



**HISTORIC PRESERVATION COMMISSION
JULY 28, 2022
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. 06-23-2022 Special Meeting Minutes
 - B. 06-23-2022 Regular Meeting Minutes
- III. Public Hearing
 - A. COA-2022-00118 (25 Dogwood 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 change to the front elevation of a detached garage on a previously approved COA (COA-2022-00037) at 25 Dogwood Rd. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, Inc.
 - B. COA-2022-00125 (204 Dundee Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition and screened in porch at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.
 - C. COA-2022-00137 (5 McLeod Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for change of materials on a roof overhang on a previously approved COA (COA-2021-00182) and the addition of shutters. The property is identified as Moore County PID Number 00026593. The property owner and applicant is Jarrod Gouty.
 - D. COA-2022-00119 (80 Carolina Vista)

The applicant requests a Certificate of Appropriateness to construct 96 parking spaces, construct a retaining wall, demolish and install trees, and create a subsurface storm water retention system at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The subject property is the location of the Carolina Hotel & Spa. The existing structure (hotel) was built between 1899 – 1900. The Spa was constructed in 2002. The calculated acreage of the Carolina Hotel & Spa parcel is 22.76.
 - E. COA-2022-00132 (15 Beulah Hill Rd. N)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the change to a pervious approved rear

window to the east side of the property for the installation of a French door that will be located where the previously approved window would have been installed at 15 Beulah Hill Road N. The property is identified as Moore County PID Number 00015557. The property owner and applicant are Craig and Margaret Ellis.

- IV. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's issued 6/15/2022 - 7/19/2022
- V. Next Meeting Date
 - A. 08-25-2022 Regular Meeting
- VI. Motion to Adjourn

*Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative, Teamwork, and Improvement.*



**06-23-2022 SPECIAL MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alfred Cassidy; Maria Carpenter

DATE OF MEMO:

7/14/2022

MEMO DETAILS:

Attached is a draft copy of the Special Meeting minutes for your review.

ATTACHMENTS:

Description

▣ 06-23-2022 Special Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, JUNE 23RD, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
2:30 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Cara Mathis
Terry Lurtz
Richard Vincent

Members Absent:

John Taylor
David Herring

Staff Present:

Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Maria Carpenter, Planner

Approximately 1 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order at 02:30 PM.

II. Discuss and Consider Revisions to the Historic District Standards

The Commission and Mr. Cameron discussed and considered the topics for this Work Session meeting; which include Minor Work and Major Work classifications, Major Work – Changes to Existing Residences: Roofs, and a draft Amendment Table.

Mr. Cameron noted no official vote on the proposed revisions has been done by the Commission and such a vote will be necessary in order to bring the proposed revisions before Council for approval and adoption.

The Commission and Mr. Cameron discussed the need for more frequent reviews of the Standards and the goal behind reviewing and / or revising the Standards.

III. Motion to Adjourn

Mr. Schroeder moved to adjourn the meeting. Seconded by Mr. Lurtz. Approved by a vote of 5-0 at 03:18 PM.

Respectfully Submitted,

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

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

Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.



**06-23-2022 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alfred Cassidy; Maria Carpenter

DATE OF MEMO:

7/14/2022

MEMO DETAILS:

Attached is a draft copy of the Regular Meeting minutes for your review.

ATTACHMENTS:

Description

▣ 06-23-2022 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JUNE 23RD, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Cara Mathis
Richard Vincent
Terry Lurtz

Members Absent:

David Herring
John Taylor

Staff Present:

Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Maria Carpenter, Planner
Kelly Chance, Village Clerk

Approximately 9 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduce themselves, and Mr. Von Salzen introduced Staff.

II. Approval of Minutes

A. 05-26-2022 Special Meeting Minutes

Mr. Lurtz moved to approve the minutes of the May 26, 2022 Special Meeting. Seconded by Mr. Schroeder. Approved by a vote of 4-0 with Ms. Mathis not casting a vote as she was not present at the previous meeting.

B. 05-26-2022 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the May 26, 2022 Regular Meeting. Seconded by Mr. Lurtz. Approved by a vote of 4-0 with Ms. Mathis not casting a vote as she was not present at the previous meeting.

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

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

III. Public Hearing

Mr. Vincent stated he did know the applicant at 35 Laurel Road but did not feel this would impact or affect his judgement. All other committee members present stated they visited all sites and had no ex-parte communication.

Mr. Cameron, Planning Supervisor, Mr. Alfred Cassidy, Senior Planner, and Ms. Maria Carpenter, Planner, were sworn into the public hearing and testified as follows.

A. COA-2022-00104 (70 Maple Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a deck, shutters, addition and removal of windows and doors, and replacement of a brick porch with a wooden porch at 70 Maple Rd. The property is identified as Moore County PID Number 00018218. The property owner is Jason Tanner and the applicant is Dan Degre of Step One Design.

Mr. Dan Degre, of *Step One Design*, was sworn into the public hearing.

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

Mr. Von Salzen asks if there is a time constraint on getting approval for this COA since construction is currently underway based on this prior approved COA. Mr. Degre stated yes, they are working to complete this project for the homeowner.

Mr. Lurtz asked if Mr. Degre had color samples for what he was asking for approval, to which he stated no, he has submitted that to Staff. Alex Cameron stated staff did view the paint colors and they are within the approved color wheel.

Mr. Von Salzen asked Mr. Degre if he was asking for different paint colors because this is the paint color that was on the home. Mr. Degre stated that after demolition was started, they discovered that it had been painted the color they are asking for.

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

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00104) and find the proposed Major Work at 70 Maple Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material

submitted and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 5-0.

B. COA-2022-00115 (35 Laurel Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new detached garage at 35 Laurel Road. The property is identified as Moore County PID Number 00030715. The property owners and applicants are Dorathy Black & Michael Black.

Mr. Michael Black and Ms. Dorathy Black were sworn into the public hearing.

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. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Von Salzen asked Ms. Carpenter if there is currently a garage on the home to which Ms. Carpenter stated there is not.

Ms. Black stated there was originally a garage that the HPC approved a prior permit to convert this garage into a bedroom.

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

Mr. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00115) and find the proposed Major Work at 35 Laurel Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

C. COA-2022-00116 (15 Power Plant Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the demolition of the structure at 15 Power Plant Road. The property is identified as Moore County PID Number 00022338. The property owner and the applicant is Karl Martin.

Mr. Karl Martin was sworn into the public hearing.

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. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Von Salzen asked Ms. Carpenter if the applicant has supplied all necessary paperwork that is required for a demolition, to which she stated yes.

Mr. Martin stated he is eager to proceed to get rid of this building and stated the building has now been unoccupied for at least 6 months. Mr. Martin stated he wishes to sell the property to his son, who wants to put up a duplex on the property.

Ms. Mathis asked if there was any historical significance to the building to which Mr. Martin stated there is not to his knowledge.

Mr. Von Salzen asked if Mr. Martin has any issues with ensuring that all historical significance is protected to which Mr. Martin stated he does not and there are a couple of trees on the property that will be saved.

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

Mr. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00116) and find the proposed Major Work at 15 Power Plant Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

- ***Additional Findings: Owner will work with Staff to document any salvageable architectural materials, and all trees will be saved.***

D. COA-2022-00113 (110 Saville Row)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single family dwelling at 110 Saville Row. The construction will consist of a two story, 2,829 square foot dwelling. The property is identified as Moore County PID Number 20190034. The property owners are Sam Osier & Jordan Gougeon and the applicant is Bartlett Construction, LLC.

Mr. Kevin Bartlett, of Bartlett Construction, was sworn into the public hearing.

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

Mr. Lurtz asked if Mr. Cassidy could pull up exhibit 2.5 the front elevation and demonstrate where the metal roofing will be. Mr. Bartlett stated the materials of the home will be non-gloss black.

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

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00113) and find the proposed Major Work at 110 Saville Row 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. Not Consistent due to: Proposed color of metal roof (black) is not part of the approved colors listed in the Standards. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

- ***Additional Findings: the correct square footage is 2,829, no additional trees are to be removed aside from the building footprint as shown, and shutters would be false operational and would appear to cover the single windows but not the double windows.***

E. COA-2022-00117 (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 relocation of two storage buildings. The property is identified as Moore County PID Number 00025800. The property owner and the applicant is Resorts of Pinehurst, Inc.

Mr. Calvin Burkley was sworn into the public hearing.

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

Mr. Burkley stated the move is imperative to ensure the equipment needed for the Tennis Courts is kept near the courts. He noted the building move is necessary due to the building of the USGA building and the building would be screened on both visible sides.

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

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00117) and find the proposed Major Work at 1 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 5-0.

- ***Additional Findings: buildings must be moved due to the construction of the USGA Golf House Pinehurst site, the buildings are necessary to house equipment to maintain the tennis courts, and the existing vegetation will help shield the structures from view.***

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 05/18/2022 – 06/14/2022.

V. Next Meeting Date

A. Regular Meeting July 28th, 2022

B. Special Meeting – Work Session – July 28th, 2022 @ 3:00 p.m.

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 5-0 at 05:23 PM.

Respectfully Submitted,

Kelly Chance
Village Clerk
Village of Pinehurst

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

Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.



COA-2022-00118 (25 DOGWOOD 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 change to the front elevation of a detached garage on a previously approved COA (COA-2022-00037) at 25 Dogwood Rd. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, Inc.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

DATE OF MEMO:

7/19/2022

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: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
 Alfred Cassidy, Senior Planner
 Shannon Konstantinou, Administrative Specialist
Date: July 20, 2022
Subject: Major COA Request for 25 Dogwood Road

Applicant:	Pinehurst Homes, Inc.
Owners:	Lin Hutaff
Property Location:	25 Dogwood Road
Land Use:	Single Family Residential
PID#	00019887
COA#:	2022-00118

Request and Background:

 ☒ **Contributing**

 ☐ **Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for a change to the front elevation of a detached garage on a previously approved COA (COA-2022-00037) at 25 Dogwood Road. The proposed modifications consist of moving the location of the front door and windows, and changing the style and number of windows previously approved. The property is further identified as Moore County PID Number 00019887. The structure was built in 1895 and is located on +/- 0.371 acres.

The applicant requests to change the location of the door and windows, as well as the number of windows and window style on the front elevation of the detached garage that was previously approved in COA-2022-00037. The applicant has provided elevations to show the requested change.

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 doors 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:

III. CHANGES TO EXISTING RESIDENCES

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

1. 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.



Photo of main residence

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The modifications requested are consistent with the standards and appear to be compatible with the design of original house.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 14, 2022

Dear Property Owner(s),

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

Thursday, July 28th, 2022
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 change to the front elevation of a detached garage on a previously approved COA (COA-2022-00037) at 25 Dogwood Rd. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, 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-1.6**



July 28, 2022

Historic Preservation Commission 25 Dogwood Road Major COA Request



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

PINE CREST INN LIMITED
PO BOX 879
PINEHURST,NC,28374

CRADDOCK, LLC
120 ST MELLIONS DRIVE
PINEHURST,NC,28374

HUTAFF, PHILLIP G
PO BOX 2212
PINEHURST,NC,28374

PINE CREST INN LIMITED
PO BOX 879
PINEHURST,NC,28374

GRDINA, SANDRA S TRUSTEE
973 GRAND VIEW LN
AURORA,OH,44202-8845

CRADDOCK LLC
PO BOX 3221
PINEHURST,NC,28374



EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	25 Dogwood Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00019887

Owner Information			
Name	Lin Hutaff	Home Phone #	
Street Address	25 Dogwood Rd	Mobile Phone #	910-528-6427
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	lin@lunhutaff.com		

Applicant			
Name	Pinehurst Homes, Inc.	Other Phone #	910-295-5400
Email	admin@pinehursthomesinc.com	Street Address	PO Box 3190
Mobile Phone #		City, State, Zip Code	Pinehurst NC 28374



EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	28728
Name	Pinehurst Homes, Inc.
Street Address	6895 NC Hwy 211
City, State, Zip	West End, NC 27376
Phone #	910-295-5400
Email	admin@pinehursthomesinc.com

General Information

Description of Changes to the Structure	Garage Entry Change to COA-2022-00037 Change to entry door and windows on elevation to create a more balanced look.		
	Type of Work	☐ Addition	☒ Alteration
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☒ Yes ☐ No	
Includes Tree Removal		☐ Yes ☒ No	

Planning and Inspections Department

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



EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Wood	White	Composite	White
Rear Elevation	Wood	White	Composite	White
Right Elevation	Wood	White	Composite	White
Left Elevation	Wood	White	Composite	White
Trim	Wood	Dark Green	Composite	Dark Green
Windows	Vinyl	White	Vinyl	White
Chimney	n/a	n/a	n/a	n/a
Foundation	n/a	n/a	n/a	n/a
Front Door	n/a	n/a	Fiberglass	White
Shutters	n/a	n/a	n/a	n/a
Garage Door	Metal	White	n/a	n/a
Roof	Asphalt	Grey	Asphalt	Grey
Roof Exhaust Vents	n/a	n/a	n/a	n/a
Front Porch	n/a	n/a	n/a	n/a
Deck	n/a	n/a	n/a	n/a
Patio	n/a	n/a	n/a	n/a
Sidewalk	n/a	n/a	n/a	n/a
Sky Lights	n/a	n/a	n/a	n/a
Driveway	n/a	n/a	n/a	n/a
House Number	n/a	n/a	n/a	n/a
Other: _____				

Required Documents

- ☒ Site Plan/Survey or Sketch
☒ Floor Plans

- ☒ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature: _____

DocuSigned by:
Ashley Haddock
 7EB205DD67694A0...

Date: _____

7/15/2022

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



EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

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: _____

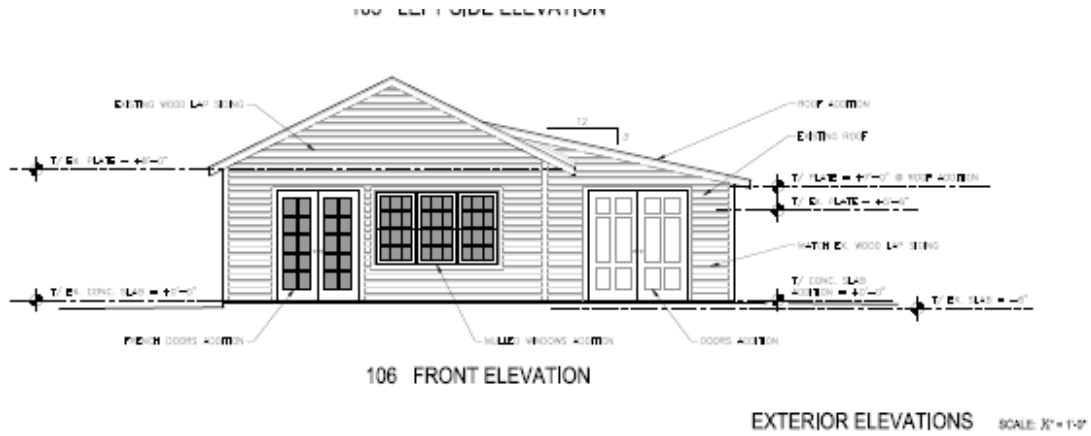
7/19/2022

Date: _____

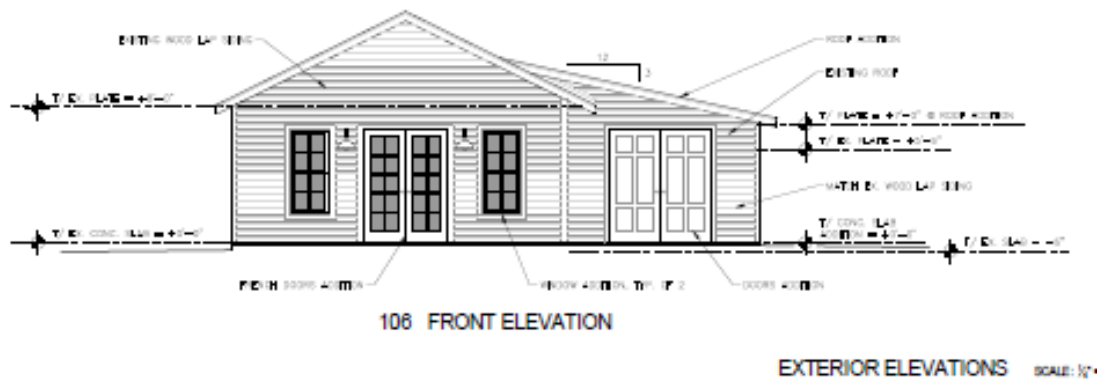
DocuSigned by:

EC46A909ECC64F1...

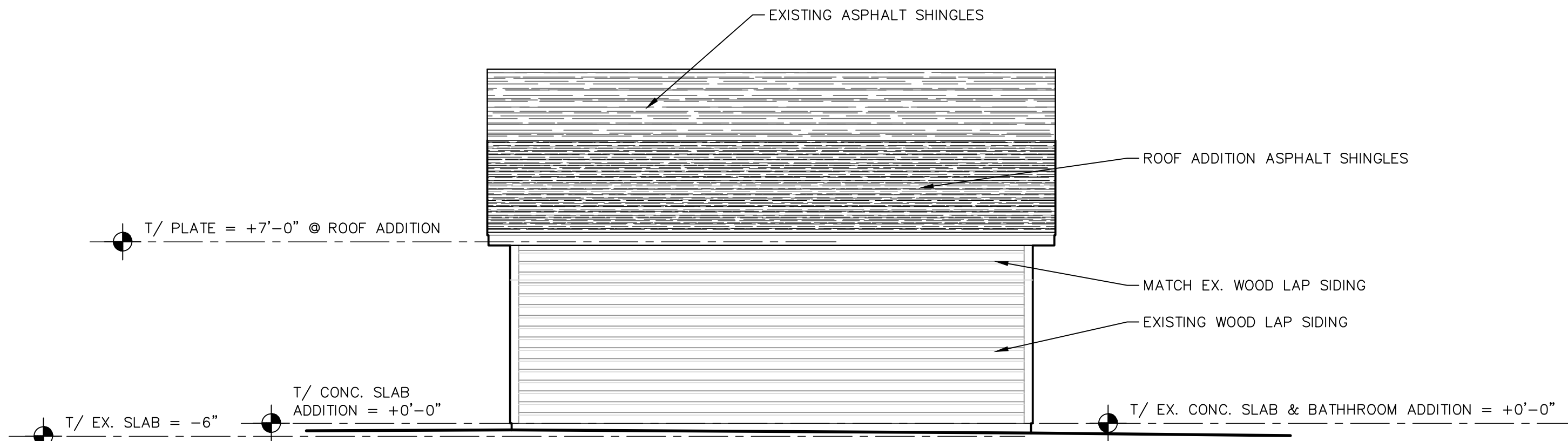
25 Dogwood Rd. COA-2022-00037



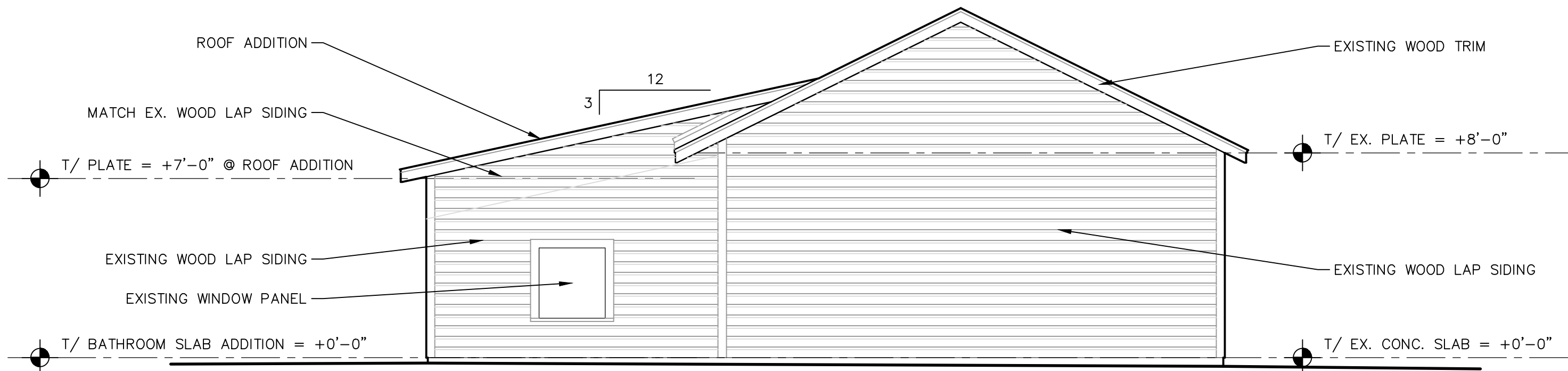
Currently Approved by Historical



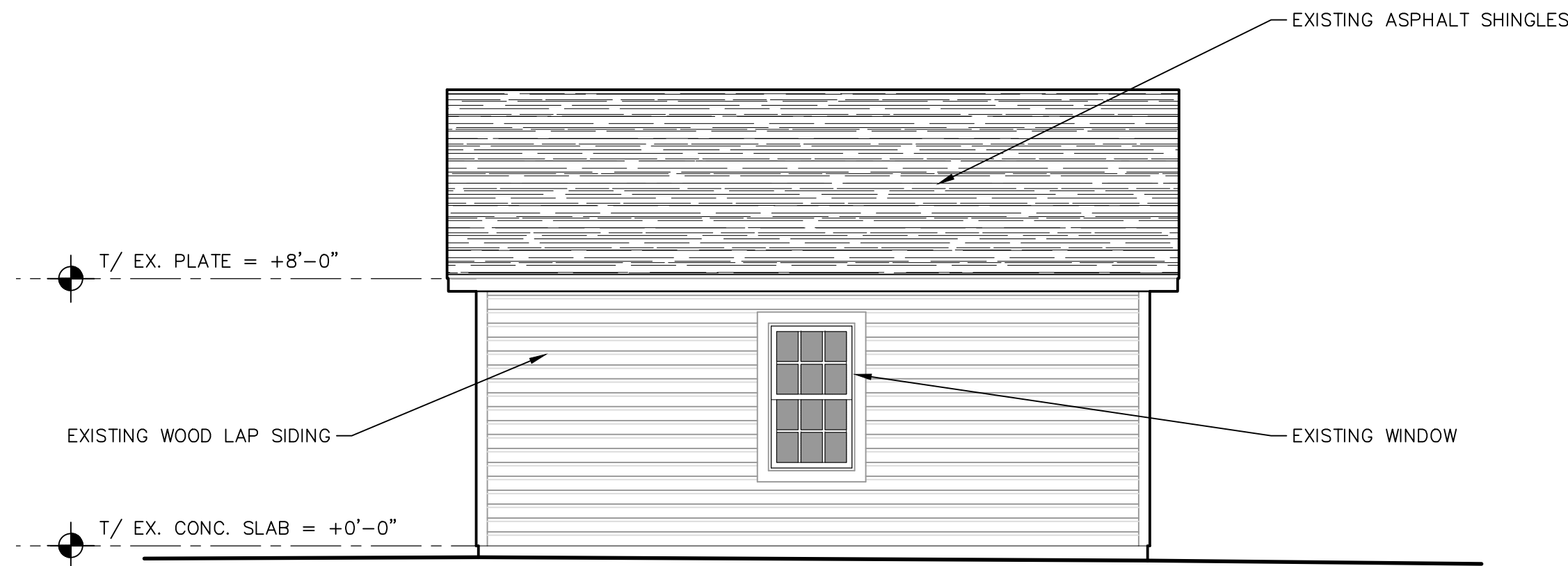
New Front Elevation



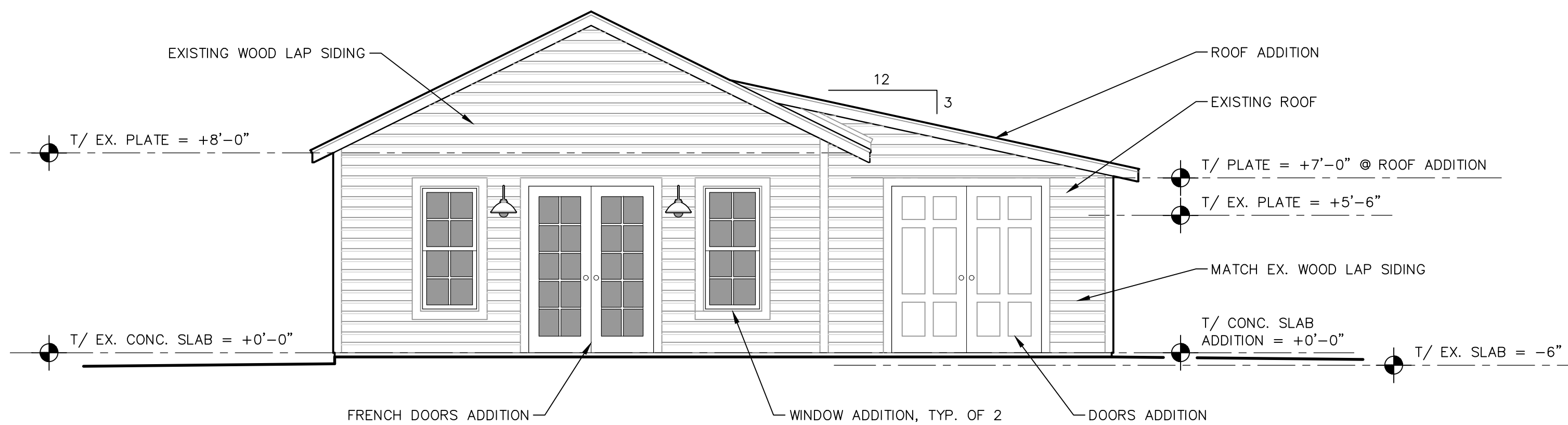
103 RIGHT SIDE ELEVATION



104 REAR ELEVATION



105 LEFT SIDE ELEVATION



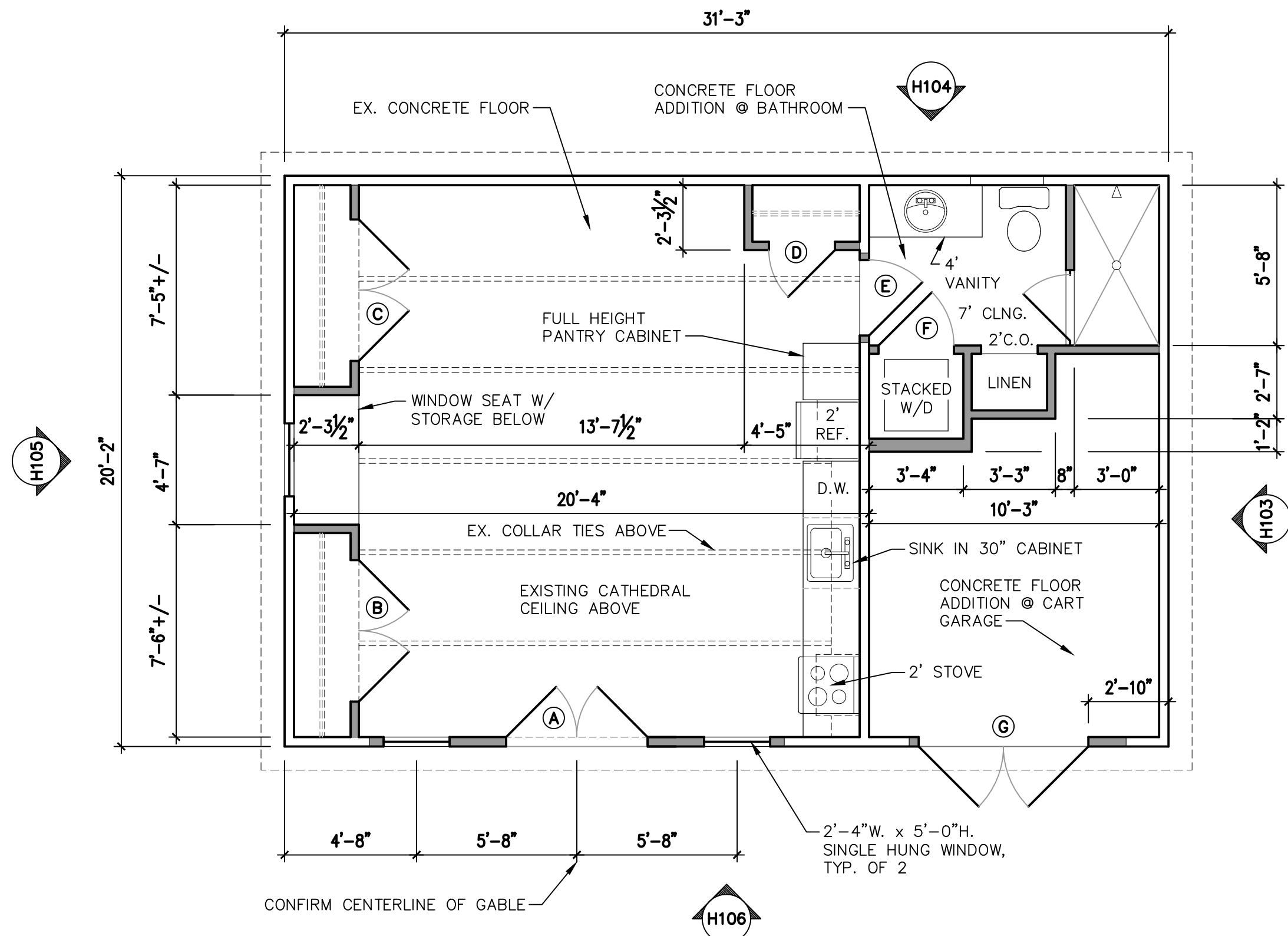
106 FRONT ELEVATION

EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

GROUND FLOOR			
SYMBOL	SIZE (WxH)	TYPE	NOTES
(A)	(2)2'-6" x 6'-8"	EXTERIOR DOOR PAIR	FULLY GLAZED
(B)	(2)2'-6" x 6'-8"	INTERIOR DOOR PAIR	
(C)	(2)2'-6" x 6'-8"	INTERIOR DOOR PAIR	
(D)	2'-4" x 6'-8"	INTERIOR DOOR	
(E)	2'-8" x 6'-8"	INTERIOR DOOR	
(F)	2'-8" x 6'-8"	INTERIOR DOOR	
(G)	(2)3'-0" x 6'-8"	EXTERIOR DOOR PAIR	SIMPLE PANEL DESIGN AS SHOWN

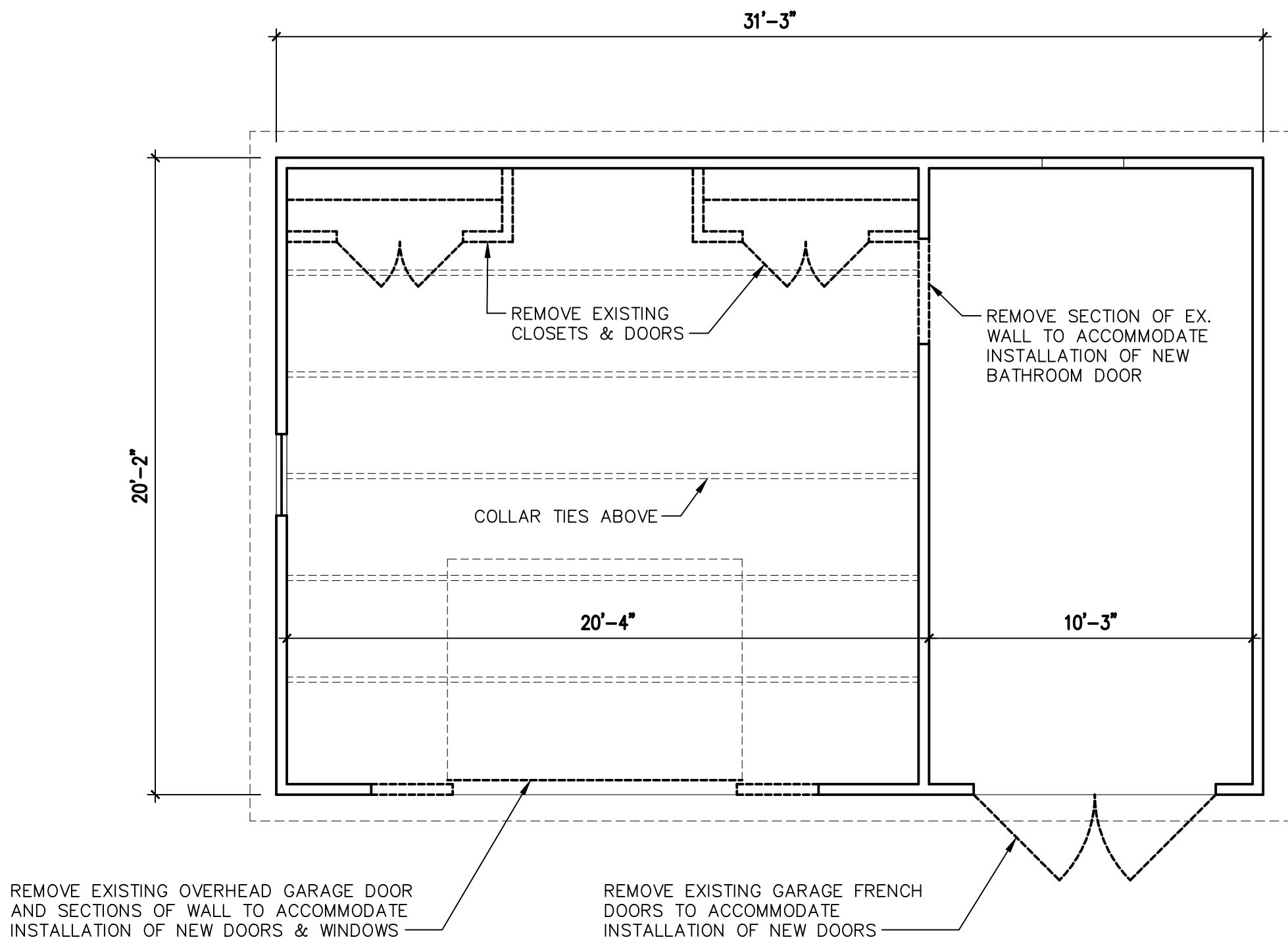
EXHIBIT A-2.2



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

DEMOLITION GENERAL NOTES

1. REMOVE EXISTING 1x6 T&G WOOD FINISH AT WALLS.
2. 1x6 T&G WOOD FINISH AT CEILING SHALL REMAIN.



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

PINEHURST HOMES

HUTAFF RESIDENCE
GARAGE RENOVATION
25 DOGWOOD DRIVE PINEHURST, NORTH CAROLINA

• DEMOLITION & RENOVATION PLANS / EXT. ELEVATIONS
• SCALE : 1/4" = 1'-0"
• DATE : 6 / 2 / 2022

• DRAWING NO. :

H-1



COA-2022-00125 (204 DUNDEE 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 the construction of an addition and screened in porch at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.

FROM:

Maria Carpenter

CC:

Alex Cameron

DATE OF MEMO:

7/19/2022

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ Exhibit S-1
- ▣ Exhibits A-1 to A-5



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
 Alfred Cassidy, Senior Planner
 Shannon Konstantinou, Administrative Specialist
Date: July 19, 2022
Subject: Major COA Request for 204 Dundee Rd

Applicant:	W. Scott Haulsee
Owners:	Mark & Pam Markiewicz
Property Location:	204 Dundee Rd
Land Use:	Single Family Residential
PID#	00017853
COA#:	2022-00125

Request and Background:

 ☒ **Contributing**

 ☐ **Non-Contributing**

The applicant requests a Certificate of Appropriateness for the construction of an addition to include a bedroom, bath, and screened in porch. The property is further identified as Moore County PID Number 00017853. The original home was built in 1945 and the property is +/- 0.53 acres.

The proposed addition will be compliant with setbacks and located in the side and rear yard. The exterior siding material is proposed to be gray fiber cement siding with white wood trim. The property is listed as contributing within the Pinehurst Historic District.

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 are considered Major Work. Changes to roof lines are considered Major Work, therefore, the new construction/addition of a bedroom, bath, and screened in porch is a Major Work item 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 Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. Section III.A.1. - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.
2. Section III.A.2. - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.

B. EXTERIOR WALLS AND TRIM

1. Section III.B.1. - Any changes or additions to an exterior wall, such a windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.B.5. - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.

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.2. - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
3. Section III.C.6. - Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter the original trim.
4. Section III.C.7. - The number and size of panes, mullions, and muntins, and all window and door hardware should be compatible with those of the existing windows and doors.
5. Section III.C.8. - New dormer windows on street-facing elevations should be compatible with the size and placement of existing windows on primary elevations and should not compromise the architecture of the structure.
6. Section III.C.10. - New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

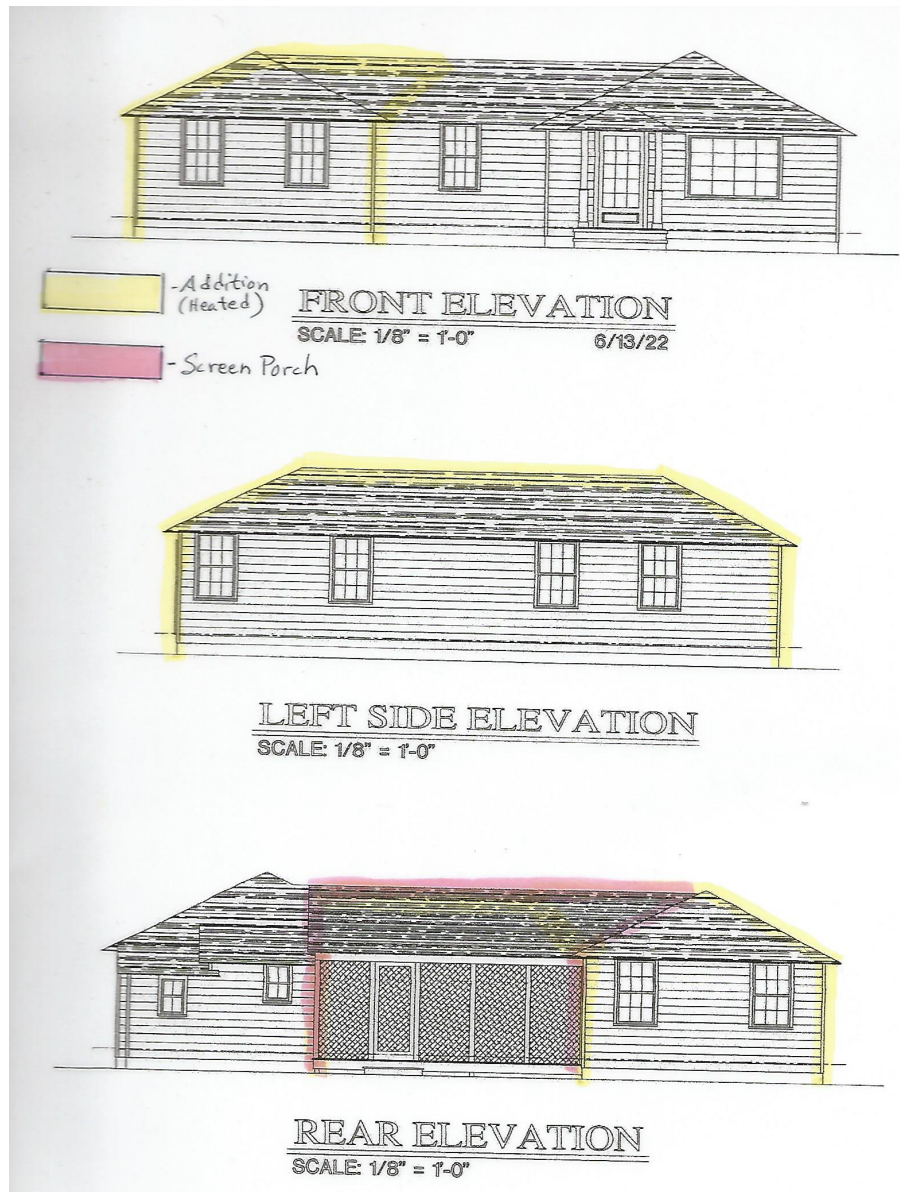
I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

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.

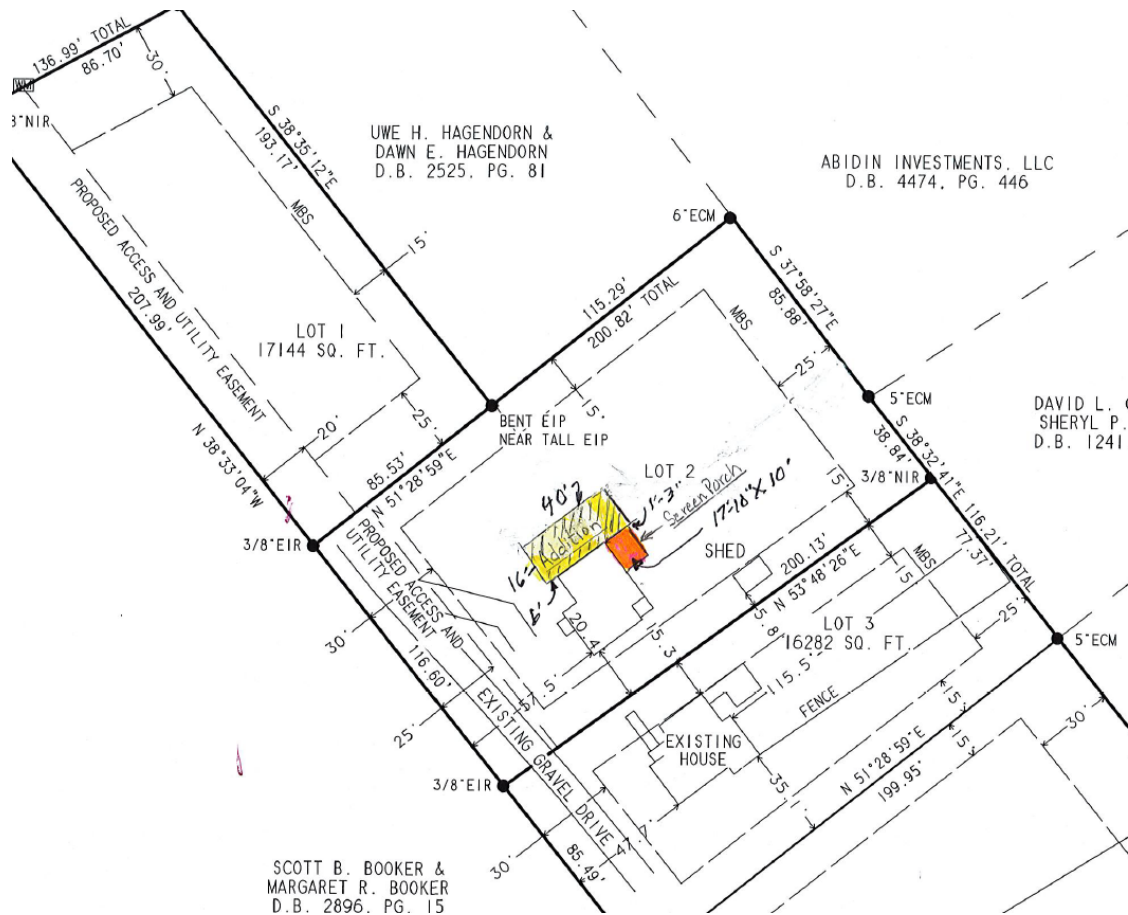
N. PAINT

1. Section III.N.1 - Paint color plays an important role in defining the special character of homes and structures in the Pinehurst Historic District. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in the Pinehurst Historic District, a range of color schemes are appropriate as described below.
 - Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.

- Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.



Provided elevations for the addition and screened porch



Provided sketch of proposed addition and screened porch

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Staff feels the proposed new addition is consistent with the standards as it will be compatible and of the same style and materials as the main structure.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

July 14, 2022

Dear Property Owner(s),

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

Thursday, July 28th, 2022
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 construction of an addition and screened in porch at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.

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-1.6**



0 175 350 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.
Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/12/2022

July 28, 2022 Historic Preservation Commission 204 Dundee Road Major COA Request



EXHIBIT S-1.7

HAGENDORN, UWE H HAGENDORN,
DAWN E

220 DUNDEE RD

PINEHURST NC 28374

BACON, BRYAN L BACON, JEANA M

195 MERION CIRCLE

PINEHURST NC 28374

MCCARTY, MICHAEL T MCCARTY,
SARAH R

210 DUNDEE ROAD

PINEHURST NC 28374

GENDRON, DAVID L GENDRON, SHERYL
P

105 SHORT RD

PINEHURST NC 28374

ENNISMORE PROPERTIES, LLC

70 CAROLINA VISTA DR

PINEHURST NC 28374

BOOKER, SCOTT B & MARGARET R

180 DUNDEE RD

PINEHURST NC 28374

AVERITTE, ANGELA RAINWATER, PATTI

115 SHORT RD

PINEHURST NC 28374

MARKIEWICZ, MARK ALAN &
MARKIEWICZ, PAMELA MILLER

4411 MOTTISFONT ABBEY LANE

CHARLOTTE NC 28226

BOOKER, SCOTT B & MARGARET R

180 DUNDEE RD

PINEHURST NC 28374

**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	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

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



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



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: _____				
Other: _____				

Required Documents

☐ Site Plan/Survey or Sketch

☐ Elevation Drawings

☐ Photos of Existing Site

☐ Floor Plans

☐ Landscaping Plan

Certification

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

Applicant Signature: _____

Date: _____

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - www.vopnc.org



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

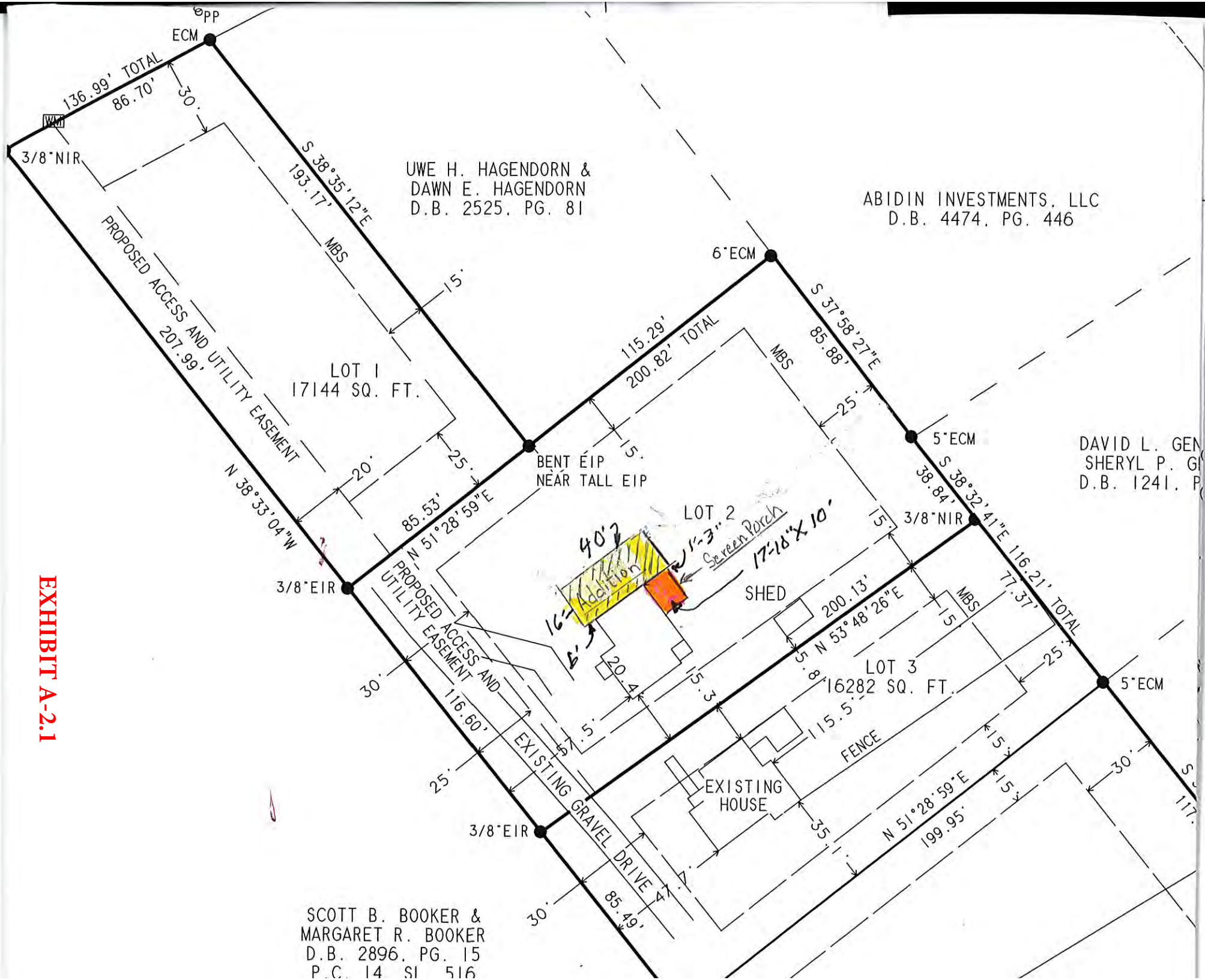
Property Owner Authorization

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: _____

Date: _____

EXHIBIT A-2.1



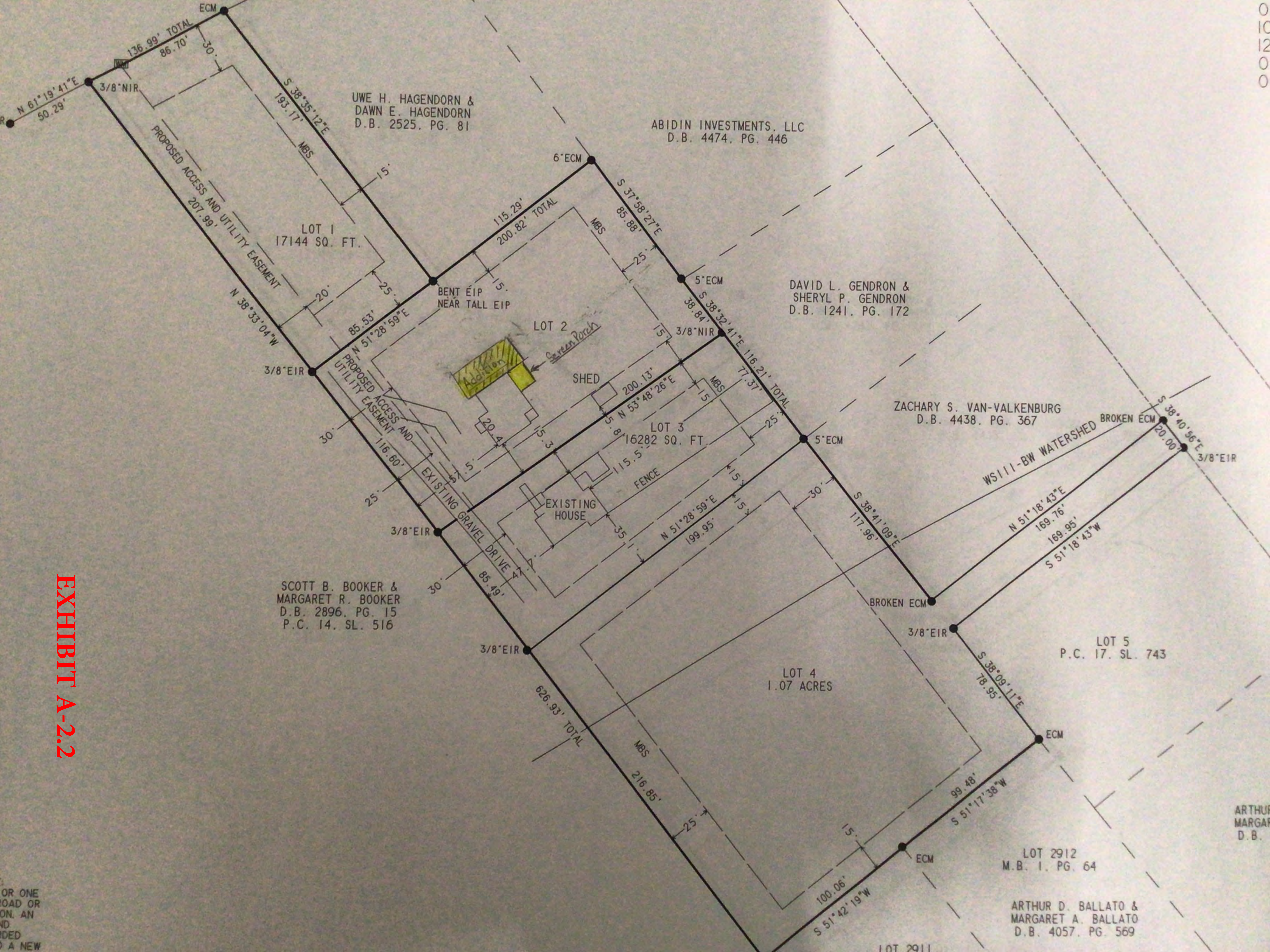


EXHIBIT A-2.2

OR ONE
ROAD OR
ON, AN
ND
DED
A NEW

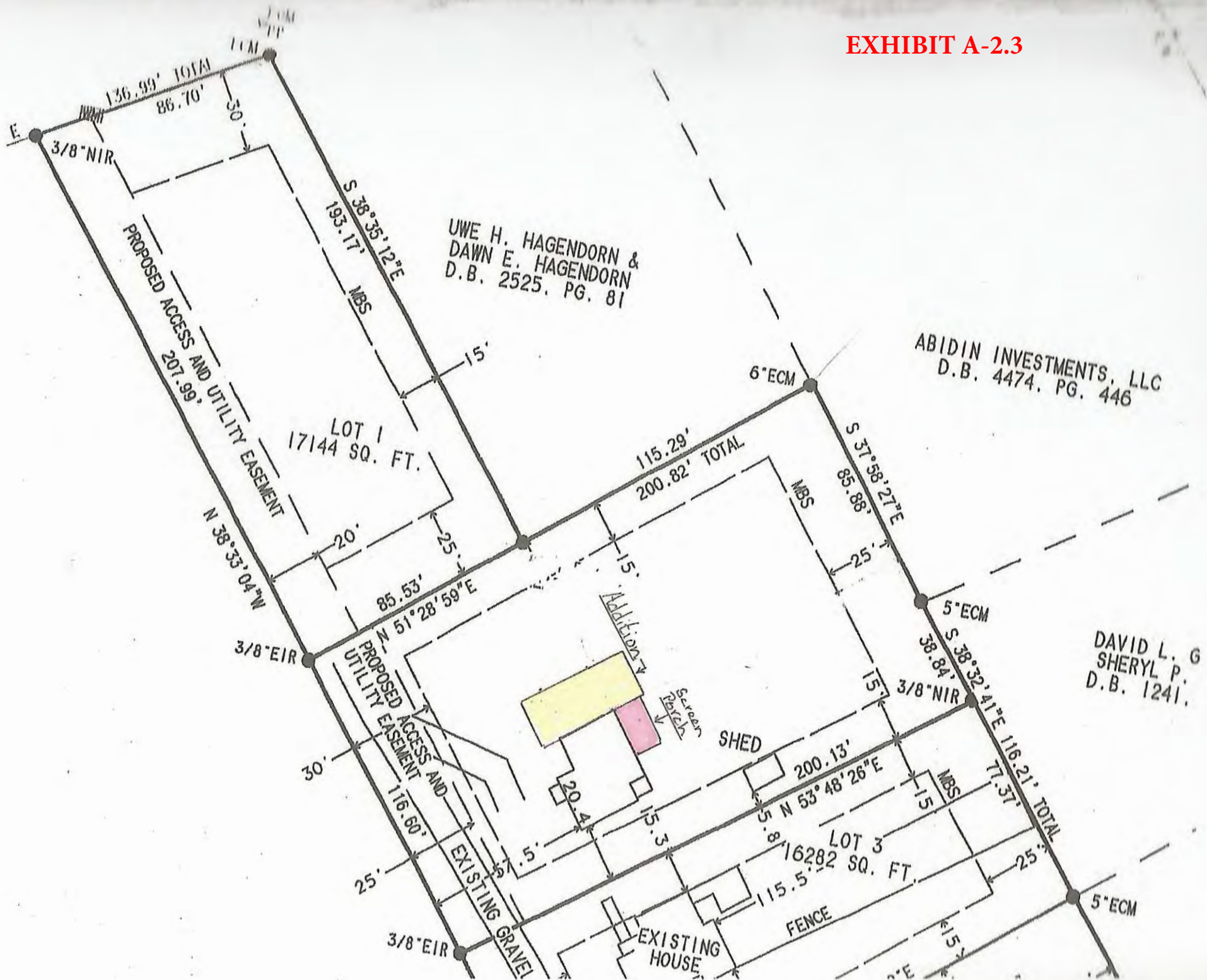
ARTHUR
MARGA
D.B.

