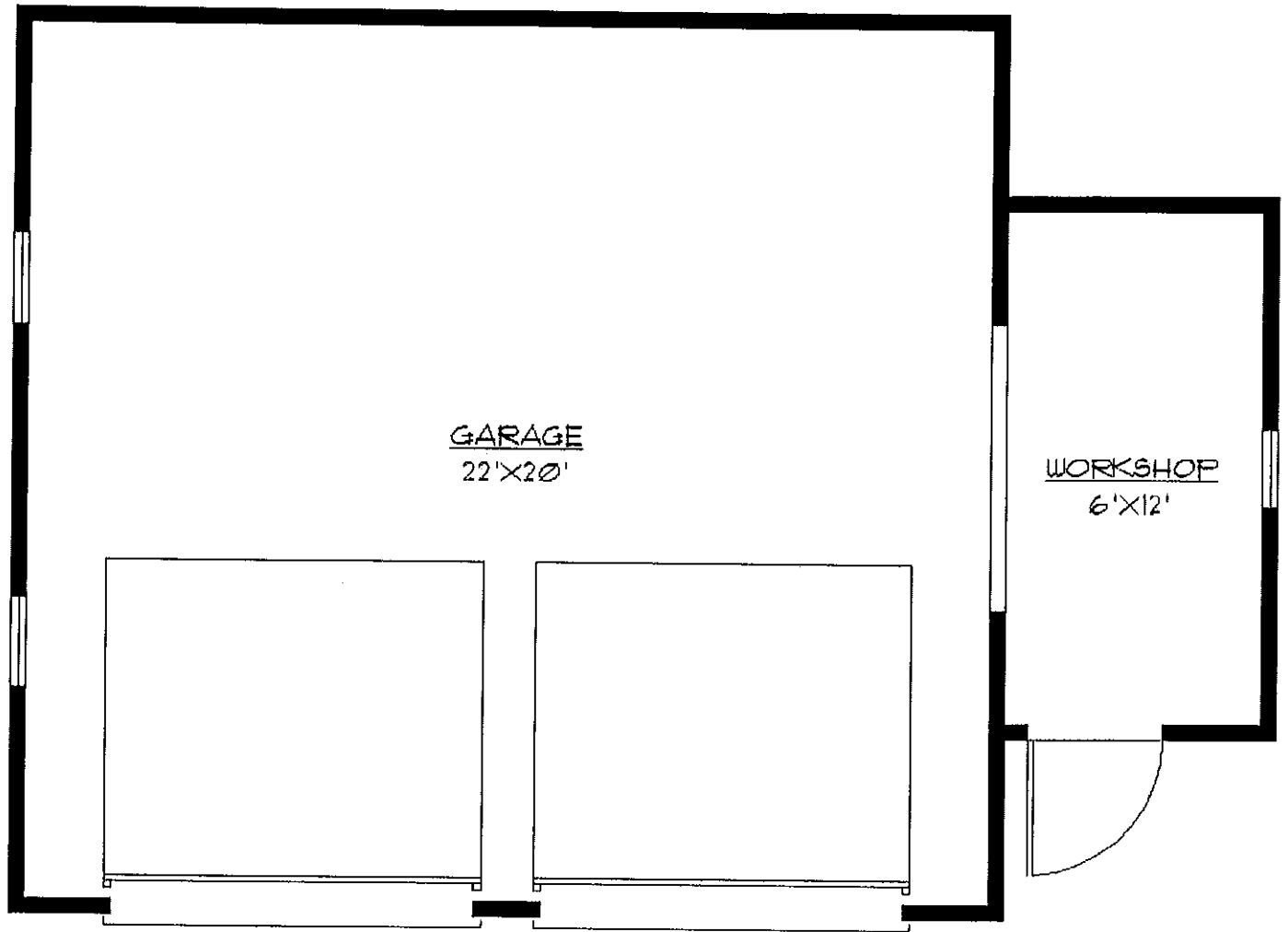
I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

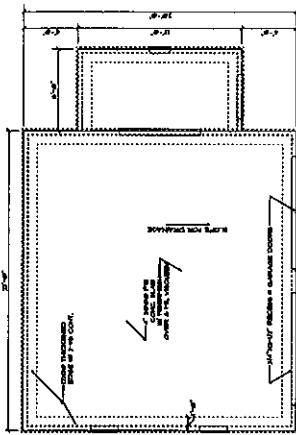
Applicant Signature: _____

Date: _____

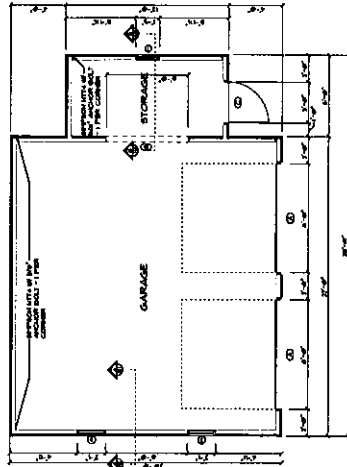
6/24/19





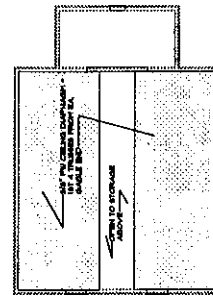


FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

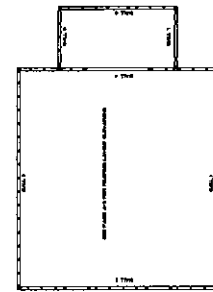


MAIN FLOOR
 SCALE 1/4" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x4 SIPS	100	LF	1.50	150.00
2	2x6 SIPS	100	LF	2.00	200.00
3	2x8 SIPS	100	LF	2.50	250.00
4	2x10 SIPS	100	LF	3.00	300.00
5	2x12 SIPS	100	LF	3.50	350.00
6	2x14 SIPS	100	LF	4.00	400.00
7	2x16 SIPS	100	LF	4.50	450.00
8	2x18 SIPS	100	LF	5.00	500.00
9	2x20 SIPS	100	LF	5.50	550.00
10	2x22 SIPS	100	LF	6.00	600.00
11	2x24 SIPS	100	LF	6.50	650.00
12	2x26 SIPS	100	LF	7.00	700.00
13	2x28 SIPS	100	LF	7.50	750.00
14	2x30 SIPS	100	LF	8.00	800.00
15	2x32 SIPS	100	LF	8.50	850.00
16	2x34 SIPS	100	LF	9.00	900.00
17	2x36 SIPS	100	LF	9.50	950.00
18	2x38 SIPS	100	LF	10.00	1000.00
19	2x40 SIPS	100	LF	10.50	1050.00
20	2x42 SIPS	100	LF	11.00	1100.00
21	2x44 SIPS	100	LF	11.50	1150.00
22	2x46 SIPS	100	LF	12.00	1200.00
23	2x48 SIPS	100	LF	12.50	1250.00
24	2x50 SIPS	100	LF	13.00	1300.00
25	2x52 SIPS	100	LF	13.50	1350.00
26	2x54 SIPS	100	LF	14.00	1400.00
27	2x56 SIPS	100	LF	14.50	1450.00
28	2x58 SIPS	100	LF	15.00	1500.00
29	2x60 SIPS	100	LF	15.50	1550.00
30	2x62 SIPS	100	LF	16.00	1600.00
31	2x64 SIPS	100	LF	16.50	1650.00
32	2x66 SIPS	100	LF	17.00	1700.00
33	2x68 SIPS	100	LF	17.50	1750.00
34	2x70 SIPS	100	LF	18.00	1800.00
35	2x72 SIPS	100	LF	18.50	1850.00
36	2x74 SIPS	100	LF	19.00	1900.00
37	2x76 SIPS	100	LF	19.50	1950.00
38	2x78 SIPS	100	LF	20.00	2000.00
39	2x80 SIPS	100	LF	20.50	2050.00
40	2x82 SIPS	100	LF	21.00	2100.00
41	2x84 SIPS	100	LF	21.50	2150.00
42	2x86 SIPS	100	LF	22.00	2200.00
43	2x88 SIPS	100	LF	22.50	2250.00
44	2x90 SIPS	100	LF	23.00	2300.00
45	2x92 SIPS	100	LF	23.50	2350.00
46	2x94 SIPS	100	LF	24.00	2400.00
47	2x96 SIPS	100	LF	24.50	2450.00
48	2x98 SIPS	100	LF	25.00	2500.00
49	2x100 SIPS	100	LF	25.50	2550.00
50	2x102 SIPS	100	LF	26.00	2600.00
51	2x104 SIPS	100	LF	26.50	2650.00
52	2x106 SIPS	100	LF	27.00	2700.00
53	2x108 SIPS	100	LF	27.50	2750.00
54	2x110 SIPS	100	LF	28.00	2800.00
55	2x112 SIPS	100	LF	28.50	2850.00
56	2x114 SIPS	100	LF	29.00	2900.00
57	2x116 SIPS	100	LF	29.50	2950.00
58	2x118 SIPS	100	LF	30.00	3000.00
59	2x120 SIPS	100	LF	30.50	3050.00
60	2x122 SIPS	100	LF	31.00	3100.00
61	2x124 SIPS	100	LF	31.50	3150.00
62	2x126 SIPS	100	LF	32.00	3200.00
63	2x128 SIPS	100	LF	32.50	3250.00
64	2x130 SIPS	100	LF	33.00	3300.00
65	2x132 SIPS	100	LF	33.50	3350.00
66	2x134 SIPS	100	LF	34.00	3400.00
67	2x136 SIPS	100	LF	34.50	3450.00
68	2x138 SIPS	100	LF	35.00	3500.00
69	2x140 SIPS	100	LF	35.50	3550.00
70	2x142 SIPS	100	LF	36.00	3600.00
71	2x144 SIPS	100	LF	36.50	3650.00
72	2x146 SIPS	100	LF	37.00	3700.00
73	2x148 SIPS	100	LF	37.50	3750.00
74	2x150 SIPS	100	LF	38.00	3800.00
75	2x152 SIPS	100	LF	38.50	3850.00
76	2x154 SIPS	100	LF	39.00	3900.00
77	2x156 SIPS	100	LF	39.50	3950.00
78	2x158 SIPS	100	LF	40.00	4000.00
79	2x160 SIPS	100	LF	40.50	4050.00
80	2x162 SIPS	100	LF	41.00	4100.00
81	2x164 SIPS	100	LF	41.50	4150.00
82	2x166 SIPS	100	LF	42.00	4200.00
83	2x168 SIPS	100	LF	42.50	4250.00
84	2x170 SIPS	100	LF	43.00	4300.00
85	2x172 SIPS	100	LF	43.50	4350.00
86	2x174 SIPS	100	LF	44.00	4400.00
87	2x176 SIPS	100	LF	44.50	4450.00
88	2x178 SIPS	100	LF	45.00	4500.00
89	2x180 SIPS	100	LF	45.50	4550.00
90	2x182 SIPS	100	LF	46.00	4600.00
91	2x184 SIPS	100	LF	46.50	4650.00
92	2x186 SIPS	100	LF	47.00	4700.00
93	2x188 SIPS	100	LF	47.50	4750.00
94	2x190 SIPS	100	LF	48.00	4800.00
95	2x192 SIPS	100	LF	48.50	4850.00
96	2x194 SIPS	100	LF	49.00	4900.00
97	2x196 SIPS	100	LF	49.50	4950.00
98	2x198 SIPS	100	LF	50.00	5000.00
99	2x200 SIPS	100	LF	50.50	5050.00
100	2x202 SIPS	100	LF	51.00	5100.00

