HISTORIC PRESERVATION COMMISSION
AUGUST 24, 2023
ASSEMBLY HALL

PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

A. 07-27-23 Work Session Meeting Minutes

B. 07-27-23 Regular Meeting Minutes

III. Public Hearing

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

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

B. COA-2023-00274 (125 Graham Rd)

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

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

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

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

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

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the following work at 1 Carolina Vista:

- The enclosure of a second-floor porch (veranda) through the addition of new columns around the upper colonnade and new fixed shutters between the columns,
- The detailing of the Member Entrance below the veranda with the addition of new brick columns, and

- The addition of new brick-faced planters and additional pavers to the existing brick walkway leading to the ground floor Member Entrance.

The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a new man door on a bump-out of the western elevation of the structure located at 700 Morganton Road.

The property is identified as Moore County PID Number 00025807. The owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the following work at 1 Carolina Vista:

- The removal and resizing of a window on the eastern-facing side of the structure, with new stucco to match existing in its place; and
- The removal and replacement of an exterior wall and door on the north-facing side of the building, creating a new storefront.

The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the following work at 300 Magnolia Road:

- The demolition of parts of the greenhouse section of the smokehouse;
- The rebuilding and expansion of the same section with the addition of upper windows, siding, roofing, and brickwork to match the existing building;
- The addition of a new service window with a small section of gable roof;
- The addition of a new entry door into the space, creating a new service area for expanded food options for the beer garden; and
- Site changes to include:
    - The removal of a section of existing asphalt located between the brewery and the smokehouse, to be replaced with concrete;
    - The installation of a new galvanized steel bollard in the same area; and
    - The installation of a new concrete slab adjacent to the south-facing elevation of the building to accommodate the new service window.

The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's issued 7/15/2023 - 8/14/2023

V. Next Meeting Date

A. Regular Meeting 09-28-2023

VI. Motion to Adjourn

07-27-23 WORK SESSION MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Pam Graham; Michael Mandeville; Maria Carpenter

DATE OF MEMO:
8/7/2023

MEMO DETAILS:
Attached is a draft copy of the 07-27-23 Work Session meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	07-27-23 Work Session Meeting Minutes

HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, JULY 27TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
3:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
John Taylor, Chair	Richard Vincent, Vice Chair	Alex Cameron, Planning Director
Cara Mathis	Karl Ecker	Pamela Graham, Planning Supervisor
David Herring	Angelique Fabiani	Maria Carpenter, Planner
Roxanne Vaitkus		Shannon Konstantinou, Clerk to the Board
		Lori Hercules, IT Technician
		Paul Conners, IT Technician

Approximately 1 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Special Meeting to order at 03:03 PM without a quorum due to only 3 Commission members being present. The Commission and Staff awaited the arrival of the other Commission members.

Mr. Herring arrived to the meeting at 03:06 PM. Mr. Taylor stated Mr. Herring's arrival met the quorum requirements and began the Work Session discussion.

Mr. Taylor provided background on the proposed revisions to the Historic District Standards to be discussed.

II. Discuss Proposed Revisions to the Historic District Standards

The Commission and Staff discussed proposed revisions to the Historic District Standards as submitted by Mr. Herring, which focused on Sections I – B & C, III – A (Roofs), and VII – C (Landscaping & Vegetation).

The Commission and Staff discussed the intention and responsibilities behind the Commission making regular revisions / amendments to the Standards, and the importance of keeping Minor Work approvals subjective and Major Work approvals objective.

Mr. Taylor asked for a motion to approve the proposed revisions to Section I – B & C with the agreed upon changes to Section B (paragraph 4 of page 1, change congruent to congruous; paragraph 5 of page 1, add the blue line sentence "Conversely, an

application meeting the Standards could be determined to be incongruous with the character of the District.").

Mr. Herring moved to approve the proposed revisions with the agreed upon changes as stated by Mr. Taylor. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

After deliberation, the Commission determined more work was needed on the proposed revisions to Section III – A (Roofs). The Commission agreed to remove the proposed changes to items 7 and 8, and to remove the proposed last sentence of item 10 along with "and skylight tubes". The Commission determined items 1, 2, 4, 6, and 9 did not need further revisions. The additional revisions to Section III – A (Roofs) will be discussed at a later Work Session meeting.

The Commission did not have time to discuss Section VII – C (Landscaping & Vegetation).

III. Motion to Adjourn

Ms. Mathis moved to adjourn the meeting. Seconded by Ms. Vaitkus. Approved by a vote of 4-0 at 03:56 PM.

Respectfully Submitted,

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

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

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Values: Service, Initiative, Teamwork, and Improvement.

DRAFT

07-27-23 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Pam Graham; Michael Mandeville; Maria Carpenter

DATE OF MEMO:
8/7/2023

MEMO DETAILS:
Attached is a draft copy of the 07-27-23 Regular Meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	07-27-23 Regular Meeting Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JULY 27TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
John Taylor, Chair	Angelique Fabiani	Alex Cameron, Planning Director
Richard Vincent, Vice Chair	Karl Ecker	Pamela Graham, Planning Supervisor
Cara Mathis		Maria Carpenter, Planner
Roxanne Vaitkus		Shannon Konstantinou, Clerk to the Board
David Herring		Lori Hercules, IT Technician
		Paul Conners, IT Technician

Approximately 6 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:00 PM. Mr. Taylor explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted the absence of Ms. Fabiani and Mr. Ecker.

II. Approval of Minutes

A. 06-22-2023 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the June 22nd, 2023 Regular Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

Ms. Mathis moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 5-0.

III. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication.

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

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

A. COA-2023-00244 (85 Shaw Rd. SW)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for adding a front porch and rear patio, enclosing a patio area, adding a driveway, and other modifications at 85 Shaw Rd. SW. The property is identified as Moore County PID Number

00014388. The property owners are James and Karen Gleason and the applicant is Frank Cheney.

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

The Commission and Ms. Carpenter discussed the pergola being subject to Accessory Structure setbacks and, therefore, not being required to be within the building envelope for the lot, and the items that would normally require Minor Work approval being included in the Major COA application to make the process easier on the Applicant.

Mr. Frank Cheney, architect, was sworn into the public hearing.

Mr. Cheney thanked Staff for their help during the application process, gave background on the property's status within the District as a non-contributing property; and stated the intention behind the proposed work is to provide the Owner(s) and Public with a gracious way to access the front door, to enjoy the front porch, and to be able to turn around a vehicle on the property instead of having to back out into Shaw Rd. Mr. Cheney reviewed style details of the proposed work, which were chosen to provide curb appeal to the classic ranch styling of the structure, and emphasized the fact that the property would be landscaped in a style representative of the work done by Mr. Olmsted. Mr. Cheney referenced a book written by Virginia & Lee McAlester on American houses (*A Field Guide to American Houses*) for further details on the style of the proposed work.

The Commission, Ms. Carpenter, and Mr. Cheney discussed the windows being replaced on the front of the structure, the brick being cut under two windows on the front of the structure with wood panels and larger shutters being installed (Exhibit A-3.1), an ornamental railing being added to the front porch (Mr. Cheney referenced page 553 of the McAlester book, which provides examples of ornamental railings on Neoclassical porches), the existing gutter system running along the front of the structure being replaced with a copper colored gutter system, the ornamental railing on the front porch being metal and painted black, the two existing and functional eyebrow windows not being altered or removed in any way, the proposed new pergola having a fireplace as depicted with minor modifications (Exhibit A-2.12) and the pergola approval being a Minor Work / Staff approval, and a similar ornamental railing to what is proposed for the front porch existing on a property near or at 150 Everette Rd.

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

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

Mr. Taylor noted a handout Mr. Cheney provided to the Commission was not part of the record nor a part of the formal application.

The Commission deliberated on whether the proposed work meets the Standards in that it is compatible with the architectural character of the existing structure as many of the proposed work details are not details found on a classic ranch style structure, being able to approve the COA when the Commission has not been provided with a drawing detailing the design of the proposed ornamental railing for the front porch, the structure not being any one specific style and having many different design elements as do many structures within the Historic District that were built prior to the existence of the Historic Preservation Commission, offering the Applicant the option to defer the case to the next Public Hearing in order to provide the Applicant with time to make modifications or additions to the application, and the need to not only consider the congruity of the proposed work in relation to this specific property but, also, the District as a whole.

Mr. Herring wanted it to be noted that, if the COA is approved, the ornamental railing for the front porch will be as drawn in the exhibits and be made of black, wrought iron.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00244) and find the proposed Major Work at 85 Shaw Rd. SW is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Vaitkus. Approved by a vote of 4-1 with Mr. Herring voting "Nay".

B. COA-2023-00246 (15 Fields Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for changes to previously approved COA-2022-00039 at 15 Fields Rd. The property is identified as Moore County PID Number 00029479. The property owners are Joseph and Amy Iverson and the applicant is James Secky.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence with the exception of Exhibits A-2.1, A-2.5, and A-2.6.

The Commission did not have any questions for Staff.

Mr. James Secky, Designer / Contractor / Owner Representative, was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Secky discussed the change in windows from two over one to two over two (Exhibit A-2.12, item C/6) being done to make that element of the individual elevation of the structure stand out, the use of battens on the East and North elevations in place of brick being done to follow the horizontal element of those individual elevations to make the viewers eye travel along the horizontal line, and the need for Applicants to seek approval from the Commission prior to making changes to a previously approved COA (Mr. Secky apologized for not communicating the changes made to the previously approved COA earlier).

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work.

Mr. Bruce Duncan, 10 Fields Rd., expressed appreciation for the Commission's work, noted his familiarity with the Historic Preservation Commission process for COA approval from remodeling his property approximately 8 years ago, and stated, despite all of the changes made, the property in question is a gorgeous property and is congruous with the character of the District.

Ms. Mathis clarified that the approval process is in place to prevent worst case scenarios from happening when changes are made without approval.

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00246) and find the proposed Major Work at 15 Fields Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Mathis. Approved by a vote of 5-0.

Mr. Vincent moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 06/14/2023 – 07/14/2023.

Ms. Mathis spoke with the Commission about the log cabin once owned by Annie Oakley that is currently located in the Pinewild neighborhood, the intention to tear the cabin down, Ms. Leslie Bryans of the Pines Preservation Guild's assessment that the structure is salvageable and can be relocated, and asked the Commission to get involved in helping to save the historic structure.

Ms. Mathis disclosed a personal connection to the "ask for forgiveness not permission" approach to work being done on a property within the Historic District and stated she had drafted a letter for the Commission to review prior to sending the letter to local realtors to use

as a handout for anyone purchasing a property within the Historic District. Mr. Taylor expressed support for the idea. The Commission discussed various ways to possibly disseminate information to new homeowners or those interested in purchasing a home within the Historic District.

Mr. Taylor reviewed the section of the proposed Standard revisions from the Work Session held prior to the current Regular Meeting that dealt with tree removal, provided background on the proposed revisions, and asked the Commission to consider the proposed revisions during a future Work Session. The Commission discussed scheduling a Work Session for before the September meeting as the case load for the August meeting looked to be rather heavy (8 cases). The Commission further debated aspects of the Standards dealing with tree removal.

V. Next Meeting Date
08-24-2023 Regular Meeting

VI. Motion to Adjourn
Mr. Herring moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 5-0 at 05:27 PM.

Respectfully Submitted,

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

COA-2023-00269 (225 LINDEN RD)

ADDITIONAL AGENDA DETAILS:

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

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; pgraham@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-2

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 225 Linden Road**

Applicant:	The Southern Landscape Group
Owners:	Joseph Ruby & Vilma Marania
Property Location:	225 Linden Rd.
Land Use:	Single Family Residential
PID#	00027871
COA#:	2023-00269

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a patio in the side yard at 225 Linden Rd. The property is further identified as Moore County PID Number 00027871. The structure was built in 1983, and the property is +/- 0.86 acres in size.

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

Standards of Review

Per the adopted Historic District Standards, Minor Work items not approved by the Village Planner is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

H. DECKS AND PATIOS

1. SECTION III.H.1 - The addition of a deck or patio **must** not obscure, damage, or destroy character- defining features of a primary or accessory structure.
2. SECTION III.H.5 – Decks and patios *should* be located on the side, rear or least character-defining elevation of the structure.

Staff Comments:

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

EXHIBIT S-1.3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

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

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

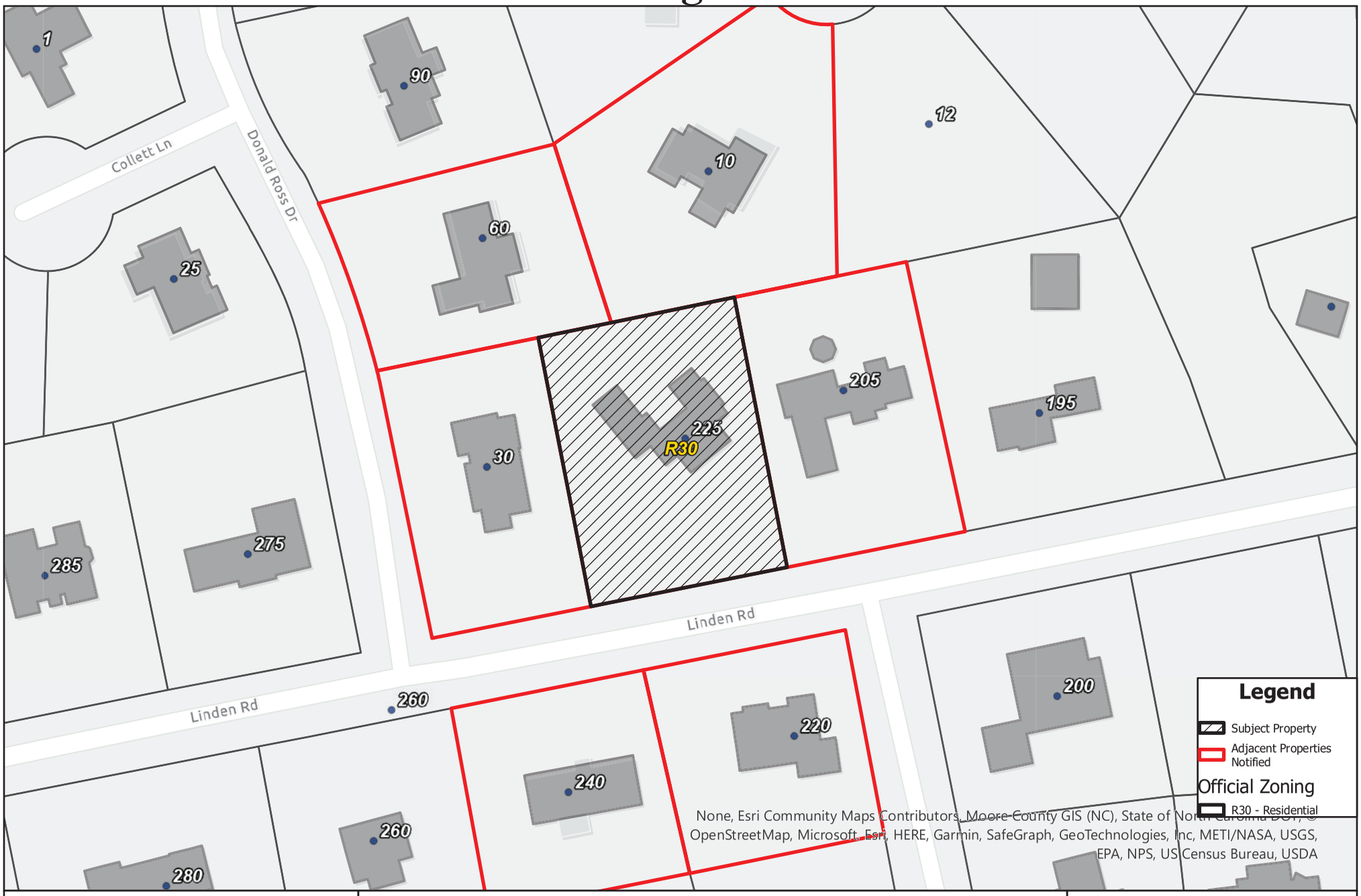
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet

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

7/27/2023

August 24, 2023
Historic Preservation Commission
225 Linden Rd. Major COA Request

1895 Village of Pinehurst

N W E S

HOLTON, DAVID
240 LINDEN ROAD
PINEHURST,NC,28374

CONWICKE, JOEL
220 LINDEN RD
PINEHURST,NC,28374-4870

ELMS, ANTHONY
60 DONALD ROSS DR
PINEHURST,NC,28374

GOODMAN, KENNETH L & LAURA C
205 LINDEN RD
PINEHURST,NC,28374-9069

PASHLEY, THOMAS M
30 DONALD ROSS DRIVE
PINEHURST,NC,28374

RUBY, JOSEPH DAVID
1 MAPLES LN
PINEHURST,NC,28374

MCCURRY, JAMES CHAD
10 PARSON RD
PINEHURST,NC,28374-8954

EXHIBIT A-1.1

COA-2023-00269 - Marania - Patio

Menu Help

File Date: 07/19/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Belgard Paver Patio to be installed at grade level.

Application Name: Marania - Patio

Address: 225 Linden Rd, Bldg# Pinehurst, NC 28374

Owner Name: Marania, Vilma

Owner Address: 225 Linden Rd, Pinehurst, NC 28374

Parcel No: 00027871

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
The Southern Landscape...	The Southern La...	Applicant		Active
The Southern Landscape...	The Southern La...	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure installation of small patio	**Type of Work** New	**Existing Use** Single Family Low Density
Proposed Use Single Family Low Density	**Includes Demolition?** No	**Includes Tree Removal?** No
COA Number –	**Conditions of COA (If Any)** –	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

EXHIBIT A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	07/24/2023	Kimberly Stepnoski
Review for Completeness		Additional I...	07/25/2023	Maria Carpenter
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docum
MARANIA - 225 LINDEN R...	PLN_HIST	Plan	Site plan showing p...	application/pdf	Uploac
colors, materials, loc...	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2.1

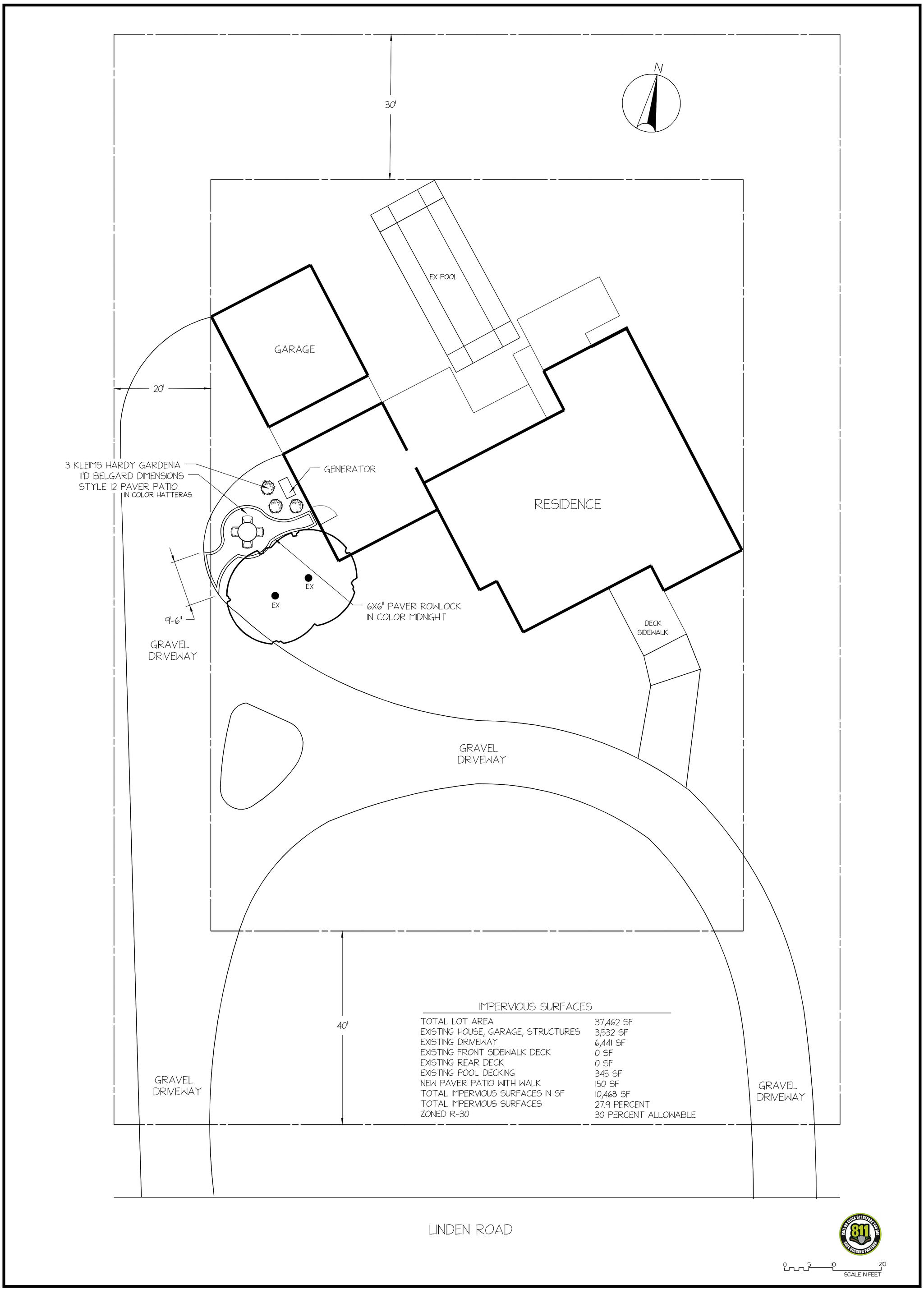
SCALE 1"=10'-0"
DESIGNER J. RILEY
REVISED BY
DATE 5/22/23
PLAN DESCRIPTION LANDSCAPE

THE DESIGNER RETAINS THE RIGHT OF AUTHORSHIP FOR IDEAS EXPRESSED AS THEIR WORK, AND AS SUCH, ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF TSLG UNLESS AGREEMENT IS MADE BETWEEN THE DESIGNER AND THE HOMEOWNER.

NO	DATE	DESCRIPTION
7		
6		
5		
4		
3	5/22/23	REVISION
2	3/15/23	REVISION
1	3/8/23	CONCEPTUAL

MARANIA RESIDENCE
225 LINDEN ROAD
PINEHURST, NORTH CAROLINA

THE SOUTHERN LANDSCAPE GROUP, LLC
P.O. BOX 3089, VILLAGE OF PINEHURST, NC 28374
PHONE: (910)944-2361 FAX: (910)944-2366 WWW.TSLG.ORG



IMPERVIOUS SURFACES

TOTAL LOT AREA	37,462 SF
EXISTING HOUSE, GARAGE, STRUCTURES	3,532 SF
EXISTING DRIVEWAY	6,441 SF
EXISTING FRONT SIDEWALK DECK	0 SF
EXISTING REAR DECK	0 SF
EXISTING POOL DECKING	345 SF
NEW PAVER PATIO WITH WALK	150 SF
TOTAL IMPERVIOUS SURFACES IN SF	10,468 SF
TOTAL IMPERVIOUS SURFACES	27.9 PERCENT
ZONED R-30	30 PERCENT ALLOWABLE

EXHIBIT A-2.2



EXHIBIT A-2.3




EXHIBIT A-2.4

COA-2023-00274 (125 GRAHAM RD)

ADDITIONAL AGENDA DETAILS:

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

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; pgraham@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-4

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 125 Graham Road**

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

Request and Background:

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

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

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

Standards of Review

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

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

E. ACCESSORY FEATURES AND STRUCTURES

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

F. BUILDING MATERIALS

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

c. Vinyl siding or aluminum siding
d. Plastic, sheet metal, or a similar material used as siding or panels
e. Any treatment of material that imparts a glossy or reflective finish to the material
f. Concrete, cinderblock, or glass block.
g. Boxed chimneys

VII. SITE FEATURES
B. DRIVEWAYS AND OFF-STREET PARKING

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

C. LANDSCAPING AND VEGETATION

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

Staff Comments:

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

EXHIBIT S-1.4

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

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

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

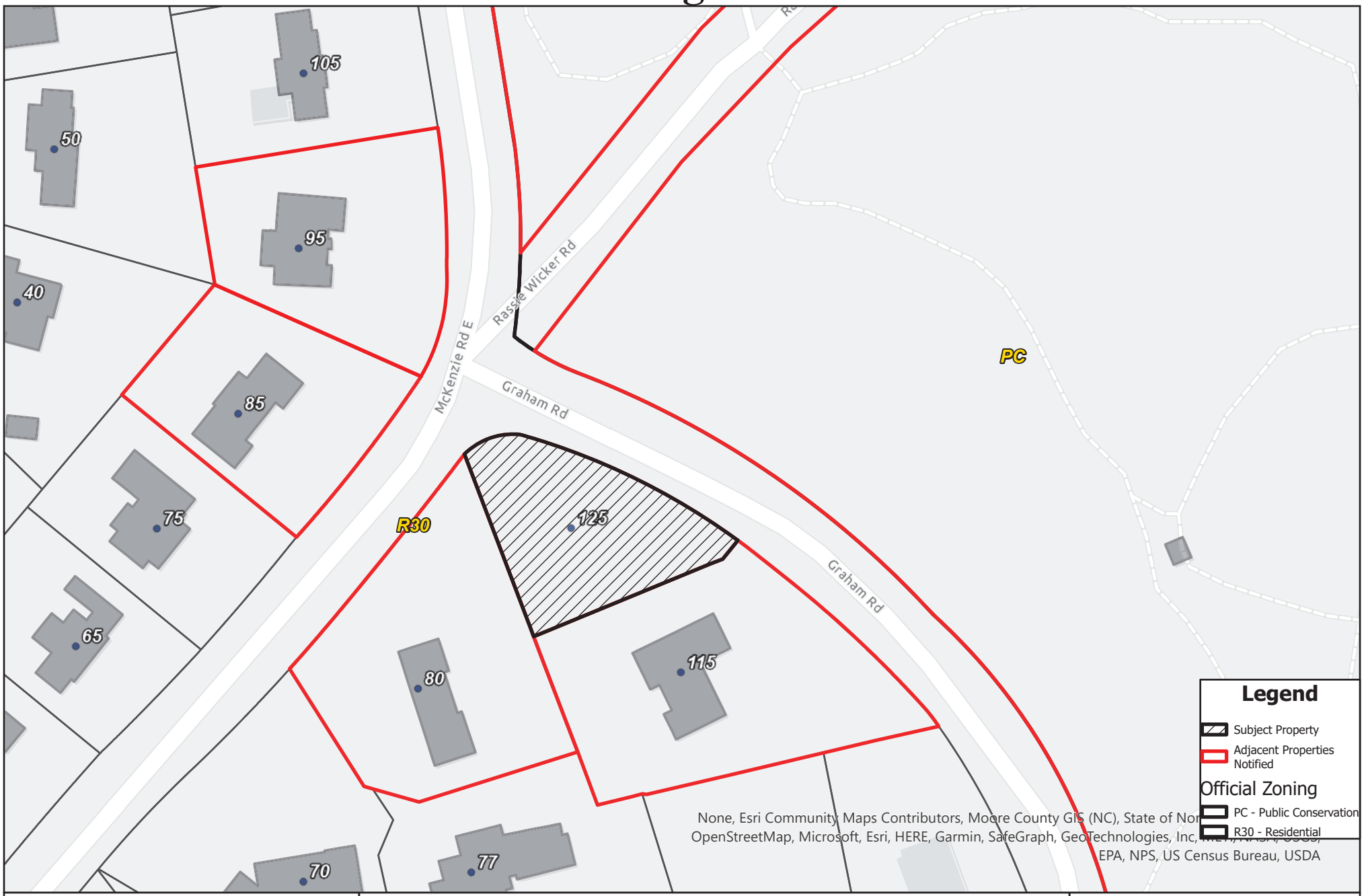
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

EXHIBIT S-1.5



0 155 310 Feet

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

7/27/2023

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

1895 Village of Pinehurst

N W E S

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

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

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

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

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

EXHIBIT A-1.1

COA-2023-00274 - 125 Graham Road

Menu Help

File Date: 07/24/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: New Residential single Family Home

Application Name: 125 Graham Road

Address: 125 Graham Rd, Pinehurst, NC 28374

Owner Name: PARKS, DAVID L & LOUISE A

Owner Address: GREENSBORO, NC 27410

Parcel No: 00020108

Contact Info:

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

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Residentlal single family	New	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	Yes
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

EXHIBIT A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

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

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docum
RCW letter	PLN_HIST			application/pdf	Uploac
GIS letter	PLN_HIST			application/pdf	Uploac
Rendering of front	PLN_HIST			application/pdf	Uploac
bldg plans	PLN_HIST			application/pdf	Uploac
foundation plan	PLN_HIST			application/pdf	Uploac
Elevations	PLN_HIST			application/pdf	Uploac
bldg plan	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