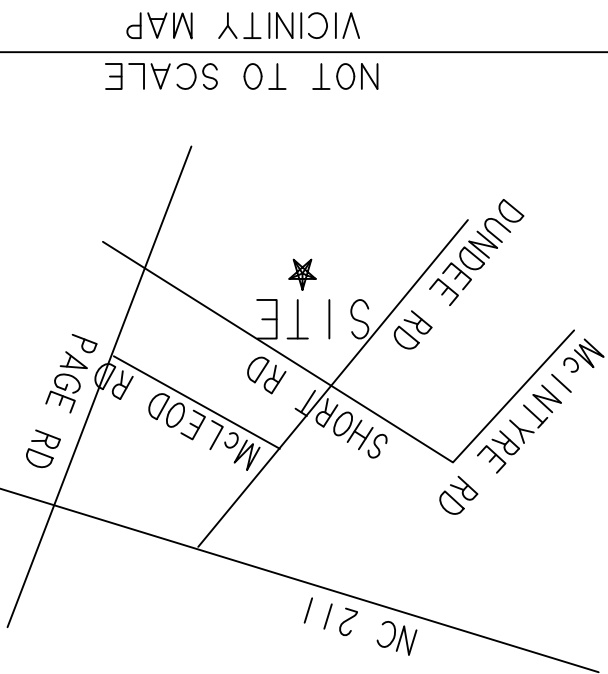
LOT 2912
M.B. 1, PG. 64

ARTHUR D. BALLATO &
MARGARET A. BALLATO
D.B. 4057, PG. 569

LOT 2911

EXHIBIT A-2.3





NOT TO SCALE
VICINITY MAP

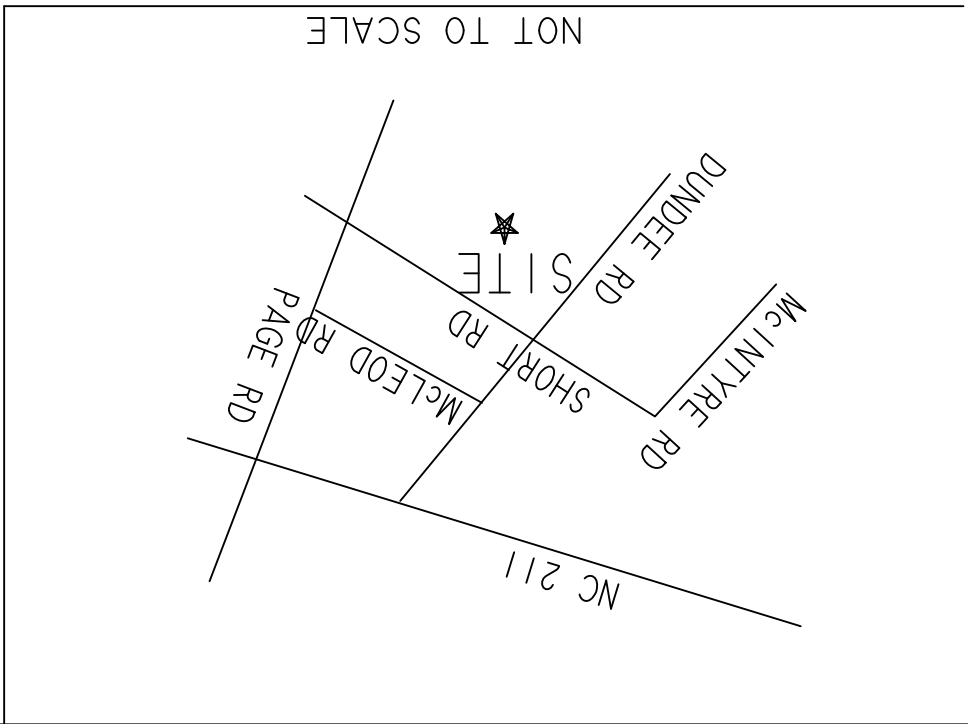
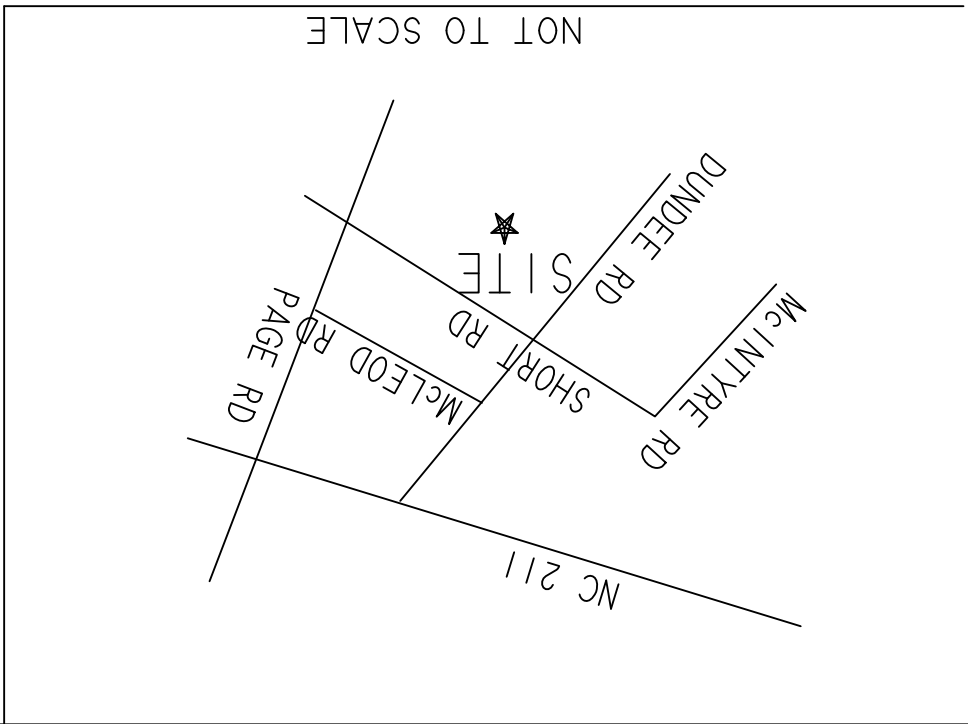
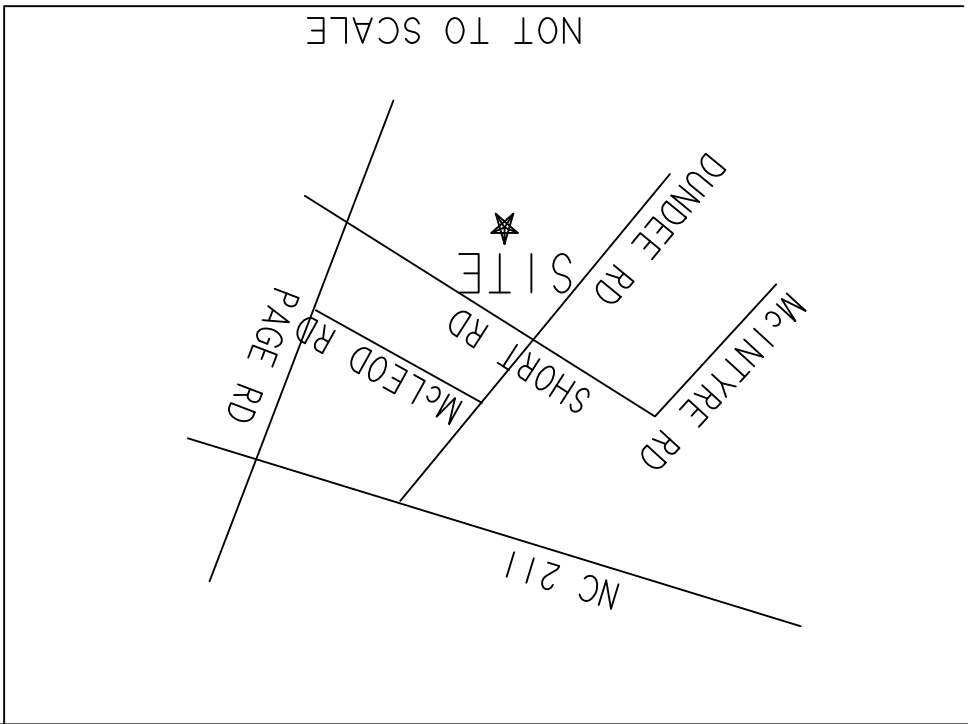
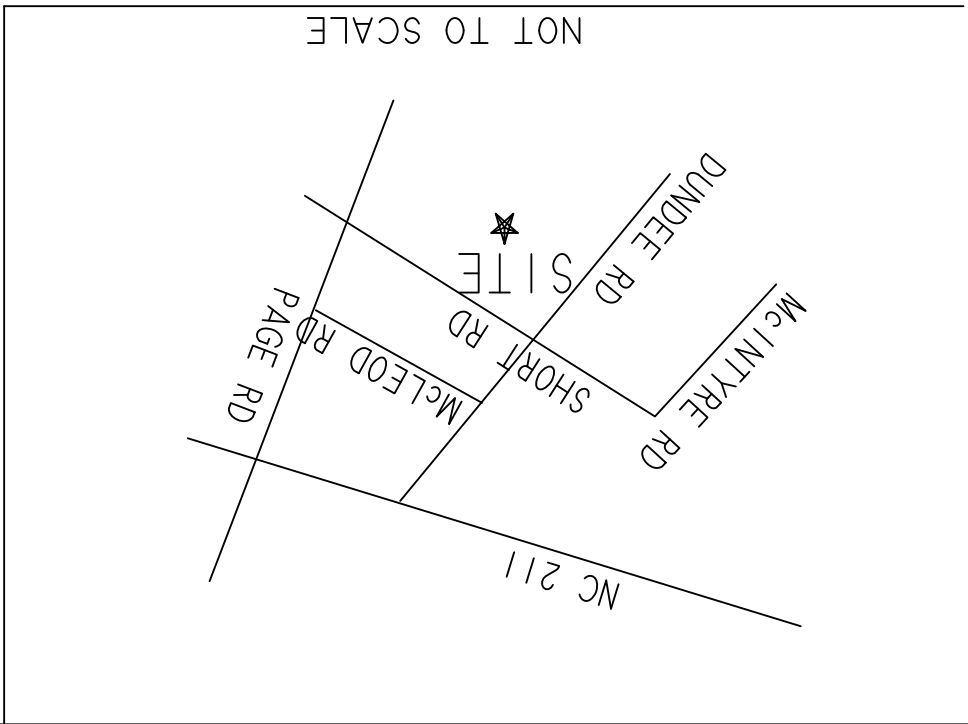
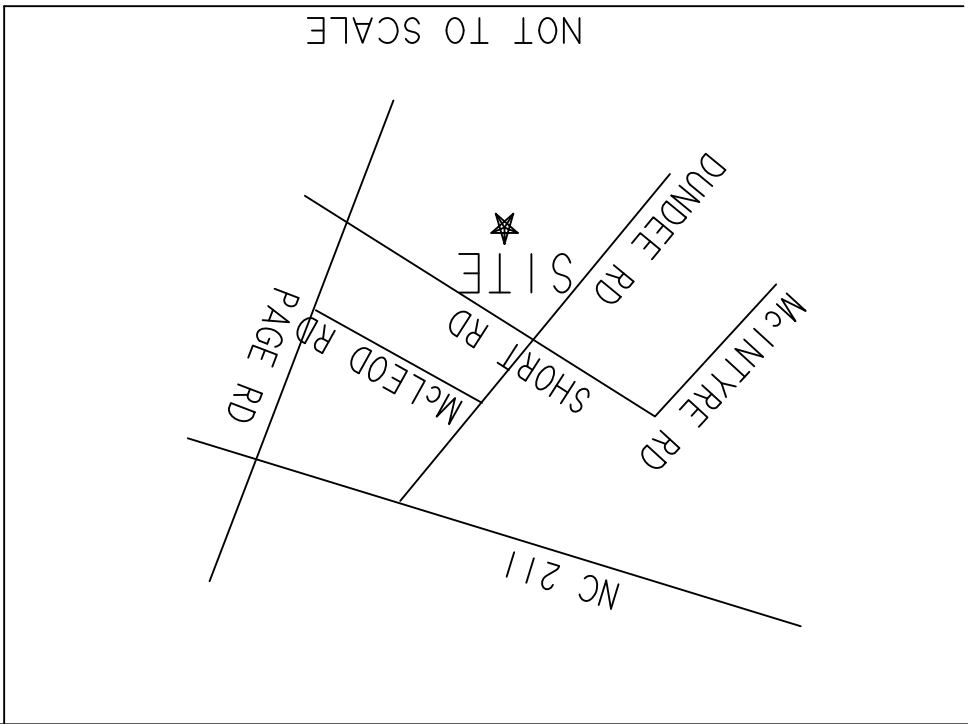
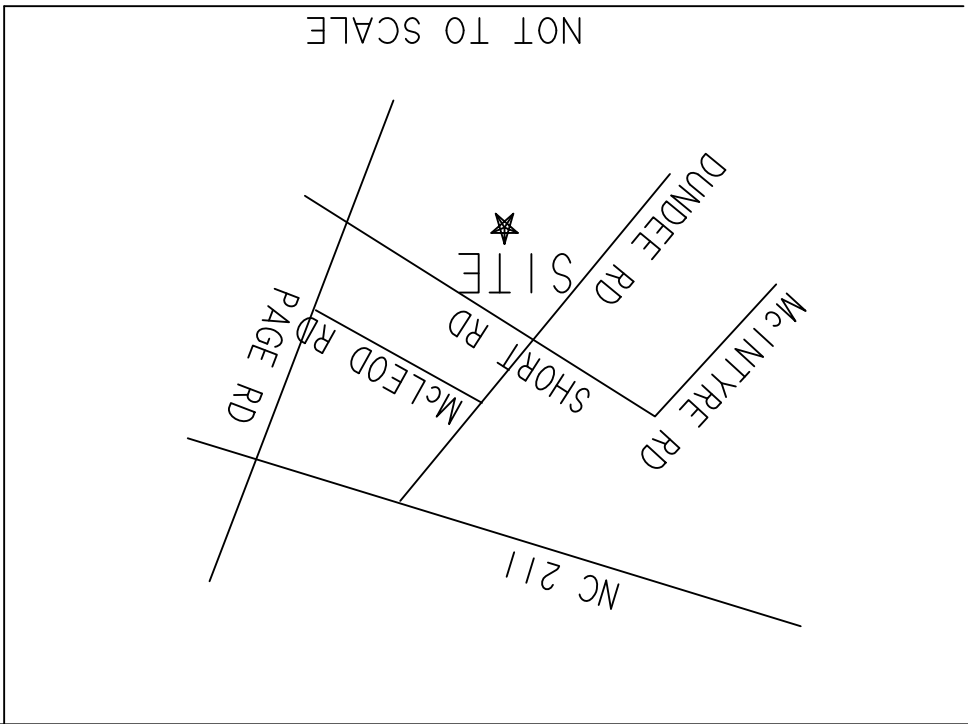
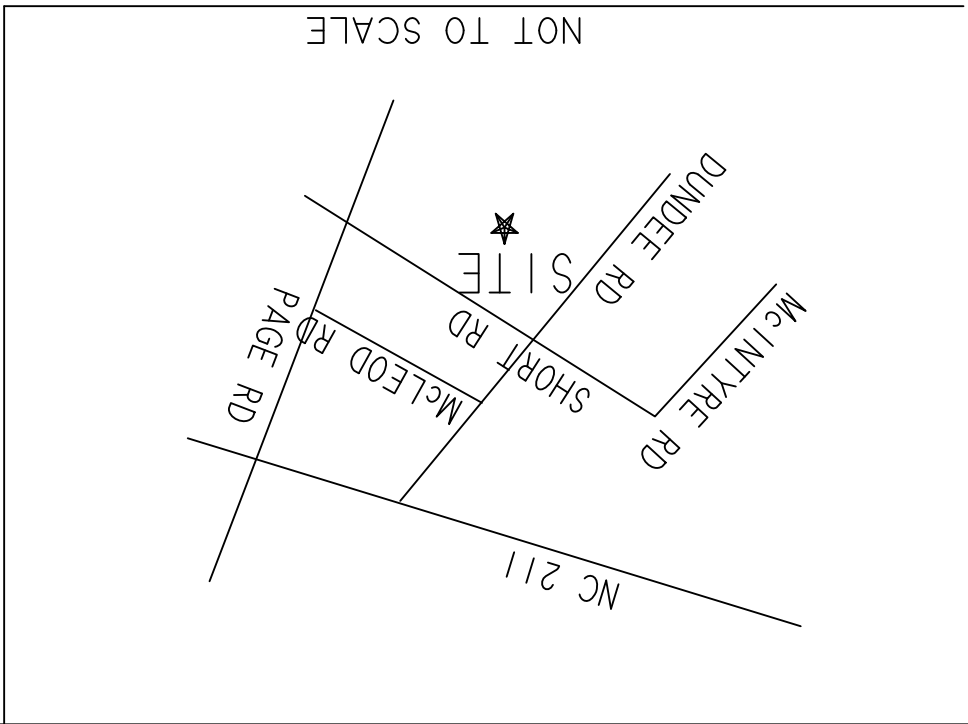
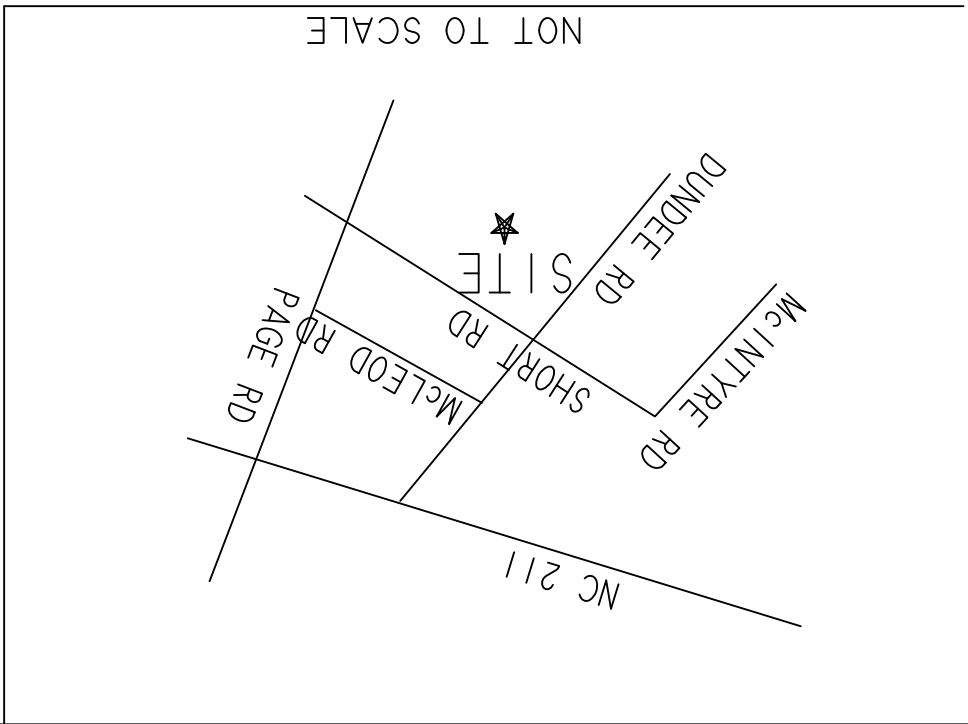
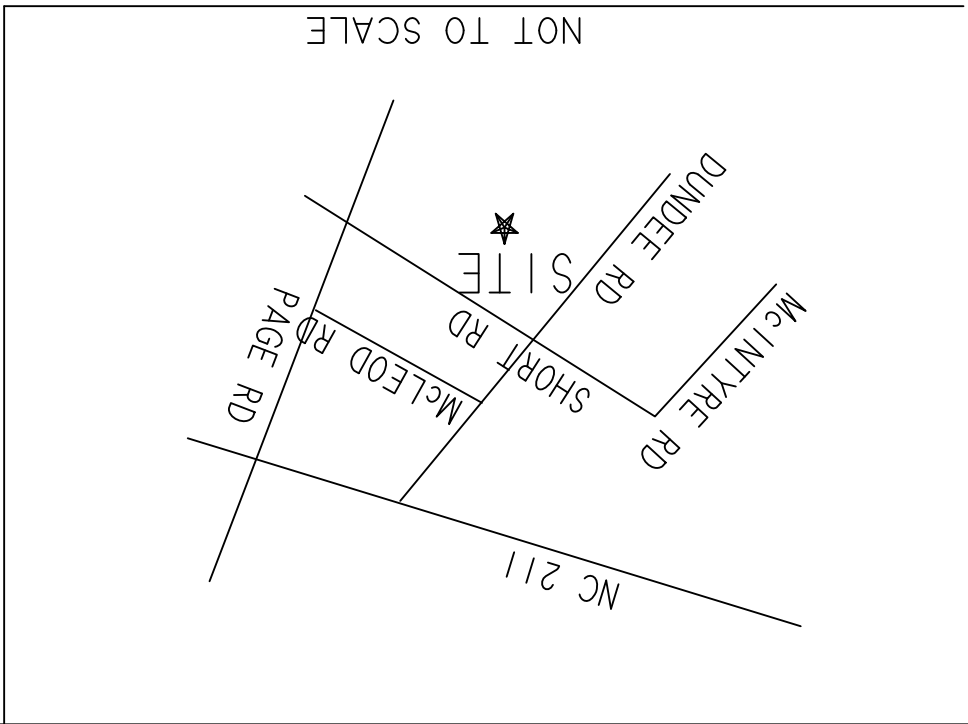
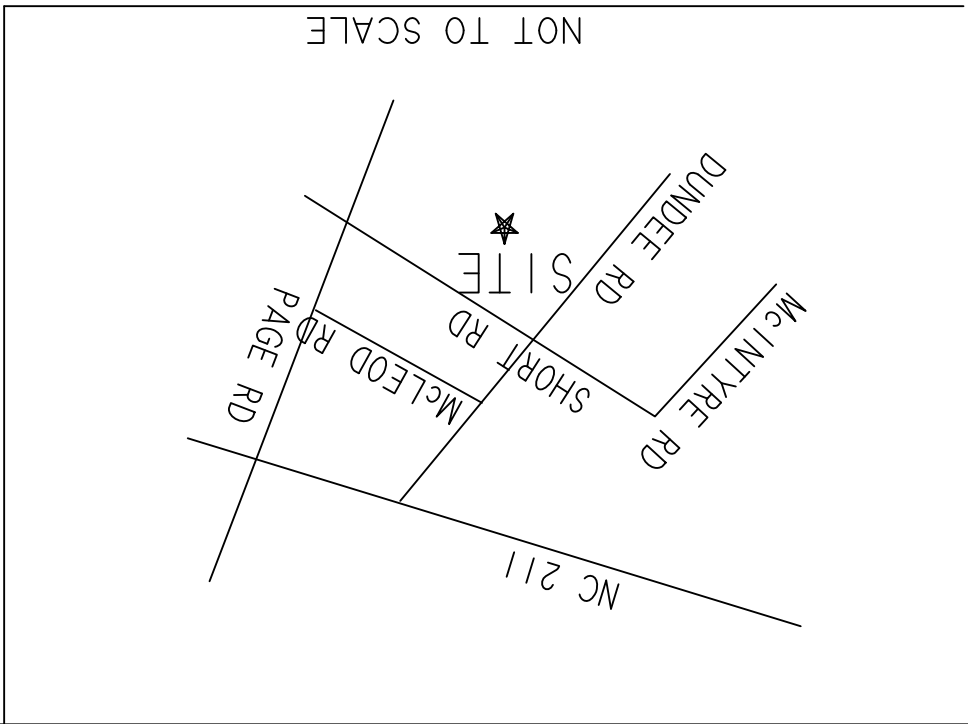
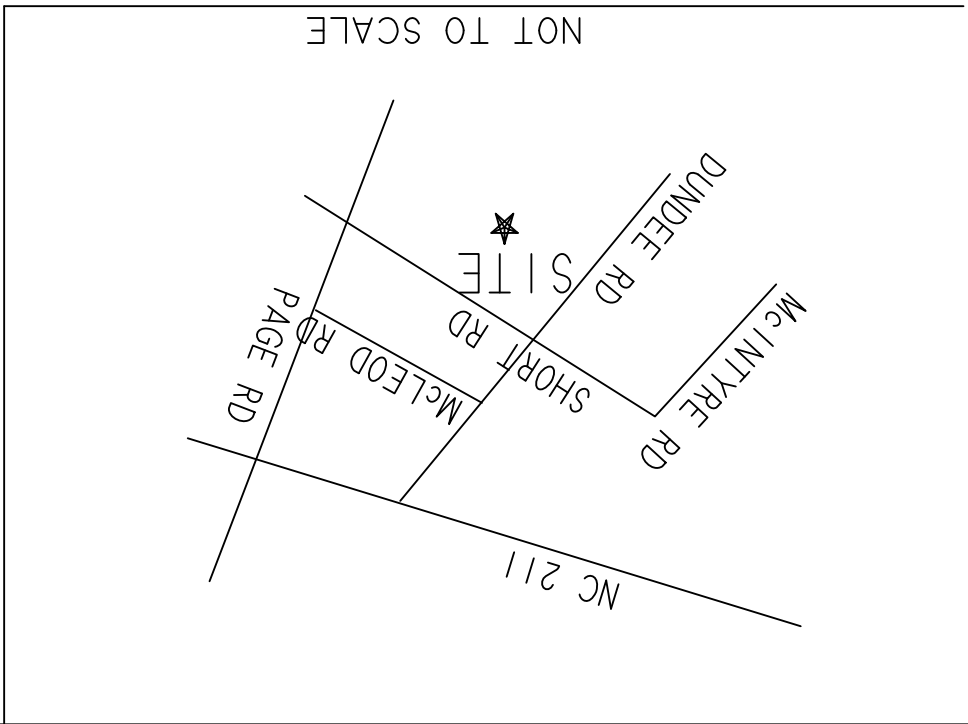
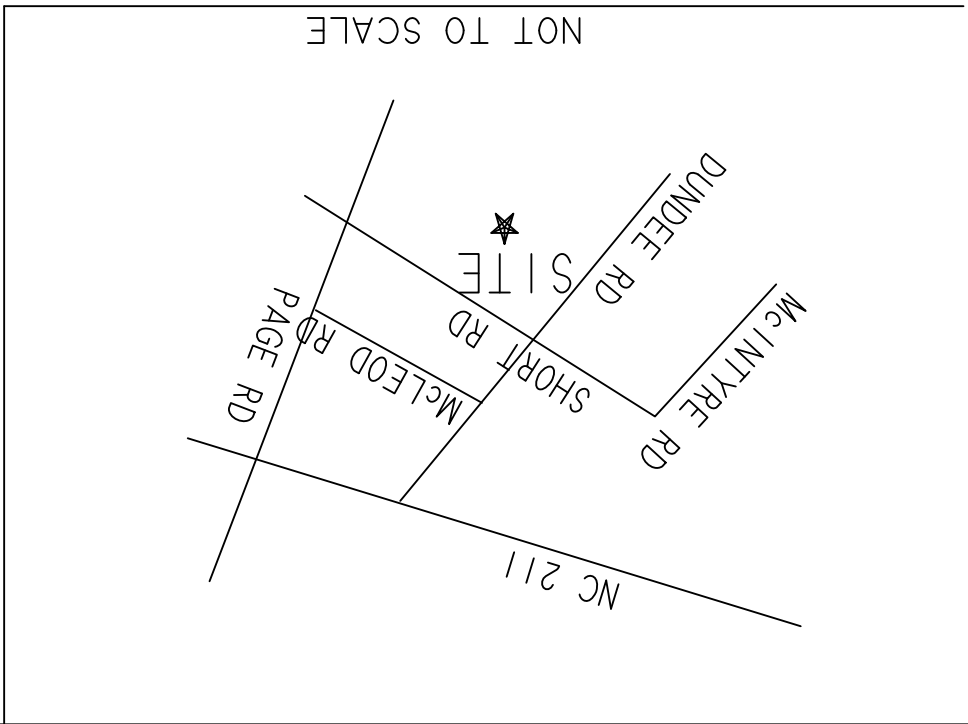
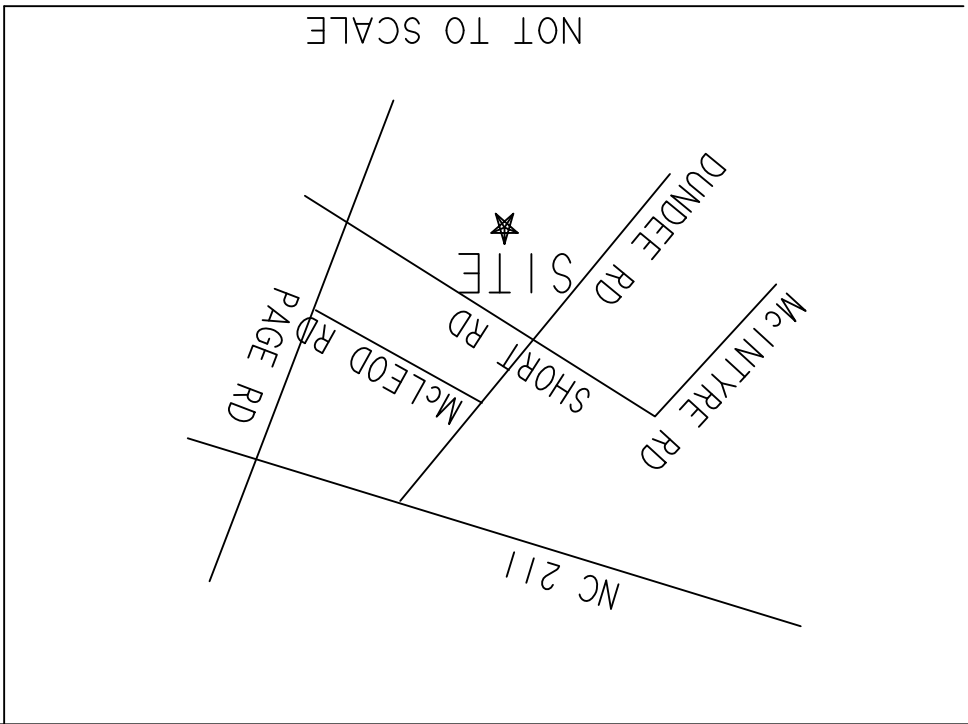
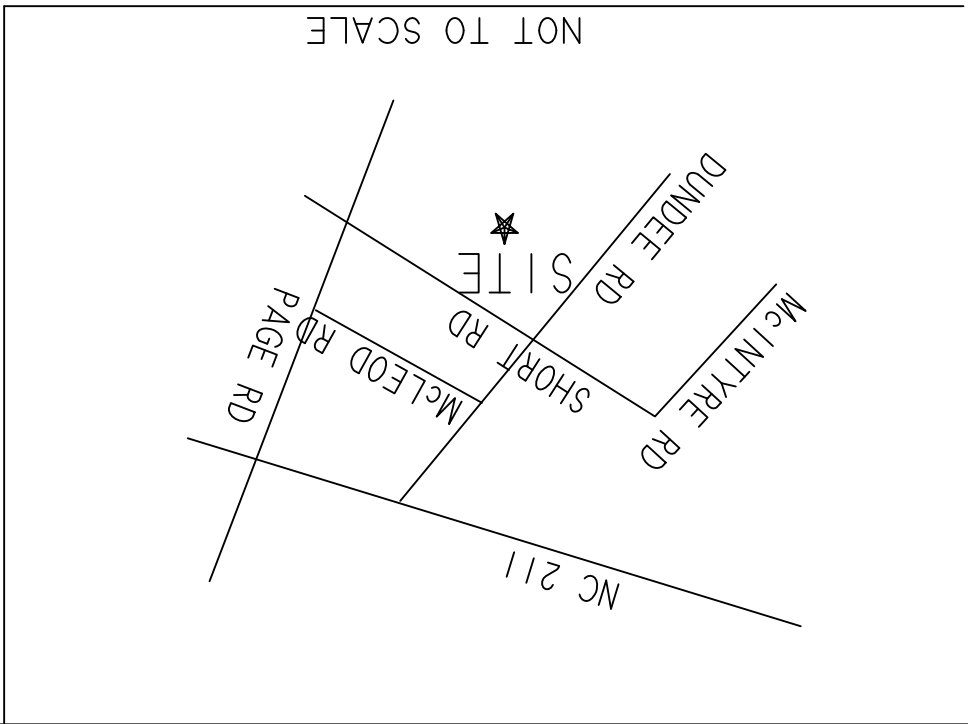
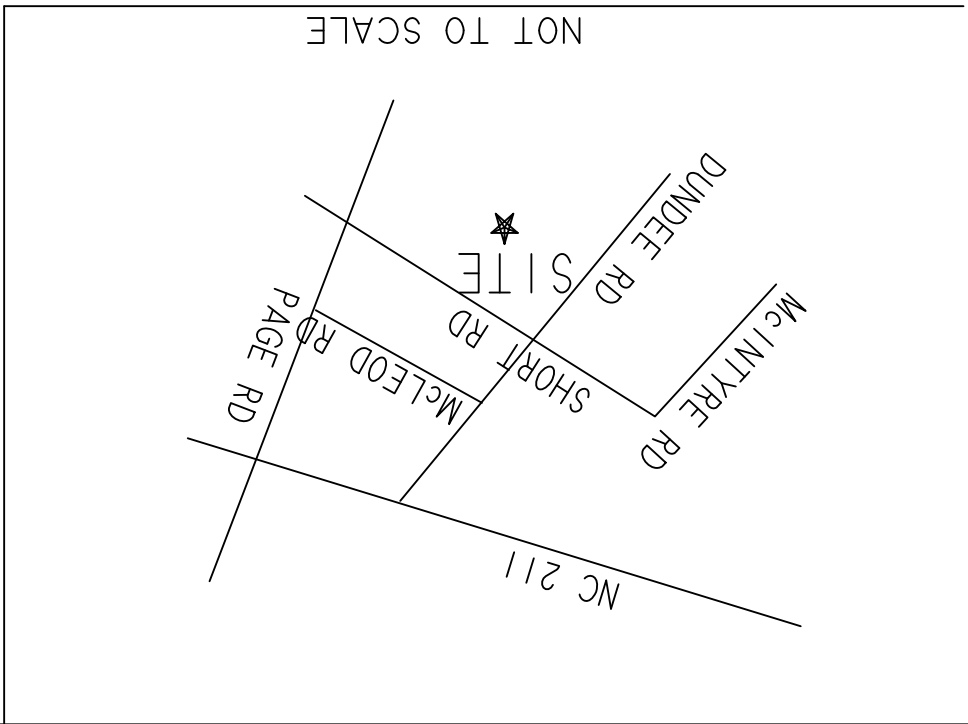
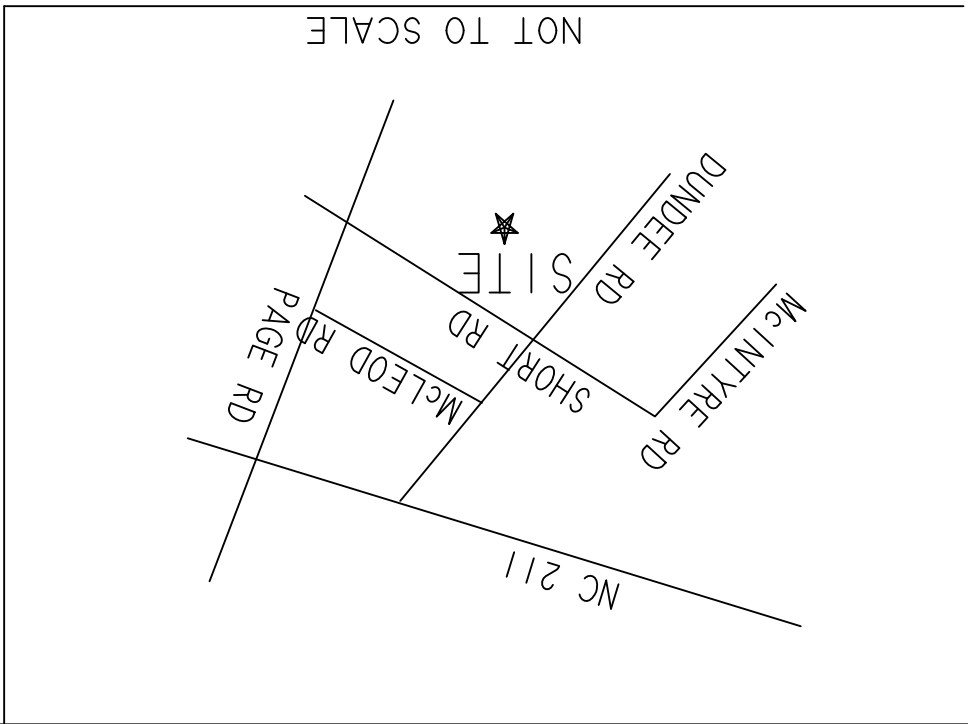
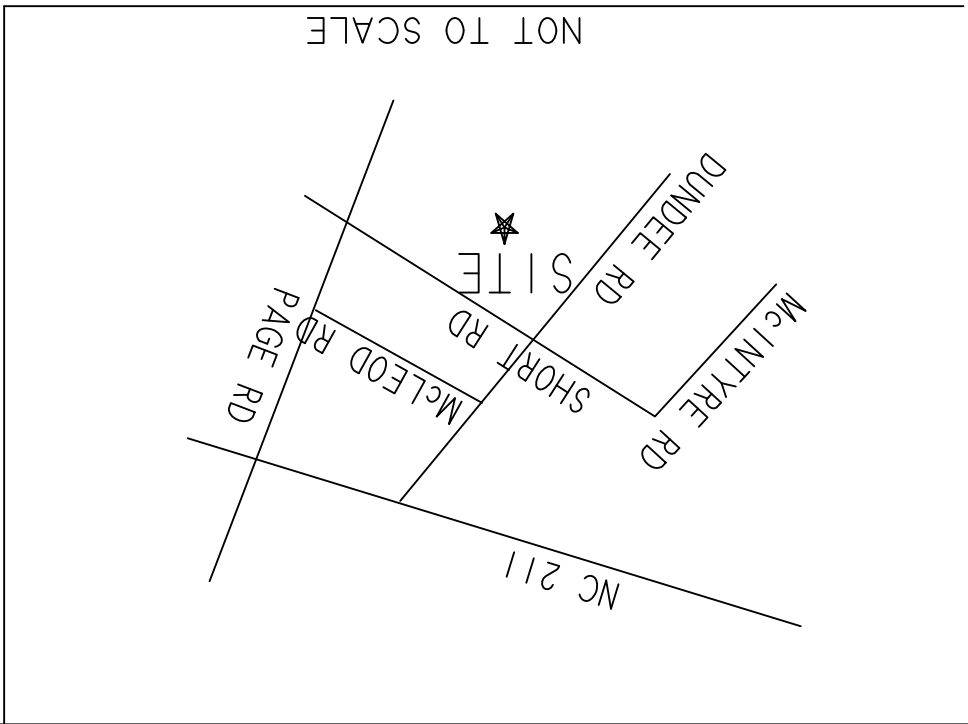
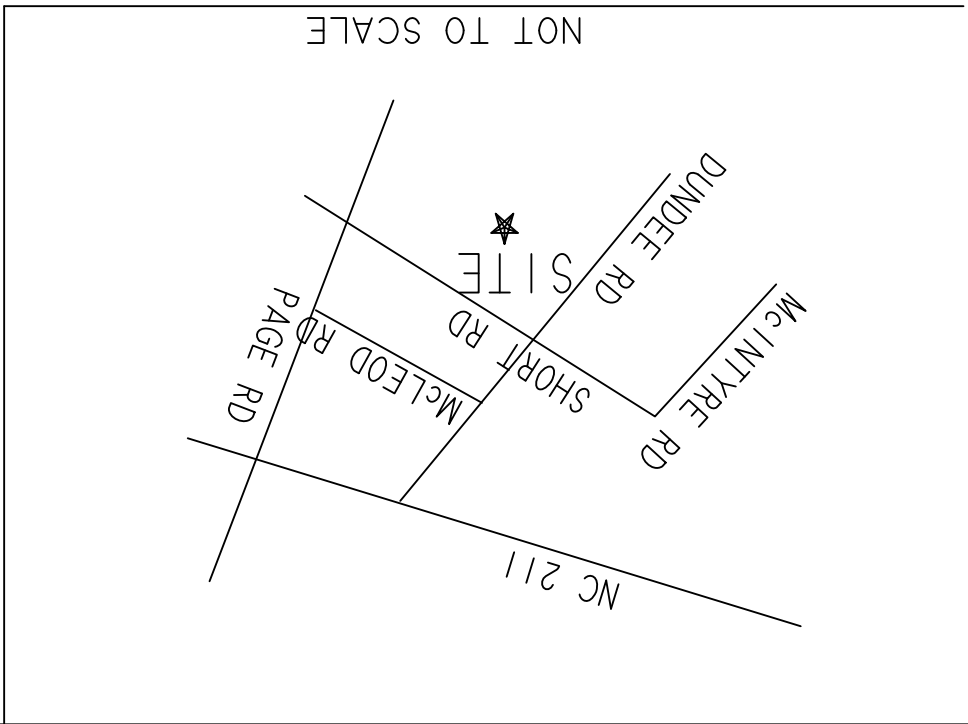
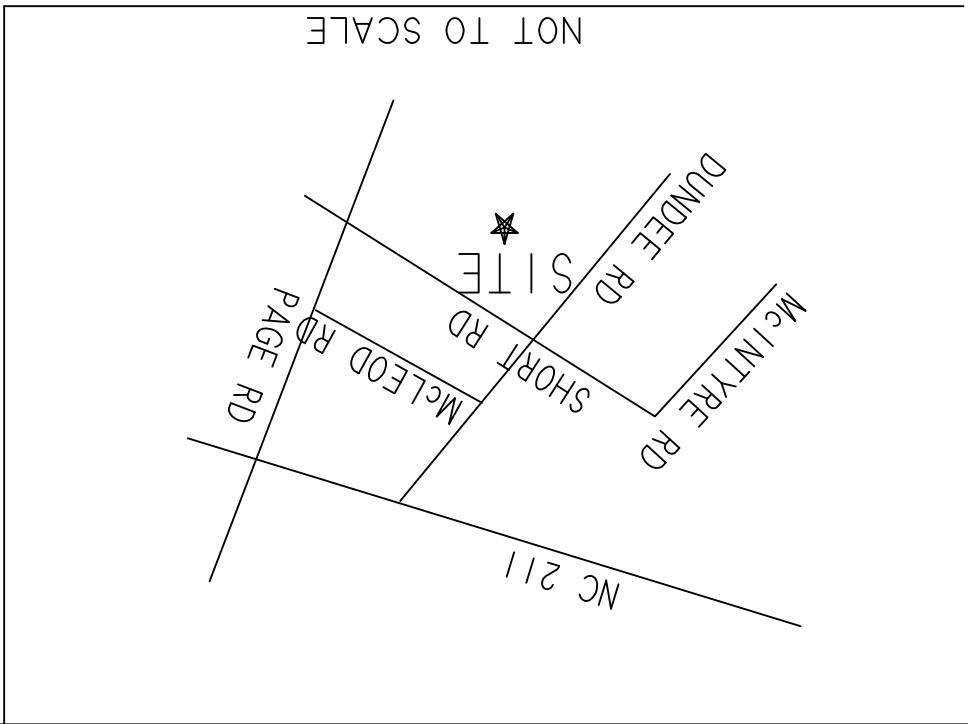
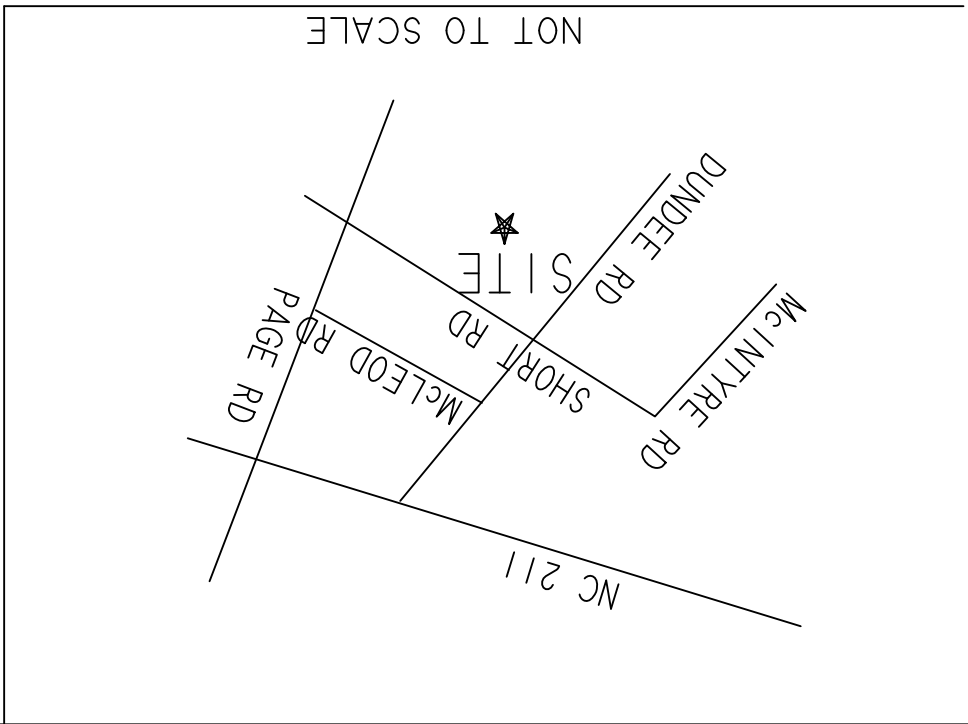
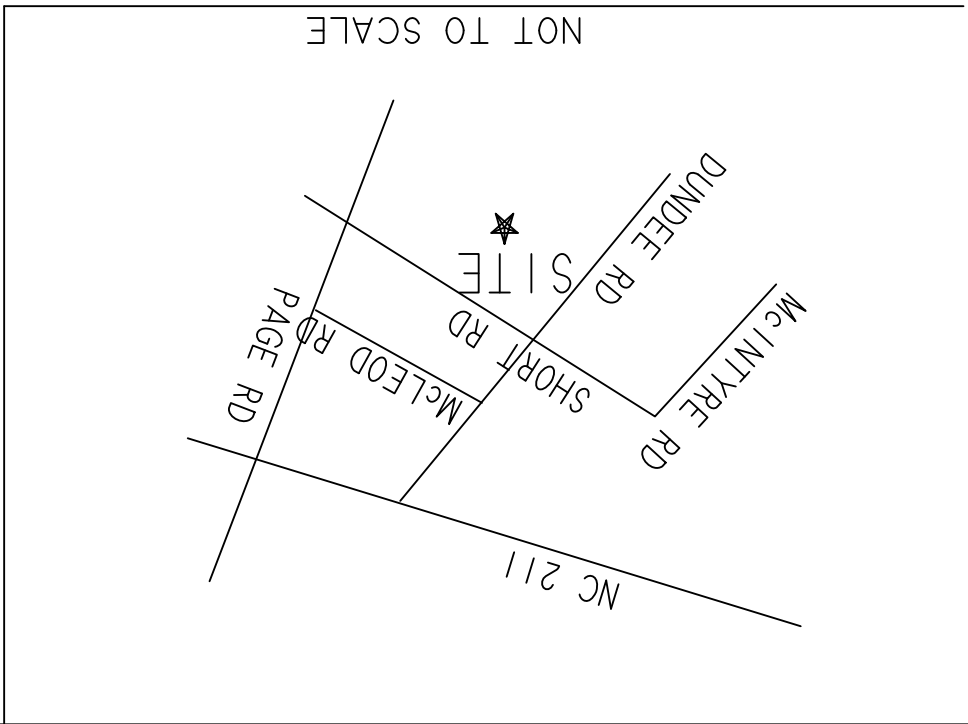
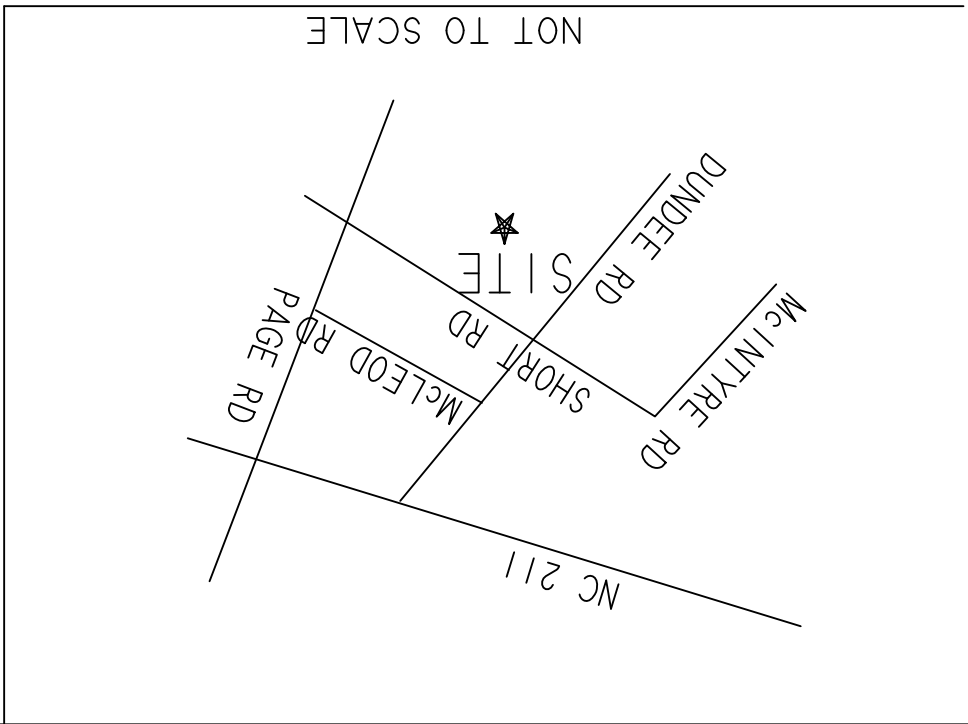
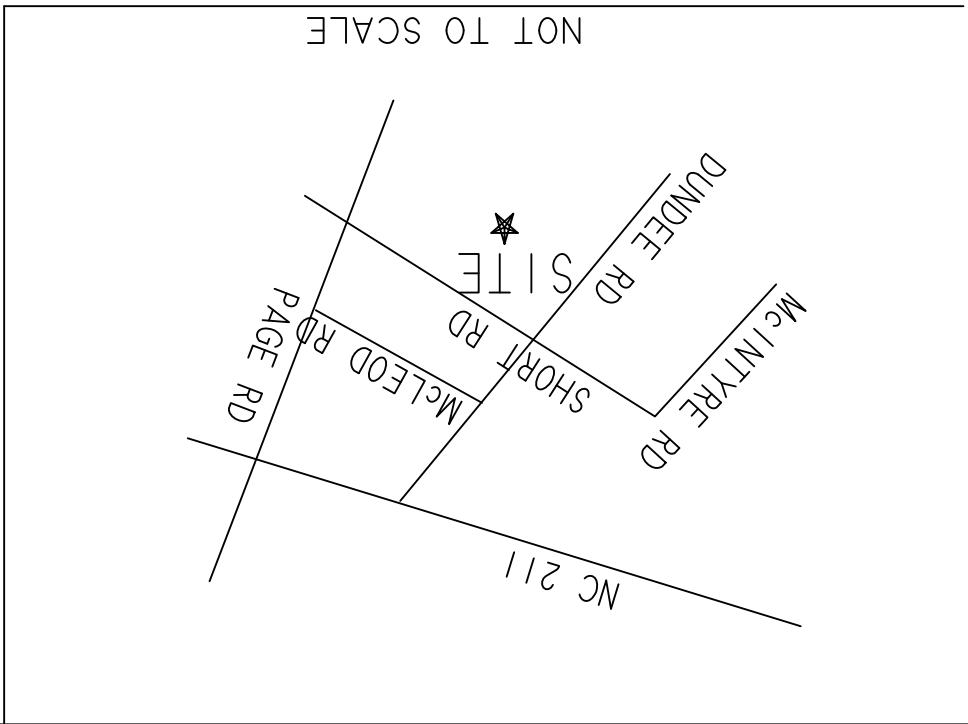
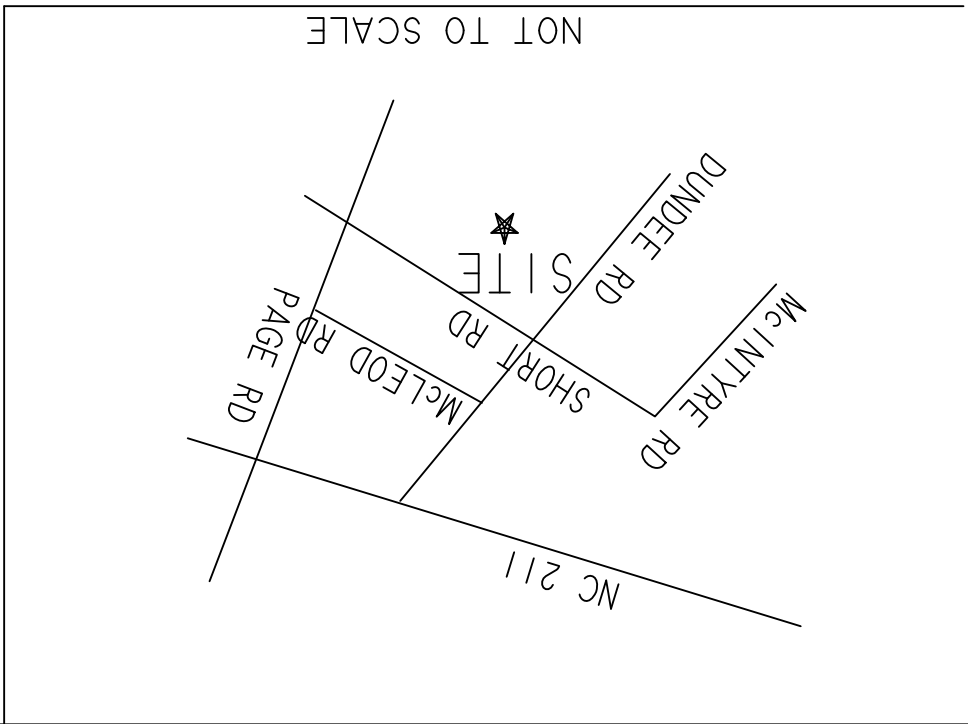
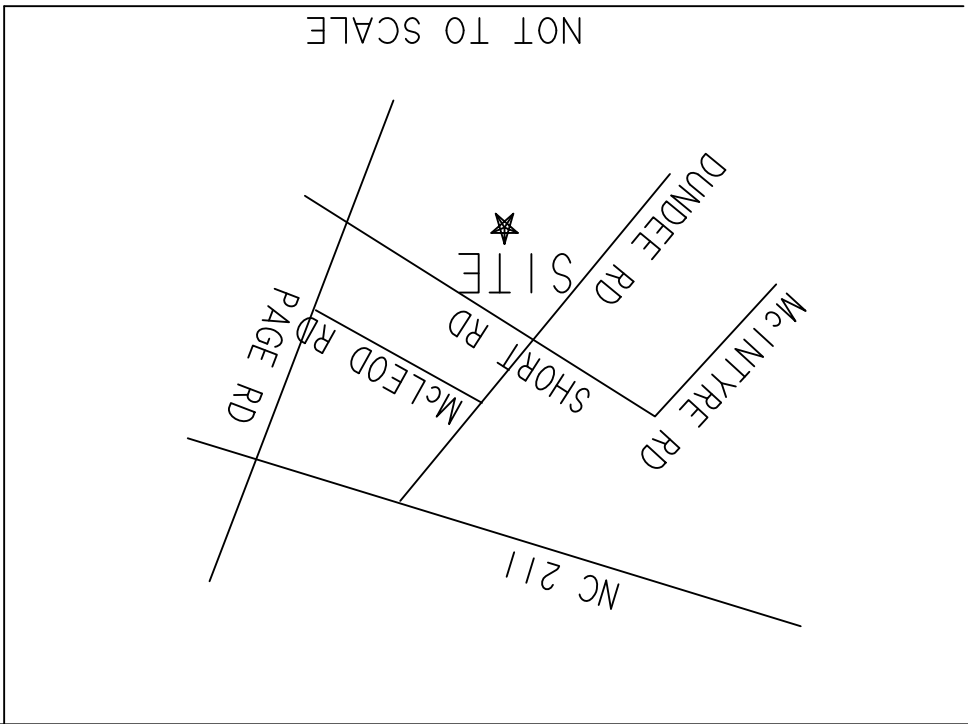
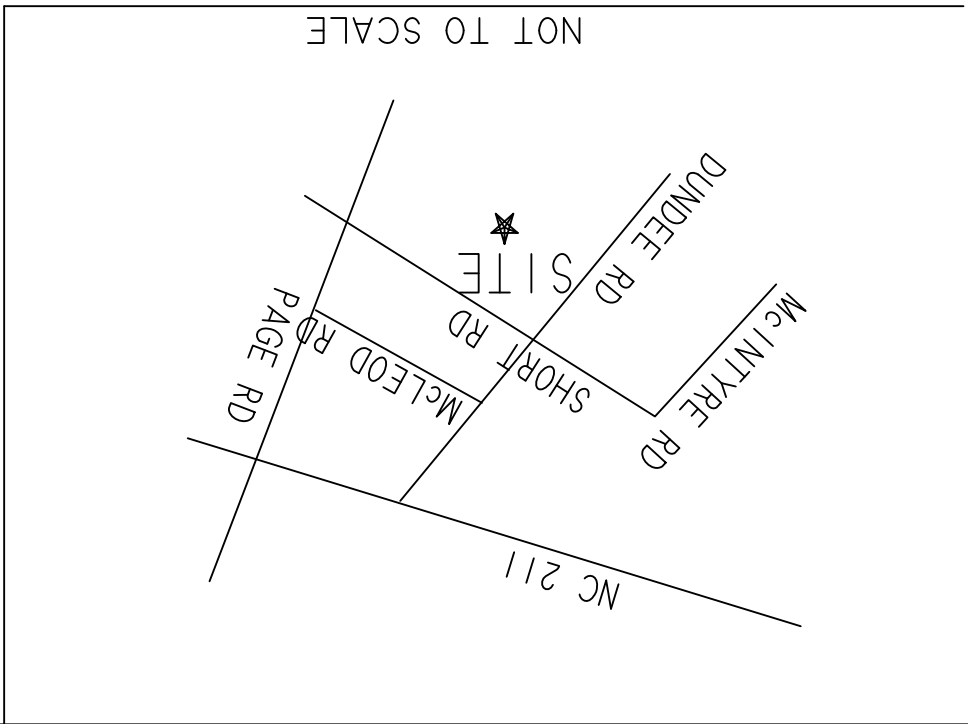
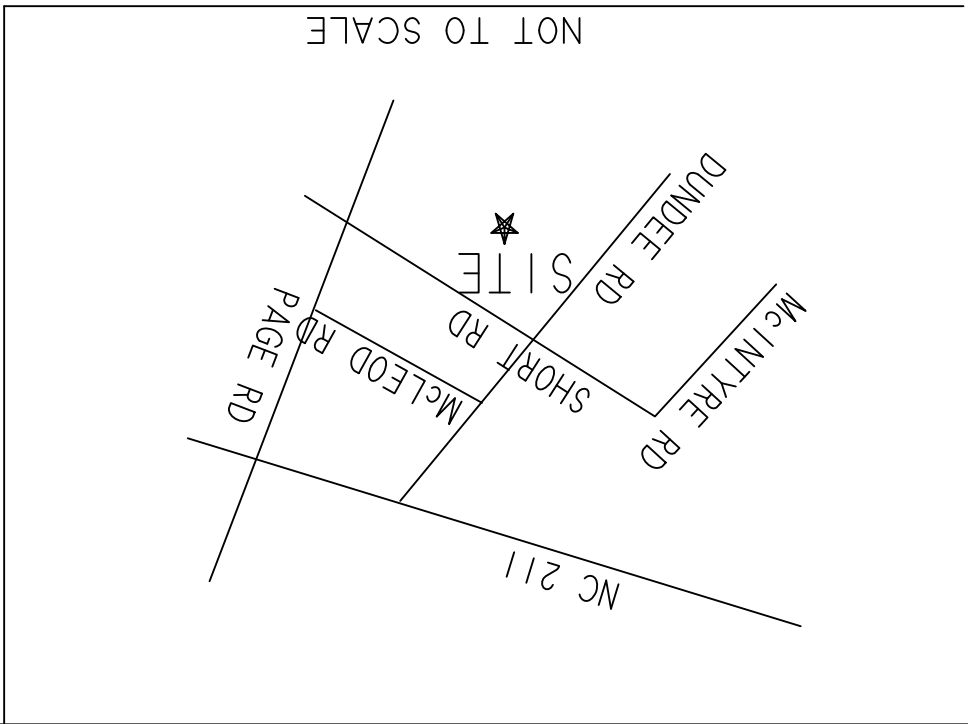
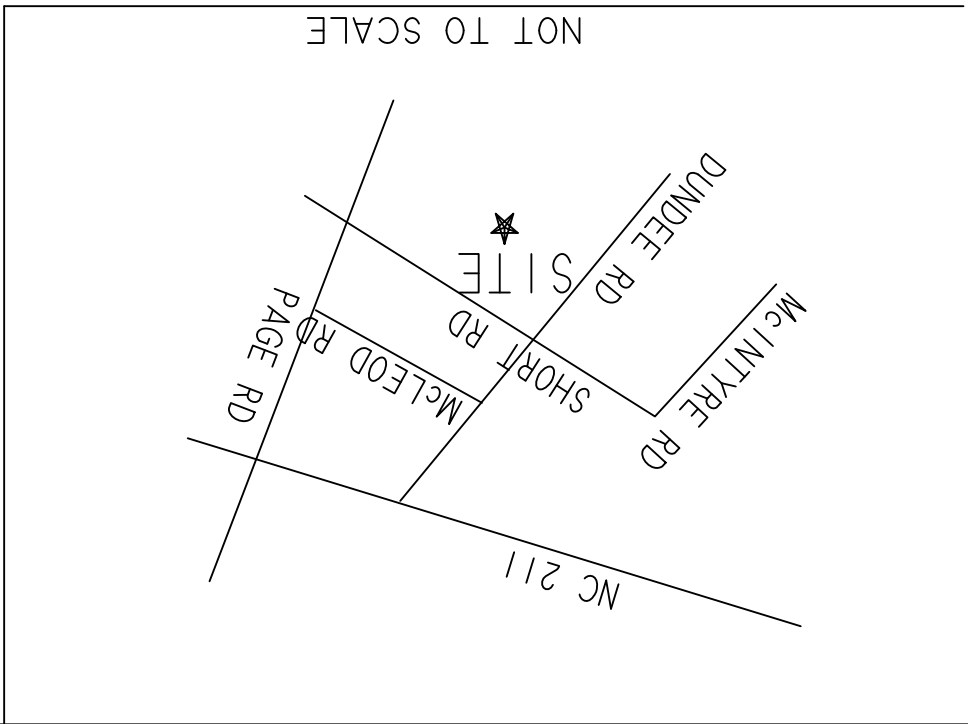
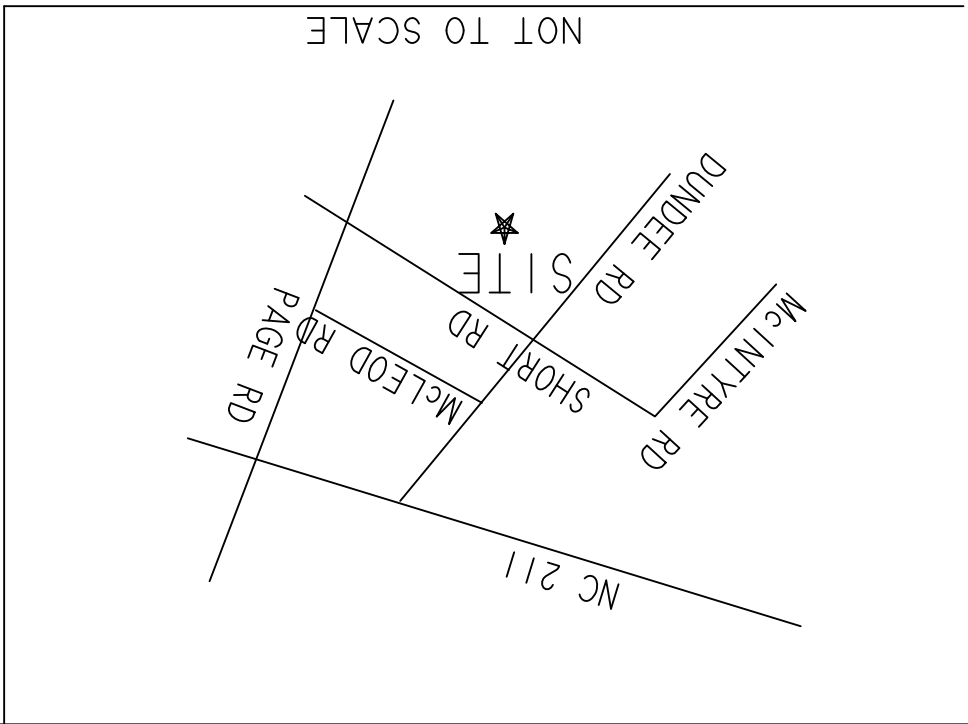
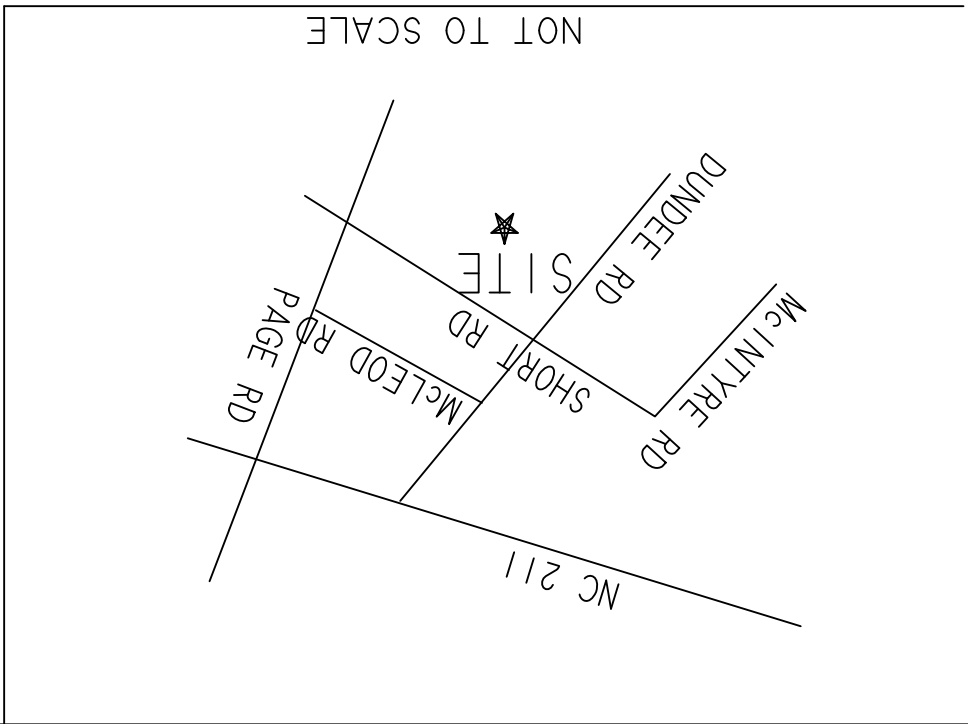