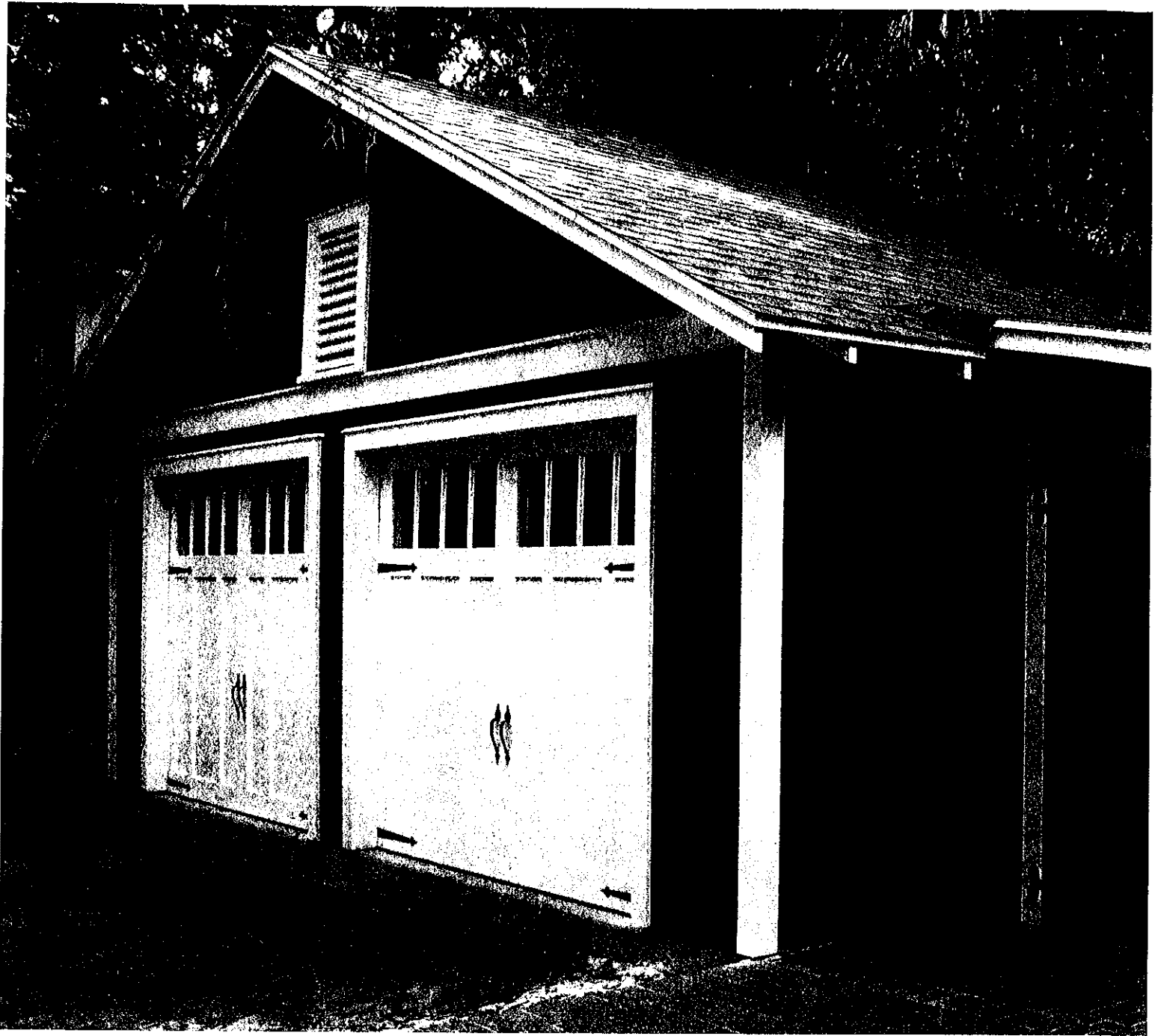


CEILING PLAN
 SCALE 3/8" = 1'-0"



FRAMING PLAN
 SCALE 3/8" = 1'-0"

100' 0" 10'	
--	--







PRELIMINARY DRAWING
NOT FOR SALES, CONVEYANCES,
OR RECORDATION

29

30

31R

13734 SQ FT
0.32 ACRES

GARAGE
TO BE REMOVED

2-STORY DWELLING

31

32

33

33R

15794 SQ FT
0.36 ACRES

34

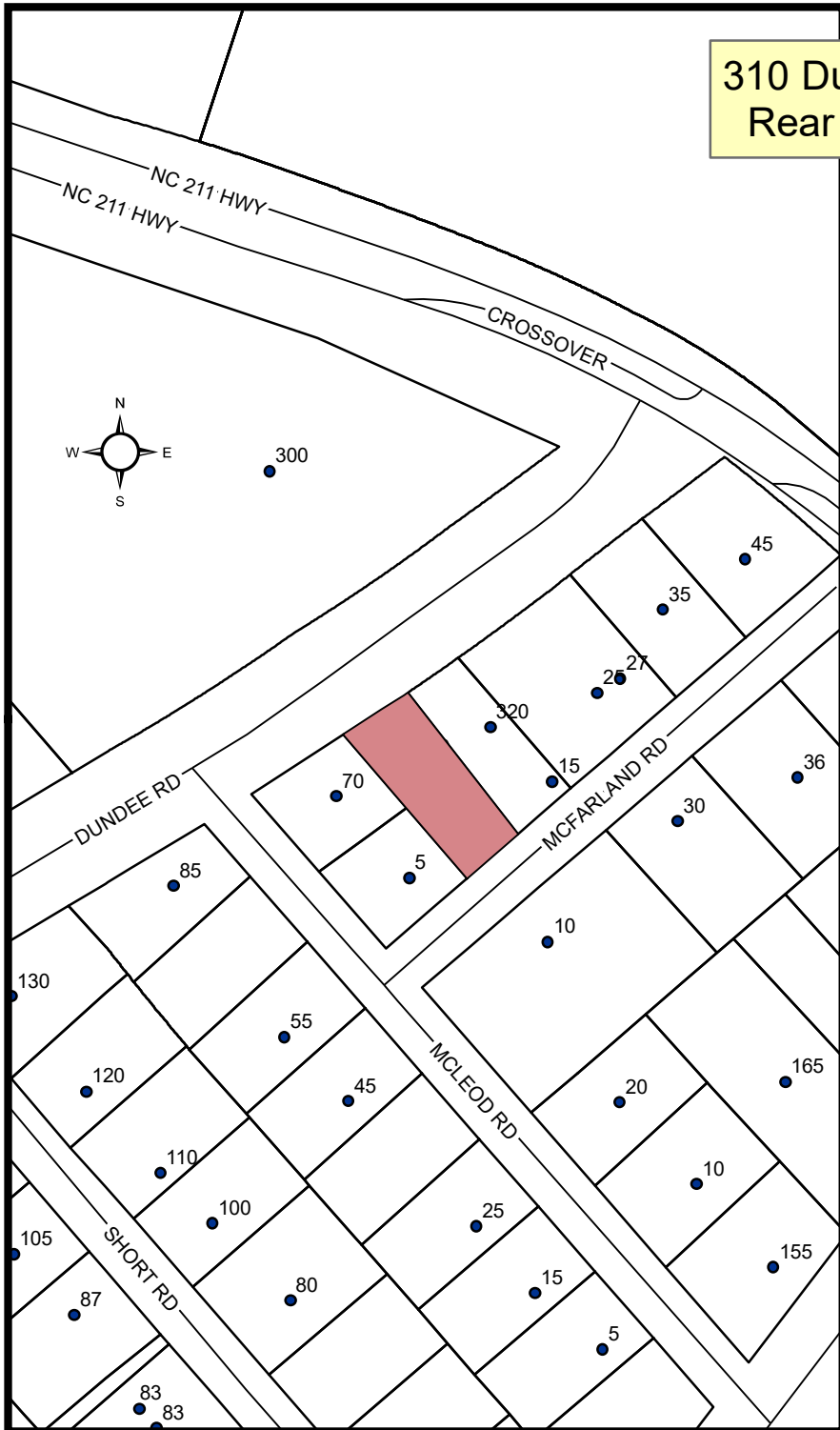
35

Proposed
garage

CONTROL
CORNER

MCFARLAND

310 Dundee Rd
Rear Garage



DRAFT
FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 25, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Margit Elo and Peter Genthner request a Certificate of Appropriateness to install a detached garage with access from McFarland Rd.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Accessory buildings larger than 120 square feet are considered a Major Work requiring a Certificate of Appropriateness from the Historic Preservation Commission.

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

1. The residential structure at 310 Dundee Rd is a two story noncontributing structure built in 2005.
2. The dwelling is wood clapboard with wood trim, a brick chimney and a navy door.
3. The lot has frontage on both Dundee and McFarland Roads.

Accessory Features and Structures

1. The applicant proposes to construct a 512 square foot garage/workshop (22' x 20' plus 6' x 12') to the rear of the principle dwelling with a porch roof over the garage (see Email of 7/16/19).
2. The materials are proposed to match materials of the existing structure with the exception of the roof.
3. The applicant requests flexibility in roofing materials between asphalt shingles and a charcoal metal roof.
4. The garage is proposed to be one story.
5. The garage is proposed to face the rear of the lot towards McFarland Rd.
6. The windows on the left elevation are one over one and is in balance with the house.
7. The contractor has indicated that the roof would have standard soffit and ridge venting.

Conclusions of Law

Guideline Requirements:

1. Section IV.E.1. requires “all proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.” The applicant proposes to build an accessory building of compatible materials. Rear garages are typical in the district.
2. Section IV.E.2. directs that “accessory buildings **must** be equal or lower in height than the primary structure and the roof should have an equal or lower slope than the primary structure” which is satisfied as the garage is a one story structure and the principal dwelling is two story.

Guideline Recommendations:

1. Section IV.E.4 states “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. (see also Section IV.E.6) ” The doors will open to the rear towards McFarland Rd. and the building is to the rear of the primary structure. The applicant states that the building will be screened by heavy vegetation on that side.

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 Guideline 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 special character of the Pinehurst Historic District and consistent with Historic Preservation Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the

Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
310 Dundee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 310 Dundee Road:

The following conditions apply to approval of the Certificate of Appropriateness for 310 Dundee Road.

The roof material shall be

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 310 Dundee Road based on the following:



COA 19-064

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District to install additional fencing at 15 Ritter Rd W. The property can be identified by Moore County Parcel Number# 24433. The property is owned by Hugh and Rebecca Foley-Tudor.

FROM:

Alex Cameron

CC:

Darryn Burich, Kathy Liles

DATE OF MEMO:

7/17/2019

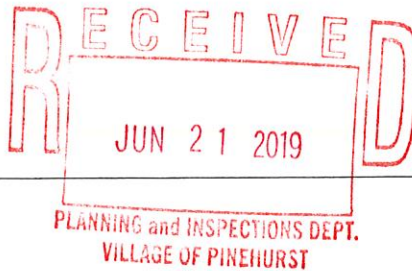
MEMO DETAILS:

Please see the attached documents related to this public hearing. Applicant discusses several options in the application but is choosing Option 1 for the HPC's consideration.

ATTACHMENTS:

Description

- ☐ Application
- ☐ Sketch Plan
- ☐ Existing Photos of Site Conditions
- ☐ Draft Findings of Fact



Application for
Fence, Wall & Column
(revised 3/14/17)

Fee \$50.00

PROPERTY OWNER

Name: Hugh + Rebecca Tudor-Foley Telephone: 917-913-4803
Mailing Address: 15 Ritter Rd. W., Pinehurst 28374
Email Address (to receive your approval): tudorfoley@gmail.com

PROJECT LOCATION

Moore County Parcel ID: _____ Lot Number: 431 Unit: _____ Zoning District: _____

Physical Address: 15 Ritter Rd. W.

Is there a lake, pond or golf course next to your property? Yes ☐ No ☒

If yes, on what side of the property? _____

Is your property in the Local Historic District? ☒ Yes No If yes, a Certificate of Appropriateness is required, prior to issuance of fence permit.

Is your house a corner lot? ☒ Yes No If yes, conditions apply to fences over 4 ft. in height.

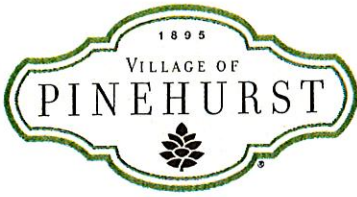
INDICATE TYPE OF PERMIT REQUESTED (check all that apply)

☒ Picket ☒ Post and Rail ☒ Wrought Iron ☐ Brick/Stone ☐ Column ☐ Solid
☐ Vinyl-coated Chain Link (non-residential uses) ☐ Shadowbox ☐ Wall
Other _____

PROJECT DATA

Length: _____ Height: 4' Color: Black and/or White Material: Wood and/or Metal
Front yard ☐ Side yard ☒ Rear yard ☒ Pool (NC Building Code regs apply)

✓ ** Finished side of fence must face out. **



GENERAL INFORMATION

GUIDELINES FOR PLAN SUBMITTAL OF A FENCE, WALL, COLUMN, PET HOUSE, PET RUN OR SIMILAR STRUCTURE:

Paperwork required for submittal of fence application:

- ✓1. One (1) copy of completed application page (you do not need to copy/submit entire packet).
- ✓2. One (1) copy of the site plan, survey or map for the property, showing the location of the home on the lot and the location of the proposed structure.
- ✓3. One (1) copy of a picture or drawing of the type of structure to be installed. You may copy a picture from the allowable fence types located in the information packet..

GUIDELINES FOR PLAN SUBMITTAL OF A FENCE, WALL, COLUMN, PET HOUSE, PET RUN OR SIMILAR STRUCTURE:

To obtain property information such as the PIN number, the LRK number, the lot and unit numbers, the zoning district, as well as a map of your property, visit Moore County Government's website at www.moorecountync.gov. Select the "I want to" tab and look up "Real Property", "Property Records" and select the "Agree" tab in the lower right-hand corner, and then you may search for your property by owner or address. Once you hit search, there will be a map option on the bottom left that will enable you to print a copy of a map of your lot.

