



**HISTORIC PRESERVATION COMMISSION
MAY 25, 2023
ASSEMBLY HALL**

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

- I. Call to Order
- II. Approval of Minutes
 - A. 04-27-23 Work Session Minutes
 - B. 04-27-23 Regular Meeting Minutes
- III. Public Hearing
 - 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.
 - 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.
 - 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.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 04/16/2023 - 05/11/2023
- V. Next Meeting Date
 - A. 06-22-2023 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.



**04-27-23 WORK SESSION MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Maria Carpenter

DATE OF MEMO:

5/11/2023

MEMO DETAILS:

Attached is a draft copy of the 04-27-23 Work Session minutes for your review.

ATTACHMENTS:

Description

📎 04-27-23 Work Session Minutes



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

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Karl Ecker
Cara Mathis
David Herring
Roxanne Vaitkus

Members Absent:

Staff Present:

Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Josh Dockery, IT Technician

Approximately 0 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Special Meeting to order at 03:00 PM and explained the purpose of the meeting.

Mr. Vincent arrived at 03:01 PM.

II. Discuss Proposed Revisions to the Historic District Standards

The Commission and Staff discussed proposed revisions to the Historic District Standards as submitted by Mr. Herring and recommended further revisions consisting of grammar and formatting corrections, possible revisions to strengthen the Commission's standing when making determinations, and some changes to the language or terms used.

It was agreed further work would be done on the proposed revisions and Commission members would share any further comments or suggestions with Mr. Herring directly.

III. General Business

No general business was discussed as the Commission needed to adjourn the Work Session in order to prepare for the Regular Meeting at 04:00 PM.

IV. Motion to Adjourn

Mr. Ecker moved to adjourn the meeting. Seconded by Mr. Vincent Approved by a vote of 6-0 at 03:54 PM.

Respectfully Submitted,

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

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

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Values: Service, Initiative, Teamwork, and Improvement.

DRAFT



**04-27-23 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Maria Carpenter

DATE OF MEMO:

5/11/2023

MEMO DETAILS:

Attached is a draft copy of the 04-27-23 Regular Meeting minutes for your review.

ATTACHMENTS:

Description

▣ 04-27-23 Regular Meeting Minutes



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

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Karl Ecker
Cara Mathis
David Herring
Roxanne Vaitkus

Members Absent:

Staff Present:

Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Josh Dockery, IT Technician

Approximately 8 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:02 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff.

II. Approval of Minutes

A. 03-23-2023 Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the March 23rd, 2023 Regular Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 6-0.

Mr. Herring moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Mathis. Approved by a vote of 6-0.

III. Public Hearing

With the exception of Mr. Taylor, Mr. Ecker, and Mr. Herring, all Commission members stated they had visited all sites and did not have any ex parte communication. Mr. Taylor and Mr. Ecker both had ex parte communication at one site, which was non-substantive. Mr. Herring did not visit any sites.

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

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

A. COA-2023-00104 (275 Midland 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

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the proposed work being an addition not a detached garage.

Mr. Richard Larson was sworn into the public hearing.

Mr. Larson reiterated the proposed work is an addition; and stated the proposed addition will not be visible to most people due to the heavy vegetation along the perimeter of the property, the shake style and color was selected to "fit" with the brick of the existing structure (which is no longer available or able to be replicated), the location of the proposed addition was chosen due to easement limitations along the Midland Rd. side of the property, and the garage doors will be positioned towards the inside of the property essentially creating a "courtyard" in the rear of the property.

The Commission, Ms. Carpenter, and Mr. Larson discussed the adjacent vacant lot, Exhibit A-6.3 depicting the proposed work as it will look once completed with minor variations to the siding material and color palette, the replacement of the original 1964 garage doors, black shutters being original to the existing structure, the need to eventually repaint parts of the existing structure (which have the original 1964 paint), the majority of the existing structure being brick, the combination of brick and shake being commonly used within the Historic District, Exhibits A-4.3 and A-6.2 depicting the existing and proposed rear of the structure but no details from the existing structure being carried over to the proposed addition, the omission of any windows or doors on the back of the proposed addition being intentional due to safety concerns, the proposed garage doors being black with 6 by 6 windows, the lanterns to be installed on the proposed addition matching the lanterns on the existing structure, the proposed addition not having louvres (due to the use of roof vents) or cornices but consisting of shake with a single solid entry door and a band running just under the roofline up to the gable, the lack of replication of original details of the structure making the proposed addition incongruous with the existing structure, the need for the Applicant to present materials containing more detail on the proposed addition, the possibility of deferring the case to the next Regular Meeting to allow the Applicant more time to submit additional supporting materials, the need for greater detail on the proposed addition being important for Staff to have as a reference when doing inspections, whether the Applicant would be willing to return at a later point in the Public Hearing with a detailed drawing or sketch of what the proposed addition will look like, some Exhibits were submitted

to depict dimensions while other Exhibits were submitted to depict details, the lack of replication of original details and of architectural features on the back of the proposed addition, the intention to paint the existing structure where the proposed addition will tie in not being listed on the Application for approval, the driveway to access the proposed addition continuing from the existing driveway along the right side of the existing garage to the rear of the property, the location of the proposed driveway extension running along the setback line of the property, and the removal of trees in order to construct the proposed addition not being listed in the application nor provided in any site plans or depictions.

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

The Commission discussed continuing the case to the next Regular Meeting and whether or not to close the evidentiary portion of the case.

Mr. Taylor verified with Staff site visits are not required in order for a Commission member to come to a decision on a case.

The Commission deliberated whether the materials submitted were sufficient enough to come to a decision, a condition could be added to the motion clarifying what is being approved, the removal of trees needed in order to complete construction of the proposed addition would fall under a Minor COA or Major COA approval, and it would be more beneficial to the Applicant to continue the case to the next Regular Meeting than putting the case to a vote only to be denied.

The Commission provided the Applicant with information on what additional materials would be helpful to the Commission in coming to a decision on the case.

Mr. Vincent moved to continue the Public Hearing for COA-2023-00104 (275 Midland Rd.) to the next Regular Meeting of May 25, 2023. Seconded by Mr. Ecker. Approved by a vote of 6-0.

B. COA-2023-00110 (45 Ferguson Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for painting the brick façade at 45 Ferguson Rd. The property is identified as Moore County PID Number 00017757. The property owner and applicant is Dokim Elphick.

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

The Commission and Ms. Carpenter discussed the application being for work that has already been completed.

Ms. Dokim Elphick was sworn into the public hearing.

Ms. Elphick apologized to the Commission for completing the work without prior COA approval and stated several adjacent properties are painted white as well.

The Commission, Ms. Carpenter, and Ms. Elphick discussed the decision to paint the brick white being based on several adjacent properties being painted white.

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

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

The Commission discussed the painting of brick being prohibited by the Standards, the need to better inform realtors and the public about exterior changes to properties within the Historic District needing COA approval before being done, what recourse the Commission has if the COA for the proposed work is denied, prior work done to the property having been approved, and the trim around the doors and windows being painted in addition to the brick.

The Commission deliberated whether approval or denial was appropriate given painting brick is prohibited by the Standards, and the chosen color appearing to match White Dove from the approved color palette.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00110) and find the proposed Major Work at 45 Ferguson 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.

No second was made. The Commission debated the motion and determined Ms. Vaitkus would amend her motion to take into consideration the proposed work not being consistent with the Standards.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00110) and find the proposed Major Work at 45 Ferguson 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 painting brick is not appropriate in the Historic District Standards. Seconded by Ms. Mathis. Approved by a vote of 6-0.

C. COA-2023-00128 (30 McIntyre Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to install a glass door in the rear of the commercial property at 30 McIntyre Rd. The property is identified as Moore County PID Number 00016322. The property owner is Clark Chevrolet and the applicant is Dunagan Builders LLC.

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

The Commission and Ms. Carpenter discussed the color depicting the proposed work in Exhibit A-2.2 being green not red due to scanning issues and the door being the only proposed work before the Commission for approval.

Mr. Dennis Dunagan was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Dunagan discussed the proposed work being for installation of a door only (the windows were approved as part of a prior COA).

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

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00128) and find the proposed Major Work at 30 McIntyre 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 6-0.

D. COA-2023-00131 (40 Dundee Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to install a breezeway and to make modifications to the previously approved COA-2022-00204, (changing the location of the window and door at the garage on the right-side elevation), adding a window and door to the rear elevation of the garage at 40 Dundee Road. The property is identified as Moore County PID Number 00019908. The property owner is William Wood, and the applicant is John Bortins.

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

materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission had no questions for Staff.

Mr. John Bortins was sworn into the public hearing.

Mr. Bortins stated the changes were requested by the Owners, the color selected for the trim around the windows and doors being from the approved Benjamin Moore color palette, the intention behind painting the trim is to tie in the trim with the existing black gutters and in preparation for future work on the existing structure, the addition of a door on the rear being to allow easier access to golf cart parking, and the relocation of the entry door to being due to the addition of the breezeway and to be closer to the existing structure.

The Commission, Ms. Carpenter, and Mr. Bortins discussed Exhibit A-3.2 (sheet 2.2) showing greater detail than the 3D rendering (Exhibit A-3.4) and Exhibit A-3.2 (sheet 2.2) being the ruling rendering for what the completed work will look like, the columns for the proposed breezeway being straight 6 x 6 on an 8 x 8 brick base (Monaco brick to match the brick on the existing structure), the intention being to paint all window and door trim black starting with the proposed work on the garage and ending with future work on the existing structure, the location of the garage being in the rear of the property and not very visible from the street, and potentially removing the request to paint the trim on the windows and door black and painting the windows and doors white to match the existing structure.

Ms. Vaitkus verified with Mr. Bortins that Owner authorization was given for the proposed work. Mr. Bortins stated authorization was given.

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

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

The Commission discussed approving proposed work that is incongruous with the existing structure even if the proposed work is not visible from the street, properties throughout the Historic District having different paint colors for accessory building windows and doors to the main structure.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00131) and find the proposed Major Work at 40 Dundee 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. Approval includes black

windows, man doors, and garage doors. Seconded by Mr. Ecker. Approved by a vote of 6-0.

Mr. Taylor recessed the Public Hearing at 05:29 PM for a 5-minute break.

Mr. Taylor reconvened the Public Hearing at 05:34 PM.

E. COA-2023-00159 (85 Short Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a single-family home at 85 Short Rd. The property is identified as Moore County PID Number 00017841. The property owners are Matthew and Tracey Pringle and applicant is Tyler Cook of Latitude Builders, LLC.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Ms. Carpenter displayed additional exhibits submitted by the Applicant showing new elevations with new siding and window selections (entered into the record as Exhibit X). Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the Commission needing to verify with the Applicant which of the existing structures depicted on the site plan will remain or be demolished.

Mr. Matthew Pringle and Mr. Tyler Cook were sworn into the public hearing.

Mr. Cook stated the only existing structure on the site is the one depicted at the rear property line, all other structures no longer exist, and the proposed work will consist of shake siding with brick foundation.

The Commission, Ms. Carpenter, Mr. Pringle, and Mr. Cook discussed the windows being simulated divided light with outside muntins, one color selected being for the siding and the other color selected being for the soffits / trim / etc., the roofing material being changed from metal to asphalt, and the driveway consisting of concrete paths for the treads of vehicles infilled with gravel and ground cover similar to the adjacent property driveway (the existing blue stone will be removed entirely).

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

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

The Commission deliberated the chosen colors not being part of the approved color palette (the chosen colors being close to HC169 and HC168 from the approved color palette), the darker color being used for a main color instead of a trim color, and the location of the proposed structure being far removed from the street and barely visible.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00159) and find the proposed Major Work at 85 Short 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.

No second was made. The Commission debated the motion and determined Ms. Mathis would amend her motion to take into consideration the proposed work not being consistent with the Standards.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00159) and find the proposed Major Work at 85 Short 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 the color selected not being from the approved color palette but being close enough to an approved color to be acceptable. Seconded by Mr. Ecker. Approved by a vote of 6-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Vincent. Approved by a vote of 6-0.

The Commission discussed Historic District tax credit eligibility, potential revisions to the Standards regarding vegetation, determining the number of properties located within the Historic District, the appointment of a seventh (7th) Commissioner, Mr. Taylor not attending the May 25, 2023 meeting, and the case load for the May 25, 2023 meeting potentially being four (4) cases.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 03/16/2023 – 04/15/2023

V. Next Meeting Date
05-23-2023 Regular Meeting

VI. Motion to Adjourn
Mr. Vincent moved to adjourn the meeting. Seconded by Mr. Ecker. Approved by a vote of 6-0 at 06:03 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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DRAFT



COA-2023-00104 (275 MIDLAND RD.) CONTINUATION
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 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.

FROM:

Maria Carpenter

CC:

Alex Cameron; Shannon Konstantinou

DATE OF MEMO:

4/19/2023

MEMO DETAILS:

Please, see the attached material relating to this item.

ATTACHMENTS:

Description

- ☐ Exhibit S-2
- ☐ EXHIBIT A-7
- ☐ Exhibit S-1
- ☐ Exhibits A-1 to A-6



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist
Date: May 17, 2023
Subject: Major COA Request for 275 Midland Rd. (continued)

Applicant:	Richard Larson
Owners:	Richard & Heidi May Larson
Property Location:	275 Midland Rd
Land Use:	Single Family Residential
PID#	00016289
COA#:	2023-00104

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for construction of a 59' x 23' garage addition. The property is further identified as Moore County PID Number 00016289. The structure was built in 1964 and the property is +/- 1.25 acres in size.

The applicant proposes to construct an addition to the garage in the rear yard. The garage addition façade will have shake siding in "timber bark" color to match the brick on the existing structures, with roofing to match the existing house and garage. The existing garage doors will be replaced to match the new garage doors on the addition and will be black. The end of the garage will have a door and window to match the existing end of the garage.

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

Standards of Review

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

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

Applicable Standards:

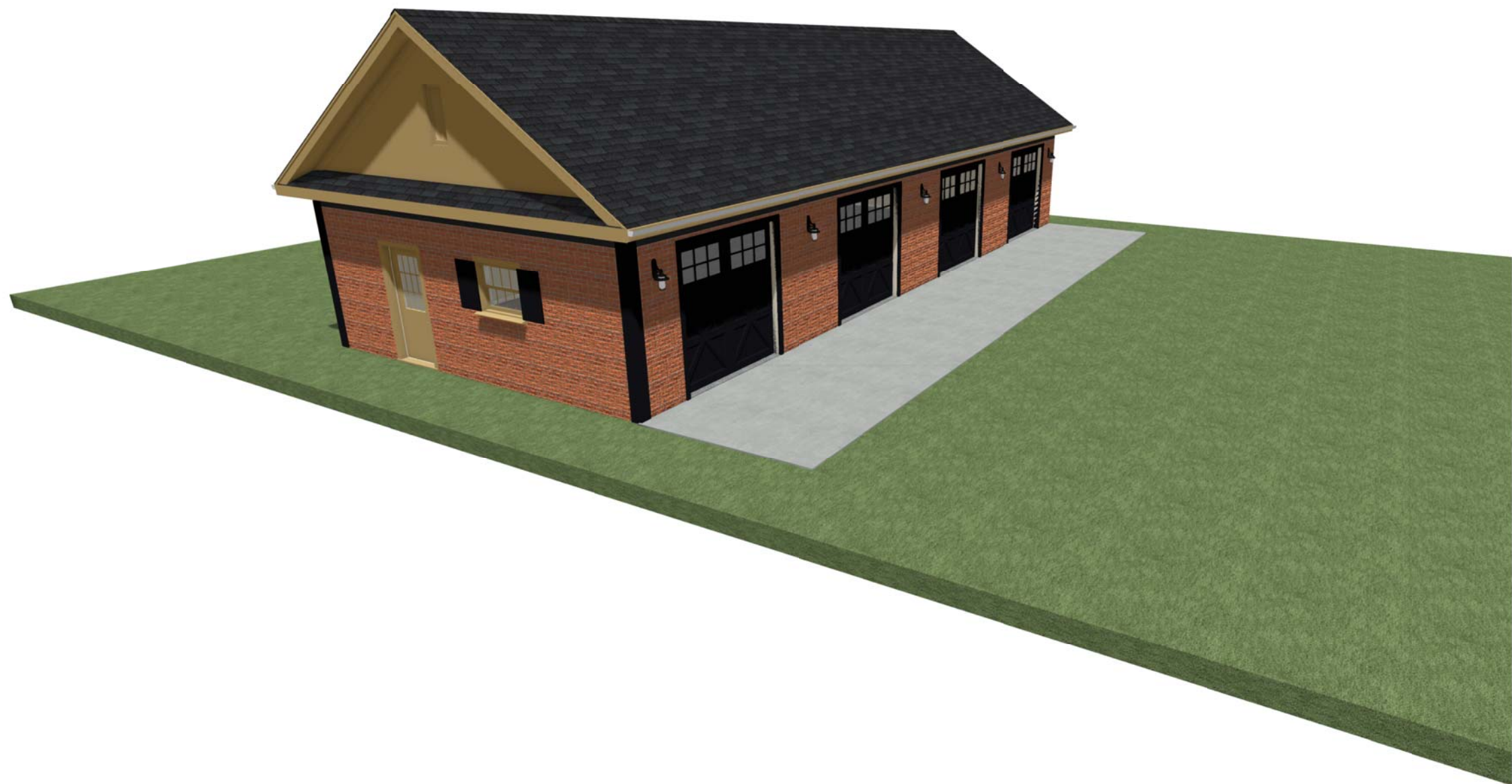
III. CHANGES TO EXISTING RESIDENCES

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

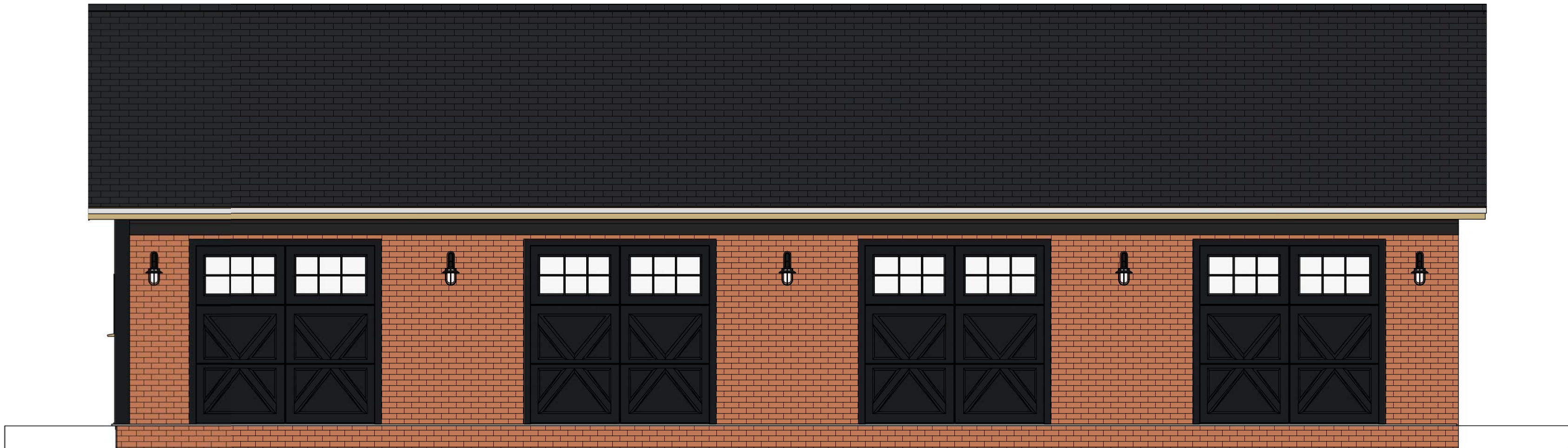
1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. SECTION III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. SECTION III.I.12 - Attached or detached garages should open to the rear or side of the primary structure.

