



HISTORIC PRESERVATION COMMISSION

JUNE 22, 2023

ASSEMBLY HALL

PINEHURST, NORTH CAROLINA

4:00 PM

I. Call to Order

II. Approval of Minutes

A. 05-25-23 Regular Meeting Minutes

III. Public Hearing

A. COA-2023-00179 (20 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 an addition, new driveway and rear patio, fencing, and pool at 20 Muster Branch Rd. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Conrad Nurge.

B. COA-2023-00226 (55 Graham Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of two trees at 55 Graham Rd. The property is identified as Moore County PID Number 00028912. The property owner and applicant is Gail Maynard Wells.

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's issued 5/12/2023 - 6/13/2023

V. Next Meeting Date

A. 07-27-23 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.



**05-25-23 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Pam Graham; Maria Carpenter

DATE OF MEMO:

6/12/2023

MEMO DETAILS:

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

ATTACHMENTS:

Description

📎 05-25-23 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 25TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Vice Chair
Karl Ecker
Cara Mathis
Roxanne Vaitkus

Members Absent:

John Taylor, Chair
David Herring

Staff Present:

Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician
Paul Connors, IT Technician

Approximately 7 member(s) of the public in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 04-27-2023 Work Session Minutes

Mr. Ecker moved to approve the minutes of the April 27th, 2023 Work Session Meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0.

B. 04-27-2023 Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the April 27th, 2023 Regular Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

Mr. Ecker moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Mathis. Approved by a vote of 4-0.

III. Public Hearing

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

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

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

A. COA-2023-00104 (275 Midland Rd.) Continuation

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

detached four (4) car garage at 275 Midland Rd. The property is identified as Moore County PID Number 00016289. The property owner and applicant is Richard Larson.

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

The Commission and Ms. Carpenter discussed the landscaping requirements for any new development within the Village's jurisdiction, the fact that these landscaping requirements were not under the purview of the Commission, and the Applicant being required to submit a landscaping plan at the time of building permit application submittal.

Mr. Richard Larson was sworn into the public hearing.

Mr. Larson reviewed the new material submitted in support of the application, which included: a site plan depicting the location of the proposed addition and proposed driveway extension (material will be stone); proposed elevations depicting new architectural features to help add character to the proposed addition (vertical trim panels) and the relocation of the existing window, door, and vent from the rear of the existing structure to the rear of the proposed addition; and two examples of other properties within the Village that have brick transitioning to shake siding.

The Commission, Ms. Carpenter, and Mr. Larson discussed the relocation of the existing louvre vent to the rear of the proposed addition, the Applicant being willing to comply with the landscaping requirements as part of the building permit application process, and the new material submitted by the Applicant being appreciated by the Commission.

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

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

The Commission discussed whether the proposed work meeting the development ordinance requirements was within the purview of the Commission and determined this topic was not within the scope of the Commission's purview.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00104) and find the proposed Major Work at 275 Midland Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony

given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 4-0.

B. COA-2023-00165 (70 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 modifications to previously approved COA-2022-00063 at 70 Carolina Vista. The property is identified as Moore County PID Number 00016488. The property owners and applicants are Kirk and Victoria Adkins.

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

The Commission and Ms. Carpenter discussed the changes to the windows making the proposed work a Major Work not Minor Work thus necessitating approval by the Commission.

Mr. Kirk Adkins and Mr. James Thomas were sworn into the public hearing.

Mr. Adkins thanked the Commission and Staff, provided background on the previously approved COA from March of 2022 and an update on the progress of that approved work, stated the proposal before the Commission consisted of five changes along with clarifications on the previously approved work, and reviewed a PowerPoint presentation, which consisted of: the main entrance door and sidelight grid change (removal of the 15 panel grid), removal of the pillars flanking the golf cart garage entrance (roof braces will be used instead), reduction in the size of the bathroom window on the "Master Wing Courtyard" elevation, the addition of two architectural windows on the "Carolina Vista Neighbor / Right" elevation, the removal of two windows from the kitchen / Ritter Rd. elevation, the two windows located under the two proposed architectural windows on the "Carolina Vista Neighbor / Right" elevation being two over two (not one over one as originally depicted), the golf cart garage entrance door not having windows and being painted antique bronze (an approved color palette color), the generator being obscured from view and located behind the pool house as depicted on the "Proposed Neighbor" elevation, and the proposed circular driveway with an existing entrance on Ritter Rd. along with a new entrance on Carolina Vista.

The Commission, Ms. Carpenter, and Mr. Adkins discussed the driveway material directly in front of the garage consisting of brick pavers.

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

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

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00165) and find the proposed Major Work at 70 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 4-0.

C. COA-2023-00187 (40 Campbell 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 garage, replacing windows/doors, and enclosing a courtyard at 40 Campbell Rd. The property is identified as Moore County PID Number 00028144. The property owners are William and Patricia Ebbs and the applicant is Pinehurst Homes, Inc.

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

The Commission did not have any questions for Staff.

Mr. William Ebbs and Mr. Brandon Haddock were sworn into the public hearing.

Mr. Ebbs and Mr. Haddock discussed one of the door presented as a proposed new door is actually an existing door, the windows being the original 1979 windows (which are missing mechanisms and have broken pieces making them inoperable), the current courtyard located between the kitchen and primary bedroom being replaced by the proposed laundry room and pantry, the roofline change mentioned being due to the enclosure of the courtyard (will not alter the roofline height or pitch), the windows on the front elevation being changed to architectural windows due to the current laundry room being converted into a bathroom, all materials will match the existing with all colors either matching the existing or coming from the approved color palette, and the proposed work framing and enhancing the view of the large live oak tree located behind the garage.

The Commission, Ms. Carpenter, Mr. Ebbs and Mr. Haddock discussed the use of darker paint for the body and lighter paint for the trim of a structure being the opposite of what is suggested in the Standards (should be lighter body and darker trim but not must be), the brick façade at the front of the structure possibly coming before the Commission for approval to be painted should the Applicant be unable to find new brick to match the existing, and molded windows as listed on the window schedule referring to two window units that are molded together (not the windows having mullions).

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

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

Mr. Ecker moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00187) and find the proposed Major Work at 40 Campbell Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

Mr. Ecker moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 04/16/2023 – 05/11/2023.

Ms. Vaitkus asked for clarification on the last Minor Work COA not being presented for Major Work, which was due to the fact that the Applicant was asking for the windows and doors to remain in their existing locations instead of relocating the windows and doors to new locations on the structure as previously proposed and approved by the Commission.

V. Next Meeting Date
06-22-2023 Regular Meeting

VI. Motion to Adjourn

Mr. Ecker moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0 at 04:49 PM.

Respectfully Submitted,

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

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

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COA-2023-00179 (20 MUSTER BRANCH RD)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition, new driveway and rear patio, fencing, and pool at 20 Muster Branch Rd. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Conrad Nurge.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; pgraham@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:

6/14/2023

MEMO DETAILS:

Please, see attached materials relating to this public hearing.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
 Pam Graham, Planning Supervisor
 Shannon Konstantinou, Administrative Specialist
Date: June 14, 2023
Subject: Major COA Request for 20 Muster Branch Road

Applicant:	Conrad Nurge
Owners:	Kyle and Jamey Behringer
Property Location:	20 Muster Branch Rd.
Land Use:	Single Family Residential
PID#	00024154
COA#:	2023-00179

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) to add an addition, patio, swimming pool, fencing and other modifications at 20 Muster Branch Rd. The property is further identified as Moore County PID Number 00024154. The structure was built in 1992, and the property is +/- 0.898 acres in size.

The applicant proposes to construct an addition which will include a deck extending from the rear of the second story with materials to match the existing structure's siding and exterior details, and an in-ground swimming pool and hot tub with all new patio area extending from the rear of the house. Metal fencing will surround the pool patio area and match the new railings around the second story deck addition. The whole house will be re-roofed with charcoal black asphalt shingles. Four (4) HVAC units will be relocated to the left side of the house and two (2) existing skylights will be replaced with skylights of the same color and materials. A new concrete driveway will be added, the front door will be painted black and new gutters will be added to match existing.

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

Standards of Review

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. SECTION III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.
3. SECTION III.A.4 - If repair or replacement of an entire roof is necessary, the new material *should* match the existing material in composition, dimension, size, shape, color, pattern and texture.
4. SECTION III.A.5 - Metal roofs are allowed but the material **must** be compatible with the existing structure and the metal must be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, dark silver or black.

B. EXTERIOR WALLS AND TRIM

1. SECTION III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element *should* be limited to the minimal amount necessary and **must** be replaced in kind or with a nonprohibited substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

C. WINDOWS AND DOORS

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.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.9 - 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.

G. PORCHES, ENTRANCES AND BALCONIES

1. 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.
2. 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. 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. f. - All decorative porch posts, railings, brackets, cornices and cornice trim *should* remain uncovered and preserved.

H. DECKS AND PATIOS

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

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

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
3. 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.
4. SECTION III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.

J. UTILITIES AND OTHER MECHANICAL SYSTEMS

1. SECTION III.J.3 - Mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks *should* be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings.

VII. SITE FEATURES

A. FENCES AND WALLS

1. SECTION VII.A.9 - Metal fences *should* be painted to resemble wrought iron.
2. SECTION VII.A.14 - Rear and side yard fences **must** not be taller than six (6) feet in height.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Some changes such as the patio, mechanical equipment relocation, and re-roofing would be considered Minor Work and could be approved by Staff. The Commission will need to determine if the changes, including the addition to the house and the swimming pool, are congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 7, 2023

Dear Property Owner(s),

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

Thursday, June 22nd, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition, new driveway and rear patio, fencing, and pool at 20 Muster Branch Rd. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Conrad Nurge.

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

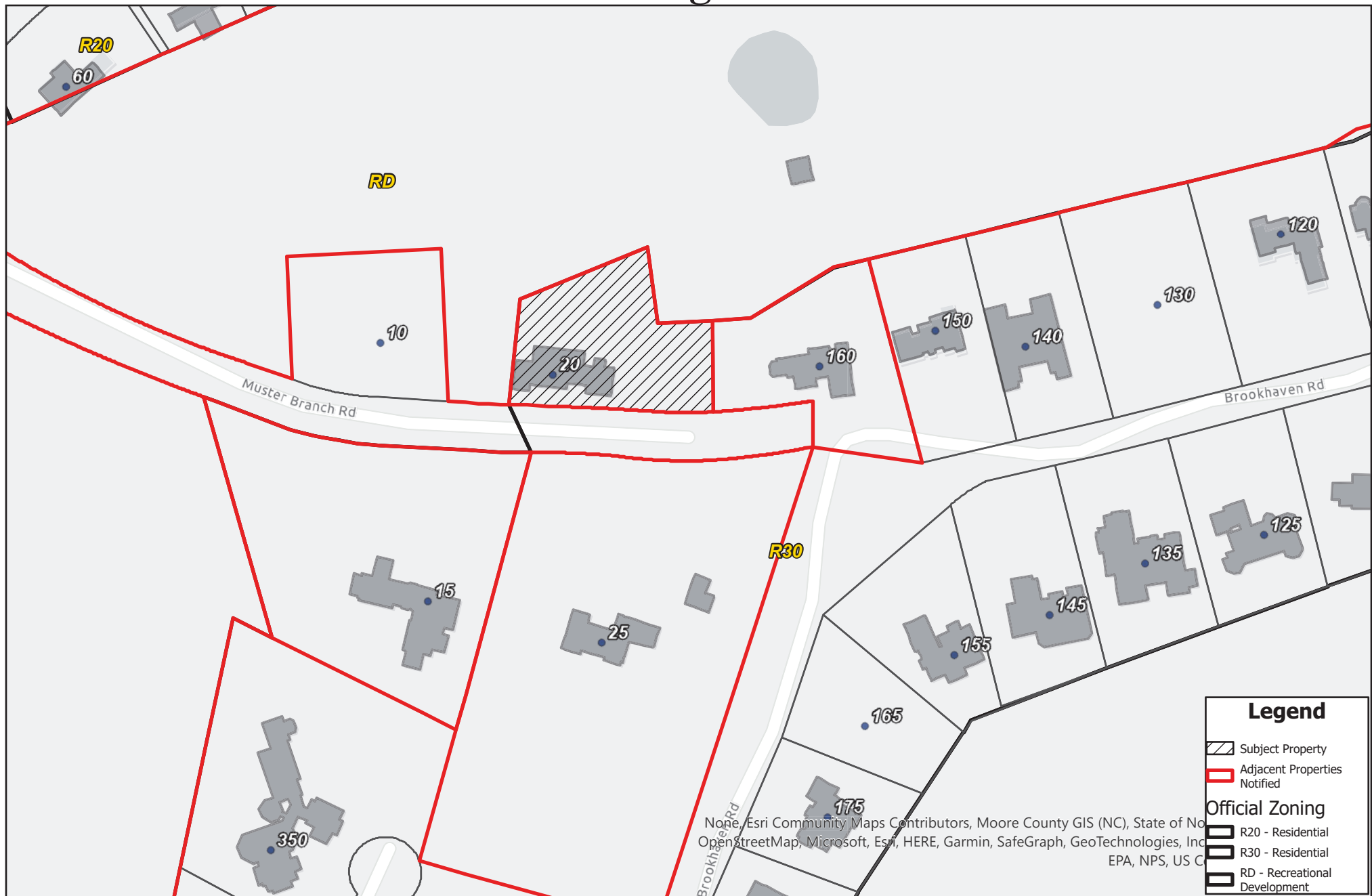
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

