HISTORIC PRESERVATION COMMISSION
JUNE 23, 2022
ASSEMBLY HALL

PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

A. 05-26-2022 Special Meeting Minutes

B. 05-26-2022 Regular Meeting Minutes

III. Public Hearing

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.

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 owner and applicant is Dorathy Black.

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.

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 Grugeon and the applicant is Bartlett Construction, LLC.

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.

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. 07-28-2022 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.

05-26-2022 SPECIAL MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alfred Cassidy; Maria Carpenter

DATE OF MEMO:
6/13/2022

MEMO DETAILS:
Attached is a draft copy of the 05-26-2022 Special Meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	05-26-2022 Special Meeting Minutes

HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, MAY 26TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
2:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	Terry Lurtz	Alex Cameron, Planning Supervisor
Tom Schroeder, Vice-Chair		Alfred Cassidy, Senior Planner
Anne Lucey		Maria Carpenter, Planner
John Taylor		Shannon Konstantinou, Clerk to the Board
David Herring		
Richard Vincent		

Approximately 2 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order at 02:07 PM.

II. Discuss and Consider Revisions to the Historic District Standards

Mr. Cameron gave a background on the purpose for the consideration of 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, Major Work, and Major Work – Changes to Existing Residences: Exterior Walls and Trim, Windows and Doors, and Storm Windows and Doors.

The Commission and Mr. Cameron discussed and considered additional topics, which include making a list of allowed and / or prohibited materials and reviewing the Historic District Standards annually to help keep up with new materials.

The Commission and Mr. Cameron discussed the material to be covered in the next Work Session meeting, the possibility of a completely revised document being ready to review for presentation to Council, the goal of revising the Standards being to make the approval process more friendly to home owners by clearly defining Basic / Minor / Major Work and giving more authority to Staff to approve proposed work, and the need to review the

Standards for commercial projects to address the larger commercial projects being done in the area.

Mr. Cameron introduced Ms. Maria Carpenter, the new Planner, and Mr. Alfred Cassidy, the new Senior Planner.

Mr. Cameron reviewed the training available to the Commission through the UNC School of Government that was previously provided to the Commission via e-mail.

Mr. Cameron announced the departure of Ms. Lucey and thanked her for her contributions to the Commission during her term.

III. Motion to Adjourn

Mr. Schroeder moved to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0 at 03:28 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.

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DRAFT

05-26-2022 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron; Alfred Cassidy; Maria Carpenter

DATE OF MEMO:
6/13/2022

MEMO DETAILS:
Attached is a draft copy of the 05-26-2022 Regular Meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	05-26-2022 Regular Meeting Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 26TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair		Darryn Burich, Planning Director
Tom Schroeder, Vice-Chair		Alex Cameron, Planning Supervisor
Anne Lucey		Alfred Cassidy, Senior Planner
John Taylor		Maria Carpenter, Planner
David Herring		Shannon Konstantinou, Clerk to the Board
Richard Vincent		
Terry Lurtz		

Approximately 13 members of the public in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 04-28-2022 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the April 28, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 7-0.

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

All Commission members stated they had visited all sites with the exception of Mr. Vincent, Mr. Schroeder, and Mr. Herring (who did not visit 25 Muster Branch Rd.) and did not have any ex parte communication.

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

III. Public Hearing

Mr. Darryn Burich, Planning Director, and Mr. Cameron, Planning Supervisor, were sworn into the public hearing and testified as follows.

A. COA-2022-00094 (25 Muster Branch Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for window replacement and the removal of three trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management, LLC and the applicants are Reaves Landscaping and Goneau Construction.

Ms. Melissa Smith, Mr. Billy Hornbaker and Mr. Joel Kennedy were 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.

The Commission and Mr. Cameron discussed the diameter of the trees proposed for removal being listed at 15" in the Staff Report versus 17" in the application being due to the age of the topographical survey information used for the Staff Report, evidence of the trees proposed for removal being due to the trees leaning toward the structure being needed from the Applicant, the design of the proposed replacement windows being an exact match to the existing windows to be verified by the Applicant, and the understanding being the proposed replacement windows would look exactly like the existing windows in dimension, patter, and style.

Mr. Joel Kennedy stated the trees proposed for removal are leaning significantly and are part of a large stand of trees (which include a nice specimen of American Holly).

Mr. Hornbaker showed the Commission a sample of the replacement windows chosen and stated, other than the aluminum cladding, the replacement windows chosen are an exact replica of what is existing. Mr. Hornbaker further stated the existing windows have been painted over so many times the smooth surface of the aluminum cladding will match the smooth surface of the existing painted wood windows.

The Commission and Mr. Hornbaker reviewed the divided light element of the replacement window design and the aluminum cladding texture.

Mr. Kennedy provided and reviewed a photo of the trees proposed for removal as evidence of the trees leaning significantly toward the dwelling (Exhibit X). The Commission discussed what was seen during the site visit and the fact that the lot is heavily wooded.

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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. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00094) and find the proposed Major Work at 25 Muster Branch 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. Taylor. Approved by a vote of 7-0.

B. COA-2022-00098 (70 Page 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 replacement of the existing asphalt shingles with a metal roof at 70 Page Rd. The property is identified as Moore County PID Number 00021628. The property owners are Paul O. Blake, Jr. and Charles E. Helbling, Jr. and the applicant is Charles E. Helbling, Jr.

Mr. Charles Helbling 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. Cameron presented the Commission with a material sample previously provided by the Applicant.

Mr. Taylor clarified the property shown in Exhibit A-3.5 as an example of precedent for black metal roofing in the Historic District is not located within the Historic District (actually located in Pinehurst #7 neighborhood). Mr. Cameron provided an additional photo submitted by the Applicant showing the property of 125 Kelly Rd., which is located within the Historic District, as an example of precedent for black metal roofing in the Historic District (Exhibit X).

Mr. Helbling stated the color of the roofing shown in the photo of the property in Exhibit X is black and there is a very minor or slight difference between the matte black and glossy black colors shown in the color sample provided (Exhibit A-3.6). The Commission debated the section of the Standard regarding adding glossy or shiny surfaces to New Construction being applicable to the proposed work and reviewed the material sample provided.

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Mr. Helbling confirmed awareness of the fact that the proposed color of metal roofing is not one of the approved colors of metal roofing listed in the Standards and stated the choice of black metal roofing is based on complimenting the existing gray color of the dwelling elevations and the existing color of asphalt shingles being black. The Commission, Mr. Cameron, and Mr. Helbling discussed black being a very common color of roofing all throughout Pinehurst (both asphalt shingle and metal), black being the most common color of metal roofing used in the country, and the largest commercial building in the Historic District (the new elementary school) having a black metal roof.

The Commission discussed prior approval of black metal roofing within the Historic District, the difference (exceedingly minor) between "matte" black and "glossy" black as defined by the roofing manufacture, the granting of an exception to the Standards for the unapproved metal roof color selection, and the historic significance of the property (which already has a black roof) and was approved for a COA to paint the brick elevations a darker color of gray than was approved in the Standards. Mr. Vincent questioned the color of roofing used Mr. Cameron verified the roofing at 125 Kelly Rd. is black, 29 gauge metal roofing.

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. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00098) and find the proposed Major Work at 70 Page Rd. 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 (glossy black) is not part of the approved colors listed in the Standards. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

C. COA-2022-00100 (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 construction of an approximately 1,900 square foot outdoor testing facility. The property is identified as Moore County PID Number 00025799. The property owners are Pinehurst, Inc. and Clubcorp, and the applicant is Calvin Burkley of Pinehurst Resort and Country Club.

Mr. Calvin Burkley, Mr. Bob Koontz, Ms. Brandy Thompson, Ms. Amy Bullington, and Ms. Janine Driscoll were 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.

Ms. Bullington and Ms. Bullington reviewed a presentation prepared by the Applicant outlining the details of the proposed testing facility, which is a joint venture / partnership between the Pinehurst Resort and the USGA.

Mr. Von Salzen asked for clarification on what would be tested at the facility. Ms. Bullington stated a variety of golfing equipment using mechanical and instrumented golfer techniques.

Mr. Taylor asked for clarification on whether Pinehurst Resort would be able to use the facility when the USGA is not testing equipment. Mr. Burkley stated the intent is more to use the classroom area of the facility than the actual equipment testing bays.

Mr. Lurtz asked for clarification on why a color of roof differing from all the other buildings on the property was chosen instead of choosing a color matching the other buildings. Mr. Cameron stated there is no congruity in roofing color on the property as the other buildings cited by Mr. Lurtz all have differing roof colors. Ms. Bullington stated the roof color was chosen to be compatible with the roof colors of buildings nearby and as a complement to the proposed testing facility elevations.

Mr. Lurtz asked for verification on the shape of columns to be used. Ms. Thompson stated the columns will be round to match the majority of existing columns on the other buildings located nearby.

Mr. Herring asked whether consideration had been given to using 3 over 3 windows on the south and east elevations to give a more vertical aspect ratio similar to the aspect ratios of the north and west elevations. Ms. Bullington and Ms. Thompson stated the 2 over 2 windows were chosen by the Owner for aesthetic and viewing reasons.

Mr. Taylor asked for further clarification on why the color of roof could not match the color of roof on the nearby Padgett Learning Center. Ms. Thompson stated supply chain issues have limited the color selections and a compatible roof color was chosen from what is available.

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. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00100) 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 7-0.

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 04/22/2022 – 05/17/2022.

Mr. Von Salzen announced the departure of Ms. Lucey and thanked Ms. Lucey for her service and contributions to the Commission.

V. Next Meeting Date

A. Regular Meeting June 23rd, 2022

Mr. Taylor stated he will not attend the meeting on June 23rd, 2022.

The Commission and Mr. Cameron discussed the potential case load for the next meeting and the possibility of scheduling another Work Session meeting on June 23rd, 2022 at 02:00 PM, which will be finalized closer to the time.

Mr. Cameron left the meeting at 05:09 PM.

VI. Motion to Adjourn

Mr. Taylor moved to adjourn the meeting. Seconded by Ms. Lucey. Approved by a vote of 7-0 at 05:11 PM.

Respectfully Submitted,

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

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DRAFT

COA-2022-00104 (70 MAPLE 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 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.

FROM:
Shannon Konstantinou

CC:
Maria Carpenter; Alfred Cassidy; Alex Cameron

DATE OF MEMO:
6/15/2022

MEMO DETAILS:
Please, see attached materials relating to this Public Hearing.

Previously approved COA Agenda Material

ATTACHMENTS:

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

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Alfred Cassidy, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: June 16, 2022
Subject: **Major COA Request for 70 Maple Rd.**

Applicant:	Step One Design
Owners:	Jason Tanner
Property Location:	70 Maple Road
Land Use:	Single Family Residential
PID#	00018218
COA#:	2022-00104

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

The applicant requests a Certificate of Appropriateness (COA) for modifications to the previously issued COA-2021-00050. The modifications include:

- Addition of a deck off existing pool cabana
- Addition of shutters on the front porch
- Keep window on rear elevation of pool cabana
- Install a two panel glass door in lieu of previously approved three panel glass door on the cabana
- Install wooden front porch in footprint of existing masonry porch
- Front door widened from 32” to 36”
- Rear bedroom window changed to a single from a double window
- New color scheme (see applicant Exhibit A-1.4)

The property is further identified as Moore County PID Number 00018218. The subject property fronts on Maple Road near the intersection with Community Road and backs up to Spur Road in the rear. The structure was built in 1922 and the property is +/- .335 acres in size.

Attached to this report is the adopted findings from the previously issued COA for reference. Also, within the cover memo of the NovusAgenda, a link to the April 22, 2021 Historic Preservation Commission meeting for this property is provided for further reference.

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, eliminating or adding windows and doors and Minor Work items not approved by the Village Planner are 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

B. EXTERIOR WALLS AND TRIM (front door widening and rear bedroom change)

1. SECTION III.B.1 – Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.

C. WINDOWS AND DOORS (front door widening and rear bedroom change)

2. 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.
3. 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.
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.

E. SHUTTERS AND AWNINGS (addition of shutters on front porch)

9. 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.
10. 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.

G. PORCHES, ENTRANCES AND BALCONIES (front porch replacement)

11. SECTION III.G.1 – New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
12. SECTION III.G.2 – Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure *should* be retained and preserved.
    a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim *should* be retained and preserved.
    b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim *should* be retained and preserved.
    c. An existing entrance or porch *should* not be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.
    f. All decorative porch posts, railings, brackets, cornices and cornice trim *should* remain uncovered and preserved.
13. SECTION III.G.3 – New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.
    a. The height of the porch *should* align with the first floor level of the structure.
    b. Porch posts, columns, and railings *should* be compatible in composition, dimension, shape, color, pattern and texture with the structure.
    c. New porches **must** be in the Village of Pinehurst Color Palette.
14. SECTION III.G.5 – If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used *should* match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

H. DECKS AND PATIOS

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

I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS (window and door modifications to the pool cabana)

22. 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.

L. MASONRY (front porch replacement)

23. SECTION III.L.2 – Masonry features that contribute to the overall character of a structure and site *should* be retained and preserved, including walls, foundations, roofing materials, exposed chimney walls, cornices, quoins, steps, piers, columns, lintels, arches, and sills.
24. SECTION III.L.4 – Historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, block, and clay tile, as well as their distinctive construction features *should* be retained and preserved.
25. SECTION III.L.5 – If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, only the deteriorated portion *should* be replaced in kind rather than the entire surface or feature.
    a. If replacement of a large masonry surface or entire feature is necessary, it *should* be replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    b. Compatible substitute material is permitted if it matches the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

N. PAINT

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

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Most all of the proposed modifications to the prior approval meet the applicable standards and some of the items could be approved as Minor Work. The alterations to the windows and doors on the main home and the pool cabana accessory structure would need to be compatible with the architectural character of the structure and with structures in the district and congruous with the district by the Commission.

EXHIBIT S-1.5

FINAL ORDER – MAJOR COA REQUEST 70 Maple Road
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on April 22, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Dan Degree is requesting a Certificate of Appropriateness for multiple exterior modifications to a structure and associated accessory buildings located within the Historic District at 70 Maple Road. The modifications include the addition of a covered porch, addition and removal of multiple doors to both the primary and accessory structures, replacement of lap siding with cedar shake siding on both the primary and accessory structures, and modification to the existing roofline of the primary structure.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. Replacement of architectural details that changes the design or materials from the existing details.
2. Changes to roof lines.
3. Eliminating or adding windows and/or doors.
4. Resurfacing buildings with different materials from that which was removed.

Background (of the property and the location within the district)

1. According to the National Historic Landmark Survey, the primary structure at 70 Maple Road was constructed in 1915 and is listed as a contributing.
2. Roswell E. "Rassie" Wicker was the owner most commonly associated with this one-story frame cottage. It has a gabled facade, two-over-two sash windows, and various alterations, including vinyl siding.
3. No Previous Minor or Major COAs have been granted for 70 Maple Road
4. Adjacent property information can be found in the staff report.

For the Record

1. The applicant has submitted an application packet, which includes a site plan, existing elevations, proposed elevations, and existing and proposed floor plans.

2. The proposed structure will feature hardie board shake siding.
3. Multiple windows are being added and removed from the primary structure
4. A porch will be added on the right elevation
5. Addition of a roofline and modification of an existing front porch on the front elevation
6. Removal of deck on the left elevation
7. Multiple improvements and modifications to existing accessory structures

Conclusions of Law

Guideline Requirements:

1. Section III.A.4 - 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. Section III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.
2. 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.
3. Section III.C.11 – Glass Block windows **are not permitted** on street-facing elevations.
4. Section III.C.12 – Painted, tinted or filmed glass on windows or doors **is not appropriate** on street-facing elevations.
5. Section III.C.13 – Sliding doors are not permitted on street-facing elevations.
6. Section III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations must be compatible with the architectural character of the structure and must be congruous with similar elements in the Pinehurst Historic District.
7. Section III.H.1 – The addition of a deck or patio must not obscure, damage, or destroy character-defining features of a primary or accessory structure and must be congruous with the character of the Pinehurst Historic District.
8. Section III.N.1 – Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must be compatible** with the architectural character of the structure, **must be congruous** with the Pinehurst Historic District, and should be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.
9. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts. Front yard fences must not be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fences must not be taller than six feet in height.
10. 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.

Guideline Recommendations:

1. 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.
2. 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

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.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.
6. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
7. Section III.I.4 - Repair of a carriage house, garage or building feature or deteriorated detail or element should be limited to the minimal amount necessary and be replaced in kind.
8. 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.
9. Section VII.A.6 - Metal fences should be painted to resemble wrought iron.

EXHIBIT S-1.8

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☒ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the 22nd of April, 2021.

Clerk to the Historic Preservation Commission

Eric Van Saltzen

Chair of the Historic Preservation Commission

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

EXHIBIT S-1.9

Attachment A
Final Order
70 Maple Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 70 Maple Road:

The following conditions apply to approval of the Certificate of Appropriateness for 70 Maple Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 70 Maple Road based on the following:

The proposed renovation will be congruous with the district. The new porch will add a gable consistent with the existing design of the home. Lapped siding and metal trim are to be replaced with composite cedar shakes and composite trim. Materials are not like for like replacement but the restoration will be compatible with other buildings in the district. Accessory buildings will be renovated to be compatible with the structure and the district. Proposed colors are consistent with the Village palette. Street-facing sliding doors on the pool cabana will not be readily visible from the street. The windows and doors to be removed and added are compatible with the structure's architecture and similar to others in the district.

EXHIBIT S-1.10

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 10, 2022

Dear Property Owner(s),

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

Thursday, June 23rd, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

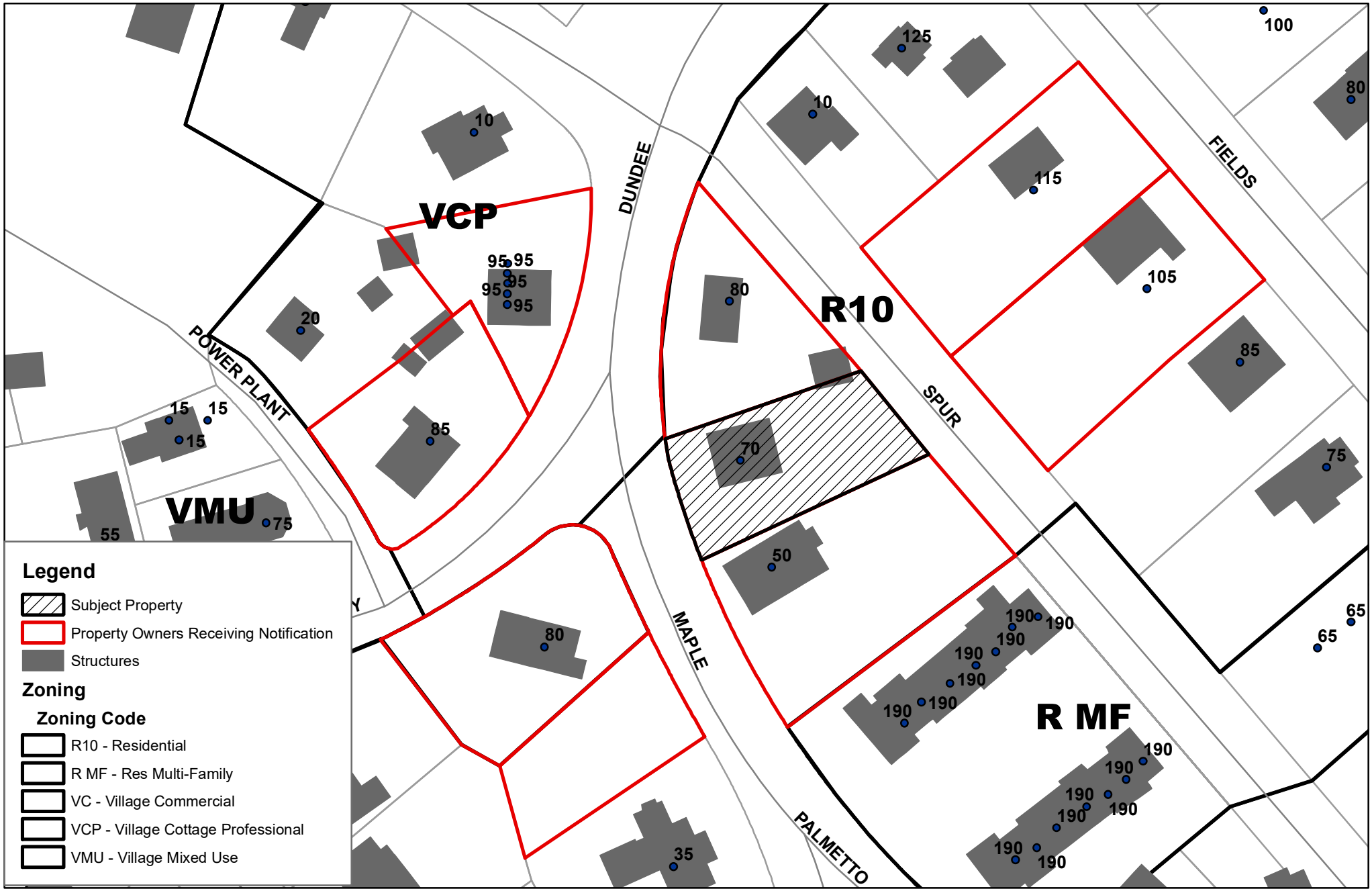
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a deck, shutters, addition and removal of windows and doors, and replacement of a brick porch with a wooden porch at 70 Maple Rd. The property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