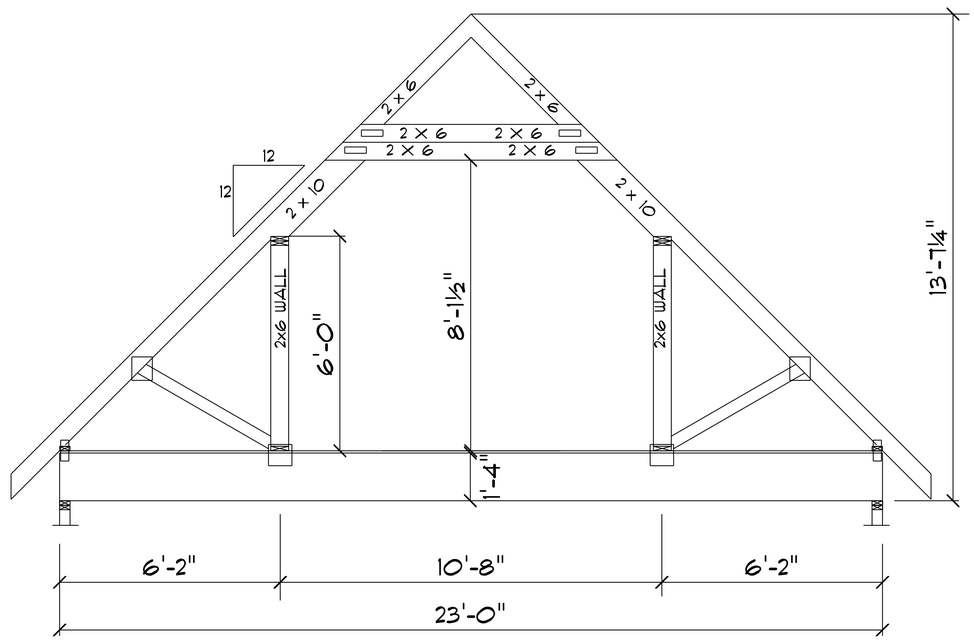
EXHIBIT A-2.1



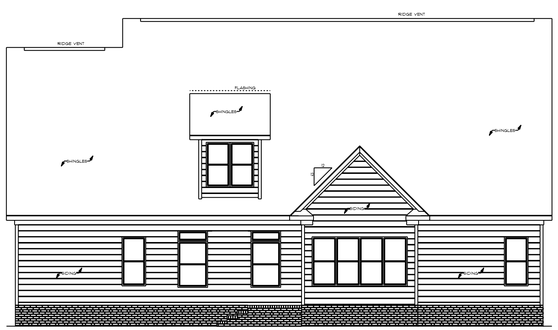
EXHIBIT A-2.2



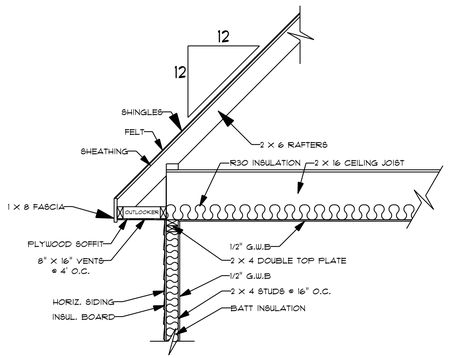
FRONT ELEVATION
SCALE: 1/4" = 1'



GARAGE TRUSS
SCALE: 1/2" = 1'



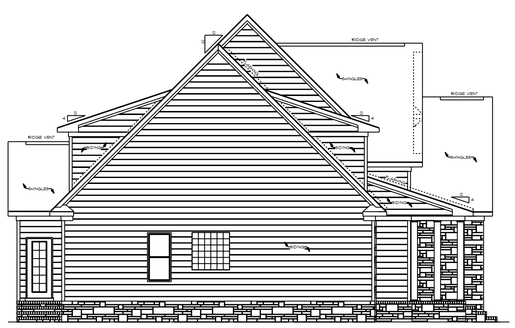
REAR ELEVATION
SCALE: 1/8" = 1'



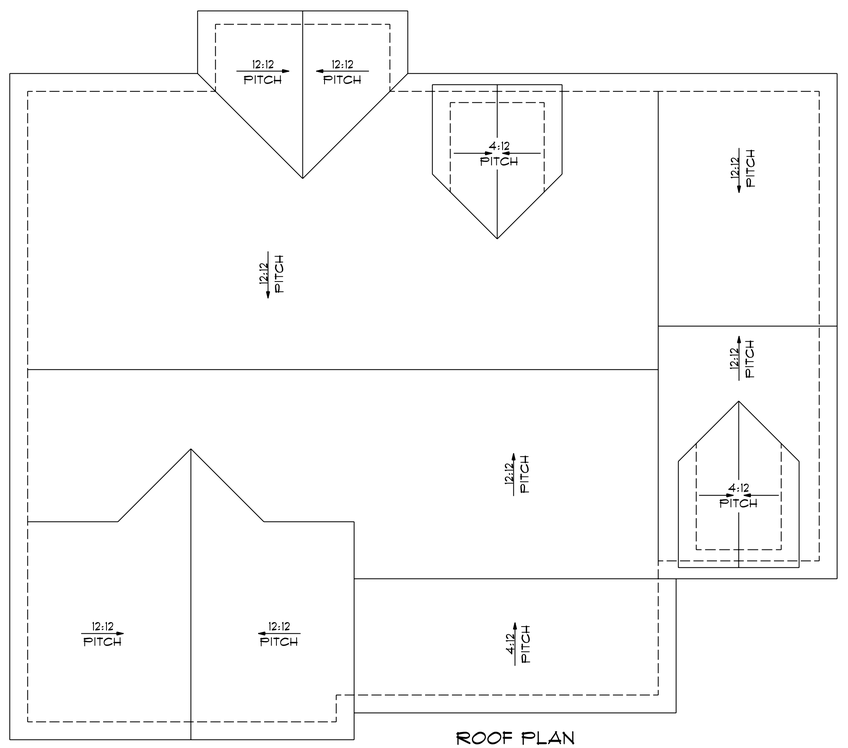
ROOF OVERHANG DETAIL
SCALE: 1/2" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



ROOF PLAN
SCALE: 3/16" = 1'

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

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

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

SCALE: AS NOTED
DATE: JUNE 2023
DRAWN BY: HLH

BRADFORD BUILDERS

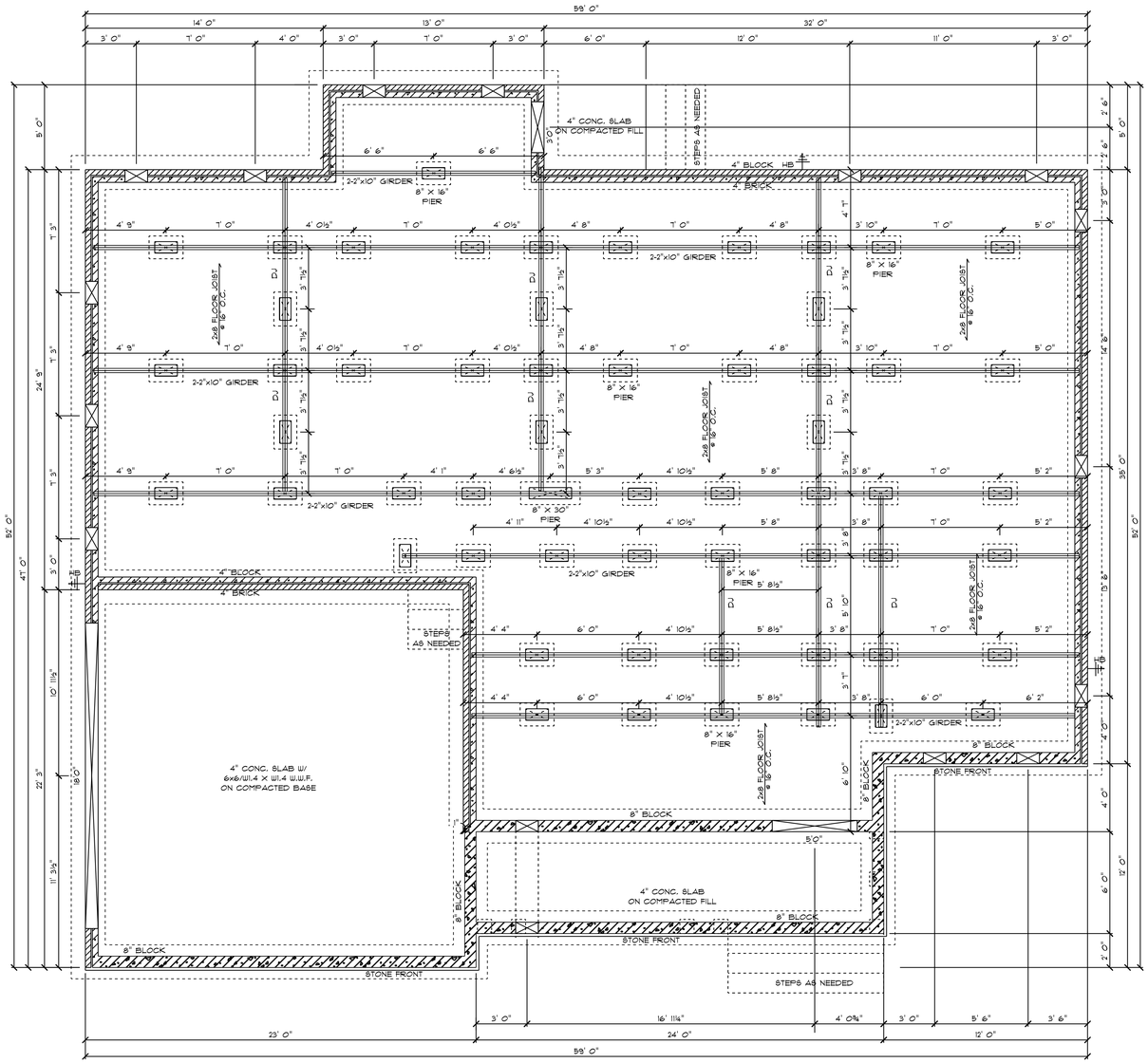
FAYETTEVILLE, NORTH CAROLINA

DESIGNED BY:
CHARLES SMITH ASSOC.
FAYETTEVILLE NORTH CAROLINA

BB-3274

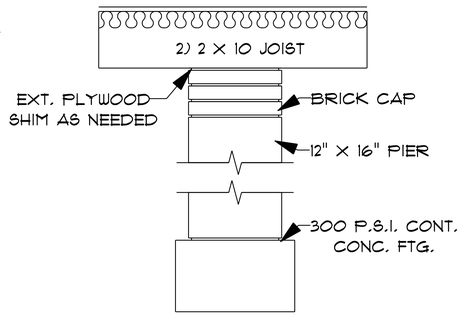
Charles Smith Associates
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EXHIBIT A-2.3



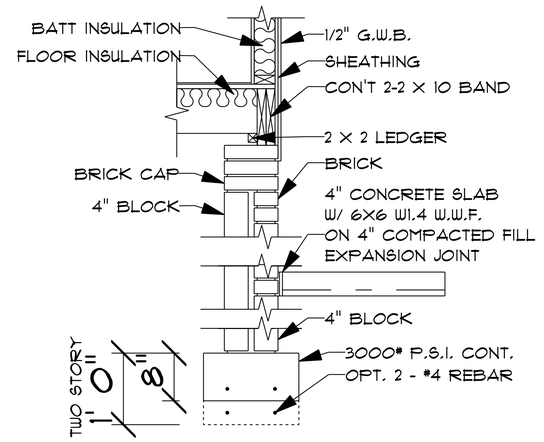
CRAWLSPACE FOUNDATION

SCALE: 1/4" = 1'0"



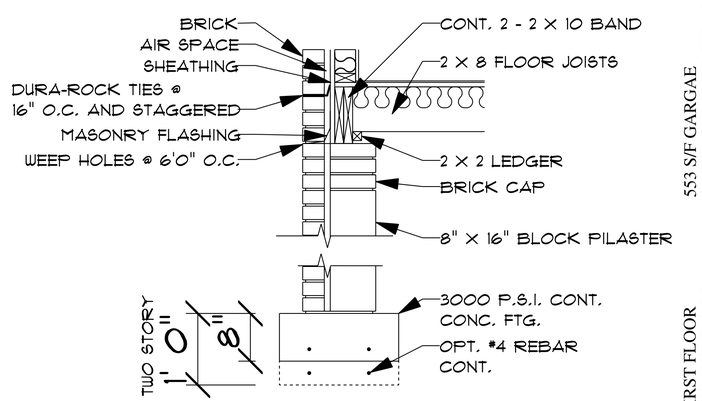
DOUBLE JOIST PIER

SCALE: 1" = 1'0"



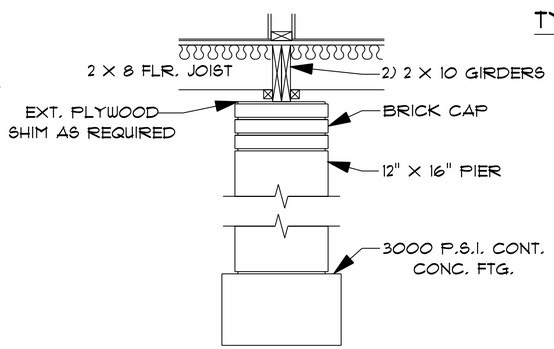
SLAB AND CRAWLSPACE WALL

SCALE: 1" = 1'0"



TYP. DOUBLE BAND

SCALE: 1" = 1'0"



TYP. BEARING GIRDER

SCALE: 1" = 1'0"

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CHARLES SMITH ASSOC.
FAYETTEVILLE NORTH CAROLINA

BB-3274

BRADFORD BUILDERS

FAYETTEVILLE, NORTH CAROLINA

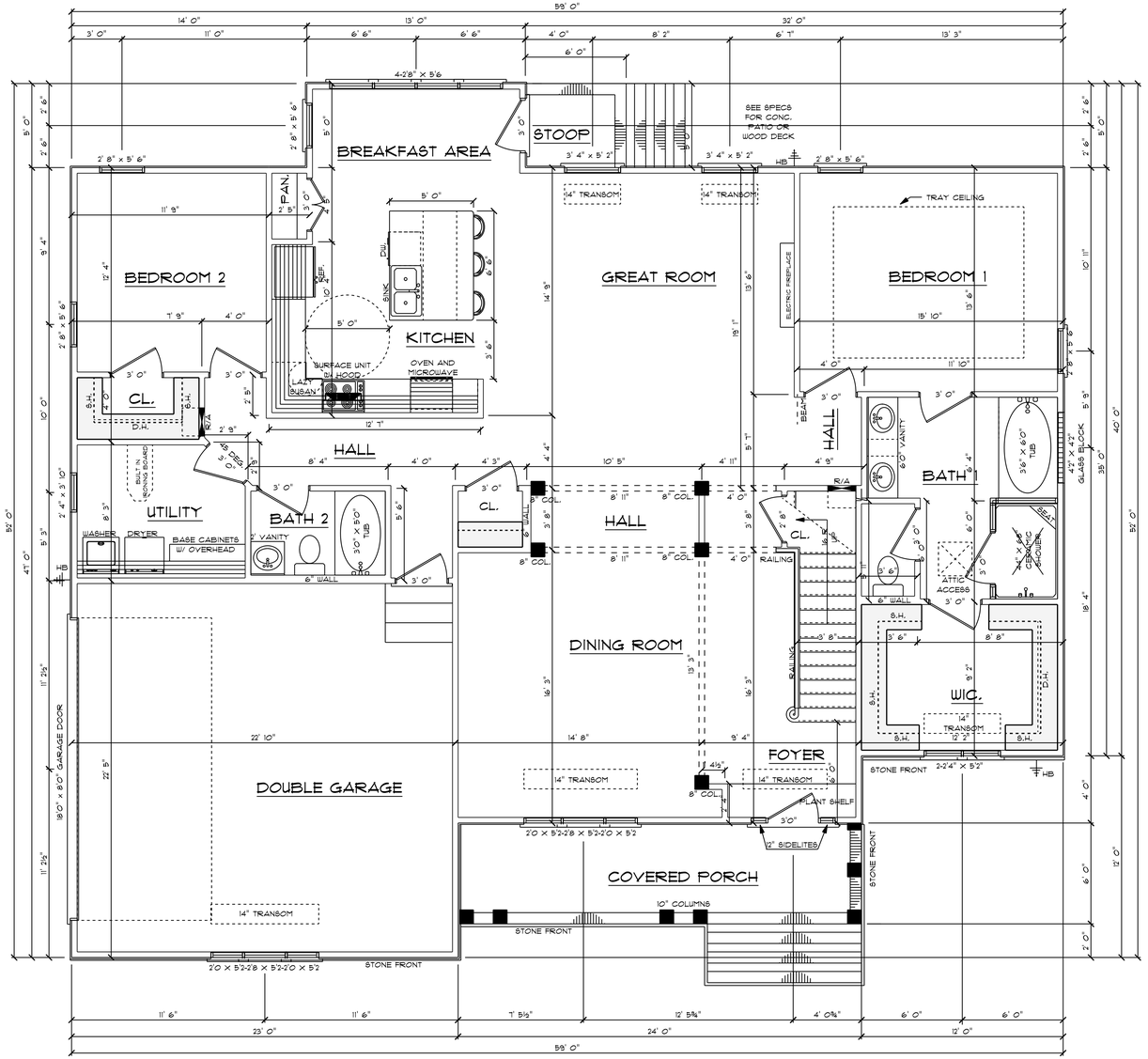
553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

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

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

SCALE: AS NOTED
DATE: JUNE 2023
DRAWN BY: HLH

EXHIBIT A-2.4



FIRST FLOOR

SCALE = 1/4" = 1'

SQUARE FOOTAGE:

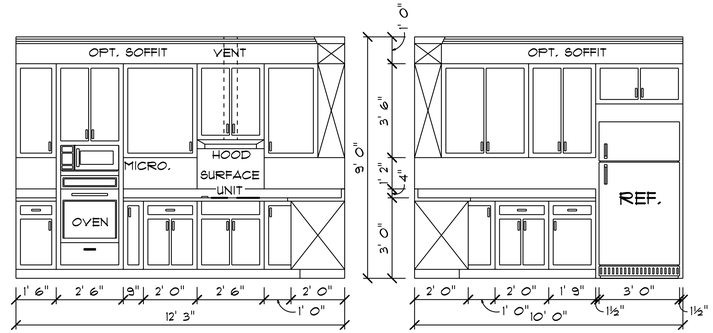
FIRST FLOOR: 1995

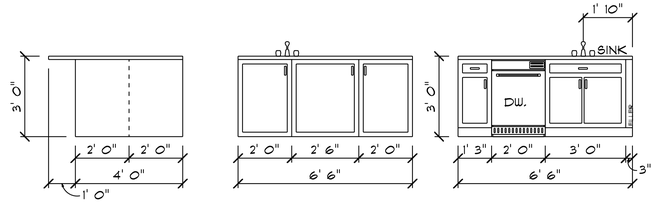
SECOND FLOOR: 1279

(NOT INCLUDING OPEN AREAS)

GARGAE: 507

TOTAL HEATED: 3,274

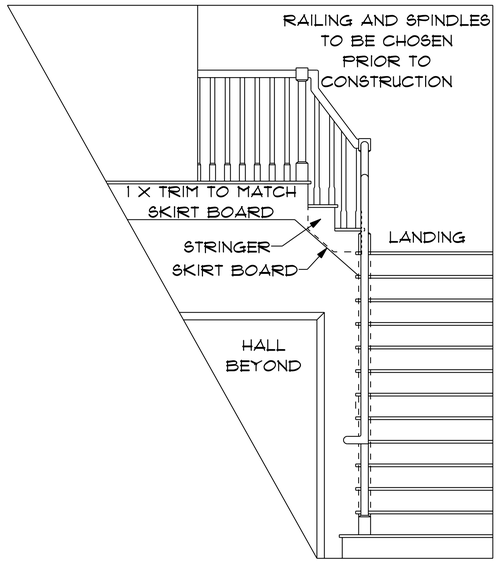




KITCHEN CABINETS

SCALE 3/8" = 1"

CABINET DESIGNER TO CONFIRM
CABINET STYLE AND HARDWARE WITH OWNER



STAIR DETAIL

SCALE 1/2" = 1'0"

16 RISERS @ 7 29/32"

15 TREADS @ 9" + 1" NOSING

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

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

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SCALE: AS NOTED
DATE: JUNE 2023
DRAWN BY: HLH

BRADFORD BUILDERS

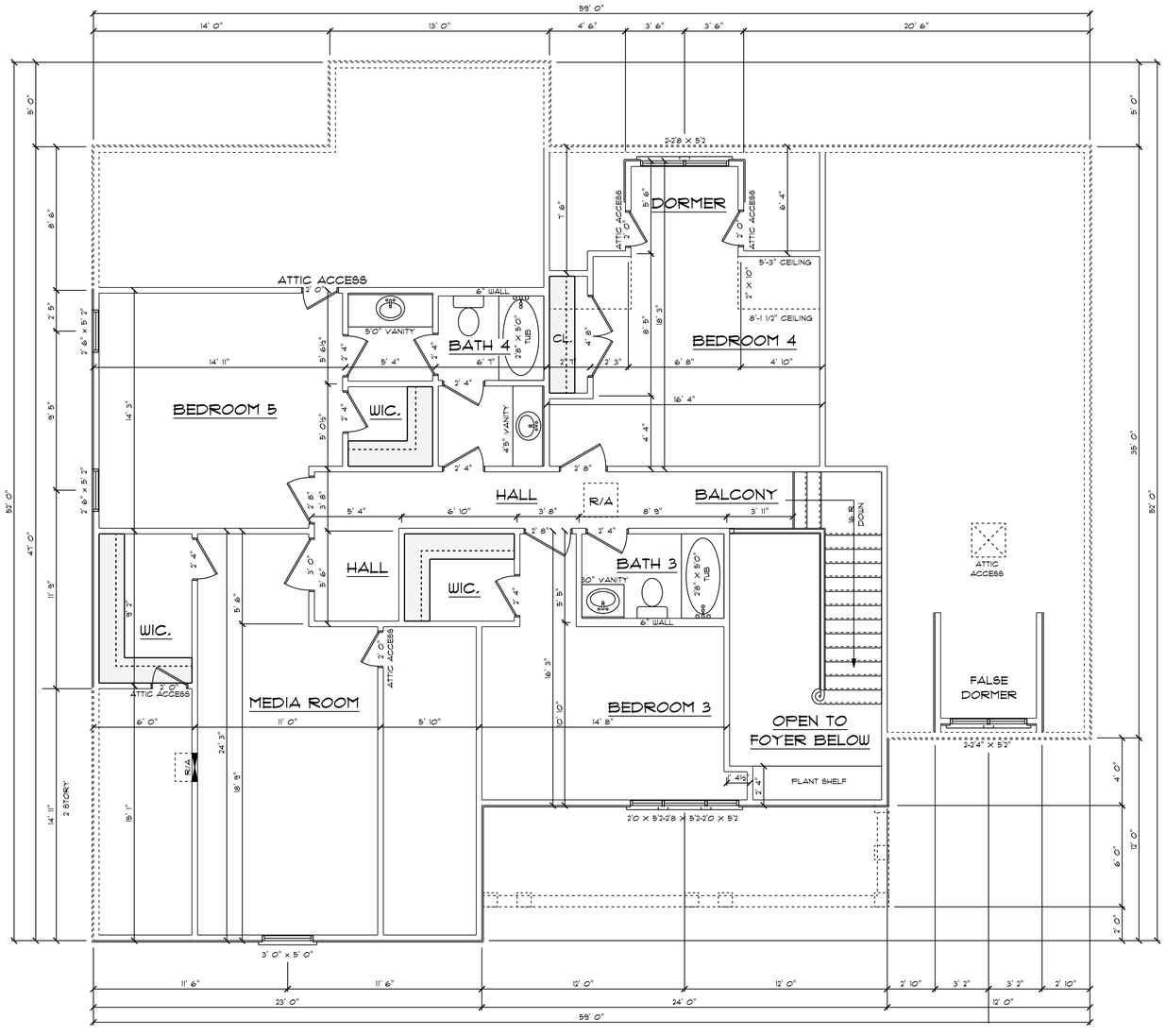
FAYETTEVILLE, NORTH CAROLINA

DESIGNED BY:
CHARLES SMITH ASSOC.
FAYETTEVILLE NORTH CAROLINA

BB-3274

Charles Smith Associates
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EXHIBIT A-2.5



SECOND FLOOR

SCALE = 1/4" = 1'

SQUARE FOOTAGE:

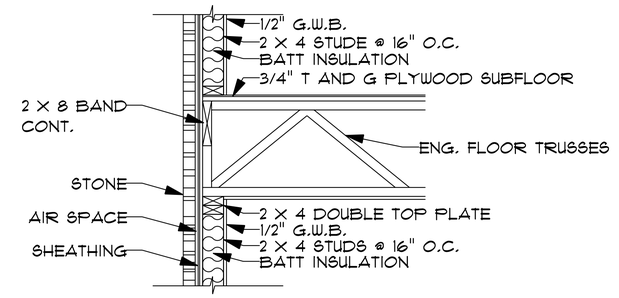
FIRST FLOOR: 1995

SECOND FLOOR: 1279

(NOT INCLUDING OPEN AREAS)

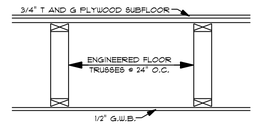
GARGAE: 507

TOTAL HEATED: 3,274



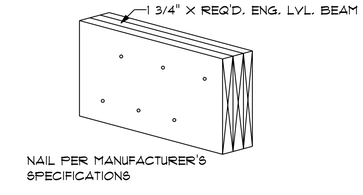
STONE TO STONE TRUSS SECTION

SCALE: 1" = 1'0"



TYP. FLOOR TRUSS SECTION

SCALE: 1" = 1'0"



LVL BEAM DETAIL

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

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

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

SCALE: AS NOTED
DATE: JUNE 2023
DRAWN BY: HLH

BRADFORD BUILDERS

FAYETTEVILLE, NORTH CAROLINA

DESIGNED BY:
CHARLES SMITH ASSOC.
FAYETTEVILLE NORTH CAROLINA

BB-3274

Charles Smith Associates
©copyright 2023

Hardy planks & shake



SW Mega Greige

Created with
SHERWIN-WILLIAMS. COLORSNAP® | VISUALIZER

EXHIBIT A-3.2

Trim



SW 9109
Natural Linen

SHERWIN-WILLIAMS.

