



**VILLAGE COUNCIL
AGENDA FOR WORK SESSION OF SEPTEMBER 14, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

1. Call to Order.
2. Discuss Historic District Topics
The purpose of this work session item is discuss topics of mutual interest related to the Pinehurst Historic District and Historic District Standards/Guidelines between the Village Council and Chair of the HPC.
3. Update on Buffer Development Ordinance
Staff will update Council on the proposed buffer ordinance.
4. Presentation of the West Pinehurst Community Park Site Master Plan
5. Discuss downtown park and ride concept.
6. Adjournment.

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.



DISCUSS HISTORIC DISTRICT TOPICS ADDITIONAL AGENDA DETAILS:

The purpose of this work session item is discuss topics of mutual interest related to the Pinehurst Historic District and Historic District Standards/Guidelines between the Village Council and Chair of the HPC.

FROM:

Alex Cameron

CC:

Darryn Burich & Jeff Sanborn

DATE OF MEMO:

9/9/2021

MEMO DETAILS:

The HPC conducted a work session on June 17th and discussed making some necessary and editorial changes to the current Historic District Guidelines. The discussed changes are provided as an attachment to this agenda item with changes in red, strikethrough for deletions and underline for additions. Staff will be working with the HPC to recommend more substantial changes to the Guidelines in the coming months.

Other topics may include, but not be limited to:

- Recent projects within the district
- Level of COA activity (Major and Minor)
- Other Changes to the Guidelines

ATTACHMENTS:

Description

- Current Historic District Guidelines 01-28-2020
- Proposed Editorial Changes 09-03-2021



Village of Pinehurst

Historic District Guidelines



Adopted on January 28, 2020

Village of Pinehurst Council Members

John Strickland, Mayor
Judy Davis, Mayor Pro-Tem
Lydia Boesch, Treasurer
Kevin Drum
Jane Hogeman

Historic Preservation Commission Commissioners

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

2016-18 Pinehurst Historic District Guidelines Revision Committee

Historic Preservation Commission (HPC) Chairman, Jim Lewis; HPC Vice-Chair, Jack Farrell
HPC Commissioners: Judy Davis, Molly Gwinn, and Jim McChesney
Planning and Zoning Board Member, Leo Santowasso
Architect, Christine Dandeneau
Village of Pinehurst Business Owner, Kevin Drum
Home Builder, Wayne Haddock
Village of Pinehurst Staff, Stephanie Goodrich and Alex Cameron

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I. INTRODUCTION

The Pinehurst Historic District Guidelines for the Village of Pinehurst is a resource for property owners, architects, building contractors, Realtors® and other real estate professionals planning to make changes to the exterior of existing buildings or to construct new buildings in the Pinehurst Historic District. Demolitions and relocations of existing structures are also addressed in this document.

This document is the guide by which the Village Planner and the Historic Preservation Commission evaluate applications for Certificates of Appropriateness (COA) which must be approved before projects in the Pinehurst Historic District can commence. To determine whether a property is in the Pinehurst Historic District, consult the map in Appendix B, *Map of the Pinehurst Historic District*.

The main body of this document focuses on design guidelines that property owners must consider in planning changes or additions to their properties, or in designing new construction projects in the Pinehurst Historic District. Other important information can be found in the Appendices.

A. THE SPECIAL CHARACTER OF THE PINEHURST HISTORIC DISTRICT

The special character of the Pinehurst Historic District evolved directly from the founding of the Village of Pinehurst in 1895 by James Walker Tufts of Boston. It was owned and managed by Mr. Tufts, his sons and grandsons from 1895 until 1970. During this 75-year period the essential character of Pinehurst was preserved even as the community expanded beyond its central core of cottages, inns, and shops. The Tufts vision for a New England Village around a wooded village green endures today as the special character of Pinehurst.

To implement his vision in 1895, Tufts hired the landscape architecture firm of Frederick Law Olmsted who designed a system of curvilinear streets and lush landscaping around the village green. The first cottages were small and reflected a combination of Queen Anne and Colonial Revival styles. By the 1920s, the Olmsted plan of curving streets spread to the west of Beulah Hill Road where properties were larger and substantial homes were built by private owners in a variety of architectural styles, displaying Colonial Revival, Mediterranean Revival, Cape Cod and Period Cottage characteristics. During the same period, the neighborhood to the east of the Village core expanded in a grid pattern to accommodate more modest housing for resort staff. The neighborhood includes cottages in a range of popular national styles from different eras, for example Ranch, Cape Cod, and Modernist dwellings. Also located in the neighborhood are the elementary school, a church, a car dealership, and a few businesses.

The Village of Pinehurst today retains its historic character due to the careful preservation of original structures from the late 19th and early 20th centuries and the cultivation of its lush landscapes. The village is protected by Pinehurst Historic Overlay District, which was established by the Village Council in 2006, in accordance with North Carolina General Statute 160A-400, to "safeguard its heritage by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory." At the same time, the Village Council appointed the Historic Preservation Commission to develop and administer the Guidelines that would maintain the special character of the properties and landscapes within the district.

B. THE HISTORIC PRESERVATION COMMISSION

The mission of the Historic Preservation Commission (HPC) is to “preserve and approve that which is congruous with the special character of the Village of Pinehurst Historic District.” The Guidelines in this document beginning in Section III provide the HPC and Village of Pinehurst Planning Staff with tools to assess whether a proposed change, addition, or new construction will be congruous with the special character of the Pinehurst Historic District.

In addition, the Guidelines are intended to inform property owners and to help them understand how changes or additions to their property will contribute to the preservation of the Pinehurst Historic District. A fundamental objective is to ensure that changes and additions to existing structures are congruous with the Pinehurst Historic District. Likewise, new construction should be congruous with the District.

Owners, architects and builders are encouraged to consider and comply with all the Guidelines. The strongest recommendations contain the words “**must**,” “**must not**,” or “**it is not appropriate**.” For example:

- Any changes or additions to the configuration an existing roof **must** be compatible with the structure and **must** be congruous with the Pinehurst Historic District
- **It is not appropriate** to introduce new windows or door openings if they will compromise the architectural integrity of the structure.

Other guidelines contain the word should. For example:

- Changes or additions to the configuration of any existing roof should be compatible with the existing structure.

All guidelines contribute to the standard of congruity with the special character of the Pinehurst Historic District by which the HPC evaluates applications for changes, additions, demolitions, relocations, and new construction. In short, a project must meet the overarching requirement that it is congruous with the special character of the Pinehurst Historic District in order to be approved and issued a Certificate of Appropriateness.

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

C. PRINCIPLES OF PRESERVATION

The Guidelines are not meant to be a comprehensive preservation manual. There are *additional resources* listed in Appendix G, which may be used to supplement these Guidelines.

- A major source of materials are The Preservation Briefs published by the National Park Service.
- Owners of historic properties should give special consideration to the Secretary of Interior's Standards for Rehabilitation. Those offer excellent guidance for property owners who are committed to the preservation or restoration of their historic property.
- An application form for work which will require a Certificate of Appropriateness is available from the Village of Pinehurst Planning Department, and may also be downloaded from the Village website.
- Many of the terms found in these Guidelines have very specific meanings. Applicants have the responsibility to review and understand these definitions and how they may affect their application. Appendix H contains a comprehensive glossary of relevant terms.

Based on the Secretary of the Interior *Standards for the Treatment of Historic Properties*, the Pinehurst Historic District Guidelines are not meant to be a comprehensive preservation manual, but a starting point for making design or restoration decisions. While working on historic structures within the Pinehurst Historic District, applicants should keep the following principles in mind:

Identify, Retain, and Preserve Historic Features and Materials

Character-defining materials and features should be repaired rather than replaced. If a material (i.e.: asbestos siding) is no longer available, it should be replaced with a material that is a close match to the original in texture, shape and color.

Maintain, Stabilize and Protect Historic Materials and Features

Attempts should be made to stabilize and repair deteriorated features and materials before replacement. Proper maintenance and weatherization will serve to protect a structure or building within the district. There are several technical bulletins on the National Park Service, Technical Preservation Services website that can help assist in maintaining a historic resource.

Replace Deteriorated Component That Are Beyond Repair With "In Kind" or Compatible Materials

All effort should be made to replace the historic fabric of the building using the same material as the original construction. That includes the type of materials, the design, dimensions, mass, scale, orientation, color detailing and texture.

Substitute materials can be used if the original material is no longer available. Substitute materials should match the historic materials as closely as possible, physically and visually. This does not apply to hidden structural components.

Use of replacement materials should be limited in scope to only the elements that are deteriorated beyond repair.

Missing historic features can be replaced if documented by historic photographs or physical evidence shows that the feature was once there.

D. FREQUENTLY ASKED QUESTIONS

Following are typical questions about the Pinehurst Historic District, the kinds of projects requiring a Certificate of Appropriateness (COA), and the process for securing approval. Consult the appropriate sections of the Guidelines for additional information.

Q1. What is the Pinehurst Historic District? When was it created and on whose authority? Is it the same as the National Historic Landmark District?

- A. The Pinehurst Historic Overlay District was established by the Pinehurst Village Council in 2006 under authority cited in North Carolina General Statute 160A-400, which grants a municipality the authority to “safeguard its heritage by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory.” The entire statute can be found on the North Carolina General Assembly legislation webpage. At the same time, the Pinehurst Village Council appointed the seven-member Pinehurst Historic Preservation Commission (HPC), for the purpose of developing and administering the Historic Guidelines that would maintain the character of properties and landscapes of the district.

The Pinehurst Historic District is not the same as the National Historic Landmark (NHL). The NHL is an honorary designation that was awarded to the Village of Pinehurst by the National Park Service in 1996. The boundaries that define the area included in the NHL are not the same as the boundaries of the local Pinehurst Historic District. The Pinehurst Historic District includes properties that are included in the NHL, but also includes several other streets and many other properties.

Q2. How do I know if my property is in the Pinehurst Historic District?

- A. A map of the Pinehurst Historic District can be found in Appendix B. More detailed maps can be found on the Village of Pinehurst website (www.vopnc.org). If you have any question about whether a property is in the Pinehurst Historic District, contact the Village Planner at 910-295-1900.

If your home is in the Pinehurst Historic District, property owners are encouraged to consult the Tufts Archives at 150 Cherokee Road as it houses a number of old photographs of historic homes. Referencing these photos may assist in design decisions.

Q3. My house is not historic, but it is located in a Historic District. Why am I required to follow the Historic Guidelines?

- A. The Pinehurst Historic District boundary is based on the architectural character of the residences and streetscapes that contribute to the overall historic nature of the Village and its special character. The early vision for the Village of Pinehurst was a group of buildings in a designed landscape that closely resembled a New England town. That vision remains in focus in neighborhoods that have preserved a unity of overall design, scale, setting, materials, workmanship, feeling, and association. Your house may be fairly new, but

its location in a neighborhood that contributes to the character of the Village warrants its inclusion in the Pinehurst Historic District. All renovations, as well as new construction, in the Pinehurst Historic District provide an opportunity for the continued evolution of historical architecture in the District.

Q4. Do the Guidelines and the HPC require the use of historic materials in every case or are contemporary substitutes allowed?

- A. The Guidelines are written to promote retention of architectural character without necessarily requiring the use of historic building materials. Original materials are preferred when making repairs or additions, but many modern materials, which have the appearance and texture of original materials, are appropriate and allowed. These Guidelines and the Historic Preservation Commission that administers them try to maintain a balance between preserving the special character of the Pinehurst Historic District and recognizing that advances in materials may accomplish the same goal. Since new materials are frequently introduced, the HPC has the flexibility and authority to approve materials that achieve congruity within the Pinehurst Historic District.

Q5. How do the Pinehurst Historic District Guidelines differ from the Pinehurst Development Ordinance?

- A. The Pinehurst Development Ordinance (PDO) applies to the entire Village of Pinehurst while the Pinehurst Historic District Guidelines only apply to properties located within the local Historic District. The PDO is far more detailed and addresses many issues that are not covered in the Pinehurst Historic District Guidelines. All construction projects in Pinehurst that require a building permit and/ or zoning approval **must** satisfy the provisions of the PDO. In the Pinehurst Historic District, a Certificate of Appropriateness (COA) is required for Minor and Major Work as defined in Section II, Chapters C and D. Guidelines in the Pinehurst Historic District may be, and in some cases are, stricter than those in the PDO.

Q6. What is the purpose of the Historic Preservation Commission?

- A. The purpose of the Historic Preservation Committee (HPC) is to approve Certificates of Appropriateness for new construction or Major Work, and to do so by conducting hearings and findings of fact when applications come before it. The HPC's mission is to take no action except to preserve and approve that which is congruous with the special character of the Pinehurst Historic District.

Q7. When and where does the HPC meet?

- A. The HPC meets regularly on the fourth Thursday of every month, except November and December when it meets on the third Thursday. The HPC Chairman may call a special meeting if needed to accommodate a time-sensitive application. Meeting dates are posted on the Village of Pinehurst website and are held in the Village Hall at 395 Magnolia Road. The meetings are quasi-judicial public hearings. Participants may give sworn testimony to provide competent, relevant and material evidence on an application to the HPC. In making its decision, the HPC is required to adopt findings of fact based on sworn testimony presented to the board during the hearing.

Q8. If I don't agree with the decision of the HPC, how can I appeal?

- A. If a Certificate of Appropriateness application is denied by the HPC, the property owner may appeal to the Board of Adjustment within 30 days. Objections to approved projects may also be appealed to the Board of Adjustment within 30 days. Subsequent appeals are heard by the NC Superior Court. Applications for appeals can be found on the Village's website.

Q9. Who is on the HPC? Can I apply to join the HPC?

- A. The HPC is comprised of seven citizen volunteers who are appointed by the Village Council to two-year terms. They may be reappointed to serve a maximum of three terms. Commissioners should have demonstrated a special interest, experience, or education in history, architecture, and/or archaeology. All commissioners must reside in the Village of Pinehurst. Any qualified resident is invited to apply. Volunteer applications forms are available at Village Hall and also on the Village's website at www.vopnc.org.

Q10. What projects require approval from the Historic Preservation Commission?

Can I make changes to my property without anyone's approval?

- A. Not all projects require approval from the HPC. Please review the definitions in Section II to correctly identify the type of approval your project requires.

Q11: How are the terms "congruous" and "compatible" defined and how are these terms applied?

- A. The HPC bases its decision to approve or deny a COA application on whether the project is congruous with the historic character of the Pinehurst Historic District. A project, including a renovation, addition, or new construction, must be in harmony or congruous with the character, density, scale, and setting of the surrounding properties.

Congruous means appropriate, harmonious, compatible or consistent

Incongruous means inappropriate, incompatible, or not in keeping with the character of the property or the Pinehurst Historic District

Changes or additions to an existing building must be sufficiently **compatible** with the primary structure and **congruous** with the Pinehurst Historic District. New buildings must be sufficiently **congruous** with the special character of the Pinehurst Historic District.

Q12: "The field of play" what does it mean?

- A. "The term "Field of Play" shall mean the area within the Recreational Development (RD) zoning district where golf activity occurs. With the exception of buildings, property located within the area known as the "field of play" is excluded from these. For example, repair, relocation or addition of compatible signage, landscaping, and/or cart paths on property within the "field of play" are excluded from these regulations."

II. PINEHURST HISTORIC DISTRICT GUIDELINES AND OVERVIEW

The Historic Preservation Commission meets monthly. The Village Planner is available to assist property owners or their designees – for example, an architect or builder – in interpreting the Guidelines appearing in Sections III to IX and their applicability to the project prior to design review by the Commission, as well as during project implementation.

A. APPROVAL REQUIREMENTS

Projects can be approved two ways, depending on the extent of the work and possible alteration of historic features. Some repairs and minor replacements or improvements can be approved at the staff level. For major work, typically additions and new construction, a public hearing before the HPC is required. The following sections provide guidance to enable the property owner to determine what type of approval, if any, must be obtained before beginning work.

If there is any doubt whether a project requires a Certificate of Appropriateness (COA) or what level of approval is required, consult with the Village Planner at (910) 295-1900. If changes to a previously issued Certificate of Appropriateness are requested, the application must be amended and approved based upon the Guidelines. The nature of the work will determine whether the change requires staff or Commission approval. The discontinuance of work or the lack of progress toward achieving compliance with a COA for a period of one year shall be considered as a failure to comply with a COA and may require a new application and approval; see additional details in Sections C and D below.

Projects fall into one of three types as defined below.

- 1. Basic Work and Routine Maintenance**
- 2. Minor Work**
- 3. Major Work**

B. BASIC WORK AND ROUTINE MAINTENANCE

Basic Work and Routine Maintenance require no approval from the Village Planner or Historic Preservation Commission. Basic Work and Routine Maintenance includes, but is not limited to the following:

- Installation of address numbers and mailboxes
- Replacement of broken or damaged glass, as long as the replacement matches the existing glass
- Caulking and weather stripping
- Repair in-kind of gutters and downspouts
- Replacement of gutters and downspouts where replacement materials match the existing materials in detail and color
- Replacement of light fixtures with new fixtures that are compatible with the primary structure
- Installation of life safety equipment (e.g., automated external defibrillators, fire extinguishers, etc.) or items for special events (e.g., tents, displays, storage pods, etc.) that are congruous with the Pinehurst Historic District
- Installation of foundation vents and replacement of access doors
- Replacement of mechanical equipment, including HVAC units, that does not change from existing location/appearance/screening
- Removal of existing fencing
- Repairs to fences, decks, and driveways as long as replacement materials match the existing materials in detail, style, dimensions, and color
- Repairs to walks and patios, as long as the replacement matches the existing walks and patios
- Repair of existing street and/or yard lighting
- Repair or replacement of masonry foundations where the existing foundation material is retained or where new material matches the existing foundation
- Repointing and other masonry repairs when the color and composition of the mortar matches the existing mortar and new brick or stone matches the existing masonry as closely as possible
- Removal of lighting
- Removal of storm windows and storm doors
- Minor landscaping, including vegetable and flower gardens, and shrubbery
- Removal of screening from screened-in porches
- Removal of dead or diseased trees along the street front that are not in the right-of-way

C. MINOR WORK

Minor Work projects require a Certificate of Appropriateness issued by the Village Planner. The category of Minor Work includes projects in which the visual character of a structure or site is not significantly altered. Minor Work projects **that meet the requirements of the Historic Guidelines** can be approved by the Village Planner.

The Village Planner may meet with the property owner at the site if necessary and determine if the proposed work is Major or Minor. If the proposed work is Minor and approved, a Certificate of Appropriateness can be issued by the Village Planner. If the Village Planner or designee does not or cannot approve the proposed work, an application for a Certificate of Appropriateness will need to be presented to and reviewed by the Historic Preservation Commission.

As Minor Work projects do not have a material effect on neighboring properties, the Village of Pinehurst does not require that the adjacent property owners be notified. Normally they can be approved fairly quickly. In some cases, the Village Planner may elect to refer a Minor Work case to the HPC for consideration. **Minor Work projects must meet all applicable requirements.**

Minor Work includes, but is not limited to, the following:

- Installation of additional mechanical and utility equipment in a new location including, but not limited to, heating and air conditioning units and private well enclosures and associated tanks that are screened from view with shrubbery or appropriate fencing.
- Installation of small/micro cell wireless facilities that meet the guidelines
- Replacement or removal of siding that covers original material, such as removal of asbestos (which must have an asbestos report submitted to the building inspector), asphalt, or other artificial siding when the original siding beneath is to be repaired and repainted or stained
- New parking areas, walks, and driveways
- Addition of shutters and awnings
- Addition of fences, walls, and columns
- Addition of decks and patios that will be located in the rear yard
- Installation of accessibility ramps and exterior fire exits
- Construction of an arbor, water feature (not including pools), pergola and/or trellis that will be located in the rear yard
- Addition of new and/or replacement signage
- Screening-in an existing side or rear porch that is not visible from the street
- New installation of gutters and downspouts
- Painting a surface a different color that is consistent with Village of Pinehurst Color Palette

C. MINOR WORK CONTINUED

- Installation of structures or features that are short-term (less than 1 year) or intermittent in nature (e.g., construction trailer, television, temporary cellular facilities, mobile units, etc.).
- Replacement of existing siding, trim, porch flooring, steps, shutters, awnings, etc., as long as replacement materials match the original or existing materials in detail and color
- Replacement of roofing material of the same style, size, and color
- Replacement of doors and windows that are the same style, material, size, and color as the existing doors and windows
- Replacement of missing details, including missing or deteriorated siding and trim, porch floors, ceilings, columns, balustrades, or other architectural details, with new materials that are compatible with existing details
- Installation of storm windows and doors
- Installation of skylights and solar panels not visible from the street
- Installation of accessory buildings with no dimension greater than 12 feet
- Demolition of small outbuildings that are 120 square feet or less
- Six-month extension of an approved Certificate of Appropriateness
- Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was initially approved
- Minor work changes to an approved COA prior to the work being completed, except in cases when those changes fall under the category of Major Work
- Pool demolition and infill

D. MAJOR WORK

Major Work projects must be approved by the Historic Preservation Commission in a public hearing before a Certificate of Appropriateness can be issued. In general, these are projects which involve a change in the appearance of a structure or landscape, are more substantial in nature than Minor Work projects, or Minor Work not approved by Planning Staff.

Certificate of Appropriateness applications for Major Work requiring HPC approval include, but are not limited to, the following:

- New construction or additions not considered to be Minor Work
- Relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 120 square feet
- Replacement of architectural details that changes the design or materials from the existing details
- Changes to roof lines
- Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s)
- Eliminating or adding windows and/or doors
- Resurfacing buildings with different materials from that which was removed
- Replacement roofing with a different material or style from that being replaced
- Installation of structures that are not temporary and expected to be in place for one (1) year or greater, or potentially longer-term structures or features that may not be permanently affixed to the structure (e.g., modular units)
- Removal of trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a residence
- Installation of in ground swimming pools
- Installation of freestanding ATMs or kiosks
- Installation of small/micro cell wireless facilities
- Minor Work items not approved by the Village Planner

E. HOW TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

The Guidelines detailed in Sections III to IX apply to existing properties and new construction projects, whether residential or commercial. The process for submitting an application for Minor or Major Work begins with the Village Planner. The Planner can provide details on the schedule for review from the Historic Preservation Commission, if appropriate, as well as the level of documentation and number of copies required. The Planner can assist property owners or their designees, such as an architect or builder, in interpreting the Guidelines and their applicability to the projects prior to design review.

In addition, the process for submitting an application is detailed in Appendix C and illustrated in the Certificate of Appropriateness (COA) Flow Chart on page 15. The term “applicant” denotes the property owner, or designee, who is requesting the change or new construction. Contact the Village Planner with any questions about how to proceed at (910) 295-1900.

Major Work projects require review by the Historic Preservation Commission. The Commission meets on the fourth Thursday of each month, except in November and December when it meets on the third Thursday.

The deadline for receipt of completed applications for major work is three weeks before each monthly hearing. The application must be accompanied by drawings, photographs, specifications such as building height and setback distances, etc. The HPC only considers applications meeting all applicable requirements of the Pinehurst Development Ordinance once confirmed by the Village Planner. This time limit permits the Village Planning staff to prepare agenda information for each item as provided by the property owner. A checklist for property owner preparation is also included in Appendix C. Adjacent property owners are notified of the application as required by law.

The order of business for the quasi-judicial Historic Preservation Commission hearing is typically as follows:

1. Introduction of each agenda item by the Village Planner
2. Swearing in of property owners, or their designees, and witnesses
3. Testimony by the property owners, or their designees
4. Questions by Commissioners with additional testimony from property owner or designees
5. Testimony by other participants.
6. Further testimony by the property owners, or their designees, if desired
7. Additional discussion by the Commissioners
8. A motion and vote by Commissioners

There are certain situations when a Certificate of Appropriateness may be amended by The Village Planner after it has been approved by the Commission. These changes approved by Village Staff are on a case by case basis and should be submitted in writing.

F. PUBLIC MEETINGS

The remarks and documents presented by the property owner are important because they allow the Commission to be fully informed about the project. The purpose of review by the Commission is to determine if the project is congruous with the special character of the Pinehurst Historic District. The Commission will grant or deny a COA based on findings of fact relative to the application of the Guidelines. Approval may be subject to conditions necessary for the project to meet the Guidelines.

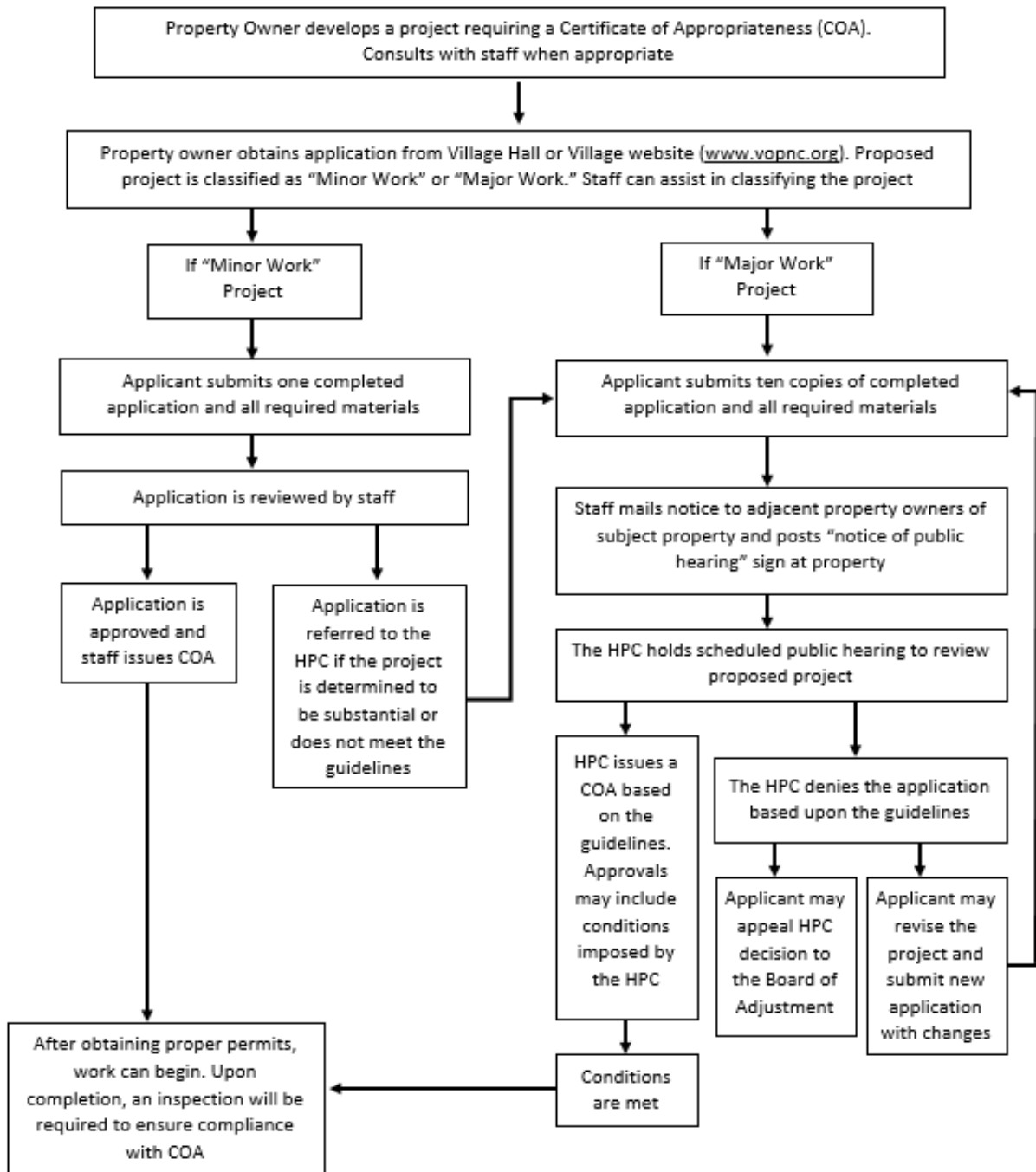
As all hearings are recorded, the video recording may be retrieved from the Village of Pinehurst website.

G. Inspection Process

After the public hearing process and once projects requiring a COA have been completed, the Village Planner conducts an inspection to ensure that work was completed as approved in the COA. The following is the inspection process for both Minor and Major COA inspections:

1. When a historic district project is complete and ready for inspection please contact the Village's Planning Department and schedule an inspection appointment with a Planner. Typically inspections can be conducted the next day or within a reasonable amount of time.
2. The Planner will visit your project site to inspect the work performed under the permit.
 - a. During the inspection, the Planner will compare the work based on the approved plans and ensure the completed work is consistent with the approved plans.
3. If the work is consistent with what was originally submitted and approved, the Planner will approve the work and close out the COA.
4. If there are any discrepancies between the approved plans and what was built, applicant have three options available to pursue:
 - a. The applicant may meet standards and/or address the discrepancies by building to the approved plan.
 - b. If the changes qualify as minor work, the applicant may apply for a minor COA
 - c. If the changes qualify as major work, the applicant may apply for a major COA and go before the Historic Preservation Commission.
5. After all the previously identified issues have been addressed, please contact the Planning Department and arrange for a re-inspection.

H. CERTIFICATE OF APPROPRIATENESS FLOWCHART



III. CHANGES TO EXISTING RESIDENCES



The following Guidelines apply to proposed projects that change or renovate exterior facades of existing homes in the Pinehurst Historic District.

Chapters A to J describe various building elements such as roofs, porches, and mechanical systems

Chapters K to M describe building materials such as wood, masonry, and architectural metals

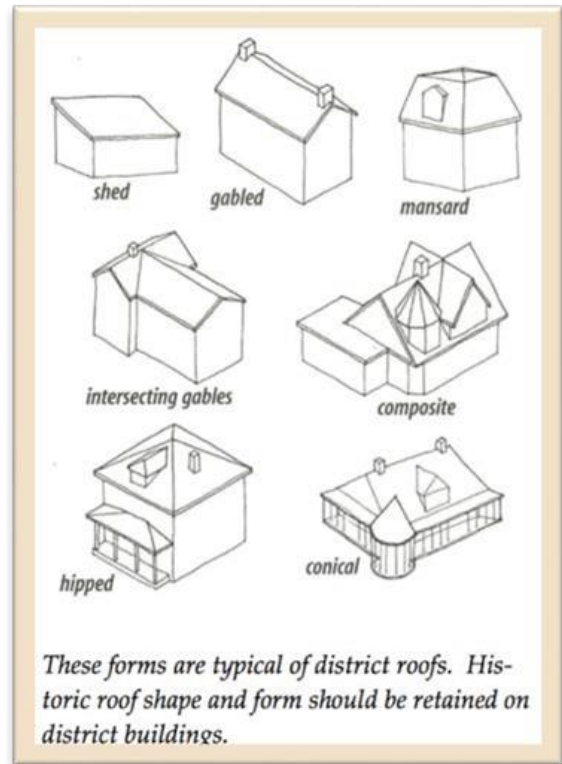
Chapter N describes the Village of Pinehurst Color Palette

Section IV addresses Guidelines for *Residential New Construction*. Please consult Section VII *Site Features* for details on Guidelines for such features as fences, landscaping or lighting that may be relevant to an addition or renovation project.

Many existing structures in the Pinehurst Historic District utilize materials and features that would not be approved for new construction. Property owners will be allowed to continue the use of those non-conforming materials for additions and accessory buildings.

A. ROOFS

1. Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
3. If a roof feature, such as a dormer, is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the structure, roofline and the Pinehurst Historic District.
4. If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.
5. Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
6. If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.
7. 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 roof details.
8. New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.
9. Replacement gutters and downspouts should be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.
10. Roof ventilators, solar attic fans and solar panels should be located as inconspicuously as possible.
11. Skylights and skylight tubes should be placed as inconspicuously as possible on the rear roof surface, and should have a flat profile.



B. EXTERIOR WALLS AND TRIM

1. 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.
2. Exterior walls that contribute to the historic form and character of a structure should be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
3. If an existing exterior wall feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.
4. Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
5. Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.



DESIGN GOAL

Replace materials in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.

C. WINDOWS AND DOORS

1. Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
3. If a window, door or feature is completely missing and is to be replaced, it should be replaced with a new window, door or feature based on the original or a new design compatible in scale, size, material and color with the character of the structure.
4. If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations should be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows should have true or simulated divided lights.
 - d. Snap-in muntins are **not appropriate**.
5. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
6. Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
7. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
8. New dormer windows on street-facing elevations should be compatible with the size and placement of existing windows on primary elevations and should not compromise the architecture of the structure.
9. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
10. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
11. Glass Block windows are **not permitted** on street-facing elevations.
12. Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
13. Sliding doors are **not permitted** on street-facing elevations.
14. Security bars should be installed in a way that avoids damages to the historic fabric. Custom security bars should align with the vertical and horizontal dividing elements of doors and windows and are preferred over standard expandable models.

D. STORM WINDOWS AND DOORS

1. Storm windows and storm doors **must not** compromise the architectural character of the openings or casings to which they are applied and **must** be congruous with the Pinehurst Historic District.
2. Storm windows and doors should be installed inside the casing and not cover the casing.
3. Storm windows with a meeting rail should align with the meeting rail of the window to which they are applied. They should be installed so that existing windows and frames are not damaged or obscured.
4. Storm doors should have full view glass or mullions that align with the meeting rails and mullions of the door.
5. Storm windows and storm doors should be factory-finished vinyl, painted wood, or painted or baked enamel finished aluminum.
6. Storm or screen doors should be painted in a color that matches the walls or trim of the structure and the color should be in the Village of Pinehurst Color Palette.
7. It is preferable to use interior storm windows over exterior, if possible.

E. SHUTTERS AND AWNINGS

1. New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
2. Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, should be retained and preserved.
3. If a shutter or awning is missing or deteriorated and replacement is desired, it should be replaced with a new shutter or awning based on the original or a new design compatible with the character of the structure.
4. Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
 - a. If the original shutter was operable, the replacement should be operable or appear to be operable.
 - b. Each shutter should be equal to the height of the window opening, and one half the width.
 - c. Shutters on arched windows should have an arched head as well.
 - d. Shutter color should be compatible with the structure and should be in the Village of Pinehurst Color Palette.
5. Awnings should be based on historical awning profiles, styles, and shapes and be in a scale compatible with the building.
 - a. New awnings should not obscure windows, doors, porches, or other character-defining features or damage the original material.
 - b. It is preferable that awnings be canvas or a woven fabric.
 - c. Awning colors should be compatible with the colors of the structure and should be in the Village of Pinehurst Color Palette.

F. CHIMNEYS

1. New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.
2. Chimneys and their functional and decorative features that contribute to the overall historic form and character of a structure should be retained and preserved.
3. If an existing chimney feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.
4. If repair or replacement of an entire chimney, chimney feature, or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the existing in composition, dimension, size, shape, color, pattern and texture.
 - a. New mortar should match the existing color.
 - b. Compatible substitute material should match the existing in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
5. Chimneys visible from the street should be repaired or rebuilt rather than removed.
6. Chimney stacks should not have stucco applied above the foundations as a means of stabilization.
7. Exterior chimneys should have a masonry finish and should extend from grade level for additions.
8. Wooden, boxed chimneys are **not appropriate** on new construction and additions.
9. Chimney repairs and or additions should have masonry and bonding patterns, joints, texture, color, tooling profile, and details compatible with the structure and other masonry features.
10. Paint, cement coating, stucco, artificial stone, brick veneer, or other coatings should not be applied to chimneys that are not currently or were not historically covered.
11. Chimney caps should be compatible with architectural style of the structure or building.

G. PORCHES, ENTRANCES AND BALCONIES

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.
2. Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
 - a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim should be retained and preserved.
 - b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim should be retained and preserved.
 - c. An existing entrance or porch should not be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.
 - d. A front porch or balcony should not be enclosed in any form unless historically accurate or compatible with the architectural character of the structure.
 - e. If enclosure of a side or rear porch is required, the enclosure should be designed so the character and features of the porch are preserved.
 - f. All decorative porch posts, railings, brackets, cornices and cornice trim should remain uncovered and preserved.
3. New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.
 - a. The height of the porch should align with the first floor level of the structure.
 - b. Porch posts, columns, and railings should be compatible in composition, dimension, shape, color, pattern and texture with the structure.
 - c. New porches should be painted or stained in a color compatible with that of the structure and in the Village of Pinehurst Color Palette
4. If an entrance, porch or balcony feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in form, scale, proportion, roof shape, detail, material and color with the character of the structure.
5. If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used should match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

6. Ramps and lifts should be located on the least character-defining elevation of the structure.
 - a. Ramps should be constructed in materials, finish and scale that are compatible with the character of the structure.
 - b. Ramps that are not temporary should be screened.
 - c. Ramps should be constructed so that the original elevation can be restored when the ramp is removed.

Did You Know?

Porches are characteristic features of almost every architectural style found in the Village due to its early history as a health resort.

DESIGN GOAL

Addition of a porch will contribute to the human scale of the structure and provide a congruent and welcoming space.



H. DECKS AND PATIOS

1. The addition of a deck or patio **must not** obscure, damage, or destroy character-defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. The height of a deck should align with the first floor level of the structure.
5. Decks and patios should be located on the rear or least character-defining elevation of the structure.
6. Deck framing should be screened by landscaping or skirt boards.
7. Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.



Rear porch and balcony addition

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

1. Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be** compatible with the character and scale of the primary structure and **must be** congruous with the character of the Pinehurst Historic District.
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 buildings **must** comply with the guidelines in Section VIII.
3. If a carriage house, garage or outbuilding is completely missing and replacement is desired, the replacing structure **must** comply with the guidelines for new construction.
4. Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
 - a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
 - b. If the material used on the primary structure is non-conforming with the current Pinehurst Historic District Guidelines, the same material is permitted on additions and accessory buildings.
5. New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.

DESIGN GOAL A lower roof slope for an accessory building creates appropriate spatial definition of the two structures. The same is true for the pediment over the door in the two illustrations on the right.	Preferred House with low slope pediment aligned Not recommended House with equal roof garage and slopes and taller pediment above front door
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6. Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
7. The height of an accessory building **must not** be taller than the primary structure and **must** be smaller in scale than the primary structure.
8. The foundation height of an addition or accessory building should align with that of the primary structure.
9. Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
10. An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.
11. If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition **must** be approved prior to consideration of the new construction.
12. Attached or detached garages should open to the rear or side of the primary structure.
13. Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
14. Prefabricated metal or plastic storage buildings are **not permitted** in the Pinehurst Historic District.



J. UTILITIES AND OTHER MECHANICAL SYSTEMS

1. Energy conservation features such as porches, operable windows, transoms, and louvered shutters that contribute to the overall historic form and character of a structure **must** be retained and preserved and **must** be congruous with similar elements in the Pinehurst Historic District.
2. Vents and mechanical connections through walls should be located on non-character-defining elevations or inconspicuously on side or rear walls where they will not be visible from the street and should be screened, if possible.
3. Mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks should be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings.
4. Solar panels should be installed in a manner that screens or camouflages their appearance as much as possible and should not be visible from the street.
5. Window air-conditioning units should be located only on rear or inconspicuous elevations.

K. WOOD

1. New wooden features or details or replacement of a missing feature or detail or element **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Wooden features that contribute to the overall character of a structure and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim should be retained and preserved.
3. If a wooden feature is completely missing and is to be replaced, it should be replaced with a new feature based on an original feature or a new design compatible in scale, size, material, texture, and color with the structure.
4. If repair or replacement of an entire wooden feature, deteriorated detail, or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Substitute material should match the original material in composition, dimension, size, shape, color, pattern, texture and profile.
 - b. Painted wooden siding that is sound should not be replaced or covered.
5. Vinyl, aluminum, Masonite or similar engineered wood product **must not** cover a wooden detail, element, or feature.
6. Wooden surfaces and features **must** be painted or stained and should be in colors that are in the Village of Pinehurst Color Palette.
7. Use of vertical siding or authentic board and batten should be limited to accents and not be a primary siding. Plywood siding is **not permitted**.

L. MASONRY

1. The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
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.
3. If a masonry feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible with the texture, scale, size, material and color of the historic structure.
4. Historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, block, and clay tile, as well as their distinctive construction features should be retained and preserved.
5. If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, only the deteriorated portion should be replaced in kind rather than the entire surface or feature.
 - a. If replacement of a large masonry surface or entire feature is necessary, it should be replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - b. Compatible substitute material is permitted if it matches the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
6. Manufactured stone should have the appearance of natural stone in scale, size, texture and color.
7. Traditionally exposed brick or stone surfaces should not be parged or covered with materials like stucco, concrete, wood, or a synthetic material.
8. Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted.
9. New mortar should duplicate the original in strength, color, texture, and composition and match existing mortar joints in width and profile and composition of mortar.
10. Pressure washing can be done in limited areas to clean or remove an applied coating or staining. It is recommended that an inconspicuous area be tested on a low pressure setting prior to wholesale cleaning. Sandblasting is not recommended.

M. ARCHITECTURAL METALS

1. Architectural metal features **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Architectural metal features such as copper, tin, brass, cast iron, wrought iron, lead, and terne plate that contribute to the overall character of a structure and a site should be retained and preserved.
3. If an architectural metal feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible with the scale, size, material, texture and color of the structure.
4. If a deteriorated detail, module, or element of an architectural surface or feature is to be replaced, only the deteriorated portion should be replaced in kind rather than the entire surface or feature. Compatible substitute material should match the original material in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
5. Architectural metal surfaces and features should be painted in the Village of Pinehurst Color Palette, unless it is a copper surface.

N. PAINT

Paint color plays an important role in defining the special character of homes and structures in the Pinehurst Historic District. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in the Pinehurst Historic District, a range of color schemes are appropriate as described below.

- Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.
- Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.
- The ornate style of Queen Anne Victorian houses permits the most exuberant use of color for decorative accents like brackets and the moldings of window and door surrounds.

DESIGN GOAL

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.

Muted colors of lighter value are suitable for walls and trim; intense colors and those of darker value should be limited to minor accents. The intensity of a color depends on the purity of hue; the value of a color depends on the amount of white mixed into the color.

The color scheme should be congruous with the paint colors on the surrounding properties.

The Village of Pinehurst Color Palette includes approved colors for the Historic District. Appendix D provides a listing of the approved paint colors with manufacturer reference numbers. The catalogue with samples is available for viewing at Village Hall.

✓ Choose a simple color scheme. Most houses require no more than four colors:

- roof color,
- wall color,
- major accent color for trim areas such as porch, cornice, and window frames and sashes, and
- minor accent color for the front door, small decorative details, and, window sashes.



■ roof ■ wall ■ major trim ■ minor trim / accent

Color is directly related to a building's style. Color schemes for most buildings, regardless of style, usually require no more than four colors.

In the case of most architectural styles, the following principles should guide the choice of color.

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.
2. Historic painted surfaces and materials that contribute to the character of the structure should be retained and preserved.
3. Replacement gutters and downspouts should be coated with paint or a baked-on enamel finish in the Village of Pinehurst Color Palette, unless they are made of copper.
4. Exterior storm windows should be the same color as the window sash or trim.
5. Painting copper and terra cotta surfaces is **not appropriate**.

PLEASE SEE APPENDIX D ON PAGE 70 FOR APPROVED PAINT COLORS.

IV. RESIDENTIAL NEW CONSTRUCTION



The following Guidelines apply to building new homes in the Pinehurst Historic District.

- Chapter A cites prevalent architectural styles of homes
- Chapter B describes general points such as scale, relationship to surroundings and color
- Chapters C and D address windows, doors and shutters
- Chapter E describes accessory buildings such as garages
- Chapter F outlines appropriate building materials

Review of Section III *Changes to Existing Residences* may provide additional guidance when designing the proposed project. Please consult Section VII *Site Features* for details on Guidelines for such features as fences, landscaping or lighting that may be relevant to new construction projects.

A. CHARACTERISTIC ARCHITECTURAL STYLES

DESIGN GOAL

The Village of Pinehurst is not frozen in time. It continues to evolve by:

- *Respecting the character-defining features of the Pinehurst Historic District when designing a new residence*
- *Promoting compatible new construction that blends comfortably with existing historic structures*
- *Showing respect for the site's topography and character-defining site features*

Within the Pinehurst Historic District, the following seven architectural styles are prevalent for homes

STYLE	EXAMPLE
Craftsman Bungalow • Low-pitched roof • Wide eave overhang • Braces under gables • Porch with square or tapered columns • Stone chimneys • Gabled or shed dormers • Exposed rafters under eaves • Broad front porch	
Cottage • Sloping, uneven roof • Brick, stone or stucco siding • Steep gables • Prominent brick or stone chimney • Casement windows with small panes • Small dormer windows	

STYLE	EXAMPLE
Colonial Revival • Rectangular overall house shape • Gable or hip roof • Overhanging second floor • Classical pillars and columns • Multi-pane, double-hung windows with shutters • Dormers • Temple-like entrance: porticos topped by pediment • Paneled doors with sidelights and topped with transoms or fanlights • Chimneys	
Georgian Revival • Square, symmetrical shape • Paneled front door at center • Decorative crown over front door • Flattened columns on each side of door • 5 or more windows on house front façade • Paired chimneys • Medium-pitched roof • Minimal roof overhang • Nine or twelve small window panes in each window sash • Dental molding (square, tooth-like cuts) along the eaves	
Federal Revival • Hip or gable roof • Prominent end chimneys • Corner boards • 6 on 6 or 12 on 12 windows • Portico • Fanlight above door and side lights • Often brick or wood construction • Shutters	

STYLE	EXAMPLE
Queen Anne or Folk Victorian • Rambling, asymmetrical silhouette • Corner towers or turrets • Steep gable or hipped roof with dormers • Verandas and balconies • Contrasting materials and colors • Second-story overhangs • Gable ends decorated with half-timbering or stylized relief decoration • Ornate trim and brackets • Stained-glass window accents	
Ranch • Single story • Low pitched gable roof • Deep-set eaves	

B. GENERAL GUIDELINES

DESIGN GOAL

Scale is an important consideration in assessing whether an addition, accessory building, or new construction is congruous with the Pinehurst Historic District.

Several relevant factors are used by the HPC to assess scale including:

- Total square feet
- Height and square footage of the front or street facing façades
- Footprint
- Mass
- Impact on adjacent structures and the relationship to its immediate surroundings

New construction should not visually overpower nearby structures.

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. All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Guidelines herein as appropriate to specific projects.
3. Color schemes should 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. Detailing on new primary structures should be compatible with its overall architectural style.
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. Roof forms should be congruous with the Pinehurst Historic District.
7. A simple roofline frequently features gable, gambrel, or hip roof forms.

Did You Know?

Traditional, turn-of-the-century homes typically had simple, pitched rooflines to minimize leaks. Simpler rooflines contribute to a harmonious streetscape in Pinehurst and are less expensive.

