



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: September 20, 2023
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
SEPTEMBER 28, 2023 MEETING
8/15/2023 – 9/14/2023

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2031-00306	Sign	8/23/2023	8/23/2023	Magnolia & McCaskill Rds	Steve Saye
COA-2023-00349	Parking Lot cart path/sidewalk/tree removal	9/13/2023	9/14/2023	1 Carolina Vista	Calvin Burkley



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Shannon Konstantinou, Village Clerk
Date: September 20, 2023
Subject: Major COA Request for 190 Midland Road

Applicant:	William Haulsee
Owners:	ZCT Properties No. 2, LLC
Property Location:	190 Midland Rd.
Land Use:	Single Family Residential
PID#	00015636
COA#:	2023-00301

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modification to a detached garage at 190 Midland Rd. The property is further identified as Moore County PID Number 00015636. The structure was built in 1930 and the property is +/- 0.629 acres in size.

The applicant proposes to relocate three (3) existing pillars on the right side of the detached garage, remove the lattice screen and extend the concrete, all to match the left side carport.

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

Standards of Review

Per the adopted Historic District Standards, relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 144 square feet is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.



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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

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

1. SECTION III.I.2 - Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure should be retained and preserved. Removal or relocation of an accessory building must comply with the standards in Section VIII.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the changes to the garage are congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

September 13, 2023

Dear Property Owner(s),

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

Thursday, September 28th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to a detached garage at 190 Midland Rd. The property is identified as Moore County PID Number 00015636. The property owner is ZCT Properties No. 2, LLC and the applicant is William Haulsee.

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

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

PLANNING & INSPECTIONS

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

Public Hearing Notification



0 387.5 775 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

9/5/2023

September 28, 2023
 Historic Preservation Commission
 190 Midland Rd. Major COA Request





ZCT PROPERTIES NO 2, LLC
PO BOX 1820
PARK CITY,UT,84060

COLLINS, F FARRELL JR & ELLEN
205 PAGE RD
PINEHURST,NC,28374-9207

HODGES, JAMES ALEXANDER TRUSTEE
763 MALCOLM AVE
LOS ANGELES,CA,90024

TURNER, RICHARD C & SUSANNA B
PO BOX 1363
PINEHURST,NC,28370-1363

OAKLEY, WARD S JR
PO BOX 63
PINEHURST,NC,28374-0063

PINEHURST, INC
PO BOX 4000
PINEHURST,NC,28374-4000

COPELAND, SARA ANN
PO BOX 4054
PINEHURST,NC,28374



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Shannon Konstantinou, Village Clerk
Date: September 20, 2023
Subject: Major COA Request for 125 Graham Road (continued)

Applicant:	Thomas Bradford
Owners:	Pear Tree Properties, LLC
Property Location:	125 Graham Rd.
Land Use:	Single Family Residential
PID#	00020108
COA#:	2023-00274

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a new single-family dwelling at 125 Graham Rd. The property is further identified as Moore County PID Number 00020108. The property is currently vacant and is +/- 0.469 acres in size.

The applicant proposes to build a 3274 heated square foot, 2 story single family dwelling with garage, covered front porch, rear patio, driveway, and walkways.

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

Standards of Review

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

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the

burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

E. ACCESSORY FEATURES AND STRUCTURES

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

F. BUILDING MATERIALS

13. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
14. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
15. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.

- a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
- b. Plywood siding
- c. Vinyl siding or aluminum siding
- d. Plastic, sheet metal, or a similar material used as siding or panels
- e. Any treatment of material that imparts a glossy or reflective finish to the material
- f. Concrete, cinderblock, or glass block.
- g. Boxed chimneys

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

- 19. Section VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
- 20. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING AND VEGETATION

- 21. Section VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
- 22. Section VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the new construction is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

August 9, 2023

Dear Property Owner(s),

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

Thursday, August 24th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling at 125 Graham Rd. The property is identified as Moore County PID Number 00020108. The property owners are David and Louise Parks and the applicant is Thomas Bradford.

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

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

PLANNING & INSPECTIONS

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

Public Hearing Notification



None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., The United States Census Bureau, EPA, NPS, US Census Bureau, USDA

0 155 310 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/27/2023

August 24, 2023
Historic Preservation Commission
125 Graham Rd. Major COA Request



TISMAN, SIMON
85 MCKENZIE RD E
PINEHURST,NC,28374

RJ CLARKE GROUP LLC, THE
W4106 JERSEY HURST LANE
LAKE GENEVA,WI,53147

PARKS, LOUISE ALDRIDGE (HRS)
C/O DAVID PARKS
GREENSBORO,NC,27410

SCHOONOVER, CHARLES G
115 GRAHAM ROAD
PINEHURST,NC,28374

PARKS, DAVID L & LOUISE A
4334 FOUR FARMS RD
GREENSBORO,NC,27410

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

COA-2023-00301 - Taylor garage column relocation

Menu Help

File Date: 08/17/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Relocate three existing columns approximately 48" to the right as facing the front of the garage. Complete modification of existing of concrete slab / apron. Re-install exte consistent with existing.

Application Name: Taylor garage column relocation

Address: 190 Midland Road Rd, Pinehurst, NC 28374

Owner Name: Zach Taylor

Owner Address: 190 Midland Road, Pinehurst, NC 28374

Parcel No: 00015636

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	William Hautsee	Homewright Cons...	Applicant	Business, 3626 Bldg, 9...	Active
	ZCT PROPERTIES NO 2, LLC	Homewright Cons...	Contact		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields:	GENERAL INFORMATION	Type of Work	Existing Use
	Description of Changes to the Structure	Alteration	Single Family Low Density
	Relocation of 3 8' columns.	Includes Demolition?	Includes Tree Removal?
	Proposed Use	No	No
	Single Family Low Density	Conditions of COA (If Any)	
	COA Number		

PERMIT DATES	Permit Issued Date	Permit Expiration Date
Application Expiration Date		

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
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WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
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CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
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FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
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SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
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GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance	Maria Carpenter	Accepted	08/17/2023	Kimberly Stepnoski
	Review for Completeness		Application ...	08/23/2023	Maria Carpenter
	Review Distribution		In Review	09/06/2023	Maria Carpenter
	Historic Review		Approved	09/06/2023	Maria Carpenter
	Planning Review		Approved	09/06/2023	Maria Carpenter
	Review Consolidation		Review Complete	09/06/2023	Maria Carpenter
	HPC Public Hearing Notice		Hearing Sche...	09/06/2023	Maria Carpenter
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docun
	pics of existing	PLN_HIST			application/pdf	Uploac
	Notification Packet	PLN_HIST			application/pdf	Uploac
	Show all					

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

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









COA-2023-00274 - 125 Graham Road

Menu Help

File Date: [07/24/2023](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [New Residential single Family Home](#)

Application Name: [125 Graham Road](#)

Address: [125 Graham Rd, Pinehurst, NC 28374](#)

Owner Name: [PARKS, DAVID L & LOUISE A](#)

Owner Address: [GREENSBORO, NC 27410](#)

Parcel No: [00020108](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Thomas Bradford	Pear Tree Prope...	Applicant		Active
	Beth Perry	Bradford Builders	Contact		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields:	GENERAL INFORMATION		
	Description of Changes to the Structure	Type of Work	Existing Use
	Residential single family	New	Vacant
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	No	Yes
	COA Number	Conditions of COA (If Any)	
	—	—	

PERMIT DATES		
Application Expiration Date	Permit Issued Date	Permit Expiration Date
—	—	—

FRONT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color
—

REAR ELEVATION
Existing Material Existing Color Proposed Material Proposed Color
—

RIGHT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color
—

LEFT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color
—

TRIM
Existing Material Existing Color Proposed Material Proposed Color
—

WINDOWS
Existing Material Existing Color Proposed Material Proposed Color
—

CHIMNEY
Existing Material Existing Color Proposed Material Proposed Color
—

FOUNDATION
Existing Material Existing Color Proposed Material Proposed Color
—

FRONT DOOR
Existing Material Existing Color Proposed Material Proposed Color
—

SHUTTERS
Existing Material Existing Color Proposed Material Proposed Color
—

GARAGE DOOR



Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	07/25/2023	Kimberly Stepnoski
	Review for Completeness		Additional I...	07/25/2023	Maria Carpenter
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docun
	RCW letter	PLN_HIST			application/pdf	Uploac
	GIS letter	PLN_HIST			application/pdf	Uploac
	Rendering of front	PLN_HIST			application/pdf	Uploac
	bldg.plans	PLN_HIST			application/pdf	Uploac
	foundation plan	PLN_HIST			application/pdf	Uploac
	Elevations	PLN_HIST			application/pdf	Uploac
	bldg.plan	PLN_HIST			application/pdf	Uploac
	Show all					