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

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

EXHIBIT A-3.3

Front door



SW 7040 Smoke House

Stone



Stonecraft Heritage Bucktown Rubble

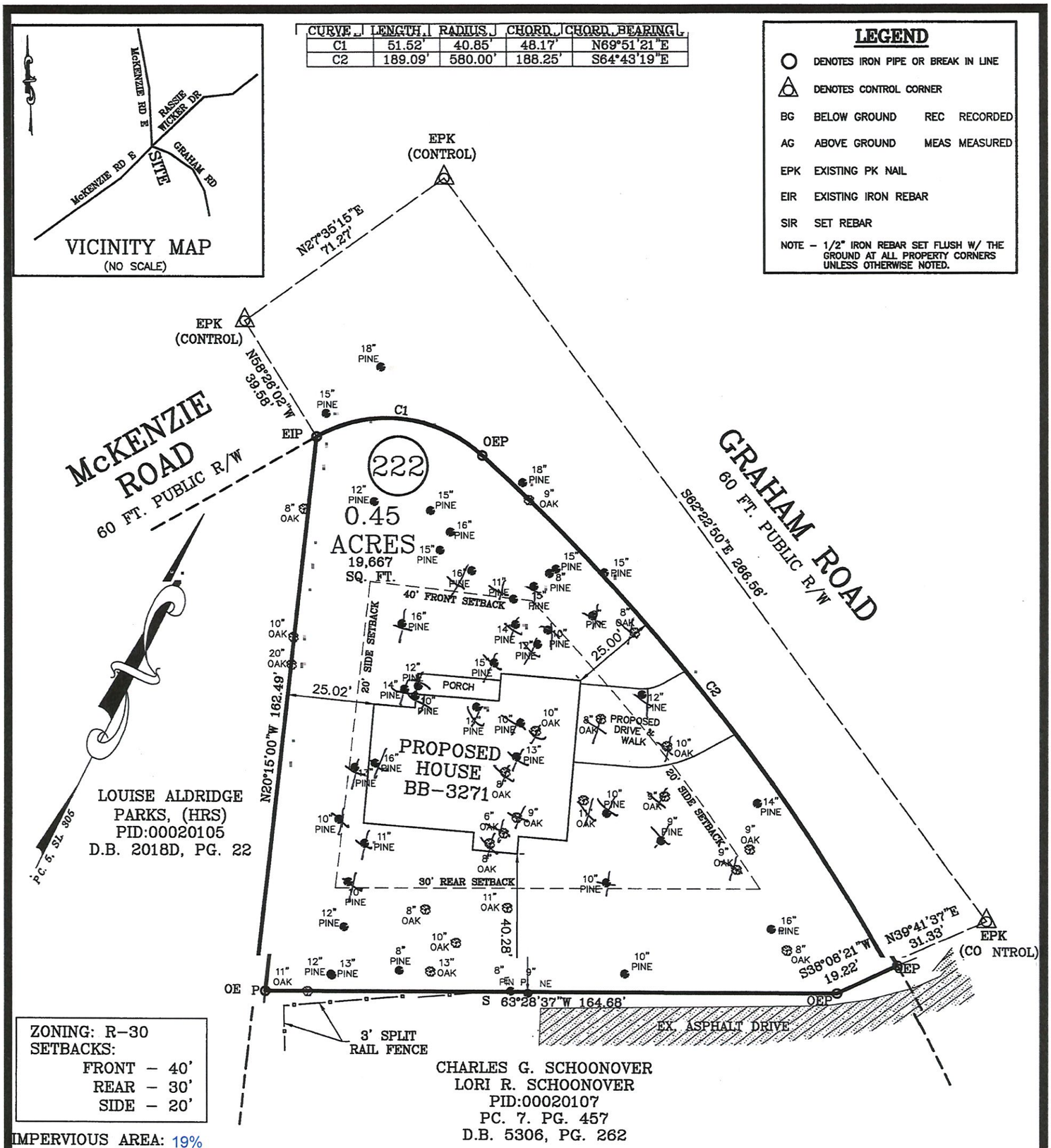
EXHIBIT A-3.5

Shingles



Timberline HD Shingles - weathered wood

EXHIBIT A-4



ZONING: R-30
SETBACKS:
FRONT – 40'
REAR – 30'
SIDE – 20'

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

TREE SURVEY W/ PROPOSED HOUSE

SURVEY FOR: BRADFORD BUILDERS

ADDRESS: GRAHAM ROAD

CITY OF: PINEHURST, NC

COUNTY OF: MOORE

TOWNSHIP OF: MINERAL SPRINGS

DATE: JULY 27TH, 2023

SCALE: 1" = 30'

REFERENCE: LOT 222
SMITH & SWOOPE
PROPERTY
P.C. 5, SL. 305

GRAPHIC SCALE
0 15 30 60

Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in P.C. 5, SL. 305 or other reference source as shown); that the boundaries not surveyed are indicated as drawn from information in Book and page as referenced above that the ratio of precision or positional accuracy is > 1:10,000 ; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."

7-27-23

W. Larry King, Professional Land Surveyor L-1339

K:\sds\kurt\BRADFORD BUILDERS\GRAHAM ROAD\GRAHAM ROAD - TREE SURVEY-HOUSE.dwg Model 7/27/2023 13:16:26 Scale:1 :30

COA-2023-00283 (115 BLUE RD)

ADDITIONAL AGENDA DETAILS:

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

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; pgraham@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-2

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 115 Blue Road**

Applicant:	Todd Wilson
Owners:	Sara Phillips & William Macadam
Property Location:	115 Blue Rd.
Land Use:	Single Family Residential
PID#	00017401
COA#:	2023-00283

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for removing and adding windows and replacing doors at 115 Blue Rd. The property is further identified as Moore County PID Number 00017401. The structure was built in 1956, and the property is +/- 1.147 acres in size.

The applicant proposes to remove a side window and fill with brick, as well as remove a rear window and replace with a smaller sized window due to an interior bathroom remodel. The applicant will also be replacing four (4) double doors in the rear of the house with new doors to match those existing.

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

Standards of Review

Per the adopted Historic District Standards, eliminating or adding windows and/or doors is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented

meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

1. SECTION III.B.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.

C. WINDOWS AND DOORS

1. SECTION III.C.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. SECTION III.C.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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The replacement of the double doors in the rear of the house is considered Minor Work, meets the Standards and could be approved by Staff. The Commission will need to determine if the removal of a window and change in size of a window are congruous with the Historic District and meet the Historic District Standards.

EXHIBIT S-1.3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

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

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

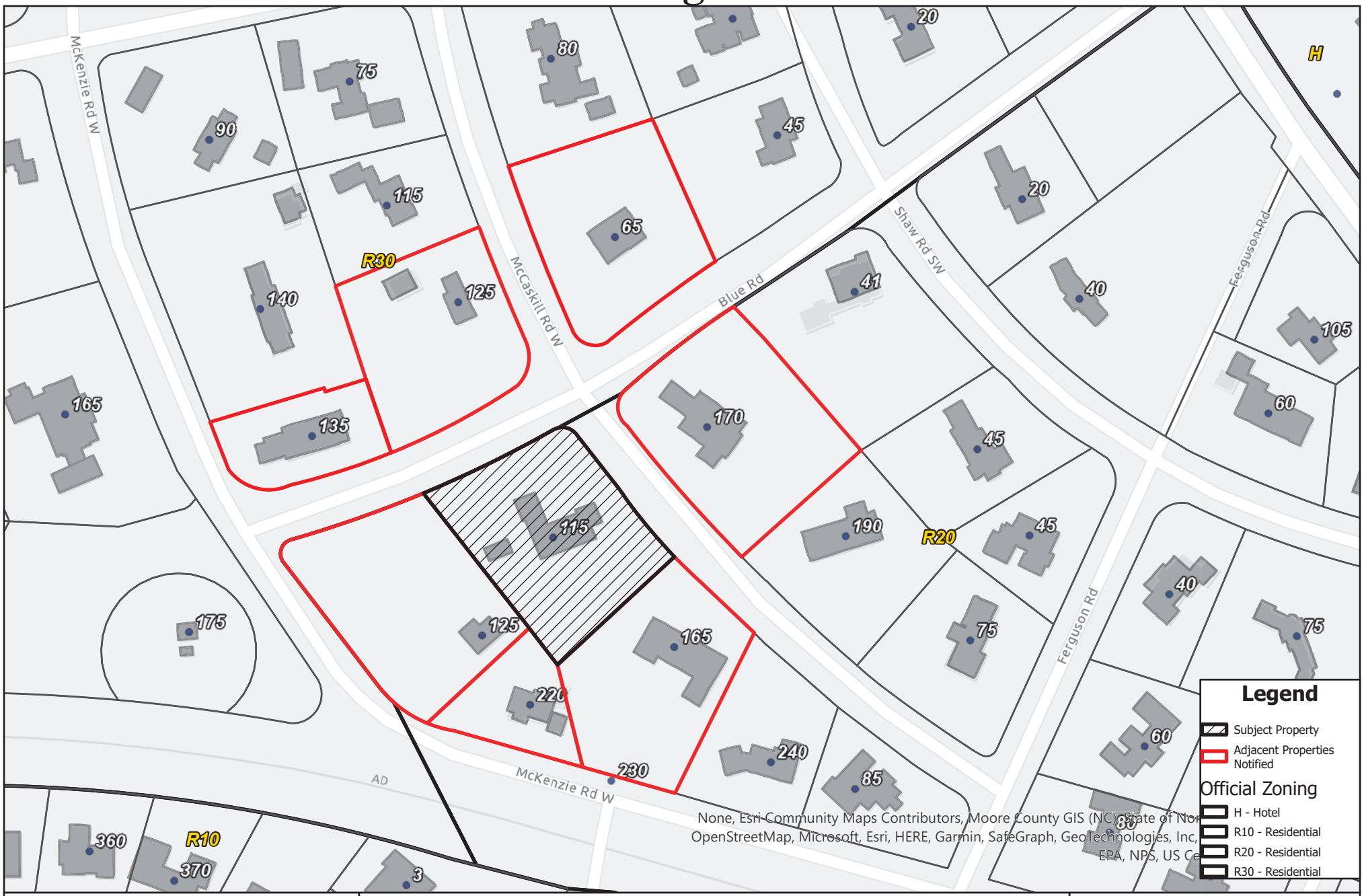
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

EXHIBIT S-1.4



0 245 490 Feet

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

7/28/2023

August 24, 2023
Historic Preservation Commission
115 Blue Rd. Major COA Request

1895 Village of Pinehurst

N W E S

WILSON, STEPHEN J
220 MCKENZIE ROAD W
PINEHURST,NC,28374

BAYLEAF HOLDINGS II, LLC
C/O ELIZABETH REDLEAF - NKSFB
GARDEN CITY,NY,11530

KLINGENMEYER, MADELINE
PO BOX 1892
PINEHURST,NC,28374

BYERS, DAVID R
PO BOX 1834
PINEHURST,NC,28370

MORRIS, LAWRENCE P JR
200 KERR LAKE RD
ABERDEEN,NC,28315

PHILLIPS, SARA J &
115 BLUE RD
PINEHURST,NC,28374

WARREN, RICHARD M JR &
PO BOX 4537
PINEHURST,NC,28374

MOWERY, NATHAN TEAGUE
239 GLADE VIEW CT
WINSTON SALEM,NC,27101

EXHIBIT A-1.1

COA-2023-00283 - Macadam

Menu Help

File Date: 07/26/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Master Bathroom Remodel Remove 1 exterior Side Window/Fill in with brick Remove 1 rear window replace with same but smaller unit Remove and replace 4- Rear doul

Application Name: Macadam

Address: 115 Blue Rd, Pinehurst, NC 28374

Owner Name: Sara J. Phillips and William Macadam

Owner Address: 115 Blue Rd, Pinehurst, NC 28374

Parcel No: 00017401

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Todd William Wilson		Applicant	Mailing, 815 Diamondhe...	Active
Todd William Wilson		Permit Holder	Mailing, 815 Diamondhe...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Remove 1 window(fill in with brick) Remove and replace 1 unit (Different location with smaller window Remove and replace 4 double door units with same only 4 lite	Alteration	Single Family Low Density

Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No

COA Number	Conditions of COA (If Any)
–	–

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	White	Brick	White
Aluminum Windows	White	Aluminum	White
Wood Doors	White	Aluminum	black

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
aluminum	white	aluminum	black

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
brick	white	brick	white

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Aluminum	White	Aluminum	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

EXHIBIT A-1.2

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	07/28/2023	Maria Carpenter
Review for Completeness		Application ...	08/03/2023	Maria Carpenter
Review Distribution		In Review	08/03/2023	Maria Carpenter
Historic Review		Approved	08/03/2023	Maria Carpenter
Planning Review		Approved	08/03/2023	Maria Carpenter
Review Consolidation		Review Complete	08/03/2023	Maria Carpenter
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docun
15067011-650C-446F-ACA...	PLN_HIST	Photo	Side Existing	image/jpeg	Uploac
1A562DF1-DD1B-4B72-9BF...	PLN_HIST	Photo	Side proposed with ...	image/jpeg	Uploac
51ADEAAA-3D44-4E97-A8D...	PLN_HIST	Photo	Rear proposed with ...	image/jpeg	Uploac
Blu Fin 115 Blue Rd. ...	PLN_HIST	Other	Marvin units detail	application/pdf	Uploac
C8D26C34-3334-41A7-853...	PLN_HIST	Photo	Rear existing	image/jpeg	Uploac
IMG_6917.jpg	PLN_HIST	Photo	4- Double doors rem...	image/jpeg	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

EXHIBIT A-2.1



EXHIBIT A-2.2



EXHIBIT A-2.3



EXHIBIT A-2.4



EXHIBIT A-2.5



EXHIBIT A-2.6

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3 TOTAL UNIT QTY: 3 EXT NET PRICE: USD 12,807.42

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	French door	Ultimate	Outswing Door (3" Stiles) RO 61 5/8" X 86 1/2"	7,151.20	1	7,151.20
2	French door	Elevate	Outswing French Door RO 60" X 86 1/2"	4,193.88	1	4,193.88
3		Ultimate	Casement Narrow Frame RO 27" X 59 5/8"	1,462.34	1	1,462.34

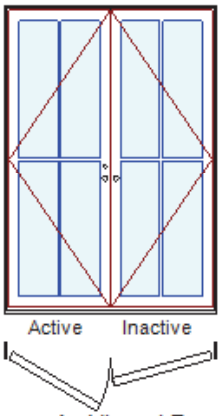
For product warranty information please visit, www.marvin.com/support/warranty.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: French door	Net Price: Ext. Net Price:	 USD	7,151.20 7,151.20

MARVIN



As Viewed From The Exterior

RO 61 5/8" X 86 1/2"
Egress Information
Width: 51 47/64" Height: 82 1/4"
Net Clear Opening: 29.55 SqFt

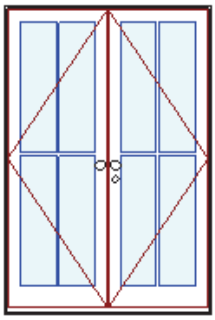
Ebony Clad Exterior
Painted Interior Finish - Designer Black - Pine Interior 554.68
Ultimate Outswing Door (3" Stiles) 4 9/16" - XX Right Hand 5,693.90
CN 5070
Rough Opening 61 5/8" X 86 1/2"
Left Panel
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
Square 7/8" SDL - With Spacer Bar - Black 231.96
Rectangular - Special Cut 2W2H
Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int
Square Exterior Glazing Profile
Square Interior Glazing Profile
Right Panel
Ebony Clad Sash Exterior
Painted Interior Finish - Designer Black - Pine Sash Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar
Square 7/8" SDL - With Spacer Bar - Black 231.96
Rectangular - Special Cut 2W2H
Ebony Clad Ext - Painted Interior Finish - Designer Black - Pine Int
Square Exterior Glazing Profile
Square Interior Glazing Profile
Minimalist Handle Lever(s)
Multi-Point Lock on Active Panel
Matte Black Active Exterior Handle Set on Active Panel Keyed 192.46
Matte Black Active Interior Handle Set on Active Panel
Keyed Alike - Keyed Alike Group 1 . . . . . 21.85
Multi-Point Lock on Inactive Panel
Matte Black Inactive Exterior Handle Set on Inactive Panel 119.34
Matte Black Inactive Interior Handle Set on Inactive Panel
Matte Black Adjustable Hinges 3 Per Panel- 85.72
Bronze Ultrex Sill
Black Weather Strip
4 9/16" Jambs
Loose Structural Brackets 19.33
***Note: Unit Availability and Price is Subject to Change

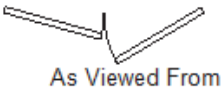
Line #2 Qty: 1	Mark Unit: French door	Net Price: Ext. Net Price:	 USD	4,193.88 4,193.88

MARVIN

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 322.93
Elevate Outswing French Door XX Left Hand 3,535.55
CN 5070
Rough Opening 60" X 86 1/2"
Left Panel
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 139.82
Rectangular - Special Cut 2W2H

For product warranty information please visit, www.marvin.com/support/warranty.





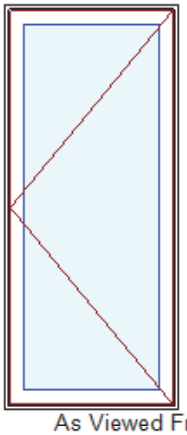
As Viewed From The Exterior

RO 60" X 86 1/2"
Egress Information
Width: 52 7/32" Height: 83 3/64"
Net Clear Opening: 30.11 SqFt

Ebony Ext - Painted Interior Finish - Designer Black Int
Right Panel
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 139.82
Rectangular - Special Cut 2W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Multi-Point Lock
Cambridge Handle Matte Black Keyed Exterior Primary Handle Set
Cambridge Handle Matte Black Interior Primary Handle Set
Cambridge Handle Matte Black Exterior Secondary Handle Set
Cambridge Handle Matte Black Interior Secondary Handle Set
Ebony Adjustable Hinges
Bronze Ultrex Sill / Black Weather Strip 55.76
4 9/16" Jambs
Structural Brackets
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:		1,462.34
Qty: 1		Ext. Net Price:	USD	1,462.34

MARVIN



As Viewed From The Exterior

RO 27" X 59 5/8"
Egress Information
Width: 18 57/64" Height: 54 1/64"
Net Clear Opening: 7.09 SqFt

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior 162.20
Ultimate Casement Narrow Frame - Left Hand 912.71
CN 2660
Rough Opening 27" X 59 5/8"
Frame Size 26" X 59 1/8"
0 Degree Frame Bevel
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite 296.67
Tempered Low E2 w/Argon
Black Perimeter Bar
Square Interior Glazing Profile 43.70
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
Extruded Aluminum Screen
Satin Taupe Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs 47.06
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	12,807.42
7.000% Sales Tax: USD	896.52
Project Total Net Price: USD	13,703.94

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.

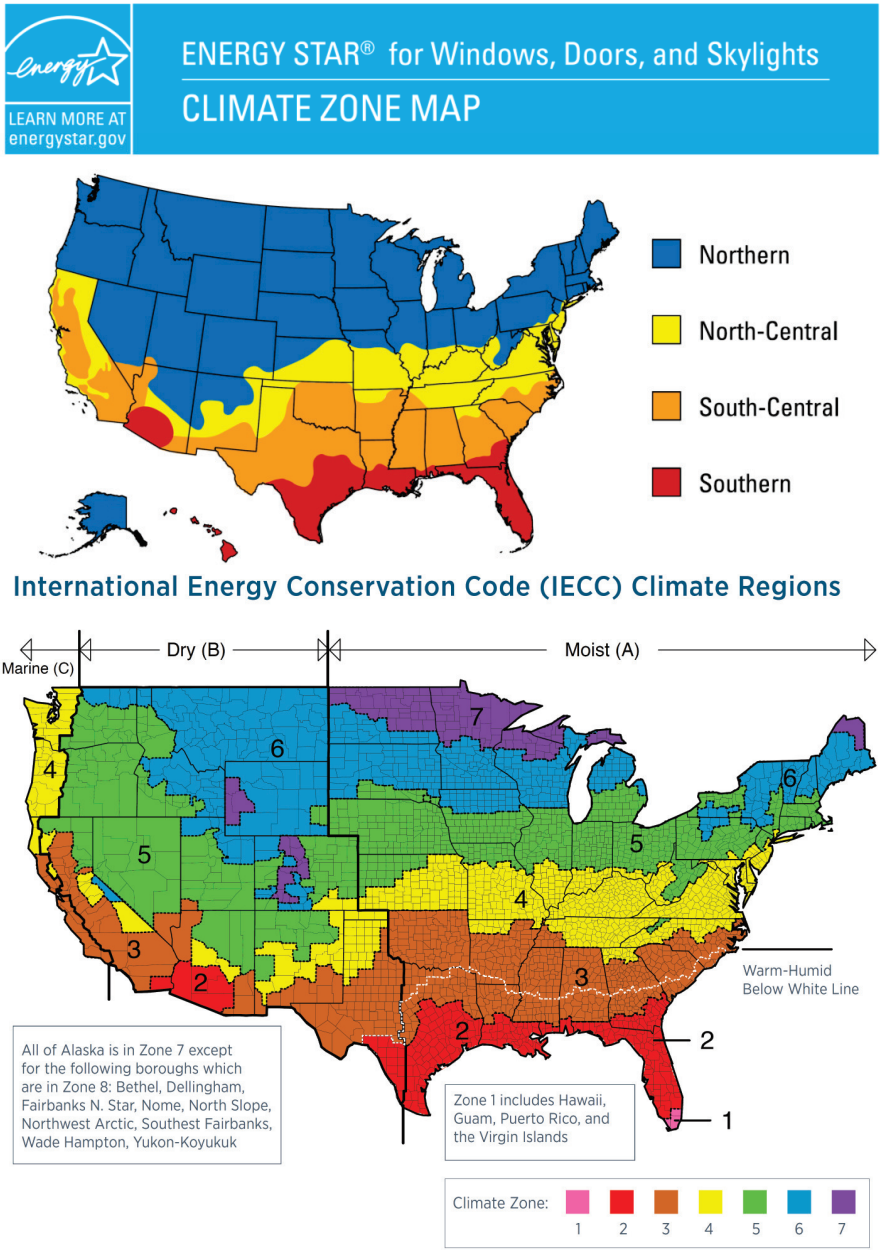


EXHIBIT A-2.10

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	**12,807.42**
7.000% Sales Tax: USD	**896.52**
Project Total Net Price: USD	**13,703.94**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

COA-2023-00284 (75 LINDEN RD)

ADDITIONAL AGENDA DETAILS:

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

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; pgraham@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-2

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 75 Linden Road**

Applicant:	Transform NC
Owners:	Johan Holdings, LLC
Property Location:	75 Linden Rd.
Land Use:	Single Family Residential
PID#	00028286
COA#:	2023-00284

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for an addition to a detached garage at 75 Linden Rd. The property is further identified as Moore County PID Number 00028286. The structure was built in 1930, and the property is +/- 0.853 acres in size.

The applicant proposes to add an addition to the detached garage that will mirror the extension on the existing garage, with materials, features, and colors to match. The addition will require the removal of one (1) tree from the front yard.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work, and removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a property that are not located within the right-of-way are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

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

1. SECTION III.I.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. SECTION III.I.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.
3. SECTION III.I.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.
4. SECTION III.I.8 - The foundation height of an addition or accessory building should align with that of the primary structure.
5. SECTION III.I.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.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.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.

Staff Comments:

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

EXHIBIT S-1.3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

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

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

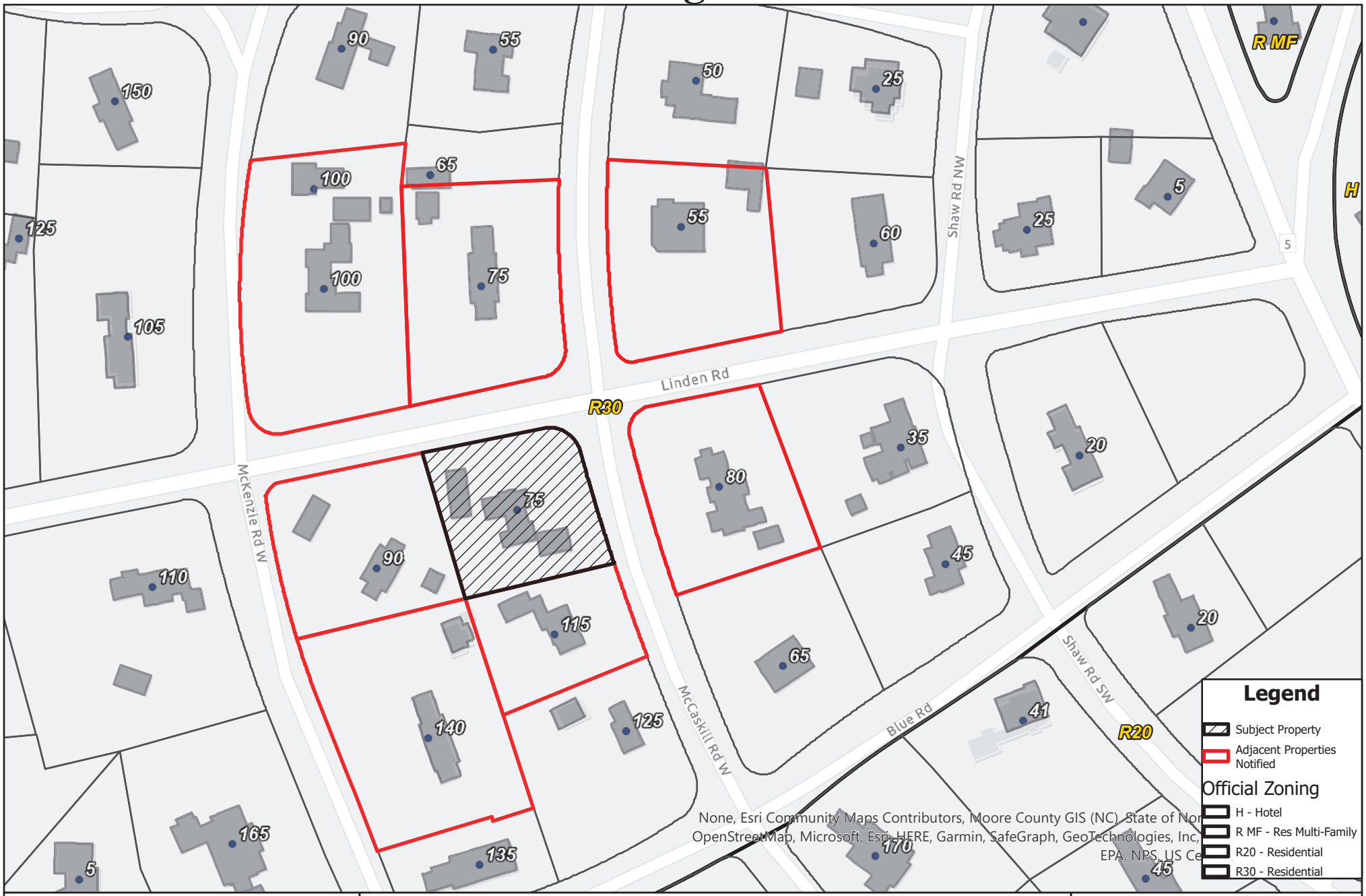
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

EXHIBIT S-1.4



0 245 490 Feet

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

7/28/2023

August 24, 2023
Historic Preservation Commission
75 Linden Rd. Major COA Request

1895 Village of Pinehurst

N W E S

PATE, KATHARINE F
90 LINDEN ROAD
PINEHURST,NC,28374

WEBSTER, JOHN A O TRUSTEE
140 WEST MCKENZIE ROAD
PINEHURST,NC,28374

MATHIS, JAMES GAVIN
80 MCCASKILL RD W
PINEHURST,NC,28374

POTYNSKY, JOHN DAVID
100 W MCKENZIE RD
PINEHURST,NC,28374

MCKENZIE, COLIN S TRUSTEE
405 PINECREST ST
CARTHAGE,NC,28327

HAYES, CARL S
55 LINDEN ROAD
PINEHURST,NC,28374

BRENNER, DEBRA
75 W MCCASKILL RD
PINEHURST,NC,28374

JOHAN HOLDINGS, LLC
75 LINDEN ROAD
PINEHURST,NC,28374

EXHIBIT A-1.1

COA-2023-00284 - Carriage House Remodel

Menu Help

File Date: 07/26/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Property currently has an original detached garage. Remodel includes adding an extension to the right (north) side of the garage that mirrors the extension on the left side

Application Name: Carriage House Remodel

Address: 75 LINDEN Rd, PH, 28374

Owner Name: Brockway, Mark

Owner Address: 75 Linden Rd, PINEHURST, NC 28374

Parcel No: 00028286

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Transform NC	Transform NC	Applicant		Active
Transform NC	Transform NC	Applicant		Active
Mark Brockway		Contact		Active
Jenny Kitchens		Contact		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure
Existing detached garage has an extension on the left (south side). Project includes additional extension on the right (north) side that mirrors the existing. All materials and design features and colors will mirror the existing extension.

Type of Work
Addition

Existing Use
Single Family Medium Density

Proposed Use
Single Family Medium Density

Includes Demolition?
No

Includes Tree Removal?
Yes

COA Number
–

Conditions of COA (If Any)
–

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

EXHIBIT A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	07/28/2023	Maria Carpenter
Review for Completeness		Application ...	08/03/2023	Maria Carpenter
Review Distribution		In Review	08/03/2023	Maria Carpenter
Historic Review		Approved	08/03/2023	Maria Carpenter
Planning Review		Approved	08/03/2023	Maria Carpenter
Review Consolidation		Review Complete	08/03/2023	Maria Carpenter
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docum
11916 75 LINDEN RD AS-...	PLN_HIST	Other	Existing Survery	application/pdf	Uploac
75 Linden Historic COA...	PLN_HIST	Other	Packet with Design,...	application/pdf	Uploac
75 Linden Historic COA...	PLN_HIST	Building Elevat...	Plan with updated d...	application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

TRANSFORM | EST NC 2016

Historic Certificate of Appropriateness

1. Details

Address: 75 LINDEN Rd
Pinehurst, 28374

Parcel Number: 00028286

Owner: Brockway, Mark
75 Linden Rd
PINEHURST NC 28374
United States

Applicant/Contractor: Transform NC LLC

2. Contacts

Applicant/Contractor:
Transform NC LLC
Phone: 910-420-4321
Email: sales@TransformNC.com

Owners Contact:
Kitchens, Jenny
Phone: 301-785-9334
Email: jenniferlkitchen@yahoo.com

Brockway, Mark
Phone: 301-512-4875
Email: mbrockway@pm.me

3. Project Type

- Addition (Single Family Medium Density)
- Tree removal is required
- Demolition is not required

4. Project Summary & Description

75 Linden Rd currently has an existing detached garage with an extension on the left (south side). This project includes adding an extension on the right (north) side that mirrors the left side. All materials and design features and colors will mirror the existing extension.