DESIGN GOAL

The houses to the right have the same floor plan. The one on the far right with multiple pitches may seem more interesting, yet the roofs serve no purpose to support the structure. The house on the left reflects a simple, well-proportioned house that is compatible with the Pinehurst Historic district.



Preferred

A well-proportioned design with simple lines

Not Recommended

A house with overly decorative, complex roof lines



DESIGN GOAL

While variety has value, residences too large or too small will appear out of place and scale when compared to nearby homes.

DESIGN GOAL

The proportions of a front porch should be compatible in size and scale with the structure.



Preferred

Not Recommended

C. WINDOWS AND DOORS

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

Did You Know?

In early construction, taller windows were more economical to build. A narrower window meant a smaller lintel (the extra wood in framing on the top of a window to support the wall above) and therefore less money. Tall, rather than horizontal windows, also provide a better chance of catching the movement of the sun.

DESIGN GOAL

Vertical windows are usual in the Historic District.



A house with all horizontal windows



A house with vertical windows

D. SHUTTERS

1. Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
2. Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
3. Each shutter should be equal to the height of the window opening and one half the width.
4. Shutters on arched windows should match and have an arched head as well.



Did You Know?

Historically shutters were operable and often used to block light while letting in air. Pre-air conditioning, old houses always had space on both sides of the window for the shutter to be locked open, and shutters were sized to completely cover the window and sit within the window frame.

DESIGN GOAL

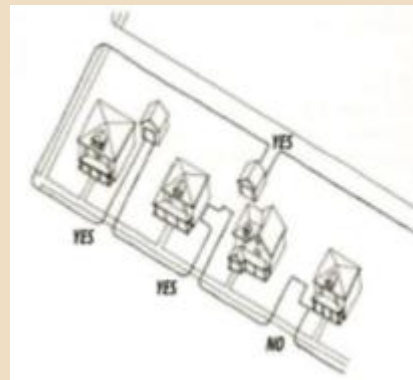
Use the “shutter rule”. Whether or not a structure has shutters, make sure there is space on each side of the window for shutters of appropriate dimensions. Shutters that are too narrow to cover the window often appear skimpy and detract from the facade.

E. ACCESSORY FEATURES AND STRUCTURES

1. 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.
2. 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.
3. Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
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.
5. Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.
6. Detached garages should be positioned so that the garage doors open to the rear or side of the residence when possible.
7. A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.

DESIGN GOAL

The garages are set back in both examples, including an alley entrance.



F. BUILDING MATERIALS

1. The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are recommended.
3. The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Sheets of plywood siding
 - c. Vinyl 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

Please also note the guidelines in Section III for existing materials when considering your project. There are also many tips and helpful treatments available in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES



The following Guidelines apply to proposed projects that change or renovate exterior facades of existing commercial structures in the Pinehurst Historic District.

- Chapter A describes general points about preserving facades and architectural details
- Chapter B describes similar details for storefronts
- Chapter C addresses signage and awnings
- Chapter D reviews additions as well as free-standing kiosks

Directions on building elements and building materials as reviewed in Section III *Changes to Existing Residences* will provide additional guidance regarding the proposed project. Please consult Section VII *Site Features* for details on Guidelines for such features as fences, landscaping or lighting that may be relevant to an addition or renovation project.

A. GENERAL GUIDELINES

1. Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.
3. Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.
4. Paint colors should be in the Village of Pinehurst Color Palette.
5. If a portion of or the entire facade element has deteriorated, only the deteriorated section should be repaired and replaced in kind or with compatible substitute materials.
6. Clear display glass should not be replaced with non-transparent or tinted materials.
7. Wall murals are **not permitted** in the Pinehurst Historic District.

B. STOREFRONTS

1. Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Storefronts should be retained and preserved along with their functional and decorative features, including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, awnings, upper story windows, cornices, and details.
3. Deteriorated storefront feature(s) should be repaired rather than replaced and should match the original in size, scale, proportion, material, texture and detail.
4. If replacement of the entire storefront is necessary, the new design should be based on the original or a design that is compatible in size, scale, proportion, material, texture and detail with the building.
5. Display windows should not be reduced in size.
 - a. Snap-in muntins are **not appropriate**.
 - b. Reopening covered or infilled glass transoms is recommended.
6. Substitution of inappropriate contemporary materials such as vinyl or aluminum panels for traditional materials is **not appropriate**.

C. AWNINGS

1. Awnings mounted above display windows **must** be compatible with the architectural character of the building and **must** be congruous with the Pinehurst Historic District. Any lettering should be placed along the bottom flap only.
2. Awnings should be compatible with the colors of the structure and should be in the Village of Pinehurst Color Palette.

D. ADDITIONS

1. Additions to commercial buildings **must** be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and **must** be congruous with the Pinehurst Historic District.
2. Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
3. Additions should be avoided on primary elevations and placed in the least conspicuous location.
4. Rooftop additions should be avoided but, if necessary, they **must** be compatible with the character of the building.

VI. COMMERCIAL NEW CONSTRUCTION



The following Guidelines apply to building new commercial structures in the Pinehurst Historic District.

- Chapter A describes typical architectural styles found among businesses in the Village Center
- Chapter B describes general points such as scale, building materials, windows and roofs
- Chapter C defines use of franchise architecture
- Chapter D details provisions for utilities and service areas

Direction on building elements and building materials as described in Section V: Changes to Existing Commercial Structures, may provide additional guidance regarding the proposed project. Please consult Section VII Site Features for details on Guidelines for such features as signage, landscaping or lighting, as well as the Pinehurst Development Ordinance, which may be relevant to new commercial construction projects.

DESIGN GOAL

Design of a new commercial, mixed use, or multi-family structure should:

- Respect the historic development pattern in the Village of Pinehurst
- Establish a sense of human scale
- Reflect typical historic lot and building widths

If a new building is wider than was historically typical, it should incorporate design features that divide the structure into smaller modules to suggest the underlying historic lot pattern.

A. CHARACTERISTIC COMMERCIAL ARCHITECTURAL STYLES

Within the Pinehurst Historic District, two typical styles are found for commercial structures

1. Brick, one or two-story historic storefront
2. White clapboard, one or two-story Colonial or Greek Revival buildings

Property owners are encouraged to consider selecting one of these styles as they contemplate new commercial construction projects.



2 Story Colonial Style



Greek Revival Style

B. GENERAL GUIDELINES

1. New commercial construction **must** be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.
2. New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
3. Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
4. Glass curtain walls, reflective glass, and painted or darkly tinted glass are **not permitted**.
5. Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material.
6. Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.
7. Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.
8. New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

DESIGN GOAL

Reflect typical historic lot and building widths.

A new building should incorporate design features that divide it into smaller modules. Changes in building height and materials, as well as architectural moldings and wall offsets can be used to express typical historic building widths to help a larger structure fit into the surrounding historic context.



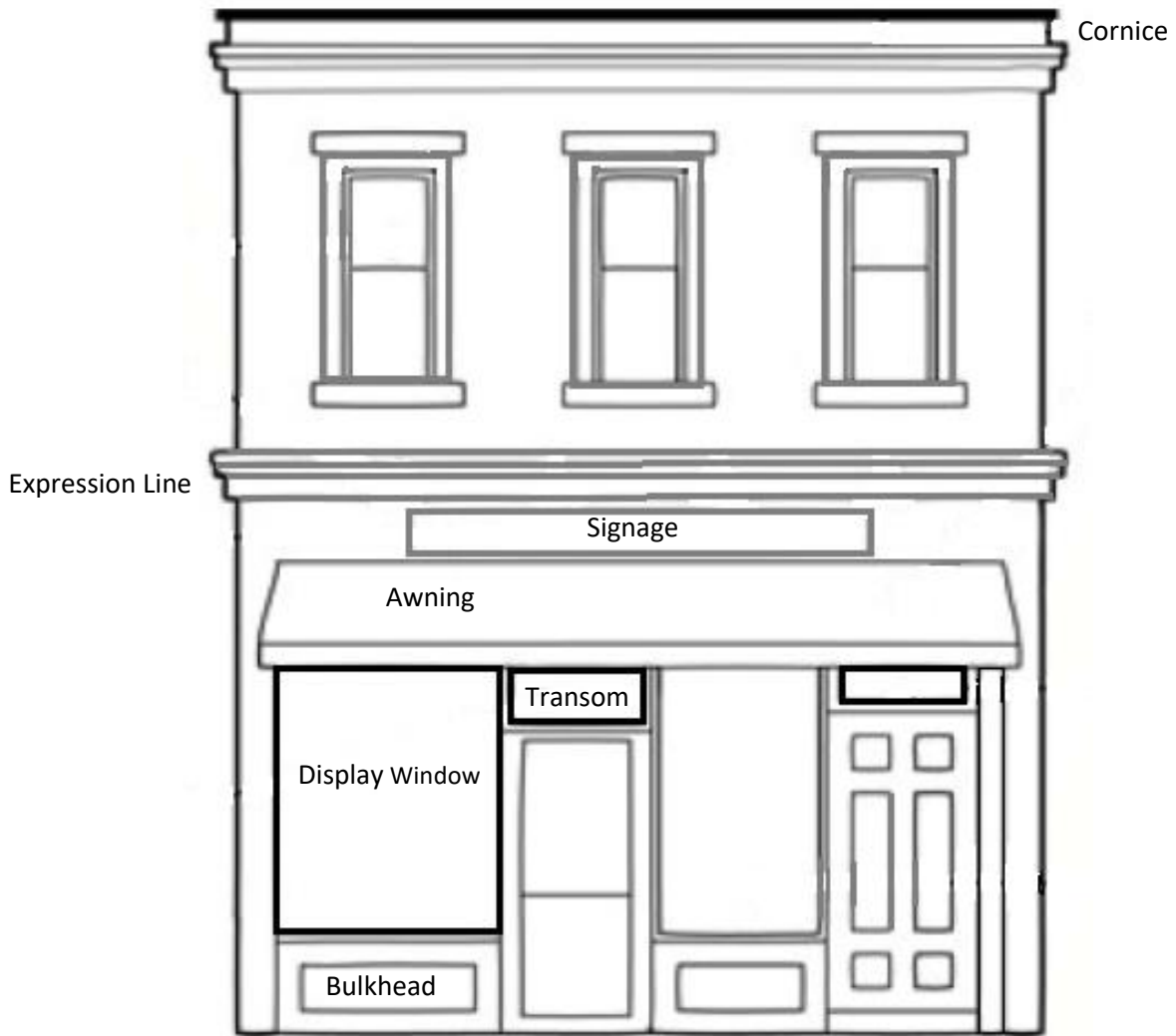
DESIGN GOAL

Establish a sense of human scale

A building's overall design and its architectural parts relate to human dimensions and proportion with the use of design features – windows, awnings, balconies – that visually delineate human-scale spaces. Pedestrians experience a series of stimulating, appropriately scaled locations.



A typical storefront



DESIGN GOAL

The street-level storefront is the most noticeable portion of a commercial building's facade. Its function is to:

- Allow goods to be displayed to the public
- Provide daylight to the shop interior
- Offer a welcoming entry for shoppers

These functions rely on large glass display windows, glass transoms, and doors to make the storefront transparent. Distinctive entry paving, bulkheads of contrasting material, decorative storefront cornices, awnings, and other features often add architectural interest to a storefront.

C. FRANCHISE ARCHITECTURE

1. Franchise or prototype architecture **must** comply with guidelines for new commercial construction.
2. ATMS and Kiosks should be designed in a way that does not obscure a character-defining feature of the building.
3. Freestanding ATMS and Kiosks should be placed in a location that does not disrupt the historic streetscape.

D. UTILITIES AND SERVICE AREAS

1. All roof and wall-mounted mechanical, electrical, skylights and solar panels, as well as vent pipes, **must** be screened from the public view.
2. Required service areas for a building should blend with the building and be screened so that they do not draw attention to the functionality of the area.



Screened commercial utility area

VII. SITE FEATURES



The Site Features Guidelines apply to proposed projects whether changes to existing residences or commercial buildings in the Pinehurst Historic District, or new residential or commercial construction in the Pinehurst Historic District.

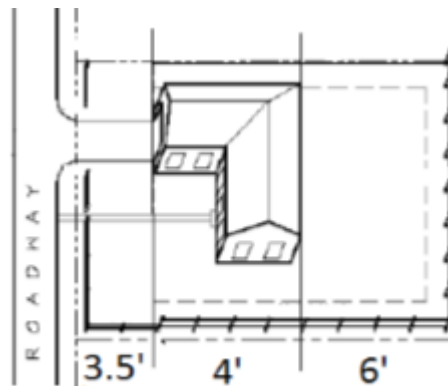
- Chapter A details fences and walls including building materials and specifications
- Chapter B addresses driveways and off-street parking provisions
- Chapter C describes appropriate landscaping and vegetation
- Chapter D lists provisions for swimming pools
- Chapter E addresses both residential and commercial signage
- Chapter F addresses Micro-wireless facilities
- Chapter G describes provisions to meet health and safety code requirements

A. FENCES AND WALLS

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.
 - a. Historic fences and walls that contribute to the character of the Pinehurst Historic District should be retained and preserved.
 - b. All architectural features that are character-defining elements of existing fences and walls, including gates, pillars, hardware, decorative pickets, and rails should be retained and preserved.
2. If repair or partial replacement of an existing fence or wall is necessary, new material should match the existing material in composition, size, shape, color, pattern and texture if available. If a non-conforming fence is replaced, the replacement **must** comply with the Pinehurst Historic District Guidelines and the Pinehurst Development Ordinance.
3. 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.
4. New picket fences should be substantially open in character. The pickets should not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
5. All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
6. Metal fences should be painted to resemble wrought iron.
7. Brick and stacked stone walls are permitted.
8. Existing unpainted brick walls or fences should not be painted or otherwise coated.
9. Vinyl and chain link fencing are **not permitted** on residential properties.
10. Solid wooden fences are **not permitted** in the Pinehurst Historic District.

11. 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.
 - i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
 - ii. Fences **must not** be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
 - b. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.
 - c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

Examples of appropriate wooden picket fences for the Historic District.



Fence Height Limitations

A. DRIVEWAYS AND OFF-STREET PARKING

1. The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.
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.
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.
4. Commercial off-street parking areas should not be located in front yards or rights-of-ways.
5. Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. 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.
2. 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. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
3. Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.
 - a. Existing brick and stone pavers should be preserved.
 - b. Edging materials that are incongruous with the character of the Pinehurst Historic District, such as exposed landscaping timbers, are **not appropriate**.
 - c. Pre-cast landscape cement block of a commercial nature are **not appropriate** in residential areas.
 - d. Arbors, trellises, and pergolas should be constructed in a manner that is compatible with the architecture of the primary structure.
4. Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
 - a. 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.
 - b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.
5. Mechanical equipment such as air conditioners or heat pumps, should be located on non-character-defining elevations of the structure whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.
6. Clay paths were an important part of the planned community design that renowned landscape architects Frederick Law Olmstead, Sr. and Warren Manning created and implemented. These paths are located within the Village of Pinehurst right of way and **must not** be altered without permission of Village Staff.



1920s Photo of clay paths and street-scaping

D. SWIMMING POOLS

1. New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
2. In-ground swimming pools **must not** be easily visible from the street.
3. Above ground pools are **not permitted** in the Pinehurst Historic District.

E. SIGNAGE

Early photographs of the Village of Pinehurst's commercial district show a great variety of commercial signs, some of which may serve as prototypes for new commercial signage. Occasionally, an antique sign may even be restored for contemporary use. Awnings provide an opportunity for commercial signage, as do storefront display windows and transoms. Gold leaf, for example, on windows and signage is a simple way to make existing and new signage more congruous with the Pinehurst Historic District.

DESIGN GOAL

While all signage **must** conform to the requirements of the Village of Pinehurst Development Ordinance, below are additional considerations to encourage signage plans that contribute to the "sense of place" of the Pinehurst Historic District.

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign placement is important: new signs should not obscure significant features of the historic building.
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

The Village of Pinehurst Historic District Guidelines

1. Significant historic signs within the district or landmark properties should be preserved and maintained.
2. Original signage incorporated into the architectural detail of commercial buildings should also be preserved.
 - a. Signs in the Village Center and other commercial areas can reflect the era and the character of the building and the Pinehurst Historic District. They can also incorporate contemporary design and materials if their scale and location are historically appropriate.
 - b. Signage on residential and commercial buildings **must be** congruous with the Pinehurst Historic District.
3. Signage color should be in the Village of Pinehurst Color Palette and should be muted in hue.
 - a. New signage should be composed of materials characteristic of the Pinehurst Historic District, such as wood, stone, or metal. Any substitute materials should present an authentic look and texture.
 - b. New signage should reflect the character of the Pinehurst Historic District.
4. Signage **must** be attached in a manner that does not cause permanent damage to the facade of the structure. Flush-mounted signs should be installed in appropriate locations that do not conceal architectural features or details.

F. INSTALLATION OF SMALL/MICRO WIRELESS FACILITIES

Introduction of new telecommunications facilities may be needed to accommodate the growing demand for wireless telecommunications services. These facilities should have minimal visual aesthetic impacts and preserve the special character of the Pinehurst Historic District. The following guidelines apply to the installation of such facilities within the Pinehurst Historic District including right-of-ways and alleys.

1. All installations **must** comply with the requirements of the PDO in order to be considered for a Certificate of Appropriateness (COA) in the Pinehurst Historic District.
2. All new facilities, including those added to existing structures and poles, **must** be congruous with the special character of the Pinehurst Historic District.
3. All new poles or structures **must** be compatible in design, materials, height, and scale with existing street lighting and traffic light installations in the Pinehurst Historic District.
4. Such facilities **must not** be installed on flagpoles.
5. Wherever possible, these facilities should be located on existing structures.

G. ACCESSIBILITY, HEALTH AND SAFETY

1. Accessibility, health and safety code requirements should be met in ways that do not diminish character-defining features, materials, and details of the building or site and implemented such that character-defining features are preserved.
2. Changes to a building, accessibility and life-safety code characteristics or features **must not** compromise the building's character.
3. Fire doors, exterior fire stairs, access ramps, or elevator additions should be designed to be compatible in character, material, scale, proportion, location, detail and finish with the building and existing doors.

VIII. RELOCATION AND DEMOLITIONS

Relocations and demolitions are approved by the Historic Preservation Commission for properties within the Pinehurst Historic District.

A. RELOCATIONS

1. Relocation of a primary structure or important accessory building within the Pinehurst Historic District will be considered only when all other preservation options have been exhausted.
2. Before any existing primary structure within the Pinehurst Historic District may be moved or relocated, its original setting and context should be fully documented. Please consult with Village Staff.
3. Guidelines for new construction apply to all structures moved into or within the Pinehurst Historic District including primary structures, or accessory buildings.
4. Any damage to character-defining elements and significant architectural features during relocation should be repaired.

B. DEMOLITIONS

1. Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
2. Demolition guidelines apply to all structures and site features within the Pinehurst Historic District, except those specified under Minor Works
3. Prior to demolition of a primary structure, a record of the primary structure **must** be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation **must** be provided to Village Staff before the public hearing.
4. Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.
5. Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials.
6. After demolition, all debris **must** be removed from the site within 30 days.

APPENDICES

A. History of Pinehurst

B. Map of the Pinehurst Historic District

C. Certificate of Appropriateness Checklist

D. Village of Pinehurst Color Palette

E. Village of Pinehurst Planting Guide

F. Relevant Statutes and Resolutions

- North Carolina Statute for Historic Districts and Landmarks
- Village of Pinehurst Resolution Creating the Pinehurst Historic District
- Village of Pinehurst Resolution Creating Historic Preservation Commission

G. Resources

- The Secretary of the Interior's Standards for Rehabilitation
- Resources for Technical Information from the National Park Service
- Preservation from the National Park Service

H. Glossary

A. History of Pinehurst

Development of Pinehurst 1895-2018

The Village of Pinehurst today retains its historic character as a golf resort due to the careful preservation of original structures from the late 19th and early 20th centuries and the cultivation of its lush landscape. The core of wooded village green, hotels, shops, churches, and cottages spreads outward along curving and concentric roads to include the larger estates of the 1910s and 1920s. Throughout, mature landscaping envelops the various parts into a unified whole. On the south side of the village, manicured golf courses, tennis courts, a swimming pool complex, and an equine sports facility provide the physical setting for the resort's primary recreational activities.

1895

Pinehurst began in 1895 when James Walker Tufts, a manufacturer from Boston, Massachusetts, and head of the American Soda Foundation, purchased the first parcel of land for his health resort in the Pine Barrens of North Carolina. He had long envisioned a beautiful, healthful, New England-style village, where those suffering from respiratory and other ailments, could come with family and friends to recuperate in the land of sparkling water, abundant sunshine, and oxygen-producing pine trees.

For his project, Tufts ultimately assembled 5,980 acres of mostly cut timber lands at a cost of \$7,400. While he was still acquiring the land, he hired the Brookline, Massachusetts-based landscape architecture firm of Olmsted, Olmsted and Eliot to create a "General Plan for the Village of Pinehurst and a Diagram for the Location of Hotel and Cottages." Though Frederick Law Olmsted, Sr. was responsible for the conceptual plan, the major design work and implementation were carried out by one of Olmsted's assistants, Warren H. Manning. Manning was involved from the beginning and continued to work with Pinehurst for several decades, as well as to advise numerous property owners on their own private cottage grounds and gardens.

Manning himself described the landscaping task at Pinehurst in an article for the December 10, 1897 issue of *The Pinehurst Outlook*. The site selected for the village was characterized by "wide sweeping slopes and valleys that suggested a broad treatment and required a curvilinear system of roads." The central feature was "the Village Green, located in a broad, shallow amphitheater-like valley and designed to be the heart of the village, with the inn, the hall, the store and casino sites at its head on the main street and along the line of the electric tracks. The homes for the residents were along the sides of the green and on the streets radiating from it."

By December of 1895, Tufts had built the Holly Inn and more than 25 cottages. For the 1897 season, a total of 38 cottages and boarding houses had been built, in addition to the Department Store, the Casino (where meals were taken for a modest fee), the old Village Hall, the school building, and the Pinehurst Museum. In 1900, the Carolina Hotel was built and it comprised a major addition to the architecture of the village. All these early buildings display a combination of Queen Anne and Colonial Revival architectural styles that were typical of the time. The early cottages were well-built and tasteful, but not lavish, for the Tufts were marketing their health resort to a middle-class clientele. Buildings were predominantly wood frame, and many were clad in wood shingles to create the ambience of a New England village in the North Carolina Sandhills. Thirty-two of the original cottages survive.

Along with the Tufts' aggressive program of building, the implementation of the Olmsted landscape design transformed the village center into an "oasis in the desert." During the first two years, a nursery of exotic and native plants was established and more than 225,000 plants were set out, the majority of which were native materials. Evergreens and winter flowering shrubs were used primarily to create a green village in the winter. Today, pines, hollies, magnolias, laurels, and a range of evergreen shrubs fulfill the requirements.

In 1897 Tufts had to scrap his plan for a health resort as a result of new research on consumption and by the end of the 1897 season, he had banned consumptives from the property. As a result, the focus of the resort shifted to recreation and led to the construction of the golf links and golf club house on the south side of the village. In the fall of 1900, golf course architect Donald James Ross came to Pinehurst and took over the golfing operations, a position he would retain until his resignation in 1946. He worked constantly to improve the courses according to new theories and methods and today Course No. 2 survives as one of the best preserved Ross-designed courses in America.

1900s and 1910s

In the following decades Pinehurst continued to grow at a rapid pace under the guidance of James Tufts and, and after his death in 1902, his son Leonard Tufts took over the management of the Village. In the 1900s and 1910s, the majority of building was done in the Village core by Tufts. Winter guests rented cottages for the season or, if coming for a shorter visit, would stay in the many hotel rooms and boarding houses in the Village. However, as Pinehurst continued to establish itself as an ideal winter resort, adding more golfing opportunities, a harness track, and other recreational elements, the nature of development changed. By the mid-1910s and throughout the 1920s, the Olmsted plan of curving streets spread to the west of Beulah Hill Road where properties were larger and substantial homes were built by private owners in a variety of architectural styles. Such designs were in contrast to the earlier and more modest cottage construction completed under the Tufts' supervision. Also in the 1920s, Midland Road was built as the first divided two lane highway in the state, and houses extended eastward along this landscaped boulevard. In 1922, the Pinehurst Country Club was greatly enlarged and remodeled, taking on a Mediterranean feeling with its rough concrete walls, varied roof forms, and a terrace with Tuscan colonnade overlooking the golf courses.

1930s

Events in the 1930s further cemented Pinehurst's role in American golf and gave the resort a much needed boost during the Depression. In 1935, the resort installed its first grass greens (the earlier greens had been sand) and in the fall of 1936, the Professional Golfers' Association of America (PGA) tournament was played on Pinehurst No. 2. The PGA tournament and the North and South Opens were important steps toward positioning Pinehurst as a venue for major professional events in the future.

Despite the drop in the resort business during the 1930s, Pinehurst emerged competitive with other resorts in the southeast that had similarly modernized courses, with watered fairways and grass greens. The war years brought another round of challenges to the Village generally and to golf in particular, which was thought to be a frivolous activity in wartime. Because of its proximity to Camp (later Fort) Bragg, Pinehurst was threatened with an influx of military troops in need of housing. The Village inns and hotels were never occupied, but the surrounding area was more than once the site of massive U.S. Army maneuvers.

Post World War II

In 1945, Pinehurst celebrated its 50th anniversary. In 1946, Richard Sise Tufts, who had been given responsibility for managing the resort by his father Leonard, announced a series of changes. At the center of these modifications was a reorganization of the company's stock and a restructuring of company management. As a result of these changes, Donald Ross resigned. Ross was one of the cohort of men who had run the resort for four decades after the death of the founder, James Walker Tufts. Leonard Tufts had died a year earlier in 1945. Ross himself died in 1948. Finally, Frank Maples, superintendent of the golf courses and a Pinehurst employee since 1902, died in 1949.

Between 1948 and 1960, Pinehurst continued to operate as a seasonal resort; hotels, golf courses, and stores were open only during the season, from late September through May. The resort lifestyle was reflected in the activities of villagers, including sporting events and social gatherings, and in the building that was resumed during the post-war years. Most homes were built northeast of the Village along Midland, Page, and Everette Roads. They were designed by architects who, like their owners, were knowledgeable about popular styles, though many still incorporated elements of the New England architecture favored by Tufts. A handful of homes were also constructed in an employee housing neighborhood on Medlin and Kelly Roads.

Also during this era, the number of full-time Village residents increased, which required the construction of a public school on Kelly Road and public recreational facilities such as parks, swimming pools, and a library. To handle the increased volume of traffic in the area, the traffic circle was constructed in the mid-1950s at the junction of Highways 15/501, NC 211, and NC 2. In addition, more of the Village's inns remained open during the summer months and added amenities like air conditioning and their own swimming pools.

The Diamondhead Years

Effective December 31, 1970, the Diamondhead Corporation became owners of the Pinehurst Resort. The \$9.2 million purchase price included the Carolina Hotel, the Holly Inn, the Pinehurst Country Club, five golf courses, the garage, race track and stables, service facilities, and several thousand acres of undeveloped land surrounding the resort. In Diamondhead's plans for making improvements to the property, the difference between their vision for the resort and that of the Tufts became clear.

By the 1970s demand for housing in Pinehurst was high and homes located on the edges of golf courses, a concept that was in practice in other fashionable resorts in the country, were highly desirable.

Diamondhead's management chose to cut away areas between the greens and develop them as subdivisions for condominiums and single family homes. This pro-development approach was intensified by the systematic selling off of the thousands of "buffer" acres that surrounded the Village and the resort. These lands were sold off in large tracts and developed as sizable subdivisions. As a result of these development choices, and the loss of vast open spaces, the face of Pinehurst was forever changed.

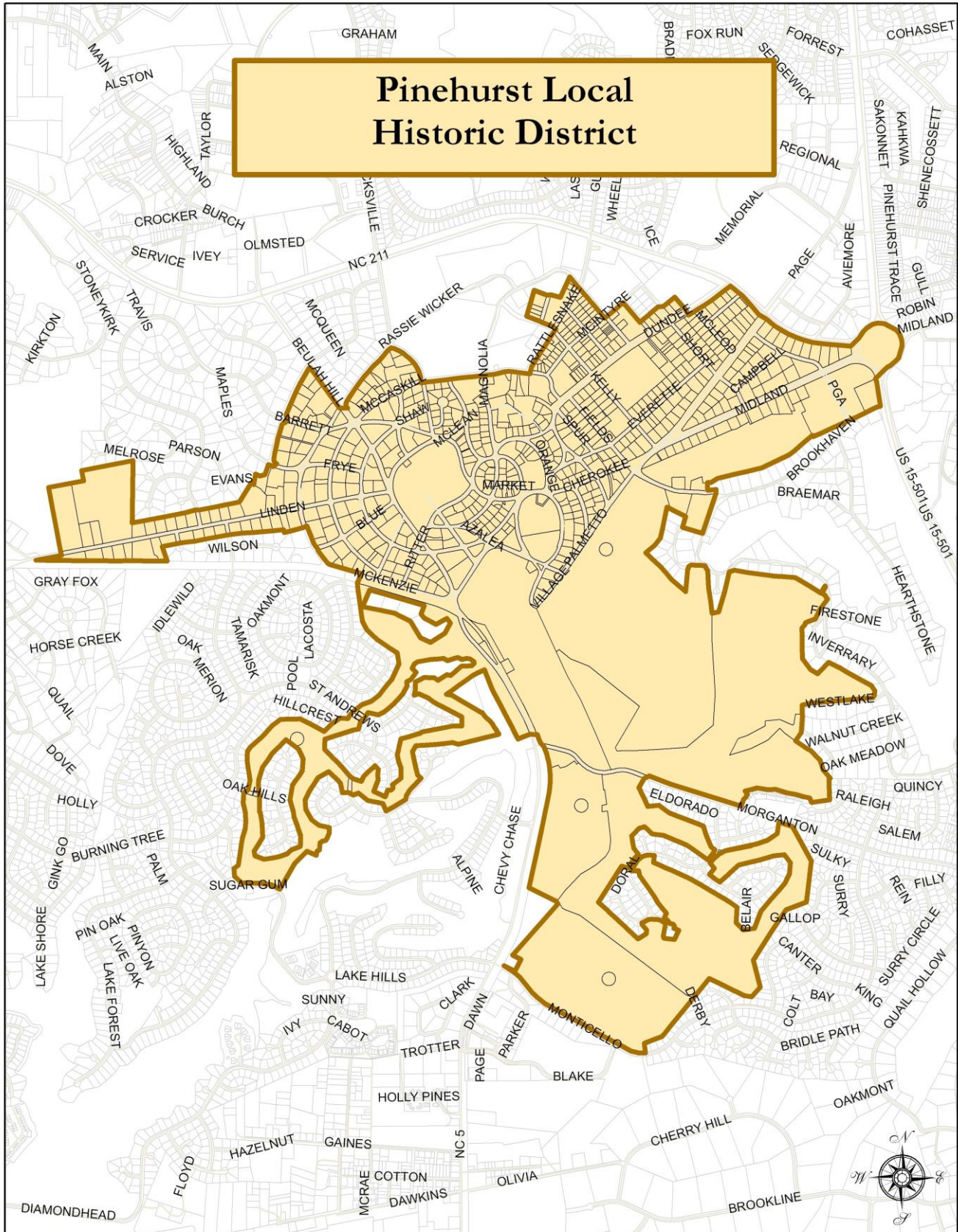
An opposition movement of residents who were unhappy with Diamondhead's pro-growth strategies and changes to beloved golf courses and traditions led to a suit and court settlement in 1973. Essentially the "Settlement Agreement" gave the residents some power to control Diamondhead by establishing rules for land use and construction. However, not until 1980 did Pinehurst become incorporated as a municipality by order of the state Municipal Board of Control. For good measure the Board also drafted a Charter under which the Village would operate.

ClubCorp to Today

As Diamondhead slowly lost control of the Village and alienated many long-time residents, it was also failing economically. In 1984, the resort was purchased by ClubCorp of America (CCA), a corporation that managed resorts and clubs, with very different priorities from Diamondhead. Once again Pinehurst was “back in the resort and golf business,” and out of the real estate business. The creator and chief executive of ClubCorp was Robert Dedman, who built his management business to operate and, in some cases own, approximately 200 country clubs, golf courses, and other private clubs and resorts. Under Dedman, Pinehurst became CCA’s premier property. Facilities like the Carolina Hotel and Holly Inn were modernized and restored to their former glory. Two new golf courses were added. Finally, professional events returned to Pinehurst No. 2, including the PGA in 1991 and 1992, the U.S. Seniors Open in 1994, and the Men’s U.S. Open Championship in 1999, 2005, and 2014, as well as the Women’s U.S. Open Championship in 2014.

The man who had done the most to restore Pinehurst after the Diamondhead era, Robert Dedman, died in 2002. ClubCorp itself was sold in 2006, but Pinehurst remained in the Dedman family. Today Robert Dedman, Jr., continues his father’s legacy as CEO and owner of the Pinehurst resort.

B. Map of the Pinehurst Historic District



C. Certificate of Appropriateness Checklist

- ☐ Completed Local Historic District Application with detailed explanation of proposed project and material/color list
- ☐ If proposed project is considered Minor Work, staff can approve and only 1 copy is needed
- ☐ If proposed project is considered Major Work, the HPC must approve and 10 copies are needed to be submitted 3 weeks prior to the scheduled meeting. Reduced sized drawings (11"x17") are acceptable if they are legible. The HPC generally meets on the 4th Thursday of each month.
- ☐ Sketch/site plan including setbacks, right-of-ways, existing structures, impervious calculations (if applicable) and proposed work – For projects including fences, decks/patios, additions, etc.
- ☐ Existing features and details – Include current photos especially of relevant views and details.
- ☐ Building materials, product information sheets and color samples (may include photographs, brochures, etc.)
- ☐ Samples of significant materials proposed in the project, i.e., roofing, siding, windows, doors, brick/stone, composite material, etc.
- ☐ Supplemental documentation supporting the proposed project(s) including structural issues, damaged features, historical documentation, etc.
- ☐ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee (an email will be accepted).
- ☐ If the applicant is considering, but has not yet purchased the property associated with the project, provide a statement with that information.

D. Village of Pinehurst Color Palette

Paint color plays an important role in defining the special character of homes and structures in the Pinehurst Historic District. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in the Pinehurst Historic District, a range of color schemes are appropriate as described below.

- Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.
- Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.
- The ornate style of Queen Anne Victorian houses permits the most exuberant use of color for decorative accents like brackets and the moldings of window and door surrounds.

In the case of most architectural styles, the following principles should guide the choice of color.

• 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.
• Muted colors of lighter value are suitable for walls and trim; intense colors and those of darker value should be limited to minor accents. The intensity of a color depends on the purity of hue; the value of a color depends on the amount of white mixed into the color.
• The color scheme should be compatible with the paint colors on the surrounding properties.

<i>Village of Pinehurst Color Palette</i> includes samples of approved colors for the Pinehurst Historic District. The catalogue is available in the Planning and Inspections Department at Village Hall.	If an individual wishes to reproduce a building's original color scheme, the Tufts Archives may contain documentation or an analysis of paint scrapings may help determine the color history of the structure. Architectural conservators and professional preservationists, such as those on the staff of the North Carolina State Historic Preservation Office, can assist in this process. A color other than one found in the <i>Color Palette</i> that is historically characteristic of the building may be used with documentation provided to the Village Planner or designee.
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The Village of Pinehurst Color Palette is a list of approved exterior and trim colors for structures located within the Pinehurst Historic District. Produced by Benjamin Moore, the listing is on the next page. Over 240 colors can be used exclusively or as a guide to select a paint matched by another manufacturer. A catalog is available for reviewing at Village Hall Monday to Friday from 8:30 AM to 5:00 PM. For help determining if a color is within the color palette, please contact the Village Planner at (910) 295-1900.

D. Village of Pinehurst Color Palette

Benjamin Moore Paint Colors—Approved Exterior Colors

Code	Color Name	Code	Color Name	Code	Color Name
OC-1	Natural Wicker	OC-39	Timid White	OC-77	Colonial Cream
OC-2	Pale Almond	OC-40	Albescent	OC-78	Parchment
OC-3	Lambskin	OC-41	French Canvas	OC-79	Old Fashioned Peach
OC-4	Brandy Cream	OC-42	Old Prairie	OC-80	Pirates Cove Beach
OC-5	Maritime White	OC-43	Overcast	OC-81	Evening White
OC-6	Feather Down	OC-44	Misty Air	OC-82	Pompeii
OC-7	Creamy White	OC-45	Swiss Coffee	OC-83	Antique White
OC-8	Elephant Tusk	OC-46	Halo	OC-84	Crème Caramel
OC-9	Ballet White	OC-47	Ashwood	OC-85	Mayonnaise
OC-10	White Sand	OC-48	Hazy Skies	OC-86	White Blush
OC-11	Clay Beige	OC-49	Titanium	OC-87	Capri Coast
OC-12	Muslin	OC-50	November Rain	OC-88	Indian White
OC-13	Soft Chamois	OC-51	Intense White	OC-89	Butter Pecan
OC-14	Natural Cream	OC-52	Gray Owl	OC-90	Vanilla Ice Cream
OC-15	Baby Fawn	OC-53	Horizon	OC-91	Ivory Tusk
OC-16	Cedar Key	OC-54	White Wisp	OC-92	Mannequin Cream
OC-17	White Dove	OC-55	Paper White	OC-93	Sugar Cookie
OC-18	Dove Wing	OC-56	Moonshine	OC-94	Windswept
OC-19	Seapearl	OC-57	White Heron	OC-95	Navajo White
OC-20	Pale Oak	OC-58	White Ice	OC-96	Gentle Cream
OC-21	Winter White	OC-59	Vanilla Milkshake	OC-97	Cream Froth
OC-22	Calm	OC-60	Icicle	OC-98	Bare
OC-23	Classic Grey	OC-61	White Diamond	OC-99	Deserted Island
OC-24	Winds Breath	OC-62	Baby's Breath	OC-100	Palace White
OC-25	Cloud Cover	OC-63	Winter Snow	OC-101	Desolate
OC-26	Silver Satin	OC-64	Pure White	OC-102	Devon Cream
OC-27	Balboa Mist	OC-65	Chantilly Lace	OC-103	Antique Yellow
OC-28	Collingwood	OC-66	Snow White	OC-104	Antique Lace
OC-29	Floral White	OC-67	Ice Mist	OC-105	Calming Cream
OC-30	Gray Mist	OC-68	Distant Gray	OC-107	Antiquity
OC-31	Fog Mist	OC-69	White Opulence	OC-108	Pale Moon
OC-32	Tapestry Beige	OC-70	Whitewater Bay	OC-109	Lemon Chiffon
OC-33	Opaline	OC-71	Sand Dollar	OC-110	Milkyway
OC-34	Marble White	OC-72	Pink Damask	OC-111	Corinthian White
OC-35	Spanish White	OC-73	Opal	OC-112	Goldtone
OC-36	Niveous	OC-74	Onyx White	OC-113	Powder Sand
OC-37	Glacier White	OC-75	Pristine	OC-114	Lemon Ice
OC-38	Acadia White	OC-76	Old Country	OC-115	Cream Silk

The Village of Pinehurst Historic District Guidelines

Benjamin Moore Paint Colors—Approved Exterior Colors

Code	Color Name	Code	Color Name	Code	Color Name
OC-116	Pale Celery	HC-25	Quincy Tan	HC-114	Saybrook Sage
OC-117	Simply White	HC-26	Monroe Bisque	HC-117	Hancock Green
OC-118	Snowfall White	HC-27	Monterey White	HC-140	Prescott Green
OC-119	Cloud nine	HC-28	Shelburne Buff	HC-141	Hollingworth Green
OC-120	Seashell	HC-29	Dunmore Cream	HC-144	Palladian Blue
OC-121	Mountain Peak White	HC-30	Philadelphia Cream	HC-146	Wedgewood Gray
OC-122	Cotton Balls	HC-31	Waterbury Cream	HC-147	Woodlawn Blue
OC-123	Bavarian Cream	HC-32	Standish White	HC-149	Buxton Blue
OC-124	Alpine White	HC-33	Montgomery White	HC-150	Yarmouth Blue
OC-125	Moonlight White	HC-34	Wilmington Tan	HC-169	Coventry Gray
OC-126	Easter Lily	HC-35	Powell Buff	HC-170	Stonington Gray
OC-127	White Chocolate	HC-36	Hepplewhite Ivory	HC-171	Wickham Gray
OC-128	Minced Onion	HC-38	Decatur Buff	HC-172	Revere Pewter
OC-129	Alabaster	HC-39	Putnam Ivory	HC-173	Edgecomb Gray
OC-130	Cloud White	HC-40	Greenfield Pumpkin	HC-174	Lancaster Whitewash
OC-131	White Down	HC-41	Richmond Gold	HC-176	Annapolis Gray
OC-132	Grand Teton White	HC-44	Lenox Tan	HC-179	Platinum Gray
OC-133	Ancient Ivory	HC-45	Shaker Beige	HC-180	Cliffside Gray
OC-134	Meadow Mist	HC-46	Jackson Tan	AC-1	Coastal Fog
OC-135	Cream Cloak	HC-47	Brookline Beige	AC-7	Adobe Beige
OC-136	Celery Salt	HC-48	Bradstreet Beige	AC-22	Nantucket Fog
OC-137	Sebring White	HC-53	Hathaway Peach	AC-25	Harbor Gray
OC-138	White Drifts	HC-54	Jumel Peachstone	AC-28	Smoke Embers
OC-139	Sea Wind	HC-55	Winthrop Peach	AC-31	Hot Spring Stones
OC-140	Morning Dew	HC-56	Georgetown Pink Beige	AC-34	Cape Hatteras Sand
OC-142	Sail Cloth	HC-57	Sheraton Beige	AC-37	Big Bend Beige
OC-144	Lancaster White	HC-59	Odessa Pink	AC-38	North Hampton Beige
OC-150	Brilliant White	HC-60	Queen Anne Pink	AC-40	Glacier White
HC-1	Castleton Mist	HC-78	Litchfield Gray	AC-41	Acadia White
HC-2	Beacon Hill Damask	HC-80	Bleeker Beige	AC-42	Grand Teton White
HC-3	Greenmount Silk	HC-81	Manchester Tan		
HC-4	Hawthorne Yellow	HC-82	Bennington Gray		
HC-5	Weston Flax	HC-83	Grant Beige		
HC-6	Windham Cream	HC-90	Crown Point Sand		
HC-12	Concord Ivory	HC-92	Wheeling Neutral		
HC-15	Henderson Buff	HC-93	Carrington Beige		
HC-17	Summerdale Gold	HC-95	Sag Harbor Gray		
HC-18	Adams Gold	HC-96	Richmond Gray		
HC-21	Huntington Beige	HC-99	Abingdon Putty		
HC-22	Blair Gold	HC-105	Rockport Gray		
HC-23	Yorkshire Tan	HC-108	Sandy Hook Gray		
HC-24	Pittsfield Buff	HC-111	Nantucket Grey		

The Village of Pinehurst Historic District Guidelines

Benjamin Moore Paint Colors - Approved Trim Colors

Code	Color Name	Code	Color Name
2070-10	Tulsa Twilight	HC-71	Hasbrouck Brown
2072-20	Black Raspberry	HC-78	Litchfield Gray
2082-10	Chestnut	HC-80	Bleeker Beige
2094-20	Copper Mine	HC-84	Elmira White
2096-40	Gaucho Brown	HC-92	Wheeling Neutral
2102-30	Pueblo Brown	HC-102	Clarksville Gray
2106-50	Driftscape Tan	HC-23	Kennebunkport Green
2107-60	Sea Froth	HC-134	Tarrytown Green
2110-30	Saddle Soap	HC-137	Mill Springs Blue
2111-40	Taos Taupe	HC-142	Stratton Blue
2111-50	Stone Harbor	HC-157	Narragansett Green
2113-20	Pine Cone Brown	HC-158	Newburg Green
2123-20	Caribbean Teal	HC-171	Wickham Gray
2126-30	Anchor Gray	HC-172	Revere Pewter
2128-30	Evening Dove	HC-175	Briarwood
2139-10	River Rock	HC-177	Richmond Bisque
2139-50	Silver Marlin	HC-186	Charleston Brown
2140-40	Storm Cloud Gray	HC-182	Classic Burgundy
2141-40	Creeside Green	HC-187	Black Forest Green
2141-50	Horizon Gray	HC-190	Black
2143-40	Camouflage		
2143-60	Moonlight White		
2148-50	Sandy White		
2153-50	Desert Tan		
2160-50	Oklahoma Wheat		
2161-40	Acorn Yellow		
2163-10	Log Cabin		
2165-60	Durango Dust		
2166-50	Collingwood		
2166-60	Pale Oats		
2167-60	Sweet Salmon		
2173-30	Salmon Stream		
2174-20	Cinnamon		
2174-30	Sedona Clay		
AC-12	Copper Mountain		
HC-39	Putnam Ivory		
HC-40	Greenfield Pumpkin		
HC-45	Shaker Beige		
HC-66	Garrison Red		
HC-69	Whitall Brown		

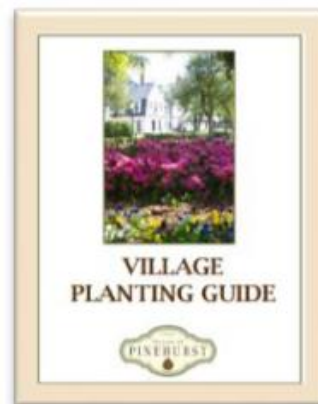
E. Village Planting Guide

From its beginning in 1895, Pinehurst has been known for its picturesque landscapes. Two renowned landscape architects, Frederick Law Olmsted, Sr., and Warren Manning, worked with the Tufts family to design the layout of winding streets, sandy paths, and informal plantings that gave the landscape the charm of a “wild garden.” Their vision of a naturalistic and romantic landscape has been preserved through the decades and the village was awarded National Historic Landmark status in 1996, as an example of resort and community planning.

The original landscapers chose to plant Pinehurst with native species like hollies, magnolias, cedars, and evergreen trees as well as exotic plants collected from around the world. They created appealing spaces not with structures, but with plants that gave the environment year-round character through color, texture, and seasonal change. Today it is possible to maintain the historic integrity of Olmsted’s and Manning’s designs by following their naturalistic approach in planting new gardens and selecting plants that are compatible with their original selections.

The **Village of Pinehurst Planting Guide** was compiled from Manning’s original plant list and the Plant Database created by the North Carolina State University Cooperative Extension. It is divided into sections including the categories below.