Staff Comments:

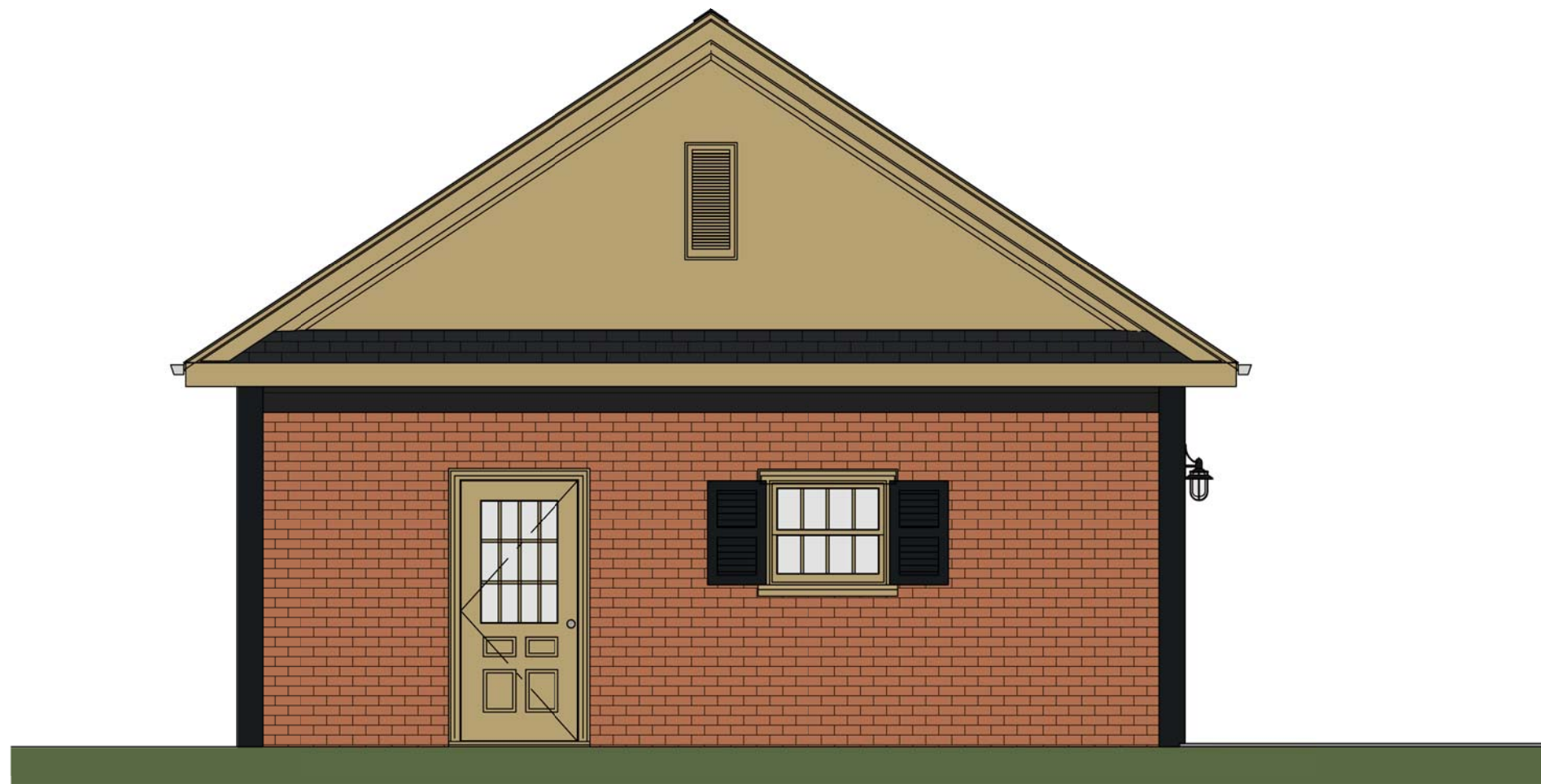
The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the proposed addition is congruous with the Historic District and if it meets the Historic District Standards.



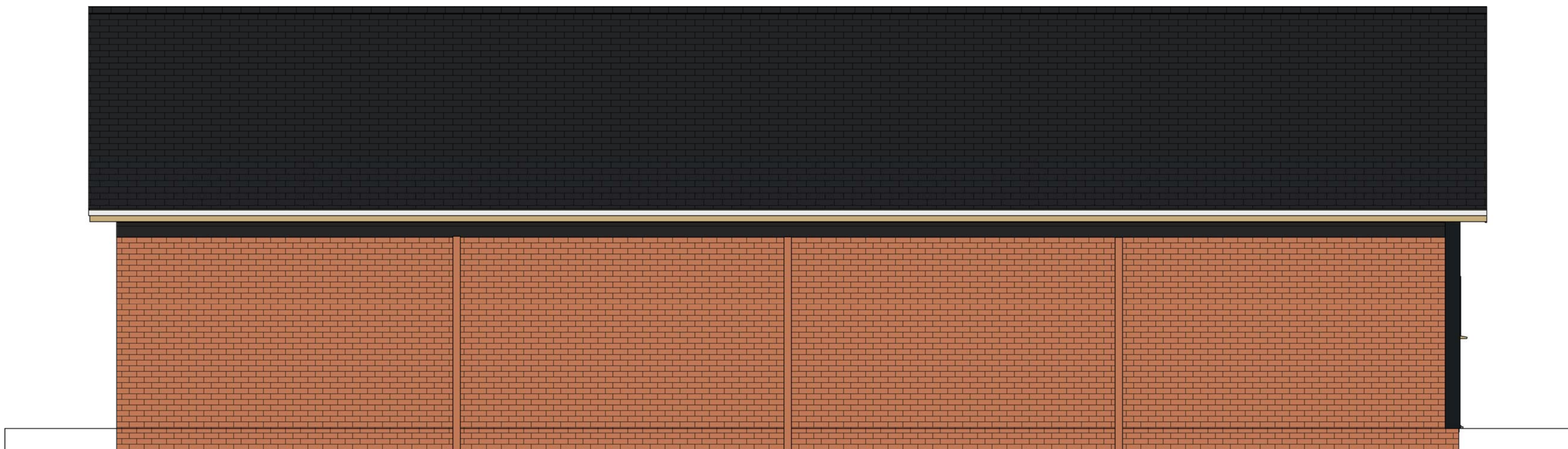
Camera 2



Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Back



ASM ENGINEERING, PLLC
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
910-701-3070

REVISION TABLE	
NUMBER	DESCRIPTION

Larson Residence

Elevations

DRAWINGS PROVIDED BY:

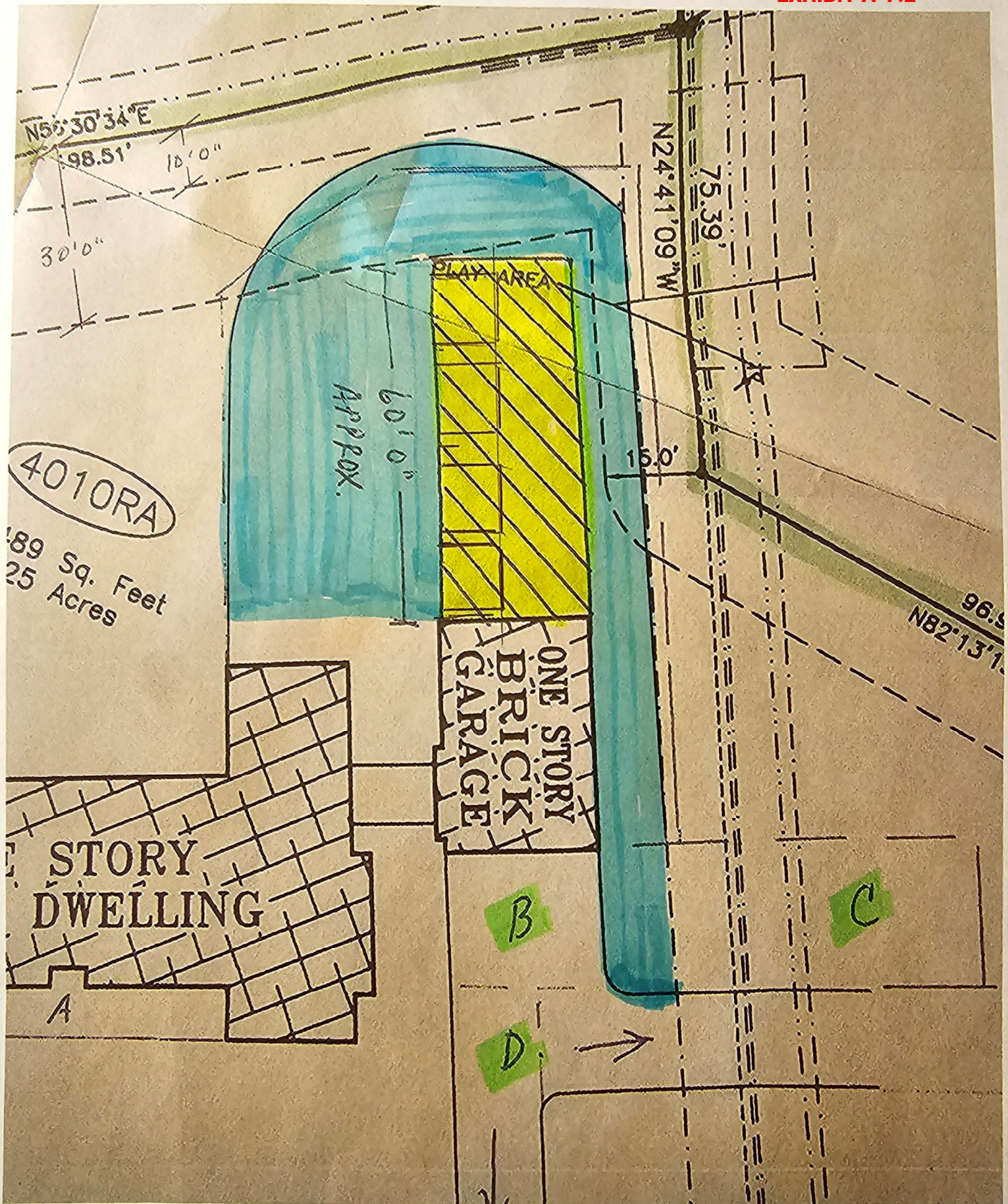
DATE:

5/8/2023

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

SHEET:

1



DRIVE WAY STONE & COURT YARD

B, C & D - EXISTING DRIVE WAY & PARKING





EXHIBIT A-7.5





PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist
Date: April 19, 2023
Subject: Major COA Request for 275 Midland Rd.

Applicant:	Richard Larson
Owners:	Richard & Heidi May Larson
Property Location:	275 Midland Rd
Land Use:	Single Family Residential
PID#	00016289
COA#:	2023-00104

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for construction of a 59' x 23' garage addition. The property is further identified as Moore County PID Number 00016289. The structure was built in 1964 and the property is +/- 1.25 acres in size.

The applicant proposes to construct an addition to the garage in the rear yard. The garage addition façade will have shake siding in "timber bark" color to match the brick on the existing structures, with roofing to match the existing house and garage. The existing garage doors will be replaced to match the new garage doors on the addition and will be black.

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

Standards of Review

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

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

1. Section III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
2. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.

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 proposed addition is congruous with the Historic District and if it meets the Historic District Standards.



April 13, 2023

Dear Property Owner(s),

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

Thursday, April 27th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

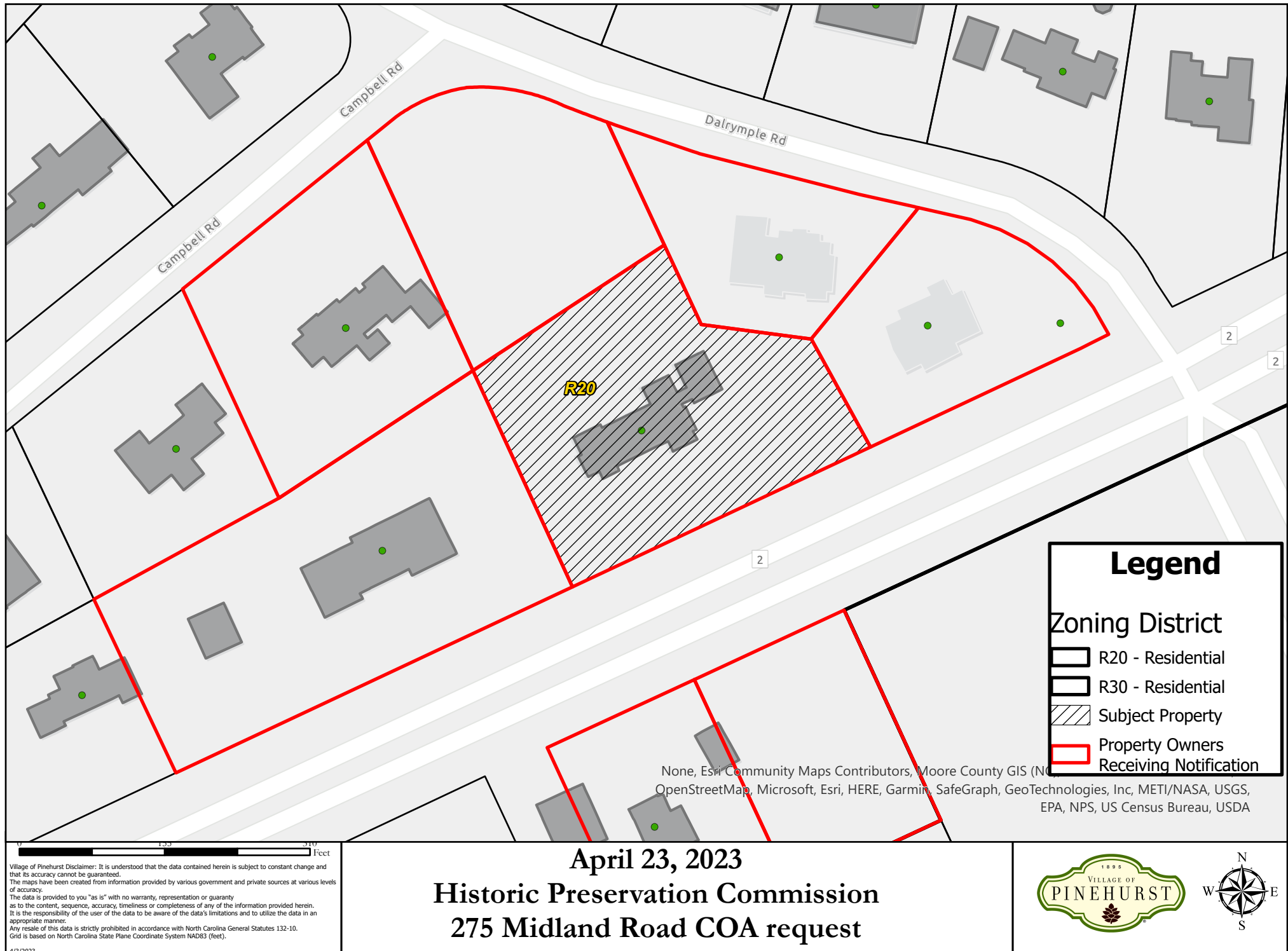
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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



BERGMAN, HEIDI MAY
275 MIDLAND ROAD
PINEHURST,NC,28374

STRACHAN, WAYNE T & ELIZABETH
265 MIDLAND ROAD
PINEHURST,NC,28374

PHILLIPS, JUDITH A
1071 CELESTIAL STREET
CINCINNATI,OH,45202

SLEDGE, SARA K
3047 E PINE VALLEY RD NW
ATLANTA,GA,30305

EBBS, WILLIAM A
40 CAMPBELL ROAD
PINEHURST,NC,28374

PCC REALTY CORP
PO BOX 4000
PINEHURST,NC,28374

PINEHURST, INC
PO BOX 4000
PINEHURST,NC,28374

ROBINSON, JONATHAN WALTER
25 DALRYMPLE ROAD
PINEHURST,NC,28374

SUROWSKY, PHILIP ADAM
285 MIDLAND RD
PINEHURST,NC,28374

COA-2023-00104 - 275 - New Garage

EXHIBIT A-1.1

Menu

Help

File Date: 03/02/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: The addition or new construction of a detached four (4) stall garage. To be located on the property behind existing garage.

Application Name: 275 - New Garage

Address: 275 MIDLAND Rd, PH, 28374

Owner Name: BERGMAN, HEIDI MAY

Owner Address: PINEHURST, NC 28374

Parcel No: 00016289

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Richard Larson		Applicant		Active
	Richard J. Larson		Applicant		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	Type of Work	Existing Use
	Description of Changes to the Structure	New	Single Family Low Density
	No changes to existing structure(s).	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
	brick	multi	Fiber Cement	tan / black

REAR ELEVATION	Existing Material	Existing Color	Proposed Material	Proposed Color
			Fiber Cement	To be selected from VOP color chart.

RIGHT ELEVATION	Existing Material	Existing Color	Proposed Material	Proposed Color
			Fiber Cement	To be selected from VOP color chart.

LEFT ELEVATION	Existing Material	Existing Color	Proposed Material	Proposed Color
			Fiber Cement	To be selected from VOP color chart.

EXHIBIT A-1.2

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
		Concrete	n/a
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
		Match existing.	
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
		Stone / pebble	
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color

EXHIBIT A-1.3

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By		
	Application Acceptance	Alfred Cassidy	Accepted	03/06/2023	Kimberly Stepnoski		
	Review for Completeness		Application ...	03/06/2023	Kimberly Stepnoski		
	Review Distribution						
	Historic Review						
	Planning Review						
	Review Consolidation						
	HPC Public Hearing Notice						
	Property Owner Notific...						
	Staff Report						
HPC Hearing							
COA Issued							
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By	
Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Notification Packet	PLN_HIST			application/pdf	Uploaded	04/17/2023
	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

Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 10/2022)

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.

Property Owner Signature:

Heidi Sarsan
(Bergman)

Date:

3-28-23

To: Village of Pinehurst – Historic Preservation Commission (HPC)

From: Richard Larson

Date: 3/26/23

RE: VOP – Historic Certificate of Appropriateness Major

Record ID #: COA-2023-00104

Per the reference, this application was submitted for the property located at 275 Midland Road. Also to be known as 'House #1.'

Included in this submittal:

- 1) This letter of explanation.
- 2) * A surveyor plat of the existing property, complete with location of the addition.
- 3) * Same plat indicating two lots most adjacent to our property.
- 4) Picture pages. Reference pictures with descriptions.

* **NOTE:** The enclosed plat drawing was created when two lots were subdivided off from part of the original property. This was all done by the prior Owner.

Existing lot, house & addition 'space' detail:

- Lot size = 1.25 acres. Or, 54,450 sq. ft., approx.
- House & existing (attached) garage size = 4,620 sq. ft., approx.
- Additional garage = 1,440 sq. ft., est.
- ***Impervious Surface (IS) Calculations:***
 1. Total square feet available = 35% of 54,450 = 19,057.5 sq. ft.
 2. % of IS, building structures = 31.8% or 6,060 sq. ft. est.
 3. % other IS, gravel, walkway & driveways = 20.6% or 3,922 sq. ft.
 4. Sub-Total, IS 'Used' = 52.4% or 9,986 sq. ft.
 5. % IS, ***still available*** = 47.6% or 9,071 sq. ft., of total 'allowance.'

Appearance reference(s):

- The existing house & garage are made of 'hand rolled' brick. This material was made-to-order in the early 1960's by the original home owner / builder. Meaning, they're no longer available.
- The overwhelming majority of the homes built in this immediate neighborhood are brick exteriors.
- The only other exceptions being wood / 'fiber cement' shake or horizontal siding. In closest proximity to our home, both of these siding materials exist. ***See pics included.***

'Addition' detail:

- The existing garage is single story construction.
- The height & depth of the addition / garage will be identical to this.
- The addition width is estimated at sixty feet (60' 0").

Summary:

- As indicated on the plat provided, the location of the garage is an addition to the existing garage. This location will make it minimally visible from Midland Road.
- Every effort is planned to make the exterior aesthetic as compatible, as is feasible, given the immediately surrounding homes & Pinehurst.
- Since purchasing the 275 Midland Road property in 2017, significant effort & investment has already been made to improve the appearance of this home.

Thank you for your interest and consideration,
Heidi & Richard Larson

Pictures w/references:

1. 275 Midland Road – subject property
2. Front of existing garage
3. Back wall of existing garage
4. Side of garage & back yard of existing, #1
5. Side of garage & back yard of existing, #2
6. View of back of our house from Darymple Road
7. Garage Design – Basic rendering
8. Pinehurst house with brick & shake exterior @ 20 Culdee Road
9. Neighborhood house with brick & shake @ 15 Campbell Road
10. Adjacent house @ 25 Darymple Road
11. Adjacent house @ 285 Midland Road

EXHIBIT A-4.1



EXHIBIT A-4.2



EXHIBIT A-4.3





EXHIBIT A-4.4



EXHIBIT A-4.6



EXHIBIT A-4.7



EXHIBIT A-4.8



EXHIBIT A-4.9



EXHIBIT A-4.10





I, S. R. SHEPHERD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN. THAT THE INFO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. FURTHER:

THAT THE SURVEY IS A RECOMBINATION OF EXISTING PARCELS, A COUNT OR CROSSING SURVEY, OR OTHER DESCRIPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF

FIGURES 2017, A.D.

State of North Carolina

JOAN B. MONTGOMERY
Mineral Springs Township, Moore County, North Carolina, certify that the map or plat which this certification is offered meets all statutory requirements for recording.