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-1.11**



0 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\esri\Base Map for Boards.mxd 6/10/2022

June 23, 2022

Historic Preservation Commission

70 Maple Road Major COA Request

1895 Village of Pinehurst

N W E S

KROENING, MARY KATHRYN L
80 MAPLE LANE
PINEHURST,NC,28374

MOUNT EDEN PROPERTIES, LLC
4030 WAKE FOREST RD STE 349
RALEIGH,NC,27609

TANNER, JASON B
409 DORSEY AVENUE
APTOS,CA,95003

MILAN, PAUL J
85 COMMUNITY ROAD
PINEHURST,NC,28374

HAGEMEISTER, MARK GERALD
1252 HWY 52
FESSENDEN,ND,58438

BLUE PINES, LLC
1126 TAMWORTH HILL LANE
CARY,NC,27519

MCKEAN, DAVID E
40 QUEENS CT
PINEHURST,NC,28374

MONROE, CLEMENT D & KAMRON D
185 SHORT RD
PINEHURST,NC,28374-8815

VILLAGE PLACE LLC
9012 WINGED THISTLE CT
RALEIGH,NC,27617

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

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

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	70 Maple Rd
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	00018218

Owner Information			
Name	Jason Tanner	Home Phone #	
Street Address	Box 1271	Mobile Phone #	831-234-7933
City, State, Zip Code	Aptos, CA 95001	Business Phone #	
Email	tanbear75@sbcglobal.net		

Applicant			
Name	Dan Degre	Other Phone #	
Email	info@stepone design.com	Street Address	1275 Linden Rd
Mobile Phone #	910-639-0910	City, State, Zip Code	Aberdeen, NC 28315

EXHIBIT A-1.2

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 #	40559
Name	Step one Design
Street Address	1275 Linden Rd
City, State, Zip	Aberdeen NC 28315
Phone #	910-639-0910
Email	info@steponedesign.com

General Information

Description of Changes to the Structure	① Add a 22 x 12'6" deck off of the existing ② Pool Cabana with a grill island. ② Add shutters to window on porch. ③ Keep existing window in cabana that was scheduled to be removed. ④ Remove new 3 panel glass door and replace w/ a 2 panel glass door. ⑤ Change damaged brick porch to a new wood porch- same size over →		
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 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding			Benjamin Moore	White Dove OC-17
Rear Elevation Siding			↓	↓
Right Elevation Siding			↓	↓
Left Elevation Siding			↓	↓
Trim			↓	↓
Windows Sashes			Sherwin Williams	Iron Ore 7069
Chimney			↓	
Foundation				
Front Door			Benj Moore	Harbor Haze 2136-60
Shutters			Sher. William	Iron Ore 7069
Garage Door			↓	↓
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: All Porches			Mark Twain	Ombra Gray 4004-2A
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: 5-16-22

EXHIBIT A-1.4

70 MAPLE ROAD PINEHURST (TANNER) EXTERIOR PAINT

Exterior body: Benjamin Moore (BM) **White Dove** OC-17

Exterior trim: Benjamin Moore (BM) **White Dove** OC-17 (not sure if need a brighter white for trim)

Window Wood Exterior Trim: Benjamin Moore (BM) **White Dove** OC-17

Window Sashes: Sherwin Williams **Iron Ore** 7069 (If not approved, SW 6258 Tricorn Black)

Front door: Benjamin Moore (BM) **Harbor Haze** 2136-60 (if not approved, will use originally approved BM HC-181 Heritage **Red**)

Porch ceiling: Benjamin Moore (BM) **Harbor Haze** 2136-60 (If Harbor Haze not approved, Sherwin Williams (SW) 6211 Rainwashed)

Wood shutters/exterior doors: Sherwin Williams **7069 Iron Ore** (If not approved, SW 6258 **Tricorn Black)**

Garage doors: Sherwin Williams **7069 Iron Ore** (If not approved, SW 6258 **Tricorn Black**)

Front white picket fence: : BM **Simply White** OC-117

Front wrought Iron gate: Historic Charleston Green (black) Duron DCR099 (already painted)

Pool house doors and windows inside and out: Sherwin Williams 7069 **Iron Ore**

Front porch / side/ master/ back entry ways: 4004-2A Mark Twain House **Ombra Gray** (high gloss I believe, but open to input).

--Front porch railings in **White Dove** (latex or whatever recommended).

Pool House Deck: Waterproof stain

Question/considerations: Do we paint the exterior Carolina room windows Iron Ore (black) or paint **White Dove**

EXHIBIT A-1.5

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: Jason Tanner

Date: 5-16-22

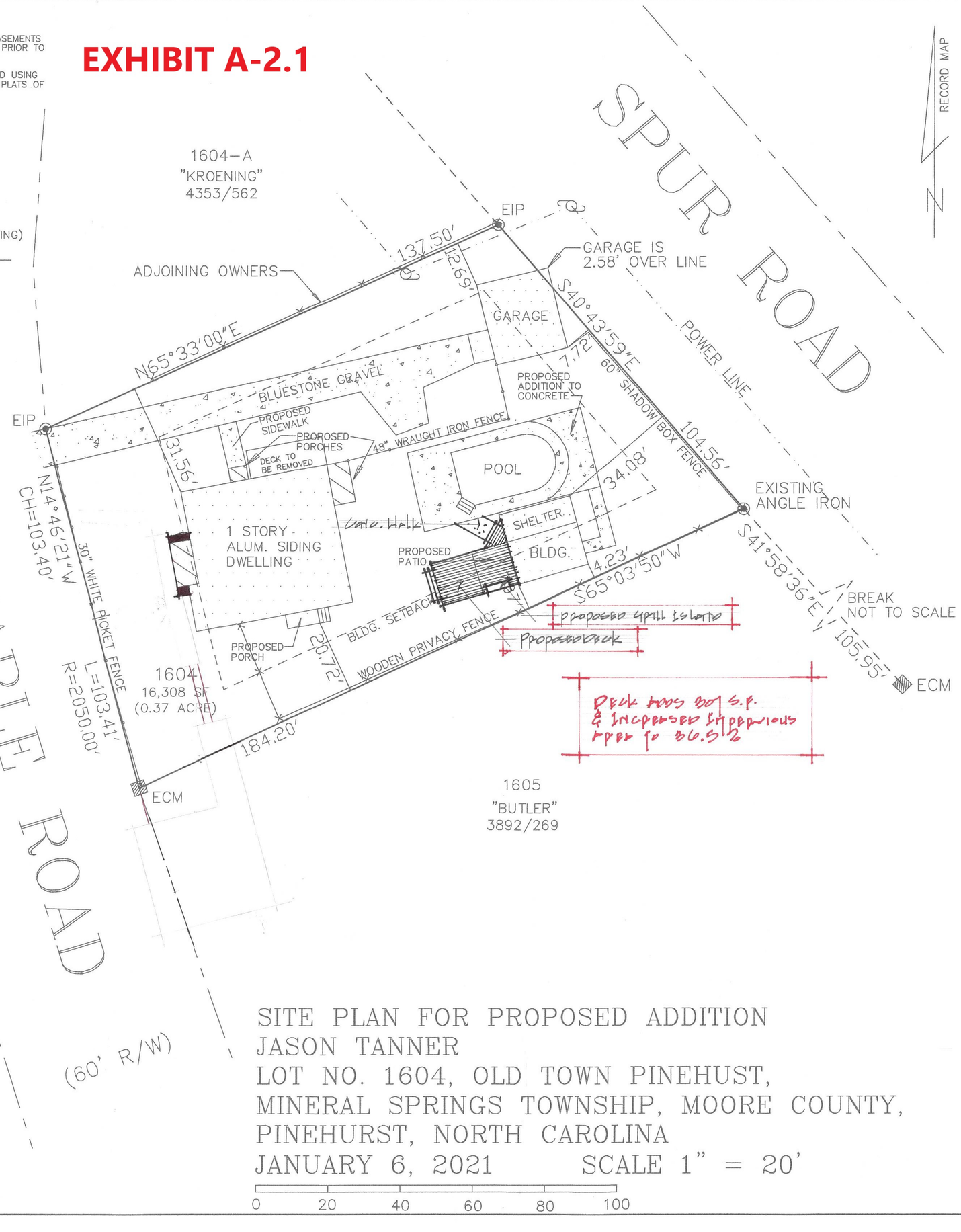
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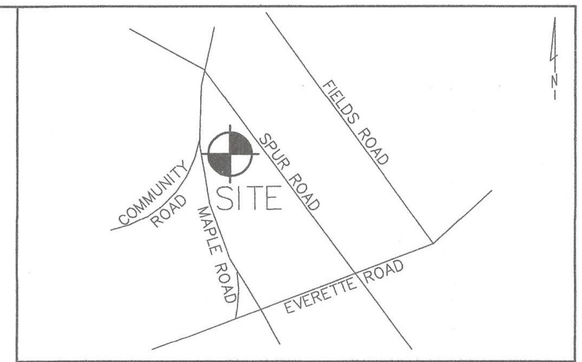
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS RIGHT-OF-WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.
2. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING BOUNDARY EVIDENCE AND DEEDS AND PLATS OF RECORD IN MOORE COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND.

EXHIBIT A-2.1

SITE DATA:

5,113 SF OF IMPERVIOUS SURFACE (EXISTING)
535 SF IMPERVIOUS SURFACE (PROPSED)
5,648 SF TOTAL





LOCATION MAP (NTS)

REFERENCE: DEED BOOK 835, PAGE 444,
MAP BOOK 1, PAGE 64,
MOORE COUNTY REGISTRY.

THIS MAP IS NOT INTENDED TO BE RECORDED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

LRK #00018218

AREA DETERMINED BY COORDINATE METHOD.

RATIO OF PRECISION = 1/7,500+

ZONING: R10 – RESIDENTIAL

BLDG. SETBACKS:

FRONT = 30'
SIDE = 15'
REAR = 25'

LEGEND

- EXISTING IRON PIPE (EIP)
- EXISTING IRON ROD (EIR)
- NEW IRON ROD (NIR)
- COMPUTED POINT (CP)
- EXISTING CONCRETE MONUMENT (ECM)
- EXISTING PK NAIL (EPK)
- POWER POLE

NORTH CAROLINA PROFESSIONAL SEAL L-4218 LAND SURVEYOR TRAVIS L. NICKENS

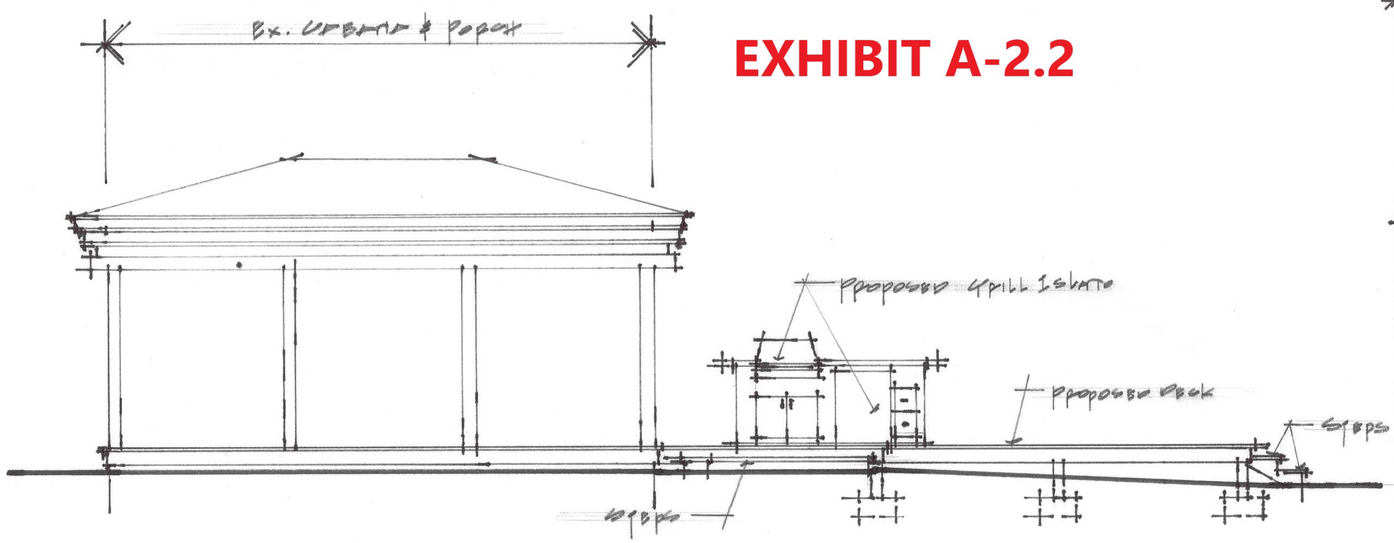
SITE PLAN FOR PROPOSED ADDITION
JASON TANNER
LOT NO. 1604, OLD TOWN PINEHUST,
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JANUARY 6, 2021 SCALE 1" = 20'

0 20 40 60 80 100

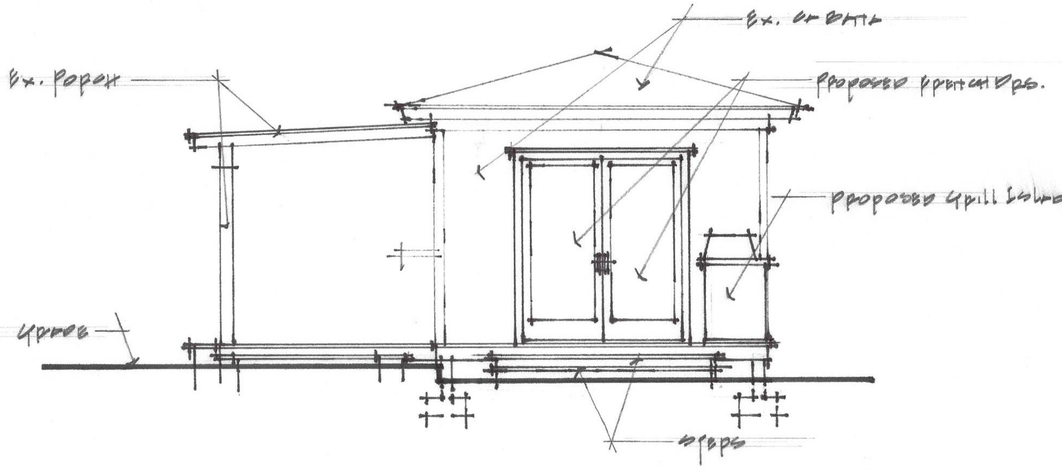
SURVEYORS ADDRESS:
TRAVIS L. NICKENS
159 NICKENS ROAD
CAMERON, NC 28326
(910) 215-3852

JOB #1792
F. B. 3-7-20

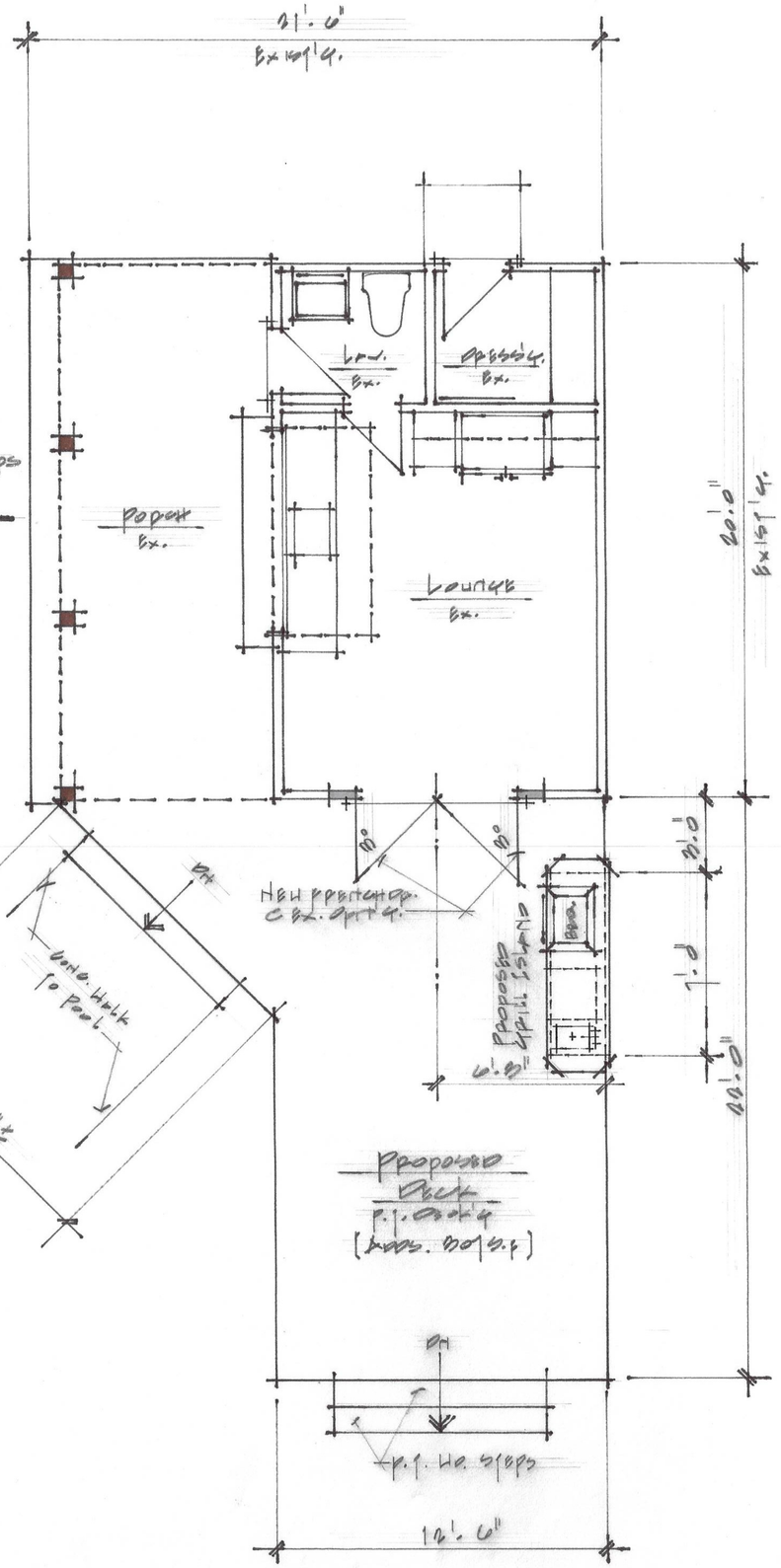
EXHIBIT A-2.2



Pool Side Elevation
Scale: 1/4" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"



Deck & Cabana
Scale: 1/4" = 1'-0"

Step One Design
1805 Linden Road
Asheboro, NC.
910 689 0910

Project Title:
Jason Turner

Sheet Title:
Deck & Cabana

Revisions:

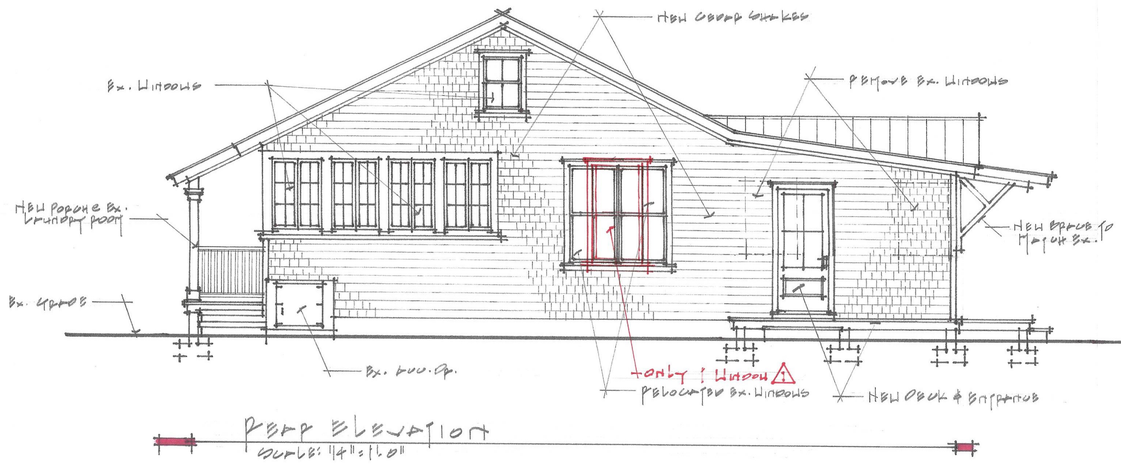
Scale:
As Noted

Date:
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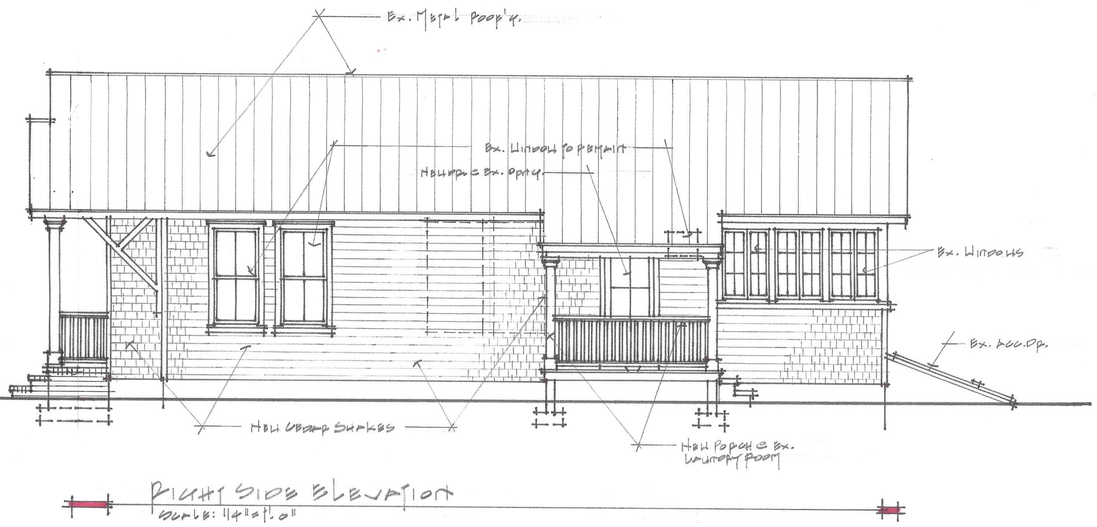
Plan No:
To Maple Rd.

