HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, APRIL 25TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Richard Vincent, Chair		Pamela Graham, Planning Supervisor
Cara Mathis, Vice Chair		Michael Mandeville, Senior Planner
Roxanne Vaitkus		Maria Carpenter, Planner
David Herring		Shelby Grow, Administrative Specialist
Angelique Fabiani		Josh Dockery, IT Systems Specialist

Approximately 2 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:02 PM.

II. Approval of Minutes

A. 03-28-2024 Regular Meeting Minutes

Ms. Vaitkus moved to approve with revisions the minutes of the March 28th, 2024, Meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0.

Amendments to minutes: Remove the sentence from paragraph 3 page 4 "Mr. Herring stated he agreed replacing the roof with asphalt shingles to bring it up to code was necessary but did not feel that the design was New England style, more farmhouse."

Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff.

Ms. Fabiani arrived at the meeting at 4:06 PM.

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

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

Ms. Graham, Ms. Carpenter, and Mr. Mandeville were sworn into the Public Hearing.

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

III. Public Hearing

A. COA-2024-00027 (97 McKenzie Rd. W.) – continued from the March 28, 2024 meeting.

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 an in-ground pool and modifications to the dwelling at 97 McKenzie Rd. W. The property is identified as Moore County PID Number 00021446. The property owners and applicants are Robert and Tracey Noble.

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

The Commission thanked Ms. Carpenter for her presentation.

Ms. Mathis and Ms. Carpenter discussed the fence being approved by staff if it were submitted as a COA Minor, but it is part of this application and will need to be considered in the decision. Ms. Mathis confirmed with Ms. Carpenter that the garage door will not have windows.

Mr. Vincent accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Herring asked for clarification on the fence style. Ms. Carpenter stated the applicants would address this question. Mr. Vincent and Ms. Carpenter discussed the changes made from the last application being the removal of the front porch, and the type of paint being used; the color will remain the same. Ms. Vaitkus asked for clarification on the removal of the proposed front porch from the plans in Exhibit A-2.3. Ms. Carpenter confirmed that the gable and post will be removed, but the stoop and brick will remain.

Mr. Robert Noble, the homeowner, was sworn into the Public Hearing.

Mr. Noble addressed the Board regarding the Romabio brand of paint that they would like to use which allows the brick to breathe, is more permeable, and is tintable to match the Seapearl approved Historic District color. Mr. Herring addressed the applicant about painting the brick and why the Commission should allow it. Mr. Noble stated it would improve the appearance of the home aesthetically. Mr. Herring asked for clarification on the three different fence examples. Mr. Noble stated that the flush post and rail was preferred, and that is the style they are proposing to use.

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Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

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

The Commission began deliberation. Mr. Herring addressed the Commission, stating he agreed with the removal of the porch and replacement of the palladium windows, but questioned whether painting the brick facade should be allowed when the guidelines say it should not be. Ms. Vaitkus discussed allowing the brick to be painted due to the age of home, being built in 1988, and the fact that there are other painted brick homes in the Historic District. Ms. Mathis stated painting the brick would make the home more congruous with Village due to the age and current style of the home. Mr. Herring asked for clarification on the light fixtures on the front of the home. Ms. Carpenter stated that light fixture replacement is defined as basic work and routine maintenance and does not require approval. The Commission discussed the light fixtures being removed from the vote as it is outside of their purview, and they will be excluding them from the approval of the application. Ms. Vaitkus clarified that the type of paint being used is also outside of the purview of the Commission but will be matched to the approved color Seapearl.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00027) and find the proposed Major Work at 97 McKenzie Rd. W. is not consistent with Historic District Standards because the Historic District Standards prohibit the painting of brick but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 5-0.

B. COA-2024-00032 (170 Palmetto Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition to the home located at 170 Palmetto Road. The property is identified as Moore County PID Number 00021141. The owners are Patrick and Mary Joy Pizzella, Trustees, and the applicant is Cribbs Construction Company, LLC.

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

The Commission thanked Ms. Graham for her presentation.

Mr. Russ Cribbs, the builder for the project, was sworn into the Public Hearing.

Mr. Cribbs had nothing further to add.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

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

The Commission had no further deliberation.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00032) and find the proposed Major Work at 170 Palmetto Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Fabiani. Approved by a vote of 5-0.

C. COA-2024-00033 (35 Laurel Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of two (2) trees greater than 12" DBH in the front of the property located at 35 Laurel Rd. The property is identified as Moore County PID Number 00030715. The property owners and applicants are Joseph and Dorathy Black.

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

The Commission thanked Mr. Mandeville for his presentation.