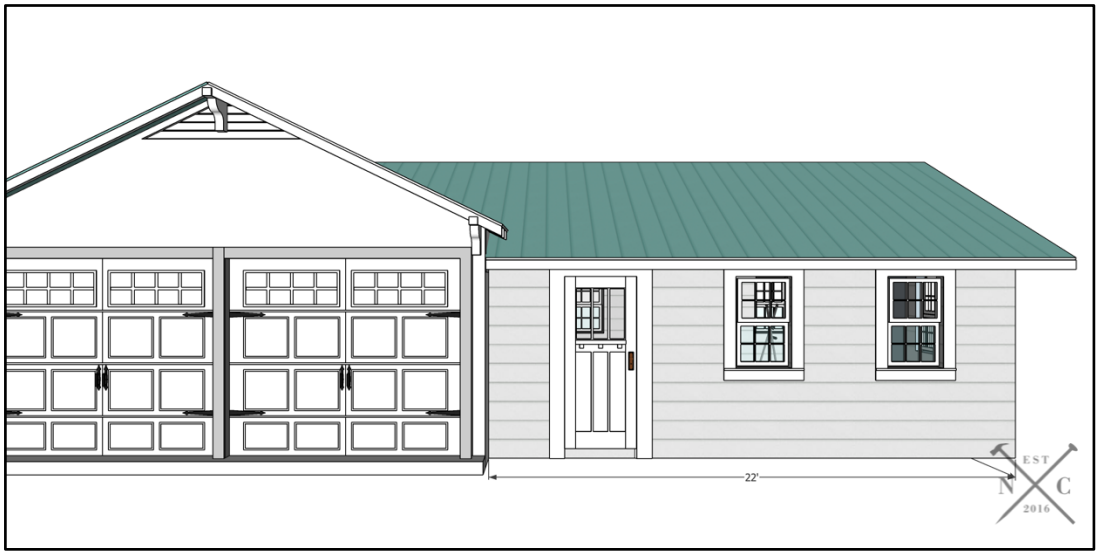
5. Existing & proposed Elevations

Front



Existing Front

Proposed addition

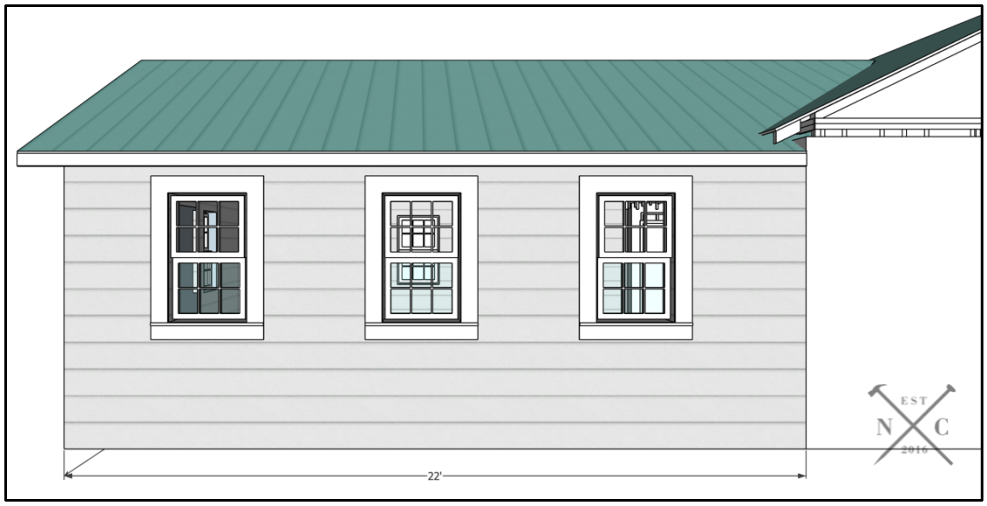


TRANSFORM | EST N C 2016

Rear

Existing Rear





Proposed Addition

Transform NC LLC
Phone 910-420-4321 ♦ sales@TransformNC.com ♦ www.TransformNC.com

Side



Existing Side from Linden Rd

Proposed Addition Side



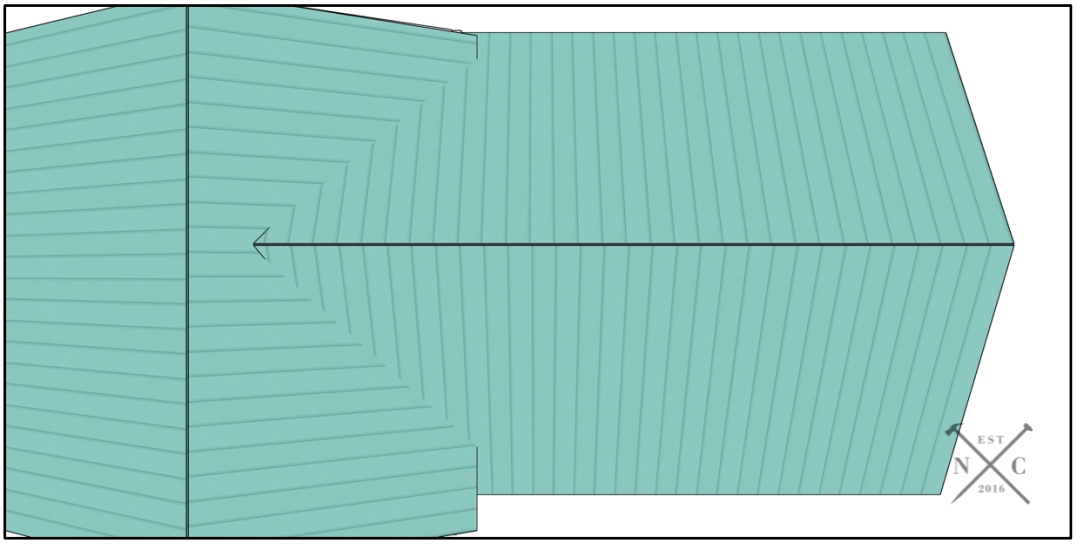
EXHIBIT A-2.5

Roof



Existing Roofline

Proposed Roofline



Transform NC LLC
Phone 910-420-4321 ♦ sales@TransformNC.com ♦ www.TransformNC.com

5. Design and Existing Features

All design features, including trim, doors, windows, shutters, walkways, siding, and paint will, as closely as possible, mirror the existing features.

Trim



Side Door



Windows and Shutters



Foundation



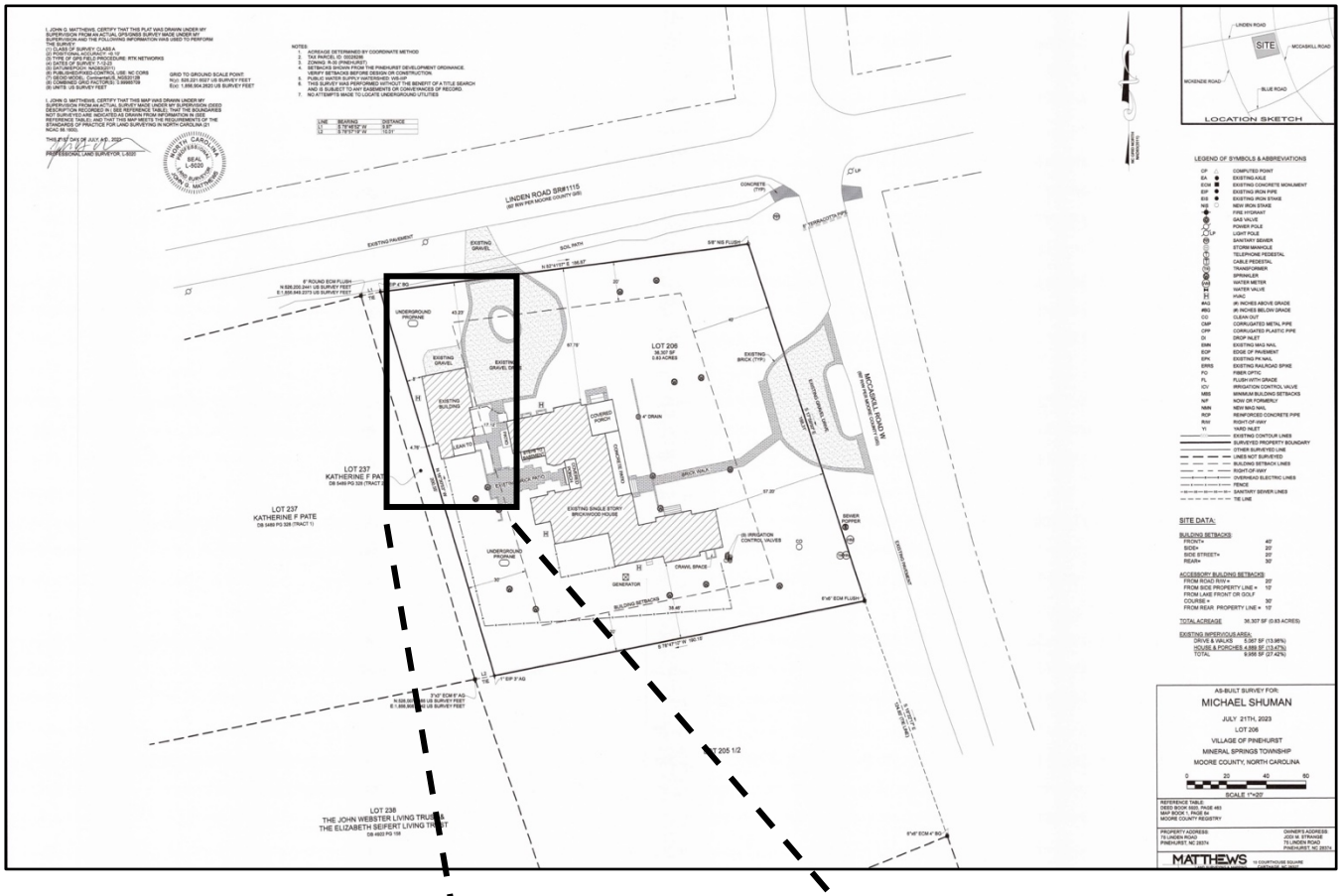
Garage Doors

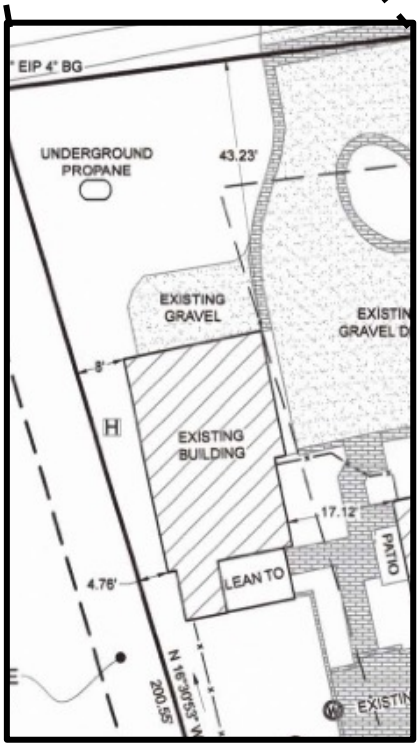


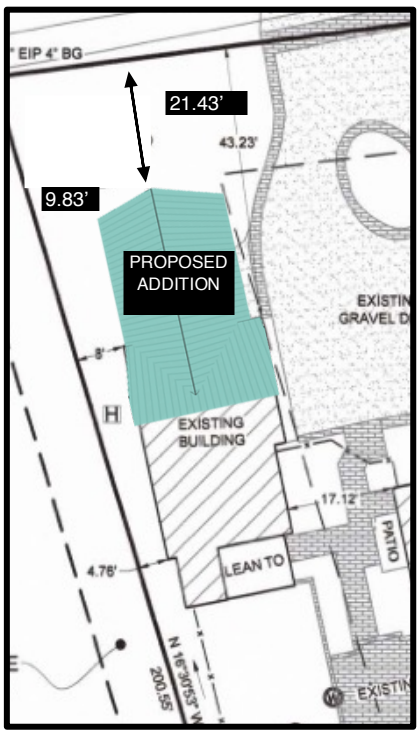
Driveway



6. Land Survey







Setbacks

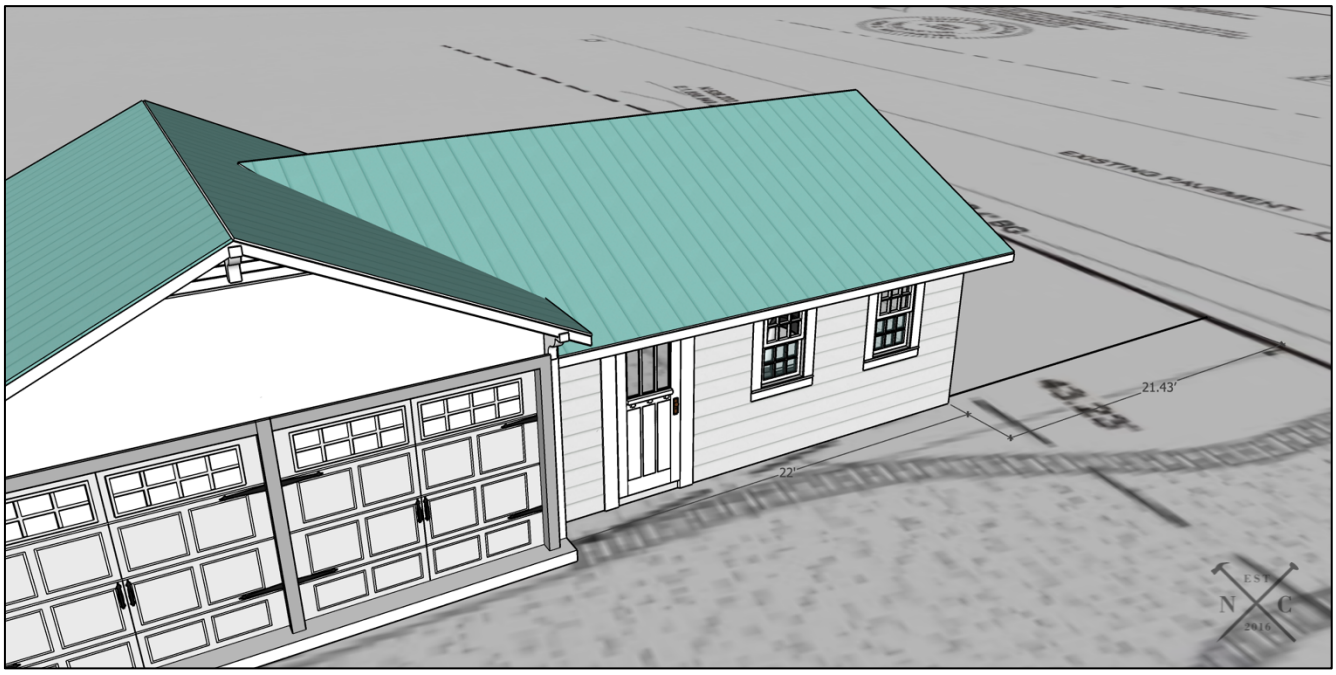
Addition will not further encroach over the property setback to west and will be 21.43ft back from the Property line on Linden Rd when complete.

Square Footage

Main House SqFt: 3,494
Max Allowable Accessory SqFt: 1,048

Existing Accessory SqFt: 519
Proposed Addition SqFt: 457
Final Accessory SqFt: 976

7. 3D Renderings on Survey



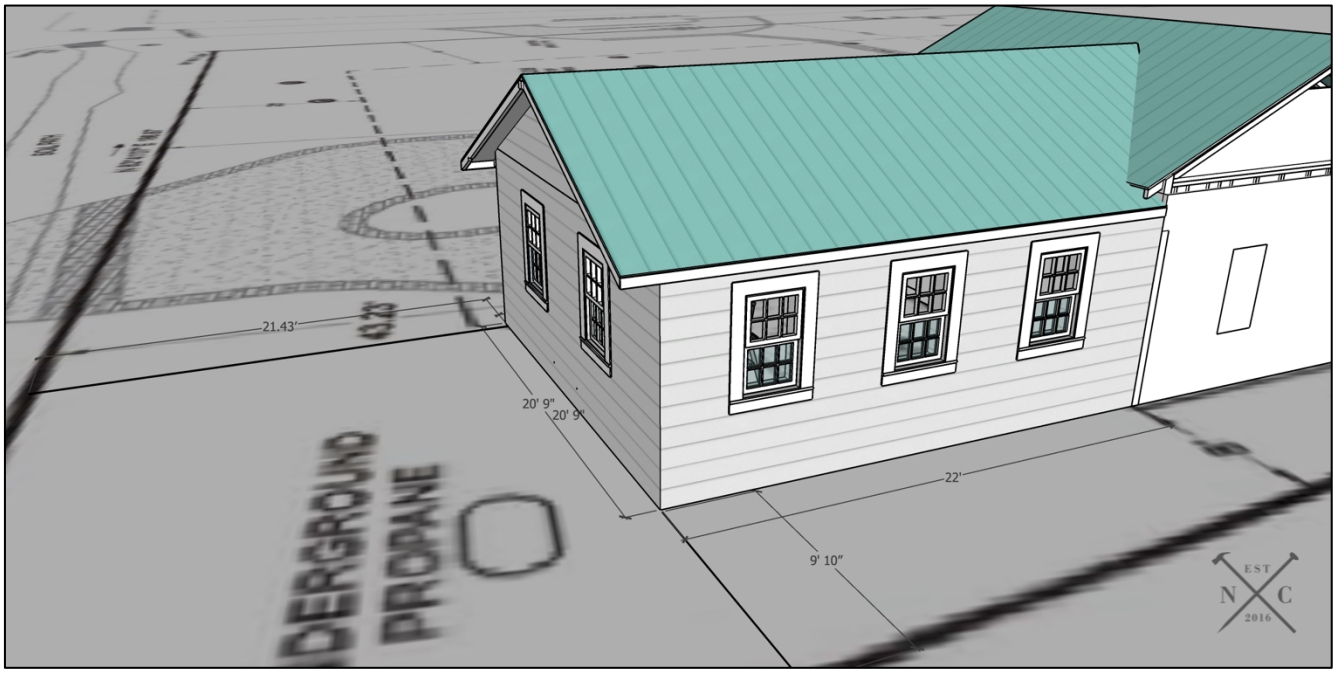


EXHIBIT A-2.10

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
(4) DATES OF SURVEY: 7-12-23
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: ContinentalUS_NGS20128
(8) COMBINED GRID FACTOR(S): 0.99985709
(9) UNITS: US SURVEY FEET

GRID TO GROUND SCALE POINT:
N(y): 526,221.6027 US SURVEY FEET
E(x): 1,856,904.2620 US SURVEY FEET

I, JOHN G. MATTHEWS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

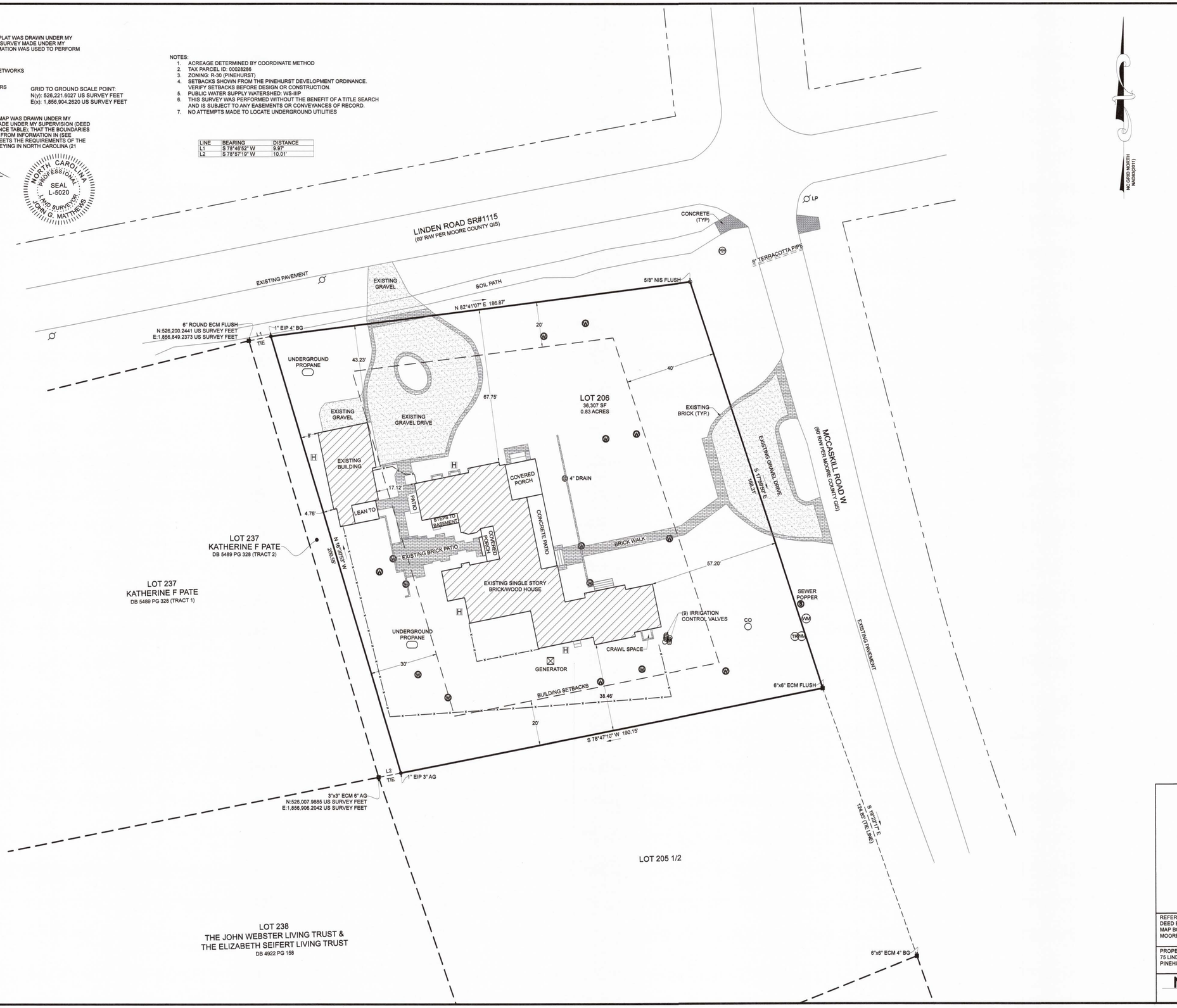
THIS 21ST DAY OF JULY, A.D., 2023.

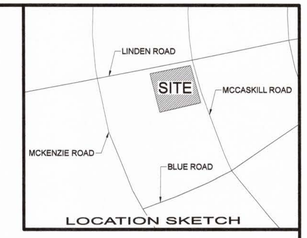
PROFESSIONAL LAND SURVEYOR, L-5020

NORTH CAROLINA PROFESSIONAL SEAL L-5020 LAND SURVEYOR JOHN G. MATTHEWS

NOTES:
1. ACREAGE DETERMINED BY COORDINATE METHOD
2. TAX PARCEL ID: 00028286
3. ZONING: R-30 (PINEHURST)
4. SETBACKS SHOWN FROM THE PINEHURST DEVELOPMENT ORDINANCE. VERIFY SETBACKS BEFORE DESIGN OR CONSTRUCTION.
5. PUBLIC WATER SUPPLY WATERSHED: WS-IIP
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS OR CONVEYANCES OF RECORD.
7. NO ATTEMPTS MADE TO LOCATE UNDERGROUND UTILITIES

LINE	BEARING	DISTANCE
L1	S 78°46'52" W	9.97'
L2	S 78°57'19" W	10.01'





NC GRID NORTH NAD83(2011)

LEGEND OF SYMBOLS & ABBREVIATIONS

CP	COMPUTED POINT
EA	EXISTING AXLE
ECM	EXISTING CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
EIS	EXISTING IRON STAKE
NIS	NEW IRON STAKE
	FIRE HYDRANT
GV	GAS VALVE
	POWER POLE
LP	LIGHT POLE
SM	SANITARY SEWER
S	STORM MANHOLE
T	TELEPHONE PEDESTAL
T	CABLE PEDESTAL
TR	TRANSFORMER
W	SPRINKLER
WM	WATER METER
	WATER VALVE
H	HVAC
#AG	(#) INCHES ABOVE GRADE
#BG	(#) INCHES BELOW GRADE
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
EMN	EXISTING MAG NAIL
EOP	EDGE OF PAVEMENT
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
FO	FIBER OPTIC
FL	FLUSH WITH GRADE
ICV	IRRIGATION CONTROL VALVE
MBS	MINIMUM BUILDING SETBACKS
N/F	NOW OR FORMERLY
NMN	NEW MAG NAIL
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
YI	YARD INLET
500	EXISTING CONTOUR LINES
	SURVEYED PROPERTY BOUNDARY
	OTHER SURVEYED LINE
	LINES NOT SURVEYED
	BUILDING SETBACK LINES
	RIGHT-OF-WAY
	OVERHEAD ELECTRIC LINES
	FENCE
SS	SANITARY SEWER LINES
	TIE LINE

SITE DATA:

BUILDING SETBACKS:

FRONT=	40'
SIDE=	20'
SIDE STREET=	20'
REAR=	30'

ACCESSORY BUILDING SETBACKS:

FROM ROAD R/W =	20'
FROM SIDE PROPERTY LINE =	10'
FROM LAKE FRONT OR GOLF COURSE =	30'
FROM REAR PROPERTY LINE =	10'

TOTAL ACREAGE 36,307 SF (0.83 ACRES)

EXISTING IMPERVIOUS AREA:

DRIVE & WALKS	5,067 SF (13.96%)
HOUSE & PORCHES	4,889 SF (13.47%)
TOTAL	9,956 SF (27.42%)

AS-BUILT SURVEY FOR:

MICHAEL SHUMAN

JULY 21TH, 2023

LOT 206

VILLAGE OF PINEHURST

MINERAL SPRINGS TOWNSHIP

MOORE COUNTY, NORTH CAROLINA

0 20 40 60

SCALE 1"=20'

REFERENCE TABLE:
DEED BOOK 5920, PAGE 463
MAP BOOK 1, PAGE 64
MOORE COUNTY REGISTRY

PROPERTY ADDRESS:
75 LINDEN ROAD
PINEHURST, NC 28374

OWNER'S ADDRESS:
JODI M. STRANGE
75 LINDEN ROAD
PINEHURST, NC 28374

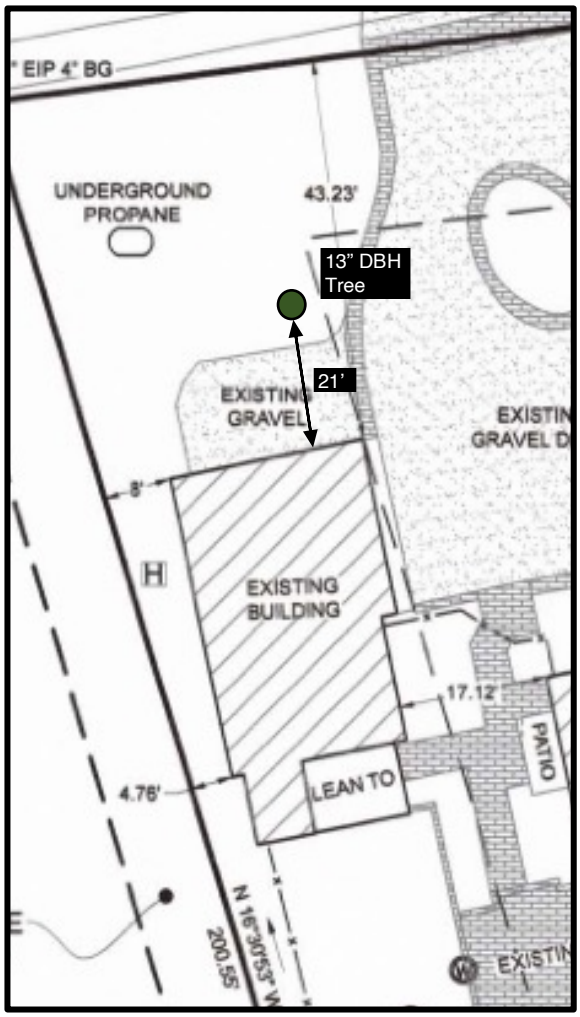
MATTHEWS LAND SURVEYING & MAPPING PLLC
FIRM LICENSE: P-1343
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
910-947-2871

JOB# 11916

75 Linden Tree Removal

A 13 inch DBH Holly tree currently stands 21 feet from the existing structure. The proposed addition extends out by 22 feet.