Sheet No:
A1

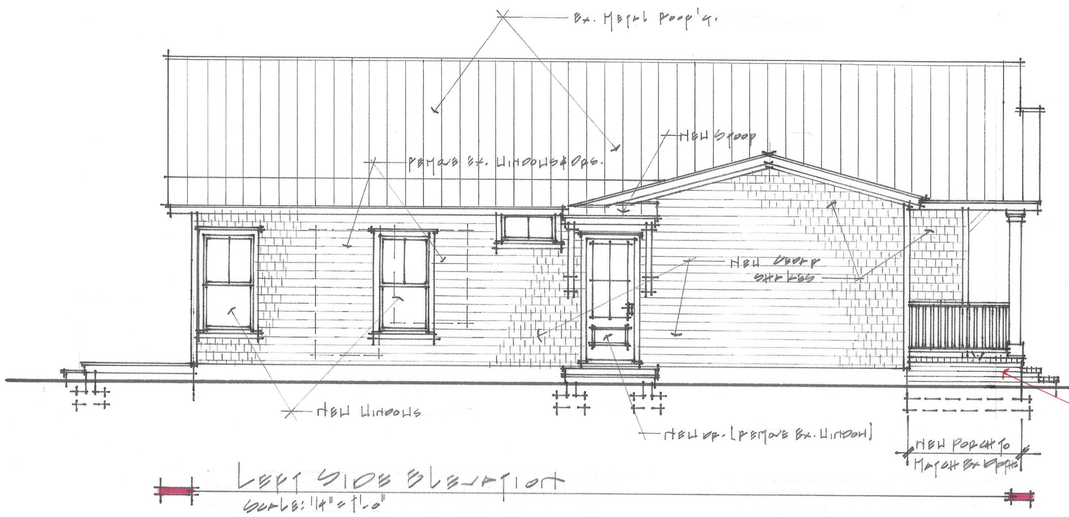
EXHIBIT A-2.3



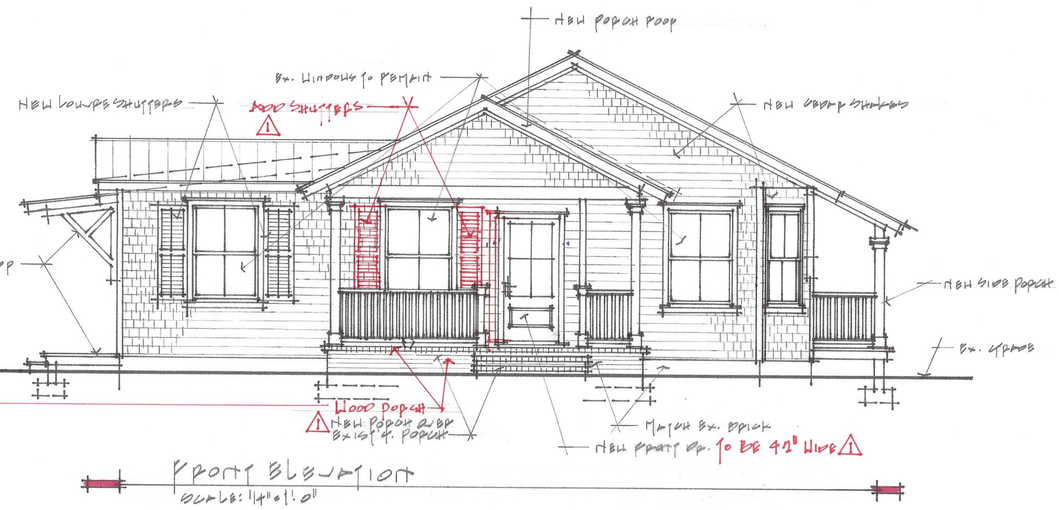
Rear Elevation
Scale: 1/4" = 1'-0"



Right Side Elevation
Scale: 1/4" = 1'-0"



Left Side Elevation
Scale: 1/4" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

STEP•ONE DESIGN•BUILD
910-235-9056
Pinehurst
© 2007 STEP ONE DESIGN, INC.

Revisions:
1 4.27.20

Project Title: Jason Porter & Pamela Caldwell
Proposed Porch Addition & Deck Replacement

Sheet Title: Proposed Elevations

Revisions:

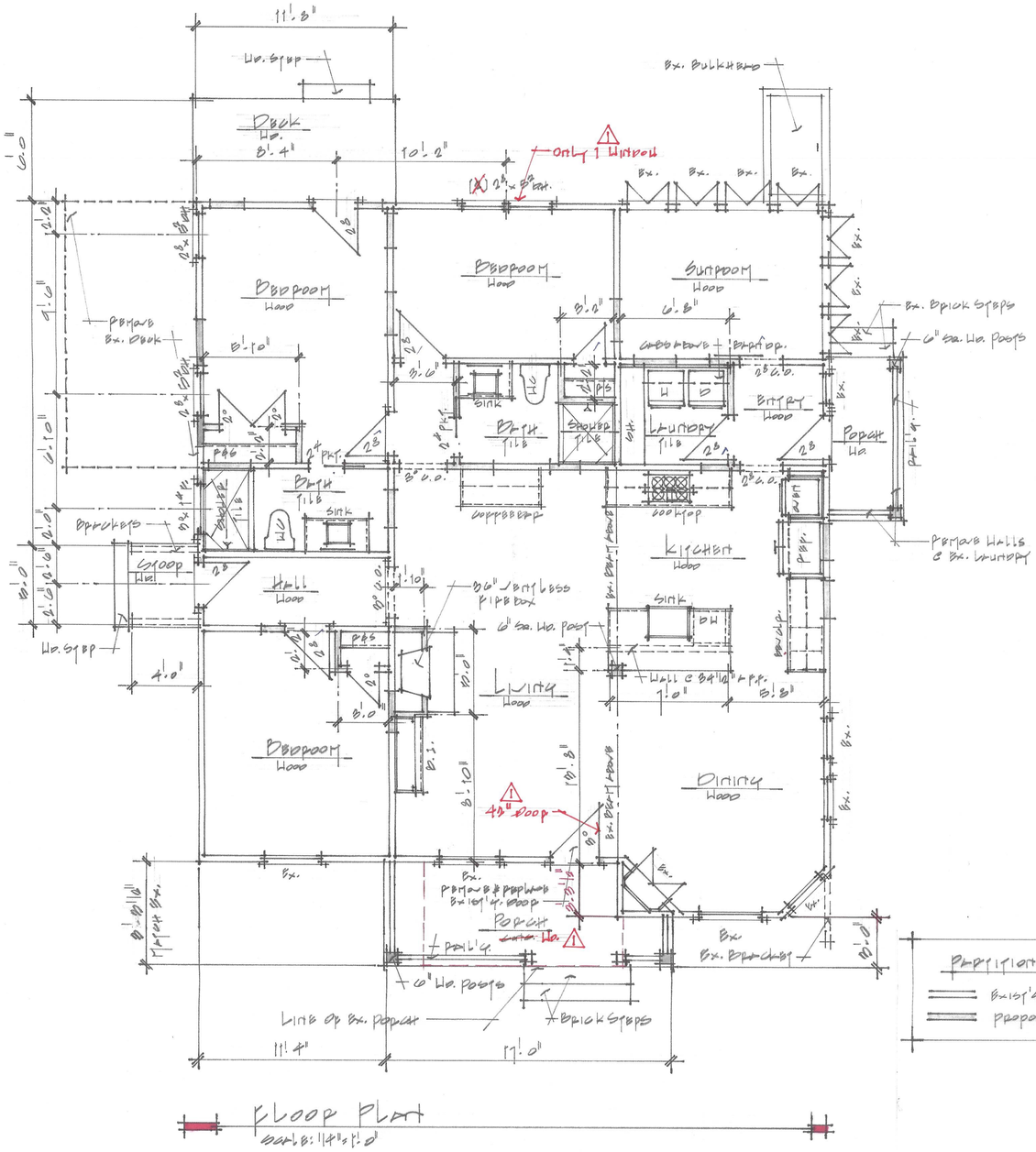
Scale: As Noted

Date: Oct. 2020

Plan No: 10 Maple Pl.

Sheet No: A1

EXHIBIT A-2.4



STEP·ONE DESIGN-BUILD
910-235-9056
Pinehurst
©2007 STEP ONE DESIGN, INC.

Revisions
1 4.21.21

Project Title: Proposed Addition & Pergola
Jason Lantz

Sheet Title: Proposed Floor Plan

Revisions:

Scale: As noted

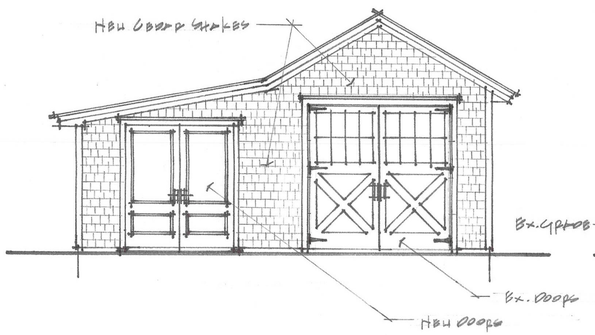
Date: Oct. 2020

Plan no: 10 Maple Pkr.

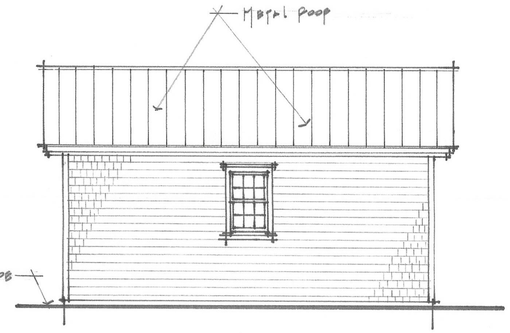
Sheet no: A2

EXHIBIT A-2.5

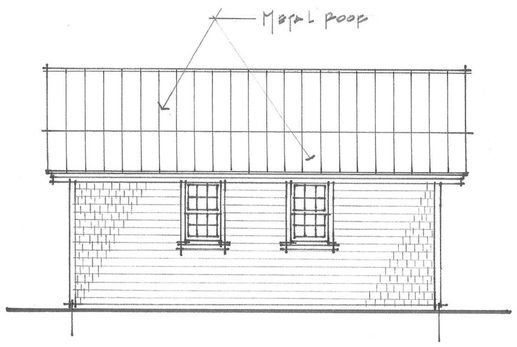
Garage:



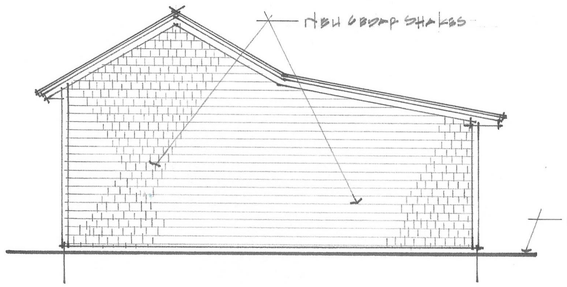
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

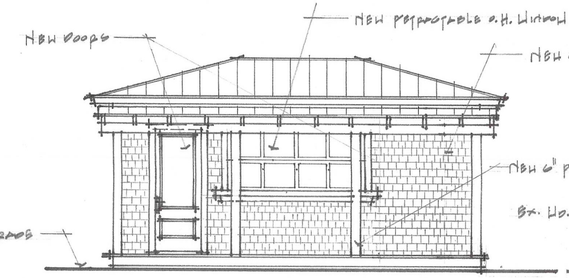


REAR ELEVATION
SCALE: 1/4"=1'-0"

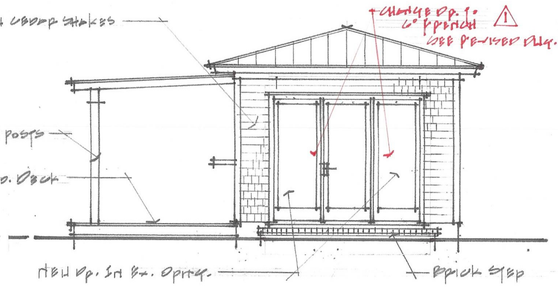


LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

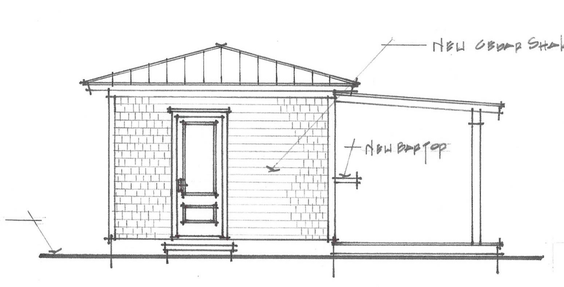
Pool Cabana:



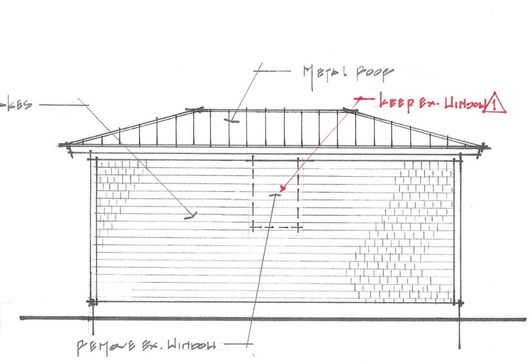
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

STEP·ONE DESIGN·BUILD
910-235-9056
Pinehurst
©2007 STEP ONE DESIGN, INC.

REVISIONS:
1. 07.07.20

Proposed Cabana & Pergola
Proposed Exterior Elevations

Project Title: Jason Tatter
Sheet Title:

REVISIONS:

SCALE: As noted
DATE: Oct. 2020
PLAN NO: 20 Maple Per
SHEET NO: A3

COA-2022-00115 (35 LAUREL 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 a new detached garage at 35 Laurel Road. The property is identified as Moore County PID Number 00030715. The property owner and applicant is Dorathy Black.

FROM:
Maria Carpenter

CC:
Alfred Cassidy; Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
6/15/2022

MEMO DETAILS:
Please, see attached materials relating to this Public Hearing.

ATTACHMENTS:

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

EXHIBIT S-1.1

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: June 16, 2022
Subject: **Major COA Request for 35 Laurel Road**

Applicant:	Dorathy B. & Joseph M. Black, Jr
Owners:	Dorathy B. & Joseph M. Black, Jr.
Property Location:	35 Laurel Road
Land Use:	Single Family Residential
PID#	00030715
COA#:	2022-00115

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

The applicant requests a Certificate of Appropriateness for the construction of a new detached garage in the rear yard. The property is further identified as Moore County PID Number 00030715. The original home was built in 1971 and the property is +/- 0.355 acres.

The proposed new building will be compliant with setbacks and located in the rear yard. The exterior siding material is proposed to be white cedar shakes with white wood trim. The property is listed as non-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. Also, installation of accessory structures with no dimension greater than 12 feet are considered Minor Work. Therefore, the new construction of the accessory structure/detached garage is a Major Work item requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

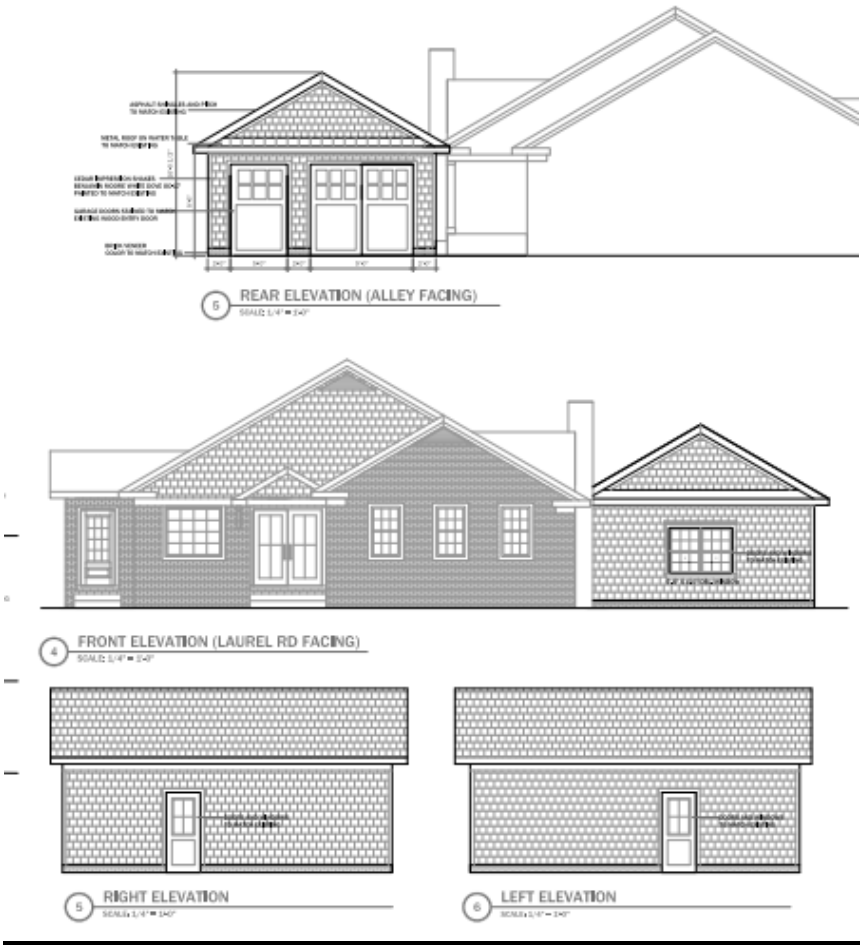
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

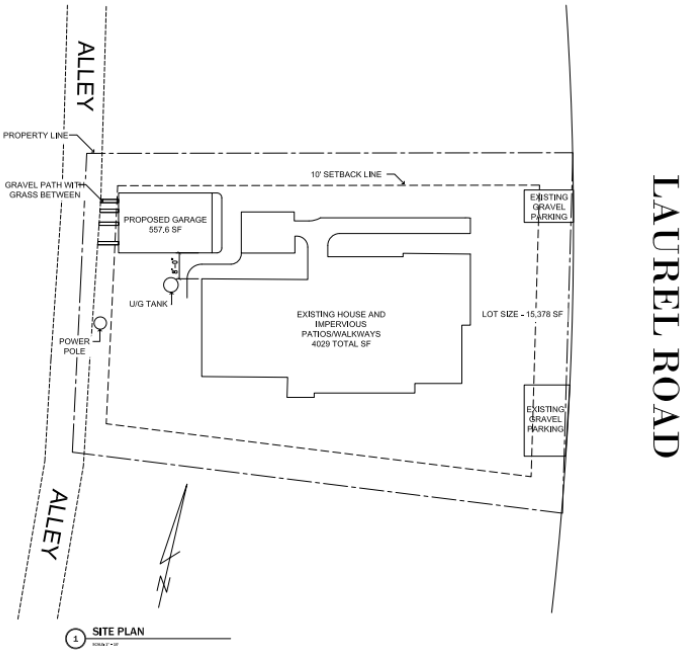
IV. RESIDENTIAL NEW CONSTRUCTION (New detached garage/accessory building)

E. ACCESSORY FEATURES AND STRUCTURES

1. Section IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.
2. Section IV.E.2 – Accessory buildings **must** be equal or lower in height than the primary structure and the roof *should* have an equal or lower slope than the primary structure.
3. Section IV.E.5 – Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure.
4. Section IV.E.6 – Detached garages *should* be positioned so that the garage doors open to the rear or side of the residence when possible.
5. Section IV.E.7 – A garage that opens toward the front *should* be set back at least 10 feet from the front elevation of the residence.



