



**HISTORIC PRESERVATION COMMISSION
JANUARY 23, 2020
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

I. Call to Order

II. Approval of Minutes

A. 12-19-2019 Regular Meeting Minutes

III. Old Business

IV. Public Hearing

A. COA 2019-00121

This public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: The addition of balconies to the front façade, addition of new light fixtures to the brick entry columns, and request to repaint the structure at 5 Community Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212976249. The property is owned by Pinehurst LLC and the applicant is Calvin Burkley a representative of Pinehurst LLC.

V. Review of Normal Maintenance and Minor Work items

A. Staff Approvals of Minor COA

VI. Other Business

A. Historic Preservation Commission Training

The Historic Preservation Commission will be have training following the January 23, 2020 regularly scheduled meeting. The training will be conducted through UNC School of Government training modules and the topics for the training will be "Conducting an Evidentiary Hearing" and "Making a Quasi-Judicial Decision".

VII. Next Meeting Date

A. February 27, 2020 Regular Meeting

VIII. 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.



**12-19-2019 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Kelly Brown

CC:

Darryn Burich & Peter Hughes

DATE OF MEMO:

1/14/2020

MEMO DETAILS:

Attached are the draft December 19, 2019 HPC Regular Meeting Minutes for your review.

ATTACHMENTS:

Description

- 12-19-2019 Draft Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
DECEMBER 19, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Jim McChesney
John Taylor
Eric Von Salzen
Richard Vincent
Terry Lurtz

Members Absent:

None

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist
Darryn Burich, Planning Director

In addition, there were four attendees.

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present at 4:00 p.m.

II. Approval of Minutes

A. November 21, 2019 Regular Meeting Minutes

B. October 24, 2019 Regular Meeting Minutes

Motion: Mr. Lurtz moved to approve the November 21, 2019 regular meeting minutes. Seconded by Mr. McChesney.

Action: Motion carried by a vote of 6-0.

Motion: Mr. Von Salzen moved to approve the October 24, 2019 regular meeting minutes as amended. Seconded by Mr. Lurtz.

Action: Motion carried by a vote of 6-0.

III. Public Hearing

A. COA 19-107

Senior Planner Peter Hughes was sworn into the public meeting by Ms. Gwinn

Motion: Mr. Schroeder moved to open the Public Hearing. Seconded by Mr. McChesney.

Action: Motion carried by a vote of 6-0.

Mr. Hughes stated this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification with the addition of a window to a side elevation within an existing gable at 70 Carolina Vista. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212868161. The property is owned by Kirk and Victoria Adkins and the applicant is Victoria and Kirk Adkins.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Applicant Kirk Adkins and builder Tyler Cook of Latitude Builders were sworn into the public meeting by Ms. Gwinn.

Mr. Cook stated he did not have the proposed materials on hand, but affirmed that the proposed materials and window would match the existing materials and windows. Upon question by Ms. Gwinn, he stated that the window would be placed where it is shown on the photo evidence, about eight inches above the lower gabling. Mr. Cook stated the proposed trim would be the same as existing trim, and Mr. Adkins stated the color would be eider white.

Conclusion: Mr. Taylor stated upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Motion: Mr. Taylor moved to adopt the Finding of Fact and to issue a Certificate of Appropriateness for COA 19-107. Seconded by Mr. Von Salzen.

Action: Motion carried by a vote of 6-0.

B. COA 19-109

Owner and applicant Bart Boudreaux and designer Shawn Rodriguez of Seven Lakes Engineering were sworn into the public hearing by Ms. Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include: multiple roofline modifications to the single family residence at 83 Short Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #00017850. The property is owned by Bart Boudreaux and the applicant is Bart Boudreaux.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Mr. Boudreaux stated he wants to modify the roofline by changing the gables and raising the roofline. Mr. Rodriguez stated he wanted to correct the elevation and eaves height, so it looks like what the original design intended it to be.

Mr. Boudreaux stated the existing gables catch leaves from a nearby tree. He stated his intent is to change roofline to cover all the gables and make it congruous with the house. He stated that the roofline changes would not be visible from the front as it would not be higher than the existing gables.

Mr. Rodriguez stated they are removing one small gable only. He stated they are not going to raise the roofline more than two feet. Mr. Taylor asked if visually there would be two roof lines, rather than three; Mr. Rodriguez confirmed this. Upon question by Ms. Gwinn, Mr. Rodriguez stated the back roofline would be six feet lower than the front roofline.