PLANNING & INSPECTIONS

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

Public Hearing Notification



0 245 490 Feet

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

5/30/2023

June 22, 2023
Historic Preservation Commission
20 Muster Branch Rd. Major COA Request



BELL, DAVID N
15 MUSTER BRANCH RD
PINEHURST,NC,28374-8742

AED MANAGEMENT LLC
771 PEYTONVILLE AVE
SOUTHLAKE,TX,76092

ANDERSEN, WENDY J
160 BROOKHAVEN ROAD
PINEHURST,NC,28374

BEHRINGER, KYLE WILLIAM
21356 SADDLE LANE
MOKENA,IL,60448

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

Menu

Help

File Date: [04/21/2023](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [NEW POOL, HARD SCAPE AND MAJOR REMODELING PROJECT INCLUDING TWO NEW SECOND FLOOR BATHROOMS. Also -relocation of the four \(4\) outside H of the house - remove the existing roof shingles on the entire house and install all new roof shingles - remove the two existing skylights and install two new skylights \(sam](#)

Application Name: [NEW POOL AND MAJOR REMODELING](#)

Address: [20 MUSTER BRANCH Rd. PH. 28374](#)

Owner Name: [BEHRINGER, KYLE & JAMEY](#)

Owner Address: [21356 Saddle Lane, Mokena, IL 60448](#)

Parcel No: [00024154](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Conrad Nurge		Applicant		Active
	Donavan Spence	HOLLIE BRANCH H...	Business Owner		Active

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

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

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

Balance: [\\$0.00](#)

Custom Fields:	GENERAL INFORMATION		
	Description of Changes to the Structure	Type of Work	Existing Use
	REMOVE 20' WIDE SECTION ON SECOND FLOOR AND INSTA	Alteration	Single Family Low Density
	LL 2 NEW BATHROOMS, GAME ROOM AND VIEWING DECK		
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	Yes	No
	COA Number	Conditions of COA (If Any)	
	-	-	

PERMIT DATES		
Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK	PHOENIX	BRICK	PHOENIX

REAR ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK	PHOENIX	BRICK	SCOTTSDALE

RIGHT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK	PHOENIX	BRICK	PHOENIX

LEFT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK	PHOENIX	BRICK	PHOENIX

TRIM			
Existing Material	Existing Color	Proposed Material	Proposed Color
WOOD		WOOD	

WINDOWS			
Existing Material	Existing Color	Proposed Material	Proposed Color
PELLA		ANDERSEN	

CHIMNEY			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK	PHOENIX	BRICK	PHOENIX

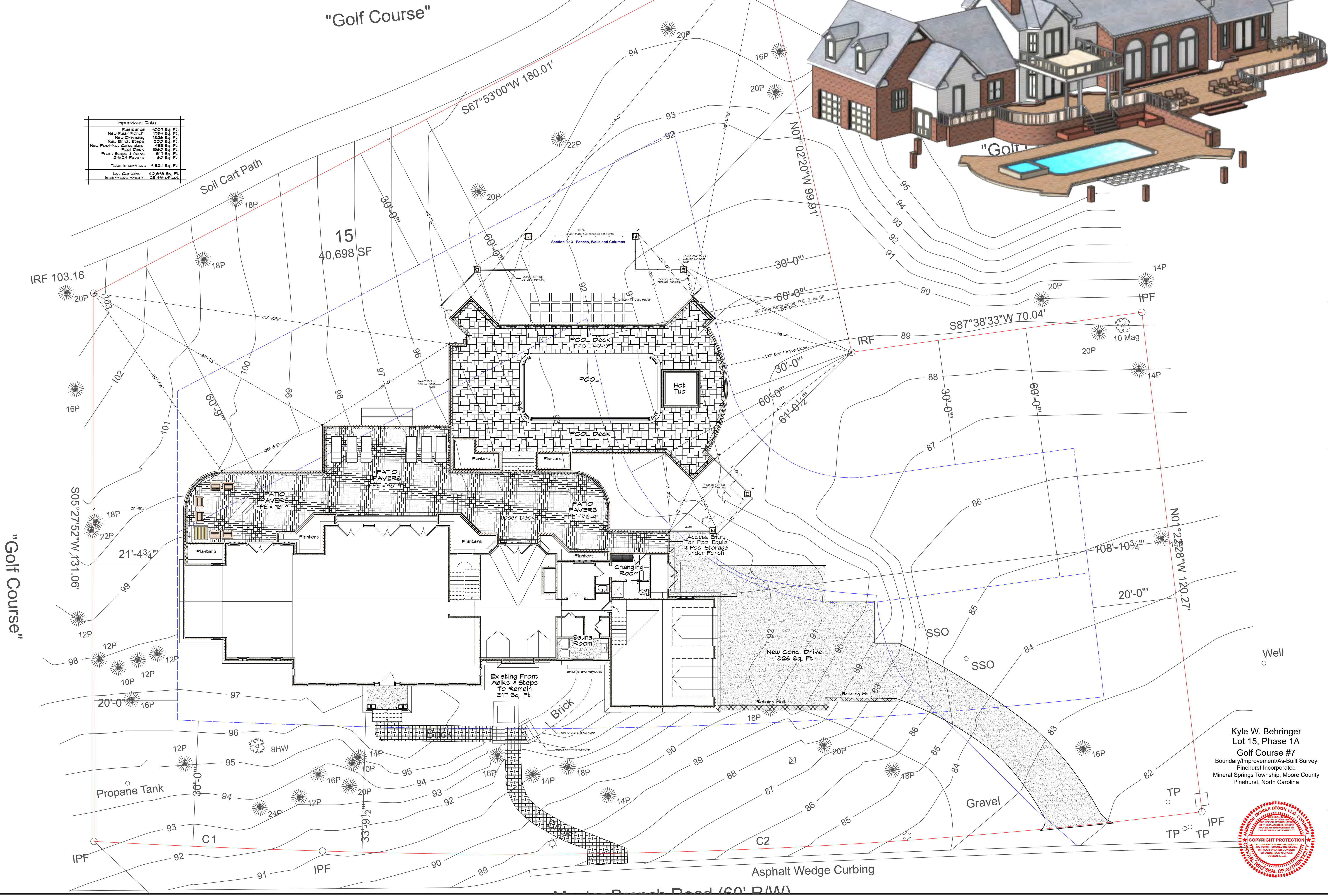
FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK	PHOENIX	BRICK	SCOTTSDALE
FRONT DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
WOOD	NAVAJO WHITE WOOD		BLACK
SHUTTERS			
Existing Material	Existing Color	Proposed Material	Proposed Color
NONE	NONE	NONE	NONE
GARAGE DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
WOOD	NAVAJO WHITE WOOD		
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
ASPHALT	ESTATE GRAY	ASPHALT	CHARCOAL BLACK
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
METAL	BLACK	METAL	BLACK
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK	PHOENIX	BRICK	PHOENIX
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
NONE	NONE	METAL	
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK PAVERS	RED	BRICK PAVERS	CHESTNUT BROWN
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRICK PAVERS	RED	BRICK PAVERS	CHESTNUT BROWN
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
PELLA	BLACK	PELLA	BLACK
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
GRAVEL MIX	GRAY	CONCRETE	GRAY
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
METAL	TAN	METAL	BLACK
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	04/25/2023	Kimberly Stepnoski
	Review for Completeness		Additional I...	05/23/2023	Maria Carpenter
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:		Name	Short Comments		Status	Apply Date	Severity	Action By
Documents:	File Name		Document Group	Category	Description		Type	Docun
	Elevations, site plans		PLN_HIST				application/pdf	Uploac
	railings		PLN_HIST				application/pdf	Uploac
	pavers		PLN_HIST				application/pdf	Uploac
	shingles		PLN_HIST				application/pdf	Uploac
	Notification Packet		PLN_HIST				application/pdf	Uploac
	Show all							
Application Comments:		View ID	Comment	Date				
Initiated by Product:		ACA						
Scheduled/Pending Inspections:		Inspection Type	Scheduled Date	Inspector	Status	Comments		
Resulted Inspections:		Inspection Type	Inspection Date	Inspector	Status	Comments		
Required Inspections:								

EXHIBIT A-2.1





Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.

- 1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
- 2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
- 3) Plans indicate locations only; engineering

Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

Drawings and Specifications as Instruments of service are and shall remain the property of Anderson Nichols Design whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the design.

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Nurse
Reviewed By	Behringer
Submitted By	Anderson Nichols Design
Project Manager	Conrade Nurse

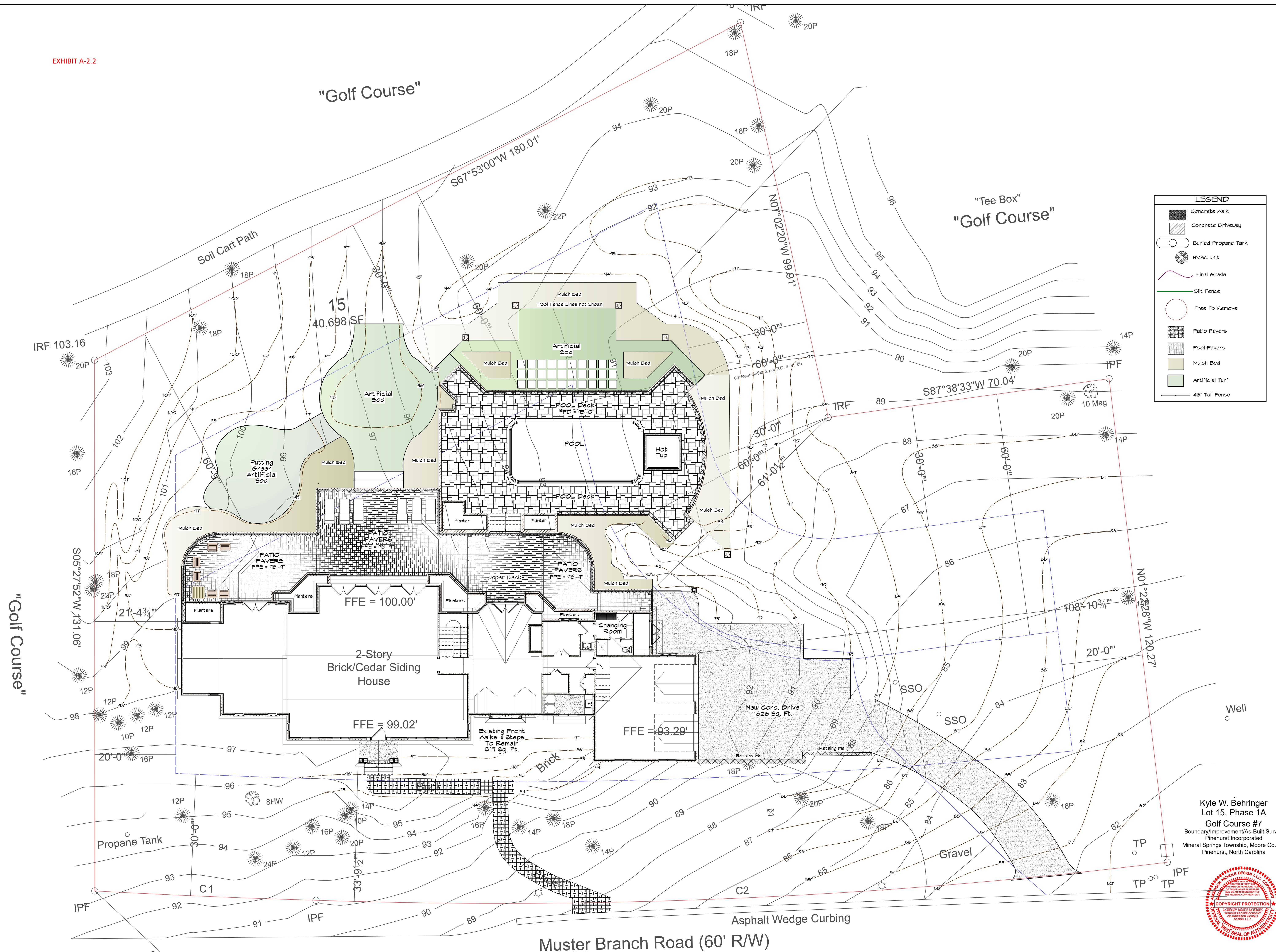
1A
Lehurst Inc.
Moore Co.
IC

Project Title	Sheet Title	F
Scale	1" = 10' - 0"	

Sheet No.