Provided sketch of proposed new accessory building/detached garage



Provided sketch plan showing location of proposed accessory building/detached garage

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 accessory building/attached garage is consistent with the standards as it will be compatible with the main structure and other accessory buildings in the district. Also, it will be set back from the primary structure and clearly located in the rear yard, will be lower in height and have a similar roof slope of that of the primary structure.

EXHIBIT S-1.4

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 9, 2022

Dear Property Owner(s),

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

Thursday, June 23, 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 a new detached garage at 35 Laurel Road. The property is identified as Moore County PID Number 00030715. The property owner and applicant is Dorathy Black.

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 25 50 100 150 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
6/10/2022

June 23, 2022
Historic Preservation Commission
35 Laurel Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

DONALD, NANCI L
PO BOX 1254
PINEHURST,NC,28374

SPOONHOUR, JAMES M.
PO BOX 716
PINEHURST,NC,28370

FOWNES COTTAGE, LP
5956 SHERRY LANE SUITE 1800
DALLAS,TX,75225

MCKEITHEN, JOHN LELAND
PO BOX 717
NELLYSFORD,VA,22958

BILTZ, TIMOTHY G & KELLY K
205 EVERETTE ROAD
PINEHURST,NC,28374

DUNCAN, ERNEST STEPHEN SR
25 LAUREL RD
PINEHURST,NC,28374

HORNE, EUGENE B JR
PO BOX 1495
PINEHURST,NC,28370-1495

GOODMON, JAMES F
719 LAKESTONE DR
RALEIGH,NC,27609

BLACK, JOSEPH M JR & DORATHY B
PO BOX 26
SOUTHERN PINES,NC,28388

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 - Minor
Fee: $500 - Major
(Revised 02/2020)

x Major Work	D Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, re,storation, 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=IOI00.

Intake Information

Property Address	
Street Address	35 Laurel Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID#	00030715

Owner Information			
Name	Michael and Dottie Black	Home Phone#	
Street Address		Mobile Phone#	910.986.6559
City, State, Zip Code		Business Phone #	
Email	aslandtitle@gmail.com		

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

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100- Minor
Fee: $500 - Major
(Revised 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License#	81465
Name	Latitude Builders/ Tyler Cook
Street Address	250 N Bennett Street
City, State, Zip	Southern Pines, NC 28387
Phone#	910-690-3969
Email	Tyler. latitudebu ilders@gmai I.com

General Information

Description of Changes to the Structure	Build new detached garage on rear of property		
Type of Work	x Addition	☐Alteration	☐ New
Existing Use		Proposed Use	
☐Vacant x Single Family Low Density ☐Single Family Medium Density ☐Single Family High Density ☐Multi-Family Development D Office ☐Retail ☐Lodging ☐Recreational ☐Institutional ☐Medical ☐Industrial ☐Services		☐Vacant ☐Single Family Low Density ☐Single Family Medium Density ☐Single Family High Density ☐Multi-Family Development D Office ☐Retail ☐Lodging ☐Recreational ☐Institutional ☐Medical ☐Industrial D Services	
Includes Demolition		Yes x No	
Includes Tree Removal		D Yes × No	
Estimated Cost of Construction		65,000.00	

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 - Minor
Fee: $500 - Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation		Cedar Impression Shakes	Match existing painted brick - Toque White - SW 7003 - similar to Dove Wing BM OC-18
Rear Elevation		Cedar Impression Shakes And garage doors - see below	Toque White - SW 7003
Right Elevation		Cedar Impression Shakes	Toque White - SW 7003
Left Elevation		Cedar Impression Shakes	Toque White - SW 7003
Trim	Wood	Wood	Super White
Windows	Pella 250 Series	New Windows to Match	Super White
Chimney	n/a	n/a	n/a
Foundation	Brick	Painted Brick	Toque White - SW 7003
Side Access Doors	n/a	2/3 wood or fiberglass, 1/3 glass	Stained to match front door- Bordeaux/mahogany color
Shutters	n/a	n/a	n/a
Garage Door		Steel Doors	Stained to match existing new front door
Roof		CertainTeed Landmark ProAsphalt Shingles	Moire Black
Roof Exhaust Vents	n/a	n/a	n/a
Front Porch	n/a	n/a	n/a
Deck	n/a	n/a	n/a
Patio	n/a	n/a	n/a
Sidewalk	n/a	n/a	n/a
Sky Lights	n/a	n/a	n/a
Driveway	n/a	Gravel path w/ grass between	n/a
House Number	35 Laurel Rd	n/a	n/a
Other:_Water Table	n/a	Metal	Black

Required Documents

x Site Plan/Survey or Sketch	x Elevation Drawings
__ Floor Plans	x Landscaping Plan

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 - Minor
Fee: $500 - Major
(Revised 02/2020)

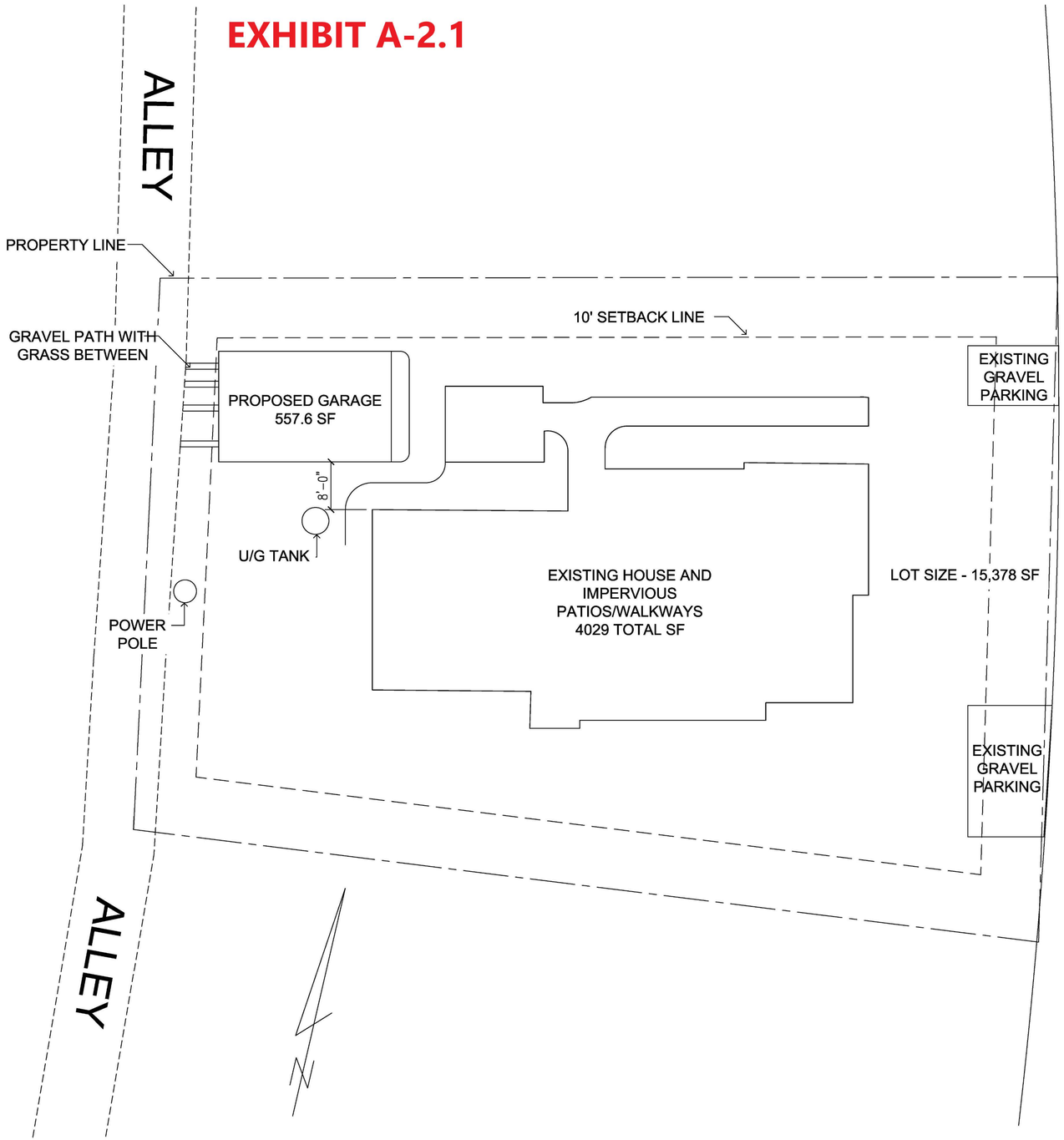
Certification

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: Dottie Black Date: 6.2.2022

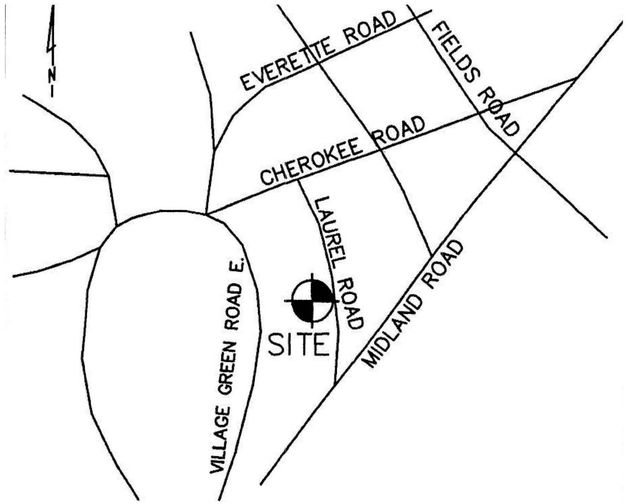
Property Owner Signature: Dottie Black Date: 6.2.2022

EXHIBIT A-2.1



1 **SITE PLAN**
SCALE: 1" = 10'

LAUREL ROAD



LOCATION MAP (NTS)

NOTES

1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7. THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

EXISTING IMPERVIOUS

AREAS:

11,349 SF
EXISTING PERMIABLE

15,378 SF
LOT TOTAL

4029 SF = 26.19%
IMPERMIABLE

PROPOSED IMPERVIOUS

AREAS:

11,349 SF
EXISTING PERMIABLE

557.6 SF
PROPOSED GARAGE

15,378 SF
LOT TOTAL

4586.6 SF = 29.85%
IMPERMIABLE

HPC1

SITE PLAN

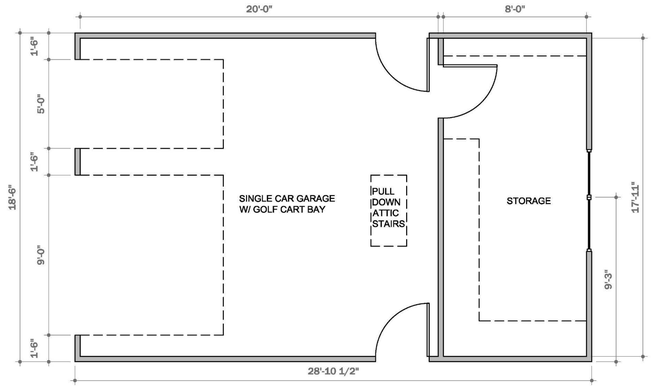
BLACK RESIDENCE

35 LAUREL ROAD
PINEHURST, NC 28374

A WELCH

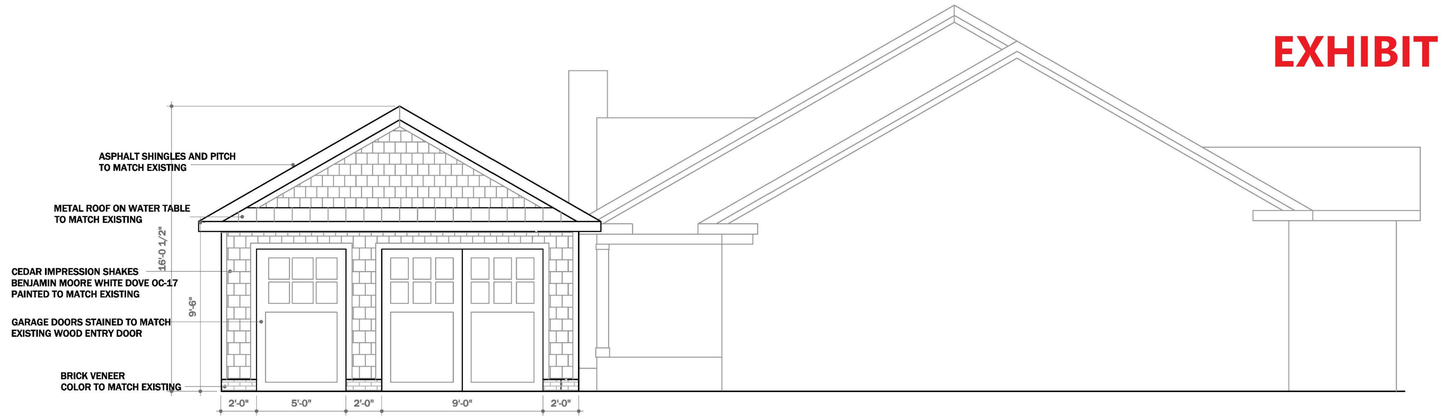
DRAFTING + DESIGN

EXHIBIT A-2.2



1 FLOOR PLAN

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

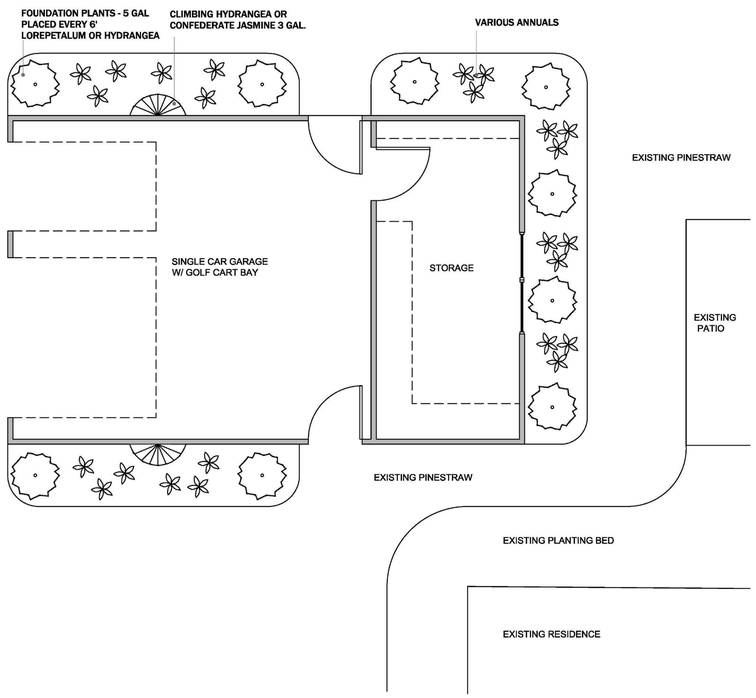


5 REAR ELEVATION (ALLEY FACING)

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

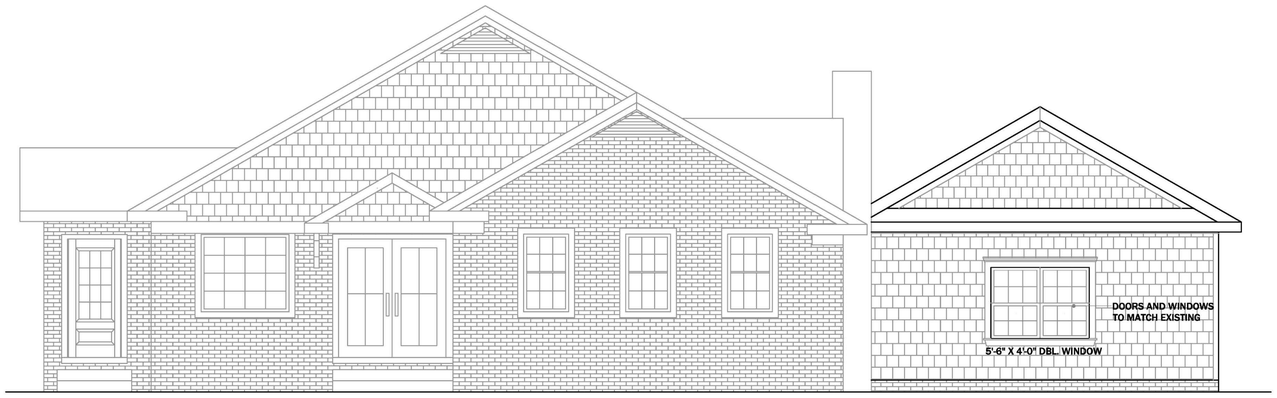


EXISTING FRONT (LAUREL FACING)



2 LANDSCAPE PLAN

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

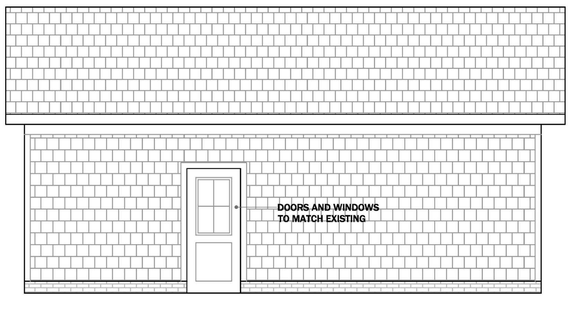


4 FRONT ELEVATION (LAUREL RD FACING)

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

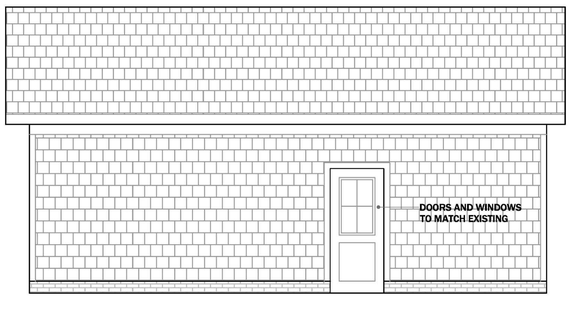


EXISTING REAR (ALLEY FACING)



5 RIGHT ELEVATION

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



6 LEFT ELEVATION

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

HPC2

FLOOR PLAN

BLACK RESIDENCE

35 LAUREL ROAD
PINEHURST, NC 28374

A WELCH

DRAFTING + DESIGN

Availability may be limited. Please contact your local Pella sales representative for availability.

1/2 Light 2 Panel Fiberglass Entry Door





$$-$$$

Not available for online purchase

GET A QUOTE

Balance the amount of light and privacy in your entryway with a 1/2 Light 2 Panel fiberglass front door. Choose from obscure or decorative glass and optional blinds-between-the-glass to maintain your home's privacy. And they're backed by the #1 preferred brand for entry doors.[24]

- Flexible, transitional half glass door design style for any home.
- Durable, low-maintenance panels and composite frame won't rust, corrode or dent.
- Available in several wood grains, for a wood look without the maintenance, or smooth fiberglass to perfectly complement your home's style.