The Village accepts the following methods of payment: cash, check (made payable to the Village of Pinehurst), Visa and Master Card.

I, the undersigned, hereby make application for permits, inspections at the location designated as per approved plans and in accordance with the provisions of all ordinances and laws of the State of North Carolina, the County of Moore, and the Village of Pinehurst regarding all work specified herein. I have a legal contract with the property owner allowing me to improve the property as proposed. Such contract shall be made available to the Village if requested. I understand it is my responsibility to contact Moore County Public Utilities to ensure there are no water or sewer line encroachments.

Property Owner/Representative: Renee J. Foy Date: 6-21-17

**THIS PERMIT SHALL EXPIRE 6 MONTHS AFTER DATE OF ISSUANCE AND
NO STRUCTURES ARE ALLOWED TO ENCROACH THE RIGHT-OF-WAY**

OFFICE USE ONLY

Zoning Official: _____ Approve ☐ Deny ☐ Date: _____



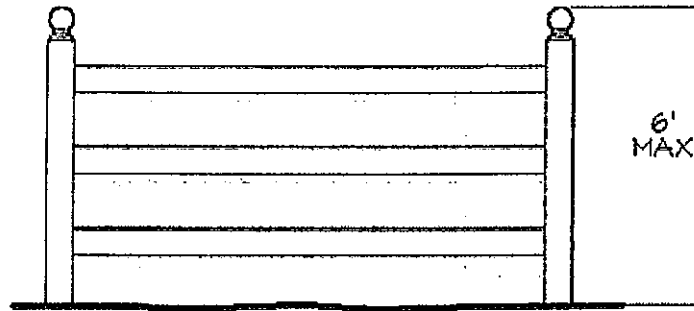
Fence, Wall & Column Information Packet

(revised 3/14/17)

ii. The wire is muted in color, (black, green, or brown);

iii. The use of wire is optional

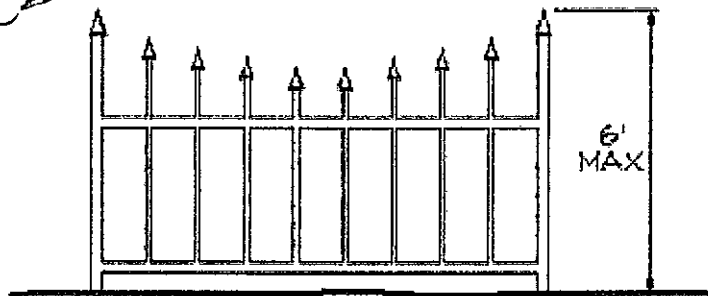
See
Addendum
Option 1+2+3



(b) POST AND RAIL FENCE

(c) Wrought iron;

See Addendum
Option 1+2



(c) METAL FENCE

Planning and Inspections Department

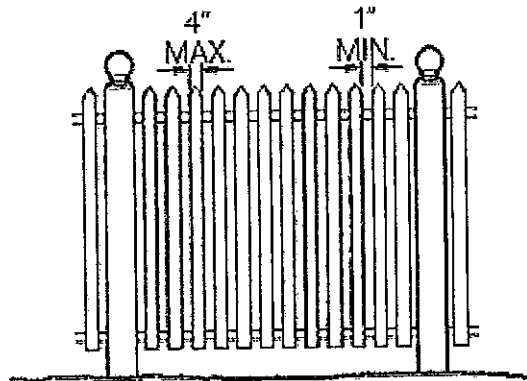
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 - www.vopnc.org

(4) **Residential and Non-Residential Fences:** Those fences or similar structures not authorized or approved as provided in this Section are prohibited. The finished side of a fence or wall shall always face out towards the street or adjacent property. For the purpose of this Section, the following types of fences are allowed, depending upon the specific zoning district in which they are located. Material substitution may be permitted by the Village Planner where the appearance and material would result in equal or better performance. Allowable fence types include:

(a) **Picket,** provided that:

- (i) The fence shall be constructed of wood, vinyl or composite material and may be painted, stained or unfinished; width of the pickets shall not be wider than four (4) inches nominal, with a minimum of one (1) inch between pickets.
- (ii) Maximum height is four (4) feet;

*See Addendum
Option 3*



(a) PICKET FENCE

- (iii) Minimum number of horizontal rails is two (2).

(b) **Post and rail** (or split rail), provided that:

- i. The wire is located on the inside of the fence;

ADDENDUM TO FENCING APPLICATION – 15 Ritter Rd. W.

Using the attached drawing of property identifying sections to be fenced, the following options for this proposal are hereby submitted for approval of any or all: Please!

OPTION 1

- Maintain existing 18" fence on Sides A & B
- Add Post and Rail Fence per Fence Information from Section 9.13 of the Pinehurst Development Ordinance, item 4 (b), including black wire, inside the existing 18" fence on Sides A & B, and on currently unfenced Side C. Post & Rail fence to be painted black to be optically less visible.
- Metal Fence per Fence Information from Section 9.13 of the Pinehurst Development Ordinance, item 4 (c) with gates on Sides D and Side E.

*per email -
no*

OPTION 2

- Remove existing 18" fence on Sides A & B
- Add Post and Rail Fence per Fence Information from Section 9.13 of the Pinehurst Development Ordinance, item 4 (b), including black wire, replacing the existing 18" fence on Sides A & B, and added on currently unfenced Side C. Post & Rail fence to be painted white.
- White Post & Rail fence to be continued on Sides D.
- Metal Fence per Fence Information from Section 9.13 of the Pinehurst Development Ordinance, item 4 (c) with gates on Side E.

OPTION 3

- Remove existing 18" fence on Sides A & B
- Add Picket Fence per Fence Information from Section 9.13 of the Pinehurst Development Ordinance, item 4 (c) on sides A,B, D, and E with appropriate gates.
- Install black Post & Rail, including black wire, on Side C (to be optically nearly invisible in dense trees and brush of that side.)



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): Hugh + Rebecca Tudor-Foley Physical Address: 15 Riter Rd.

Business/Tenant Name (if applicable): _____

Mailing Address (if different): _____

Telephone: 917-913-4803 Zoning District: _____ Parcel ID#: 431

Applicant/Contractor Data

Name: _____ Address: _____

Contractor License #: _____ Telephone: _____

E-mail Address (optional): _____

Description of Project:

4' Fencing of rear and part of sides of property.



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: Ramon J. Garcia Date: 6-21-19

****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: _____

"CASTLE"

SHAW

A

155'

Side C

115'

4'

Side B

Side D

Side A

Keyed
Side D

RITTER RD

BEULAH HILL RD N

= Existing 18" h fence

Park

SHAW RD S

R.

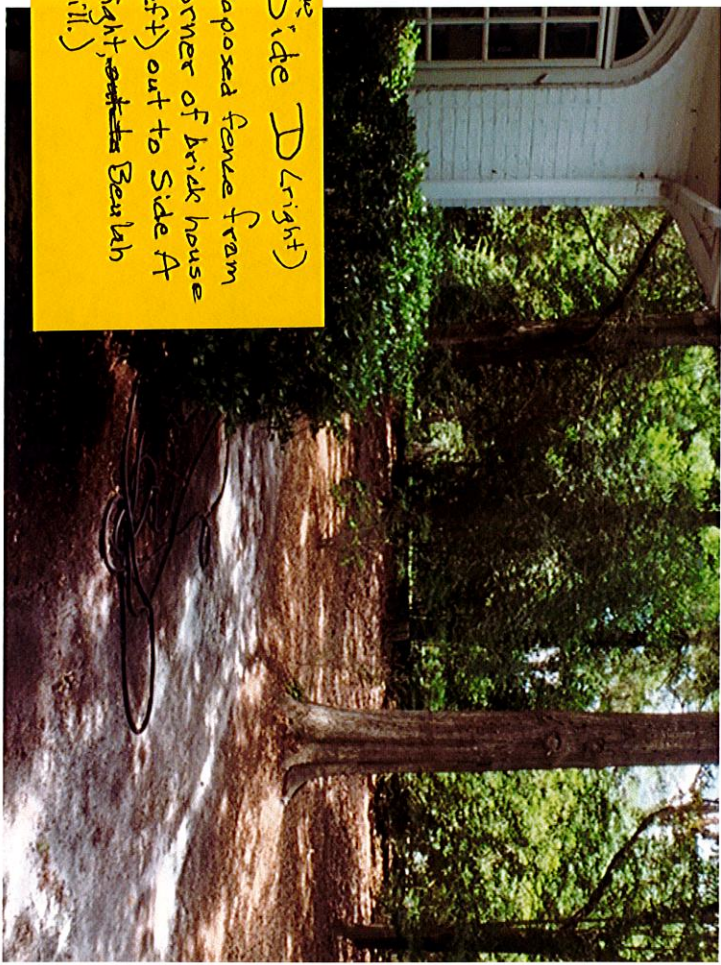
Side D (left)
Proposed fence
from corner of
brick garage out
(left) to corner
of Side B



Side E
Proposed fence
and gate to back
entry, from
brick garage corner
on left to brick
house corner on
right.



Side D (right)
Proposed fence from
corner of brick house
(left) out to Side A
(right, ~~out~~ Berlab
Hill.)



Front of house
13 Ritter Rd. W.
(Frontage fence
to remain)



Side A
(Benah Hill Rd.)

Lot Corner
↓



End of Side B

(Shaw Rd. SW)

Looking at Side C in
dense growth on property
line.

Lot Corner



← Side C

(Looking from
Shaw Rd. toward
Bentley Hill Rd.)

DRAFT
FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 25, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Hugh and Rebecca Tudor-Foley request 4' fencing of rear and parts of side of property located at 15 Ritter W.

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

FINDINGS OF FACT

Concerning jurisdiction

1. Given the particular circumstances of this project which incorporates multiple fence types and a double fence, the Village Planner could not issue a Certificate of Appropriateness thus necessitating review by the Historic Preservation Commission.

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

1. The residential structure at 15 Ritter W is a noncontributing structure built in 1995.
2. The property is located adjacent to three streets: Beulah Hill Rd., Ritter Rd. W, and Shaw Rd SW.
3. As shown on Exhibit 1, an 18 inch high two rail post and rail fence is existing along the street side. It includes black metal gates.
4. The applicant submitted several options. Option 1 was identified to staff as the option with which to begin and is the subject of this order.

Fences and Walls

1. The applicant wishes to maintain the existing 18 inch high white post and rail fence in the front yard and around the rear yard construct a black post and rail fence with black wire. Where already fenced, this fence would be located behind the white post and rail fence (Sides A and B).
2. The rear property line is currently unfenced.
3. The new post and rail fence will be black with black wire. The applicant stated that this would enable the fence to be less noticeable within the thick vegetation surrounding the lot.
4. The applicant proposes to add metal fencing in either black or white metal including gates at sides D and E.
5. The fencing is proposed to be 4 feet high.

Conclusions of Law

Guideline Requirements:

1. Section VII.A.5 requires 'Painting, staining or other finish **must** be completed within six (6) months of installation.'
2. Section VII.A.11 directs "when measuring fence dimensions, consider all fence elements including posts.
 - A. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height."
3. The applicant proposes the fence height to be 4 feet. As none of the proposed fence addition extends beyond the front line of the house, 4 feet is consistent with the allowed height.
4. It should be a condition of approval that if approved, the fence shall be painted within six months of installation.

Guideline Recommendations:

1. Section VII.A.3 directs "residential street side fences should be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type."
2. The proposed black post and rail fence with wire will be taller than the 18" fence, along the street side on two sides and will constitute a double fence. It is not consistent with the recommendation for white picket fences.
3. The proposed black post and rail fencing can be located within the vegetated buffer to improve visual appearance.
4. The Guidelines are silent on the use of double fences and double fences would need to be evaluated in the context of the congruity with the district.

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 Guideline 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 special character of the Pinehurst

Historic District and consistent with Historic Preservation Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
15 Ritter Rd W

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 15 Ritter Rd W:

[illegible]

The following conditions apply to approval of the Certificate of Appropriateness for 15 Ritter Rd W.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 15 Ritter Rd W. based on the following:

[illegible]



COA 19-068

ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District to install landscaping at the new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number 20110260. The property is owned by the Moore County Board of Education (Moore County Schools) and the applicant is Brent Covington, AIA (Ratio Design).