Ms. Fabiani asked for clarification on the 2 trees having already been removed, and Mr. Mandeville confirmed that they were. Mr. Vincent asked if there had been a requirement to replace the trees, Mr. Mandeville confirmed there has not been and it is not part of the application.

Mr. Michael & Dottie Black, the homeowners and applicants, were sworn into the Public Hearing.

Mr. Black addressed the board regarding the remodel of the home and the removal of trees, which they thought were already approved in the original plans. Mr. Black stated that one tree was leaning toward the neighbor's home and dropping sap on the cars. Ms. Fabiani asked for clarification on whether there was approval to remove the trees in the former plans from two and a half years ago. Ms. Carpenter confirmed that the removal of the trees was not in the previous plans. Ms. Black stated the original plans for the exterior remodel were quite extensive, but the landscaping plans were hand drawn and informal, and she apologized for assuming the tree removal was part of those plans. Ms. Vaitkus asked for clarification regarding the parking pad in the front of the home and whether there is available

parking behind the house. Mr. Black replied that there is no available parking in the alleyway, and the garage is used for storage and a golf cart, not large enough for a car to fit in. Mr. Black stated he intends on planting new trees that would be better suited to the area but has not drawn up plans with the landscaper yet.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

Mr. Vincent closed the evidentiary portion of the hearing.

The Commission began deliberation. Mr. Herring stated most of the large trees have been removed from the property and the removal of these two trees would not have been approved by the Commission. Ms. Graham stated that a condition could be made as a remediation to bring back the canopy by replacing the removed pine trees with a species better suited to the location. Mr. Herring and Ms. Graham discussed whether new landscape plans could be submitted, and then a decision could be made by the Commission after review. Mr. Vincent stated he believed this to be an honest mistake with no mal-intent but agreed that 50-year-old trees cannot be replaced, adding that a new landscape plan feels a little heavy as a requirement due to the massive improvements already made over the last two and half years to the landscape and the home, and a new landscape plan is not going to solve the problem of replacing the canopy that was diminished and should not be required. Ms. Mathis asked whether they could be replaced with new pine trees that would create a canopy in 50-100 years. Mr. Herring stated it is common practice in construction to replace trees that have been removed, and something should be planted to remediate the damage that has been done to the canopy. Mr. Vincent stated that adding certain plantings will block the view of the home that has been recently renovated. The Commission and Staff discussed planting two new pines at a different location on the property where sap will not impact the vehicles. Ms. Graham added that Staff could look at this proposal for remediation on account of the public hearing having been closed. The Commission discussed a non-punitive remediation by replacing the pines with two semi-mature trees of a different species to uphold the vision of Pinehurst and the Olmstead plans to protect street facing trees which would benefit future citizens of Pinehurst. Mr. Herring and Ms. Graham discussed re-opening the evidentiary portion of the hearing so the Commission could speak with the applicants directly.

Mr. Herring moved to re-open the evidentiary portion of the hearing. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

Mr. Black stated that they have put a lot of effort into the renovation of the home and landscape with no ill intent regarding the tree removal and agreed to discuss this with his landscaper to determine which species would be best suited for replacement, and confirmed with the Commission that two trees would be re-planted in good faith. The Commission discussed not being able to enforce this

condition, but afraid it will set a precedent for future residents that would like to remove trees on their property.

Mr. Vincent closed the evidentiary portion of the hearing.

Mr. Vincent discussed this issue being a code enforcement matter, not something the Commission is tasked with, and a decision made on one application does not set a precedent for other cases, adding that the previous renovations done to the property should be considered when deciding on this matter. Mr. Herring stated that Section VII-C (Landscaping & Vegetation) in the Historic District Standards will need to be updated.

Mr. Herring moved that the Historic Preservation Commission approve with conditions the Certificate of Appropriateness (COA-2024-00033) and find the proposed Major Work at 35 Laurel Rd. is inconsistent with Historic District Standards because the trees were removed without receiving prior approval and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact with a condition for the applicant to work with Staff to develop a landscape plan in remediation for this condition. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

D. COA-2024-00044 (100 Ritter Rd. E.)

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 covered outdoor kitchen at 100 Ritter Road E. The property is identified as Moore County PID Number 00025850. The property owners are Robert and Nancy Gooding and the applicant is Cribbs Construction Company, LLC.

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

The Commission thanked Mr. Mandeville for his presentation.

Mr. Russ Cribbs gave a history on the home and discussed the design elements including open rafters on the new structure, and a small amount of siding on the gable end.