C-1.2

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Date	4/23/23
Revision	Revision
Project ID	Behringer Additions
Drawing Code	VWDS 2023
CAD File Name	Behringer MB Addition v23
Plot Date	04/23/2023

Designed By	David Nichols
Drawn By	
Checked By	D. Nichols Nurse
Reviewed By	Behringer
Submitted By	Anderson Nichols Design
Project Manager	Conrade Nurse

David Nichols Design 4 NC Hwy 5 - Suite C Pierdean, NC 28315 910-215-9901	Conrade Nurge
--	---------------

Design Firm	Da 174 A
Consultant	

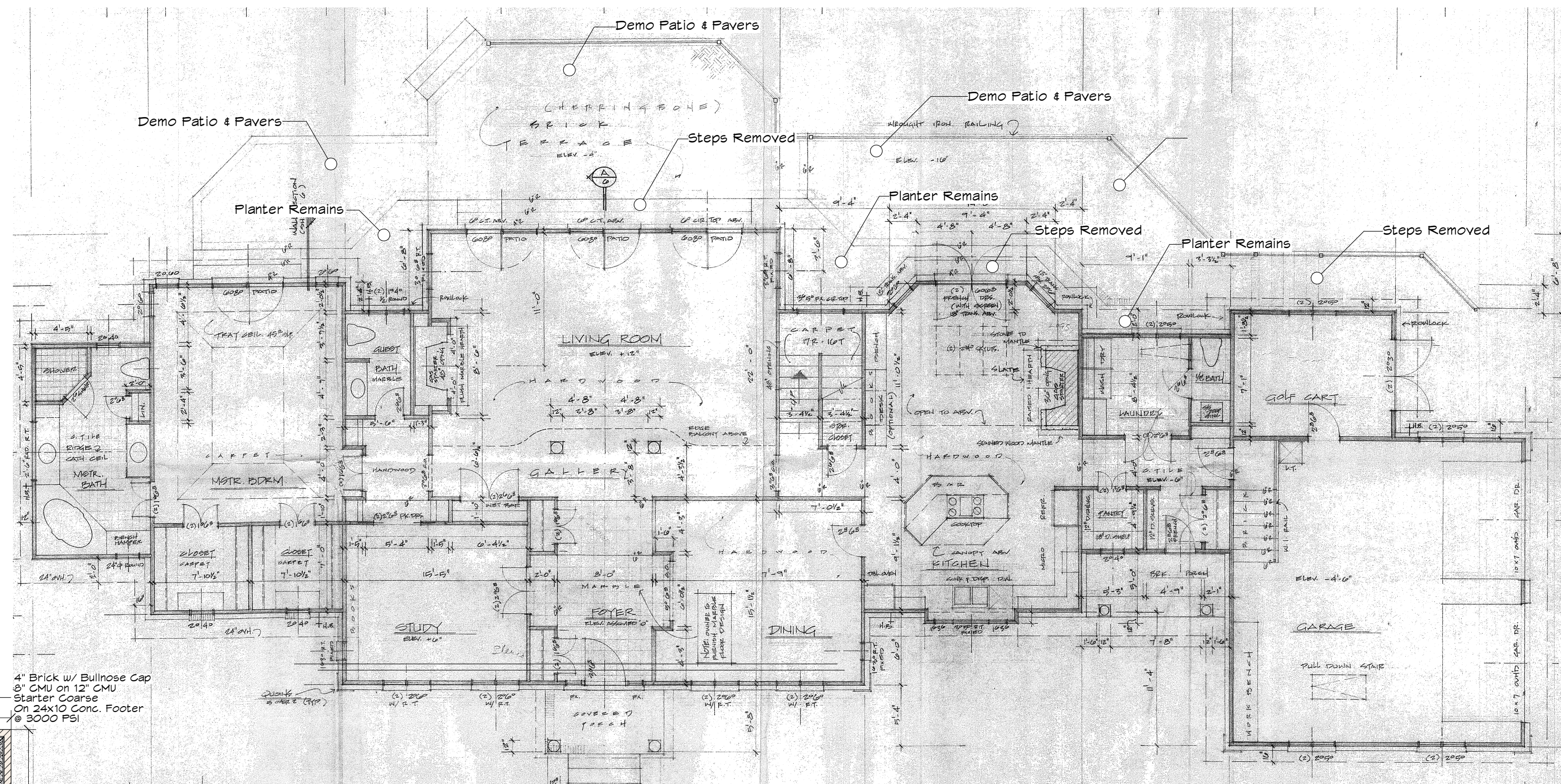
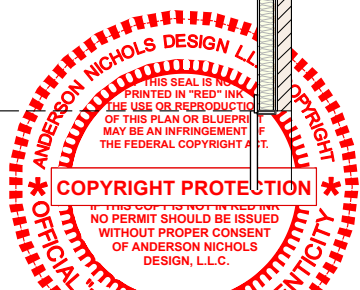
Lot 15, Phase 1A Golf Course #7 -Pinehurst Inc. Mineral Springs TWPSP, Moore Co. Pinehurst, NC	New Rear Patio Addition Existing First Floor Patio Demo Section Details
---	--

Project Title	Sheet Title
Scale	$1/4" = 1' - 0"$

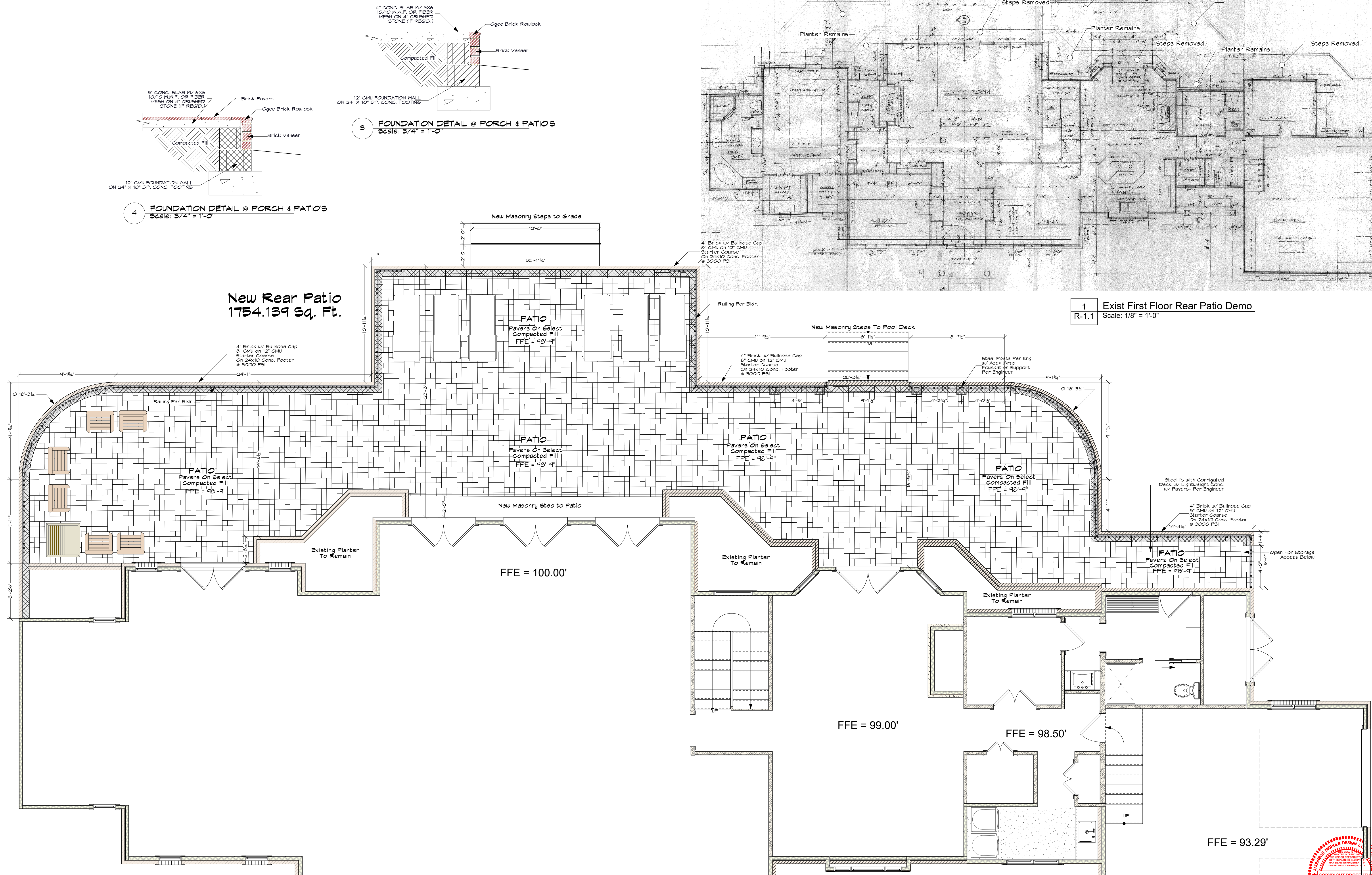
Sheet No.

R-1.1

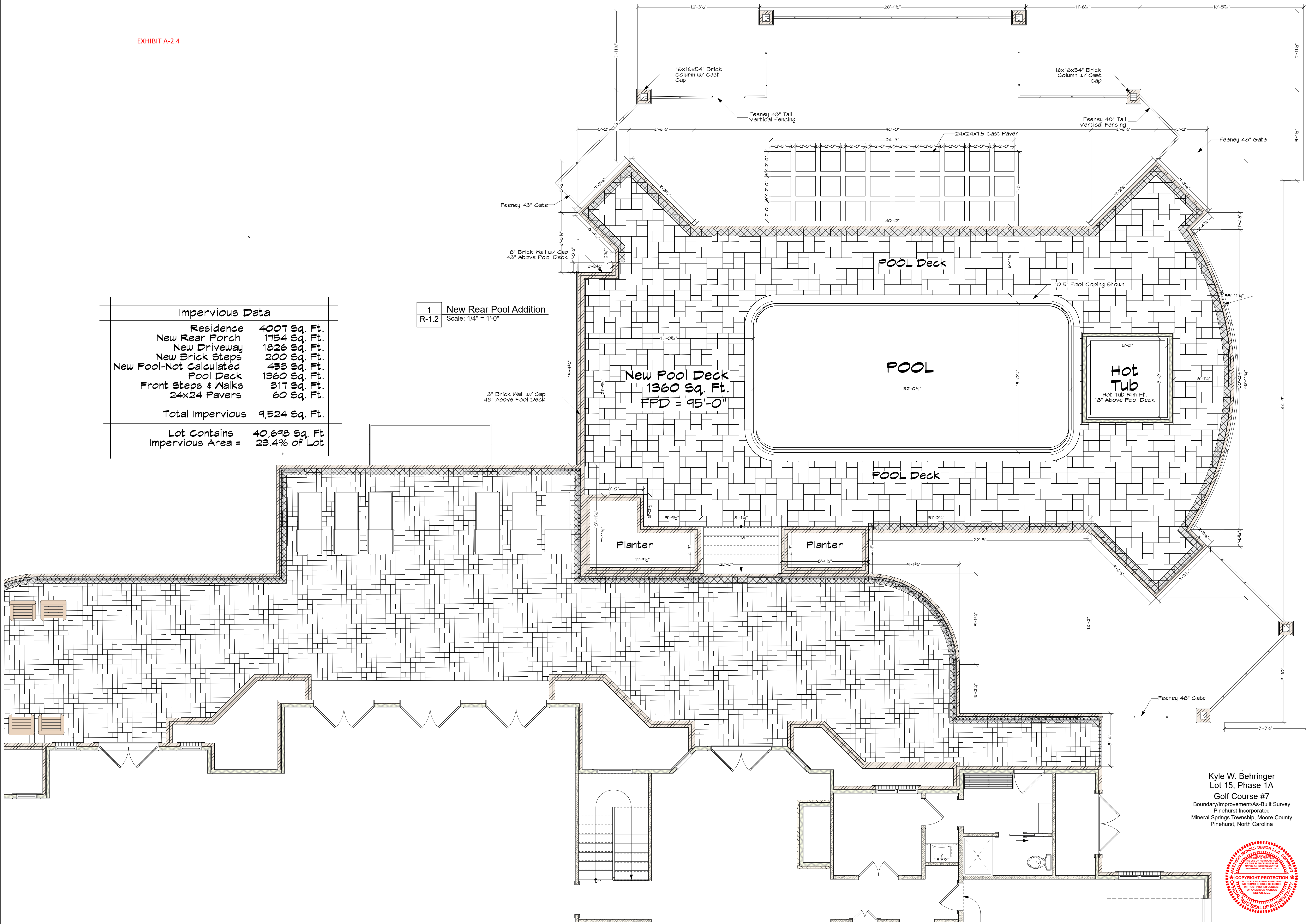
_____ of _____
9



11/11



2	New Rear Patio Addition
R-1.1	Scale: 1/4" = 1'-0"



Impervious Data		
Residence	4007 Sq. Ft.	
New Rear Porch	1754 Sq. Ft.	
New Driveway	1826 Sq. Ft.	
New Brick Steps	200 Sq. Ft.	
New Pool-Not Calculated	453 Sq. Ft.	
Pool Deck	1360 Sq. Ft.	
Front Steps & Walks	317 Sq. Ft.	
24x24 Pavers	60 Sq. Ft.	
Total Impervious	9,524 Sq. Ft.	
Lot Contains	40,693 Sq. Ft.	
Impervious Area =	23.4% of Lot	