FROM:

Alex Cameron

CC:

Darryn Burich, Kathy Liles

DATE OF MEMO:

7/17/2019

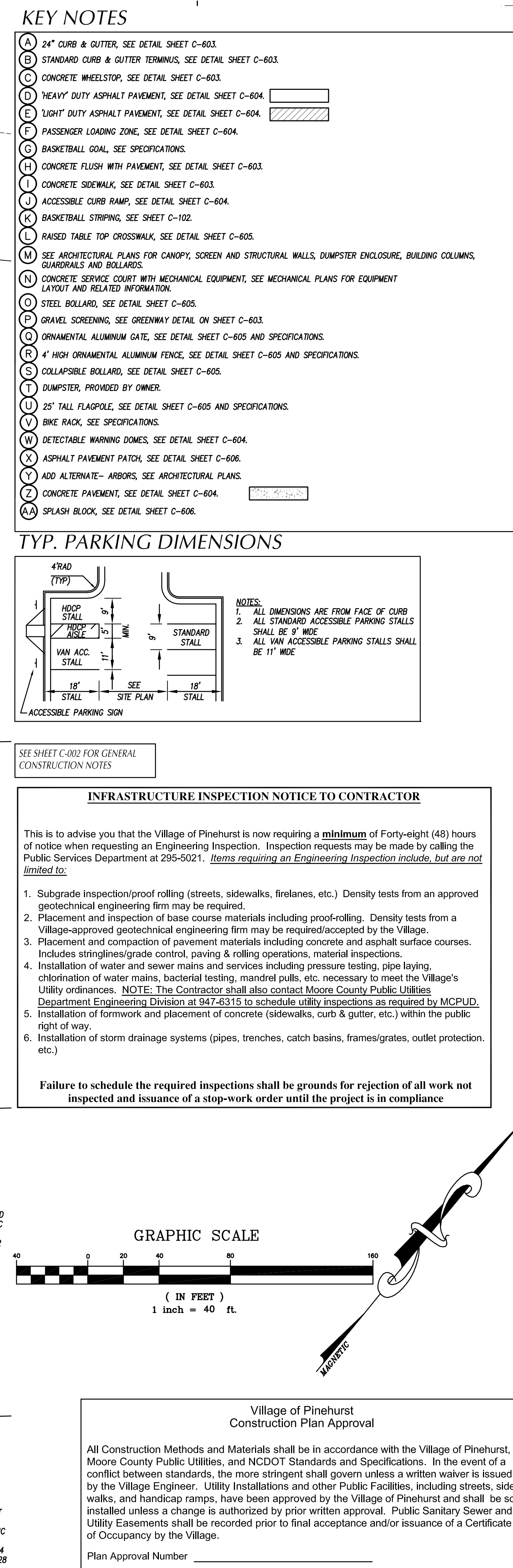
MEMO DETAILS:

Please see the attached documents related to this public hearing. Please note that the signage that was identified in the mailed public meeting notice does not require action by the HPC as the signage proposed on site is exempt per 9.7.

ATTACHMENTS:

Description

- ☐ Staking Plan
- ☐ Signage and Pavement Marking Plan
- ☐ Site Details
- ☐ Site Details cont.
- ☐ Existing Conditions and Demolition Plan
- ☐ Grading Plan
- ☐ Landscape Plan
- ☐ Landscape Details
- ☐ Cupola Detail
- ☐ Draft Findings of Fact



The image shows the top portion of a technical drawing sheet. On the left is the RATIO logo, which consists of a square divided into four quadrants by a stylized 'X' shape. To the right of the logo is the word 'RATIO' in a large, bold, sans-serif font. Below the logo and title is a block of small, all-caps text: 'COPYRIGHT NOTICE: THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH RATIO. NO OTHER USE, REPRODUCTION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF RATIO. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.' Below this text is a horizontal line. Under the line, on the left, is the text 'PROJECT NO.' followed by a blank space. On the right, under the same line, is the text '02000.000'. Below this is another horizontal line. Under the second line, on the left, is the text 'SHEET TITLE' followed by a blank space. Below this is a large, bold, sans-serif title 'STAKING PLAN'. Below the title is a large, blank rectangular area. At the bottom of the sheet, on the left, is the text 'SHEET NUMBER' followed by a blank space. To the right of this text is the large, bold, sans-serif number 'C-100'.

**Village of Pinehurst
Construction Plan Approval**

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility Installations and other Public Facilities, including streets, side-walks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.

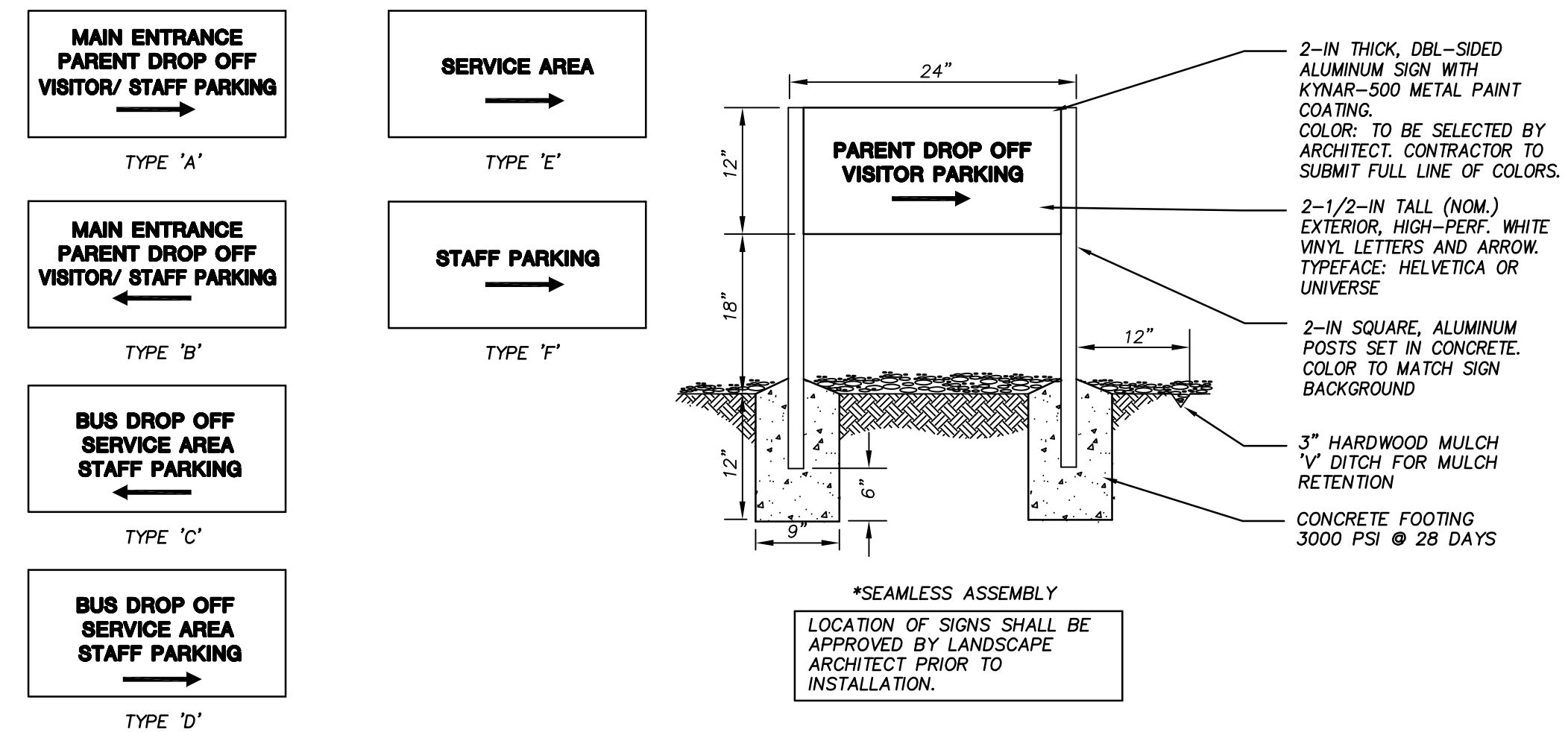
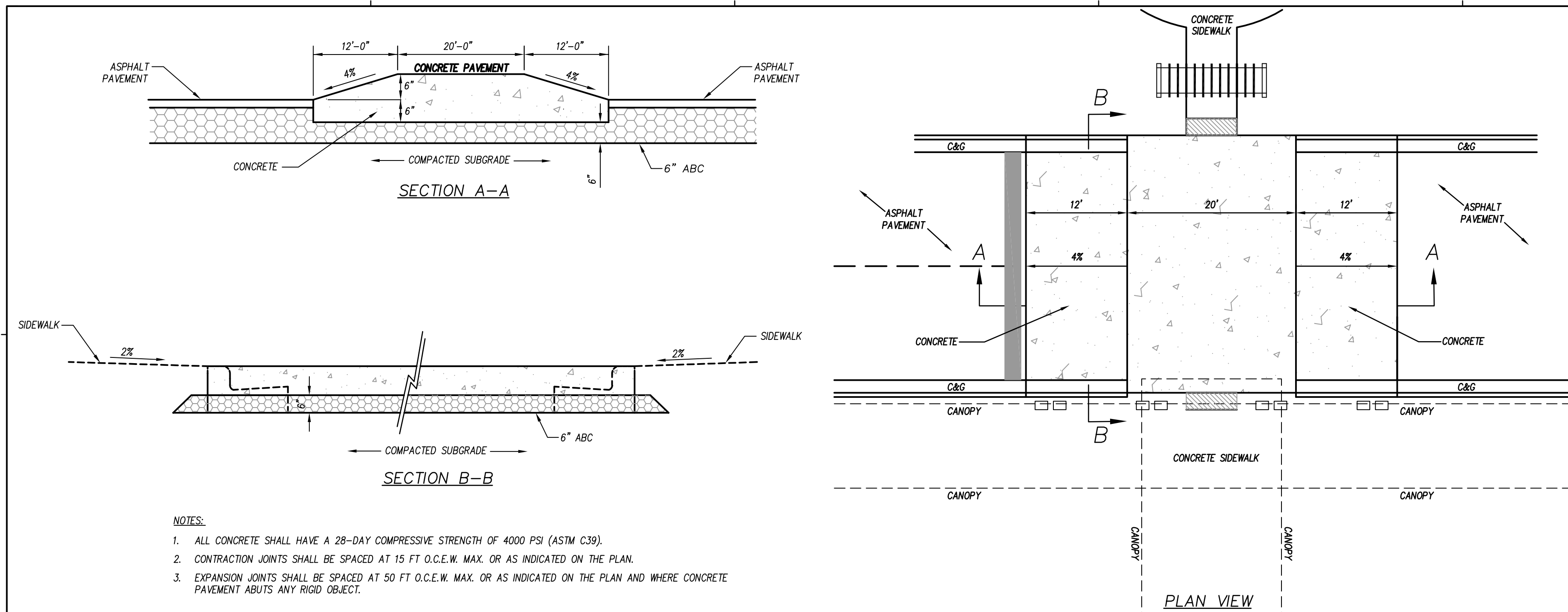
Plan Approval Number _____

Engineering _____

Fire Department _____

Planning _____

Moore Co. Public Utilities _____



**PINEHURST
ELEMENTARY**
100 Dundee Road
Pinehurst, NC 28374

Owner
Moore County Schools
Highway 15-501 South
Carthage, NC 28327
910-947-2976

Architect
RATTO
227 Fayetteville Street, Suite 301
Raleigh, NC 27601

Structural Engineer
LHC Structural Engineers
331 Sunday Dr
Raleigh, NC 27607
919-832-5587

Mechanical / Electrical Engineer
Jewberry Engineers, Inc.
2610 Wycliff Road, Suite 400
Raleigh, NC 27607
919-881-9939

Civil Engineer
CLH Design, P.A.
400 Regency Forest Dr
Cary, NC 27518
919-319-6716

Roof Consultant
Rick Nuhn Engineering
13 Thayer Circle
Greensboro, NC 27407
336-855-1182

Food Service
FoodDesign Associates, Inc.
5828 Oak Drive
Charlotte, NC 28227
704-545-6151

SEAL | DATE 6.21.2019

[illegible]

INFRASTRUCTURE INSPECTION NOTICE TO CONTRACTOR

This is to advise you that the Village of Pinehurst is now requiring a minimum of Forty-eight (48) hours of notice when requesting an Engineering Inspection. Inspection requests may be made by calling the Public Services Department at 295-5021. Items requiring an Engineering Inspection include, but are not limited to:

1. Subgrade inspection/proof rolling (streets, sidewalks, freeways, etc.) Density tests from an approved geotechnical engineering firm may be required.
2. Placement and inspection of base course materials including proof-rolling. Density tests from a Village-approved geotechnical engineering firm may be required/accepted by the Village.
3. Compaction of pavement materials including concrete and asphalt surface courses. Includes stringlines/grade control, paving & rolling operations, material inspections.
4. Installation of water and sewer mains and services including pressure testing, pipe laying, chlorination of water mains, bacterial testing, mandrel pulls, etc. necessary to meet the Village's Utility ordinances. **NOTE: The Contractor shall also contact Moore County Public Utilities Department Engineering Division at 447-6315 to schedule utility inspections as required by MCPUD.**
5. Installation of formwork and placement of concrete (sidewalks, curb & gutter, etc.) within the public right of way.
6. Installation of storm drainage systems (pipes, trenches, catch basins, frames/grates, outlet protection) etc.