Overhead/Survey



From Driveway



From Linden Rd



Transform NC LLC
Phone 910-420-4321 ♦ sales@TransformNC.com ♦ www.TransformNC.com

COA-2023-00259 (1 CAROLINA VISTA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the following work at 1 Carolina Vista:

- The enclosure of a second-floor porch (veranda) through the addition of new columns around the upper colonnade and new fixed shutters between the columns,
- The detailing of the Member Entrance below the veranda with the addition of new brick columns, and
- The addition of new brick-faced planters and additional pavers to the existing brick walkway leading to the ground floor Member Entrance.

The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

FROM:
pgraham@vopnc.org

CC:
acameron@vopnc.org; mcarpenter@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-2

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Pamela Graham, Planning Supervisor
CC: Alex Cameron, Planning & Inspections Director
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 1 Carolina Vista**

Applicant:	Calvin Burkley
Owners:	Resorts of Pinehurst, Inc.
Property Location:	1 Carolina Vista
Land Use:	Recreational Development
PID#	00025800
COA#:	2023-00259

Request and Background:
The applicant requests a Certificate of Appropriateness (COA) for the following work at 1 Carolina Vista:

- The enclosure of a second-floor porch (veranda) through the addition of new columns around the upper colonnade and new fixed shutters between the columns,
- The detailing of the Member Entrance below the veranda with the addition of new brick columns, and
- The addition of new brick-faced planters and additional pavers to the existing brick walkway leading to the ground floor Member Entrance.

The property is further identified as Moore County PID Number 00025800. The structure was built in 1922, and the total acreage of the property is +/- 69.73.

The applicant has provided a series of exhibits illustrating the proposal, including images of the veranda in its current state, renderings showing the proposed changes, and a description of materials to be used in the project.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and

NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, replacement of architectural details that changes the design or materials from the existing details and Minor Work items not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. SECTION V.A.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. SECTION V.A.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.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.1. – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
2. SECTION VII.C.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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Some changes such as the infill to the existing brick walkway, could be approved by Staff, but are offered as part of the full scope of work to be considered by the Commission. The Commission will need to determine if the changes are compatible with the architectural character of the structure, are congruous with the Historic District, and meet the Historic District Standards.

Exhibit S-1.3

VILLAGE OF PINEHURST
1895
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

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

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

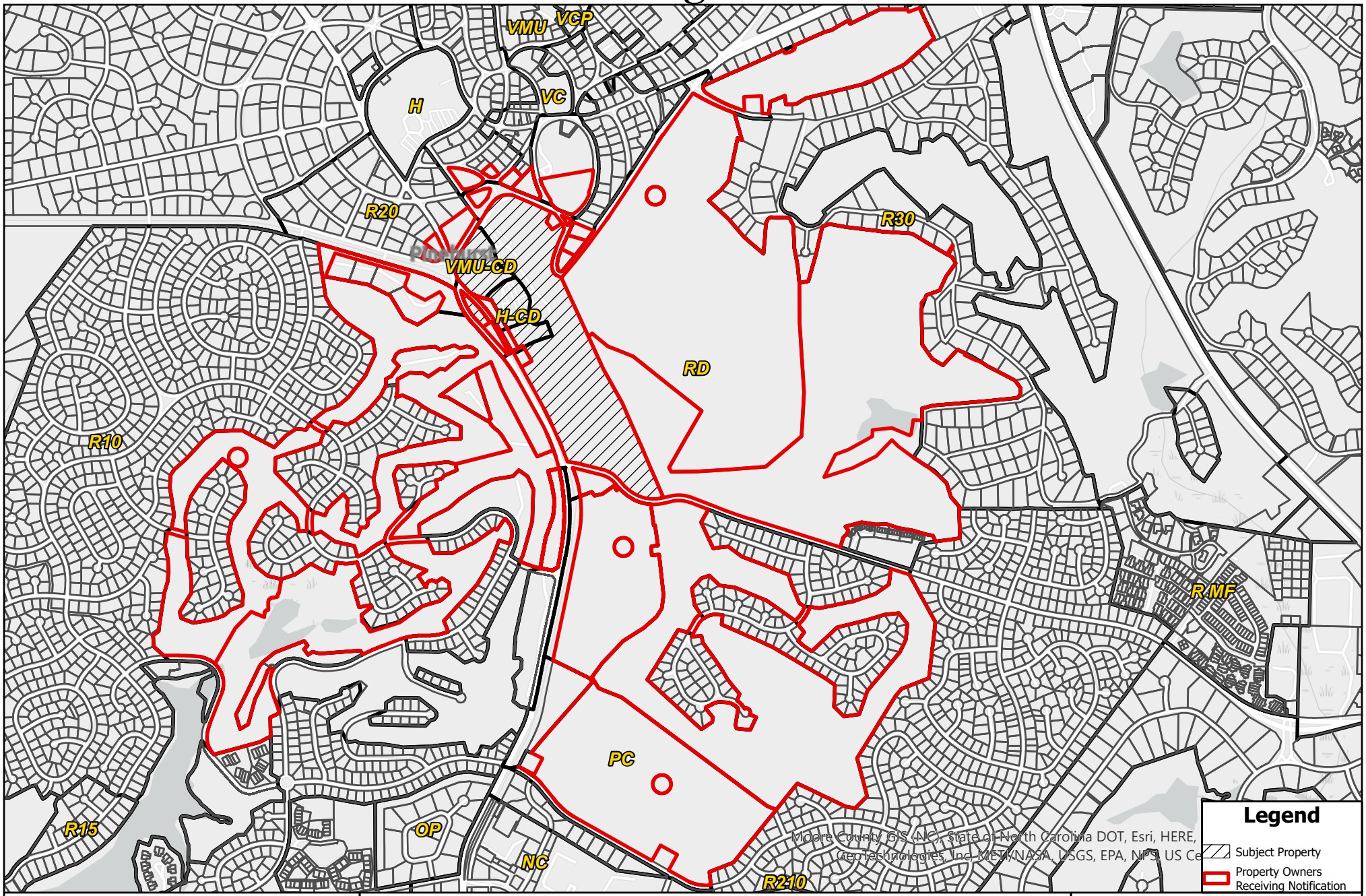
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

Exhibit S-1.4



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

7/17/2023

August 24, 2023
Historic Preservation Commission
1 Carolina Vista Major COA Request

VILLAGE OF PINEHURST

N
W
E
S

Exhibit S-1.5

ELLIS, CRAIG ALLEN TRUSTEE
15 BEULAH HILL ROAD NORTH
PINEHURST,NC,28374

PRINCE MANOR PROPERTY
C/O CAS PINEHURST HOA
PINEHURST,NC,28374

ANTONICELLO, MICHAEL
518 GREGORY AVENUE, A305
WEEHAWKEN,NJ,07086

CONNELLY, WILLIAM L III &
2121 KENILWORTH AVE
WILMETTE,IL,60091

MYSTICO ENTERPRISES, LLC
1845 LAKE ROAD
SILVER CREEK,NY,14136

ALPENFELS, ERIC
170 QUAIL RUN
PINEHURST,NC,28374

FEDDER, DAVID P
55 CHEROKEE RD
PINEHURST,NC,28374

WILSON, LARRY THOMAS
10920 BRIDLE LN
RALEIGH,NC,27614

J CHEEK BUILDERS LLC
583 CARTHAGE ST
CAMERON,NC,28326

FLATTERY, JEFFREY
2874 CHESTNUT GROVE CHURCH ROAD
SPARTA,NC,28675

WEGNER, PATRICIA VICERE TRSTEE
3622 REDFIELD DR
GREENSBORO,NC,27410-2830

METZGER, WALSON
2909 SKYE DR
FAYETTEVILLE,NC,28303-5928

SMITH, WESLEY M
60 E CHEROKEE ROAD
PINEHURST,NC,28374

KEENER, GAITHER MCDONALD
5500 BIRCHFIELD CIRCLE
WAXHAW,NC,28173

MALONEY, EMILY JUNE COUCH
12613 DOSTER AVE
CHARLOTTE,NC,28277-8163

GRIMSHAW, GREGORY R
30 VILLAGE GREEN ROAD
PINEHURST,NC,28374

EVANS, JOHN D
1350 E TARTAN DR
NORTH LIBERTY,IA,52317

REX OIL CO
1000 LEXINGTON AVE
THOMASVILLE,NC,27360-3541

PRITCHARD, GILBERT JR &
PO BOX 931
PINEHURST,NC,28370-0931

DAVIS, KELLY
187 MAGNOLIA HILL DR
CARTHAGE,NC,28327

SCHORN, KAREN
95 HEARTHSTONE ROAD
PINEHURST,NC,28374

FINSBURY PARK ADVISORY, LLC
11 HILLCREST DR
PELHAM,NY,10803

MURRAY, CHARLOTTE
425 BRIGHTWOOD DR
FAYETTEVILLE,NC,28303-5107

CAMP, DAVID GEORGE II
9520 BARNETT RD
CONCORD,NC,28027

PINEHURST RESORTS CO
PO BOX 4000
PINEHURST,NC,28374

LIVENSPIRE, BRIAN
425 COLLIER RD
MERCER,PA,16137

PARKER AND PARKER PARTNERSHIP
1046 BURNING TREE DR
CHAPEL HILL,NC,27517

VILLAGE REAL ESTATE PARTNERS LLC
2075 JUNIPER LAKE ROAD
WEST END,NC,27376

BEACON MANAGEMENT CORP
408 BATTLEGROUND AVE
GREENSBORO,NC,27401

HIGASHIDE, NAOKO
508 JEFFERSON ST #101
RALEIGH,NC,27605

CHRISCOE, DAVID W
4691 NC HWY 73
WEST END,NC,27376-9146

EVANS, JOHN D
1350 E TARTAN DR
NORTH LIBERTY,IA,52317

SCHMITT, TERRY J
2612 PEACHLEAF ST
RALEIGH,NC,27614

SHERMAR PROPERTIES, LTD
5055 PEBBLEVALLEY DR
CINCINNATI,OH,45252

MANLEY, SHELLY
24 MCNISH RD
SOUTHERN PINES,NC,28387

BIRON, EVE-LYNE
660 RABASTALIERE E
CANADA J3V653,,

TYMANN, WILLIAM P & KAYE L
816 ORCHID ST
LADY LAKE,FL,32159

WALSTON, ABE II
825 FOX RIDGE LN
WILMINGTON,NC,28405

NORIEGA, JOHN
807 FESTIVAL LN
KNOXVILLE,TN,37923

BROWN, GEORGE T JR &
33 HEATHER HILL RD
CRESSKILL,NJ,07626

MARKS, JAIME
46 JUNIPER CREEK BLVD
PINEHURST,NC,28374

WALSH, MICHAEL J
40 PINE MEADOWS ROAD
PINEHURST,NC,28374

GAVIN, NORMA I &
720 TUSCAN WAY
WILMINGTON,NC,28411

MCCABE, ANDREW
6427 VICKERY BLVD
DALLAS,TX,75214

DROZEK, ARTHUR MICHAEL
357 BRIARWOOD LANE
PALATINE,IL,60067

WILLARD, CHRISTOPHER L
704 RUNNYMEDE RD
RALEIGH,NC,27607

MCCABE, ANDREW D &
6005 HIDDEN VALLEY RD
CARLSBAD,CA,92011-4226

EICK, ANGELA GALE
830 MAXWELL ST
ORLANDO,FL,32804

EASTERN REHAB PRODUCTS, LLC
717 BLOOMFIELD AVE
BLOOMFIELD,CT,06002

KINGSTON, RICHARD T & MARY L
2414 SCHOENERSVILLE RD
BETHLEHEM,PA,18017

BROWN, GEORGE T
33 HEATHER HILL RD
CRESSKILL,NJ,07626

GOMMER, HINDRIK
2271 TX VOORBURG
,,

ESSICK, MATTHEW C
P O BOX 3111
PINEHURST,NC,28374-3111

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

HAYNES, JEREMY
27 HARDWOOD RD
PALMYRA,VA,22963

HAMERNICK, JAMES L &
20 THUNDERBIRD CIR
PINEHURST,NC,28374-8623

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

LOWRIE, MICHAEL A
1003 OAK ST
AKRON,PA,17501

MARSH, ALLISON
PO BOX 4011
PINEHURST,NC,28374

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

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

CHRODITOAN, LLC
1515 FRANKLIN ROAD SW
ROANOKE,VA,24016

SANDHILLS WOMAN'S EXCHANGE
PO BOX 215
PINEHURST,NC,28370

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

EXHIBIT A-1.1

COA-2023-00259 - Pinehurst Country Club Veranda Enclosure

Menu Help

File Date: 07/06/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: The project involves the enclosure of an upper porch and detailing of the Member entrance with new brick columns, new columns around the upper colonnade, fixed shut

Application Name: Pinehurst Country Club Veranda Enclosure

Address: 1 Carolina Vista, PO Box 4000, 80 Carolina Vista, NC 28374

Owner Name: Resorts Of Pinehurst LLC

Owner Address: PO Box 4000, 80 Carolina Vista, Pinehurst, NC 28374

Parcel No: 00025800

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
RESORTS OF PINEHURST INC	Pinehurst LLC	Applicant		Active
RESORTS OF PINEHURST INC	Pinehurst LLC	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
We propose to enclose a section of our veranda above the Member entrance.	Alteration	Recreational
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Recreational	Yes	No
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Stucco	Cream	Shutters	Cream

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Shutters	Cream

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Shutters	Cream

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

EXHIBIT A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Asphalt and TPO	Red and White

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	red	brick	match existing

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

---

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	07/12/2023	Kimberly Stepnoski
Review for Completeness		Application ...	08/02/2023	Pamela Graham
Review Distribution		In Review	08/02/2023	Pamela Graham
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docum
HistoricCOAMajorMinor ...	PLN_HIST	Other	Signed application	application/pdf	Uploac
PCC_HPC Submission_Ver...	PLN_HIST	Plan	Presentation includ...	application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2.1

VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

PINEHURST CLUBHOUSE
VERANDA ENCLOSURE

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3
NORTH

EXHIBIT A-2.2



BOUNDARY MAP

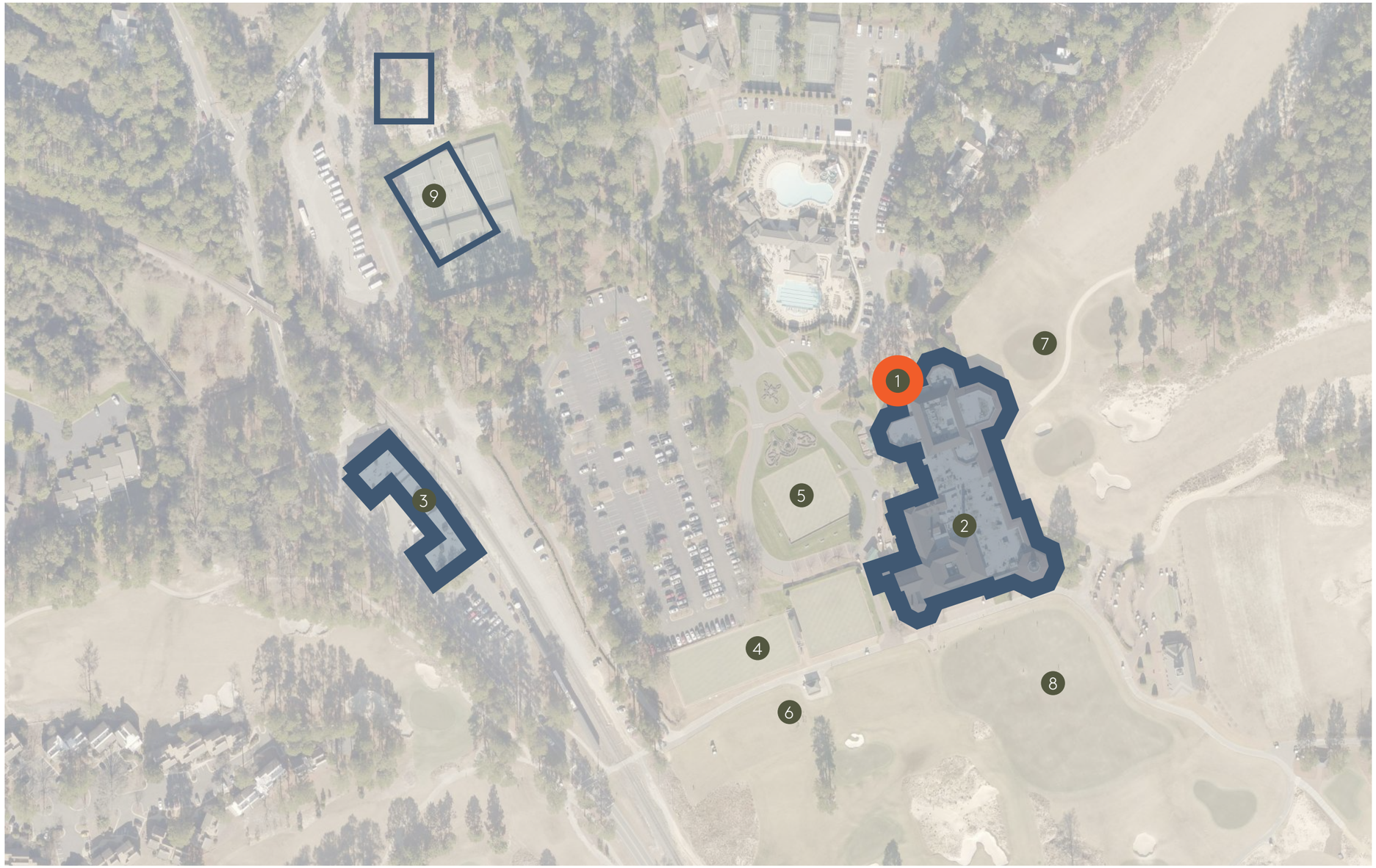
PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3
NORTH

EXHIBIT A-2.3

LEGEND:

1. PROJECT SITE
2. PINEHURST COUNTRY CLUB 1922
   HAVEN AND HOYT AND LYMAN SISE
3. PINEHURST WAREHOUSE 1925-26
4. CROQUET COURTS
5. LAWN BOWLING GREEN
6. THE CRADLE
7. PINEHURST #2 COURSE
8. THISTLE DHU PUTTING COURSE
9. USGA SITE



CONTEXT

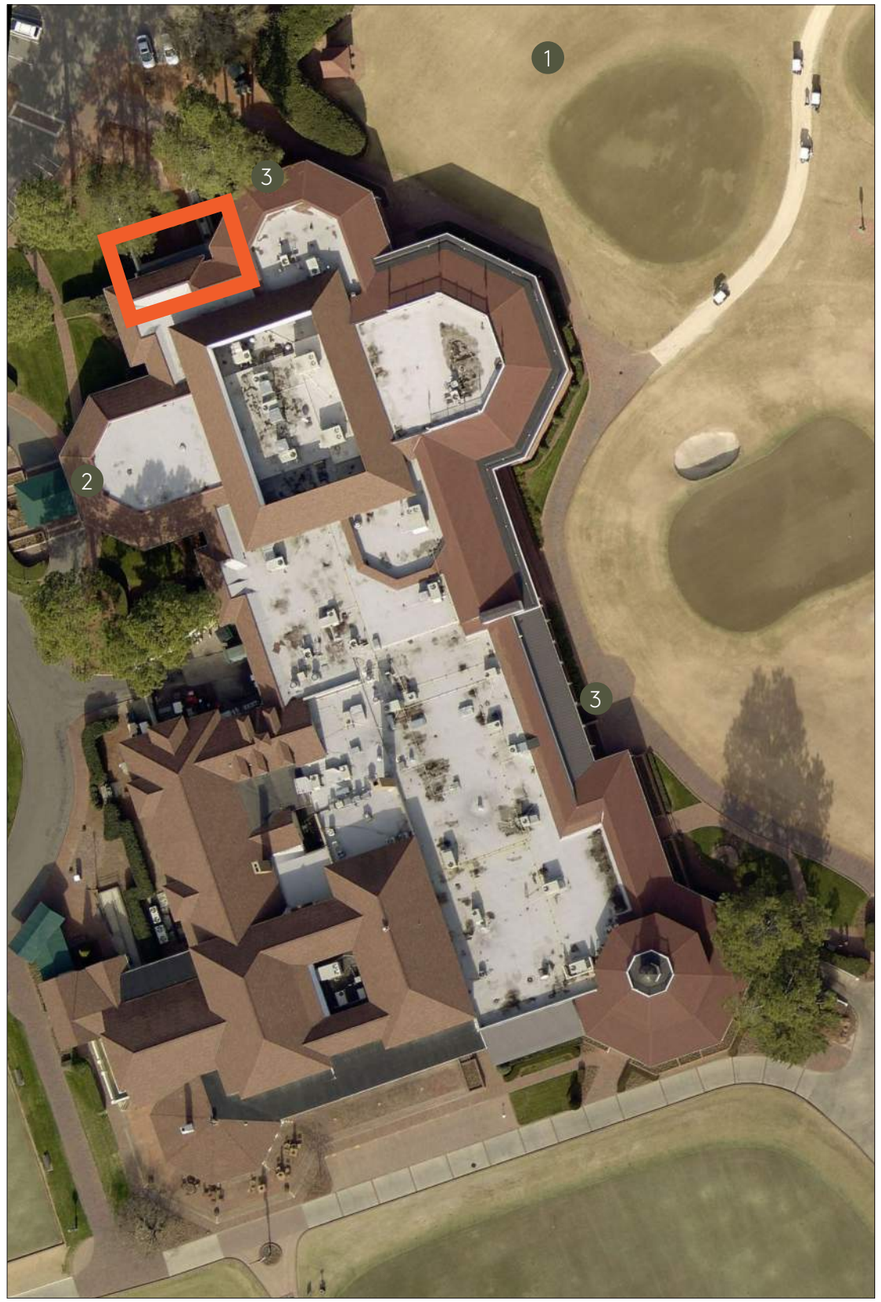
PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

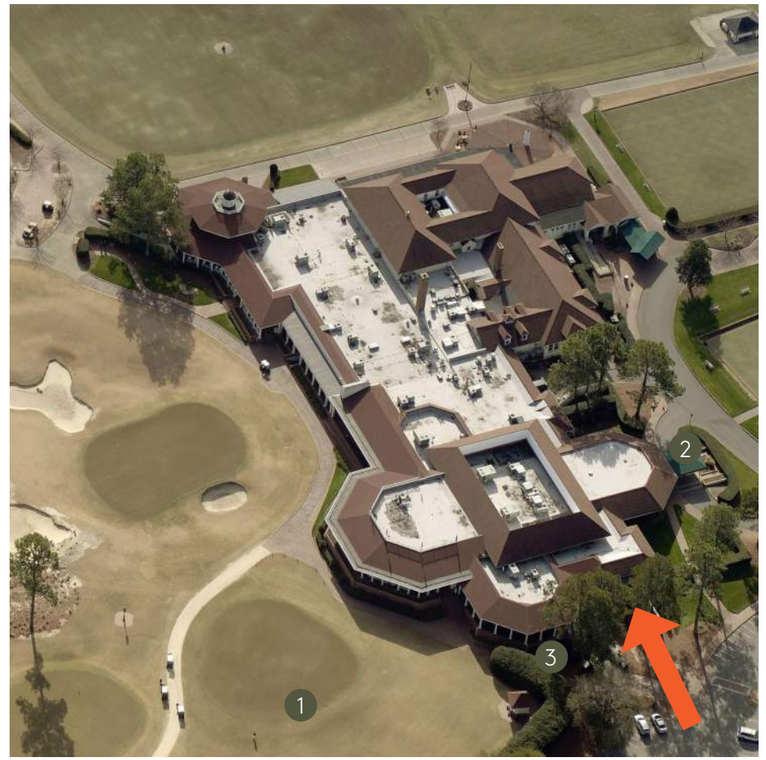
3
NORTH

LEGEND:

VERANDA ENCLOSURE ABOVE MEMBER'S ENTRANCE

1. PINEHURST #2 COURSE
2. MAIN ENTRANCE
3. ADJACENT PORCH







PROJECT SITE

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3
NORTH



EXISTING VERANDA OVER MEMBER'S ENTRANCE, USED AS STORAGE



PINEHURST CLUBHOUSE - PRIMARY PORCH LANGUAGE



ADJACENT PORCH TO VERANDA - SECONDARY PORCH LANGUAGE

EXISTING CLUBHOUSE

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

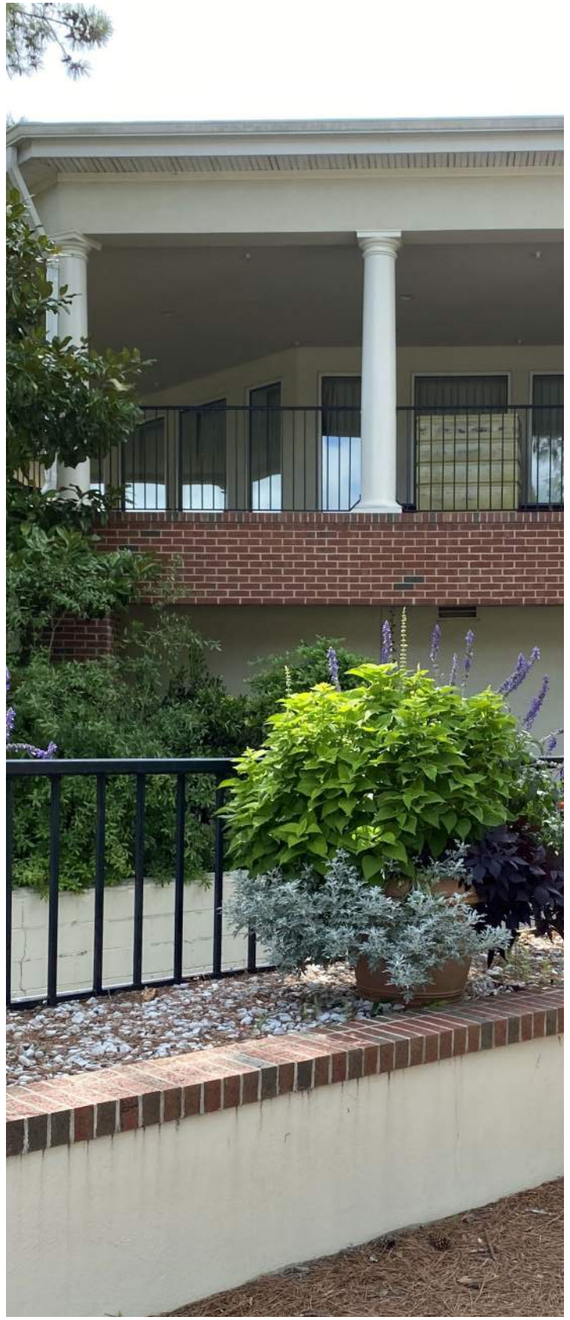
3
NORTH



RENDERING

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3
NORTH



EXISTING



RENDERING

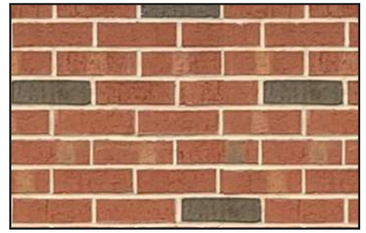
UPPER COLUMNS
Tuscan Columns to match existing. Beam detailing above to match existing language of secondary porches



FIXED SHUTTERS
Functional fixed shutters to screen and provide airflow to unconditioned storage area. Shutter color to match existing wall color



BRICK WALLS AND COLUMNS
Material, bond pattern, and detailing to match existing



BRICK PLANTERS
Material and detailing to match existing planters



BRICK PAVERS
Infill matching existing



MATERIAL PALETTE

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3
NORTH



RENDERING

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3
NORTH



RENDERING

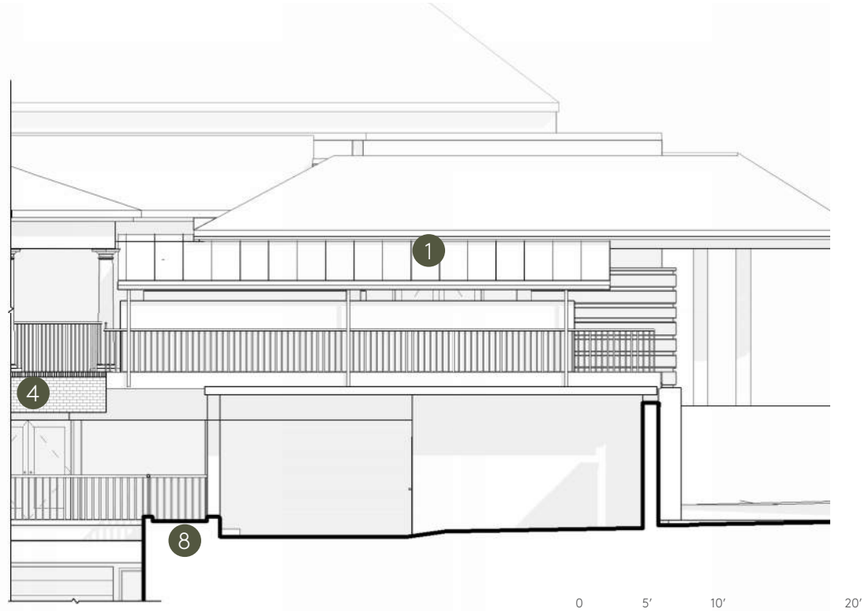
PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3
NORTH