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

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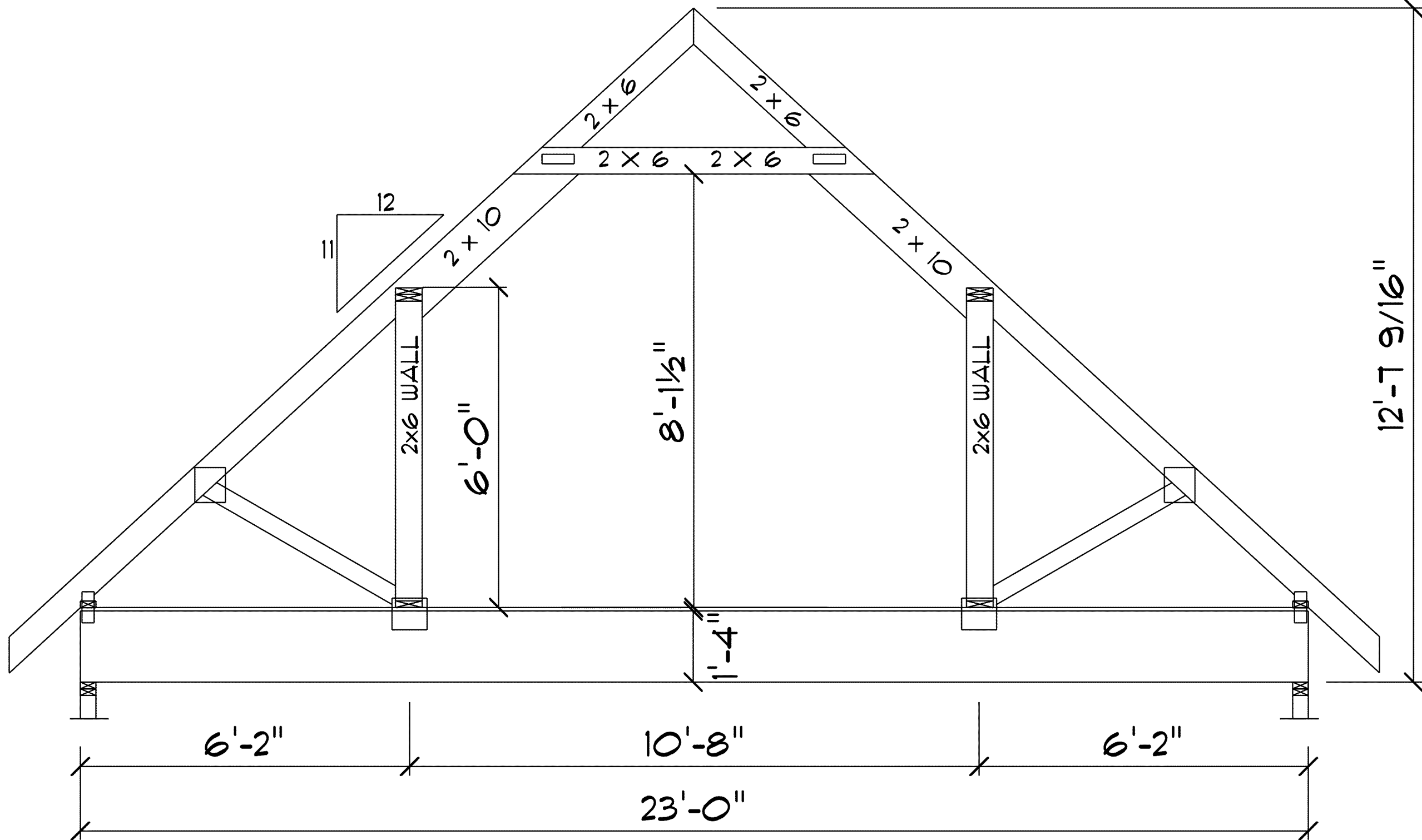
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:





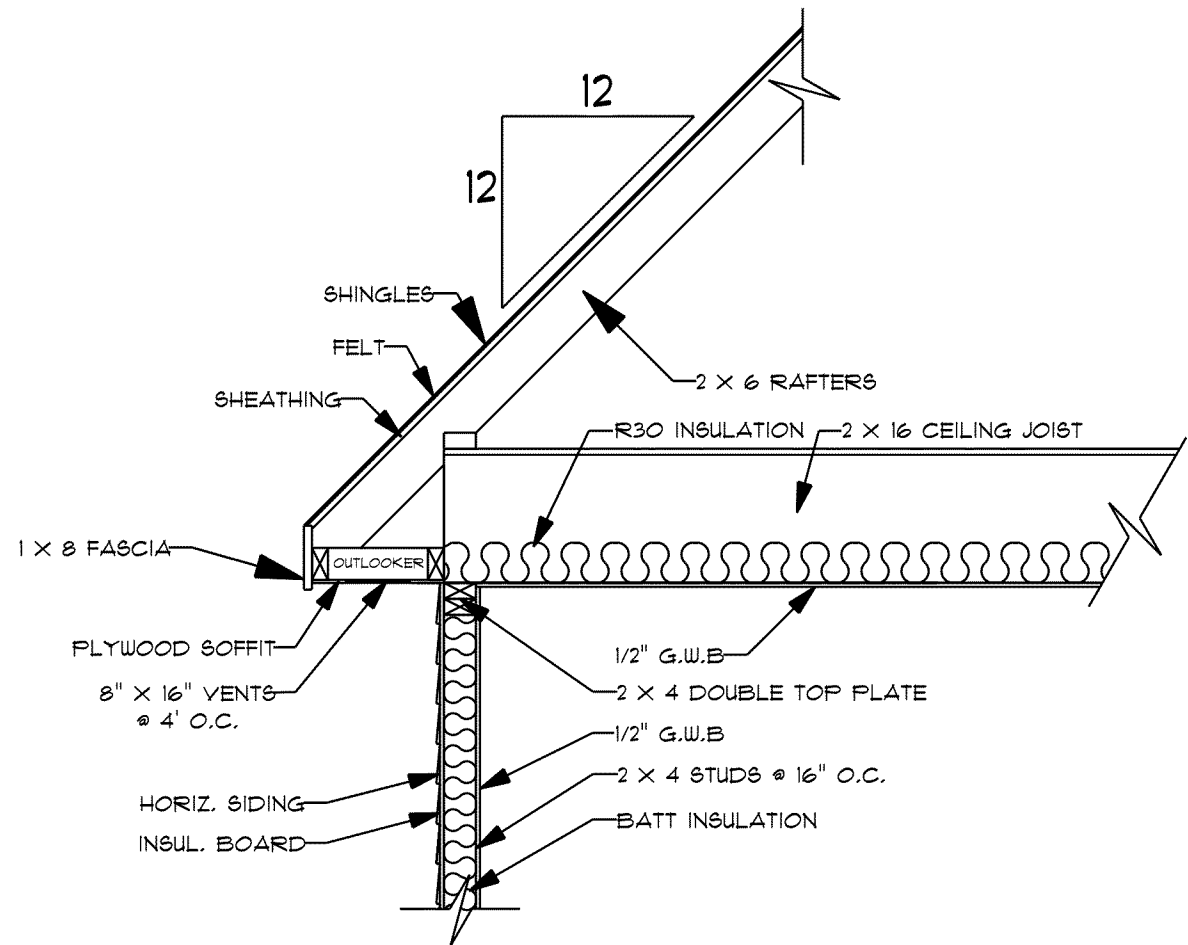
FRONT ELEVATION
SCALE: 1/4" = 1'



GARAGE TRUSS
SCALE: 1/2" = 1'



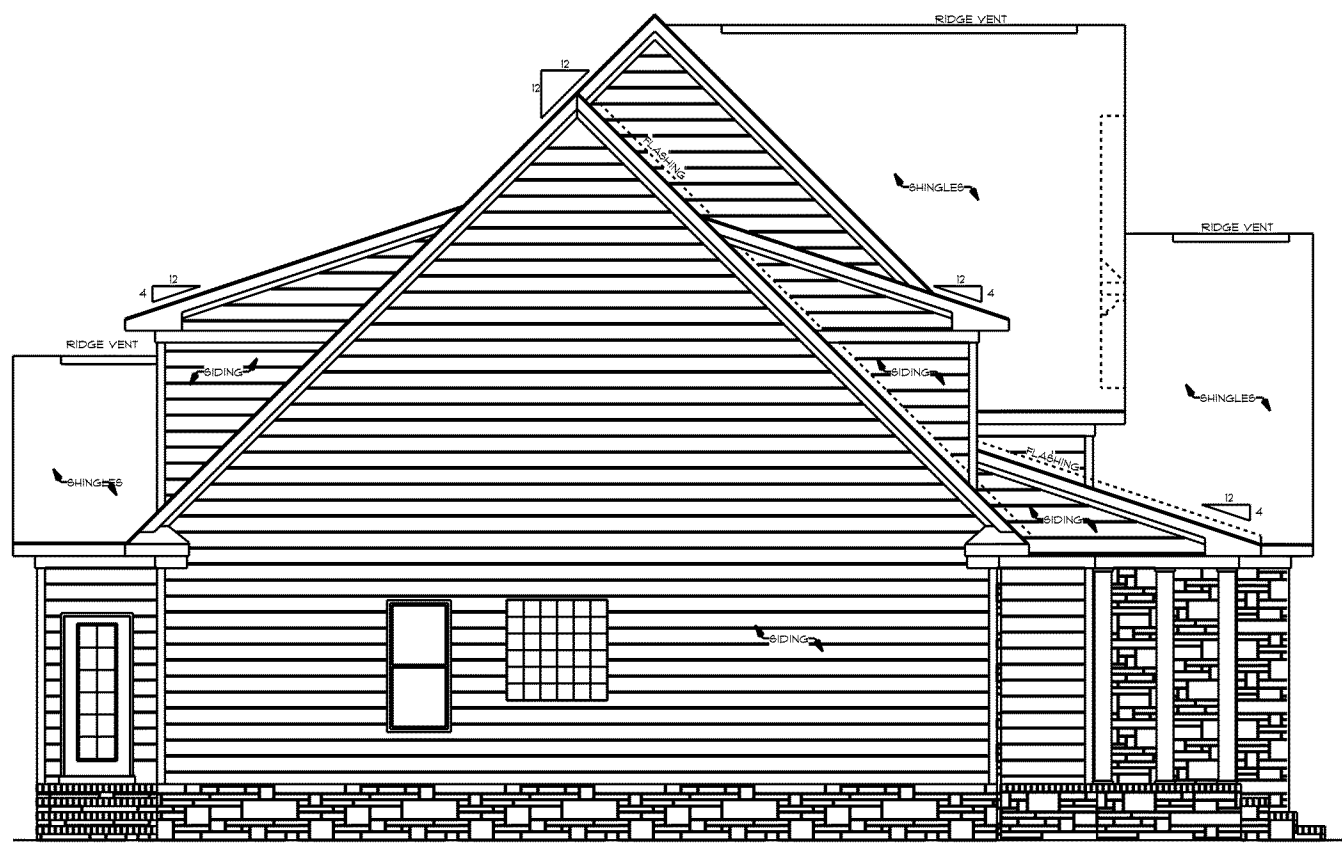
REAR ELEVATION
SCALE: 1/8" = 1'