Failure to schedule the required inspections shall be grounds for rejection of all work not inspected and issuance of a stop-work order until the project is in compliance

Village of Pinehurst
Construction Plan Approval

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility Installations and other Public Facilities, including streets, side walks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.


Plan Approval Number _____

Engineering _____

Fire Department _____

Planning _____

Moore Co. Public Utilities _____



RATIO

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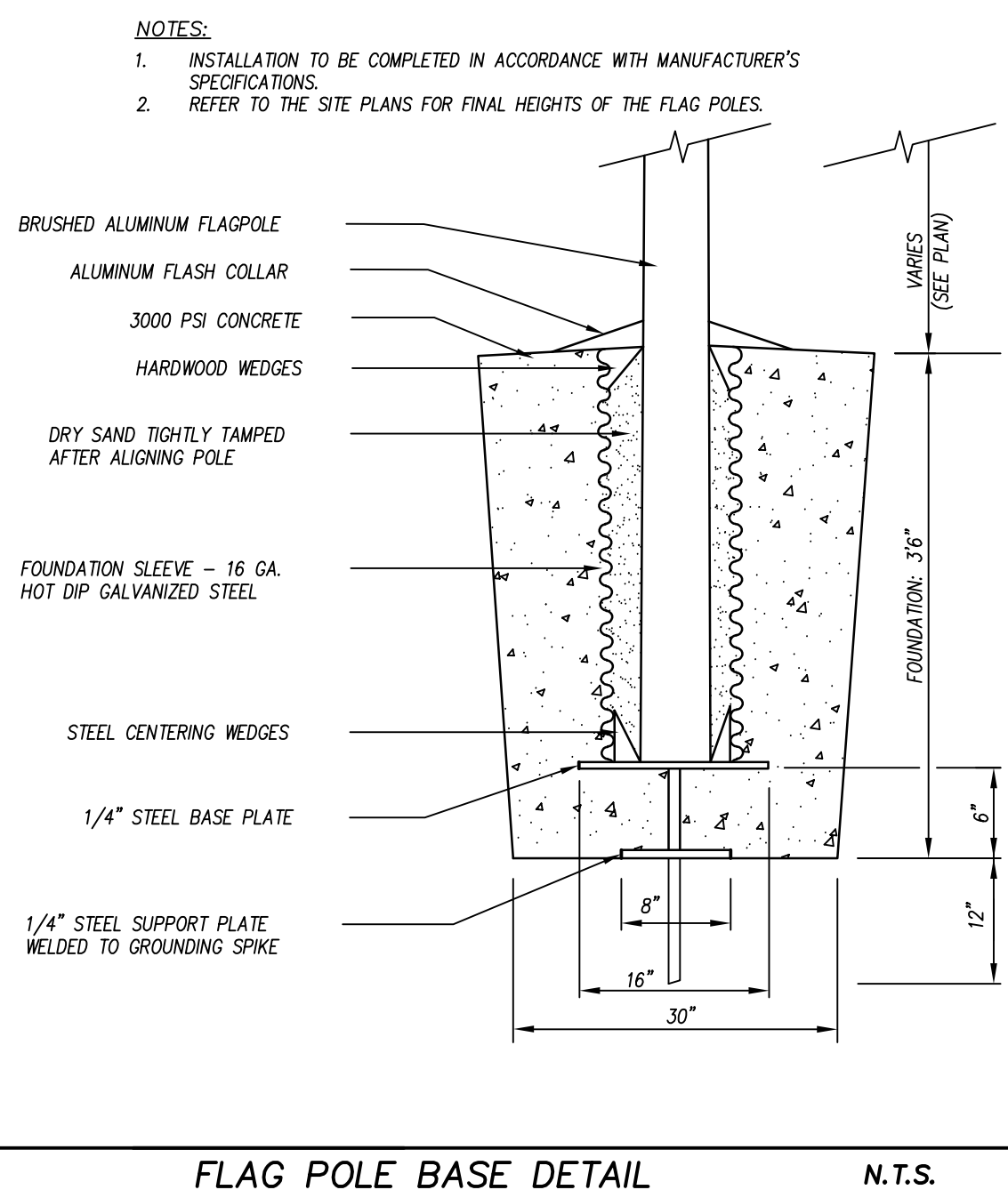
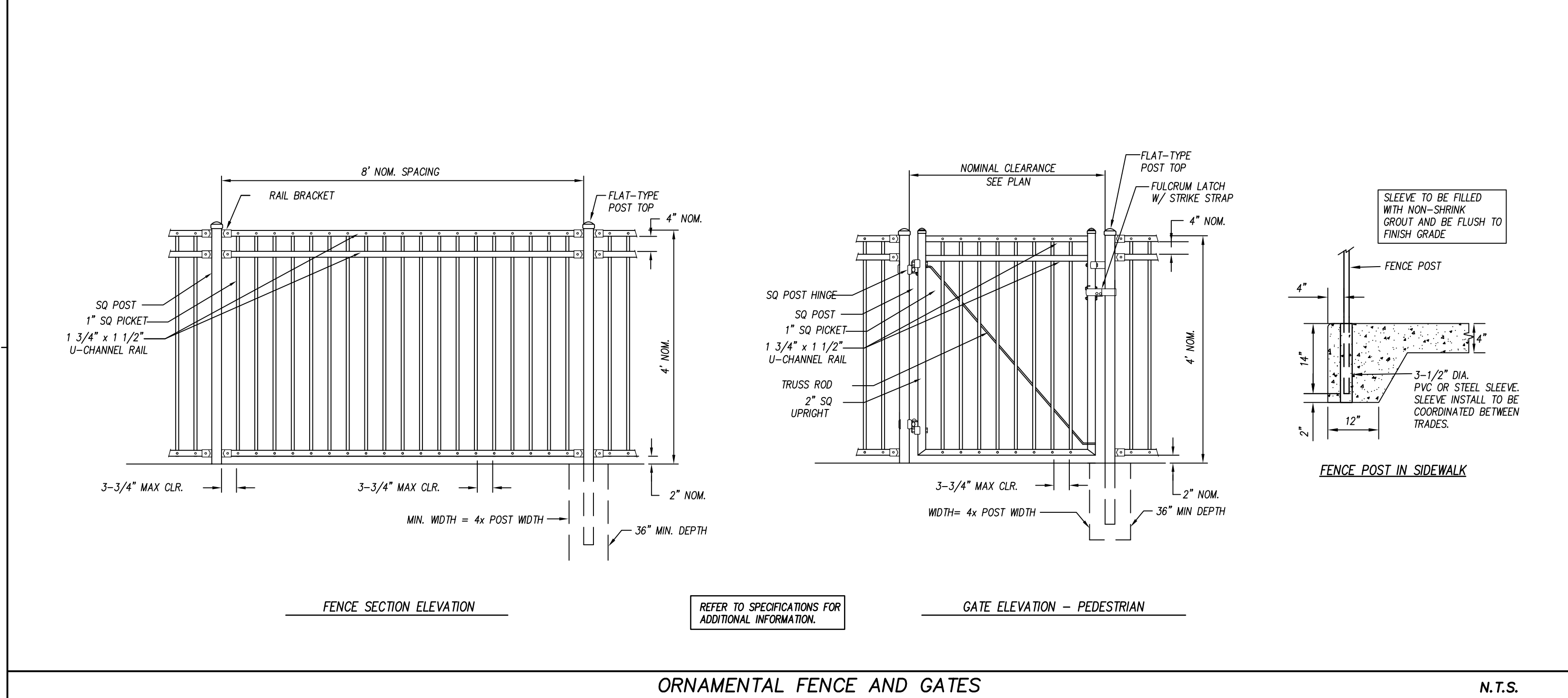
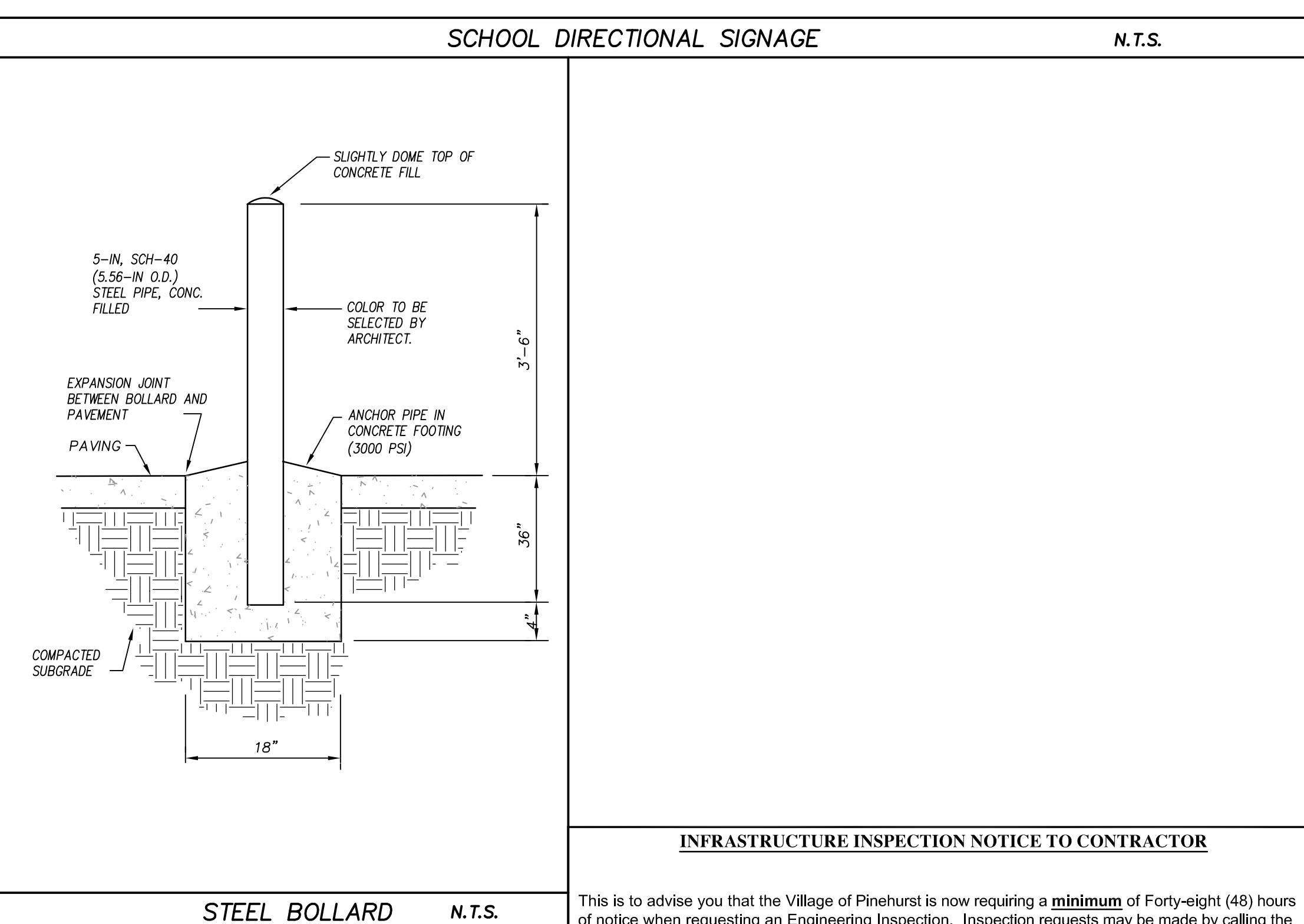
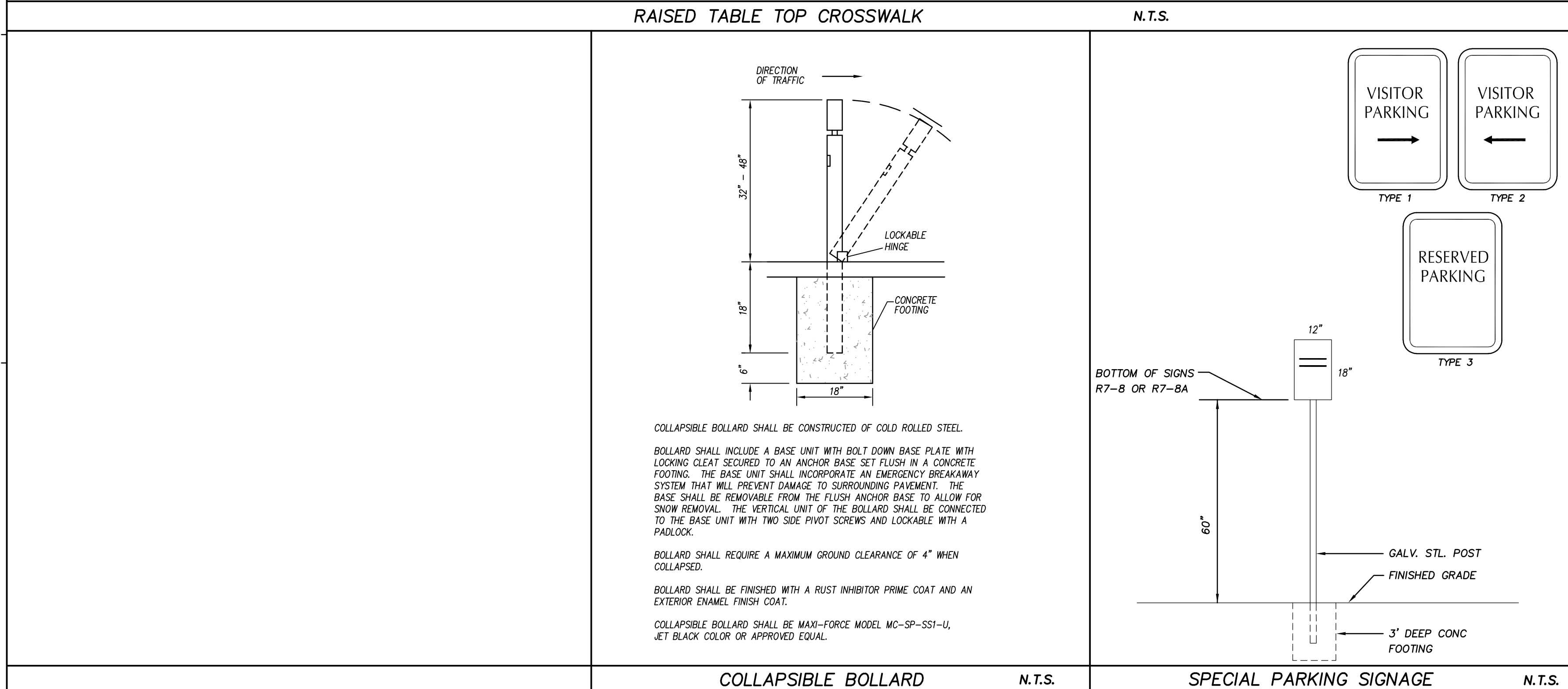
PROJECT NO. 02000.000