JOAN B. MONTGOMERY
Review Officer

OWNER:
JOAN B. MONTGOMERY
275 MIDLAND ROAD
PINEHURST, N. C. 28374

OWNER:
RUSSELL CRIBBS
9008 ABERDEEN ROAD
ABERDEEN, N. C. 28315

SURVEYOR:
STEPHEN R. SHEPHERD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, N. C. 28315
910-295-0400

LEGEND (CONTINUED):
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
□ = SQUARE FOOTING
P = STUPE POLE
W = WATER METER
W = WATER VALVE
F = FIRE HYDRANT
C = CATCH BASIN
S = SANITARY SEWER MANHOLE
A = POWER SERVICE STUB
S = SEWER SERVICE STUB
T = TELEPHONE SERVICE STUB
C = CABLE TV SERVICE STUB
F = FENCE

REFERENCE:
MAP BOOK 5, PAGE 55
DEED BOOK 322, PAGE 67
DEED BOOK 1218, PAGE 377
DEED BOOK 4738, PAGE 244
PLAT DED. 17, SLIDE 148
MOORE COUNTY RECORDS
ACRES DETERMINED
BY GEOMETRIC METHOD

4011RPH0317.dwg

2017 FEB 15 P 2:29

2017 FEB 15 P 2:29

WESLEY D. MARTIN
REGISTERED SURVEYOR - MOORE COUNTY
CARPENTERS, NORTH CAROLINA, 2007

PLAT CABINET 17 SLIDE 227

CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE UNDER DEFINITIONS OF SUBDIVISION CONTAINED IN N.C. GENERAL STATUTE, SECTION 175 AND 155A-156 AND SECTION 2.14 OF THE VILLAGE OF PINEHURST DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASON:

THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS SET FORTH IN THE PRELUDE DEVELOPMENT ORDINANCE.

STEPHEN R. SHEPHERD
SURVEYOR

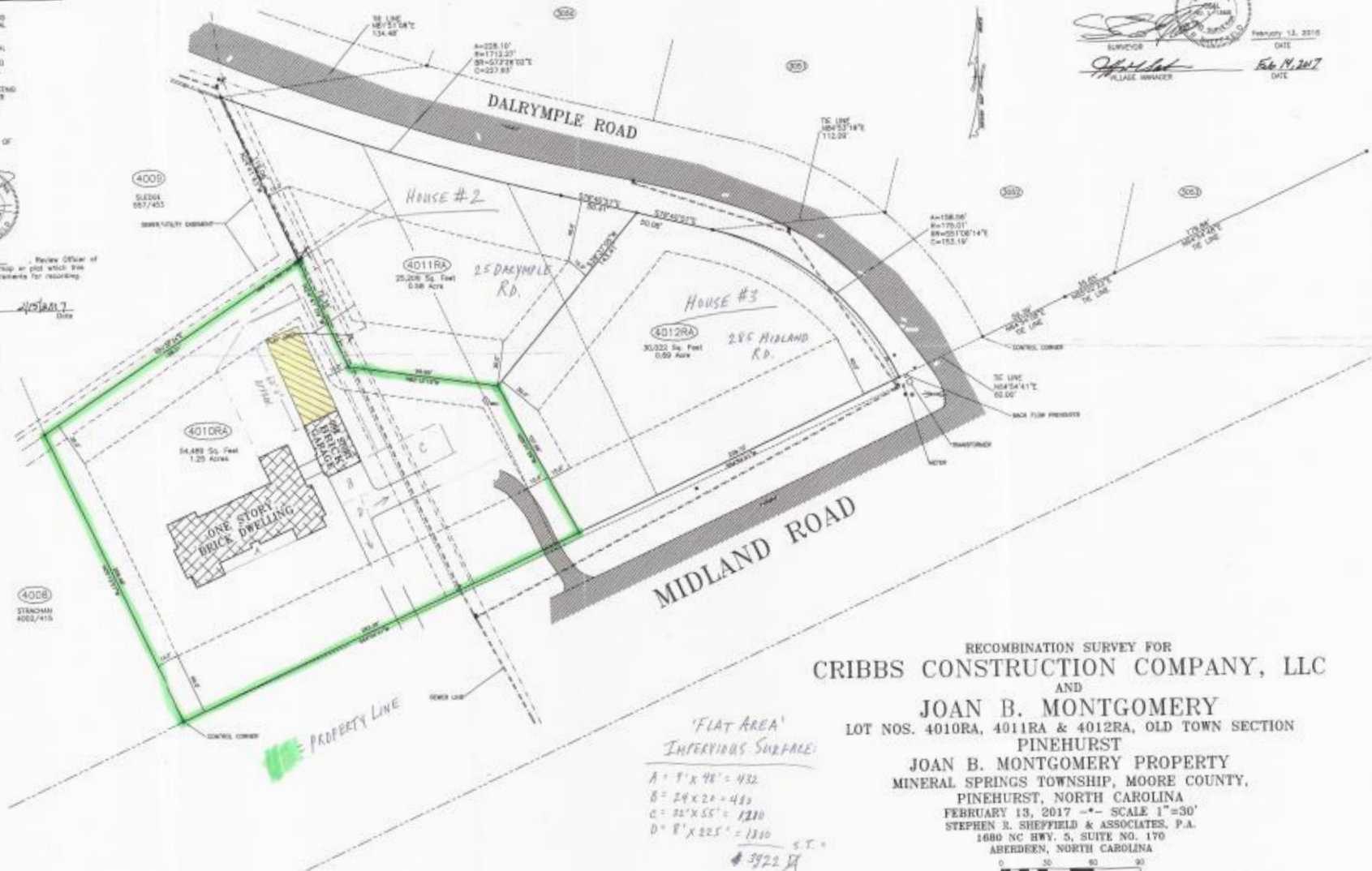
January 13, 2018

DATE

JOAN B. MONTGOMERY
PLATSEMAN

Feb 14, 2017

DATE



RECOMBINATION SURVEY FOR
CRIBBS CONSTRUCTION COMPANY, LLC

AND
JOAN B. MONTGOMERY
LOT NOS. 4010RA, 4011RA & 4012RA, OLD TOWN SECTION
PINEHURST

JOAN B. MONTGOMERY PROPERTY
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA

FEBRUARY 13, 2017 - SCALE 1"=30'
STEPHEN R. SHEPHERD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

0 30 60 90

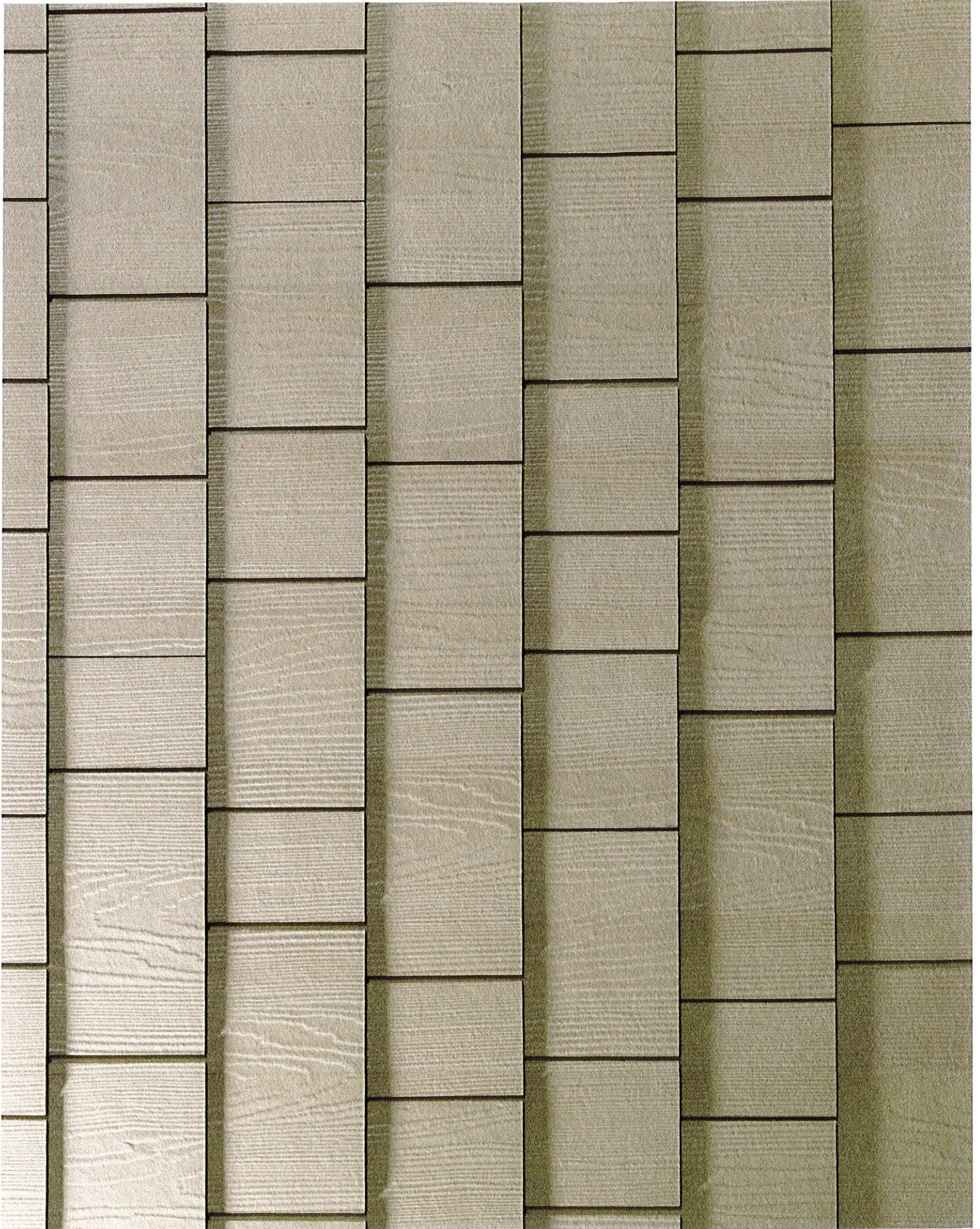
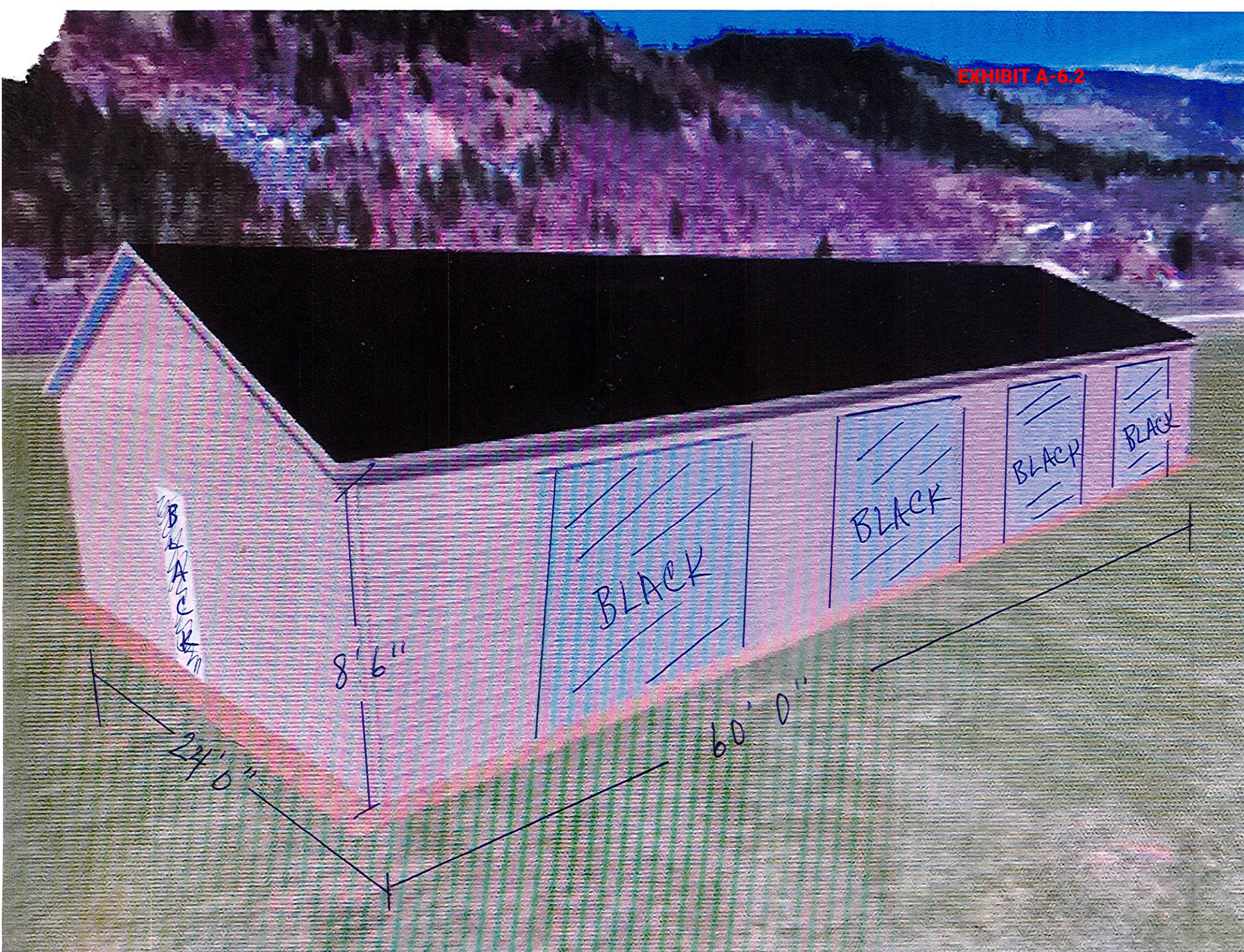
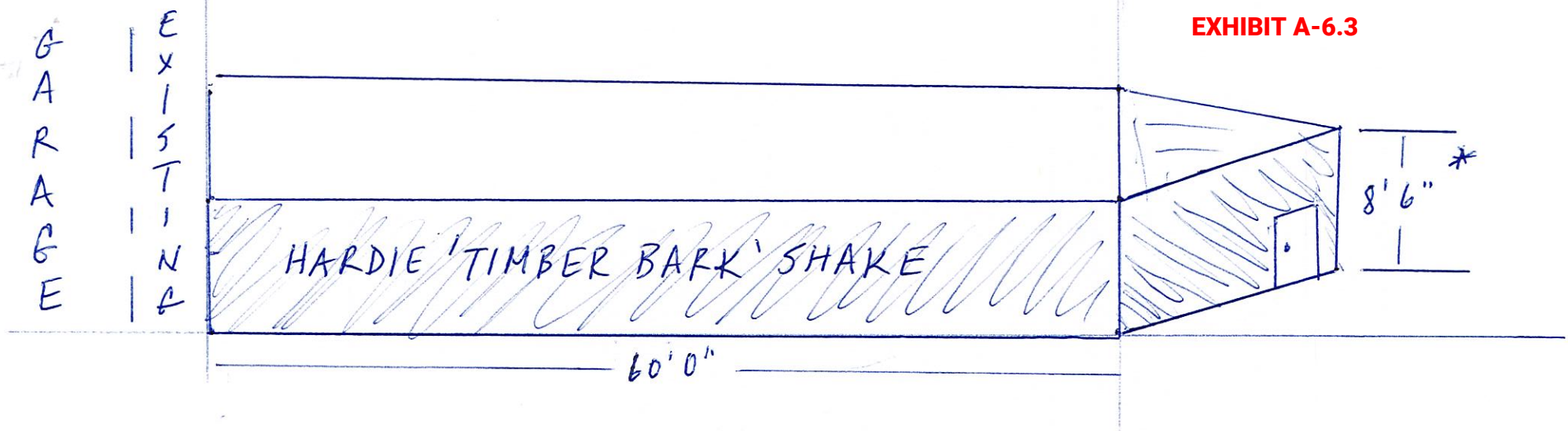


EXHIBIT A-6.2





*EXACT ELEVATION/PROFILE AS EXISTING GARAGE

- ALL TRIM & DOORS ARE BLACK
- SOLID REAR DOOR
- GARAGE DOORS FACE 'INSIDE' TO EXISTING BACK YARD
- NO WINDOWS, OTHER THAN THE GARAGE DOOR PANELS

James Hardie

EXHIBIT A-6.3

'Timber Bark'



?? Closest to Taos Taupe 2111-40 from VOP



TIMBER BARK

Request a Sample

The deep gray-brown of Timber Bark is pure elegance. Whether you choose it for the main body of your home, or as an accent, you won't have to worry about it going out of style.

*elegant
versatile*

smart distinctive

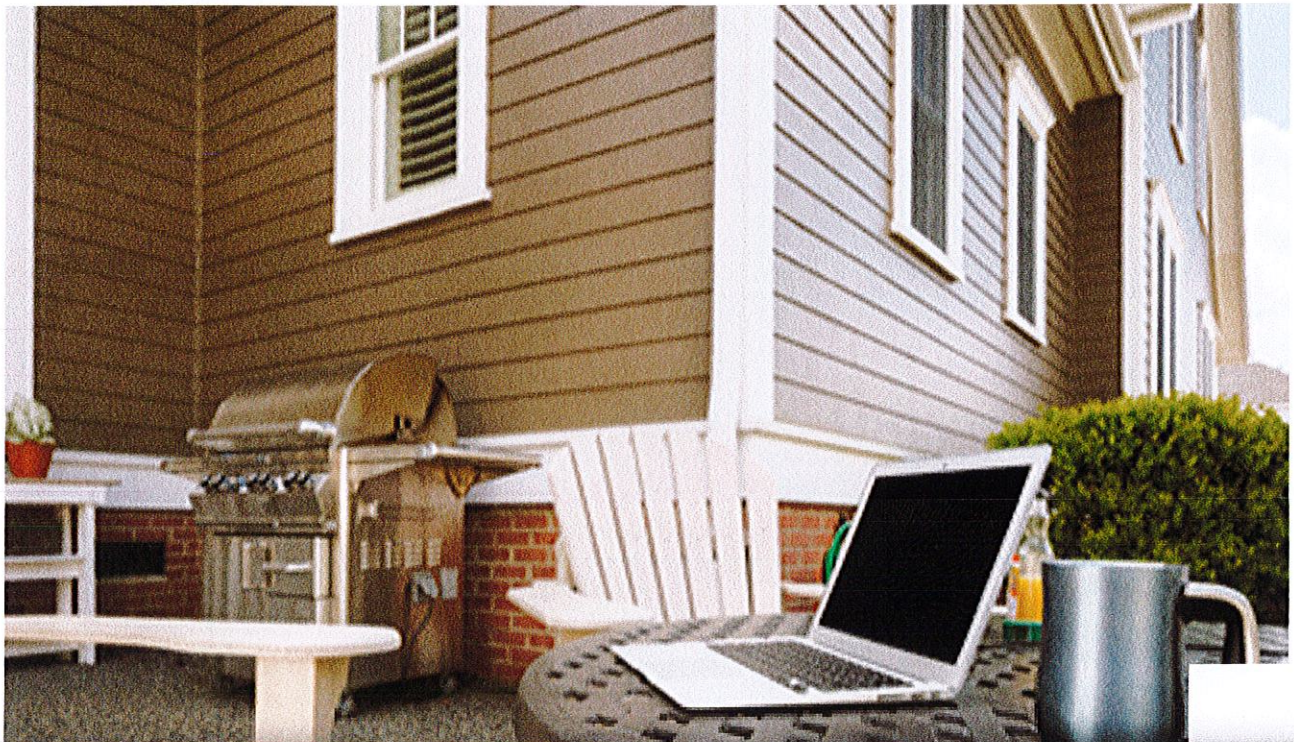
EXHIBIT A-6.5

COLOR TIP

CHOOSING THE RIGHT SHADE

Think about the hues you love, the mood you want to convey, and the setting in which you live. Get inspired here.

[See Timber Bark Homes...](#)



Explore House Siding Colors

Share

Save Idea



COA-2023-00165 (70 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 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.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:

5/17/2023

MEMO DETAILS:

Please, see attached materials relating to this public hearing.

ATTACHMENTS:

Description

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist
Date: May 17, 2023
Subject: Major COA Request for 70 Carolina Vista

Applicant:	Kirk and Victoria Adkins
Owners:	Kirk and Victoria Adkins
Property Location:	70 Carolina Vista
Land Use:	Single Family Residential
PID#	00016488
COA#:	2023-00165

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to previously approved COA-2023-00063 and additional work at 70 Carolina Vista. The property is further identified as Moore County PID Number 00016488. The structure was built in 1911, and the property is +/- 0.55 acres in size.

The applicant will be changing the style of a few windows and the garage door, one window will be added to the pool house and two windows on the existing house will be eliminated, and a generator will be added behind the pool house.

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

Standards of Review

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

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

Applicable Standards:***III. CHANGES TO EXISTING RESIDENCE******C. WINDOWS AND DOORS***

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations *should* be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows *should* have true or simulated divided lights.
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.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.

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

1. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.

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.

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

May 11, 2023

Dear Property Owner(s),

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

Thursday, May 25th, 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 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.