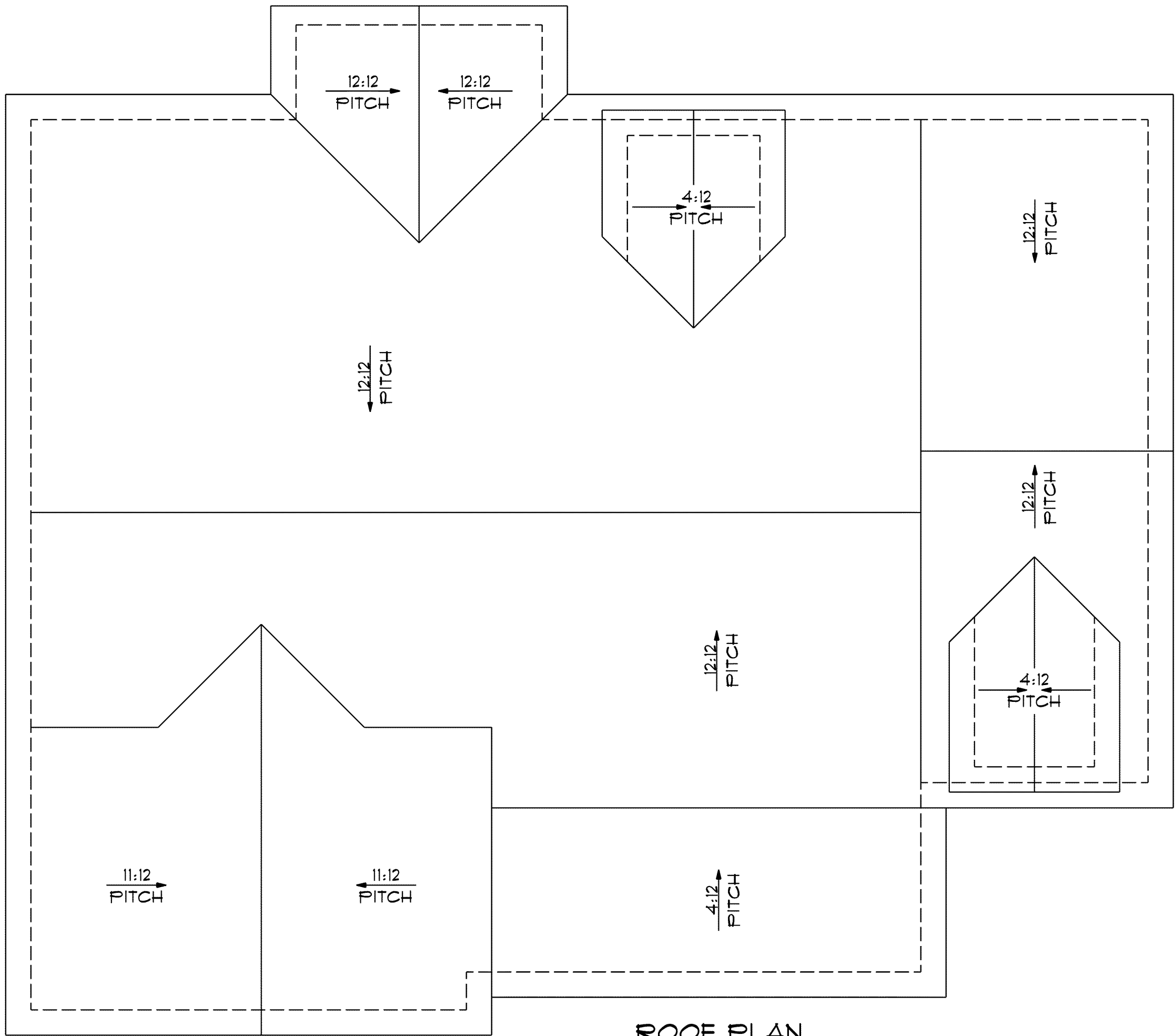
ROOF OVERHANG DETAIL
SCALE: 1/2" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



ROOF PLAN
SCALE: 3/16" = 1'

553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).

Charles Smith Associates
© Copyright 2023

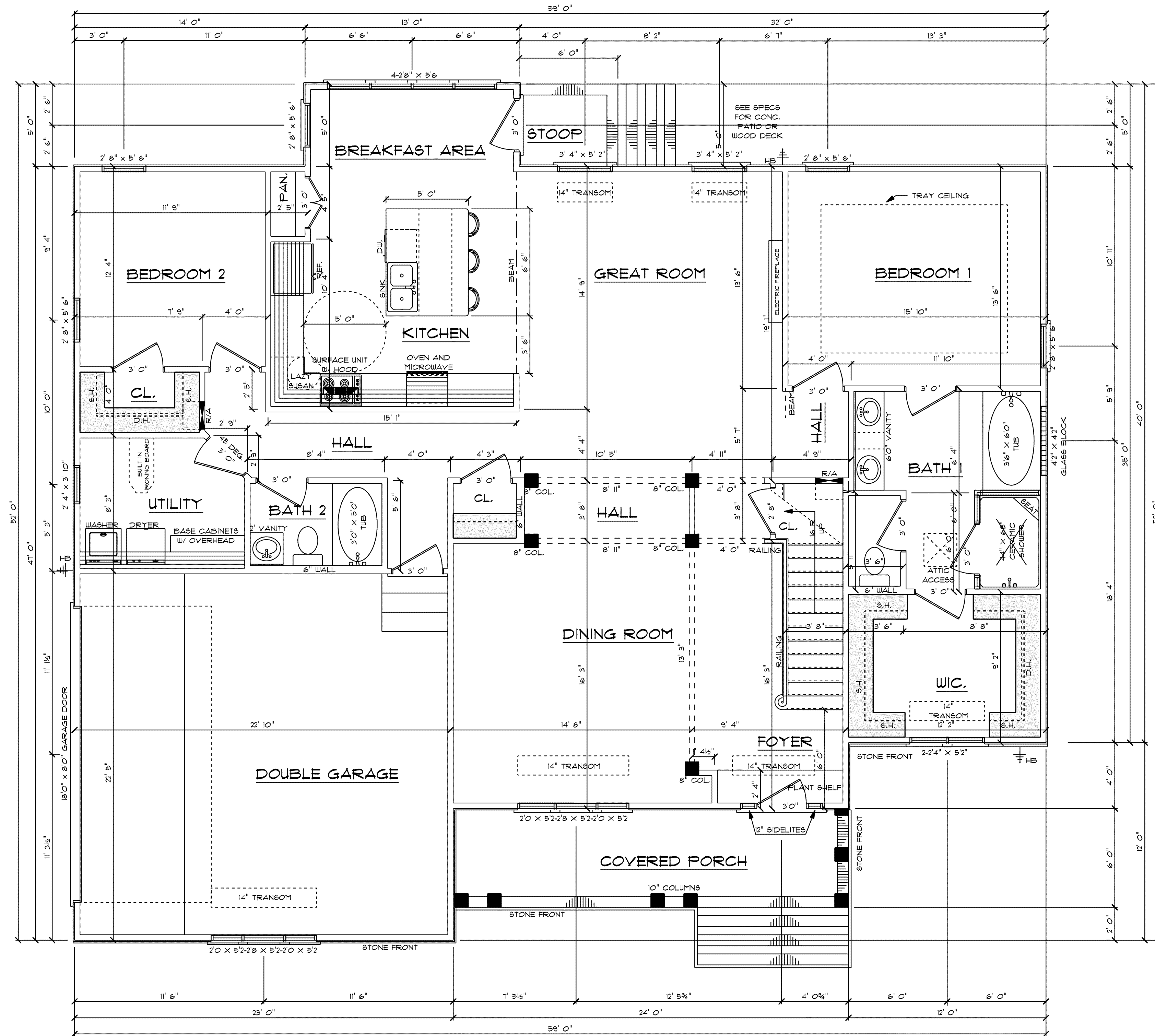
BRADFORD BUILDERS

SCALE: AS NOTED
DATE: AUG. 2023
DRAWN BY: HLH

DESIGNED BY:
CHARLES SMITH ASSOC.
FAYETTEVILLE NORTH CAROLINA

BB-3260

FAYETTEVILLE, NORTH CAROLINA



FIRST FLOOR

SCALE = 1/4" = 1'

SQUARE FOOTAGE:

FIRST FLOOR: 1995

SECOND FLOOR: 1279
(NOT INCLUDING OPEN AREAS)