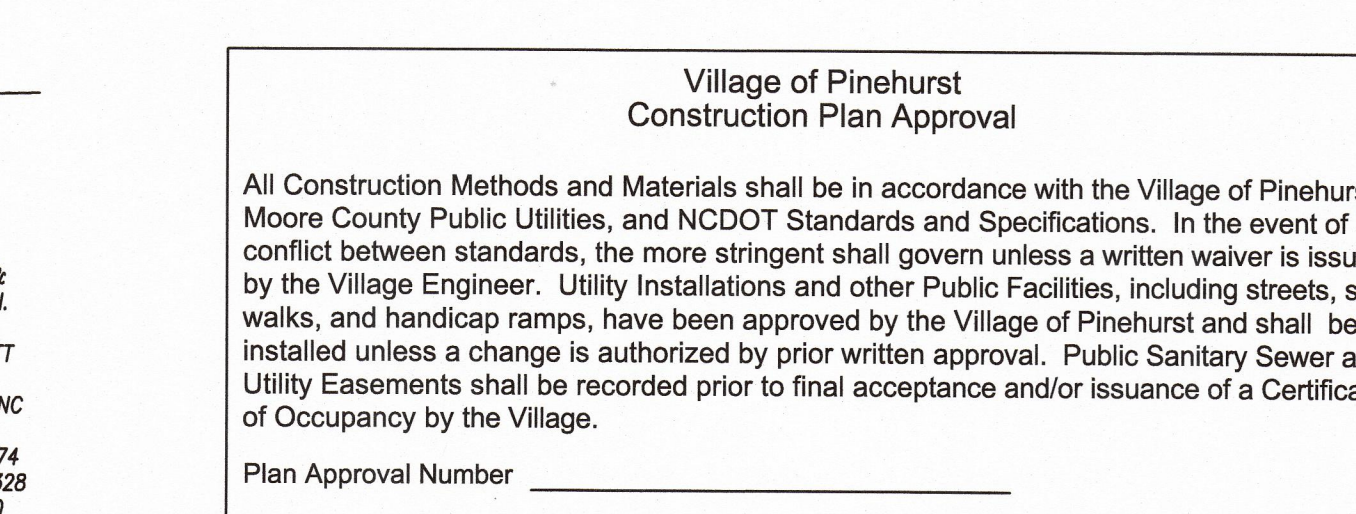
SHEET TITLE

SITE DETAILS

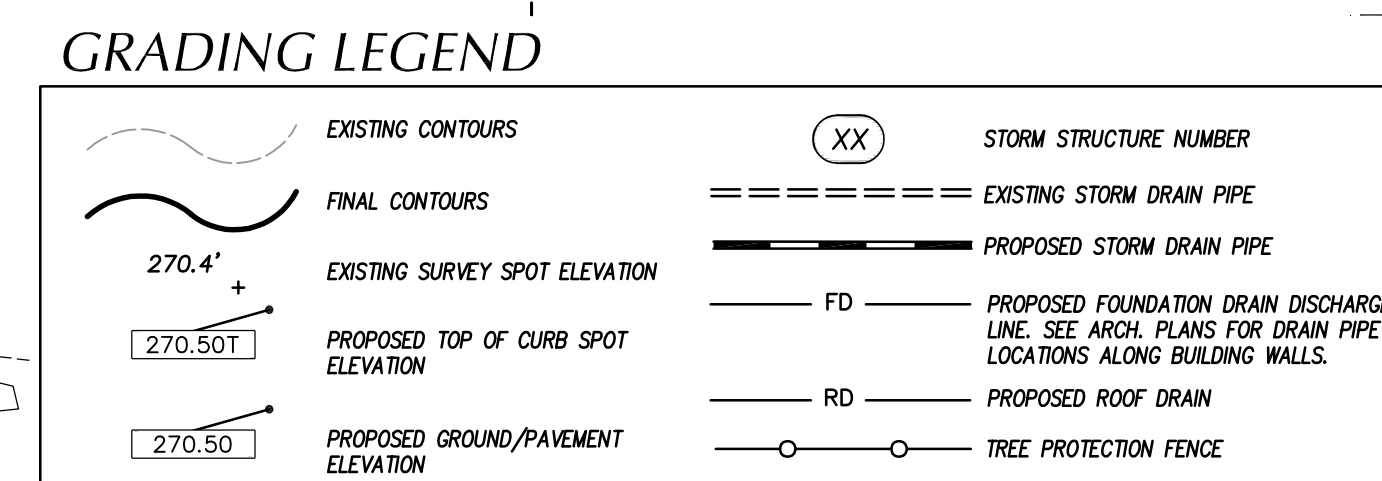
SHEET NUMBER

C-605





C-200



STRUCTURE NO.		PIPE	PIPE	PIPE	PIPE	UPPER	LOWER	UPSTREAM STRUCTURE DATA			
UP STRM	DN STRM	SLOPE	(IN.)	LENGTH (LF)	MATRL	(FT)	INV. (FT)	TOP ELEV. (FT)(1)	DEPTH (FT)	TYPE	NOTES
A1	A2	0.50%	15	121	RCP	511.25	510.65	515.25	4.00	DI	
A2	A3	0.50%	18	86	RCP	510.60	510.10	514.95	4.35	DI	
A3	A4	0.50%	24	39	RCP	510.05	509.85	515.90	5.85	CB	
A4	A5	0.61%	24	41	RCP	509.80	509.55	515.50	5.70	DI	
A5	A6	0.55%	24	64	RCP	509.50	509.15	515.80	6.30	CB	
A6	A7	0.53%	24	38	RCP	509.10	508.90	514.80	5.70	CB	
A7	A8	0.51%	30	157	RCP	508.85	508.05	515.20	6.35	MH	STANDARD TOP
A8	A9	0.52%	30	165	RCP	508.00	507.15	514.70	6.70	CB	
A9	A10	0.52%	30	172	RCP	507.10	506.20	514.40	7.30	CB	
A10	A11	0.50%	36	129	RCP	506.15	505.50	514.50	8.35	CB	
A30	A3	4.46%	15	83	RCP	513.80	510.10	516.20	4.40	CB	
A60	A6	4.75%	15	79	RCP	512.90	509.15	517.30	4.40	CB	
A70	A7	2.55%	15	55	RCP	510.30	508.90	514.75	4.45	DI	
A90	A9	1.64%	15	168	RCP	509.90	507.15	514.35	4.45	CB	
A100	A10	7.12%	15	73	RCP	511.40	506.20	515.80	4.40	DI	
B1	B2	1.03%	15	73	RCP	511.00	510.25	515.80	4.80	DI	
B2	B3	1.00%	15	145	RCP	510.15	508.70	515.40	5.25	DI	
B3	B4	1.01%	15	149	RCP	508.60	507.10	515.70	7.10	MH	ADA TOP
B4	B5	4.05%	15	37	RCP	507.00	505.50	515.00	8.00	MH	ADA TOP

LEGEND

CB CATCH BASIN, SEE DETAIL SHEET C-606

MH MANHOLE, SEE DETAIL SHEET C-609

DI DROP INLET, SEE DETAIL SHEET C-606

(A2) STRUCTURE I.D. NUMBER

NOTES

TOP ELEVATION IS TOP OF RIM FOR MANHOLES, TOP OF GRADE FOR YARD INLETS, AND FINISH GRADE FOR CLEANOUTS.

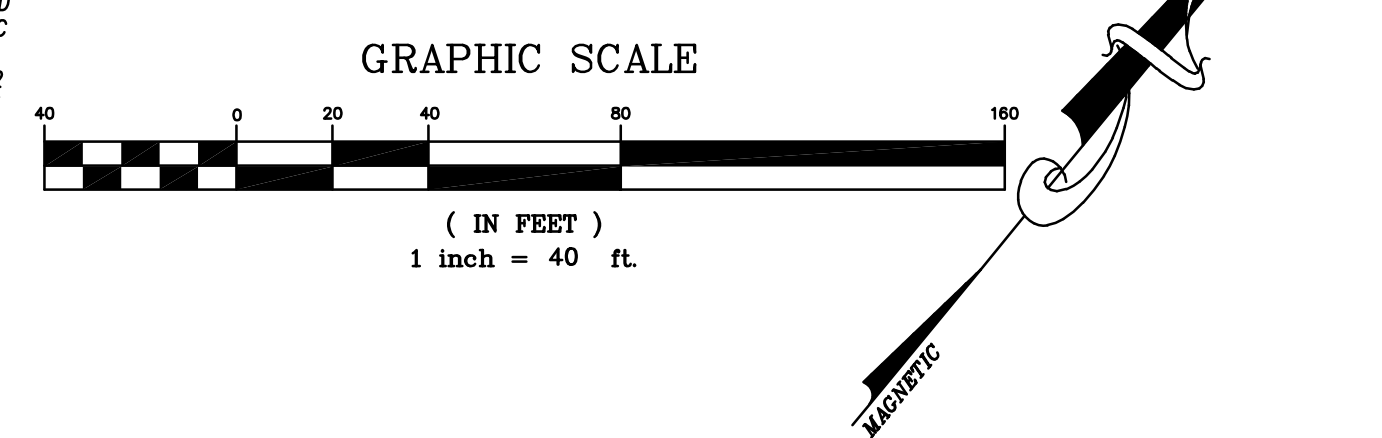
ALL FEE INLETS & OUTLETS SHALL BE RCP.

INFRASTRUCTURE INSPECTION NOTICE TO CONTRACTOR

This is to advise you that the Village of Pinehurst is now requiring a **minimum** of Forty-eight (48) hours of notice when requesting an Engineering Inspection. Inspection requests may be made by calling the Public Services Department at 295-5021. *Items requiring an Engineering Inspection include, but are not limited to:*

1. Subgrade inspection/proof rolling (streets, sidewalks, firelanes, etc.) Density tests from an approved geotechnical engineering firm may be required.
2. Placement and inspection of base course materials including proof-rolling. Density tests from a Village-approved geotechnical engineering firm may be required/accepted by the Village.
3. Placement and inspection of pavement materials including concrete and asphalt surface courses. Includes stringlines/grade control, paving & rolling operations, material inspections.
4. Installation of water and sewer mains and services including pressure testing, pipe laying, chlorination of water mains, bacterial testing, mandrel pulls, etc. necessary to meet the Village's Utility ordinances. **NOTE: The Contractor shall also contact Moore County Public Utilities Department Engineering Division at 947-6315 to schedule utility inspections as required by MCPUD.**
5. Installation of formwork and placement of concrete (sidewalks, curb & gutter, etc.) within the public right of way.
6. Installation of storm drainage systems (pipes, trenches, catch basins, frames/grates, outlet protection, etc.)