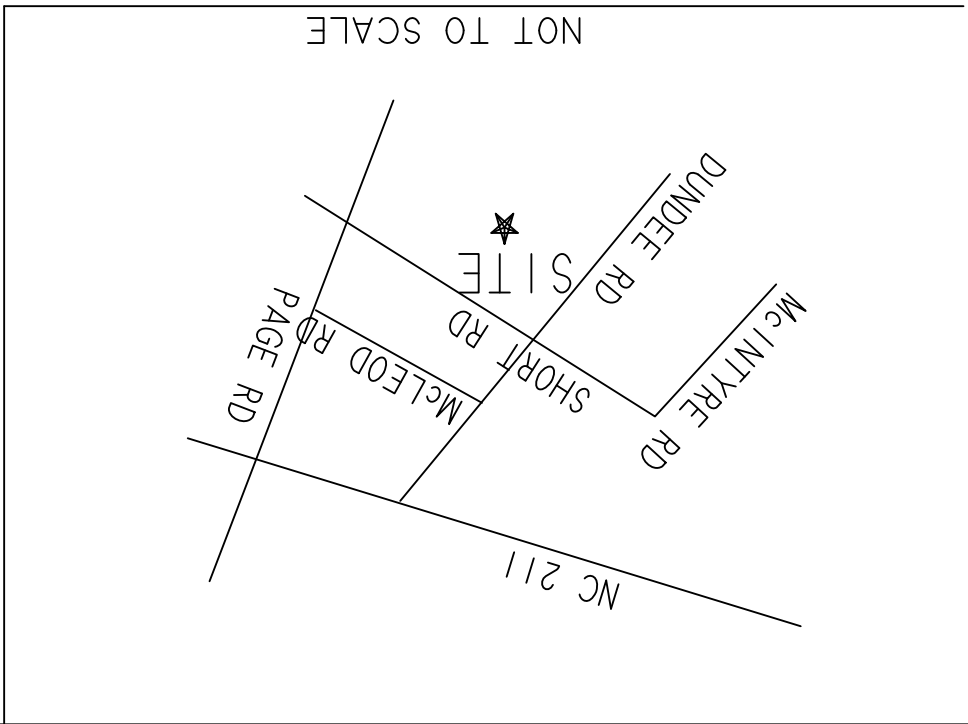
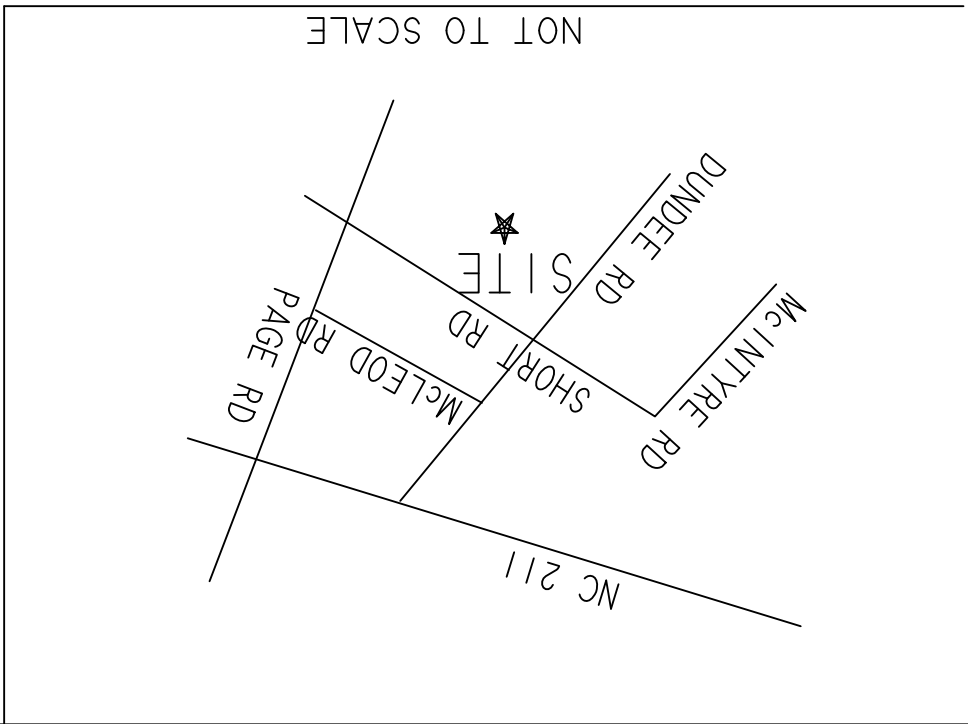
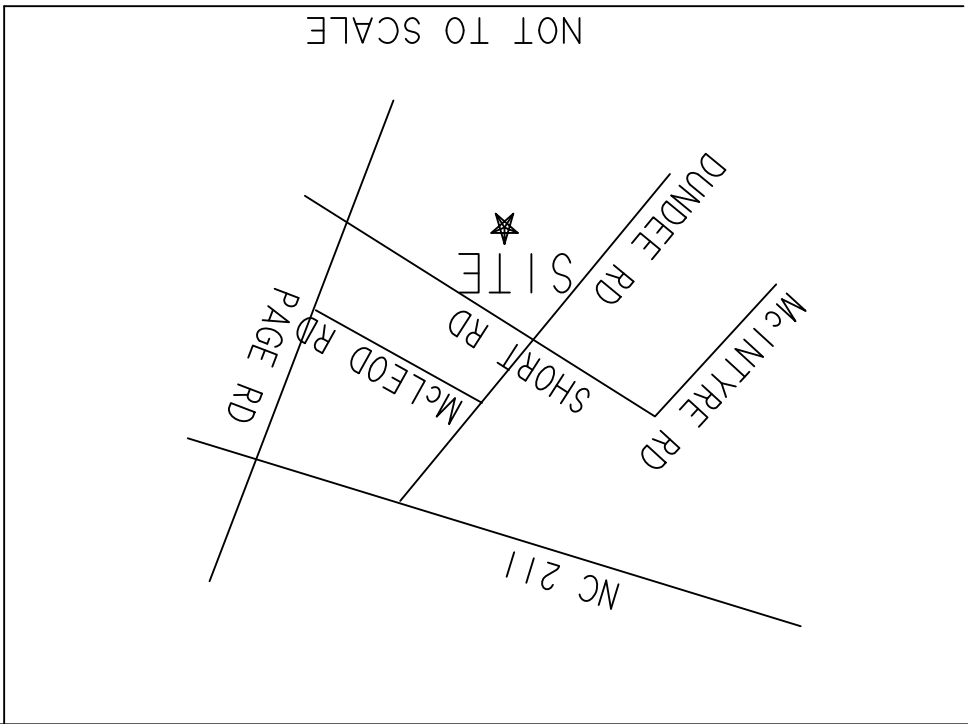
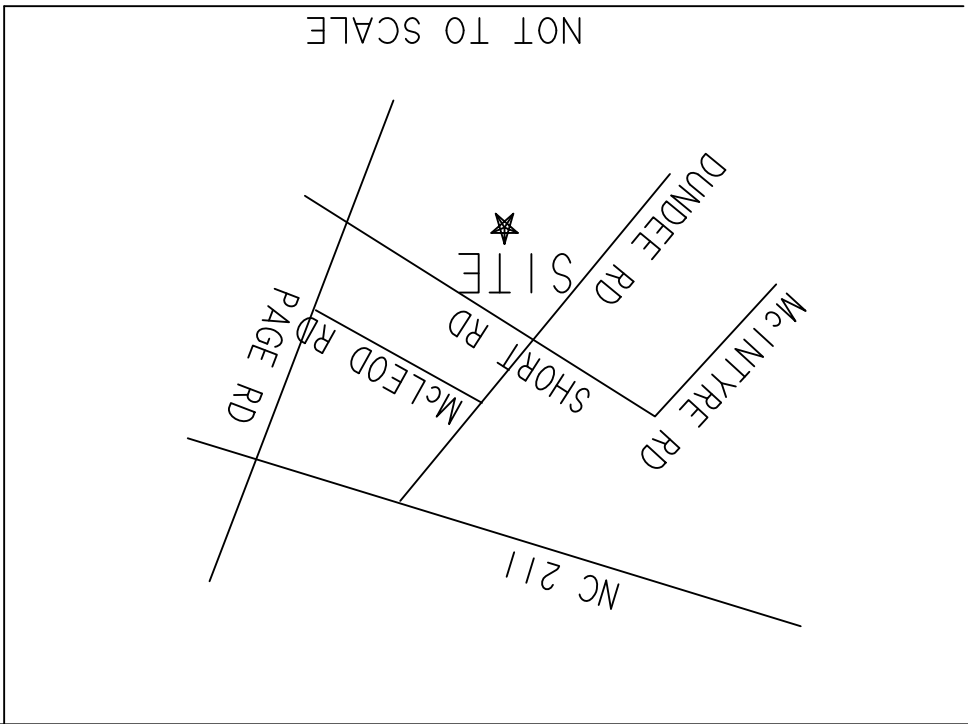
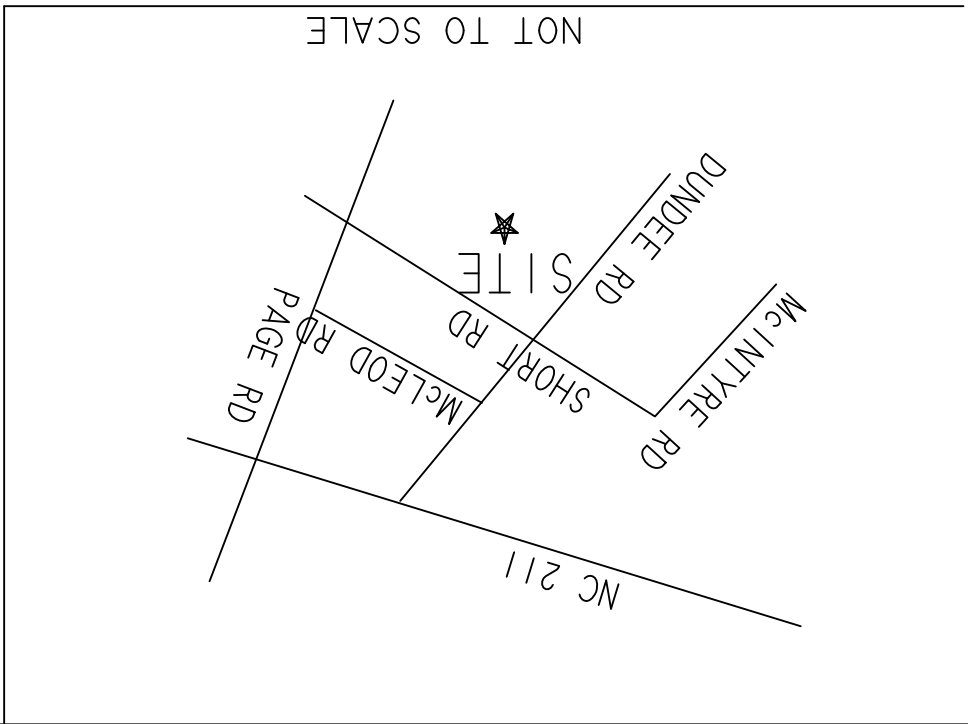
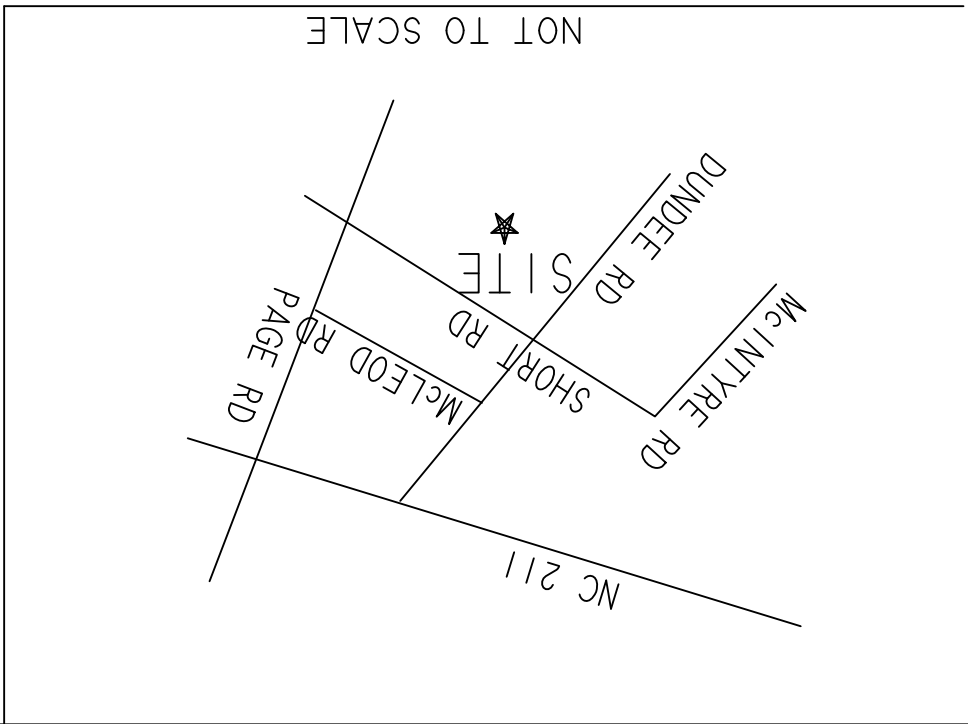
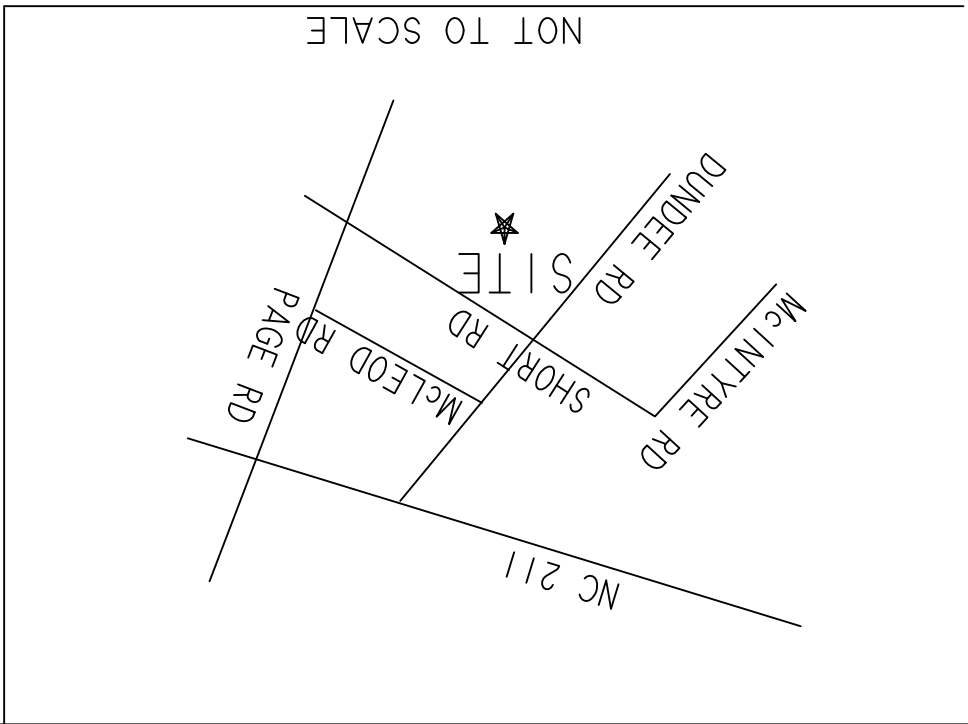
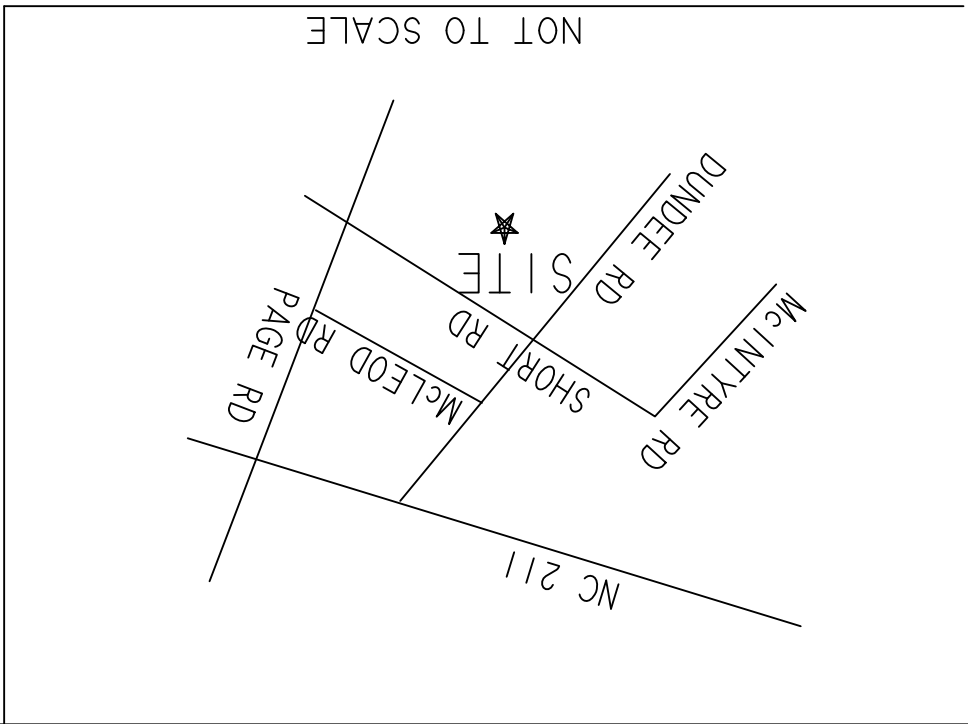
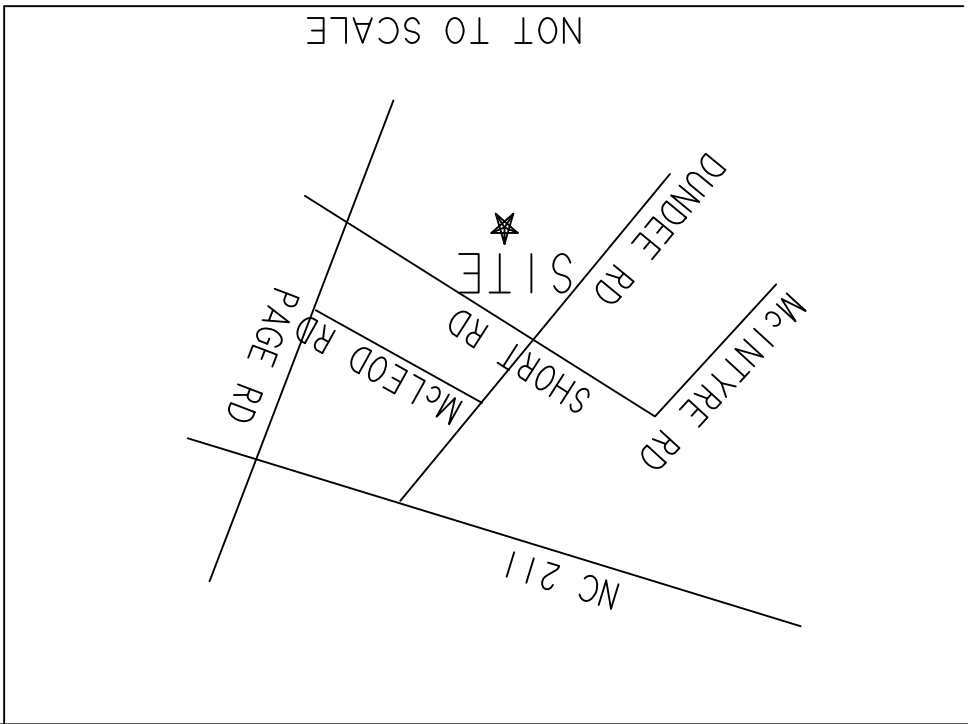
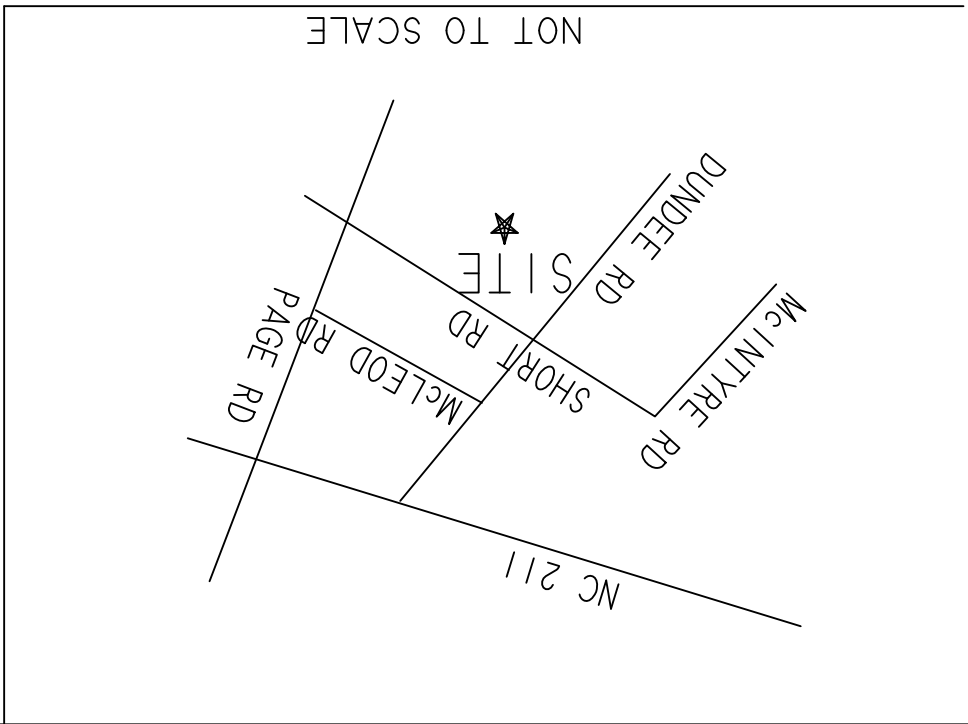
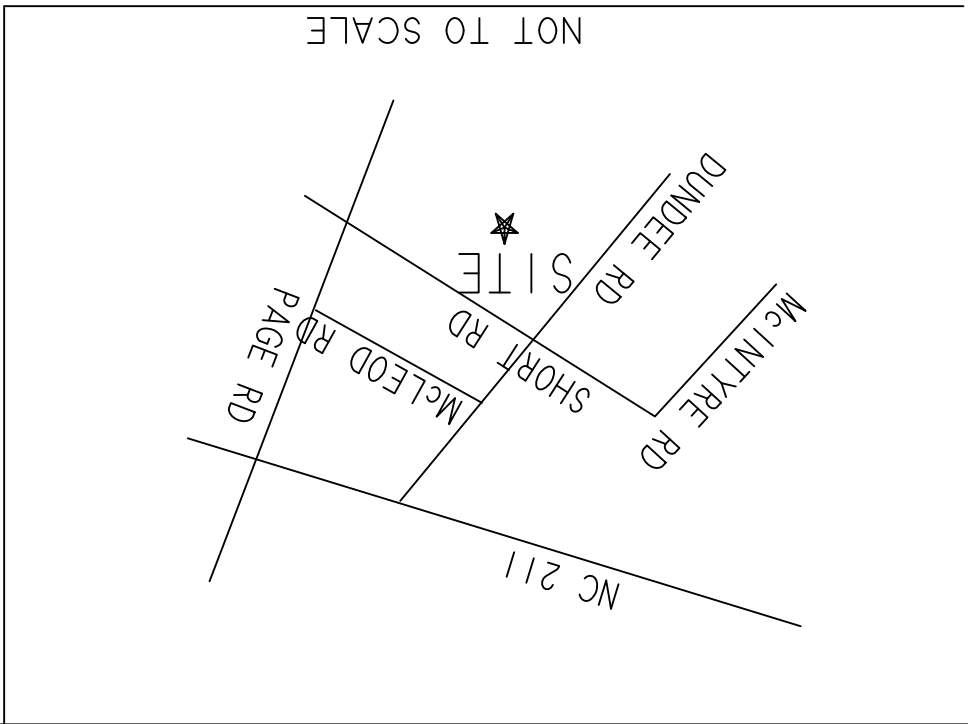
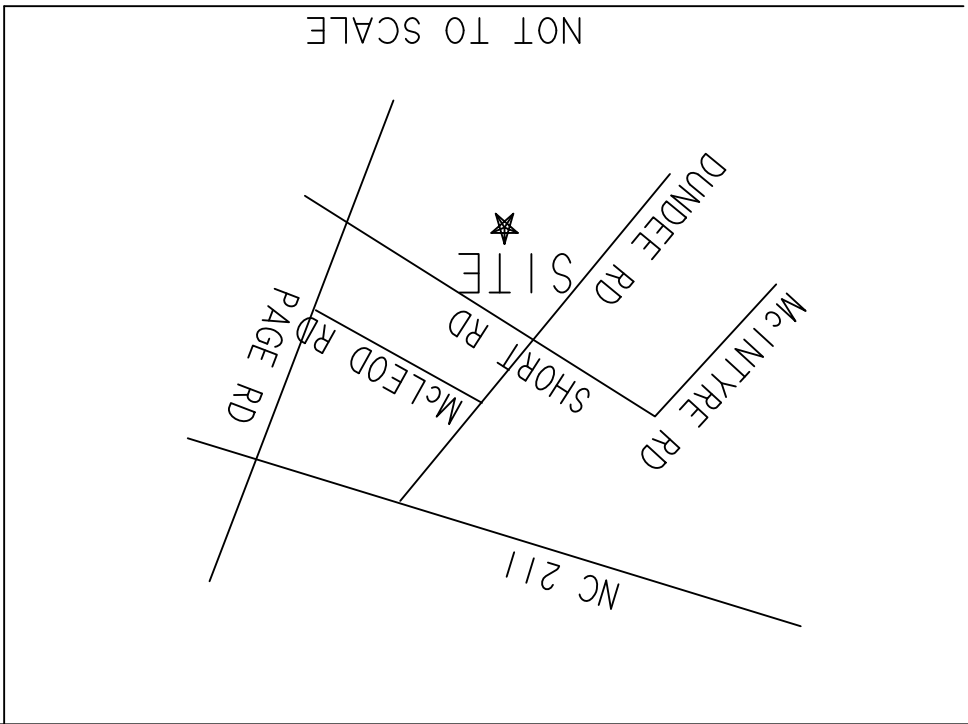
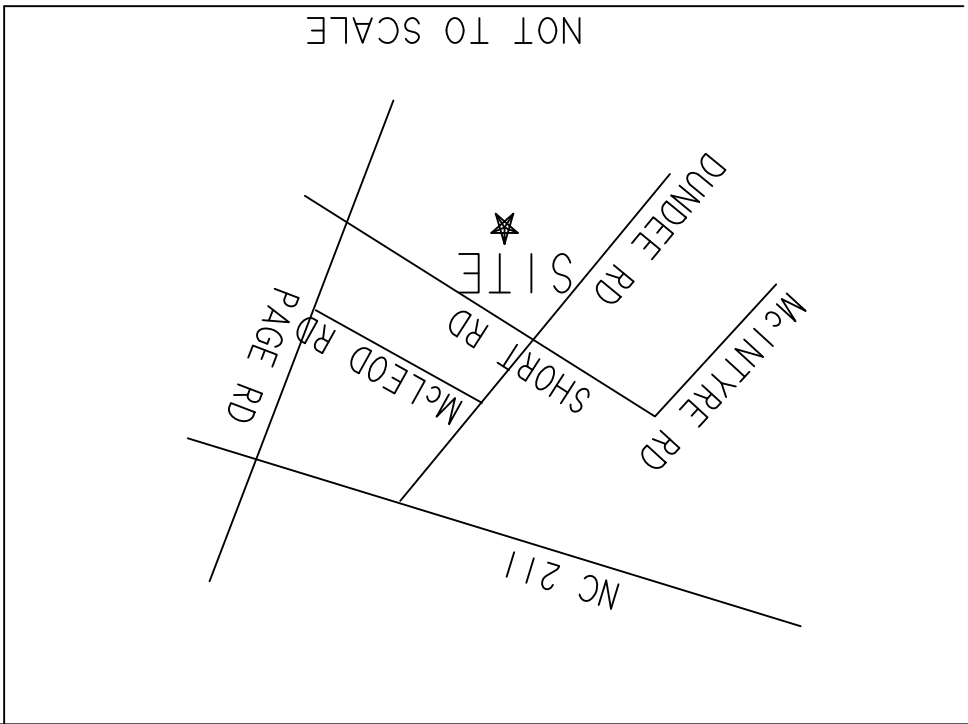
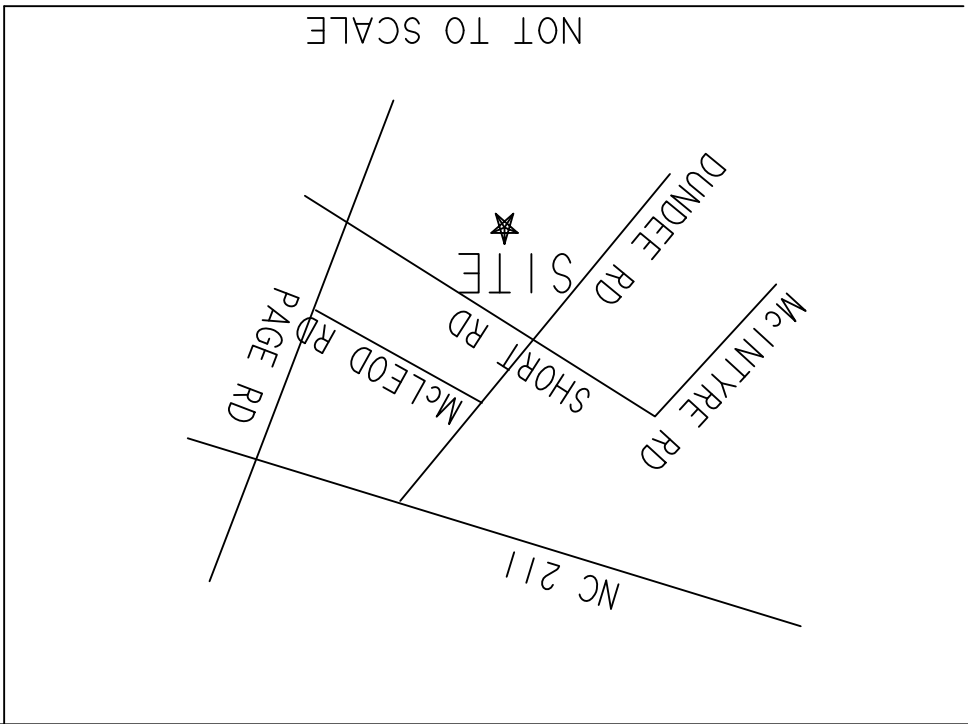
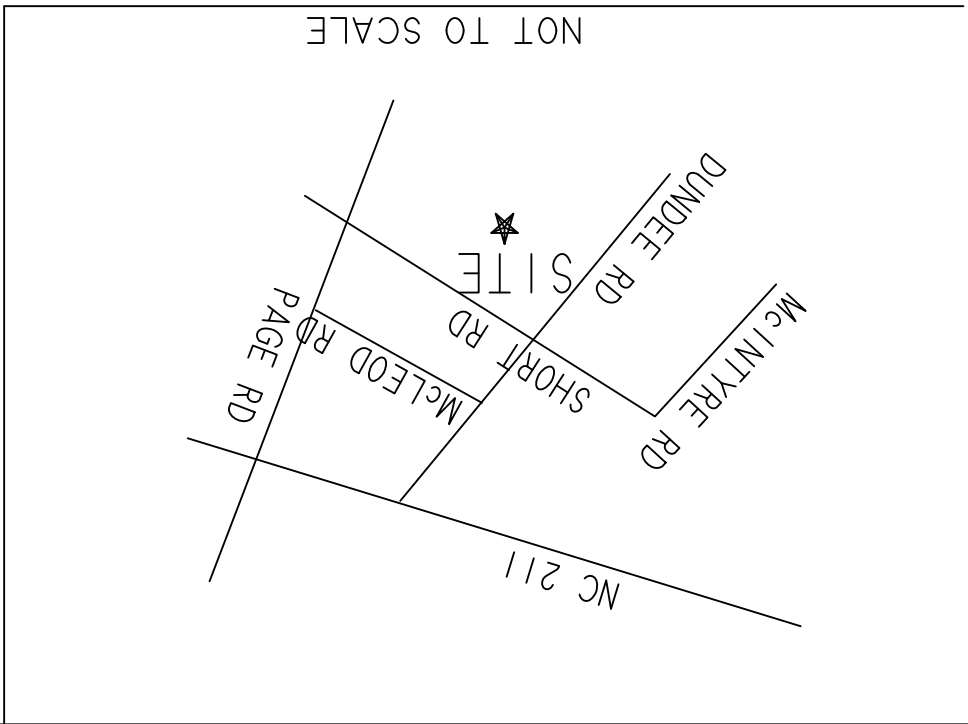
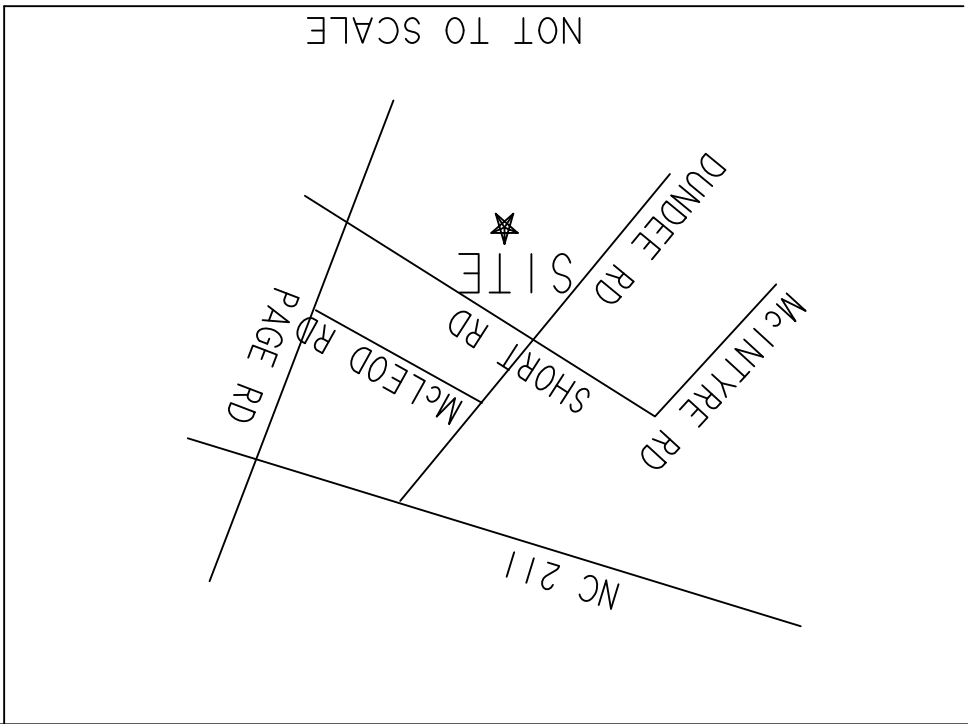
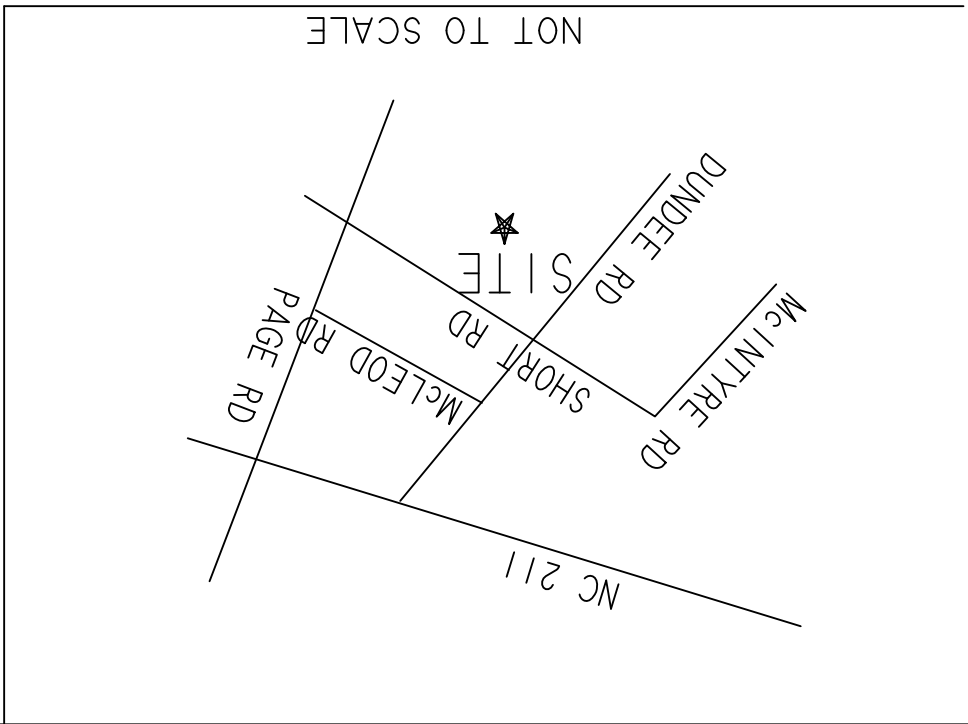
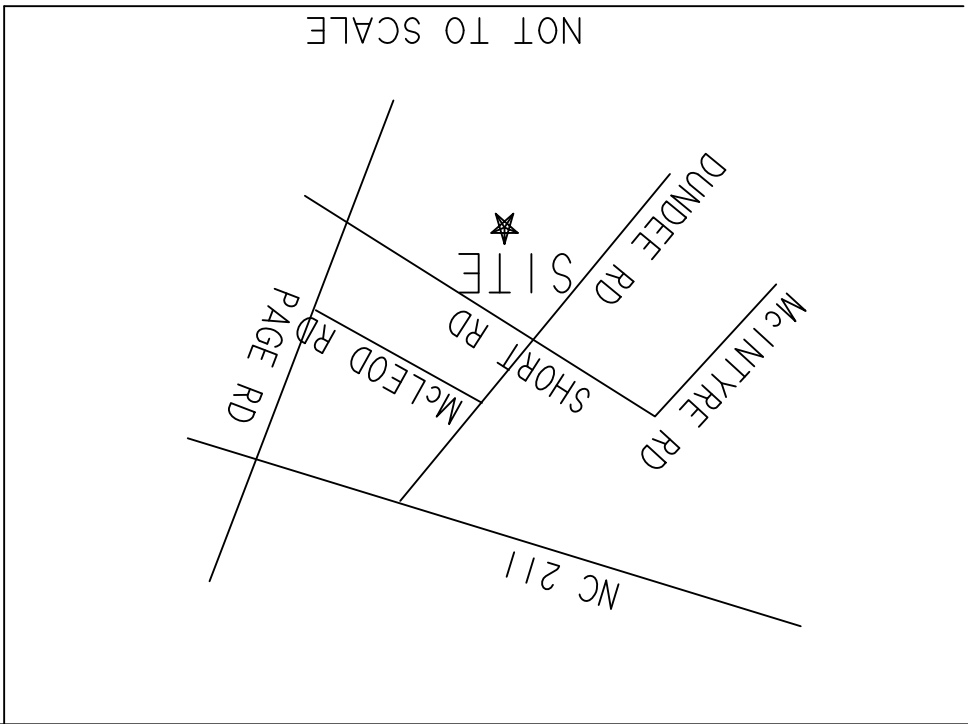
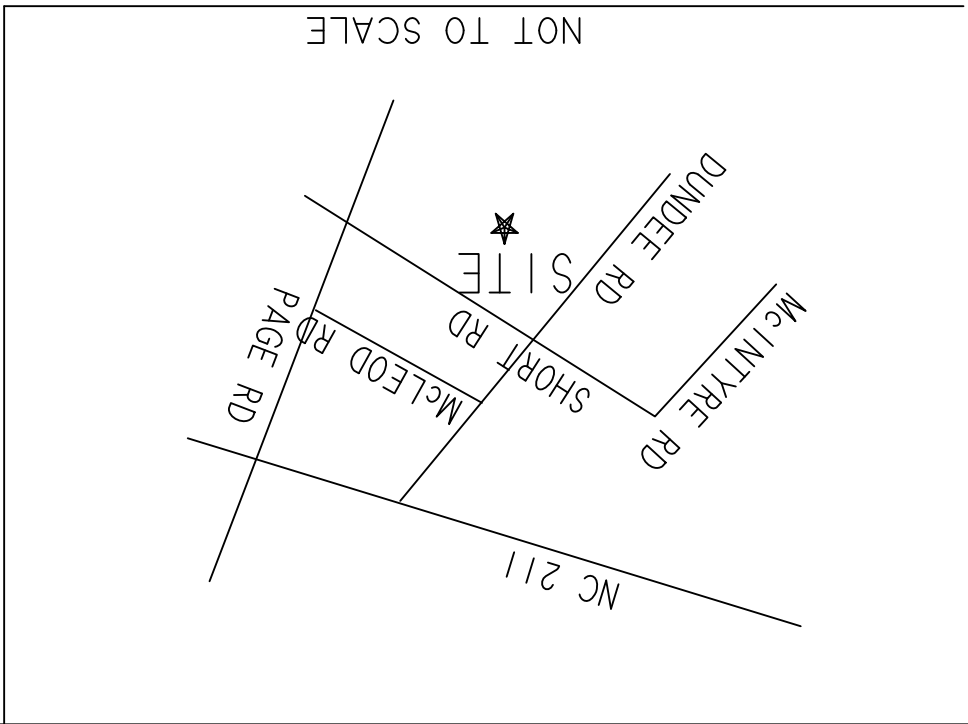
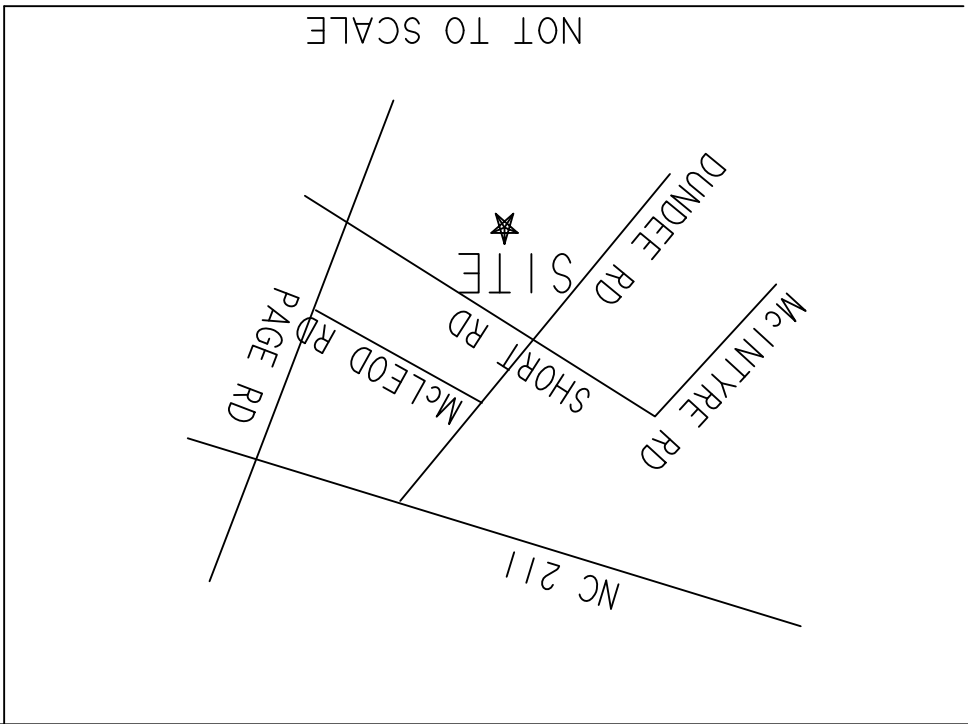
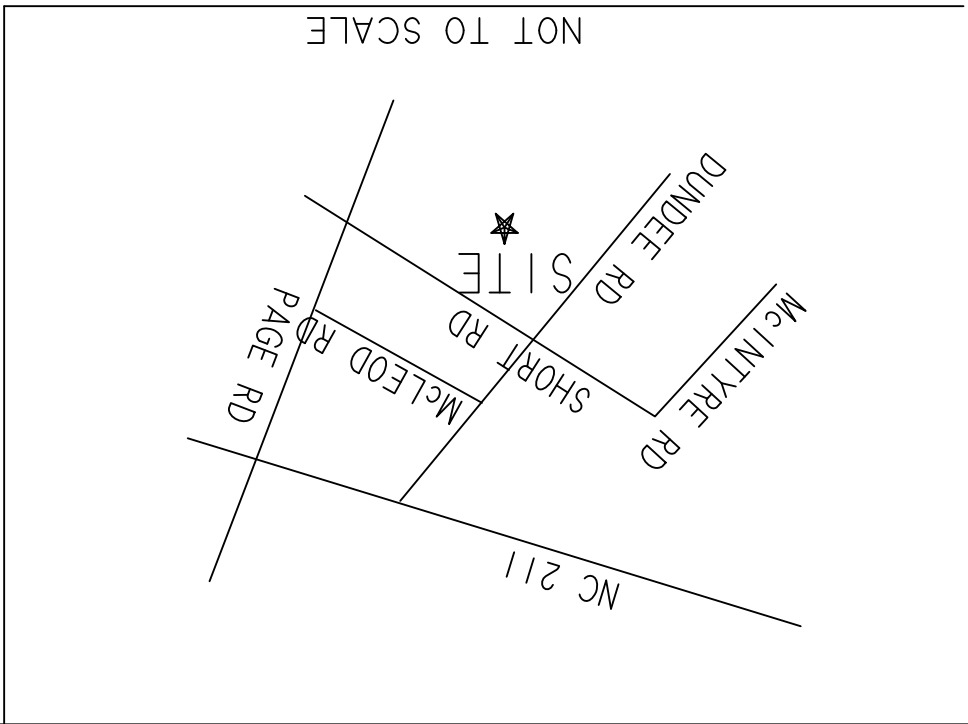
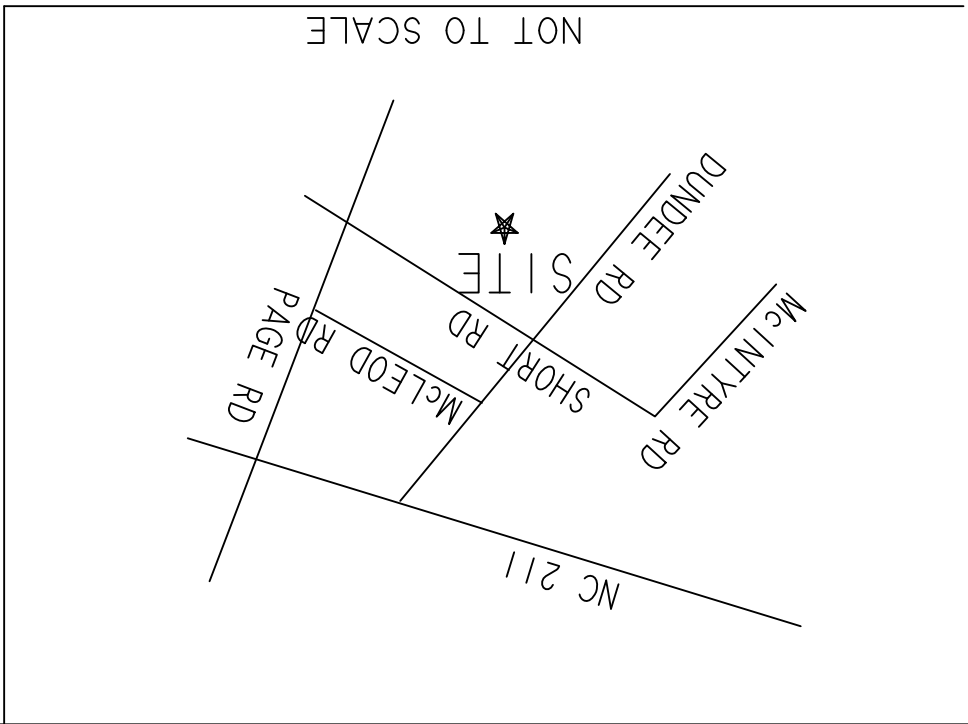
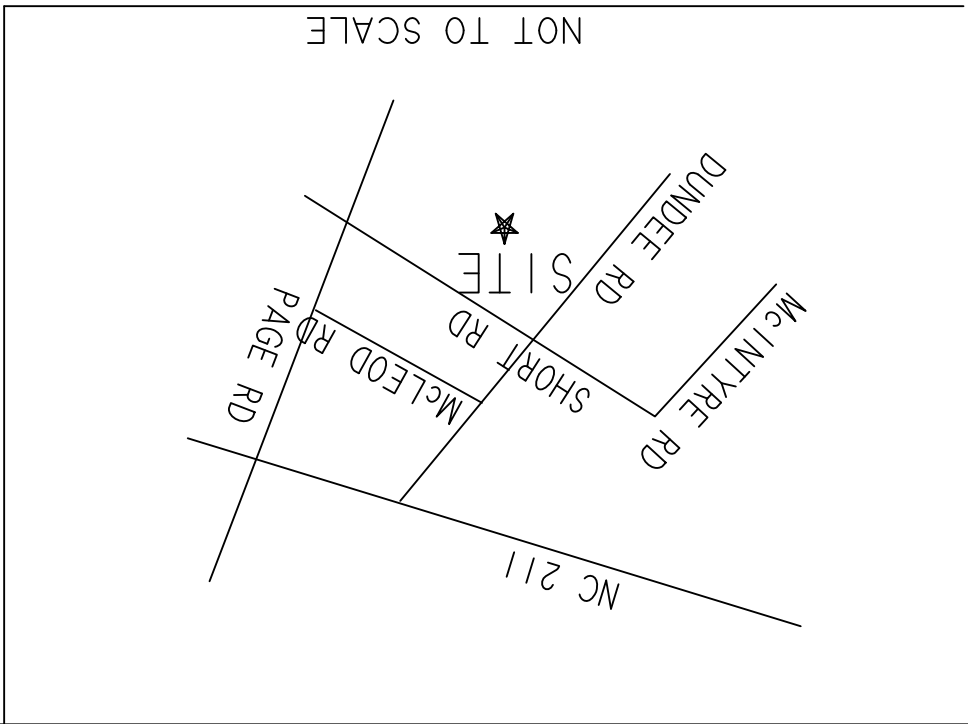
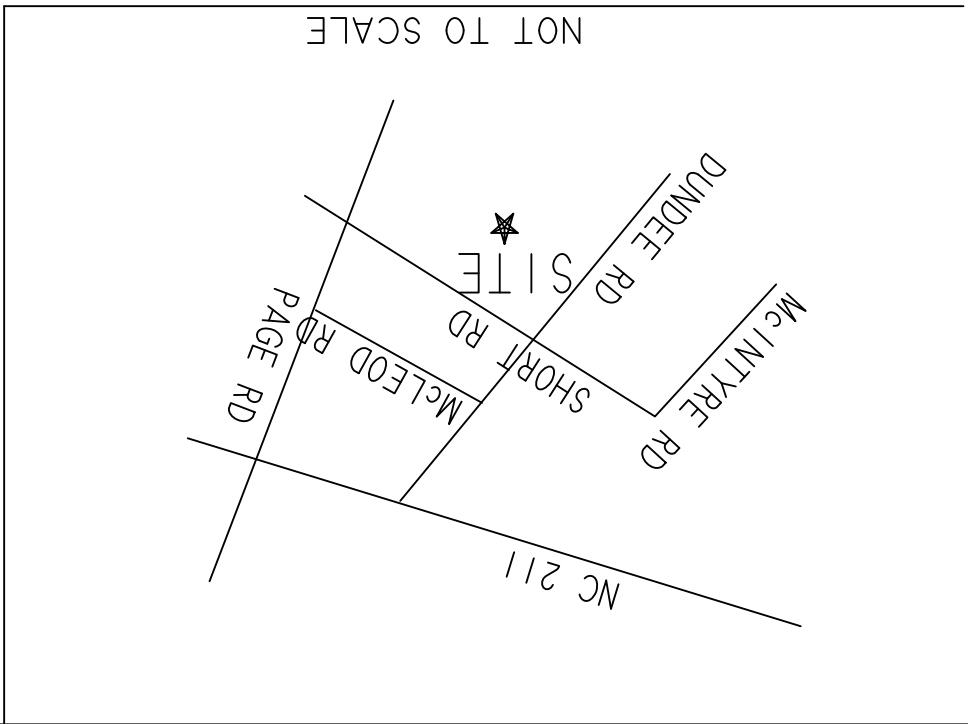
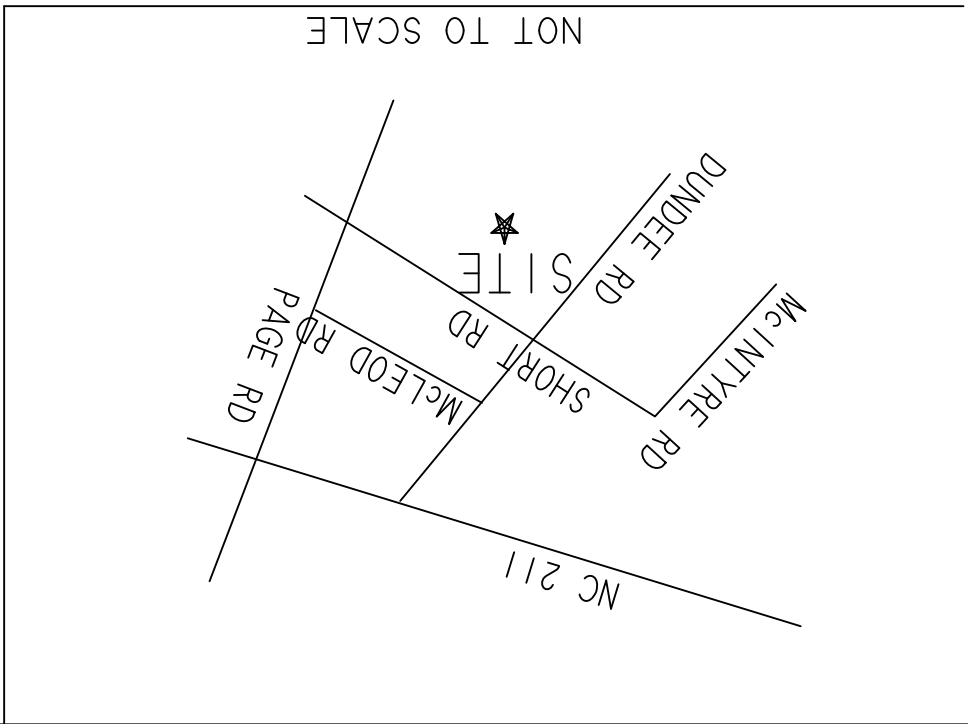
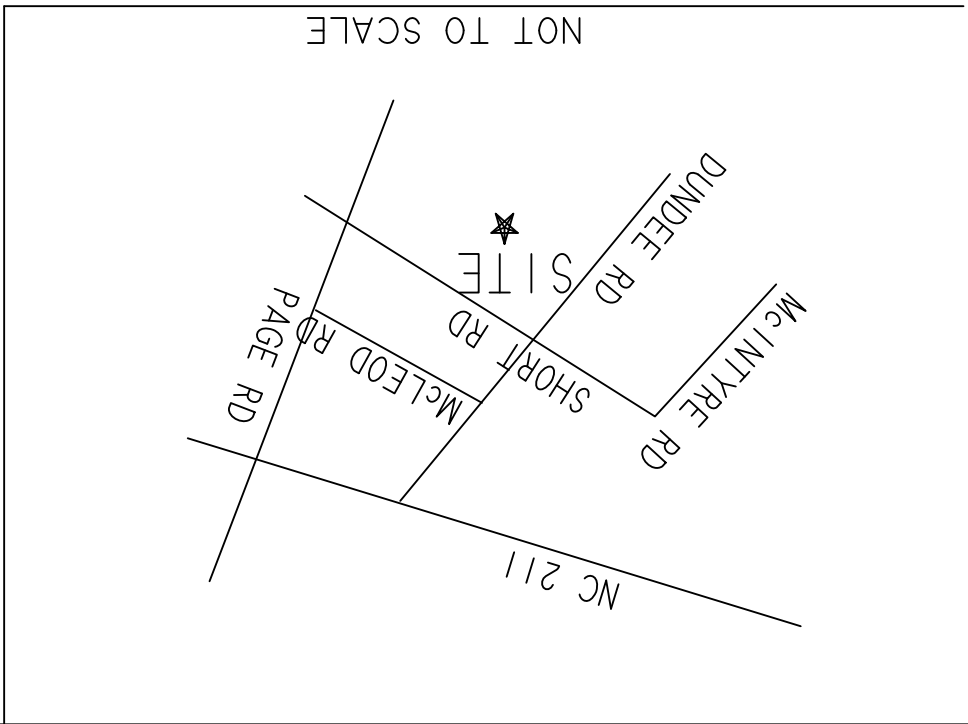
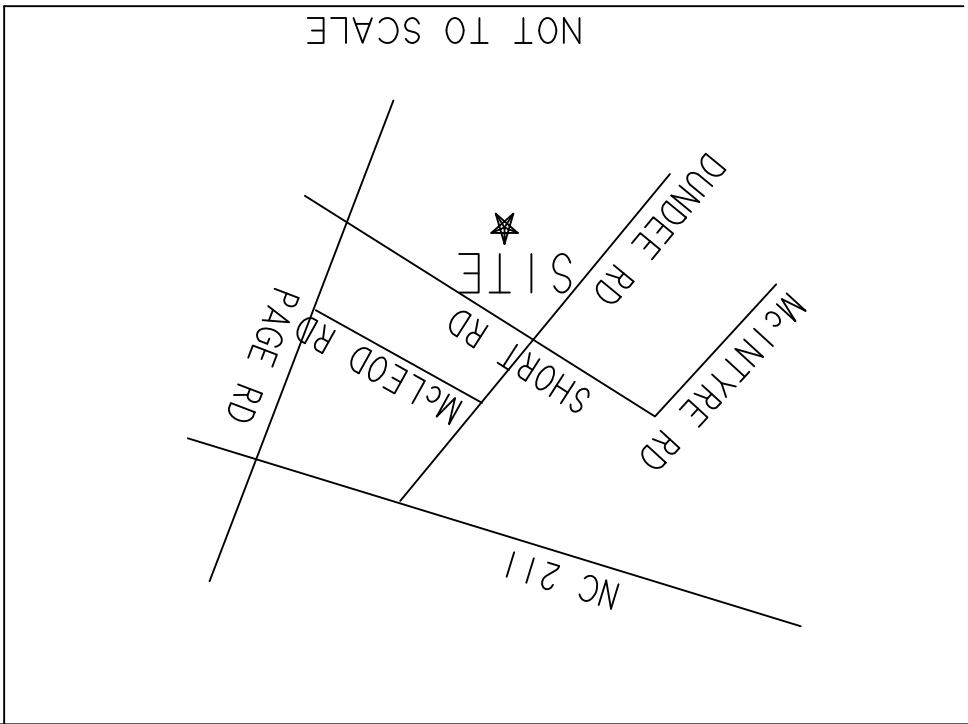
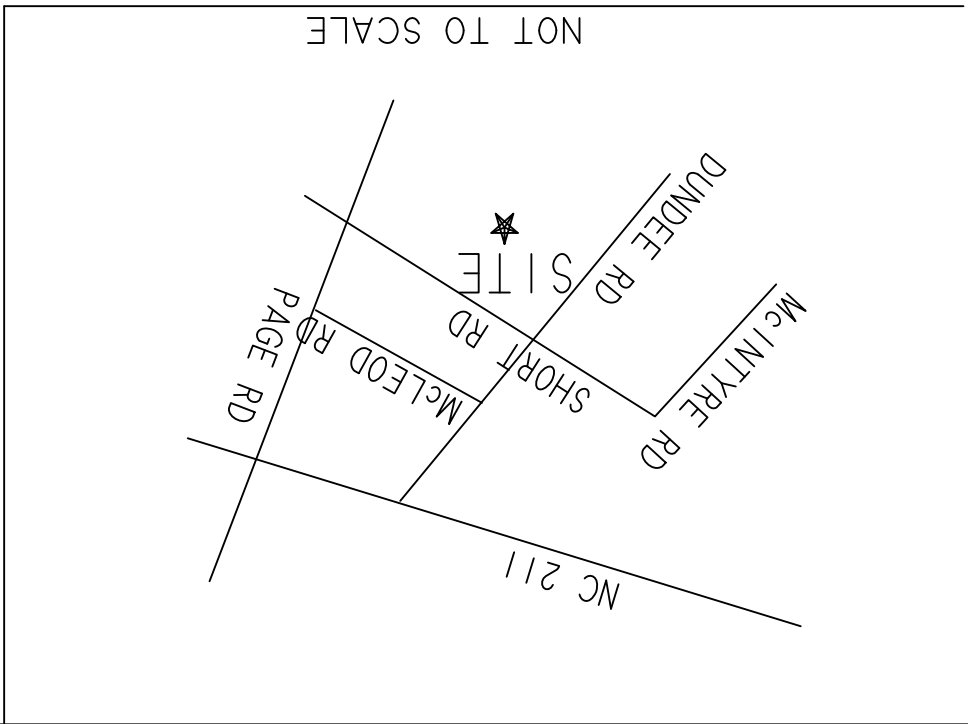
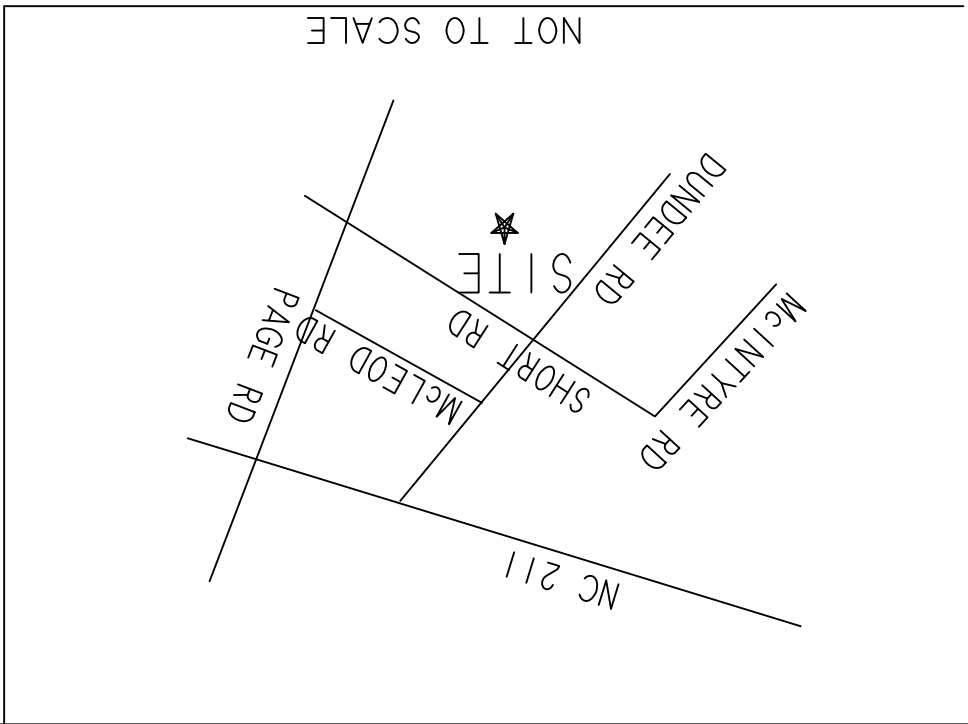
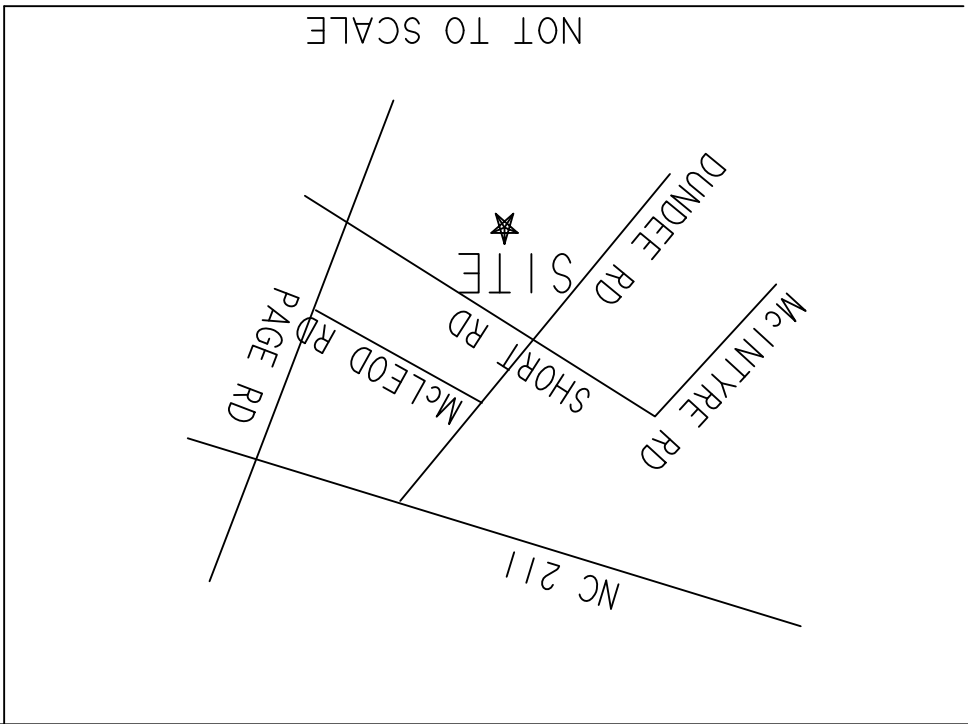
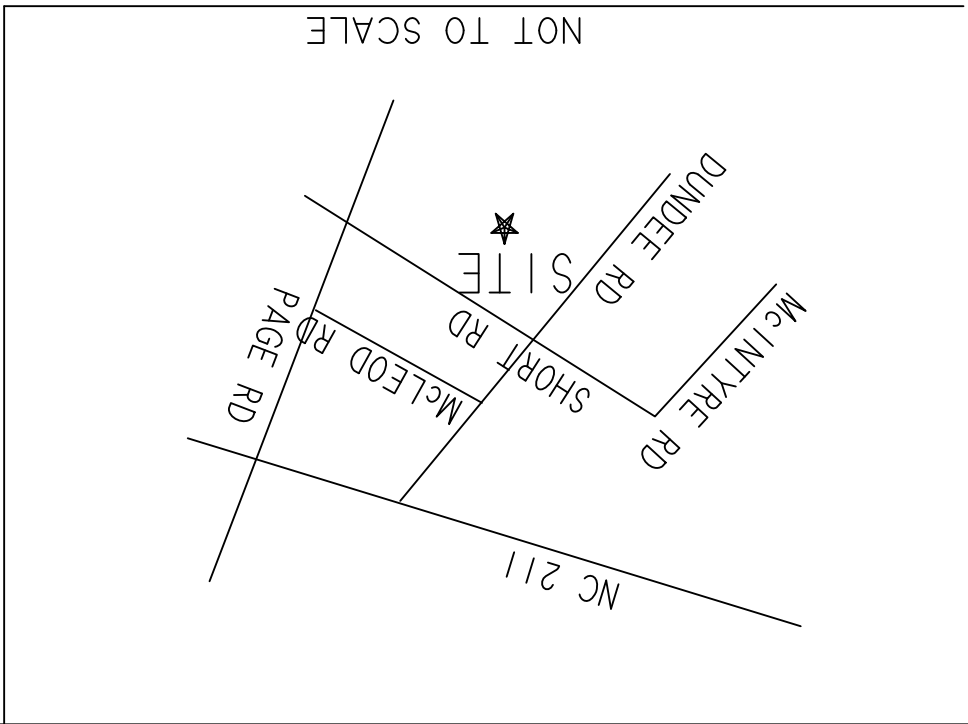
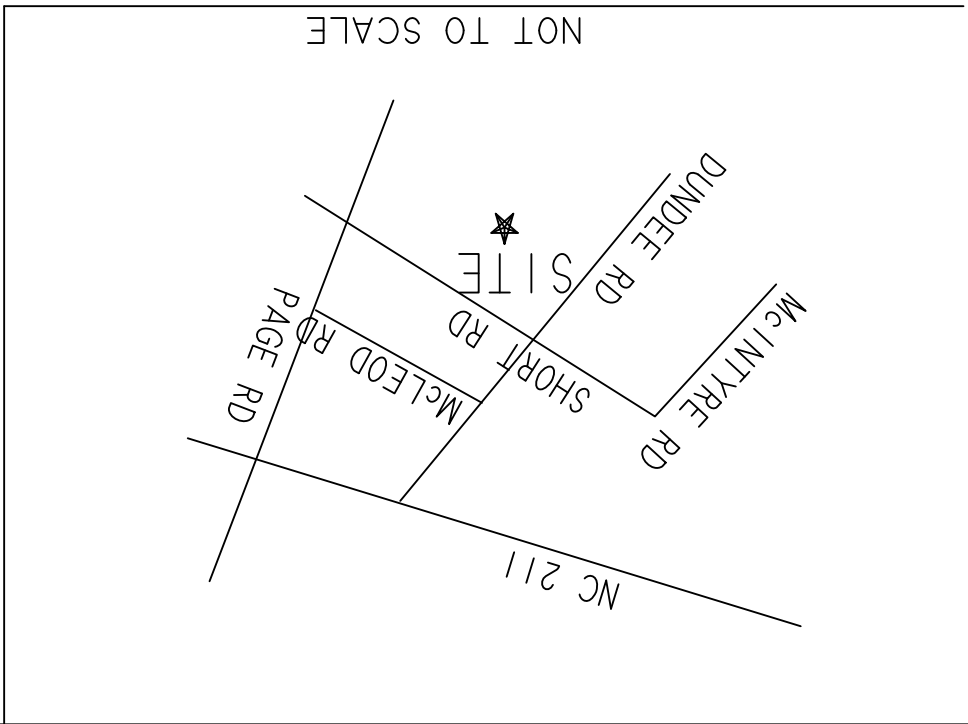
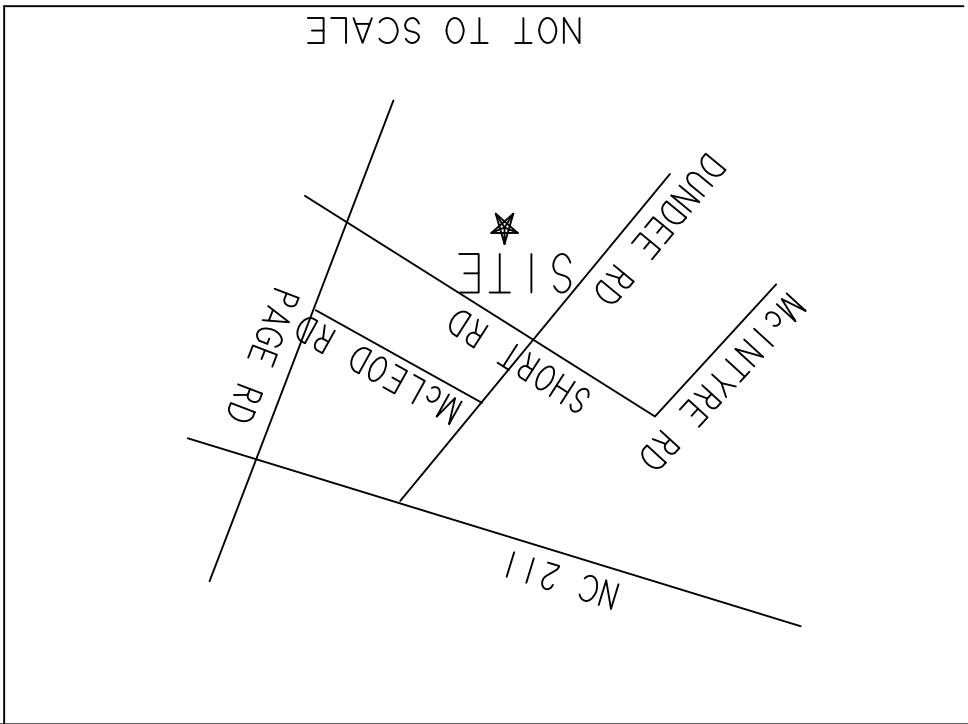
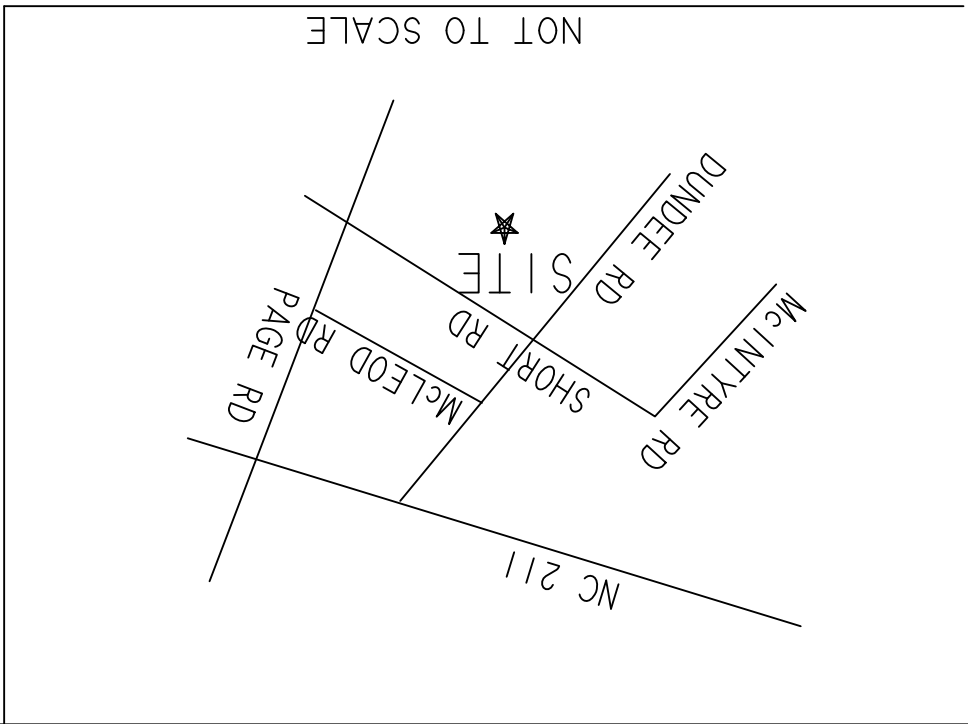
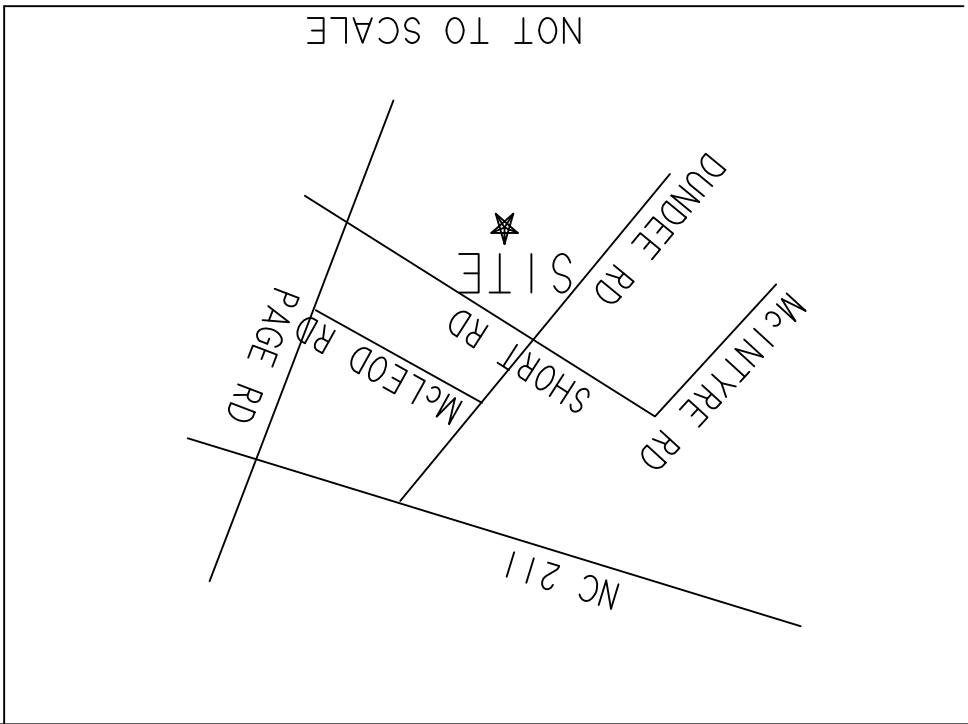