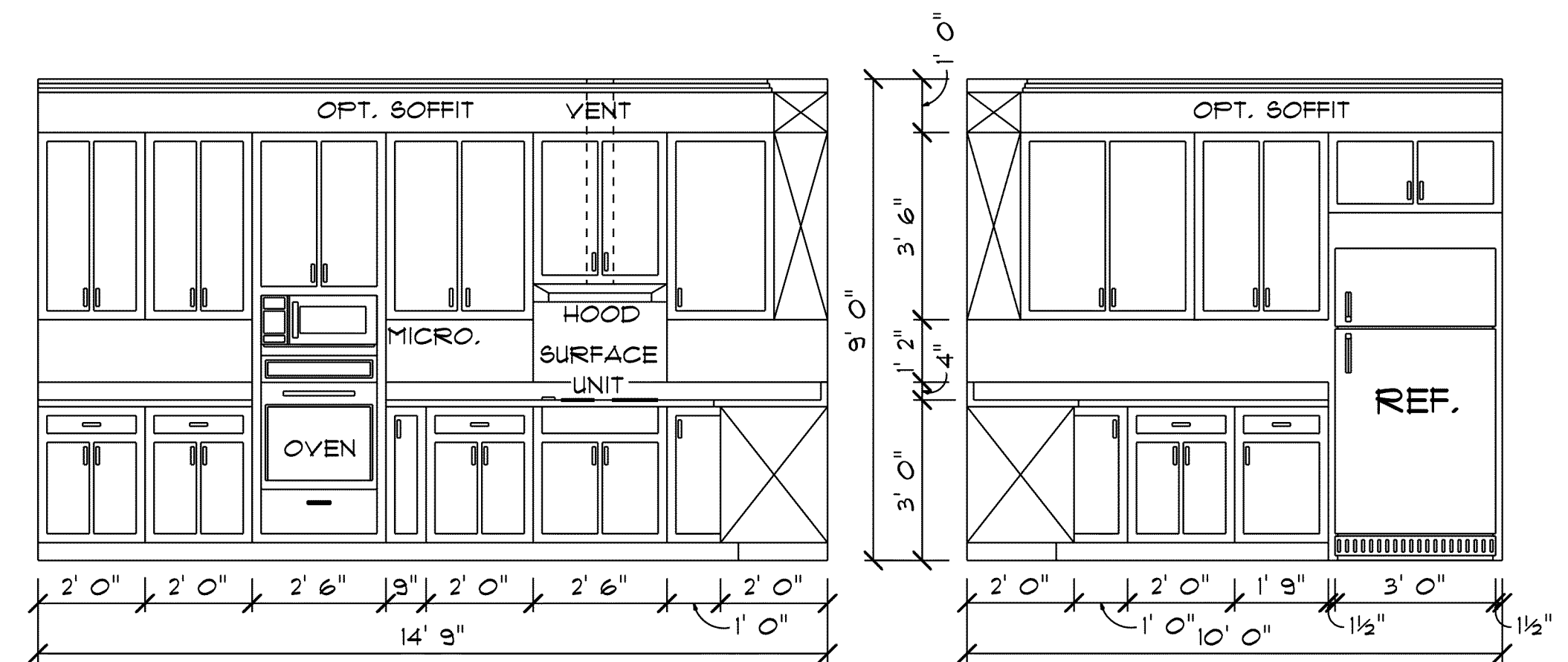
GARGAE: 507

TOTAL HEATED: 3,274

553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

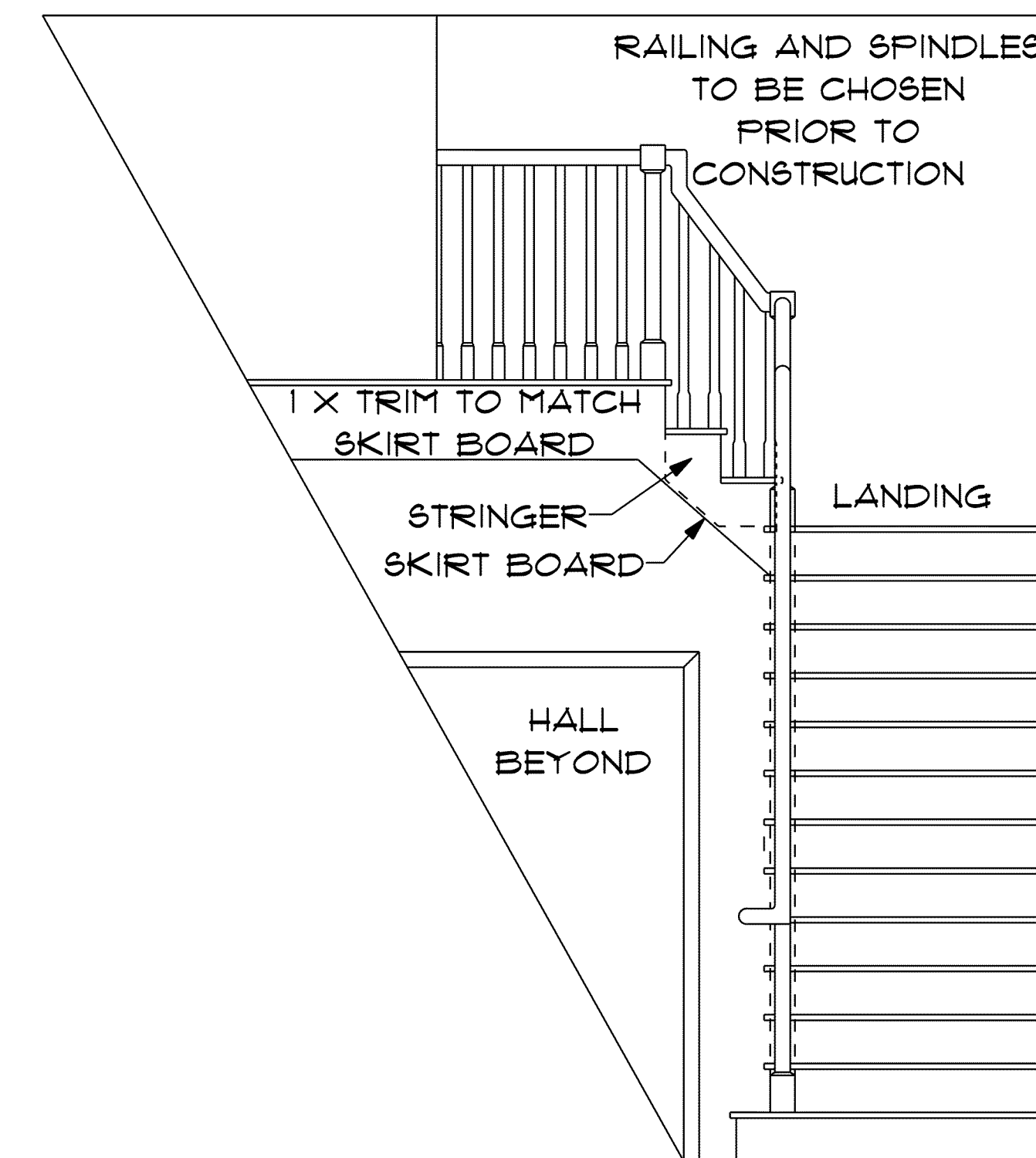
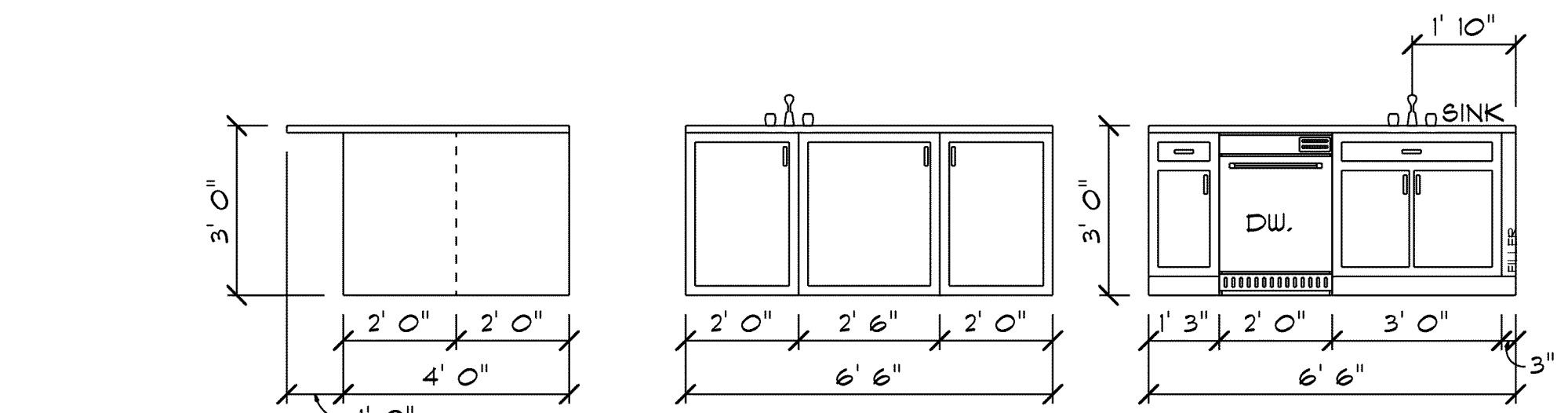
I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).



KITCHEN CABINETS

SCALE 3/8" = 1'

CABINET DESIGNER TO CONFIRM
CABINET STYLE AND HARDWARE WITH OWNER

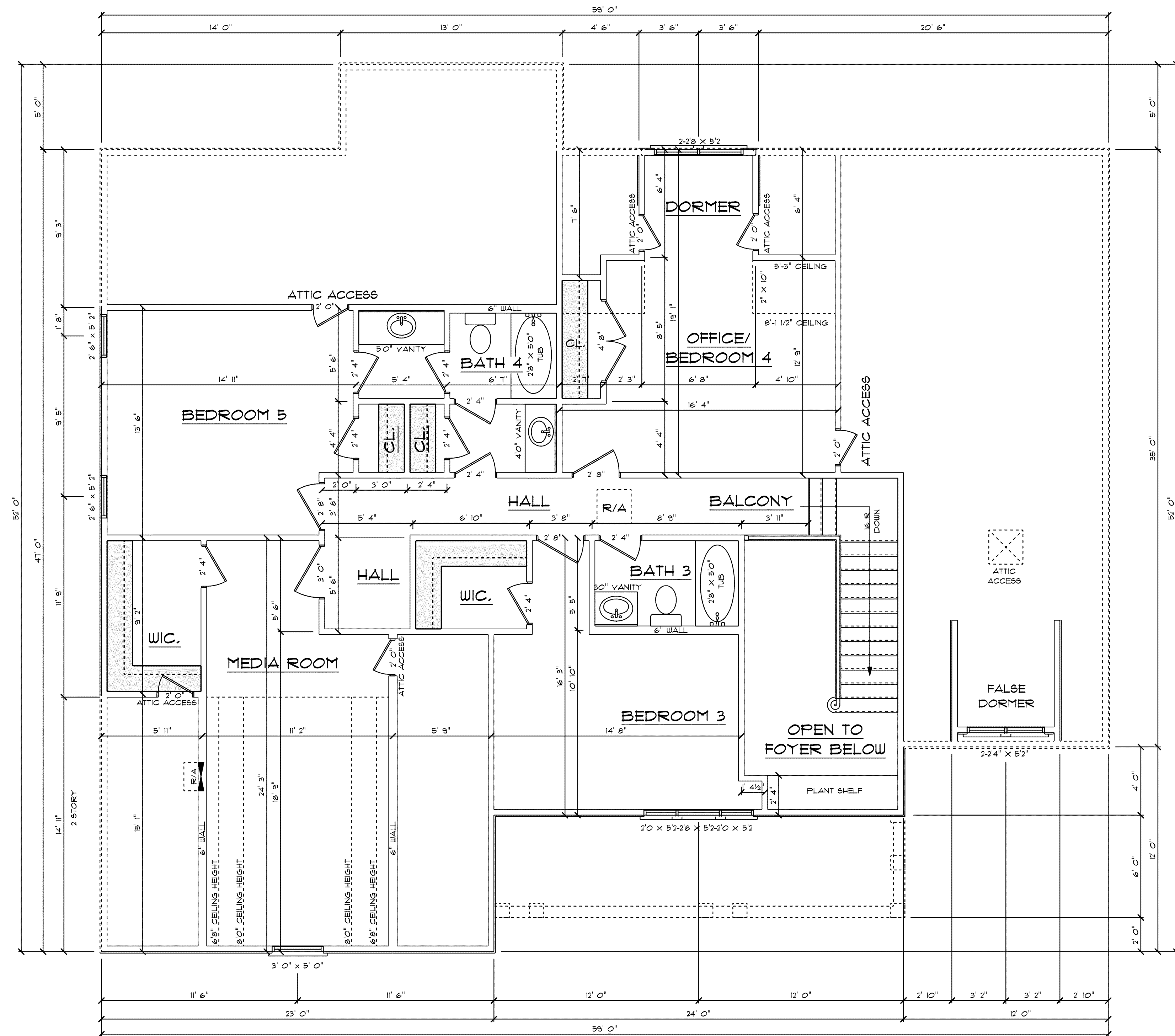


STAIR DETAIL

SCALE 1/2" = 1'0"