Upon question by Mr. McChesney, Mr. Rodriguez confirmed that the finished products would be trimmed out with fascia board. He stated gutters would be implemented in the back.

The Commission discussed requiring the applicant to provide drawings with detailed measurements. Mr. Hughes stated that from a zoning and historic planning perspective, measurements would not affect his review as he goes by the Historic District Guidelines, which state that the rear elevation cannot exceed the height of the front elevation. The Commission agreed to require the applicant to submit detailed plans with measurements as a condition.

Conclusion: Mr. Taylor stated upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

The conditions that would be imposed: (1) Changes to rear roofline and rear roof elevation will be constructed with a peak lower than the front peak, and (2) detailed plans including measurements will be submitted to staff by the close of business on Monday, December 23, 2019.

Motion: Mr. Taylor moved to adopt the Findings of Fact with conditions and to issue a Certificate of Appropriateness for COA 19-109. Seconded by Mr. Lurtz.

Action: Motion carried by a vote of 6-0.

C. COA 19-110

Applicant Wayne Haddock of Pinehurst Homes was sworn into the public meeting by Ms. Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: on the rear addition, which was previously approved in August 2019, the applicant is requesting to alter the approved rear addition's roof line in order to reflect an existing roofline and on the outdoor storage addition (garage) the applicant is requesting to add a roof to the left side of the structure over the porch at 65 Cherokee Road. The property can be identified in the Moore County Tax Registry by Moore County Parcel ID Number # 00014110. The property is owned by Michael and Moriah Brown and the applicant is Pinehurst Homes.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Upon question by Mr. Lurtz, Mr. Haddock explained that the justification for changing the pitch of the roof was to raise the height of the shower ceiling to accommodate the height of the homeowner. He stated the proposed change to the roofline will match and be congruent to the existing roofline. Mr. Haddock confirmed that shingles would be used.

In reference to the roof addition over the rear garage, now guest house, Mr. Haddock explained that the architect missed the ceiling height and the door would not fit based on the drawings. He stated the roof addition cannot be seen from the front yard.

Conclusion: Mr. Lurtz stated upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Motion: Terry Lurtz moved to adopt the Finding of Fact and to issue a Certificate of Appropriateness for COA 19-110. Seconded by Mr. Vincent.

Action: Motion carried by a vote of 6-0.

Motion: Mr. Taylor moved to close the public hearing. Seconded by Mr. Schroeder.

Action: Motion carried by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Items Approved by Staff from 11/16/2019 to 12/15/2019

There were no comments from the Commission.

V. Adoption of the HPC 2020 Meeting Schedule

Motion: Mr. Schroeder moved to accept the proposed HPC meeting schedule for 2020. Mr. Lurtz seconded.

Action: Motion carried by a vote of 6-0.

VI. Consideration of the Proposed Updates to the Historic District Guidelines

Mr. Hughes presented the proposed updates to the Historic District Guidelines based on the feedback provided by the Commission at the November 21, 2019 regular meeting. He stated that the Commission could recommend approval or denial to Village Council. The proposed updates included: changes to field of play, demolitions, clarifying language regarding the approval of minor COA for prior approvals, and the inclusion of an inspection section.

Motion: Mr. McChesney moved to recommend the Historic District Guideline changes to the Village Council. Second by Mr. Taylor.

Action: Motion carried by a vote of 6-0.

The Commission agreed to hold a work session following the January 23, 2020 regular meeting to review quasi-judicial procedure.

VII. Next Meeting Date

A. Regular Meeting on Thursday, January 23, 2020

VIII. Motion to Adjourn

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Schroeder.

Action: Motion carried by a vote of 5-0 at 5:05 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

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COA 2019-00121

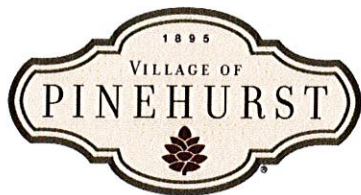
ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: The addition of balconies to the front façade, addition of new light fixtures to the brick entry columns, and request to repaint the structure at 5 Community Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212976249. The property is owned by Pinehurst LLC and the applicant is Calvin Burkley a representative of Pinehurst LLC.