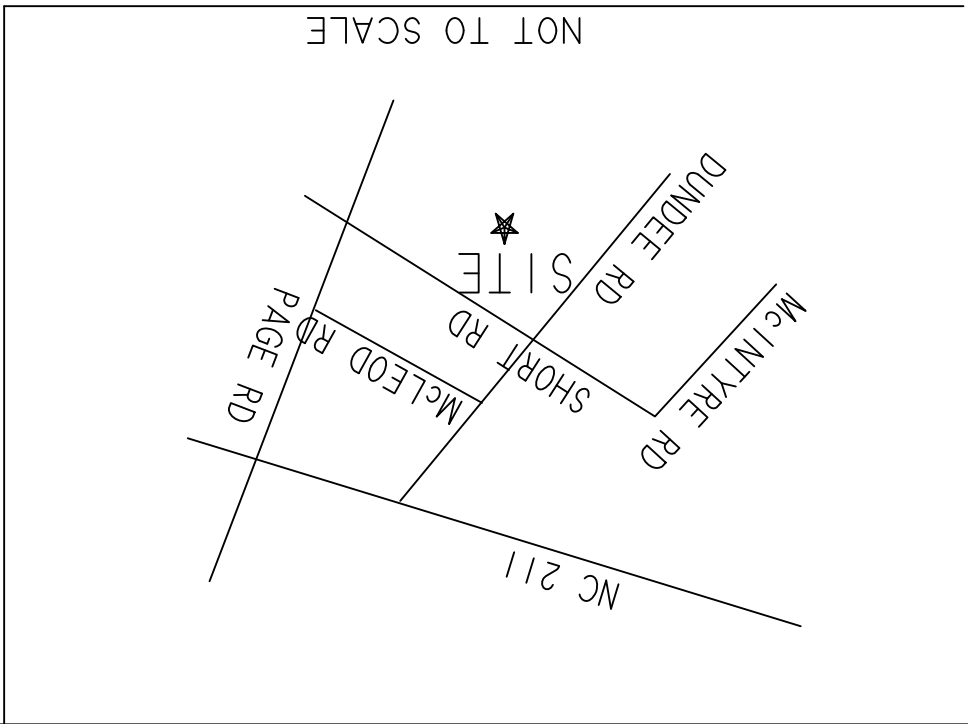
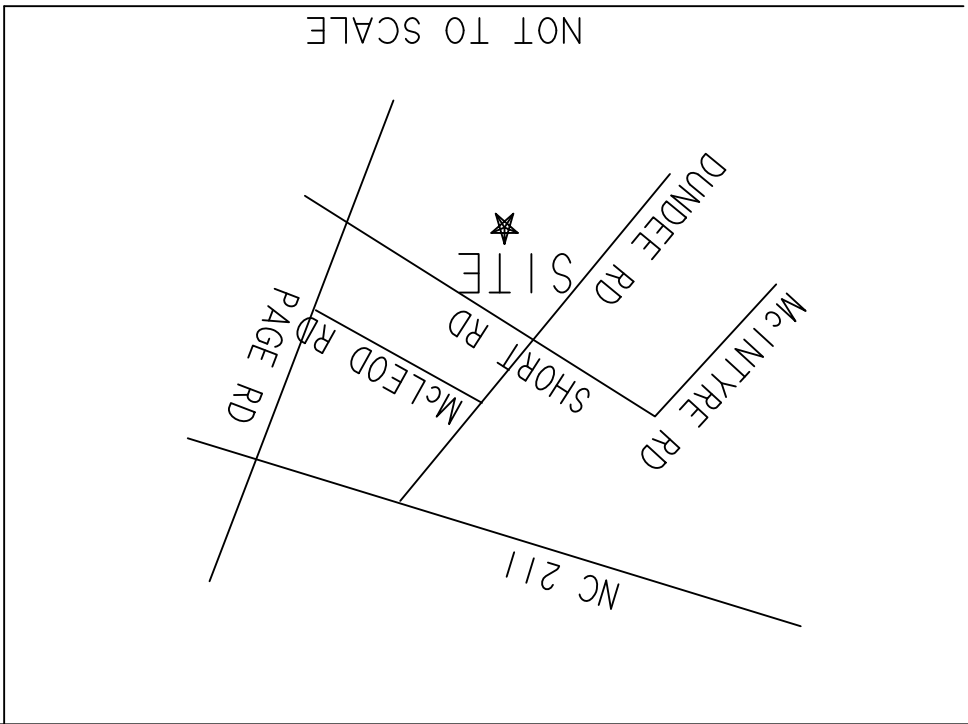
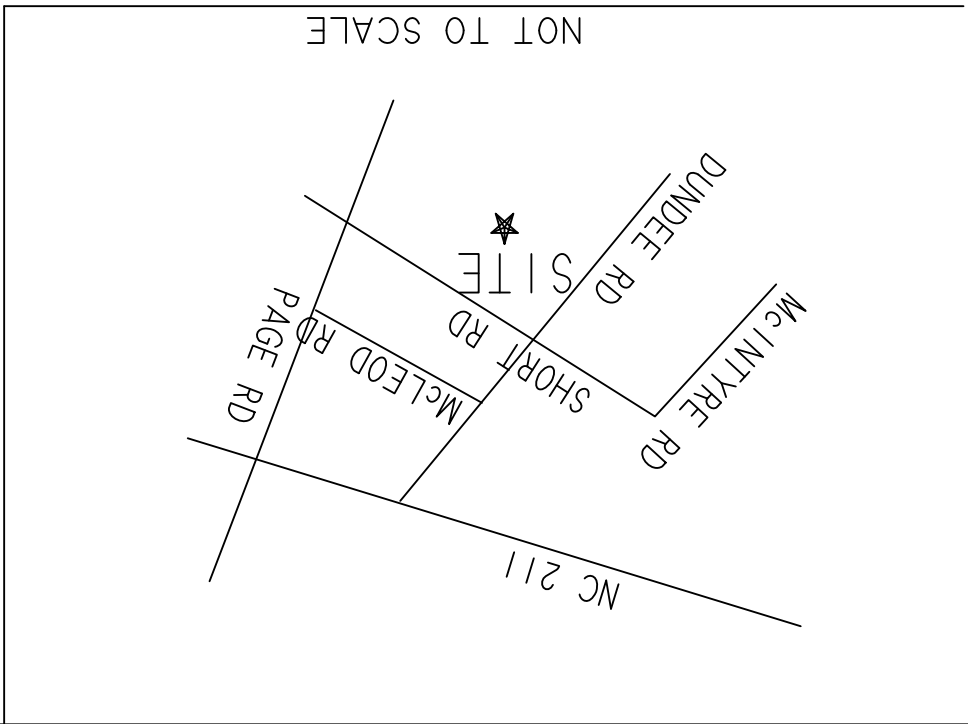
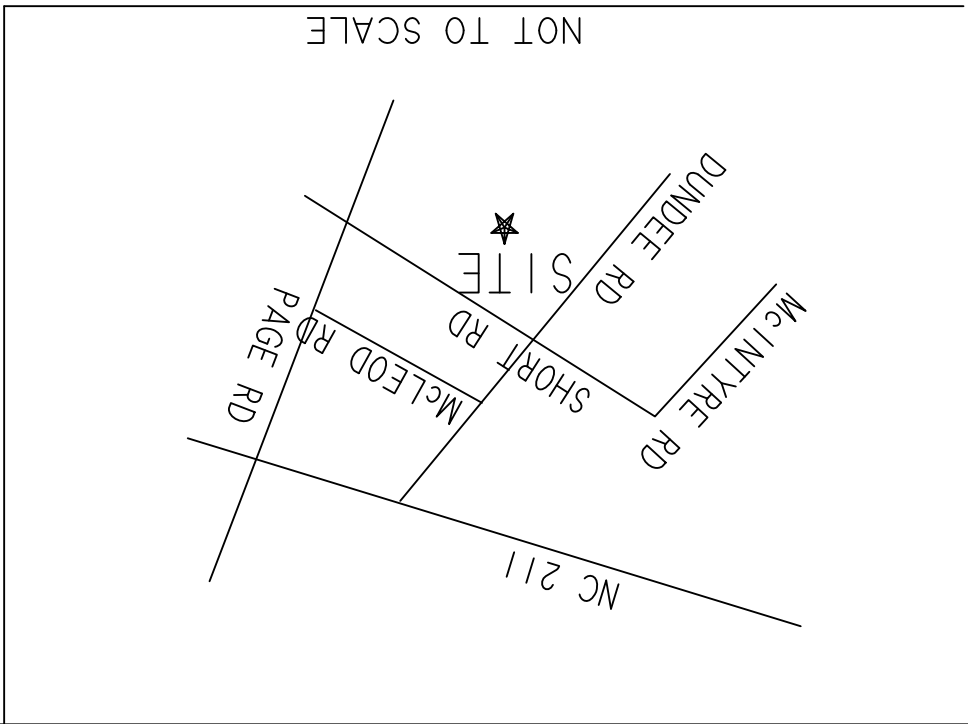
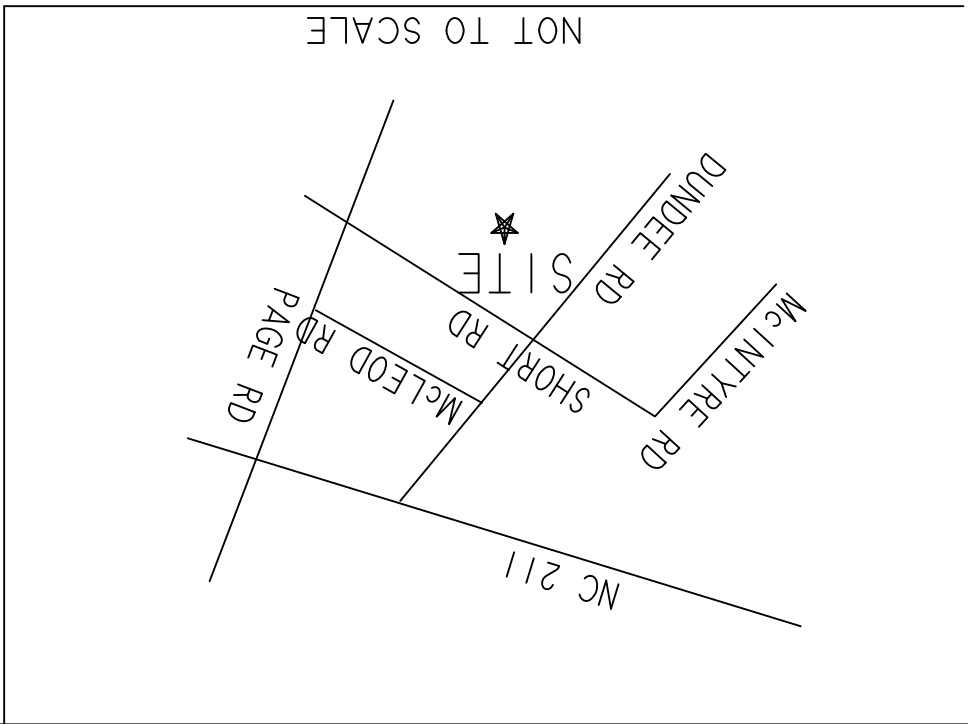
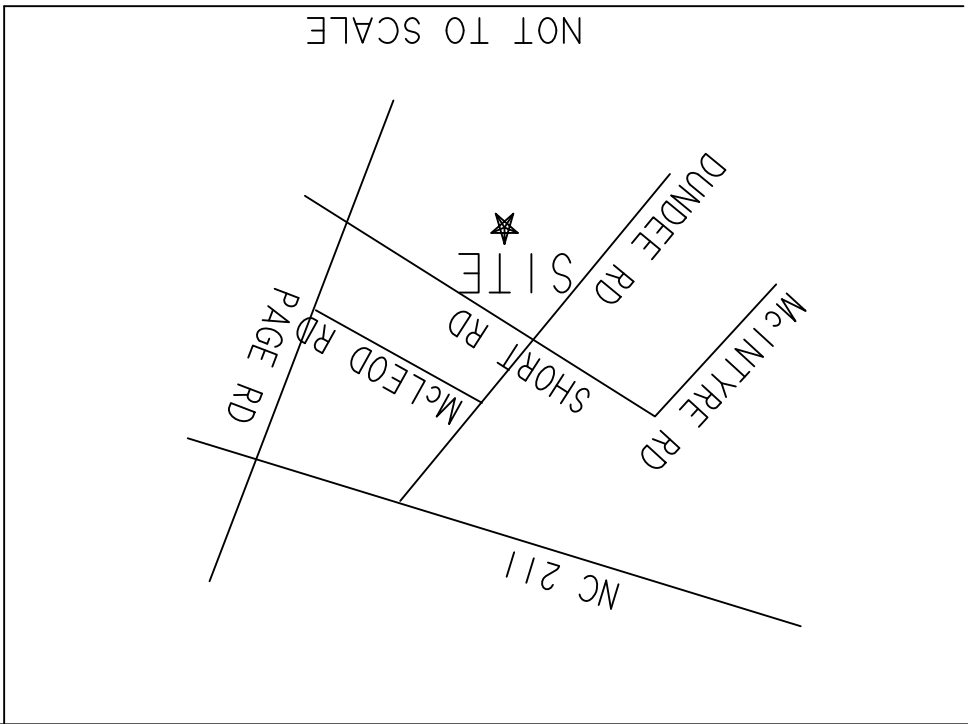
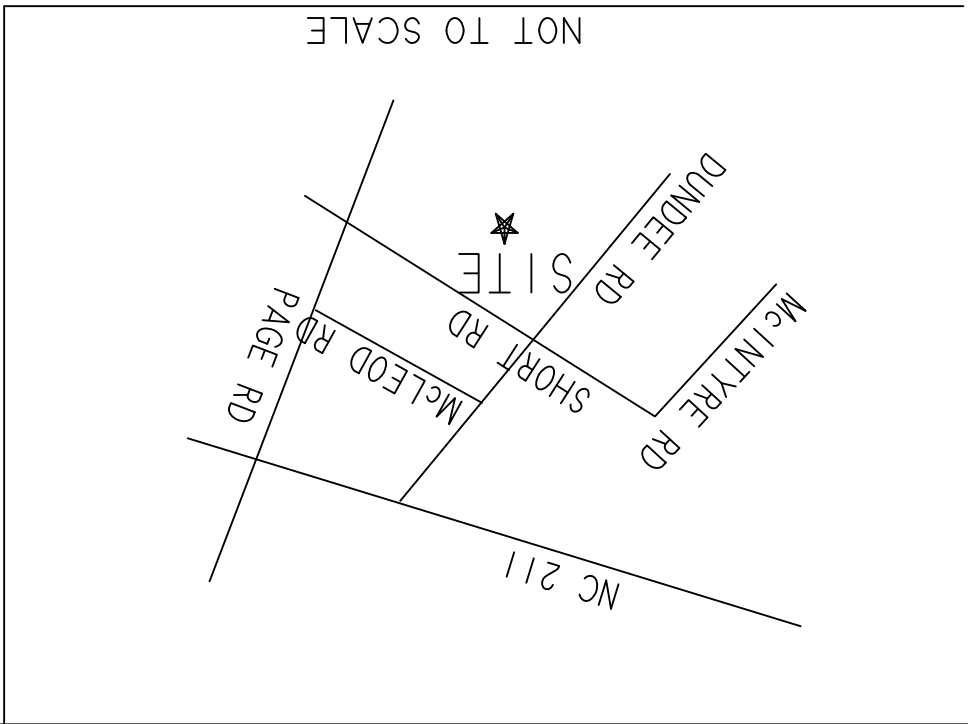
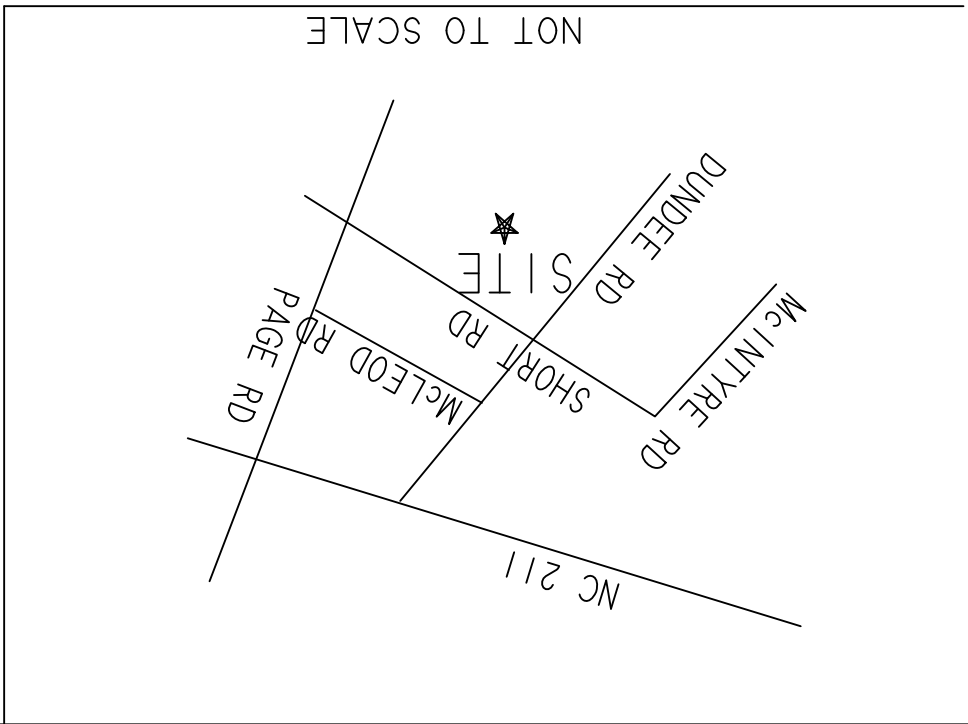
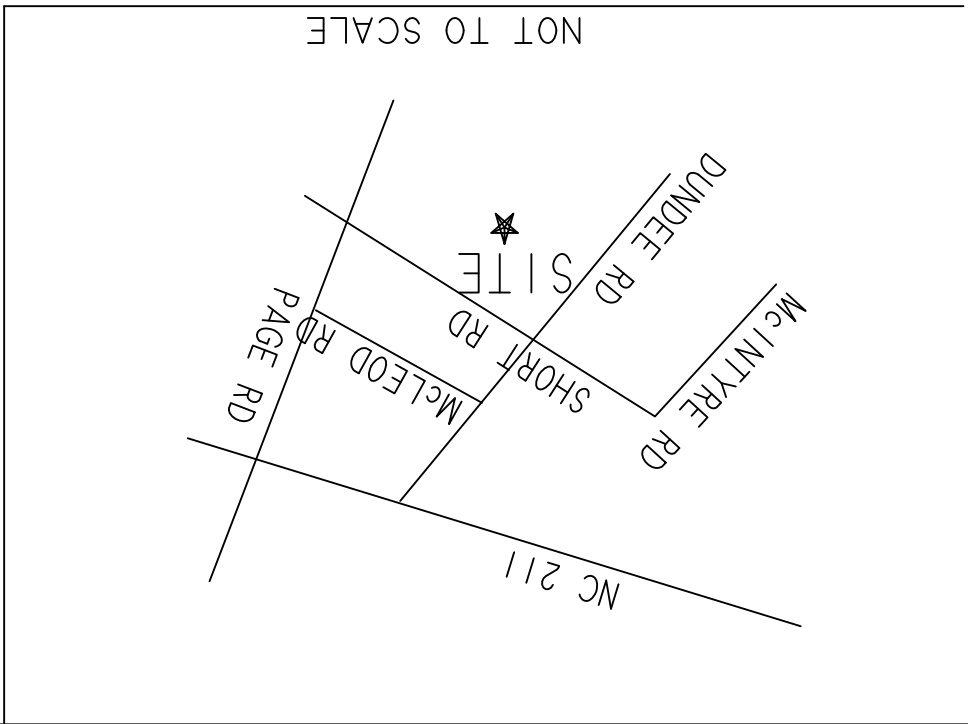
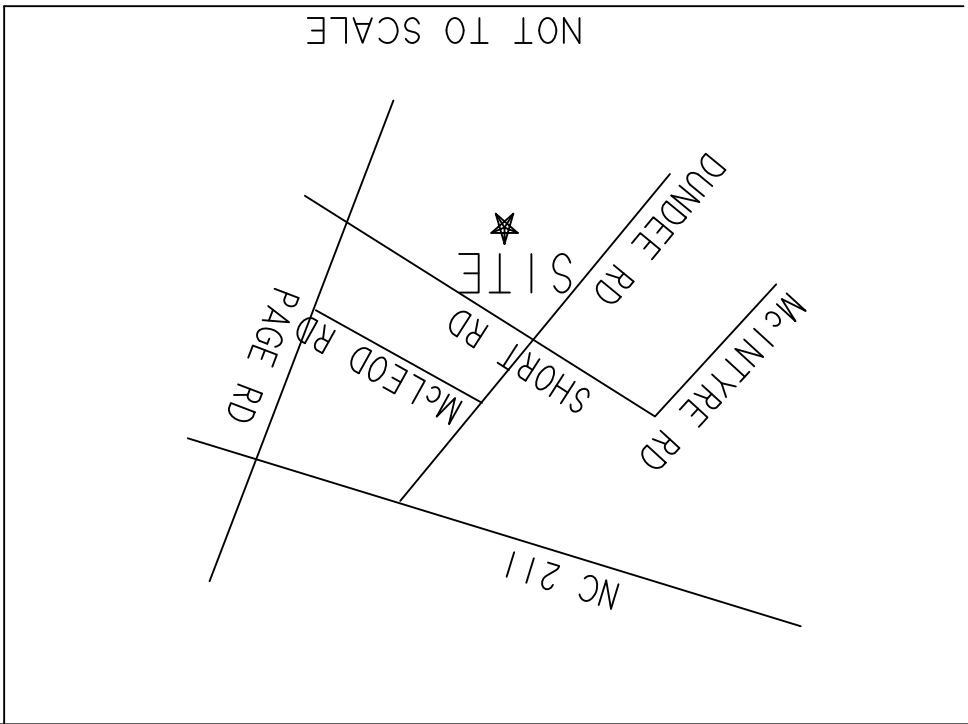
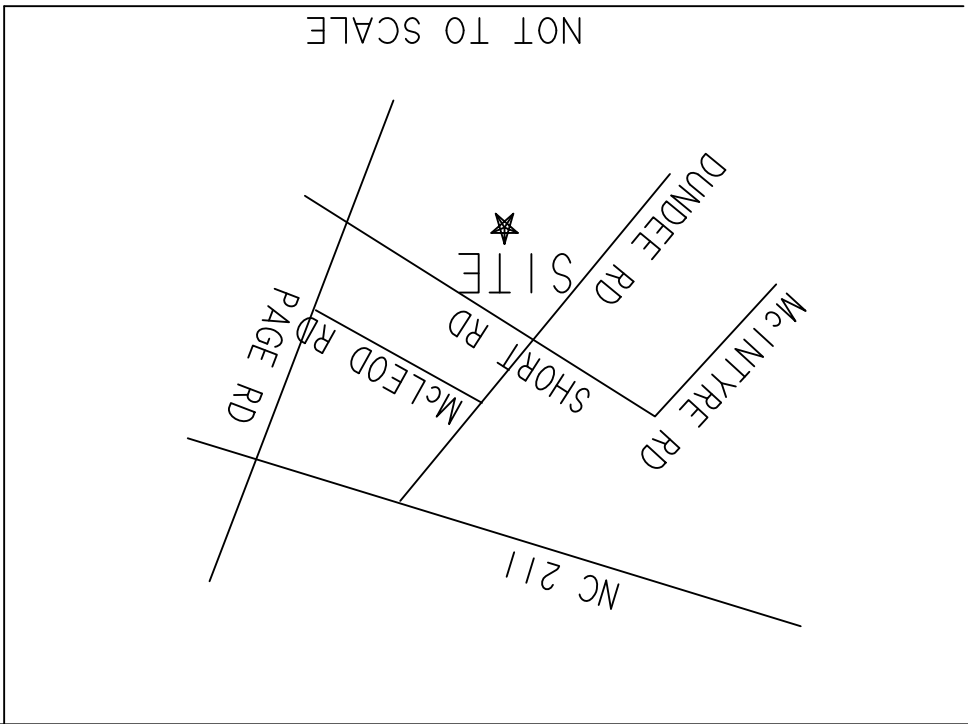
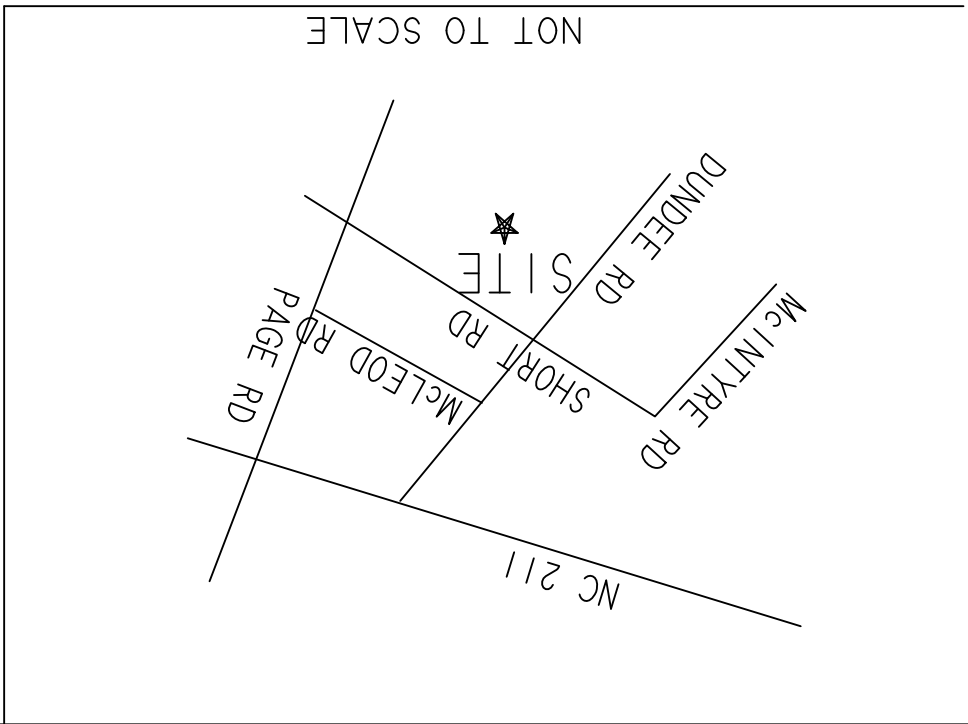
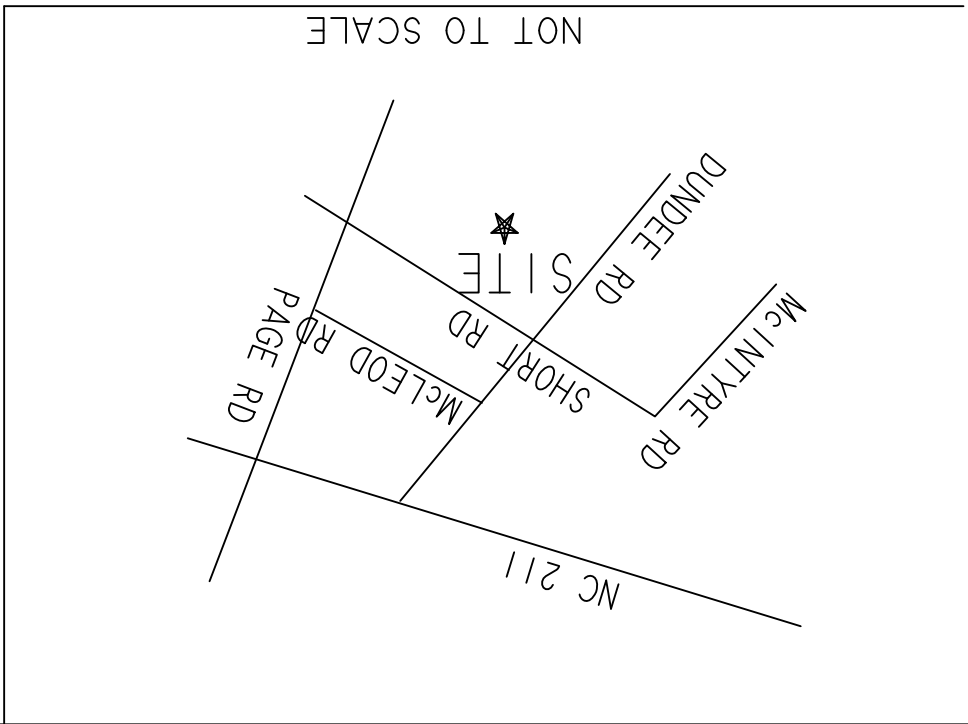
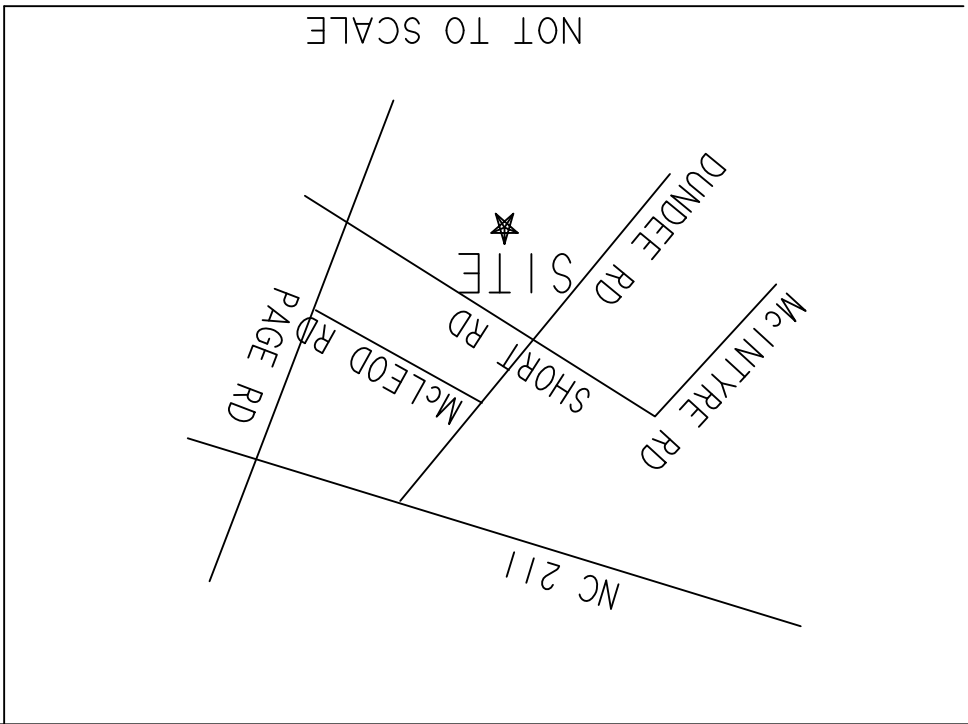
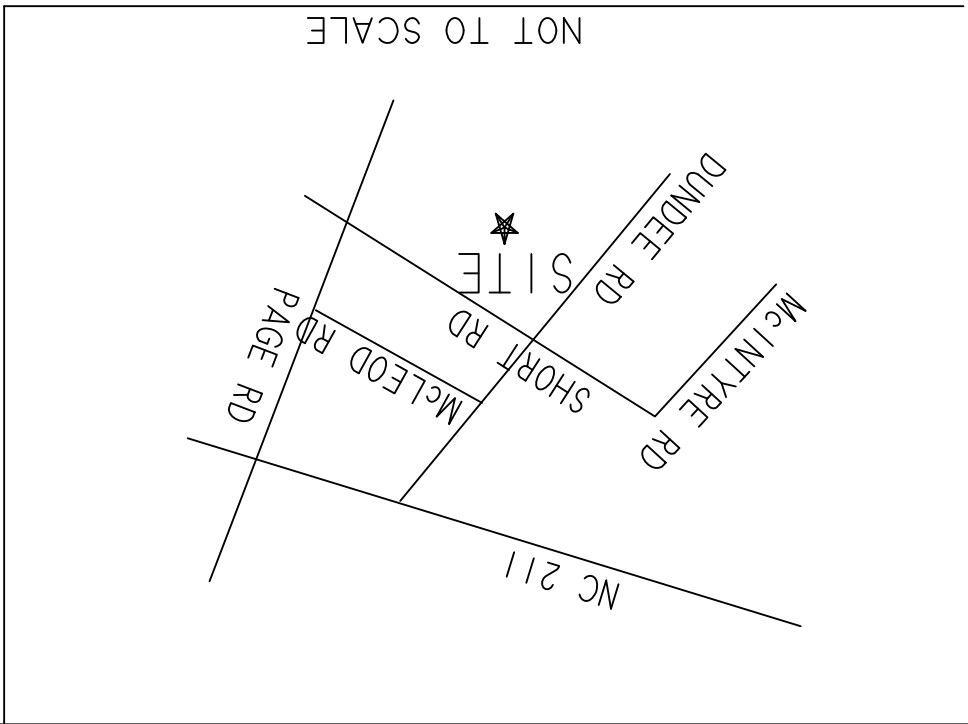
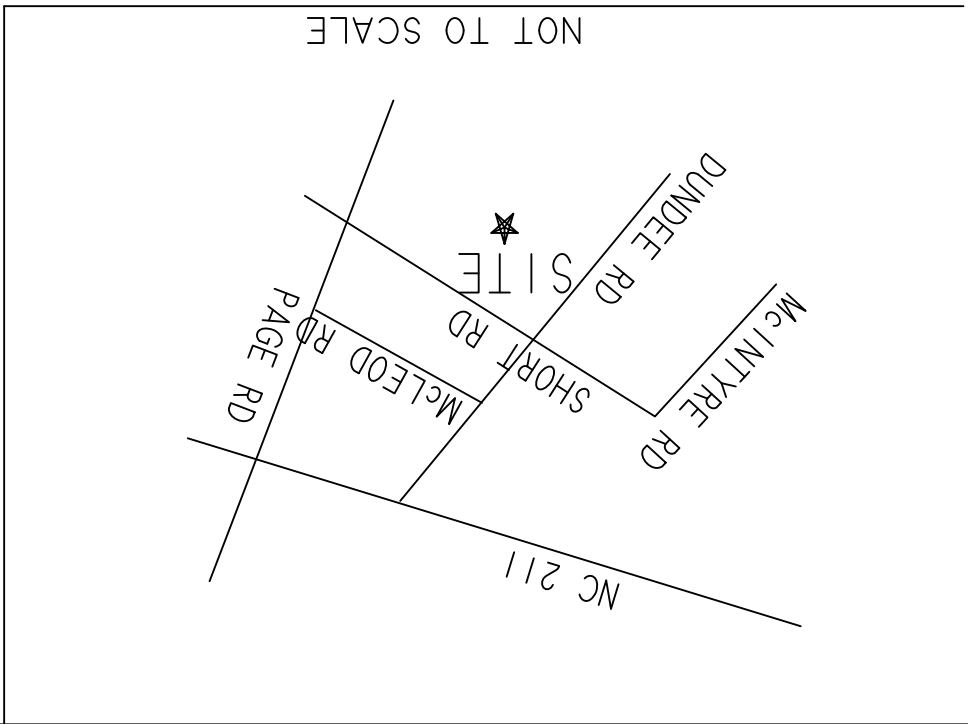
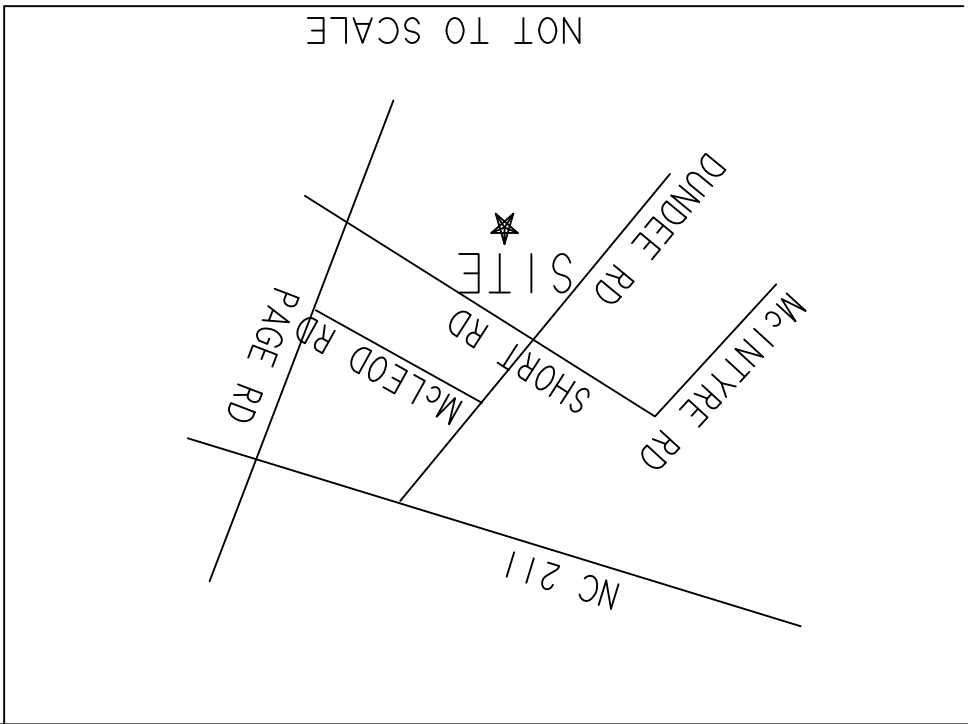
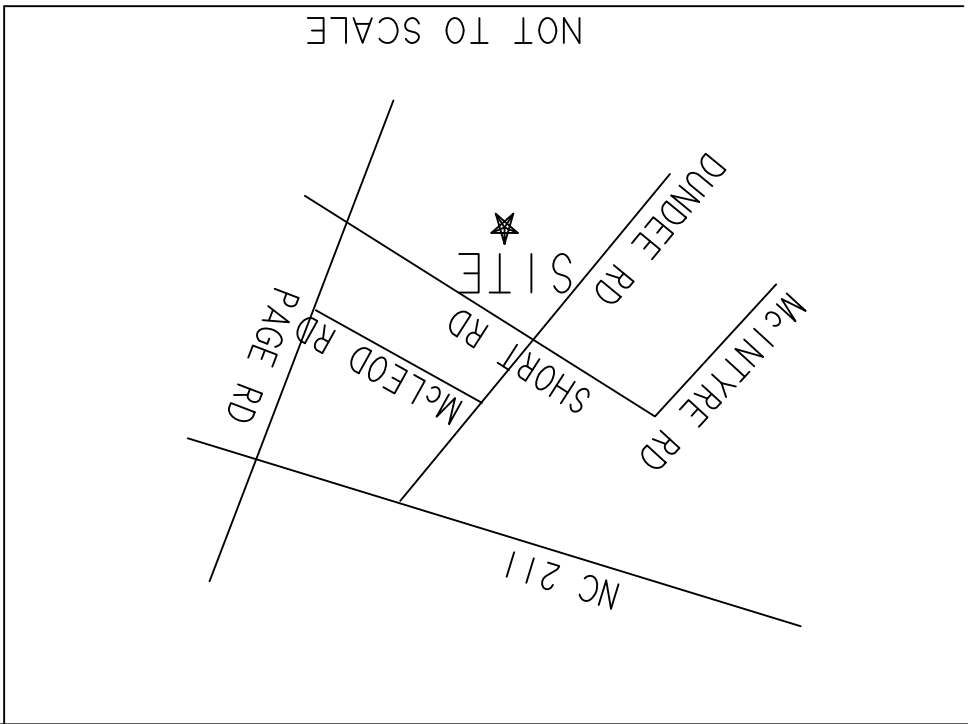
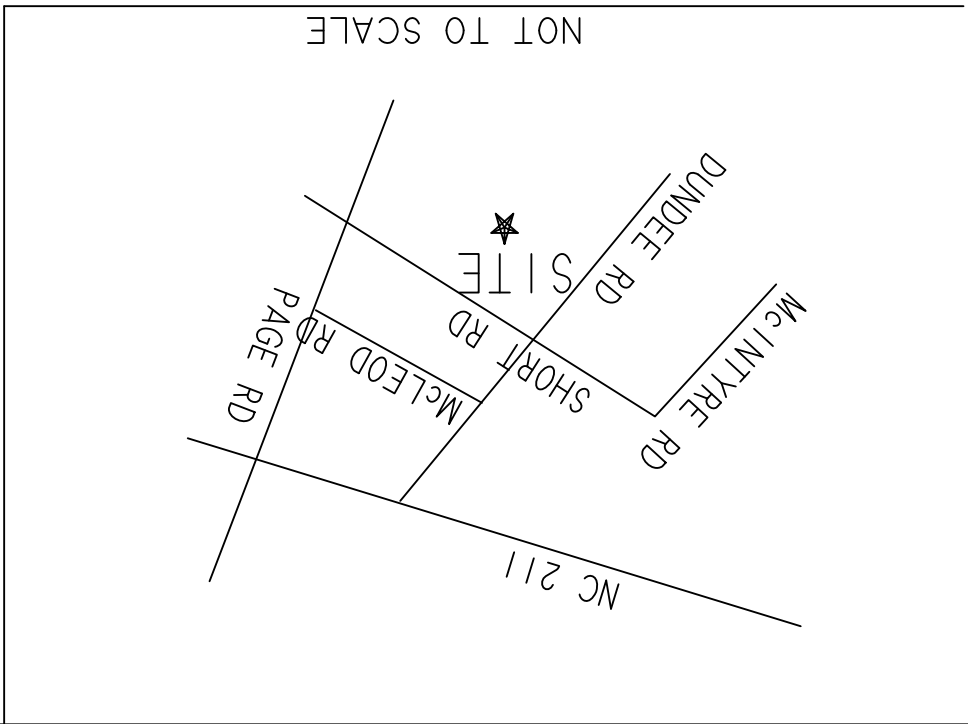
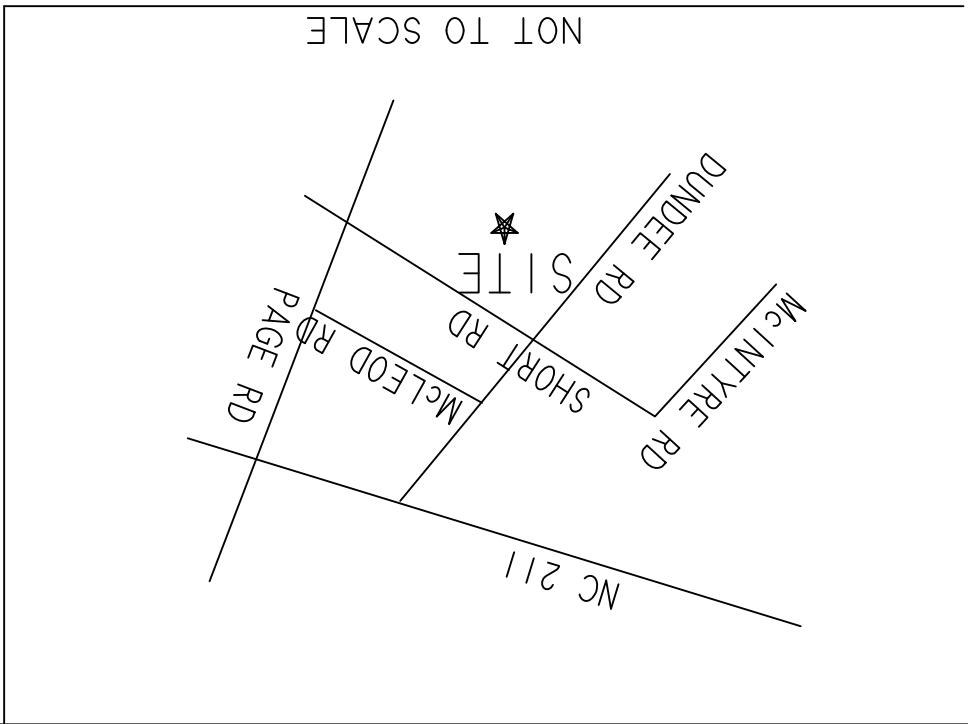
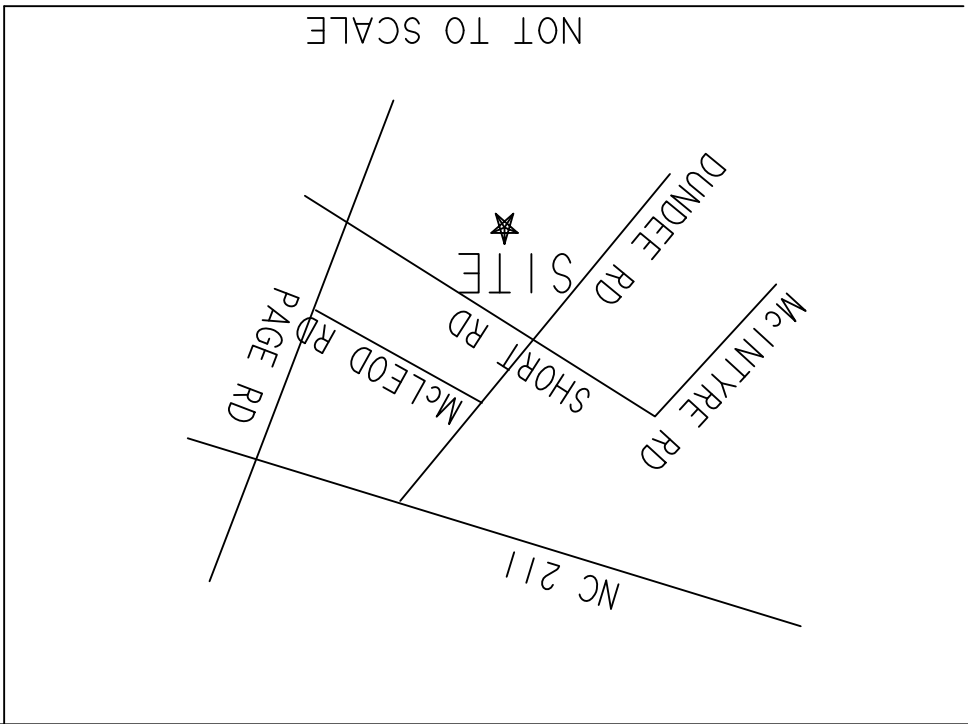
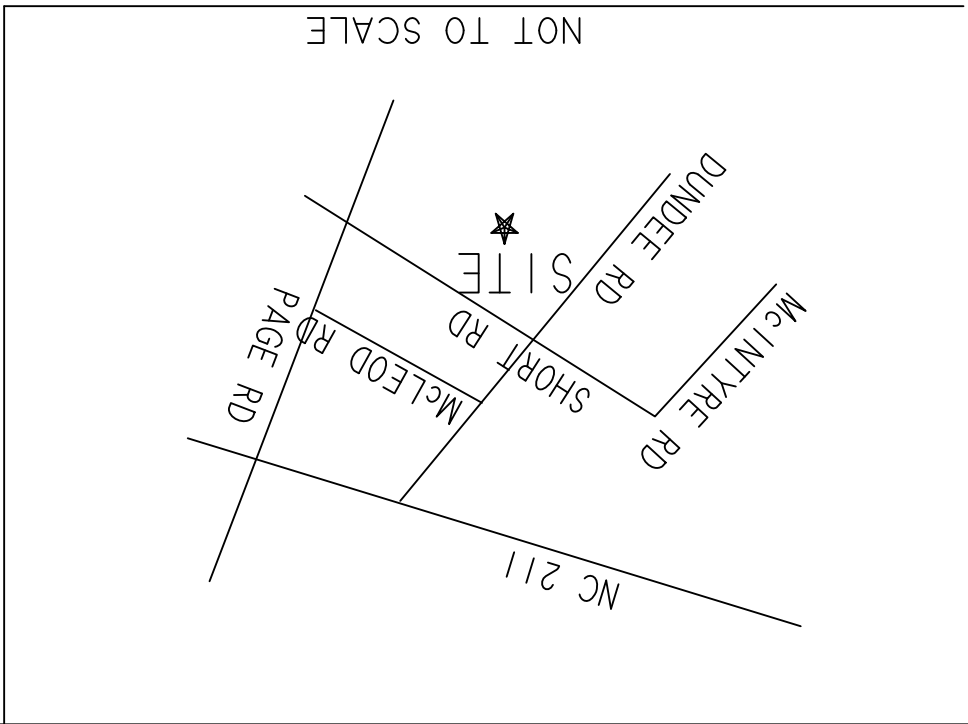
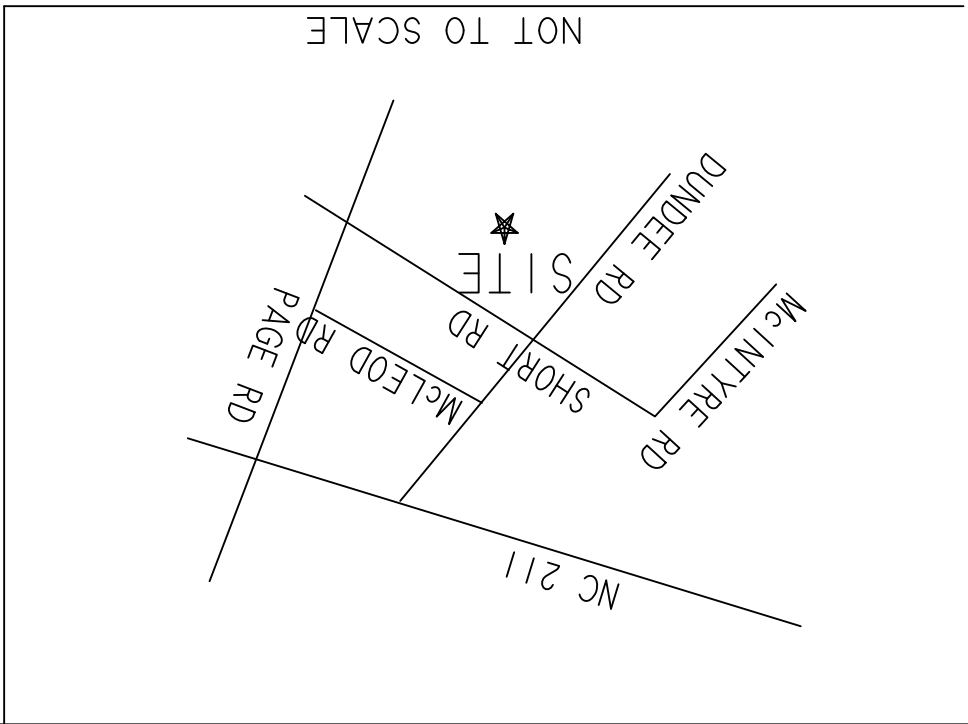
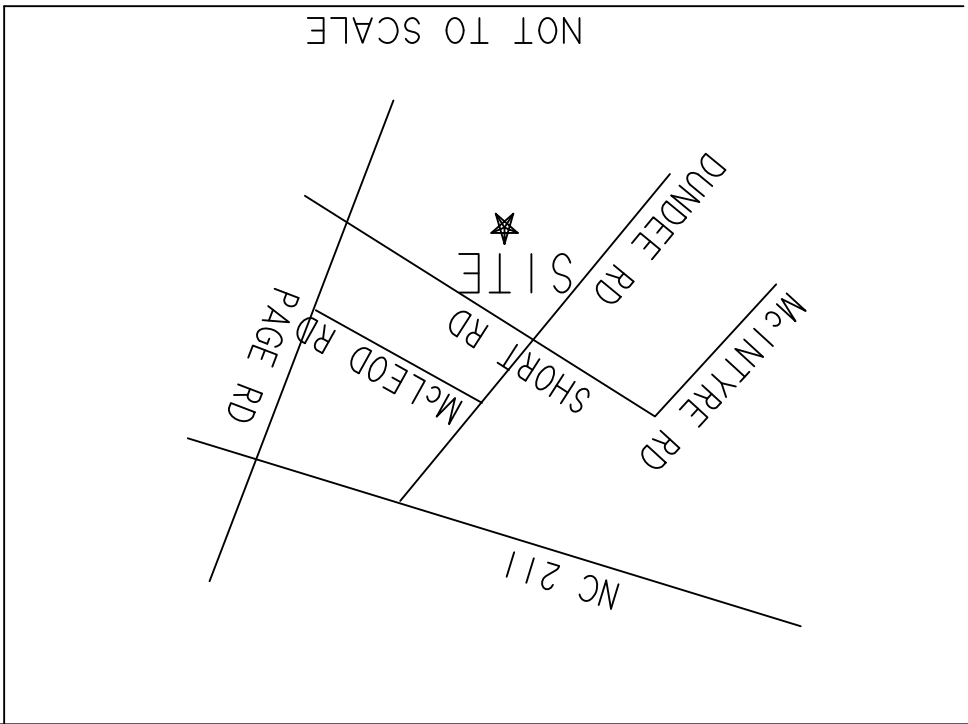
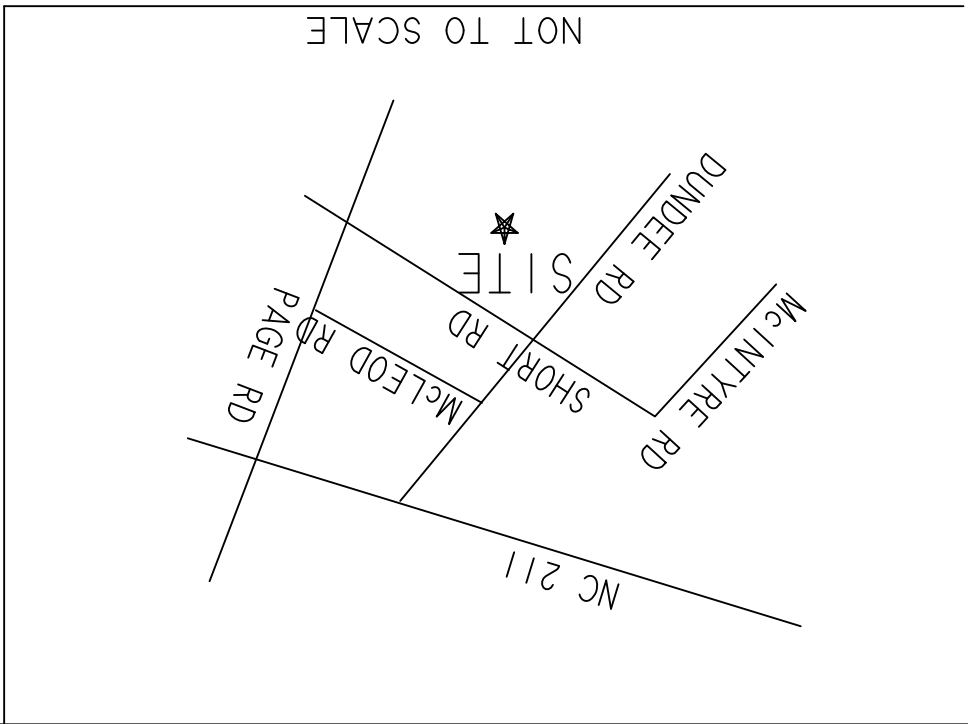
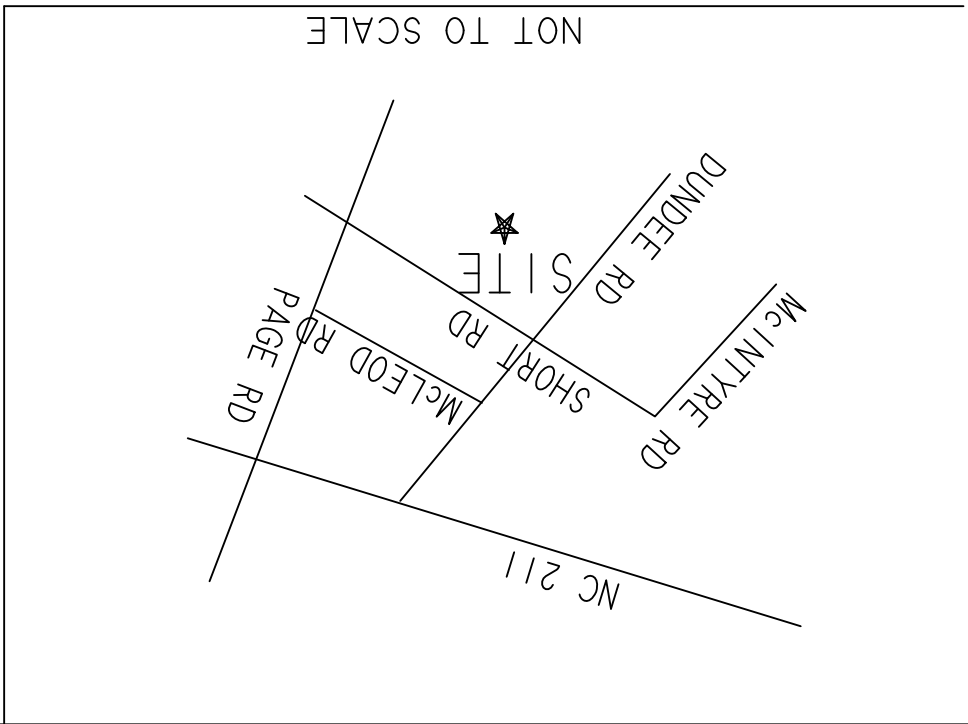
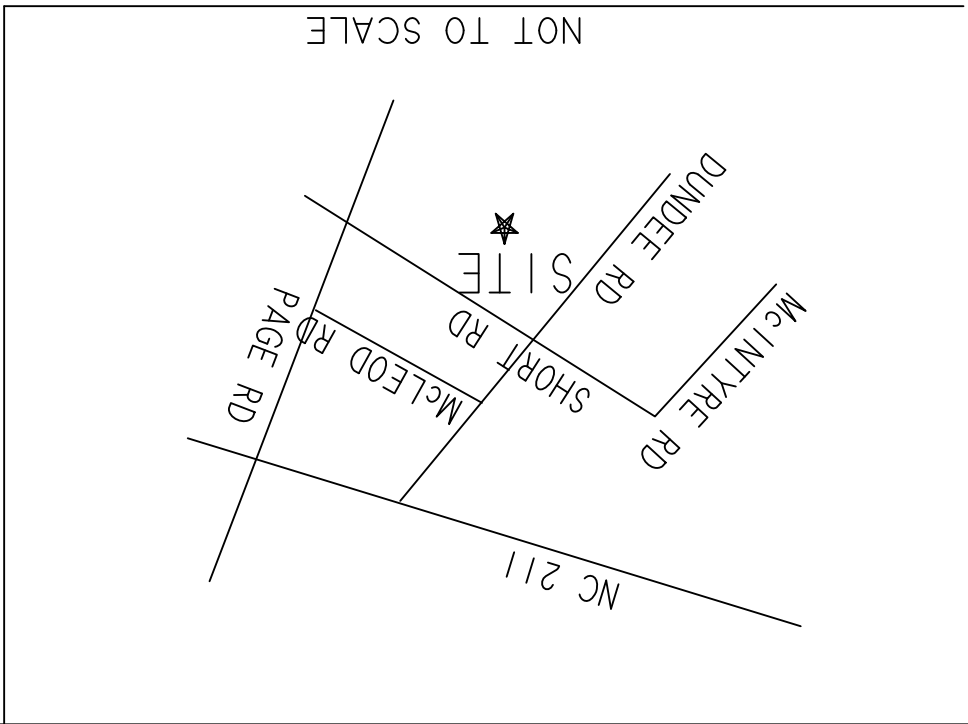
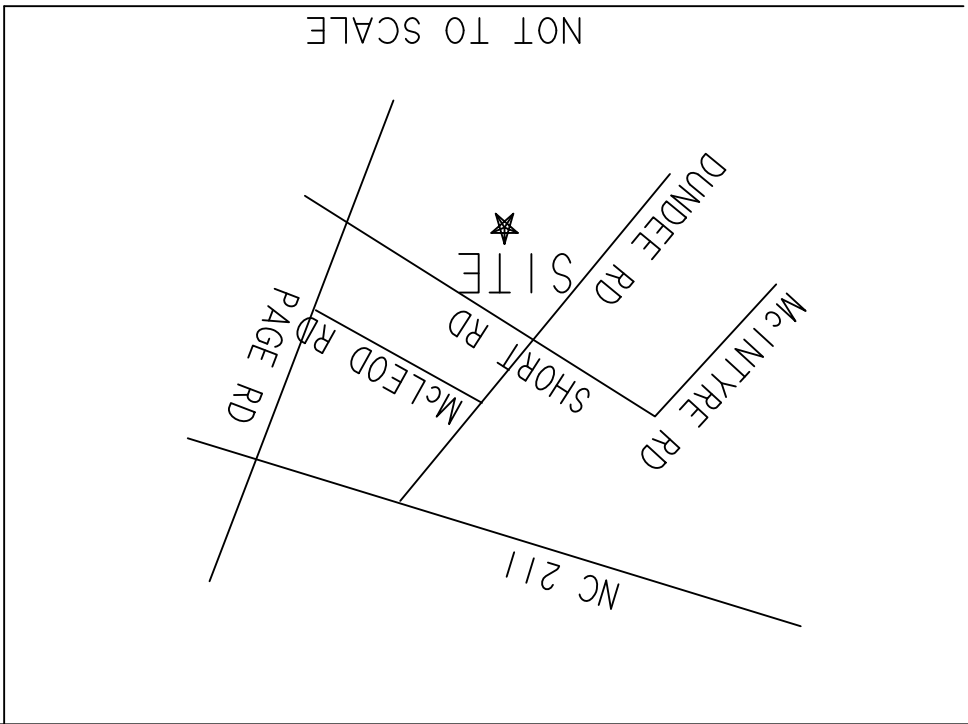
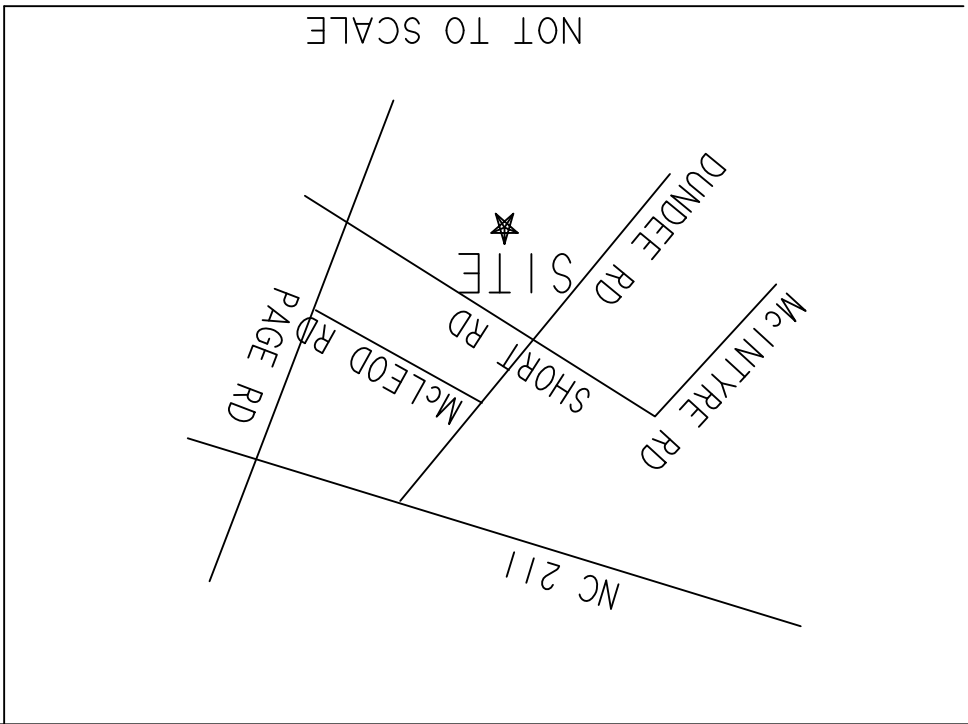
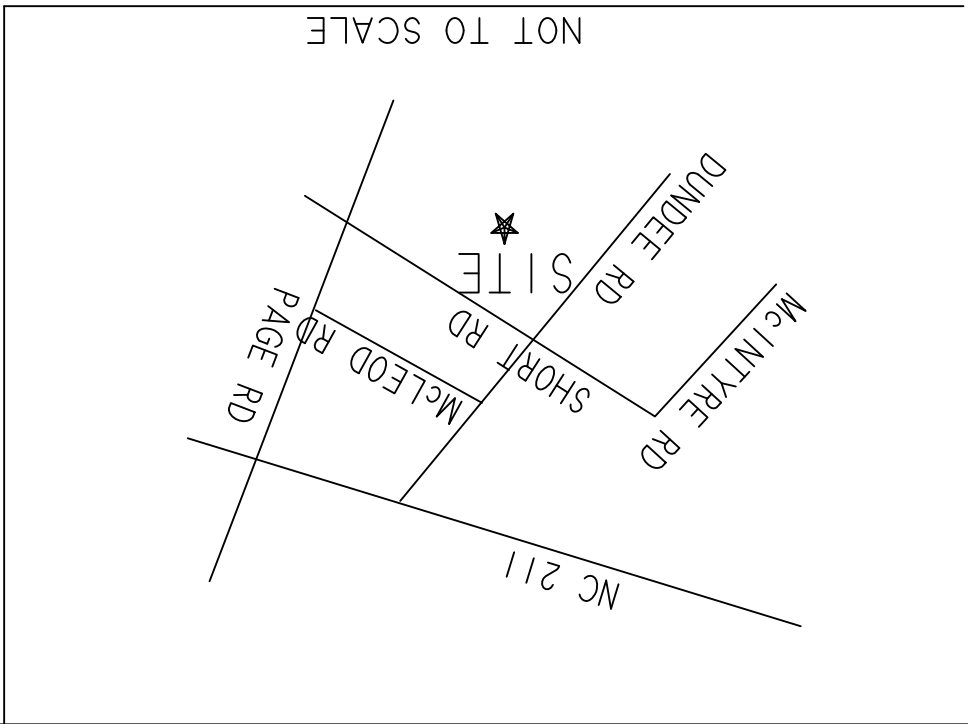
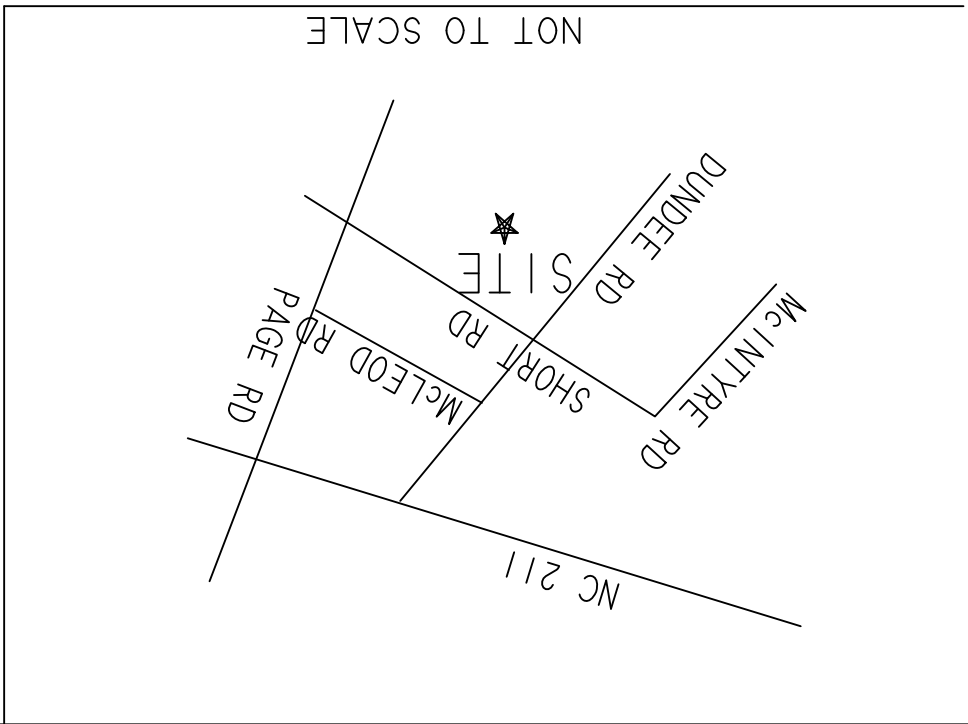
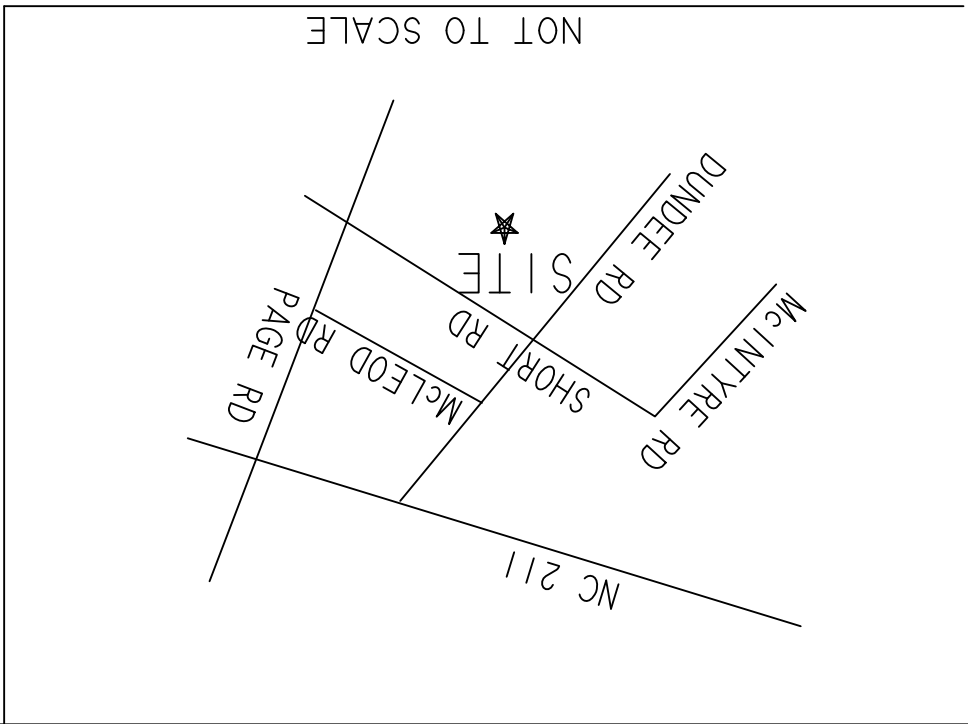
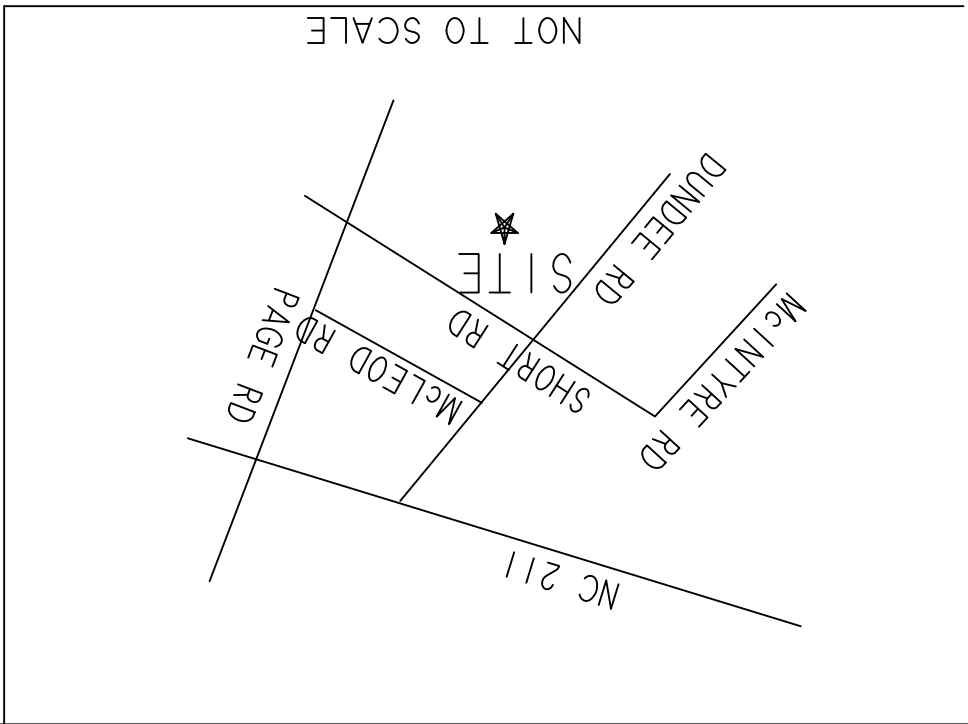
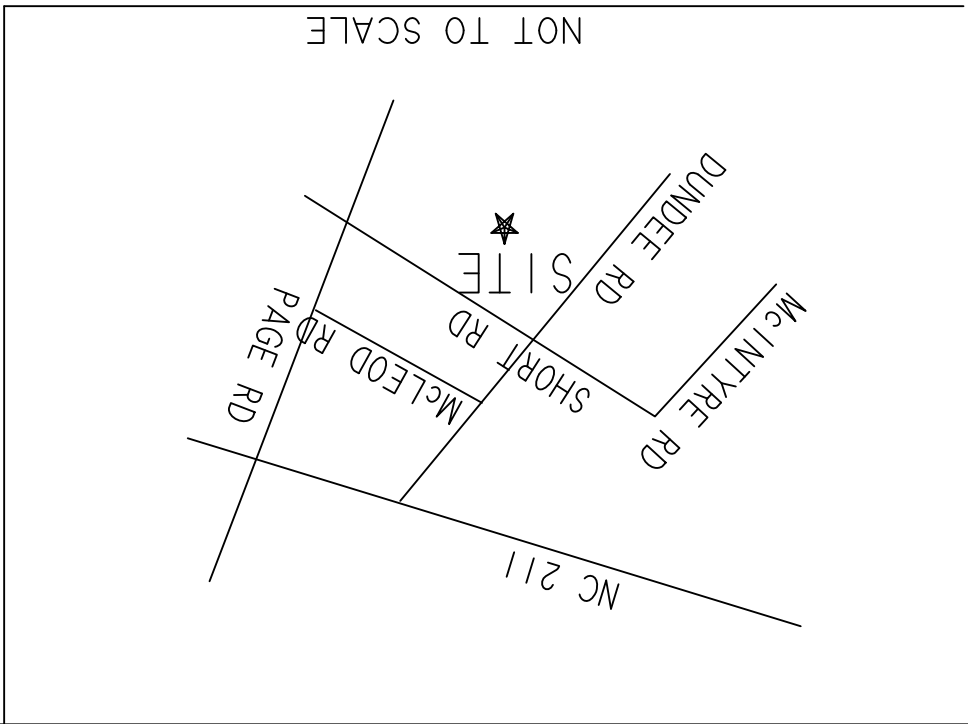
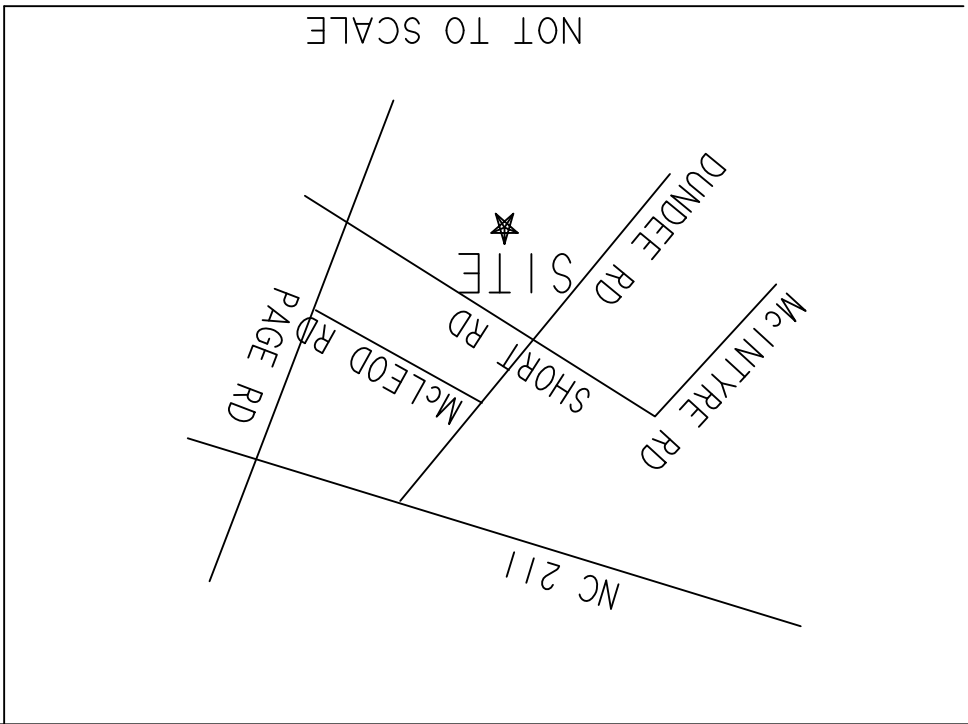