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

EXHIBIT S-1.4



0 245 490 Feet

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

5/4/2023

May 25, 2023

Historic Preservation Commission

70 Carolina Vista Major COA Request



GESTION MAGB INC
2170 RENE LEVESQUE W ST202

”

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

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

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

FRIPP MANAGMENT, LLC
60 CAROLINA VISTA DR
PINEHURST,NC,28374

COA-2023-00165 - Alteration to Approved COA dated March 2022

Menu

Help

File Date: 04/08/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: A COA was already granted by the HPC in March 2022. The following items were either not explicitly discussed during the March 2022 HPC Hearing or are small change: These changes are: 1. The Main Entrance door window grid pattern is different. 2. The Golf Cart Garage overhang will not have 2 pillars. 3. The window in the Toilet Closet ceiling in the Pool House, we needed to add a window. 5. During the HPC Hearing we never discussed the Floor Plan. The Floor Plan showed the elimination of 2 window the revised kitchen cabinets. 6. The Pool House windows have a 2 x 2 grid, while the HPC Hearing elevations showed a 1 x 1 grid. 7. The Golf Cart garage door will be a Hearing drawings showed a garage door with windows. It will be painted "Antique Bronze" as was communicated to the PHC. 8. While we always intended to install a Natural Gas generator, we never specifically presented this to the HPC during the March 2022 Hearing. This generator will be located inconspicuously behind the Pool House. 9. During the March 2022 H project. This Site Plan demonstrated that we were constructing a circular driveway from Carolina Vista Drive to Ritter Road. However, we never specifically discussed the that this is approved.

Application Name: Alteration to Approved COA dated March 2022

Address: 70 Carolina Vista Dr, Pinehurst, NC 28374

Owner Name: Kirk & Victoria Adkins

Owner Address: 70 Carolina Vista Dr, Pinehurst, NC 28374

Parcel No: 00016488

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Kirk Adkins		Applicant	Home, 70 CAROLINA VIS ...	Active
ADKINS, KIRK S		Applicant		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
A COA was already granted by the HPC in March 2022. The following items were either not explicitly discussed during the March 2022 HPC Hearing or are small changes necessitated during the initial construction. These changes are: 1. The Main Entrance door window grid pattern is different. 2. The Golf Cart Garage overhang will not have 2 pillars. 3. The window in the Toilet Closet is slightly smaller. 4. Due to Vaulting the ceiling in the Pool House, we needed to add a window. 5. During the HPC Hearing we never discussed the Floor Plan. The Floor Plan showed the elimination of 2 windows at the rear of the house to accommodate the revised kitchen cabinets. 6. The Pool House windows have a 2 x 2 grid, while the HPC Hearing elevations showed a 1 x 1 grid. 7. The Golf Cart garage door will be a standard garage door, while the HPC Hearing drawings showed a garage door with windows. It will be painted "Antique Bronze" as was communicated to the PHC. 8. While we always intended to install a Natural Gas powered Generator, we never specifically presented this to the HPC during the March 2022 Hearing. This generator will be located inconspicuously behind the Pool House. 9. During the March 2022 HPC Hearing, we showed a Site Plan for the project. This Site Plan demonstrated that we were constructing a circular driveway from Carolina Vista Drive to Ritter Road. However, we never specifically discussed the circular driveway. I just want to make certain that this is approved.	Alteration	Single Family Low Density

Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No
COA Number	Conditions of COA (If Any)	
-	-	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
stucco	eider white	stucco	eider white

REAR ELEVATION

https://pinehurst-prod-av.accela.com/portlets/web/en-us/#/core/spacev360/pinehurst.coa202300165

1/3

Existing Material	Existing Color	Proposed Material	Proposed Color
stucco	eider white	stucco	eider white
RIGHT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
stucco	eider white	stucco	eider white
LEFT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
stucco	eider white	stucco	eider white
TRIM			
Existing Material	Existing Color	Proposed Material	Proposed Color
wood	comfort gray	wood	comfort gray
WINDOWS			
Existing Material	Existing Color	Proposed Material	Proposed Color
wood	comfort gray	wood	comfort gray
CHIMNEY			
Existing Material	Existing Color	Proposed Material	Proposed Color
stucco	eider white	stucco	eider white
FOUNDATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
on a slab (concrete)	N/A	on a slab (concrete)	N/A
FRONT DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
wood	antique bronze	wood	antique bronze
SHUTTERS			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
GARAGE DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
wood	antique bronze	wood	antique bronze
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
tile	desert red	tile	desert red
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
brick	mesa verde	travertine	ivory
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
brick	mesa verde	brick	mesa verde
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A

DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
gravel	red angut	gravel	red angut
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color
stucco	eider white	stucco	eider white

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance	Maria Carpenter	Accepted	04/10/2023	Kimberly Stepnoski
	Review for Completeness		Application ...	04/12/2023	Maria Carpenter
	Review Distribution		In Review	04/12/2023	Maria Carpenter
	Planning Review		Approved	05/11/2023	Maria Carpenter
	Historic Review		Approved	05/11/2023	Maria Carpenter
	Review Consolidation		Review Complete	05/11/2023	Maria Carpenter
	HPC Public Hearing Notice		HPC Hearing ...	05/11/2023	Maria Carpenter
	Property Owner Notific...		Complete	05/11/2023	Maria Carpenter
	Staff Report				
	HPC Hearing				
	COA Issued				

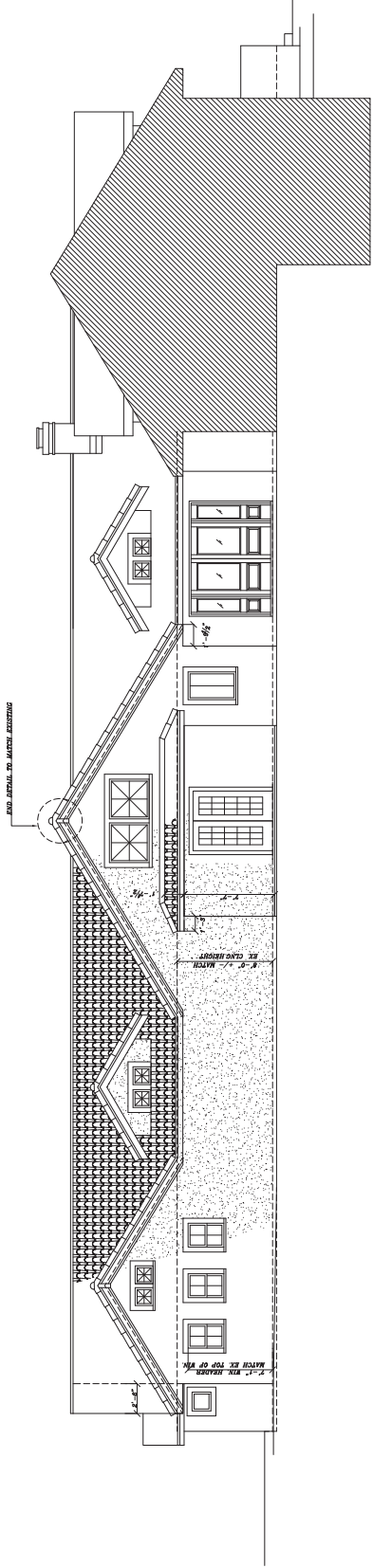
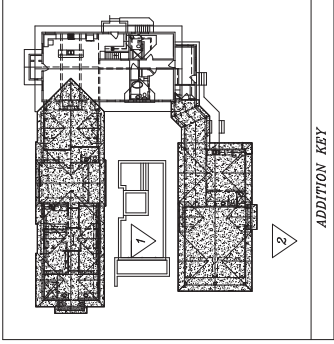
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docun
	Final Site Plan.pdf	PLN_HIST	Site Plan	This shows the Site...	application/pdf	Uploac
	New Main Door Window G...	PLN_HIST	Building Elevat...	Show the new elevat...	application/pdf	Uploac
	New Side Elevation wit...	PLN_HIST	Building Elevat...	This shows the loca...	application/pdf	Uploac
	Original Floor Plan wi...	PLN_HIST	Plan	Shows the Floor Pla...	application/pdf	Uploac
	Original Main Door Win...	PLN_HIST	Building Elevat...	Shows Elevation ori...	application/pdf	Uploac
	Rear View of House.docx	PLN_HIST	Photo	This is a photo of ...	application/msword	Uploac
	Site Plan with Generat...	PLN_HIST	Site Plan	This shows the Site...	application/vnd.ms-...	Uploac
	Notification Packet	PLN_HIST			application/pdf	Uploac
Show all						

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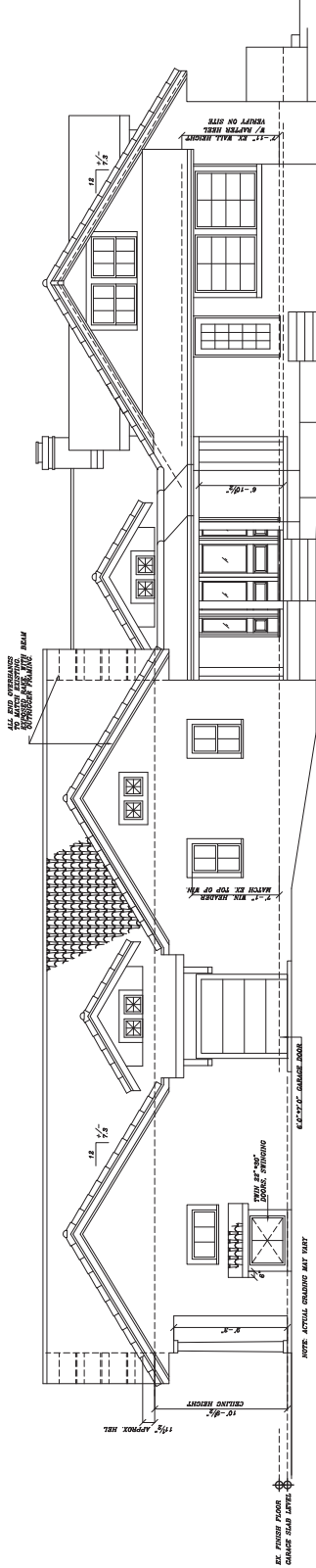
Initiated by Product: ACA

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

Required Inspections:



PROPOSED COURTYARD ELEVATION MASTER WING
1/4"=1'-0"



PROPOSED NEIGHBOR ELEVATION
1/4"=1'-0"



IMPERIAL DESIGN
STUDIO

RESIDENTIAL DESIGN
www.idahomedesign.com

P.O. BOX 10768
WILMINGTON, NC 28404
(910) 235-0001

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Client:

Mr. & Mrs.

Kirk S. & Victoria A. Adkins

Lot 709, 710

& Lot 711

Old Pineshurst Village Section

Carroll County, NC

PLANNING, NC

Notes:
1) ALL NOTES THAT NEED TO BE DOCUMENTED OR
NOTED ON THE DRAWING MUST BE PLACED IN THE
NOTES SECTION OF THE DRAWING. NO NOTES SHALL BE
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PLACED IN THE NOTES SECTION OF THE DRAWING.

Revisions:

11/1/2021
DOCUMENTS FOR HISTORICAL
PRESERVATION SOCIETY

7/7/2022
PERMITTING SET

9/16/2022
PERMITTING SET

9/1/2022
CONSTRUCTION SET

3/10/2023
HPC APPROVAL

Issue Date:

3/10/2023

Drafting By:

5/11/2022

6/7/2022

8/30/2022

3/10/2023

Sheet Name:

PROPOSED
ELEVATIONS

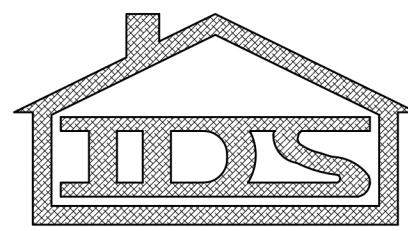
Scale:

1/4"=1'-0"

Sheet Number:

A-2.1

3-10-2023 HPC SUBMITTAL



IMPERIAL DESIGN
STUDIO

RESIDENTIAL DESIGN

P.O. BOX 10708
WILMINGTON, NC 28404
(910) 235-0001

© COPYRIGHT 2021

Client:

Mr. & Mrs.
Kirk S. & Victoria A. Adkins

Lots 709, 710
& Portion of Lot 711
Old Pinehurst Village Section
CAROLINA VISTA DRIVE
PINEHURST, NC

Notes:

- 1) ALL JOISTS THAT NEED TO BE DOUBLED OR REINFORCED SHALL BE DONE WITHOUT THE NEED OF SPECIAL NOTATION OR DETAIL ON FLOOR PLANS.
2) ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.
3) CONTRACTOR/BUILDER MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) IMPERIAL DESIGN STUDIO ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
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Revisions:

11/1/2021
DOCUMENTS FOR HISTORICAL
PRESERVATION SOCIETY

Issue Date:

11/1/2021

Drafting By:

rcm2l 11/1/2021

Sheet Name:

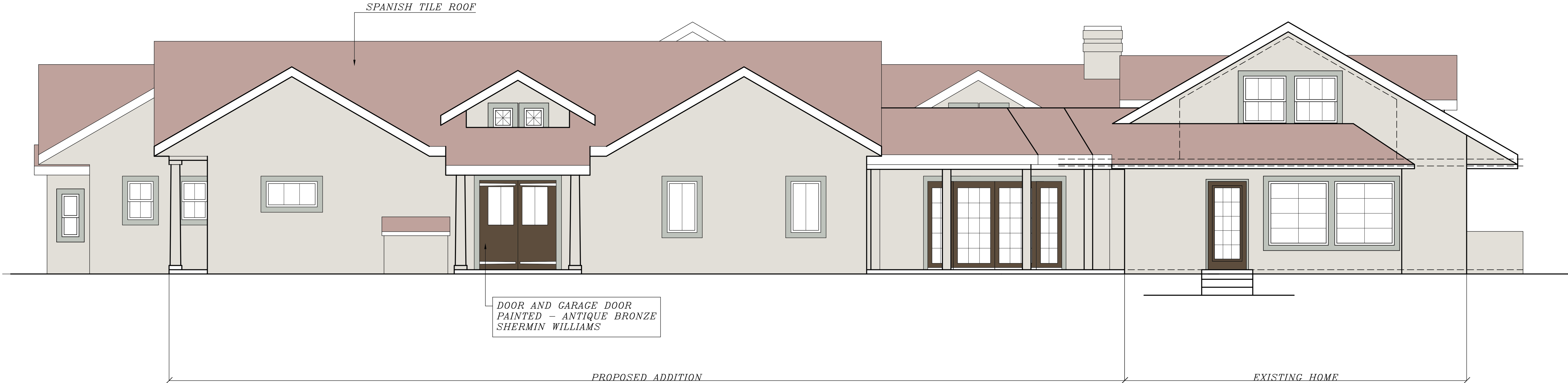
PROPOSED ELEVATIONS

Scale:

1/4" = 1' 0"

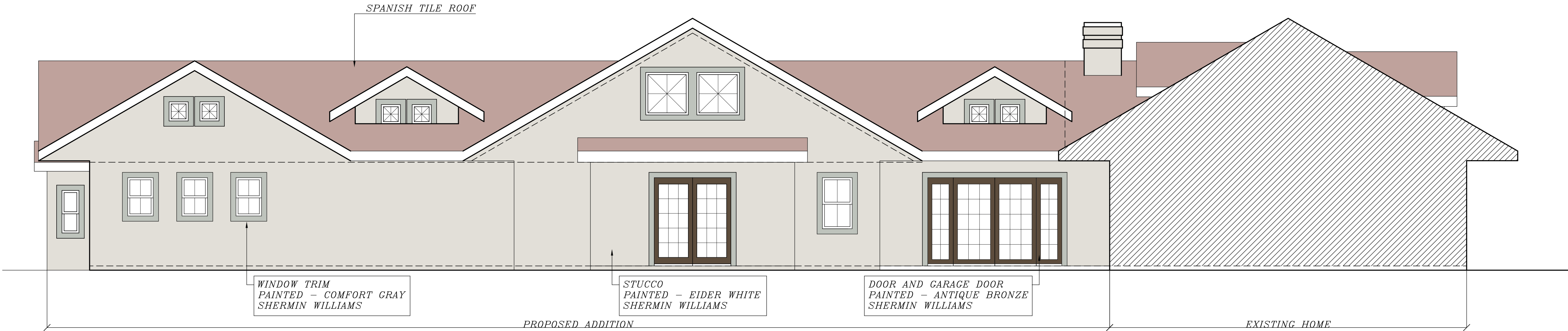
Sheet Number:

A-3.1



CAROLINA VISTA NEIGHBOR ELEVATION
RIGHT ELEVATION

1
A-3.1
1/4" = 1' 0"



MASTER WING COURTYARD

2
A-3.1
1/4" = 1' 0"

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w.idshomepla

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MINGTON, NC

(910) 235-0

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& Victoria,

Lots 709, 710

Rehursat Village

PINEHURST,

THINGS ARE FOR ONE
AUTHORIZED BY THIS

ENTS FOR HIS

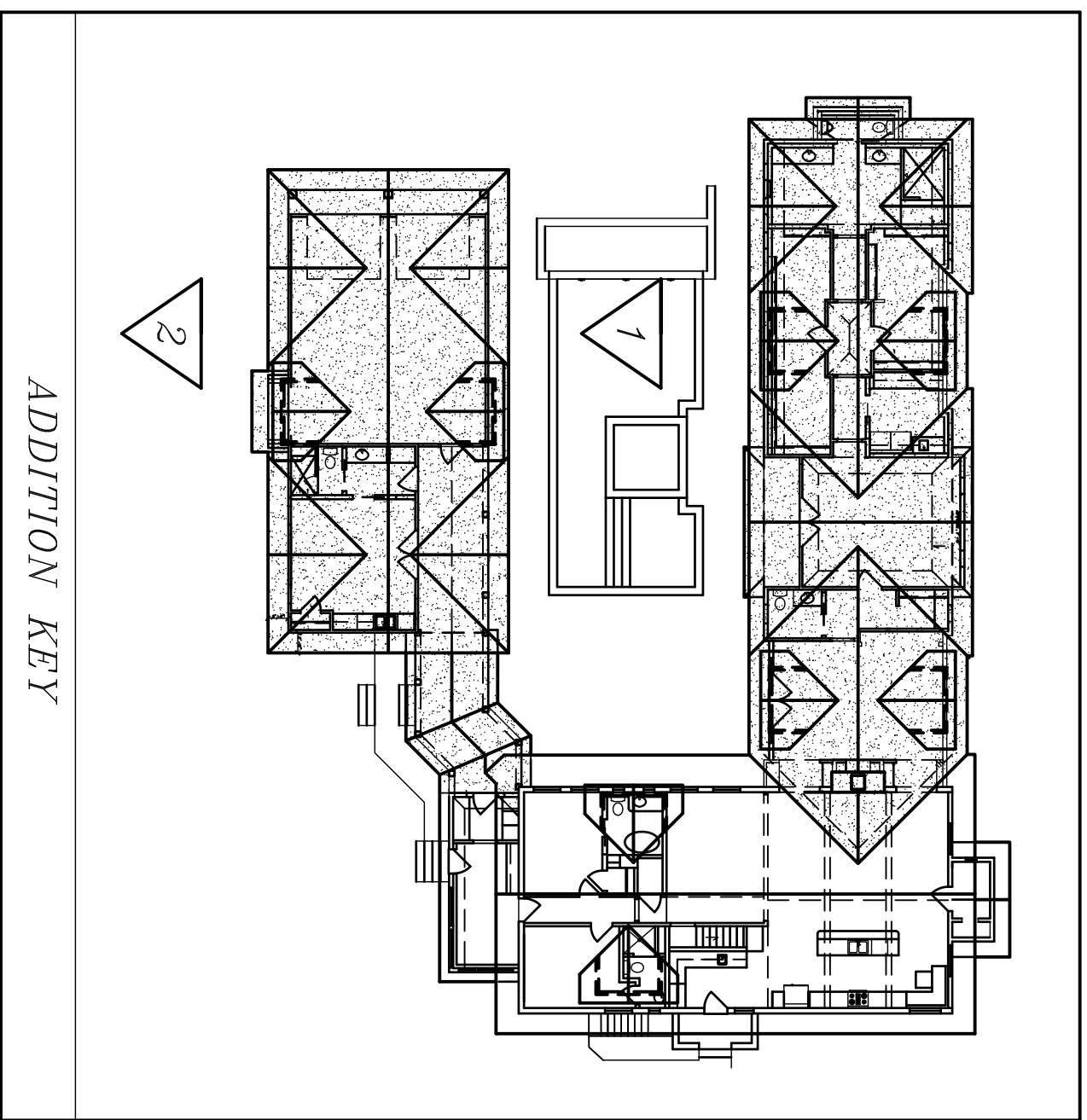
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22