Features | Downloads & Specifications | Design Options | FAQs | Inspiration

EXHIBIT A-3.2

1/2 LIGHT 2 PANEL FIBERGLASS ENTRY DOOR FEATURES



Energy-Efficient Panels

DOWNLOADS & SPECIFICATIONS

Design & Performance

Specifications

Product Literature

2D Cross Section

Door Panels (Fiberglass Units)	• 21" and 12 solid wood lock block reinforces latch and deadbolt installations. • Reinforcement available for Commercial hardware on specific out-swing panels. • Unfinished panel skin color is beige. • Minimum of 0.075 skin thickness.
Weatherstripping	• In-Swing: along perimeter of door frames and along the bottom of door panels. • Out-Swing: along perimeter of door frames. • Compression type foam filled weatherstrip at head and jambs. • Dual durometer extruded polymer with bulb at bottom rail of door panel will contact threshold and include drip.
Frame Reinforcement	• Single doors without sidelights include a 24-gauge steel jamb reinforcement plate on the backside of the deadbolt bore, when the double bore option is chosen.
Hinges	• In-Swing and Out-Swing Hinges are three (3) per door panel on 6' 8" and 7' 0" panel heights; four (4) per door panel on 8' 0" heights for operable units • All operable units are available with left- or right-hand hinging.
Standard Hardware Prep	• Each door panel is latch bore and 2-1/8" deadbolt • Optional interior and exterior cylindrical passage hardware with Kwikset 5-pin configured keyway pinlock cylinder.
Multi-point Hardware	

Prep	• Multi-point lock mechanism includes stainless steel face plate. • Multi-point lock handle set hardware with Kwikset 5-pin configured keyway

DESIGN OPTIONS

GRAIN TYPE

Pella entry doors are available in your choice of mahogany, fir, oak, or smooth, and can be factory finished in your choice of paint or stain. Stain is not available for smooth fiberglass or steel.

Grain Types


Fir-Grain


Oak-Grain

Smooth


Mahogany-Grain

FINISHES

HARDWARE

COMBINATIONS

GLASS

SMART OPTIONS

FREQUENTLY ASKED QUESTIONS



Carriage House Style Garage Doors

Arlington Model

Stockton III Windows, Framed Insert

1 Double, 1 Single (golf cart door)

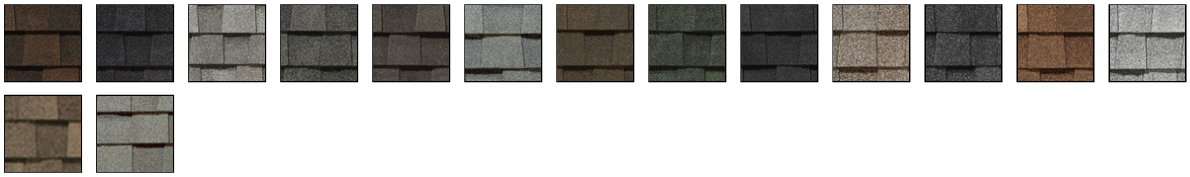
EXHIBIT A-3.5



PRODUCTS AVAILABLE NEAR ZIP CODE:

28387

Some colors unavailable due to COVID-19 disruption, check with a local contractor for current options.



Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

LANDMARK®

OVERVIEW TECHNICAL INFO INSTALLATIC

For homeowners seeking true peace of mind, Landmark® shingles are the high-quality, reliable choice for beautifying and protecting a home. With a dual-layered design that emulates the dimensionality of true wood shake, Landmark asphalt shingles offer the heaviest weight and widest array of color options in their class, allowing you to create or re-create the ideal look for your home with confidence. Backed by a 100+ year legacy of trusted manufacturing performance, all Landmark shingles include CertainTeed's industry-leading, lifetime-limited warranty.

- Certified as meeting the industry's toughest third-party (UL) manufacturing quality standards

Get Help

EXHIBIT A-3.6



Black Metal Roof – water tables

COA-2022-00116 (15 POWER PLANT 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 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.

FROM:
Maria Carpenter

CC:
Alfred Cassidy; Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
6/15/2022

MEMO DETAILS:
Please, see attached materials relating to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibits S-1 TO S-3
🗋	Applicant Exhibits A-1 to A-3

EXHIBIT S-1.1

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: June 16, 2022
Subject: **Major COA Request for 15 Power Plant Rd.**

Applicant:	Karl L. Martin
Owners:	Karl L. Martin
Property Location:	15 Power Plant Rd.
Land Use:	Single Family Residential
PID#	00022338
COA#:	2022-00116

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

The applicant requests a Certificate of Appropriateness (COA) for the demolition of a historic structure. The property is further identified as Moore County PID Number 00022338. The structure was built in 1940 and the property is +/- 0.143 acres in size.

The applicant proposes to demolish the existing vacant duplex structure and to leave the lot vacant after demolition. 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, the demolition of any structural part of a primary structure greater than 144 square feet 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:

VIII. RELOCATION AND DEMOLITIONS

B. DEMOLITIONS

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



Provided photo of structure to be demolished

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed demolition appears to be the only option for the neglected structure and the Village Building Inspector has provided documentation stating that the structure should be demolished for public safety.

EXHIBIT S-1.3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 9, 2022

Dear Property Owner(s),

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

Thursday, June 23rd, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

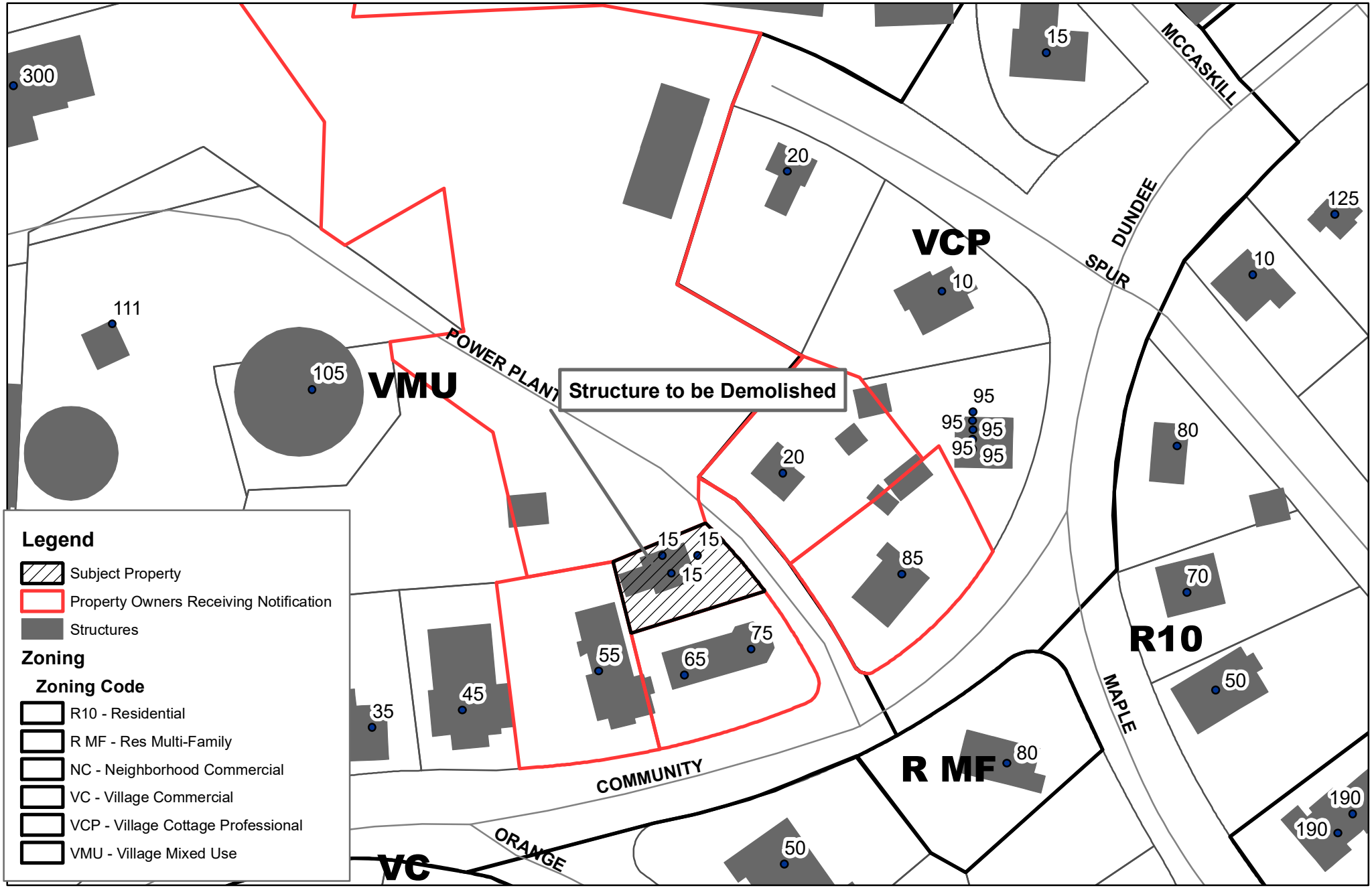
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the demolition of the structure at 15 Power Plant Road. The property is identified as Moore County PID Number 00022338. The property owner and the applicant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

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 Map **EXHIBIT S-1.4**



0 30 60 120 180 240 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/11/2022

June 23, 2022
Historic Preservation Commission
15 Power Plant Road Major COA

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT S-1.5

MARTIN KARL L
605 N POPLAR ST
ABERDEEN NC 28315

MCKENZIE CONNIE
500 LINDEN RD
PINEHURST NC 28374-9074

MILAN PAUL J MILAN LORELEI P
85 COMMUNITY ROAD
PINEHURST NC 28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST NC 28374

JK COMMUNITY LLC
175 SHORT ROAD
PINEHURST NC 28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST NC 28374

EXHIBIT S-2.1



EXHIBIT S-2.2



EXHIBIT S-2.3

EXHIBIT S-3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

May 11, 2022

Dear Pinehurst Historic Preservation Commission,

Pursuant to Section 8.3.2.6 of the Pinehurst Development Ordinance, I am writing to certify the condition of the structure proposed for demolition at 15 Power Plant Road, Pinehurst.

In 2021 and 2022, building inspections were made on the property resulting in the observation of violations of the North Carolina minimum housing code. In lieu of further administrative action by the Village of Pinehurst Planning and Inspections Department, the property owner has made an application for demolition of the structure. It is my recommendation to the Commission that the demolition of the structure not be delayed as the demolition is required for public safety due to unsafe conditions.

Sincerely,

Scott Thomas
Building Code Official

2022-00116

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

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

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	15 Power Plant Road
City, State, Zip Code	Pinehurst, North Carolina, 28315
Parcel ID #	00022338

Owner Information			
Name	Karl Martin	Home Phone #	910 315 7921
Street Address	605 N Poplar St	Mobile Phone #	
City, State, Zip Code	Aberdeen, NC, 28315	Business Phone #	
Email	kaellmartin@yahoo.com		

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

EXHIBIT A-1.2

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 #	72152
Name	Pineland Home and Remodeling
Street Address	330 Mileaway Lane,
City, State, Zip	Southern Pines, North Carolina, 28387
Phone #	910 603 8791
Email	rwpaschal@gmail.com

General Information

Description of Changes to the Structure	Demolition of Existing vacant duplex property and proposal is to leave the lot vacant.		
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 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Shingle	N/a	Dark Brown	N/a
Rear Elevation Siding	Shingle	N/a	Dark Brown	N/a
Right Elevation Siding	Shingle	N/a	Dark Brown	N/a
Left Elevation Siding	Shingle	N/a	Dark Brown	N/a
Trim	Pine	N/a	White	N/a
Windows	Pine	N/a	White	N/a
Chimney	Brick	N/a	Natural	N/a
Foundation		N/a	N/a	N/a
Front Door	Pine and glass	N/a	Grey	N/a
Shutters	N/a	N/a	N/a	N/a
Garage Door	N/a	N/a	N/a	N/a
Roof	Ashphalt Shingle	N/a	Grey	N/a
Awning	N/a	N/a	N/a	N/a
Fence	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 / Solar	N/a	N/a	N/a	N/a
Driveway	N/a	N/a	N/a	N/a
Signage	N/a	N/a	N/a	N/a
Other: _____	N/a	N/a	N/a	N/a
Other: _____	N/a	N/a	N/a	N/a

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: 6/3/22

EXHIBIT A-1.4

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: 6/3/22

EXHIBIT A-2.1

BLD-2022-00912

Menu Help

File Date: 05/10/2022

Application Status: In Review

Assigned To:

Description of Work:

Application Detail: Detail

Application Type: Residential Demolition

Documents: File Name | Document Group | Category | Description | Type | Document Status | Document Status Date

Show all

Address: 15 POWER PLANT Rd, PH, 28374

Owner Name: MARTIN, KARL L

Owner Address: 605 N Poplar St, ABERDEEN, NC 28315

Application Name:

Parcel No: 00022338

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
MARTIN, KARL L	MARTIN, KARL L	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
	16812	Plumbing	Al McCormick	AL'S PLUMBING	
	22388	Electrical	MARSHALL CHAVIS	SANDHILLS ELECT...	
	30377	Mechanical	Lisa Wolff	SANDHILLS HEATI...	
Yes	72152	Contractor	Ryan W Paschal	PINELAND HOMES	

Job Value: $0.00

Total Fee Assessed: $200.00

Total Fee Invoiced: $200.00

Balance: $0.00

Custom Fields:

DEMOLITION

Description of Structure to be Demolished	**Reason for Demolition**	**Total Floor Area of Structure**
single family dwelling	Abandoned or Eliminated	1700
Number of Stories	**Overall Height**	**Power Source**
2	24	Electricity
Electric Utility Release Date	**Gas Uitlity Release Date**	**Water Utility Release Date**
04/27/2022	04/27/2022	04/27/2022
Sewer Utility Release Date	**Underground Flammable Liquid Storage Tanks Present?**	**Hazardous Materials Certificate Required?**
04/27/2022	No	No
Hazardous Materials Certificate Received?		
No		

SITE

Total Square Footage of Lot	**Total Square Footage of Disturbed Area**	**Red Cockaded Woodpecker On Site?**
6098	1000	No
Located in a Flood Zone?	**Water Provider**	**Sewer Provider**
No	Moore County	Moore County

ZONING

Zoning District	**Overlay District**
VMU - Village Mixed Use District	N/A - No Overlay District

PERMIT DATES

Application Expiration Date	**Permit Issued Date**	**Permit Expiration Date**
11/6/2022	_	_

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal		Accepted	05/10/2022	Kelly Brown
Plans Distribution	Scott Thomas	Routed for R...	05/10/2022	Kelly Brown
Fire Review				
Utilities Review	Alex Cameron			
Historic Review				
Building Review	Scott Thomas	Approved	05/10/2022	Kelly Brown

EXHIBIT A-2.2

Task	Assigned To	Status	Status Date	Action By
Zoning Review	Alex Cameron			
Plans Coordination	Scott Thomas			
Permit Issuance				
Inspection	Scott Thomas			

Condition Status: Name | Short Comments | Status | Apply Date | Severity | Action By

Application Comments: View ID | Comment | Date

Initiated by Product: ACA

Scheduled/Pending Inspections: Inspection Type | Scheduled Date | Inspector | Status | Comments

Resulted Inspections: Inspection Type | Inspection Date | Inspector | Status | Comments

Required Inspections:



EXHIBIT A-3

COA-2022-00113 (110 SAVILLE ROW)

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 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 Grugeon and the applicant is Bartlett Construction, LLC.

FROM:
Alfred Cassidy

CC:
Maria Carpenter; Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
6/15/2022

MEMO DETAILS:
Please see attached materials relating to this Public Hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibits S-1
🗋	Applicant Exhibits A-1 to A-3

EXHIBIT S-1.1

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: June 13, 2022
Subject: **Major COA Request for 110 Saville Row**

Applicant:	Bartlett Construction LLC
Owners:	Jordan Gougeon and Samuel Osier
Property Location:	110 Saville Row.
Land Use:	Single Family Residential (new construction)
PID#	20190034
COA#:	2022-00113

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

The applicant requests a Certificate of Appropriateness for construction of a new single family dwelling at 110 Saville Row. The construction will consist of two level floors**,** approximately 5,484 square foot dwelling. Other items include a concrete drive, a concrete walk, a patio, and a screen porch in the rear. The property is approximately 0.81 acres in size and is located off of Linden Road. The parcel is currently vacant.

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 not considered Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

D. SHUTTERS

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

E. ACCESSORY FEATURES AND STRUCTURES

17. Section IV.E.1 – All proposed site features ans accessory buildings, including garages, and other buildings, as well as other sturtures such as gazebos, patios, and pergolas, **must** be congruous with other accessory structures in the Pinehurst Historic District.
18. Section IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.
19. Section IV.E.7 – A garage that opens toward the front *should* be set back at least 10 feet from the front elevation of the residence.

F. BUILDING MATERIALS

20. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
21. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
22. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
    a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
    b. Plywood siding
    c. Vinyl siding or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels
    e. Any treatment of material that imparts a glossy or reflective finish to the material
    f. Concrete, cinderblock, or glass block.
    g. Boxed chimneys

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

19. Section VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
20. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
21. Section VII.B.5 – Concete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for addition and new construction.
2. 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.
3. SECTION VII.C.5 – Mechincal equipment such as air conditions or heat pumps, *should* be located on non-character defining elevations of the structure whenever possible. These systems *should* be screened by the use of planted material or appropriate fencing if they are easily visible from the street.-

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The request is consistent with the Village of Pinehurst Historic District Standards (PHDS). The proposed color, Chantilly Lace, matches an approved color according to the PHDS (page 72). The proposed trim will match the proposed exterior color of the single-family home. The applicant also is proposing that the roof material be a combination of 30-year asphalt shingles and a metal accent. The combination color of the roof the applicant is proposing is black. As shown on the applicant's house plans, a portion of the front elevations of the roof will consist of 3 sections that will be metal. The rest of the roof will be asphalt shingles.

The Historic District Standards states,"metal roofs should be compatible with the architecture of the existing structure and the material should be cooper color, dark brown, dark bronze, dark gray, dark green, or dark sliver." The Commission would need to determine if this request is congruous in scale, proportion, style, materials ans architectural character within the District and state specifically why for the record.