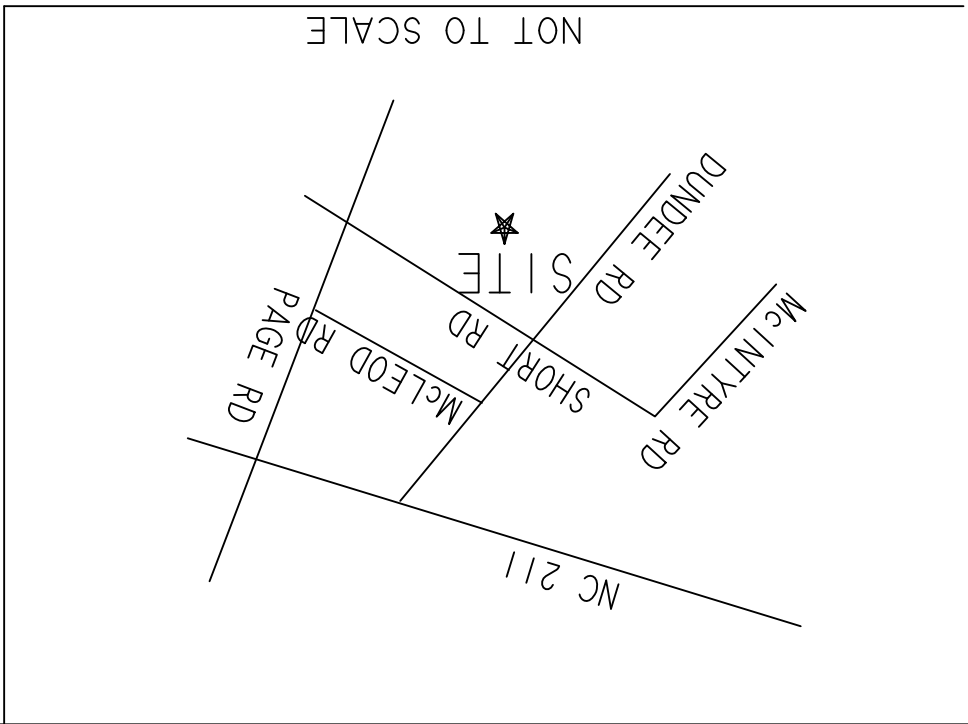
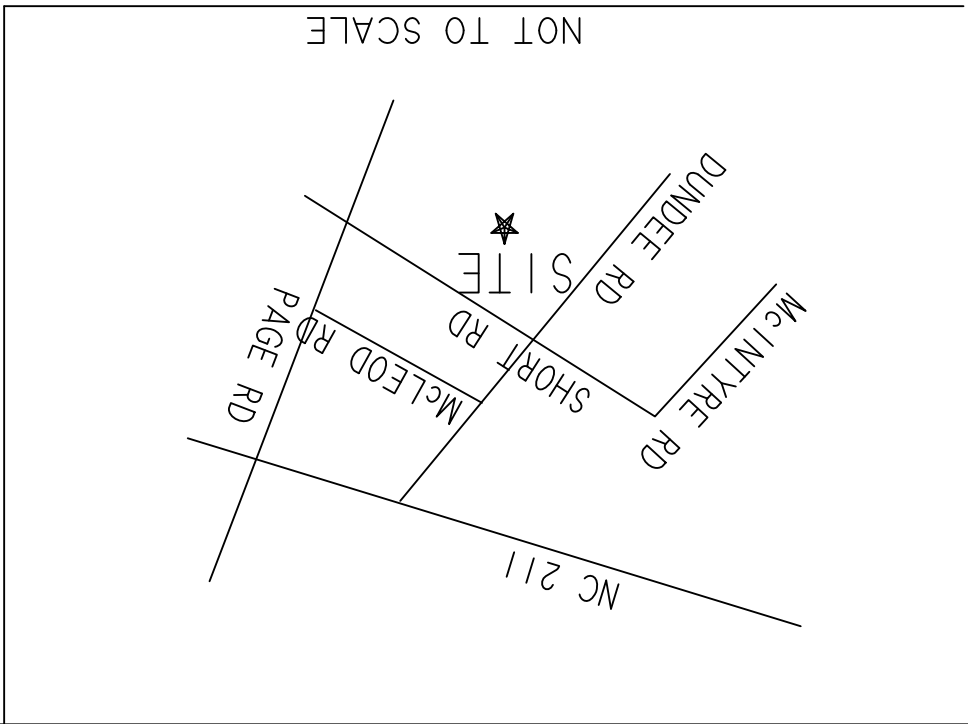
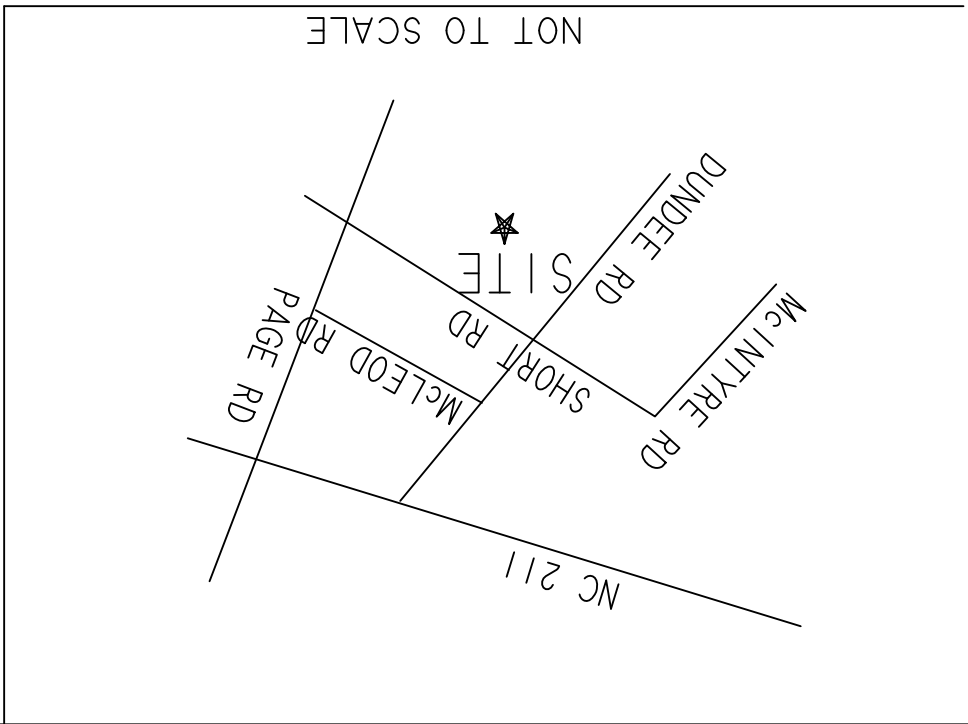
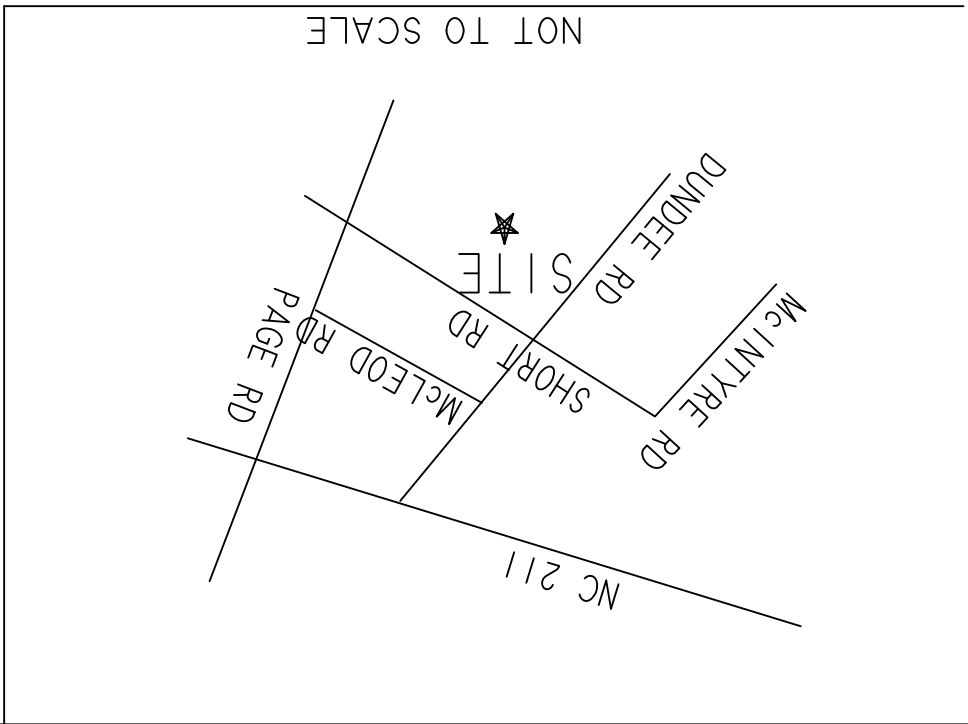
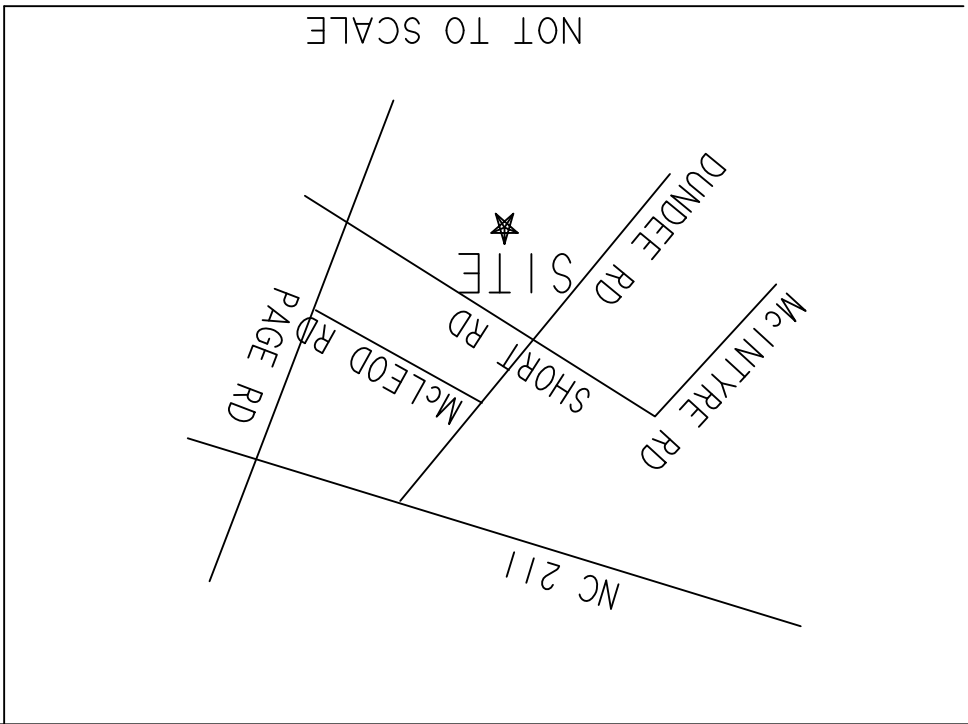
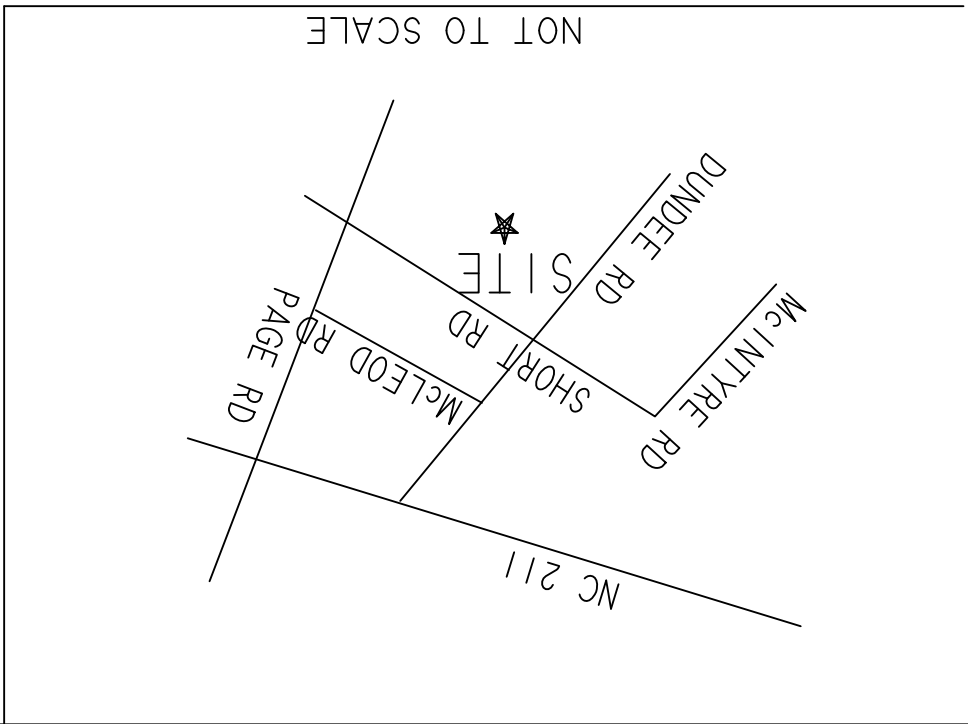
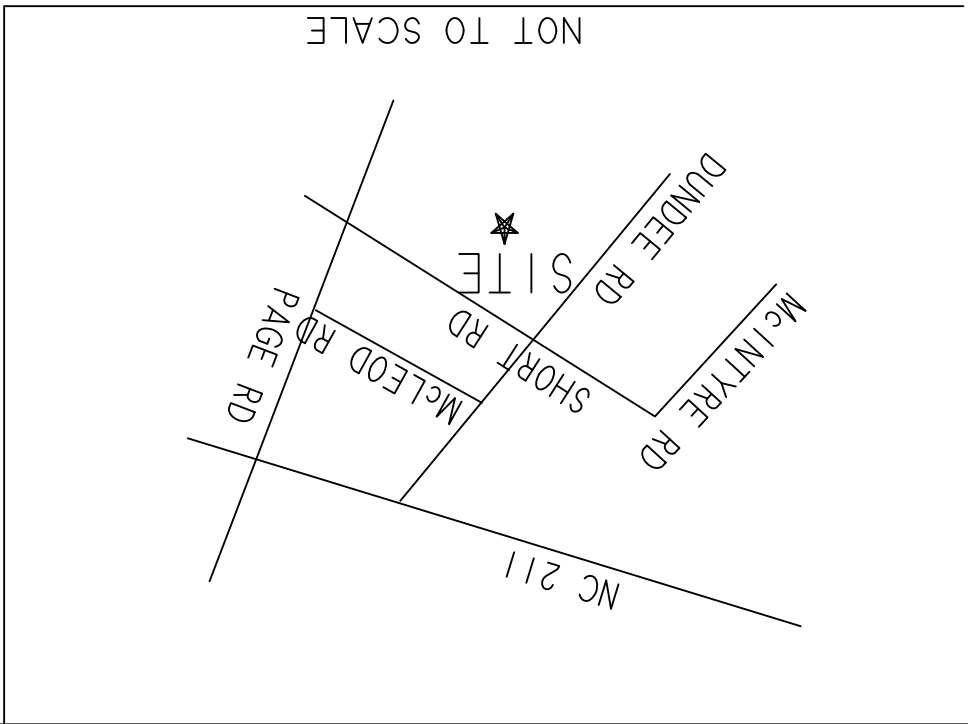
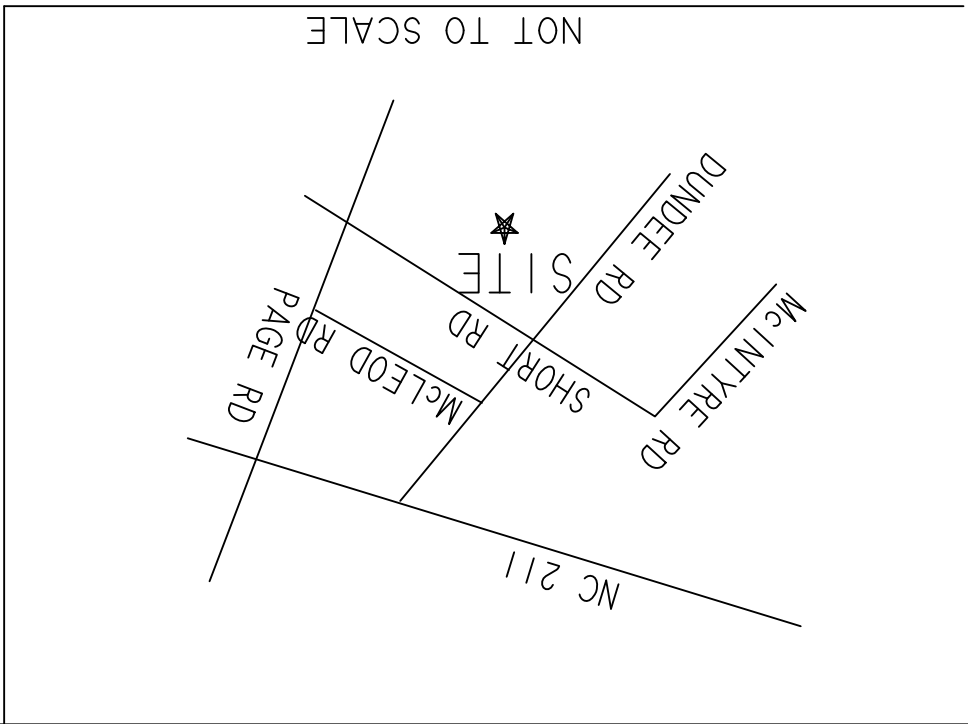
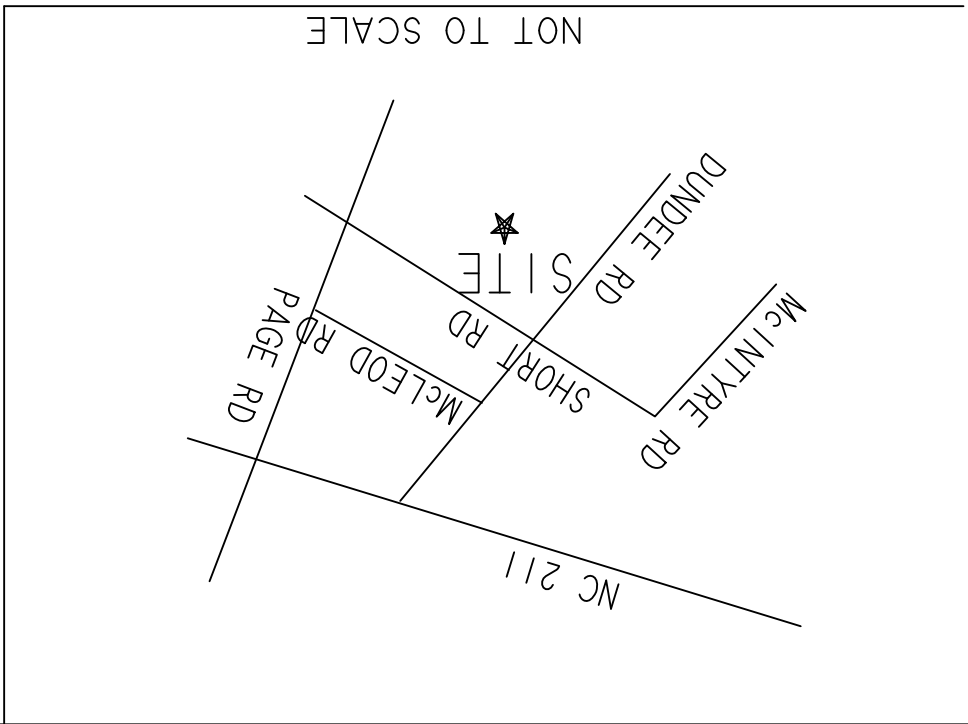
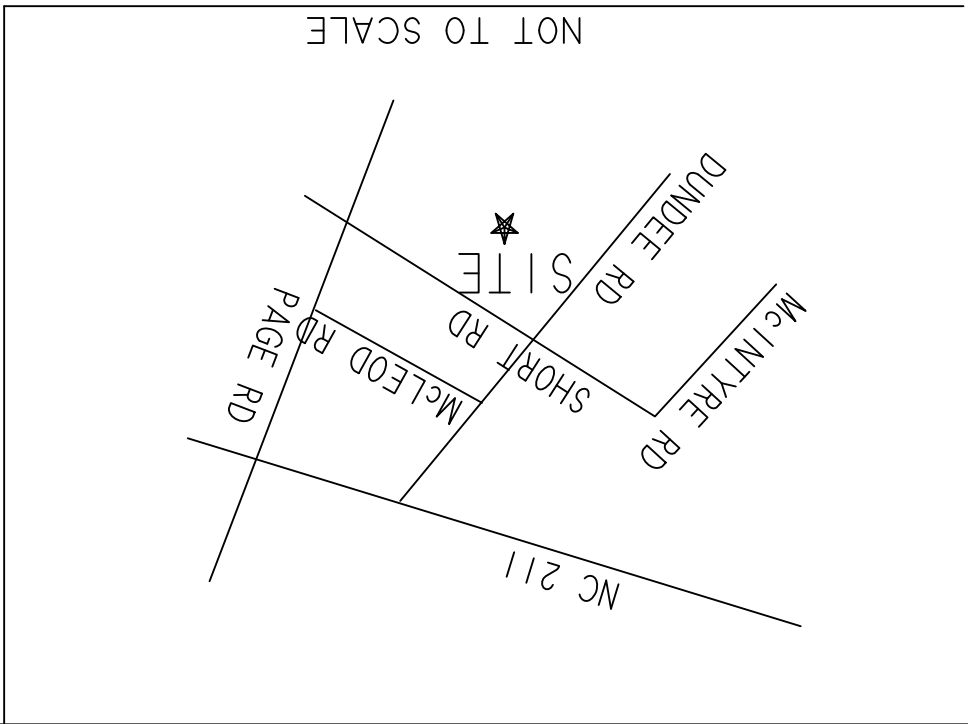
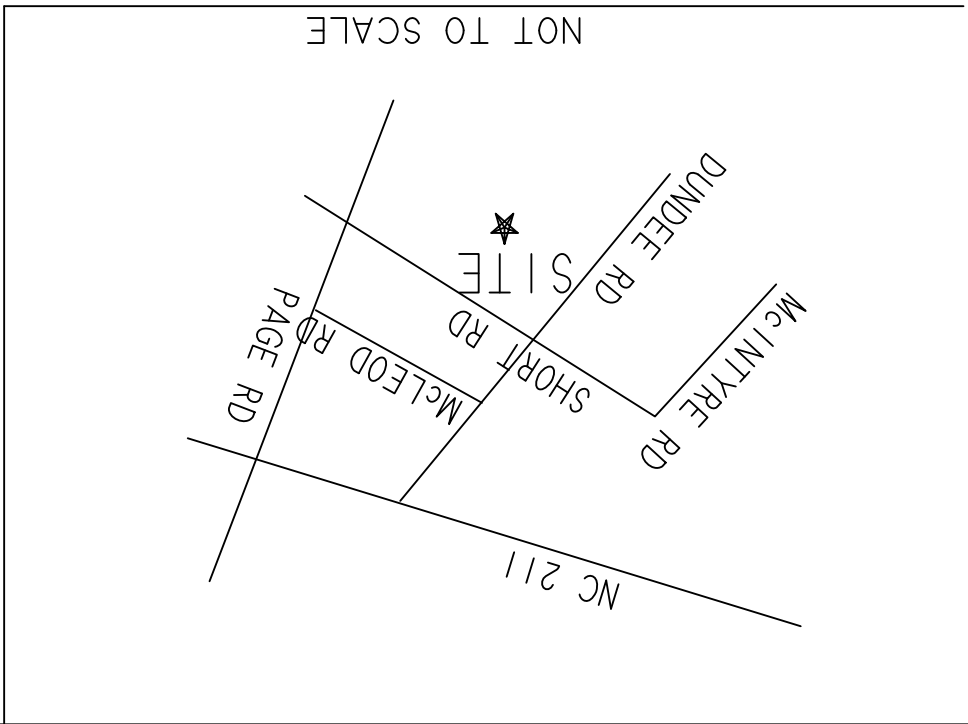
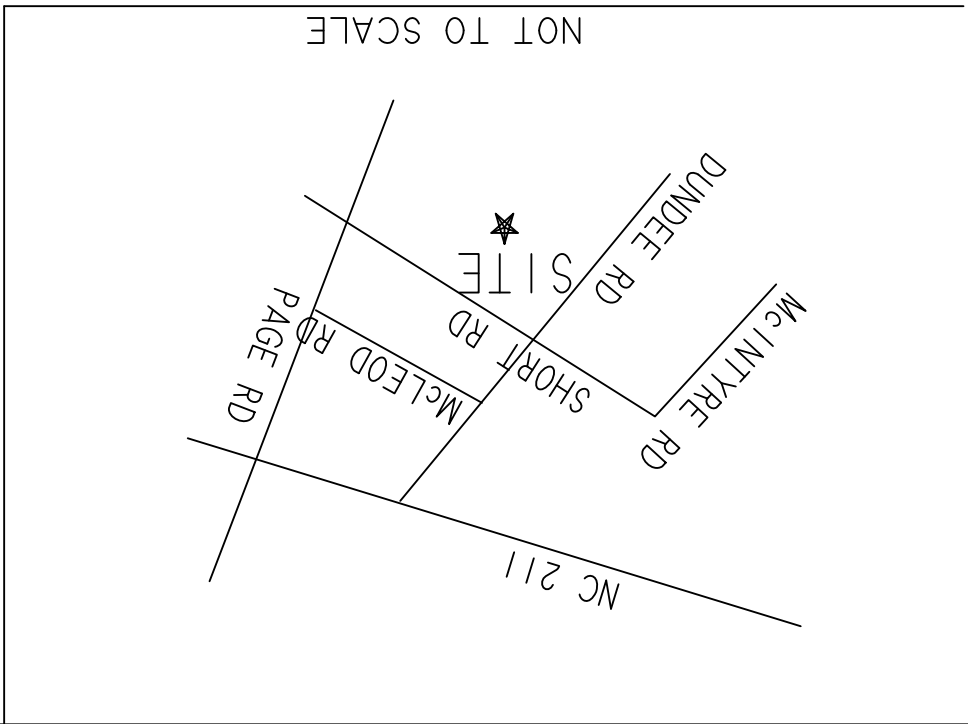
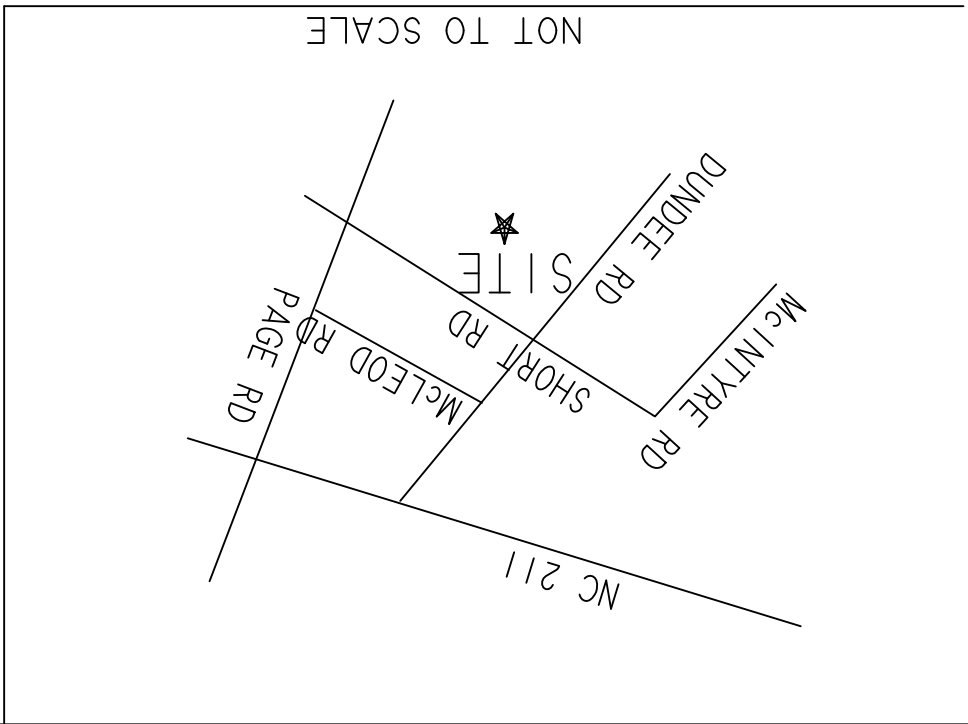
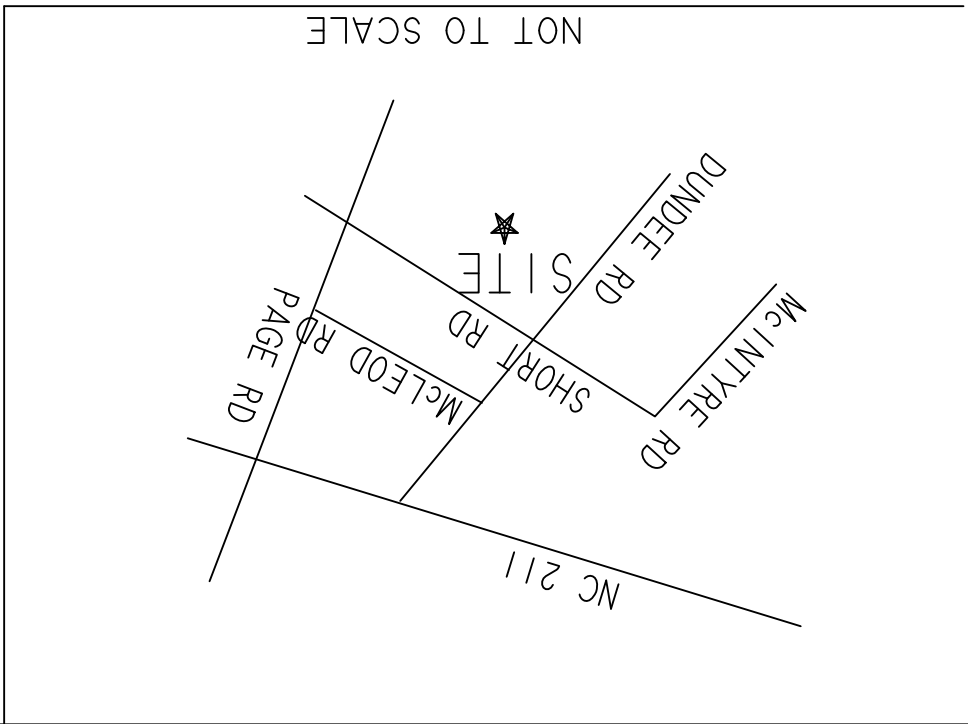
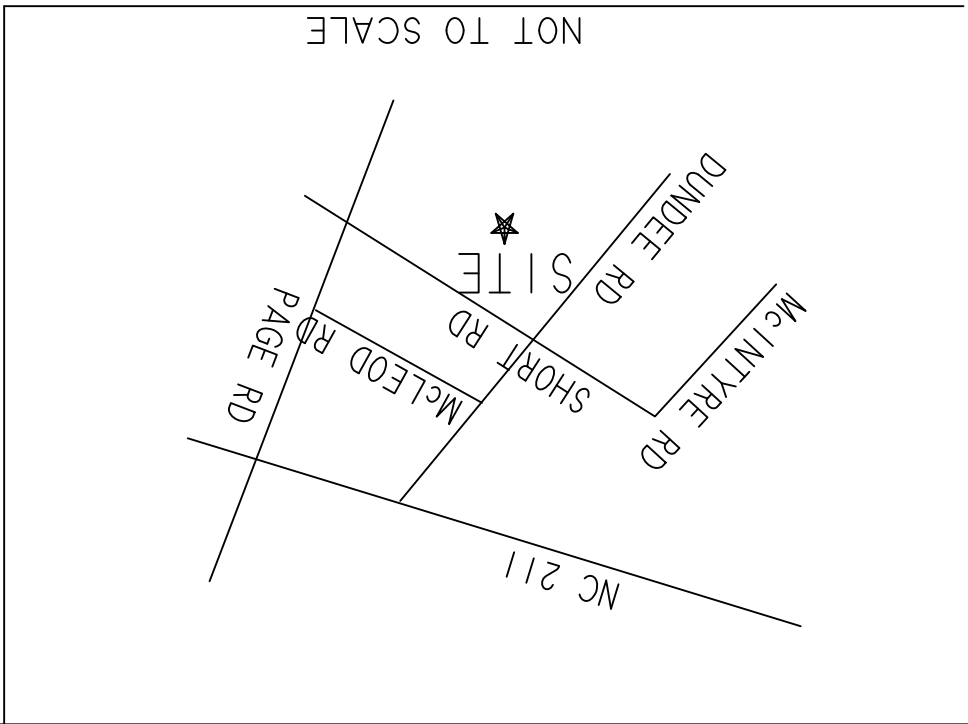
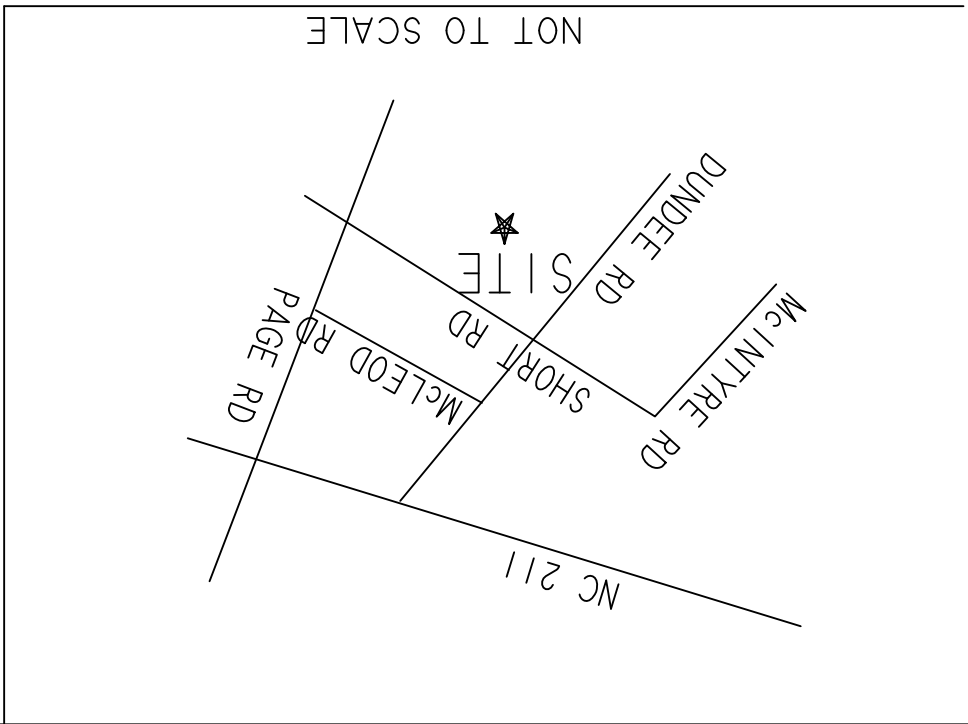
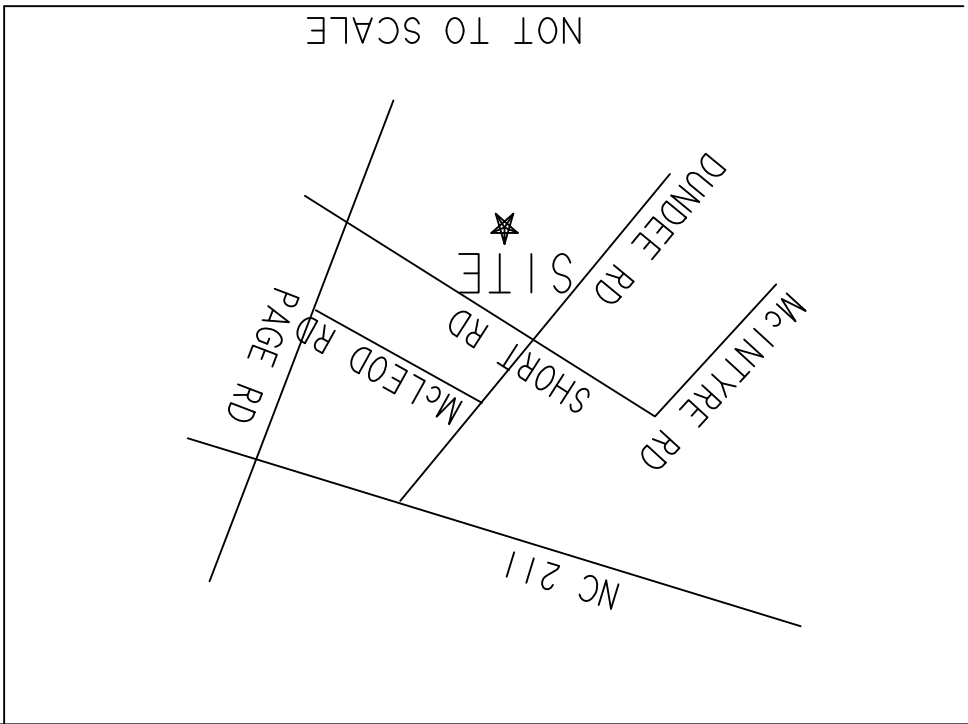
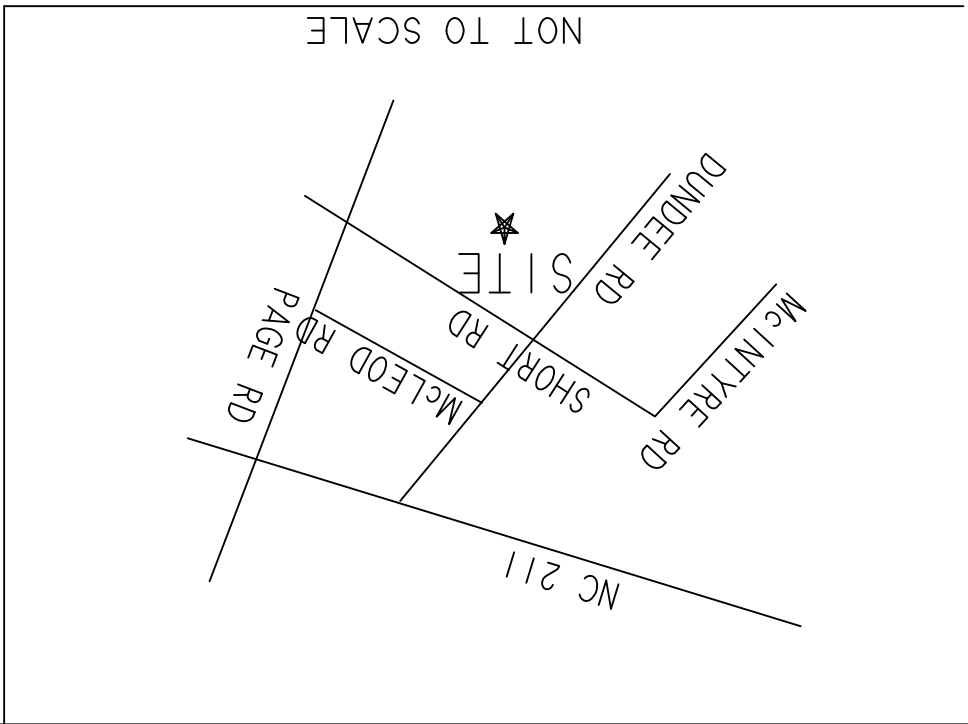
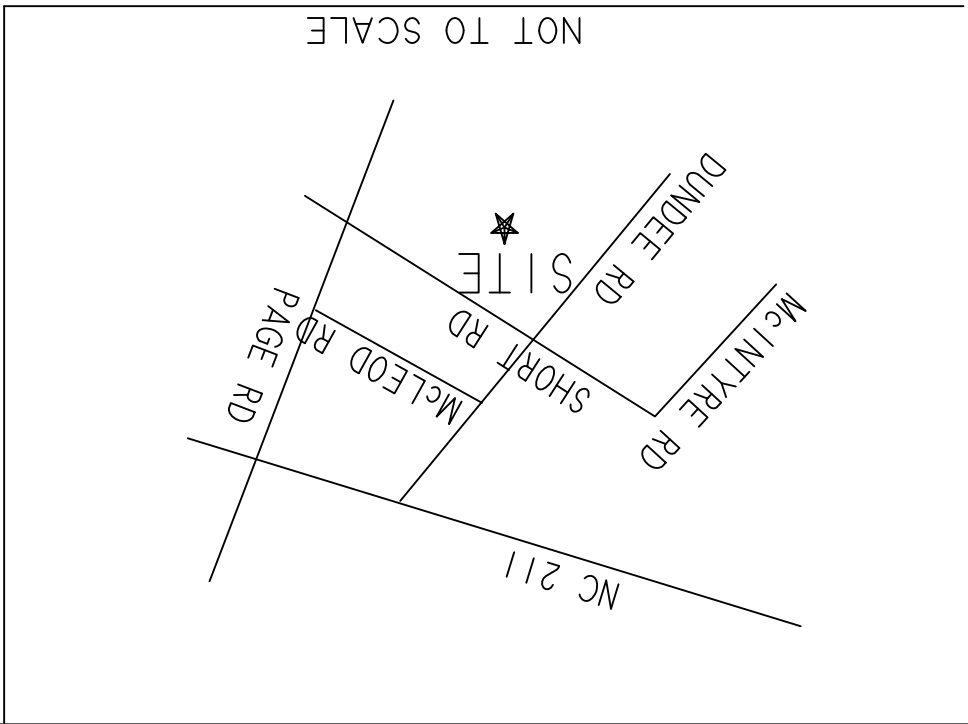
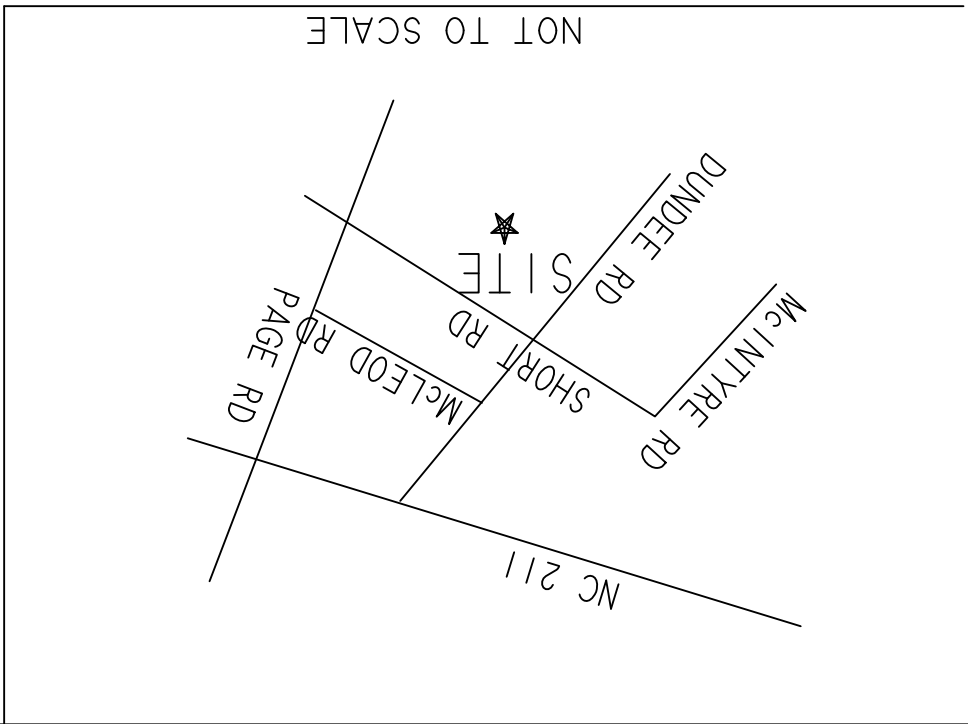
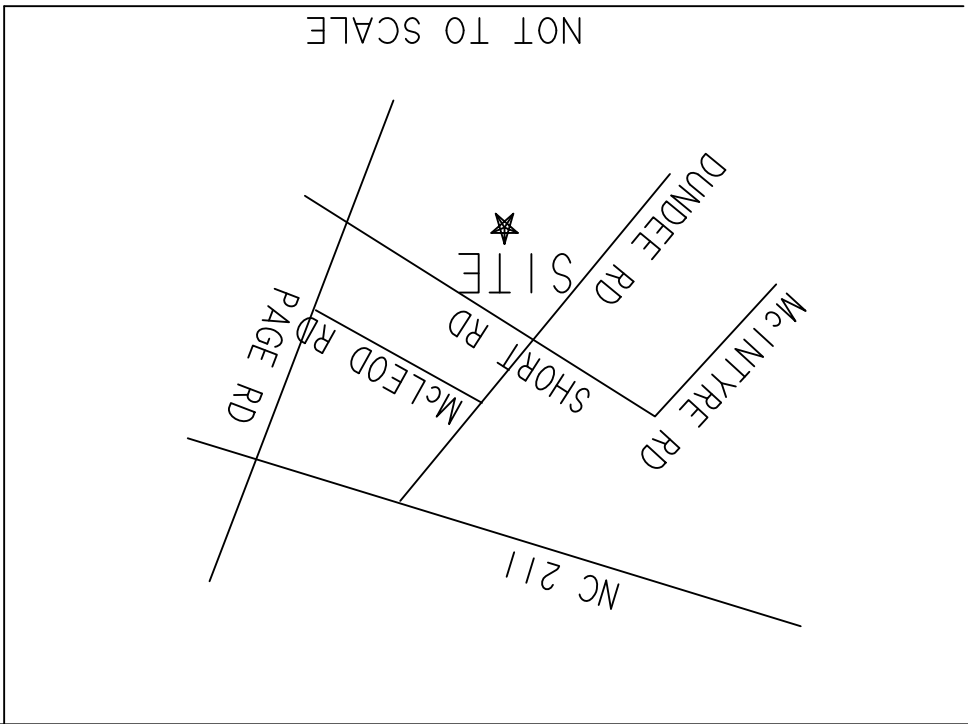
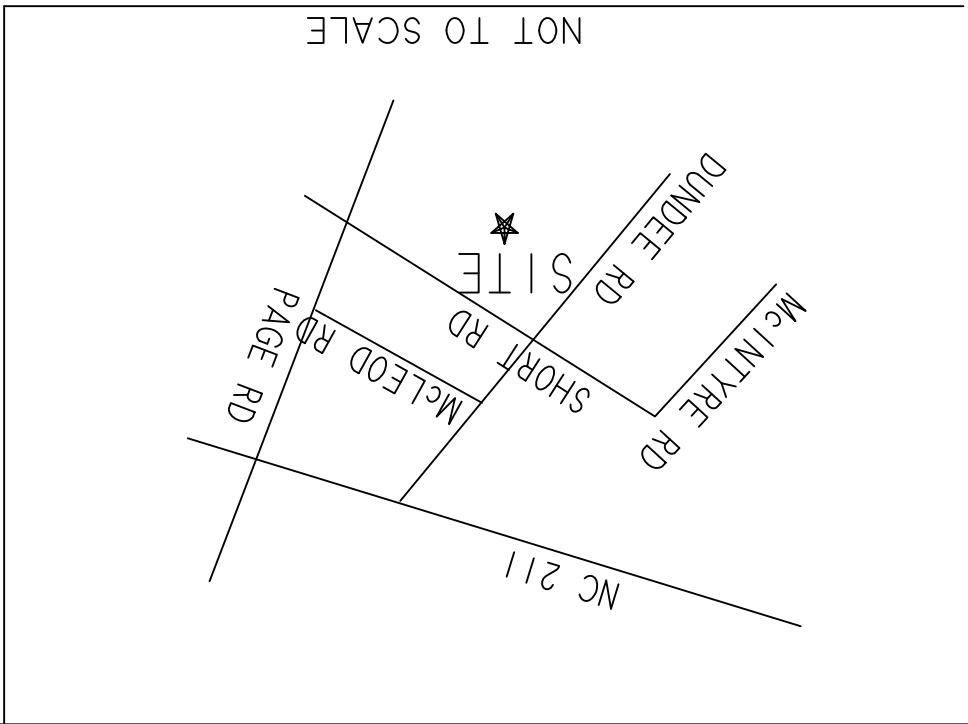
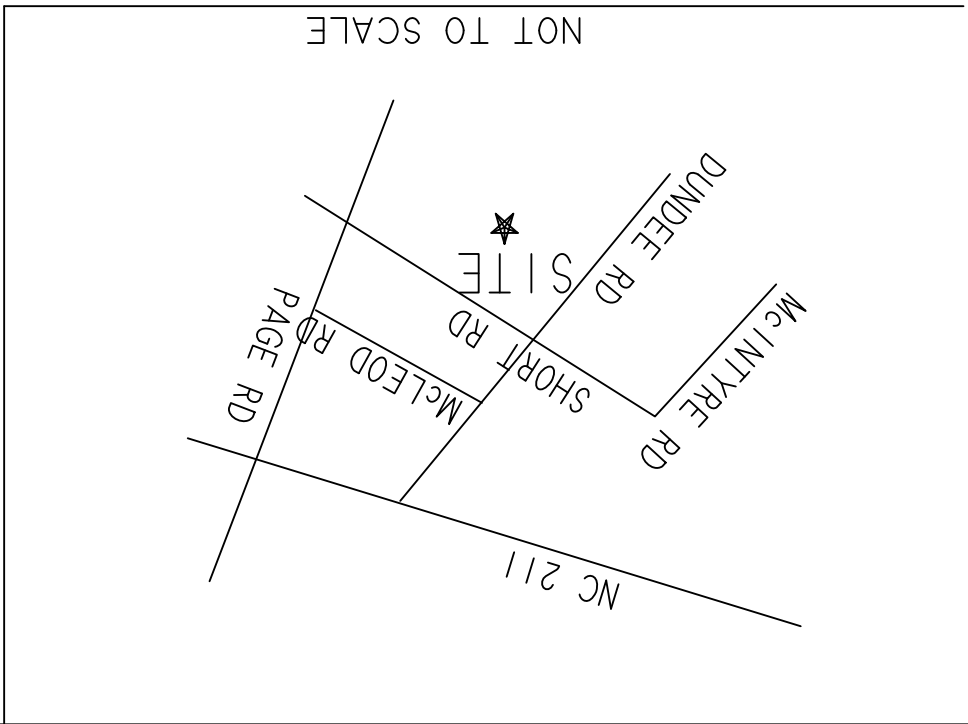
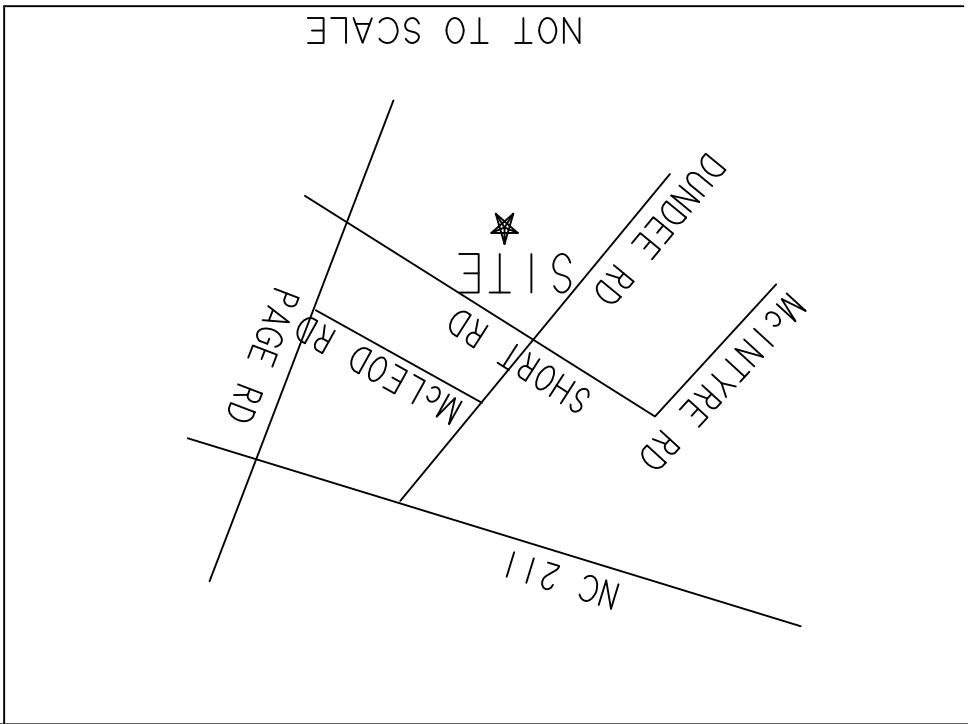
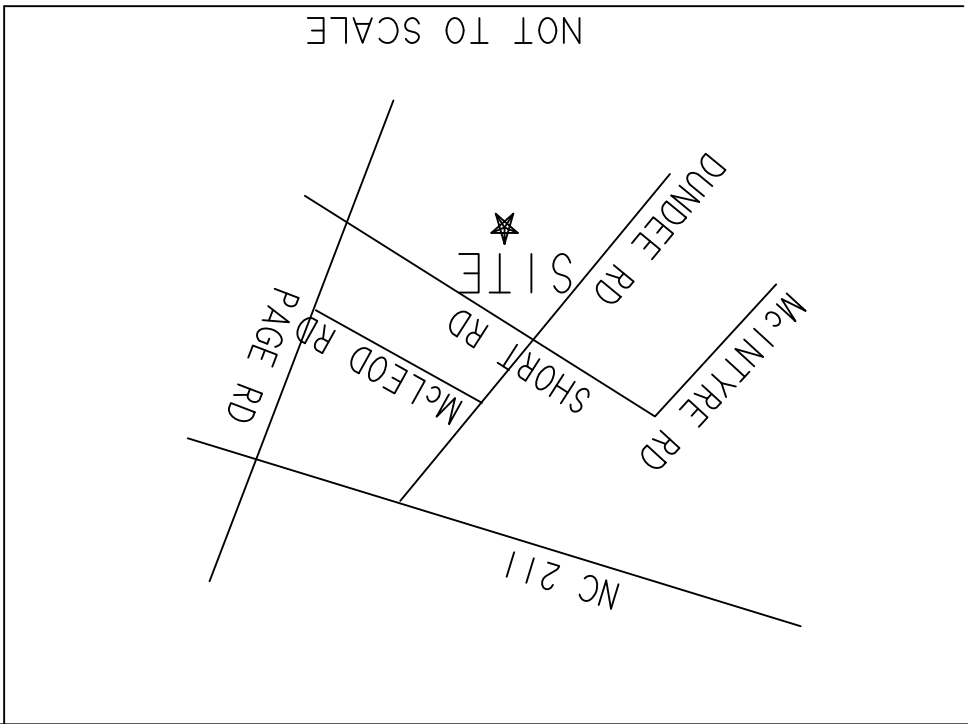
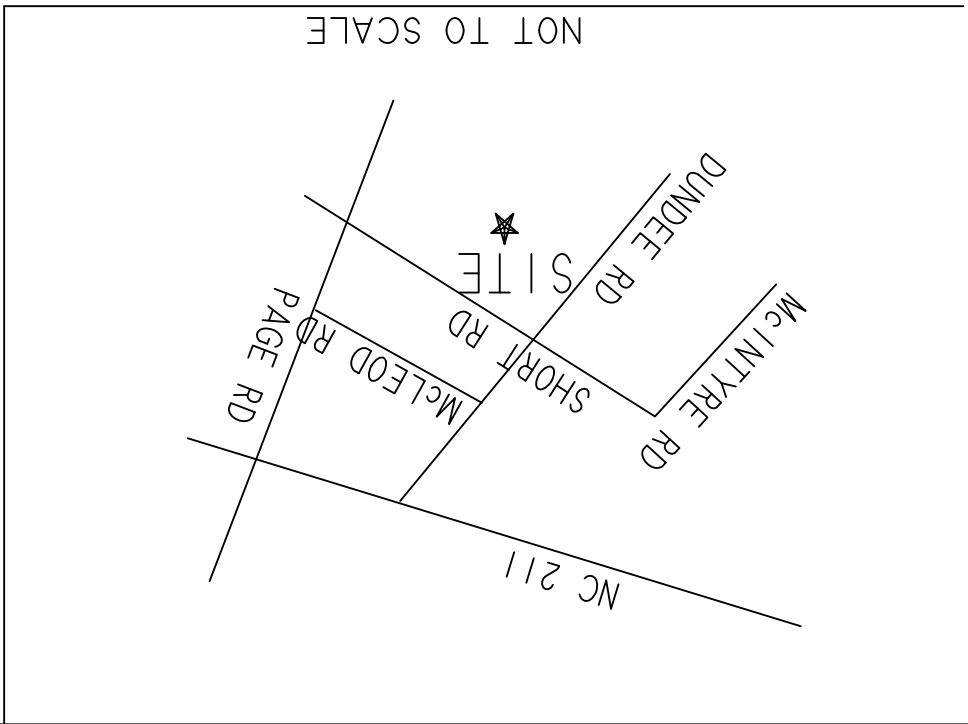
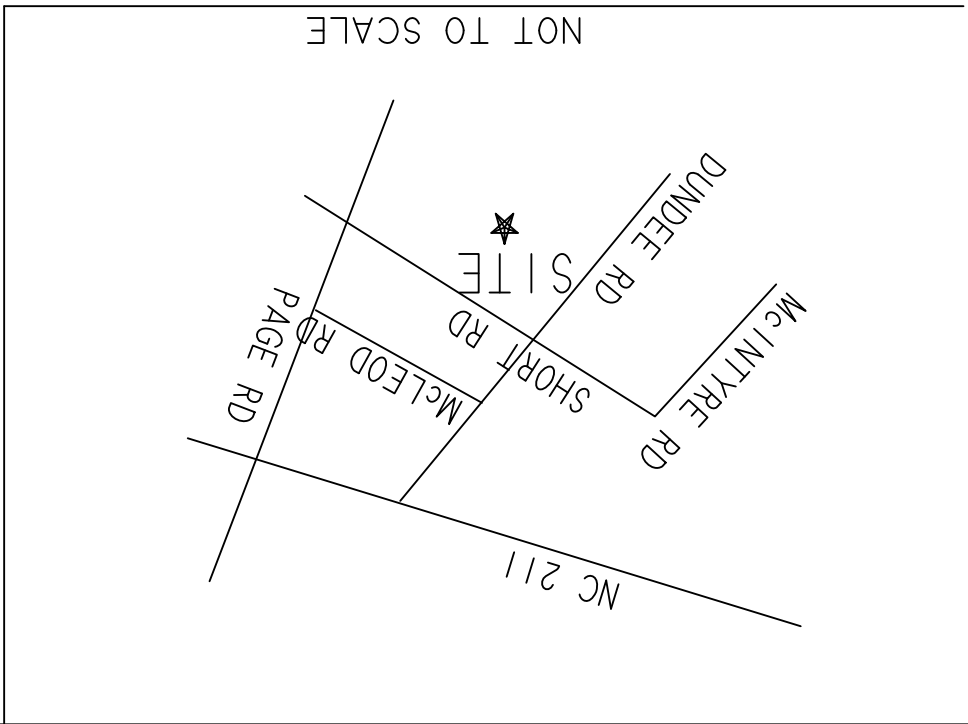
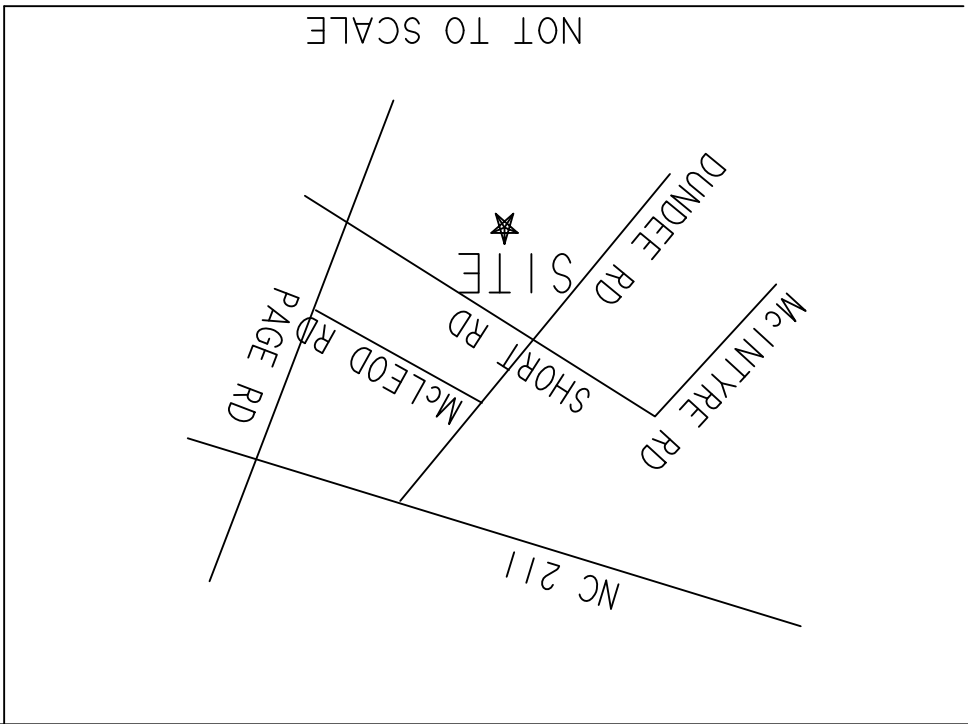
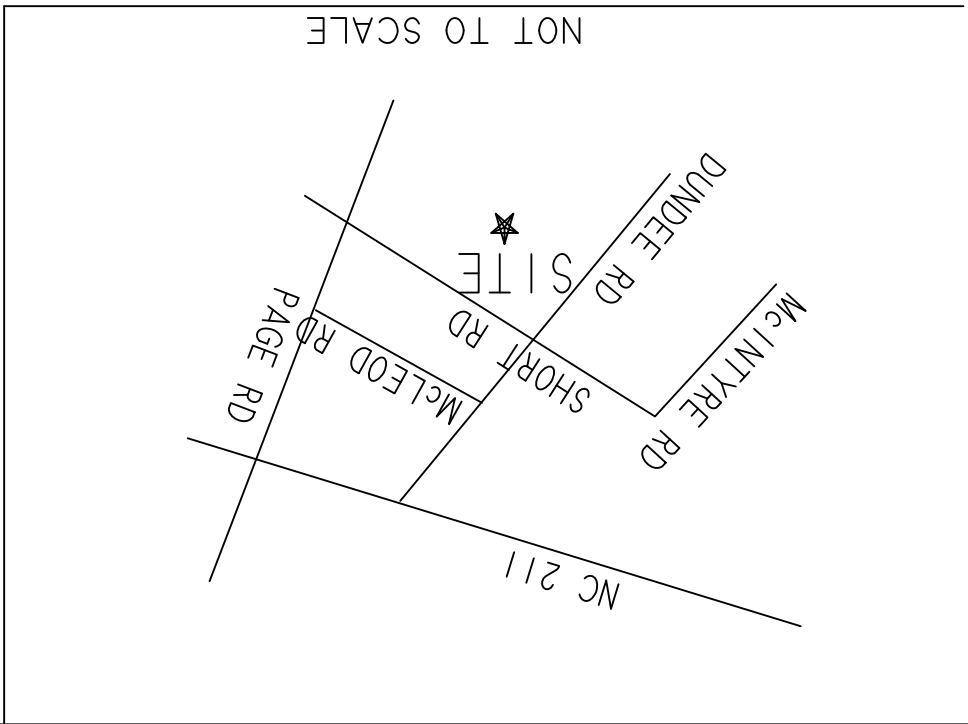
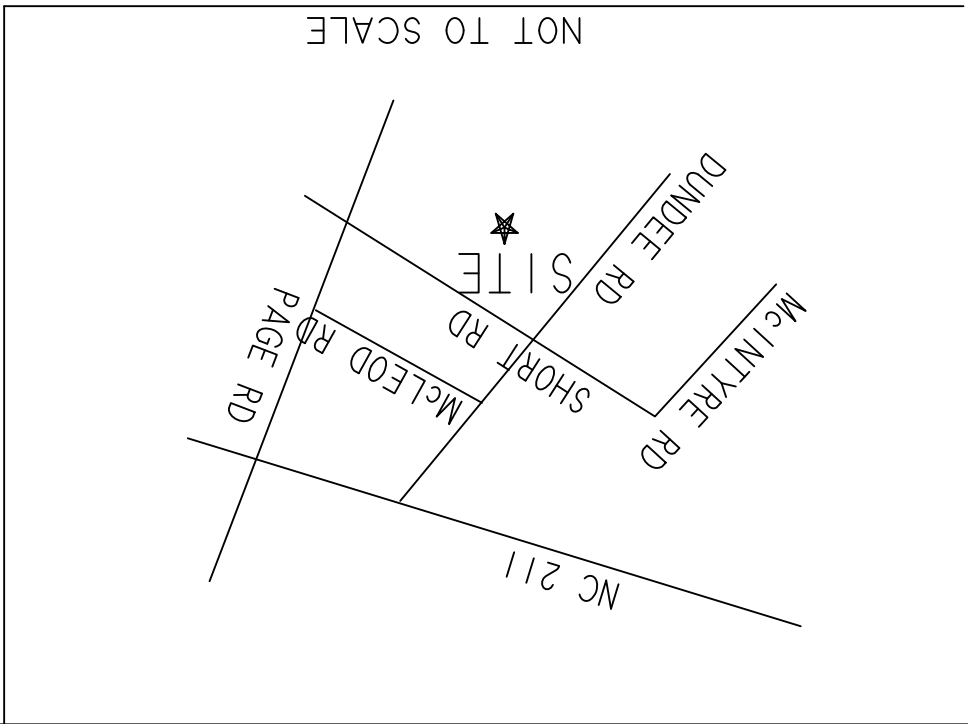
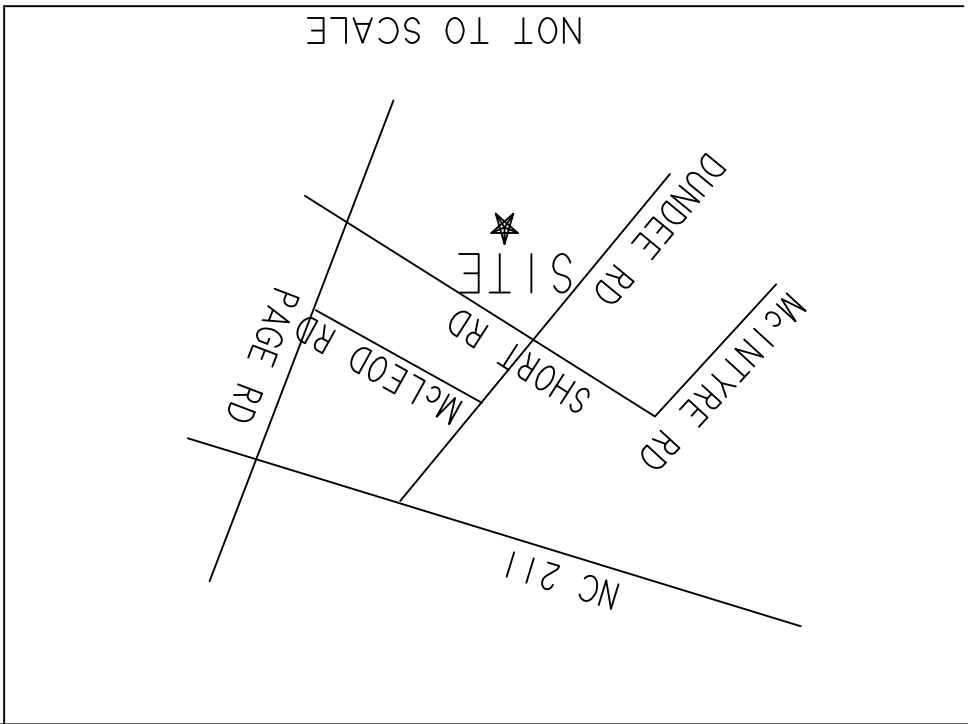
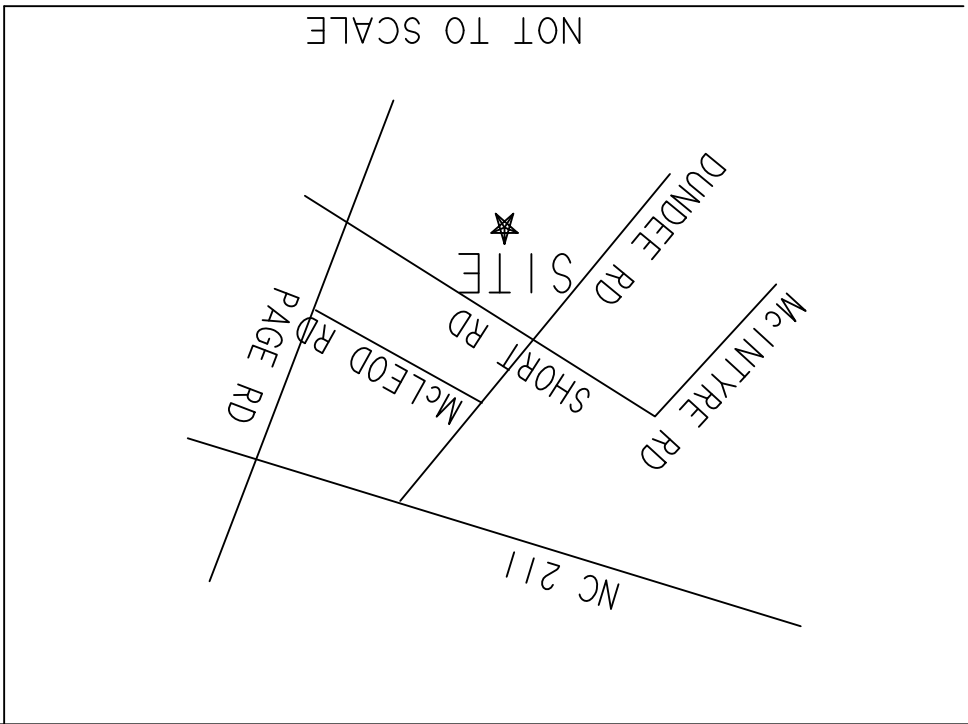
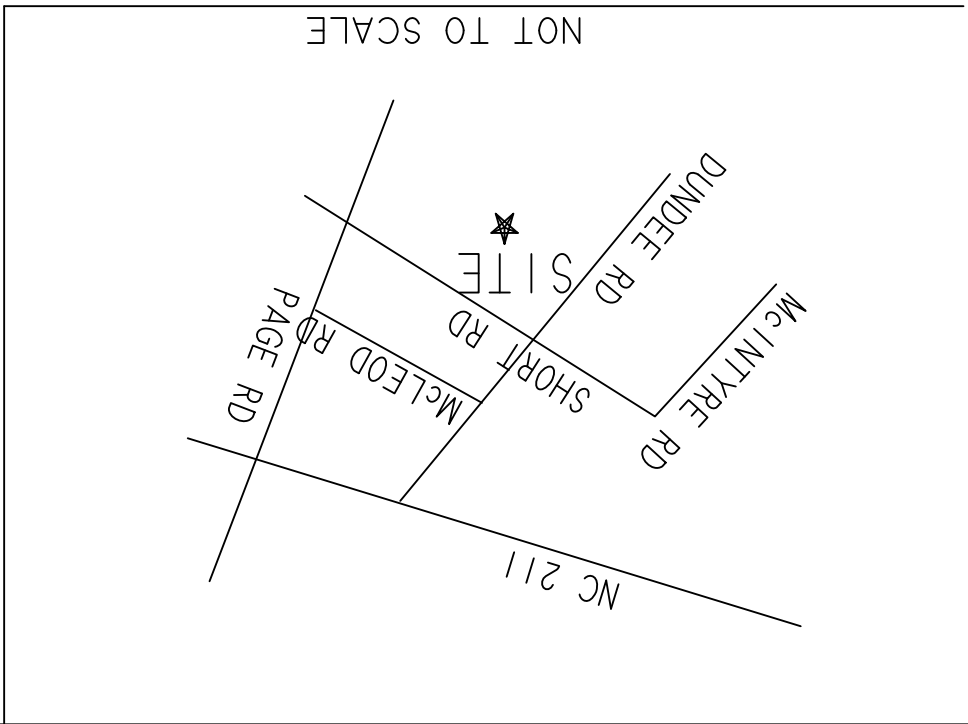
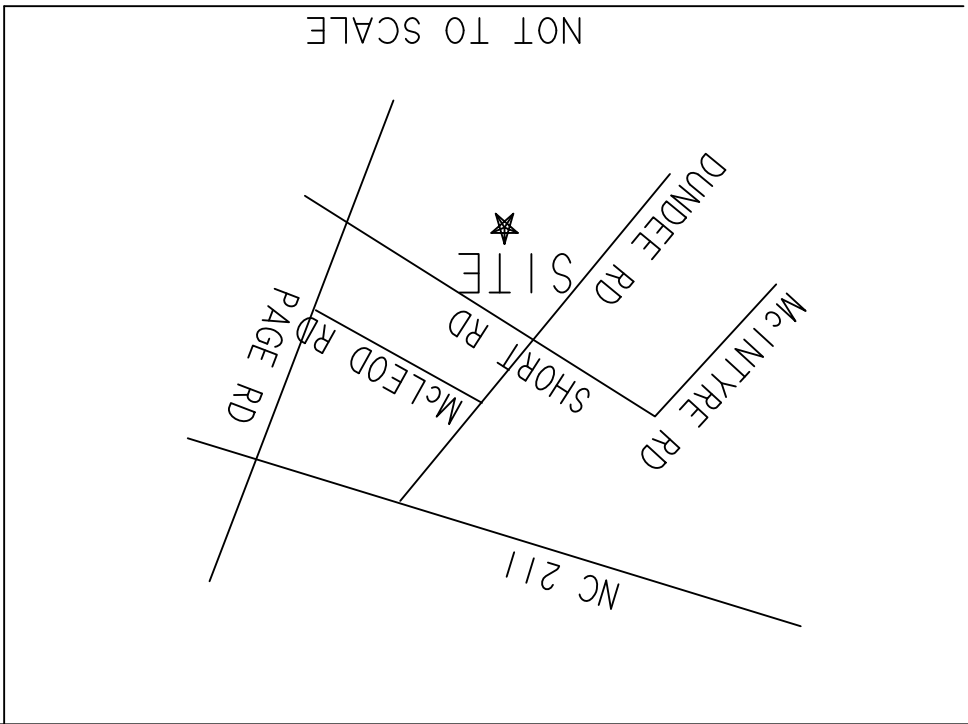