Tall trees
Small trees/shrubs
Small shrubs
Vines and groundcover
Herb and wildflowers
Ornamental grasses
Bulbs
Summer annuals



In addition, plants are identified by both common and Latin names, and accompanied by soil and light requirements, drought tolerance, deer resistance, and wildlife value. Plants from Manning’s original plant list are marked with an asterisk (*).

The Planting Guide is available in two formats:

1. In hard copy and available at Village Hall, 395 Magnolia Road, Pinehurst.
2. On the Village of Pinehurst website, vopnc.org. On the website, type planting guide in the search box. The 24-page document above will appear in PDF form. Browse online or print for review.

F. Relevant Statutes and Resolutions

- **The State of North Carolina statute for Historic Districts and Landmarks that establishes the roles of the Historic Preservation Commission and its limitations:**

https://www.ncleg.net/enactedlegislation/statutes/html/bychapter/chapter_160a.html § 160A-400.1. thru § 160A-400.15.

- **Village Of Pinehurst Resolution Creating the Pinehurst Historic District:**

Resolution #13-37, updated August 23, 2013. Available at Village Hall or on www.vopnc.org.

- **Village Of Pinehurst Resolution Creating the Historic Preservation Commission:**

Resolution #06-05, updated March, 2006. Available at Village Hall or on www.vopnc.org.

G. Resources

- **The Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior, through the National Park Service has published *The Secretary of the Interior's Illustrated Guidelines for Rehabilitating Historic Buildings*

They can be found on www.nps.gov. They offer suggestions and standards that are the basis for the Pinehurst Historic District Guidelines.



- **Resources for Technical Information from the National Park Service:**

Along those same lines there are several documents provided under Preservation Briefs and Preservation Tech Notes that provide guidance on a variety of topics and materials.

- **Tax Credits:**

The North Carolina State Historic Preservation Office may be able to help a property owner obtain tax credits for qualifying rehabilitation or restoration. They can be researched at www.hpo.ncdr.gov.

H. Glossary

Words contained in this Appendix are those having an applied meaning and relative to the purpose of these Guidelines.

Words not listed in this chapter are defined by reference to:

- The latest version of the Pinehurst Development Ordinance (PDO),
- The latest edition of the State of North Carolina Building Code, or if not defined therein, or
- The latest edition of Webster's New International Dictionary, unabridged.

A

ACCESSORY BUILDING: A building that is located on the same parcel of property as the primary or principal structure and the use of which is incidental to the use of the primary structure. Examples of common accessory buildings include, but are not limited to, carports, carriage houses, garages, storage sheds, cabanas, and pergolas.

ACCESSORY STRUCTURE: Any structure not roofed over and enclosed that is not considered an accessory building, which is incidental to that of the main building. Examples of accessory structures include, but are not limited to, fences, decks, gazebos, arbors, retaining walls, barbeque pits, detached chimneys, tree houses, playground equipment, yard sculpture, etc.

ADDITION (to an existing building): An extension or increase in the floor area or height of an existing structure, including porches and other additions that change the volume, area or building footprint. Additions share a contiguous wall or floor with the existing structure.

AFTER-THE-FACT APPROVAL: Application for approval of work that has already been completed.

ALUMINUM SIDING: Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and 1960s.

APPROPRIATE: Suitable for, or compatible with, a property, based on accepted standards of historic restoration. The appropriateness of a design for new construction is based on compatibility with the architectural character of the Historic District.

ARCH: A curved and sometimes pointed structural member used to span an opening. A rounded arch represents classical or Romanesque influence whereas a pointed arch generally denotes Gothic influence.

ASBESTOS SIDING: A dense, rigid board containing a high proportion of asbestos fibers bonded with Portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied in large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

ASPHALT SHINGLE/SIDING: A shingle or siding manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather.

ATM: Self-service machines used by banking customers for financial institutions, including deposits, withdrawals, and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

AWNINGS: An architectural projection that provides weather protection, identity and/or decoration, and is wholly supported by the building to which it is attached, and is comprised of a lightweight, rigid, or retractable skeleton over which an approved cover is attached.

B

BALUSTRADE: A series of balusters or uprights connected on top by a handrail and sometimes on the bottom by a bottom rail to provide an ornamental and protective barrier along the edge of a stair, roof, balcony, or porch.

BAY: A window or windows built to project outward from an exterior wall. A bay can also refer to an opening or division along the face of a structure. For example, a wall with a door and two windows is three bays wide.

BOARD AND BATTEN: Closely applied vertical boards, the joints of which are covered by vertical narrow wooden strips; usually found on Gothic Revival-style buildings.

BOLLARD: A sturdy, short, vertical post. Although it originally described a post on a ship or quay used principally for mooring boats, the word is now used to describe posts installed to control road traffic and posts designed to prevent ram raiding and car ramming attacks.

BOND: A brick masonry pattern. Masonry bond is essential to brickwork when wire reinforcement is not used.

BRACKET: A projecting support member found under eaves or other overhangs; it may be plain or decorated. Brackets were used extensively in Victorian architecture and gave rise to a style known as Bracketed Victorian.

BRICK VENEER: An outer covering, usually for a wooden frame building, consisting of a single layer of brick attached to the load-bearing walls with ties.

BULKHEAD (as pertains to storefronts): The area below the display windows on the front façade of a commercial storefront.

C

CANOPY TREE: A large tree whose total height and spread at maturity is greater than thirty (30) feet. Species native to the Sandhills of North Carolina include maple, hickory, holly, sweet gum, magnolia, and pine trees.

CEMENTITIOUS BOARD: A material composed of cement, sand, and cellulose fiber; first introduced in the early 20th century as a substitute for slate. Today cementitious board has a variety of uses including exterior siding and roofing.

CERTIFICATE OF APPROPRIATENESS: A document allowing a property owner to proceed with a proposed alteration, demolition, or new construction of a property in a designated area or site, following the determination of the proposal's suitability according to the Design Guidelines.

CHARACTER-DEFINING: A feature or element of a structure that is essential to its architectural or historical significance. Character-defining elements include the overall shape of the structure, its materials, craftsmanship, and decorative details, as well as the various aspects of its site and environment. Examples of features that could be considered character-defining include openings, roofs and related features, projections (porch, balcony, and chimneys), trim, and windows.

CLAPBOARD: Horizontal wooden boards, tapered at the upper end and laid so as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than six (6) inches wide. Clapboard was a common outer face of 19th and early 20th century buildings.

COLONIAL REVIVAL: A style popular in the late 19th and early 20th centuries. The style features a rectangular house shape with a gable roof and overhanging second story; a symmetrically balanced front façade with an accented front entry, often framed by a portico and pediment; and multi-pane, double-hung windows with shutters. Siding is typically clapboard or brick.

COLUMN: A vertical shaft or pillar that supports or appears to support a construction above. In classical architecture, the column has three (3) parts: base, shaft, and capital.

COMPATIBILITY: The state of being harmonious or agreeable when integrated with other elements in a structure or environment.

CONGRUOUS: The quality or fact of being in agreement with. As used in the Guidelines, the term refers to a project that corresponds to the historic character of a structure and the Historic District. A design that is appropriate and harmonious to the existing environment.

CONTEXT: The overall relationship of the building to its surroundings.

CORNICE: An ornamental molding, usually of wood or plaster, running around the walls of a room just below the ceiling; the molding forming the top member of a door or window frame; or the exterior trim of a structure at the meeting of the roof and the wall. In classical architecture, the upper projecting section of an entablature.

COTTAGE STYLE: The style of a small, quaint house, historically found in rural or semi-rural locations. Characteristics include a sloping, uneven roof with steep gables; prominent brick or stone chimneys; small dormer windows and casement windows small panes; and clapboard, brick, stone or stucco siding.

CRAFTSMAN BUNGALOW STYLE: An early 20th Century style that grew out of the arts and crafts movement of the 19th century. The basic characteristics are long, low profiles; overhanging bracketed eaves; wide, engaged porches with square, squat brick piers supporting wood posts; gabled dormers and four-over-one or six-over-one sash windows. Siding is typically brick, stone, or stucco.

CRESTING: Ornamental ironwork used to embellish the ridge of a gable or the upper cornice of a mansard roof.

CUPOLA: A small structure built on top of a roof or building to complete a design and to provide a source of light and a means of ventilation. The structure can be square or spherical in shape with a mansard or conical roof.

D

DECK: An uncovered porch, usually at the rear of a building; popular in modern residential design.

DEMOLITION: The razing or destruction, whether entirely or in significant part, of the exterior of a building, structure, or site. Demolition includes the removal of a building or structure from its site or the removal, stripping, concealing, or the destruction of the façade or any significant exterior architectural features which are integral to the character of the resource, for whatever purpose, including new construction or reconstruction.

DORMER: A structure projecting from a sloping roof usually housing a window (or windows) or a ventilating louver.

E

EAVE: The lower edge of a roof extending beyond the exterior wall.

ELEVATION: A scaled drawing that illustrates the view of a side of a building.

ENTABLATURE: In classical architecture, the horizontal members immediately above the column capitals; divided into three major parts or layers: architrave (bottom), frieze (middle), and cornice (top).

F

FAÇADE: The exterior face of a building.

FEDERAL REVIVAL STYLE: A revival of the architectural style popular from the Revolution through the early 19th century. The style is characterized by a hipped roof with prominent end chimneys; fanlights and side lights framing the front door; and six-on-six or twelve-on-twelve windows with shutters. Buildings are of brick or wood construction.

FENESTRATION: The arrangement of windows and doors and their openings in a building.

FIELD OF PLAY: The term “Field of Play” shall mean the area within the Recreational Development (RD) zoning district where golf activity occurs. With the exception of buildings, property located within the area known as the “field of play” is excluded from these. For example, repair, relocation or addition of compatible signage, landscaping, and/or cart paths on property within the “field of play” are excluded from these regulations.

FINIAL: A formal ornament at the top of a canopy, gable, pinnacle, street light, etc.

FRANCHISE ARCHITECTURE: A building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature.

FRONT YARD: A yard across the full width of the lot, extending from the farthest projection of the structure including, but not limited to, steps, eaves, porches, terraces or patios (excluding, however, steps and overhangs permitted to project into the front yard) to the front property and/or right-of-way line.

G

GABLE: The vertical triangular portion of the end of a building having a double sloping roof, from the level of the cornice or eaves to the ridge of the roof.

GAMBREL ROOF: A gable roof with two slopes of different pitch on either side of the ridge. The slopes that meet at the ridge have a shallower pitch.

GEORGIAN REVIVAL STYLE: A revival of the prevailing 18th century style in Great Britain and the Colonies. The characteristics are a square symmetrical shape with paired chimneys; a centered front door framed by a decorative crown and pilasters; and nine-on-nine or twelve-on-twelve windows. Siding is typically brick.

H

HIPPED ROOF: A roof that slopes upward from all four sides of the building, requiring a hip at each corner.

HUMAN SCALE: A combination of qualities in architecture or the landscape that provides an appropriate relationship to human size, enhancing rather than diminishing the importance of people.

L

LIGHT: A pane of glass.

LINTEL: A beam of wood or stone that spans an opening; in masonry construction it frequently supports the masonry above the opening.

M

MANSARD ROOF: A roof with two slopes on all four sides, the lower one being much steeper than the upper.

MANUFACTURED STONE: A contemporary manufactured material that resembles stone and is uniform in color and substance throughout the block.

MASS: The volume or physical bulk of a building, as defined by its length, width, and height. Mass also refers to the size and shape of a structure relative to others in the immediate proximity.

MEETING RAIL: A horizontal divider between the upper and lower sashes of a double hung window.

MOLDING: A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around windows, doors and other openings.

MULLION: A vertical member dividing a window area, such as two casements, and forming a part of a window frame.

MUNTIN: A divider in a window. Muntins fix the lights of a window into position and determine the number of sidelights.

MUTED COLOR: A color that has tinted, subdued shades and is not bright or reflective. Muted colors are less intense in hue and often lighter in value.

N

NEIGHBORHOOD: An area of a community with characteristics that distinguish it from other areas and may be identified by distinct aesthetic, architectural, landscape, or historic characteristics.

O

OFF-STREET PARKING SPACE: A space which is designated for parking or temporary storage of one automobile, and is located outside of the dedicated street right-of-way.

ORIGINAL: A term designating a structure, including its elements, features, and details, at the time it was constructed. In fact, very few buildings in the Pinehurst Historic District are original. As the term is used in the Guidelines, it refers to features of a building that have been in place for a significant period of time.

P

PARGE: A thin coating of plaster or mortar.

PEDIMENT: A triangular gable bounded on all sides by a continuous cornice. This form is characteristic of classical architecture.

PILASTER: A flat or half-round decorative member applied to a wall suggesting a column; sometimes called an engaged column.

PORTICO: A small entrance porch or covered walk consisting of a roof supported by open columns.

PRIMARY STRUCTURE: The main structure on a lot in which the principal use of that lot is conducted, i.e. a residence if the property is residential.

PROPORTION: A harmonious relationship between structures or parts of structures with respect to comparative size, quantity, or degree. An effect of harmony and balance is achieved when the architectural elements of a structure are in proportion to each other and to the structure as a whole.

Q

QUEEN ANNE/VICTORIAN STYLE: One of a variety of eclectic styles introduced into British and American architecture during the reign of Queen Victoria (1837-1901). The characteristics of the Queen Anne style include a steep gable or hipped roof with dormers; a rambling asymmetrical silhouette often with turrets, towers, balconies, and verandas; and decorative accents on gable ends, eaves and overhangs. Windows are often accented with stained glass. Siding can be mixed in a single structure.

QUOIN: Ornamental blocks of wood, stone, brick, or stucco placed at the corners of a building and projecting slightly from the front of the façade.

R

RIDGE: The horizontal line of meeting of the upper slopes of a roof.

RIGHT-OF-WAY: An area owned or maintained by the Village, the State of North Carolina, a public utility, a railroad, or a private concern for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, pedestrian walkways, utilities, or railroads.

S

SASH: Any framework of a window; it may be movable or fixed; it may slide in a vertical plane (as in a double-hung window) or may pivot (as in a casement window).

SCALE: The relationship of a building to those around it.

SETBACK: The minimum distance from the property line to the farthest projection of the exterior face of buildings, walls, or any other form of construction (i.e. decks, landings, terraces, porches, and patio on grade). Setbacks for buildings within a block or neighborhood should be consistent to maintain the character of the neighborhood.

SHEET METAL: A flat rolled-metal product, rectangular in cross-section and form; when used as a roofing material, usually terne- or zinc-plated.

SHUTTER DOG: A tie-back used to keep shutters in an open position.

SIDE YARD: An open space on the same lot with a building (steps, eaves, and uncovered porches, terraces, and patios are considered part of the main building), and the side line of the lot extending through from the front building line to the rear yard or to the rear line of the lot, where no rear yard is required.

SMALL CELL WIRELESS: Those defined in N.C.G.S. 106A-400.51.

SOFFITT: The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

STREETSCAPE: The distinguishing character of a particular street within a pedestrian's view as created by the dimensions and materials of the road and walkways, the design of street furniture, the setback, spacing, and scale of structures, their architectural features and materials, and the presence of vegetation (especially trees) along the curb or sidewalk.

STRING COURSE: A decorative horizontal band on the exterior wall of a building. Such a band, either plain or molded, is usually formed of brick or stone.

STUCCO: An exterior finish, usually textured, composed of Portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than Portland cement.

SURROUND: The border or casing of a window or door opening, sometimes molded.

T

TERRA COTTA: Hard unglazed fired clay, used for ornamental work and roof and floor tile; also fabricated with a decorative glaze and used a surface finish for buildings in the Art Deco style.

TERNE: An alloy coating that was historically made of lead and tin used to cover steel, in the ratio of 20% tin and 80% lead. Until the year 2012, lead had been replaced with the metal zinc and was used in the ratio of 50% tin and 50% zinc.

TEXTURE: The physical material and architectural features and details of a building that create character; also the fabric of a building, structure, or town, connoting an interweaving of component parts.

TRANSOM: A glazed panel above a door or a storefront, sometimes hinged to be opened for ventilation at ceiling level.

V

VILLAGE CENTER: The original commercial center of Pinehurst.

VINYL CLAD/ALUMINUM CLAD: The exterior cladding of wooden window frames and sashes and of wooden doors with factory- finished vinyl or aluminum.

VINYL SIDING: Sheets of thermal, plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard, posts, or rails.

W

WATER TABLE: The plain or molded ledge or projection of an exterior wood wall, usually at the first floor level, that protects the foundation from rain running down the wall of a building. In masonry buildings, the water table refers to the belt course that differentiates the foundation from the exterior wall.



Village of Pinehurst

Historic District ~~Guidelines~~Standards



Adopted on January 28, 2020

~~Guidelines~~Standards

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Lydia Boesch, Treasurer
Kevin Drum, Council Member
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I. INTRODUCTION

The Pinehurst Historic District ~~Standards Guidelines~~ for the Village of Pinehurst is a resource for property owners, architects, building contractors, Realtors® and other real estate professionals planning to make changes to the exterior of existing buildings or to construct new buildings in the Pinehurst Historic District. Demolitions and relocations of existing structures are also addressed in this document.

This document is the guide by which the Village Planner and the Historic Preservation Commission (HPC) evaluate applications for Certificates of Appropriateness (COA) which must be approved before projects in the Pinehurst Historic District can commence. To determine whether a property is in the Pinehurst Historic District, consult the map in Appendix B: *Map of the Pinehurst Historic District*.

The main body of this document focuses on design ~~standards guidelines~~ that property owners must consider in planning changes or additions to their properties, or in designing new construction projects in the Pinehurst Historic District. Other important information can be found in the Appendices.

A. THE SPECIAL CHARACTER OF THE PINEHURST HISTORIC DISTRICT

The special character of the Pinehurst Historic District evolved directly from the founding of the Village of Pinehurst in 1895 by James Walker Tufts of Boston. It was owned and managed by Mr. Tufts, his sons and grandsons from 1895 until 1970. During this 75-year period, the essential character of Pinehurst was preserved even as the community expanded beyond its central core of cottages, inns, and shops. The Tufts vision for a New England Village around a wooded village green endures today as the special character of Pinehurst.

To implement his vision in 1895, Tufts hired the landscape architecture firm of Frederick Law Olmsted, who designed a system of curvilinear streets and lush landscaping around the village green. The first cottages were small and reflected a combination of Queen Anne and Colonial Revival styles. By the 1920s, the Olmsted plan of curving streets spread to the west of Beulah Hill Road where properties were larger and substantial homes were built by private owners in a variety of architectural styles, displaying Colonial Revival, Mediterranean Revival, Cape Cod and Period Cottage characteristics. During the same period, the neighborhood to the east of the Village core expanded in a grid pattern to accommodate more modest housing for resort staff. The neighborhood includes cottages in a range of popular national styles from different eras, for example Ranch, Cape Cod, and Modernist dwellings. Also located in the neighborhood are the elementary school, a church, a car dealership, and a few businesses.

The Village of Pinehurst today retains its historic character due to the careful preservation of original structures from the late 19th and early 20th centuries and the cultivation of its lush landscapes. The village is protected by Pinehurst Historic Overlay District, which was established by the Village Council in 2006 in accordance with ~~North Carolina General Statute 160A-400~~ North Carolina General Statute 160D-940(1), to "safeguard its heritage by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory." At the same time, the Village Council appointed the Historic Preservation Commission to develop and administer the ~~Guidelines~~Standards that would maintain the special character of the properties ~~and landscapes~~and landscapes within the district. ~~By amendment of the Statue effective 2021, the Guidelines were renamed as Standards.~~

B. THE HISTORIC PRESERVATION COMMISSION

The mission of the Historic Preservation Commission (~~HPC~~) is to “preserve and approve that which is congruous with the special character of the Village of Pinehurst Historic District.” The ~~Guidelines~~Standards in this document beginning in Section III provide the HPC and Village of Pinehurst Planning Staff with tools to assess whether a proposed change, addition, or new construction will be congruous with the special character of the Pinehurst Historic District.

In addition, the ~~Guidelines~~Standards are intended to inform property owners and to help them understand how changes or additions to their property will contribute to the preservation of the Pinehurst Historic District. A fundamental objective is to ensure that changes and additions to existing structures are congruous with the Pinehurst Historic District. Likewise, new construction should be congruous with the District.

Owners, architects and builders are encouraged to consider and comply with all the ~~Guidelines~~Standards. The strongest recommendations contain the words “**must**,” “**must not**,” or “**it is not appropriate**.” For example:

- Any changes or additions to the configuration an existing roof **must** be compatible with the structure and **must** be congruous with the Pinehurst Historic District
- **It is not appropriate** to introduce new windows or door openings if they will compromise the architectural integrity of the structure.

Other ~~guidelines~~Standards contain the word “**should**.” For example:

- Changes or additions to the configuration of any existing roof **should** be compatible with the existing structure.

All ~~guidelines~~Standards contribute to the standard of congruity with the special character of the Pinehurst Historic District by which the HPC evaluates applications for changes, additions, demolitions, relocations, and new construction. In short, a project must meet the overarching requirement that it is congruous with the special character of the Pinehurst Historic District in order to be approved and issued a Certificate of Appropriateness.

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

C. PRINCIPLES OF PRESERVATION

The ~~Guidelines~~Standards are not meant to be a comprehensive preservation manual. There are *additional resources* listed in Appendix G, which may be used to supplement these ~~Guidelines~~Standards.

- A major source of materials are The Preservation Briefs published by the National Park Service.
- Owners of historic properties should give special consideration to the Secretary of Interior's Standards for Rehabilitation. Those offer excellent guidance for property owners who are committed to the preservation or restoration of their historic property.
- An application form for work which will require a Certificate of Appropriateness is available from the Village of Pinehurst Planning Department, and may also be downloaded from the Village website-; vopnc.org
- Many of the terms found in these ~~Guidelines~~Standards have very specific meanings. Applicants have the responsibility to review and understand these definitions and how they may affect their application. Appendix H contains a comprehensive glossary of relevant terms.

Based on the Secretary of the Interior *Standards for the Treatment of Historic Properties*, the Pinehurst Historic District ~~Guidelines~~Standards are not meant to be a comprehensive preservation manual, but a starting point for making design or restoration decisions. While working on historic structures within the Pinehurst Historic District, applicants should keep the following principles in mind:

Identify, Retain, and Preserve Historic Features and Materials

Character-defining materials and features should be repaired rather than replaced. If a material (i.e.: asbestos siding) is no longer available, it should be replaced with a material that is a close match to the original in texture, shape and color.

Maintain, Stabilize and Protect Historic Materials and Features

Attempts should be made to stabilize and repair deteriorated features and materials before replacement. Proper maintenance and weatherization will serve to protect a structure or building within the district. There are several technical bulletins on the National Park Service, Technical Preservation Services website that can help assist in maintaining a historic resource.

Replace Deteriorated Component That Are Beyond Repair With "In Kind" or Compatible Materials

All effort should be made to replace the historic fabric of the building using the same material as the original construction. That includes the type of materials, the design, dimensions, mass, scale, orientation, color detailing and texture.

Substitute materials can be used if the original material is no longer available. Substitute materials should match the historic materials as closely as possible, physically and visually. This does not apply to hidden structural components.

Use of replacement materials should be limited in scope to only the elements that are deteriorated beyond repair. Missing historic features can be replaced if documented by historic photographs or physical evidence

shows that the feature was once there.

D. FREQUENTLY ASKED QUESTIONS

Following are typical questions about the Pinehurst Historic District, the kinds of projects requiring a Certificate of Appropriateness (COA), and the process for securing approval. Consult the appropriate sections of the ~~Guidelines~~Standards for additional information.

Q1. What is the Pinehurst Historic District? When was it created and on whose authority? Is it the same as the National Historic Landmark District?

- A. The Pinehurst Historic Overlay District was established by the Pinehurst Village Council in 2006 under authority cited in North Carolina General Statute ~~160A-400~~160D-940(1), which grants a municipality the authority to “safeguard its heritage by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory.” The entire statute can be found on the North Carolina General Assembly legislation webpage. At the same time, the Pinehurst Village Council appointed the seven-member Pinehurst Historic Preservation Commission (HPC), for the purpose of developing and administering the Historic ~~Guidelines-Standards~~ that would maintain the character of properties and landscapes of the district.

The Pinehurst Historic District is not the same as the National Historic Landmark (NHL). The NHL is an honorary designation that was awarded to the Village of Pinehurst by the National Park Service in 1996. The boundaries that define the area included in the NHL are not the same as the boundaries of the local Pinehurst Historic District. The Pinehurst Historic District includes properties that are included in the NHL, but also includes several other streets and many other properties.

Q2. How do I know if my property is in the Pinehurst Historic District?

- A. A map of the Pinehurst Historic District can be found in Appendix B. More detailed maps can be found on the Village of Pinehurst website (www.vopnc.org). If you have any question about whether a property is in the Pinehurst Historic District, contact the Village Planner at 910-295-1900.

If your home is in the Pinehurst Historic District, property owners are encouraged to consult the Tufts Archives at 150 Cherokee Road as it houses a number of old photographs of historic homes. Referencing these photos may assist in design decisions.

Q3. My house is not historic, but it is located in ~~a~~the Historic District. Why am I required to follow the Historic ~~Guidelines~~Standards?

- A. The Pinehurst Historic District boundary is based on the architectural character of the residences and streetscapes that contribute to the overall historic nature of the Village and its special character. The early vision for the Village of Pinehurst was a group of buildings in a designed landscape that closely resembled a New England town, a vision that continues. That vision remains in focus in neighborhoods that have ~~preserved a unity of overall design, scale, setting, materials, workmanship, feeling, and association.~~ Your

house may be fairly new, but its location ~~in a neighborhood that~~ contributes to the character of the Village and warrants its inclusion in the Pinehurst Historic District. All renovations, as well as new construction, in the Pinehurst Historic District provide an opportunity for the continued evolution of historical architecture in the District.

Q4. Do the ~~Guidelines~~Standards -and the HPC require the use of historic materials in every case or are contemporary substitutes allowed?

- A. The ~~Guidelines~~Standards -are written to promote retention of architectural character without necessarily requiring the use of historic building materials. Original materials are preferred when making repairs or additions, but ~~many modern contemporary~~ materials, which have the appearance and texture of original materials, ~~are~~ may be appropriate and allowed. These ~~Guidelines~~Standards -and the Historic Preservation Commission that administers them try to maintain a balance between preserving the special character of the Pinehurst Historic District and recognizing that advances in materials may accomplish the same goal. Since new materials are frequently introduced, the HPC has the flexibility and authority to approve materials that achieve congruity within the Pinehurst Historic District.

Q5. How do the Pinehurst Historic District ~~Guidelines~~Standards -differ from the Pinehurst Development Ordinance?

- A. The Pinehurst Development Ordinance (PDO) applies to the entire Village of Pinehurst while the Pinehurst Historic District ~~Guidelines~~Standards -only apply to properties located within the local Historic District. The PDO is far more detailed and addresses many issues that are not covered in the Pinehurst Historic District ~~Guidelines~~Standards. All construction projects in Pinehurst that require a building permit and/or zoning approval **must** satisfy the provisions of the PDO. In the Pinehurst Historic District, a Certificate of Appropriateness (COA) is required for Minor and Major Work as defined in Section II, Chapters C and D. ~~Guidelines~~Standards -in the Pinehurst Historic District may be, and in some cases are, stricter than those in the PDO.

Q6. What is the purpose of the Historic Preservation Commission?

- A. The purpose of the Historic Preservation Committee (HPC) is to approve Certificates of Appropriateness for new construction or Major Work, and to do so by conducting hearings and findings of fact when applications come before it. ~~The HPC's mission- It is the mission of the HPC is~~ to take no action except to preserve and approve that which is congruous with the special character of the Pinehurst Historic District.

Q7. When and where does the HPC meet?

- A. The HPC meets regularly on the fourth Thursday of every month, except November and December when it meets on the third Thursday. The HPC ~~Chairman~~Chair may call a special meeting if needed to accommodate a time-sensitive application. Meeting dates are posted on the Village of Pinehurst website and are held in the Village Hall at 395 Magnolia Road. The meetings are quasi-judicial public hearings. Participants may give sworn testimony to provide competent, relevant and material evidence on an

application to the HPC. In making its decision, the HPC is required to adopt findings of fact based on sworn testimony presented to the board during the hearing.

Q8. If I don't agree with the decision of the HPC, how can I appeal?

- A. ~~If a Certificate of Appropriateness application is denied by the HPC, the property owner may appeal to the Board of Adjustment within 30 days. Objections to approved projects. A party who objects to the decision of the HPC on granting of a Certificate of Appropriateness may also be appealed to the Board of Adjustment within 30 days. Subsequent appeals are to be heard by the NC Moore County Superior Court. Applications for appeals can be found on the Village's website. Appeals can involve technical requirements and legal issues. A person deciding whether to take an appeal should consider retaining knowledgeable legal counsel.~~

Q9. Who is on the HPC? Can I apply to join the HPC?

- A. The HPC is comprised of seven citizen volunteers who are appointed by the Village Council to two-year terms. They may be reappointed to serve a maximum of three terms. Commissioners should have demonstrated a special interest, experience, or education in history, architecture, and/or archaeology. All commissioners must reside in the Village of Pinehurst. Any qualified resident is invited to apply. Volunteer applications forms are available at Village Hall and also on the Village's website at www.vopnc.org.

Q10. What projects require approval from the Historic Preservation Commission?

Can I make changes to my property without anyone's approval?

- A. Not all projects require approval from the HPC. Please review the definitions in Section II to correctly identify the type of approval your project requires.

Q11: How are the terms "congruous" and "compatible" defined and how are these terms applied?

- A. The HPC bases its decision to approve or deny a COA application on whether the project is congruous with the historic character of the Pinehurst Historic District. A project, including a renovation, addition, or new construction, must be in harmony or congruous with the character, density, scale, and setting of the surrounding properties.

Congruous means appropriate, harmonious, compatible or consistent.

Incongruous means inappropriate, incompatible, or not in keeping with the character of the property or the Pinehurst Historic District

Changes or additions to an existing building must be sufficiently **compatible** with the primary structure and **congruous** with the Pinehurst Historic District. New buildings must be sufficiently **congruous** with the special character of the Pinehurst Historic District.

Q12: "The Field of Play" what does it mean?

- A. The term "Field of Play" shall mean the area within the Recreational Development (RD) zoning district where golf activity occurs. With the exception of buildings, property located within the area known as the "field of play" is excluded from these Standards. For example, repair, relocation or addition of compatible

signage, landscaping, and/or cart paths on property within the “field of play” ~~are excluded from these regulations.~~ may be made without seeking approval from the HPC.

II. PINEHURST HISTORIC DISTRICT ~~GUIDELINES~~STANDARDS -AND OVERVIEW

The Historic Preservation Commission meets monthly to decide on applications for Certificates of Appropriateness. The Village Planner is available to assist property owners or their designees – for example, an architect or builder – in interpreting the ~~Guidelines~~Standards appearing in Sections III to IX and their applicability to the project prior to design review by the Commission, as well as during project implementation.

A. APPROVAL REQUIREMENTS

Projects can be approved two ways, depending on the extent of the work and possible alteration of historic features. Some repairs and minor replacements or improvements can be approved at the staff level. For major work, typically additions and new construction, a public hearing before the HPC is required. The following sections provide guidance to enable the property owner to determine what type of approval, if any, must be obtained before beginning work.

If there is any doubt whether a project requires a Certificate of Appropriateness (COA) or what level of approval is required, consult with the Village Planner at (910) 295-1900. If changes to a previously issued Certificate of Appropriateness are requested, the application must be amended and approved based upon the ~~Guidelines~~Standards. The nature of the work will determine whether the change requires staff or Commission approval. The discontinuance of work or the lack of progress toward achieving compliance with a COA for a period of one year shall be considered as a failure to comply with a COA and may require a new application and approval; see additional details in Sections C and D below.

Projects fall into one of three types as defined below.

- 1. Basic Work and Routine Maintenance**
- 2. Minor Work**
- 3. Major Work**

B. BASIC WORK AND ROUTINE MAINTENANCE

Basic Work and Routine Maintenance require no approval from the Village Planner or Historic Preservation Commission. Basic Work and Routine Maintenance includes, but is not limited to the following:

- Installation of address numbers and mailboxes
- Replacement of broken or damaged glass, as long as the replacement matches the existing glass
- Replacement or refinishing of existing signage to match existing
- Caulking and weather stripping
- Repair in-kind of gutters and downspouts
- Replacement of gutters and downspouts where replacement materials match the existing materials in detail and color
- Replacement of light fixtures with new fixtures that are compatible with the primary structure
- Installation of life safety equipment (e.g., automated external defibrillators, fire extinguishers, etc.) or items for special events (e.g., tents, displays, storage pods, etc.) that are congruous with the Pinehurst Historic District
- Installation of foundation vents and replacement of access doors
- Replacement of mechanical equipment, including HVAC units, that does not change from existing location/appearance/screening
- Removal of existing fencing
- Repairs to fences, decks, and driveways as long as replacement materials match the existing materials in detail, style, dimensions, and color
- Repairs to walks and patios, as long as the replacement matches the existing walks and patios
- Repair of existing street and/or yard lighting
- Repair or replacement of masonry foundations where the existing foundation material is retained or where new material matches the existing foundation
- Repointing and other masonry repairs when the color and composition of the mortar matches the existing mortar and new brick or stone matches the existing masonry as closely as possible
- Removal of lighting
- Removal of storm windows and storm doors
- Minor landscaping, including vegetable and flower gardens, and shrubbery
- Removal of screening from screened-in porches
- Removal of dead or diseased trees along the street front that are not in the right-of-way

C. MINOR WORK

Minor Work projects require a Certificate of Appropriateness issued by the Village Planner. The category of Minor Work includes projects in which the visual character of a structure or site is not significantly altered. Minor Work projects **that meet the requirements of the Historic ~~Guidelines~~Standards** can be approved by the Village Planner.

As Minor Work projects do not have a material effect on neighboring properties, the Village of Pinehurst does not require that the adjacent property owners be notified. Normally, Minor Work ~~projects can~~ projects can be approved fairly quickly. In some cases, the Village Planner may elect to refer a Minor Work case to the HPC for consideration. **Minor Work projects must meet all applicable requirements to be approved by staff.**

The Village Planner may meet with the property owner at the site if necessary and determine if the proposed work is Major or Minor. If the proposed work is Minor and approved, a Certificate of Appropriateness can be issued by the Village Planner. If the Village Planner or designee does not or cannot approve the proposed work, an application for a Certificate of Appropriateness will need to be presented to and reviewed by the Historic Preservation Commission.

~~As Minor Work projects do not have a material effect on neighboring properties, the Village of Pinehurst does not require that the adjacent property owners be notified. Normally they can be approved fairly quickly. In some cases, the Village Planner may elect to refer a Minor Work case to the HPC for consideration. **Minor Work projects must meet all applicable requirements.**~~

Minor Work includes, but is not limited to, the following:

- Installation of additional mechanical and utility equipment in a new location including, but not limited to, heating and air conditioning units and private well enclosures and associated tanks that are screened from view with shrubbery or appropriate fencing.
- Installation of small/micro cell wireless facilities that meet the ~~guidelines~~standards
- Replacement or removal of siding that covers original material, such as removal of asbestos (which must have an asbestos report submitted to the building inspector), asphalt, or other artificial siding when the original siding beneath is to be repaired and repainted or stained
- New parking areas, walks, and driveways
- Addition of shutters and awnings
- Addition of fences, walls, and columns
- Addition of decks and patios that will be located in the rear yard
- Installation of accessibility ramps and exterior fire exits
- Construction of an arbor, water feature (not including pools), pergola and/or trellis that

will be located in the rear yard

- Addition of new ~~and/or replacement~~ signage
- Screening-in an existing side or rear porch that is not visible from the street
- New installation of gutters and downspouts
- Painting a surface a different color that is consistent with Village of Pinehurst Color Palette

C. MINOR WORK CONTINUED

- Installation of structures or features that are short-term (less than 1 year) or intermittent in nature (e.g., construction trailer, television, temporary cellular facilities, mobile units, etc.).
- Replacement of existing siding, trim, porch flooring, steps, shutters, awnings, etc., as long as replacement materials match the original or existing materials in detail and color
- Replacement of roofing material of the same style, size, and color
- Replacement of doors and windows that are the same style, material, size, and color as the existing doors and windows
- Replacement of missing details, including missing or deteriorated siding and trim, porch floors, ceilings, columns, balustrades, or other architectural details, with new materials that are compatible with existing details
- Installation of storm windows and doors
- Installation of skylights and solar panels not visible from the street
- Installation of accessory buildings with no dimension greater than 12 feet
- Demolition of small outbuildings that are ~~120~~144 square feet or less
- Six-month extension of an approved Certificate of Appropriateness
- Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was initially approved
- Minor work changes to an approved COA prior to the work being completed, except in cases when those changes fall under the category of Major Work
- Pool demolition and infill

D. MAJOR WORK

Major Work projects must be approved by the Historic Preservation Commission in a public hearing before a Certificate of Appropriateness can be issued. In general, these are projects which involve a change in the appearance of a structure or landscape, are more substantial in nature than Minor Work projects, or Minor Work not approved by Planning Staff.

Certificate of Appropriateness applications for Major Work requiring HPC approval include, but are not limited to, the following:

- New construction or additions not considered to be Minor Work
- Relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed ~~120-144~~ square feet
- Replacement of architectural details that changes the design or materials from the existing details
- Changes to roof lines
- Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s)
- Eliminating or adding windows and/or doors
- Resurfacing buildings with different materials from that which was removed
- Replacement roofing with a different material or style from that being replaced
- Installation of structures that are not temporary and expected to be in place for one (1) year or greater, or potentially longer-term structures or features that may not be permanently affixed to the structure (e.g., modular units)
- Removal of trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a residence
- Installation of in ground swimming pools
- Installation of freestanding ATMs or kiosks
- Installation of small/micro cell wireless facilities
- Minor Work items not approved by the Village Planner

E. HOW TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

The ~~Guidelines~~Standards -detailed in Sections III to IX apply to existing properties and new construction projects, whether residential or commercial. The process for submitting an application for Minor or Major Work begins with the Village Planner. The Planner can provide details on the schedule for review from the Historic Preservation Commission, if appropriate, as well as the level of documentation and number of copies required. The Planner can assist property owners or their designees, such as an architect or builder, in interpreting the ~~Guidelines~~Standards -and their applicability to the projects prior to design review.

In addition, the process for submitting an application is detailed in Appendix C and illustrated in the Certificate of Appropriateness (COA) Flow Chart on page 15. The term “applicant” denotes the property owner, or designee, who is requesting the change or new construction. Contact the Village Planner with any questions about how to proceed at (910) 295-1900.

Major Work projects require review by the Historic Preservation Commission. The Commission meets on the fourth Thursday of each month, except in November and December when it meets on the third Thursday.

The deadline for receipt of completed applications for ~~Mmajor~~ ~~Wwork~~ is ~~three~~ four weeks before each monthly hearing. The application must be accompanied by drawings, elevations, material specifications, photographs, specifications such as building height and setback distances, etc. where applicable, and be sufficient enough for the HPC to make a determination. The HPC only considers applications meeting all applicable requirements of the Pinehurst Development Ordinance once confirmed by the Village Planner. This time limit permits the Village Planning staff to prepare agenda information for each item as provided by the property owner. A checklist for property owner preparation is also included in Appendix C. Adjacent property owners are notified of the application as required by law.

The order of business for the quasi-judicial Historic Preservation Commission hearing is typically as follows:

1. Introduction of each agenda item by the Village Planner
2. Swearing in of property owners, or their designees, and witnesses
3. Testimony by the property owners, or their designees
4. Questions by Commissioners with additional testimony from property owner or designees
5. Testimony by other participants.
6. Further testimony by the property owners, or their designees, if desired
7. Additional discussion by the Commissioners
8. A motion and vote by Commissioners

There are certain situations when a Certificate of Appropriateness may be amended by The Village Planner after it has been approved by the Commission. Proposed changes shall be submitted to the Village Planner for review. Village Staff may only approve changes that are not considered Major Work. ~~These changes approved~~

~~by Village Staff are on a case by case basis and should be submitted in writing.~~

F. PUBLIC MEETINGS

The remarks and documents presented by the property owner and other witnesses and participants in the hearing are important because they allow the Commission to be fully informed about the project. The purpose of review by the Commission is to determine if the project is congruous with the special character of the Pinehurst Historic District. The Commission will grant or deny a COA based on findings of fact relative to the application of the ~~Guidelines~~Standards. Approval may be subject to conditions necessary for the project to meet the ~~Guidelines~~Standards.

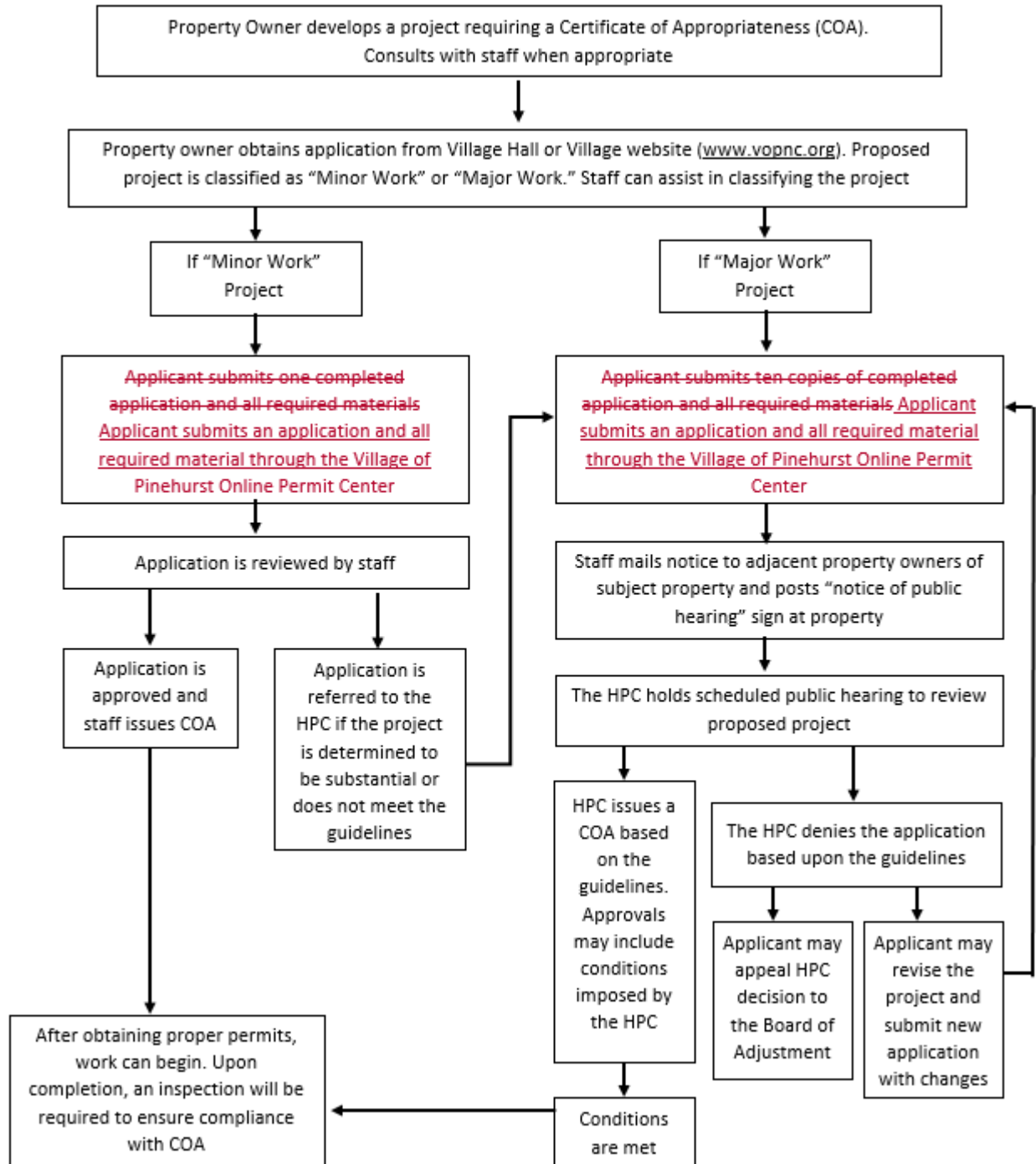
As all hearings are recorded, the video recording may be retrieved from the Village of Pinehurst website: ~~www.vopnc.org~~
(www.vopnc.org)

G. Inspection Process

After ~~the public hearing process and once~~ projects requiring a COA have been completed, an inspection by the Village Planner is required to ensure compliance with the approved ~~conducts an inspection to ensure that work was completed as approved in the~~ COA. The following is the inspection process for both Minor and Major COA inspections:

1. When a historic district project is complete and ready for inspection please contact the Village's Planning Department and schedule an inspection appointment with a Planner. Typically inspections can be conducted the next day or within a reasonable amount of time.
2. The Planner will visit your project site to inspect the work performed under the permit.
 - a. During the inspection, the Planner will compare the work based on the approved plans and ensure the completed work is consistent with the approved plans.
3. If the work is consistent with what was originally submitted and approved, the Planner will approve the work and close out the COA.
4. If there are any discrepancies between the approved plans and what was built, an applicant ~~have~~has three options available to pursue:
 - a. The applicant may meet standards and/or address the discrepancies by building to the approved plan.
 - b. If the changes qualify as minor work, the applicant may apply for a minor COA
 - c. If the changes qualify as major work, the applicant may apply for a major COA and go before the Historic Preservation Commission.
5. After all the previously identified issues have been addressed, please contact the Planning Department and arrange for a re-inspection.

H. CERTIFICATE OF APPROPRIATENESS FLOWCHART



III. CHANGES TO EXISTING RESIDENCES



The following [GuidelinesStandards](#) apply to proposed projects that change or renovate exterior facades of existing homes in the Pinehurst Historic District.

Chapters A to J describe various building elements such as roofs, porches, and mechanical systems

Chapters K to M describe building materials such as wood, masonry, and architectural metals

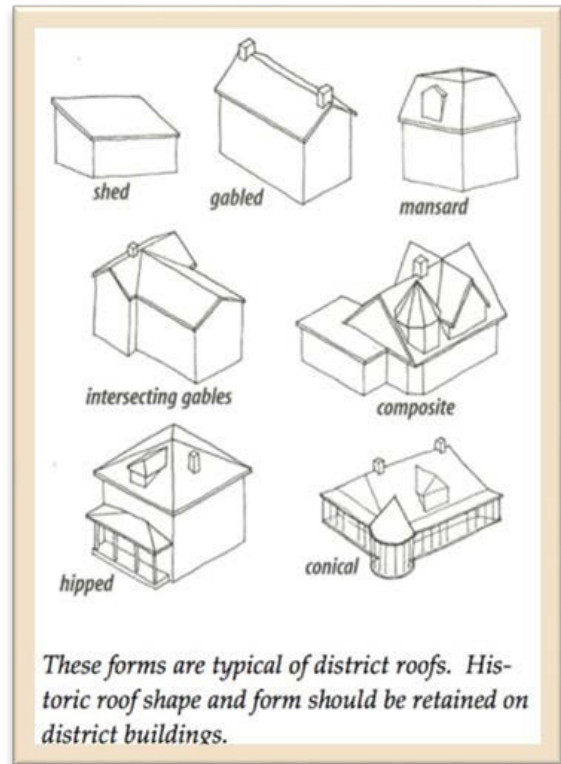
Chapter N describes the Village of Pinehurst Color Palette

Section IV addresses [GuidelinesStandards](#) -for *Residential New Construction*. Please consult Section VII *Site Features* for details on [GuidelinesStandards](#) -for such features as fences, landscaping or lighting that may be relevant to an addition or renovation project.