EXHIBIT S-1.5

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 09, 2022

Dear Property Owner(s),

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

Thursday, June 23rd, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

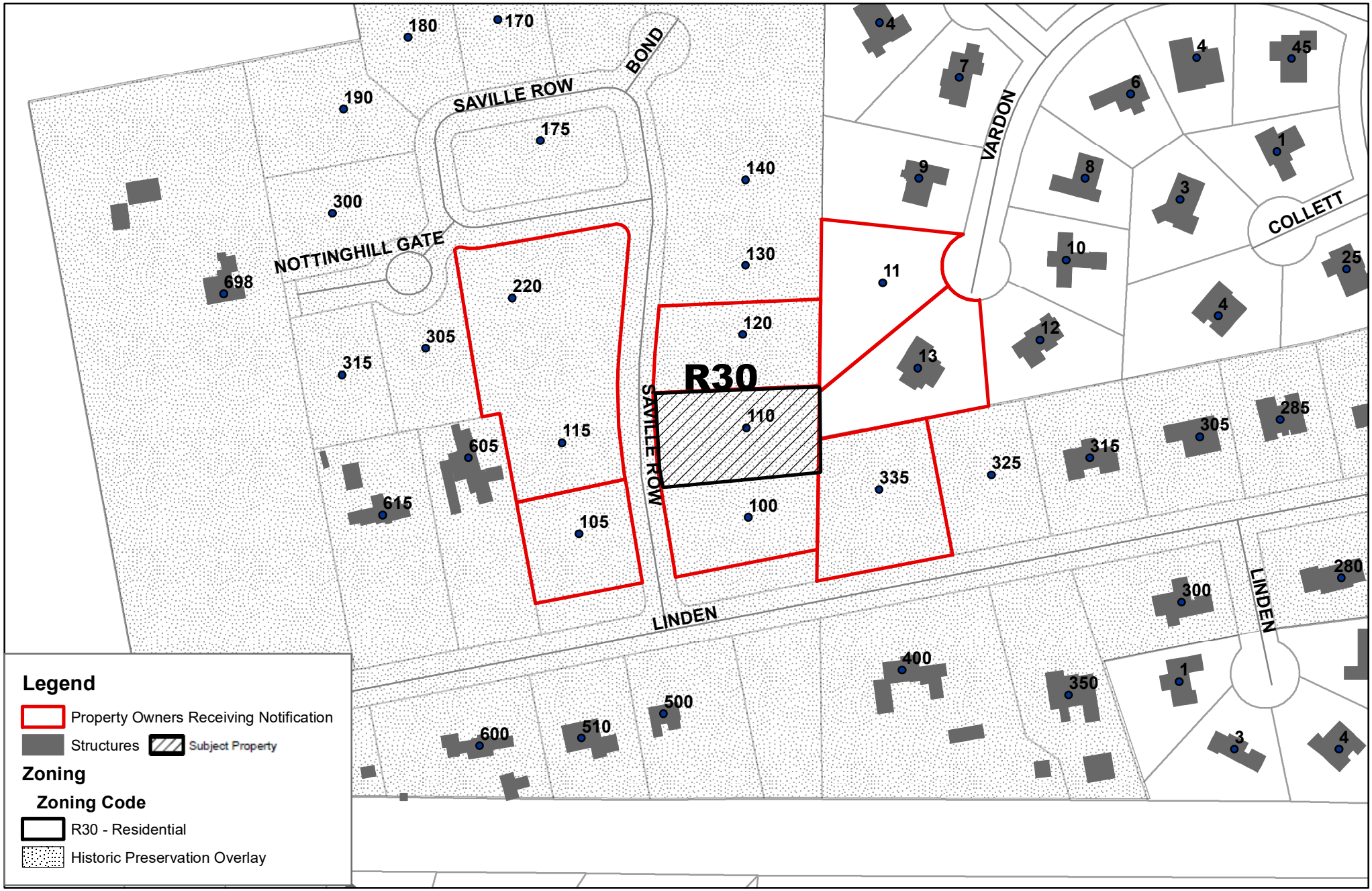
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single family dwelling at 110 Saville Row. The construction will consist of a two story, 2,829 square foot dwelling. The property is identified as Moore County PID Number 20190034. The property owners are Sam Osier & Jordan Grugeon and the applicant is Bartlett 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 62.5 125 250 375 500 Feet

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June 23, 2022
Historic Preservation Commission
110 Saville Row Major COA Request

1895 Village of Pinehurst

N W E S

KILPATRICK, DAVID J
9 VARDON RD
PINEHURST,NC,28374-8975

MORSKI, ERIC SCOTT
335 LINDEN ROAD
PINEHURST,NC,28374

BONVILLE, GEORGE P & MARYLYN M
PO BOX 3727
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

SPG REAL ESTATE LLC
2051 LOS AMIGOS ST
LA CANADA FLINTRIDGE,CA,91012

SUGGS, SEAN M
11651 CORONADO TRL
FRISCO,TX,75034

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

WHITE DOVE INVESTMENTS LLC
1170 PEACHTREE STREET NE, STE 2000
ATLANTA,GA,30309

MUNN, DONALD R.
4090 IRWIN DR
ABERDEEN,NC,28315

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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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	110 Saville Row
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	20190034

Owner Information			
Name	Sam Osier & Jordan Grugeon	Home Phone #	
Street Address	285 Diamondhead Dr. S	Mobile Phone #	704.942.1876
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	sam.p.osier@gmail.com		

Applicant			
Name	Bartlett Construction, LLC	Other Phone #	910.673.1511
Email	kevin@bartlettconstructionllc.com	Street Address	PO Box 3013
Mobile Phone #	910.639.1934	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 02/2020)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	47401
Name	Bartlett Construction, LLC
Street Address	PO Box 3013
City, State, Zip	Pinehurst, NC 28374
Phone #	910.639.1934
Email	kevin@bartlettconstructionllc.com

General Information

Description of Changes to the Structure	Clearing of the lot for the building footprint and construct a single family residence.		
Type of Work	☐ Addition	☐ Alteration	☑ New

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

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 02/2020)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation		Brick	Chantilly Lace
Rear Elevation		Brick	Chantilly Lace
Right Elevation		Brick	Chantilly Lace
Left Elevation		Brick	Chantilly Lace
Trim		Miratec	Chantilly Lace
Windows		Vinyl	Black
Chimney		N/A	
Foundation		Brick	Chantilly Lace
Front Door		Wood	Black
Shutters		Vinyl	Black
Garage Door		Wayne Dalton	Black
Roof		Asphalt	Moire Black
Roof Exhaust Vents			
Front Porch			
Deck			
Patio			
Sidewalk		Concrete	Natural
Sky Lights			
Driveway		Concrete	Natural
House Number		Metal	Black
Other: Front Elevation		Lap Siding	Chantilly Lace

Required Documents

- ☑ Site Plan/Survey or Sketch
- ☑ Elevation Drawings
- ☑ 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: Kevin Bartlett Date: May 26, 2022

EXHIBIT A-1.4

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: _____

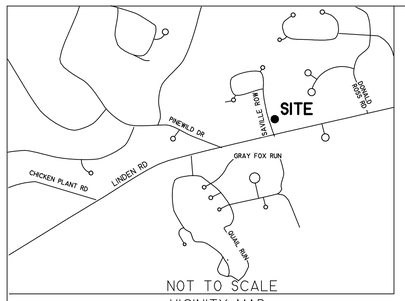
Date: 6/1/2022

EXHIBIT A-2.1

SITE PLAN

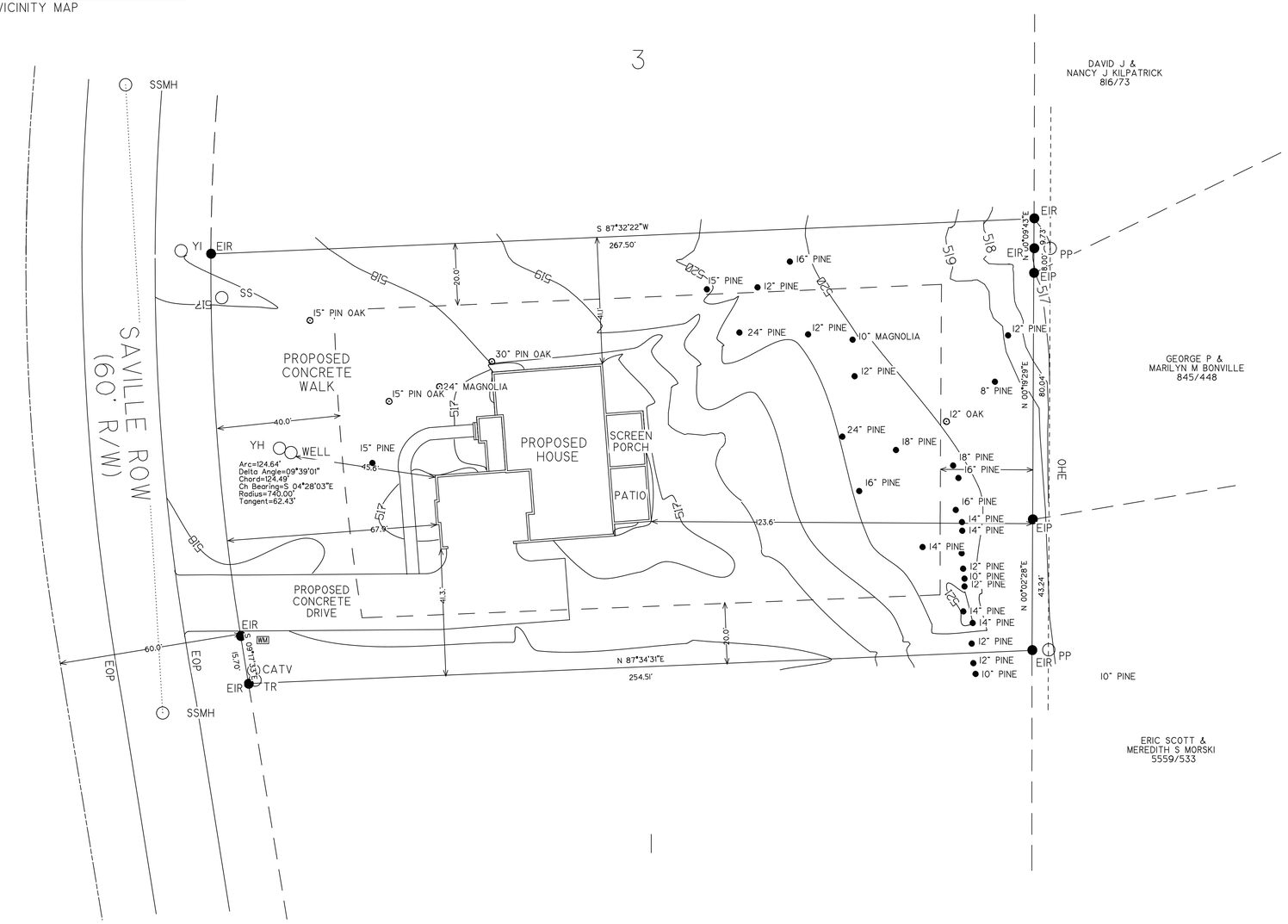
LOT 02
LINDEN CLOS

MINERAL SPRINGS TWP., MOORE CO., N.C.
OWNER: LINDEN CLOS, LLC
DEED REFERENCE: D.B. 3469, PG. 337
MAP REFERENCE: P.C 18, SL. 897
TAX PIN NUMBER: 855200359905
PARCEL ID NUMBER: 20190034



NOT TO SCALE
VICINITY MAP

3



NOTE:

LOT 02 CONTAINS 36846 SQ FT

AREA BY COORDINATE METHOD

IMPERVIOUS AREA
- CONCRETE DRIVE - 2175 SQ FT
- CONCRETE WALK - 264 SQ FT
- HOUSE - 2829 SQ FT
- PATIO - 216 SQ FT
- TOTAL: 5484 SQ FT - 14.88%

ZONING RS-30

SETBACKS
- FRONT - 40'
- SIDE - 20'
- REAR - 30'

PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 3710854200J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: OCTOBER 17, 2006

RATIO OF PRECISION IS GREATER THAN 1/10000

VERTICAL DATUM IS NGVD88

NORTH BY P.C. 18, SL. 897

ADDITIONAL LEGEND

O	SSMH	SANITARY SEWER MANHOLE
O	SS	SEWER STUB
O	CO	CLEAN OUT
O	SL	SECURITY LIGHT POLE
O	ES	ELECTRIC SERVICE
O	TR	TRANSFORMER
O	TP	TELEPHONE PEDESTAL
O	HP	HEAT PUMP
O	CATV	CABLE TV PEDESTAL
WM		WATER METER
WV		WATER VALVE
FH		FIRE HYDRANT
CB		CATCH BASIN
TBC		TOP BACK OF CURB
TOC		TOE OF CURB

LEGEND

O	EIR	EXISTING IRON REBAR
O	NIR	NEW IRON REBAR
O	EIP	EXISTING IRON PIPE
O	NMN	NEW MAG NAIL
O	CP	CALCULATED POINT
O	NIP	NEW IRON PIPE
O	ERRS	EXISTING RAILROAD SPIKE
O	ECM	EXISTING CONCRETE MONUMENT
O	NCM	NEW CONCRETE MONUMENT
O	EPK	EXISTING P.K. NAIL
O	NPK	NEW P.K. NAIL
▲	CM	CONTROL MONUMENT
⊙	PP	POWER POLE
	R/W	RIGHT-OF-WAY
E	E	ELECTRIC LINE
	PL	PROPERTY LINE
	CL	CENTERLINE
	MBS	MINIMUM BUILDING SETBACKS

20' 10' 0' 20' 40'

SURVEY FOR: BARTLETT CONSTRUCTION, LLC 110 SAVILLE ROW, PINEHURST NC 28374	DATE 04/27/22
	FILE NO. 2222
	SCALE 1"= 20'
	PROJECT NO. 2222

CENTRAL CAROLINA SURVEYORS, P.A.
5316 HIGHWAY 211
P.O. Box 431
West End, North Carolina 27376
Phone: 910-673-0151

© 2022 CENTRAL CAROLINA SURVEYORS, PA. ALL RIGHTS RESERVED

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Ronald O. Graham
PROFESSIONAL LAND SURVEYOR

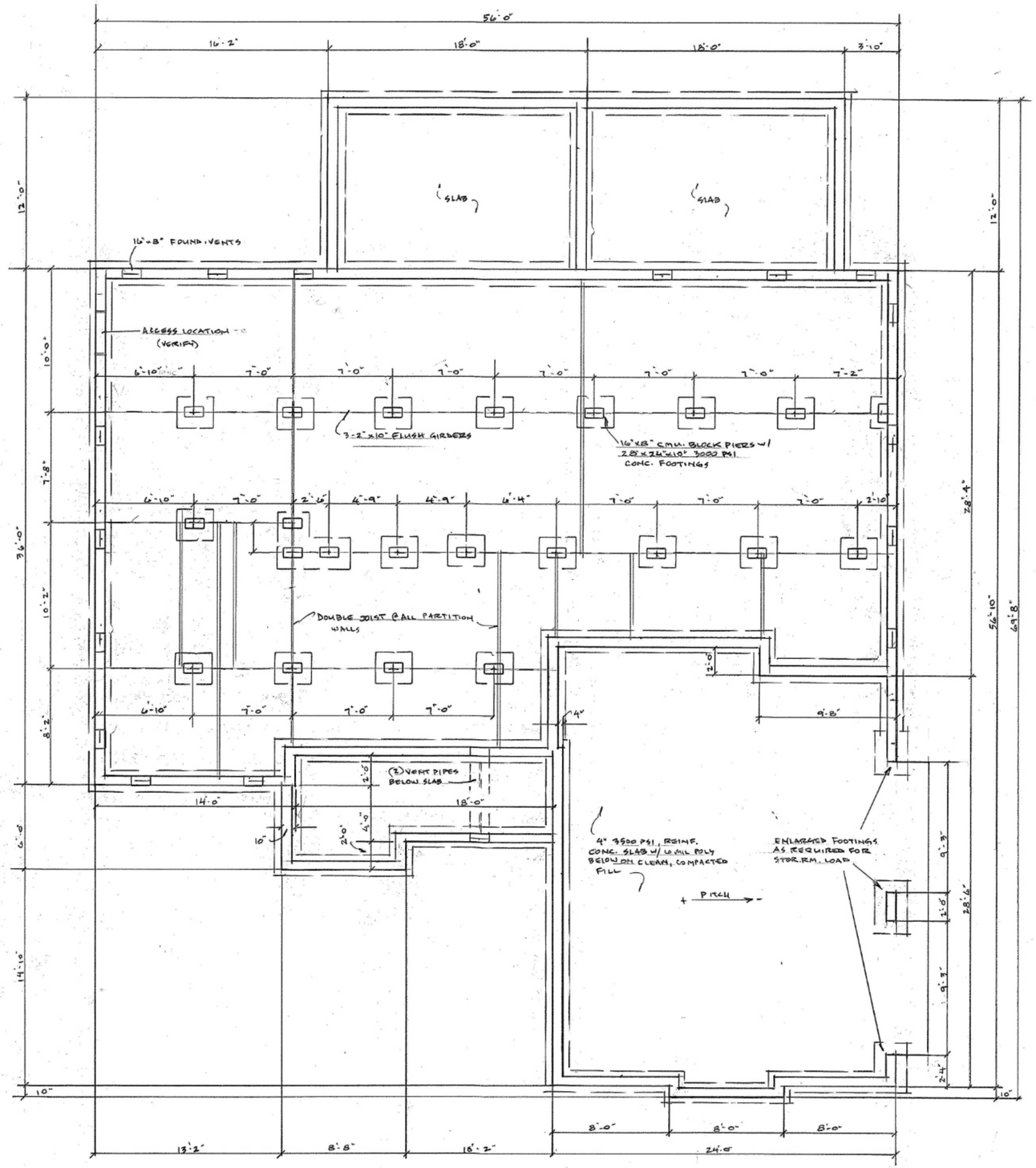
NORTH CAROLINA PROFESSIONAL L-2464 LAND SURVEYOR RONALD O. GRAHAM

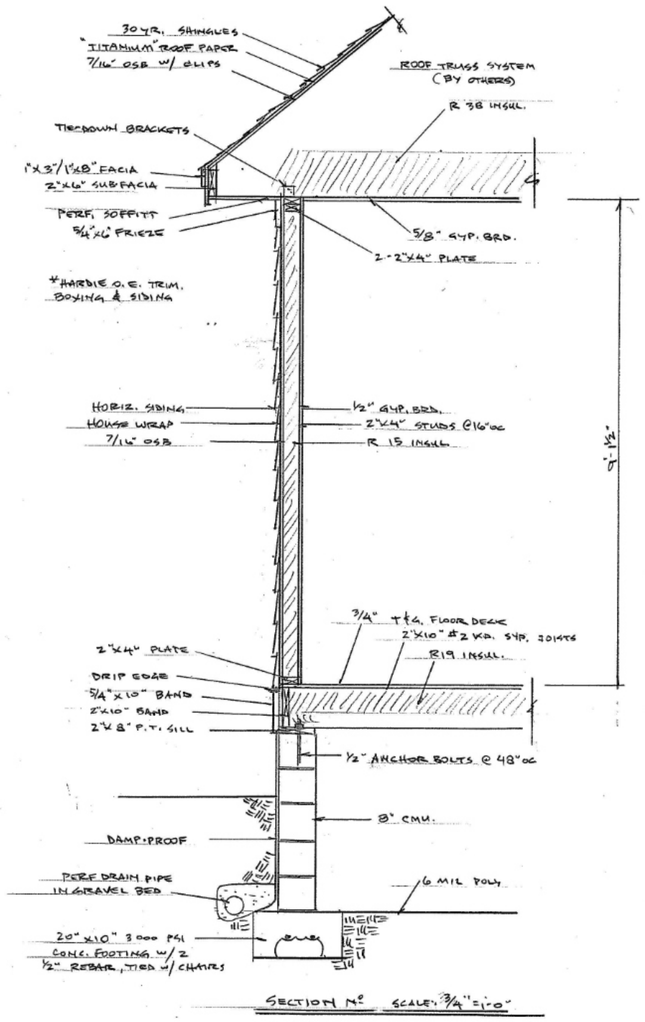
E:\Dwf\2222.pdf — 08/19/2022 — 05:32 PM — Bartlett

EXHIBIT A-2.2

RESIDENCE FOR: Gougeon Plans	
FOUNDATION PLAN	SCALE: 1/4"=1'-0"
DATE: 6-24-18/REV. 12-7-18	DRAWN BY: ALS

NOTE:
1) VERIFY ALL DIMENSIONS
2) ALL STATE & LOCAL CODES APPLY
3) ROOF & FLOOR TRUSS SYSTEMS BY OTHERS
4) FINISH MATERIALS PER CONTRACT SPECS.