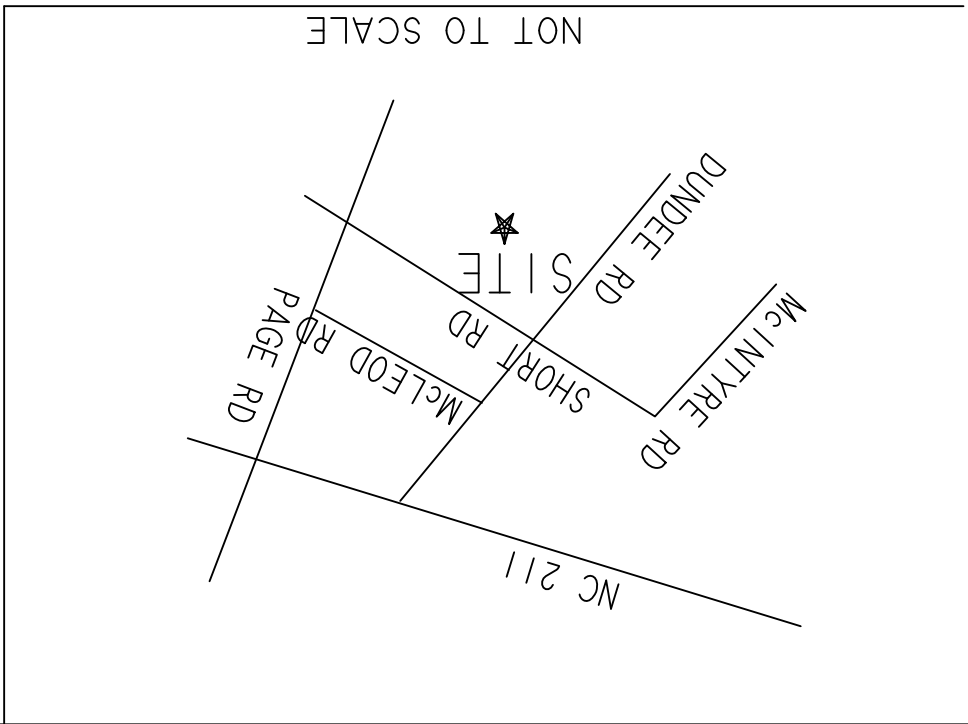
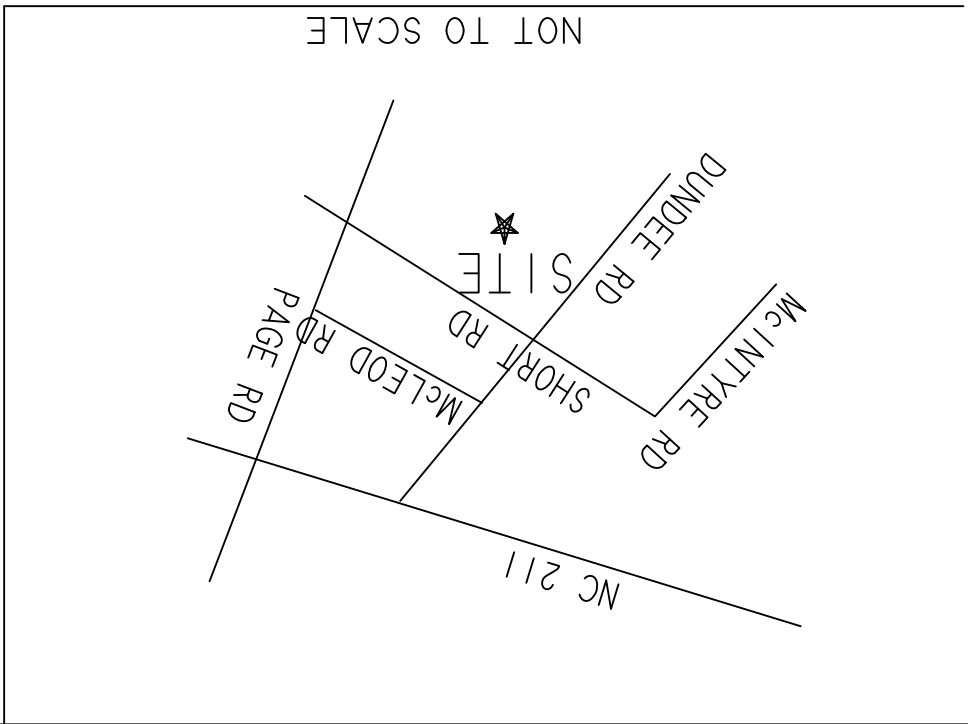
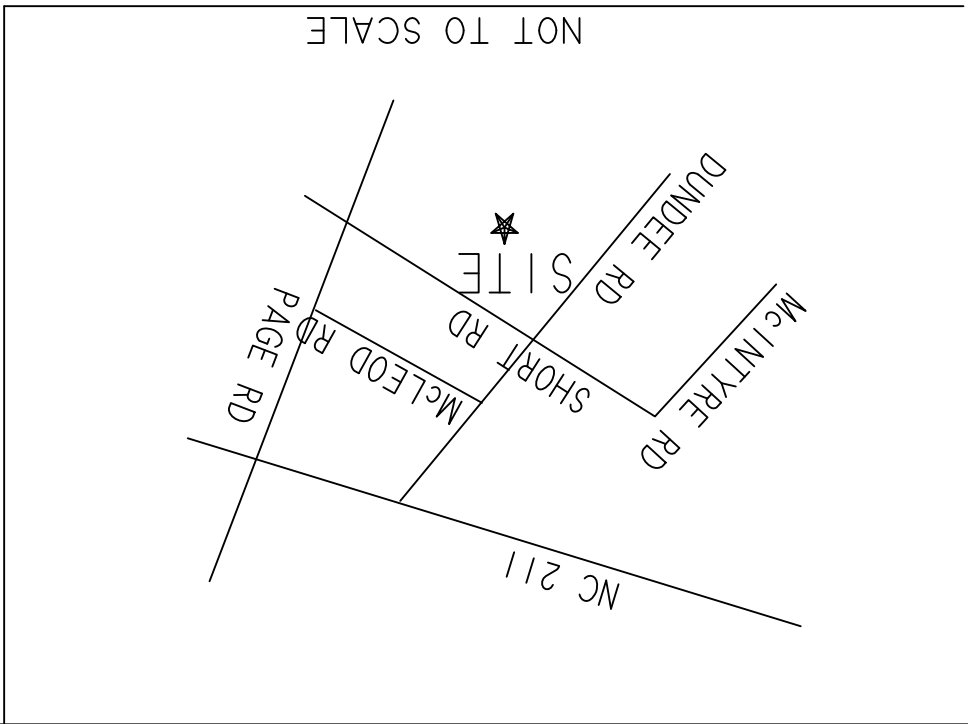
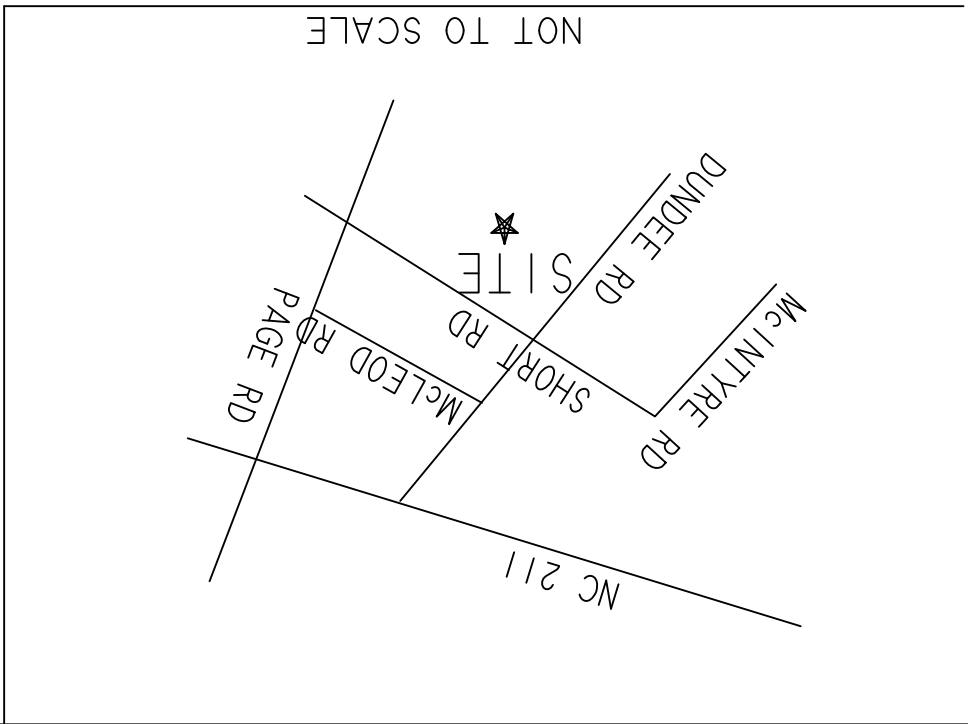
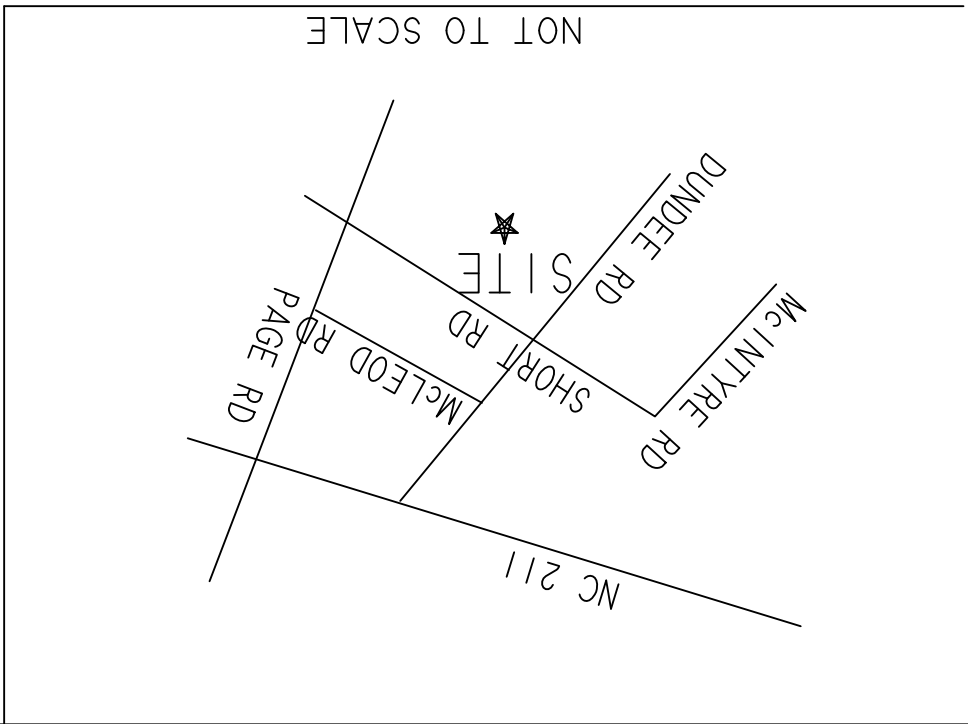
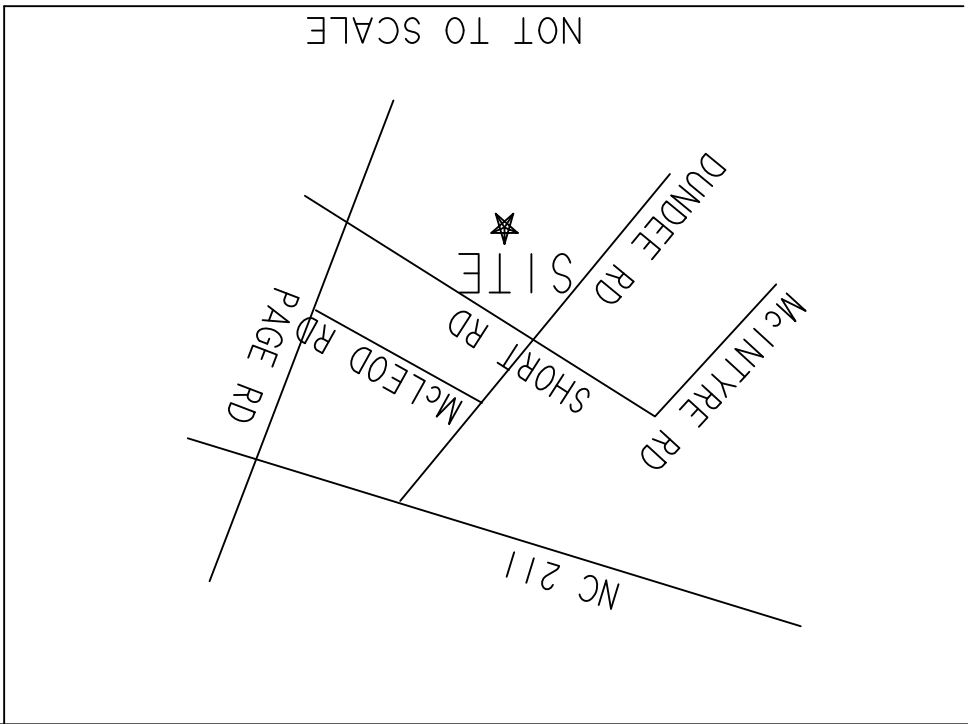
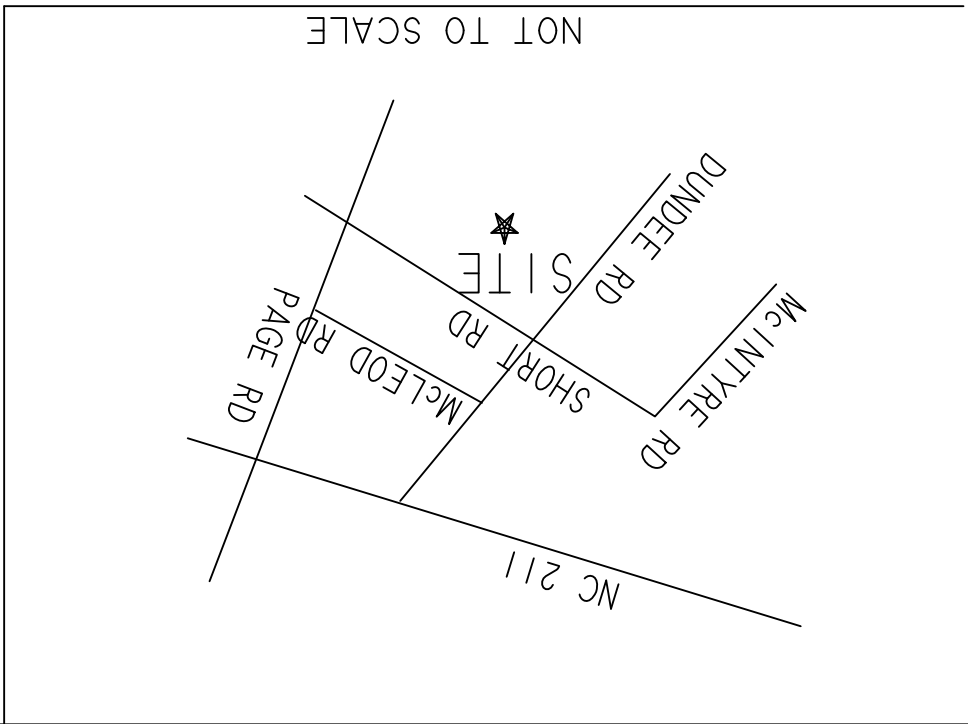
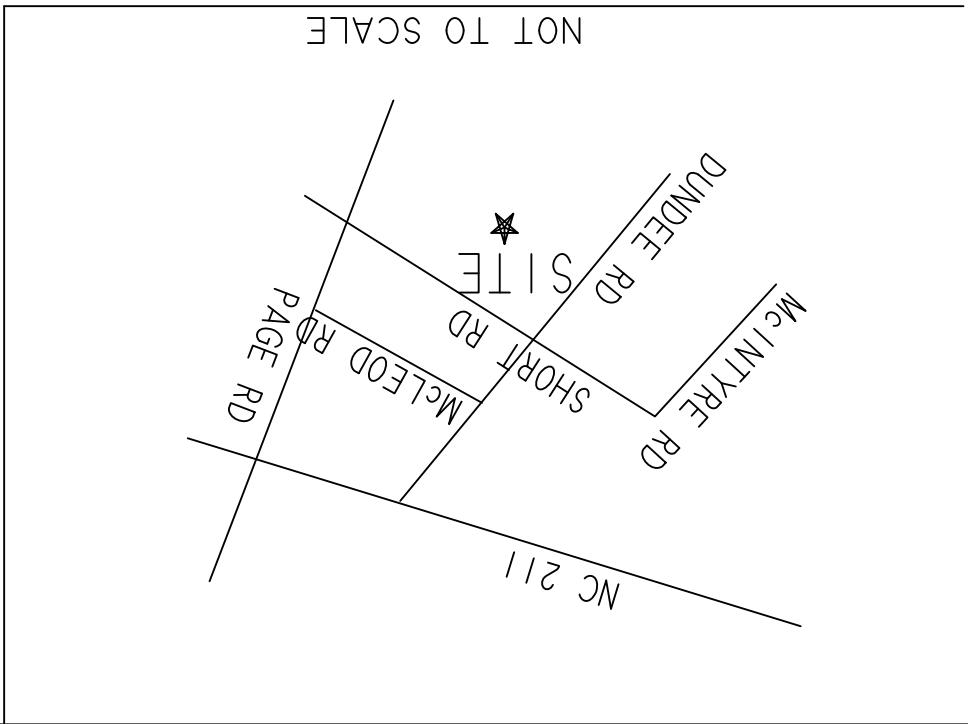
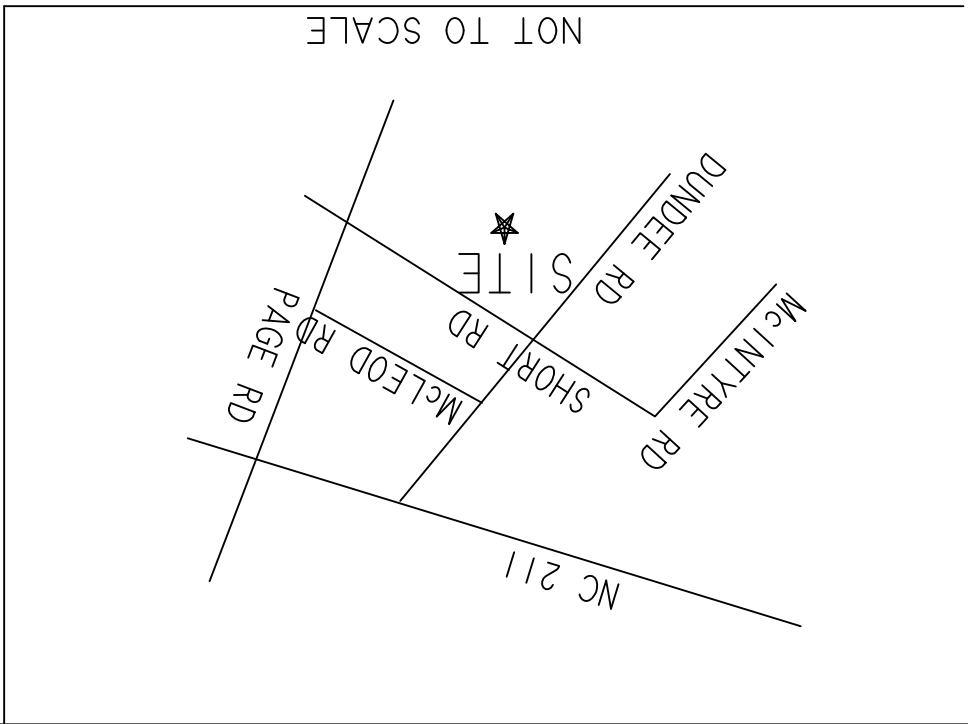
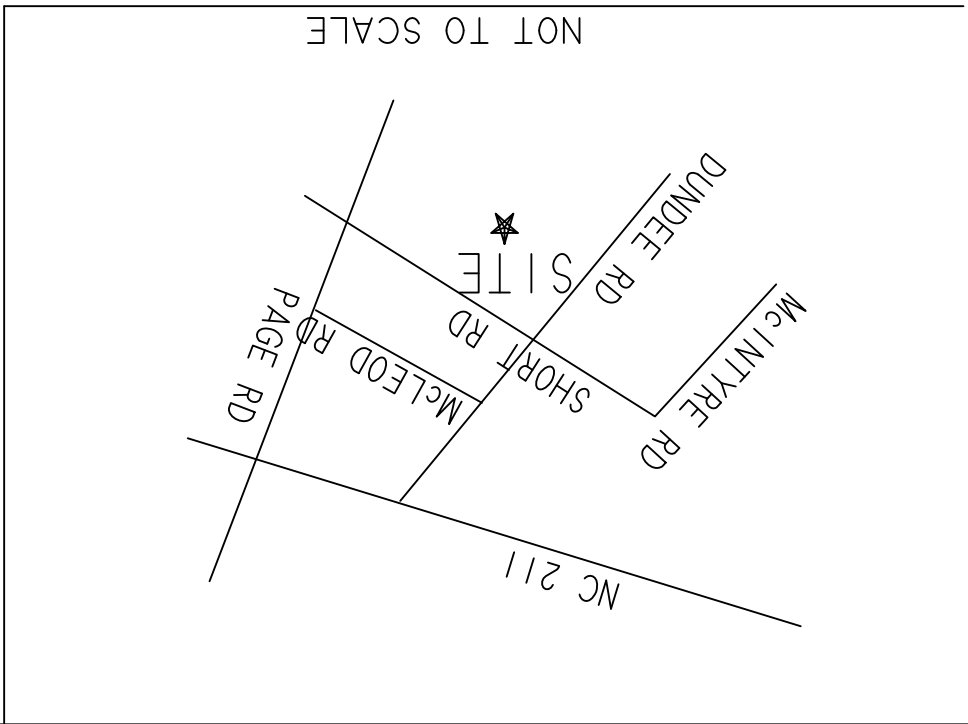
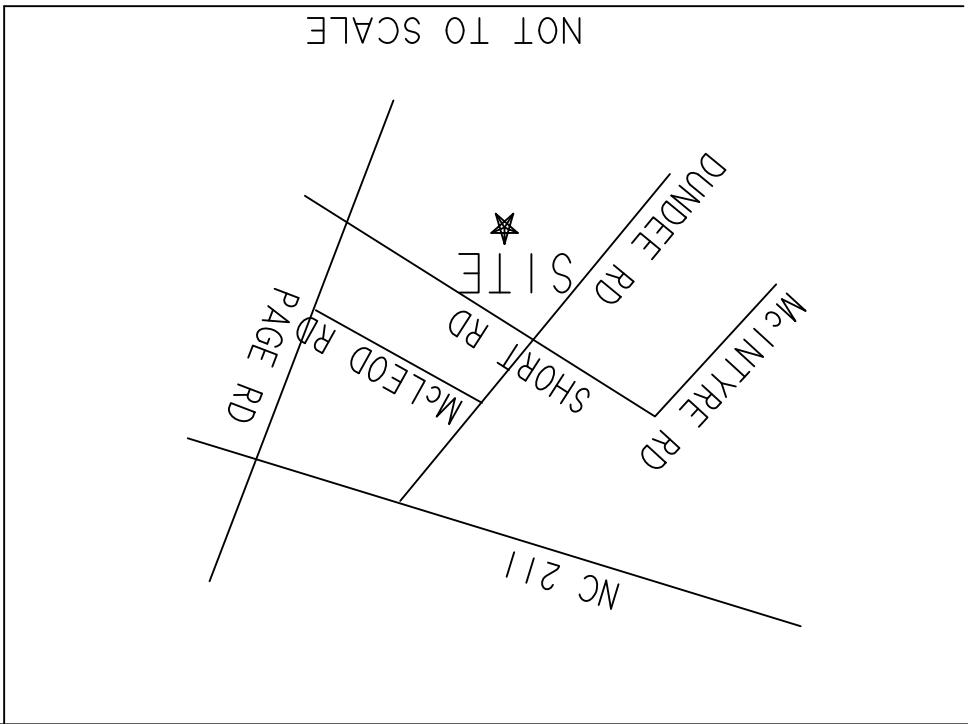
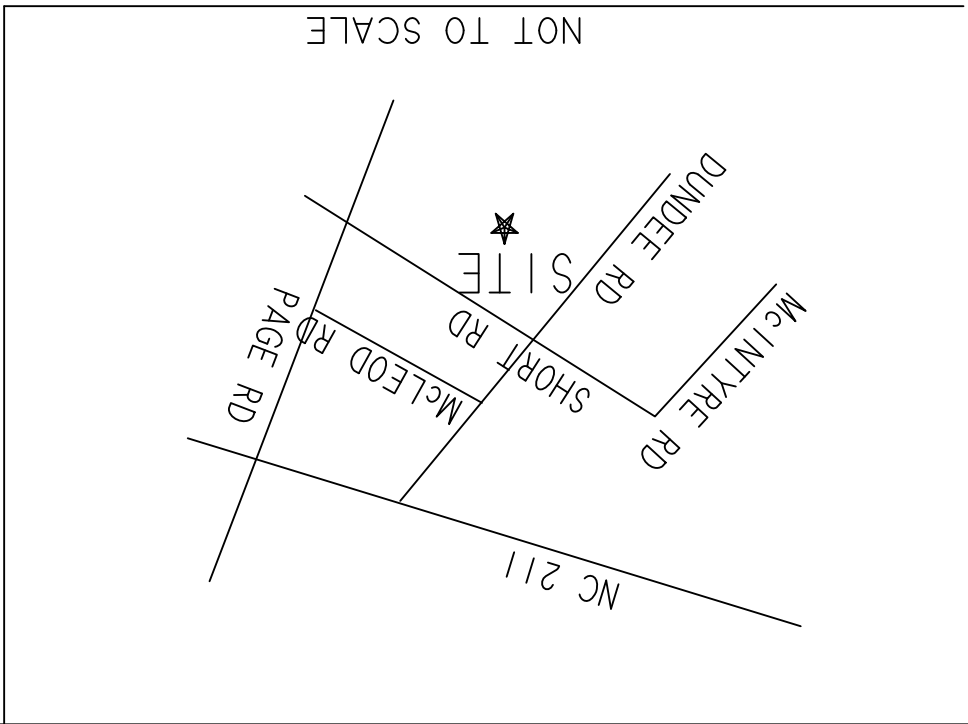
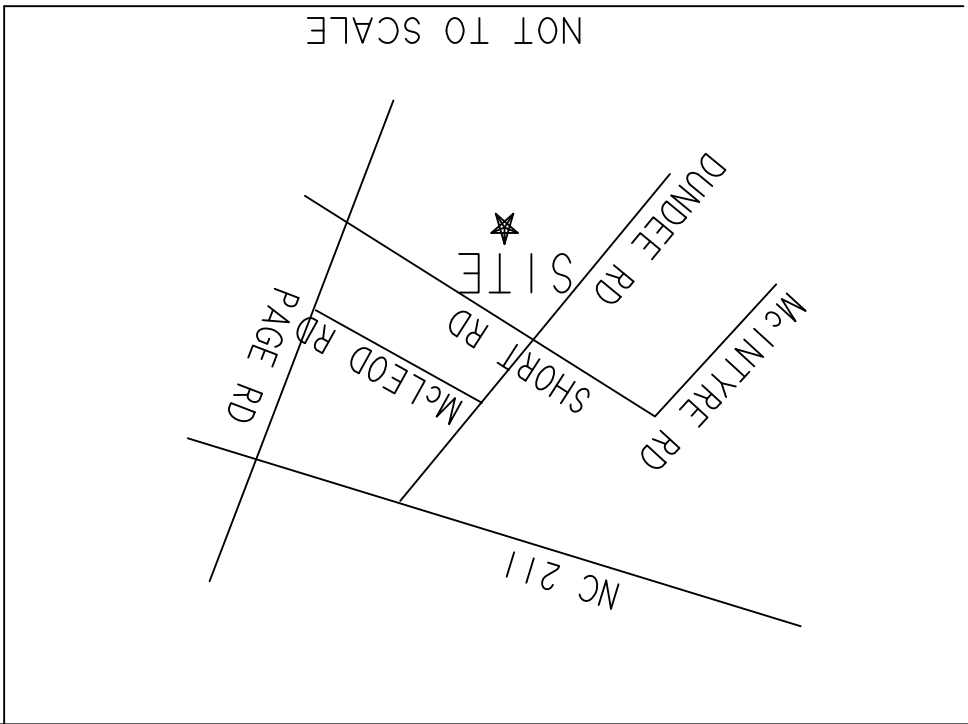
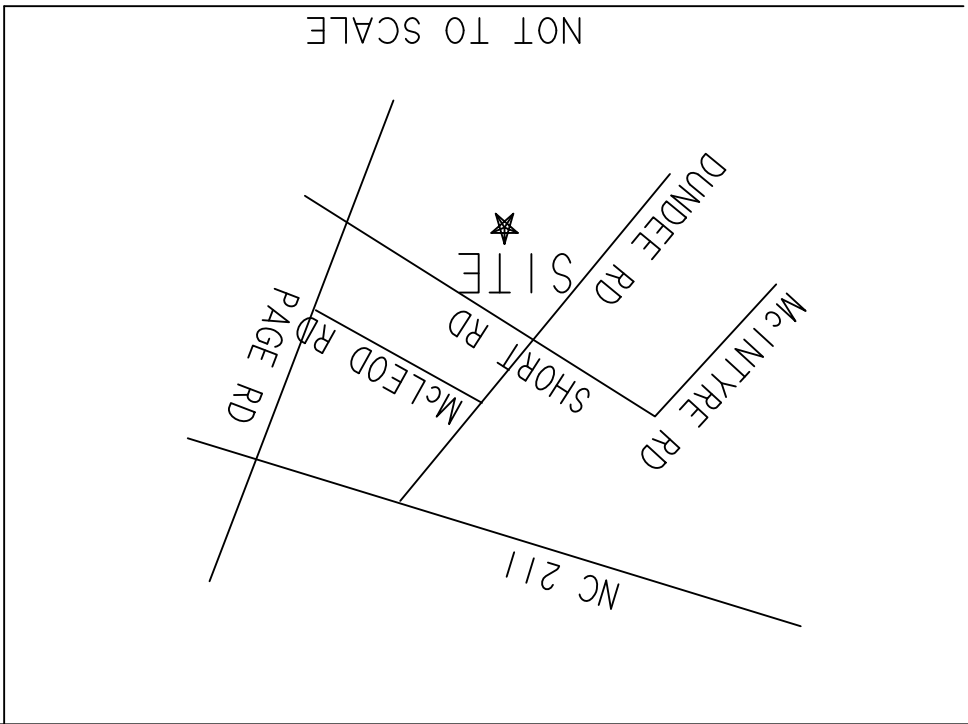
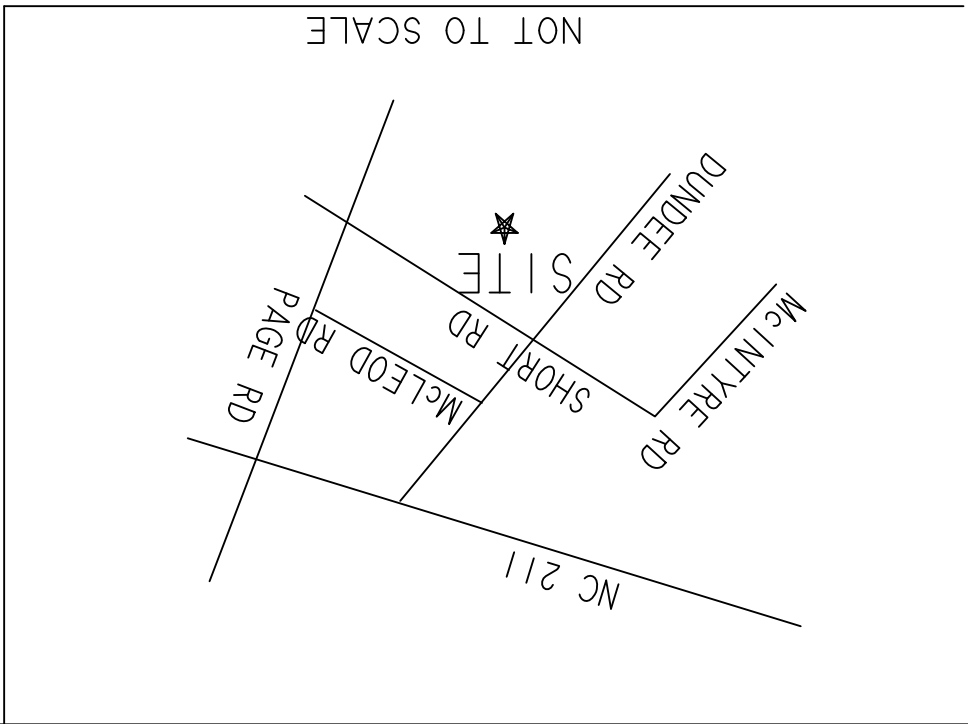
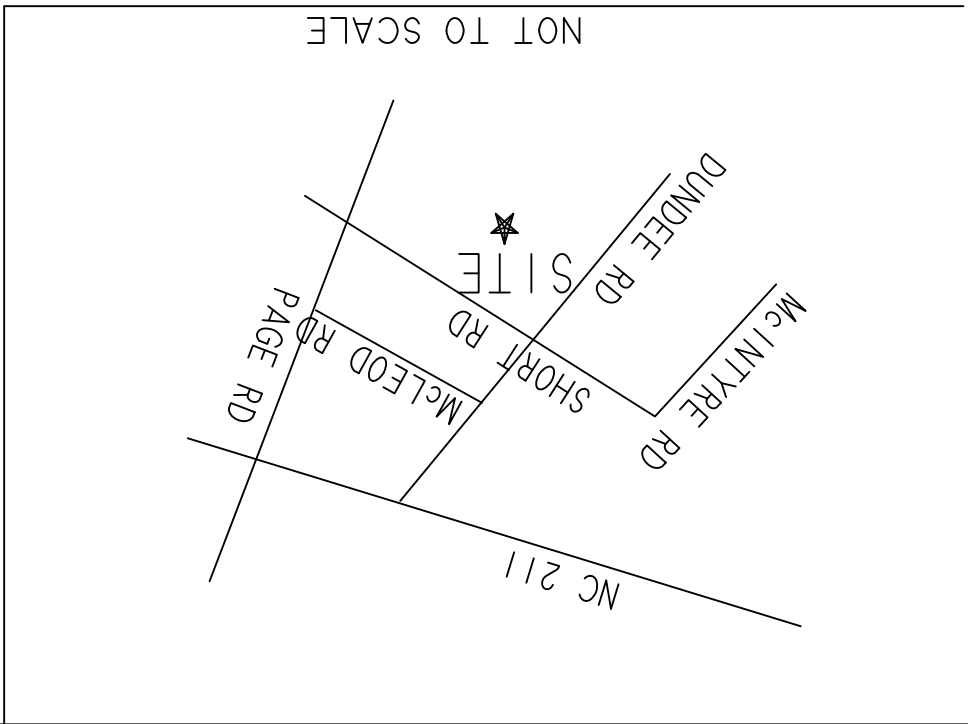
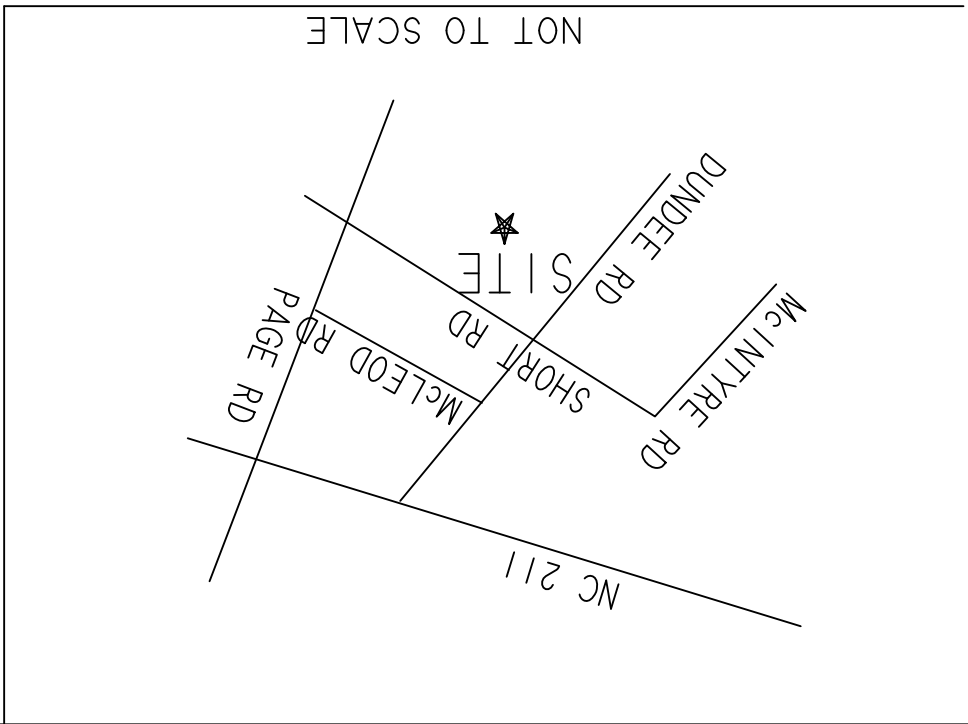
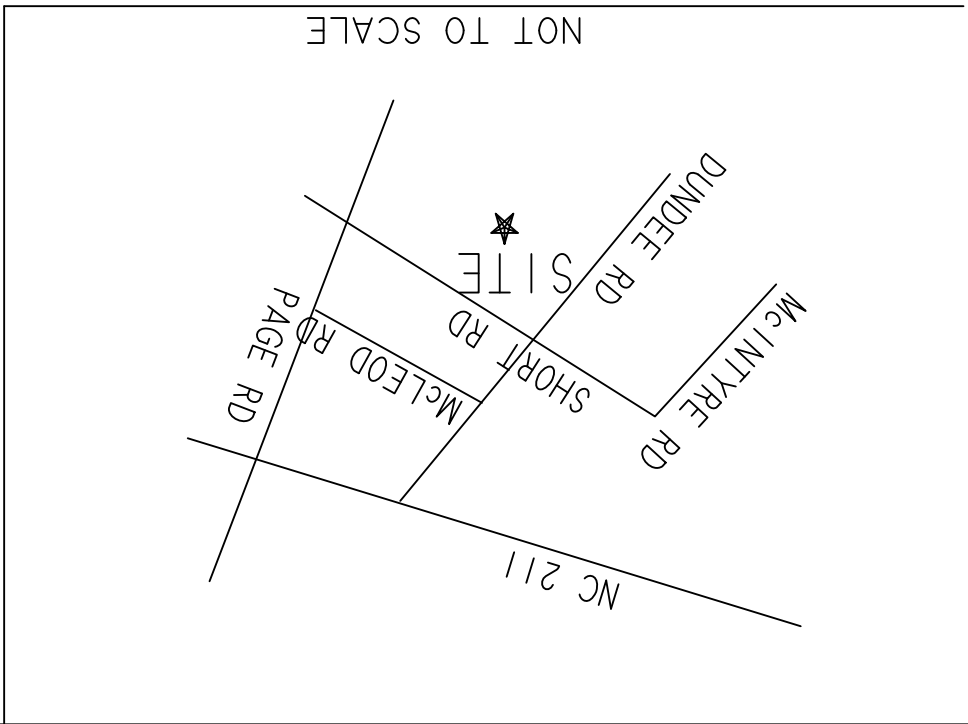
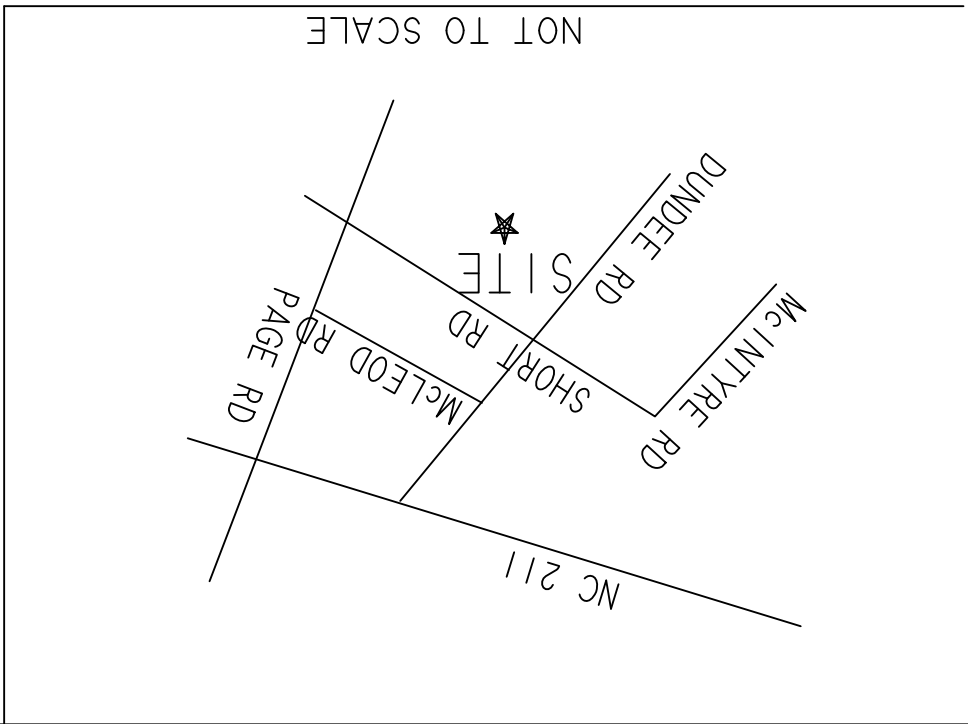
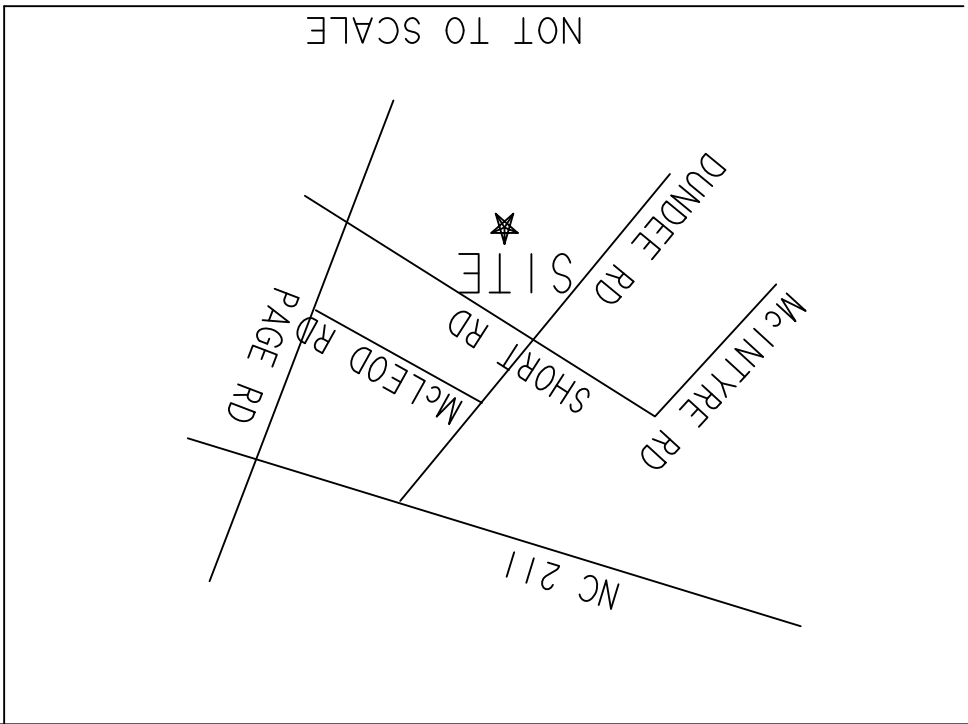
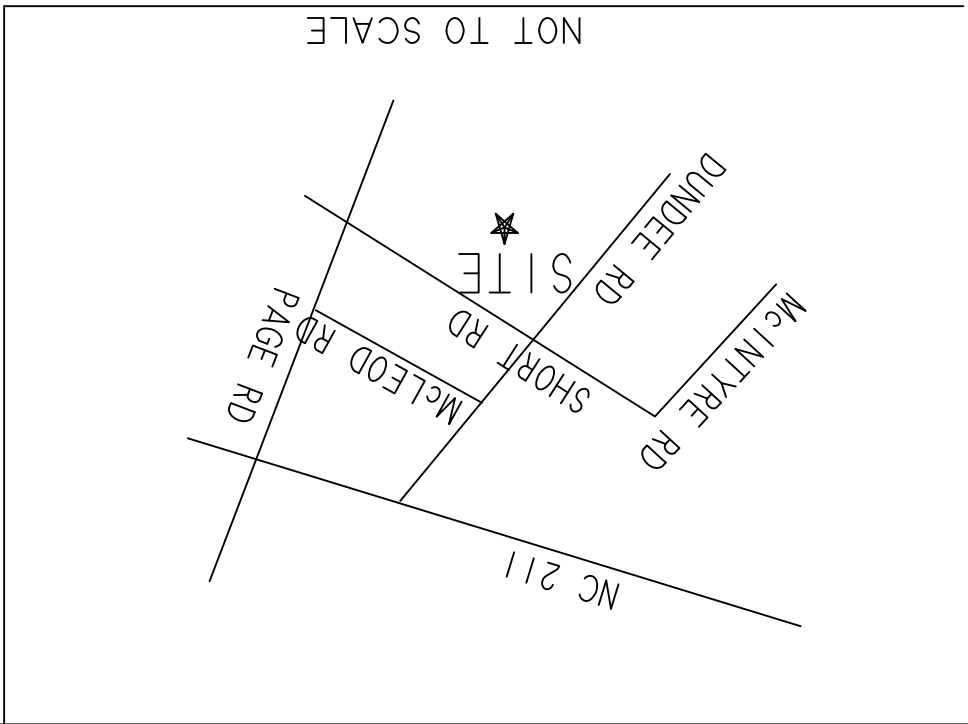
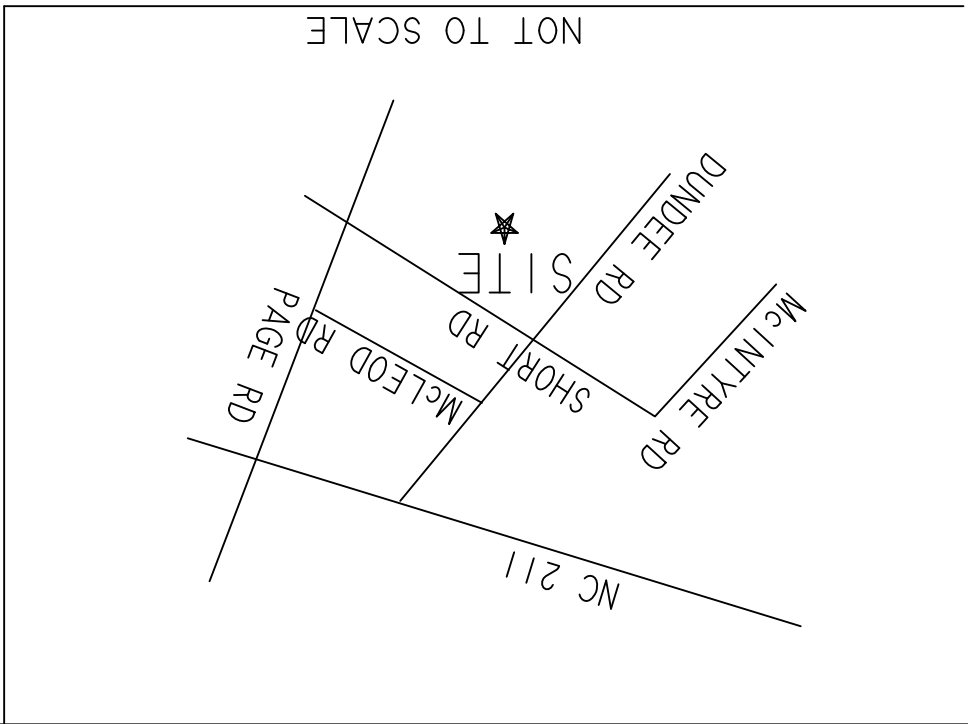
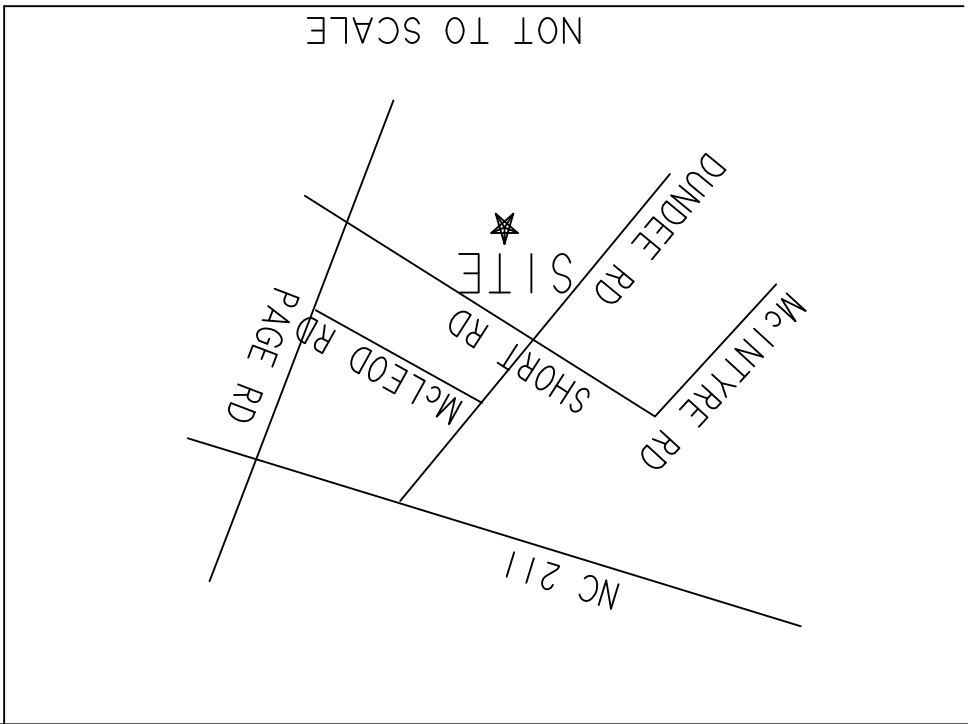
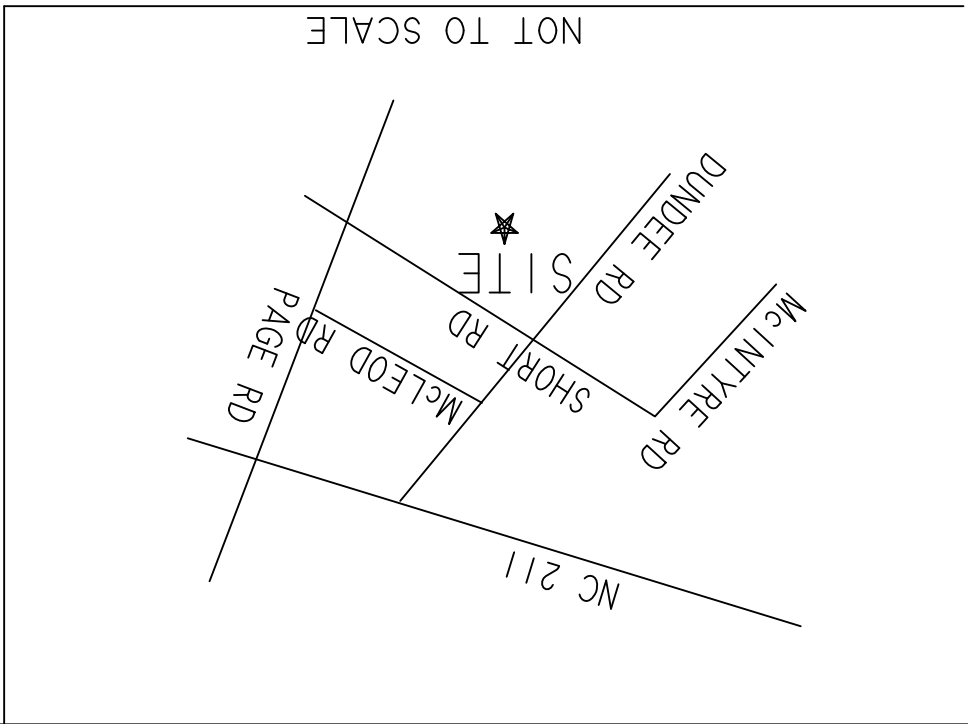
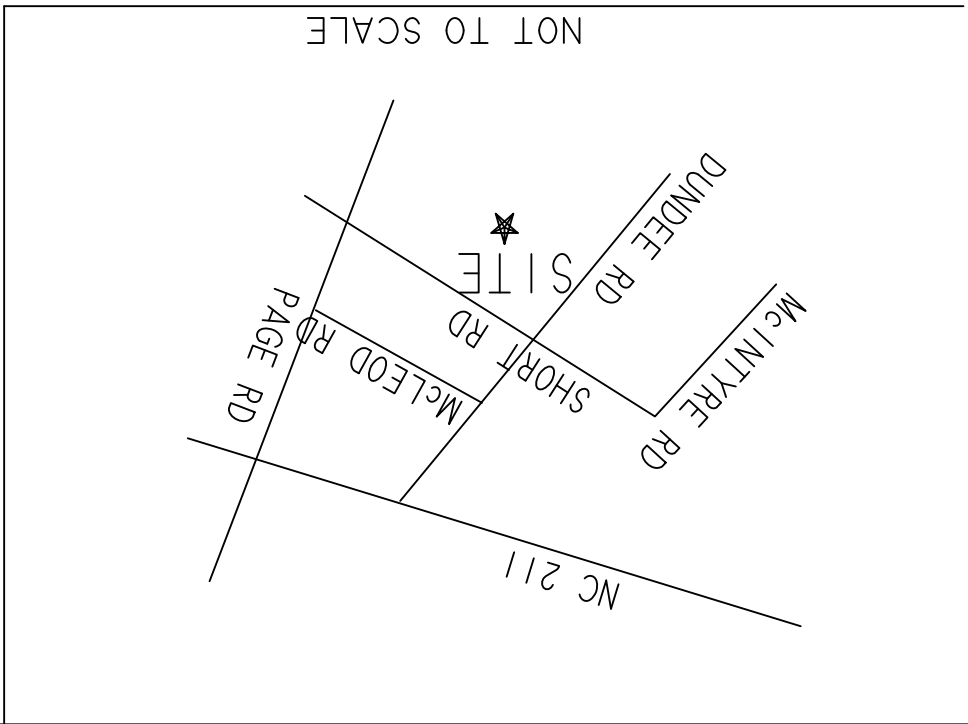
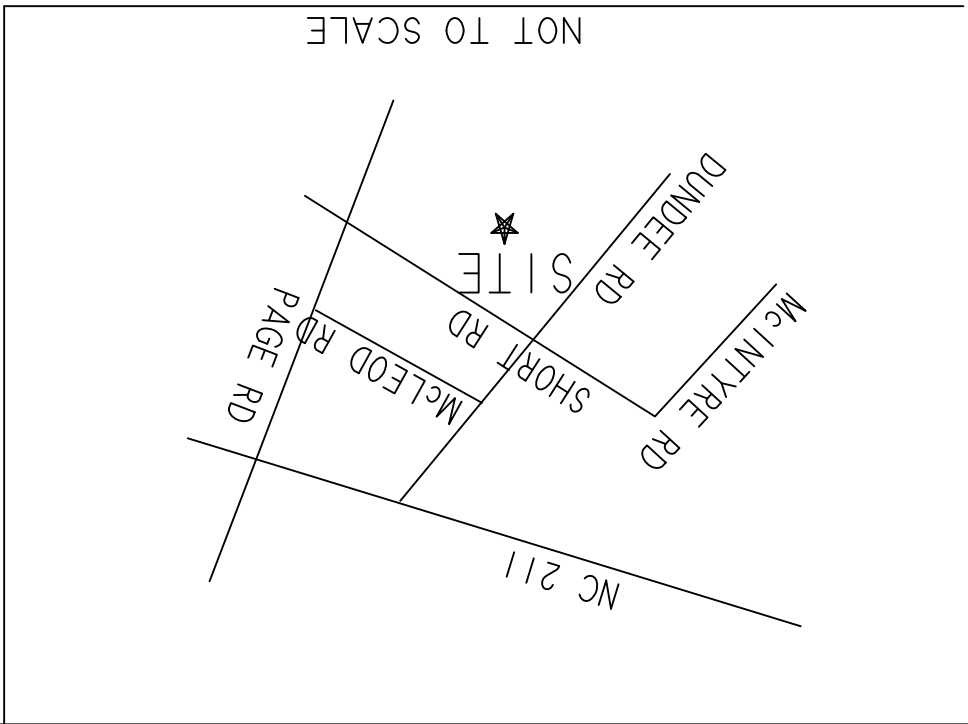
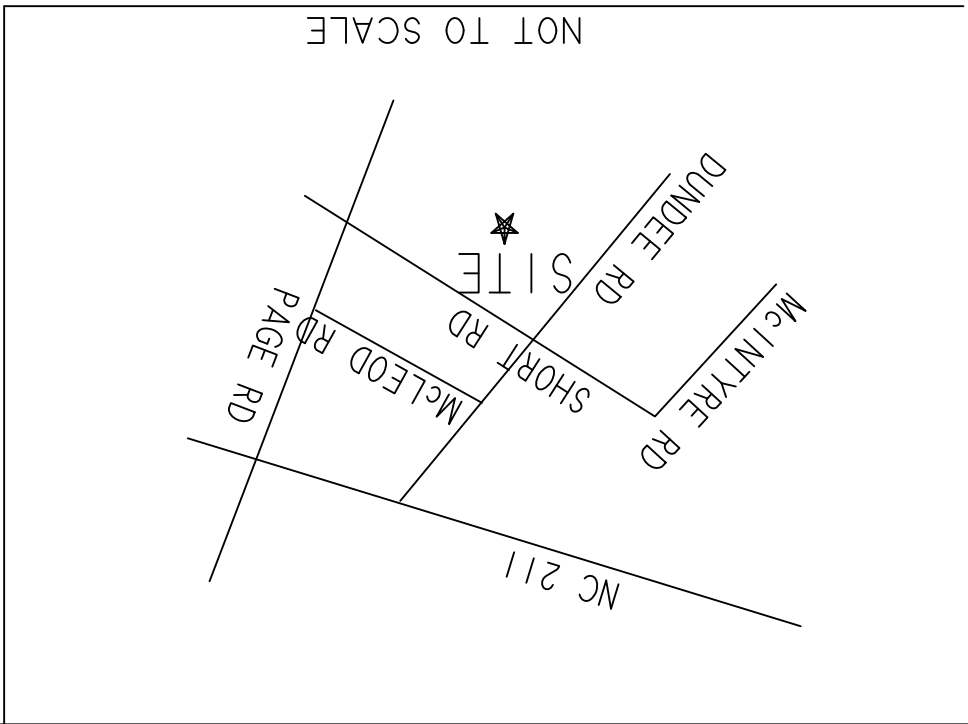
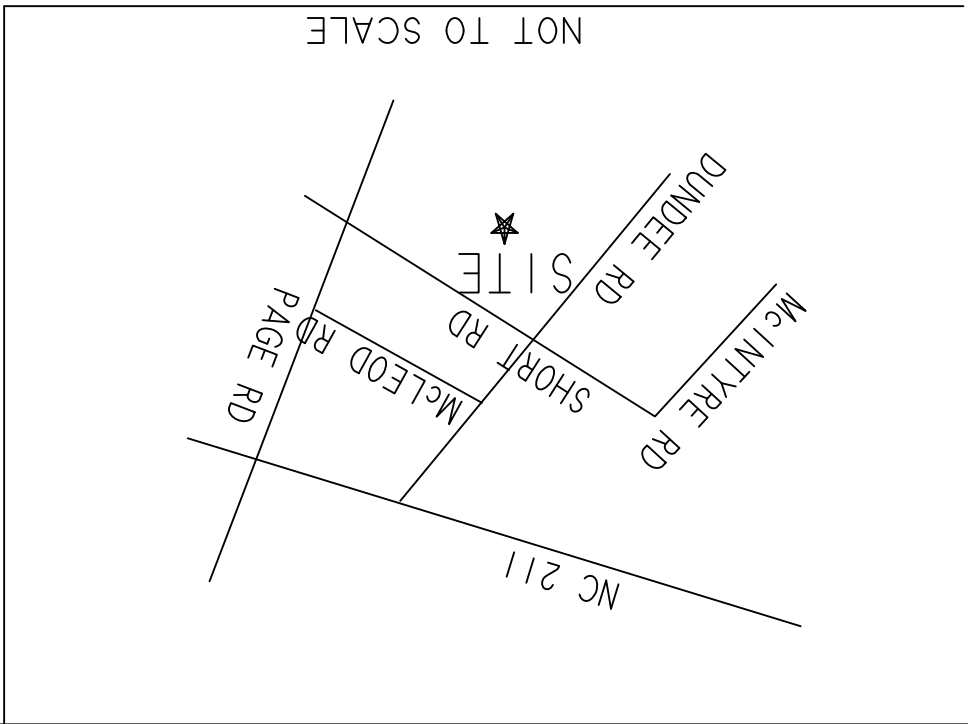
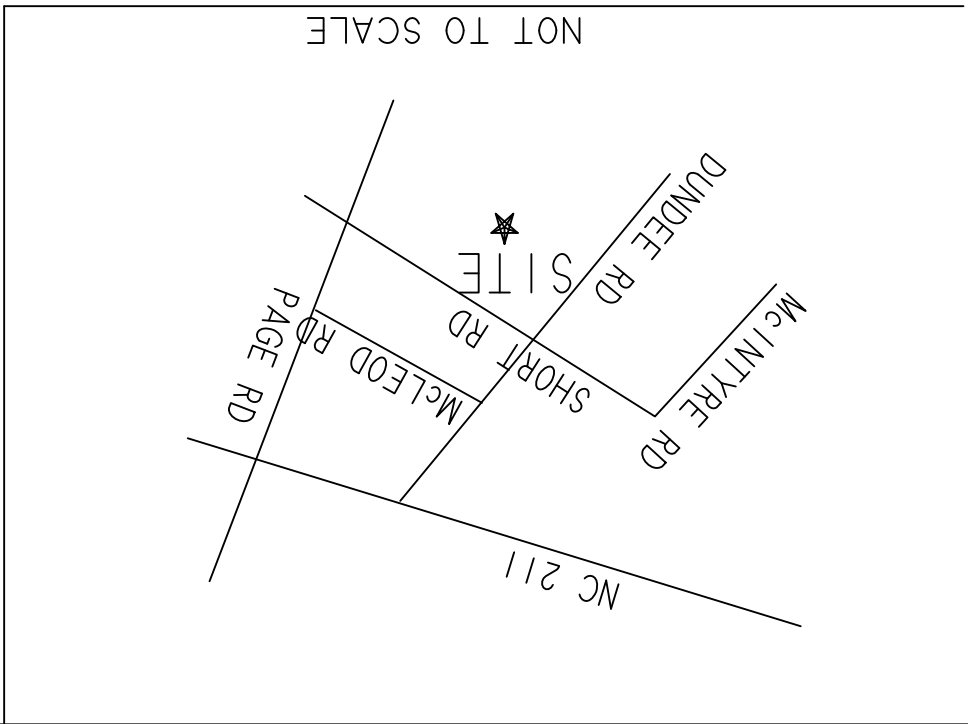
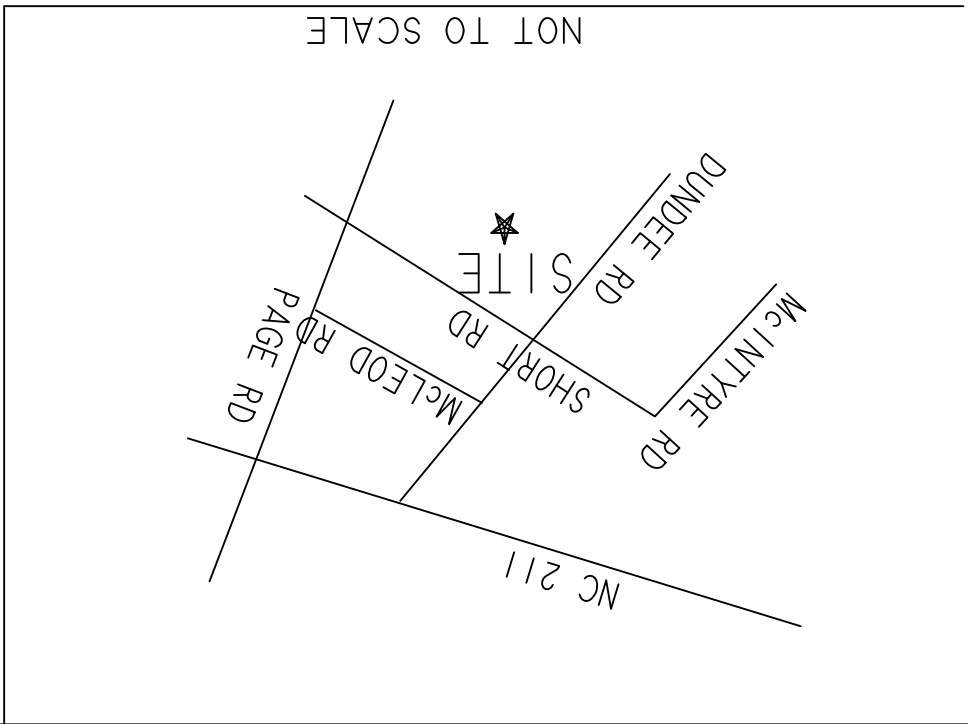
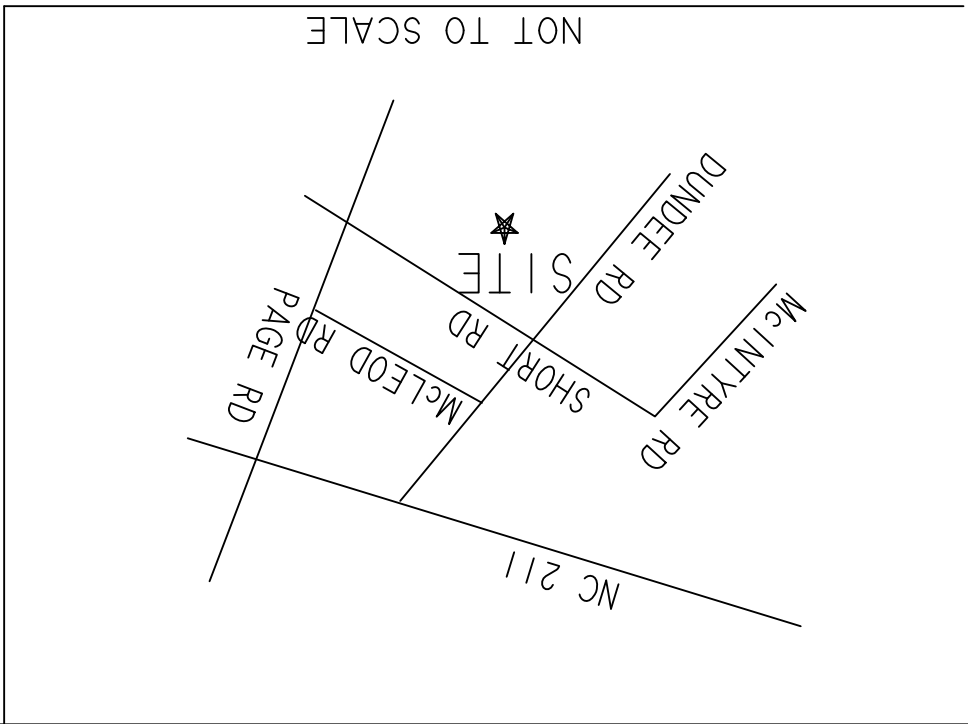
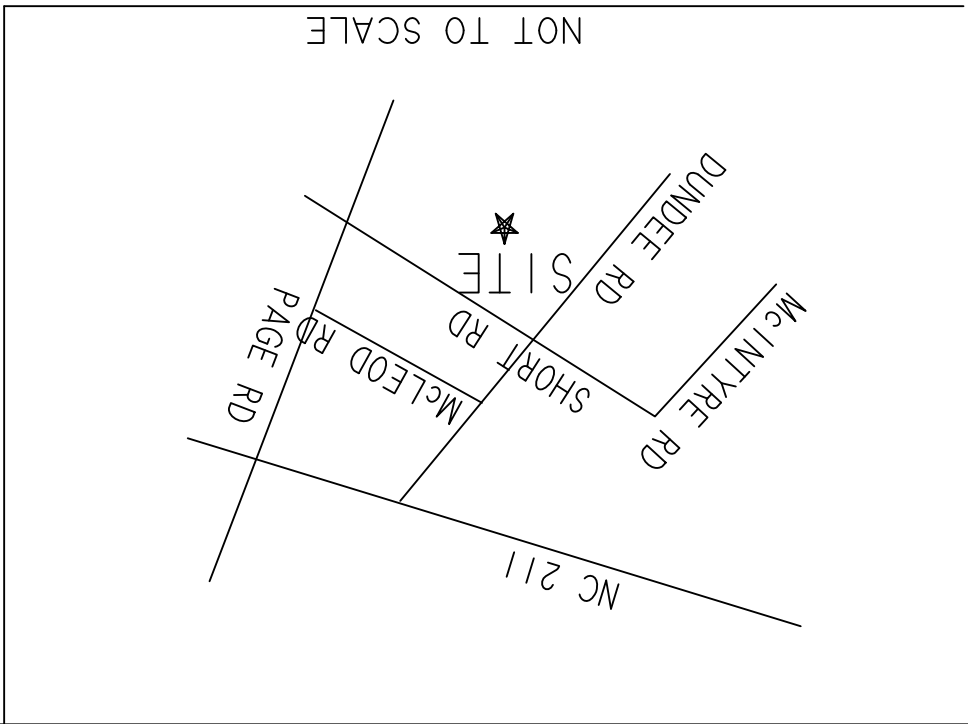
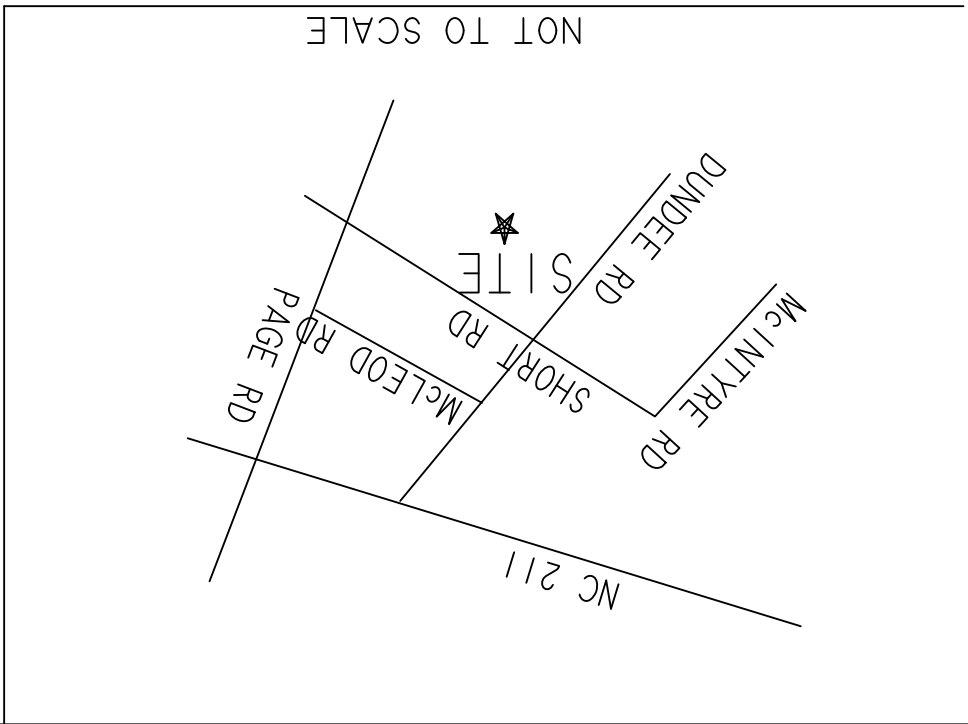
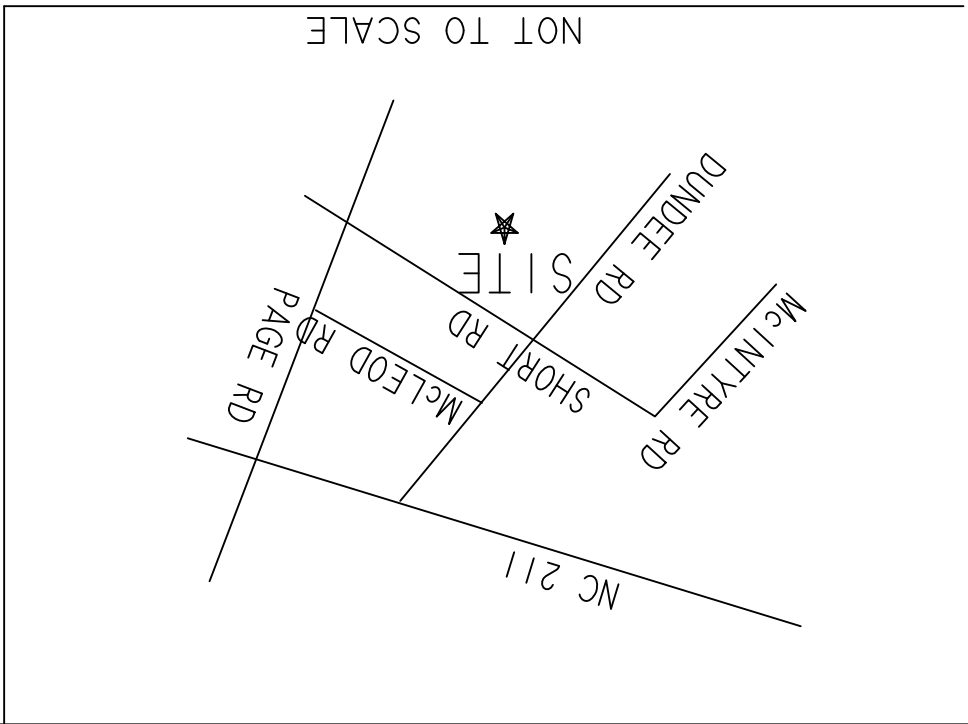
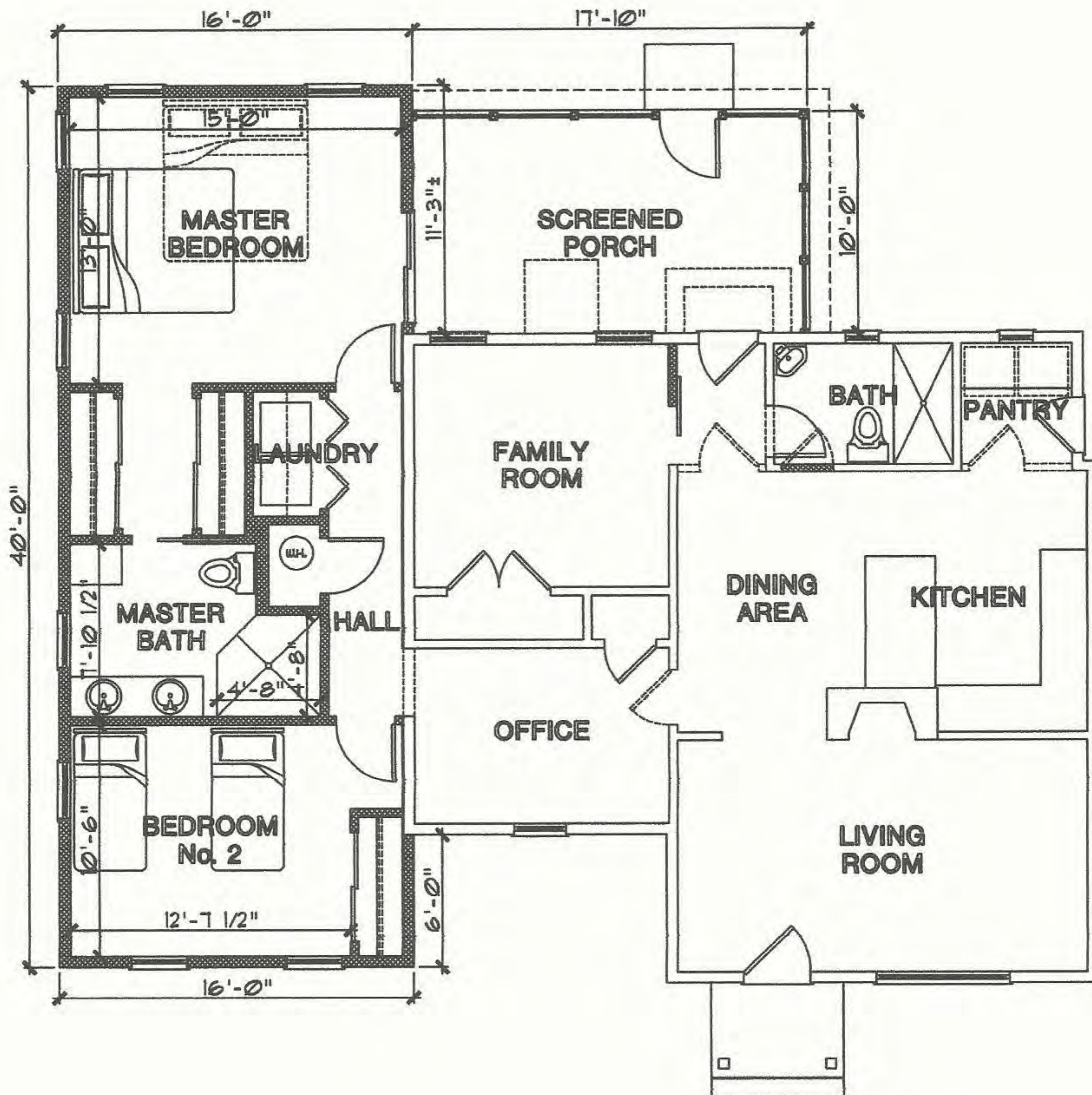