ATTACHMENTS:

Description

- ☐ 5 Community Road Application and Submitted Exhibits
- ☐ Staff Report 5 Community Road
- ☐ Findings of Fact 5 Community Road
- ☐ Mailed Notice 5 Community Road
- ☐ Map and Mailing List 5 Community Road



COA - 00121

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.

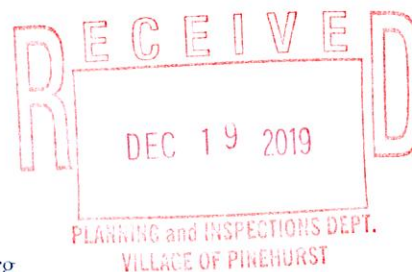
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

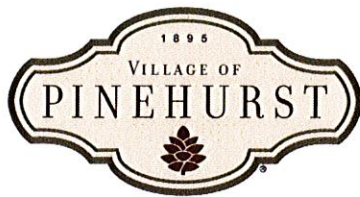
Intake Information

Property Address	
Street Address	5 COMMUNITY RD
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	24847, 10001345

Owner Information			
Name	PINEHURST, LLC (RESORTS OF PINEHURST)	Home Phone #	
Street Address	80 CAROLINA VISTA	Mobile Phone #	910-986-3038
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	910-295-6811
Email	CALVIN.BURLLEY@PINEHURST.COM		

Applicant			
Name	CALVIN BURLLEY	Other Phone #	910-295-6811
Email	calvin.burlley@pinehurst.com	Street Address	80 CAROLINA VISTA
Mobile Phone #	910-986-3038	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	<p>- ADDITION OF TWO JULIET BALCONIES TO FRONT FACADE.</p> <p>- CHANGE LIGHT FIXTURE ON EXISTING BRICK HALF-COLUMNS.</p> <p>- PAINT REVEAL IN SIDING BETWEEN 3RD & 4TH FLOORS GREEN TO MATCH FRONT DOOR.</p> <p>- ADD WALL SIGN ABOVE PORTE-COCHERE ARCH Removed per applicant's request <i>pnh</i></p>		
Type of Work	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> New
Existing Use		Proposed Use	
<input type="checkbox"/> Vacant <input 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 checked="" 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 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 checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Estimated Cost of Construction		\$45,800	

EXHIBIT A



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

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	VINYL	N/A	WHITE
Rear Elevation	VINYL	N/A	WHITE
Right Elevation	VINYL	N/A	WHITE
Left Elevation	VINYL	N/A	WHITE
Trim	VINYL	N/A	WHITE
Windows	VINYL	N/A	WHITE
Chimney	STUCCO	N/A	WHITE
Foundation	STUCCO	N/A	WHITE
Front Door	WOOD	N/A	GREEN
Shutters	N/A	N/A	N/A
Garage Door	N/A	N/A	N/A
Roof	ASPHALT SHINGLES	N/A	BLACK
Roof Exhaust Vents	METAL	N/A	GALVANIZED
Front Porch	STONE	N/A	GRAY
Deck	N/A	N/A	N/A
Patio	BRICK	N/A	RED
Sidewalk	BRICK	N/A	RED
Sky Lights	N/A	N/A	N/A
Driveway	ASPHALT/BRICK	N/A	BLACK/RED
House Number	N/A	N/A	N/A
Other: JULIET BALCONY	N/A	WOOD/METAL/TREX	WHITE
REVEAL ON SIDING	VINYL	VINYL	GREEN

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: _____

Date: _____

12-19-19

EXHIBIT B



MANOR INN FRONT FACADE SHOWING PROPOSED ① JULIET BALCONIES

② PAINTED REVEAL

~~③ WALL SIGN~~ removed from request per applicant's request



CAROLINA HOTEL: EXISTING JULIET BALCONIES



REVEAL PAINT COLOR TO MATCH FRONT DOORS.