SECTION N° SCALE: 3/4"=1'-0"

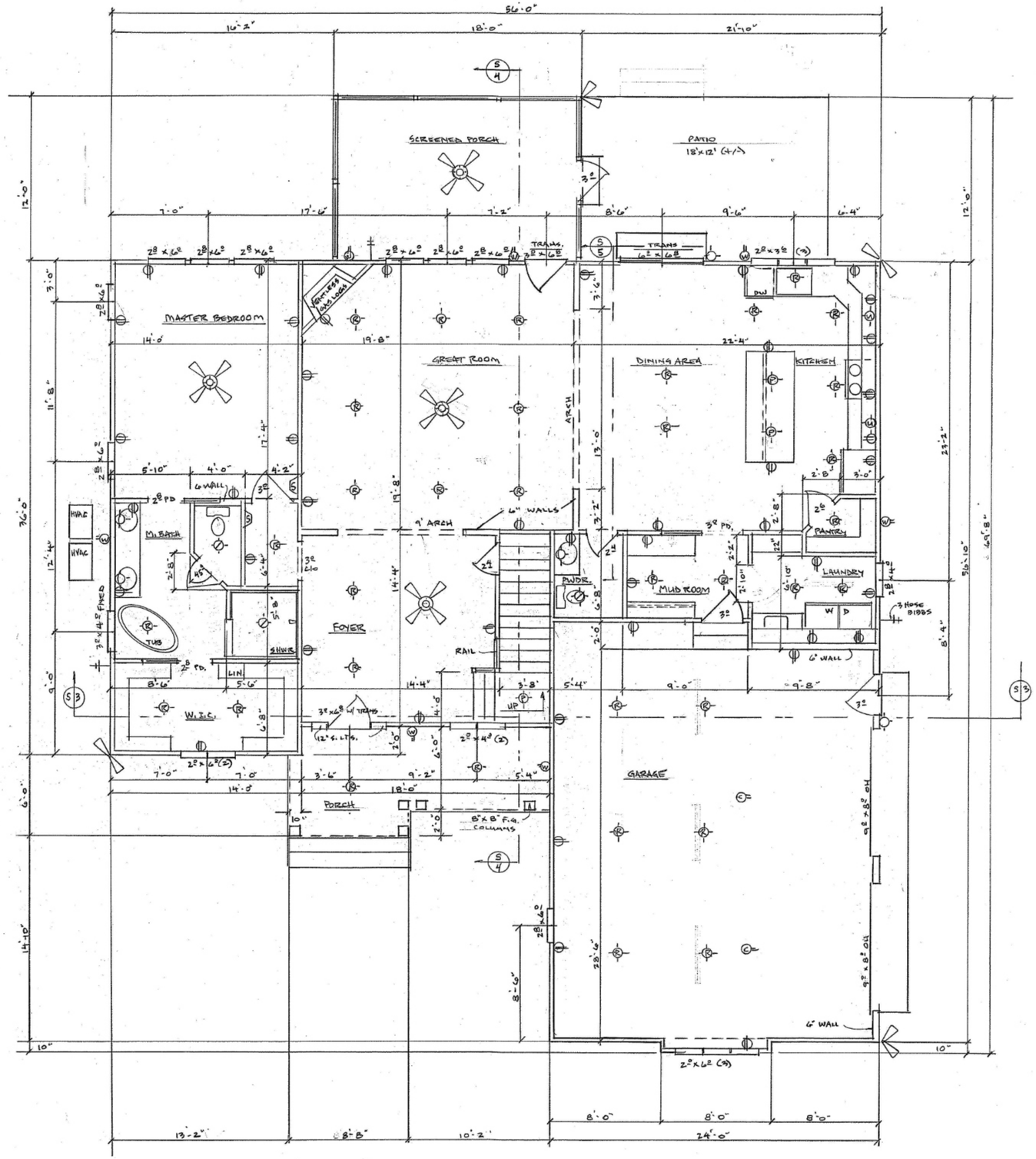
Bartlett Construction
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

EXHIBIT A-23

RESIDENCE FOR: Cougar Plans	
2ND FLOOR / ROOF VIEW PLAN	SCALE: 1/4"=1'-0"
DATE: 6-22-18 / REV. 7-2-18 REV. 7-11-18 REV. 12-7-18	DRAWN BY: ALC

1st FLOOR HEATED AREA =	1769	SQR. FT.	
2ND " " =	645	"	TOTAL HTD. FT.² = 2414 SQR. FT.
2ND " UNFIN. STOR. " =	380	"	
GARAGE " =	707	"	
SCREENED PORCH " =	216	"	
FRONT " " =	129	"	
PATIO " =	216	"	



ELECTRICAL LEGEND

SYMBOL	ITEM
	DUPLEX OUTLET
C	" (CEILING)
F	" (FLOOR)
W	" (WEATHER PROOF)
	220 OUTLET
	LIGHT FIXTURE
P	" (PENDENT)
S	" (SCONCE)
U	" (UNDER CAB)
R	" (RECESSED)
	" " (W/VENT FAN)
	" (FLUORESCENT)
	" (FLOOD)
S	SMOKE DETECTOR
	CEILING FAN

NOTE
1) GFI OUTLETS PER CODE
2) SWITCH LOCATIONS TBD.
3) PANEL & METER BASE LOCATION TBD
4) RECESSED & PENDENT LIGHTS (INTERIOR ONLY) TO HAVE DIMMER SWITCHES
5) INCLUDE 4 TV JACK LOCATIONS

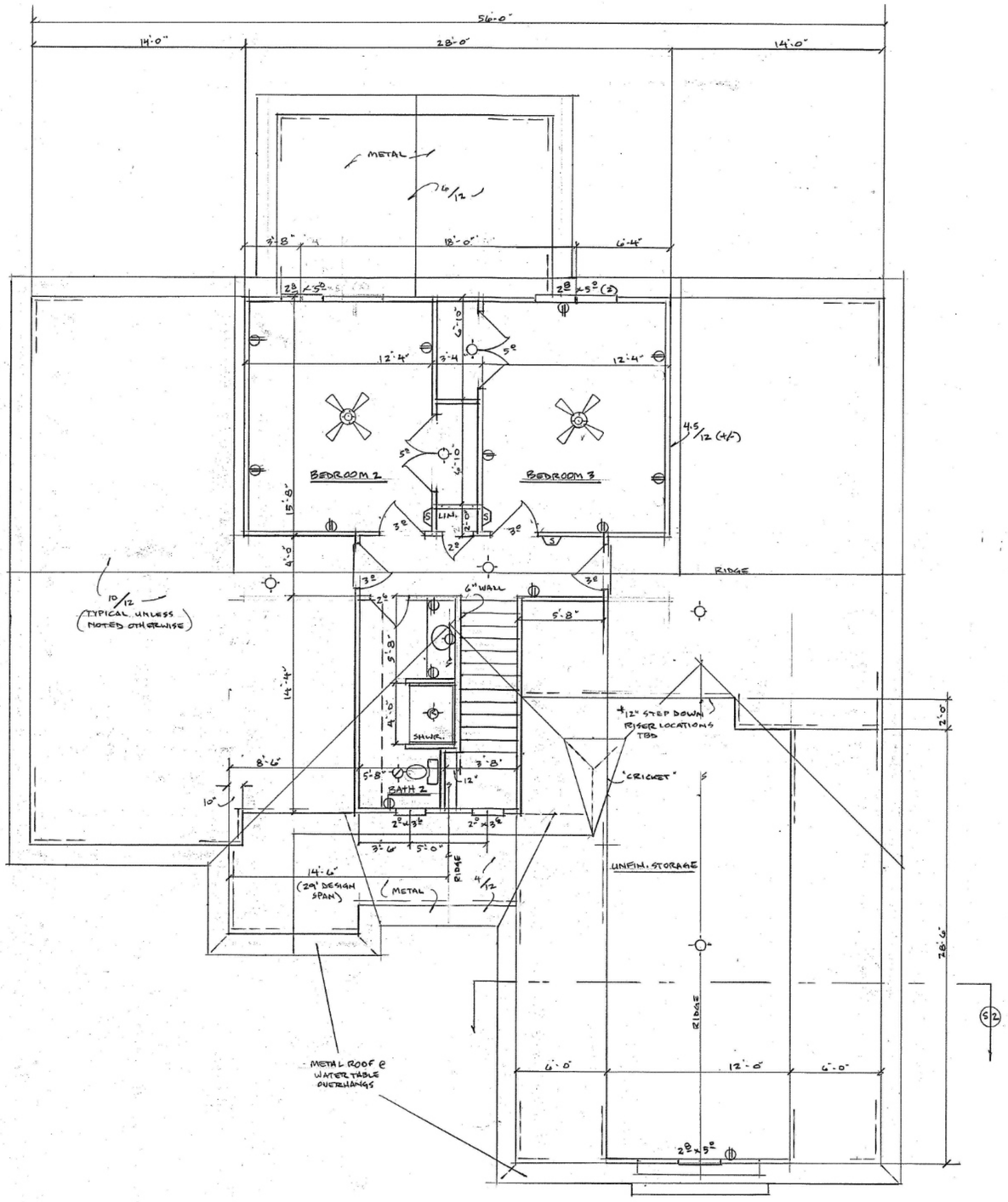
Bartlett Construction
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

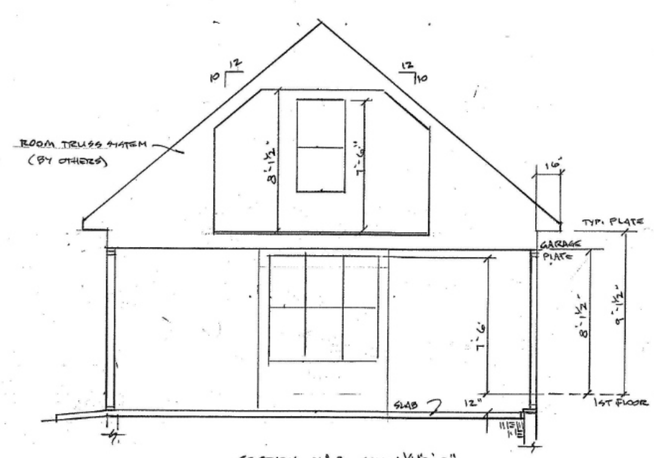
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst. NC 28374
910-949-5204

EXHIBIT A-24

RESIDENCE FOR:	CougarPlans
2ND FLOOR PLAN	SCALE: 1/4"=1'-0"
DATE: 6-29-18	DRAWN BY: ALS

REV. 12-4-18





SECTION N° 2 SCALE: 1/4"=1'-0"

Bartlett Construction
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

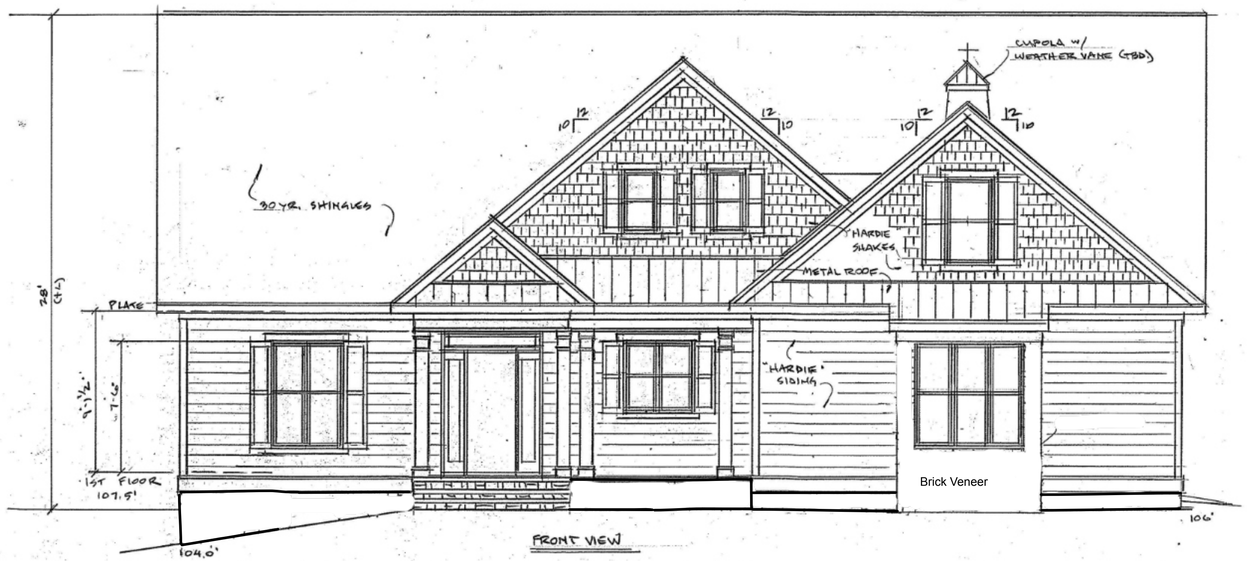
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

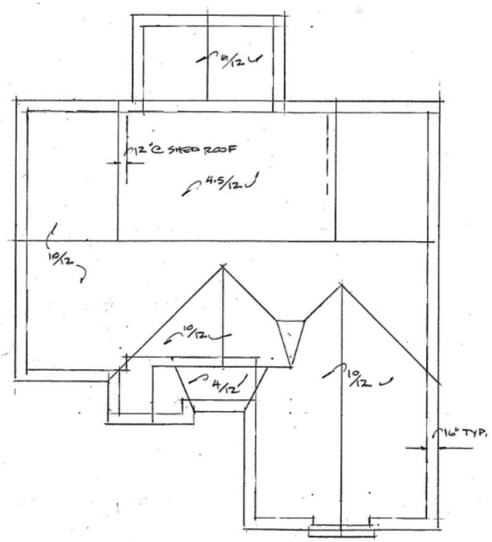
EXHIBIT A-2.5

RESIDENCE FOR: Gougeon Plans

FRONT & RIGHT SIDE VIEWS	SCALE: 1/4"=1'-0"
DATE: 7-1-18/REV. 7-11-18	DRAWN BY: A.L.S.

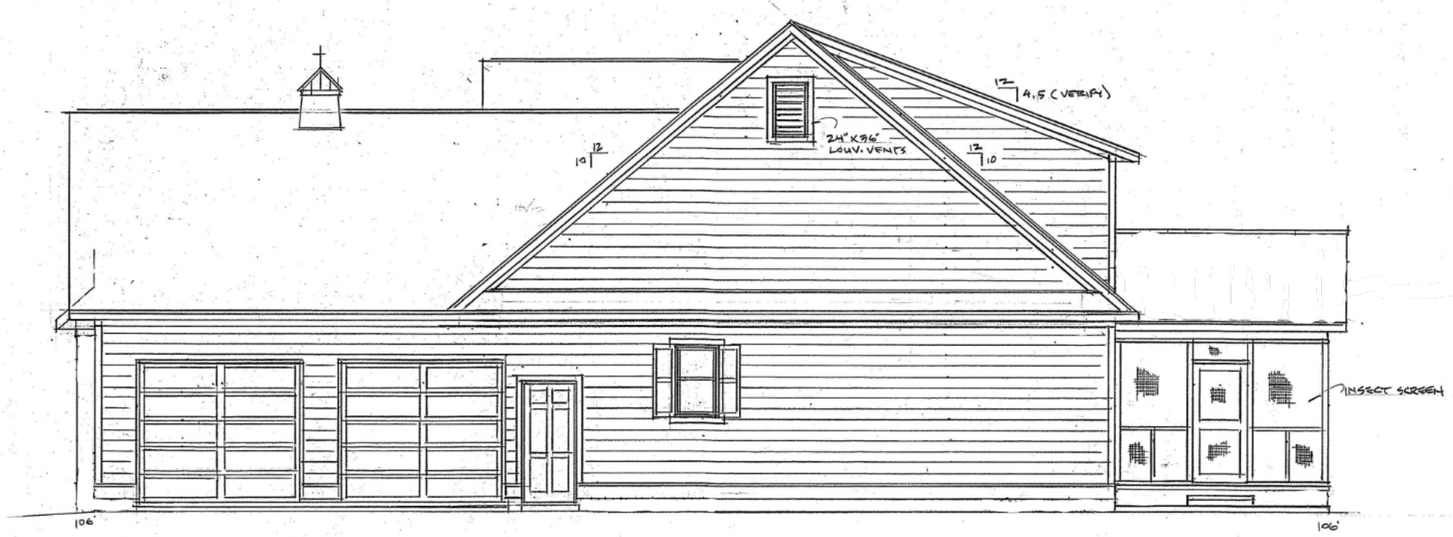
REV. 10-1-18
h 12-4-18





ROOF VIEW SCALE: 1" = 10'

* SEE ALSO ROOF PLAN & 2ND FLOOR PLAN



RIGHT SIDE VIEW

Bartlett Construction
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

EXHIBIT A-2.6

RESIDENCE FOR: Gougeon Plans

REAR & LEFT SIDE VIEW | SCALE: 1/4"=1'-0"

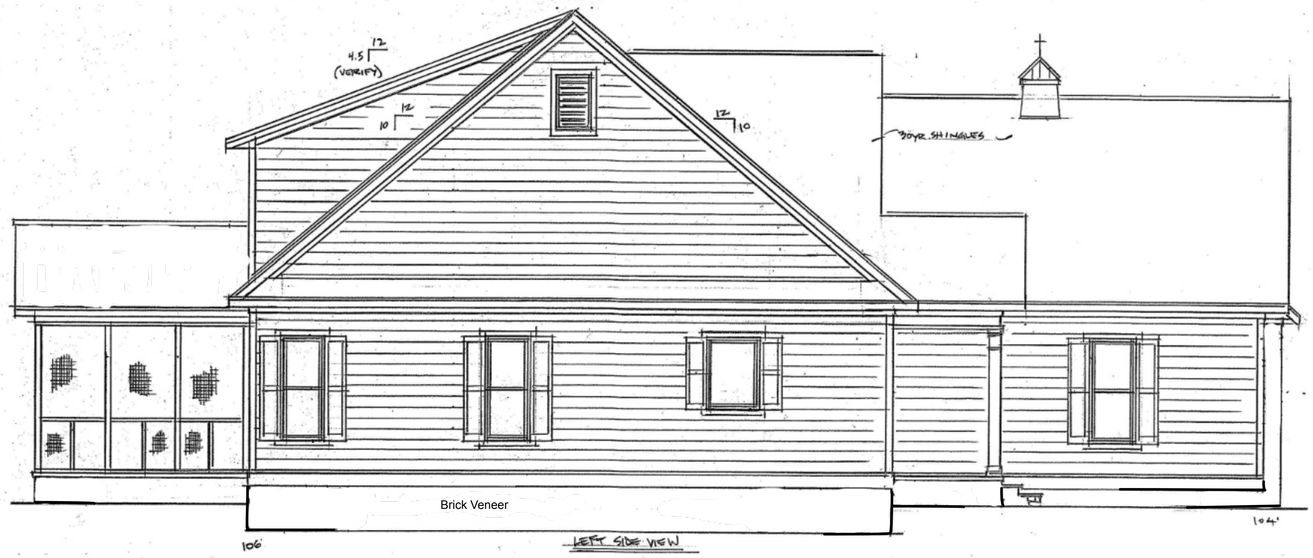
DATE: 6-26-18 / REV. 7-11-18 | DRAWN BY: ALS

REV. 10-1-18

" 12-4-18



REAR VIEW



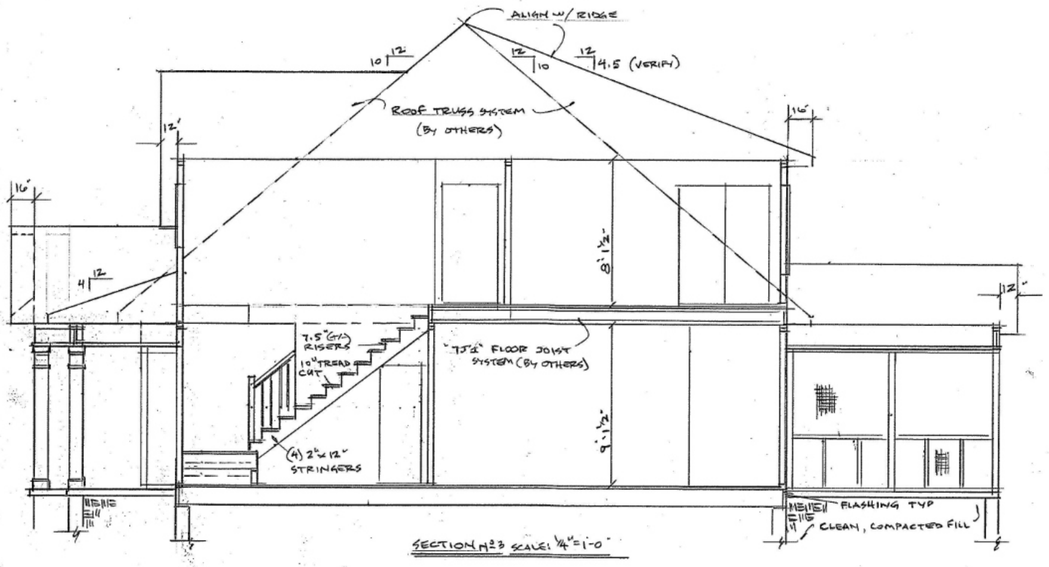
LEFT SIDE VIEW

Bartlett Construction
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

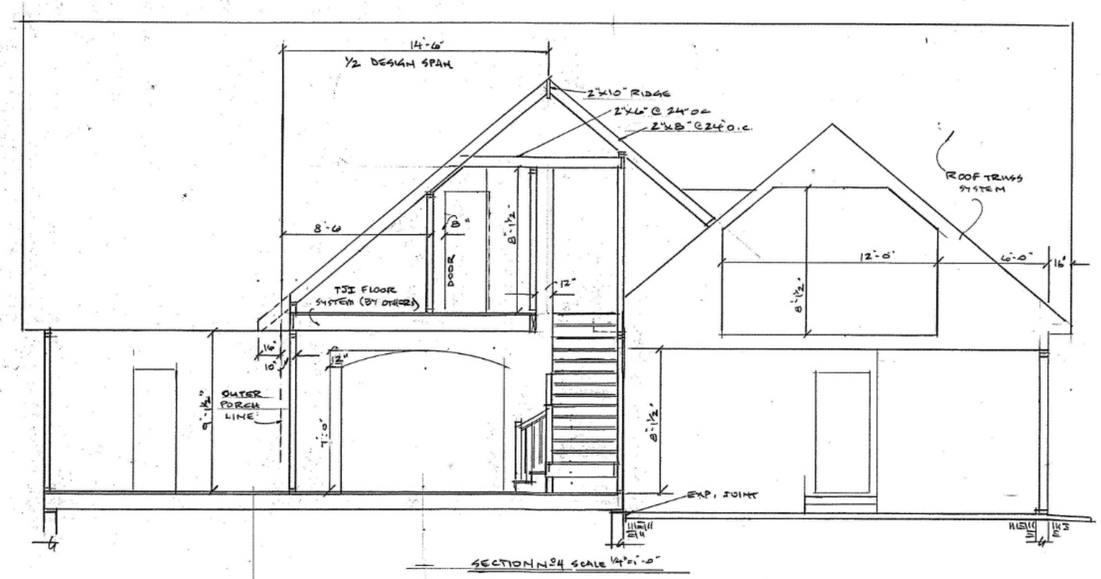
A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204