EXHIBIT A-3.1

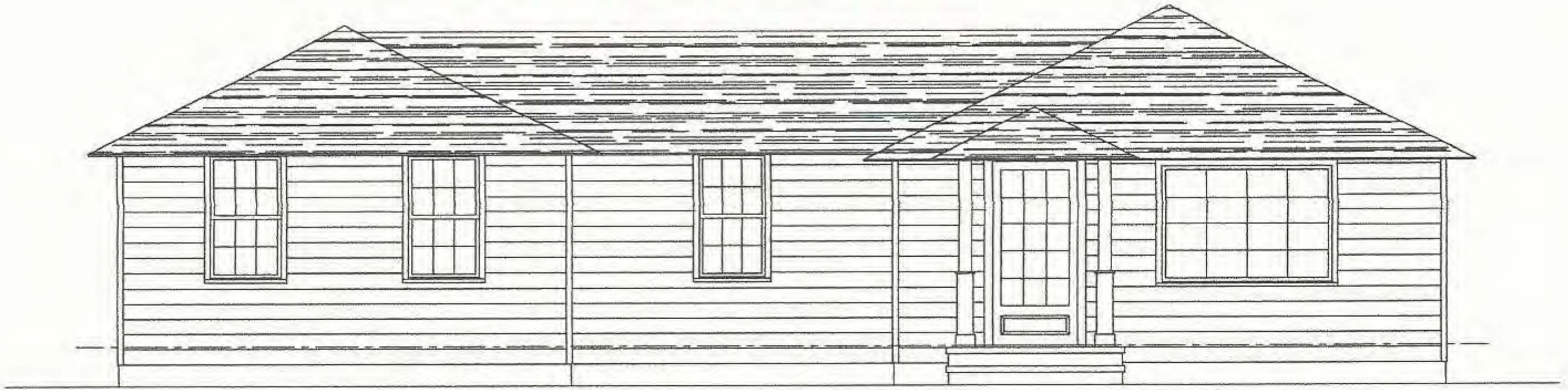


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

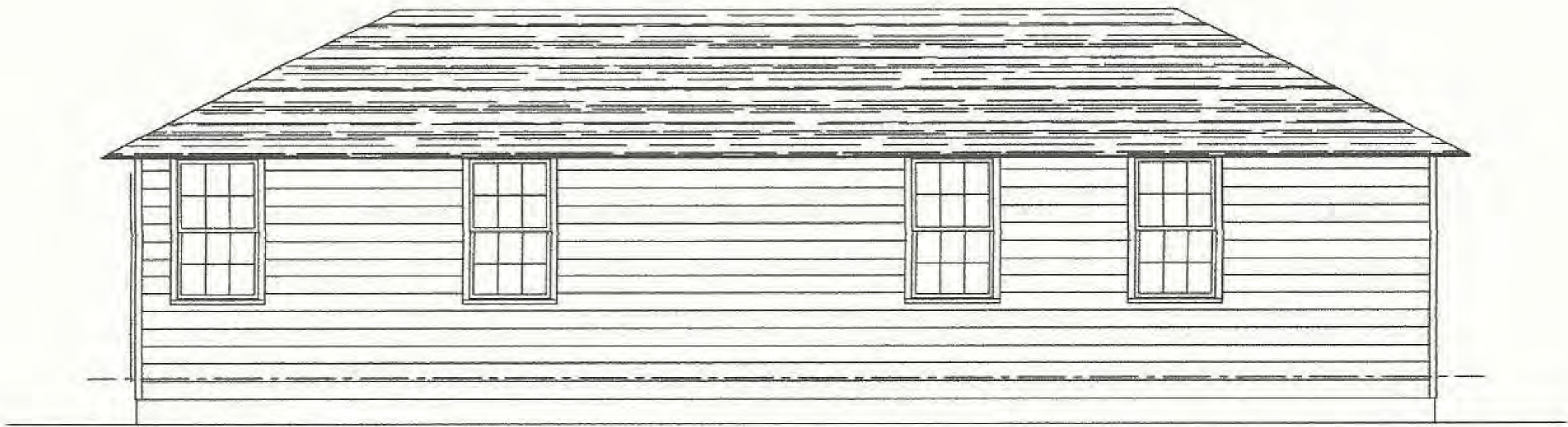
6/13/22

EXHIBIT A-3.2



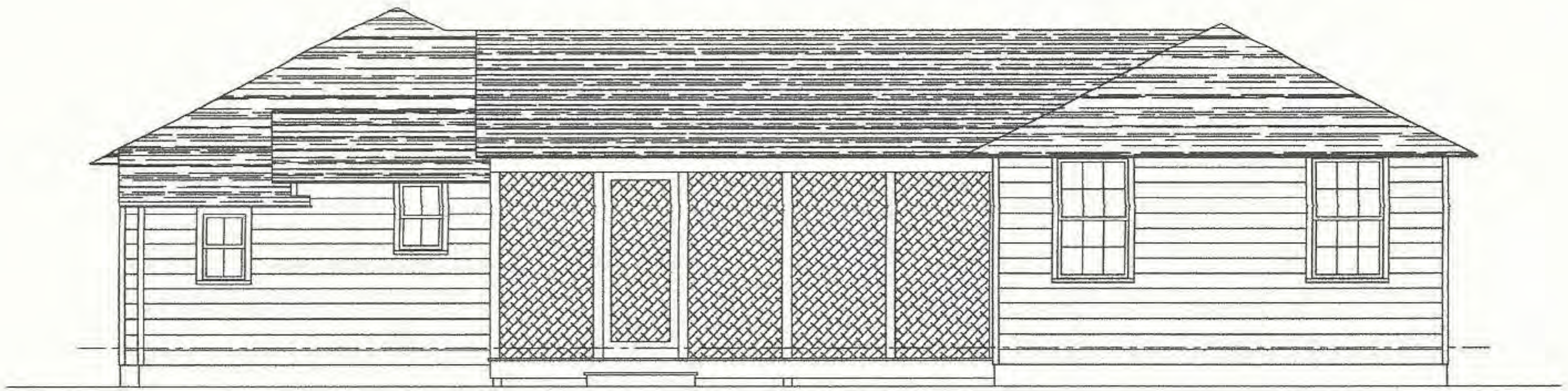
FRONT ELEVATION

SCALE: 1/8" = 1'-0" 6/13/22



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

EXHIBIT A-4.1

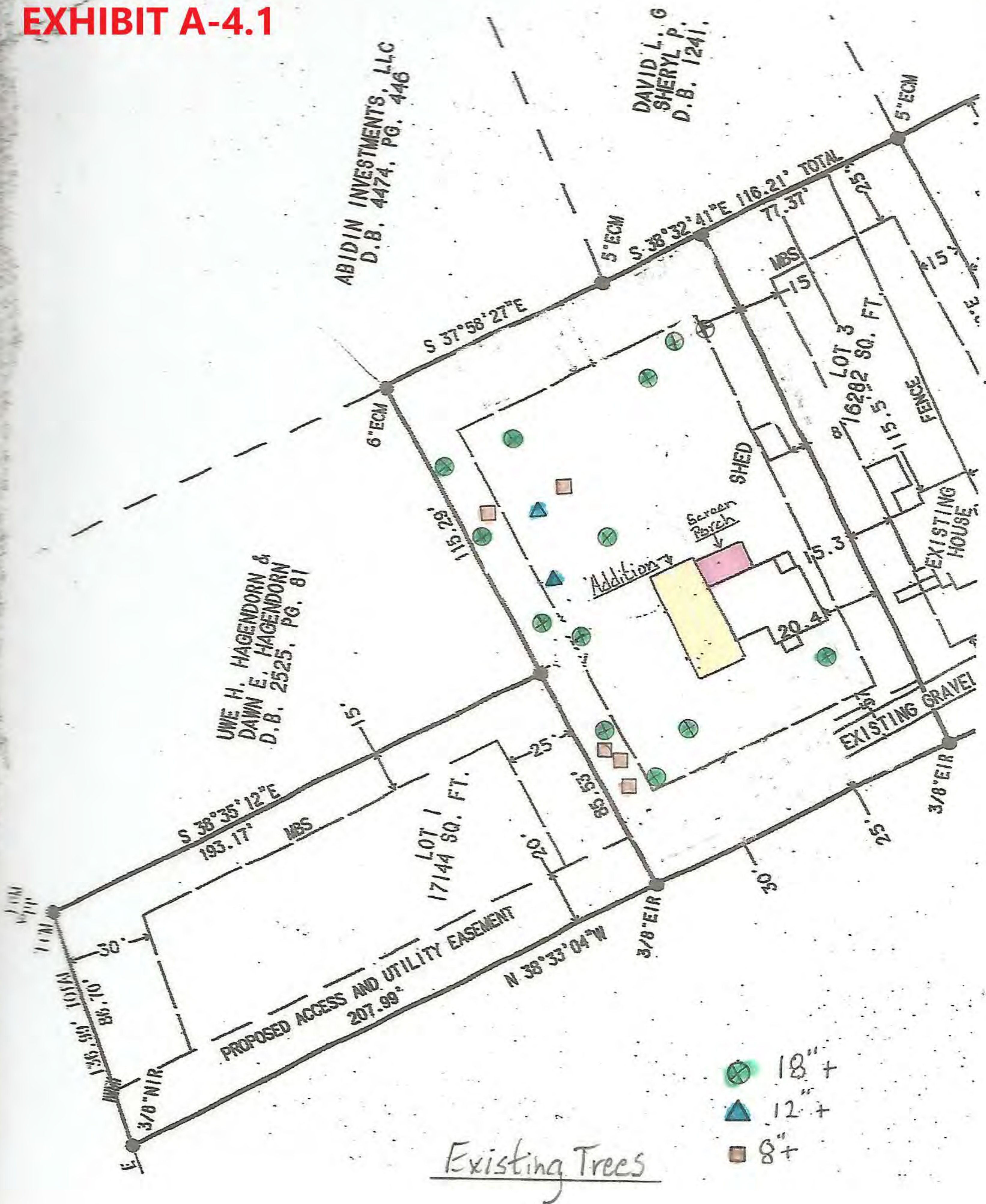
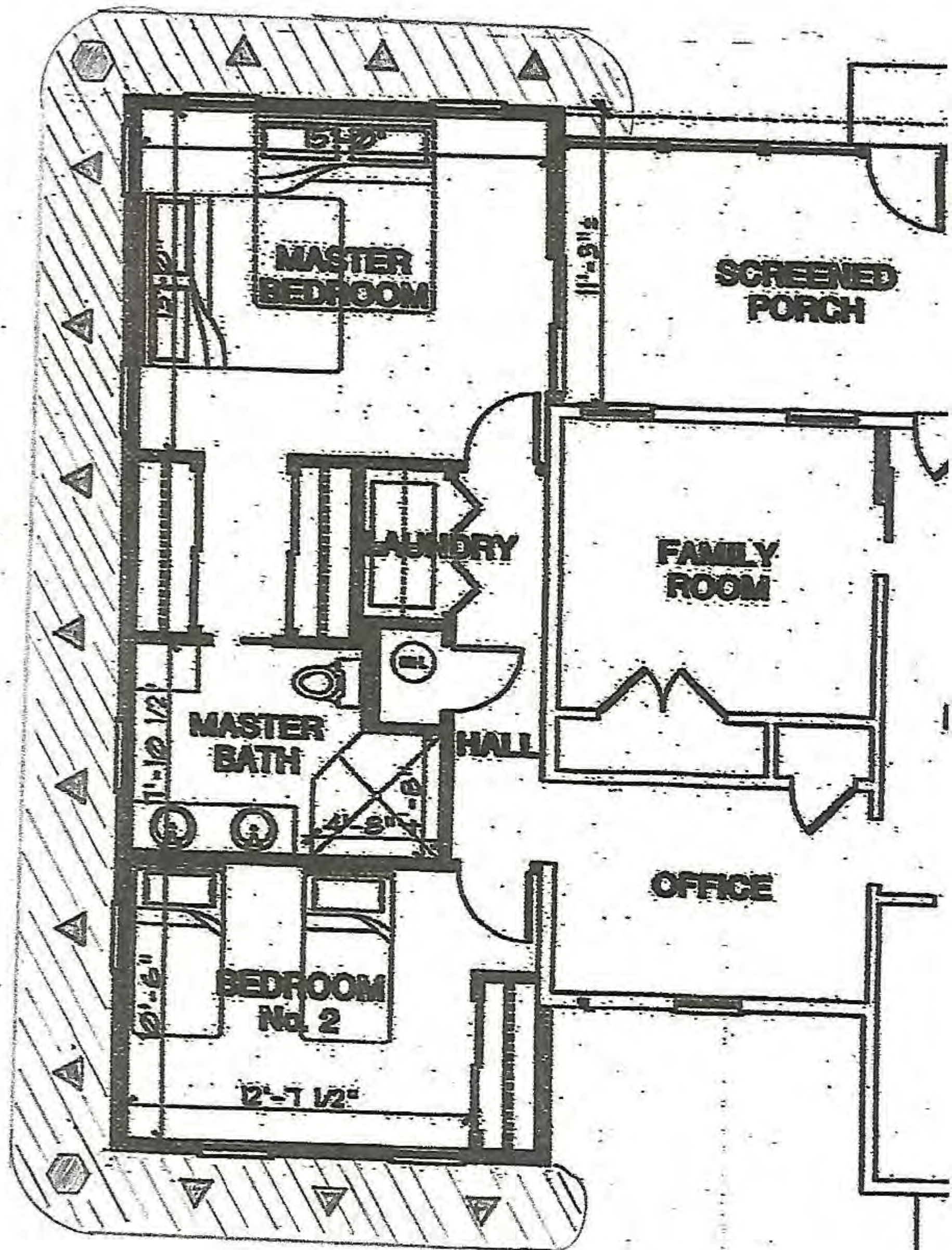


EXHIBIT A-4.2

Pine Needles

Pine Needles

Pine Needles



Pine Needles

 - Bark Mulch

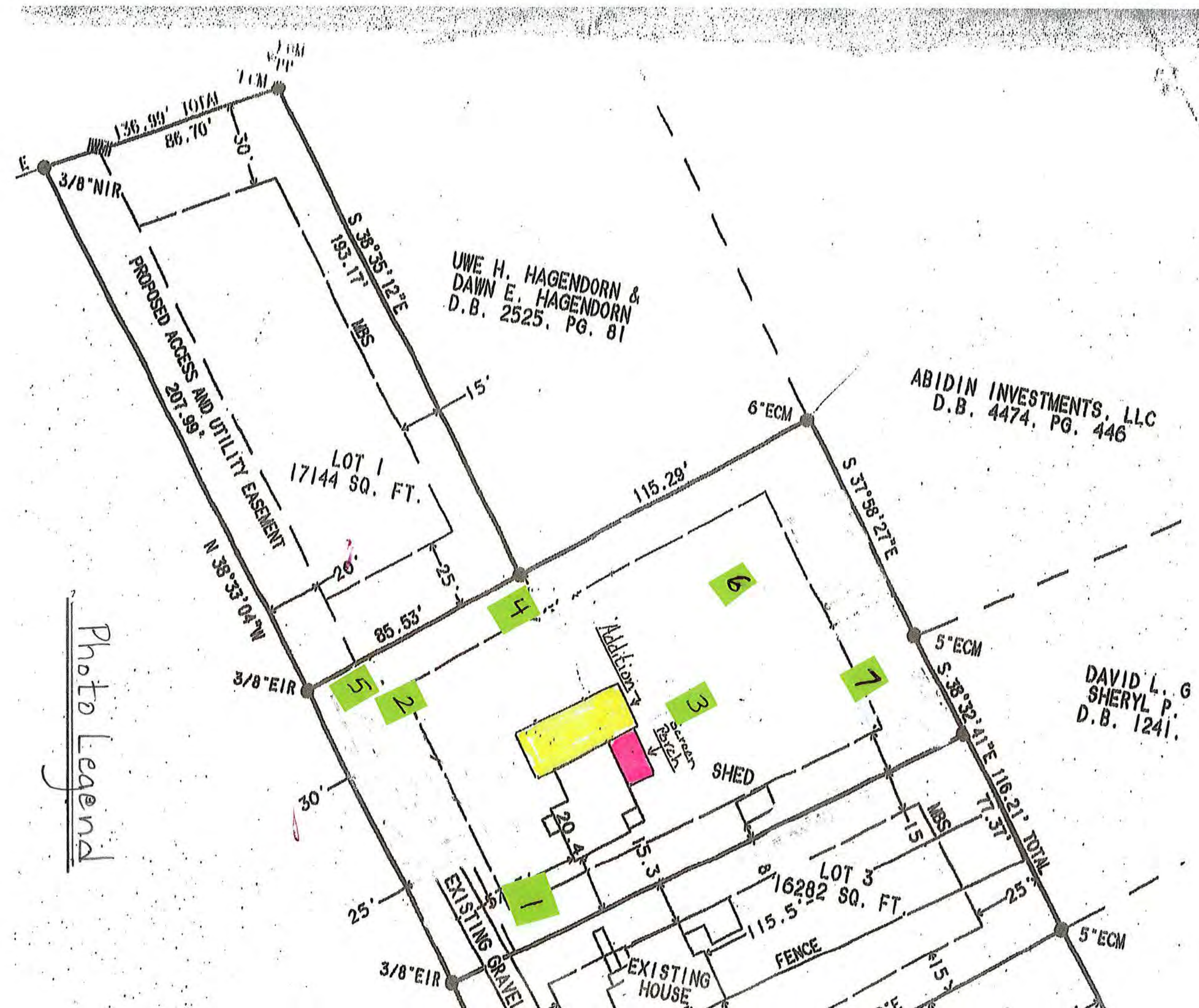
 - 5 Gal. Shrub

 - 3 Gal. Shrub

Landscape Plan

Markiewicz
204 Dundee Rd.

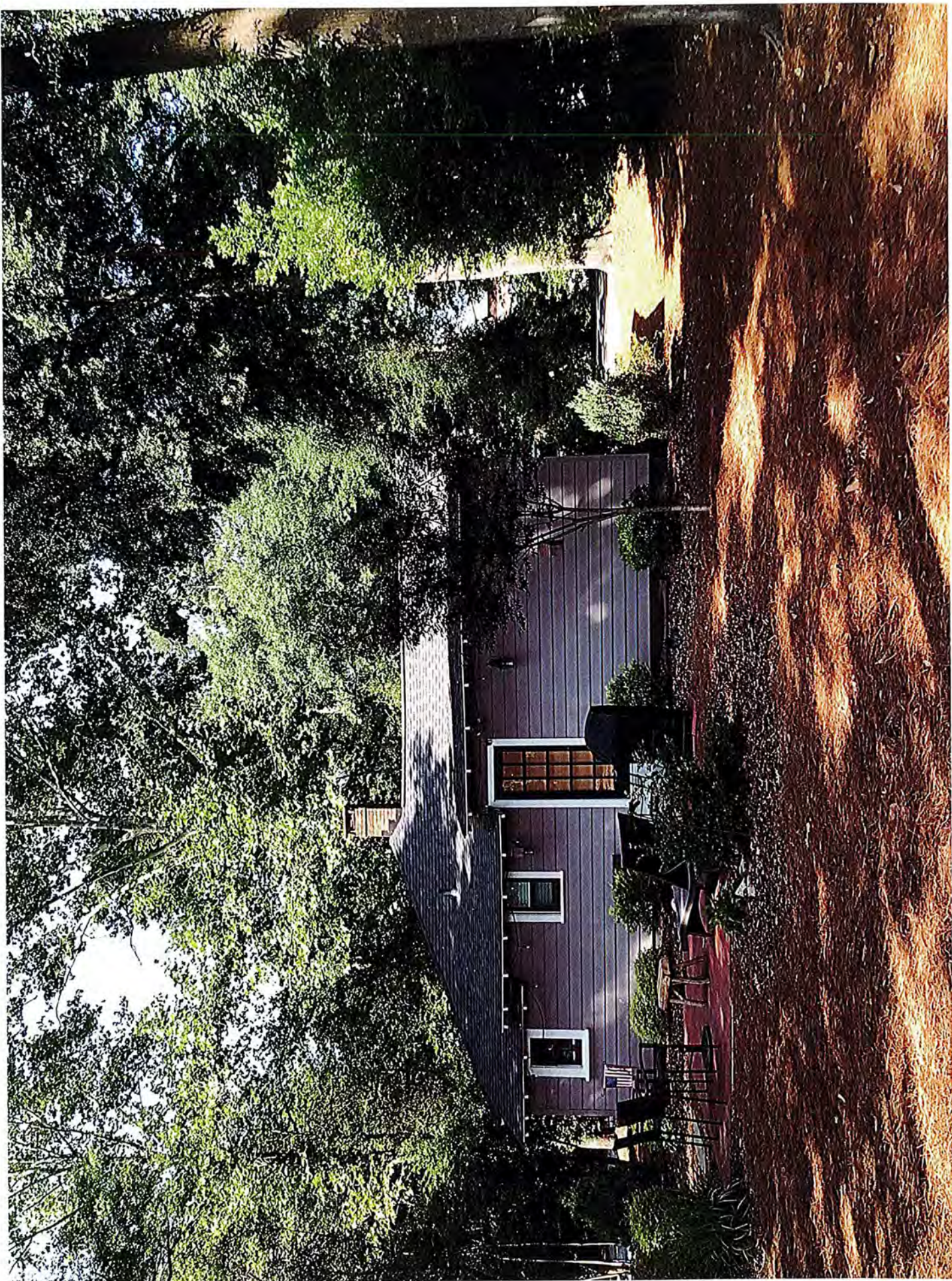
EXHIBIT A-5.1





2





5

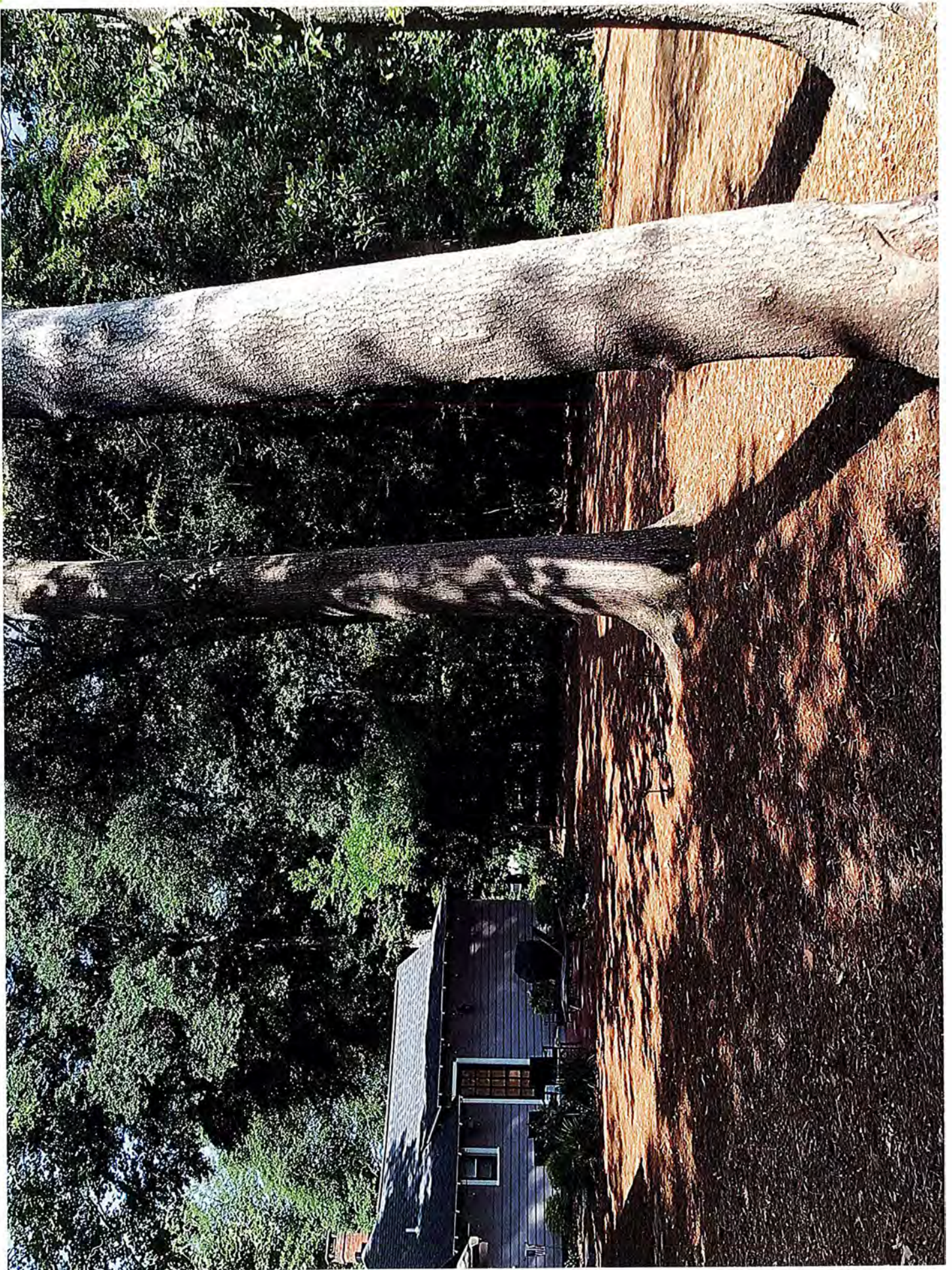


5





7





**COA-2022-00137 (5 MCLEOD 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 change of materials on a roof overhang on a previously approved COA (COA-2021-00182) and the addition of shutters. The property is identified as Moore County PID Number 00026593. The property owner and applicant is Jarrod Gouty.

FROM:

Maria Carpenter

CC:

Alex Cameron; Shannon Konstantinou

DATE OF MEMO:

7/19/2022

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ Exhibit S-1
- ▣ Exhibits A-1 to A-3



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: July 21, 2022
Subject: Major COA Request for 5 McLeod Road

Applicant:	Jarrold Gouty
Owners:	Jarrold Gouty
Property Location:	5 McLeod Road
Land Use:	Single Family Residential
PID#	00026593
COA#:	2022-00137

Request and Background: ☐ Contributing ☒ Non-Contributing

The applicant requests a Certificate of Appropriateness (COA) for a change in materials previously approved for a roof overhang from asphalt shingles to metal roofing, and the addition of shutters on street facing windows at 5 McLeod Road. The property is further identified as Moore County PID Number 00026593. The structure was built in 1979 and is located on +/- 0.379 acres.

The applicant requests a modification from previously approved Certificate of Appropriateness (COA) COA-2021-00182 from asphalt shingles on a roof overhang to metal roofing, as well as the addition of shutters to windows on the front of the house. The metal roofing is gray and the shutters are to be stained a natural cedar color to match the existing shutters. The applicant has provided photos depicting the work to be considered.

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 roofing with a different material or style from that being replaced 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

A. ROOFS

1. Section III.A.5. - Metal roofs should be compatible with the architecture of the existing structure and the material should be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.

E. SHUTTERS AND AWNINGS

1. Section III.E.1. - New shutters must be compatible with the historic character of the structure and must be congruous with existing shutters in the Pinehurst Historic District.
2. Section III.E.4. Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
 - a. If the original shutter was operable, the replacement should be operable or appear to be operable.
 - b. Each shutter must be equal to the height of the window opening, and one half the width.
 - c. Shutters on arched windows must have an arched head as well.
 - d. Shutter color should be compatible with the structure and should be in the Village of Pinehurst Color Palette.



Photo of main residence with overhang and windows to have shutters added

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The material change from asphalt shingles previously approved to metal roofing, as well as the addition of shutters on the front of the house to match the existing shutters, would need to be deemed consistent with the Historic District standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

July 14, 2022

Dear Property Owner(s),

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

Thursday, July 28th, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

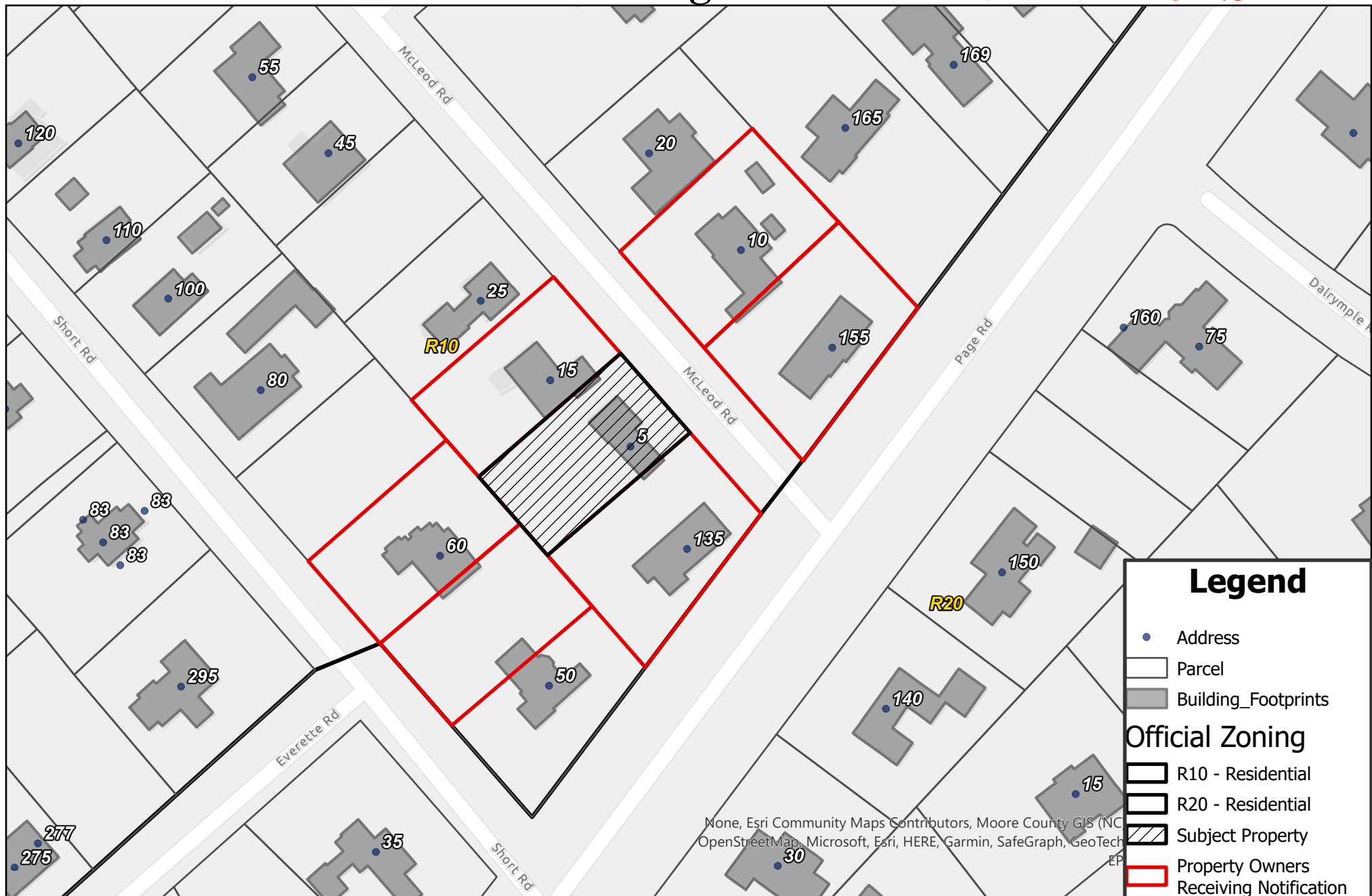
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for change of materials on a roof overhang on a previously approved COA (COA-2022-00037) and the addition of shutters. The property is identified as Moore County PID Number 00026593. The property owner and applicant is Jarrod Gouty.

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**



0 175 350 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.

As a result, this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.

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

7/13/2022

July 28, 2022
Historic Preservation Commission
5 McLeod Road Major COA Request



CARTER, ALEXANDRA
50 SHORT RD
PINEHURST,NC,28374

BOWEN, RALPH
15 MCLEOD ROAD
PINEHURST,NC,28374

NEAVERTH, ANTHONY J
10 MCLEOD ROAD
PINEHURST,NC,28374

MAIDES, DABNEY R
303 WOODWAY DR
GREER,SC,29651-6838

GOUTY, JARROD ROSS
165 DUNDEE RD
PINEHURST,NC,28374

BLUE COMET REAL ESTATE
60 SHORT ROAD
PINEHURST,NC,28374

ROBERTS & ROBERTS
PO BOX 5863
PINEHURST,NC,28374-5863

**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	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

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



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

**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: _____				
Other: _____				

Required Documents☐ Site Plan/Survey or Sketch☐ Elevation Drawings☐ Photos of Existing Site☐ Floor Plans☐ Landscaping Plan**Certification**

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

Applicant Signature: _____

Date: _____

7/17/22

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - www.vopnc.org



**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: _____

Date: _____

7/17/22



Shutters on outside of
these windows



Photographs of front of house showing deviation from original approval. Roof material changed to metal roofing. Shutters to be added to windows on left side of the house.



Photograph of new roof.





COA-2022-00119 (80 CAROLINA VISTA)
ADDITIONAL AGENDA DETAILS:

The applicant requests a Certificate of Appropriateness to construct 96 parking spaces, construct a retaining wall, demolish and install trees, and create a subsurface storm water retention system at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The subject property is the location of the Carolina Hotel & Spa. The existing structure (hotel) was built between 1899 – 1900. The Spa was constructed in 2002. The calculated acreage of the Carolina Hotel & Spa parcel is 22.76.