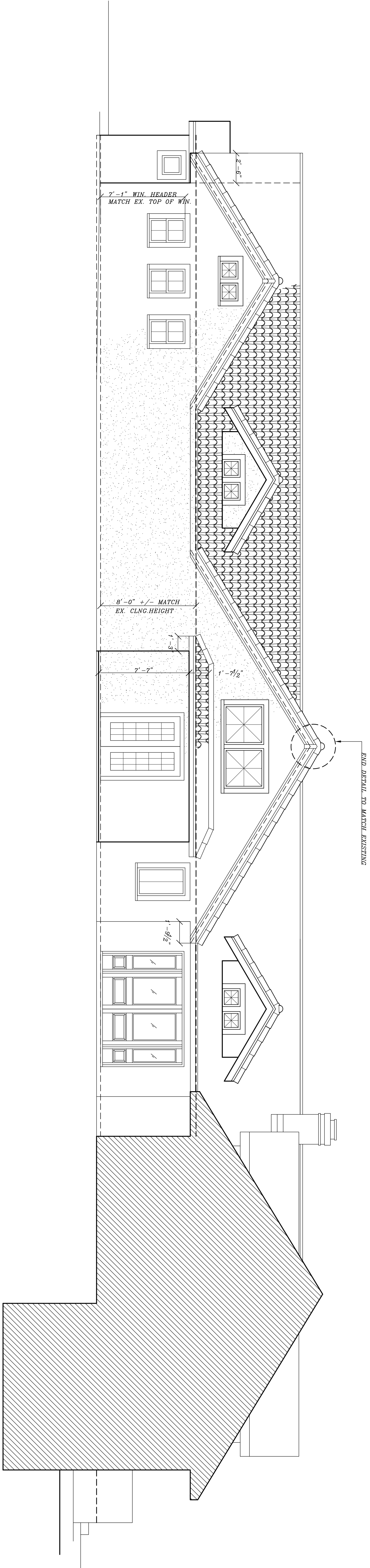
022

22

PROVAL

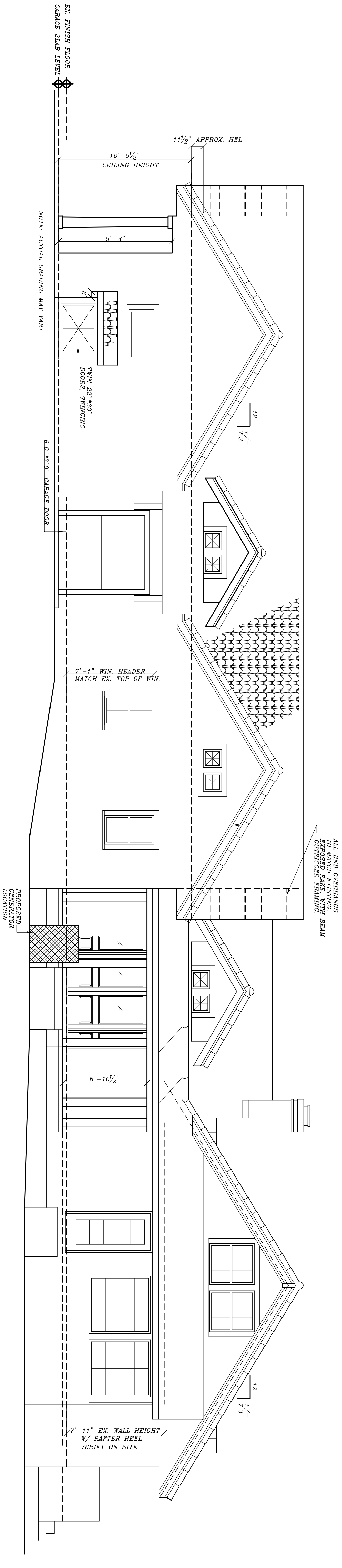


ADDITION KEY



PROPOSED
COURTYARD ELEVATION MASTER WING

1
A-2.1
1/4" = 1'0"



PROPOSED
NEIGHBOR ELEVATION

$\frac{2}{4-2.1}$
 $1/4"=1'0"$

3/30

 $y:$

5/11

6/27/

0/30
0/40

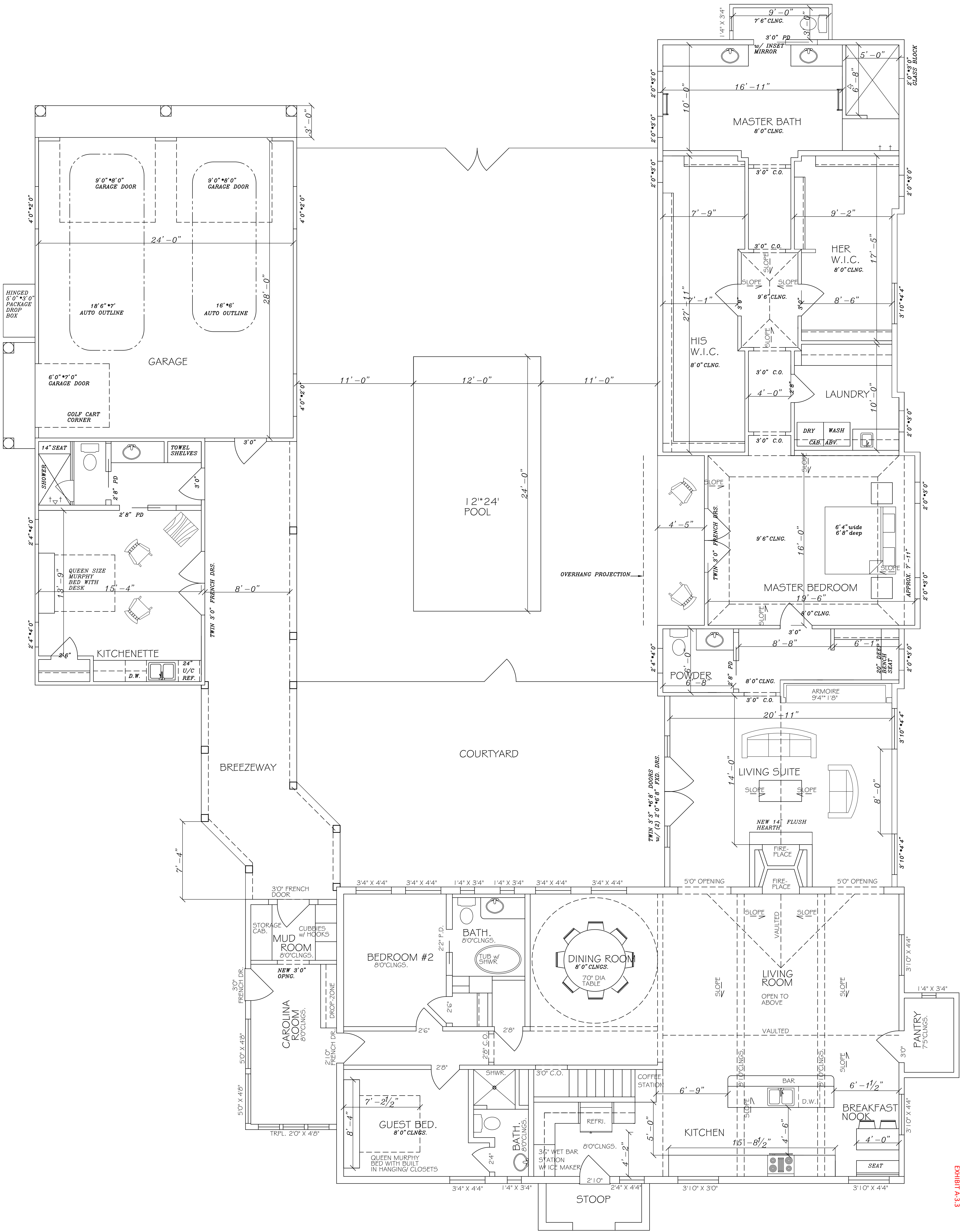
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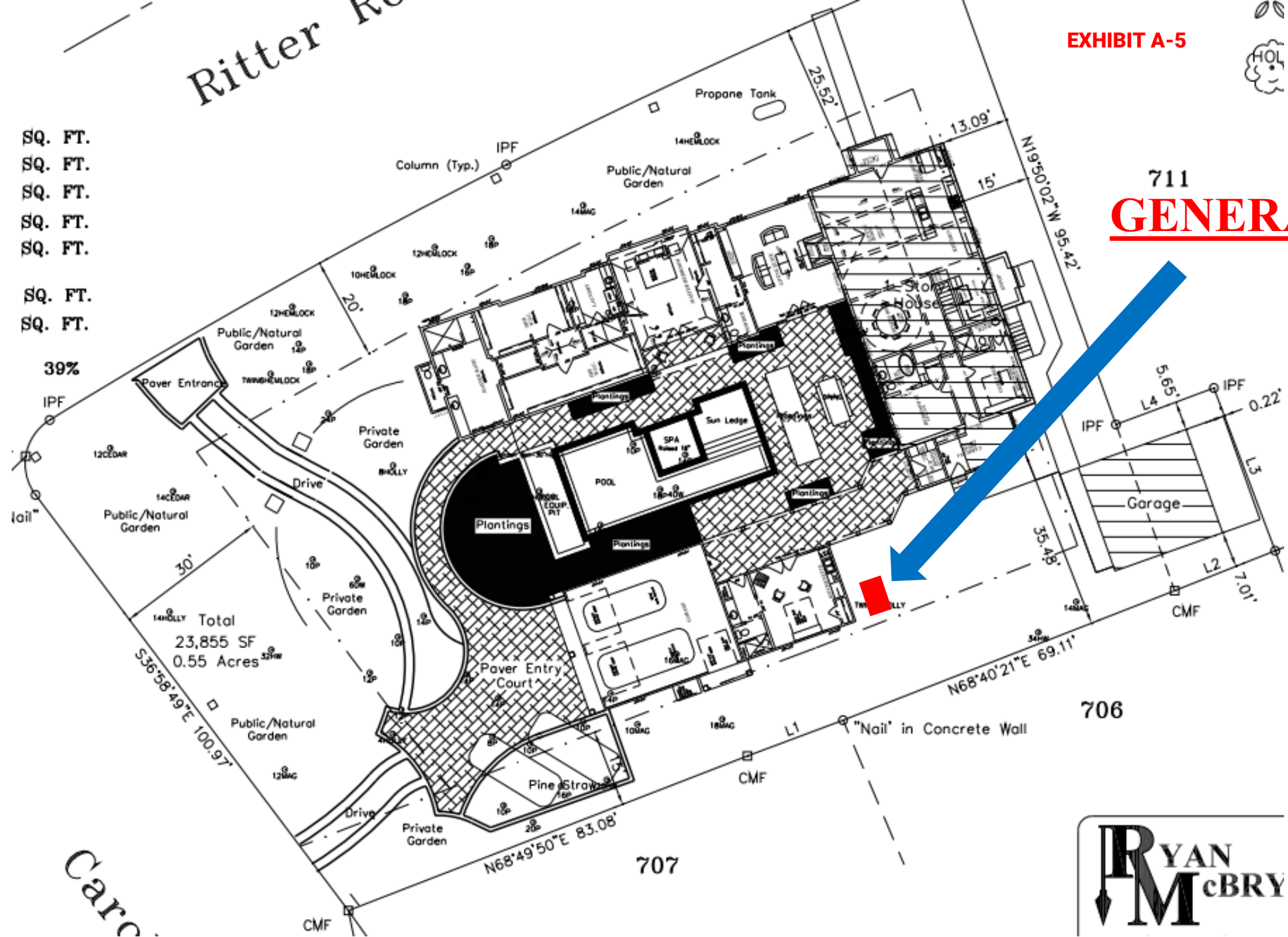


Rear View of House where 2 windows will be removed





GENERATOR



**RYAN
McBRY**



COA-2023-00187 (40 CAMPBELL 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 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.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:

5/17/2023

MEMO DETAILS:

Please, see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ☐ Exhibit S-1
- ☐ Exhibits A-1 to A-4



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Shannon Konstantinou, Administrative Specialist
Date: May 17, 2023
Subject: Major COA Request for 40 Campbell Road

Applicant:	Pinehurst Homes, Inc.
Owners:	William and Patricia Ebbs
Property Location:	40 Campbell Rd.
Land Use:	Single Family Residential
PID#	00028144
COA#:	2023-00187

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) to add a garage addition, enclose a courtyard, replace existing windows and doors, and repaint the exterior at 40 Campbell Rd. The property is further identified as Moore County PID Number 00028144. The structure was built in 1979, and the property is +/- 0.966 acres in size.

The applicant proposes to construct a garage addition to match the existing structure's siding and exterior details, with weathered wood shingles to match the existing roof. The whole house and addition will be repainted with colors from the approved color palette. The windows will be replaced with white vinyl windows, and the doors will be replaced with fiberglass insulated doors and painted black. The existing single entry front door will be replaced with a double entry door, and a door to the rear deck will be relocated slightly. There is currently a courtyard open on the interior of the house which will be enclosed for a laundry room and pantry. The roof will match the existing pitch and shingles. A skylight will be added to the roof.

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 eliminating or adding windows and/or doors is considered Major Work

requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCE

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.10 - Skylights and skylight tubes *should* be placed as inconspicuously as possible on the rear roof surface, and should have a flat profile.

B. EXTERIOR WALLS AND TRIM

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

C. WINDOWS AND DOORS

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - a. Wooden windows on street-facing elevations *should* be replaced in kind.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
 - c. Windows *should* have true or simulated divided lights.
3. 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.
4. 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.
5. 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.

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

1. Section III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.8 – The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. Section III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.

N. PAINT

1. SECTION III.N.1 – Paint and stain colors for exterior walls, architectural elements of details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and **must** be 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. The Commission will need to determine if the addition of the garage and other changes are congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

May 11, 2023

Dear Property Owner(s),

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

Thursday, May 25th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

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:

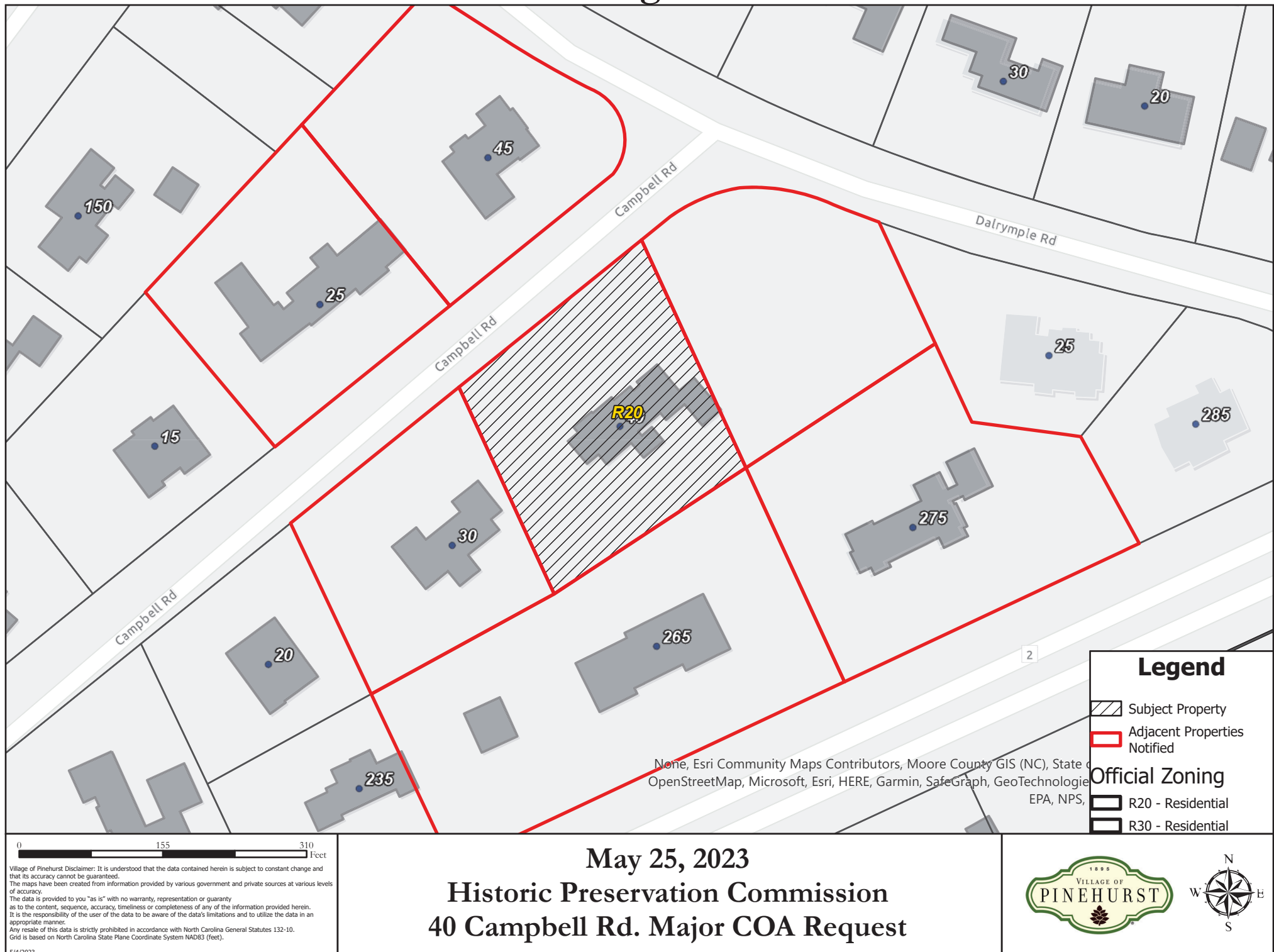
<https://pinehurst.novusagenda.com/agendapublic/>.

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



BERGMAN, HEIDI MAY
275 MIDLAND ROAD
PINEHURST,NC,28374

GENTRY, MARGUERITE D & RICK
25 CAMPBELL RD
PINEHURST,NC,28374

KREMER, R MARTIN & VERALEEN B
45 CAMPBELL RD
PINEHURST,NC,28374

STRACHAN, WAYNE T & ELIZABETH
265 MIDLAND ROAD
PINEHURST,NC,28374

VOSS, PATRICIA E
30 CAMPBELL RD
PINEHURST,NC,28374-8822

SLEDGE, SARA K
3047 E PINE VALLEY RD NW
ATLANTA,GA,30305

EBBS, WILLIAM A
40 CAMPBELL ROAD
PINEHURST,NC,28374

Menu

Help

File Date: [04/27/2023](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [See attached](#)

Application Name: [40 Campbell Rd](#)

Address: [40 CAMPBELL Rd, PH, 28374](#)

Owner Name: [EBBS, WILLIAM & Patricia](#)

Owner Address: [40 Campbell Rd, PINEHURST, NC 28374](#)

Parcel No: [00028144](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Susan Smith	Pinehurst Homes...	Applicant		Active
	EBBS, WILLIAM A	Pinehurst Homes...	Applicant		Active
	Pinehurst Homes, Inc.	Pinehurst Homes...	Permit Holder	Mailing, PO Box 3190 N...	Active
	William Ebbs		Contact		Active

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

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

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

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

Balance: [\\$0.00](#)

Custom Fields:	GENERAL INFORMATION	Type of Work	Existing Use
	Description of Changes to the Structure	Addition	Single Family Low Density
	see attached	Includes Demolition?	Includes Tree Removal?
	Proposed Use	Yes	No
	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
Board & Batten/Brick	Tan Brown	Board & Batten/ Brick	Revere Pewter HC172

REAR ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
Board & Batten	Tan Brown	Board & Batten	Revere Pewter HC 172

RIGHT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
Board & Batten	Tan Brown	Board & Batten	Revere Pewter HC172

LEFT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
Board & Batten	Tan Brown	Board & Batten	Revere Pewter HC172

TRIM			
Existing Material	Existing Color	Proposed Material	Proposed Color
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WINDOWS			
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Metal	Brown	Vinyl	White