EXHIBIT A-2.7

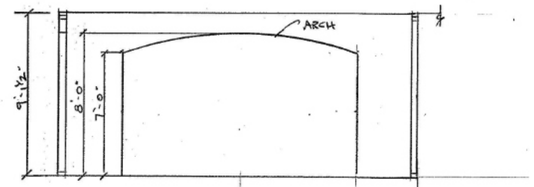
RESIDENCE FOR: Gougeon Plans	
MISC. SECTIONS	SCALE: AS SHOWN
DATE: 6-27-18 / REV. 12-4-18	DRAWN BY: ALS



SECTION No 3 SCALE: ¼"=1'-0"



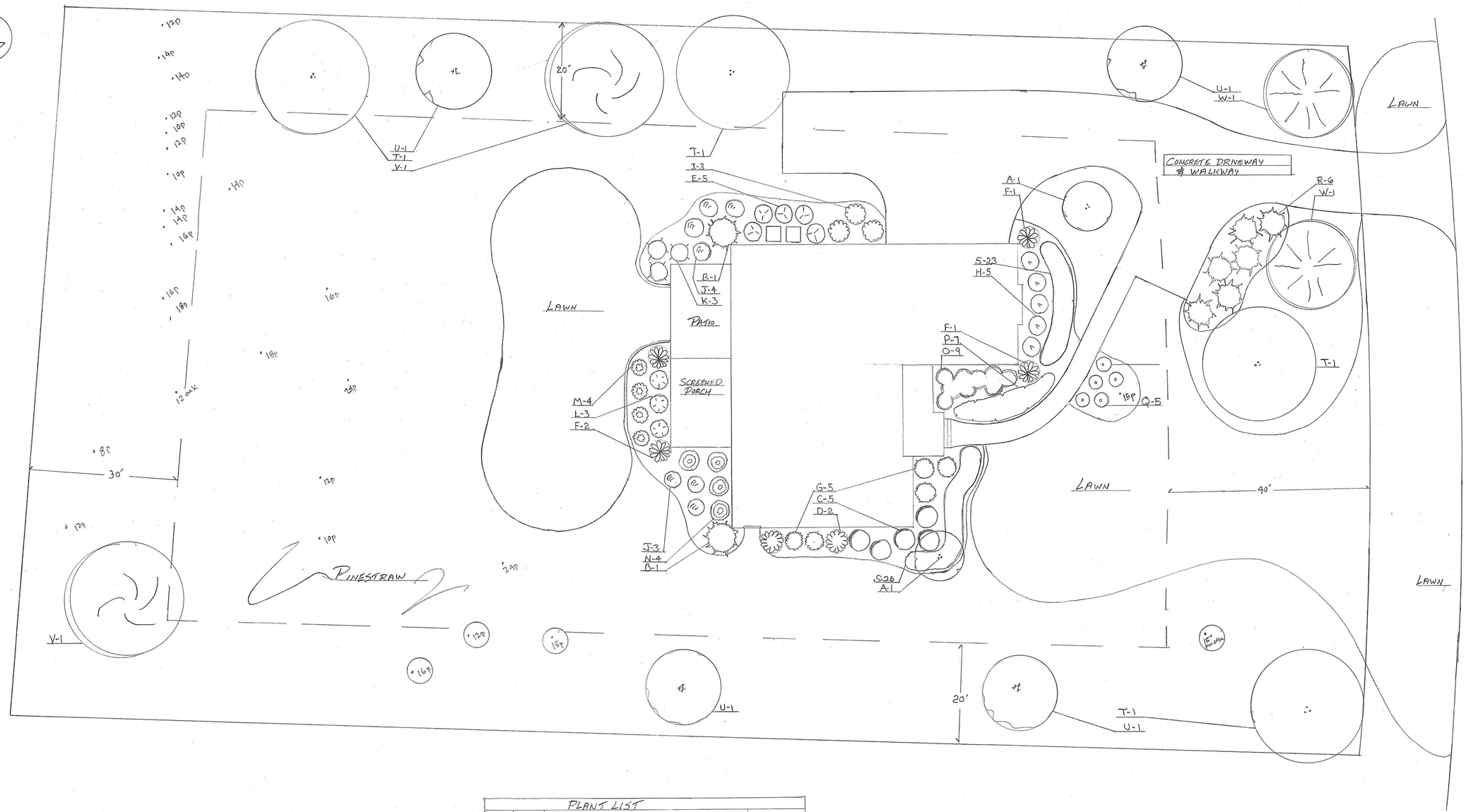
SECTION No 4 SCALE ¼"=1'-0"



SECTION No. 5 SCALE: ¼"=1'-0"

Bartlett Construction
P.O. Box 3013
Pinehurst, NC 28374
910-673-1511

A.L. Scherer Home Design
P.O. Box 3110
Pinehurst, NC 28374
910-949-5204



PLANT LIST			
KEY	QTY.	COMMON NAME	SIZE
A	2	'COLORAMA' CRAPE MYRTLE	6-7'
B	2	'CHRISTMAS JEWEL' HOLLY	5-6'
C	5	'BLUE CASCADE' DISTYLIUM	7 GAL.
D	2	'GREENSBORO RED' CAMELLIA	10 GAL.
E	5	'STEEDS' HOLLY	7 GAL.
F	4	'AUTUMN SPIRIT' SASANQUA CAMELLIA	7 GAL.
G	5	'CARISSA' HOLLY	7 GAL.
H	H	'CINNAMON GIRL' DISTYLIUM	5 GAL.
I	3	'DARKFIRE' LOROPETALUM	7 GAL.
J	7	'RADIANCE' ABELIA	5 GAL.
K	3	'ADAGIO' MAIDEN GRASS	3 GAL.
L	3	'JUBILATION' GARDENIA	5 GAL.
M	4	'CERISE CHARM' LOROPETALUM	3 GAL.
N	4	'MOONLIT LACE' VIBURNUM	7 GAL.
O	9	'AUTUMN EMBERS' ENCORE AZALEA	3 GAL.
P	7	'BLUE RUG' JUNIPER	3 GAL.
Q	5	PINK MUHLY GRASS	3 GAL.
R	6	'GREY OWL' JUNIPER	3 GAL.
S	49	'ROYAL PURPLE' LIRIOPE	1 GAL.
T	4	'LOBLOLLY' PINE	6'
U	4	'AUTUMN BRILLANCE' SERVICE BERRY	6'
V	3	'RED SUNSET' MAPLE	6'
W	2	FLOWERING DOGWOOD	6'

BUFFER TREE CALCULATIONS/REQUIREMENTS
FRONT YARD IS 140.00 FT - 20FT DRIVEWAY CREDIT = 120/35 = 4.8 (ROUNDED) 4 REQ. TREES 1 QUALIFYING 3 REQUIRED T-2 & W-1
REAR YARD IS 101.00 FT = 101/35 = 2.8 (ROUNDED) 2 TREES several qualifying V-1 REQUIRED
SIDE YARD R IS 187.60 FT = 187.60/35 = 5.3 (ROUNDED) 5 TREES REQUIRED T-2 U-2 V-1
SIDE YARD L IS 197.60 F. = 197.60/35 = 5.6 (ROUNDED) 5 TREES REQUIRED 3 qualifying U-2 Required
TREES MEETING REQUIRENTS ARE CIRCLED FRONT & LEFT. NONE ON THE RIGHT. NUMEROUS REAR

EXHIBIT A-2.8

REAVES LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscaping@windstream.net

OSIER RESIDENCE
110 SAVILLE ROW
PINEHURST N C

REVISIONS
1 2 3 4 5 6 7 8 9 10 11 12 13 14

SCALE: 1" = 10'

DATE: 5-26-2022

DRAWN BY: RLAD

PAGE NO:

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 0072
JOEL GUILL KENNEDY

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

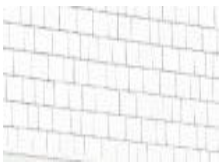
EXHIBIT A-3.1

Exterior Materials Board
Resident: 110 Saville Rd.

Brick
Manufacturer:
Color: OC-65 B.M.
Chantilly Lace



Shakes
Manufacturer:
Materials:
Color: OC-65 B.M.
Chantilly Lace



Lap Siding
Manufacturer:
Color: OC-65 B.M.
Chantilly Lace



Soffit & Trim
Manufacturer:
Color: OC-65 B.M.
Chantilly Lace



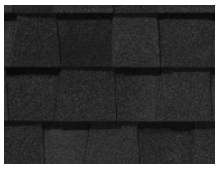
Gutter
Manufacturer:
Color: Black



Columns
Manufacturer:
Color: OC-65 B.M.
Chantilly Lace



Roofing
Manufacturer: Certain Teed Landmark
Color: Moirè Black



Black Metal Roofing
Manufacturer:
Color: Black



EXHIBIT A-3.2

Exterior Materials Board
Resident: 120 Saville Rd.

Shutters
Manufacturer:
Style: Raised
Color: Black



Windows
Manufacturer: Pella
Style: Full View
Color: Black



Front Door
Manufacturer: DSA
Color: Black



Sliding Glass Door
Manufacturer: Pella
Color: Black



Garage Door
Manufacturer: Wayne Dalton 9100
Style: Sonoma/Window Clear I
Color: Black



COA-2022-00117 (1 CAROLINA VISTA)

ADDITIONAL AGENDA DETAILS:

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

FROM:
Alfred Cassidy

CC:
Maria Carpenter; Alex Cameron; Shannon Konstantinou

DATE OF MEMO:
6/15/2022

MEMO DETAILS:
Please see attached materials relating to this Public Hearing.

ATTACHMENTS:

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

EXHIBIT S-1.1

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: June 14, 2022
Subject: **Major COA Request for 1 Carolina Vista**

Applicant:	Calvin Burkley, Director of Projects and Planning
Owners:	Resorts of Pinehurst LLC
Property Location:	1 Carolina Vista.
Land Use:	Relocation of two tennis storage buildings
PID#	00025800
COA#:	2022-00117

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

The applicant requests a Certificate of Appropriateness to relocate two tennis storage buildings at 1 Carolina Vista. The two 11x24 (264 square feet) storage buildings are currently located on the western side of Carolina Vista. The applicant wants to move the two storage buildings to the eastern side of the property near the tennis courts. According to the applicant, Mr. Burkley, he stated, "*These buildings are currently situated near the six tennis courts that will be removed as part of the development of the USGA Golf House Pinehurst. We are moving them to be near the remining tennis courts on the other side of Carolina Vista."* The calculated areage of the parcel is 69.73. The property is the home of Pinehurst Clubhouse.

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

Standards of Review

Per the adopted Historic District Standards, relocation of accessory structures that exceed 144 square feet is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

VIII. RELOCATION AND DEMOLITIONS

A. RELOCATIONS

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

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The request is consistent with the Village of Pinehurst Historic District Standards (PHDS) regarding relocation of existing structures. According to the request, the current location of the two 11x24 (264 square feet) storage buildings will be the new site of the USGA Golf House of Pinehurst. According to Mike Whan, CEO of the USGA, he stated during the ground breaking ceremony, "The USGA, along with our many partners who helped make this project a reality, share a bold vision for Golf House Pinehurst and the impact it will have on this community and the game of golf."

EXHIBIT S-1.3

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 09, 2022

Dear Property Owner(s),

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

Thursday, June 23rd, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

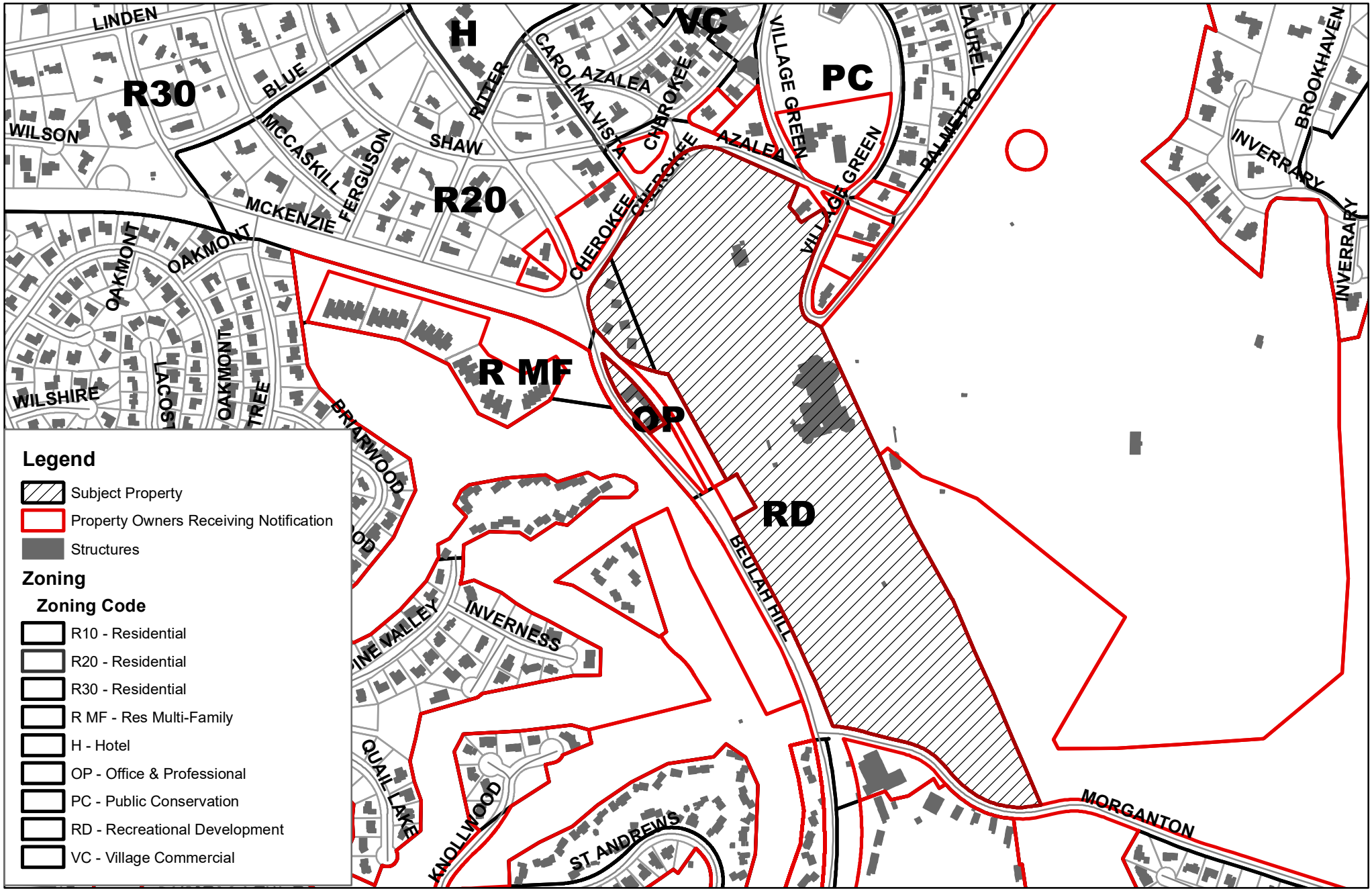
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the relocation of two storage buildings. The property is identified as Moore County PID Number 00025800. The property owner and the applicant is Resorts of Pinehurst, Inc.

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

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

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

Public Hearing Notification **EXHIBIT S-1.4**



0 200 400 800 1,200 1,600 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
6/10/2022

June 23, 2022
Historic Preservation Commission
1 Carolina Vista Major COA Request

1895 Village of Pinehurst

N W E S

EXHIBIT S-1.5

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

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

ALPENFELS, ERIC
170 QUAIL RUN
PINEHURST,NC,28374

VILLAGE GREEN EAST LLC
352 COURTYARD LN
FAYETTEVILLE,NC,28303

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

MCCABE, ANDREW
6427 VICKERY BLVD
DALLAS,TX,75214

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

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

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

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

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

SUGG, JAMES
PO BOX 395
CARTHAGE,NC,28327

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

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

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

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

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

SCHORN, KAREN
95 HEARTHSTONE ROAD
PINEHURST,NC,28374

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

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

CATERINO, NICHOLAS
46 KNOLL ROAD
SOUTHERN PINES,NC,28387

PINEHURST RESORTS CO
PO BOX 4000
PINEHURST,NC,28374

LIVENSPIRE, BRIAN
425 COLLIER RD
MERCER,PA,16137

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

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

BEACON MANAGEMENT CORP
408 BATTLEGROUND AVE
GREENSBORO,NC,27401

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

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

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

DESMOND, CORNELIUS J
25 RIVIERA DRIVE
PINEHURST,NC,28374

EXHIBIT S-1.6

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

MANLEY, SHELLY
4239 SWEET LEAF LANE
EDGEWATER,MD,21037

BIRON, EVE-LYNE
660 RABASTALIERE E
,,

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

WALIZER, JOHN & KAREN
1017 GREENBRIER DR
STATE COLLEGE,PA,16801

NORIEGA, JOHN
807 FESTIVAL LN
KNOXVILLE,TN,37923

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

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

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

GAVIN, NORMA I &
1311 PULITZER LN
DURHAM,NC,27703-8393

MCCABE, ANDREW
5 PINE TREE ROAD, UNIT 211B
PINEHURST,NC,28374

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

WILSON, LARRY THOMAS & JUDITH
10920 BRIDLE LANE
RALEIGH,NC,27614

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

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

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

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

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

GOMMER, HINDRIK
2271 TX VOORBURG
,,

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

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

HAYNES, JEREMY
27 HARDWOOD RD
PALMYRA,VA,22963

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

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

EGAN, ROBERT
5307 SHANNAMARA DR
MATTHEWS,NC,28104

MARSH, ALLISON
PO BOX 4011
PINEHURST,NC,28374

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

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

SCHMITT, TERRY J
5 PINE TREE ROAD, UNIT # 217
PINEHURST,NC,28374

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

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

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

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

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

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

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

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

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

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

Intake Information

Property Address	
Street Address	1 Carolina Vista Drive
City, State, Zip Code	Pinehurst, NC, 28374
Parcel ID #	00025800

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

Applicant			
Name	Calvin Burkley	Other Phone #	
Email	calvin.burkley@pinehurst.com	Street Address	80 Carolina Vista
Mobile Phone #	910-986-3038	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 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	Tennis storage building relocation We propose to move the two tennis storage buildings from the Western side of Carolina Vista to the Eastern side near the remaining tennis courts.		
Type of Work	☐ Addition	☒ Alteration	☐ New

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

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

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

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
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: Calvin Burkley Digitally signed by Calvin Burkley DN: C=US, E=calvin.burkley@pinehurst.com, O=Pinehurst Resort and Country Club, OU=Pinehurst Resorts LLC Director of Projects and Planning, CN=Calvin Burkley Date: 2022.06.09 16:02:58-04'00' Date: 6-9-2022

EXHIBIT A-1.4

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

Property Owner Authorization

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

Owner / Owner's Representative Signature: Calvin Burkley Digitally signed by Calvin Burkley DN: C=US, E=calvin.burkley@pinehurst.com, O=Pinehurst Resort and Country Club, OU=Pinehurst Resorts LLC Director of Projects and Planning, CN=Calvin Burkley Date: 2022.06.09 16:03:40-04'00'

Date: 6-9-2022

EXHIBIT A-2.1

Current tennis storage buildings

Proposed location for Tennis storage buildings

100' SETBACK

50' SETBACK

50' SETBACK

50 0 25 50 100
GRAPHIC SCALE (IN FEET)

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

LKC

SETBACKS

PINEHURST RESORT & COUNTRY CLUB

PINEHURST, NC

DATE:	
DESIGNED:	
DRAWN:	
CHECKED:	
NO.	

EXHIBIT A-2.2

Proposed location for Tennis storage buildings

100' SETBACK

50' SETBACK

50' SETBACK

50 0 25 50 100
GRAPHIC SCALE (IN FEET)

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. P-1095

LKC
Engineering
Landscape Architecture
Surveying

SETBACKS

PINEHURST RESORT & COUNTRY CLUB
PINEHURST, NC

DATE:
DESIGNED:
DRAWN:
CHECKED:
NO.

EXHIBIT A-3.1



EXHIBIT A-3.2



EXHIBIT A-3.3



EXHIBIT A-3.4



EXHIBIT A-3.5



EXHIBIT A-3.6



EXHIBIT A-3.7



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planning Supervisor
DATE: June 15, 2022
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
JUNE 23, 2022 MEETING
05/18/22 – 06/14/22

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00107	Repair to roof and siding of barns due to storm damage.	05/20/2022	05/27/2022	200 S Beulah Hill Rd. (Harness Track)	Village of Pinehurst
COA-2022-00112	Renovation and realignment of existing blue stone driveway along with brick edging.	05/31/2022	06/01/2022	170 Palmetto Rd.	Mary Joy Pizzela & Trustee