Many existing structures in the Pinehurst Historic District utilize materials and features that would not be approved for new construction. Property owners will be allowed to continue the use of those non-conforming materials for additions and accessory buildings.

A. ROOFS

1. Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
3. If a roof feature, such as a dormer, is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the structure, roofline and the Pinehurst Historic District.
4. If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.
5. Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
6. If standing seam metal roofs are used on residences, the seams should not exceed 1 inch in height and one quarter (1/4) inch in width.
7. 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 roof details.
8. New gutters and downspouts should be installed so that character-defining architectural features of the structure are not damaged or lost.
9. Replacement gutters and downspouts should be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.
10. Roof ventilators, solar attic fans and solar panels should be located as inconspicuously as possible.
11. Skylights and skylight tubes should be placed as inconspicuously as possible on the rear roof surface, and should have a flat profile.



B. EXTERIOR WALLS AND TRIM

1. 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.
2. Exterior walls that contribute to the historic form and character of a structure should be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
3. If an existing exterior wall feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.
4. Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
5. Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.



DESIGN GOAL

Replace materials in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.

C. WINDOWS AND DOORS

1. Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
3. If a window, door or feature is completely missing and is to be replaced, it should be replaced with a new window, door or feature based on the original or a new design compatible in scale, size, material and color with the character of the structure.
4. If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations should be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows should have true or simulated divided lights.
 - d. Snap-in muntins are **not appropriate**.
5. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
6. Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
7. The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
8. New dormer windows on street-facing elevations should be compatible with the size and placement of existing windows on primary elevations and should not compromise the architecture of the structure.
9. Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
10. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
11. Glass Block windows are **not permitted** on street-facing elevations.
12. Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.
13. Sliding doors are **not permitted** on street-facing elevations.
14. Security bars should be installed in a way that avoids damages to the historic fabric. Custom security bars should align with the vertical and horizontal dividing elements of doors and windows and are preferred over standard expandable models.

D. STORM WINDOWS AND DOORS

1. Storm windows and storm doors **must not** compromise the architectural character of the openings or casings to which they are applied and **must** be congruous with the Pinehurst Historic District.
2. Storm windows and doors should be installed inside the casing and not cover the casing.
3. Storm windows with a meeting rail should align with the meeting rail of the window to which they are applied. They should be installed so that existing windows and frames are not damaged or obscured.
4. Storm doors should have full view glass or mullions that align with the meeting rails and mullions of the door.
5. Storm windows and storm doors should be factory-finished vinyl, painted wood, or painted or baked enamel finished aluminum.
6. Storm or screen doors should be painted in a color that matches the walls or trim of the structure and the color should be in the Village of Pinehurst Color Palette.
7. It is preferable to use interior storm windows over exterior, if possible.

E. SHUTTERS AND AWNINGS

1. New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
2. Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, should be retained and preserved.
3. If a shutter or awning is missing or deteriorated and replacement is desired, it should be replaced with a new shutter or awning based on the original or a new design compatible with the character of the structure.
4. Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
 - a. If the original shutter was operable, the replacement should be operable or appear to be operable.
 - b. Each shutter ~~should~~must be equal to the height of the window opening, and one half the width.
 - c. Shutters on arched windows ~~must~~should have an arched head as well.
 - d. Shutter color should be compatible with the structure and should be in the Village of Pinehurst Color Palette.
5. Awnings should be based on historical awning profiles, styles, and shapes and be in a scale compatible with the building.
 - a. New awnings should not obscure windows, doors, porches, or other character-defining features or damage the original material.
 - b. It is preferable that awnings be canvas or a woven fabric.
 - c. Awning colors should be compatible with the colors of the structure and ~~must~~should be in the Village of Pinehurst Color Palette.

F. CHIMNEYS

1. New chimneys or chimney repairs and alterations should be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.
2. Chimneys and their functional and decorative features that contribute to the overall historic form and character of a structure should be retained and preserved.
3. If an existing chimney feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.
4. If repair or replacement of an entire chimney, chimney feature, or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the existing in composition, dimension, size, shape, color, pattern and texture.
 - a. New mortar should match the existing color.
 - b. Compatible substitute material should match the existing in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
5. Chimneys visible from the street should be repaired or rebuilt rather than removed.
6. Chimney stacks should not have stucco applied above the foundations as a means of stabilization.
7. Exterior chimneys should have a masonry finish and should extend from grade level for additions.
8. Wooden, boxed chimneys are **not appropriate** on new construction and additions.
9. Chimney repairs and or additions should have masonry and bonding patterns, joints, texture, color, tooling profile, and details compatible with the structure and other masonry features.
10. Paint, cement coating, stucco, artificial stone, brick veneer, or other coatings should not be applied to chimneys that are not currently or were not historically covered.
11. Chimney caps should be compatible with architectural style of the structure or building.

G. PORCHES, ENTRANCES AND BALCONIES

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.
2. Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
 - a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim should be retained and preserved.
 - b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim should be retained and preserved.
 - c. An existing entrance or porch should not be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.
 - d. A front porch or balcony should not be enclosed in any form unless historically accurate or compatible with the architectural character of the structure.
 - e. If enclosure of a side or rear porch is required, the enclosure should be designed so the character and features of the porch are preserved.
 - f. All decorative porch posts, railings, brackets, cornices and cornice trim should remain uncovered and preserved.
3. New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.
 - a. The height of the porch should align with the first floor level of the structure.
 - b. Porch posts, columns, and railings should be compatible in composition, dimension, shape, color, pattern and texture with the structure.
 - c. New porches should be painted or stained in a color compatible with that of the structure and **must be** in the Village of Pinehurst Color Palette
4. If an entrance, porch or balcony feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in form, scale, proportion, roof shape, detail, material and color with the character of the structure.
5. If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used should match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

6. Ramps and lifts should be located on the least character-defining elevation of the structure.
 - a. Ramps should be constructed in materials, finish and scale that are compatible with the character of the structure.
 - b. Ramps that are not temporary should be screened.
 - c. Ramps should be constructed so that the original elevation can be restored when the ramp is removed.

Did You Know?

Porches are characteristic features of almost every architectural style found in the Village due to its early history as a health resort.

DESIGN GOAL

Addition of a porch will contribute to the human scale of the structure and provide a congruent and welcoming space.



H. DECKS AND PATIOS

1. The addition of a deck or patio **must not** obscure, damage, or destroy character-defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. The height of a deck should align with the first floor level of the structure.
5. Decks and patios should be located on the rear or least character-defining elevation of the structure.
6. Deck framing should be screened by landscaping or skirt boards.
7. Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.



Rear porch and balcony addition

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

1. Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must be** compatible with the character and scale of the primary structure and **must be** congruous with the character of the Pinehurst Historic District.
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 buildings **must** comply with the ~~guidelines~~standards -in Section VIII.
3. If a carriage house, garage or outbuilding is completely missing and replacement is desired, the replacing structure **must** comply with the ~~guidelines~~standards -for new construction.
4. Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
 - a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
 - b. If the material used on the primary structure is non-conforming with the current Pinehurst Historic District ~~Guidelines~~Standards, the same material is permitted on additions and accessory buildings.
5. New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.

DESIGN GOAL

A lower roof slope for an accessory building creates appropriate spatial definition of the two structures.

The same is true for the pediment over the door in the two illustrations on the right.



Preferred

House with low slope
pediment aligned

Not recommended

House with equal roof
garage and slopes and taller
pediment above front door

6. Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
7. The height of an accessory building **must not** be taller than the primary structure and **must** be smaller in scale than the primary structure.
8. The foundation height of an addition or accessory building should align with that of the primary structure.
9. Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
10. An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.
11. If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition **must** be approved prior to consideration of the new construction.
12. Attached or detached garages should open to the rear or side of the primary structure.
13. Multiple front-facing garages that dominate the façade are **not appropriate** in the Pinehurst Historic District.
14. Prefabricated metal or plastic storage buildings are **not permitted** in the Pinehurst Historic District.



J. UTILITIES AND OTHER MECHANICAL SYSTEMS

1. Energy conservation features such as porches, operable windows, transoms, and louvered shutters that contribute to the overall historic form and character of a structure **must** be retained and preserved and **must** be congruous with similar elements in the Pinehurst Historic District.
2. Vents and mechanical connections through walls should be located on non-character-defining elevations or inconspicuously on side or rear walls where they will not be visible from the street and should be screened, if possible.
3. Mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks should be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings.
4. Solar panels should be installed in a manner that screens or camouflages their appearance as much as possible and should not be visible from the street.
5. Window air-conditioning units should be located only on rear or inconspicuous elevations.

K. WOOD

1. New wooden features or details or replacement of a missing feature or detail or element **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Wooden features that contribute to the overall character of a structure and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim should be retained and preserved.
3. If a wooden feature is completely missing and is to be replaced, it should be replaced with a new feature based on an original feature or a new design compatible in scale, size, material, texture, and color with the structure.
4. If repair or replacement of an entire wooden feature, deteriorated detail, or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Substitute material should match the original material in composition, dimension, size, shape, color, pattern, texture and profile.
 - b. Painted wooden siding that is sound should not be replaced or covered.
5. Vinyl, aluminum, Masonite or similar engineered wood product **must not** cover a wooden detail, element, or feature.
6. Wooden surfaces and features **must** be painted or stained and ~~must be should be~~ in colors that are in the Village of Pinehurst Color Palette.
7. Use of vertical siding or authentic board and batten should be limited to accents and not be a primary siding. Plywood siding is **not permitted**.

L. MASONRY

1. The addition of a masonry feature or the alteration of a distinctive masonry element or material **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
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.
3. If a masonry feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible with the texture, scale, size, material and color of the historic structure.
4. Historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, block, and clay tile, as well as their distinctive construction features should be retained and preserved.
5. If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, only the deteriorated portion should be replaced in kind rather than the entire surface or feature.
 - a. If replacement of a large masonry surface or entire feature is necessary, it should be replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - b. Compatible substitute material is permitted if it matches the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
6. Manufactured stone should have the appearance of natural stone in scale, size, texture and color.
7. Traditionally exposed brick or stone surfaces should not be parged or covered with materials like stucco, concrete, wood, or a synthetic material.
8. Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted. If painted brick is allowed it **must be** within the Village of Pinehurst Color Palette.
9. New mortar should duplicate the original in strength, color, texture, and composition and match existing mortar joints in width and profile and composition of mortar.
10. Pressure washing can be done in limited areas to clean or remove an applied coating or staining. It is recommended that an inconspicuous area be tested on a low pressure setting prior to wholesale cleaning. Sandblasting is not recommended.

M. ARCHITECTURAL METALS

1. Architectural metal features **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Architectural metal features such as copper, tin, brass, cast iron, wrought iron, lead, and terne plate that contribute to the overall character of a structure and a site should be retained and preserved.
3. If an architectural metal feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible with the scale, size, material, texture and color of the structure.
4. If a deteriorated detail, module, or element of an architectural surface or feature is to be replaced, only the deteriorated portion should be replaced in kind rather than the entire surface or feature. Compatible substitute material should match the original material in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
5. Architectural metal surfaces and features ~~must be~~ should be painted in the Village of Pinehurst Color Palette, unless it is a copper surface.

N. PAINT

Paint color plays an important role in defining the special character of homes and structures in the Pinehurst Historic District. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in the Pinehurst Historic District, a range of color schemes are appropriate as described below.

- Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.
- Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.
- The ornate style of Queen Anne Victorian houses permits the most exuberant use of color for decorative accents like brackets and the moldings of window and door surrounds.

DESIGN GOAL

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.

Muted colors of lighter value are suitable for walls and trim; intense colors and those of darker value should be limited to minor accents. The intensity of a color depends on the purity of hue; the value of a color depends on the amount of white mixed into the color.

The color scheme should be congruous with the paint colors on the surrounding properties.

The Village of Pinehurst Color Palette includes approved colors for the Historic District. Appendix D provides a listing of the approved paint colors with manufacturer reference numbers. The catalogue with samples is available for viewing at Village Hall.

✓ Choose a simple color scheme. Most houses require no more than four colors:

- roof color,
- wall color,
- major accent color for trim areas such as porch, cornice, and window frames and sashes, and
- minor accent color for the front door, small decorative details, and, window sashes.



■ roof ■ wall ■ major trim ■ minor trim / accent

Color is directly related to a building's style. Color schemes for most buildings, regardless of style, usually require no more than four colors.

In the case of most architectural styles, the following principles should guide the choice of color.

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 ~~must be~~ should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.
2. Historic painted surfaces and materials that contribute to the character of the structure should be retained and preserved.
3. Replacement gutters and downspouts should be coated with paint or a baked-on enamel finish in the Village of Pinehurst Color Palette, unless they are made of copper.
4. Exterior storm windows should be the same color as the window sash or trim.
5. Painting copper and terra cotta surfaces is **not appropriate**.

PLEASE SEE APPENDIX D ON PAGE 70 FOR APPROVED PAINT COLORS.

IV. RESIDENTIAL NEW CONSTRUCTION



The following [GuidelinesStandards](#) apply to building new homes in the Pinehurst Historic District.

- Chapter A cites prevalent architectural styles of homes
- Chapter B describes general points such as scale, relationship to surroundings and color
- Chapters C and D address windows, doors and shutters
- Chapter E describes accessory buildings such as garages
- Chapter F outlines appropriate building materials

Review of Section III *Changes to Existing Residences* may provide additional guidance when designing the proposed project. Please consult Section VII *Site Features* for details on [GuidelinesStandards](#) for such features as fences, landscaping or lighting that may be relevant to new construction projects.

A. CHARACTERISTIC ARCHITECTURAL STYLES

DESIGN GOAL

The Village of Pinehurst is not frozen in time. It continues to evolve by:

- *Respecting the character-defining features of the Pinehurst Historic District when designing a new residence*
- *Promoting compatible new construction that blends comfortably with existing historic structures*
- *Showing respect for the site's topography and character-defining site features*

Within the Pinehurst Historic District, the following seven architectural styles are prevalent for homes

STYLE	EXAMPLE
Craftsman Bungalow • Low-pitched roof • Wide eave overhang • Braces under gables • Porch with square or tapered columns • Stone chimneys • Gabled or shed dormers • Exposed rafters under eaves • Broad front porch	
Cottage • Sloping, uneven roof • Brick, stone or stucco siding • Steep gables • Prominent brick or stone chimney • Casement windows with small panes • Small dormer windows	

STYLE	EXAMPLE
Colonial Revival • Rectangular overall house shape • Gable or hip roof • Overhanging second floor • Classical pillars and columns • Multi-pane, double-hung windows with shutters • Dormers • Temple-like entrance: porticos topped by pediment • Paneled doors with sidelights and topped with transoms or fanlights • Chimneys	
Georgian Revival • Square, symmetrical shape • Paneled front door at center • Decorative crown over front door • Flattened columns on each side of door • 5 or more windows on house front façade • Paired chimneys • Medium-pitched roof • Minimal roof overhang • Nine or twelve small window panes in each window sash • Dental molding (square, tooth-like cuts) along the eaves	
Federal Revival • Hip or gable roof • Prominent end chimneys • Corner boards • 6 on 6 or 12 on 12 windows • Portico • Fanlight above door and side lights • Often brick or wood construction • Shutters	

STYLE	EXAMPLE
Queen Anne or Folk Victorian • Rambling, asymmetrical silhouette • Corner towers or turrets • Steep gable or hipped roof with dormers • Verandas and balconies • Contrasting materials and colors • Second-story overhangs • Gable ends decorated with half-timbering or stylized relief decoration • Ornate trim and brackets • Stained-glass window accents	
Ranch • Single story • Low pitched gable roof • Deep-set eaves	

B. GENERAL ~~GUIDELINES~~STANDARDS

DESIGN GOAL

Scale is an important consideration in assessing whether an addition, accessory building, or new construction is congruous with the Pinehurst Historic District.

Several relevant factors are used by the HPC to assess scale including:

- Total square feet
- Height and square footage of the front or street facing façades
- Footprint
- Mass
- Impact on adjacent structures and the relationship to its immediate surroundings

New construction should not visually overpower nearby structures.

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. All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant ~~Guidelines~~Standards -herein as appropriate to specific projects.
3. Color schemes ~~must~~should 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. Detailing on new primary structures should be compatible with its overall architectural style.
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. Roof forms should be congruous with the Pinehurst Historic District.
7. A simple roofline frequently features gable, gambrel, or hip roof forms.

Did You Know?

Traditional, turn-of-the-century homes typically had simple, pitched rooflines to minimize leaks. Simpler rooflines contribute to a harmonious streetscape in Pinehurst and are less expensive.

DESIGN GOAL

The houses to the right have the same floor plan. The one on the far right with multiple pitches may seem more interesting, yet the roofs serve no purpose to support the structure. The house on the left reflects a simple, well-proportioned house that is compatible with the Pinehurst Historic district.



Preferred

A well-proportioned design with simple lines

Not Recommended

A house with overly decorative, complex roof lines

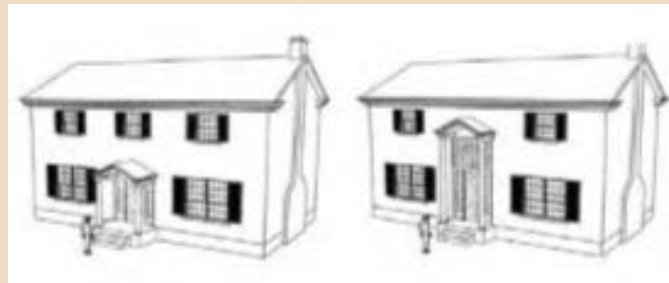


DESIGN GOAL

While variety has value, residences too large or too small will appear out of place and scale when compared to nearby homes.

DESIGN GOAL

The proportions of a front porch should be compatible in size and scale with the structure.



Preferred

Not Recommended

C. WINDOWS AND DOORS

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

Did You Know?

In early construction, taller windows were more economical to build. A narrower window meant a smaller lintel (the extra wood in framing on the top of a window to support the wall above) and therefore less money. Tall, rather than horizontal windows, also provide a better chance of catching the movement of the sun.

DESIGN GOAL

Vertical windows are usual in the Historic District.



A house with all horizontal windows



A house with vertical windows

D. SHUTTERS

1. Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
2. Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
3. Each shutter ~~should~~must be equal to the height of the window opening and one half the width.
4. Shutters on arched windows ~~must~~should match and have an arched head as well.



Did You Know?

Historically shutters were operable and often used to block light while letting in air. Pre-air conditioning, old houses always had space on both sides of the window for the shutter to be locked open, and shutters were sized to completely cover the window and sit within the window frame.

DESIGN GOAL

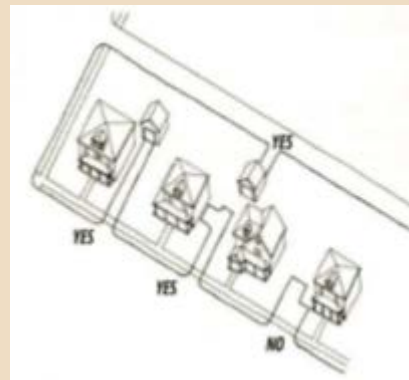
Use the “shutter rule”. Whether or not a structure has shutters, make sure there is space on each side of the window for shutters of appropriate dimensions. Shutters that are too narrow to cover the window often appear skimpy and detract from the facade.

E. ACCESSORY FEATURES AND STRUCTURES

1. 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.
2. 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.
3. Multiple front-facing garages ~~that dominate the façade~~ are **not appropriate** in the Pinehurst Historic District.
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.
5. Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.
6. Detached garages should be positioned so that the garage doors open to the rear or side of the residence when possible.
7. A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.

DESIGN GOAL

The garages are set back in both examples, including an alley entrance.



F. BUILDING MATERIALS

1. The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are recommended.
3. The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. ~~Sheets of p~~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

Please also note the ~~guidelines~~standards in Section III for existing materials when considering your project. There are also many tips and helpful treatments available in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES



The following [GuidelinesStandards](#) apply to proposed projects that change or renovate exterior facades of existing commercial structures in the Pinehurst Historic District.

- Chapter A describes general points about preserving facades and architectural details
- Chapter B describes similar details for storefronts
- Chapter C addresses signage and awnings
- Chapter D reviews additions as well as free-standing kiosks

Directions on building elements and building materials as reviewed in Section III *Changes to Existing Residences* will provide additional guidance regarding the proposed project. Please consult Section VII *Site Features* for details on [GuidelinesStandards](#) for such features as fences, landscaping or lighting that may be relevant to an addition or renovation project.

A. GENERAL ~~GUIDELINES~~STANDARDS

1. Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.
3. Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.
4. Paint colors ~~must~~should be in the Village of Pinehurst Color Palette.
5. If a portion of or the entire facade element has deteriorated, only the deteriorated section should be repaired and replaced in kind or with compatible substitute materials.
6. Clear display glass should not be replaced with non-transparent or tinted materials.
7. Wall murals are **not permitted** in the Pinehurst Historic District.

B. STOREFRONTS

1. Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Storefronts should be retained and preserved along with their functional and decorative features, including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, awnings, upper story windows, cornices, and details.
3. Deteriorated storefront feature(s) should be repaired rather than replaced and should match the original in size, scale, proportion, material, texture and detail.
4. If replacement of the entire storefront is necessary, the new design should be based on the original or a design that is compatible in size, scale, proportion, material, texture and detail with the building.
5. Display windows should not be reduced in size.
 - a. Snap-in muntins are **not appropriate**.
 - b. Reopening covered or infilled glass transoms is recommended.
6. Substitution of inappropriate contemporary materials such as vinyl or aluminum panels for traditional materials is **not appropriate**.

C. AWNINGS

1. Awnings mounted above display windows **must** be compatible with the architectural character of the building and **must** be congruous with the Pinehurst Historic District. Any lettering should be placed along the bottom flap only.
2. Awnings should be compatible with the colors of the structure and ~~must should~~ be in the Village of Pinehurst Color Palette.

D. ADDITIONS

1. Additions to commercial buildings **must** be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and **must** be congruous with the Pinehurst Historic District.
2. Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
3. Additions should be avoided on primary elevations and placed in the least conspicuous location.
4. Rooftop additions should be avoided but, if necessary, they **must** be compatible with the character of the building.

VI. COMMERCIAL NEW CONSTRUCTION



The following [GuidelinesStandards](#) apply to building new commercial structures in the Pinehurst Historic District.

- Chapter A describes typical architectural styles found among businesses in the Village Center
- Chapter B describes general points such as scale, building materials, windows and roofs
- Chapter C defines use of franchise architecture
- Chapter D details provisions for utilities and service areas

Direction on building elements and building materials as described in Section V: Changes to Existing Commercial Structures, may provide additional guidance regarding the proposed project. Please consult Section VII Site Features for details on [GuidelinesStandards](#) for such features as signage, landscaping or lighting, as well as the Pinehurst Development Ordinance, which may be relevant to new commercial construction projects.

DESIGN GOAL

Design of a new commercial, mixed use, or multi-family structure should:

- Respect the historic development pattern in the Village of Pinehurst
- Establish a sense of human scale
- Reflect typical historic lot and building widths

If a new building is wider than was historically typical, it should incorporate design features that divide the structure into smaller modules to suggest the underlying historic lot pattern.

A. CHARACTERISTIC COMMERCIAL ARCHITECTURAL STYLES

Within the Pinehurst Historic District, two typical styles are found for commercial structures

1. Brick, one or two-story historic storefront
2. White clapboard, one or two-story Colonial or Greek Revival buildings

Property owners are encouraged to consider selecting one of these styles as they contemplate new commercial construction projects.



2 Story Colonial Style



Greek Revival Style

B. GENERAL ~~GUIDELINES~~STANDARDS

1. New commercial construction **must** be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.
2. New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
3. Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
4. Glass curtain walls, reflective glass, and painted or darkly tinted glass are **not permitted**.
5. Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material.
6. Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.
7. Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.
8. New buildings ~~must~~ should be painted in colors that are in the Village of Pinehurst Color Palette.

DESIGN GOAL

Reflect typical historic lot and building widths.

A new building should incorporate design features that divide it into smaller modules. Changes in building height and materials, as well as architectural moldings and wall offsets can be used to express typical historic building widths to help a larger structure fit into the surrounding historic context.



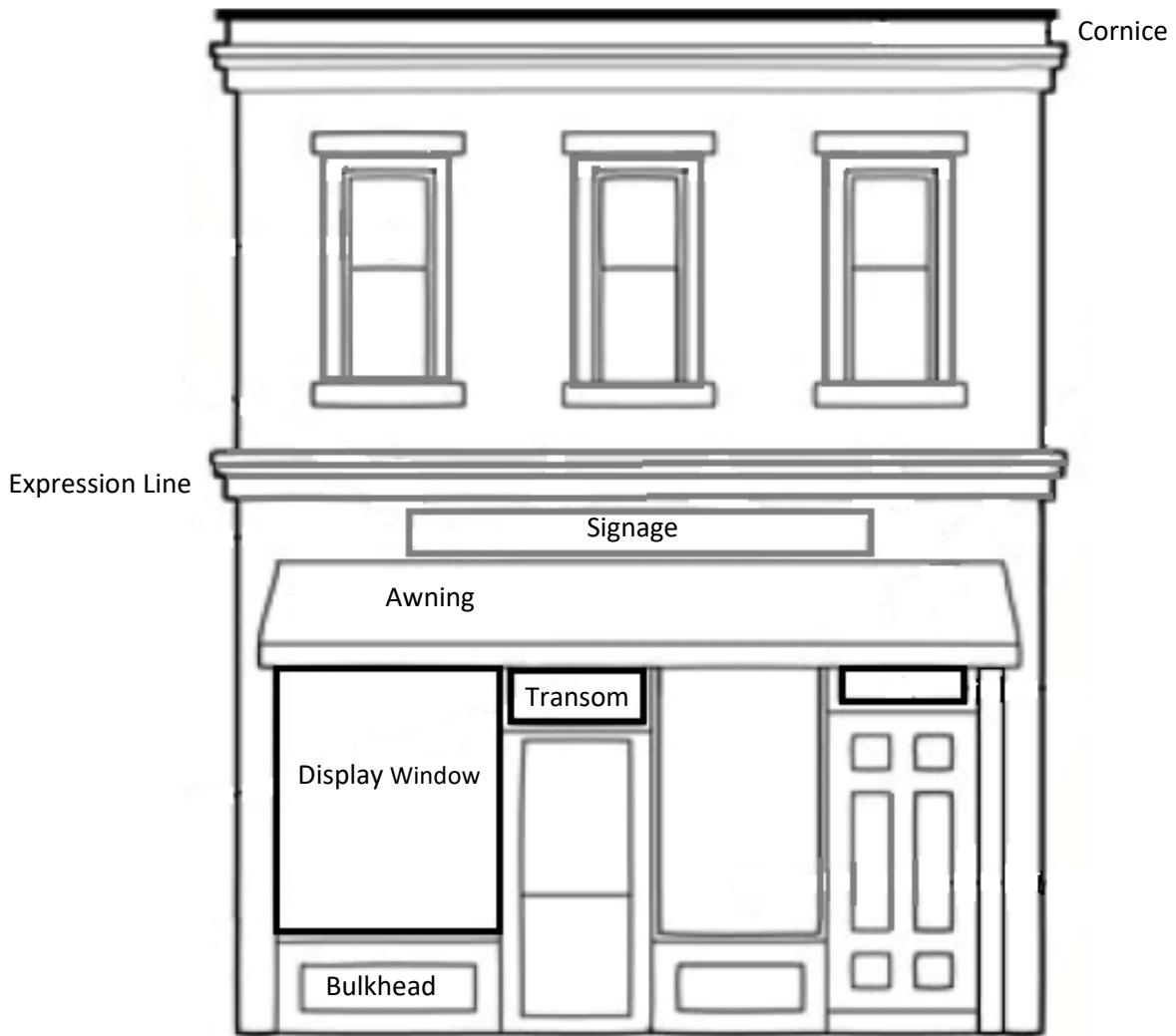
DESIGN GOAL

Establish a sense of human scale

A building's overall design and its architectural parts relate to human dimensions and proportion with the use of design features – windows, awnings, balconies – that visually delineate human-scale spaces. Pedestrians experience a series of stimulating, appropriately scaled locations.



A typical storefront



DESIGN GOAL

The street-level storefront is the most noticeable portion of a commercial building's facade. Its function is to:

- Allow goods to be displayed to the public
- Provide daylight to the shop interior
- Offer a welcoming entry for shoppers

These functions rely on large glass display windows, glass transoms, and doors to make the storefront transparent. Distinctive entry paving, bulkheads of contrasting material, decorative storefront cornices, awnings, and other features often add architectural interest to a storefront.

C. FRANCHISE ARCHITECTURE

1. Franchise or prototype architecture **must** comply with ~~guidelines for~~standards for new commercial construction.
2. ATMS and Kiosks should be designed in a way that does not obscure a character-defining feature of the building.
3. Freestanding ATMS and Kiosks should be placed in a location that does not disrupt the historic streetscape.

D. UTILITIES AND SERVICE AREAS

1. All roof and wall-mounted mechanical, electrical, skylights and solar panels, as well as vent pipes, **must** be screened from the public view.
2. Required service areas for a building should blend with the building and be screened so that they do not draw attention to the functionality of the area.



Screened commercial utility area

VII. SITE FEATURES



The Site Features ~~Guidelines~~Standards -apply to proposed projects whether changes to existing residences or commercial buildings in the Pinehurst Historic District, or new residential or commercial construction in the Pinehurst Historic District.

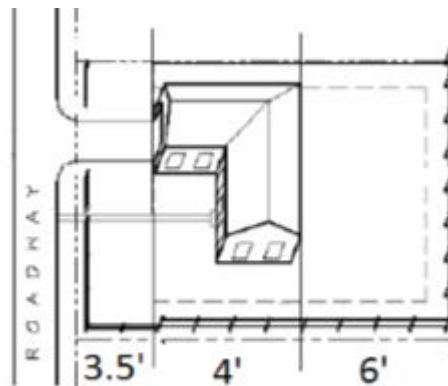
- Chapter A details fences and walls including building materials and specifications
- Chapter B addresses driveways and off-street parking provisions
- Chapter C describes appropriate landscaping and vegetation
- Chapter D lists provisions for swimming pools
- Chapter E addresses both residential and commercial signage
- Chapter F addresses Micro-wireless facilities
- Chapter G describes provisions to meet health and safety code requirements

A. FENCES AND WALLS

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.
 - a. Historic fences and walls that contribute to the character of the Pinehurst Historic District should be retained and preserved.
 - b. All architectural features that are character-defining elements of existing fences and walls, including gates, pillars, hardware, decorative pickets, and rails should be retained and preserved.
2. If repair or partial replacement of an existing fence or wall is necessary, new material should match the existing material in composition, size, shape, color, pattern and texture if available. If a non-conforming fence is replaced, the replacement **must** comply with the Pinehurst Historic District ~~Guidelines~~Standards -and the Pinehurst Development Ordinance.
3. 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.
4. New picket fences should be substantially open in character. The pickets should not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
5. All other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
6. Metal fences should be painted to resemble wrought iron.
7. Brick and stacked stone walls are permitted.
8. Existing unpainted brick walls or fences should not be painted or otherwise coated.
9. Vinyl and chain link fencing are **not permitted** on residential properties.
10. Solid wooden fences are **not permitted** in the Pinehurst Historic District.

11. 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.
 - i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
 - ii. Fences **must not** be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
 - b. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.
 - c. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

Examples of appropriate wooden picket fences for the Historic District.



Fence Height Limitations

A. DRIVEWAYS AND OFF-STREET PARKING

1. The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.
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.
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.
4. Commercial off-street parking areas should not be located in front yards or rights-of-ways.
5. Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. 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.
2. 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. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
3. Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.
 - a. Existing brick and stone pavers should be preserved.
 - b. Edging materials that are incongruous with the character of the Pinehurst Historic District, such as exposed landscaping timbers, are **not appropriate**.
 - c. Pre-cast landscape cement block of a commercial nature are **not appropriate** in residential areas.
 - d. Arbors, trellises, and pergolas should be constructed in a manner that is compatible with the architecture of the primary structure.
4. Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
 - a. 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.
 - b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.
5. Mechanical equipment such as air conditioners or heat pumps, should be located on non-character-defining elevations of the structure whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.
6. Clay paths were an important part of the planned community design that renowned landscape architects Frederick Law Olmstead, Sr. and Warren Manning created and implemented. These paths are located within the Village of Pinehurst right of way and **must not** be altered without permission of Village Staff.



1920s Photo of clay paths and street-scaping

D. SWIMMING POOLS

1. New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
2. In-ground swimming pools **must not** be easily visible from the street.
3. Above ground pools are **not permitted** in the Pinehurst Historic District.

E. SIGNAGE

Early photographs of the Village of Pinehurst's commercial district show a great variety of commercial signs, some of which may serve as prototypes for new commercial signage. Occasionally, an antique sign may even be restored for contemporary use. Awnings provide an opportunity for commercial signage, as do storefront display windows and transoms. Gold leaf, for example, on windows and signage is a simple way to make existing and new signage more congruous with the Pinehurst Historic District.

DESIGN GOAL

While all signage **must** conform to the requirements of the Village of Pinehurst Development Ordinance, below are additional considerations to encourage signage plans that contribute to the "sense of place" of the Pinehurst Historic District.

- Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- Sign placement is important: new signs should not obscure significant features of the historic building.
- New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.

1. Significant historic signs within the district or landmark properties should be preserved and maintained.
2. Original signage incorporated into the architectural detail of commercial buildings should also be preserved.
 - a. Signs in the Village Center and other commercial areas can reflect the era and the character of the building and the Pinehurst Historic District. They can also incorporate contemporary design and materials if their scale and location are historically appropriate.
 - b. Signage on residential and commercial buildings **must be** congruous with the Pinehurst Historic District.
3. Signage color ~~should~~ must be in the Village of Pinehurst Color Palette and should be muted in hue.
 - a. New signage should be composed of materials characteristic of the Pinehurst Historic District, such as wood, stone, or metal. Any substitute materials should present an authentic look and texture.
 - b. New signage should reflect the character of the Pinehurst Historic District.
4. Signage **must** be attached in a manner that does not cause permanent damage to the facade of the structure. Flush-mounted signs should be installed in appropriate locations that do not conceal architectural features or details.

F. INSTALLATION OF SMALL/MICRO WIRELESS FACILITIES

Introduction of new telecommunications facilities may be needed to accommodate the growing demand for wireless telecommunications services. These facilities should have minimal visual aesthetic impacts and preserve the special character of the Pinehurst Historic District. The following ~~guidelines apply~~standards apply to the installation of such facilities within the Pinehurst Historic District including right-of-ways and alleys.

1. All installations **must** comply with the requirements of the PDO in order to be considered for a Certificate of Appropriateness (COA) in the Pinehurst Historic District.
2. All new facilities, including those added to existing structures and poles, **must** be congruous with the special character of the Pinehurst Historic District.
3. All new poles or structures **must** be compatible in design, materials, height, and scale with existing street lighting and traffic light installations in the Pinehurst Historic District.
4. Such facilities **must not** be installed on flagpoles.
5. Wherever possible, these facilities should be located on existing structures.

G. ACCESSIBILITY, HEALTH AND SAFETY

1. Accessibility, health and safety code requirements should be met in ways that do not diminish character-defining features, materials, and details of the building or site and implemented such that character-defining features are preserved.
2. Changes to a building, accessibility and life-safety code characteristics or features **must not** compromise the building's character.
3. Fire doors, exterior fire stairs, access ramps, or elevator additions should be designed to be compatible in character, material, scale, proportion, location, detail and finish with the building and existing doors.

VIII. RELOCATION AND DEMOLITIONS

Relocations and demolitions are approved by the Historic Preservation Commission for properties within the Pinehurst Historic District.

A. RELOCATIONS

1. Relocation of a primary structure or important accessory building within the Pinehurst Historic District will be considered only when all other preservation options have been exhausted.
2. Before any existing primary structure within the Pinehurst Historic District may be moved or relocated, its original setting and context should be fully documented. Please consult with Village Staff.
3. ~~Guidelines for~~Standards for new construction apply to all structures moved into or within the Pinehurst Historic District including primary structures, or accessory buildings.
4. Any damage to character-defining elements and significant architectural features during relocation should be repaired.

B. DEMOLITIONS

1. Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
2. Demolition ~~guidelines-standards~~ apply to all structures and site features within the Pinehurst Historic District, except those specified under Minor Works
3. Prior to demolition of a primary structure, a record of the primary structure **must** be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation **must** be provided to Village Staff before the public hearing.
4. Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.
5. Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials.
6. After demolition, all debris **must** be removed from the site within 30 days.

APPENDICES

A. History of Pinehurst

B. Map of the Pinehurst Historic District

C. Certificate of Appropriateness Checklist

D. Village of Pinehurst Color Palette

E. Village of Pinehurst Planting Guide

F. Relevant Statutes and Resolutions

- North Carolina Statute for Historic Districts and Landmarks
- Village of Pinehurst Resolution Creating the Pinehurst Historic District
- Village of Pinehurst Resolution Creating Historic Preservation Commission

G. Resources

- The Secretary of the Interior's Standards for Rehabilitation
- Resources for Technical Information from the National Park Service
- Preservation from the National Park Service

H. Glossary

A. History of Pinehurst

Development of Pinehurst 1895-2018

The Village of Pinehurst today retains its historic character as a golf resort due to the careful preservation of original structures from the late 19th and early 20th centuries and the cultivation of its lush landscape. The core of wooded village green, hotels, shops, churches, and cottages spreads outward along curving and concentric roads to include the larger estates of the 1910s and 1920s. Throughout, mature landscaping envelops the various parts into a unified whole. On the south side of the village, manicured golf courses, tennis courts, a swimming pool complex, and an equine sports facility provide the physical setting for the resort's primary recreational activities.

1895

Pinehurst began in 1895 when James Walker Tufts, a manufacturer from Boston, Massachusetts, and head of the American Soda ~~Foundation~~, Fountain Co., purchased the first parcel of land for his health resort in the Pine Barrens of North Carolina. He had long envisioned a beautiful, healthful, New England-style village, where those suffering from respiratory and other ailments, could come with family and friends to recuperate in the land of sparkling water, abundant sunshine, and oxygen-producing pine trees.

For his project, Tufts ultimately assembled 5,980 acres of mostly cut timber lands at a cost of \$7,400. While he was still acquiring the land, he hired the Brookline, Massachusetts-based landscape architecture firm of Olmsted, Olmsted and Eliot to create a "General Plan for the Village of Pinehurst and a Diagram for the Location of Hotel and Cottages." Though Frederick Law Olmsted, Sr. was responsible for the conceptual plan, the major design work and implementation were carried out by one of Olmsted's assistants, Warren H. Manning. Manning was involved from the beginning and continued to work with Pinehurst for several decades, as well as to advise numerous property owners on their own private cottage grounds and gardens.

Manning himself described the landscaping task at Pinehurst in an article for the December 10, 1897 issue of The Pinehurst Outlook. The site selected for the village was characterized by "wide sweeping slopes and valleys that suggested a broad treatment and required a curvilinear system of roads." The central feature was "the Village Green, located in a broad, shallow amphitheater-like valley and designed to be the heart of the village, with the inn, the hall, the store and casino sites at its head on the main street and along the line of the electric tracks. The homes for the residents were along the sides of the green and on the streets radiating from it."

By December of 1895, Tufts had built the Holly Inn and more than 25 cottages. For the 1897 season, a total of 38 cottages and boarding houses had been built, in addition to the Department Store, the Casino (where meals were taken for a modest fee), the old Village Hall, the school building, and the Pinehurst Museum. In 1900, the Carolina Hotel was built and it comprised a major addition to the architecture of the village. All these early buildings display a combination of Queen Anne and Colonial Revival architectural styles that were typical of the time. The early cottages were well-built and tasteful, but not lavish, for the Tufts were marketing their health resort to a middle- class clientele. Buildings were predominantly wood frame, and many were clad in wood shingles to create the ambience of a New England village in the North Carolina Sandhills. Thirty- two of the original cottages survive.

Along with the Tufts' aggressive program of building, the implementation of the Olmsted landscape design transformed the village center into an "oasis in the desert." During the first two years, a nursery of exotic and native plants was established and more than 225,000 plants were set out, the majority of which were native materials. Evergreens and winter flowering shrubs were used primarily to create a green village in the winter. Today, pines, hollies, magnolias, laurels, and a range of evergreen shrubs fulfill the requirements.

In 1897 Tufts had to scrap his plan for a health resort as a result of new research on consumption and by the end of the 1897 season, he had banned consumptives from the property. As a result, the focus of the resort shifted to recreation and led to the construction of the golf links and golf club house on the south side of the village. In the fall of 1900, golf course architect Donald James Ross came to Pinehurst and took over the golfing operations, a position he would retain until his resignation in 1946. He worked constantly to improve the courses according to new theories and methods and today Course No. 2 survives as one of the best preserved Ross-designed courses in America.

1900s and 1910s

In the following decades Pinehurst continued to grow at a rapid pace under the guidance of James Tufts and, and after his death in 1902, his son Leonard Tufts took over the management of the Village. In the 1900s and 1910s, the majority of building was done in the Village core by Tufts. Winter guests rented cottages for the season or, if coming for a shorter visit, would stay in the many hotel rooms and boarding houses in the Village. However, as Pinehurst continued to establish itself as an ideal winter resort, adding more golfing opportunities, a harness track, and other recreational elements, the nature of development changed. By the mid-1910s and throughout the 1920s, the Olmsted plan of curving streets spread to the west of Beulah Hill Road where properties were larger and substantial homes were built by private owners in a variety of architectural styles. Such designs were in contrast to the earlier and more modest cottage construction completed under the Tufts' supervision. Also in the 1920s, Midland Road was built as the first divided two lane highway in the state, and houses extended eastward along this landscaped boulevard. In 1922, the Pinehurst Country Club was greatly enlarged and remodeled, taking on a Mediterranean feeling with its rough concrete walls, varied roof forms, and a terrace with Tuscan colonnade overlooking the golf courses.

1930s

Events in the 1930s further cemented Pinehurst's role in American golf and gave the resort a much needed boost during the Depression. In 1935, the resort installed its first grass greens (the earlier greens had been sand) and in the fall of 1936, the Professional Golfers' Association of America (PGA) tournament was played on Pinehurst No. 2. The PGA tournament and the North and South Opens were important steps toward positioning Pinehurst as a venue for major professional events in the future.

Despite the drop in the resort business during the 1930s, Pinehurst emerged competitive with other resorts in the southeast that had similarly modernized courses, with watered fairways and grass greens. The war years brought another round of challenges to the Village generally and to golf in particular, which was thought to be a frivolous activity in wartime. Because of its proximity to Camp (later Fort) Bragg, Pinehurst was threatened with an influx of military troops in need of housing. The Village inns and hotels were never occupied, but the surrounding area was more than once the site of massive U.S. Army maneuvers.

Post World War II

In 1945, Pinehurst celebrated its 50th anniversary. In 1946, Richard Sise Tufts, who had been given responsibility for managing the resort by his father Leonard, announced a series of changes. At the center of these modifications was a reorganization of the company's stock and a restructuring of company management. As a result of these changes, Donald Ross resigned. Ross was one of the cohort of men who had run the resort for four decades after the death of the founder, James Walker Tufts. Leonard Tufts had died a year earlier in 1945. Ross himself died in 1948. Finally, Frank Maples, superintendent of the golf courses and a Pinehurst employee since 1902, died in 1949.

Between 1948 and 1960, Pinehurst continued to operate as a seasonal resort; hotels, golf courses, and stores were open only during the season, from late September through May. The resort lifestyle was reflected in the activities of villagers, including sporting events and social gatherings, and in the building that was resumed during the post-war years. Most homes were built northeast of the Village along Midland, Page, and Everette Roads. They were designed by architects who, like their owners, were knowledgeable about popular styles, though many still incorporated elements of the New England architecture favored by Tufts. A handful of homes were also constructed in an employee housing neighborhood on Medlin and Kelly Roads.

Also during this era, the number of full-time Village residents increased, which required the construction of a public school on Kelly Road and public recreational facilities such as parks, swimming pools, and a library. To handle the increased volume of traffic in the area, the traffic circle was constructed in the mid-1950s at the junction of Highways 15/501, NC 211, and NC 2. In addition, more of the Village's inns remained open during the summer months and added amenities like air conditioning and their own swimming pools.

The Diamondhead Years

Effective December 31, 1970, the Diamondhead Corporation became owners of the Pinehurst Resort. The \$9.2 million purchase price included the Carolina Hotel, the Holly Inn, the Pinehurst Country Club, five golf courses, the garage, race track and stables, service facilities, and several thousand acres of undeveloped land surrounding the resort. In Diamondhead's plans for making improvements to the property, the difference between their vision for the resort and that of the Tufts became clear.

By the 1970s demand for housing in Pinehurst was high and homes located on the edges of golf courses, a concept that was in practice in other fashionable resorts in the country, were highly desirable.

Diamondhead's management chose to cut away areas between the greens and develop them as subdivisions for condominiums and single family homes. This pro-development approach was intensified by the systematic selling off of the thousands of "buffer" acres that surrounded the Village and the resort. These lands were sold off in large tracts and developed as sizable subdivisions. As a result of these development choices, and the loss of vast open spaces, the face of Pinehurst was forever changed.

An opposition movement of residents who were unhappy with Diamondhead's pro-growth strategies and changes to beloved golf courses and traditions led to a suit and court settlement in 1973. Essentially the "Settlement Agreement" gave the residents some power to control Diamondhead by establishing rules for land use and construction. However, not until 1980 did Pinehurst become incorporated as a municipality by order of the state Municipal Board of Control. For good measure the Board also drafted a Charter under which the Village would operate.