16 RISERS @ 7 29/32"

15 TREADS @ 9" + 1" NOSING



SECOND FLOOR

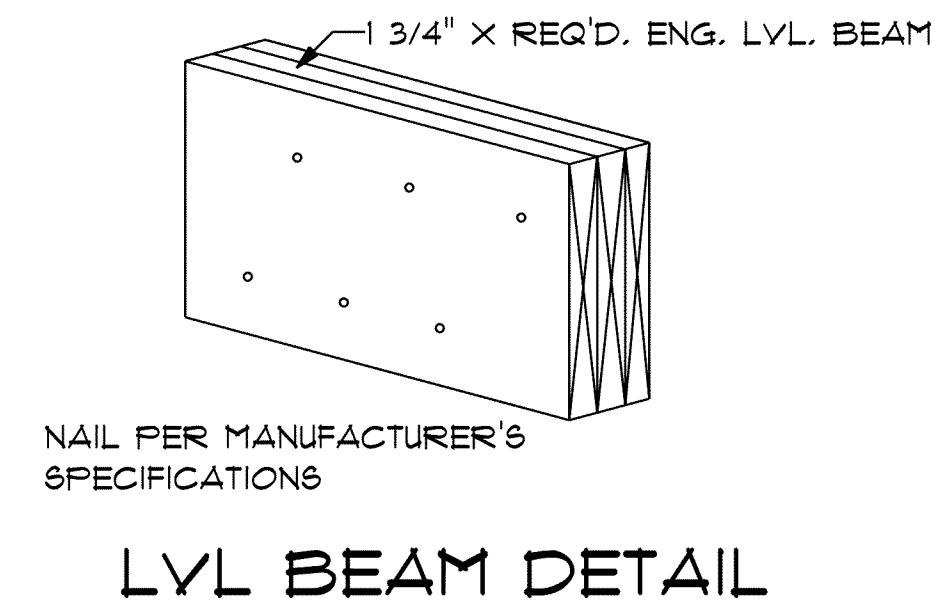
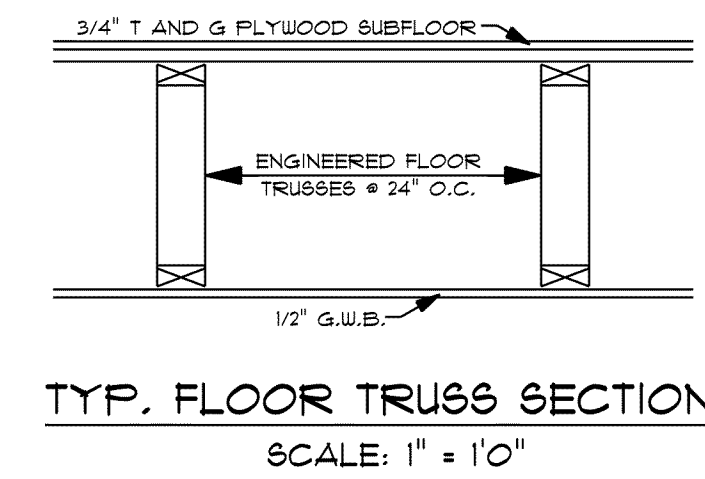
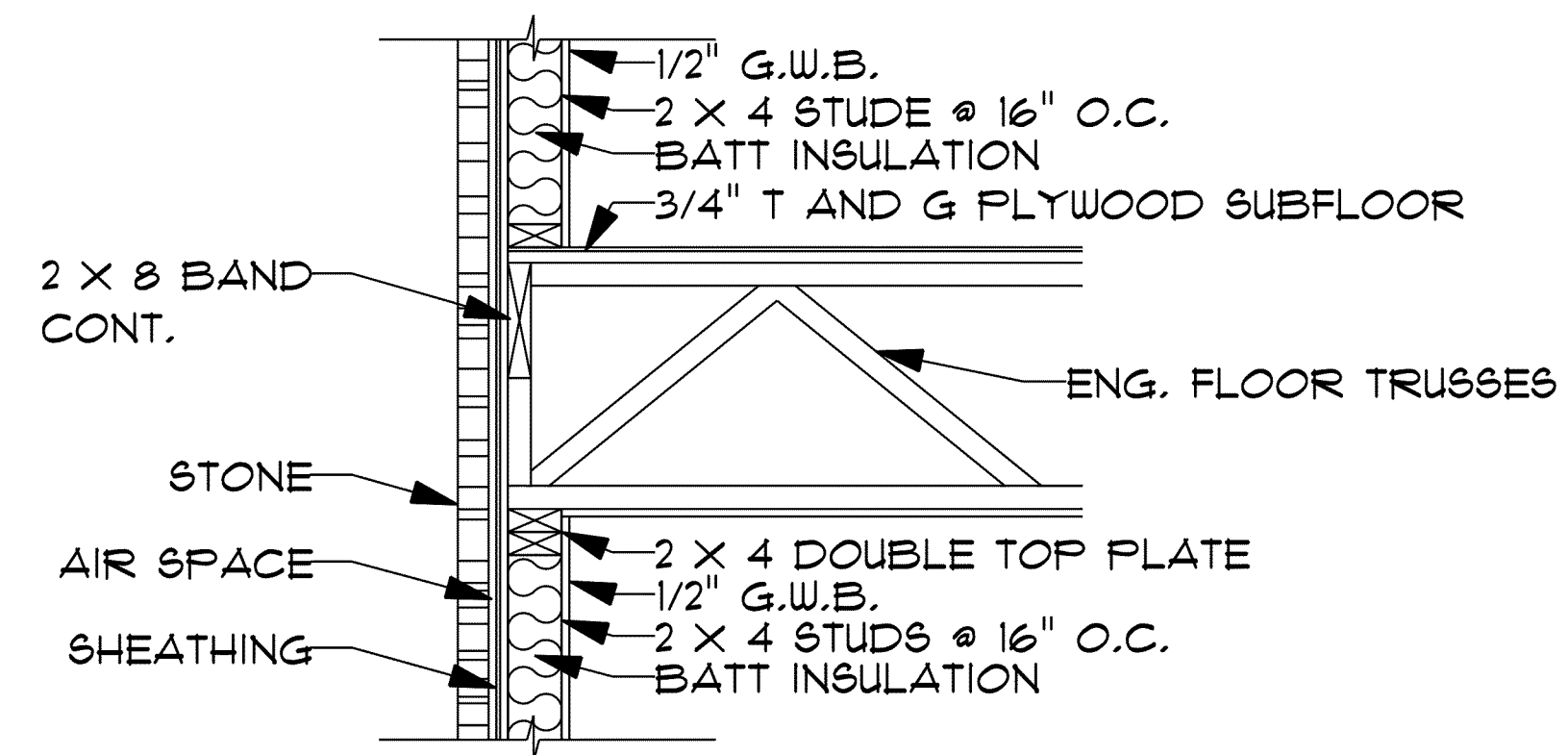
SCALE = 1/4" = 1'
SQUARE FOOTAGE:
FIRST FLOOR: 1995
SECOND FLOOR: 1265
(NOT INCLUDING OPEN AREAS)
GARGAE: 501
TOTAL HEATED: 3,260

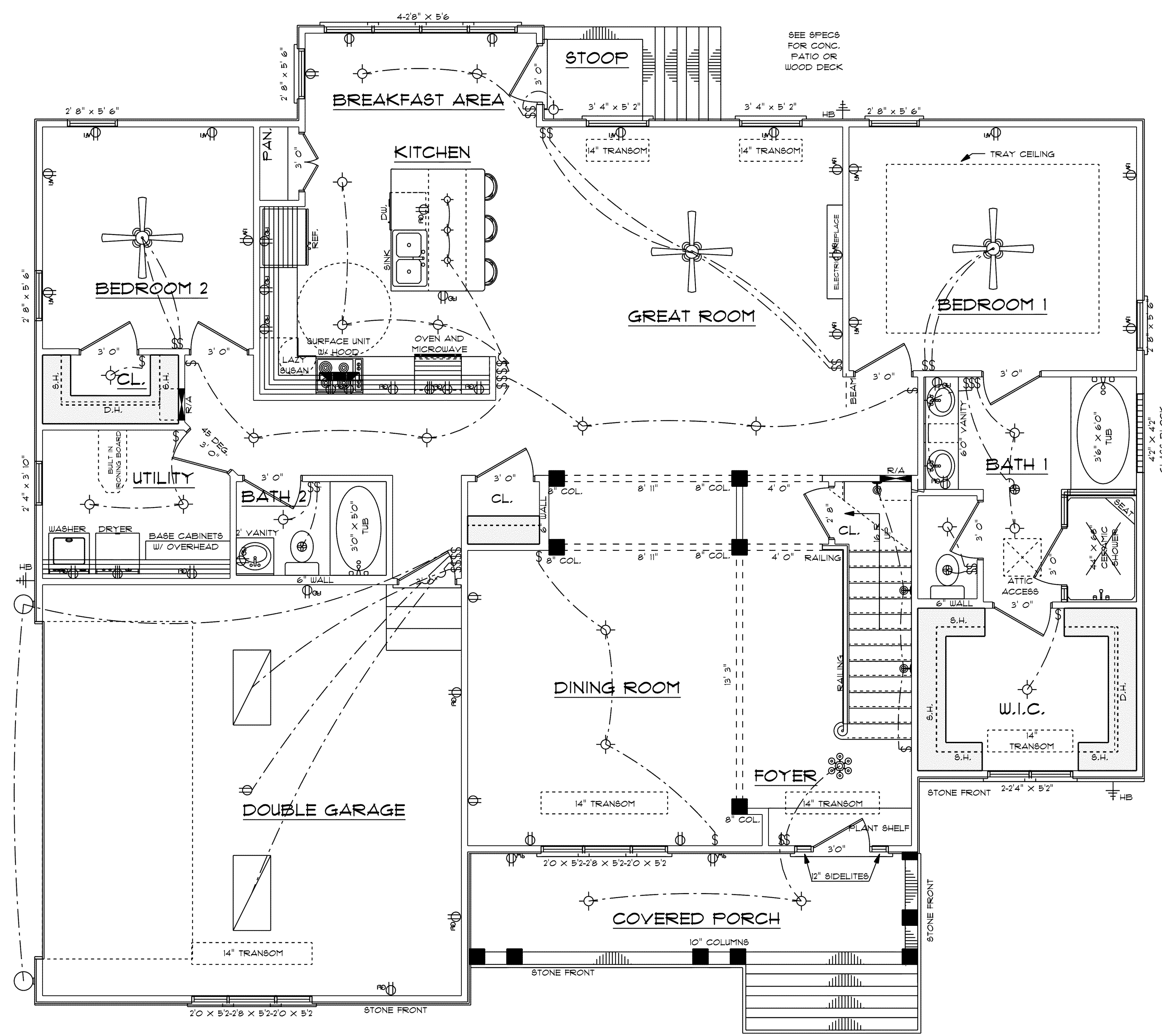
553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).