EXHIBIT A-2.10

LEGEND:

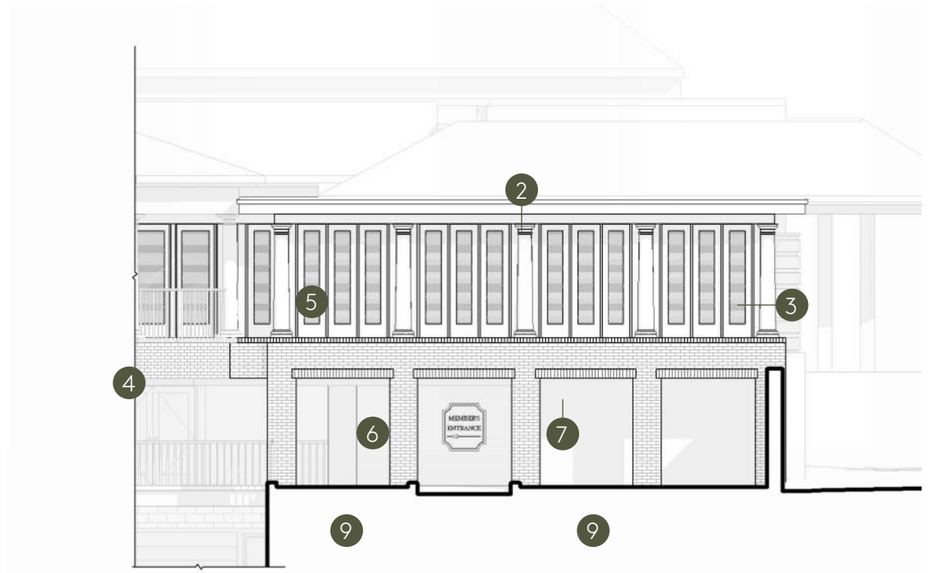
1. EXISTING ALUMINUM FRAMED ROOF TO BE REMOVED
2. NEW MEMBRANE ROOF
3. NEW COLUMNS TO MATCH EXISTING
4. EXISTING ADJACENT PORCH
5. NEW FIXED SHUTTER PANELS
6. NEW BRICK BASE/COLUMNS
7. BRICK SOLDIER COURSE AT HEADER
8. EXISTING PLANTER
9. NEW PLANTER



EXISTING ELEVATION

0 5′ 10′ 20′

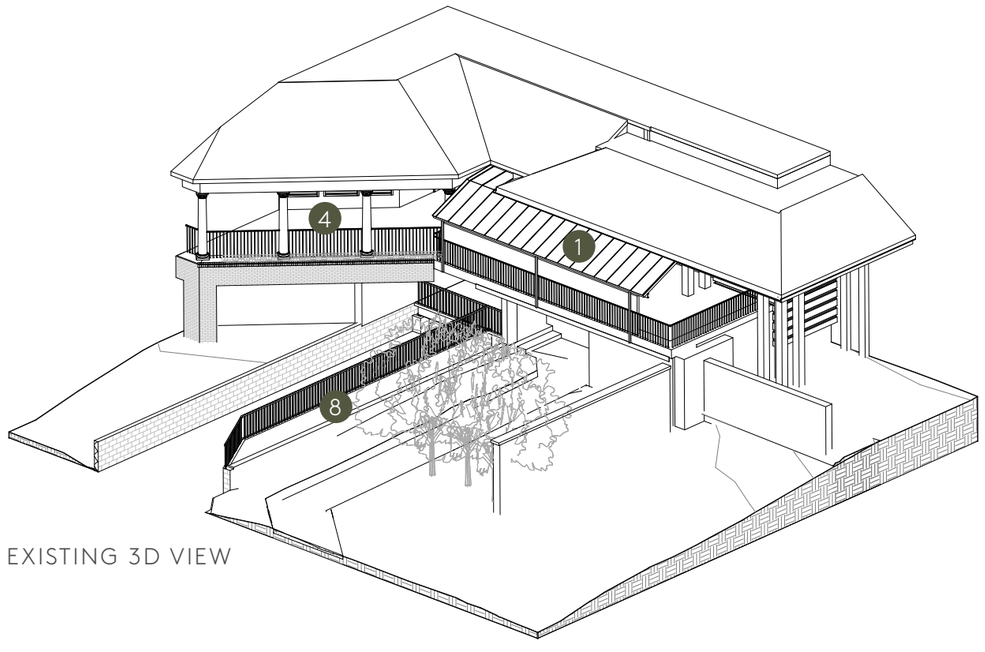
SCALE: 3/32″ = 1′-0″



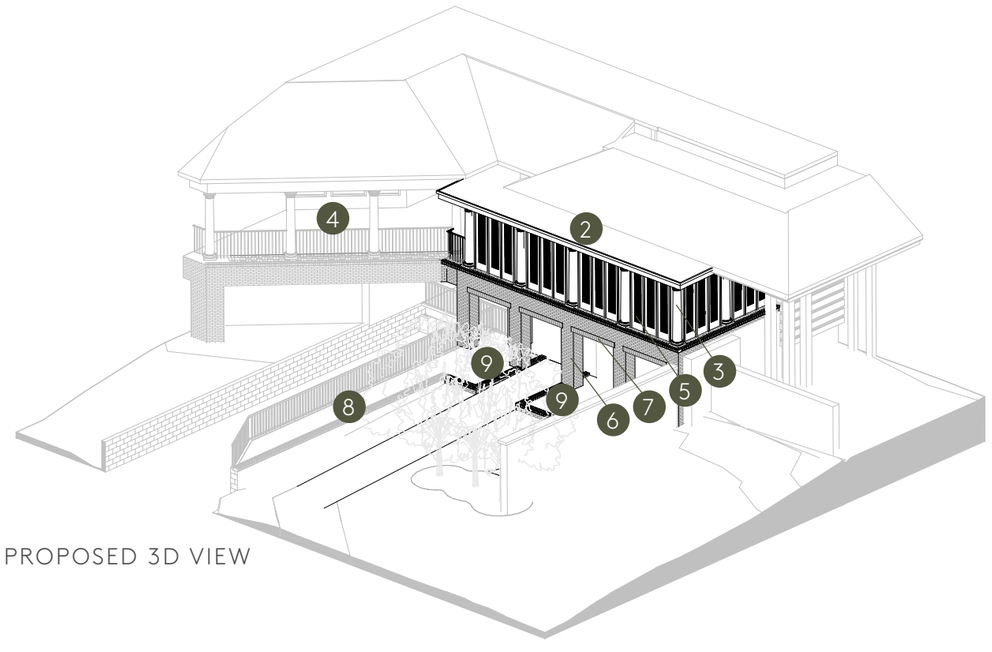
PROPOSED ELEVATION

0 5′ 10′ 20′

SCALE: 3/32″ = 1′-0″



EXISTING 3D VIEW



PROPOSED 3D VIEW

ELEVATIONS

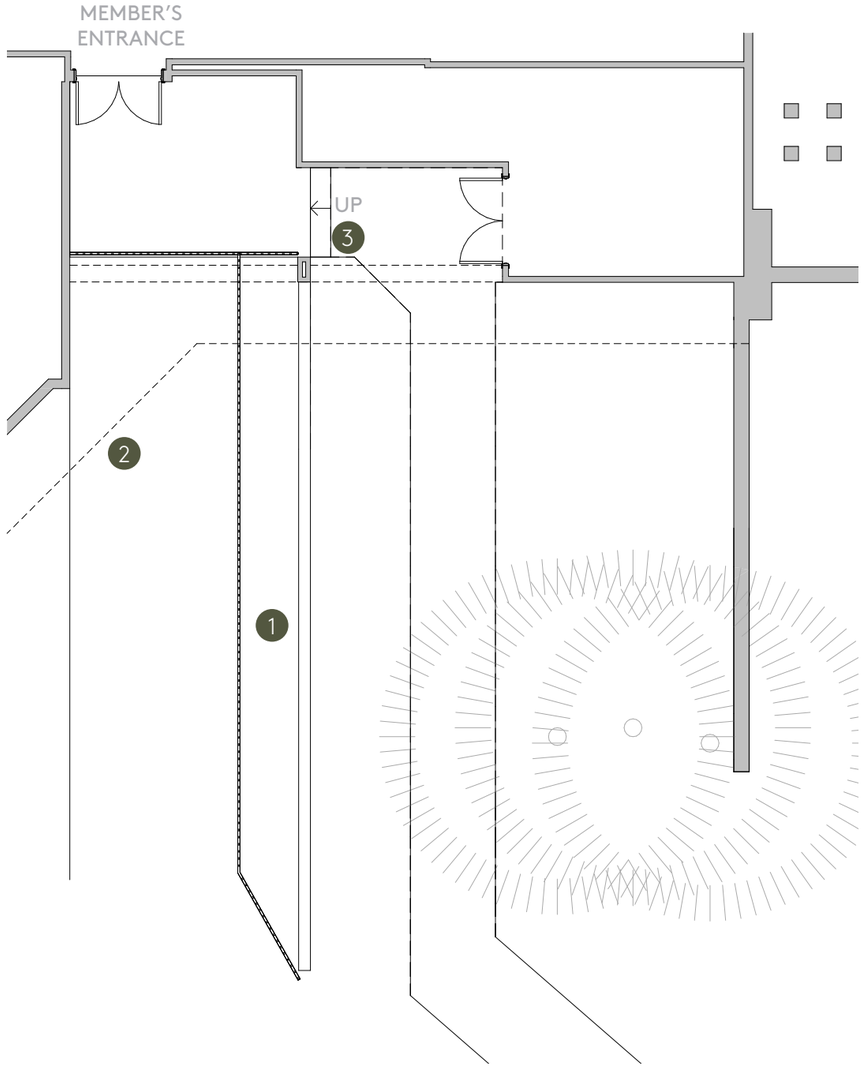
PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

3 NORTH

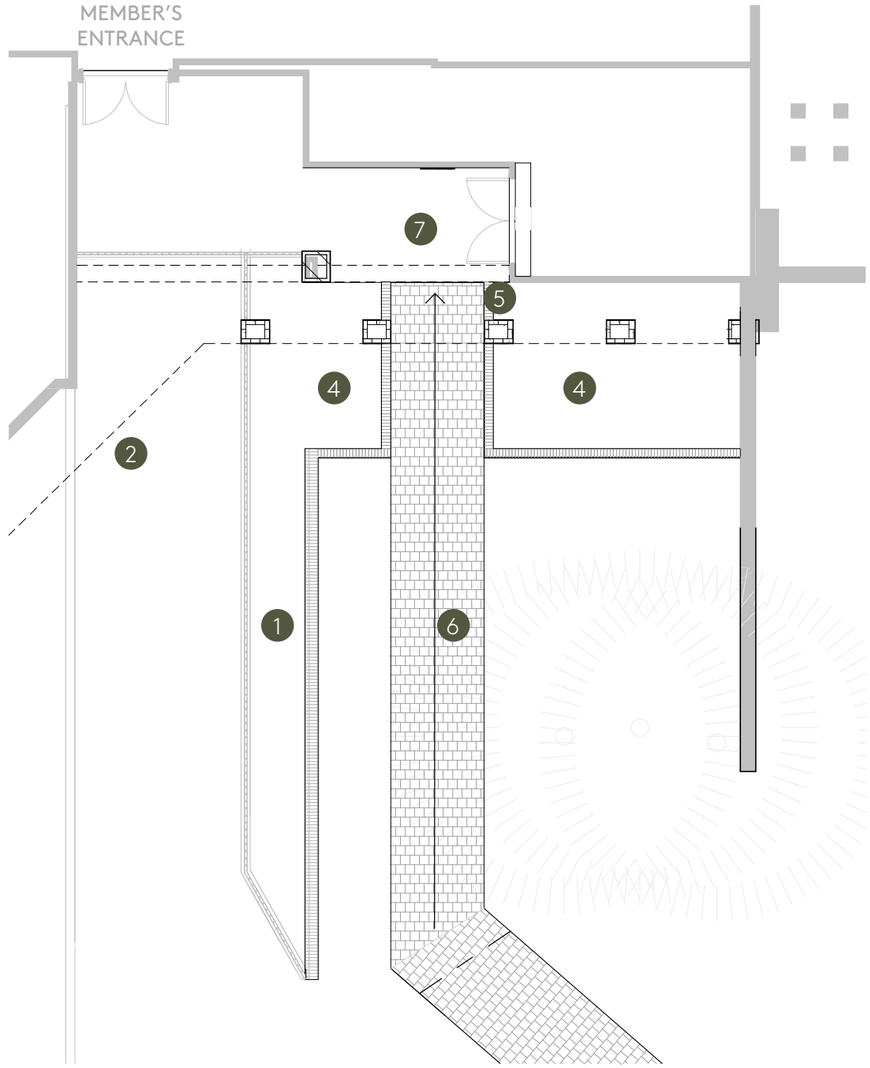
EXHIBIT A-2.11

LEGEND:

1. EXISTING PLANTER
2. LINE OF EXISTING FLOOR ABOVE
3. EXISTING STEP UP
4. NEW PLANTER
5. NEW BRICK COLUMNS, PATTERN AND MATERIAL TO MATCH EXISTING
6. NEW PATH, SLOPED UP AT 1:20
7. NEW RAISED FLOOR



EXISTING LOWER FLOOR PLAN



PROPOSED UPPER FLOOR PLAN

FLOOR PLANS

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

0 5' 10' 20'

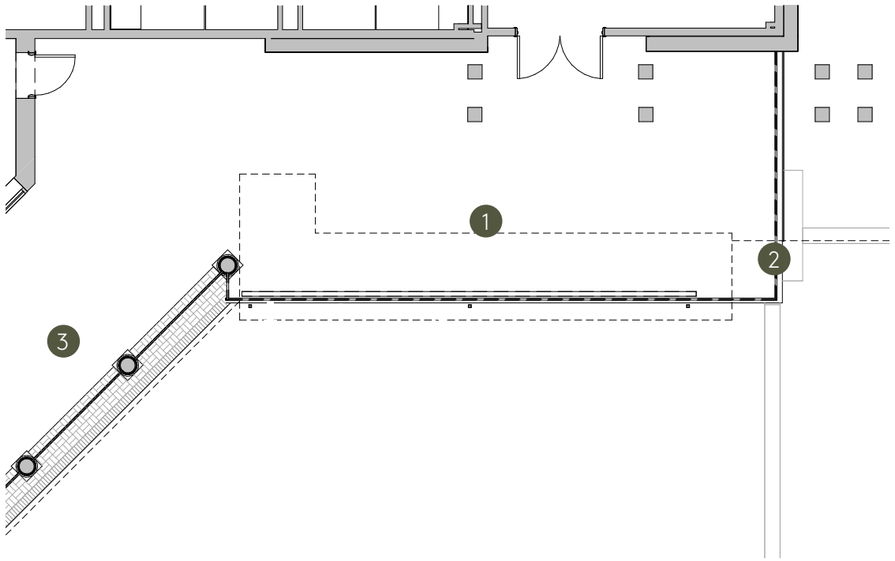
SCALE: 3/32" = 1'-0"

3 NORTH

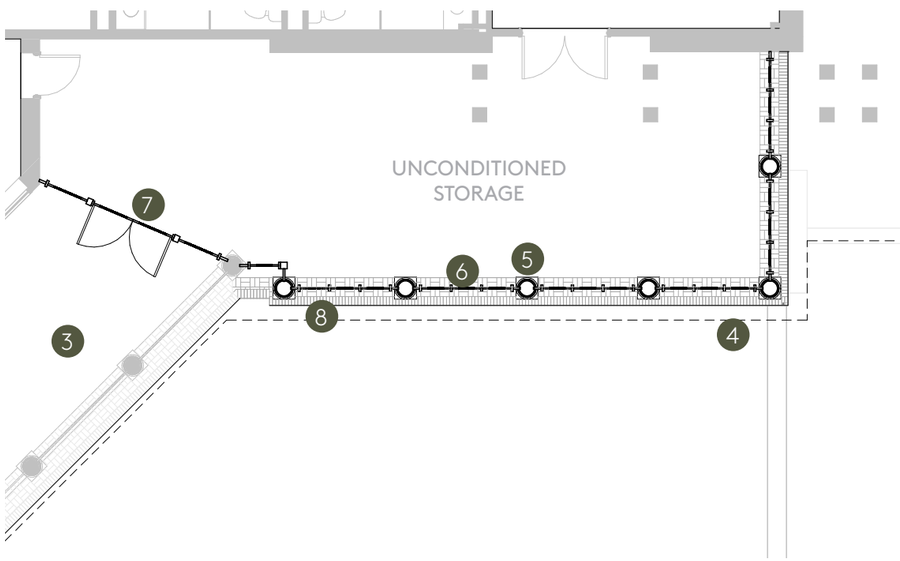
EXHIBIT A-2.12

LEGEND:

1. EXISTING OUTLINE OF METAL ROOF ABOVE
2. EXISTING RAILING
3. EXISTING ADJACENT PORCH
4. NEW ROOFLINE ABOVE
5. NEW POSTS TO MATCH EXISTING TUSCAN COLUMNS
6. NEW FIXED SHUTTER PANELS FOR SCREENING AND AIRFLOW
7. NEW SHUTTER PARTITION WITH DOORS TO CONCEAL STORAGE
8. BRICK EDGING DETAIL TO MATCH EXISTING



EXISTING UPPER FLOOR PLAN



PROPOSED UPPER FLOOR PLAN

FLOOR PLANS

PINEHURST COUNTRY CLUB | HISTORIC PRESERVATION COMMISION | 06 JULY 2023

0 5′ 10′ 20′

SCALE: 3/32″ = 1′-0″

3 NORTH

COA-2023-00271 (700 MORGANTON ROAD)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a new man door on a bump-out of the western elevation of the structure located at 700 Morganton Road.

The property is identified as Moore County PID Number 00025807. The owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

FROM:
pgraham@vopnc.org

CC:
acameron@vopnc.org; mcarpenter@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-3

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Pamela Graham, Planning Supervisor
CC: Alex Cameron, Planning & Inspections Director
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 700 Morganton Road**

Applicant:	Calvin Burkley
Owners:	Resorts of Pinehurst, Inc.
Property Location:	700 Morganton Road
Land Use:	Recreational Development
PID#	00025807
COA#:	2023-00271

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of a new man door on a bump out of the western elevation of the structure located at 700 Morganton Road. The new door will be of metal material in a green color. Windows on the structure are planned for Routine Maintenance level work of repainting in the same color as existing and do not require approval by the Commission.

The property is further identified as Moore County PID Number 00025807. Property data from Moore County indicates a 1963 build date for the structure; the National Register nomination states "1970s". The building is described in the nomination as being a "concrete and pre-fab metal building with numerous garage doors". The total acreage of the property is +/- 2.13 and the western elevation is significantly screened from public view by vegetation along Morganton Road and the railroad corridor that runs parallel to NC 5.

The applicant has provided a series of exhibits illustrating the proposal, including images of the areas of the building where work is proposed, a building plan indicating the proposed changes, and Google aerial imagery of the area of the building where work is proposed. Descriptions of materials to be used in the project are included in the COA application.

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

Standards of Review

Though the structure is more industrial in its use and construction, it supports commercial uses and *Historic District Standards Section V., Changes to Existing Commercial Structures* apply to the review. Per the adopted Historic District Standards, replacement of architectural details that changes the design or materials from the existing details, eliminating or adding windows and/or doors is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES
A. GENERAL STANDARDS

1. SECTION V.A.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.

Staff Comments:

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

August 9, 2023

Dear Property Owner(s),

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

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

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

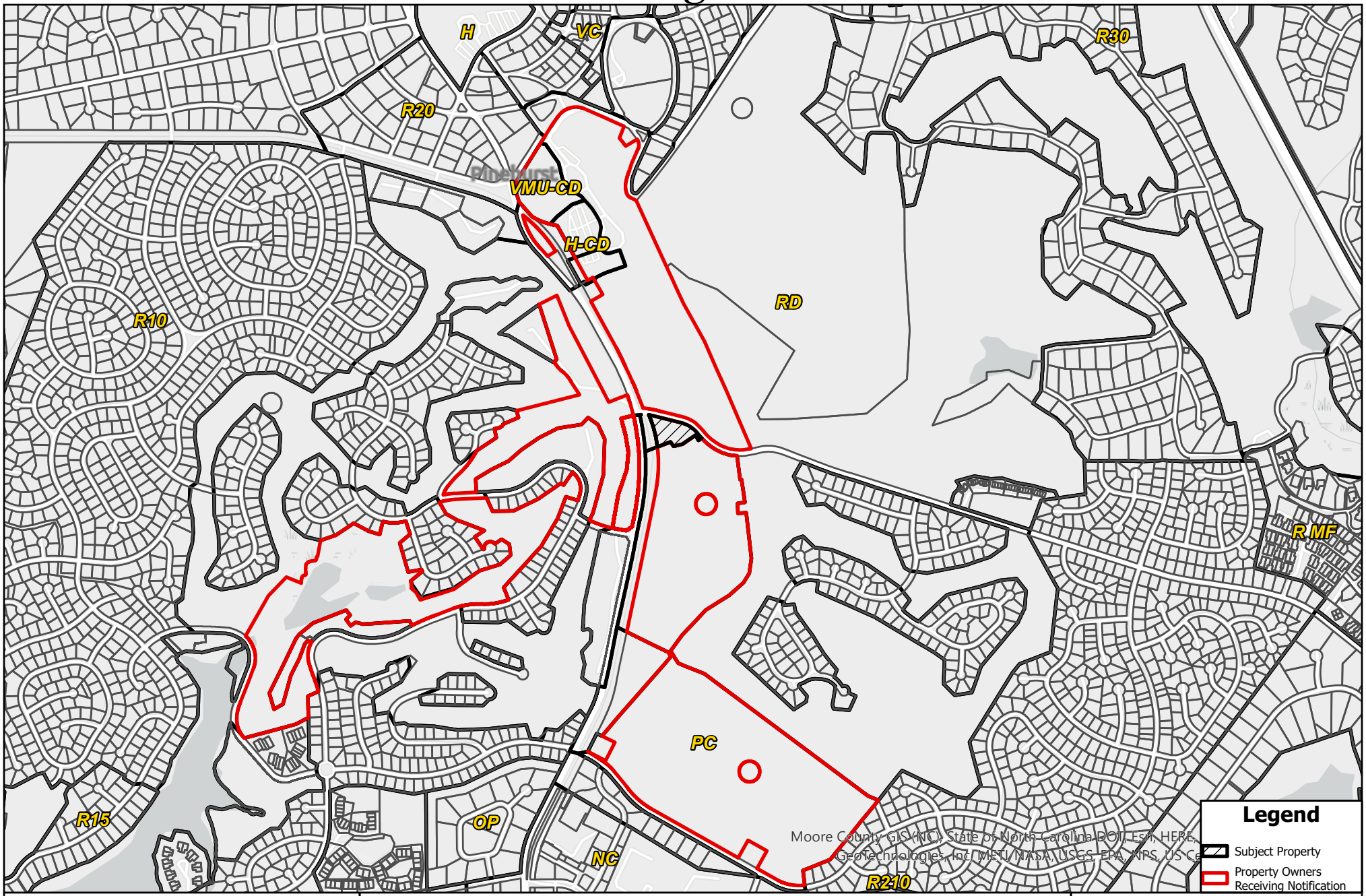
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

S-1.4



0 1,500 3,000 Feet

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

7/24/2023

August 24, 2023
Historic Preservation Commission
700 Morganton Road Major COA Request

VILLAGE OF PINEHURST 1895

N W E S

EVANS, JOHN D
1350 E TARTAN DR
NORTH LIBERTY,IA,52317

SCHMITT, TERRY J
2612 PEACHLEAF ST
RALEIGH,NC,27614

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

MANLEY, SHELLY
24 MCNISH RD
SOUTHERN PINES,NC,28387

BIRON, EVE-LYNE
660 RABASTALIERE E
CANADA J3V653,,

WALSTON, ABE II
825 FOX RIDGE LN
WILMINGTON,NC,28405

NORIEGA, JOHN
807 FESTIVAL LN
KNOXVILLE,TN,37923

MARKS, JAIME
46 JUNIPER CREEK BLVD
PINEHURST,NC,28374

WALSH, MICHAEL J
40 PINE MEADOWS ROAD
PINEHURST,NC,28374

MCCABE, ANDREW
6427 VICKERY BLVD
DALLAS,TX,75214

DROZEK, ARTHUR MICHAEL
357 BRIARWOOD LANE
PALATINE,IL,60067

MCCABE, ANDREW D &
6005 HIDDEN VALLEY RD
CARLSBAD,CA,92011-4226

EICK, ANGELA GALE
830 MAXWELL ST
ORLANDO,FL,32804

KINGSTON, RICHARD T & MARY L
2414 SCHOENERSVILLE RD
BETHLEHEM,PA,18017

BROWN, GEORGE T
33 HEATHER HILL RD
CRESSKILL,NJ,07626

ESSICK, MATTHEW C
P O BOX 3111
PINEHURST,NC,28374-3111

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

HAMERNICK, JAMES L &
20 THUNDERBIRD CIR
PINEHURST,NC,28374-8623

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

MARSH, ALLISON
PO BOX 4011
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

Exhibit A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	700 morganton Road
City, State, Zip Code	PINEHURST, NORTH CAROLINA 28374
Parcel ID #	00025807

Owner Information			
Name	Resorts of Pinehurst, Inc (Pinehurst, LLC)	Home Phone #	NA
Street Address	80 Carolina Vista Dr	Mobile Phone #	910-986-3038
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	NA
Email	calvin.burkley@pinehurst.com		

Applicant			
Name	Calvin Burkley	Other Phone #	NA
Email	calvin.burkley@pinehurst.com	Street Address	80 Carolina Vista Dr
Mobile Phone #	910-986-3038	City, State, Zip Code	Pinehurst, NC 28374

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	We propose to install a new man door on a bump out western elevation.		
Type of Work	☐ Addition	☑ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☑ Recreational	☑ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☑ Yes ☐ No
Includes Tree Removal	☐ Yes ☑ No

Exhibit A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: Rear door	NA	Metal	NA	green
Other:				

Required Documents

- [x] Site Plan/Survey or Sketch
- [x] Floor Plans
- [x] Elevation Drawings
- [ ] Landscaping Plan
- [x] Photos of Existing Site

Certification

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

Applicant Signature: Calvin Burkley Date: 7/20/2023

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: Calvin Burkley

Date: 7/20/2023


700 Morganton
The Deuce
Carolina Vista Dr
The Cradle Short Course
Pinehurst Golf Academy
Pinehurst No. 4
Rental Condo 82
Third on Three
Golf Terrace
Bill Kreischer golf School
Pinehurst No. 1
Beulah Hill Rd S
Inverness Rd
Inverness Pl
Pine Valley Rd
St Andrews Dr
Pinehurst No. 5
W Quail Lake Rd
E Quail Lake Rd
Morganton Rd
1205
Pinehurst No. 3
Knollwood Rd
Pinehurst Track
Brunch · $
Wallman Design
The Country Saddler
Tack shop
Pinehurst Livery Stables
Eldorado Ln
Doral Dr
Carolina Pines
General Contracting
Pine Tree Rd
Lakewood Dr
Google

Exhibit A-2.1


Pinehurst No. 5
Morganton Rd
1205
Beulah Hill Rd S
Area of work
Morganton Rd
Google

Exhibit A-2.2

Exhibit-3.1

EXISTING ACCESS CORRIDOR

LIMITS OF WORK

ALTERNATE #1: SAW CUT & REMOVE AREA OF CONC. & PROVIDE NEW SLOPED CONC. TRANSITION

APPROX. LOCATION OF EXIST. WATER LINE

NEW WALL TO EXTEND TO UNDERSIDE OF ROOF. SOUNDPROOF WALL.