EXISTING ENTRY COLUMNS

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PROPOSED
REPLACEMENT
LIGHT FOR
BRICK HALF-COLUMNS

EXHIBIT F



+ ZOOM IN

- ZOOM OUT

START OVER



\$149.95



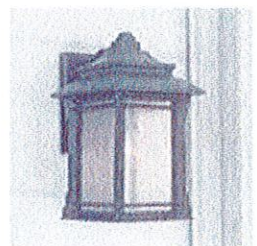
\$179.99



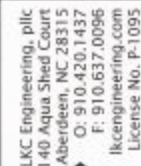
\$169.95



\$149.95



\$199.95





PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historical Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: January 14, 2020
Subject: Major COA Request for 5 Community Road

Applicant:	Calvin Burkley for Pinehurst LLC
Owners:	Pinehurst LLC
Property Location:	5 Community Road
Zoning:	Village Mixed Use (VMU)
Current Land Use:	Hotel/Inn
Proposed Land Use:	Hotel/Inn
PID#	855212976249

Request and Background:

Pinehurst LLC represented by Calvin Burkley is requesting a Certificate of Appropriateness for multiple exterior modifications to a historic property at 5 Community Road (The Manor Inn). The proposed exterior modifications include the addition of balconies to the front façade, addition of new light fixtures to the brick entry columns, and request to repaint the structure at 5 Community Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212976249.

The historic Manor Inn is located within in the heart of the Historic District within walking distance of both the Village Green and Village Center. The Manor Inn is listed as a contributing structure and was built in 1923 by Mrs. Emma C. Bliss. Mrs. Bliss acquired the property in 1922 and demolished the existing structure the Lexington Hotel and she then constructed the Manor Inn 1923. She was also the original owner of the Pine Crest Inn before selling it to Mr. Donald Ross and his business partner Mr. McKnab. Mrs. Bliss and her role as an early historical figure of Pinehurst is relevant because her story was included as part of the Villages National Historic Landmark Nomination and specifically cited in the historical survey of the Manor Inn.

The Manor has been remodeled a few times, including additions to the west side, a rear wing, and extension of the front porch and accessibility ramp. In 2018, the Manor Inn was approved for a COA that modified the following: the configuration of the front entrance and accessibility ramp, replacement of windows, and modification of some external finishes.

The subject property is adjacent to multiple existing single family residences and across the street from the Pine Crest Inn, so it is important to understand the historical significance of those properties as well when making any changes to the Manor Inn. Reference the map and table on the next page for a brief review of the historical character of adjacent properties.

#	Address	Year Built	Contributing	Structure History	Parcel ID Short
1	245 Magnolia Rd.	1920	Yes	S. T. Ritter purchased this property September 18, 1914, and by 1915 the house is shown on a village map. Local tradition claims it was built from part of the old bowling alley.	26036
2	25 Community Rd.	1920	Yes	This is a one-story German-sided frame house with a steep hipped roof, interior chimneys, and a gabled east side wing.	24636
3	265 Magnolia Rd.	1910	Yes	This worker's house is a one-story frame cottage with a broad gable roof, a gable-end chimney, and an engaged porch across two thirds of the facade.	30595
4	50 Dogwood Rd.	1913	Yes	The Pine Crest Inn was originally owned and operated by Mrs. E.C. Bliss and was later owned by Donald J. Ross and W. J. MacNab. It is a two-and-a-half story structure with a three-story wing--added between 1921 and 1933- on the southeast end.	24635
5	225 Magnolia Rd.	1915	Yes	Rolin A. Barrett, Pinehurst's first postmaster, purchased this lot and the one next to it in 1912 and 1914. A 1915 village map shows that by 1915 the house had been built.	28975
6	255 Magnolia Rd.	1910	No	Although built during Pinehurst's historic period of significance, this one-story frame worker's cottage has been greatly altered and no longer retains its architectural integrity.	26713
7	5 Community Rd.	1923	Yes	In 1922 Mrs. E. C. Bliss, who built and for years operated the Pine Crest Inn, purchased the Lexington, a two-story frame hotel of moderate size. The following year Bliss demolished the Lexington, and in its place, constructed a new four-story hotel, The Manor.	24847



Evidentiary Hearing Process:

The purpose of an evidentiary hearing is to gather factual evidence, not hearsay, and not public opinion about the popularity of the proposed project.

The hearing will begin with a staff presentation of the case, which will describe the ordinance requirements, the application, any information in the file about it, and any staff analysis that has been made. The staff presentation will be followed by the applicant's presentation of their case, then hearing from those opposed or from those in favor to the application, and finally hearing any response the applicant chooses to make. When all of the evidence is in, the board moves to deliberation and decision of the case. All of this is done in an open, public session.

Roles:

Staff acts as the initial witness providing a brief overview of the case and provides factual information as it relates to the application and in this case the historical district guidelines. Staff like any other witness must be sworn in and subject to cross examination.