1 New Rear Pool Addition
R-1.2 Scale: 1/4" = 1'-0"

Kyle W. Behringer
Lot 15, Phase 1A
Golf Course #7
Boundary/Improvement/As-Built Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina



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Designer	David Nichols	Date	4/23/23
Drawn By	D. Nichols	Revision	
Checked By	Nurgle	Project ID	Behringer Additions
Reviewed By	Anderson Nichols Design	Drawing Code	WDS 2023
Submitted By	Behringer	Client Name	Behringer MB Addition v23
Project Manager	Conrad Nurgle	First Date	04/23/2023

David Nichols Design
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Aberdeen, NC 28315
910-215-9901

Conrad Nurgle

Lot 15, Phase 1A
Golf Course #7 - Pinehurst Inc.
Mineral Springs TWP, Moore Co.
Pinehurst, NC

New Rear Pool Addition
New Rear Patio Shown
Impervious Data

Project Title

Scale

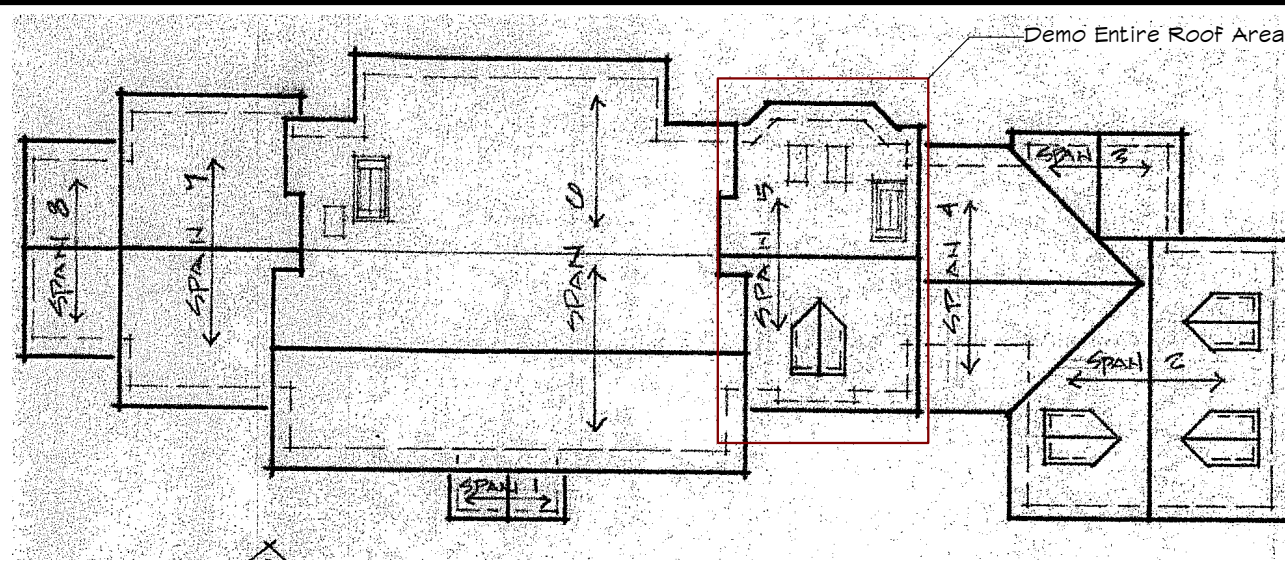
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R-1.2

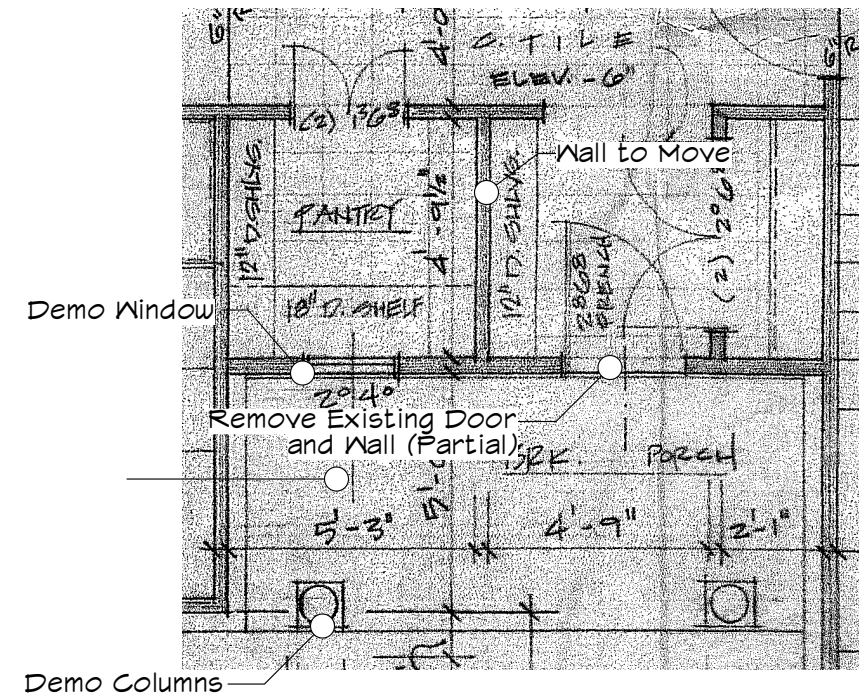
of

1

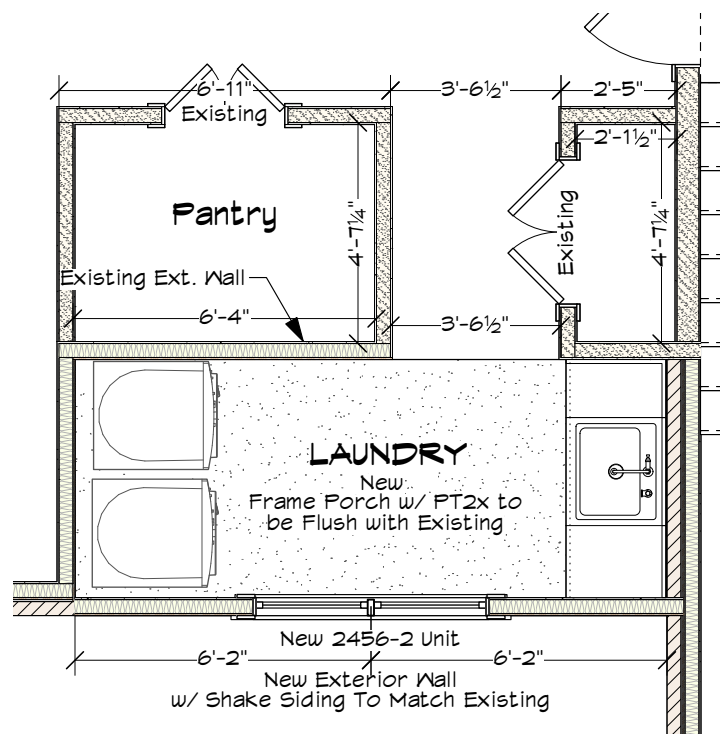
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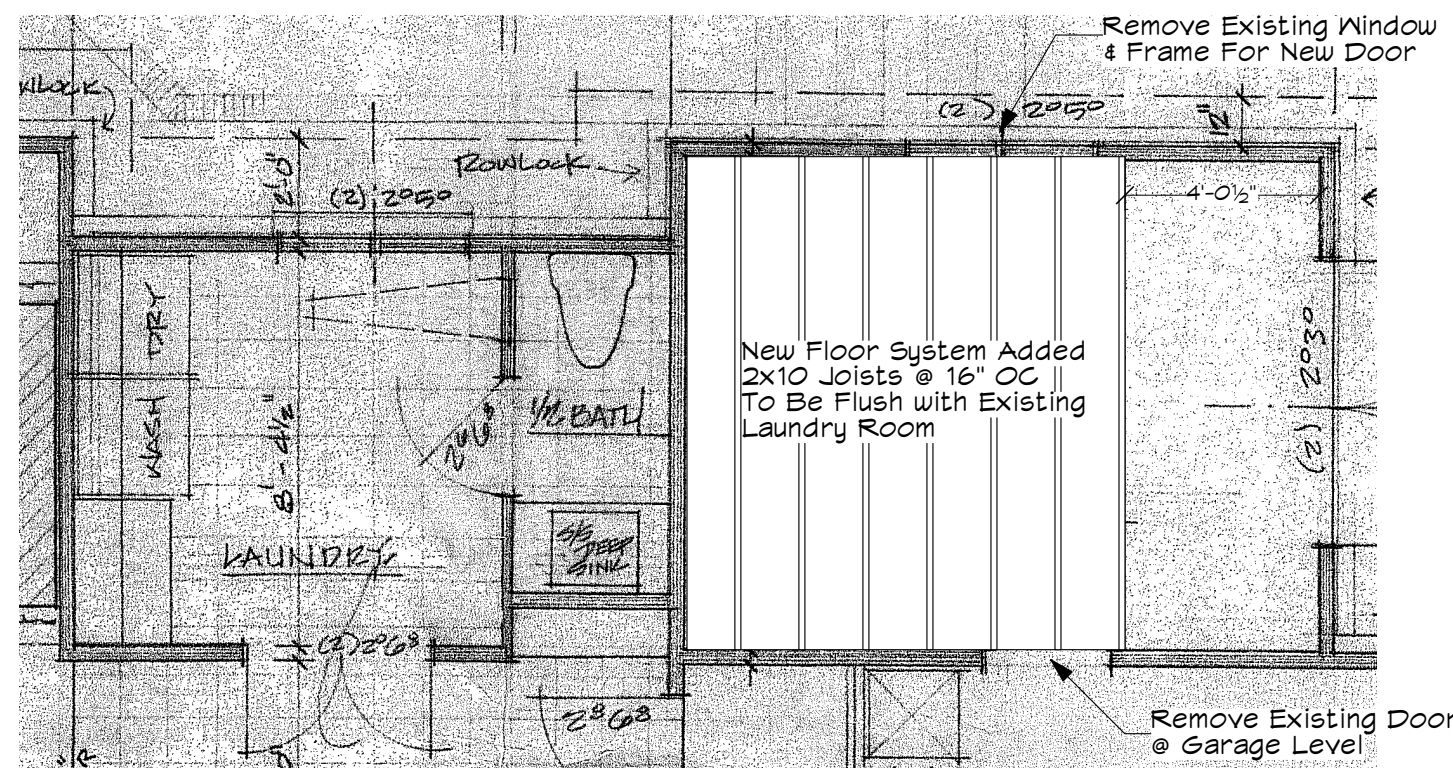
4 Existing Roof - Demo Area
Scale: 1/4" = 1'-0"