CREATE NEW LANDING AREA @ BOTTOM OF RAMP

STOP NEW EPOXY PAINT FLOOR SYSTEM ON THIS LINE

CORRIDOR 104

1 LAYER G.W.B.

PROVIDE NEW DIAMOND PLATE STEEL TRANSITION

UNIFORM DROP-OFF / LOCKERS 106

12 DBL. TIER LOCKERS

EXISTING CONFERENCE RM.

PAINTED G.W.B.

PAINTED CMU

2 LAYERS G.W.B.

BEV. VEND.

COKE VEND.

COKE VEND.

EXIST. VENDING MACHINES (BY OTHERS) PROVIDE ELECT. HOOK-UPS

EXIST. FLOOR TRENCH COVER PLATE TO REMAIN

EXIST. O.H. DOOR

CLEAN EXIST. CONC. SLAB. PROVIDE NEW EPOXY PAINT SYSTEM

NEW WALL MTD. HANDRAILS @ 36" A.F.F. - SEE DTL. 2/A1.1

EXIST. WOOD RAMP TO REMAIN PROVIDE NEW FLOOR FINISH. SEE ROOM FINISH SCHEDULE

RAMP 103

INFILL EXIST. CMU WALL OPENING TO MATCH EXIST.

OFFICE 105

FURR OUT EXIST. CMU WALLS W/ 2 1/2" MTL. STUDS (TYP.)

NEW WALLS @ OFFICE TO RUN FULL HT. TO UNDERSIDE OF ROOF. FILL CAVITY W/ SOUND ATTENUATION BATTS

CENTER NEW WALL ON STL. BENT

EXTEND EXIST. STUD WALL TO UNDERSIDE OF ROOF. PROVIDE NEW G.W.B. OVER ENTIRE WALL

16 DBL. TIER LOCKERS

ICE MACH.

4" TYP. FURR OUT FROM WALL

ELEC.

WALL MOUNTED MONITOR(N.I.C.)

PAINTED CMU

EXIST. DOWNSPOUT TO REMAIN. PROVIDE NEW TAIL PIECE TO DRAIN INTO NEW FRENCH DRAIN SYSTEM.

EXCAVATE FULL LENGTH ALONG WALL. INSTALL NEW FRENCH DRAIN & CONNECT TO EXIST. CATCH BASIN COVER W/ NEW 3/4" CRUSHED STONE SEE DETAIL 3/A1.1

LIMITS OF WORK

INFILL & CONC. NEW DRAIN TO EXIST. CA NEW 4" THK. TO PITCH TO

(BY OTHERS) PROVIDE ELECT. HOOK-UPS

REF.

SNACK VEND.

MEN'S RM. 102

FURR OUT WALL FULL HGT. TO CONCEAL PIPES

EXIST. WOOD COLUM TO REMAIN

SAND, PREP & PAINT COLUMN COMPLETE

EXIST. OUTDOOR COVERED EQUIPMENT STORAGE TO REMAIN

BREAK ROOM 100

EXIST. WOOD COLUM TO REMAIN

SAND, PREP & PAINT COLUMN COMPLETE

NON-WALLS

WOMEN'S RM. 101

5 DBL. TIER LKRS.

F.E.C.

LIMITS OF WORK

EXIST. WINDOW TO REMAIN

1 RENOVATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW EXTERIOR DOOR & FRAME



C

A

EXISTING WINDOWS TO REMAIN - REPAINT



A



B

REVISIONS
1 8/17/2023

STOGNER ARCHITECTURE, P.A. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50898 NORTH CAROLINA ROCKINGHAM, N.C.

DAVID W. STOGNER REGISTERED ARCHITECT NORTH CAROLINA ROCKINGHAM, N.C.
JUNE 26, 2023

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina, 28379
Phone 910-895-1111 Fax 910-895-6874

Pinehurst Resort & Country Club
1 Carolina Vista Drive Pinehurst, North Carolina 28374

RENOVATION of MORGANTON ROAD
SERVICE CENTER BUILDING
700 Morganton Road Pinehurst, North Carolina 28374

RENOVATION FLOOR PLAN

COMM. NO.: 5067
DRAWN BY: JKM
CHECKED BY: DWS
DATE: JUNE 26, 2023
SHEET NO. A1.1

6/26/2023 2:34 PM
C:\WON-HUD PROJECTS\PINEHURST\5067 Pinehurst Resort - Service Ctr@Morganton Rd\DRAWINGS\ACADD Drawings\5067 Plot Sheets.S12

COA-2023-00272 (1 CAROLINA VISTA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the following work at 1 Carolina Vista:

- The removal and resizing of a window on the eastern-facing side of the structure, with new stucco to match existing in its place; and
- The removal and replacement of an exterior wall and door on the north-facing side of the building, creating a new storefront.

The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

FROM:
pgraham@vopnc.org

CC:
acameron@vopnc.org; mcarpenter@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-2

Exhibit S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Pamela Graham, Planning Supervisor
CC: Alex Cameron, Planning & Inspections Director
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 1 Carolina Vista**

Applicant:	Calvin Burkley
Owners:	Resorts of Pinehurst, Inc.
Property Location:	1 Carolina Vista
Land Use:	Recreational Development
PID#	00025800
COA#:	2023-00272

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the following work at 1 Carolina Vista:

- The removal and resizing of a window on the eastern-facing side of the structure, with new stucco to match existing in its place; and
- The removal and replacement of an exterior wall and door on the north-facing side of the building, creating a new storefront.

The proposal intends to match the storefront area and new stucco to the existing material and color on the structure. The property is further identified as Moore County PID Number 00025800. The structure was built in 1922, and the total acreage of the property is +/- 69.73.

The applicant has provided a series of exhibits illustrating the proposal, including images of the veranda in its current state, renderings showing the proposed changes, and a description of materials to be used in the project.

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

Standards of Review

Per the adopted Historic District Standards, replacement of architectural details that changes the design or materials from the existing details and eliminating or adding windows and/or doors is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES
A. GENERAL STANDARDS

1. SECTION V.A.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. SECTION V.A.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.

Staff Comments:

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

Exhibit S-1.3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

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

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

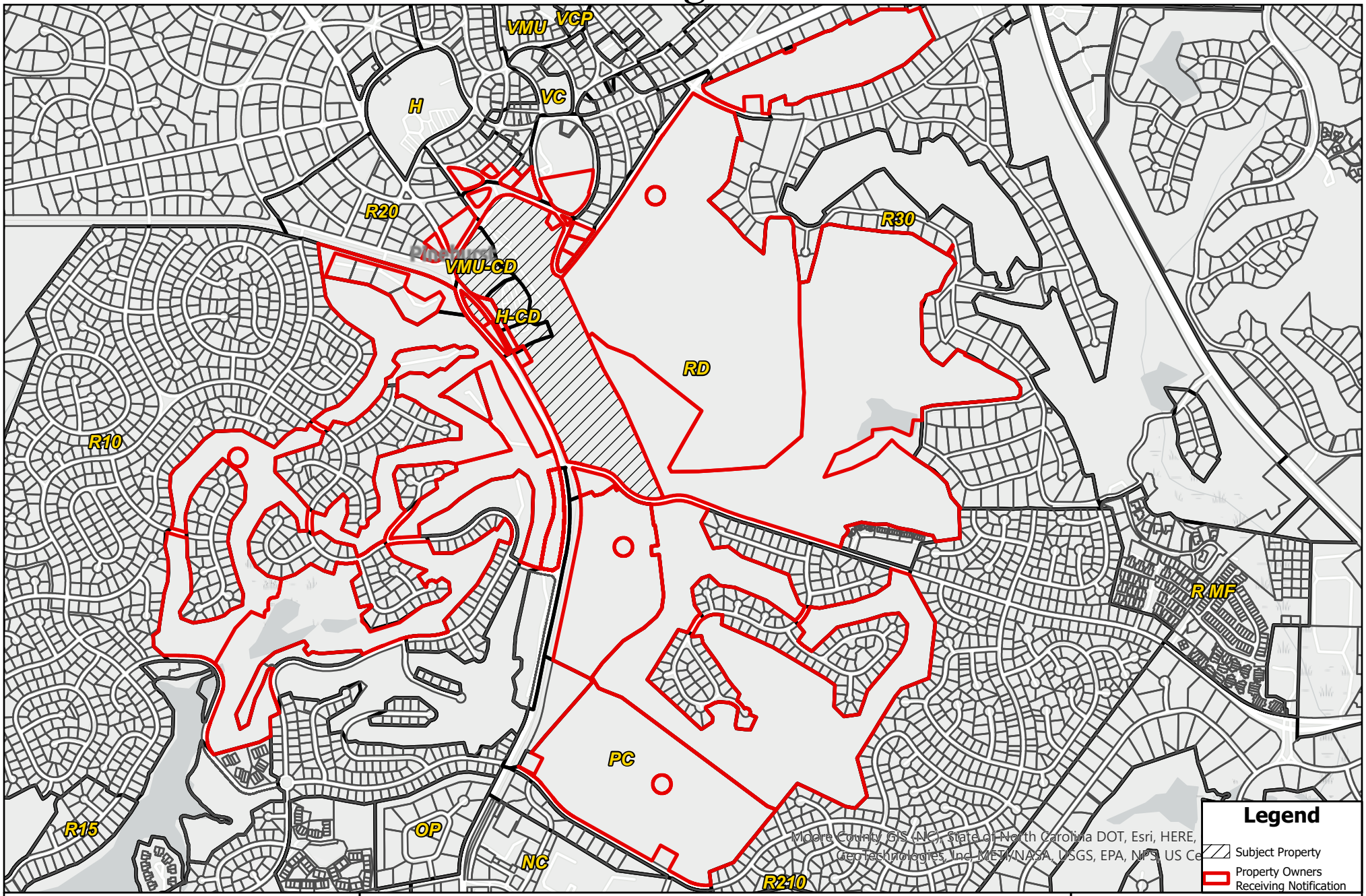
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

Public Hearing Notification

Exhibit S-1.4



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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/17/2023

August 24, 2023
Historic Preservation Commission
1 Carolina Vista Major COA Request

VILLAGE OF PINEHURST 1895

N
W E
S

Exhibit S-1.5

ELLIS, CRAIG ALLEN TRUSTEE
15 BEULAH HILL ROAD NORTH
PINEHURST,NC,28374

PRINCE MANOR PROPERTY
C/O CAS PINEHURST HOA
PINEHURST,NC,28374

ANTONICELLO, MICHAEL
518 GREGORY AVENUE, A305
WEEHAWKEN,NJ,07086

CONNELLY, WILLIAM L III &
2121 KENILWORTH AVE
WILMETTE,IL,60091

MYSTICO ENTERPRISES, LLC
1845 LAKE ROAD
SILVER CREEK,NY,14136

ALPENFELS, ERIC
170 QUAIL RUN
PINEHURST,NC,28374

FEDDER, DAVID P
55 CHEROKEE RD
PINEHURST,NC,28374

WILSON, LARRY THOMAS
10920 BRIDLE LN
RALEIGH,NC,27614

J CHEEK BUILDERS LLC
583 CARTHAGE ST
CAMERON,NC,28326

FLATTERY, JEFFREY
2874 CHESTNUT GROVE CHURCH ROAD
SPARTA,NC,28675

WEGNER, PATRICIA VICERE TRSTEE
3622 REDFIELD DR
GREENSBORO,NC,27410-2830

METZGER, WALSON
2909 SKYE DR
FAYETTEVILLE,NC,28303-5928

SMITH, WESLEY M
60 E CHEROKEE ROAD
PINEHURST,NC,28374

KEENER, GAITHER MCDONALD
5500 BIRCHFIELD CIRCLE
WAXHAW,NC,28173

MALONEY, EMILY JUNE COUCH
12613 DOSTER AVE
CHARLOTTE,NC,28277-8163

GRIMSHAW, GREGORY R
30 VILLAGE GREEN ROAD
PINEHURST,NC,28374

EVANS, JOHN D
1350 E TARTAN DR
NORTH LIBERTY,IA,52317

REX OIL CO
1000 LEXINGTON AVE
THOMASVILLE,NC,27360-3541

PRITCHARD, GILBERT JR &
PO BOX 931
PINEHURST,NC,28370-0931

DAVIS, KELLY
187 MAGNOLIA HILL DR
CARTHAGE,NC,28327

SCHORN, KAREN
95 HEARTHSTONE ROAD
PINEHURST,NC,28374

FINSBURY PARK ADVISORY, LLC
11 HILLCREST DR
PELHAM,NY,10803

MURRAY, CHARLOTTE
425 BRIGHTWOOD DR
FAYETTEVILLE,NC,28303-5107

CAMP, DAVID GEORGE II
9520 BARNETT RD
CONCORD,NC,28027

PINEHURST RESORTS CO
PO BOX 4000
PINEHURST,NC,28374

LIVENSPIRE, BRIAN
425 COLLIER RD
MERCER,PA,16137

PARKER AND PARKER PARTNERSHIP
1046 BURNING TREE DR
CHAPEL HILL,NC,27517

VILLAGE REAL ESTATE PARTNERS LLC
2075 JUNIPER LAKE ROAD
WEST END,NC,27376

BEACON MANAGEMENT CORP
408 BATTLEGROUND AVE
GREENSBORO,NC,27401

HIGASHIDE, NAOKO
508 JEFFERSON ST #101
RALEIGH,NC,27605

Exhibit S-1.6

CHRISCOE, DAVID W
4691 NC HWY 73
WEST END,NC,27376-9146

EVANS, JOHN D
1350 E TARTAN DR
NORTH LIBERTY,IA,52317

SCHMITT, TERRY J
2612 PEACHLEAF ST
RALEIGH,NC,27614

SHERMAR PROPERTIES, LTD
5055 PEBBLEVALLEY DR
CINCINNATI,OH,45252

MANLEY, SHELLY
24 MCNISH RD
SOUTHERN PINES,NC,28387

BIRON, EVE-LYNE
660 RABASTALIERE E
CANADA J3V653,,

TYMANN, WILLIAM P & KAYE L
816 ORCHID ST
LADY LAKE,FL,32159

WALSTON, ABE II
825 FOX RIDGE LN
WILMINGTON,NC,28405

NORIEGA, JOHN
807 FESTIVAL LN
KNOXVILLE,TN,37923

BROWN, GEORGE T JR &
33 HEATHER HILL RD
CRESSKILL,NJ,07626

MARKS, JAIME
46 JUNIPER CREEK BLVD
PINEHURST,NC,28374

WALSH, MICHAEL J
40 PINE MEADOWS ROAD
PINEHURST,NC,28374

GAVIN, NORMA I &
720 TUSCAN WAY
WILMINGTON,NC,28411

MCCABE, ANDREW
6427 VICKERY BLVD
DALLAS,TX,75214

DROZEK, ARTHUR MICHAEL
357 BRIARWOOD LANE
PALATINE,IL,60067

WILLARD, CHRISTOPHER L
704 RUNNYMEDE RD
RALEIGH,NC,27607

MCCABE, ANDREW D &
6005 HIDDEN VALLEY RD
CARLSBAD,CA,92011-4226

EICK, ANGELA GALE
830 MAXWELL ST
ORLANDO,FL,32804

EASTERN REHAB PRODUCTS, LLC
717 BLOOMFIELD AVE
BLOOMFIELD,CT,06002

KINGSTON, RICHARD T & MARY L
2414 SCHOENERSVILLE RD
BETHLEHEM,PA,18017

BROWN, GEORGE T
33 HEATHER HILL RD
CRESSKILL,NJ,07626

GOMMER, HINDRIK
2271 TX VOORBURG
,,

ESSICK, MATTHEW C
P O BOX 3111
PINEHURST,NC,28374-3111

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

HAYNES, JEREMY
27 HARDWOOD RD
PALMYRA,VA,22963

HAMERNICK, JAMES L &
20 THUNDERBIRD CIR
PINEHURST,NC,28374-8623

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

LOWRIE, MICHAEL A
1003 OAK ST
AKRON,PA,17501

MARSH, ALLISON
PO BOX 4011
PINEHURST,NC,28374

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

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

CHRODITOAN, LLC
1515 FRANKLIN ROAD SW
ROANOKE,VA,24016

SANDHILLS WOMAN'S EXCHANGE
PO BOX 215
PINEHURST,NC,28370

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

Exhibit A-1.1

COA-2023-00272 - Pinehurst Resort Club window alteration

Menu Help

File Date: 07/20/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: The project involves removal of and resizing of a window on the eastern facing side of the building.

Application Name: Pinehurst Resort Club window alteration

Address: 1 Carolina Vista, Pinehurst, NC 28374

Owner Name: Resorts Of Pinehurst LLC

Owner Address: PO Box 4000, 80 Carolina Vista, Pinehurst, NC 28374

Parcel No: 00025800

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
RESORTS OF PINEHURST INC	Pinehurst LLC	Applicant		Active
RESORTS OF PINEHURST INC	Pinehurst LLC	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure
The project involves removal of and resizing of a window on the eastern facing side of the building.

Type of Work
Alteration

Existing Use
Recreational

Proposed Use
Recreational

Includes Demolition?
Yes

Includes Tree Removal?
No

COA Number
–

Conditions of COA (If Any)
–

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Stucco	Cream	Stucco	Cream

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
store front	White	store front	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

Exhibit A-1.2

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	07/24/2023	Kimberly Stepnoski
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docun
2023-0707-Pinehurst -P...	PLN_HIST	Plan	Pictures, elevation...	application/pdf	Uploac
HistoricCOAMajorMinor ...	PLN_HIST	Other	signed application.	application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Exhibit A-2.1

PINEHURST COUNTRY CLUB

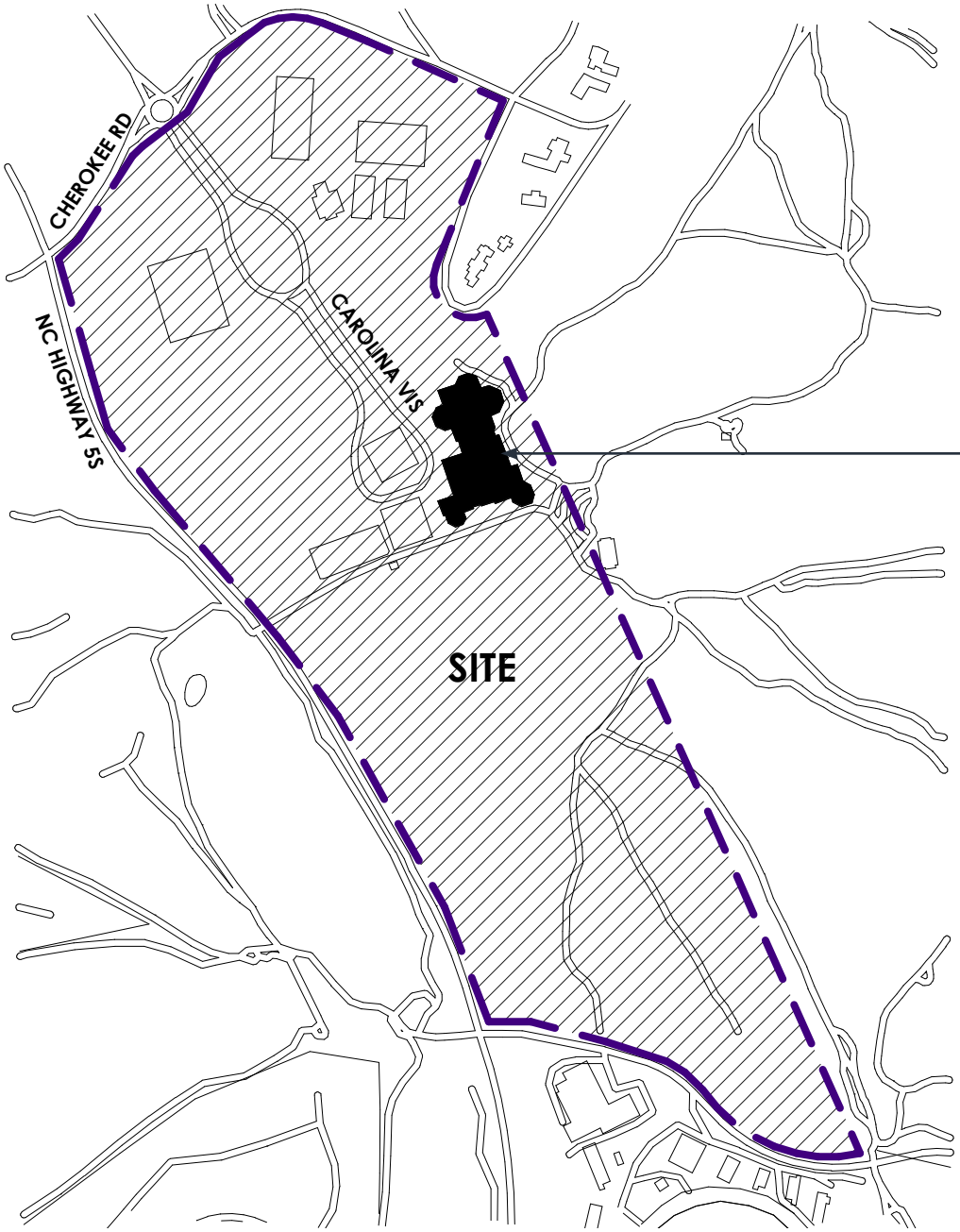
PROSHOP EXTERIOR ELEVATION

HISTORIC PRESERVATION COMMISION | 07/07/2023

Exhibit A-2.2

VICINITY MAP

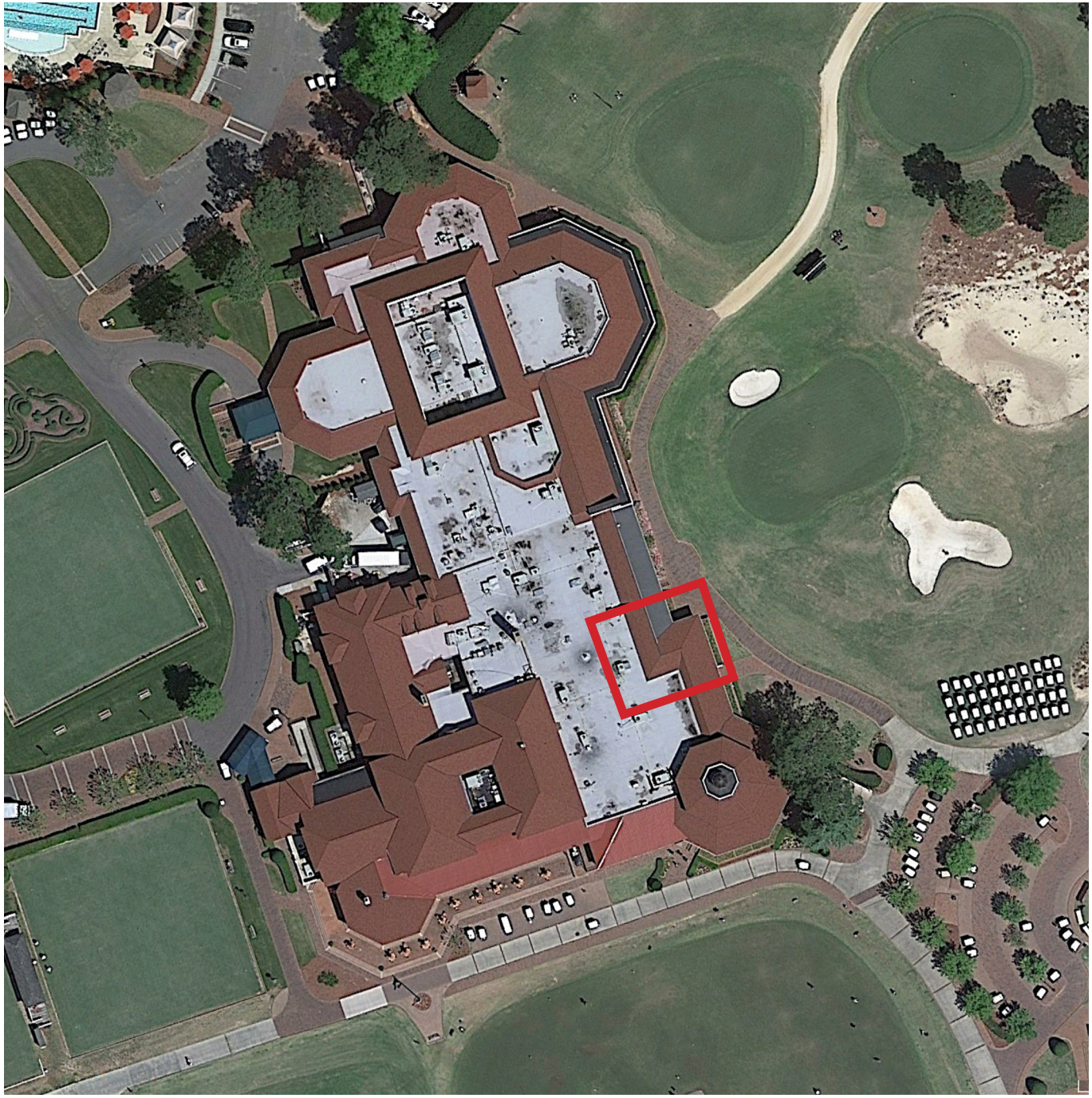
1CAROLINA VISTA DR,
PINEHURST , NC 28374



TISE·KIESTER ARCHITECTS

Exhibit A-2.3

SITE PLAN



TISE·KIESTER ARCHITECTS

Exhibit A-2.4

3D VIEW
EXISTING



TISE·KIESTER ARCHITECTS

Exhibit A-2.5

3D VIEW
PROPOSED



TISE·KIESTER ARCHITECTS

Exhibit A-2.6

EXTERIOR ELEVATIONS

1 New storefront to match existing

2 New stucco to match existing



EXISTING

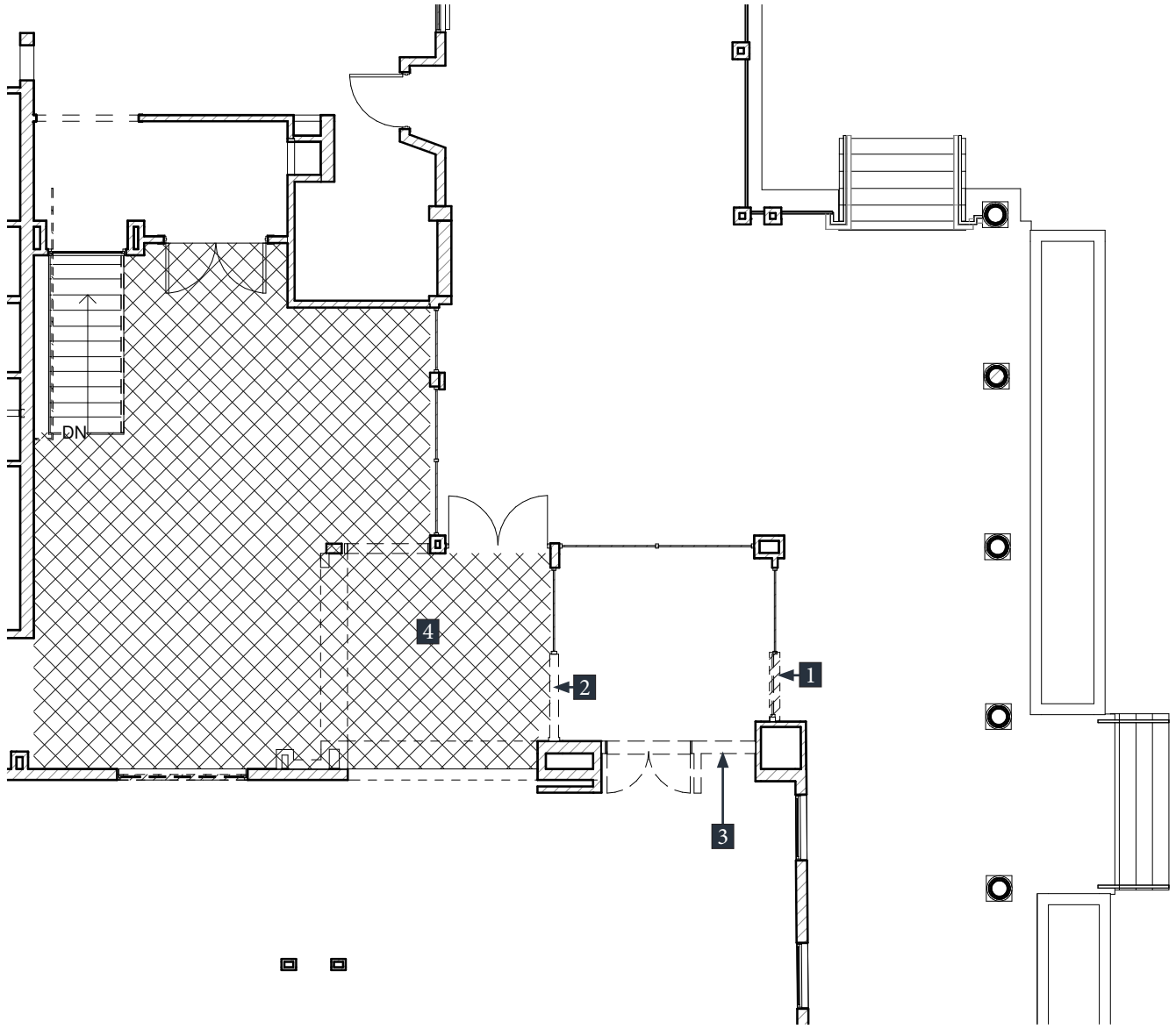


PROPOSED

TISE·KIESTER ARCHITECTS

PLAN
DEMO

1. Remove Marked Portion of Display storefront and close opening
2. Remove Existing Storefront and close opening
3. Remove existing wall and access door
4. Floor area to be reworked and make level