The Chair calls the witnesses in order, the chair is responsible for following the established procedures, and the Chair is responsible for ensuring that witnesses stick to presenting only relevant evidence and limits repetitious testimony.

Board Members should listen actively and ask relevant questions, know the guidelines, assess the credibility of all testimony, remain impartial, and vote.

The applicant or other witnesses, provide factual testimony for the Commission to consider before ruling on the outcome of the case. All witnesses need to be sworn in by the Chair.

Action by the Historic Preservation Commission:

In considering the application, the Historical Preservation Commission shall review the application materials, the general purpose and standards set forth in the relevant sections of the Historic Guidelines for the granting of COAs, all testimony and evidence received at the public hearing, and most importantly consideration of the congruency of the proposal with the Historic District.

After conducting the public hearing, the Commission may:

- (1) Have the authority to subpoena witnesses and may request additional information;
- (2) Continue the public hearing on the requested variance;
- (3) Conduct an additional public hearing on the application;
- (4) Grant the requested variance;
- (5) Deny the requested variance;
- (6) Grant the requested COA with conditions. In granting any COA, the Commission may attach appropriate conditions, provided that the conditions are reasonably related to the request.

Any approval or denial of the request shall be by resolution, accompanied by written findings of fact that the COA request meets or does not meet each of the standards set forth in Historic Guidelines.

This memo along with material submitted by the applicant shall also be included as submitted evidence and made part of the record.

Standards of Review

This request is before the Commission today because according to the Village of Pinehurst Historic District Guidelines, the replacement of architectural details that changes the design or material from the existing details is considered a Major Work Item. The applicant is requesting the addition of a two faux balconies to the front street facing facade, therefore the request is a Major COA and must be approved by the Commission.

In addition to the balconies, the applicant is also requesting approval for the installation of new light fixtures on the existing brick entry columns and to paint the reveal in the siding between the 3rd and 4th floors green to match the front door. Ordinarily these changes would or could be handled at the staff level because they are considered minor work items. However the applicant has requested to present all the changes as a complete concept for the benefit of the Historical Preservation Commission and their request as a whole.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request.

Applicable Guidelines Requirements:

PORCHES, ENTRANCES AND BALCONIES

1. Section III.G.1 – New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District.

The applicant is requesting to modify the front, street facing façade with the addition of multiple balconies to the structure. The applicant has indicated that these balconies would serve an aesthetic purpose and would not be functional for guest use.

The applicant has provided photos of the Carolina Inn, which is a historical structure within the historical district that has balconies. It is clear that the proposed balconies are congruous with the historical district, however it is unclear if the balconies are congruous with the architecture of the Manor Inn. While visually pleasing the proposed balconies could be considered incompatible with the architecture and create an inconsistency with the original design of the Manor Inn.

PAINT

1. Section III.N.1 – Paint and stain colors for exterior walls, architectural elements or details, decks, and porches must be compatible with the architectural character of the structure, must be congruous with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

The applicant is requesting to paint the reveal in the siding between the 3rd and 4th floors of the structure green, to match the color of the existing front door. The chosen color, like the door color, is congruous with the historic district and is compatible with the structure.

Applicable Guidelines Recommendations:

PORCHES, ENTRANCES AND BALCONIES

There are not any recommendations that apply to the introduction of new balconies

PAINT

1. Section III.N. – A simple color scheme will allow the building's features to shine. Choose three colors: the most muted and palest color for the walls, a major complementary color for the trim, and a more intense minor accent color for the front door. Consider the roof material as the fourth color.

The applicant's choice to utilize an existing paint color on site, as the accent color for the reveals, helps towards maintaining a simplified color scheme.

MASONRY

1. Section III.L.2 – Masonry features that contribute to the overall character of a structure and site should be retained and preserved, including walls, foundations, roofing materials, exposed chimney walls, cornices, quoins, steps, piers, columns, lintels, arches, and sills.

The applicant is requesting to modify the existing brick entry columns on the property, by changing the existing light fixtures from white globes to a bronze outdoor pier light fixture. This is a minor change in both scale and style, the change does not negatively affect the historical character of the columns or the Manor Inn, and the proposed change would be congruous with the historic district.



FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on January 23, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

The Historic Preservation Commissioner may at times determine that a proposed change or design which does not meet the Guidelines is, in fact, more congruous with the special character of the Pinehurst Historic District than if the property owner had followed the Guidelines. Conversely, an application meeting the 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 Pinehurst Historic District and consistent with Historic District Guidelines. Or
- ☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or
- ☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the _____ of _____, 2020.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

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

Attachment A
Final Order
5 Community Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 5 Community Road:

The following conditions apply to approval of the Certificate of Appropriateness for 5 Community Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 5 Community Road based on the following:



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 9, 2020

Dear Property Owner(s),

The Historic Preservation Commission of the Village of Pinehurst will hold a public hearing at 4:00 p.m. on Thursday January 23, 2020 at the Village Assembly Hall, 395 Magnolia Rd. Pinehurst, North Carolina for the following:

This public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: The addition of balconies to the front façade, addition of new light fixtures to the brick entry columns, and request to repaint the structure at 5 Community Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212976249. The property is owned by Pinehurst LLC and the applicant is Calvin Burkley a representative of Pinehurst LLC.

As an owner of property adjacent to the subject lot, you are receiving formal notification of this public hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM, with the exception of holidays. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record. For more information, please call (910) 295-2581 or email phughes@vopnc.org.

Sincerely,

Peter Hughes
Senior Planner
Direct#: 910.295.8659
phughes@vopnc.org

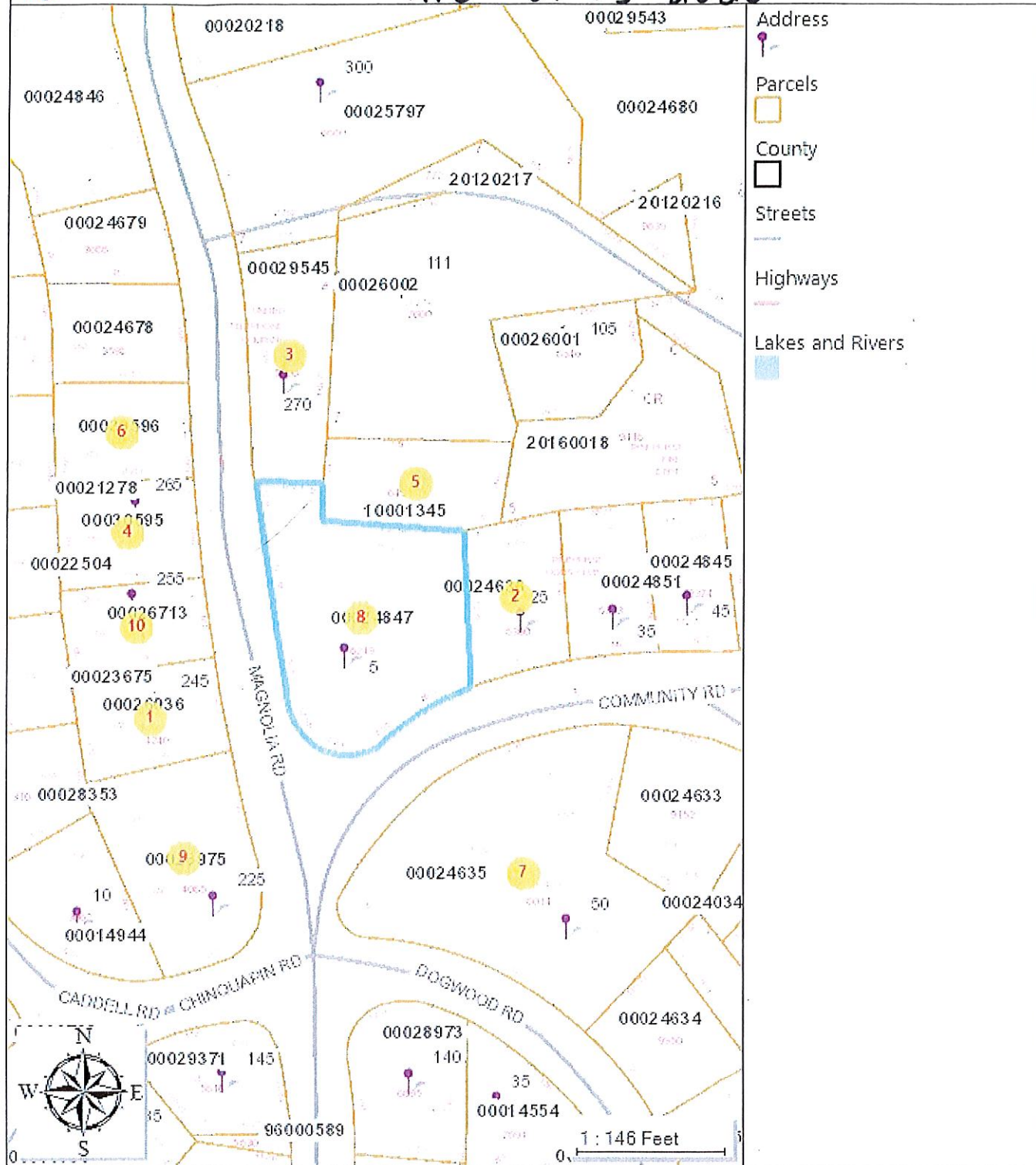
PLANNING & INSPECTIONS

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



5 Community Rd
HPC 01-23-2020

Moore_mgd
Printed January 09, 2020
See Below for Disclaimer



GIS DISCLAIMER All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. Moore County, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