FROM:

Shannon Konstantinou

CC:

Alfred Cassidy; Maria Carpenter

DATE OF MEMO:

7/20/2022

MEMO DETAILS:

Please, see attached materials relating to this Public Hearing.

ATTACHMENTS:

Description

- ☐ Staff Exhibit S-1
- ☐ Staff Exhibit S-2
- ☐ Applicant Exhibits A-1 to A-3



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
 Shannon Konstantinou, Administrative Specialist,
 Maria Carpenter, Planner
Date: July 19, 2022
Subject: Major COA Request for 80 Carolina Vista

Applicant:	Calvin Burkley, Director of Projects and Planning
Owners:	Resorts of Pinehurst LLC
Property Location:	80 Carolina Vista.
Land Use:	Construction of 96 paved parking spaces, construction of a retaining wall, and landscaping.
PID#	00025808
COA#:	2022-00119

Request and Background:
 ☒ **Contributing**
 ☒ **Non-Contributing**

The applicant requests a Certificate of Appropriateness to construct 96 parking spaces, construct a retaining wall, demolish and install trees, and create a subsurface storm water retention system at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The property is the home of Carolina Hotel & Spa. The existing structure (hotel) was built between 1899 – 1900. The Spa was constructed in 2002. The calculated acreage of the Carolina Hotel & Spa parcel is 22.76.

The Carolina Hotel & Spa campus currently has 544 parking spaces. According to the site plan, the applicant plans to construct 96 additional parking stalls along the northeast corner in the rear along Barrett Road E. Out of the 96 stalls the applicant is proposing, 4 of the stalls will be handicapped parking which 2 of the handicapped parking stalls will be van accessible. The number of proposed parking stalls is consistent and meets the minimum requirements according to the Pinehurst Development Ordinance Section 9.4a Table of Required Parking. The total acreage that will be disturbed for constructing the proposed parking spaces in the rear is 0.99 acres.

The applicant is also proposing to install a retention wall (brick veneered) at the location. The rendering of the parking lot that the applicant submitted displays that the retaining wall would be in the front of the parking lot. According to the conceptual wall plan that the applicant submitted, the proposed retention wall will comprise brick columns and pierced brick panels. The brick veneer retaining wall will screen the proposed parking lot

from the street and adjacent properties. The height of the proposed retaining wall is 4'9" feet. The applicant, Mr. Burkley, states, *"the wall is 4'9" tall at the max height plus a 4' tall parapet wall to screen the vehicles. So, the total visual height from grade to the top of the parapet is 8'9."*

The applicant will also provide interior planting and buffering at the proposed location. The applicant plans remove a total of 37 trees at the location. However, the applicant plans to install 41 trees and 135 shrubs at the location, which is listed below. To provide ingress and egress access on Barrett St, several trees will have to be removed. According to the planting plan submitted by the applicant, the proposed interior planting will be located in the center of the parking lot. The tree species that will buffer the parking lot exterior will be a combination of existing trees, small trees, and pine trees. However, in order to install and construct the proposed parking, the applicant plans to remove the following trees that are a minimum of 12 inches in diameter below:

Trees that the applicant plans to remove:

QTY	Common Name	Size
(1)	<i>Pine</i>	15"
(3)	<i>Pines</i>	18"
(2)	<i>Pines</i>	24"
(1)	<i>Hardwood</i>	16"
(3)	<i>Hardwoods</i>	14"
(1)	<i>Hardwood</i>	15"
(1)	<i>Hardwood</i>	18"
(1)	<i>Hardwood</i>	20"
(1)	<i>Fir</i>	24"
(3)	<i>Cedars</i>	12"
(3)	<i>Cedars</i>	18"
(3)	<i>Hardwoods</i>	12"

Trees and shrubs the applicant plans to install:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CFCP	6	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS FLOWERING DOGWOOD	2" CAL. MIN.; 7' HT. MIN.	
ILDF	3	ILEX OPACA 'DAN FENTON'	DAN FENTON AMERICAN HOLLY	2" CAL. MIN.; 6'-7' HT.	MATCHING
LAMU	5	LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	6'-7' HT. MIN.	MULTI-STEM
PIPA	16	PINUS PALUSTRIS	LONGLEAF PINE	3" CAL. MIN.; 8'-12' HT.	TRANSPLANT ONLY; SEE DETAIL
TDMI	7	TAXODIUM ASCENDENS 'FOX RED' (STANDARD)	FOX RED PONDCYPRESS (STANDARD)	3" CAL. MIN.; 8'-12' HT.	STANDARD; MATCHING
UPBO	4	ULMUS PARVIFLORA 'UPMTF' PP 11295 BOSQUE	BOSQUE LACEBARK ELM	3" CAL. MIN.; 8'-12' HT.	
				2.5" CAL. MIN.; 7' HT. MIN.	
SHRUBS					
AZGT	18	AZALEA X 'GEORGE TABER'	GEORGE TABER AZALEA	24" HT. MIN.	3' O.C.
CJAR	12	CAMELLIA JAPONICA 'APRIL REMEMBERED'	APRIL REMEMBERED JAPANONICA CAMELLIA	24" HT. MIN.	3' O.C.
CSOM	25	CAMELLIA SASANQUA 'OCTOBER MAGIC ROSE'	OCTOBER MAGIC ROSE SASANQUA CAMELLIA	24" HT. MIN.	3' O.C.
CSSD	1	CAMELLIA SASANQUA 'GREEN 99-031' SUSY DIRR'	SUSY DIRR SASANQUA CAMELLIA	4'-5' HT. MIN.	3' O.C.
DIEH	35	DISTYLIUM 'PIIDIST-I' PP24,410	EMERALD HEIGHTS EVERGREEN DISTYLIUM	30" HT. MIN.	3' O.C.
ILEB	3	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	5'-6' HT. MIN.	5' O.C.; FULL TO GROUND
SOD		TO MATCH EXISTING			REPAIR AND REPLACE AS NEEDED

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 :**VII. SITE FEATURES****A. FENCES AND WALLS**

1. SECTION VII.A.3 - Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
2. SECTION VII.A.7 – Brick and stacked stone walls are permitted.
3. SECTION VII.11.A – When measuring fence dimensions, consider all fence elements including posts.
4. SECTION VII.11.a. – Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fence **must not** be taller than six feet in height.
5. SECTION VII.11.i. – An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
6. SECTION VII.A.11.b – The brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.

B. DRIVEWAYS AND OFF-STREET PARKING

1. 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.
2. 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.
3. SECTION VII.B.4 – Commercial off-street parking areas *should* not be located in front yards or right-of-ways.

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.2 - Landscaping that contributes to the character of the Pinehurst Historic District *should* be retained and preserved as much as possible.
 - a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation planting, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.
 - b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved as much as possible.
 - c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
3. 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.
 - b. Edging materials that are incongruous with the character of the Pinehurst Historic District such as exposed landscaping timbers, are **not appropriate**.
 - c. Pre-cast landscape cement blocks of a commercial nature are not appropriate
4. 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.

- a. New construction *should* minimize the impact on existing mature trees and their root system, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
- b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.

G. ACCESSIBILITY, HEALTH AND SAFETY

1. SECTION VII.G.1 – Accessibility, health and safety code requirements *should* be met in ways that do not diminish character-defining features, materials, and details of the building or site and implemented such that character-defining features are preserved.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. According to the applicant Mr. Burkley, his statement regarding the proposed parking lot addition, "This is part of a good faith effort to add parking on some of our campuses. This is also an effort to keep parking during peak events on campus and not overflow into Village streets." The request is consistent with the Village of Pinehurst Development Ordinance parking requirements.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 13, 2022

Dear Property Owner(s),

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

Thursday, July 28, 2022
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 of 96 paved parking spaces and the creation of a subsurface storm water retention system at 80 Carolina Vista Drive. The property is identified as Moore County PID Number 00025808. The property owner name is the Resorts of Pinehurst Incorporated and the applicant is Calvin Burkley.

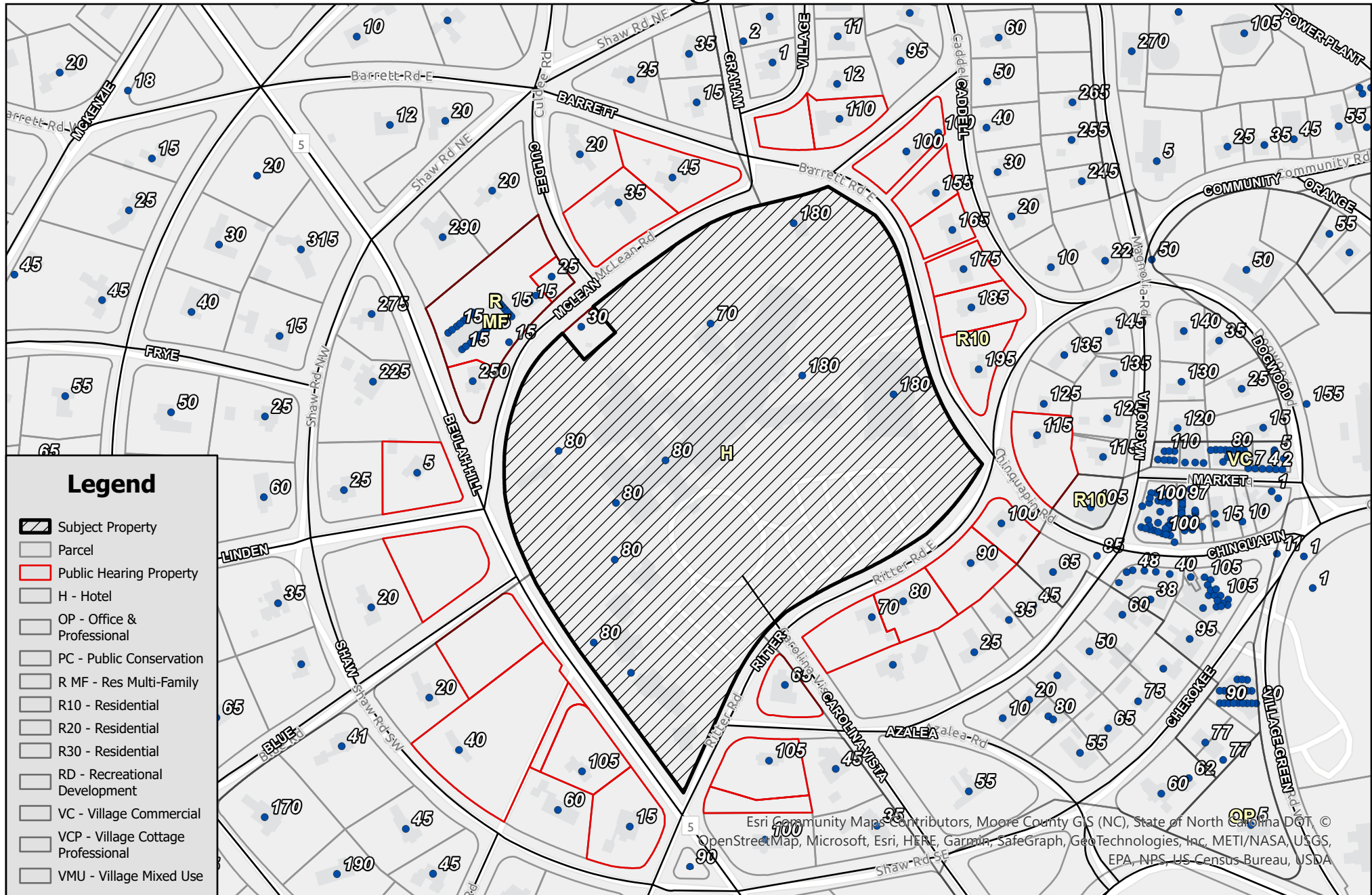
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information 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-1.6**



July 28, 2022

Historic Preservation Commission 80 Carolina Vista Major COA Request



EXHIBIT S-1.7

WHITFIELD, LYNDA H
2802 SE DUNE DR., APT 1407
STUART,FL,34996

CLOUGH, CHRISTIAN
1506 PLEASANT VIEW RD
COOPERSBURG,PA,18036

GOODING, ROBERT H & NANCY W
3417 HORSESHOE BEND
RALEIGH,NC,27613

GESTION MAGB INC
2170 RENE LEVESQUE W ST202
,,

BUNDER, JEFFREY
20 SHAW RD SW
PINEHURST,NC,28374

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

BUCHELE, BARRY K
C/O SOVEREIGN AEROSPACE
CARTHAGE,NC,28327

MCARTHUR, DANIEL L
PO BOX 190
PINEHURST,NC,28370

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

ADKINS, KIRK S
70 E CAROLINA VISTA
PINEHURST,NC,28374

GERARDOT, MATTHEW & MICHELLE
165 E BARRETT ROAD
PINEHURST,NC,28374

RICE, COREY JAMES
PO BOX 3347
PINEHURST,NC,28374

CORDELL, CHARLES L
PO BOX 10
PINEHURST,NC,28374-0010

KASPER, FREDERICK TRUSTEE
8942 PERKINS DRIVE
MENTOR,OH,44060

MOORE, SUSAN S
180 EDGEWATER PL
PINEHURST,NC,28374

MOSSO, JOSEPH A JR &
P O BOX 1593
PINEHURST,NC,28370-1593

FOLEY, HUGH W &
15 W RITTER ROAD
PINEHURST,NC,28374

DEWEY, PAUL H & MICHELE K
110 MCLEAN ROAD
PINEHURST,NC,28374

BLOCK, MATTHEW
1601 B MEDICAL DR
LAURINBURG,NC,28352

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

HENDERSON, GREGORY B & BONNY B
PO BOX 934
PINEHURST,NC,28370

WELCH, KEEFER D & PATRICIA A
45 MCLEAN RD
PINEHURST,NC,28374

ROBERTS PROFESSIONAL SERVICES, LLC
40 DALRYMPLE RD
PINEHURST,NC,28374

ADVANTAGE PG, INC
6312 KINARD RD
DURHAM,NC,27703

DEWEY, PAUL H & MICHELE K
110 MCLEAN ROAD
PINEHURST,NC,28374

HALL, BERTRAM B
155 BARRETT ROAD
PINEHURST,NC,28374

THOMPSON, JAMES W & THOMPSON, LYNNE C
211 FOALING ROUND LANE
CARTHAGE,NC,28327

THIGPEN, FRANK C & LYNNE S
PO BOX 1034
PINEHURST,NC,28374-1034

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

O'CONNOR, CHRISTOPHER K
185 BARRETT ROAD E
PINEHURST,NC,28374

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

KEANE, DANIEL O
592 IROQUOIS ST
ORADELL,NJ,07649

Aerial Map **EXHIBIT S-2**



0 145 290 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. Gird is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/14/2022

July 28, 2022

Historic Preservation Commission 80 Carolina Vista Major COA Request Parking Lot Aerial Location



**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	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

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



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

**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: _____				
Other: _____				

Required Documents☐ Site Plan/Survey or Sketch☐ Elevation Drawings☐ Photos of Existing Site☐ Floor Plans☐ Landscaping Plan**Certification**

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

Applicant Signature: _____

Date: _____



**Historic Certificate of Appropriateness (COA)
Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

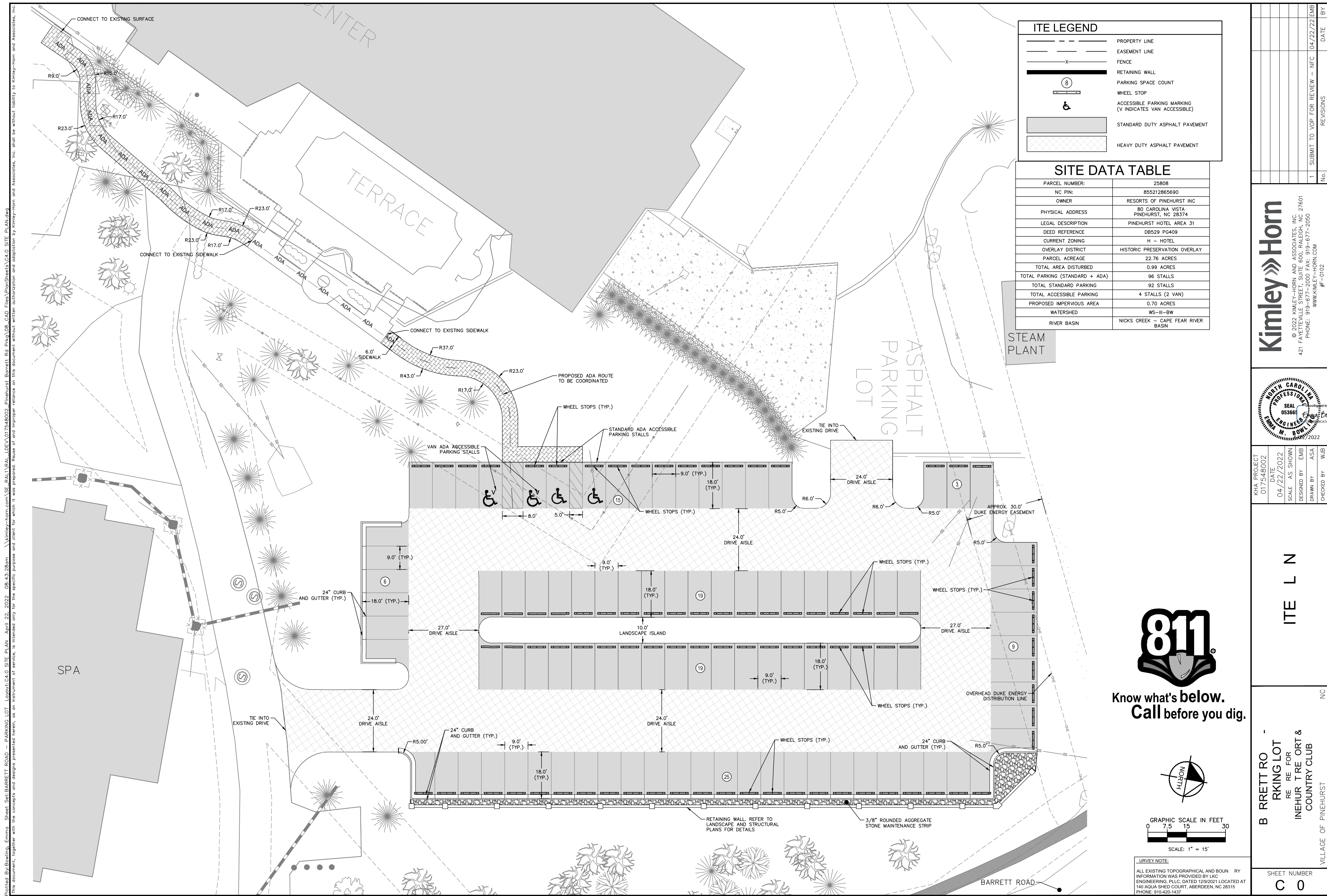
(Revised 01/2022)

Property Owner Authorization

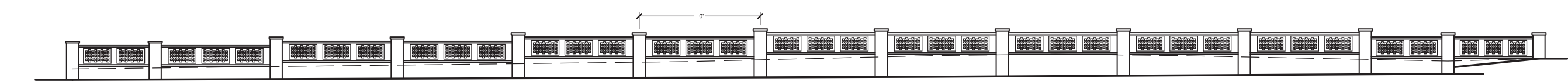
I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested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

Owner / Owner's Representative Signature: _____

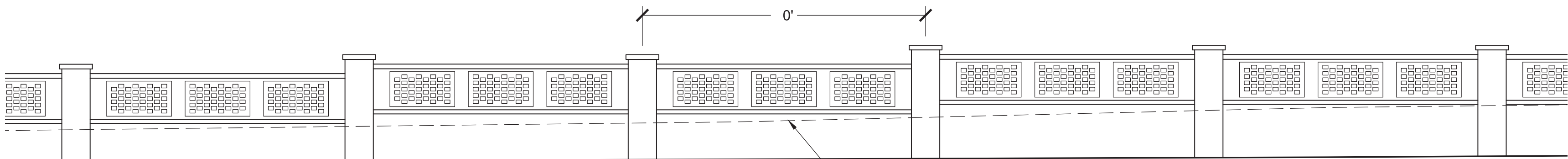
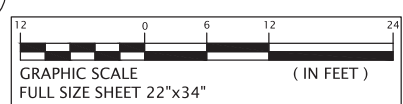
Date: _____



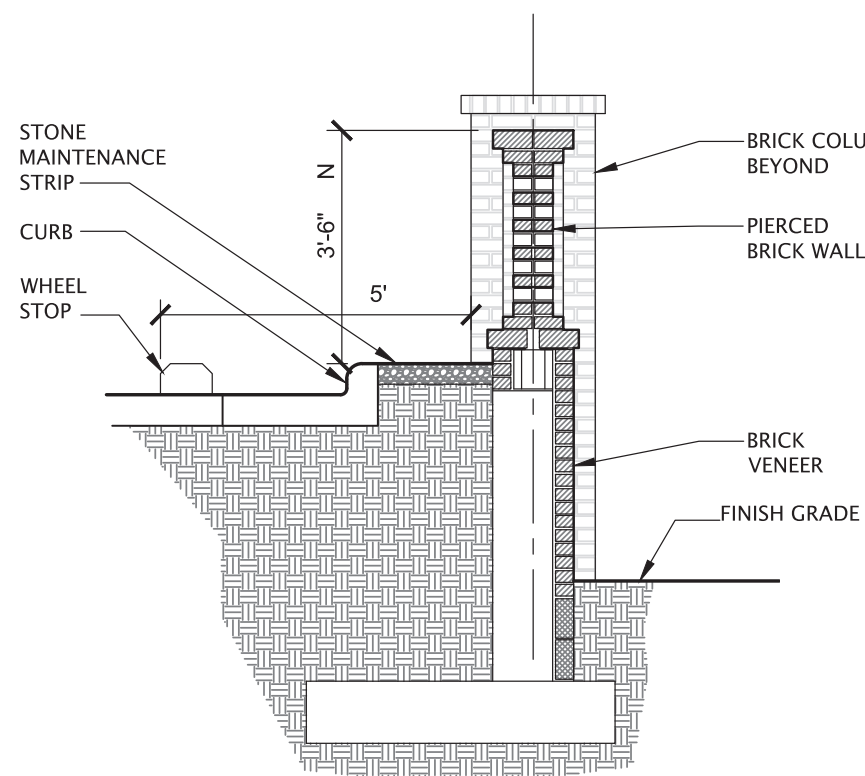
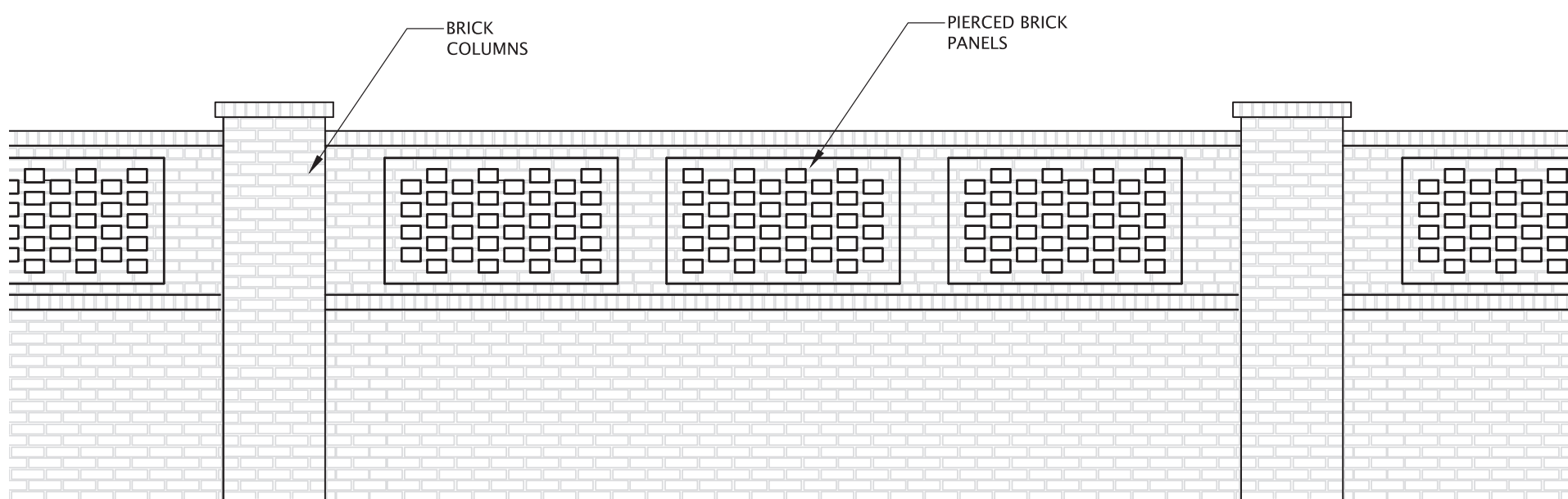
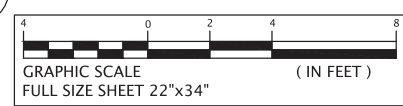
REVISIONS			
SYM.	DESCRIPTION	DATE	BY



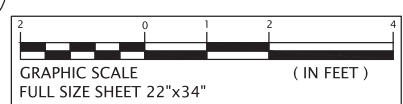
1 WALL ELEVATION



2 ENLARGED WALL ELEVATION



4 WALL SECTION



VILLAGE OF PINEHURST CONSTRUCTION PLAN APPROVAL

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

PLAN APPROVAL NUMBER _____

ENGINEERING _____

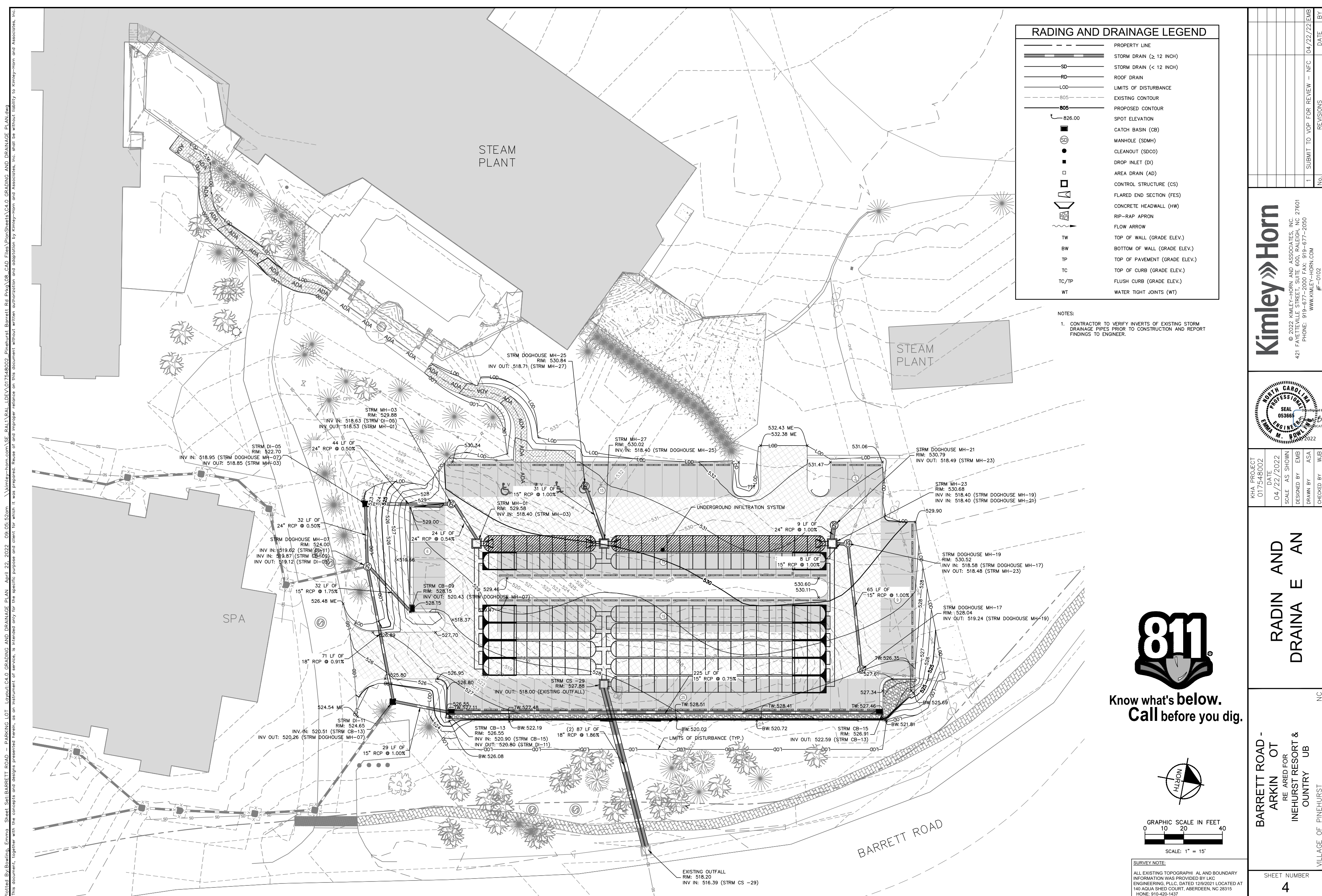
FIRE DEPARTMENT _____

PLANNING _____

MOORE CO. PUBLIC UTILITIES _____

[illegible]

FAILURE TO SCHEDULE THE REQUIRED INSPECTIONS SHALL BE GROUNDS FOR REJECTION OF ALL WORK NOT INSPECTED AND ISSUANCE OF A STOP-WORK ORDER UNTIL THE PROJECT IS IN COMPLIANCE.



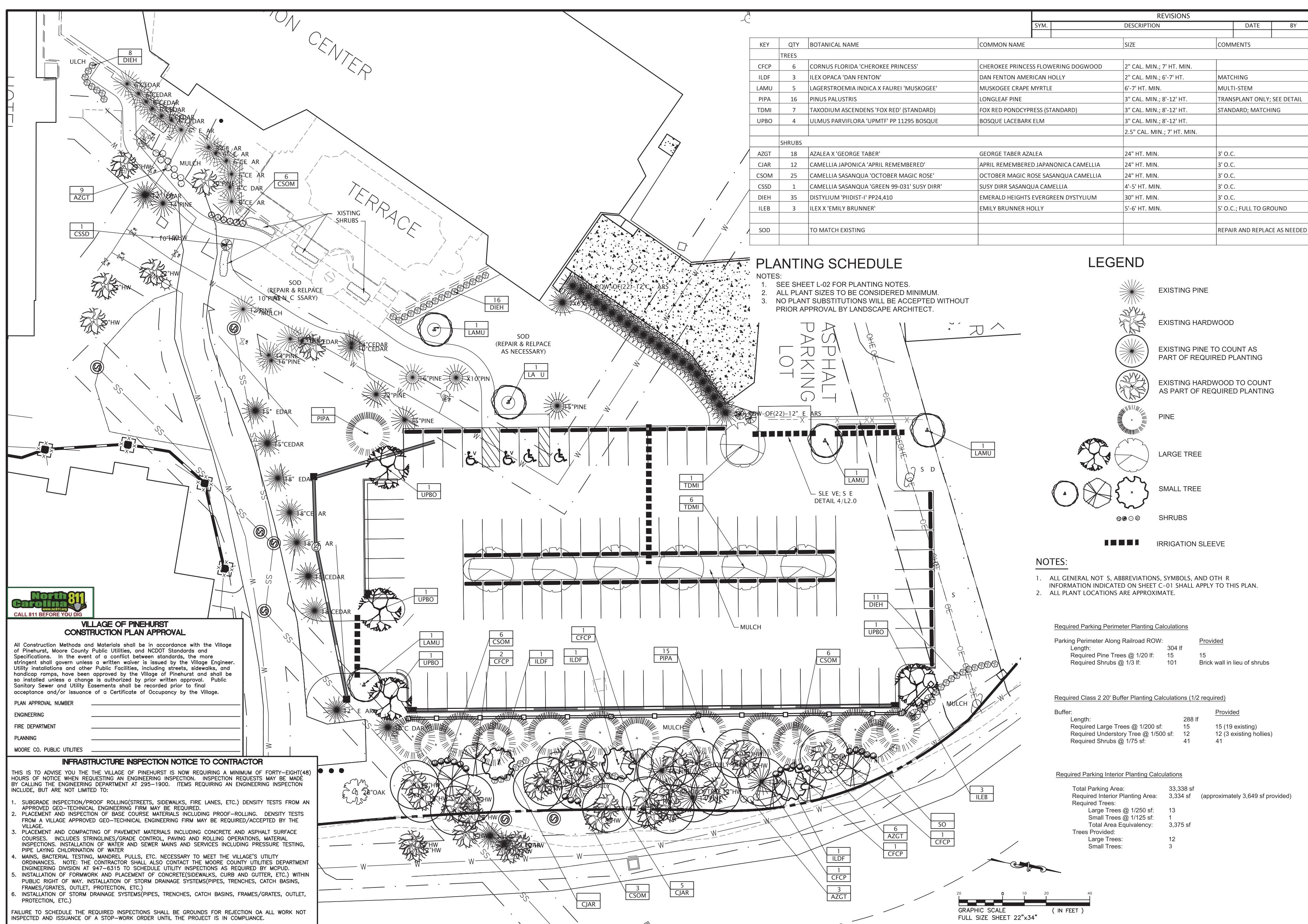




EXHIBIT A-3.2





COA-2022-00132 (15 BEULAH HILL RD. N)

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 change to a pervious approved rear window to the east side of the property for the installation of a French door that will be located where the previously approved window would have been installed at 15 Beulah Hill Road N. The property is identified as Moore County PID Number 00015557. The property owner and applicant are Craig and Margaret Ellis.

FROM:

Shannon Konstantinou

CC:

Alfred Cassidy; Maria Carpenter

DATE OF MEMO:

7/20/2022

MEMO DETAILS:

Please, see attached materials relating to this Public Hearing.

ATTACHMENTS:

Description

- ☐ Staff Exhibit S-1
- ☐ Applicant Exhibits A-1 to A-2



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
 Maria Carpenter, Planner
 Shannon Konstantinou, Administrative Specialist
Date: July 19, 2022
Subject: Major COA Request for 15 Beulah Hill Road North

Applicant:	Margaret Ellis
Owners:	Craig & Margaret Ellis
Property Location:	15 Beulah Hill Road North
Land Use:	Single Family Residential
PID#	00015557
COA#:	2022-00132

Request and Background:
 ☐ Contributing
 ☒ Non-Contributing

The applicant requests a Certificate of Appropriateness (COA) to install a French door to the east side rear of her property. On February 24, 2022, the Historic Preservation Commission approved a window addition to the east side rear of the applicant's property. The applicant, Ms. Margaret Ellis, decided she wanted to install a French door at the previously approved window location. The property is further identified as Moore County PID Number 00015557. The subject property is located at the intersection of Beulah Hill Rd, Cherokee Rd N, and McKenzie Rd W. The structure was built in 1976, and the property is +/- 0.61 acres in size.

The applicant proposes to install a clear 10 lite glass French door. The frame size of the French door will be 36" x 80". The proposed clear 10 lite glass French door the applicant is proposed will be install that will match the existing French door on the west rear of the property. The proposed French door will be placed on the east rear of the property. The proposed French door will face the existing French door at the rear of the property.

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, adding or eliminating windows and doors is considered Major Work requiring review by the Historic Preservation Commission.

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

C. WINDOWS AND DOORS

1. SECTION III.C.1 – Adding new windows and doors 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.2 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. 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.
 - a. Wooden windows on street-facing elevations *should* be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows *should* have true or simulated divided lights.
 - d. Snap-in muntins are **not appropriate**.
4. SECTION III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
5. SECTION III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
6. SECTION III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
7. SECTION III.C.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
8. SECTION III.C.10 - New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The French door the applicant proposes will be installed on the property's rear east side. The proposed French door will replace the previously approved rear window on the east side of the property that the Historic Preservation Commission approved. The proposed installation of the French door replacement on the east side of the property will match the French door on the west rear of the property. The French door to the east side of the property will match the French door to the west rear of the in style, color, grids, length and width. According to the applicant, Ms. Margaret Ellis, she stated, "the addition of a French door on the east wall will not be visible from the street."



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 13, 2022

Dear Property Owner(s),

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

Thursday, July 28, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

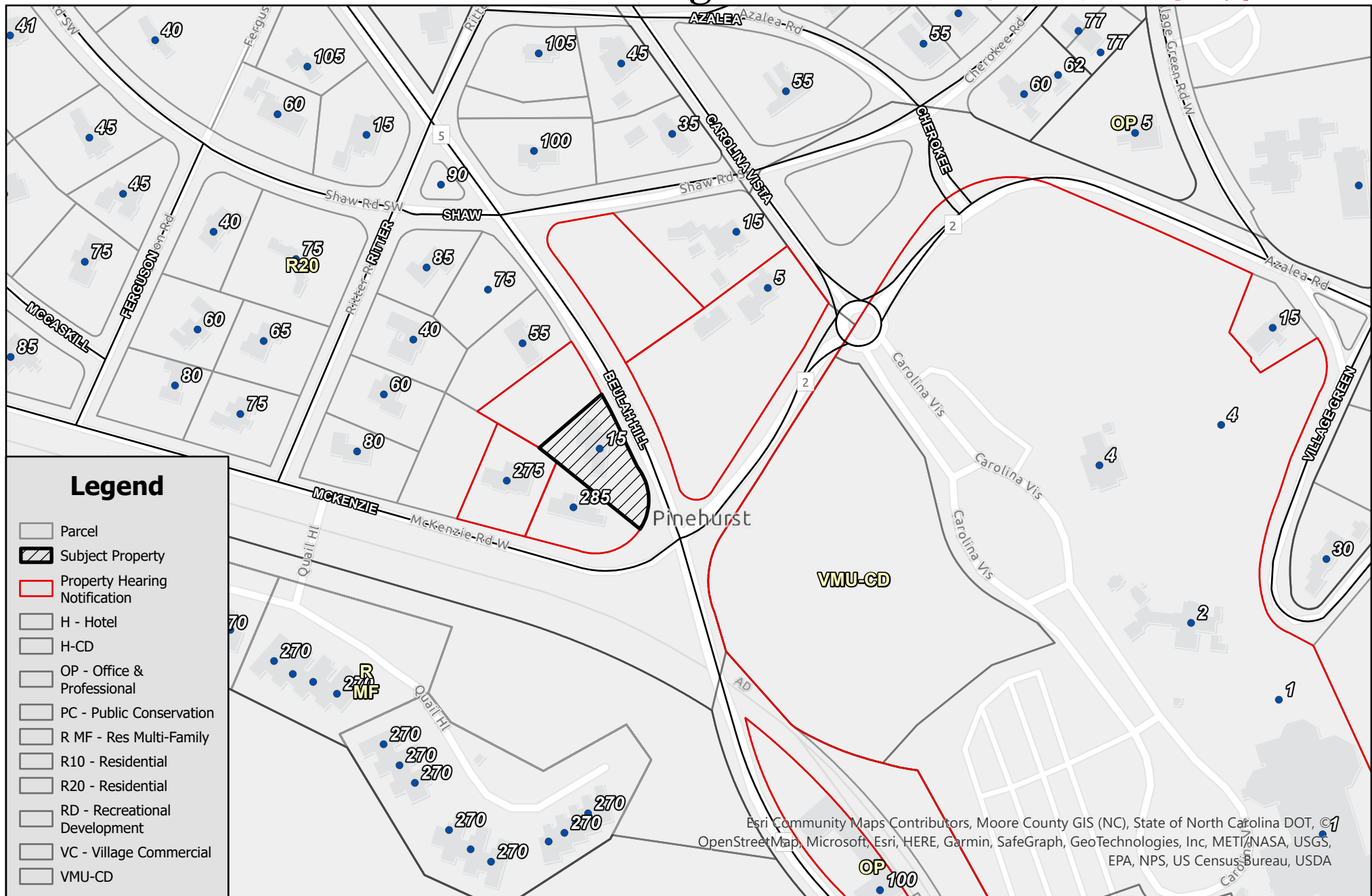
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the change to a previously approved rear window to the east side of the property for the installation of a French door that will be located where the previously approved window would have been installed at 15 Beulah Hill Road N. The property is identified as Moore County PID Number 00015557. The property owner and applicant are Craig and Margaret Ellis.

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**



July 28, 2022 Historic Preservation Commission 15 Beulah Hill Rd Major COA Request



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

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

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

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

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

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

DYER, MATTHEW
275 MCKENZIE ROAD W
PINEHURST,NC,28374

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

**Historic Certificate of Appropriateness (COA)****Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Paid☒ Major Work☐ Minor Work**Certificate of Appropriateness Information**

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

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	15 Beulah Hill Road North
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	855212857072

Owner Information			
Name	Craig & Margaret Ellis TTEE	Home Phone #	
Street Address	15 Beulah Hill Rd N	Mobile Phone #	626-710-7151
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	megannellis@aol.com		

Applicant			
Name	MegAnn Ellis	Other Phone #	
Email	megannellis@aol.com	Street Address	15 Beulah Hill Rd N
Mobile Phone #	626-710-7151	City, State, Zip Code	Pinehurst, NC 28374



EXHIBIT A-1.2



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	57027
Name	Michael's Construction Co, Inc.
Street Address	704 Hoffman Road
City, State, Zip	West End NC
Phone #	910-315-4957
Email	mccimike@gmail.com

General Information

Description of Changes to the Structure	Modification to COA-2021-00100		
	See Attached		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ 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 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Brick	White	Brick	White
Rear Elevation	Brick	White	Brick	White
Right Elevation				
Left Elevation				
Trim	Wood	White	Wood	White
Windows	Vinyl/Wood	White	Vinyl/Wood	White
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door	Vinyl	White	Vinyl	White
Roof				
Roof Exhaust Vents				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights				
Driveway	Gravel	Grey	Gravel & Dirt Path	Grey & Brown
House Number				
Other: _____				

Required Documents

- ☒ Site Plan/Survey or Sketch
☒ Floor Plans

- ☒ Elevation Drawings
☐ Landscaping Plan

Certification

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

Applicant Signature:

Meghan Ellis

Date:

7/6/2022



EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 07/2021)

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: *Ma Elli*

Date: 7/6/2022

EXHIBIT A-2.1

Modification to COA 222-00040 and 2021-00100

Addition of a French door to the east wall

During the construction phase, it was noted that there was not sufficient room to run the HVAC ductwork through the new hall addition. To remedy this, a field adjustment was made to extend an existing porch roof to meet the new addition.

This porch and its adjacent patio are not visible from the street. They can only be seen from the interior of the house.

Because the porch roof was extended, the homeowner would like to add a French door to the east wall that will access the porch. The French door will have 10 lights and will be consistent with all other French exterior doors.

This door can not be viewed unless you are in the homeowners' house or out on the porch.

1. Plan as approved
2. Plan as modified
3. East Elevation as approved (a solid brick wall)
4. East elevation as modified
5. 1-3 Builders First Invoice for the French door

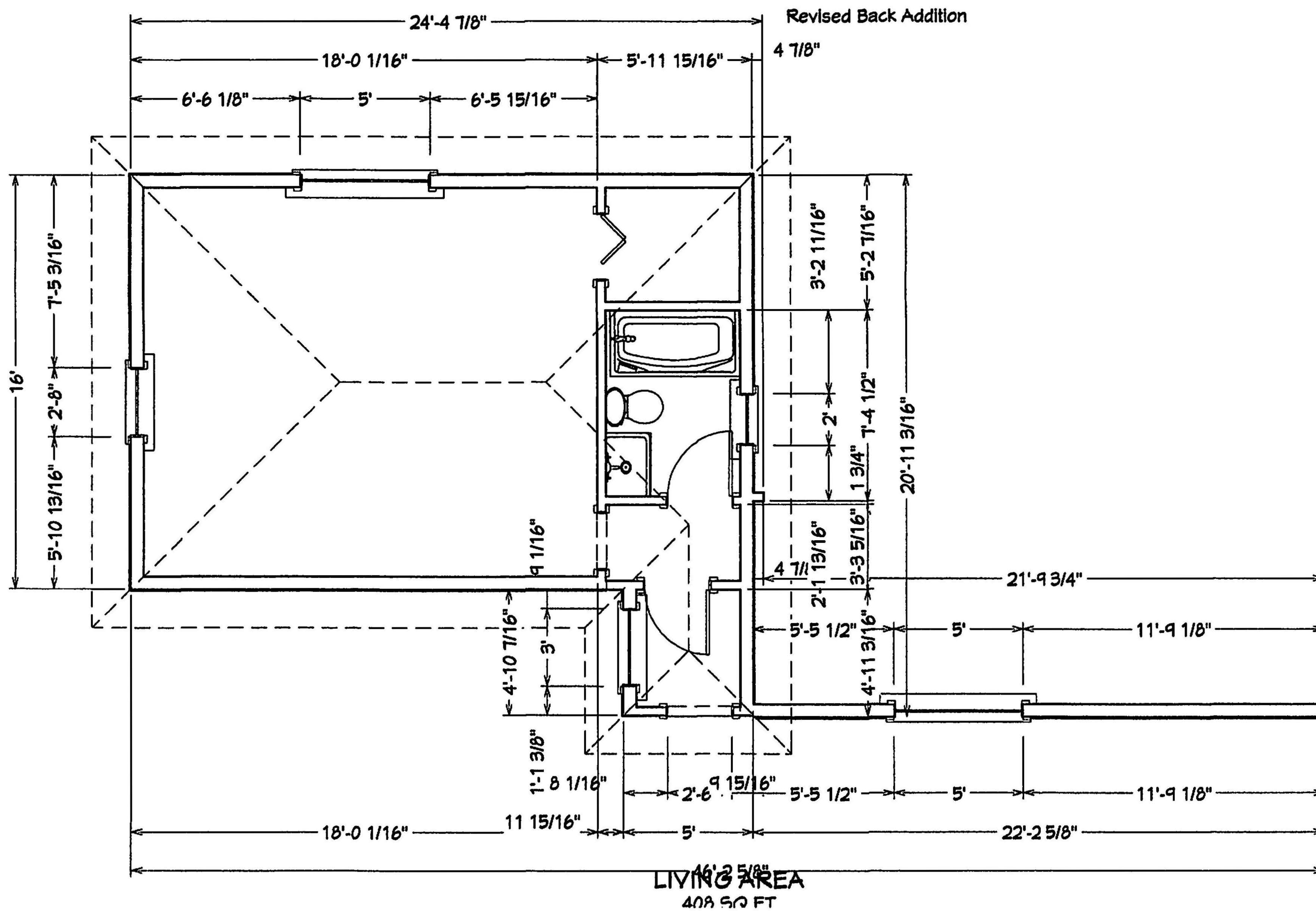


EXHIBIT A-2.3



BACK ADDITION
AS MODIFIED

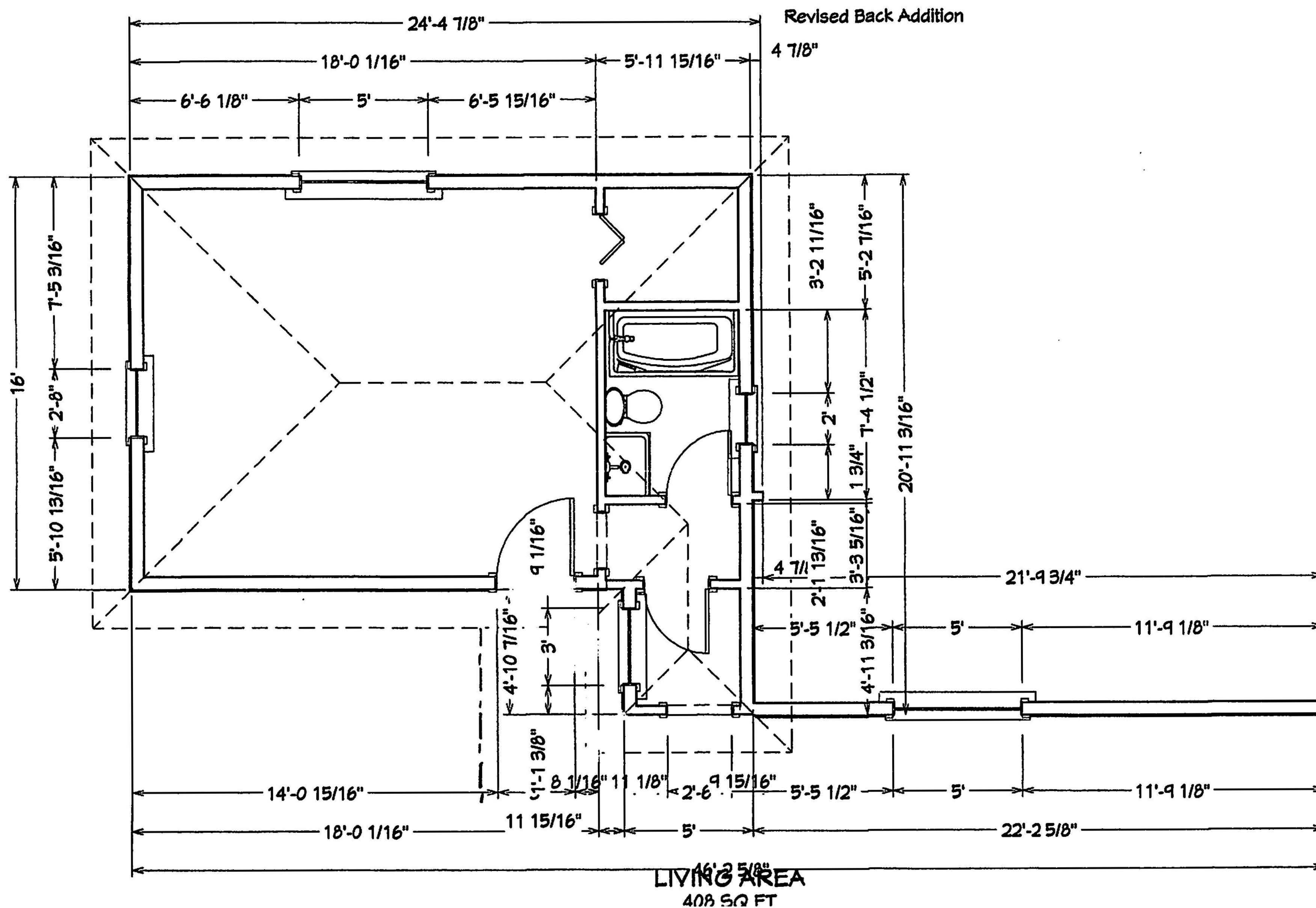
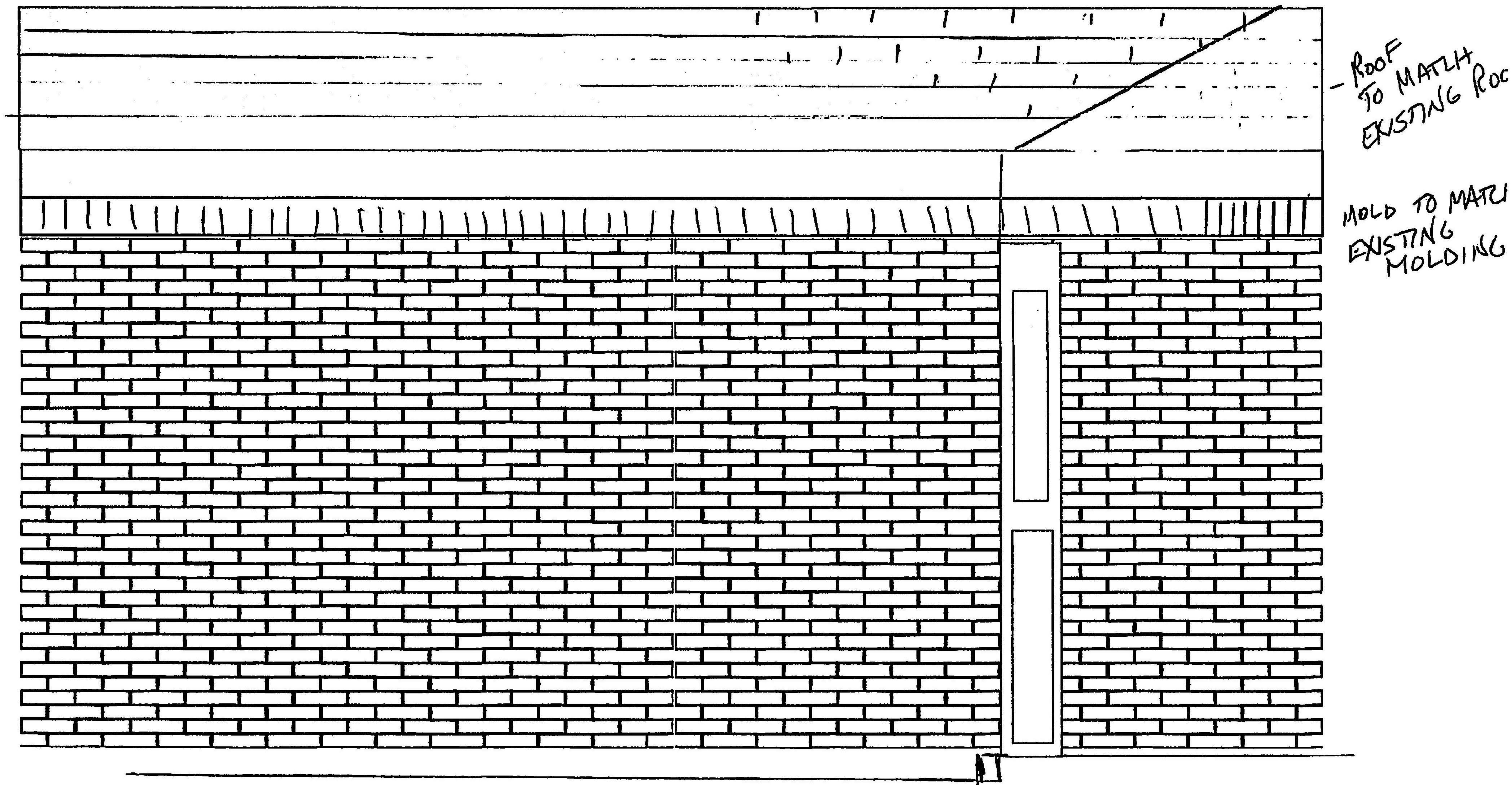


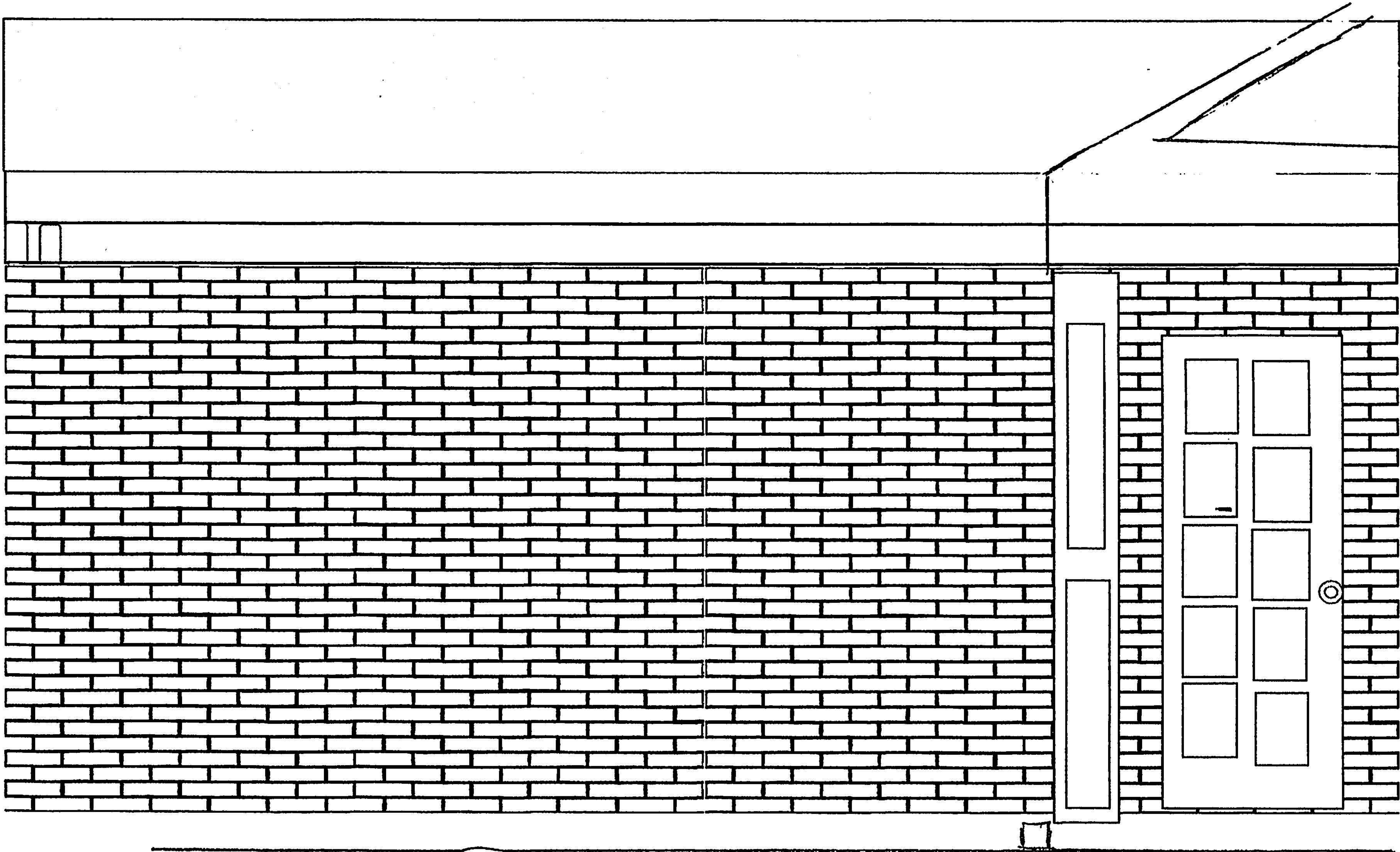
EXHIBIT A-2.4



EAST ELEVATION AS APPROVED

EXHIBIT A-2.5

4



EAST ELEVATION AS REQUESTED
<MODIFICATION>

Quote Form

BUILDERS FIRSTSOURCE-ABERDEEN
3189 NC HIGHWAY 5
ABERDEEN NC 28315
910-944-2516


Project Information (ID #6185254 Revision #9655249)
[Hide](#)

Project Name: MegAnn Ellis
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 6/13/2022

Submitted Date:

PO#:

Sales Rep Name: Paula Elliott

Salesperson:

Delivery Information
[Hide](#)

Shipping Contact:
Shipping Address:
City:
State:
Zip:

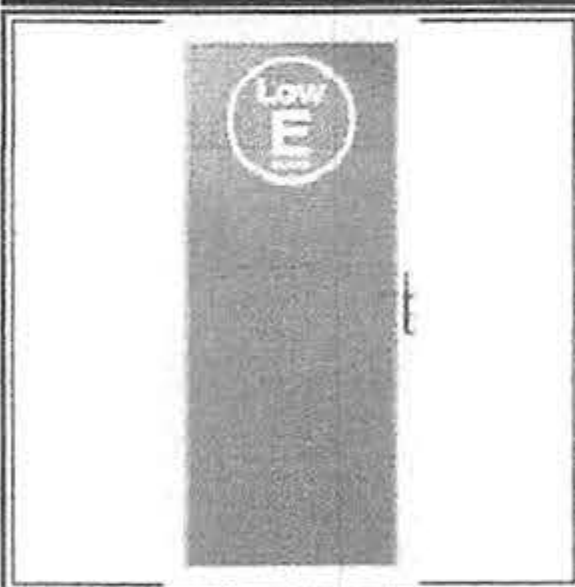
Comments:

Unit Detail
[Hide All Configuration Options](#)

Item: 0002: 3069 CLSC ELEG-F/V-LOW-E-INT CHNG-WHT

Location:

Quantity: 1



3069 CLSC ELEG-F/V-LOW-E-INT CHNG-WHT
HDWE QUICKFIT REVIERE NICKEL (LHQRNK)

472.20

55.20

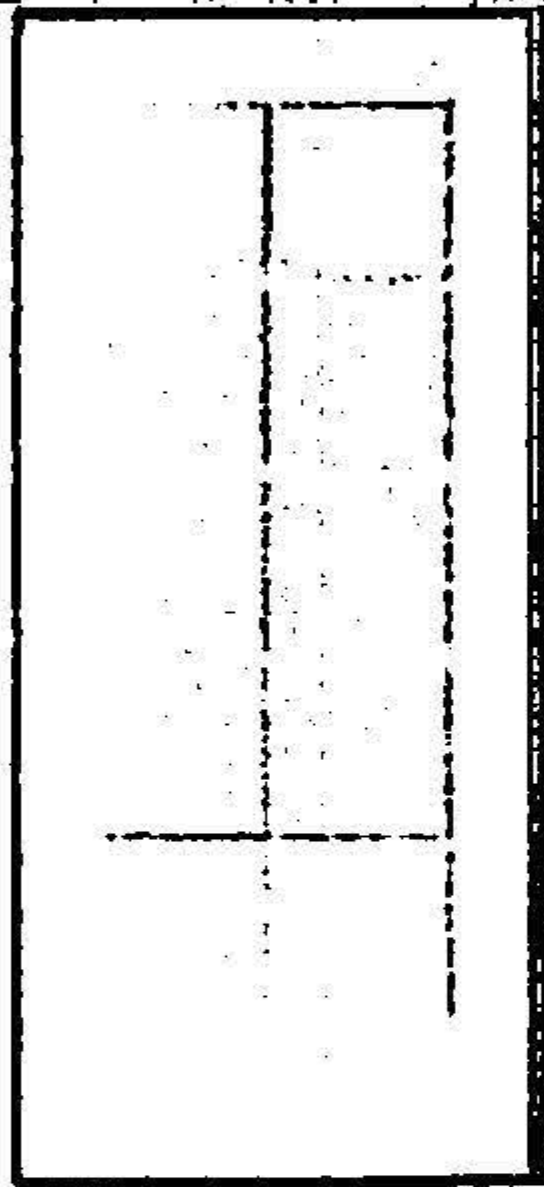
Configuration Options [Hide](#)

- **Product Category:** Storm and Screen Doors
- **Manufacturer:** Larson
- **Item:** Storm Door
- **View:** Full View
- **Glass Type:** Low-E Glass
- **Screen Type:** Interchangeable
- **Slab Wide:** 36"
- **Slab Height:** 81"
- **Style:** Classic Elegance
- **Storm Door Model:** 149FVE
- **Frame Thickness:** 1 5/8"
- **Model Color:** White
- **Storm Door Model and Color:** 149FVE-WH
- **Hardware:** Brushed Nickel

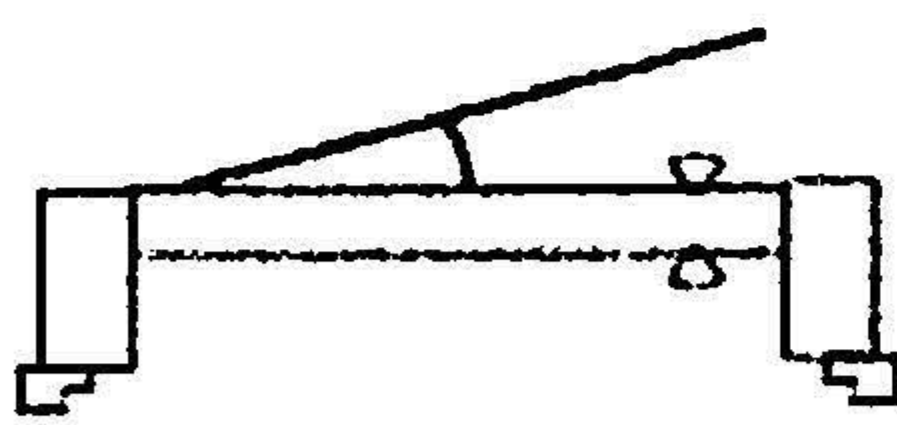
- **Model:** 149FVE-WH-NK

Item Total: \$ 527.40
Item Quantity Total: \$ 527.40

Item: 0003: Ext 36" x 80" S2010-SDLLE LHI 4 9/16" FrameSaver	Location:	Quantity: 1
Smooth Star 36"x80" Single Door		1,250.29



Configuration Options [Hide](#)



EXTERIOR
Left-Hand Inswing

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Full Lite
- **Glass Type:** Clear
- **Glazing Type:** Flush Glazed
- **Glass Style:** SDL
- **Insulation:** Low E
- **Grille Type:** SDL Standard Profile
- **Model:** S2010-SDLLE
- **Grille Material:** Therma-Tru High Heat Composite SDL
- **Frame Material:** FrameSaver
- **Handing:** Left Hand Inswing
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** Ultra PVC Brickmould
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Brushed Nickel
- **Jamb Depth:** 4 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No

- **Kick Plate:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 40 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 1,250.29**Item Quantity Total: \$ 1,250.29****Unit Summary**[Hide](#)

Item	Description	Quantity	Unit Price	Total Price
<u>0002</u>	3069 CLSC ELEG-F/V-LOW-E-INT CHNG-WHT	1	\$ 527.40	\$ 527.40
<u>0003</u>	Ext 36" x 80" S2010-SDLLE LHI 4 9/16" FrameSaver	1	\$ 1,250.29	\$ 1,250.29

SUBMITTED BY: _____

ACCEPTED BY: _____

DATE: _____

SUBTOTAL: \$ 1,777.69

TAXES (7 %): \$ 124.44

GRAND TOTAL: \$ 1,902.13

Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable.

All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: July 20, 2022
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
JANUARY 27, 2022 MEETING
6/15/2022 – 7/19/2022**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00121	Design & color change from gray to natural in beams in front doorway, driveway curbing added, walkway added	6/14/2022	6/28/2022	125 Kelly Rd	Charles Mucciolo
COA-2022-00127	Install new asphalt driveway, replacing & rerouting existing gravel driveway.	6/23/2022	6/28/2022	200 S Beulah Hill Rd	Village of Pinehurst
COA-2022-00128	Change wooden gate to antique wrought iron gate	6/29/2022	7/5/2022	10 Everette Rd	Bart Boudreaux
COA-2022-00134	Install new fireplace cap on home and patio, new fencing to match existing fencing, install new shutters, landscaping	7/11/2022	7/ 14/2022	130 Short Rd	Richard Vincent