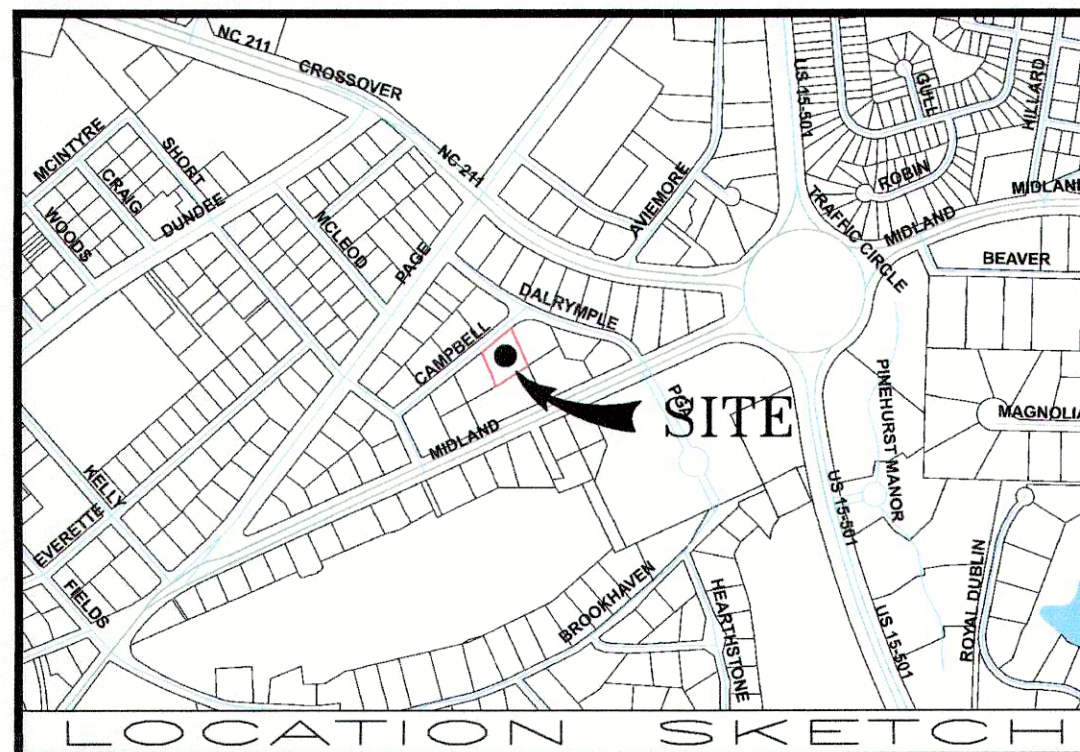
CHIMNEY			
Existing Material	Existing Color	Proposed Material	Proposed Color
Board & Batten	Tan Brown	Board & Batten	Revere Pewter HC 172

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Stucco	Tan	Stucco	Revere Pewter HC 172
FRONT DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	Mint Green	Fiberglass	Black HC 190
SHUTTERS			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
GARAGE DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Tan Brown	Metal	Black HC 190
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
Asphalt Shingle	Weathered Wood	Asphalt Shingle	Weathered Wood
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
Brick Paver	Brick	Brick Paver	Brick
DECK			
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Wood	Tan Brown	Wood	Tan Brown
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
Gravel	Tan Brown	Gravel	Tan Brown
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
Glass	Clear	Glass	Clear
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
Gravel	Tan Brown	Gravel	Tan Brown
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
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	Historic Review		Approved	05/11/2023	Maria Carpenter
	Planning Review		Approved	05/11/2023	Maria Carpenter
	Review Consolidation		Review Complete	05/11/2023	Maria Carpenter
	HPC Public Hearing Notice		HPC Hearing ...	05/11/2023	Maria Carpenter
	Property Owner Notific...		Complete	05/11/2023	Maria Carpenter
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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	Ebbs Res. H-2 Demo. PL...	PLN_HIST	Plan	Demolition Plan	application/pdf	Uploac
	Ebbs Res. H-3 Add. Ren...	PLN_HIST	Plan	Addition/Renovation...	application/pdf	Uploac
	Ebbs Res. H-4 Exter. E...	PLN_HIST	Building Elevat...	Exterior Elevations	application/pdf	Uploac
	Ebbs Res. H-5 Wall Sec...	PLN_HIST	Plan	Garage Addition Fou...	application/pdf	Uploac
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	Exterior pic f.jpg	PLN_HIST	Photo	Photo of left side ...	image/jpeg	Uploac
	Exterior pic l.jpg	PLN_HIST	Photo	Photo of back side ...	image/jpeg	Uploac
	Exterior pics p.jpg	PLN_HIST	Photo	photo of right side...	image/jpeg	Uploac
	Survey 4-21-23.pdf	PLN_HIST	Site Plan	Site plan for 40 Ca...	application/pdf	Uploac
	Landscaping 4.25.23.pdf	PLN_HIST	Plan	Landscaping Plan	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:						


**POST-CONSTRUCTION
AREA IN:**

ADDITION=639 sq.ft.±
HOUSE=4,191 sq.ft.±
DRIVE =4670 sq.ft.±
WALK =2,225 sq.ft.±
TOTAL IMPERVIOUS=11,432 sq.ft.±

TOTAL IMPERVIOUS=11,725 sq.ft.± =28.7% COVERAGE BY
40,796 SQ FT OF LOT IMPERVIOUS SURFACE

I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:

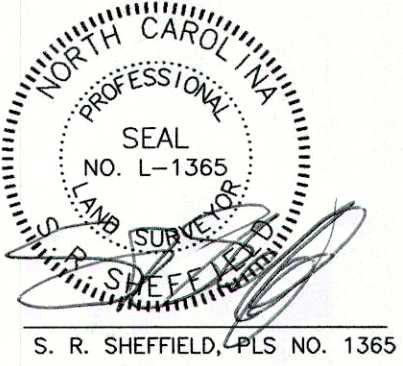
I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 5239, PAGE 199
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

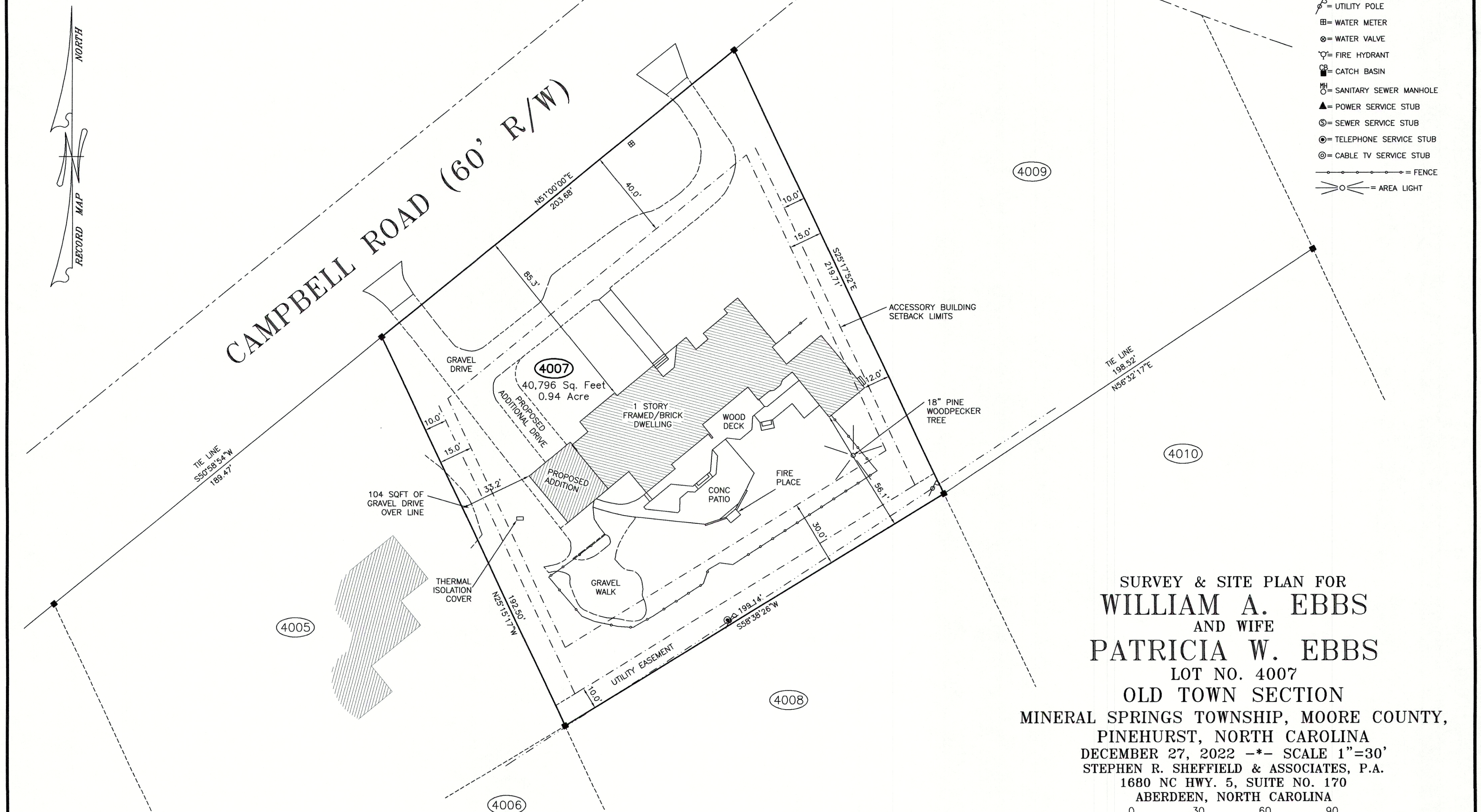
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

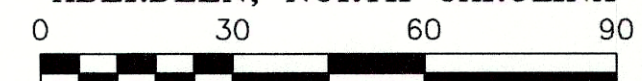


DATE: APRIL 21, 2023

- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - ~ = SQUARE FOOTAGE
 - ⊙ = UTILITY POLE
 - ⊞ = WATER METER
 - ⊕ = WATER VALVE
 - ⊙ = FIRE HYDRANT
 - ⊞ = CATCH BASIN
 - ⊙ = SANITARY SEWER MANHOLE
 - ▲ = POWER SERVICE STUB
 - ⊙ = SEWER SERVICE STUB
 - ⊙ = TELEPHONE SERVICE STUB
 - ⊙ = CABLE TV SERVICE STUB
 - = FENCE
 - ⊙ = AREA LIGHT



SURVEY & SITE PLAN FOR
WILLIAM A. EBBS
AND WIFE
PATRICIA W. EBBS
LOT NO. 4007
OLD TOWN SECTION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
DECEMBER 27, 2022 -- SCALE 1"=30'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



REVISED: 04-21-2023 TO ADD PROPOSED CONSTRUCTION TO SITE PLAN.
REVISED: 12-28-2022 TO CORRECT NAME OF THERMAL ISOLATION COVER.

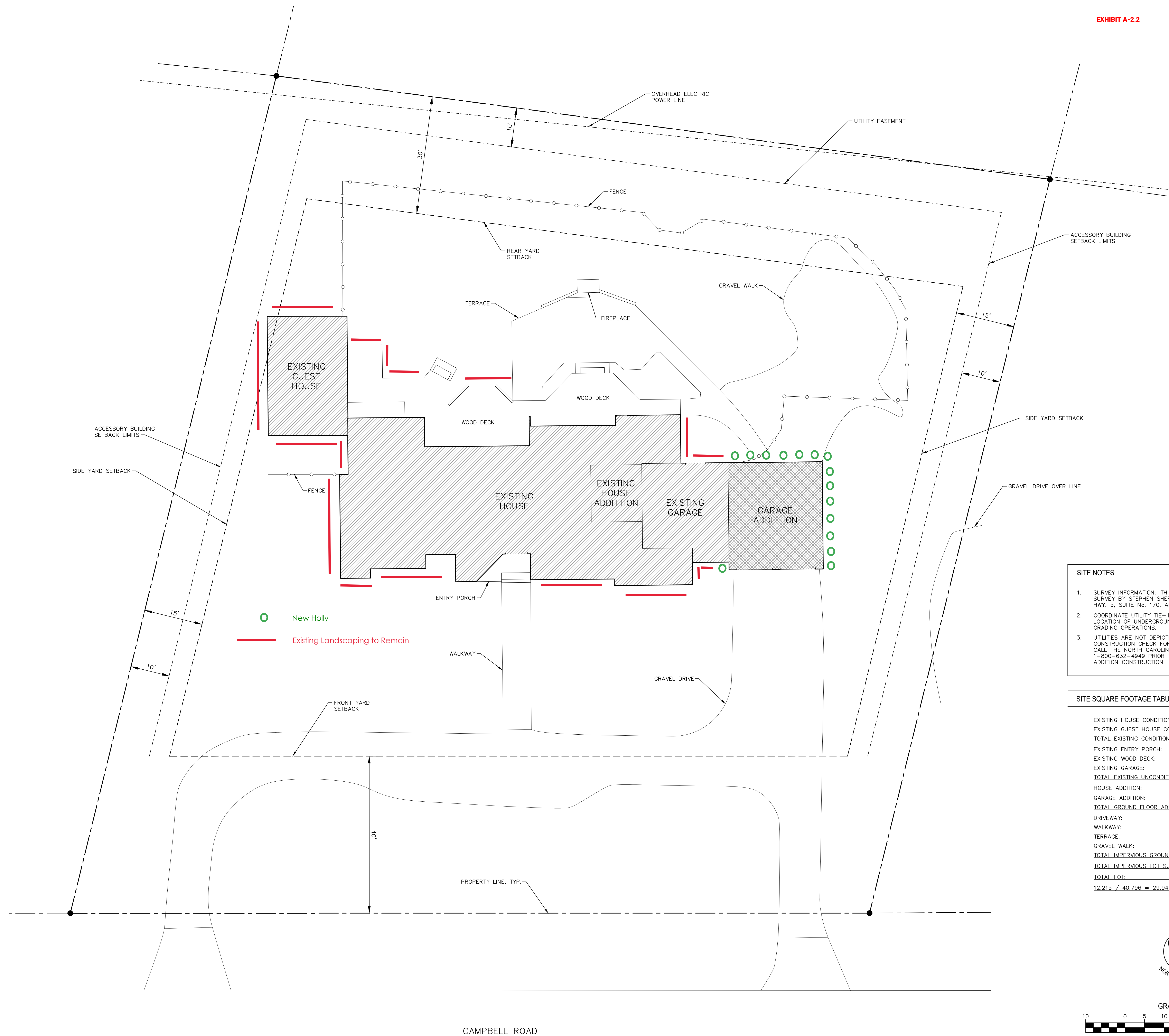
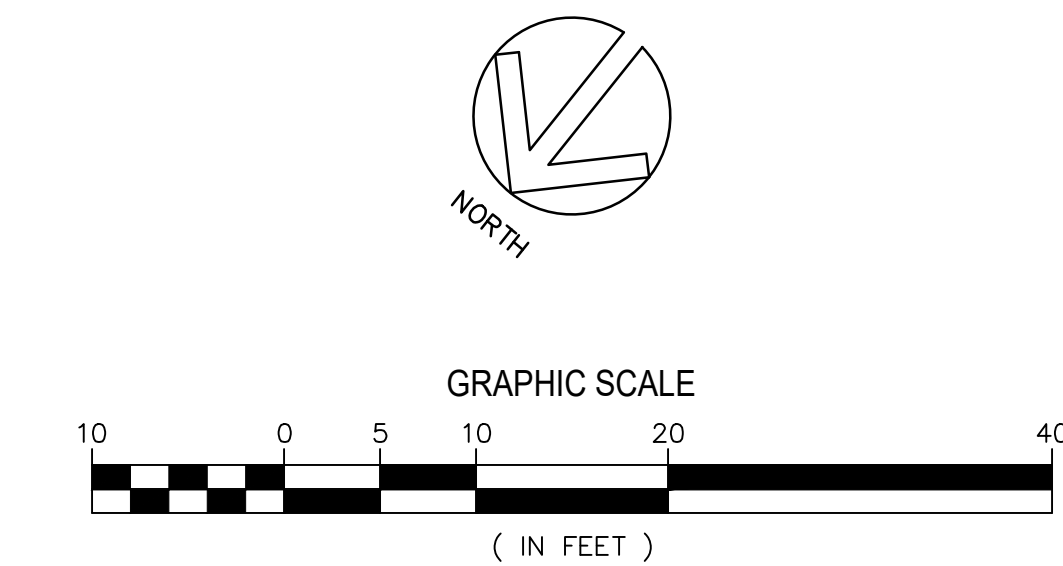


EXHIBIT A-2.2

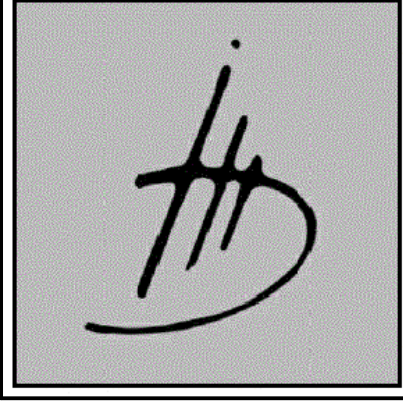
- SITE NOTES**
1. SURVEY INFORMATION: THIS SITE PLAN WAS BASED UPON SURVEY BY STEPHEN SHEFFIELD & ASSOCIATES, P.A., 1680 NC HWY. 5, SUITE No. 170, ABERDEEN, N.C.. DECEMBER 27, 2022.
 2. COORDINATE UTILITY TIE-INS TO EXISTING UTILITY LINES. VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CLEARING AND GRADING OPERATIONS.
 3. UTILITIES ARE NOT DEPICTED HEREIN. BEFORE COMMENCING WITH CONSTRUCTION CHECK FOR LOCATION OF UNDERGROUND UTILITIES. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 OR 1-800-632-6849 PRIOR TO ANY EXCAVATION, DEMOLITION OR ADDITION CONSTRUCTION

SITE SQUARE FOOTAGE TABULATION:

EXISTING HOUSE CONDITIONED:	2,644 GROSS S.F.
EXISTING GUEST HOUSE CONDITIONED:	618 GROSS S.F.
<u>TOTAL EXISTING CONDITIONED:</u>	<u>3,262 GROSS S.F.</u>
EXISTING ENTRY PORCH:	75 S.F.
EXISTING WOOD DECK:	968 S.F.
EXISTING GARAGE:	527 GROSS S.F.
<u>TOTAL EXISTING UNCONDITIONED:</u>	<u>1,571 GROSS S.F.</u>
HOUSE ADDITION:	153 GROSS S.F.
GARAGE ADDITION:	648 GROSS S.F.
<u>TOTAL GROUND FLOOR ADDITIONS:</u>	<u>801 GROSS S.F.</u>
DRIVEWAY:	4,086 S.F.
WALKWAY:	274 S.F.
TERRACE:	838 S.F.
GRAVEL WALK:	1,383 S.F.
<u>TOTAL IMPERVIOUS GROUND SURFACES:</u>	<u>6,581 S.F.</u>
<u>TOTAL IMPERVIOUS LOT SURFACES:</u>	<u>12,215 S.F.</u>
<u>TOTAL LOT:</u>	<u>(0.94 ACRES) 40,796 S.F.</u>
<u>12,215 / 40,796 = 29.94% IMPERVIOUS SURFACES</u>	



101 SITE PLAN SCALE: 1" = 10'-0"



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mark.drafting@yahoo.com

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EBBS RESIDENCE
40 CAMPBELL ROAD, PINEHURST, NORTH CAROLINA

- SITE PLAN
- SCALE : 1" = 10'-0"
- DATE : 3 / 29 / 2023
- DRAWING NO. :

S-1



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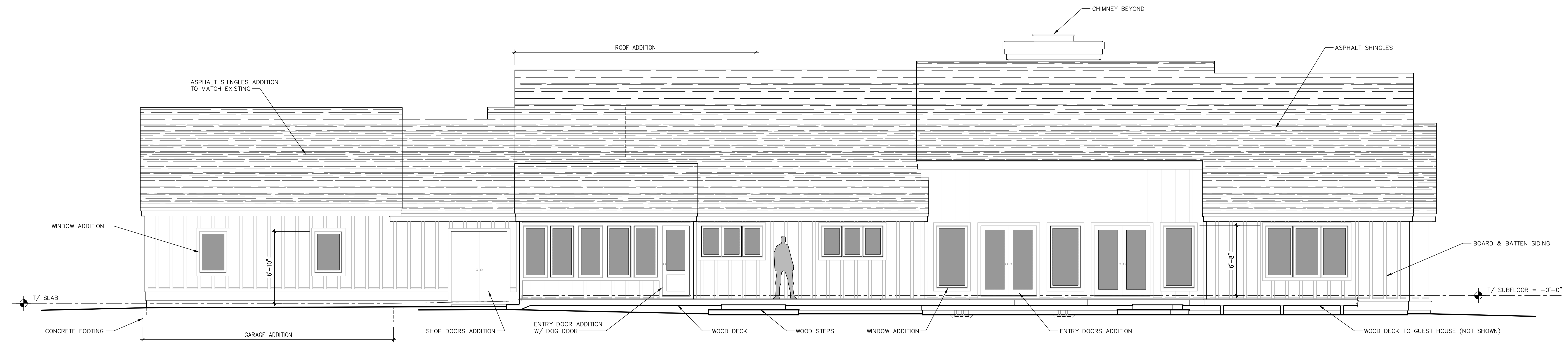
PINEHURST HOMESSM