ClubCorp to Today

As Diamondhead slowly lost control of the Village and alienated many long-time residents, it was also failing economically. In 1984, the resort was purchased by ClubCorp of America (CCA), a corporation that managed resorts and clubs, with very different priorities from Diamondhead. Once again Pinehurst was “back in the resort and golf business,” and out of the real estate business. The creator and chief executive of ClubCorp was Robert Dedman, who built his management business to operate and, in some cases own, approximately 200 country clubs, golf courses, and other private clubs and resorts. Under Dedman, Pinehurst became CCA’s premier property. Facilities like the Carolina Hotel and Holly Inn were modernized and restored to their former glory. Two new golf courses were added. Finally, professional events returned to Pinehurst No. 2, including the PGA in 1991 and 1992, the U.S. Seniors Open in 1994, and the Men’s U.S. Open Championship in 1999, 2005, and 2014, as well as the Women’s U.S. Open Championship in 2014.

The man who had done the most to restore Pinehurst after the Diamondhead era, Robert Dedman, died in 2002. ClubCorp itself was sold in 2006, but Pinehurst remained in the Dedman family. Today Robert Dedman, Jr., continues his father’s legacy as CEO and owner of the Pinehurst resort.

C. Certificate of Appropriateness Checklist

- ☐ Completed ~~Local Historic District Application~~ Historic Certificate of Appropriateness Application with detailed explanation of proposed project and material/color list
- ☐ If proposed project is considered Minor Work, the application can be filled out at any time through the Online Permit Center. staff can approve and only 1 copy is needed
- ☐ If proposed project is considered Major Work, the proposed project must be approved by the HPC. Major Work applications can be filled out through the Online Permit Center and all required documents must be uploaded four weeks prior to the desired HPC meeting. must approve and 10 copies are needed to be submitted 3 weeks prior to the scheduled meeting. Reduced sized drawings (11"x17") are acceptable if they are legible. The HPC generally meets on the 4th Thursday of each month.
- ☐ Sketch/site plan including setbacks, right-of-ways, existing structures, impervious calculations (if applicable) and proposed work – For projects including fences, decks/patios, additions, etc.
- ☐ Existing features and details – Include current photos especially of relevant views and details.
- ☐ Building materials, product information sheets and color samples (may include photographs, brochures, etc.)
- ☐ Samples of significant materials proposed in the project, i.e., roofing, siding, windows, doors, brick/stone, composite material, etc.
- ☐ Supplemental documentation supporting the proposed project(s) including structural issues, damaged features, historical documentation, etc.
- ☐ For Major COA request, provide examples of other similar structures and architectural details existing within the Historic District (photos of the property and the associated address of the property).
- ☐ Letter from owner acknowledging this application, in the case of submission by an applicant or lessee (an email will be accepted).
- ☐ If the applicant is considering, but has not yet purchased the property associated with the project, provide a statement with that information.

D. Village of Pinehurst Color Palette

Paint color plays an important role in defining the special character of homes and structures in the Pinehurst Historic District. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in the Pinehurst Historic District, a range of color schemes are appropriate as described below.

- Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.
- Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.
- The ornate style of Queen Anne Victorian houses permits the most exuberant use of color for decorative accents like brackets and the moldings of window and door surrounds.

In the case of most architectural styles, the following principles should guide the choice of color.

• 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.
• Muted colors of lighter value are suitable for walls and trim; intense colors and those of darker value should be limited to minor accents. The intensity of a color depends on the purity of hue; the value of a color depends on the amount of white mixed into the color.
• The color scheme should be compatible with the paint colors on the surrounding properties.

<i>Village of Pinehurst Color Palette</i> includes samples of approved colors for the Pinehurst Historic District. The catalogue is available in the Planning and Inspections Department at Village Hall.	If an individual wishes to reproduce a building's original color scheme, the Tufts Archives may contain documentation or an analysis of paint scrapings may help determine the color history of the structure. Architectural conservators and professional preservationists, such as those on the staff of the North Carolina State Historic Preservation Office, can assist in this process. A color other than one found in the <i>Color Palette</i> that is historically characteristic of the building may be used with documentation provided to the Village Planner or designee.
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The Village of Pinehurst Color Palette is a list of approved exterior and trim colors for structures located within the Pinehurst Historic District. Produced by Benjamin Moore, the listing is on the next page. Over 240 colors can be used exclusively or as a guide to select a paint matched by another manufacturer. A catalog is available for reviewing at Village Hall Monday to Friday from 8:30 AM to 5:00 PM. For help determining if a color is within the color palette, please contact the Village Planner at (910) 295-1900.

D. Village of Pinehurst Color Palette

Benjamin Moore Paint Colors—Approved Exterior Colors

Code	Color Name	Code	Color Name	Code	Color Name
OC-1	Natural Wicker	OC-39	Timid White	OC-77	Colonial Cream
OC-2	Pale Almond	OC-40	Albescent	OC-78	Parchment
OC-3	Lambskin	OC-41	French Canvas	OC-79	Old Fashioned Peach
OC-4	Brandy Cream	OC-42	Old Prairie	OC-80	Pirates Cove Beach
OC-5	Maritime White	OC-43	Overcast	OC-81	Evening White
OC-6	Feather Down	OC-44	Misty Air	OC-82	Pompeii
OC-7	Creamy White	OC-45	Swiss Coffee	OC-83	Antique White
OC-8	Elephant Tusk	OC-46	Halo	OC-84	Crème Caramel
OC-9	Ballet White	OC-47	Ashwood	OC-85	Mayonnaise
OC-10	White Sand	OC-48	Hazy Skies	OC-86	White Blush
OC-11	Clay Beige	OC-49	Titanium	OC-87	Capri Coast
OC-12	Muslin	OC-50	November Rain	OC-88	Indian White
OC-13	Soft Chamois	OC-51	Intense White	OC-89	Butter Pecan
OC-14	Natural Cream	OC-52	Gray Owl	OC-90	Vanilla Ice Cream
OC-15	Baby Fawn	OC-53	Horizon	OC-91	Ivory Tusk
OC-16	Cedar Key	OC-54	White Wisp	OC-92	Mannequin Cream
OC-17	White Dove	OC-55	Paper White	OC-93	Sugar Cookie
OC-18	Dove Wing	OC-56	Moonshine	OC-94	Windswept
OC-19	Seapearl	OC-57	White Heron	OC-95	Navajo White
OC-20	Pale Oak	OC-58	White Ice	OC-96	Gentle Cream
OC-21	Winter White	OC-59	Vanilla Milkshake	OC-97	Cream Froth
OC-22	Calm	OC-60	Icicle	OC-98	Bare
OC-23	Classic Grey	OC-61	White Diamond	OC-99	Deserted Island
OC-24	Winds Breath	OC-62	Baby's Breath	OC-100	Palace White
OC-25	Cloud Cover	OC-63	Winter Snow	OC-101	Desolate
OC-26	Silver Satin	OC-64	Pure White	OC-102	Devon Cream
OC-27	Balboa Mist	OC-65	Chantilly Lace	OC-103	Antique Yellow
OC-28	Collingwood	OC-66	Snow White	OC-104	Antique Lace
OC-29	Floral White	OC-67	Ice Mist	OC-105	Calming Cream
OC-30	Gray Mist	OC-68	Distant Gray	OC-107	Antiquity
OC-31	Fog Mist	OC-69	White Opulence	OC-108	Pale Moon
OC-32	Tapestry Beige	OC-70	Whitewater Bay	OC-109	Lemon Chiffon
OC-33	Opaline	OC-71	Sand Dollar	OC-110	Milkyway
OC-34	Marble White	OC-72	Pink Damask	OC-111	Corinthian White
OC-35	Spanish White	OC-73	Opal	OC-112	Goldtone
OC-36	Niveous	OC-74	Onyx White	OC-113	Powder Sand
OC-37	Glacier White	OC-75	Pristine	OC-114	Lemon Ice
OC-38	Acadia White	OC-76	Old Country	OC-115	Cream Silk

Benjamin Moore Paint Colors—Approved Exterior Colors

Code	Color Name	Code	Color Name	Code	Color Name
OC-116	Pale Celery	HC-25	Quincy Tan	HC-114	Saybrook Sage
OC-117	Simply White	HC-26	Monroe Bisque	HC-117	Hancock Green
OC-118	Snowfall White	HC-27	Monterey White	HC-140	Prescott Green
OC-119	Cloud nine	HC-28	Shelburne Buff	HC-141	Hollingworth Green
OC-120	Seashell	HC-29	Dunmore Cream	HC-144	Palladian Blue
OC-121	Mountain Peak White	HC-30	Philadelphia Cream	HC-146	Wedgewood Gray
OC-122	Cotton Balls	HC-31	Waterbury Cream	HC-147	Woodlawn Blue
OC-123	Bavarian Cream	HC-32	Standish White	HC-149	Buxton Blue
OC-124	Alpine White	HC-33	Montgomery White	HC-150	Yarmouth Blue
OC-125	Moonlight White	HC-34	Wilmington Tan	HC-169	Coventry Gray
OC-126	Easter Lily	HC-35	Powell Buff	HC-170	Stonington Gray
OC-127	White Chocolate	HC-36	Hepplewhite Ivory	HC-171	Wickham Gray
OC-128	Minced Onion	HC-38	Decatur Buff	HC-172	Revere Pewter
OC-129	Alabaster	HC-39	Putnam Ivory	HC-173	Edgecomb Gray
OC-130	Cloud White	HC-40	Greenfield Pumpkin	HC-174	Lancaster Whitewash
OC-131	White Down	HC-41	Richmond Gold	HC-176	Annapolis Gray
OC-132	Grand Teton White	HC-44	Lenox Tan	HC-179	Platinum Gray
OC-133	Ancient Ivory	HC-45	Shaker Beige	HC-180	Cliffside Gray
OC-134	Meadow Mist	HC-46	Jackson Tan	AC-1	Coastal Fog
OC-135	Cream Cloak	HC-47	Brookline Beige	AC-7	Adobe Beige
OC-136	Celery Salt	HC-48	Bradstreet Beige	AC-22	Nantucket Fog
OC-137	Sebring White	HC-53	Hathaway Peach	AC-25	Harbor Gray
OC-138	White Drifts	HC-54	Jumel Peachstone	AC-28	Smoke Embers
OC-139	Sea Wind	HC-55	Winthrop Peach	AC-31	Hot Spring Stones
OC-140	Morning Dew	HC-56	Georgetown Pink Beige	AC-34	Cape Hatteras Sand
OC-142	Sail Cloth	HC-57	Sheraton Beige	AC-37	Big Bend Beige
OC-144	Lancaster White	HC-59	Odessa Pink	AC-38	North Hampton Beige
OC-150	Brilliant White	HC-60	Queen Anne Pink	AC-40	Glacier White
HC-1	Castleton Mist	HC-78	Litchfield Gray	AC-41	Acadia White
HC-2	Beacon Hill Damask	HC-80	Bleeker Beige	AC-42	Grand Teton White
HC-3	Greenmount Silk	HC-81	Manchester Tan		
HC-4	Hawthorne Yellow	HC-82	Bennington Gray		
HC-5	Weston Flax	HC-83	Grant Beige		
HC-6	Windham Cream	HC-90	Crown Point Sand		
HC-12	Concord Ivory	HC-92	Wheeling Neutral		
HC-15	Henderson Buff	HC-93	Carrington Beige		
HC-17	Summerdale Gold	HC-95	Sag Harbor Gray		
HC-18	Adams Gold	HC-96	Richmond Gray		
HC-21	Huntington Beige	HC-99	Abingdon Putty		
HC-22	Blair Gold	HC-105	Rockport Gray		
HC-23	Yorkshire Tan	HC-108	Sandy Hook Gray		
HC-24	Pittsfield Buff	HC-111	Nantucket Grey		

Benjamin Moore Paint Colors - Approved Trim Colors

Code	Color Name	Code	Color Name
2070-10	Tulsa Twilight	HC-71	Hasbrouck Brown
2072-20	Black Raspberry	HC-78	Litchfield Gray
2082-10	Chestnut	HC-80	Bleeker Beige
2094-20	Copper Mine	HC-84	Elmira White
2096-40	Gaucho Brown	HC-92	Wheeling Neutral
2102-30	Pueblo Brown	HC-102	Clarksville Gray
2106-50	Driftscape Tan	HC-23	Kennebunkport Green
2107-60	Sea Froth	HC-134	Tarrytown Green
2110-30	Saddle Soap	HC-137	Mill Springs Blue
2111-40	Taos Taupe	HC-142	Stratton Blue
2111-50	Stone Harbor	HC-157	Narragansett Green
2113-20	Pine Cone Brown	HC-158	Newburg Green
2123-20	Caribbean Teal	HC-171	Wickham Gray
2126-30	Anchor Gray	HC-172	Revere Pewter
2128-30	Evening Dove	HC-175	Briarwood
2139-10	River Rock	HC-177	Richmond Bisque
2139-50	Silver Marlin	HC-186	Charleston Brown
2140-40	Storm Cloud Gray	HC-182	Classic Burgundy
2141-40	Creeside Green	HC-187	Black Forest Green
2141-50	Horizon Gray	HC-190	Black
2143-40	Camouflage		
2143-60	Moonlight White		
2148-50	Sandy White		
2153-50	Desert Tan		
2160-50	Oklahoma Wheat		
2161-40	Acorn Yellow		
2163-10	Log Cabin		
2165-60	Durango Dust		
2166-50	Collingwood		
2166-60	Pale Oats		
2167-60	Sweet Salmon		
2173-30	Salmon Stream		
2174-20	Cinnamon		
2174-30	Sedona Clay		
AC-12	Copper Mountain		
HC-39	Putnam Ivory		
HC-40	Greenfield Pumpkin		
HC-45	Shaker Beige		
HC-66	Garrison Red		
HC-69	Whitall Brown		

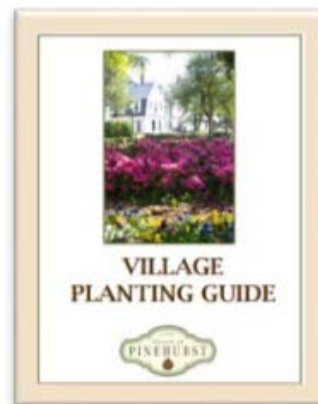
E. Village Planting Guide

From its beginning in 1895, Pinehurst has been known for its picturesque landscapes. Two renowned landscape architects, Frederick Law Olmsted, Sr., and Warren Manning, worked with the Tufts family to design the layout of winding streets, sandy paths, and informal plantings that gave the landscape the charm of a “wild garden.” Their vision of a naturalistic and romantic landscape has been preserved through the decades and the village was awarded National Historic Landmark status in 1996, as an example of resort and community planning.

The original landscapers chose to plant Pinehurst with native species like hollies, magnolias, cedars, and evergreen trees as well as exotic plants collected from around the world. They created appealing spaces not with structures, but with plants that gave the environment year-round character through color, texture, and seasonal change. Today it is possible to maintain the historic integrity of Olmsted’s and Manning’s designs by following their naturalistic approach in planting new gardens and selecting plants that are compatible with their original selections.

The **Village of Pinehurst Planting Guide** was compiled from Manning’s original plant list and the Plant Database created by the North Carolina State University Cooperative Extension. It is divided into sections including the categories below.

Tall trees
Small trees/shrubs
Small shrubs
Vines and groundcover
Herb and wildflowers
Ornamental grasses
Bulbs
Summer annuals



In addition, plants are identified by both common and Latin names, and accompanied by soil and light requirements, drought tolerance, deer resistance, and wildlife value. Plants from Manning’s original plant list are marked with an asterisk (*).

The Planting Guide is available in two formats:

1. In hard copy and available at Village Hall, 395 Magnolia Road, Pinehurst.
2. On the Village of Pinehurst website, vopnc.org. On the website, type planting guide in the search box. The 24-page document above will appear in PDF form. Browse online or print for review.

F. Relevant Statutes and Resolutions

- **The State of North Carolina statute for Historic Districts and Landmarks that establishes the roles of the Historic Preservation Commission and its limitations:**

https://www.ncleg.gov/EnactedLegislation/Statutes/PDF/BySection/Chapter_160D/GS_160D-940.pdf https://www.ncleg.net/enactedlegislation/statutes/html/bychapter/chapter_160a.html
& NC G.S. 160D-940(1) ~~§ 160A-400.1, thru § 160A-400.15.~~

- **Village Of Pinehurst Resolution Creating the Pinehurst Historic District:**

Resolution #13-37, updated August 23, 2013. Available at Village Hall or on www.vopnc.org.

- **Village Of Pinehurst Resolution Creating the Historic Preservation Commission:**

Resolution #06-05, updated March, 2006. Available at Village Hall or on www.vopnc.org.

G. Resources

- **The Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior, through the National Park Service has published *The Secretary of the Interior's Illustrated Guidelines for Rehabilitating Historic Buildings*

They can be found on www.nps.gov. They offer suggestions and standards that are the basis for the Pinehurst Historic District [GuidelinesStandards](#).



- **Resources for Technical Information from the National Park Service:**

Along those same lines there are several documents provided under Preservation Briefs and Preservation Tech Notes that provide guidance on a variety of topics and materials.

- **Tax Credits:**

The North Carolina State Historic Preservation Office may be able to help a property owner obtain tax credits for qualifying rehabilitation or restoration. They can be researched at www.hpo.ncdr.gov.

H. Glossary

Words contained in this Appendix are those having an applied meaning and relative to the purpose of these ~~Guidelines~~Standards.

Words not listed in this chapter are defined by reference to:

- The latest version of the Pinehurst Development Ordinance (PDO),
- The latest edition of the State of North Carolina Building Code, or if not defined therein, or
- The latest edition of Webster's New International Dictionary, unabridged.

A

ACCESSORY BUILDING: A building that is located on the same parcel of property as the primary or principal structure and the use of which is incidental to the use of the primary structure. Examples of common accessory buildings include, but are not limited to, carports, carriage houses, garages, storage sheds, cabanas, and pergolas.

ACCESSORY STRUCTURE: Any structure not roofed over and enclosed that is not considered an accessory building, which is incidental to that of the main building. Examples of accessory structures include, but are not limited to, fences, decks, gazebos, arbors, retaining walls, barbeque pits, detached chimneys, tree houses, playground equipment, yard sculpture, etc.

ADDITION (to an existing building): An extension or increase in the floor area or height of an existing structure, including porches and other additions that change the volume, area or building footprint. Additions share a contiguous wall or floor with the existing structure.

AFTER-THE-FACT APPROVAL: Application for approval of work that has already been completed.

ALUMINUM SIDING: Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and 1960s.

APPROPRIATE: Suitable for, or compatible with, a property, based on accepted standards of historic restoration. The appropriateness of a design for new construction is based on compatibility with the architectural character of the Historic District.

ARCH: A curved and sometimes pointed structural member used to span an opening. A rounded arch represents classical or Romanesque influence whereas a pointed arch generally denotes Gothic influence.

ASBESTOS SIDING: A dense, rigid board containing a high proportion of asbestos fibers bonded with Portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied in large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

ASPHALT SHINGLE/SIDING: A shingle or siding manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather.

ATM: Self-service machines used by banking customers for financial institutions, including deposits, withdrawals, and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

AWNINGS: An architectural projection that provides weather protection, identity and/or decoration, and is wholly supported by the building to which it is attached, and is comprised of a lightweight, rigid, or retractable skeleton over which an approved cover is attached.

B

BALUSTRADE: A series of balusters or uprights connected on top by a handrail and sometimes on the bottom by a bottom rail to provide an ornamental and protective barrier along the edge of a stair, roof, balcony, or porch.

BAY: A window or windows built to project outward from an exterior wall. A bay can also refer to an opening or division along the face of a structure. For example, a wall with a door and two windows is three bays wide.

BOARD AND BATTEN: Closely applied vertical boards, the joints of which are covered by vertical narrow wooden strips; usually found on Gothic Revival-style buildings.

BOLLARD: A sturdy, short, vertical post. Although it originally described a post on a ship or quay used principally for mooring boats, the word is now used to describe posts installed to control road traffic and posts designed to prevent ram raiding and car ramming attacks.

BOND: A brick masonry pattern. Masonry bond is essential to brickwork when wire reinforcement is not used.

BRACKET: A projecting support member found under eaves or other overhangs; it may be plain or decorated. Brackets were used extensively in Victorian architecture and gave rise to a style known as Bracketed Victorian.

BRICK VENEER: An outer covering, usually for a wooden frame building, consisting of a single layer of brick attached to the load-bearing walls with ties.

BULKHEAD (as pertains to storefronts): The area below the display windows on the front façade of a commercial storefront.

C

CANOPY TREE: A large tree whose total height and spread at maturity is greater than thirty (30) feet. Species native to the Sandhills of North Carolina include maple, hickory, holly, sweet gum, magnolia, and pine trees.

CEMENTITIOUS BOARD: A material composed of cement, sand, and cellulose fiber; first introduced in the early 20th century as a substitute for slate. Today cementitious board has a variety of uses including exterior siding and roofing.

CERTIFICATE OF APPROPRIATENESS: A document allowing a property owner to proceed with a proposed alteration, demolition, or new construction of a property in a designated area or site, following the determination of the proposal's suitability according to the Design [GuidelinesStandards](#).

CHARACTER-DEFINING: A feature or element of a structure that is essential to its architectural or historical significance. Character-defining elements include the overall shape of the structure, its materials, craftsmanship, and decorative details, as well as the various aspects of its site and environment. Examples of features that could be considered character-defining include openings, roofs and related features, projections (porch, balcony, and chimneys), trim, and windows.

CLAPBOARD: Horizontal wooden boards, tapered at the upper end and laid so as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than six (6) inches wide. Clapboard was a common outer face of 19th and early 20th century buildings.

COLONIAL REVIVAL: A style popular in the late 19th and early 20th centuries. The style features a rectangular house shape with a gable roof and overhanging second story; a symmetrically balanced front façade with an accented front entry, often framed by a portico and pediment; and multi-pane, double-hung windows with shutters. Siding is typically clapboard or brick.

COLUMN: A vertical shaft or pillar that supports or appears to support a construction above. In classical architecture, the column has three (3) parts: base, shaft, and capital.

COMPATIBILITY: The state of being harmonious or agreeable when integrated with other elements in a structure or environment.

CONGRUOUS: The quality or fact of being in agreement with. As used in the [GuidelinesStandards](#), the term refers to a project that corresponds to the historic character of a structure and the Historic District. A design that is appropriate and harmonious to the existing environment.

CONTEXT: The overall relationship of the building to its surroundings.

CORNICE: An ornamental molding, usually of wood or plaster, running around the walls of a room just below the ceiling; the molding forming the top member of a door or window frame; or the exterior trim of a structure at the meeting of the roof and the wall. In classical architecture, the upper projecting section of an entablature.

COTTAGE STYLE: The style of a small, quaint house, historically found in rural or semi-rural locations. Characteristics include a sloping, uneven roof with steep gables; prominent brick or stone chimneys; small dormer windows and casement windows small panes; and clapboard, brick, stone or stucco siding.

CRAFTSMAN BUNGALOW STYLE: An early 20th Century style that grew out of the arts and crafts movement of the 19th century. The basic characteristics are long, low profiles; overhanging bracketed eaves; wide, engaged porches with square, squat brick piers supporting wood posts; gabled dormers and four-over-one or six-over-one sash windows. Siding is typically brick, stone, or stucco.

CRESTING: Ornamental ironwork used to embellish the ridge of a gable or the upper cornice of a mansard roof.

CUPOLA: A small structure built on top of a roof or building to complete a design and to provide a source of light and a means of ventilation. The structure can be square or spherical in shape with a mansard or conical roof.

D

DECK: An uncovered porch, usually at the rear of a building; popular in modern residential design.

DEMOLITION: The razing or destruction, whether entirely or in significant part, of the exterior of a building, structure, or site. Demolition includes the removal of a building or structure from its site or the removal, stripping, concealing, or the destruction of the façade or any significant exterior architectural features which are integral to the character of the resource, for whatever purpose, including new construction or reconstruction.

DORMER: A structure projecting from a sloping roof usually housing a window (or windows) or a ventilating louver.

E

EAVE: The lower edge of a roof extending beyond the exterior wall.

ELEVATION: A scaled drawing that illustrates the view of a side of a building.

ENTABLATURE: In classical architecture, the horizontal members immediately above the column capitals; divided into three major parts or layers: architrave (bottom), frieze (middle), and cornice (top).

F

FAÇADE: The exterior face of a building.

FEDERAL REVIVAL STYLE: A revival of the architectural style popular from the Revolution through the early 19th century. The style is characterized by a hipped roof with prominent end chimneys; fanlights and side lights framing the front door; and six-on-six or twelve-on-twelve windows with shutters. Buildings are of brick or wood construction.

FENESTRATION: The arrangement of windows and doors and their openings in a building.

FIELD OF PLAY: The term “Field of Play” shall mean the area within the Recreational Development (RD) zoning district where golf activity occurs. With the exception of buildings, property located within the area known as the “field of play” is excluded from these. For example, repair, relocation or addition of compatible signage, landscaping, and/or cart paths on property within the “field of play” are excluded from these regulations.

FINIAL: A formal ornament at the top of a canopy, gable, pinnacle, street light, etc.

FRANCHISE ARCHITECTURE: A building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature.

FRONT YARD: A yard across the full width of the lot, extending from the farthest projection of the structure including, but not limited to, steps, eaves, porches, terraces or patios (excluding, however, steps and overhangs permitted to project into the front yard) to the front property and/or right-of-way line.

G

GABLE: The vertical triangular portion of the end of a building having a double sloping roof, from the level of the cornice or eaves to the ridge of the roof.

GAMBREL ROOF: A gable roof with two slopes of different pitch on either side of the ridge. The slopes that meet at the ridge have a shallower pitch.

GEORGIAN REVIVAL STYLE: A revival of the prevailing 18th century style in Great Britain and the Colonies. The characteristics are a square symmetrical shape with paired chimneys; a centered front door framed by a decorative crown and pilasters; and nine-on-nine or twelve-on-twelve windows. Siding is typically brick.

H

HIPPED ROOF: A roof that slopes upward from all four sides of the building, requiring a hip at each corner.

HUMAN SCALE: A combination of qualities in architecture or the landscape that provides an appropriate relationship to human size, enhancing rather than diminishing the importance of people.

L

LIGHT: A pane of glass.

LINTEL: A beam of wood or stone that spans an opening; in masonry construction it frequently supports the masonry above the opening.

M

MANSARD ROOF: A roof with two slopes on all four sides, the lower one being much steeper than the upper.

MANUFACTURED STONE: A contemporary manufactured material that resembles stone and is uniform in color and substance throughout the block.

MASS: The volume or physical bulk of a building, as defined by its length, width, and height. Mass also refers to the size and shape of a structure relative to others in the immediate proximity.

MEETING RAIL: A horizontal divider between the upper and lower sashes of a double hung window.

MOLDING: A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around windows, doors and other openings.

MULLION: A vertical member dividing a window area, such as two casements, and forming a part of a window frame.

MUNTIN: A divider in a window. Muntins fix the lights of a window into position and determine the number of sidelights.

MUTED COLOR: A color that has tinted, subdued shades and is not bright or reflective. Muted colors are less intense in hue and often lighter in value.

N

NEIGHBORHOOD: An area of a community with characteristics that distinguish it from other areas and may be identified by distinct aesthetic, architectural, landscape, or historic characteristics.

O

OFF-STREET PARKING SPACE: A space which is designated for parking or temporary storage of one automobile, and is located outside of the dedicated street right-of-way.

ORIGINAL: A term designating a structure, including its elements, features, and details, at the time it was constructed. In fact, very few buildings in the Pinehurst Historic District are original. As the term is used in the [GuidelinesStandards](#), it refers to features of a building that have been in place for a significant period of time.

P

PARGE: A thin coating of plaster or mortar.

PEDIMENT: A triangular gable bounded on all sides by a continuous cornice. This form is characteristic of classical architecture.

PILASTER: A flat or half-round decorative member applied to a wall suggesting a column; sometimes called an engaged column.

PORTICO: A small entrance porch or covered walk consisting of a roof supported by open columns.

PRIMARY STRUCTURE: The main structure on a lot in which the principal use of that lot is conducted, i.e. a residence if the property is residential.

PROPORTION: A harmonious relationship between structures or parts of structures with respect to comparative size, quantity, or degree. An effect of harmony and balance is achieved when the architectural elements of a structure are in proportion to each other and to the structure as a whole.

Q

QUEEN ANNE/VICTORIAN STYLE: One of a variety of eclectic styles introduced into British and American architecture during the reign of Queen Victoria (1837-1901). The characteristics of the Queen Anne style include a steep gable or hipped roof with dormers; a rambling asymmetrical silhouette often with turrets, towers, balconies, and verandas; and decorative accents on gable ends, eaves and overhangs. Windows are often accented with stained glass. Siding can be mixed in a single structure.

QUOIN: Ornamental blocks of wood, stone, brick, or stucco placed at the corners of a building and projecting slightly from the front of the façade.

R

REAR YARD: a yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the main building.

RIDGE: The horizontal line of meeting of the upper slopes of a roof.

RIGHT-OF-WAY: An area owned or maintained by the Village, the State of North Carolina, a public utility, a railroad, or a private concern for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, pedestrian walkways, utilities, or railroads.

S

SASH: Any framework of a window; it may be movable or fixed; it may slide in a vertical plane (as in a double-hung window) or may pivot (as in a casement window).

SCALE: The relationship of a building to those around it.

SETBACK: The minimum distance from the property line to the farthest projection of the exterior face of buildings, walls, or any other form of construction (i.e. decks, landings, terraces, porches, and patio on grade). Setbacks for buildings within a block or neighborhood should be consistent to maintain the character of the neighborhood.

SHEET METAL: A flat rolled-metal product, rectangular in cross-section and form; when used as a roofing material, usually terne- or zinc-plated.

SHUTTER DOG: A tie-back used to keep shutters in an open position.

SIDE YARD: An open space on the same lot with a building (steps, eaves, and uncovered porches, terraces, and patios are considered part of the main building), and the side line of the lot extending through from the front building line to the rear yard or to the rear line of the lot, where no rear yard is required.

SMALL CELL WIRELESS: Those defined in N.C.G.S. 106A-400.51.

SOFFITT: The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

STREETSCAPE: The distinguishing character of a particular street within a pedestrian's view as created by the dimensions and materials of the road and walkways, the design of street furniture, the setback, spacing, and scale of structures, their architectural features and materials, and the presence of vegetation (especially trees) along the curb or sidewalk.

STRING COURSE: A decorative horizontal band on the exterior wall of a building. Such a band, either plain or molded, is usually formed of brick or stone.

STUCCO: An exterior finish, usually textured, composed of Portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than Portland cement.

SURROUND: The border or casing of a window or door opening, sometimes molded.

T

TERRA COTTA: Hard unglazed fired clay, used for ornamental work and roof and floor tile; also fabricated with a decorative glaze and used a surface finish for buildings in the Art Deco style.

TERNE: An alloy coating that was historically made of lead and tin used to cover steel, in the ratio of 20% tin and 80% lead. Until the year 2012, lead had been replaced with the metal zinc and was used in the ratio of 50% tin and 50% zinc.

TEXTURE: The physical material and architectural features and details of a building that create character; also the fabric of a building, structure, or town, connoting an interweaving of component parts.

TRANSOM: A glazed panel above a door or a storefront, sometimes hinged to be opened for ventilation at ceiling level.

V

VILLAGE CENTER: The original commercial center of Pinehurst.

VINYL CLAD/ALUMINUM CLAD: The exterior cladding of wooden window frames and sashes and of wooden doors with factory- finished vinyl or aluminum.

VINYL SIDING: Sheets of thermal, plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard, posts, or rails.

W

WATER TABLE: The plain or molded ledge or projection of an exterior wood wall, usually at the first floor level, that protects the foundation from rain running down the wall of a building. In masonry buildings, the water table refers to the belt course that differentiates the foundation from the exterior wall.



**UPDATE ON BUFFER DEVELOPMENT ORDINANCE
ADDITIONAL AGENDA DETAILS:**

Staff will update Council on the proposed buffer ordinance.

FROM:

Darryn Burich

CC:

Jeff Sanborn

DATE OF MEMO:

9/8/2021

MEMO DETAILS:

Staff is making some final adjustments to the proposed ordinance language and anticipates Council being able to take action on the proposed ordinance amendments at the September 28th Council meeting.



**PRESENTATION OF THE WEST PINEHURST COMMUNITY PARK SITE
MASTER PLAN
ADDITIONAL AGENDA DETAILS:**

FROM:

Mark Wagner

CC:

Jeff Sanborn, Jeff Batton, Village Council

DATE OF MEMO:

9/3/2021

MEMO DETAILS:

Staff and our consultants with John McAdams Company will present the final draft of the Site Master Plan for West Pinehurst Community Park for review and discussion.

ATTACHMENTS:

Description

- ▣ Presentation
- ▣ Site Plan Final Draft



VILLAGE OF PINEHURST

WEST PINEHURST COMMUNITY PARK MASTER PLAN | CONCEPT DEVELOPMENT SUMMARY



AGENDA



- > Project Process
- > Public Input Summary
- > Concept Plan
- > Precedent Imagery
- > Next Steps - Request for Adoption

PROJECT PROCESS

The 6-month planning process included...



INVENTORY + ANALYSIS

Data collection and information gathering



COMMUNITY ENGAGEMENT



CONCEPT DESIGN + MASTER PLAN

Developing a plan to achieve the vision



MASTER PLAN ADOPTION

Guiding the future design, development, and management of the park



**We are
here!**



PUBLIC INPUT SUMMARY

Public Input Platforms:

- > Public Input Meeting
- > Public Opinion Survey
- > Participation Rates



Public Input Platforms:

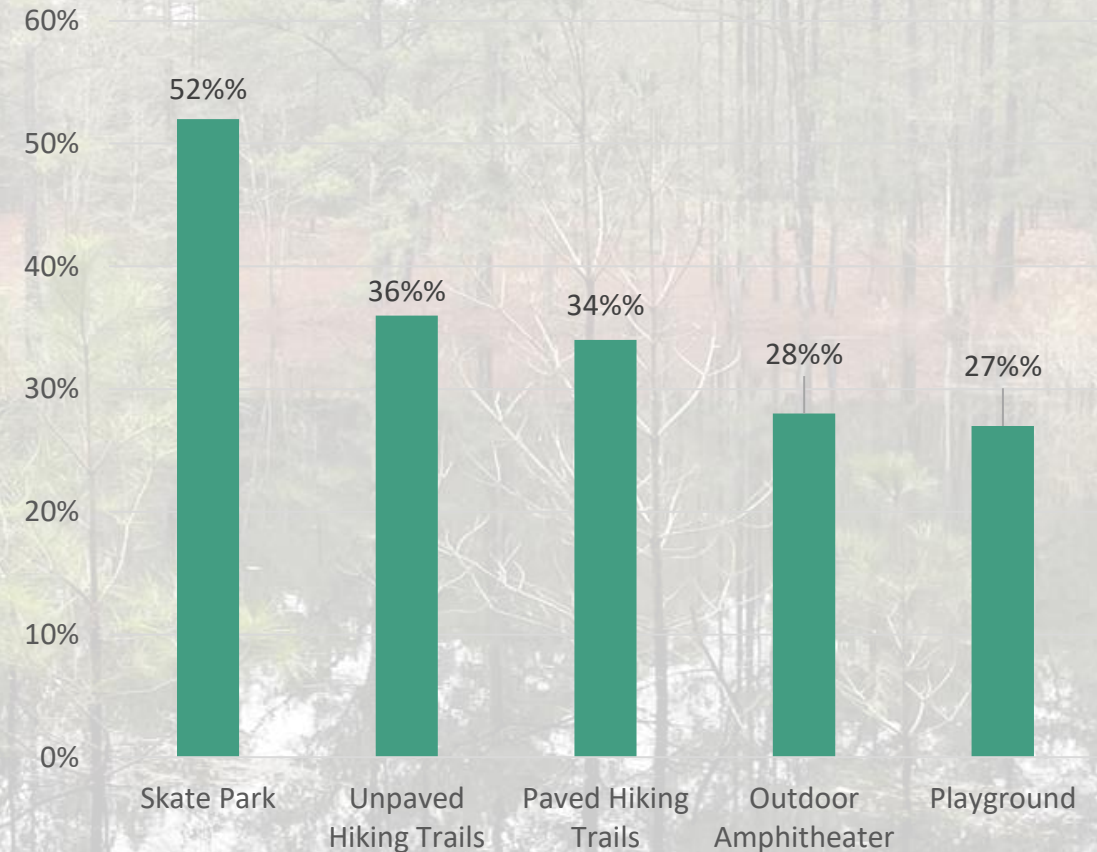
- > Public Input Meeting
- > Public Opinion Survey
- > Participation Rates

PUBLIC INPUT SUMMARY

Key Findings

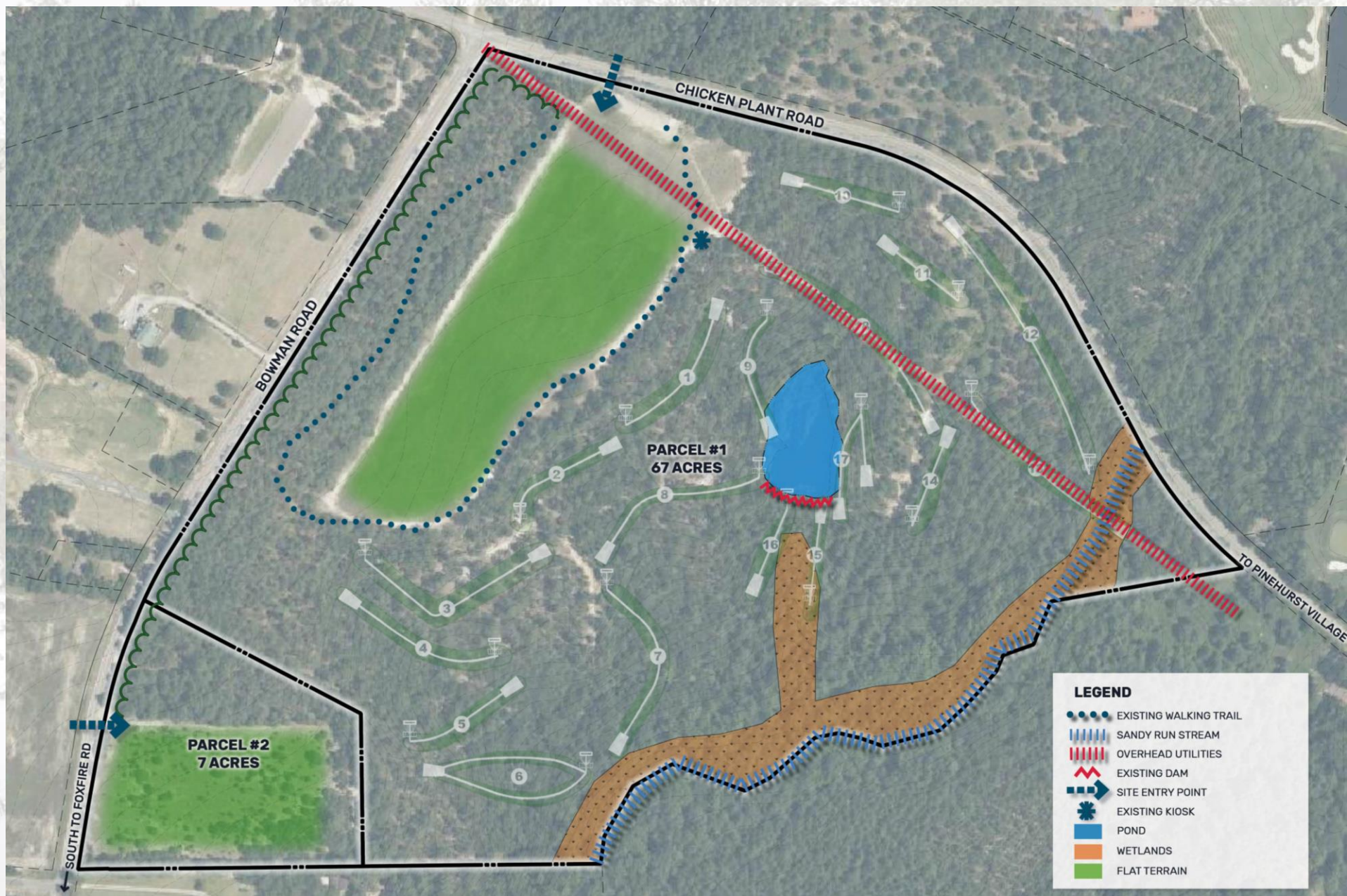
- > Limitations of public meetings / public opinion surveys
- > The majority of respondents (56%) have visited the park; 44% have not.
- > Overwhelming concern that the sense of place will be disrupted if active recreation facilities, such as a skate park or athletic fields are developed.
- > There is a strong desire to take advantage of the natural beauty of the existing park conditions.
- > There's a need for facilities that support teen programming such as a skate park.

Top 5 Most Desired Amenities



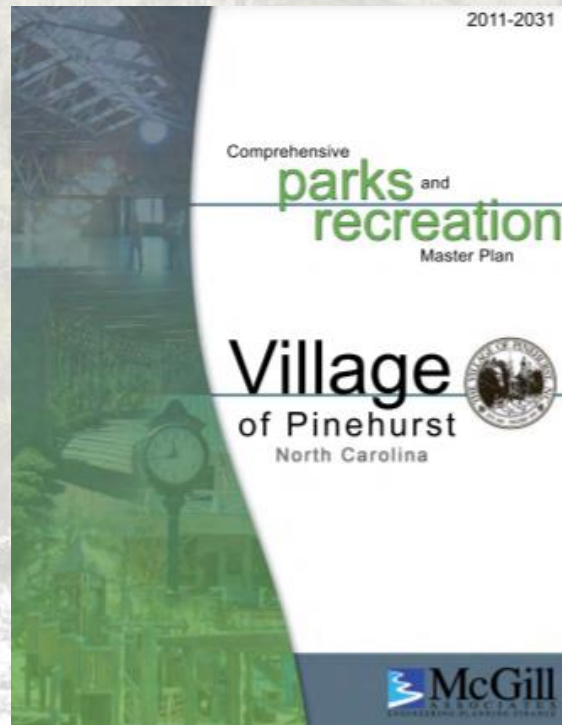
SITE INVENTORY + ANALYSIS

A Confluence of Spaces
That Provide a Range of
Recreational Opportunities



RELATED PLANNING EFFORTS + LOCAL DEMAND

2011 Parks + Recreation Comprehensive Plan



The Village's 2019 Comprehensive Plan



Local Demand for Recreation and Athletic Programming



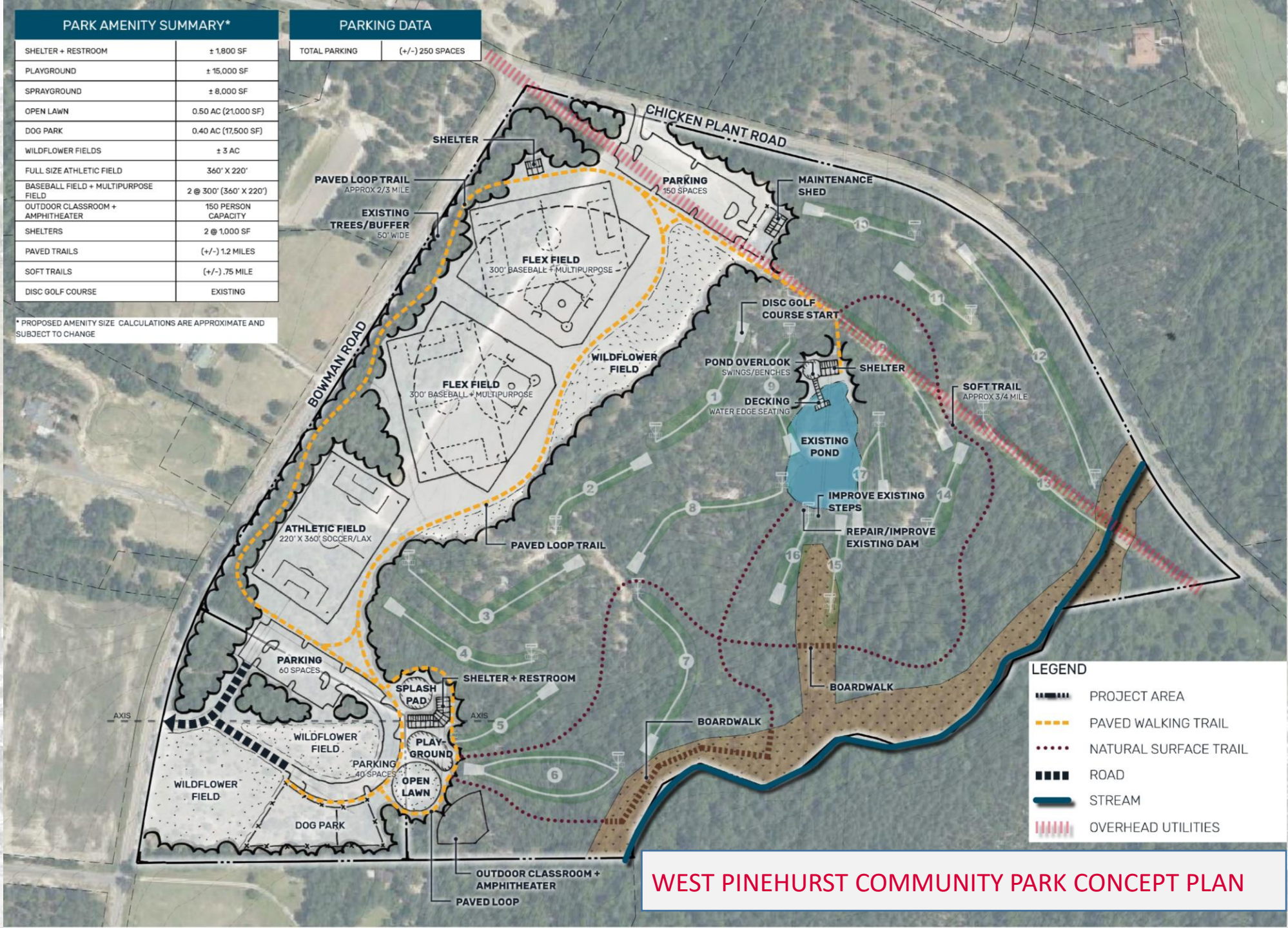
Program Elements

- > Multi-Purpose Athletic Field
- > 2 Flex Fields
- > Picnic and Restroom Shelters
- > Playground
- > Splashpad
- > Paved Loop Path
- > Natural Wildflower Fields
- > Outdoor Classroom/Amphitheater
- > Nature Trails
- > Connection to Pond
- > Dog Park
- > Maintenance Shed

PARK AMENITY SUMMARY*	
SHELTER + RESTROOM	± 1,800 SF
PLAYGROUND	± 15,000 SF
SPRAYGROUND	± 8,000 SF
OPEN LAWN	0.50 AC (21,000 SF)
DOG PARK	0.40 AC (17,500 SF)
WILDFLOWER FIELDS	± 3 AC
FULL SIZE ATHLETIC FIELD	360' X 220'
BASEBALL FIELD + MULTIPURPOSE FIELD	2 @ 300' (360' X 220')
OUTDOOR CLASSROOM + AMPHITHEATER	150 PERSON CAPACITY
SHELTERS	2 @ 1,000 SF
PAVED TRAILS	(+/-) 1.2 MILES
SOFT TRAILS	(+/-) .75 MILE
DISC GOLF COURSE	EXISTING

* PROPOSED AMENITY SIZE CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE

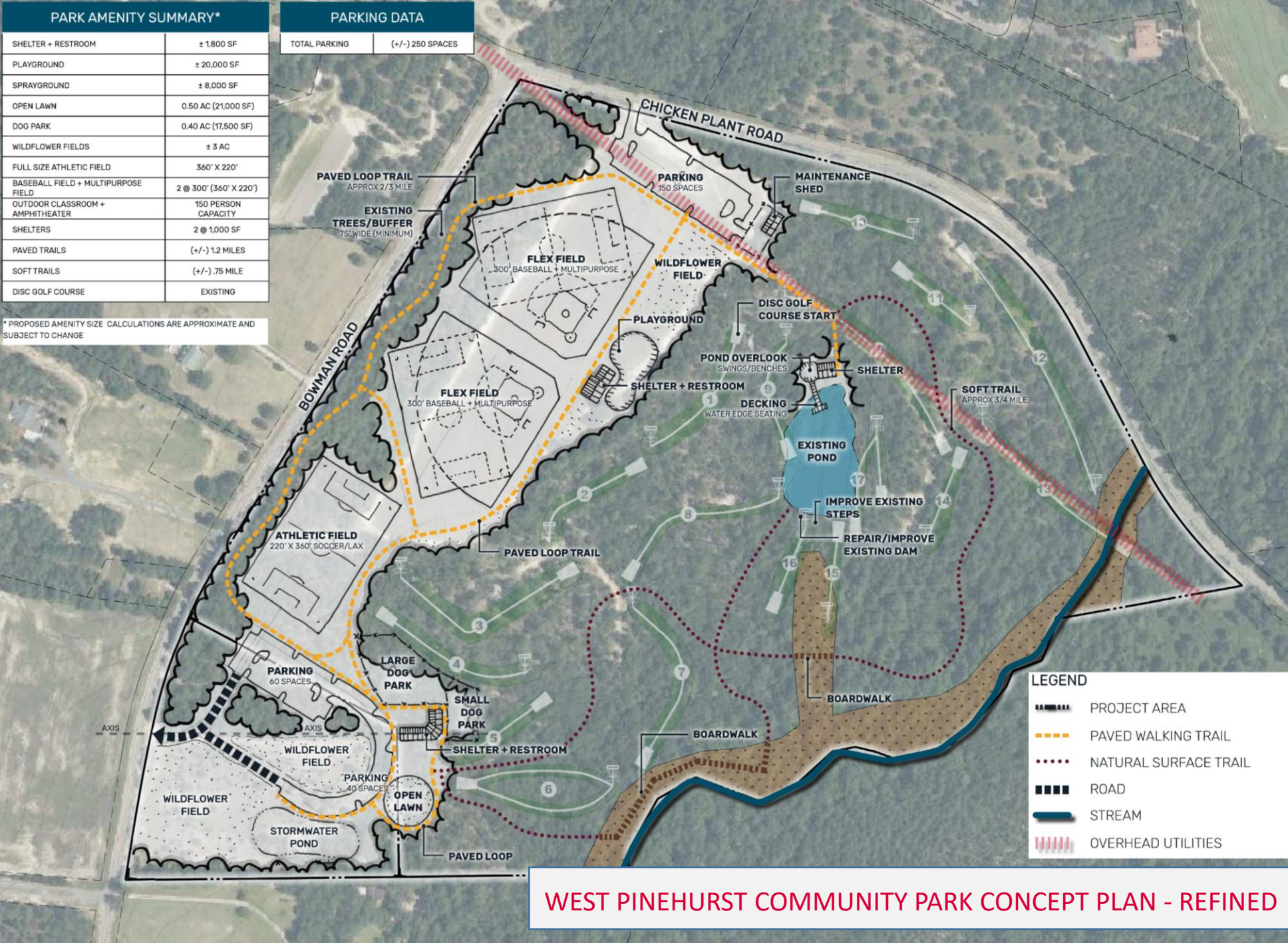
PARKING DATA	
TOTAL PARKING	(+/-) 250 SPACES



WEST PINEHURST COMMUNITY PARK CONCEPT PLAN

Input Questions

- > Does removal of the splash pad and outdoor classroom / amphitheater improve the park concept as a community asset?
- > Does an increased landscape buffer along Bowman Road improve this park concept as a community asset?
- > Does the revised location of the dog park and playground improve the park concept as a community asset?