Failure to schedule the required inspections shall be grounds for rejection of all work not inspected and issuance of a stop-work order until the project is in compliance.



**Village of Pinehurst
Construction Plan Approval**

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility Installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.

Plan Approval Number _____

Engineering _____

Fire Department _____

Planning _____

Moore Co. Public Utilities _____

**PINEHURST
ELEMENTARY**
100 Dundee Road
Pinehurst, NC 28374

Owner
Moore County Schools
Highway 15-501 South
Carthage, NC 28327
910-947-2976

Architect
RATIO
227 Fayetteville Street, Suite 301
Raleigh, NC 27601

Structural Engineer
LHC Structural Engineers
1331 Sunday Dr
Raleigh, NC 27607
919-832-5587

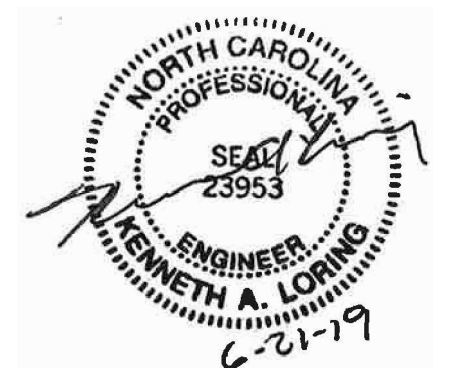
Mechanical / Electrical Engineer
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2610 Wycliff Road, Suite 400
Raleigh, NC 27607
919-881-9939

Civil Engineer
CLH Design, P.A.
400 Regency Forest Dr
Cary, NC 27518
919-319-6716

Roof Consultant
Rick Nuhn Engineering
13 Thayer Circle
Greensboro, NC 27407
336-855-1182

Food Service
FooDesign Associates, Inc.
5828 Oak Drive
Charlotte, NC 28227
704-545-6151

SEAL | DATE 6.21.2019

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PROJECT NO.	02000.000
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SHEET TITLE

**GRADING
PLAN**

SHEET NUMBER

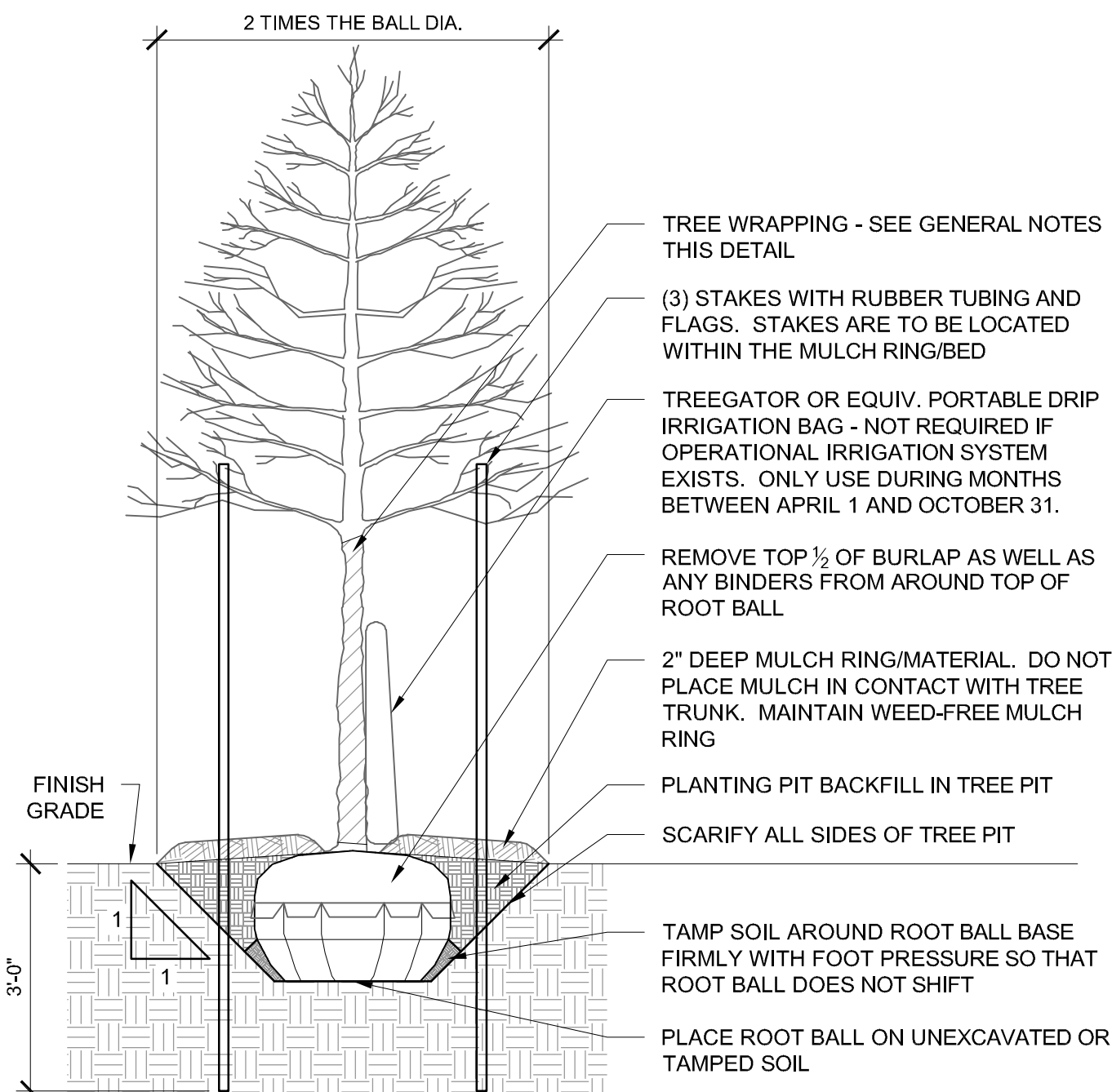
C-300

PLANT SCHEDULE					
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
	AGK	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	5 Gal.		68
	AMHU	Amsonia hubrichtii / Arkansas Blue-star	5 Gal.		48
	CSAB	Camellia sasanqua 'Apple Blossom' / Apple Blossom Camellia	24" Ht.		165
	CSPS	Chaenomeles speciosa 'Pink Storm' / Flowering Quince	24" Ht.		21
	CAR	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	24" Ht.		142
	DEG	Deutzia gracilis / Slender Deutzia	24" Ht.		78
	DL	Distylium x 'Blue Cascade' / Blue Cascade Distylium	24" Ht.		56
	HPLI	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	5 Gal.		50
	HYQP	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	3 Gal.		31
	HF	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	24" Ht.		82
	ICA	Ilex cornuta 'Carissa' / Carissa Holly	24"H X 18"W		58
	ICC	Ilex crenata 'Compacta' / Dwarf Japanese Holly	24"H X 18"W		35
	IR	Ilex opaca 'Red Velvet' / American Holly	48"H X 36"W		11
	IVJD	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	5 Gal.		6
	IVRS	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	3 Gal.		22
	IVNA	Ilex vomitoria 'Nana' / Dwarf Yaupon	24" Ht.		82
	IN	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	24" Ht.		191
	MC	Myrica cerifera / Wax Myrtle	24" Ht.		81
	OHEG	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly Olive	24" Ht.		55
	PTW	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	24"H X 18"W		109
	PUI	Plumbago auriculata 'Imperial Blue' / Plumbago	24" Ht.		10
	PLO	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	24" Ht.		48
	RU	Rosa x 'Coral Knockout' TM / Coral KnockoutRose	24"H X 18"W		4
	RR2	Rosa x 'Sunny Knockout' / Yellow Knockout Rose	24"H X 18"W		4
	VID	Viburnum davidii / David Viburnum	24" Ht.		21
	VACL	Vitex agnus-castus 'Lecompte' / Chaste Tree	5 Gal.		8
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
	MUCA	Muhlenbergia capillaris / Pink Muhly	1 Gal.		77
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	OJGR	Ophiopogon japonicus 'Gyoko Ryu' / Mondo Grass	Pint	12" o.c.	640
MULCH	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	HM	HARDWOOD BARK MULCH	N/A		13,776 sf
	PS	PINESTRAW MULCH	N/A		67,921 sf
PERENNIAL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	AGBF	Agastache x 'Blue Fortune' / Anise Hyssop Grows to 3-4' ht. Masses of powder-blue flower spikes from July onwards. Attracts pollinators	1 Gal.	15" o.c.	34
	AMS	Armeria maritima 'Splendens' / Thrift	#3		147 sf
	AT	Asclepias tuberosa / Butterfly Milkweed	1 Gal.	18" o.c.	92
	IV	Iris ensata 'Variegata' / Variegated Japanese Iris	#3		231 sf
	LISP	Liatris spicata / Spike Gayfeather	Quart	18" o.c.	33
	SEBB	Sedum x 'Black Beauty' / Black Beauty Sedum	Pint	12" o.c.	138
TURF	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	SOD1	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod		90,135 sf
	SPRIG	Cynodon dactylon 'Tif 419' / Bermuda Grass	sprigs, 2"O.C.		93,668 sf
	SOD2	Cynodon dactylon 'TifGrand' / Shade Tolerant Bermuda Grass	sod		20,594 sf

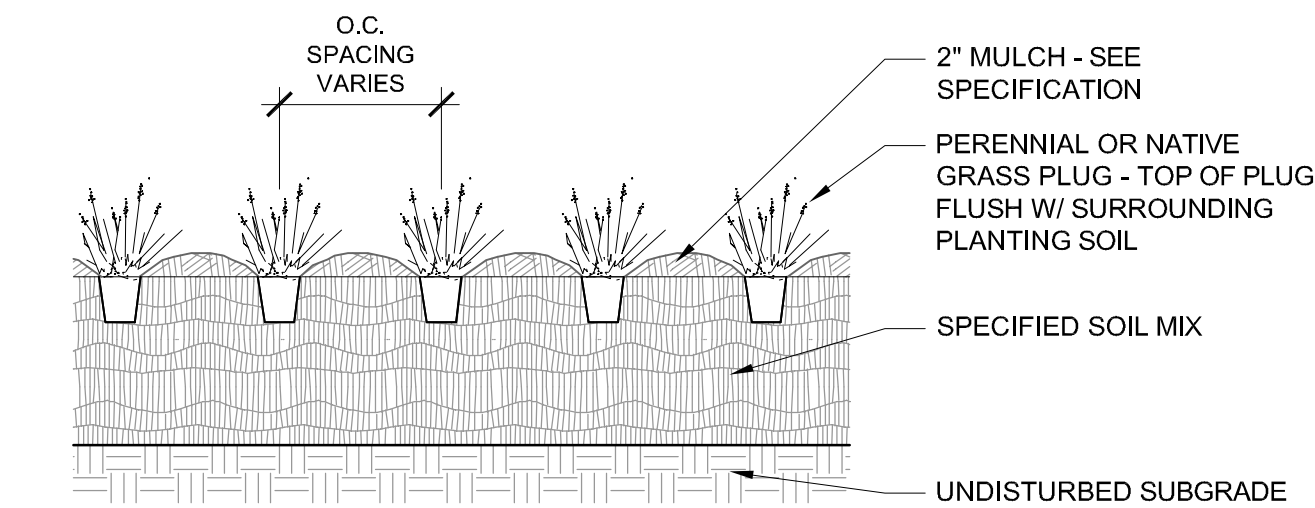
PLANT SCHEDULE						
DECIDUOUS SHADE TREE	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	SIZE	QTY
	CLKE	Cladrastis kentukea / American Yellowwood	B&B	3" Cal.	14' H	9
	QUAB	Quercus alba / White Oak	B&B	3" Cal.	15' H	9
	QUBI	Quercus bicolor / Swamp White Oak	B&B	3" Cal.	15' H	8
	QUNU	Quercus nuttallii / Nuttall Oak	B&B	3" Cal.	15' H	13
	QUSH	Quercus shumardii / Shumard Red Oak	B&B	3" Cal.	15' H	17
	ULAP	Ulmus americana 'Princeton' / American Elm	B&B	3" Cal.	15' H	6
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	SIZE	QTY
	MGBB	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Southern	B&B	2" Cal.	8' H	14
PINES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	SIZE	QTY
	PIPA	Pinus palustris / Longleaf Pine	3" Cal.			216
	PT	Pinus taeda / Loblolly Pine	3" Cal.			4
UNDERSTORY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	SIZE	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'A. B.' Serviceberry	8' ht.			31
	CECM	Cercis canadensis 'Merlot' / Eastern Redbud	B&B	2" Cal.	12' H	27
	CECO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B&B	2" Cal.	8' H	23
	OXAR	Oxydendrum arboreum / Sourwood Tree	B&B	2" Cal.	8' H	24
	PICI	Pistacia chinensis / Chinese Pistache	B&B	2" Cal.	8' H	8