EBBS RESIDENCE
40 CAMPBELL ROAD, PINEHURST, NORTH CAROLINA

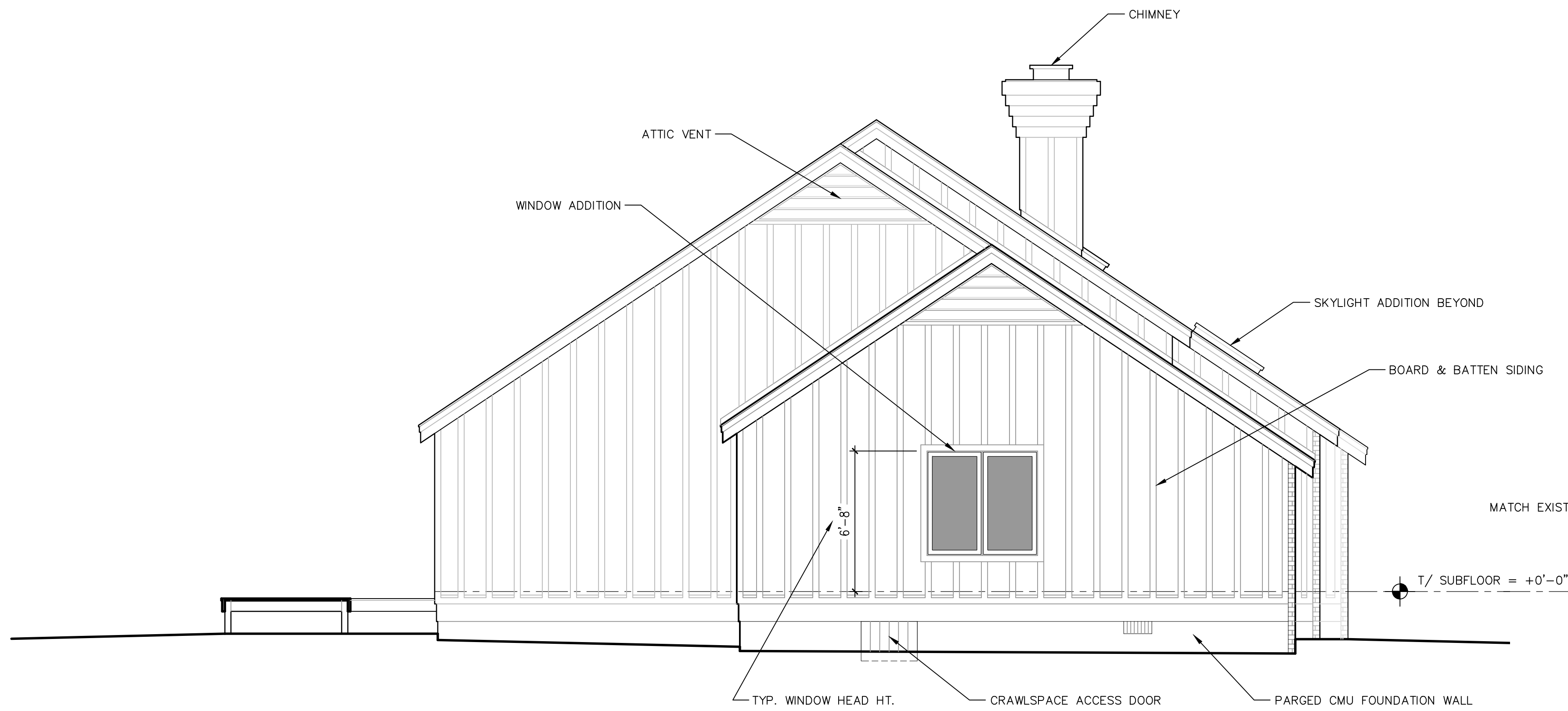
• EXTERIOR ELEVATIONS
• SCALE : $\frac{1}{4}" = 1'-0"$
• DATE : 3 / 29 / 2023

• DRAWING NO. :

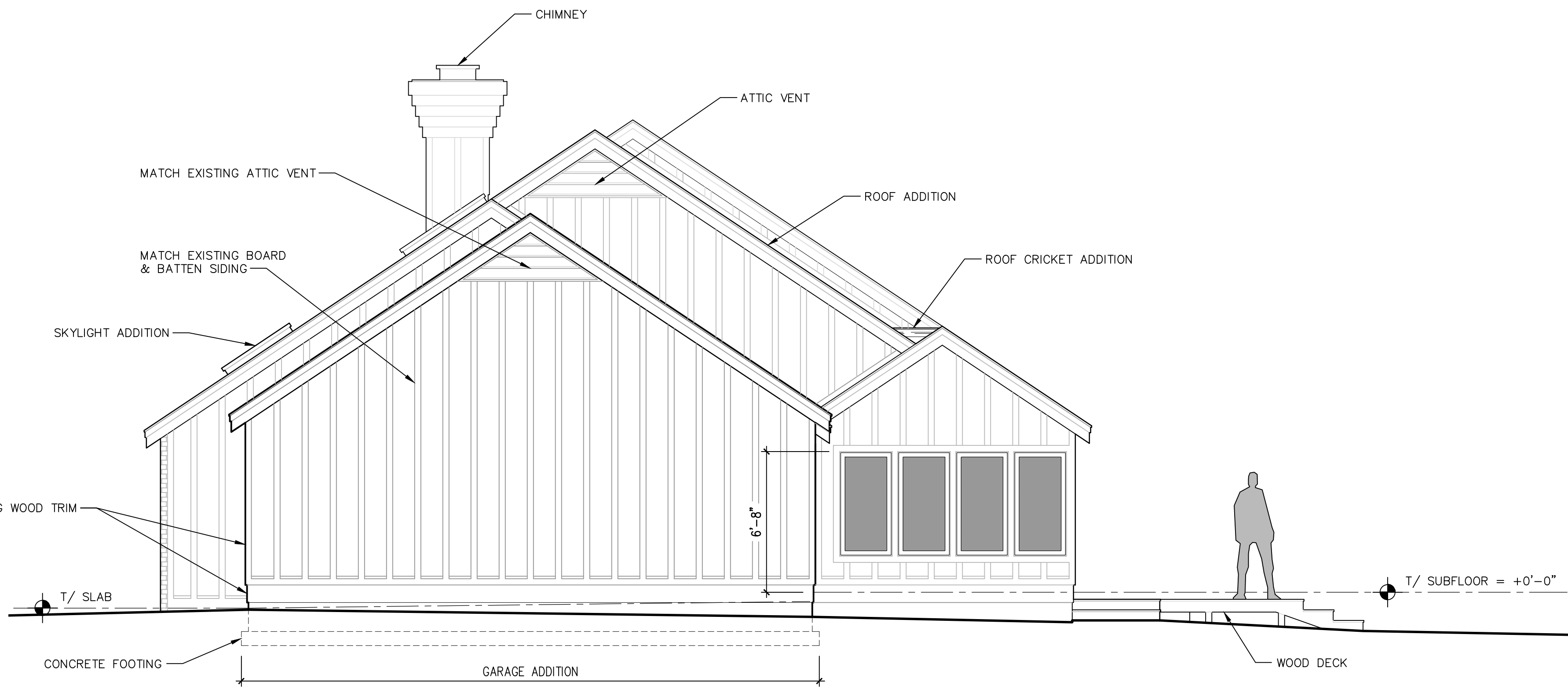
H-4



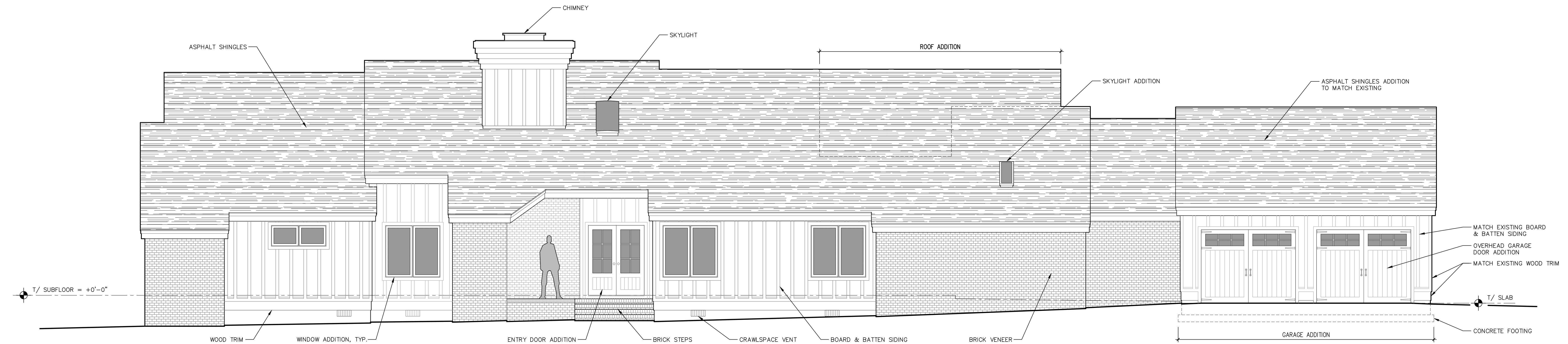
401 SOUTH ELEVATION



402 EAST ELEVATION



403 WEST ELEVATION



404 NORTH ELEVATION

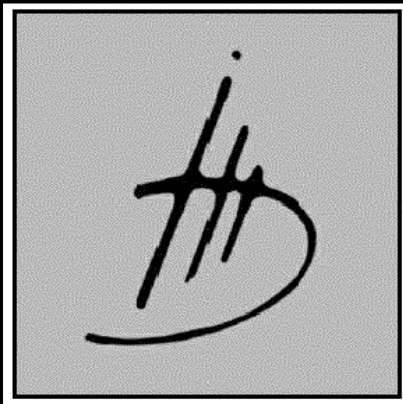
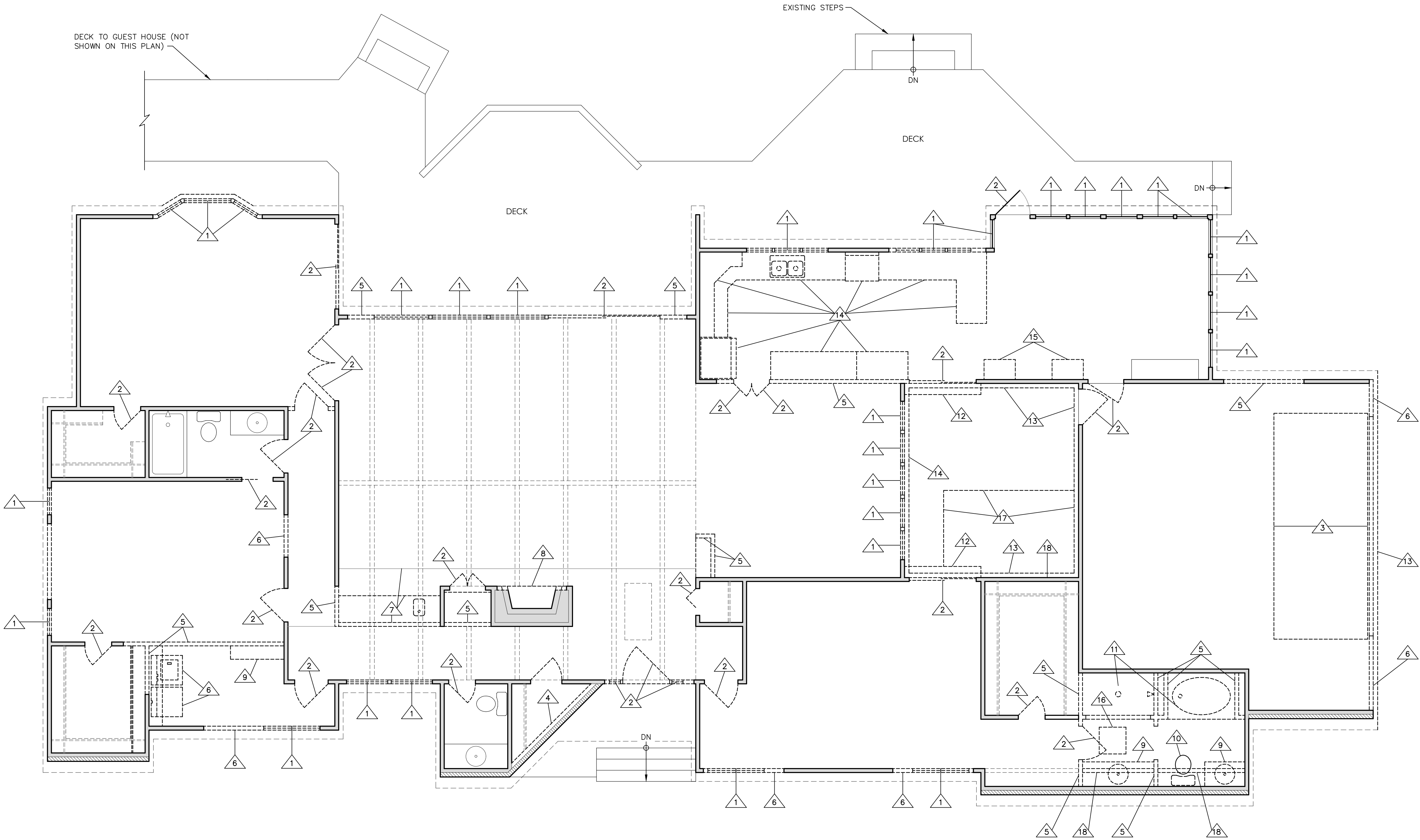
GENERAL DEMOLITION NOTES

- 1. BEFORE REMOVING ANY WALLS REMOVE SHEET ROCK AND VERIFY LOAD BEARING WALLS, BEAMS & POINT LOADS THROUGH TO FOUNDATION SUPPORT BELOW.
- 2. NO ARCHITECTURAL OR STRUCTURAL ANALYSIS IS PROVIDED, OR IMPLIED, IN THE DRAWINGS HEREIN.
- 3. GENERAL CONTRACTOR SHALL VERIFY ALL LOADS INCURRED THROUGH THE ADDITION AND RENOVATION WORK.
- 4. BEAM VENDOR SHALL PROVIDE ANALYSIS & VERIFICATION OF BEAM ADDITION DIMENSIONS.
- 5. REMOVE ALL SPEAKERS IN WALLS AND CEILINGS THROUGHOUT THE HOUSE & RETURN TO OWNER..

KEYED DEMOLITION NOTES

EXHIBIT A-3.2

- 1 REMOVE WINDOW, FRAME & ALL ASSOCIATED HARDWARE.
- 2 REMOVE DOOR(S), FRAME & ALL ASSOCIATED HARDWARE & SECTIONS OF WALL WHERE REQUIRED..
- 3 REMOVE GARAGE DOOR, FRAME & ALL ASSOCIATED HARDWARE.
- 4 REMOVE SHEETROCK TO PREPARE WALL FOR INSULATION & SHEETROCK ADDITIONS.
- 5 REMOVE SECTION OF WALL TO ACCOMMODATE RENOVATION / ADDITIONS.
- 6 REMOVE WASHER AND DRYER AND INSTALL AT LAUNDRY ROOM ADDITION.
- 7 REMOVE WET BAR AND LOW WALL. IF NO BRICK FLOORING IS FOUND UNDER THE WET BAR REMOVE ALL OF THE BRICK FLOORING AND PREPARE AREA FOR ENGINEERED WOOD FLOORING ADDITION.
- 8 REMOVE AS MUCH BRICK AT FIREPLACE AS REQUIRED FOR INFILL OF WOOD FINISH TO MATCH ADJACENT EXISTING WALL.
- 9 REMOVE VANITY AND / OR SHELVING.
- 10 REMOVE TOILET.
- 11 REMOVE TUB AND SHOWER.
- 12 REMOVE MASONRY STEP.
- 13 REMOVE SECTION OF ROOF TO ACCOMMODATE RENOVATION / ADDITIONS.
- 14 REMOVE ALL KITCHEN COUNTERS, CABINETS, APPLIANCES AND ALL ASSOCIATED HARDWARE.
- 15 REMOVE CABINETS AND RETURN TO OWNER.
- 16 REMOVE SKYLIGHT.
- 17 REMOVE HARDSCAPE AT TERRACE AND EXCAVATE AS REQUIRED FOR ACCESS TO WASHER / DRYER PIPES AS REQUIRED AFTER RENOVATION / ADDITIONS..
- 18 REMOVE SECTION OF FOUNDATION WALL AS REQUIRED TO ALLOW FOR ACCESS TO ADDITON CRAWLSPACE.



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EBBS RESIDENCE
40 CAMPBELL ROAD, PINEHURST, NORTH CAROLINA

• DEMOLITION FLOOR PLAN
• SCALE : 1/4" = 1'-0"
• DATE : 3 / 29 / 2023

• DRAWING NO. :

H-2

DOOR SCHEDULE

SYMBOL	SIZE (WxH)	TYPE	NOTES
(A)	2'-0" x 6'-8"	INTERIOR DOOR	
(B)	2'-6" x 6'-8"	INTERIOR DOOR	
(C)	2'-6" x 6'-8"	INTERIOR DOOR	
(D)	2'-0" x 6'-8"	INTERIOR DOOR	
(E)	2'-6" x 6'-8"	INTERIOR POCKET DOOR	
(F)	2'-0" x 6'-8"	INTERIOR DOOR	
(G)	2'-6" x 6'-8"	INTERIOR DOOR	
(H)	2'-8" x 6'-8"	EXTERIOR DOOR	FULLY GLAZED
(I)	(2)2'-8" x 6'-8"	EXTERIOR DOOR PAIR	FULLY GLAZED
(J)	(2)2'-8" x 6'-8"	EXTERIOR DOOR PAIR	FULLY GLAZED
(K)	(2)1'-6" x 6'-8"	INTERIOR DOOR PAIR	
(L)	2'-0" x 6'-8"	INTERIOR DOOR	
(M)	2'-4" x 6'-8"	INTERIOR DOOR	
(N)	(2)2'-8" x 6'-8"	EXTERIOR ENTRY DOORS	PARTIALLY GLAZED
(O)	2'-0" x 6'-8"	INTERIOR DOOR	

SYMBOL	SIZE (WxH)	TYPE	NOTES
(P)	2'-6" x 6'-8"	INTERIOR DOOR	
(Q)	2'-0" x 6'-8"	INTERIOR DOOR	
(R)	2'-6" x 6'-8"	INTERIOR POCKET DOOR	
(S)	2'-0" x 6'-8"	INTERIOR DOOR	
(T)	2'-4" x 6'-8"	INTERIOR DOOR	
(U)	2'-6" x 6'-8"	INTERIOR DOOR	
(V)	2'-6" x 6'-8"	INTERIOR POCKET DOOR	
(W)	2'-4" x 6'-8"	INTERIOR POCKET DOOR	
(X)	2'-6"+/- x 6'-8"	EXTERIOR DOOR	PARTIALLY GLAZED W/ DOG DOOR
(Y)	2'-8" x 6'-8"	INTERIOR DOOR	INSULATED
(Z)	(2)2'-8" x 6'-8"	EXTERIOR DOOR PAIR	INSULATED
(Z1)	9'-0" x 7'-0"	OVERHEAD GARAGE DOOR	PARTIALLY GLAZED
(Z2)	9'-0" x 7'-0"	OVERHEAD GARAGE DOOR	PARTIALLY GLAZED

WINDOW SCHEDULE

SYMBOL	R.O. SIZE (WxH)	TYPE	NOTES
(W-1)	3'-0" x 6'-0"	CASEMENT	
(W-2)	(2)2'-8" x 5'-0"	MULLED CASEMENTS	VERIFY EGRESS @ BEDROOMS
(W-3)	(3)2'-8" x 5'-0"	MULLED CASEMENTS	VERIFY EGRESS @ BEDROOM
(W-4)	(2)2'-8" x 2'-0"	MULLED AWNING	
(W-5)	2'-8" x 4'-0"	CASEMENT	
(W-6)	(3)2'-0" x 3'-0"	MULLED CASEMENTS	
(W-7)	2'-1"+/- x 5'-0"+/-	CASEMENT	VERIFY W/ EX. ROUGH OPENING
(W-8)	2'-3"+/- x 5'-0"+/-	CASEMENT	VERIFY W/ EX. ROUGH OPENING
(W-9)	2'-6"+/- x 5'-0"+/-	CASEMENT	VERIFY W/ EX. ROUGH OPENING

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FRAMING.
- VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC.S OF PRODUCT SELECTED.
- ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.
- G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.
- VERIFY IF BEAM IS REQUIRED AFTER DEMOLITION WORK. IF POSSIBLE INSTALL BOTTOM OF BEAM COPLANAR WITH KITCHEN CEILING TO ALLOW FOR A FINISHED FLAT CLING THROUGHOUT KITCHEN & DINING ROOM AREA.