STONE TO STONE TRUSS SECTION
SCALE: 1" = 1'0"



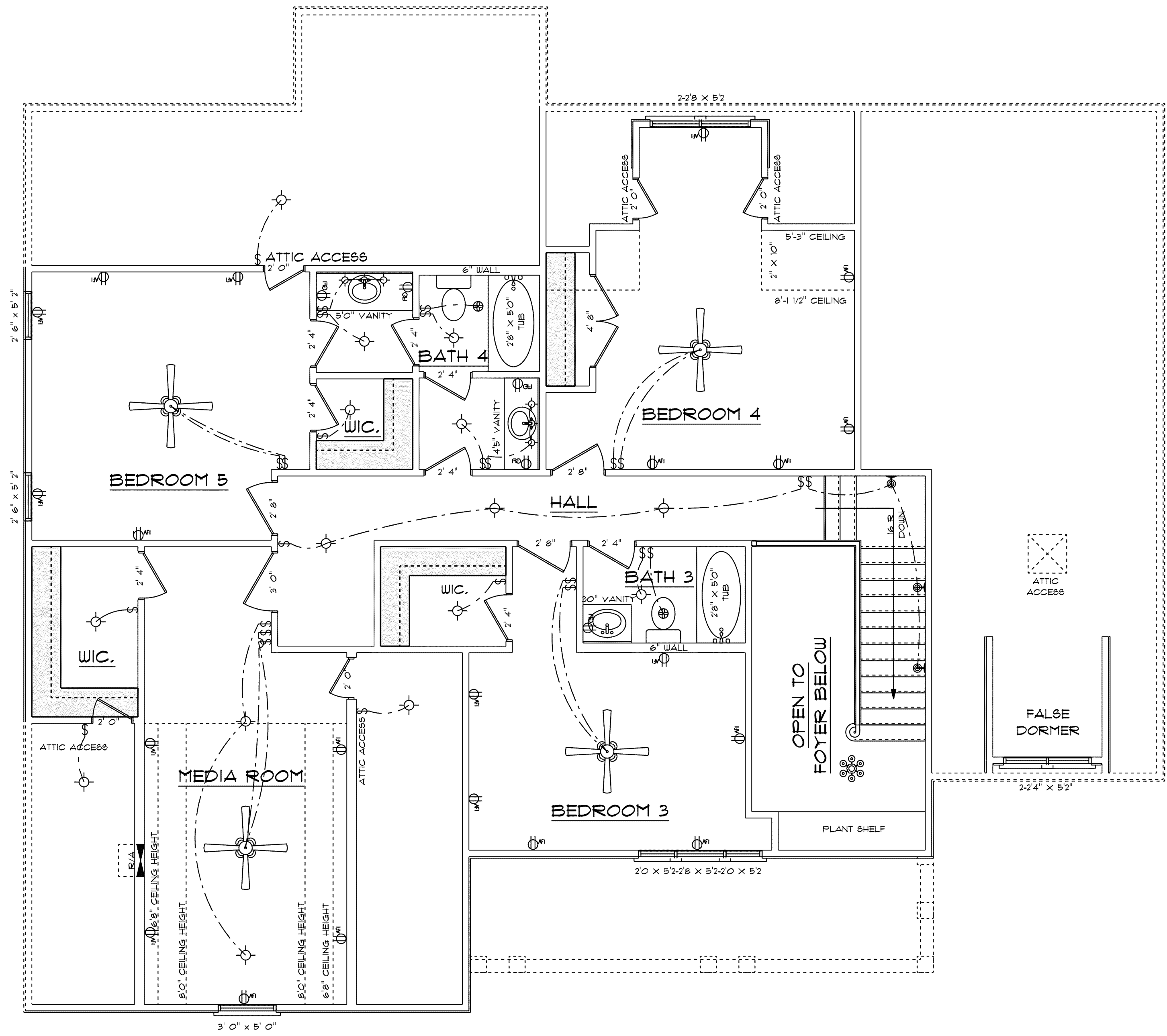


FIRST FLOOR ELECTRICAL
SCALE 1/4" = 1'0"

ELECTRICAL CONTRACTOR TO
CONFIRM LOCATION OF OUTLETS
AND STYLE OF LIGHTS WITH OWNER
ALL EXTERIOR FLOODLIGHTS
TO BE DETERMINED
ON SITE BY OWNER

ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 01	3	
chandelier 01	1	
fluorescent light 2 x 4	2	
exterior light 01	2	
fan	3	
light	27	
outlet	8	
outlet 220v	3	
outlet afi	15	
outlet gfi	18	
outlet wp	2	
switch	35	
wall mounted 03 1 light	3	

553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.



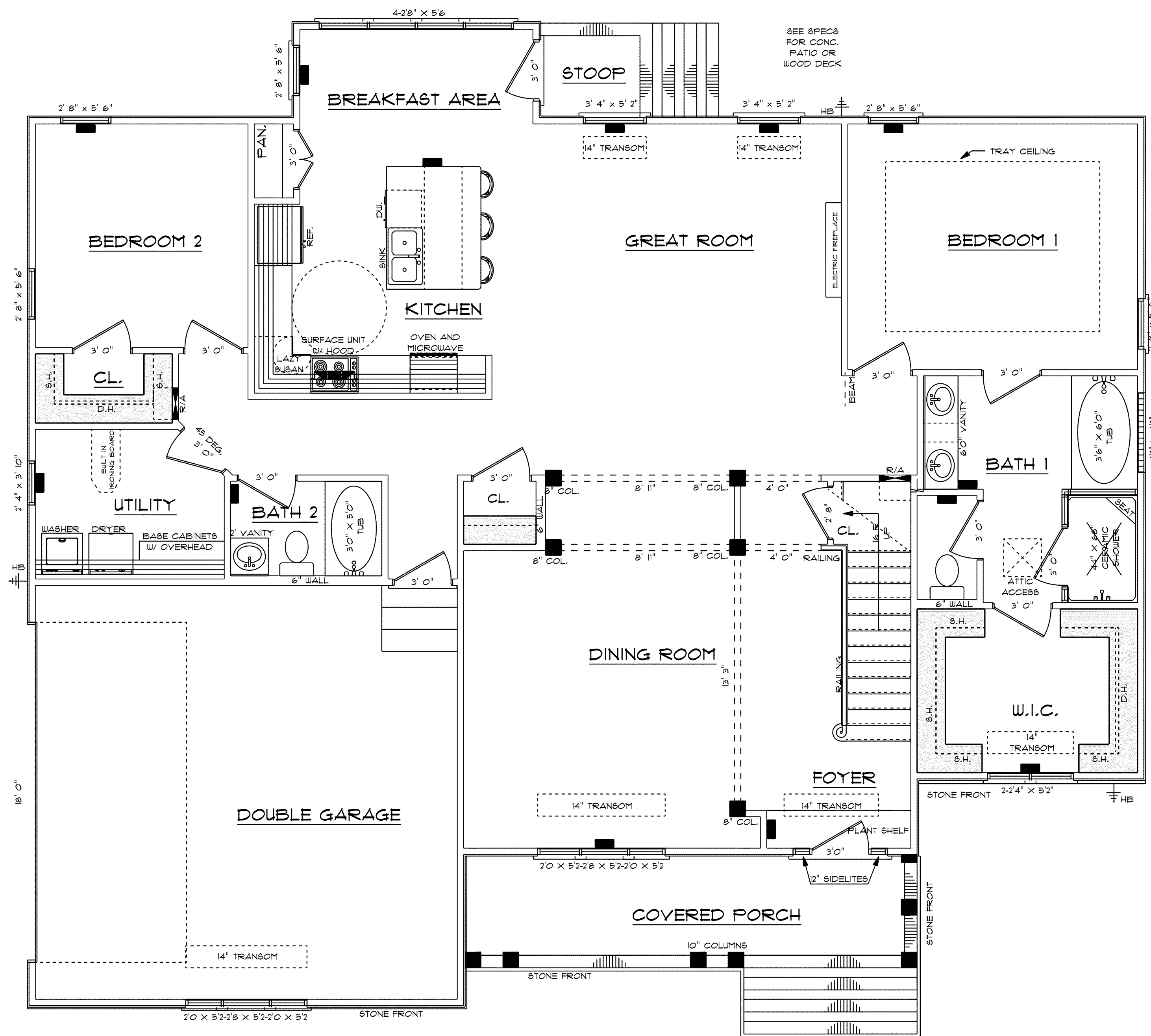
SECOND FLOOR ELECTRICAL
SCALE: 1/4" = 1'0"

ELECTRICAL CONTRACTOR TO
CONFIRM LOCATION OF OUTLETS
AND STYLE OF LIGHTS WITH OWNER
ALL EXTERIOR FLOODLIGHTS
TO BE DETERMINED
ON SITE BY OWNER