Map #	Parcel ID Short	PIN	Owner's Name	Owner's Name 2	Mailing Address	City	STATE	Zip Code	Property Description	Year Built
1	00026036	855212974240	SNEAD, YVONNE RAY	SNEAD, DAWN MICHELLE	3331 SEVEN LAKES WEST	WEST END	NC	27376	PINEHURST LOT 948	1920
2	00024636	855212978300	PINE CREST INN LIMITED	PARTNERSHIP	PO BOX 879	PINEHURST	NC	28374	PINEHURST LOT 1105	
3	00029545	855208975566	UNITED TELEPHONE COMPANY		100 CENTURY LINK DRIVE	MONROE	LA	71203	LAND MCCASKILL ROAD	
4	00030595	855212974319	YARBOROUGH, JONATHAN A		265 MAGNOLIA RD	PINEHURST	NC	28374	LOT 950	1929
5	10001345	855212976494	RESORTS OF PINEHURST INC	ATTN: RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374	NEAR WATER TANKS	
6	00030596	855212974409	BARRETT, ROBERT C		25 COMMUNITY ROAD	PINEHURST	NC	28374	LOT 951	
7	00024635	855212978014	PINE CREST INN LIMITED	PARTNERSHIP	PO BOX 879	PINEHURST	NC	28374	1303 1304 1305 PHST	
8	00024847	855212976249	RESORTS OF PINEHURST INC	ATTN: RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374	PINEHURST LOT 1106	
9	00028975	855212974085	MOSBROOK, ROBERT C	MOSBROOK, JEAN N	225 MAGNOLIA RD	PINEHURST	NC	28374	#946 & 947	1930
10	00026713	855212974320	ACRES, RANDY L	PHAN, SOEK YIE	55 PALMETTO ROAD	PINEHURST	NC	28374	PINEHURST LOT 949	1920

Applicant:

Calvin Burkley
80 Carolina Vista
Pinehurst, NC 28374



**STAFF APPROVALS OF MINOR COA
ADDITIONAL AGENDA DETAILS:**

FROM:

Peter Hughes

CC:

Darryn Burich

DATE OF MEMO:

1/17/2020

MEMO DETAILS:

The attached exhibit documents staff approvals of Minor COA from 12/16/2019 to 1/16/2020.

ATTACHMENTS:

Description

- ▣ Staff Approvals of Minor COAs



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 1/17/2020
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
January 23, 2020 MEETING
12/16/19 TO 1/16/2020

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
New Sign for Its Art for Art's Sake	19-113	12/9/2019	1/13/2020	105 Cherokee	Franklin Flats, LLC
Rear Yard Deck	19-119	12/16/2019	12/17/2019	260 Everette Road	Joseph Lambert
Addition of a Fence	COA 2020-00001	1/3/2020	1/3/2020	40 Campbell	John Malzone
New Sign for Christ Community Presbyterian	COA 2020-00002	1/3/2020	1/6/2020	125 Everette Road	Pinehurst Community Church



HISTORIC PRESERVATION COMMISSION TRAINING ADDITIONAL AGENDA DETAILS:

The Historic Preservation Commission will be have training following the January 23, 2020 regularly scheduled meeting. The training will be conducted through UNC School of Government training modules and the topics for the training will be "Conducting an Evidentiary Hearing" and "Making a Quasi-Judicial Decision".