PRECEDENT IMAGERY



Paved Trails



Full Size Athletic Field



Dog Park



Flex Fields



Traditional Playground



Restroom/Shelter

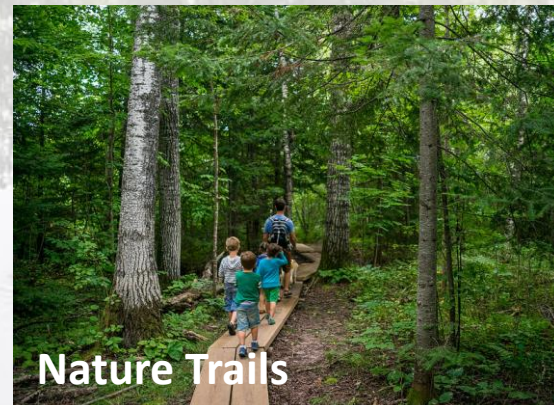
PRECEDENT IMAGERY



Stormwater Management



Nature Inspired Play



Nature Trails



Connection to the Pond



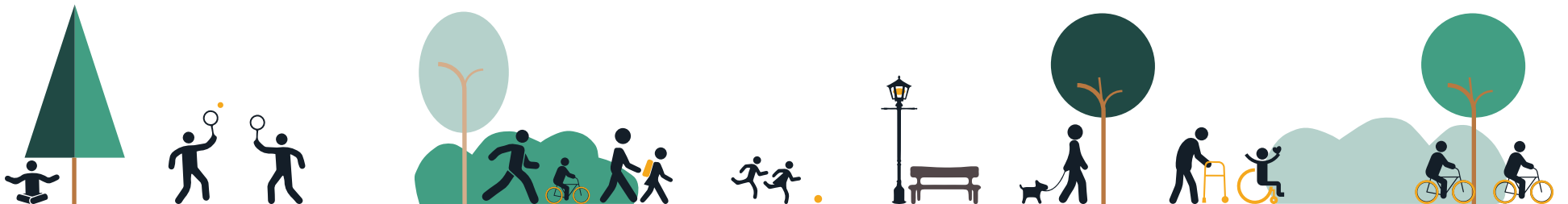
Questions / Comments

DRAFT

WEST PINEHURST COMMUNITY PARK

Village of Pinehurst

MASTER PLAN REPORT



ACKNOWLEDGMENTS

VILLAGE OF PINEHURST

Parks and Recreation

Mark Wagner / Director

Dave White / Recreation Superintendent

CONSULTANT TEAM

McAdams / Design Lead

Rachel Cotter / Project Manager

Sonya Shaw / Sr. Park Planner + Equity Specialist

Jennifer Beedle / Planner

Julie Young / Landscape Architect

Garrett Jenkins / Designer

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FINAL MASTER
PLAN

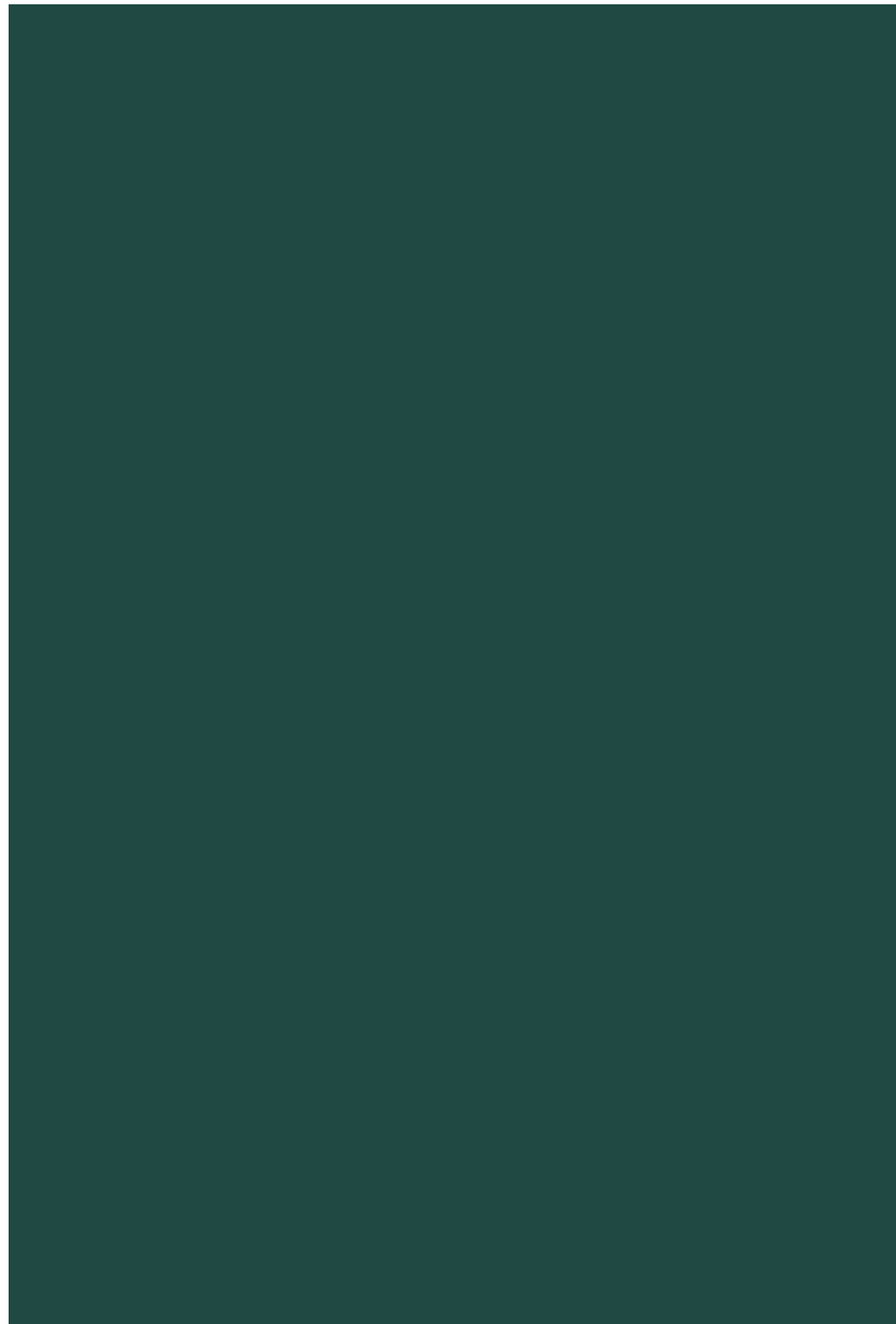
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WEST PINEHURST COMMUNITY PARK

VILLAGE OF PINEHURST
PARKS & RECREATION DEPARTMENT



INTRODUCTION

IN THIS CHAPTER

Context

Site History

Demographics

Development Guidelines

Inventory





INTRODUCTION

The Village of Pinehurst is in Moore County, North Carolina, located in the south, central portion of the state. Located approximately 33 miles west of Fort Bragg, 60 miles southwest of Raleigh and 75 miles east of the Charlotte metro area, the Village of Pinehurst is found in the Sandhills portion of the state and has become known as an international golf resort community. With a population of approximately 17,500 people, Pinehurst consistently ranks as the ‘Safest City in North Carolina’ by SafeWise. The Village’s leisure resources, central location within North Carolina, and access to high-quality healthcare make it one of the most desirable places in the U.S. to retire. As such, it is no wonder the Village’s average annual population growth rate is 13 percent - well above that of both the State (1%) and the U.S. (.5%). Population growth within Pinehurst has served as a planning call to action on behalf of Village leaders and stakeholders. Pinehurst has invested heavily strategic planning efforts over the past ten years, including a comprehensive plan to guide the progress of the Village’s Parks and Recreation Department.

The Comprehensive Parks and Recreation Plan supports the additional acreage West Pinehurst park provides the current park system. The comprehensive plan recommended the Village prepare a park master plan for the West Pinehurst site to determine the type and number of amenities that would be best suited for the site. A phased development approach to the site was suggested, beginning with construction of the entrance road, utilities, landscaping, and grading for the athletic fields. Park amenities noted for the initial phase of development include two (2) baseball fields, half- mile walking trail, parking and one picnic

shelter and restroom/concessions building. It is also recommended in the master plan that future phases include the construction of additional parking, storm water control, utility distribution, and further landscaping. Future park amenities to include one soccer field, baseball/softball field, playground, fishing pier, dog park, two picnic shelters and expanded walking trails. The 2021-2025 Capital Improvement Plan projects \$500,000 in FY23 and FY25 for a total of \$1,000,000 for development over the next four years.

The current West Pinehurst Community Park plan is a product of a thorough site analysis and inventory process including the following: environmental, geological, cultural and historic assessment; community engagement process to assess perceived recreational needs for the site; development of conceptual design alternatives; cost estimates; a summary report of the project findings and final master plan design.



CONTEXT

The subject site is located within the Village limits and is surrounded by residential properties in the Pinehurst ETJ. The site is located approximately five miles west of the Village of Pinehurst's existing parks and recreation facilities. Heavy vegetation is found throughout the site and along the eastern, western and southern parts of the parcel. Residential properties are located on the northern portion of the site and adjacent neighborhoods consisting of single family residences on the eastern, western, and southern portions of the parcel.

SITE HISTORY

The Village of Pinehurst is located in Moore County, within the south central portion of North Carolina, which is often referred to as the Sandhills. The Sandhills consist of a strip of ancient beach dunes in the interior of North and South Carolina (evidenced by a former coastline when the ocean level was higher, or the land was lower) and divides the "piedmont" and the "coastal plain". Approximately 60 miles southwest of Raleigh (Interstate 40), the state capitol, Pinehurst is 75 miles east of the Charlotte metro area (Interstates 77 and 85). The Village spans approximately 14.9 square miles, having 14.3 square miles of land and 0.6 square miles of water. Important resources to the Village of Pinehurst include major thoroughfares NC Highway 5, NC Highway 211, and US Highway 15-501. The Village of



Existing disc golf course

Pinehurst is recognized as an outstanding residential community and as a major golf resort.

DEMOGRAPHICS

Per the 2010 US Census, the Village of Pinehurst had a population of 14,738. The 2021 population estimate was approximately 17,500 as provided by the Village of Pinehurst Planning Department. The city's population projections show the current population growing to nearly 19,000 by 2026. The median household income in 2019 was estimated to be \$82,081, with four percent of the population in poverty.

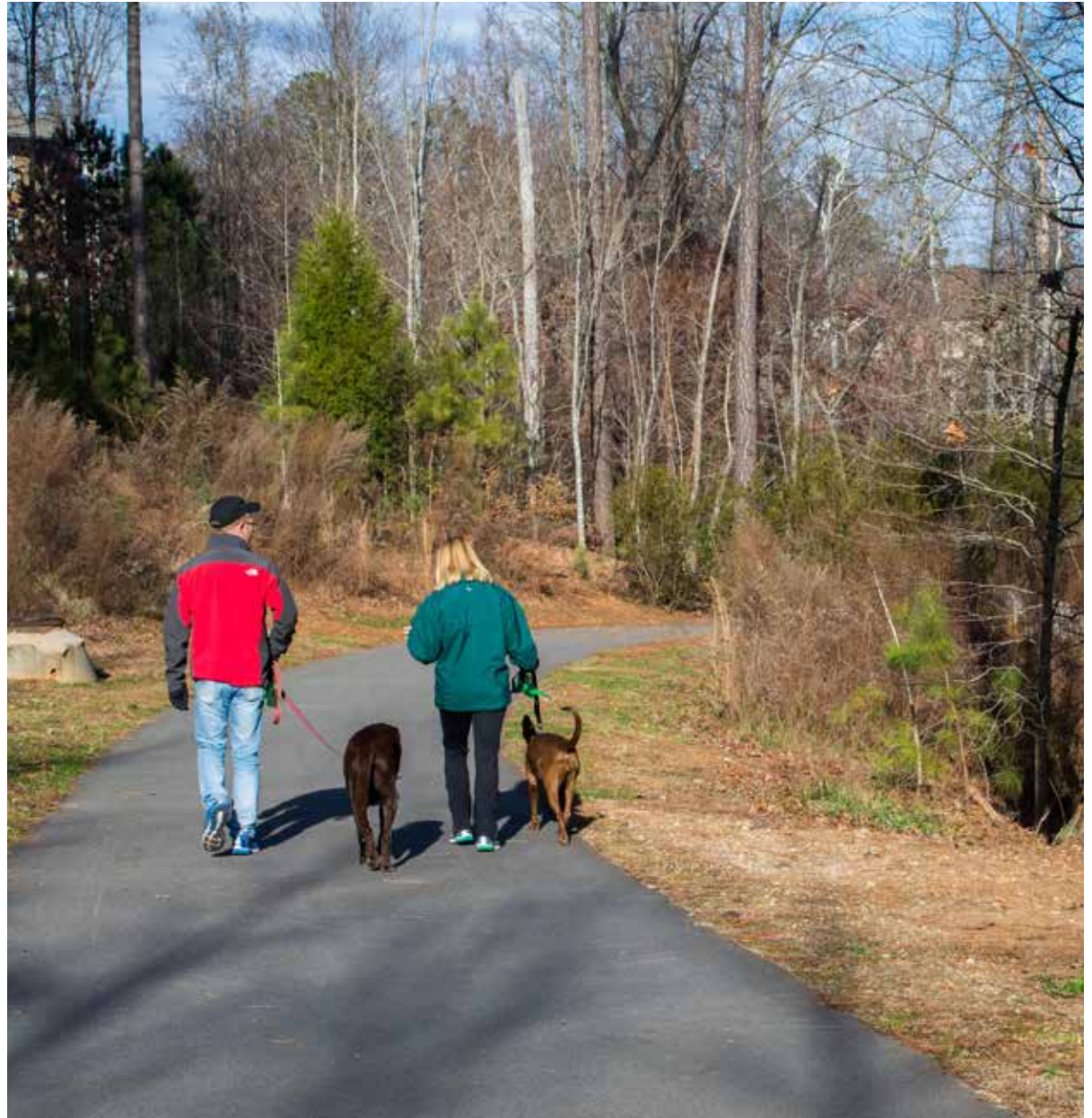
The racial makeup of the Village of Pinehurst (Per 2019 American Community Survey five-year estimates) is 94% White, 3.8% Hispanic or Latino, 2.5% African American or Black, 2.2% Asian, 1.1% of two or more races and

0.2% Native Hawaiian or Pacific Islander. For the community's youth, 16% of Pinehurst's population was under 18 years as of 2019. Adults in the 25 - 44 years age group comprise 26.9% of the population. Pinehurst also has a sizable older population, with 40.9% of residents being 65 years or older (2019 ACS). According to the 2014 U.S. Census report on An Aging Nation: The Older Population in the United States, it is projected that over the next 40 years the global population of people 60 years or older will nearly double to 2.1 billion.



KEY FINDINGS:

- The overall population growth and demographic trends indicate a need for expanding parks and recreation services and suggests a stable tax base to support that work. The community's average household income levels indicate an ability to pay for parks and recreation services.
- A strong senior population suggests the need for expanding and developing senior services, programs and facilities that feature amenities and design elements for people with and without mobility challenges.
- Future parks and recreational services such as parks, greenways and trails, programs, facilities, amenities and equipment should be designed to appeal to a diverse and inclusive audience of all ethnic and cultural groups, ages and abilities.



➤ Asphalt paths provide accessibility for all users



SITE INVENTORY + ANALYSIS

IN THIS CHAPTER

Development Guidelines

Inventory

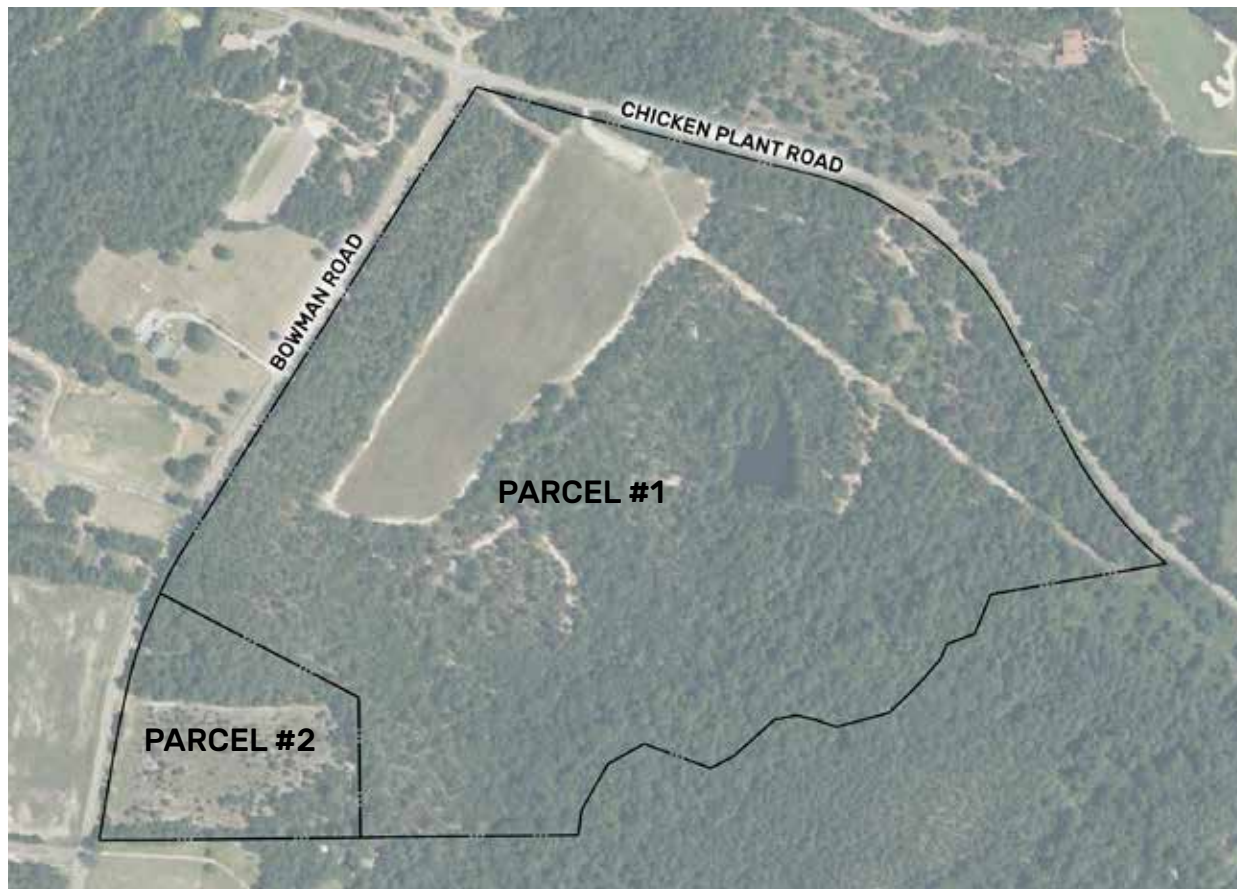
Open Water and Wetlands



INTRODUCTION

West Pinehurst Community Park is 74.66 acres out of which 7.62 acres were recently acquired to expand the park. It is comprised of two tax parcels located at the intersection of Chicken Plant Road and Bowman Road. The site is primarily wooded, with a large, cleared field toward the road frontage and an existing one acre pond central to the site. The Sandy Run stream forms the eastern boundary. The site is accessed via Chicken Plant Road and an existing gravel parking lot.

✓ Figure 1 Aerial of the site



✓ View south across the existing open space



✓ Low wetlands areas along the eastern property





Development Guidelines

Zoning + Land Use

Per the County of Moore's Interactive GIS Mapping tools, the subject site is composed of two parcels with frontage along Chicken Plant Road and Bowman Road. It is located within the Village's Extra Territorial Jurisdiction (ETJ), but has not been annexed per the official zoning map dated October 11, 2019. The largest parcel (PIN # 854210259581) is 67.04 acres, and is zoned Public Conservation (PC). This zoning designation is established as a district in which the primary use of the land is reserved for the general public for recreation, parks, natural or man-made bodies of water, forests and other similar open space uses, and other government uses that provide public services to the residents of Pinehurst. This district is intended to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for public recreational use.

As such, the permitted uses in the PC zoning district (Section 8.5 of the Pinehurst Development Ordinance) are limited to Civic/Cultural facilities, Municipal Public Service facilities, Public Safety Stations (SR), Indoor Recreation Facilities, Religious Institutions, Parks, Landfill and Recycling Stations, Horse farms and Training tracks, Gardens, and associated infrastructure; Utilities, and accessory uses.

Per Section 10.2 (Definitions) of the Pinehurst Development Ordinance, a 'Park' use is specific to land owned by the Village of Pinehurst, which is used or intended to be used for public recreation, including both active or passive recreation. Indoor recreation facilities are defined as "providing recreational activities enclosed within buildings, including indoor swimming pools and tennis courts, gymnasiums, exercise facilities and associated activities. 'Recreation Facility, Outdoor' is not listed as a permitted use because it is, by definition, 'private'. Thus, outdoor recreation within a publicly owned park is authorized by the 'Park' use.

The second parcel (PIN # 854213240634) is 7.62 acres with frontage on Bowman Road and is zoned R30-Residential. The R-30 Residential District is established as a district in which the principal use of land is for medium-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately medium-density residential nature of the areas included within the district. In addition to the uses permitted in the PC zoning district, the R30-Residential zoning district also permits single family dwellings, family care homes, and additional accessory uses like home occupations.

During development of this plan, the Village was in the process of combining both parcels and

rezoning the second parcel. Neither property is subject to any overlay district regulations.

The 'Conservation and Growth Map' of the 2019 Comprehensive Plan organizes the community into areas prioritized for varying degrees of land conservation and is meant to guide near-term revisions to the Village's Pinehurst Development Ordinance (PDO) to assure that land use regulations are consistent with the vision set forth in the plan. The map is organized around designated areas which set out conservation and preservation priorities and inform the intensity and character of new development, in contrast to a more traditional future land use map. The subject area is identified as part of 'Focus Area 1' with an existing 'Rural' development type.

The rural designation was given to the majority of the southwest ETJ currently under very low-intensity residential zoning. The Comprehensive Plan recommends the Village continue to permit low-density residential development and conservation neighborhoods within Focus Area 1.

- Min front setback – 40'
- Min side yard setback – 20'
- Min side street setback – 20'
- Min rear yard setback – 30'
- Max height – 35'
- Max lot coverage by impervious surfaces – 30%



Utilities

Per Section 9.9 of the Pinehurst Development Ordinance, all shall be designed for and connected to Public water or sewer or meet applicable Health Department requirements for on-site systems where Public water or sewer is not required to be provided. The developer shall be responsible for obtaining all necessary permits and approvals for any water or sewer system extensions.

Any development that has public water and sewer line available shall be required to extend the public water and sewer system through the development to each lot located therein. Water and sewer are considered 'available' if they are within 300 feet of the development.

Parking

Moore County and NC Department of Transportation (NCDOT) officials facilitated the adoption of the Moore County Comprehensive Transportation Plan (MCCTP) in 2018. The MCCTP is a long-range, multi-modal transportation plan that identifies transportation improvements needed on state maintained roads in Moore County for the next twenty years. Per the 2018 Moore County Comprehensive Transportation Plan, there is a recommended Expressway (referenced as the 'Western Connector' in the Comprehensive Plan) just to the west of the subject property. The Western Connector would be a four-lane, median divided controlled access highway which would provide

a bypass for non-local traffic moving through Pinehurst. This proposed expressway would connect SR 1112 (Roseland Rd) to the south to Hwy 211 to the north along the western side of Pinehurst and would greatly increase access to the subject property if constructed. Neither existing frontage road is identified on the MCCTP for improvements or widening.

Permanent off-street parking spaces shall be provided as specified by Section 9.4.1.1 of the Pinehurst Development Ordinance. The number of parking spaces on a given piece of property shall be based on all the principal and accessory uses of that property. If a property is used for several uses, all uses shall be taken into account. The required parking shall be calculated separately for each use and then added to determine the total required parking. Construction of required parking must occur prior to Certificate of Occupancy. A 'Park' use has no required minimum number of off-street parking spaces. Indoor recreational facilities require 1 space per 200 square feet of gross floor area plus 1 per employee of largest shift. Per Section 9.4.1.2, parking areas serving public park facilities as defined in the Village of Pinehurst Comprehensive Parks and Recreation Master Plan may consist of one hundred percent (100%) graded gravel.

All parking areas shall be separated at least ten (10) feet from buildings and all associated

driveways and aisles shall be separated at least five (5) feet from buildings in order to allow room for sidewalks, landscaping, and other plantings between the building and the parking area. Each parking space shall be provided with curbing, a tire stop, or, in the case of unpaved spaces, railroad ties or similar material as set forth in the Village of Pinehurst Engineering Standards and Specifications Manual. Up to twenty percent of the total number of parking spaces required may be provided by compact or alternative transportation spaces. Compact parking spaces shall not be less than eight (8) feet in width.

Existing park signage



Existing gravel parking lot







Landscaping Requirements

The landscape and streetscape development guidelines are intended to create an appearance in which manmade development is situated within a forest or naturalized setting in all zoning districts. A landscape plan including the landscape requirements for buffers, parking lot landscaping and screening per Section 9.5 of the Village Development Ordinance shall be submitted to the Village Planner and its approval is a prerequisite for the issuance of a development permit.

Signage + Lighting

Section 9.7 of the Pinehurst Development ordinance contains the Village's sign regulations intended to maintain and enhance the aesthetic environment and the Village's ability to attract sources of economic development and growth. These regulations includes standards for various attached and freestanding signs. Within the PC zoning district, wall signs are restricted to 24 square feet in size.

Section 9.8 of the Pinehurst Development ordinance contains lighting standards intended to regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of the light source. Approval of an exterior lighting plan shall be a prerequisite to the issuance of a development permit. Maximum lighting levels permitted vary according to height and whether cutoff

fixtures are used. In non-residential districts, a 30 ft tall, mounted fixture with total cutoff of an angle of ninety (90) degrees is permitted a maximum average maintained illumination of 2.00 foot-candles/lumens per foot. With a 40' mounting height, that same fixture is permitted a maximum average-maintained illumination of 2.00 foot-candles/lumens per foot. When a light source has no cutoff within a non-residential district, the maximum permitted mounting height is 20 ft with a maximum permitted average-maintained illumination of 0.3 foot-candles/lumens per foot.

Environmental

Floodplain

The site does not contain any designated floodplains, nor are any USGS protected streams shown on available GIS data. The site slopes downward towards the southeast, with a high elevation of approximately 500 ft along Bowman Road, and a low point of 414 feet along the southeastern property boundary.

Stormwater

The site falls within a Water Supply Watershed: WS-II Watershed Protection District (Drowning Creek-Lumber River WS-II BW). Improvements to the site will be subject to detention for 10-year storm events. Any new development shall not exceed twelve percent (12%) built-upon area on a project by project basis. Calculation of impervious surface area shall include the pavement area of all existing and proposed internal public and private streets,

driveways, rooftops, parking lots, patios, and all other impervious surfaces on a project-by-project basis, but shall not include pathways that are a part of the Village of Pinehurst official greenway system. For purposes of calculating the percentage of impervious area coverage, the total project area shall be regarded as the actual area of the property plus the area within the rights-of-way of the internal streets. The Village reserves the right to require use of water quality Best Management Practices (BMP's) at the outlet of all pipes to minimize the impact on sensitive receiving waterways such as wetlands and perennial streams as shown on USGS Quad mapping and NRCS (SCS) Soils mapping. Such BMP's shall be required in water supply watershed districts consistent with the requirements of the Watershed Protection Overlay District of the Village of Pinehurst Development Ordinance. All proposed park uses are categorized as non-residential uses.



Existing natural pond surrounded by mature forest



INVENTORY



⚡ Existing driveway along Chicken Plant Road



⚡ Natural pond in wooded area



⚡ Overhead utility easement



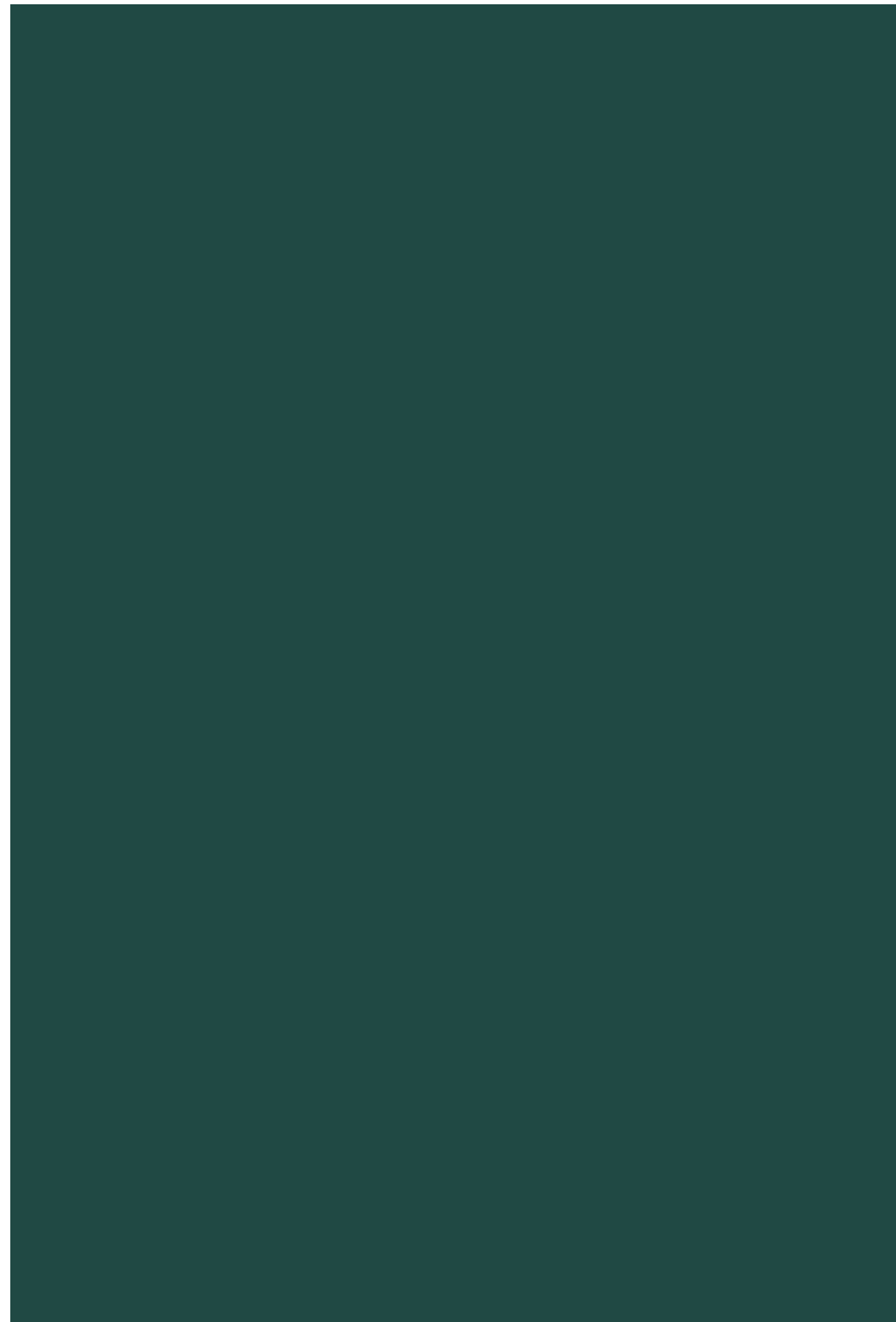
⚡ Western site frontage along Bowman Road



⚡ Existing stream forming the eastern boundary



⚡ Southwest corner of the site with pine reforestation



SITE OPPORTUNITIES + CONSTRAINTS

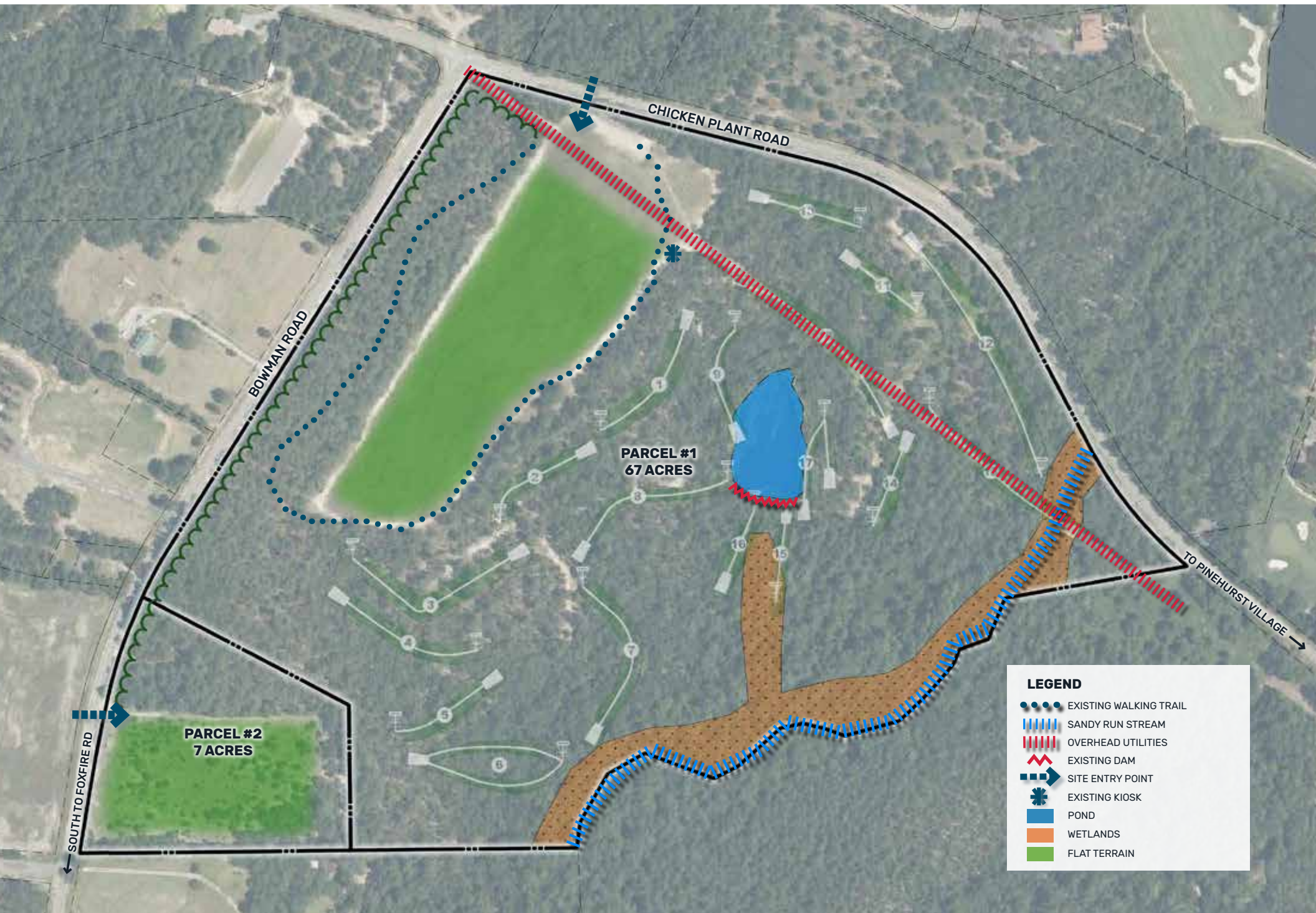
IN THIS CHAPTER

Opportunities

Constraints



VILLAGE OF PINEHURST
SITE OPPORTUNITIES AND CONSTRAINTS





SITE OPPORTUNITIES AND CONSTRAINTS

There are a wide range of ecologies across the site, specifically defined by ecotones which are transitional areas between different plant communities. The site transitions from open flat grassland, down a sloped wooded area to a low wetland area that follows Sandy Run, which forms the Eastern site boundary. These multiple ecologies are an opportunity for park users to experience all of them in one site. Yet, as this can be seen as an opportunity, development in sensitive environmental areas requires additional design considerations and cost, which can also potentially be a site constraint.

Opportunities

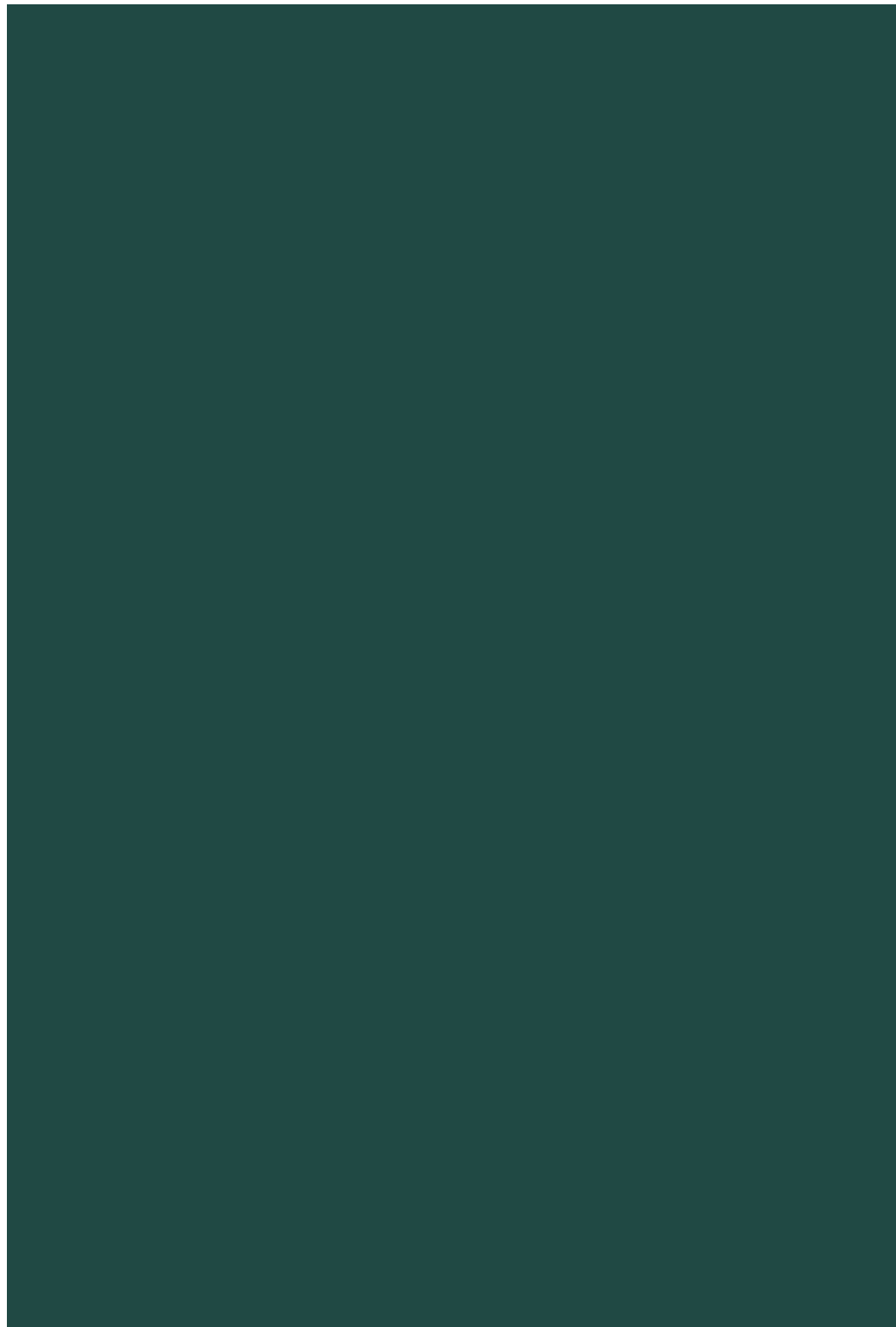
- ▶ **Access.** There is already an existing entrance off of Chicken Plant road to a gravel parking lot, while a cleared gravel entry serves as a potential secondary driveway along Bowman Road.
- ▶ **Topography.** The existing large flat, open space along the NE portion of the site provides an opportunity for athletic fields.
- ▶ **Ecology.** The natural ecologies represented on the site offer unique experiences for users and educational opportunities for understanding the flora and fauna.
- ▶ **Existing Amenities.** The existing 18 hole disc golf course attracts current visitors to the site. Each hole has two concrete tee platforms and cleared pathways connecting each tee,

- ▶ **Existing Vegetation.** The majority of the site fronting the main roads includes existing mature trees that will provide a natural buffer from the surrounding residential properties. The entire sloped and eastern portion of the site is existing wooded forest.
- ▶ **Trails.** There are already several existing pathways through wooded areas of the site that can be utilized.

Constraints

- ▶ **Infrastructure.** There is no existing utility infrastructure to the parcels. Water and sewer services would need to be brought to the site to offer restroom facilities and irrigation for athletic fields.
- ▶ **Access.** Access is currently limited to only a cleared gravel road.

- ▶ **Easements.** An overhead utility easement paralleling Chicken Plant Road passes through the site on the Northern portion of the site.
- ▶ **Wetlands.** These areas can be seen both as opportunities and constraints, but due to the sensitivity of wetland areas, they require additional considerations for design within and around them. Impacts should be avoided while access to wetland areas can provide environmental education and connection to nature.
- ▶ **Pond/Earthen Dam.** The existing pond on the site is a visual feature of the site, however the dam needs further assessment and may require improvements for stabilization. The water attracts wildlife, however some of that includes venomous snakes that pose a hazard to park users.



COMMUNITY ENGAGEMENT

IN THIS CHAPTER

Public Input Meetings

Polling Activity

Survey Questionnaire

Recreation Preferences



SITE OPPORTUNITIES AND CONSTRAINTS

A public input process informed the recreational needs and desires for West Pinehurst Community Park. The engagement process entailed two public meetings in addition to an online survey questionnaire. Methods were equitable, engaging and gathered input from a wide range of potential and current park users. See the appendix for attendance documentation, the survey questionnaire, agendas and all meeting materials.