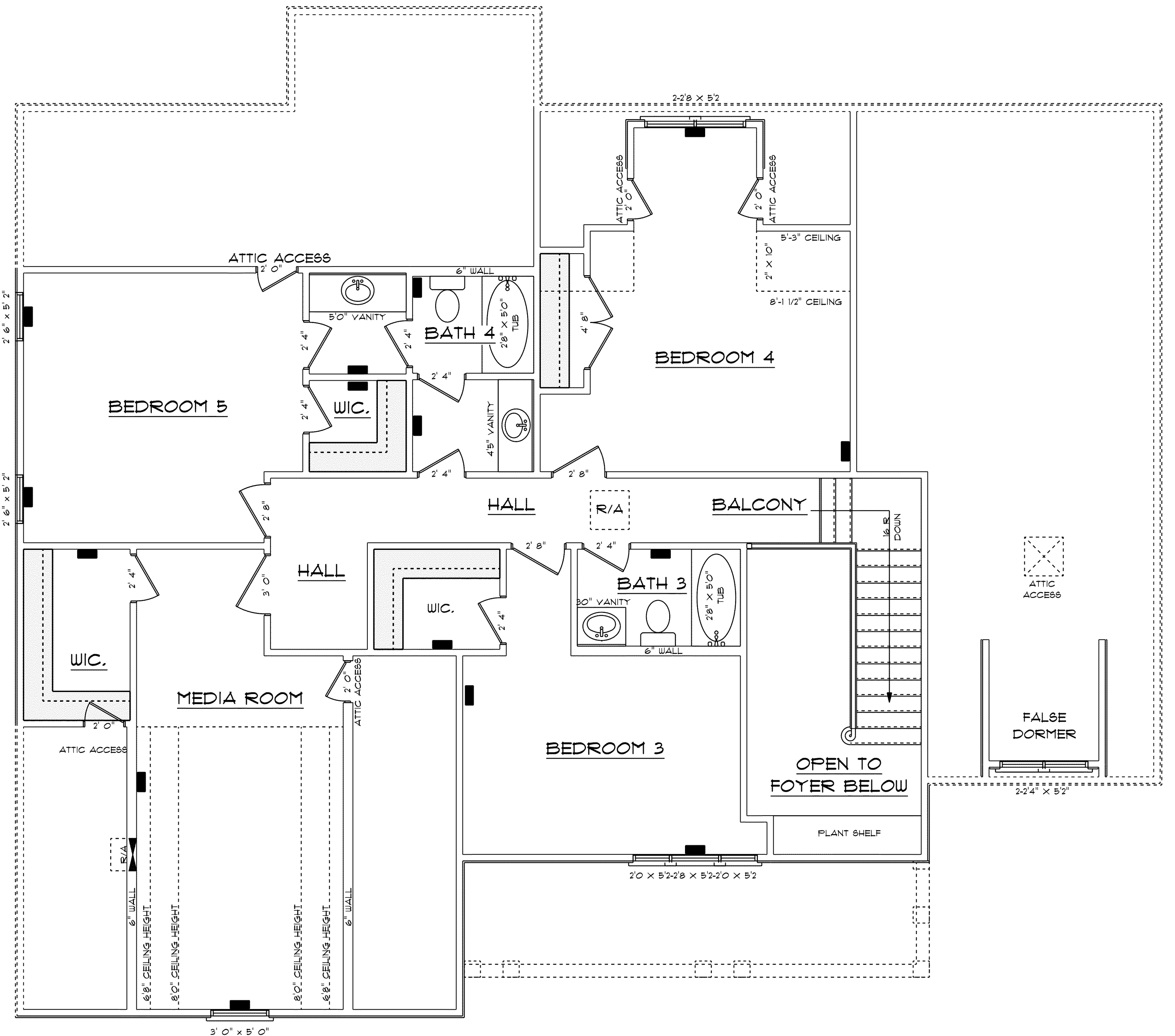
ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 01	4	
chandelier 01	1	
fan	2	
light	21	
outlet afi	21	
outlet gfi	5	
switch	26	
wall mounted 03 1 light	3	

1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED
SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN
SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE
COUNCIL (2018 NORTH CAROLINA BUILDING CODE).



FIRST FLOOR HVAC
SCALE 1/4" = 1'0"



SECOND FLOOR HVAC
SCALE 1/4" = 1'0"

553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).





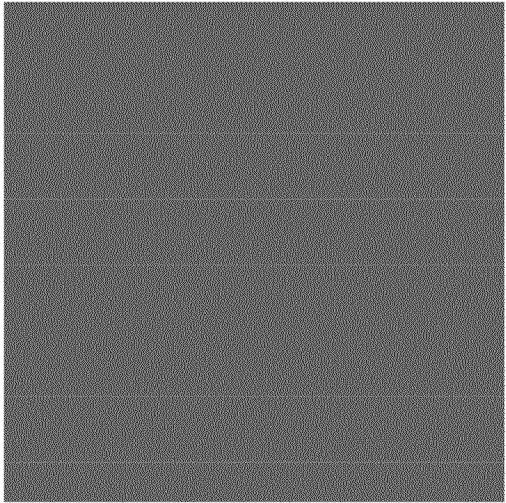
SW 9109
Natural Linen



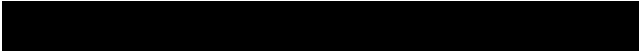
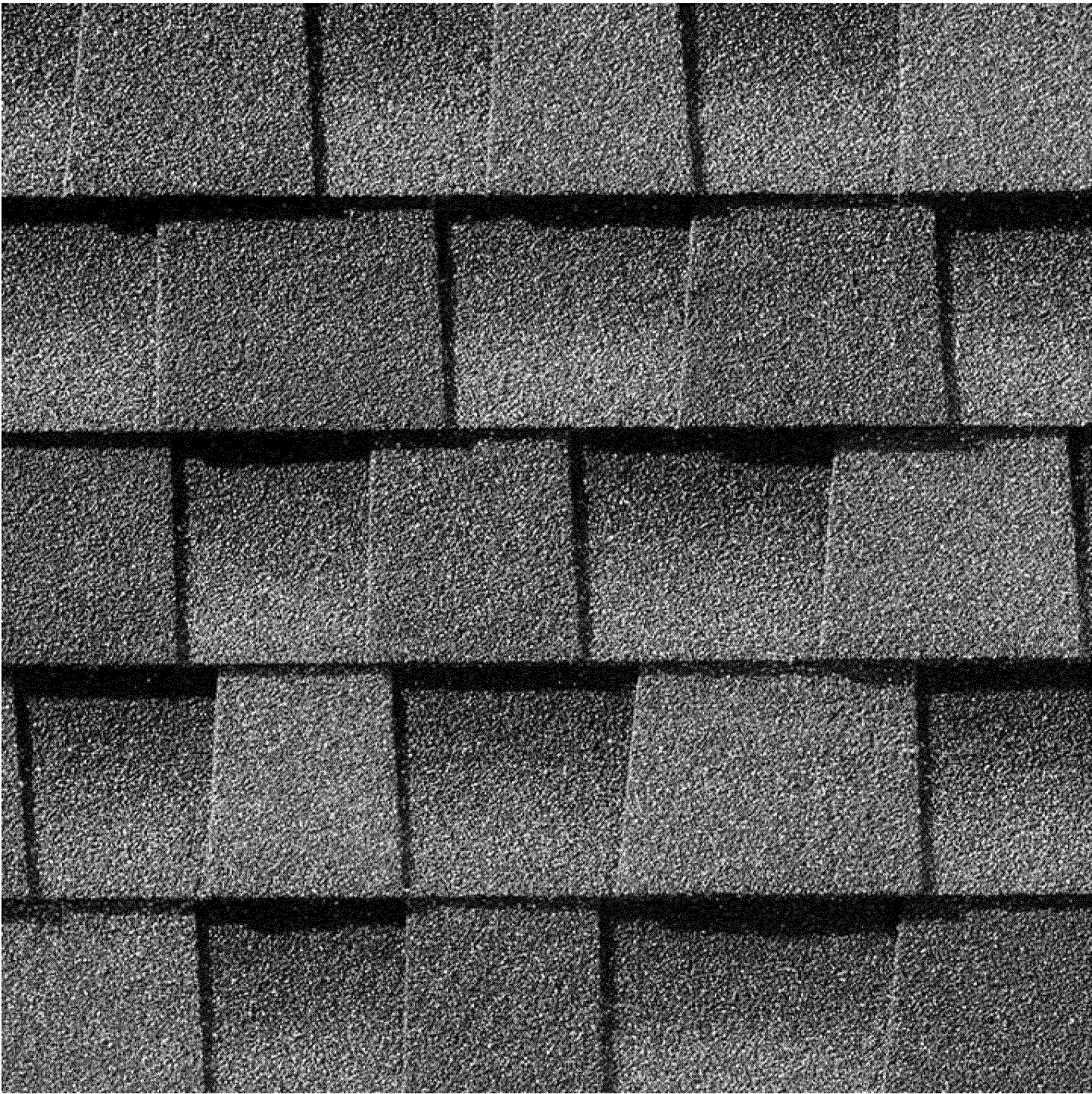
SHERWIN-WILLIAMS.

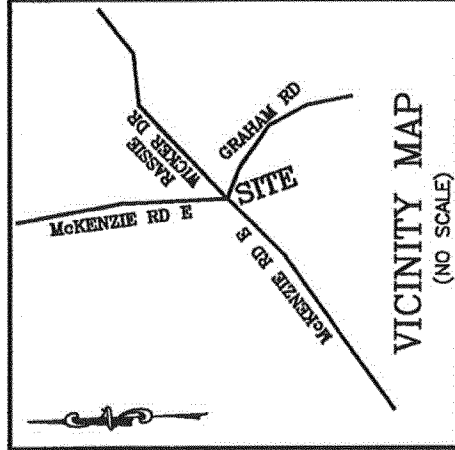
Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