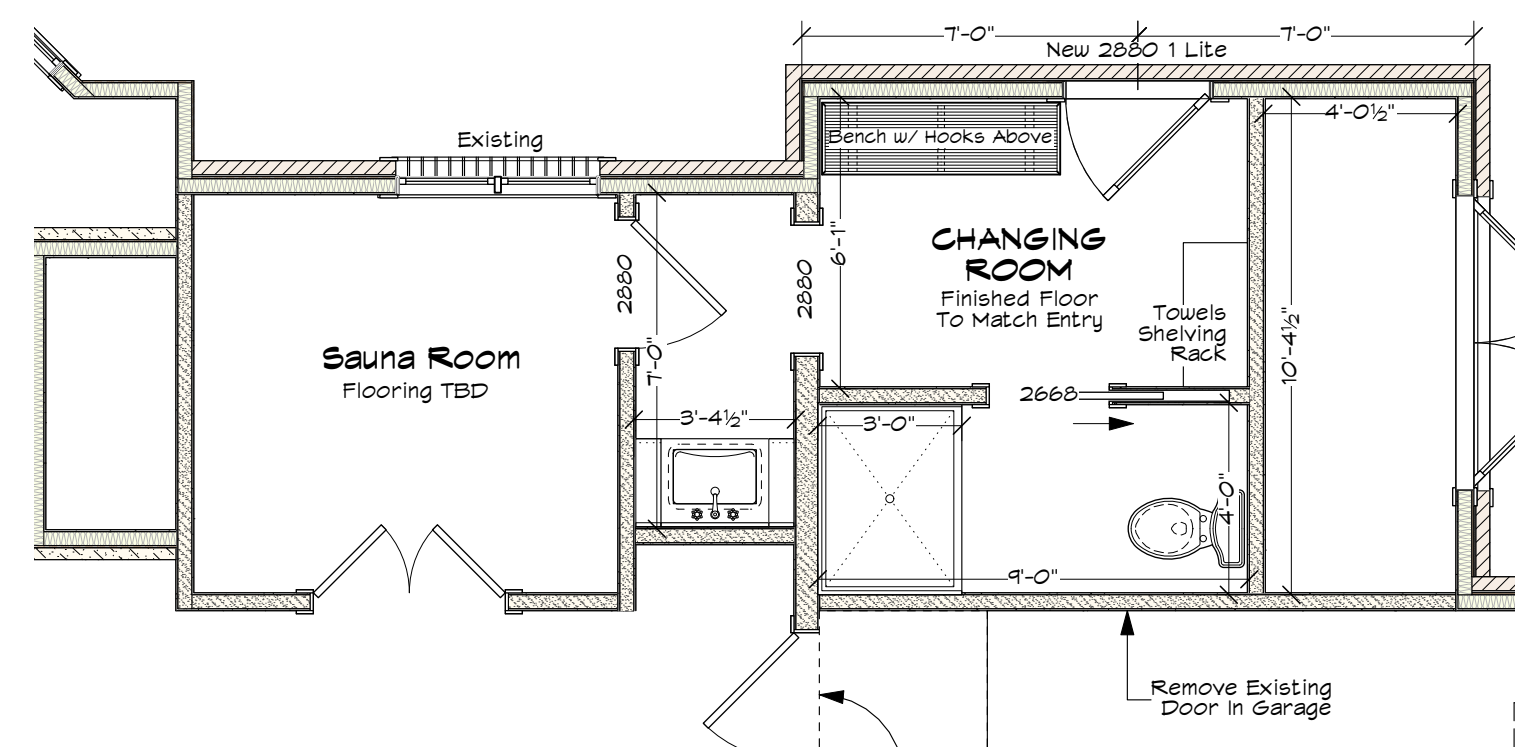
9 Existing Pantry & Porch Area
Scale: 1/4" = 1'-0"



10 New Enclosed Laundry & Pantry
Scale: 1/4" = 1'-0"

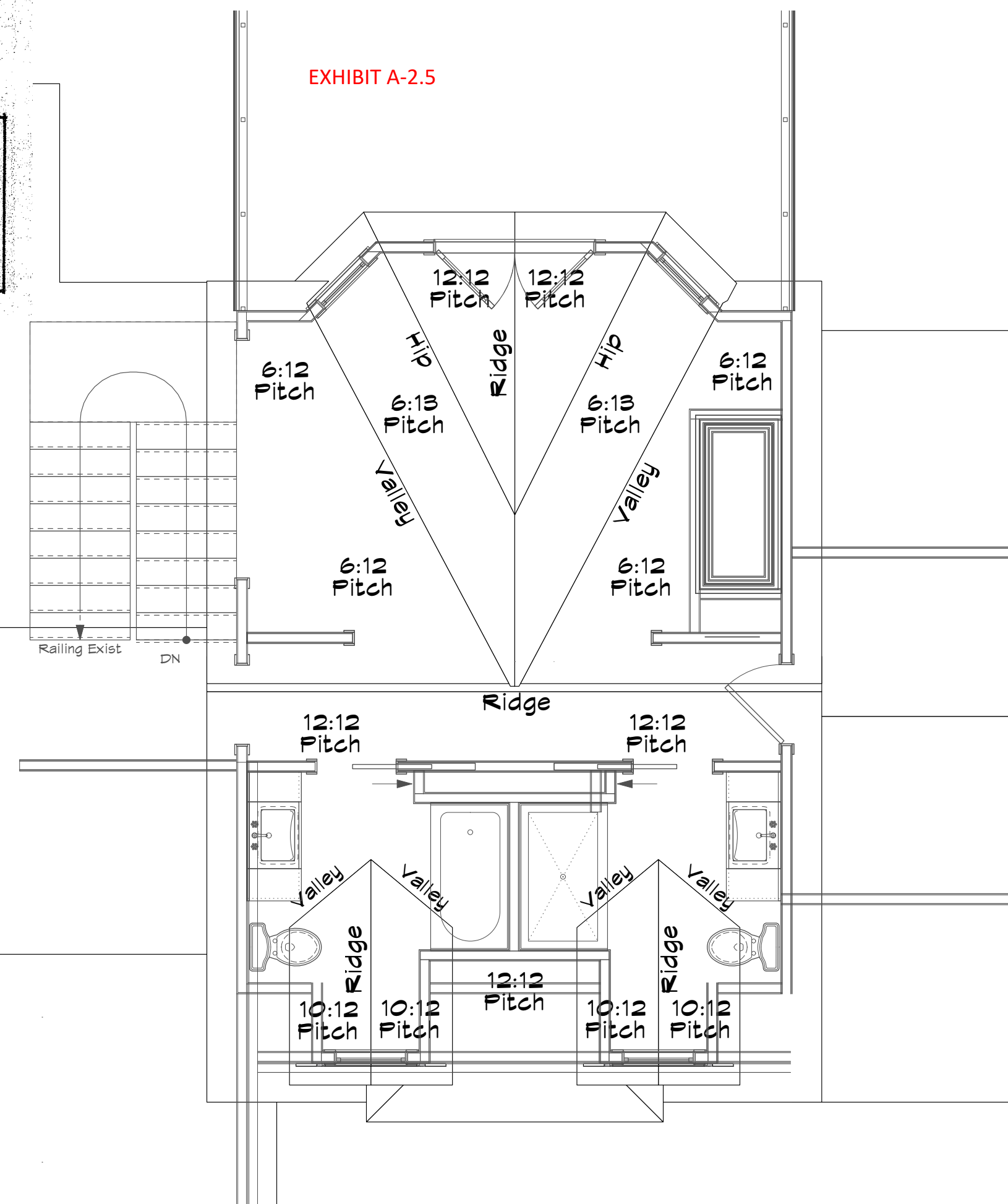


6 Existing 1st Floor To Remodel
Scale: 1/4" = 1'-0"

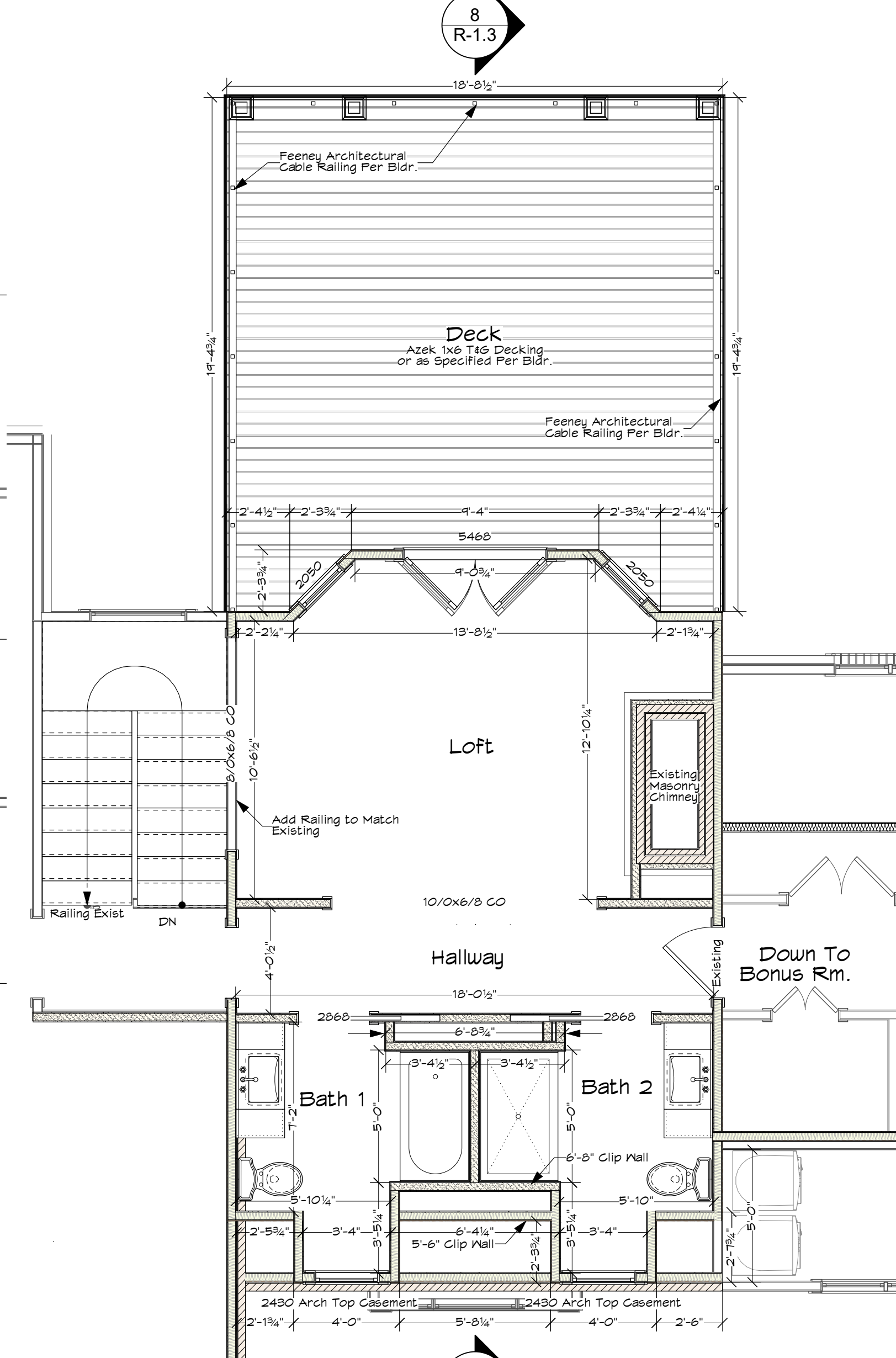


7 1st Floor Changing Room Remodel
Scale: 1/4" = 1'-0"