GENERAL NOTES:

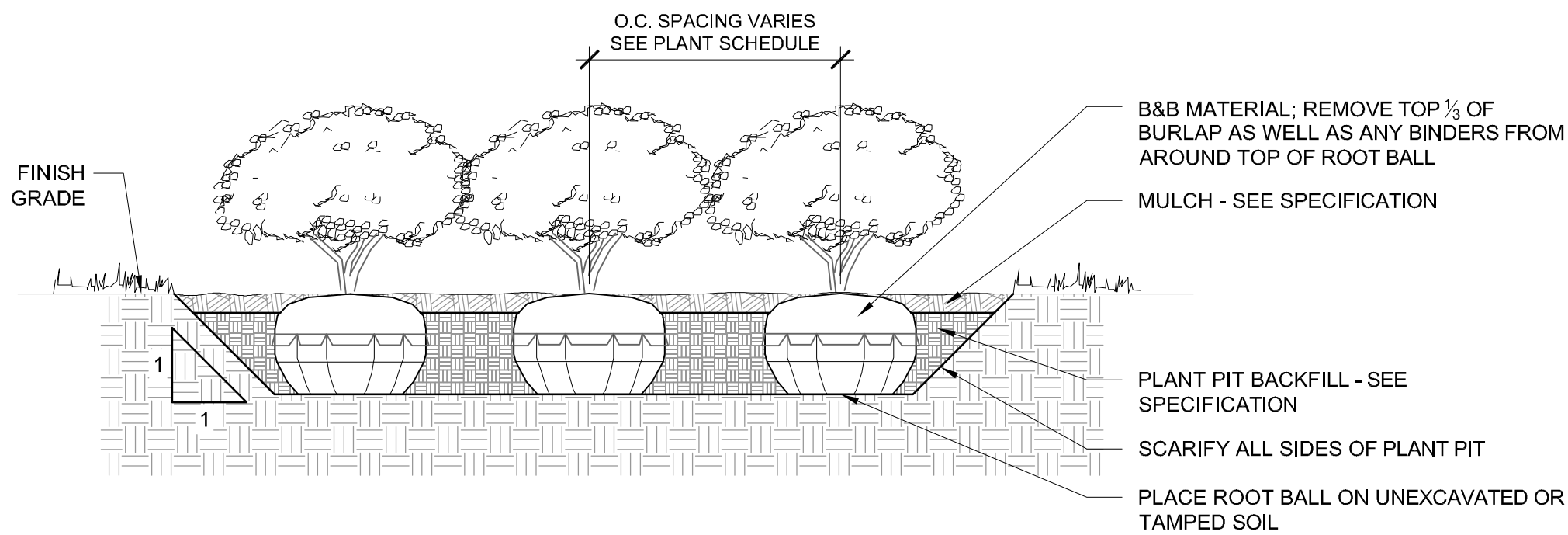
- TREE WRAPPING SHALL BE IN PLACE ONLY IN MONTHS BETWEEN OCTOBER 31 AND APRIL 1.
- TREE WRAPPING TO BE PLACED ONLY ON TREES WITH THIN BARK.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.



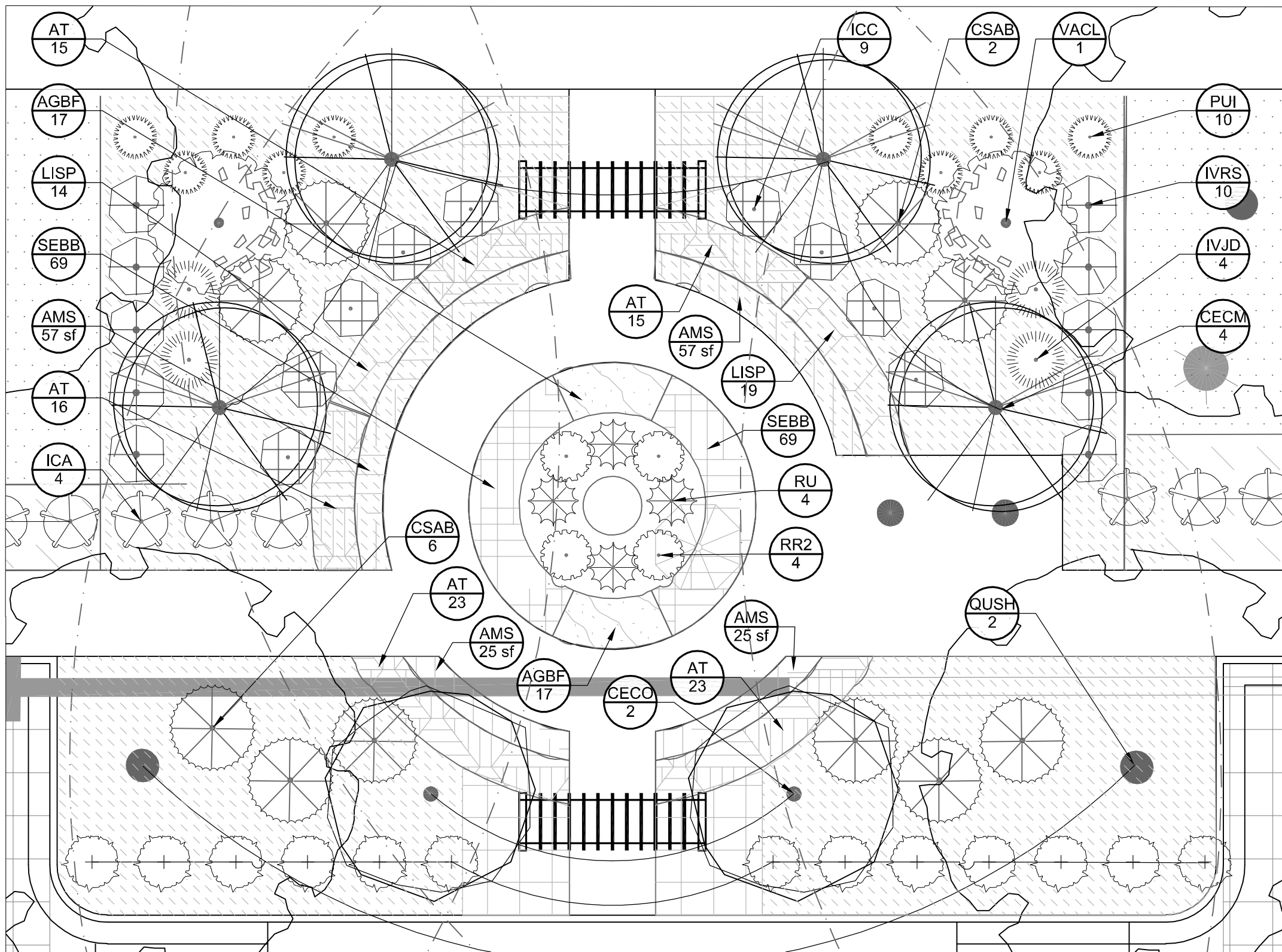
4 L-101 1/2" = 1'-0" P-WC-01



3 L-101 3/4" = 1'-0" P-WC-03



2 L-101 1/2" = 1'-0" P-WC-02



1 L-101 1" = 8'-0" ENTRY GARDEN ENL. PLANTING PLAN *BASE BID: MULCH BED - ALTERNATE: PLANTING SHOWN

PINEHURST
ELEMENTARY
100 Dundee Road
Pinehurst, NC 28374

Owner
Moore County Schools
Highway 15-501 South
Carthage, NC 28327
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FooDesign Associates, Inc.
5628 Oak Drive
Charlotte, NC 28227
704-545-6151

SEAL | DATE 06/03/19

SHEET ISSUE

1	MAJOR SITE PLAN SUBMITTAL	06/03/19
2	HPC LANDSCAPING & SIGNAGE REVIEW	06/23/19



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PROJECT NO. 02000.000

SHEET TITLE
**PLANTING SCHEDULE
& DETAILS**

SHEET NUMBER

L-101



KEYNOTE LEGEND - ACTION

04-B1	BULLNOSE
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Owner
Moore County Schools
Highway 15-501 South
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704-545-6151

SEAL DATE	7/2/19
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 PROJECT NO. 18031.000

SHEET TITLE
SITE DETAILS

SHEET NUMBER

A-970

NOT FOR CONSTRUCTION

DRAFT
FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on July 25, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Moore County Schools proposes to build a new elementary school which has received approval with a requirement to resubmit landscaping and fencing. The applicant has resubmitted these materials for review and approval.

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

FINDINGS OF FACT

Concerning jurisdiction

1. The extensiveness of site clearance and scale of the project resulting in the elevation of this case from staff to the Historic Preservation Commission. Signage is exempt per the Pinehurst Development Ordinance.

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

1. On May 23, 2019, the Historic Preservation Commission approved issuance of a Certificate of Appropriateness to replace Pinehurst Elementary subject to resubmittal of landscaping and fencing.

Fencing

1. The applicant proposes a 4' high metal fence and its placement is depicted on Site Detail Sheet C-100.

Landscaping

1. Substantial mass grading will need to occur within the development envelope to remove existing buildings and install new buildings, play areas, walkways, stormwater treatment, sidewalks, drive aisles, and parking.
2. Site detail sheet C-200 depicts removal of trees and also shows tree protection areas and fencing to trees to be preserved along the site perimeter.
3. Site Detail Sheets L-100 and L-101 depict the extensive types, sizes and location of vegetation to be planted.

4. Site detail sheet A-970 depicts the restoration and placement of the cupola which was an existing site feature.

Conclusions of Law

Fencing:

Guideline Requirements:

1. *The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.* The applicant proposes a metal fence that would be consistent with the style and materials of fences in the district.
2. *Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.*

The fence is proposed to surround a stormwater retention feature and is a safety and decorative feature. It is separated from the property line by the 20' buffer and setback, although it is in the front of the building. It exceeds the allowable height of a front yard fence by .5 feet.

Guideline Recommendations:

1. *Metal fences should be painted to resemble wrought iron.* The applicant submitted that a 4' high metal fence will be used, but did not indicate paint colors in the submittal.

Landscaping:

Guideline Requirements:

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.* The applicant proposes extensive replanting to supplement trees to be preserved. Plantings include species typical to the area and incorporates deciduous and evergreen species – including native species – ornamentals, and grasses. The species vary in height and placement from ground cover to understory and canopy.
2. *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.* Based on the size of the site and extent of site modification to accommodate a new school, the existing canopy will be impacted. The applicant has compensated with supplemental plantings along the perimeter, island trees in the parking lot, shrubs and ornamentals along the walkways and buildings and foundation plantings.

Guideline Recommendations:

1. *Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.*
 - a. *Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.*
 - b. *Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.*
 - c. *Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.*

Large trees have been preserved and the cupola will be restored and reused as a site ornamental feature.

2. *New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.*
The applicant proposes to retain many 12" in diameter or greater trees and tree fencing is proposed to protect the trees to be preserved.

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 Guideline 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 special character of the Pinehurst Historic District and consistent with Historic Preservation Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
310 Dundee Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 310 Dundee Road:

The following conditions apply to approval of the Certificate of Appropriateness for 310 Dundee Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 310 Dundee Road based on the following:



**MINOR WORK REPORT FOR 6/16 TO 7/15
ADDITIONAL AGENDA DETAILS:**

FROM:

Alex Cameron

CC:

Darryn Burich, Kathy Liles

DATE OF MEMO:

7/17/2019

MEMO DETAILS:

Attached is the report of staff approvals of Minor Work COA's for the period of June 16, 2019 to July 15, 2019.

ATTACHMENTS:

Description

- Report for 6/16 to 7/15



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Senior Planner
DATE: 7/18/2019
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
July 25, 2019 MEETING
06/16/19 TO 07/15/19

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
New aluminum fence	19-061	6/18/2019	6/20/2019	35 Shaw Rd.	Dana Dahlgren
Sign replacement (CVB)	19-062	6/19/2019	6/20/2019	65 Community Rd.	Robert Clark
Enclose porch	19-063	6/24/2019	6/24/2019	185 Barret Rd.	Chris O'Connor
Fence, arbor, wall, patio, walkway and drive	19-066	6/11/2019	7/8/2019	115 Short Rd.	Angela Averitte
New fence	19-070	6/24/2019	7/15/2019	35 Carolina Vista	Cortni Jones