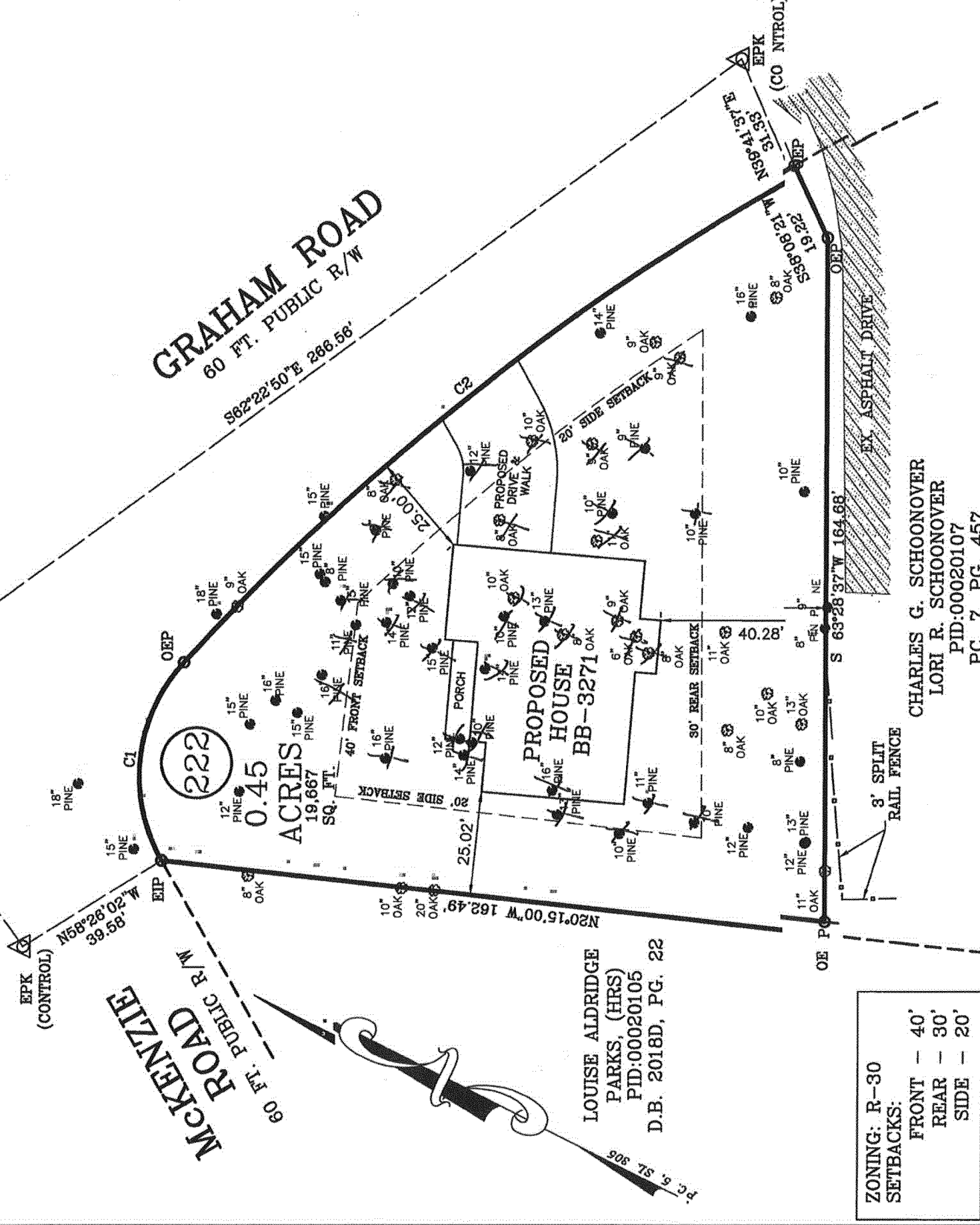






CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	51.52'	40.85'	48.17'	N69°51'21"E
C2	189.09'	580.00'	188.25'	S64°43'19"E

LEGEND	
○	DEVOTES IRON PIPE OR BREAK IN LINE
△	DEVOTES CONTROL CORNER
BG	BELOW GROUND REC RECORDED
AG	ABOVE GROUND MEAS MEASURED
EPK	EXISTING PK NAIL
EIR	EXISTING IRON REBAR
SIR	SET REBAR
NOTE - 1/2" IRON REBAR SET FLUSH W/ THE GROUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.	



LOUISE ALDRIDGE PARKS, (HRS)
PID:00020105
D.B. 2018D, PG. 22

CHARLES G. SCHOONOVER
LORI R. SCHOONOVER
PID:00020107
PC. 7. PG. 457
D.B. 5306, PG. 262

IMPERVIOUS AREA: 19%
HOUSE, PORCHES 2,646 SQ. FT.
DRIVEWAY, SIDEWALK 926 SQ. FT.
TOTAL 3,739 SQ. FT.

SURVEY FOR: BRADFORD BUILDERS

ADDRESS: GRAHAM ROAD

CITY OF: PINEHURST, NC

COUNTY OF: MOORE

TOWNSHIP OF: MINERAL SPRINGS

DATE: JULY 27TH, 2023

SCALE: 1" = 30'

REFERENCE: LOT 222

SMITH & SWOOPE
PROPERTY
P.C. 5, SL. 305



Larry King & Associates, R.L.S., P.A.

P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910) 483-4300
Fax: (910) 483-4052
www.LKandA.com
NC Firm License C-0887

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in P.C. 5, SL. 305 or other reference source as shown); that the boundaries not surveyed are indicated as drawn from information in Book and page as referenced above in 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)."

7-27-23
W. Larry King, Professional Land Surveyor L-1339



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 24, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Cara Mathis
Roxanne Vaitkus
David Herring
Angelique Fabiani
Karl Ecker

Members Absent:

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Paul Conners, IT Technician

Approximately 10 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:01 PM. Mr. Taylor explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff.

II. Approval of Minutes

A. 07-27-2023 Work Session and Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the July 27th, 2023 Work Session and Regular Meetings. Seconded by Ms. Mathis. Approved by a vote of 7-0.

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

III. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication with the exception of Ms. Mathis who did have non-substantive communication at 75 Linden Rd.

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

Ms. Graham and Ms. Carpenter were sworn into the Public Hearing and testified as follows.

Mr. Taylor announced Staff received a request to continue the second case of the Public Hearing for 125 Graham Rd. Ms. Carpenter stated the continuation would be discussed when the Commission reaches this point of the agenda.

A. COA-2023-00269 (225 Linden Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a patio in the side yard at 225 Linden Rd. The property is identified as Moore County PID Number 00027871. The property owners are Joseph Ruby and Vilma Marania and the applicant is The Southern Landscape Group.

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

The Commission did not have any questions for Ms. Carpenter.

Ms. Jennifer Riley was sworn into the public hearing.

Ms. Riley stated the interior of the dwelling near the exterior door was renovated and is now a separate living / sleeping area, the exterior door functions as a separate entrance, and the generator will be screened with vegetation.

The Commission did not have any questions for Ms. Riley.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00269) and find the proposed Major Work at 225 Linden Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 7-0.

B. COA-2023-00274 (125 Graham Rd.) – Continued to September 28, 2023 Regular Meeting

Ms. Carpenter stated the Owner(s) / Applicant(s) for Case B. COA-2023-00274 (125 Graham Rd.) have requested the case be moved to the September 28, 2023 Regular Meeting. Mr. Taylor verified a motion was needed to continue the case and asked for a motion on the continuation.

Mr. Ecker moved to continue the Public Hearing for COA-2023-00274 (125 Graham Rd.) to the next Regular Meeting of September 28, 2023. Seconded by Mr. Herring. Approved by a vote of 7-0.

C. COA-2023-00283 (115 Blue Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for removing and adding windows and replacing doors at 115 Blue Rd. The property is identified as Moore County PID Number 00017401. The property owners are Sarah Phillips and William Macadam and the applicant is Todd Wilson.

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

The Commission and Ms. Carpenter discussed the Commission needing to verify with the Applicant whether the proposed door will match the existing doors in color and style.

Mr. Todd Wilson, Contractor, was sworn into the public hearing.

Mr. Wilson stated the proposed door will have four lites, match the existing in size and color, be simulated divided lite, and have a white exterior and black interior.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00283) and find the proposed Major Work at 115 Blue Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 7-0.

D. COA-2023-00284 (75 Linden Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition to a detached garage at 75 Linden Rd. The property is identified as Moore County PID Number 00028286. The property owner is Johan Holdings, LLC and the applicant is Transform NC.

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

The Commission did not have any questions for Ms. Carpenter

Mr. Nathan Spearing, Contractor, was sworn into the public hearing.

Mr. Spearing stated the proposed door depicted in Exhibit A-2.9 is incorrectly shown on the front of the proposed addition and will actually be installed on the rear of the proposed addition (three windows on the front, two windows and a door on the rear), and he has a vested interest in maintaining the character of the Historic District given he lives nearby at 175 Linden Rd.

The Commission, Ms. Carpenter, and Mr. Spearing discussed the correct elevation depictions being three windows on the front with two windows and a door on the back, several different types of windows existing on the dwelling with only one original window remaining on the front / Linden Rd. side of the property, the intention being to install windows on the proposed addition which match the one original window as closely as possible, the proposed shutters on the front facing elevation matching the existing (including original design details such as the cut in), and the intention being to make it nearly impossible to tell an addition was constructed by including as many matching original details as possible.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00284) and find the proposed Major Work at 75 Linden Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 7-0.

E. COA-2023-00259 (1 Carolina Vista - Veranda)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for enclosing a section of veranda above the member entrance at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc.

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

The Commission did not have any questions for Ms. Graham.

Mr. Burkley, Resorts of Pinehurst Representative, was sworn into the public hearing. It was noted Mr. Burkley would be representing the last four cases to be heard during the Public Hearing as all the properties are owned by Resorts of Pinehurst.

Mr. Burkley stated the intention behind the proposed work is to improve the look and user experience of this area of the structure and property.

The Commission, Ms. Graham, and Mr. Burkley discussed the height / stories of the structure remaining the same and the primary use of this area of the structure remaining storage.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Mr. Ecker moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00259) and find the proposed Major Work at 1 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 7-0.

F. COA-2023-00271 (700 Morganton Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for window and door alterations to the western elevation of the existing structure located at 700 Morganton Road, to include: the removal and infilling of two windows, the removal and replacement of two windows, and the installation of a new door. The property is identified as Moore County PID Number 00025807. The property owner is Resorts of Pinehurst, Inc.

Ms. Graham discussed the proposed work, noted the scope of work had been reduced to only include installation of a new door, and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Graham into evidence.

The Commission did not have any questions for Ms. Graham.

Mr. Burkley stated the intention behind the proposed work is to enhance the employee break area by renovating the existing facilities and creating a space for both a dedicated women's restroom and staff lockers, and bring the area up to code by adding the proposed door as a means of emergency ingress and egress.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00271) and find the proposed Major Work at 700 Morganton Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 7-0.

G. COA-2023-00272 (1 Carolina Vista - Windows)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of and resizing of a window on the eastern-facing side of the building at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc.

Ms. Graham discussed the proposed work, noted an exterior wall and door on the north elevation would be removed and replaced with a storefront in addition to the proposed window work, and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Graham into evidence.

Mr. Burkley stated the intention behind the proposed work is to create an interior area focused on the history of the Resort and making modifications to the structure in this area will allow for a better display space.

The Commission and Mr. Burkley discussed the existing display window being reduced in size by about half.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00272) and find the proposed Major Work at 1 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 7-0.

H. COA-2023-00275 (300 Magnolia Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the demolition of parts of the greenhouse section of the smokehouse, the rebuilding and expansion of same section with the addition of upper windows, siding, roofing, and brickwork to match existing building, the addition of a gable roof over a new service window, and a new entry door at 300 Magnolia Road. The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst, Inc.

Ms. Graham discussed the proposed work, noted the build date stated in the Staff Report was for the primary structure with the greenhouse and smoker being newer structures that were proposed as part of an approval for major changes done in 2017, and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Graham into evidence.

Mr. Burkley stated the intention behind the proposed work is to rework the existing greenhouse area into a space that would be able to provide service and additional food offerings for the beer garden area of the restaurant.

The Commission and Mr. Burkley discussed the proposed new kitchen area only being used for quick, ventless food preparation.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Mr. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00275) and find the proposed Major Work at 300 Magnolia Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 7-0.

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

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 07/15/2023 – 08/14/2023.

V. Next Meeting Date
09-28-2023 Regular Meeting

The Commission and Staff agreed to schedule a Work Session meeting for Thursday, September 28th, 2023 at 03:00 PM immediately preceding the Regular Meeting scheduled for that day.

VI. Motion to Adjourn

Mr. Ecker moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 7-0 at 04:59 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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.