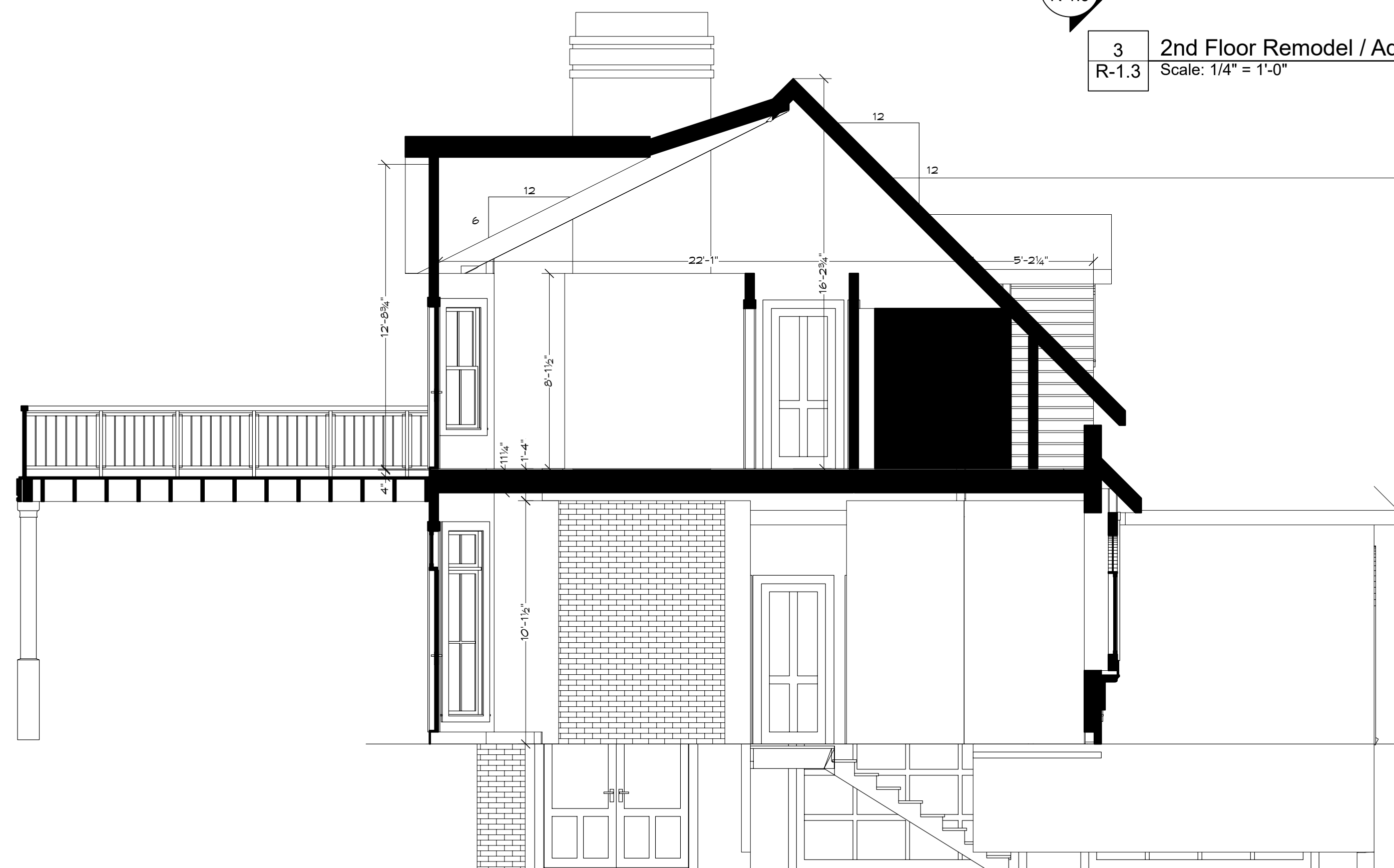
EXHIBIT A-2.5



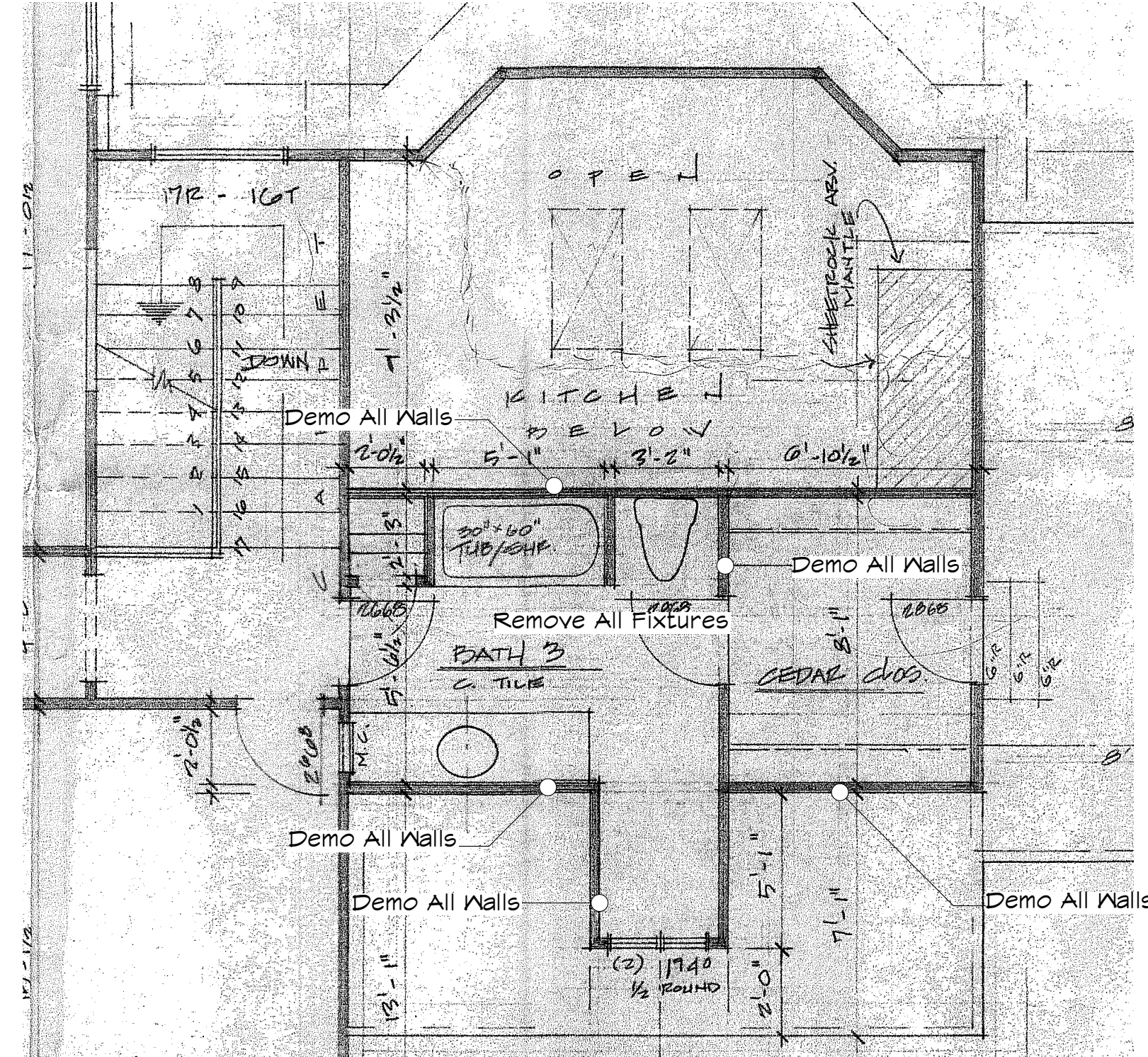
5 New Addition Roof Plan
Scale: 1/4" = 1'-0"



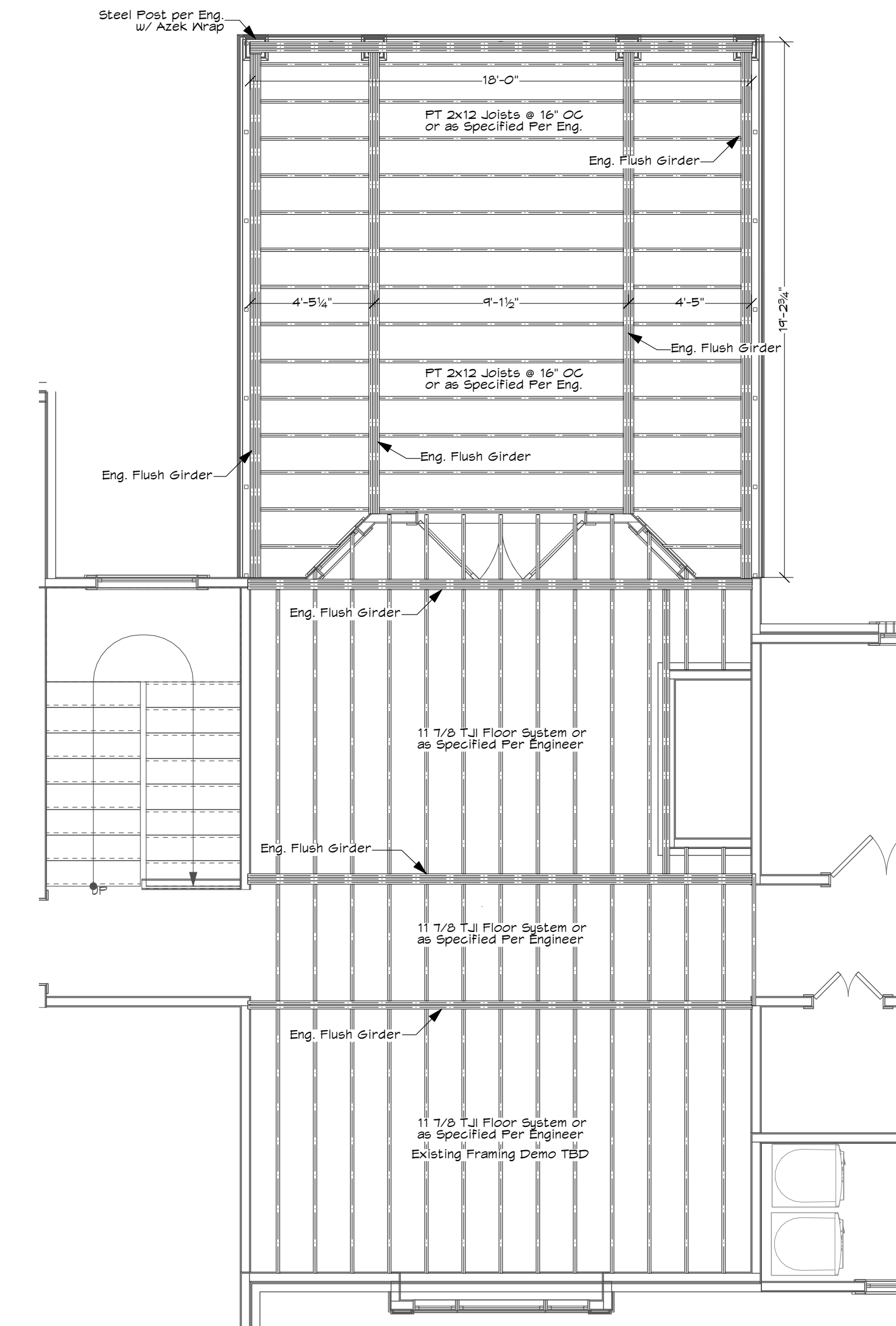
3 2nd Floor Remodel / Addition
Scale: 1/4" = 1'-0"



8 Section at Center of Upper Remodel
Scale: 1/4" = 1'-0"



1 Existing 2nd Floor To Remodel
Scale: 1/4" = 1'-0"



2 New Addition Floor Framing Plan
Scale: 1/4" = 1'-0"



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Date	Revision	Drawn By	Checked By	Project ID	Project Name	Project Manager	Print Date
4/23/23	1	D. Nichols	Nurges	2023	David Nichols Design 1744 NC Hwy 5 - Suite C Aberdeen, NC 28315 910-215-9901	Conrad Nurge	04/23/2023

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1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Conrad Nurge

Lot 15, Phase 1A
Golf Course #7 - Pinehurst Inc.
Mineral Springs TWP, Moore Co.
Pinehurst, NC