Public Input Meeting I

The Village of Pinehurst held two virtual public meetings on May 4th, 2021. To reach the largest input base and accommodate the variety of daily routines that exist among the public – especially considering the pandemic – meetings were held in both the morning and evening. The first meeting ran from 10:00am to 11:00am, and was attended by 11 individuals. The second meeting ran from 6:30pm to 7:30pm and was attended by 17 individuals. Additional attendees included Village staff and project team members. What follows is a combination summary of the input received from both meetings. Attendees participated via the online meeting platform, Zoom. Participation methods included providing comments and questions using Zoom's chat function, participating in poll questions via the app, Mentimeter, and using virtual sticky notes to provide feedback on an online whiteboard.

Virtual Whiteboard Activity: What would you like to see in your Park?

The whiteboard was provided using the online platform, Conceptboard. Attendees were able to type their desired amenities and features into virtual sticky notes and drag them onto the board. Results from this exercise demonstrated that the top five most desired amenities were:

1. Skate Park
2. Nature Related Amenities/Features
3. Playground
4. Dog Park
5. Mountain Bike Trails

Polling Activity

They also had the opportunity to share information about themselves via the Mentimeter polling app. Participants were asked to share: their age, where they reside, whether they had ever visited West Pinehurst Community Park, and if they had – what activities they participated in at the park. Participation in the polling activity was self-

directed and as a result, not all participants responded to all prompts. Of 28 who did participate, only four reported never having visited West Pinehurst Community Park. The median age among attendees was 39 years old. Although the majority of attendees reported that they reside in the Village of Pinehurst, others in attendance included residents of Southern Pines, Carthage, Aberdeen, and folks residing within Moore County.

Meeting attendees were provided with a list of six activities based on what VOP staff had observed park users doing currently and in the past. Participants were able to select more than one activity. Those who had visited the park reported bringing their dog (14), walking/running (13), playing disc golf (12), using the open field for an activity (9), gathering with others (7), and exercising (7).



Survey Questionnaire

A survey was developed to collect demographic data and solicit perceived input regarding the recreational needs of residents. The survey was designed for web-based feedback and was posted from May 4th, 2021 until May 17th 2021. The weblink was posted on the Engage Pinehurst website and the Village's social media. Village staff and the project team also provided the link and promoted the survey to those who attended the public meetings. During the two weeks that the survey was online, the Village received 790 total responses.

It is important to note that this is a public opinion survey rather than a statistically valid survey. Therefore, various aspects of the survey are not controlled such as, how many times individuals may have responded or ensuring a random sample of respondents. This can result in the ability for special interest groups to skew the results.

Village staff indicated to the project team the need to understand respondent's geographic. Therefore, the survey asked whether or not they are Village residents, and if so, to also specify the Village neighborhood in which they reside. The list of neighborhoods was provided by Village staff. Respondents also had the opportunity to fill in their location of residence using the 'other' option if their neighborhood/

location was not part of the list. Of the 772 responses to this specific question, 226 (29%) reported being non-residents, and 546 (71%) reported being residents of the Village of Pinehurst.

The neighborhoods most represented among Pinehurst-resident respondents were:

- Lake Pinehurst/Burning Tree/St. Andrews/Cotswold – 22%
- Old Town/Linden Rd./Donald Ross Dr./Clarendon Garden – 17%
- Village Acres/Murdocksville Rd – 16%
- Pinehurst No. 6 – 13%
- Pinewild – 10%
- Morganton/Monticello Rd. – 2%

The remaining 20% of Pinehurst-resident respondents either did not indicate their neighborhood, or their neighborhood was not on the list.

Demographically, the majority (91%) of survey respondents were white; followed by Hispanic or Latino (5%), African American/Black (3%), Asian or Pacific Islander (3%), American Indian or Alaskan Native (2%), and Asian (Indian Subcontinent) (>1%). Respondents could align themselves with more than one race category, and these percentages are indicative of the Village's overall demographic tapestry.

Recreation Preferences

Respondents were presented with questions surrounding their familiarity with West Pinehurst Community Park, their recreation preferences, the types of amenities they'd like to see at the park, and what methods they support to fund the park improvements.

The majority of respondents (56%) had visited the park; visiting rarely (54%), once per month (16%), several times per month (21%), and at least once per week (9%). Those who had visited the park most frequently walked (33%), followed by playing disc golf (32%), and using the open field (21%). Additional activities included dog walking, hiking the disc golf course while no one was playing, and nature photography.

Respondents who had not been to the park (56% or 304 respondents) cited: not knowing the park existed (39%), a lack of recreation amenities (19%), the park is too far away/not well located (5%), not feeling safe (3%), and not having transportation (.5%) as reasons for not visiting.

These results inform Village staff and the design team that there is a strong desire for more natural education and immersion. It also indicates that the community desires to expand the recreational opportunities in Pinehurst by means of a skate park, additional playgrounds, water play, space for community events, and innovative outdoor recreation facilities like a zip-line, canopy-walk, or treehouses.



VILLAGE OF PINEHURST COMMUNITY ENGAGEMENT

The top five most desired facilities/amenities at the park were:

- › Paved Walking Trails
- › Soft Hiking/Nature Trails
- › Outdoor Classroom/Amphitheater
- › Playground
- › Dog Park

The top five most desired facilities/amenities for youth (under 18 years old):

1. Skateboarding
2. Water Play
3. Swimming
4. Community Gatherings
5. Dog Park

The top five most desired facilities/amenities for adults (18 years and older):

1. Skateboarding
2. Walking
3. Community Gatherings
4. Swimming
5. Engaging with Nature/The Environment



Notable conclusions from the survey's include:

- › There is overwhelming concern that the sense of place will be disrupted if active recreation facilities, such as a skate park or athletic fields are developed.
- › There is a strong desire to take advantage of the natural beauty of the existing park conditions.
- › There is significant interest in having a skate park at West Pinehurst Community

In conjunction with the first public meeting, the Village also provided data on existing athletic field schedules and field usage from the previous year (2020). When comparing the field allocation schedules from 2015 to the field usage This information indicates that participation rates for fields is high and demand for athletic fields in the Village has increased. This need for athletic fields was not conveyed in the public survey, but was used in determining the park program.





Public Input Meeting II

On June 15 2021, the project team presented the concept plan described in Chapter 4 of this master plan virtually, similar to the first public meeting. The first meeting ran from 10:00am to 11:00am, and was attended by eight individuals. The second meeting ran from 6:30pm to 7:30pm and was attended by five individuals. Members of the public were provided questions in recation to the programming being presented in the concept plans. Some of those in attendance supported additional facilities such as an amphitheater, splashpad, and more covered gathering areas. Others noted their support for the inclusion of athletic fields as the Village is in need of more field space, as well as their excitement about the dog-park, which will be Pinehurst's first.

West Pinehurst Community Park since its inception has remained largely untouched. Other than the disc golf course, no other built facilities exist. As such, Village residents, in particular those that live near the park have appreciated that limited development. These individuals understand that the park has been planned for development as recommended by the Village's parks and recreation Comprehensive Plan and the 2019 Village-wide plan, and responded by suggesting support for nature-based recreation options like unpaved nature trails and unprogrammed open space.

An existing log path provides access through the wetlands ➤

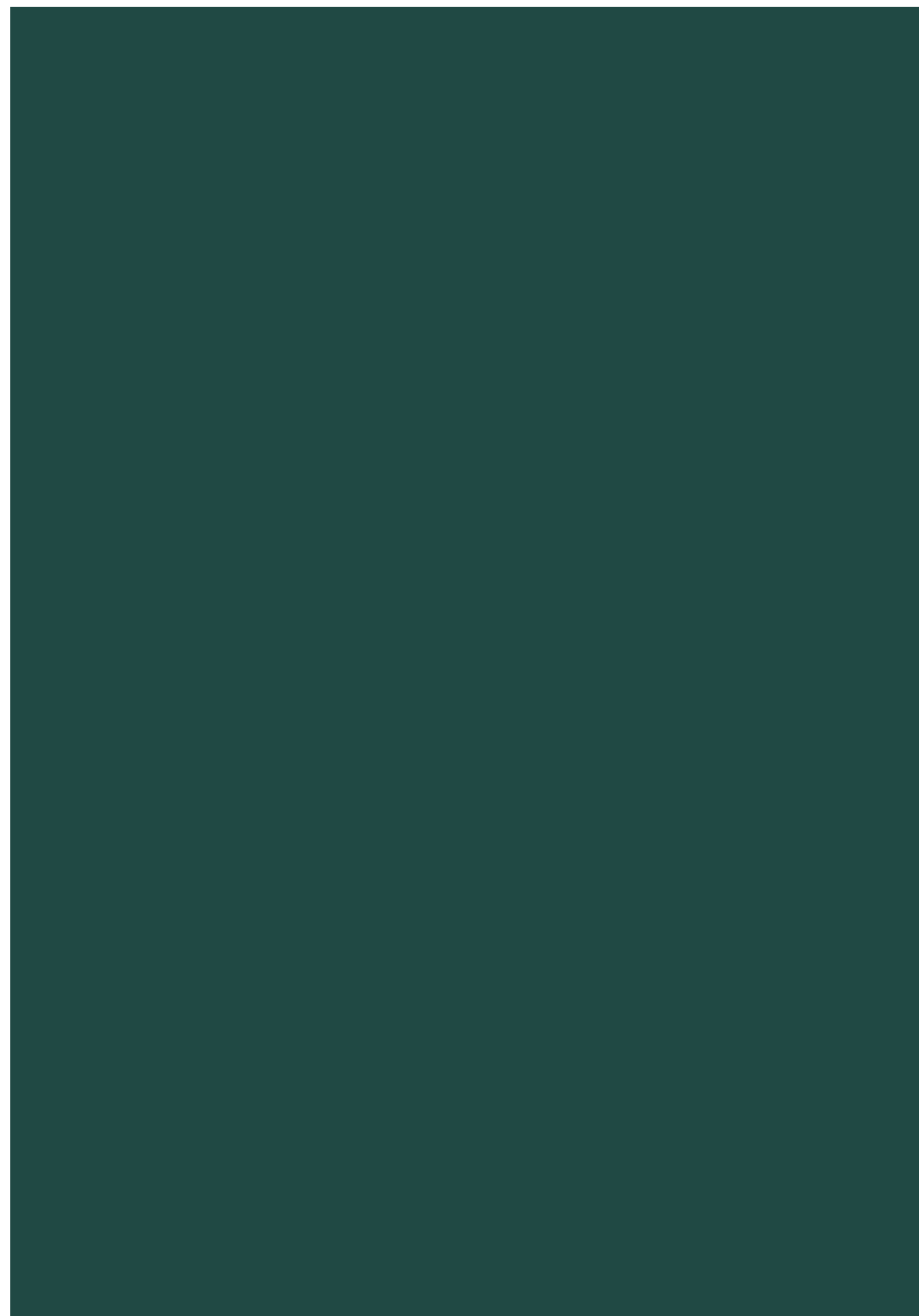
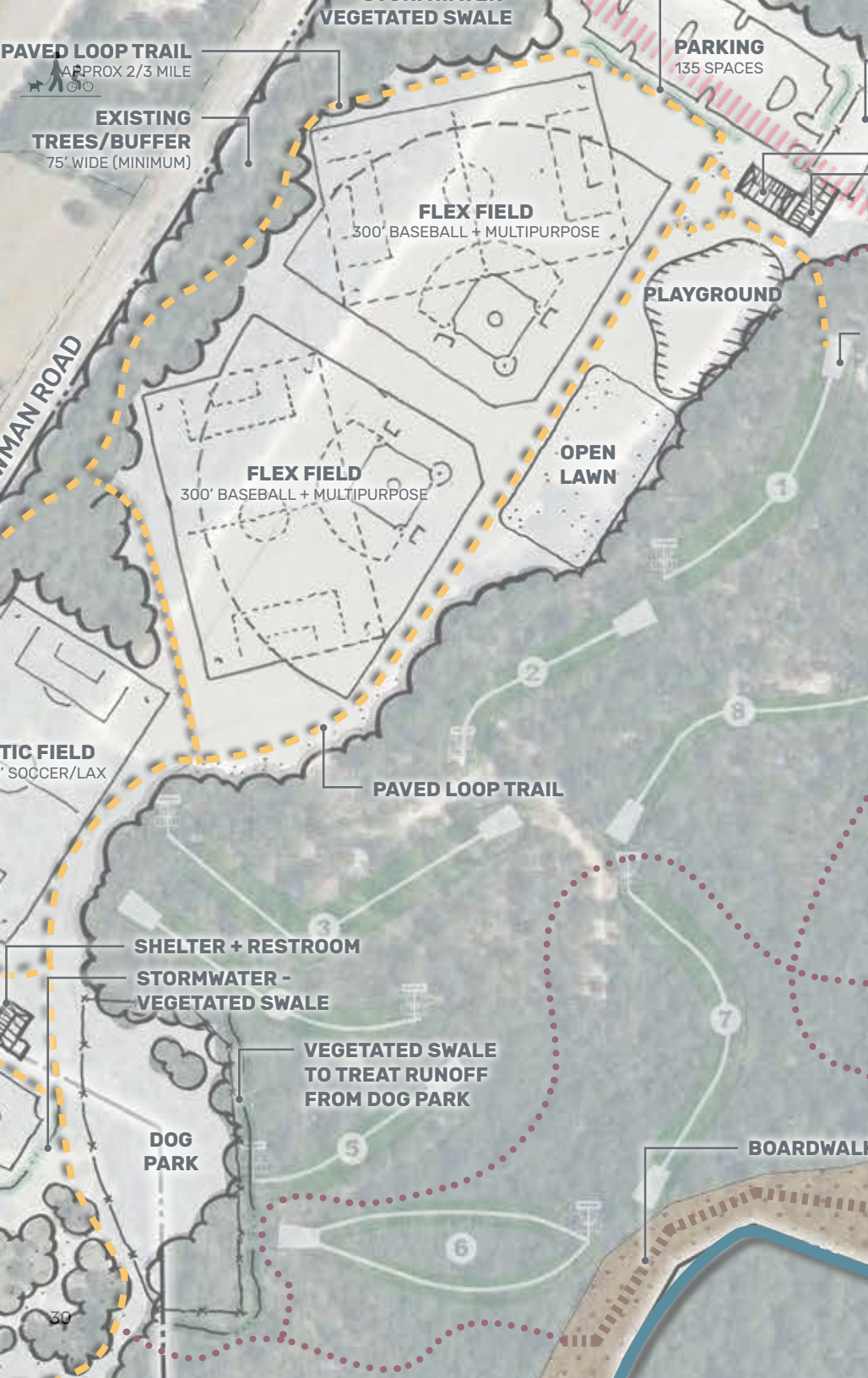
The project team carefully considered all feedback throughout the entire public input process when developing concepts for the park. As described previously, folks living both within and outside Village limits turned out to the meetings carrying their desire for a skatepark as part of the plan for West Pinehurst Community Park. This masterplan document would be remiss if this area of concern was left out of the discussion. Village leadership recognizes the need for facilities to suit particular interests such as a skate park and is working in-house, as well as with surrounding jurisdictions to be deliberate in their selection of a location for these recreation resources.

In accordance with previous plans' suggestions, current public input, and existing data the project team put forth a master plan design that includes athletic fields. The youth population within the Village is expanding and

with it demand for athletic programs has been growing. In comparing data from 2015 to the present, multipurpose and ballfield use has increased weekly from three average evenings and Saturday morning use to everyday morning and evenings during peak seasons of use March–November. Baseball, softball and multipurpose fields used for soccer, lacrosse, flag football, experience significant wear and tear from repeated use of fields with no time allowed for fields to have no use periods and be properly restored for the next season. Consequently, this results in expensive yearly repairs. Ballfield use date from 2020–2021 shows significant increases, even amid a pandemic

Likewise, considering residents' concerns about disturbing the site's natural features, the concept plan incorporates the nature-based recreation by-way-of the unpaved, wooded trails, and unprogrammed naturalized area.





CONCEPT DEVELOPMENT

IN THIS CHAPTER

CONCEPT DEVELOPMENT



VILLAGE OF PINEHURST CONCEPT DEVELOPMENT

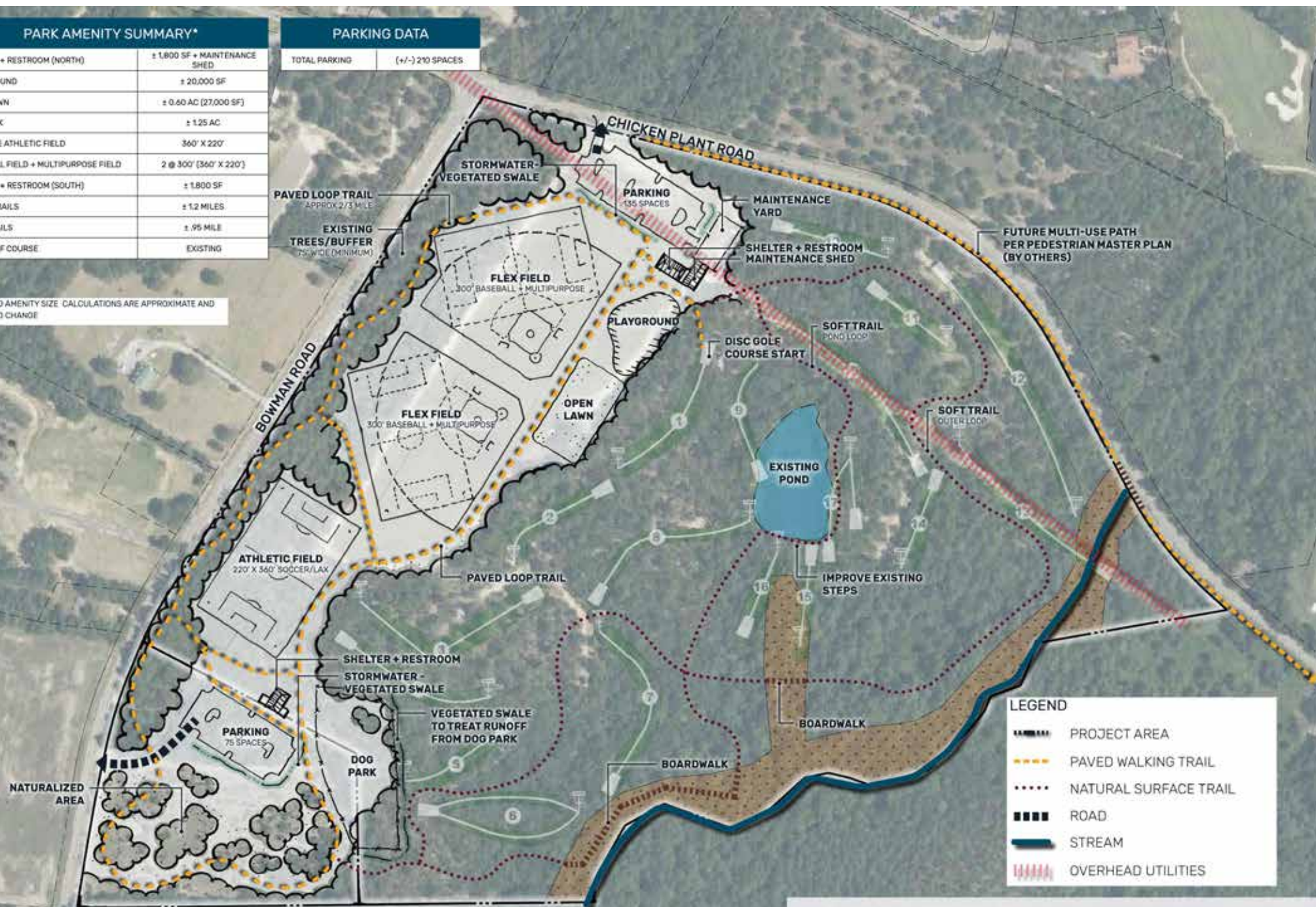
PARK AMENITY SUMMARY*

SHELTER + RESTROOM (NORTH)	± 1,800 SF + MAINTENANCE SHED
PLAYGROUND	± 20,000 SF
OPEN LAWN	± 0.60 AC (27,000 SF)
DOG PARK	± 1.25 AC
FULL SIZE ATHLETIC FIELD	360' X 220'
BASEBALL FIELD + MULTIPURPOSE FIELD	2 @ 300' (360' X 220')
SHELTER + RESTROOM (SOUTH)	± 1,800 SF
PAVED TRAILS	± 1.2 MILES
SOFT TRAILS	± .95 MILE
DISC GOLF COURSE	EXISTING

PARKING DATA

TOTAL PARKING	(+/-) 210 SPACES
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* PROPOSED AMENITY SIZE CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE



CONCEPT PLAN



CONCEPT DEVELOPMENT

The recreation amenities planned for West Pinehurst are a result of robust community engagement process undertaken by Village of Pinehurst Parks and Recreation and the planning team. The goal for the design team was to ensure that the community's vision for these programming and park amenities is translated into an implementable park master plan. The design team organized the site amenities with the focus on "a park for everyone" while carefully considering phasing strategies for project implementation and the adjacent land uses.



Initial planning concept exploring programming



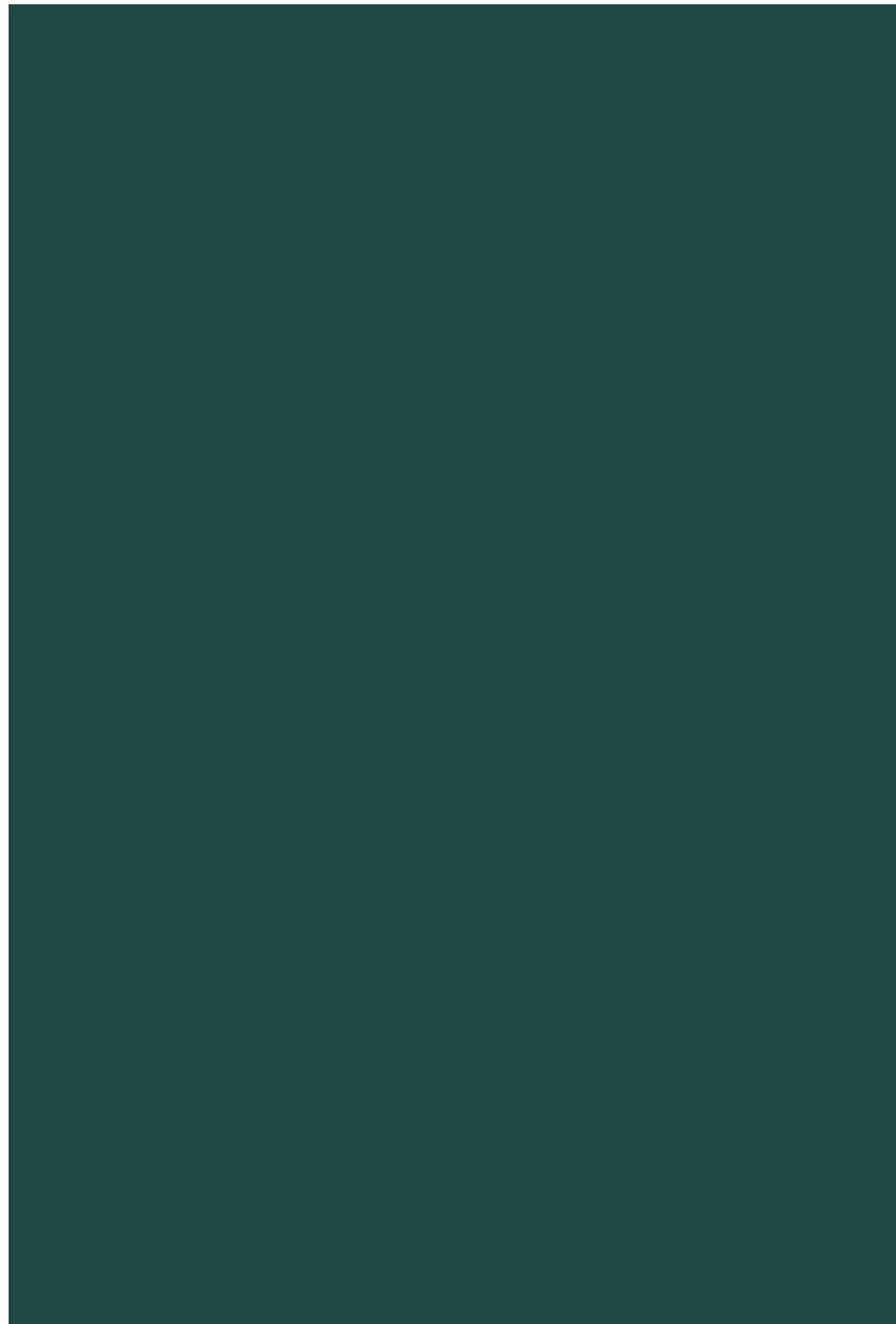
Initial planning concept exploring programming

INITIAL DESIGN

Various configurations of the park were considered, with more intense programming in response to the initial public feedback. A splash pad, outdoor classroom/amphitheater, a shelter overlooking the existing pond, boardwalk access to the existing pond, and a nature based playground were all programming in some of the first concepts. While these amenities were received well by some attendees when they were presented at the second public meeting, there was still considerable public feedback in support of maintaining the park in its natural state to complement the surrounding area. Through this process, the design team arrived at a concept plan with a less aggressive amenity program that balances the programming needs from the Village.

SITE ORGANIZATION

Once the park programming was identified through presentation of multiple options, a final concept, shown in Figure 3 was presented. The layout of the park amenities considers the synergy between major amenities, active versus passive programming, and interested user groups. Special consideration was given to existing site features such as the mature growth pine trees buffering the site from Bowman Road and adjacent residential parcels. It provides improved lawn space for users to enjoy the park without the nuisance from sand spurs or weeds. It also considers how the site can remain natural in character but also accommodate the needs of the Village and their growing demands for recreational needs.



FINAL MASTER PLAN

IN THIS CHAPTER

Master Plan

Phasing Plan

Opinion of Costs

Conclusion



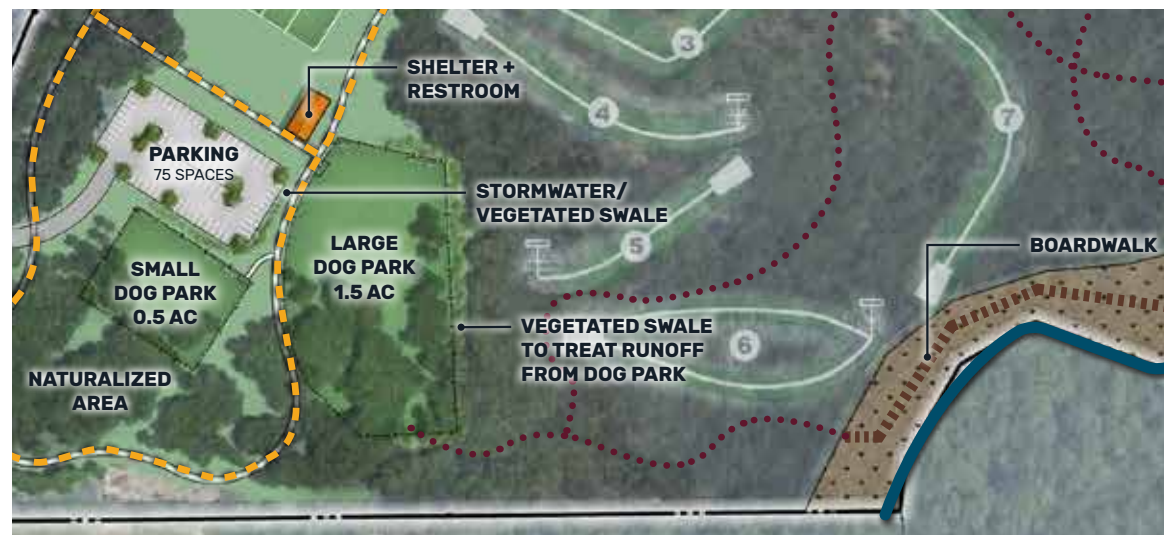
The overall vision for the West Pinehurst Community Park is to create a park with balanced amenities to support the Village's growing athletic and recreation needs but that also embraces the unique existing natural features and surrounding character of the adjacent rural properties.

Final Master Plan

For certain amenities to be provided, utilities such as sewer, water, and electric will need to be extended to the new park site at a cost that is currently unknown. The overall infrastructure improvements needed for the site will include site clearing, grading, and utility extensions. NCDOT encroachment permit will be required for driveway improvements along Chicken Plant Road and access from Bowman Road for access to the southern portion of the site.

Vehicular circulation is consolidated to site entry and parking areas and which allows safe pedestrian circulation throughout the site. All parking lots will be asphalt surface without curb and gutter to allow surface water to flow to vegetated swales for treatment. The largest parking area is provided at the entrance from Chicken Plant Road closest to the start of the existing disc golf course and the majority of the amenities. A smaller parking lot is provided at the southern entrance from Bowman Road for easier access to the south side of the athletic fields, dog park and trail network.

Pedestrian circulation is offered throughout the site. Combining paved paths and natural paths provides the widest range of accessibility. A 1+ mile paved loop is proposed around the athletic fields the flatter portion of the park will allow users of all abilities to enjoy the park, while approximately one (1) mile of soft trails circles the wooded eastern portion of the site, weaving through the existing disc golf course, bringing users closer to the wider ranges of the site ecology. Boardwalks will be used through the wetland area and crossings to limit impacts.





PARK AMENITY SUMMARY*

SHELTER + RESTROOM (NORTH)	± 1,800 SF + MAINTENANCE SHED
PLAYGROUND	± 20,000 SF
OPEN LAWN	± 0.60 AC
BASEBALL FIELD + MULTIPURPOSE FIELD	2 @ 300' (360' X 220')
FULL SIZE ATHLETIC FIELD	360' X 220'
SHELTER + RESTROOM (SOUTH)	± 1,800 SF
LARGE DOG PARK	± 1.5 AC
SMALL DOG PARK	± 0.5 AC
PAVED TRAILS	± 1.25 MILES
SOFT TRAILS	± 1.0 MILE
DISC GOLF COURSE	EXISTING

* PROPOSED AMENITY SIZE CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE

PARKING DATA

TOTAL PARKING	(+/-) 210 SPACES
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SITE AMENITIES

- ▶ **Athletic fields.** Three total fields are included in the master plan. One full size soccer/lacrosse field and two 300' baseball/flex fields will maximize the Village's ability to schedule for a wider range of athletics. To expand the field booking schedule, lighting will be included as each field is constructed. Light fixtures will be full cutoff to limit affects of light pollution on the surrounding rural properties.
- ▶ **Shelter/Restroom Facilities.** There are two restroom facilities with attached shelters proposed on the site, one anchoring each end of the site in close proximity to the two parking areas. The building on the north side also includes a maintenance shed extension. This building also acts as the entry point for the disc golf course, which will remain as an existing park amenity.
- ▶ **Playground.** The inclusive play area is located closer to the northern parking area but in central proximity to the shelter and two athletic fields. The concept provides convenience for caregivers to entertain siblings while sports games are in session. The playground area is considered all inclusive – meaning it caters to all ages and ability levels of children. Pour in place safety surfacing for the playground will provide easy wheelchair access into the play space. The play area abuts the wooded area and added canopy trees will provide shade. In addition, a large open space to the south of the play area

could be used for informal play, such as, frisbee throwing, game of tag, or kite flying.

- ▶ **Dog Parks.** Park users enjoy the existing wide open field with their dogs. There are two dog parks included in the park design close to the Bowman Road entrance to provide separation from the playground. A generously sized 1.5AC dog park for large dogs is tucked along the wooded area, and a 0.5CA small dog park is nearby where they both can utilize existing trees to provide shade for users. Access is provided from the closest parking lot, but still along the paved loop trail. The selection of more natural fence materials will maintain that natural open feel of the existing site.



▲ Inspiration Image / Playground



▲ Inspiration Image / Flex Field



🔺 Inspiration Image / Shelter + Restroom Facility



🔺 Inspiration Image / Dog Park



🔺 Inspiration Image / Paved Paths



🔺 Inspiration Image / Soft Trails + Connection with Nature



Phasing Plan

Implementing a master plan of this scope needs systematic approach to construction that fits within available funding. For the first phase of any project, usually the initial infrastructure investment costs are higher which leaves lesser budget for amenities. Considering this infrastructure investment, the Village intends to construct two flex athletic fields with lighting, northern restroom/shelter and maintenance yard, inclusive playground, open lawn and paved loop trail as part of the first phase. The second phase of the project will include the full-size athletic field with lighting, southern restroom/shelter, dog parks, and soft trails/boardwalks.



Figure 5 Phasing Plan



Opinion of Costs - Phase I

The opinion of costs has been developed for the phase one scope of work outlined in this master plan and the Village's anticipated budget.

Project Element	Unit	Unit Cost	Total Item
Building Cost			
Baseball/Flex Field (2)	Each	\$500,000	\$1,000,000
Shelter/Restroom + Maintenance Building (2,400SF)	SF	\$100	\$240,000
Maintenance Yard + Fence	Lump Sum	\$15,000	\$15,000
Lighting (2 Baseball/Flex Fields)	Lump Sum	\$300,000	\$300,000
Inclusive Playground	Lump Sum	\$300,000	\$300,000
Open Lawn (30,000SF)	SF	\$1.50	\$45,000
Paved Greenway Loop (8' wide)	Lump Sum	\$150,000	\$150,000
Signage/Furnishings/Landscaping	Lump Sum	\$200,000	\$200,000
Parking Lot (Chicken Plant Entrance)	Lump Sum	\$150,000	\$150,000
Cost to Build or Renovate:			\$2,400,000
Contingency			
Contingency (not to exceed 10% or \$200,000 of the cost to build, whichever is less)	N/A	N/A	\$200,000
Mobilization/Site Work			
Infrastructure (Extension of Utility Services)	Lump Sum	\$500,000	\$500,000
Mobilization	Lump Sum	\$105,000	\$120,000
Site Clearing/Erosion Control	Lump Sum	\$60,000	\$60,000
Planning / Incidental Costs			
Construction management, site planning, preliminary design, survey and appraisals, or the cost of preparing the application (not to exceed 20% or \$200,000 of the cost of the project, whichever is less)	20%	\$200,000	\$200,000
Total Project Cost:			\$3,480,000



Conclusion

This master planning process for West Pinehurst Community Park revealed that the new amenities proposed for the park will not only support the needs of the Pinehurst community, but they also have the potential to be a regional destination for a diversity of users. Strategic locations of amenities such as the athletic fields, playground, and more passive park activities will help balance the needs for the community and the natural beauty of the site. Furthermore, connectivity is an important aspect for creating a destination park and the future trail connections proposed from surrounding neighborhoods will help achieve that vision.



MCADAMS



**DISCUSS DOWNTOWN PARK AND RIDE CONCEPT.
ADDITIONAL AGENDA DETAILS:**

FROM:

Jeff Batton

DATE OF MEMO:

9/16/2021

MEMO DETAILS:

This item is to discuss and consider the Park and Ride Golf Cart Shuttle Service proposed by the Pinehurst Business Partners (PBP). They have asked for financial support of this concept to cover the cost of an annual licensing fee for a mobile app that patrons would download to summon the shuttle. They would also like support in providing parking for the golf cart shuttle(s) and charging capability.

The proposal by PBP includes securing carts via donation and managing the shuttle service. Their proposal includes volunteers serving as drivers, identifiable via uniforms of some type. Advertising on carts and driver uniforms could be a source of revenue to defray operations.

The following factors and information may be useful for your discussions.

- The annual Community Satisfaction Survey (Q11 - attached) indicates that 69.1% of the population does not shop regularly downtown. For those that do not shop regularly downtown 27.1% cite parking as one reason (respondents could choose more than one reason).

- To garner additional feedback, Survey Monkey was used to poll the public. While the survey is not statistically valid, it provides a source of information and comments. (The full results with comments (attached) were sent to you approximately two weeks ago.) There were 537 respondents for any one question. A brief summation of the results is as follows:

- o 47.66% indicate parking as a deterrent for shopping.
- o 30.6% of daytime diners and 24.07% of nighttime diners indicate parking is a deterrent.
- o 51.96% of respondents said they would use a shuttle service for shopping and/or dining.
- o 82.44% of those who indicated they would use the service are ok with summoning a shuttle via an app, text, or call. (If considering all respondents, the total is 40%.)
- o 54.75% of those who indicated they would use the service said up to a 5-minute wait for the shuttle was reasonable (If considering all respondents, the total is 27%.)
- o Of those who indicated they would use the service, 24.33% would use it less than once per week, 33.46% indicated they would use it once per week and 31.94% indicated they would use it twice per week. (If considering all respondents, the totals are 12%, 16% and 15.6% respectively.)
- o Monday - Friday afternoon/evening and Saturday & Sunday afternoon/evening were the times of

greatest interest.

- o 54% of respondents do not own golf carts but 32.66% of respondents indicated more cart parking would, or might, make them more likely to visit downtown.

- o Question 10 – Open Comments generated 184 comments that can be categorized into seven main points.

1. Support idea (21.2%)
2. Parking is not an issue (15.2%)
3. Create additional cart and car parking spaces (15.2%)
4. Parking issues are caused by workers downtown - shuttle them (14.6%)
5. Do not support the idea (6%)
6. Lack of store/dining options is the issue (5%)
7. Miscellaneous comments (22.8%).

- Plans to construct a parking facility in the next two years.
- Study to expand golf cart parking expansion starting in the next 60 to 90 days. Implementation of space expansion could begin this fiscal year.
- If we allow golf cart shuttle service, Council will need to adjust the Golf Cart ordinance to allow it. Its currently prohibited. A change is simple and easy step.
- Parking location within ½ mile for shuttle service is yet to be determined.
- The mobile app could possibly be replaced with a business card that patrons receive to text or call a number.
- Location for parking and charging shuttle carts would need to be determined. There is no indoor space currently available for that on VOP property.
- If Council is interested in supporting this concept financially, our insurance provider indicates this should be a contractual arrangement where the Village is not the direct provider.

As a final note, I would remind Council that this is an off-cycle request and was not originally budgeted. Since this is off cycle, and there are existing plans for a parking structure in the current five year plan, staff recommends that Council consider this opportunity as part of a holistic downtown parking discussion during the next strategic retreat.

Thanks.

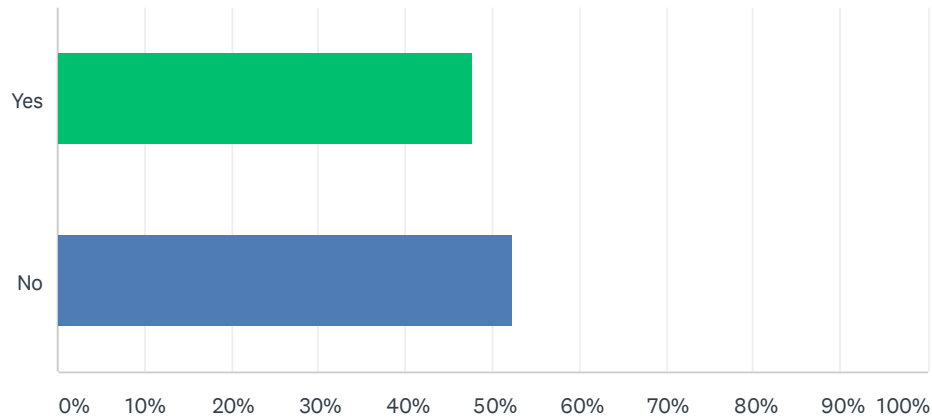
ATTACHMENTS:

Description

- ▢ Survey Monkey Results
- ▢ Q11 Community Satisfaction Survey

Q1 Is parking a deterrent for you to shop downtown?

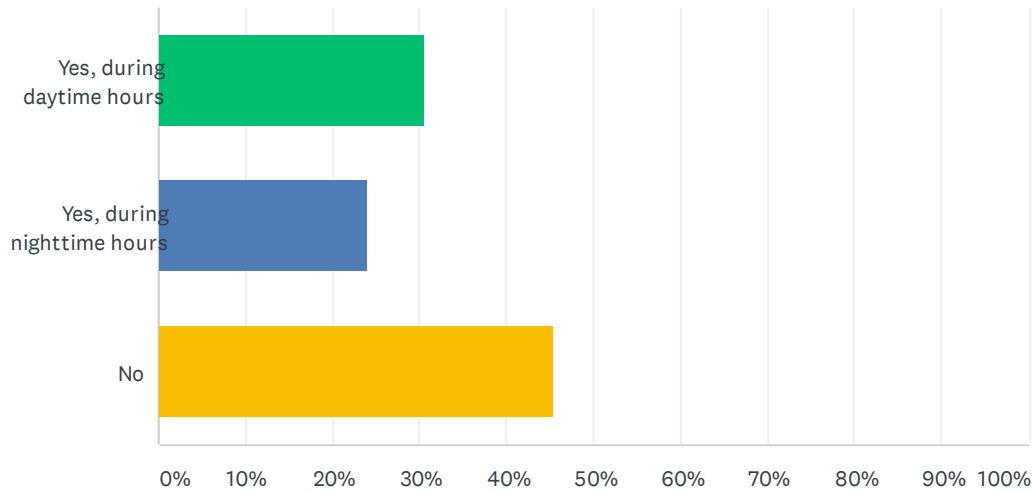
Answered: 535 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	47.66%	255
No	52.34%	280
TOTAL		535

Q2 Is parking a deterrent for you to dine downtown:

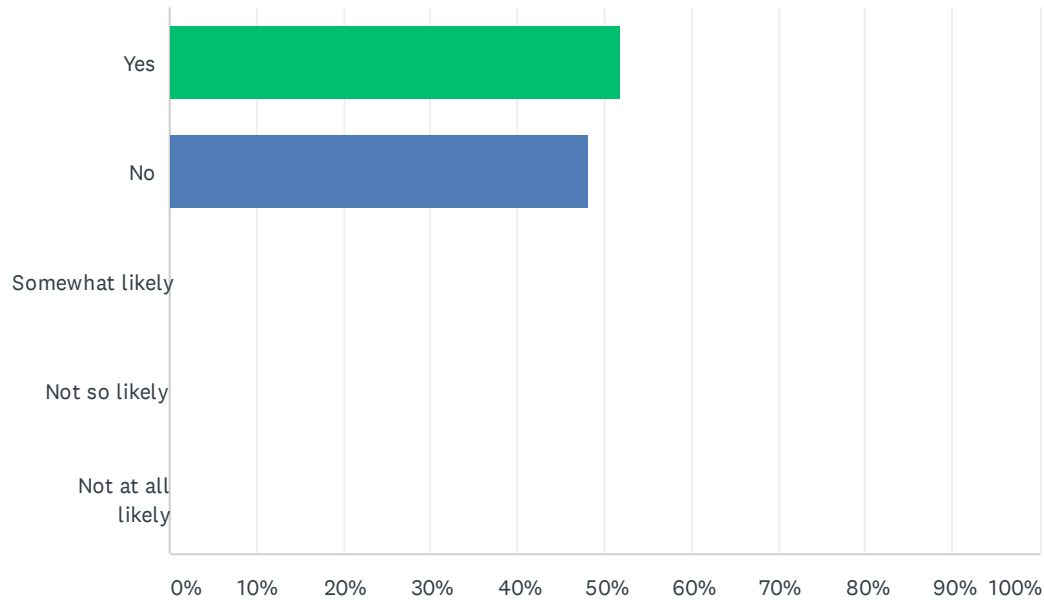
Answered: 536 Skipped: 4



ANSWER CHOICES		RESPONSES	
Yes, during daytime hours		30.60%	164
Yes, during nighttime hours		24.07%	129
No		45.34%	243
TOTAL			536

Q3 Would you use a Park and Ride service to shop and dine downtown?
The service would pick up from a free parking lot located about 1/2 mile from downtown.

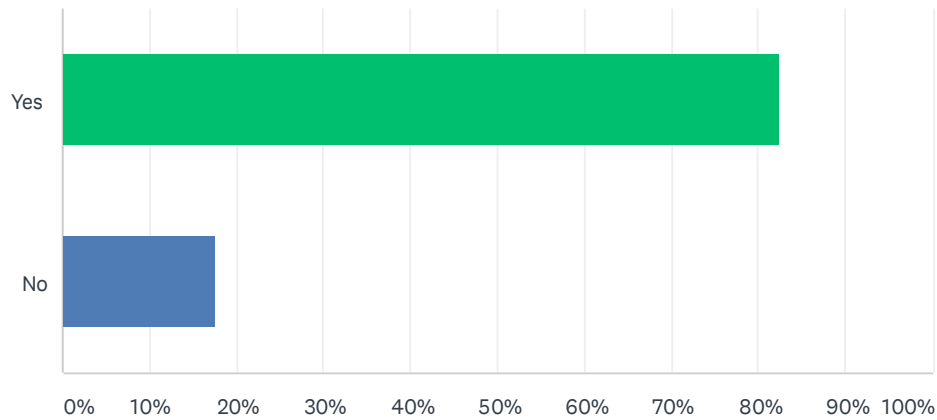
Answered: 537 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	51.96%	279
No	48.04%	258
Somewhat likely	0.00%	0
Not so likely	0.00%	0
Not at all likely	0.00%	0
TOTAL		537

Q4 Would you use the Park and Ride service if you were required to summon the shuttle via call, text, or phone app?

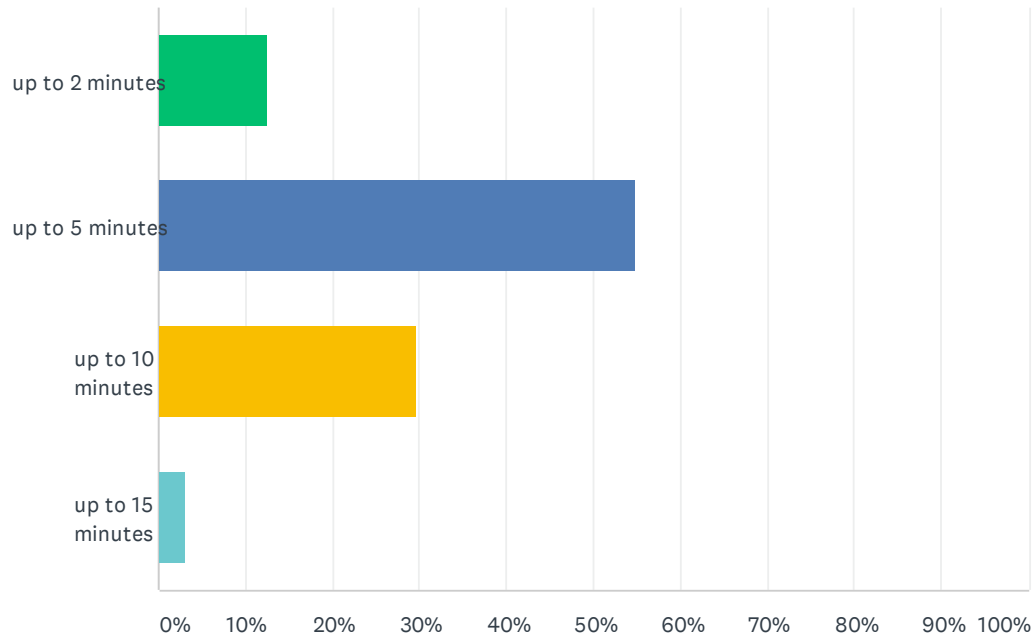
Answered: 262 Skipped: 278



ANSWER CHOICES	RESPONSES	
Yes	82.44%	216
No	17.56%	46
TOTAL		262

Q5 What would you consider is a reasonable wait time for pick-up?