RENOVATION / ADDITIONS SQUARE FOOTAGE

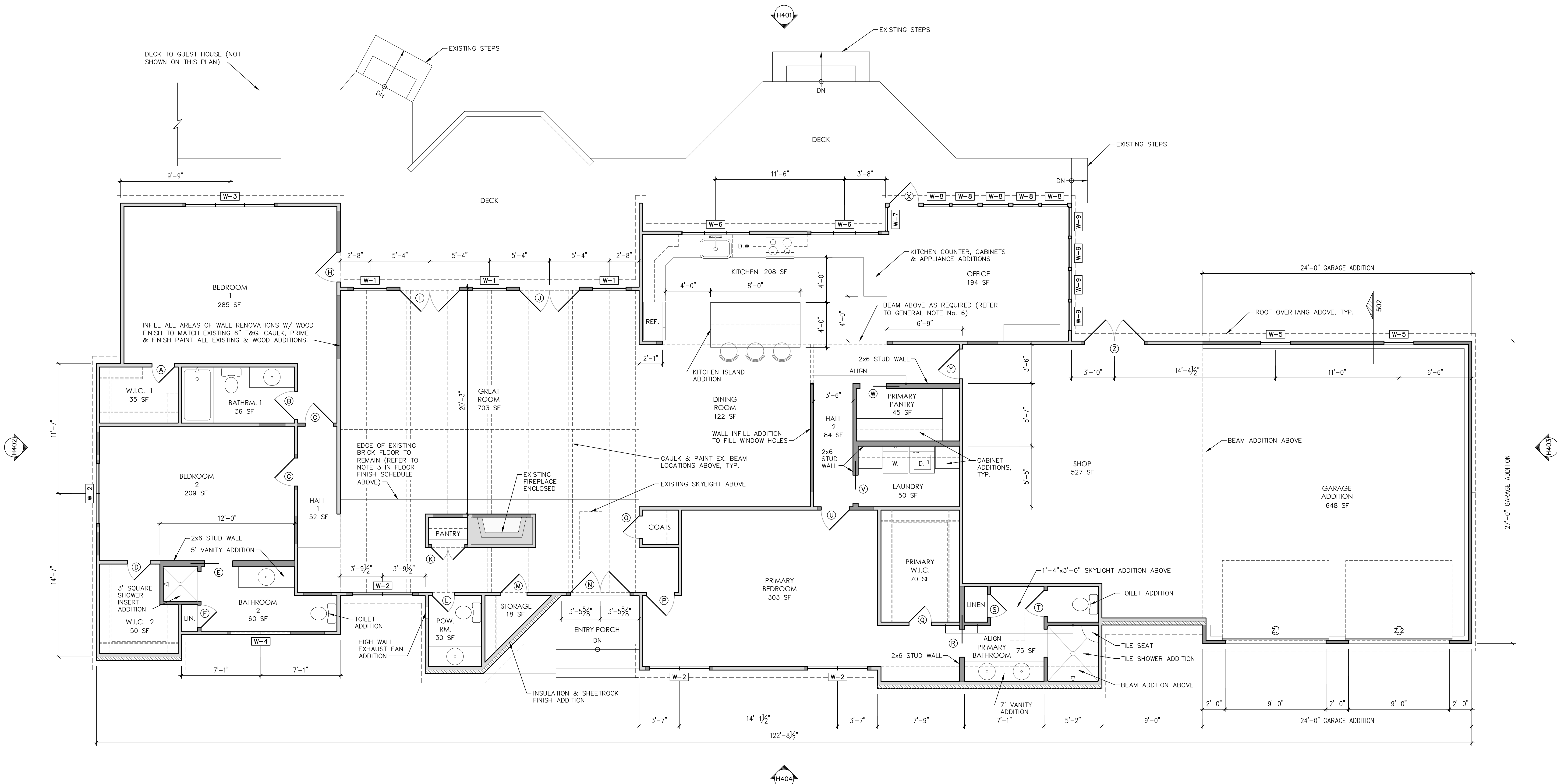
EXISTING HOUSE CONDITIONED:	2,644 GROSS S.F.
EXISTING GUEST HOUSE CONDITIONED:	618 GROSS S.F.
LAUNDRY, HALL, PANTRY ADDITION:	153 GROSS S.F.
TOTAL CONDITIONED:	3,415 GROSS S.F.
EXISTING ENTRY PORCH:	75 S.F.
EXISTING WOOD DECK:	969 S.F.
EXISTING GARAGE (RENOVATED TO SHOP):	527 GROSS S.F.
GARAGE ADDITION:	648 GROSS S.F.
TOTAL UNCONDITIONED:	2,219 GROSS S.F.
TOTAL GROUND FLOOR:	5,634 GROSS S.F.

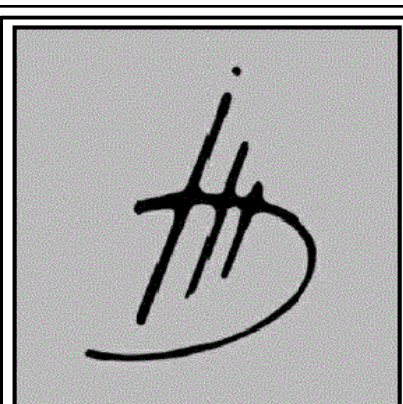
FLOOR FINISH SCHEDULE

- ENGINEERED HARDWOOD THROUGHOUT, EXCEPT AS NOTED BELOW.
- CERAMIC TILE FOR BATHROOM'S 1, 2 & PRIMARY BATHROOM
- ENGINEERED HARDWOOD TO REPLACE BRICK AT GREAT ROOM IF BRICK IS NOT UNDER EXISTING WET BAR TO BE REMOVED.

WINDOW NOTES

- INSTALL SELF-ADHESIVE BUTYL FLASHING TAPE SHINGLE STYLE AT ALL EDGES OF WINDOW OPENINGS TO SHED WATER AWAY FROM THE WALL INTERIOR.
- PROVIDE FIBERGLASS SCREENS AT ALL OPERABLE WINDOWS.
- VERIFY WINDOW ROUGH OPENINGS WITH ACTUAL PRODUCT USED. ADJUST DIMENSIONS OF ADJACENT WINDOW CENTERLINES AS REQUIRED.
- VERIFY WINDOWS IN BEDROOMS COVER ALL EGRESS REQUIREMENTS.
- VERIFY ROUGH OPENINGS SHOWN WITH ROUGH OPENINGS OF WINDOW MFR..





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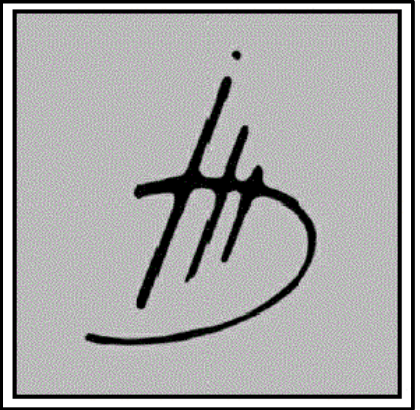
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PINEHURST HOMES
40 CAMPBELL ROAD, PINEHURST, NORTH CAROLINA

• RENOVATION / ADDITION FLOOR PLAN
• SCALE: 1/8" = 1'-0"
• DATE: 3 / 29 / 2023

• DRAWING NO. :

H-3



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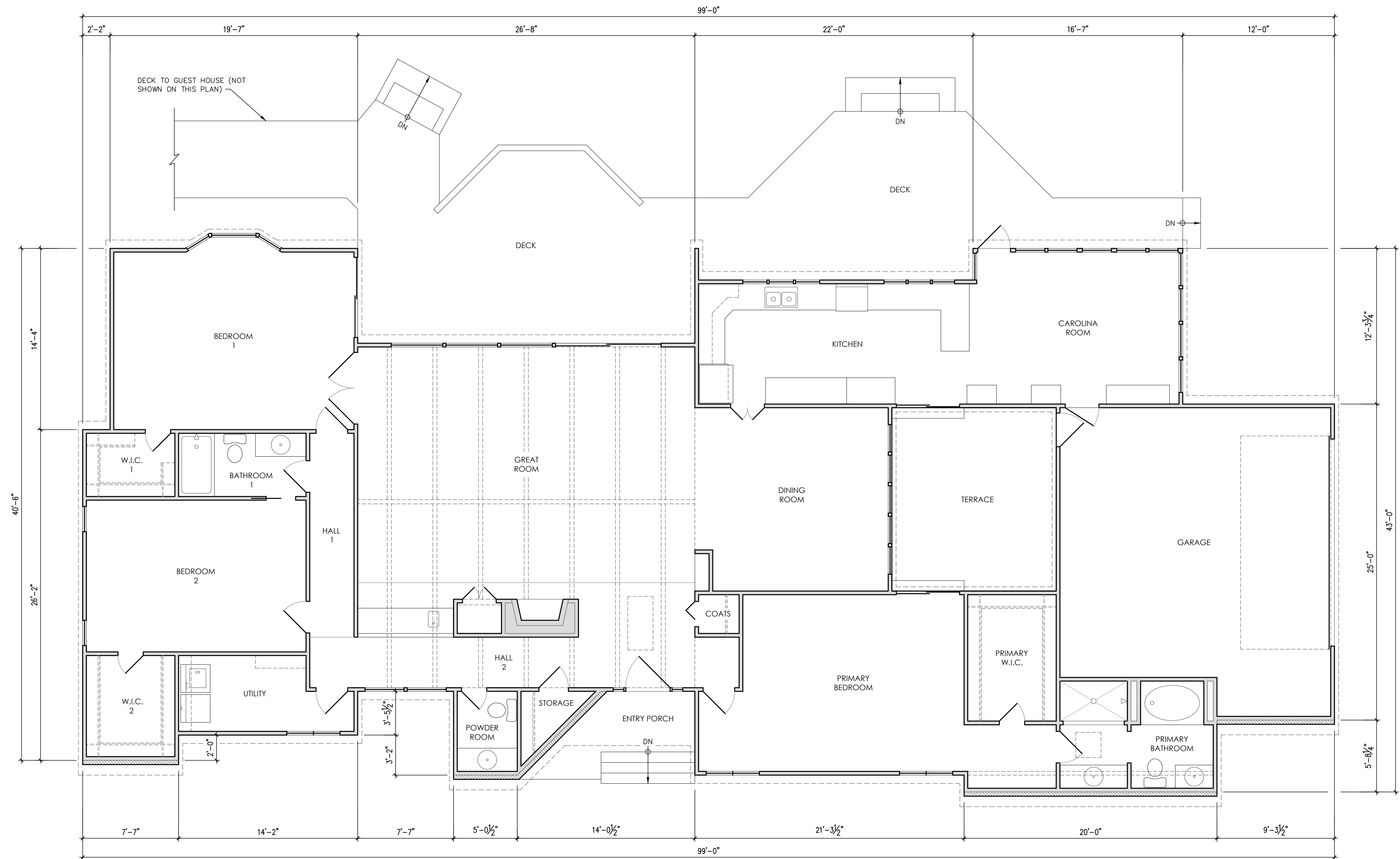


EBBS RESIDENCE
40 CAMPBELL ROAD, PINEHURST, NORTH CAROLINA

• EXISTING FLOOR PLAN
• SCALE : $\frac{1}{4}" = 1'-0"$
• DATE : 3 / 29 / 2023

• DRAWING NO. :

H-1



EXISTING SQUARE FOOTAGE

EXISTING HOUSE CONDITIONED:	2,644 GROSS S.F.
EXISTING GUEST HOUSE CONDITIONED:	618 GROSS S.F.
TOTAL EXISTING CONDITIONED:	3,262 GROSS S.F.
EXISTING ENTRY PORCH:	75 S.F.
EXISTING WOOD DECK:	968 S.F.
EXISTING GARAGE:	527 GROSS S.F.
TOTAL EXISTING UNCONDITIONED:	1,570 GROSS S.F.
TOTAL GROUND FLOOR EXISTING:	4,832 GROSS S.F.



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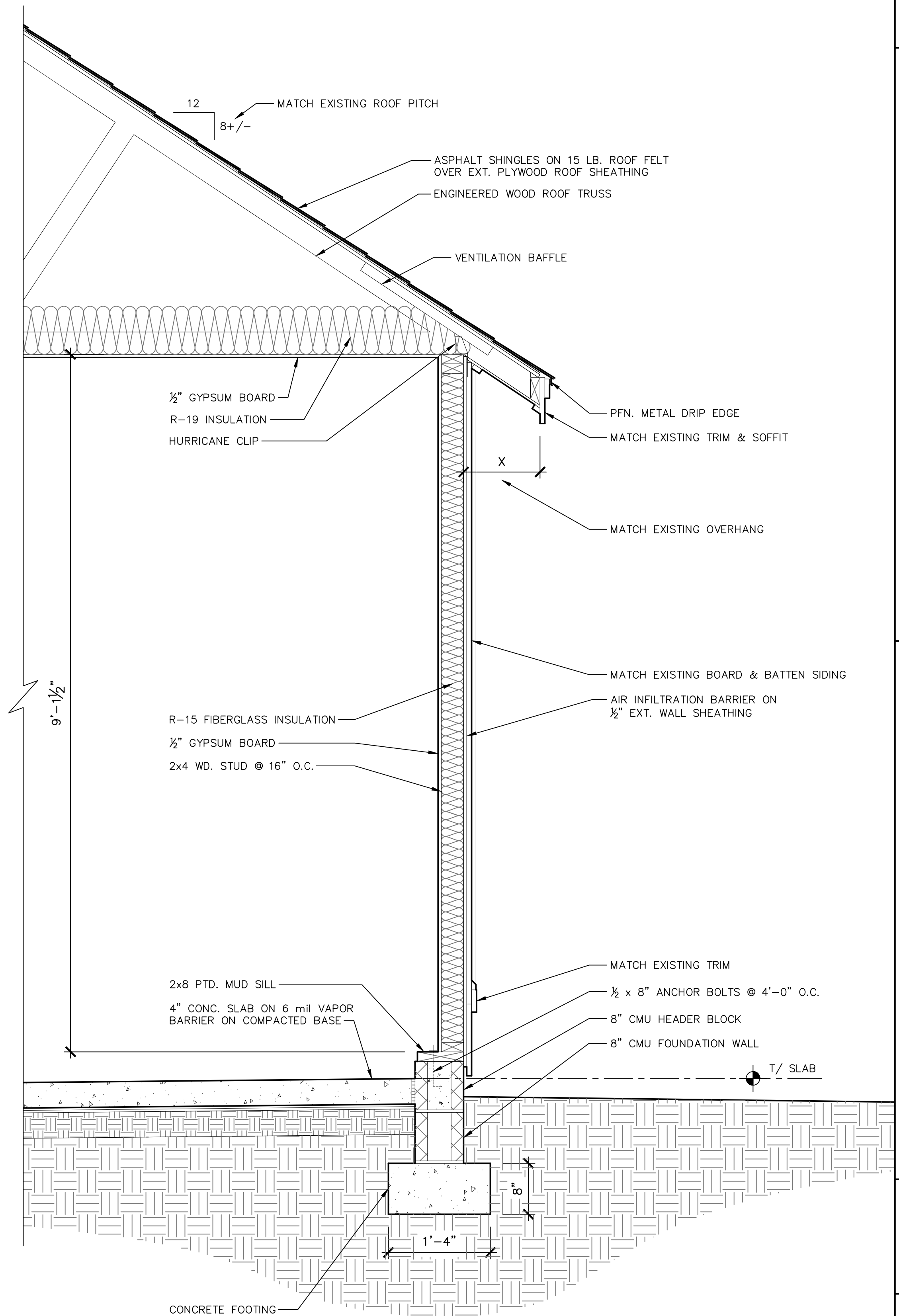


EBBS RESIDENCE

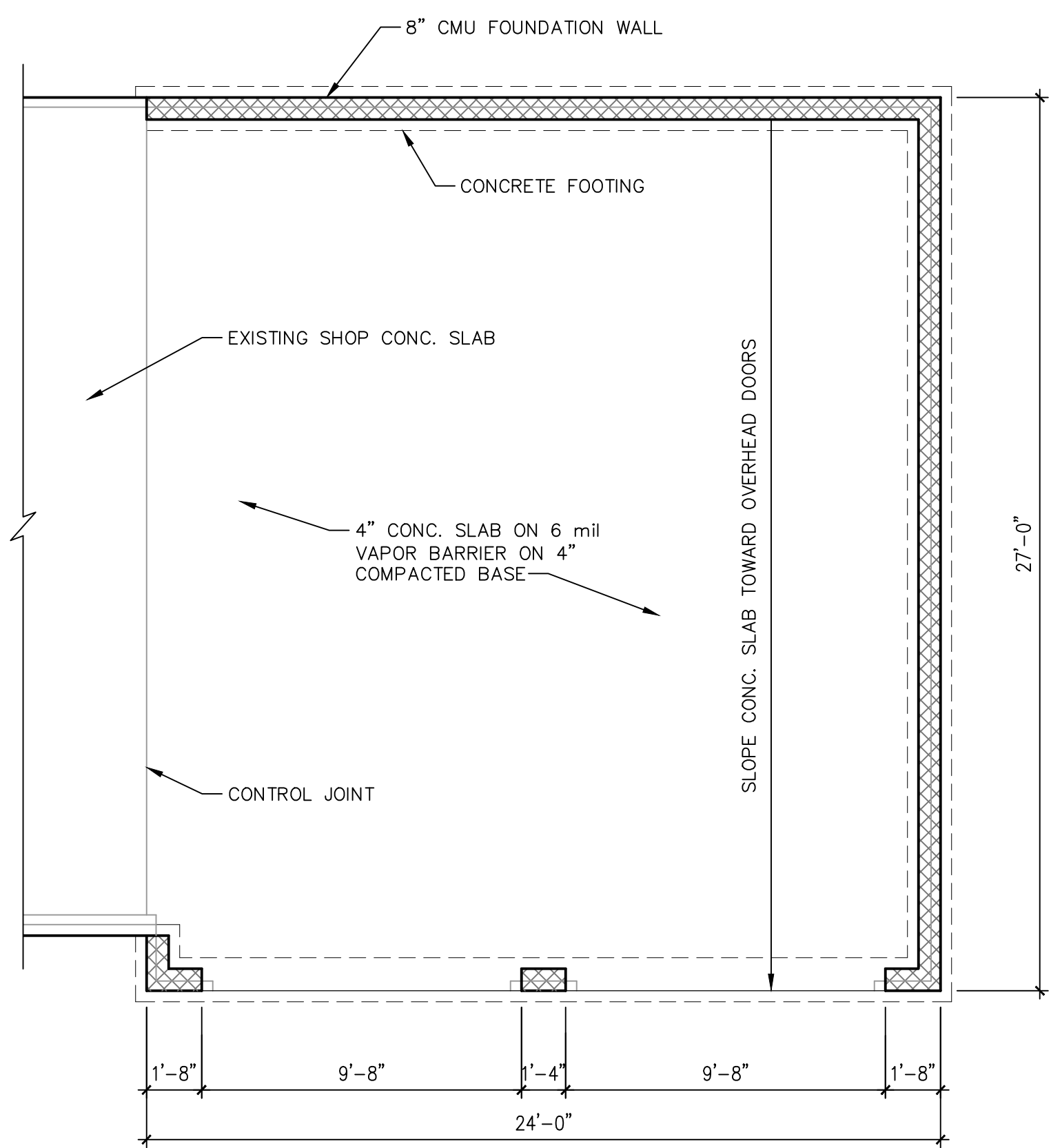
WALL SECTION /
GARAGE ADDITION
FOUNDATION PLAN
SCALE : AS NOTED
DATE : 3 / 29 / 2023

DRAWING NO. :

H-5

EXHIBIT A-3.5

502 GARAGE ADDITION WALL SECTION SCALE: 1" = 1'-0"



502 GARAGE ADDITION FOUNDATION PLAN

FOUNDATION NOTES

1. ALL CONTINUOUS WALL FOOTINGS ARE 8"x1'-4" FOR ONE STORY HOUSES.
2. ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.

FRAMING CONSTRUCTION NOTES

1. ALL BEAMS MUST HAVE (3) 2x4 JACK STUDS UNDER EACH END SUPPORT.
2. LOAD BEARING PARTITIONS, JACK STUDS, BEAMS AND COLUMN SUPPORTS MUST BE SOLIDLY BLOCKED THROUGH FLOORS TO FOUNDATION SUPPORT BELOW. TJ'S AND FLOOR SHEATHING SHALL NOT CARRY CONCENTRATED POINT LOADS. PROVIDE DOUBLE FLOOR JOISTS UNDER PARTITION WALLS (AS DIMENSIONED ON PLANS) PARALLEL TO FLOOR FRAMING MEMBERS THAT DO NOT LAND ON FLOOR FRAMING SPACING.

501 GARAGE ADDITION FOUNDATION PLAN SCALE: $\frac{1}{4}" = 1'-0"$











PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: May 12, 2023
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
MAY 25, 2023 MEETING
04/16/23 – 05/11/23**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2023-00189	Exterior Paint Color from approved color palette (OC-24 Wind's Breath)	04/27/2023	04/27/2023	204 Dundee Rd.	Mark and Pam Markiewicz
COA-2023-00197	Generator	05/01/2023	05/02/2023	120 Palmetto Rd.	Steve and Traci Baxter
COA-2023-00203	Relocation of windows and doors on side and rear elevations	05/04/2023	05/05/2023	190 Linden Rd.	Cassandra Dunson