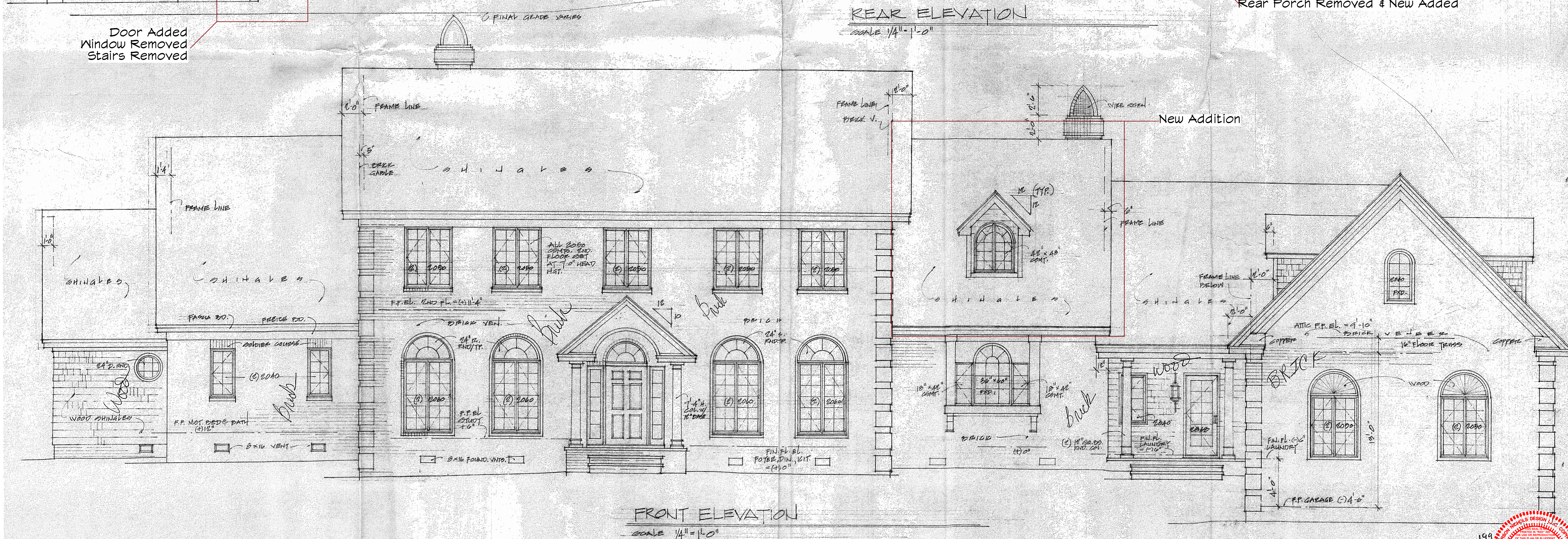
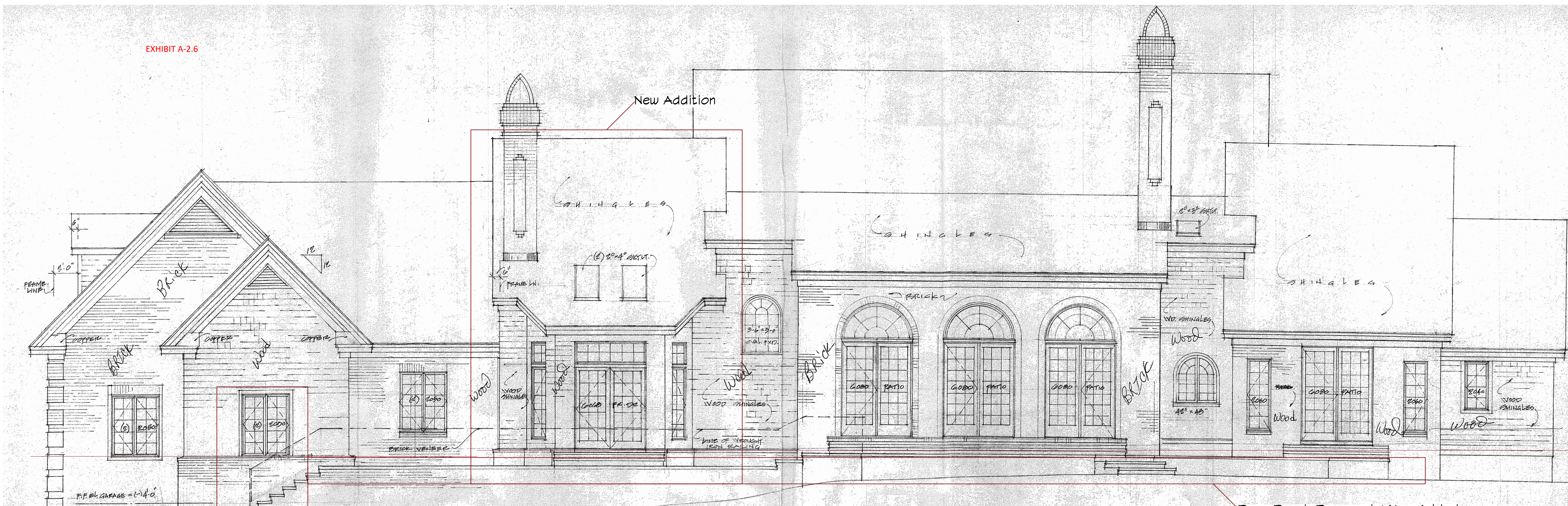
Second Floor Addition / Remodel
First Floor Remodel - Section Detail
New Addition / Remodel Roof Addition

Project Title

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

Sheet No. R-1.3

of 4



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Design Firm	David Nichols Design	Date	3/24/23
Drawn By	D. Nichols	Revisions	
Checked By	Nurgle	Project ID	Behringer Additions
Reviewed By	Anderson Nichols Design	Drawing Code	WPOS 2023
Submitted By	Anderson Nichols Design	Client Name	Behringer MB Addition v23
Project Manager	Conrad Nurge	Print Date	03/24/2023

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910-215-9901

Conrad Nurge

Lot 15, Phase 1A
Golf Course #7 - Pinehurst Inc.
Mineral Springs TWP, Moore Co.
Pinehurst, NC

Existing Elevations
Front & Rear
Areas to Remodel Noted

Project Title

Scale 1/4" = 1'-0"

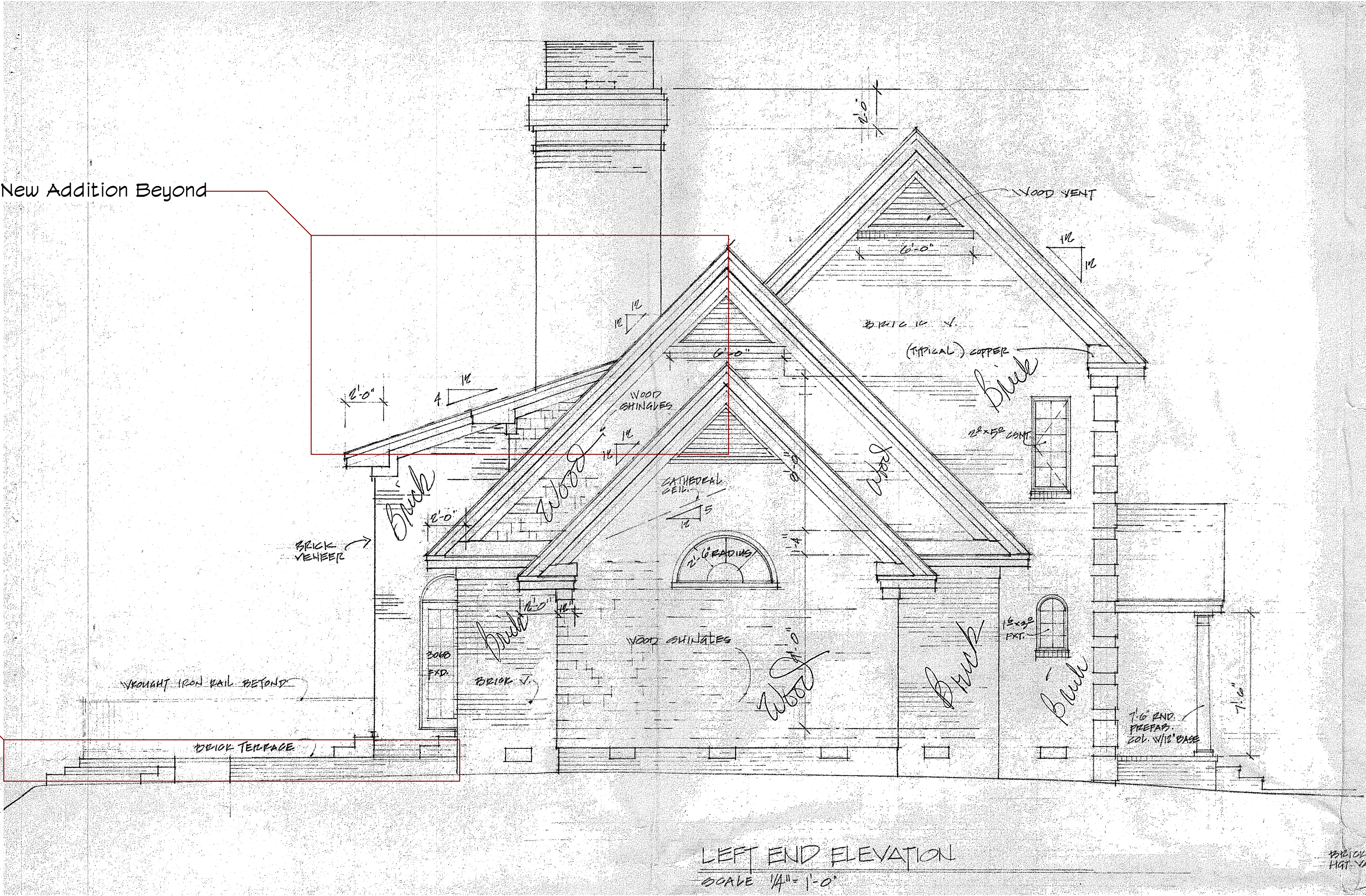
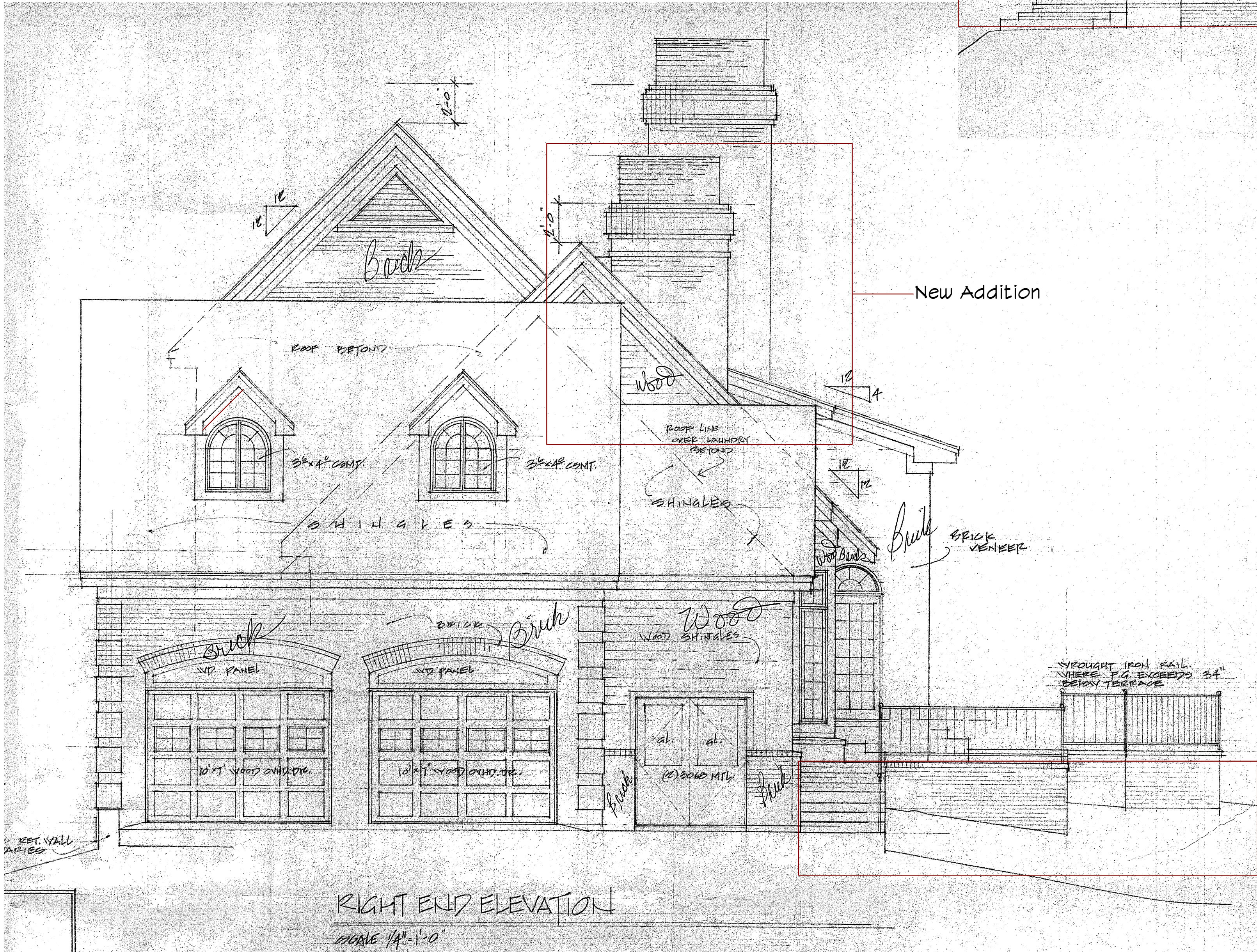
Sheet No. R-2.1

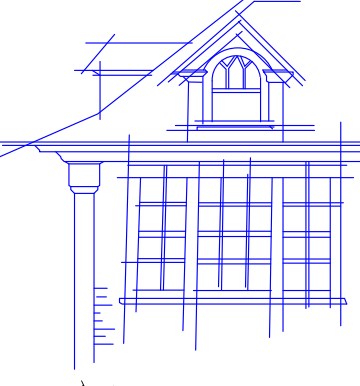
of 4

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ABERDEEN, NC 28315
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Designer	David Nichols	Date	3/24/23
Drawn By	D. Nichols	Revisions	
Checked By	Nurje	Project ID	Behringer Additions
Reviewed By	Behringer	Drawing Code	TWSP 2023
Submitted By	Anderson Nichols Design	Client Name	Behringer MB Addition v23
Project Manager	Conrad Nurje	Print Date	03/24/2023