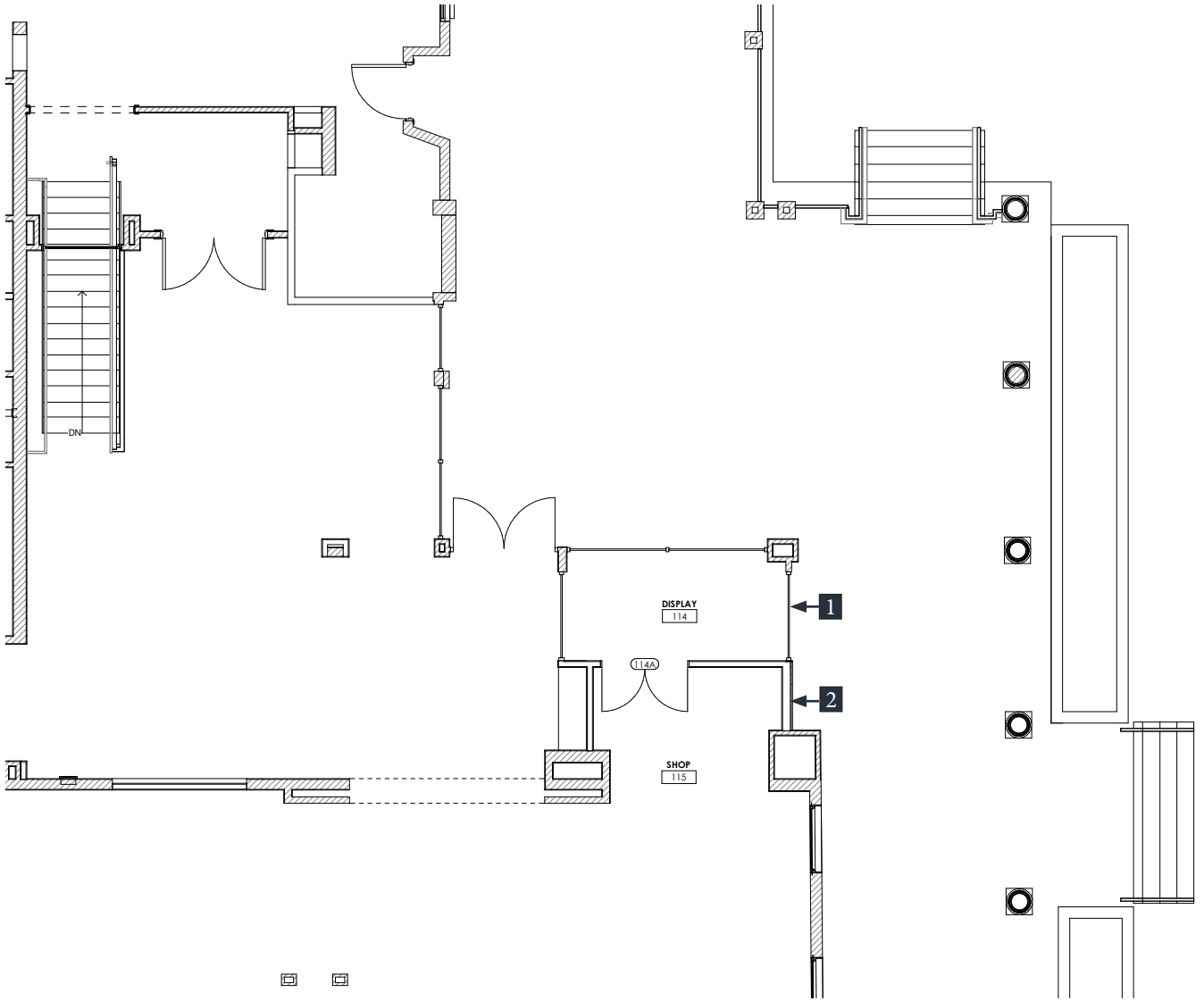
TISE·KIESTER ARCHITECTS

Exhibit A-2.8

PLAN
PROPOSED

1 New storefront to match existing

2 New stucco to match existing



TISE·KIESTER ARCHITECTS

COA-2023-00275 (300 MAGNOLIA ROAD)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the following work at 300 Magnolia Road:

- The demolition of parts of the greenhouse section of the smokehouse;
- The rebuilding and expansion of the same section with the addition of upper windows, siding, roofing, and brickwork to match the existing building;
- The addition of a new service window with a small section of gable roof;
- The addition of a new entry door into the space, creating a new service area for expanded food options for the beer garden; and
- Site changes to include:
    - The removal of a section of existing asphalt located between the brewery and the smokehouse, to be replaced with concrete;
    - The installation of a new galvanized steel bollard in the same area; and
    - The installation of a new concrete slab adjacent to the south-facing elevation of the building to accommodate the new service window.

The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley.

FROM:
pgraham@vopnc.org

CC:
acameron@vopnc.org; mcarpenter@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:
8/16/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-2

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Pamela Graham, Planning Supervisor
CC: Alex Cameron, Planning & Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2023
Subject: **Major COA Request for 300 Magnolia Road**

Applicant:	Calvin Burkley
Owners:	Resorts of Pinehurst, Inc.
Property Location:	300 Magnolia Road
Land Use:	Recreational Development
PID#	00025797
COA#:	2023-00275

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the following work at 300 Magnolia Road:

- The demolition of parts of the greenhouse section of the smokehouse;
- The rebuilding and expansion of the same section with the addition of upper windows, siding, roofing, and brickwork to match the existing building;
- The addition of a new service window with a small section of gable roof;
- The addition of a new entry door into the space, creating a new service area for expanded food options for the beer garden; and
- Site changes to include:
    - The removal of a section of existing asphalt located between the brewery and the smokehouse, to be replaced with concrete;
    - The installation of a new galvanized steel bollard in the same area; and
    - The installation of a new concrete slab adjacent to the south-facing elevation of the building to accommodate the new service window.

The property is further identified as Moore County PID Number 00025797. Property data from Moore County indicates an 1890 build date for the structure; the National Register nomination states “1895 and after”. The total acreage of the property is +/- 1.28.

The applicant has provided a series of exhibits illustrating the proposal, including images of the greenhouse and smoke house in their current state, elevations, site plan and floor plans showing the proposed changes, and which include descriptions of materials to be used in the project.

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

Standards of Review

Per the adopted Historic District Standards, relocation, removal, or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 144 square feet, replacement of architectural details that changes the design or materials from the existing detail, eliminating or adding windows and/or doors, and Minor Work items not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES
A. GENERAL STANDARDS

1. SECTION V.A.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. SECTION V.A.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.

D. ADDITIONS

1. SECTION V.D.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. SECTION V.D.3. – Additions should be avoided on primary elevations and placed in the least conspicuous location.

VII. SITE FEATURES
C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.1. – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Some changes such as the changes to paving materials could be approved by Staff, but are offered as part of the full scope of work to be considered by the Commission. The Commission will need to determine if the changes are compatible with the architectural character of the structure, congruous with the Historic District, and meet the Historic District Standards.

Exhibit S-1.4

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

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

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

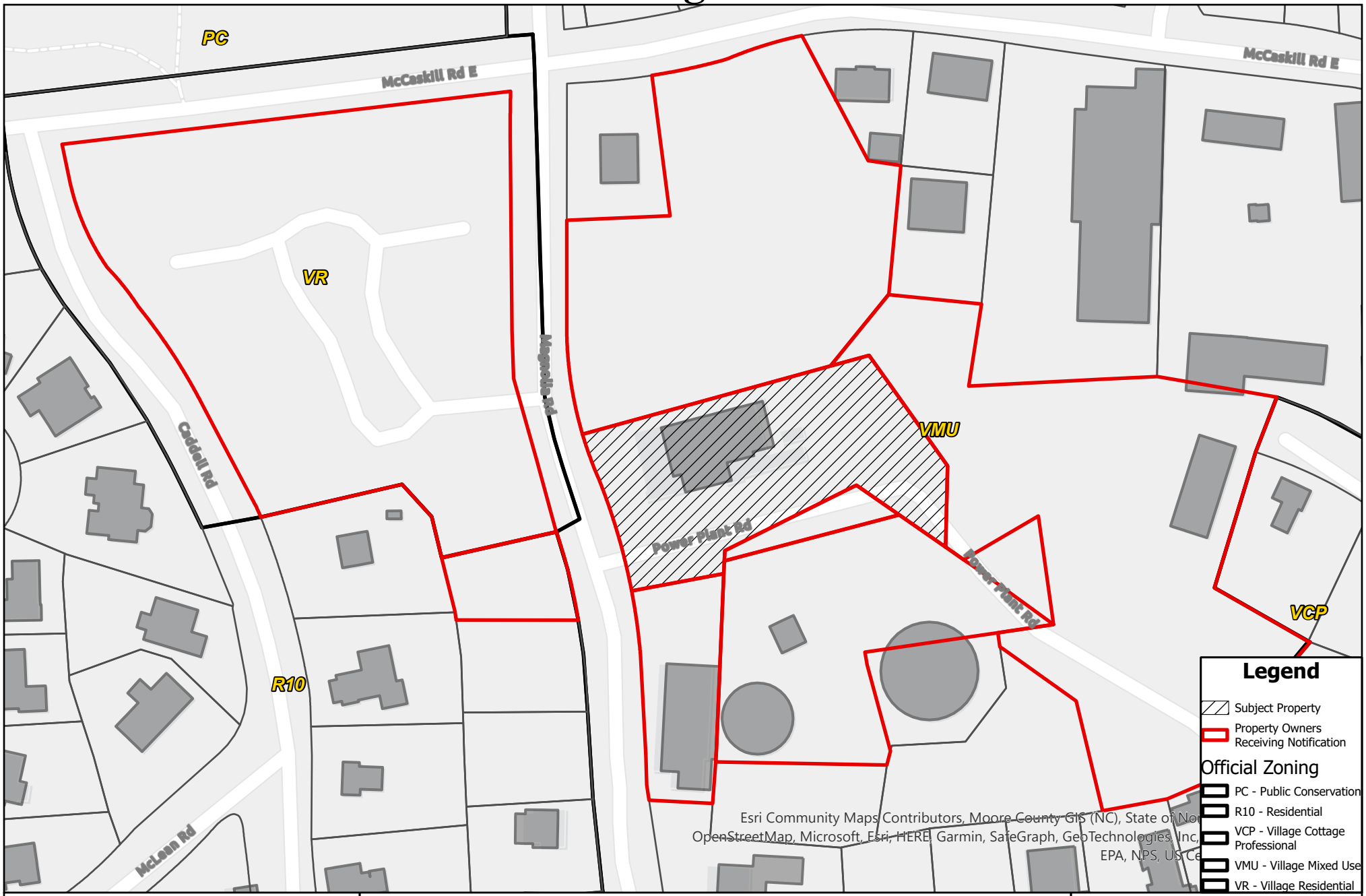
As the owner of said property, an adjacent property owner, or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

Exhibit S-1.5



0 205 410 Feet

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

7/31/2023

August 24, 2023
Historic Preservation Commission
300 Magnolia Road Major COA Request

Village of Pinehurst

N W E S

PUNCH JONES, INC
PO BOX 5180
SAINT AUGUSTINE,FL,32085-5180

STODDARD, JENNIFER
41 SHAW RD SW
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

SBI LAKEWOOD GARDENS, LP
97 MARKET SQ #310
PINEHURST,NC,28374

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

UNITED TELEPHONE COMPANY
100 CENTURY LINK DRIVE
MONROE,LA,71203

VILLAGE OF PINEHURST, NC
395 MAGNOLIA ROAD
PINEHURST,NC,28374

Exhibit A-1.1

COA-2023-00275 - Pinehurst Brewing Company Smokehouse renovation

Menu Help

File Date: 07/25/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: involves demolition of parts of the greenhouse section of the smokehouse, a rebuild and expansion of that section with the addition of upper windows, siding, roofing, and would also add a gable roof over a new service window, and a new entry door to the space. This would create a new service area for expanded food option for the beer g

Application Name: Pinehurst Brewing Company Smokehouse renovation

Address: 300 MAGNOLIA Rd, Pinehurst, NC 28374

Owner Name: Resorts Of Pinehurst LLC

Owner Address: PO Box 4000, 80 Carolina Vista, Pinehurst, NC 28374

Parcel No: 00025797

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
RESORTS OF PINEHURST INC	Pinehurst LLC	Applicant		Active
RESORTS OF PINEHURST INC	Pinehurst LLC	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure
involves demolition of parts of the greenhouse section of the smokehouse, a rebuild and expansion of that section with the addition of upper windows, siding, roofing, and brickwork to match existing building. We would also add a gable roof over a new service window, and a new entry door to the space. This would create a new service area for expanded food option for the beer garden.

Type of Work
Addition

Existing Use
Recreational

Proposed Use
Recreational

Includes Demolition?
Yes

Includes Tree Removal?
No

COA Number
–

Conditions of COA (If Any)
–

PERMIT DATES

Application Expiration Date
–

Permit Issued Date
–

Permit Expiration Date
–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood siding	Taupe	Wood siding	match existing

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
wood sding	taupe	wood siding	match existing

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood siding	taupe	Wood siding	match existing

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood siding	taupe	Wood siding	match existing

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Boral	brown	boral	match existing

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
wood	brown	aluminum	brown

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

Exhibit A-1.2

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	black	brick	match existing

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
wood	brown	metal	brown

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
metal	silver	metal	match existing

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

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

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docun

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

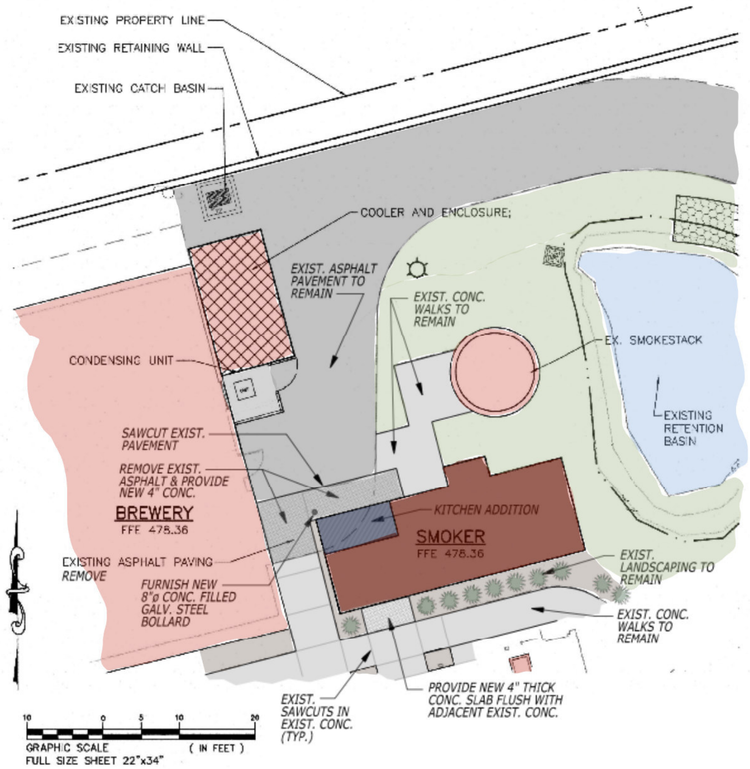
Inspection Type	Scheduled Date	Inspector	Status	Comments

Exhibit A-1.3

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

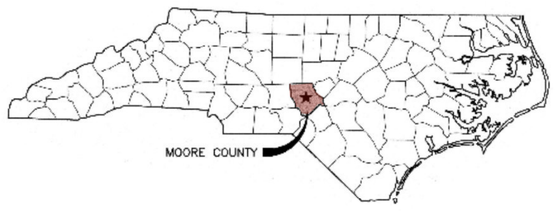
Required Inspections:

Exhibit A-2.1



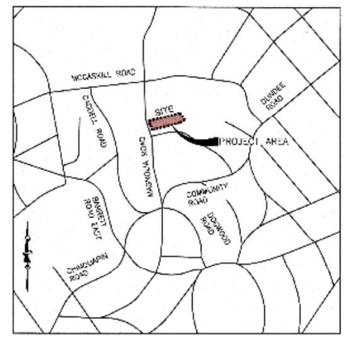
PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



COUNTY LOCATION MAP

NOT TO SCALE



VACINITY MAP

NOT TO SCALE

PRELIMINARY FOR REVIEW ONLY

REVISIONS

07-19-2023

Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST BREWING COMPANY

SMOKE HOUSE RENOVATIONS

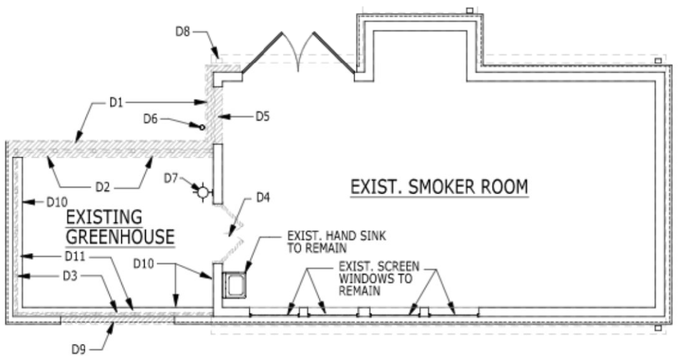
300 Magnolia Road Pinehurst, NC 28374

PROPOSED SITE PLAN

COMM. NO.	5081
DRAWN BY	JKM
CHECKED BY	DWS
DATE	JULY 19, 2023
SHEET NO.	C1.1

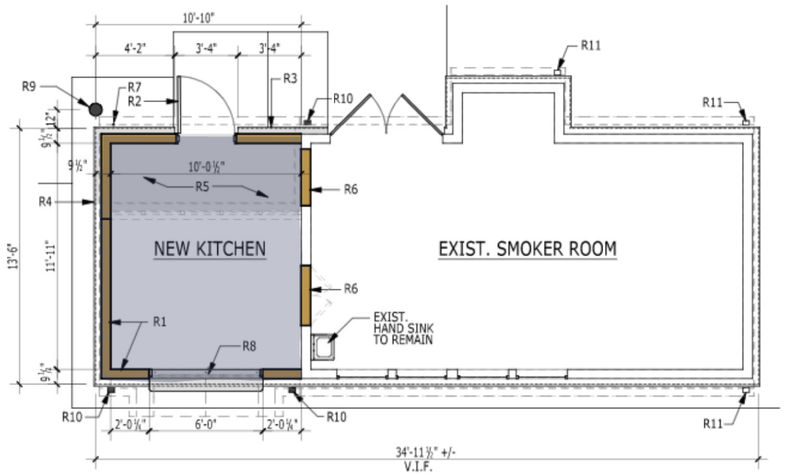
O:\NON-HUD PROJECTS\PINEHURST\5081 Pinehurst Resort - Brewery Renovations\DRAWINGS\XCADD Drawings\5081 Site Plan

Exhbit A-2.2



DEMOLITION FLOOR PLAN

SCALE: ¼" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: ¼" = 1'-0"

DEMOLITION KEYNOTES:

D1. REMOVE EXISTING BRICK VENEER AS INDICATED.

D2. REMOVE EXISTING LOW WALL BELOW GREENHOUSE SYSTEM AT THIS SIDE ONLY.

D3. REMOVE EXISTING GREENHOUSE SYSTEM COMPLETE.

D4. REMOVE EXISTING DOOR & FRAME COMPLETE.

D5. REMOVE EXISTING SCREEN WINDOW COMPLETE, INCLUDING WOOD FRAME & TRIM.

D6. REMOVE AND RELOCATE EXISTING GAS LINE ENTRANCE INTO BUILDING.

D7. REMOVE EXISTING WALL MOUNTED LIGHT FIXTURE.

D8. REMOVE EXISTING DOWNSPOUT. GUTTER TO REMAIN.

D9. REMOVE SECTION OF ROWLOCK BRICK.

D10. REMOVE EXISTING FRP PANELS FROM WALLS OF GREENHOUSE COMPLETE.

D11. REMOVE EXISTING TOP PLATES OF LOW STUD WALLS.

RENOVATION KEYNOTES:

R1. REMOVE TOP PLATES FROM EXISTING LOW WALL AND SISTER NEW 2x4 WOOD STUDS TO EXISTING STUDS UP TO NEW DBL. TOP PLATE SET AT 8'-1 1/2" A.F.F.

R2. NEW SCHEDULED DOOR & FRAME. TO BE PAINTED.

R3. PROVIDE NEW BRICK VENEER WAINSOT TO MATCH EXISTING BRICK COURSING & FINISH/COLOR.

R4. TOOTH IN NEW BRICK WITH EXISTING BRICK SO THAT NEW BLENDS IN INVISIBLLY.

R5. NEW 4" CONCRETE SLAB ON GRADE TOP TO BE FLUSH WITH EXISTING SLAB.

R6. INFILL EXISTING WALL OPENING TO MATCH EXISTING WALL CONSTRUCTION.

R7. RELOCATED GAS LINE INTO BUILDING.

R8. NEW SLIDING BI-PARTING SERVICE WINDOW.

R9. FURNISH NEW 8"ø CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD. REFER TO DETAIL X/XX.

R10. NEW DOWNSPOUT.

R11. EXISTING DOWNSPOUT TO REMAIN.





PRELIMINARY
FOR REVIEW
ONLY

REVISIONS

07-19-2023

Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST BREWING COMPANY

SMOKE HOUSE RENOVATIONS

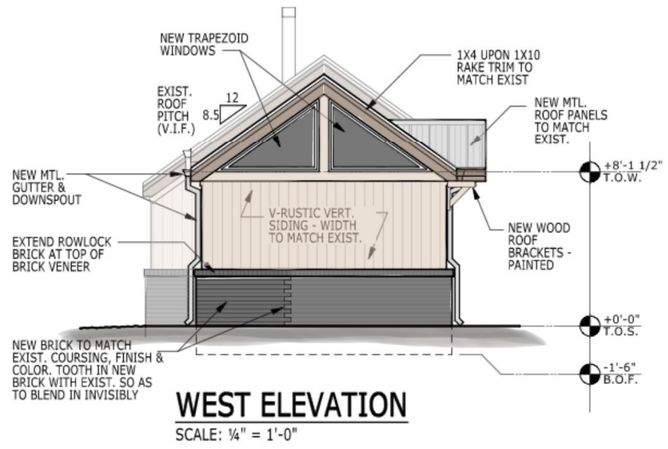
300 Magnolia Road Pinehurst, NC 28374

DEMOLITION & RENOVATION PLANS

COMM. NO.	5081
DRAWN BY	JKM
CHECKED BY	DWS
DATE	JULY 19, 2023
SHEET NO.	A1.1

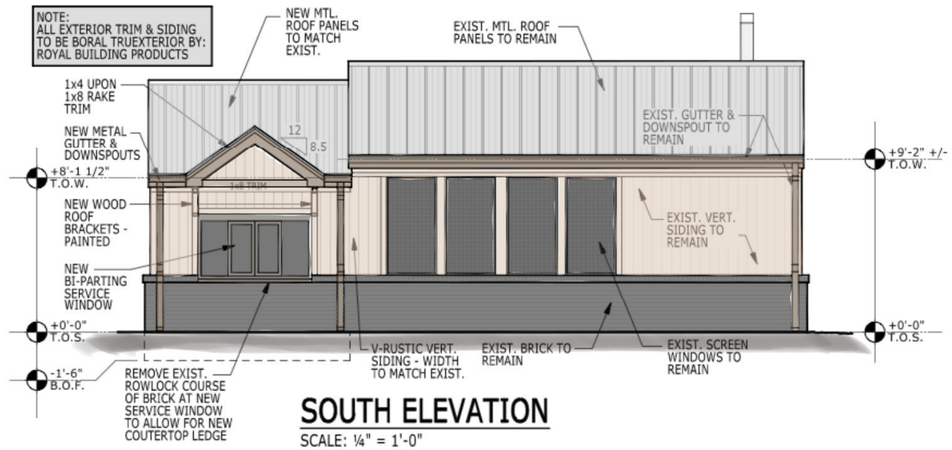
O:\NON-HUD PROJECTS\PINEHURST\5081 Pinehurst Resort - Brewery Renovations\DRAWINGS\XCADD Drawings\5081 New Floor Plan

Exhibit A-2.3



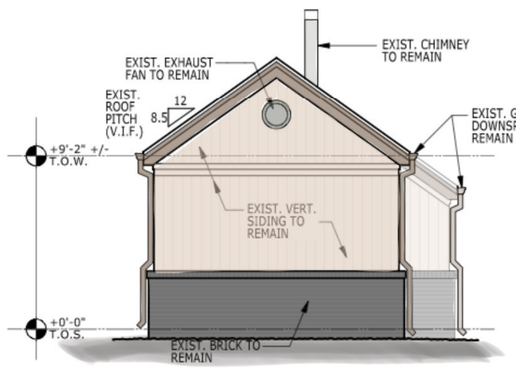
WEST ELEVATION

SCALE: ¼" = 1'-0"



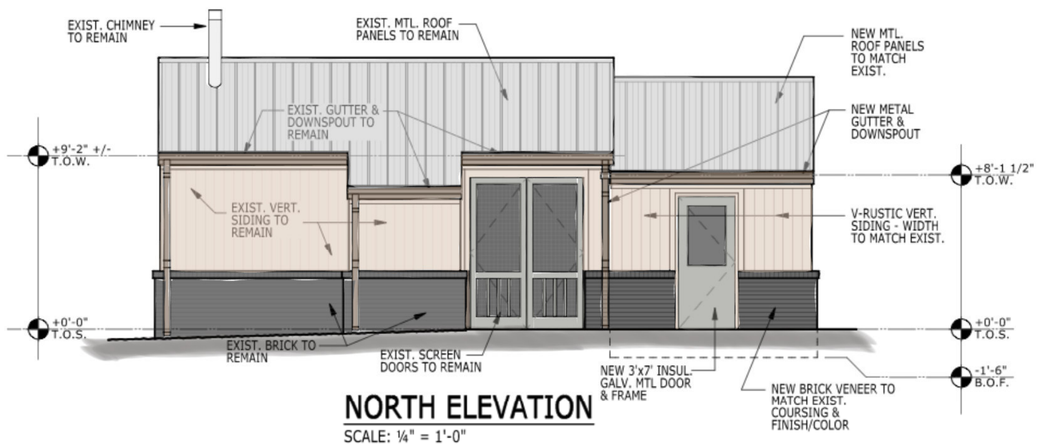
SOUTH ELEVATION

SCALE: ¼" = 1'-0"



EAST ELEVATION

SCALE: ¼" = 1'-0"



NORTH ELEVATION

SCALE: ¼" = 1'-0"

REVISIONS

PRELIMINARY FOR REVIEW ONLY

07-19-2023

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PINEHURST BREWING COMPANY

SMOKE HOUSE RENOVATIONS

300 Magnolia Road Pinehurst, NC 28374

EXTERIOR ELEVATIONS

COMM. NO.	5081
DRAWN BY	JKM
CHECKED BY	DWS
DATE	JULY 19, 2023

SHEET NO. **A2.1**

O:\NON-HUD PROJECTS\PINEHURST\5081 Pinehurst Resort - Brewery Renovations\DRAWINGS\XCADD Drawings\5081 New Floor Plan

Exhibit A-2.4



Exhibit A-2.5



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Pamela Graham, Planning Supervisor
DATE: August 24, 2023
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
AUGUST 24, 2023 MEETING
7/15/2023 – 8/14/2023

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2031-00265	Replace fence	7/13/2023	7/23/2023	40 Culdee Rd	Mallory Hickey
COA-2023-00295	Shed	8/11/2023	8/11/2023	120 Short Rd	Van & Julie Mitchell
COA-2023-00296	Outdoor fireplace	8/11/2023	8/11/2023	25 E Barrett Rd	Jon Howard