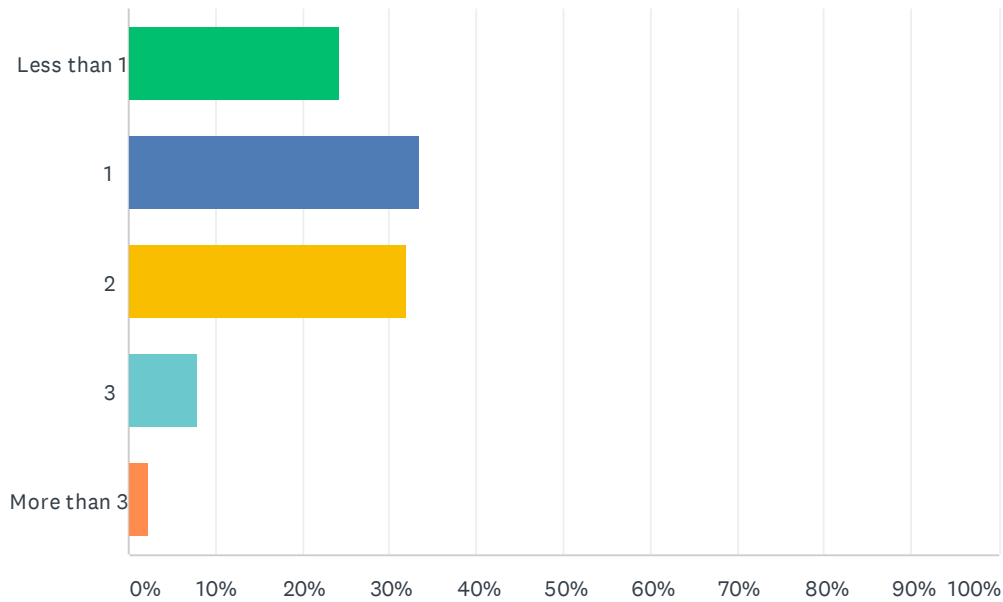
Answered: 263 Skipped: 277



ANSWER CHOICES	RESPONSES	
up to 2 minutes	12.55%	33
up to 5 minutes	54.75%	144
up to 10 minutes	29.66%	78
up to 15 minutes	3.04%	8
TOTAL		263

Q6 If you would use this service, how many days per week would you likely do so?

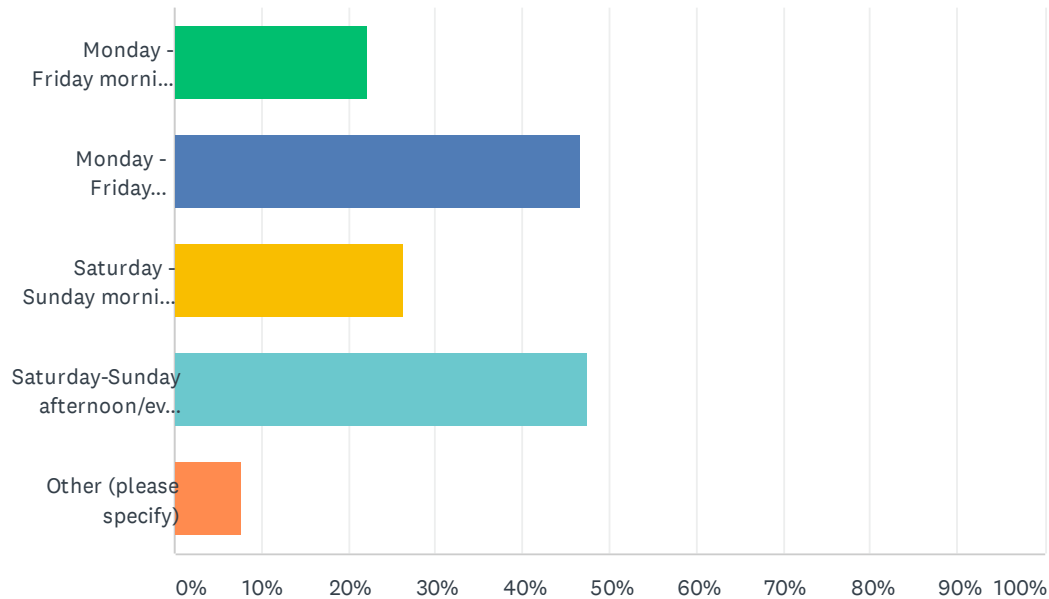
Answered: 263 Skipped: 277



ANSWER CHOICES	RESPONSES	
Less than 1	24.33%	64
1	33.46%	88
2	31.94%	84
3	7.98%	21
More than 3	2.28%	6
TOTAL		263

Q7 When would you most likely use the Park and Ride service?

Answered: 261 Skipped: 279



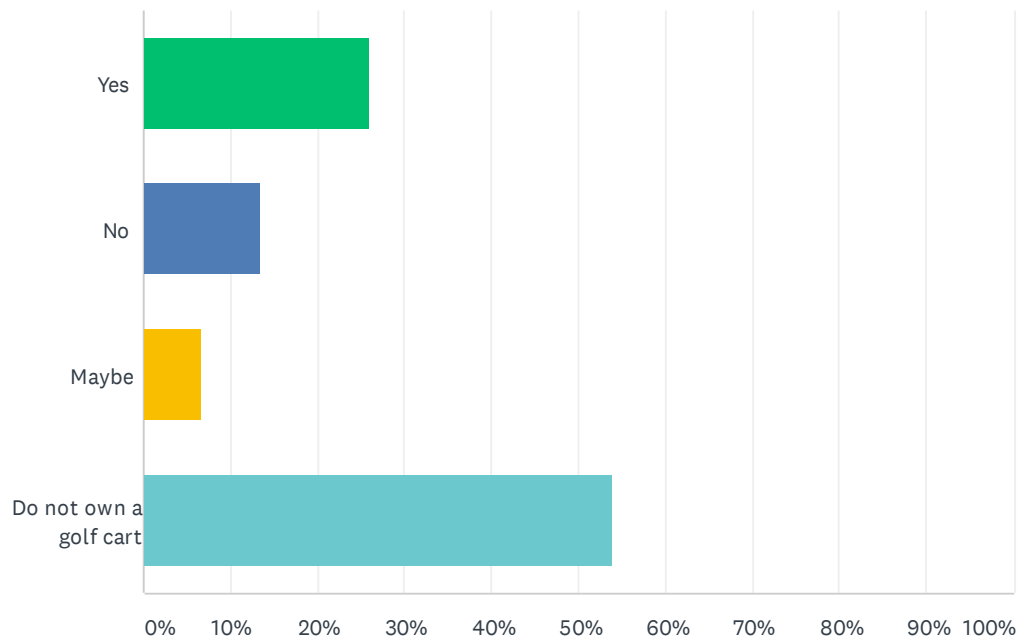
ANSWER CHOICES	RESPONSES	
Monday - Friday morning (brunch/lunch time)	22.22%	58
Monday - Friday afternoon/evening (dinner time)	46.74%	122
Saturday - Sunday morning (brunch/lunch time)	26.44%	69
Saturday-Sunday afternoon/evening (brunch/lunch time)	47.51%	124
Other (please specify)	7.66%	20
Total Respondents: 261		

#	OTHER (PLEASE SPECIFY)	DATE
1	during big events	8/15/2021 8:10 AM
2	Friday Evening	8/11/2021 12:55 PM
3	Shopping during the week and dining on the weekends	8/10/2021 11:43 AM
4	Saturday night dinner	8/10/2021 6:25 AM
5	Weekend evenings/nights - the description above is confusing	8/9/2021 1:25 PM
6	Events!	8/9/2021 8:57 AM
7	as a resident of the Village, there has never been a consideration for us. either on dogwood or market sq. as of now I routinely count upwards of 10 cars in spots taken by those working at real estate agencies, and other businesses. frustrating lugging groceries and such from some distance.	8/8/2021 4:28 PM
8	Fri sat evenings	8/7/2021 9:28 AM
9	Any available opportunity	8/7/2021 6:15 AM
10	I would not use it after dark; cart visibility by cars is crucial.	8/6/2021 4:13 PM

11	Not sure	8/6/2021 1:27 PM
12	At all times	8/6/2021 12:27 PM
13	Werkends	8/6/2021 7:47 AM
14	I would also use it for my volunteer shifts at the VOP Welcome Center.	8/6/2021 7:43 AM
15	Dinner time	8/6/2021 7:00 AM
16	I, like most of those using the parking spaces, work on the village .so taking a shuttle from the parking lot to work would be great at 9:45 am and again at 5.30? Bars and restaurants may have different shifts	8/5/2021 9:55 PM
17	For all business appointment I have in pinehurst.	8/5/2021 9:27 PM
18	Friday or Saturday nights	8/5/2021 9:01 PM
19	Varied days and times	8/5/2021 8:59 PM
20	Friday and Saturday evenings	8/5/2021 4:15 PM

Q8 If additional golf cart specific parking spaces were available in the downtown area, would you be more likely to visit downtown via your cart?

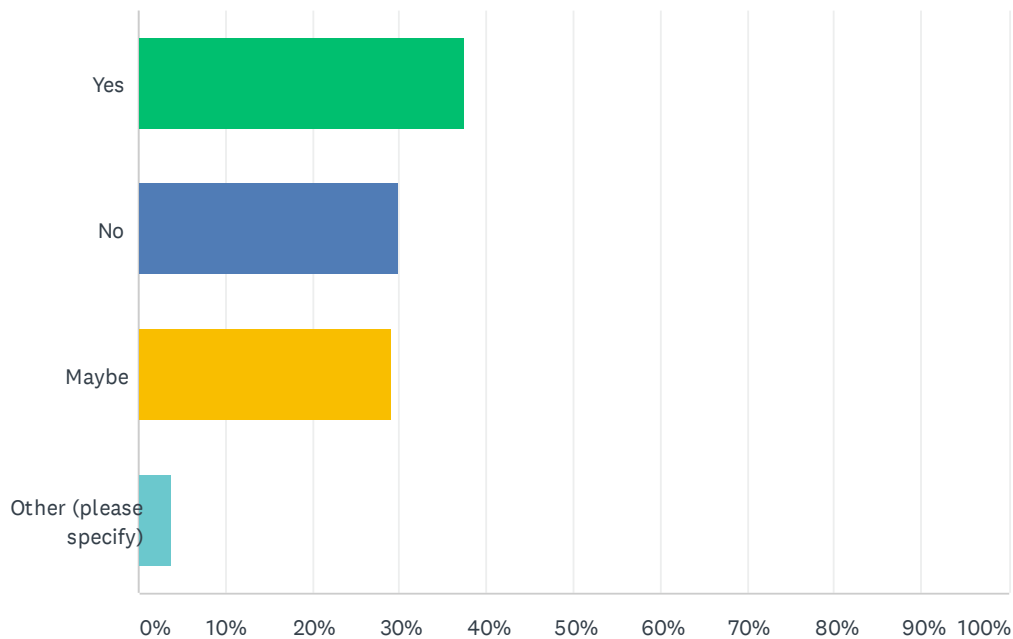
Answered: 513 Skipped: 27



ANSWER CHOICES	RESPONSES	
Yes	25.93%	133
No	13.45%	69
Maybe	6.63%	34
Do not own a golf cart	54.00%	277
TOTAL		513

Q9 Do you support the Village of Pinehurst expending up to \$15,000/annually to fund the Park and Ride service?

Answered: 514 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	37.35%	192
No	29.96%	154
Maybe	28.99%	149
Other (please specify)	3.70%	19
TOTAL		514

#	OTHER (PLEASE SPECIFY)	DATE
1	Maybe have a trial run and see if it is used before committing to a \$15K service.	8/11/2021 5:05 PM
2	I don't live in Pinehurst, so this is na for me.	8/9/2021 6:06 PM
3	I'm not a resident, don't I don't think it would be right for me to comment on this.	8/8/2021 11:21 AM
4	Park and ride should be for shop owners and employees, not customers	8/7/2021 9:00 PM
5	Would be happy to use if it did not increase my taxes	8/7/2021 3:14 PM
6	What is wrong with a parking garage? I thought it was part of the quid-pro-quo deal that the village gave Pinehurst resort, yet it seems to have disappeared from plans.	8/7/2021 8:54 AM
7	Can the annual costs be reduced by charging customers (\$1 each?)	8/7/2021 7:31 AM
8	imo this is something that could be an experiment rather than an immediate commitment to a budget annually	8/7/2021 7:27 AM
9	Not a Pinehurst taxpayer	8/6/2021 10:48 PM
10	Revisit sidewalks in Unit 1 (Saint Andrew's corridor) so I can comfortably walk downtown.	8/6/2021 10:28 PM

11	I think the golf cart option is SO much better. Not sure people would come if they knew they had to park and ride. That's a hassle maybe to some?	8/6/2021 10:15 PM
12	Not a Pinehurst resident so have no input on the dollars spent.	8/6/2021 7:55 PM
13	Not a resident of Village	8/6/2021 11:56 AM
14	Just a visitor so I shouldn't vote	8/6/2021 8:19 AM
15	Tell the business owners to stop parking in the space and use some of the funds to enforce the parking limitations!!!!	8/6/2021 7:17 AM
16	Shuttle service yes. Additional golf cart parking NO!!!	8/5/2021 10:11 PM
17	I would most likely support it but would like to know where the remote pickup lot is before committing	8/5/2021 8:59 PM
18	Where would the funds be allocated from? Would this be put forth as an additional tax increase?	8/5/2021 2:40 PM
19	Shouldn't the Pinehurst Business Partners (PBP) pay?	8/5/2021 2:09 PM

Q10 Comments:

Answered: 184 Skipped: 356

#	RESPONSES	DATE
1	As a resident who doesn't live that far away (2miles), I havent found it that difficult to park. I usually visit the center nightly.	8/15/2021 8:10 AM
2	Why not offer golf cart service from the very large parking lot across the street from the Theater Bldg.? It is seldom full in the daytime and never full in the evening.	8/14/2021 10:24 AM
3	None	8/13/2021 11:08 AM
4	Parking has been an issue for over 20 years. Solutions are not easy	8/13/2021 10:21 AM
5	Save money encourage business operators to park away from Front doors of businesses. Peer pressure . I don't think volunteers would be sufficient for golf cart drivers plus liability!	8/12/2021 7:59 PM
6	The main problem with parking in the downtown Pinehurst area is the shop owners taking up the valuable and limited parking spaces. This is the problem that needs to be addressed, and a solution to that problem is what is needed. It should not be an inconvenience to patrons to have to find alternative parking to be able to enjoy the downtown Pinehurst area. Please address that issue before trying to inconvenience those that want to use the downtown area for enjoyment.	8/12/2021 3:51 PM
7	much needed sevice. Use the vehicle type with four seats. Look at the one used by Pinehurst ur	8/12/2021 2:01 PM
8	I would totally support a park & ride for downtown employees offsite parking as well.	8/12/2021 1:38 PM
9	This is a great option. I do not want to see a multistory parking structure in VOP. I am supportive of whatever it takes to avoid seeing a parking structure of any kind in the Village. A multistory parking structure would destroy the ambiance of the Village.	8/12/2021 10:42 AM
10	Let's do it	8/11/2021 7:14 PM
11	Put in a new parking deck somewhere. I don't want to depend on calling for a ride that may or may not be there	8/11/2021 2:56 PM
12	Excellent idea!	8/11/2021 12:58 PM
13	The town is empty and night so no parking needed for night time dining and I always can get a parking place in the day time on clay lot	8/11/2021 12:23 PM
14	SHOULD HAVE BUILT THE PARKING GARAGE WHEN YOU HAD IT ON THE DRAWING BOARD	8/11/2021 11:03 AM
15	Is the thought that village employees would utilize or be required to use this service?	8/11/2021 10:35 AM
16	We never have any issues with parking downtown unless for a big event. Shuttles could be offered for Holly Arts, Live after 5, etc and would be wonderful but it isn't needed for day to day. We have lived here for 15 years and are more concerned about additional parking taking away from the aesthetic of the village.	8/10/2021 10:10 PM
17	If the downtown businesses think this park and ride idea is a good business plan, then there is a reason they are struggling ... and it isn't because of parking. Also, I am hearing that these business owners are pushing folks to vote multiple times in this survey and soliciting outsiders to vote in support.	8/10/2021 1:21 PM
18	It matters where the remote parking lot is located. I'd use one South of downtown (off Hwy 5/Morganton).	8/10/2021 9:59 AM
19	Parking has been a continuous problem for our businesses. We definitely need to offer more parking and also add signage to where the additional parking is. There are many over 70 people not golfers who can not walk a long distance and shop or use the services in town. So	8/10/2021 8:06 AM

please consider the age group not just the young group. While we have many golfers with carts its not about the Village residents its everyone else who comes to visit the Village to shop and they ride around and can't locate a place to park so leave. We still have outside dining and that will remain so that needs attention also to consider that parking is an issue. Drop off service is great but then you have to pay someone to do this or tip and i don't feel its a good idea. The Resort should also consider offering parking as this is a factor of bringing in golfers and people from away.

20	As a person who is handicap I would like to see more handicap options available for those of us that would like to visit more in Pinehurst. It is extremely hard for me to come enjoy Pinehurst as I have a condition that limits my mobility to be able to get into a golf cart.	8/10/2021 6:41 AM
21	I think it's wonderful that the village cares enough about businesses that you're seeking work around a for parking issues	8/10/2021 6:25 AM
22	None	8/9/2021 10:20 PM
23	Not sure	8/9/2021 8:35 PM
24	Just make more parking available	8/9/2021 6:37 PM
25	Having a service would be better than locals driving around in their golf carts. I think this could easily get out of control	8/9/2021 6:06 PM
26	Good idea and image builder for Village!	8/9/2021 4:41 PM
27	Golf cart shuttle isn't helpful in very cold and inclement weather	8/9/2021 4:17 PM
28	Golf cart parking would be great; also consider coupons to locals for downtown restaurants:-)	8/8/2021 7:57 PM
29	I dined in the village last night and had no problem whatsoever in finding a parking space—a Saturday night, great summer weather, during the peak dinner hours. I've never had a problem finding a parking space and I go to the village often. If you force me to park elsewhere and shuttle in on a golf cart I can tell you I will be far less likely to come to the village. Park & Ride is a solution in search of a problem.	8/8/2021 3:15 PM
30	A great idea.	8/8/2021 3:08 PM
31	The extra golf cart spaces are good and long overdue! The shuttle idea is okay, but why can't you just go back to 2 hour parking like we used to have?	8/8/2021 1:34 PM
32	I visit the area several times a year to visit family. Enjoy shopping, but parking can be a nightmare on weekends.	8/8/2021 11:21 AM
33	The parking lot needs to be in the Village - not 1/2 a mile away. I would support the park & ride if the ride weren't outside the village. I feel the staff who works in the Village should be the ones taking the park & ride.	8/8/2021 10:50 AM
34	Golf cart parking needed	8/8/2021 10:37 AM
35	Great idea!	8/7/2021 11:26 PM
36	I walk my dog daily in the downtown area and have never had a problem finding parking in the sandy lot by Tufts Park. So I don't understand why we would need additional parking in a lot 1/2 mile away. I do agree that sometimes you want to make a quick trip inside a store but there is no nearby parking so that puts me off from shopping. However, the majority of the spaces are taken up by employees!! The real estate offices, of which there aren't least three or four in the village, park in front of their buildings. I know this because I see the stickers and advertisements on their car for their business. I think you need parking enforcement officers, as they had when we first moved to Pinehurst in the 1990s. Those employees should absolutely park in the sandy lot to allow shoppers to have easy access to the stores.	8/7/2021 9:30 PM
37	Park and ride should be provided for shop owners and employees not customers	8/7/2021 9:00 PM
38	Not enough parking	8/7/2021 8:58 PM
39	I do not understand why we need shuttles. Once again, the VOP is asking the wrong questions. You may need more golf cart parking spaces, I don't know or care because I don't have a golf cart, but its pretty clear that you let the offices, banks, lawyers, construction vehicles run all over everyone else. Put the real culprits in their place and you wont have a parking issue! Duh!	8/7/2021 6:06 PM

40	I have never had any problem with parking and I got to the village at least twice a week. I won't shop/dine if I have to take a shuttle. Support only if its for employees, but it doesn't seem necessary to me.	8/7/2021 4:49 PM
41	Need golf cart accessibility from Pinewild.	8/7/2021 4:22 PM
42	What's the cost of insurance and who would pay it?	8/7/2021 3:55 PM
43	No one will use it, other than the Realtors hopefully.	8/7/2021 2:08 PM
44	I think this is something mostly village proper residents will use but since I'm not part of that I'll have to drive anyway.	8/7/2021 1:03 PM
45	It appears that all of this would be predicated on "seniors" willing to donate their time to local businesses. So, you want the "seniors" of the community to donate their time to for-profit businesses?	8/7/2021 12:09 PM
46	I have seen this in other areas and resorts It seems to work well.	8/7/2021 9:28 AM
47	What a great idea! PAR for the Village course.	8/7/2021 9:21 AM
48	We visit the area for a 3 month period. Sounds like a good solution. Good luck!!!	8/7/2021 8:35 AM
49	Parking is not a problem.	8/7/2021 8:28 AM
50	I think the business owners are the ones who should be parking remotely and taking the shuttle to work.	8/7/2021 8:24 AM
51	This survey does not work for me because I actually live downtown. Tuesday - Saturday it is wall to wall cars parked everywhere every afternoon and evening. I doubt that park and ride is the solution but the situation is really bad even now, off season. It is my impression that a large number of the parking spots filled for an extended time are actually restaurant and bar employees.	8/7/2021 8:11 AM
52	Parking lots and streets are completely full at times and this may help!	8/7/2021 7:42 AM
53	I began my answers with a "no", as I didn't think I would use the service; but, it is all dependent on the wait time. If possible, I may choose to walk from the designated parking space	8/7/2021 7:31 AM
54	We go into the Village at least daily. Except for the occasional event (when we opt for our golf cart), parking isn't a problem. Mostly we wish retail were open later, strollable summer weekends in particular. Dinner then browse shops not an option. :-(	8/7/2021 7:27 AM
55	Is that enough money to fund this project? Are you going to offer this until the bars close? Will you pay the cart driver at least 15\$ per hour?	8/7/2021 7:22 AM
56	Three hour max parking in town, employees should use shuttle,	8/7/2021 7:12 AM
57	More golf cart parking spots, please!	8/7/2021 6:49 AM
58	Finding a place to park is not that difficult and doesn't deter me from coming to the Village.	8/7/2021 6:28 AM
59	Parking is a problem, and this is a small outlay to experiment and see if it will improve village foot traffic.	8/7/2021 12:43 AM
60	Could there be spaces that would be paid hourly parking in very busy areas to so high traffic areas are not used by the same car for long periods of time. I was in Carolina Beach today and they had 1 hour parking where you used an app or website to pay about \$5.25 an hour. Just another thought.	8/6/2021 11:54 PM
61	Thank you for always supporting our Village!	8/6/2021 10:58 PM
62	GET RID OF THE REALTORS, support small business!	8/6/2021 10:08 PM
63	We do not believe we need more golf carts on the streets of Pinehurst, and there is the the liability questions that arise in case of any accidents involving the golf carts.	8/6/2021 9:48 PM
64	My concern is: how is this "Park and Ride" service going to be funded? Is Pinehurst municipality going to fund this endeavor, and if so will our taxes go up?	8/6/2021 9:45 PM
65	We have lived here for 22 years and NEVER have problems finding a parking spot for any	8/6/2021 8:45 PM

time,even for after 5:00 events!!!

66	Convert the green space used for the farmers market to overflow parking with landscaping. It can still be used for markets and events but would better serve the Village as additional parking than green space. It executed properly, it could be a beautiful addition to the Village with proper landscaping.	8/6/2021 8:22 PM
67	Great for anyone without small children and tourists!	8/6/2021 8:13 PM
68	go back to 2 hour parking. Stop all day office dwellers from taking up all of the parking. How far will the Council go to protect the Real Estate sales people to take so much parking? Why was the sand lot built? To sit empty while spaces are taken by office dwellers taking spaces all day long? Not that long ago the town featured 2 hour parking. It worked. Town policies have enabled the Real Estate Industry to dominate the use of the Village of Pinehurst.	8/6/2021 8:13 PM
69	I think a shuttle service sounds like an excellent idea because there isn't bus service in or around Pinehurst.	8/6/2021 8:06 PM
70	It was referenced the some parking space was used by shop owners/employees. They should be the ones to use golf cart program	8/6/2021 7:55 PM
71	Parking has always been an issue in the village. With the addition of the USGA and the Lodge at the resort it will only get worse.	8/6/2021 7:51 PM
72	Finally a good idea	8/6/2021 7:39 PM
73	Village needs to enforce people parking long term in village. Martha gentry usually has 4-5 cars. And several other business owners park right outside their door.	8/6/2021 7:27 PM
74	I'm a resident and it's pretty difficult to park near my residential building during day hours when there are employees of businesses that park next to building and shopping area. Has there been a proposal for residents to have a place to park	8/6/2021 6:45 PM
75	Only good if it's not raining!	8/6/2021 5:15 PM
76	N/A	8/6/2021 5:04 PM
77	Please stop people working in the Village from taking parking spots in front of Village retail stores from 9AM to 5PM	8/6/2021 4:52 PM
78	When I owned a cart and lived on #6, my wife and I often went into the Village for lunch or to the library. I now live at Midland CC and no longer own a cart. I'd certainly try out the cart service, but I don't know how frequently I'd use it. If you go ahead with this project, it is important that the carts provide seats for 2 or more riders plus the driver.	8/6/2021 4:13 PM
79	Additional golf cart parking is a positive. Unfortunately store owners park in front of their places of business. They should park in the dirt lots and walk giving patrons open parking and convenience to shop or dine in their places of business.	8/6/2021 3:52 PM
80	The business owners should fund the golf cart usage for themselves so parking is open to those wanting to shop or dine	8/6/2021 3:48 PM
81	Key issue is length of time to wait for shuttle and adequate parking in the remote lot.	8/6/2021 3:39 PM
82	Business owners need to STOP parking at their businesses and use adjacent parking lot. Will not patronize their business! They have been asked kindly and nicely. Sooo sad!!!	8/6/2021 3:30 PM
83	Tourist won't know where to go, it will cause confusion and what about the times it is not busy? Have you considered asking the church if their lot can be used when there's no church service? Maybe designating some 20 min/hour parking?	8/6/2021 3:23 PM
84	No additional	8/6/2021 3:09 PM
85	No comments	8/6/2021 3:09 PM
86	A better parking situation is needed to allow residents to frequent the store and shops in the Village. Sometimes the thought of having to circle around to find a spot is a deterrent especially to those with families with young children. A golf shuttle service would make it easier to enjoy everything the village has to offer without stressing about the parking.	8/6/2021 3:07 PM
87	No comment.	8/6/2021 2:49 PM

88	Have lived in Pinehurst for 12 years. Frequent the village 3-4 times a week--have never had a problem finding a parking spot. This is a manufactured problem.	8/6/2021 2:37 PM
89	i live in the village so parking has never been an issue but i understand the frustration of the shop owners	8/6/2021 2:33 PM
90	Bad idea	8/6/2021 2:22 PM
91	I think the village shops and restaurants would get more business if they were to be open on Sundays as well, when people are actually off work.	8/6/2021 2:15 PM
92	Love the village of Pinehurst, but parking is a deterrent. Would love a park and ride option.	8/6/2021 2:13 PM
93	So I'd have to get on a shuttle, live by a schedule, to grab lunch at Dugans or Drum/Quill? Never, you'd lose my business. Adding public transportation to a small townand you want to build more multi-family housing off Rattlesnake and near the post office? Traffic is bad enough getting in to the village during rush hour and weekends. Oh, no parking but let's build more and more and lose our village charm, right? I got it... put in a monorail and we too could be just like Disneyworld... resort destination of the Carolinas. We could have Donald Ross Duck as our new mascot.	8/6/2021 2:13 PM
94	No easy access to my vehicle equals no visits to the wonderful stores in the Village. If parking were not a problem, I would shop there often. I do not like the park and ride mess that limits your vehicle access and is a safety risk esp with covid and increased crime activity	8/6/2021 1:51 PM
95	There has to be space somewhere near downtown to expand the public lot that is already available	8/6/2021 12:48 PM
96	Great ideas!!! Would so much rather park and ride than turn everything into a parking lot.	8/6/2021 12:46 PM
97	What a great idea!	8/6/2021 12:39 PM
98	great concept to reduce if not eliminate completely vehicular traffic - perfect for the village that golf built!	8/6/2021 12:27 PM
99	\$15,000 to solve what problem, exactly? what parking is even available within a half mile? who pays for that? 15 grand won't. This is a nonsense solution in search of a problem.	8/6/2021 12:19 PM
100	I don't see how the proposed shuttle system helps or fixes anything. I can always find parking downtown that is relatively close to where I want to go.	8/6/2021 12:05 PM
101	N/A	8/6/2021 11:56 AM
102	I like this idea.	8/6/2021 11:47 AM
103	None	8/6/2021 11:32 AM
104	Why would I want to park 1/2 mile away and wait for a shuttle for several minutes, do my shopping, then wait several more minutes for a ride back to my car when I know that I can ALWAYS find a spot in the sand lot (at worst) and walk no more than a couple hundred yards to the shop of my choice. This is a dumb idea.	8/6/2021 11:20 AM
105	The biggest problem with Pinehurst Village and downtown Southern Pines, is the lack of parking. There's not a reliable taxi or Uber service, so you are forced to drive downtown. Park and ride services would work, even if you charged a fee.	8/6/2021 11:17 AM
106	I am not against the proposal. I just know I would not use it but could see some folks using it	8/6/2021 11:07 AM
107	Golf parking area with lots of spaces would be better than 'park 'n ride', I think.	8/6/2021 11:05 AM
108	I feel like the Park and Ride would be a great asset to the Downtown Village especially for those visiting the area.	8/6/2021 10:51 AM
109	I think it is a great idea and just another way that makes that downtown area special and stand out from the others. (As if it needed another reason, but still)	8/6/2021 10:02 AM
110	I do not agree with adding more golf cart parking spaces unless it DOES NOT take away car parking spaces.	8/6/2021 10:00 AM
111	Golf cart parking and a golf cart shuttle make perfect sense for the village. I think this is a fun way to create additional ways to enjoy the downtown area. I think the "ride" in from remote	8/6/2021 9:47 AM

parking areas is a unique opportunity for drivers to share local history and encourage visitors to drop by the welcome center.

112	The Golf Carts are dangerous and should be policed!	8/6/2021 9:38 AM
113	Need more restaurants since there is always a wait during peak season	8/6/2021 9:11 AM
114	The last thing we need is more golf carts on the road.	8/6/2021 9:00 AM
115	Absolutely Not!	8/6/2021 8:53 AM
116	When having to shuttle to your car it is inconvenient to not be able to put your purchases in your car because it is a half mile away. A better solution is to have all employees in the village shuttle in and leave all those now available spots for shoppers. We live in the Village and all to often see employees and even shop owners parking in the spots that should be used by customers. Once these employees and owners park elsewhere there will be plenty of parking available for customers.	8/6/2021 8:47 AM
117	I don't see the need. We have never had difficulty finding a place to park, daytime or nighttime.	8/6/2021 8:36 AM
118	Would be especially useful during big events like holly feet, tree lighting etc.	8/6/2021 8:36 AM
119	Dining venues are great. Shopping has improved, but still not many options to make it my go-to.	8/6/2021 8:34 AM
120	If anything, there should be more parking for cars. I definitely do NOT want existing car spaces converted into golf cart spaces!	8/6/2021 8:28 AM
121	I would support a fund to change the parking before a fund for a park and ride.	8/6/2021 8:25 AM
122	N/a	8/6/2021 8:17 AM
123	Will very likely be underused and therefore overly expensive for taxpayers. Better policy is to discourage shop/office employees, including those who work at the Carolina, from using center-Village parking.	8/6/2021 7:54 AM
124	I think this is an exceptional idea. Kudos to whomever thought it up.	8/6/2021 7:43 AM
125	Such a service would not change our habits of dining and shopping in town.	8/6/2021 7:33 AM
126	How about do a better job of monitoring/enforcing the policy of downtown employees not using parking spots?? Or have employees take a shuttle and leave parking spots for customers?	8/6/2021 7:33 AM
127	Ban business owners and employees from parking in the village spots, especially the realtors! start issuing tickets and it will pay for the carts faster than you can imagine! it is a disgrace that the village has not enforced this. many years ago they did and there was not that big of an issue.	8/6/2021 7:17 AM
128	Downtown Pinehurst is not a draw. Handful of restaurants that are not appealing; no interesting shopping. Fix that before you spend money on golf carts!	8/6/2021 7:15 AM
129	Also get more options for easy takeout that's healthy. We basically just go to lisi every time because their menu is simple and easy to order takeaway. The brewery didn't do takeaway last I checked, but they have a similar menu.	8/6/2021 7:12 AM
130	Parking has always been a problem downtown adding a few more golf cart spots might help some but I a golf cart shuttle may pick up a few walkers I doubt it will draw people to downtown	8/6/2021 6:58 AM
131	Very good idea.	8/6/2021 6:42 AM
132	More golf cart spaces would be ideal	8/6/2021 6:22 AM
133	We need the service. I think we would something bigger than a golf cart.	8/6/2021 1:43 AM
134	We shop and dine in the Village every week and parking is never a problem Shuttles won't help people who won't walk two minutes	8/6/2021 12:06 AM
135	I am not a resident of Pinehurst, but might use the shuttle for convenience.	8/5/2021 11:17 PM
136	Great idea!	8/5/2021 10:38 PM

Downtown Village of Pinehurst Survey

SurveyMonkey

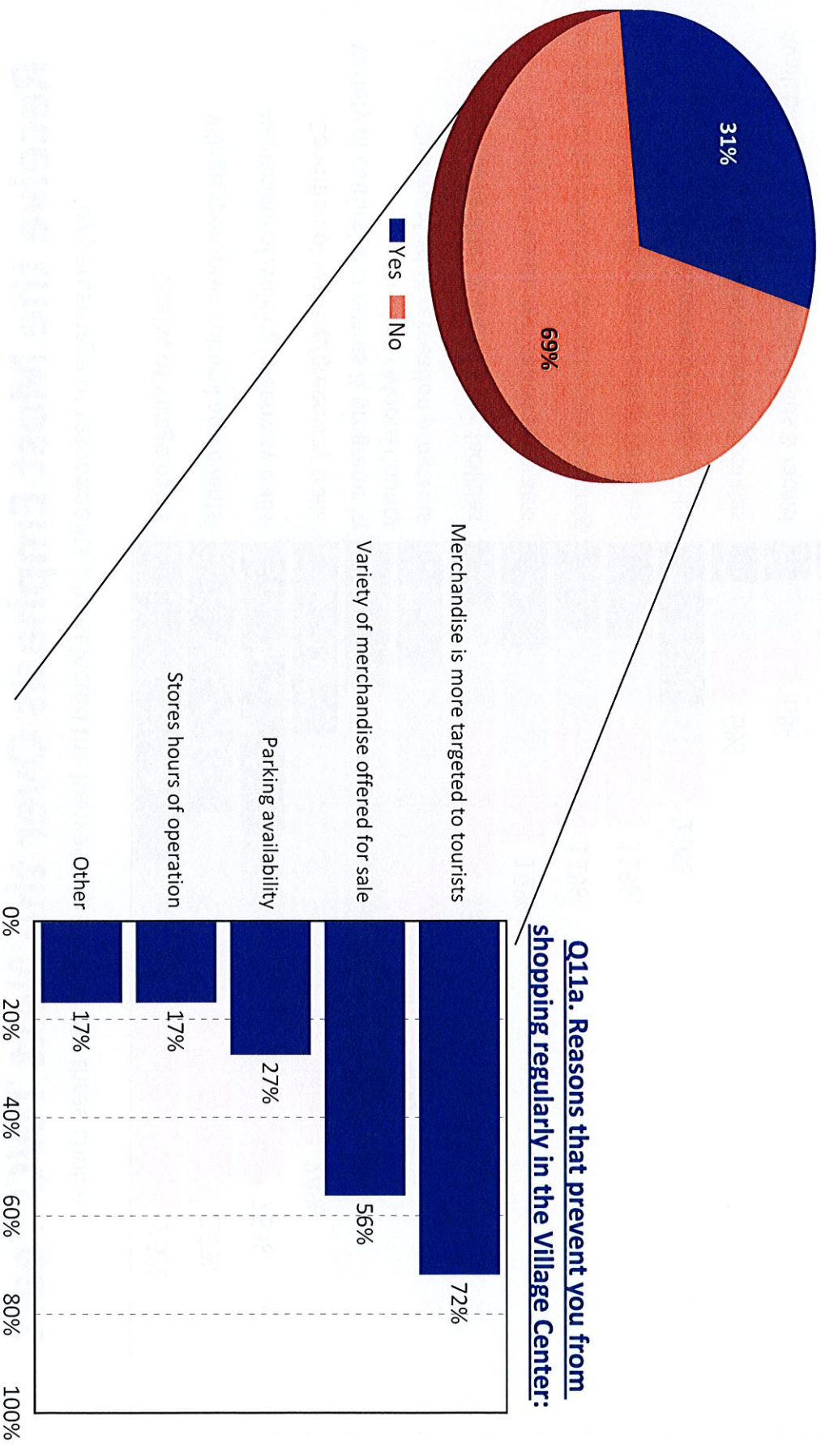
137	None	8/5/2021 10:25 PM
138	When you can't build out, build up. Garage.	8/5/2021 10:14 PM
139	I could see use during mid day and especially during farmer's market days	8/5/2021 10:13 PM
140	What happened to the trolley? Get a few of those, put trolley stops back in around downtown and go back and forth between the lot and around town until late. Would have to work it out with the bars for a later shuttle if people park their cars in the lot.	8/5/2021 10:09 PM
141	Make it electric and partner with Duke energy to fund it and there may be some funds available from the state for going "green"	8/5/2021 9:55 PM
142	The shuttle should also pick up those people parking in the sand lot and by the Pinecrest not just the remote lot. It could just keep making a loop.	8/5/2021 9:42 PM
143	Dining is affordable downtown; however, the apparel & giftstores downtown are very expensive. I cannot afford to shop in the downtown shops. stores downtown are very expensive. I cannot afford to shop downtown.	8/5/2021 9:38 PM
144	Asking my family of 4 to ride a shuttle would be tough. We enjoy going downtown, mostly to dine, and have had been successful finding parking.	8/5/2021 9:37 PM
145	Great ideas.	8/5/2021 9:27 PM
146	I would love you to consider the current car spaces on chinquapin from Ritter corner to Magnolia for golf cart parking spaces! Currently many are filled with Spa and Magnolia inn, etc workers. Multiple damages done to our brick wall due to cars/truck parking. If you do off site shuttle let it be for realtors, shop workers, etc. (Jill Gooding)	8/5/2021 9:24 PM
147	Great idea... no reason it should not work	8/5/2021 9:19 PM
148	You never said how often shuttle will run	8/5/2021 9:15 PM
149	Sounds good.	8/5/2021 8:59 PM
150	I appreciate the continued efforts that the committee continues working on. I love that you guys really work hard at resolutions with tge goal of making the cillage a more attractive place to visit! I love movies on the green as well!	8/5/2021 8:59 PM
151	None	8/5/2021 8:58 PM
152	I come into the village most frequently on weekends and never have an issue finding parking. I might not get a prime spot, but finding a spot is never an issue unless it's an event weekend but that is to be expected. Please don't waste money on park and ride.	8/5/2021 8:51 PM
153	I am surprised this alternative is the best the village can come up with. A lot of parking is taken up by the real estate companies which has take over the village. Also a lot of parking is being taken by the rentals that surround the downtown village. Let's be honest and address the real problems. I don't go shopping or eat where I have to be shuttled. I think Pinehurst and Moore Cty has grown big enough to warrant a garage on the village. Know this has been discussed before and know there are concerns about aesthetics but the area has changed and not to acknowledge is a denial of reality	8/5/2021 8:51 PM
154	Great idea	8/5/2021 8:49 PM
155	The biggest issue is a lack of dining options downtown	8/5/2021 8:26 PM
156	I would be much more inclined to shop and dine in the Village if there were more restaurants and shops. Southern Pines and Aberdeen are doing a great job attracting new restaurants.	8/5/2021 8:22 PM
157	people outside the village would it benefit from this scheme. I find parking difficult both daytime and evening (I do not live in the village) and waste time looking for parking. That said I go to Southern Pines to shop.	8/5/2021 7:56 PM
158	We in Pinewild are not allowed to drive on Linden Road, so a "Park and Ride" service is pointless for us...	8/5/2021 7:49 PM
159	We have a golf cart and have never had a problem finding a pace to park. It does bother us to see realtors directly in front of their businesses - specifically Martha Gentry's and the one	8/5/2021 7:38 PM

	directly across next to Gentleman's Corner. A Red Porsche that sits there all day. Yesterday we saw the Martha Gentry at the side lot at the Village Green for the first time.	
160	Better seating options outdoors for families with young children. As Pinehurst residents, this is our biggest reason for less frequent trips into town.	8/5/2021 7:31 PM
161	We take our golf cart to the village all the time... we love our golf cart access	8/5/2021 7:10 PM
162	Seems costly for little benefit. Add more street side parking and connect village place with downtown via more direct roads with sidewalks	8/5/2021 6:35 PM
163	Make parking on N side of island in front deli, slant the other direction.	8/5/2021 6:30 PM
164	I like the idea of a shuttle and would use it. Having more space is dedicated to golf carts my persuade me to buy one	8/5/2021 6:05 PM
165	Additional cart parking might work but I don't think people will utilize the park and ride service enough to warrant the price given how attached everyone is to the freedom of using their own vehicle as and when they wish	8/5/2021 5:59 PM
166	I moved to Pinehurst from another "resort-ish" village (i.e. East Hampton, NY); with all due respect to the current business owners, "what stores currently in Pinehurst" make me want to shop in the Village on a regular basis? I feel sad to say...but NONE really. Is there a fabulous gourmet store - where I would shop weekly? NO. ; Is there a casual but upscale coffee/lunch/wine spot where I would meet friends each week. NOT REALLY - but, hopefully the new cafe, AGORA, will fill that void. I miss LYNE'S FURNITURE & GIFTS. I always stopped in - and always found a lovely gift for someone. What we have now is too tourist-y. I'm sure it's tricky to cater to Tourists and also cater to residents. BUT, now...sadly, it just feels too tourist-y; Why would I - a resident - frequent the Village. I go weekly to the Library - and can't wait to see if Agora will keep me in the Village after my stop at the Library.	8/5/2021 4:19 PM
167	Need to keep realtors, and business employees from taking up parking spots. What's the plan there? Thanks	8/5/2021 4:12 PM
168	Most residents have a golf cart. Just increase golf cart parking	8/5/2021 4:00 PM
169	Before allocating the funds, I think there needs to be a very high number of positive responses to the idea of a shuttle.	8/5/2021 3:57 PM
170	Why can't downtown businesses help fund park & ride?	8/5/2021 3:48 PM
171	For our family, the issue isn't parking (the sand lot by Village green is usually free/open). The issue is stores that we want to shop in. The restaurants are generally good and offer variety (and we come for that), but there are not a lot of stores of interest to locals (or too pricey).	8/5/2021 3:31 PM
172	There are too many golf carts traveling the streets of Pinehurst now. Build a parking garage in Village Place!	8/5/2021 3:31 PM
173	The park and ride concept seems to be more of a hassle and not worth the time and effort and certainly not the money to provide this unneeded service. Have the workers park in the sandlot or have them get shuttled in from a remote lot, not paid for by VOP. 99.9% of the time parking is not an issue. Of course we all can't park at the front door and folks just have to understand that, which is normal everywhere. I can see the park and ride concept work for the large events or on special occasions but not an everyday service.	8/5/2021 3:18 PM
174	At one time there was close to ample parking in what was once known as the sand parking lot.. However most of this last was taken up by a grassy are. There is motre tgan ample parking space right behind the Library. Thats right clear cut all but a few of those scraghly pines and use the space for parkinga	8/5/2021 3:10 PM
175	Stop business owners from parking in front of their store fronts which takes up space for their patrons. The sand lot is under utilized as well. Golf Carts are definitely not the solution and cause more traffic issues, especially with younger children driving them. Why are golf carts not enforced by the police? This is creating a dangerous situation.	8/5/2021 3:05 PM
176	I personally like the idea of on demand golf cart shuttles much better, similiar to Uber. Think the 1/2 mile out of town is going to be a deterrant to use. Also liked it when there were golf carts just circling downtown during the U.S. Opens to transport people.	8/5/2021 2:58 PM
177	There are very few shops downtown with much much higher than normal prices	8/5/2021 2:52 PM

178	I live in Pinewild and not allowed to drive cart on path. Would come in Village if allowed.	8/5/2021 2:46 PM
179	Please add public use golf cart chargers for ppl to use! We can get to the village via golf cart but might not have enough juice to get us back home!! Thank you!!	8/5/2021 2:45 PM
180	The parking lot by the village green is where we park and walk to the down town. I don't feel that a park and ride is necessary if it OS being used as a tax increase in the village residents	8/5/2021 2:40 PM
181	The biggest deterrence to shopping downtown is the type of store and crappy service at the restaurants (Drum & Quill for instance).	8/5/2021 2:32 PM
182	Think this service would be most beneficial during big events	8/5/2021 2:19 PM
183	PBP would directly benefit; they should pay for the service.	8/5/2021 2:09 PM
184	Parking is not an issue downtown. It doesn't matter to me where staff, visitors, patrons park at downtown. I have never had an issue finding a place to park if I'm shopping, eating or attending events. Thank you	8/5/2021 2:06 PM

Q11. Do you shop regularly in the Village Center (downtown)?

by percentage of respondents (excluding "not provided")



Source: ETC Institute DirectionFinder (2020 - Pinehurst, NC)