David Nichols Design
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Aberdeen, NC 28315
910-215-9901

Conrad Nurje

Lot 15, Phase 1A
Golf Course #7 - Pinehurst Inc.
Mineral Springs TWSP, Moore Co.
Pinehurst, NC

Existing Elevations
RIGHT & LEFT
Areas to Remodel Noted

Project Title

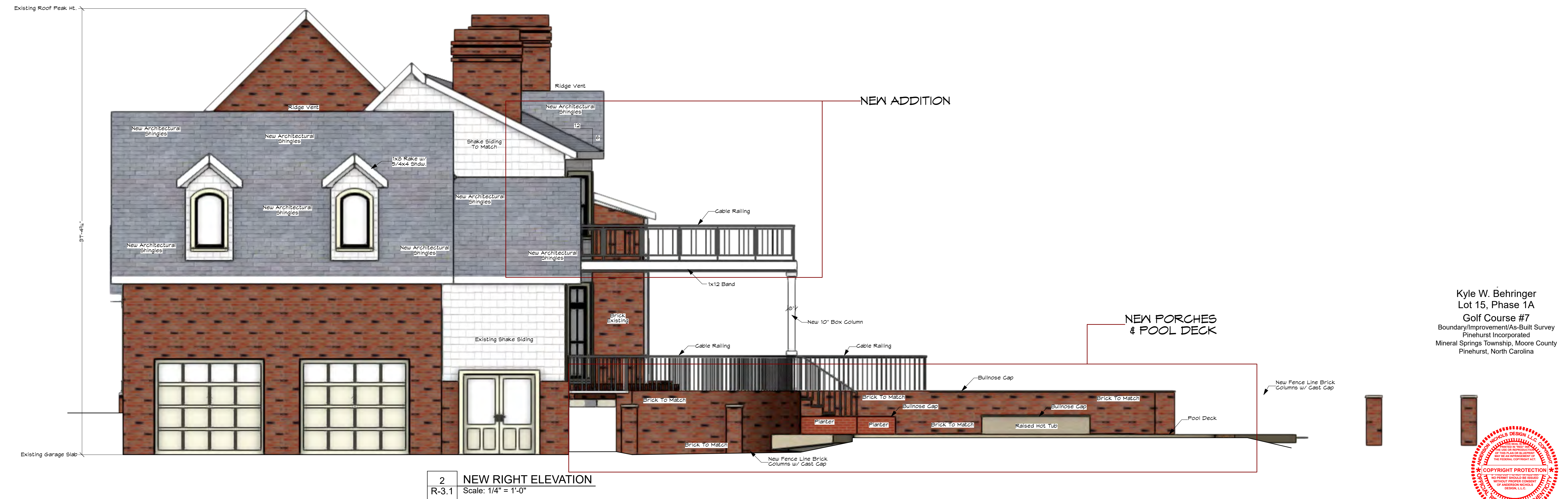
Scale 1/4" = 1' - 0"

Sheet No.

R-2.2

of 9

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Designer	David Nichols	Date	4/23/23
Drawn By	D. Nichols	Revision	
Checked By	Nurge	Behringer Additions	
Reviewed By	Anderson Nichols Design	Drawing Code	WPOS 2023
Submitted By	Behringer	Client Name	Behringer MB Addition v23
Project Manager	Conrad Nurge	Print Date	04/23/2023

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Aberdeen, NC 28315
910-215-9901

Conrad Nurge

Lot 15, Phase 1A
Golf Course #7 - Pinehurst Inc.
Mineral Springs Township, Moore County
Pinehurst, NC

New Elevations
FRONT & RIGHT
Areas to Remodel & Additions Noted

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

Sheet No: R-3.1

1

Kyle W. Behringer
Lot 15, Phase 1A
Golf Course #7
Boundary/Improvement/As-Built Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina

Copyright Protection



1 NEW REAR ELEVATION
Scale: 1/4" = 1'-0"

NEW PORCHES
& POOL DECK



2 NEW LEFT ELEVATION
Scale: 1/4" = 1'-0"

Kyle W. Behringer
Lot 15, Phase 1A
Golf Course #7
Boundary/Improvement/As-Built Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina



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Date	4/23/23
Revised	Revision
Project ID	Behringer Additions
Drawing Code	TWSP 2023
Client Name	Behringer MB Addition v23
First Date	04/23/2023

Designer	David Nichols
Drawn By	D. Nichols
Checked By	Nurgle
Reviewed By	Behringer
Submitted By	Anderson Nichols Design
Project Manager	Conrad Nurgle

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Conrad Nurgle

Lot 15, Phase 1A
Golf Course #7 - Pinehurst Inc.
Mineral Springs TWSP, Moore Co.
Pinehurst, NC

New Elevations
REAR & LEFT
Area's To Remodel & Additions Noted

Project File	Scale	Sheet No.
1/4" = 1' - 0"	R-3.2	9

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COA-2023-00226 (55 GRAHAM RD)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of two trees at 55 Graham Rd. The property is identified as Moore County PID Number 00028912. The property owner and applicant is Gail Maynard Wells.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; pgraham@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:

6/14/2023

MEMO DETAILS:

Please, see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ Exhibit S-1
- ▣ Exhibits A-1 to A-2



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
 Pam Graham, Planning Supervisor
 Shannon Konstantinou, Administrative Specialist
Date: June 14, 2023
Subject: Major COA Request for 55 Graham Road

Applicant:	Gail Maynard Wells
Owners:	Gail Maynard Wells
Property Location:	55 Graham Rd.
Land Use:	Single Family Residential
PID#	00028912
COA#:	2023-00187

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the removal of two (2) trees at 55 Graham Rd. The property is further identified as Moore County PID Number 00028912. The structure was built in 1928, and the property is +/- 0.276 acres in size.

The applicant proposes to remove two (2) trees greater than 12" DBH along the street side of the property.

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

Standards of Review

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

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

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

Applicable Standards:

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the removal of the two (2) trees is congruous with the Historic District and meet the Historic District Standards.

COA-2023-00226 - Tree Removal

EXHIBIT A-1.1

Menu Help

File Date: [06/02/2023](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Permission requested to remove 2 trees from my yard.](#)

Application Name: [Tree Removal](#)

Address: [55 Graham Rd, Pinehurst, NC 28374](#)

Owner Name: [Gail Maynard Wells](#)

Owner Address: [153 Spring Creek Ln, Wilmington, NC 28411](#)

Parcel No: [00028912](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Gail Wells		Applicant	153 Spring Creek Ln NC...	Active
	Gail Wells		Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Job Value: [\\$0.00](#)

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

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

Balance: [\\$0.00](#)

Custom Fields:	GENERAL INFORMATION	Type of Work	Existing Use
	Description of Changes to the Structure	Alteration	Single Family Low Density
	Removal of two trees close to my home	Includes Demolition?	Includes Tree Removal?
	Proposed Use	No	Yes
	Single Family Low Density	Conditions of COA (If Any)	
	COA Number		
	-	-	

PERMIT DATES	Permit Issued Date	Permit Expiration Date
Application Expiration Date		
-	-	-

FRONT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

TRIM
Existing Material Existing Color Proposed Material Proposed Color

WINDOWS
Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY
Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION
Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR
Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS
Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	06/02/2023	Maria Carpenter
	Review for Completeness		Application ...	06/02/2023	Maria Carpenter
	Review Distribution		In Review	06/02/2023	Maria Carpenter
	Historic Review		Approved	06/02/2023	Maria Carpenter
	Planning Review		Approved	06/02/2023	Maria Carpenter
	Review Consolidation		Review Complete	06/02/2023	Maria Carpenter
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docun
	IMG_3250.png	PLN_HIST	Photo	The two trees I req...	image/x-png	Uploac
	Show all					

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

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



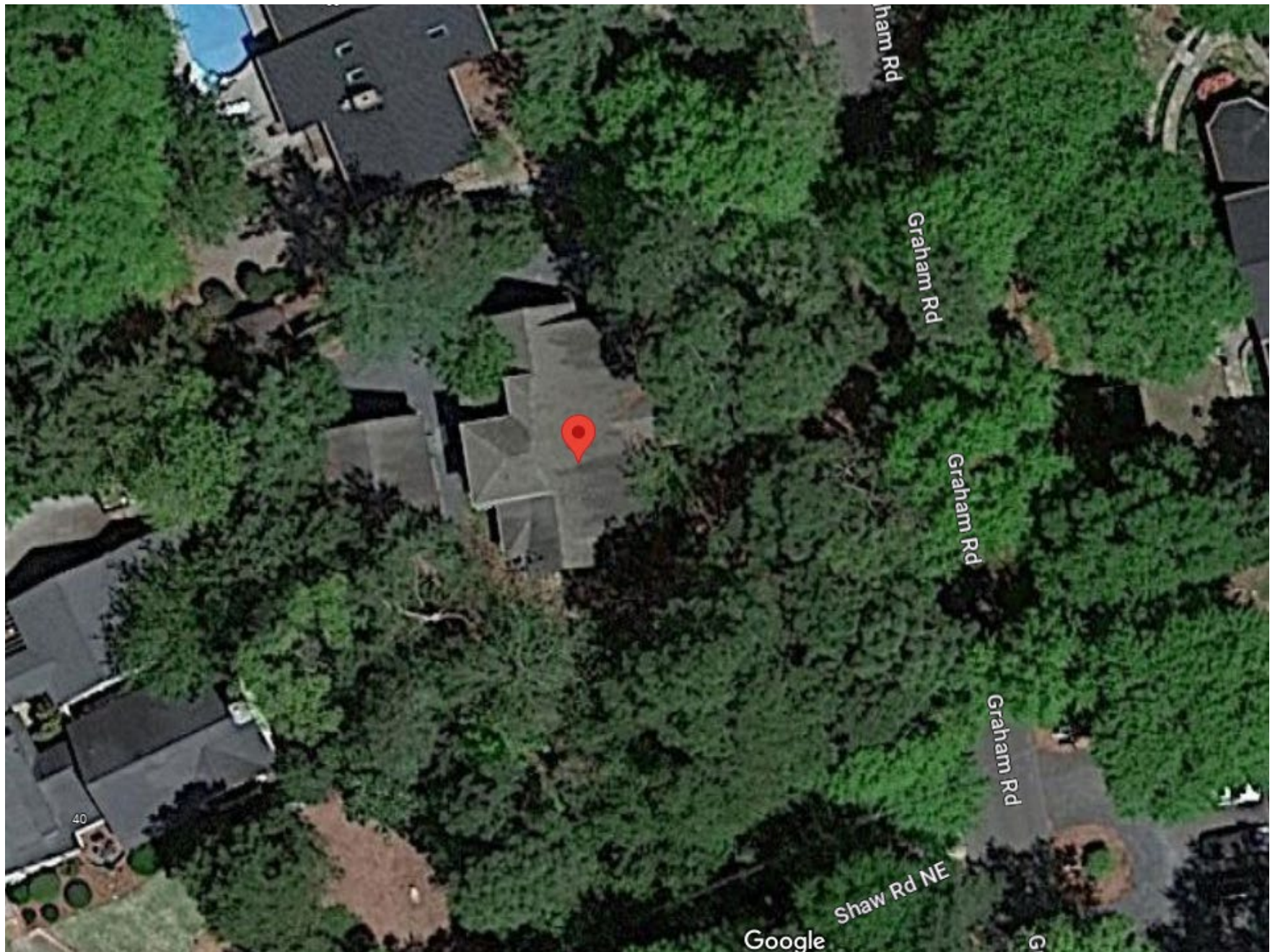
TREE
1

TREE
2

EXHIBIT A-2.1

55 Graham Rd
Pinehurst NC
Gail Wells

EXHIBIT A-2.2





PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: June 14, 2023
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
JUNE 22, 2023 MEETING
05/12/23 – 06/13/23**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2023-00210	Fence	05/15/2023	05/15/2023	125 Woods Rd	William Coughlin
COA-2023-00216	Window adjustment	05/23/2023	05/24/2023	40 McCaskill Rd W	Robert & Mary Heino
COA-2023-00225	Fence	05/30/2023	05/31/2023	85 Shaw Rd	Golf Estates NC, LLC
COA-2023-00228	Generator	06/02/2023	06/05/2023	50 Dalrymple Rd	Paul Gauthier