Mr. Herring and Mr. Cribbs discussed the siding on the "L" shaped knee wall in Exhibit A-2.3, and it was confirmed that it will match the lap siding on the rest of the structure. Mr. Cribbs added that there is a six-foot fence screening the view from the neighboring property, The Magnolia Inn. Mr. Herring asked for clarification on notes in the plans which read "painted MR board or per builder". Mr. Cribbs confirmed that matching siding would be used on the interior and exterior of the structure.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward. Mr. Vincent closed the evidentiary portion of the hearing.

The Commission and Mr. Cribbs discussed the history of the home.

The Commission had no further deliberation.

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00044) and find the proposed Major Work at 100 Ritter Rd. E. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Mathis. Approved by a vote of 5-0.

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

The Commission and Staff discussed Minor Work items for this month being added to the next meeting's agenda, as they were accidentally excluded from this meeting's presentation.

IV. Next Meeting Date

A. 05-23-2024 Regular Meeting

The Commission and Staff discussed scheduling a Work Session for the next Public Meeting and confirmed it will be held on 5-23-2024 at 3:00 PM.

V. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting. Seconded by Ms. Vaitkus. Approved by a vote of 5-0 at 05:26 PM.

Respectfully Submitted,

Shelby Grow
Administrative Specialist
Village of Pinehurst

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

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PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Senior Planner
CC: Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Date: May 17, 2024
Subject: **Major COA Request for 80 Medlin Road**

Applicant:	Keystone Builders, LLC
Owners:	Kirk and Dorothy Koenig
Property Location:	80 Medlin Road
Land Use:	Single Family Residential
PID#	00021345, 20000551
COA#:	2024-00057

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the demolition of two structures and construction of a new single-family dwelling at 80 Medlin Road. The property will be on two parcels that will be recombined and are further identified as Moore County PID Number's 00021345 (90 Medlin) and 20000551 (80 Medlin). The structure on 90 Medlin was built in 1965 and is located on +/- 0.257 acres. The structure on 80 Medlin was built in 1965 and is located on +/- 0.237 acres.

The applicant proposes to build a 4,201 heated square foot, 2 story single family dwelling with garage, covered front porch, covered side porch, rear patio, driveway, and walkways.

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

Standards of Review

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

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

E. *ACCESSORY FEATURES AND STRUCTURES*

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

F. *BUILDING MATERIALS*

16. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of

composition, scale, pattern, detail, texture, finish, and color.

17. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District that are recommended.
18. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
    a. Asbestos siding or shingle, including those stamped or embossed with a brick or stone pattern for walls
    b. Plywood siding
    c. Vinyl siding or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels
    e. Any treatment of material that imparts glossy or reflective finish to the material
    f. Concrete, cinderblock, or glass block
    g. Boxed chimneys

VII. SITE FEATURES

A. *FENCES AND WALLS*

19. Section VII.A.4 – Residential side street fences should be wood picket, brick, or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
20. Section VII.A.5 – New picket fences should be substantially open in character. The pickets should not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one-inch nominal thickness.
21. Section VII.A.6 – Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal.
22. Section VII.A.8 – all other wooden fences should be stained, painted, or have a clear finished coating. Painting, staining, or other finish **must** be completed within six (6) months of installation.
23. Section VII.A.14 – Rear and side yard fences **must** not be taller than six (6) feet in height.
24. Section VII.A.15 – Residential side yard fences taller than four (4) feet in height **must** be set back at least ten (10) feet the front corner of the façade and must be screened with landscaping on sides visible from the street.

B. *DRIVEWAYS AND OFF STREET PARKING*

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

C. *LANDSCAPING AND VEGETATION*

28. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
29. Section VII.C.2 – Landscaping that contributes to the character of the Pinehurst Historic District should

be retained and preserved as much as possible.

a. Specific landscaper features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.
c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.

30. Section VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.
31. Section VII.C.4 – removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
    b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.
32. Section VII.C.5 – Mechanical equipment such as air conditioners or heat pumps should be located on non-character defining elevations whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

VIII. RELOCATIONS AND DEMOLITIONS
B. *DEMOLITIONS*

33. Section VIII.B.1 - Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
34. Section VIII.B.2 - Demolition standards apply to all structures and site features within the Pinehurst Historic District, except those specified under Minor Works.
35. Section VIII.B.3 - Prior to demolitions of a primary structure, a record of the primary structure **must** be made that describes and distinctive architectural features of the structure, important landscape features and any archaeological significance to the site. This documentation **must** be provided to Village Staff before the public hearing.
36. Section VIII.B.4 - Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.
37. Section VIII.B.5 - Significant site features and adjacent properties should be protected during demolition. Also, trees should be protected from damage due to compaction of soil by equipment or materials.
38. Section VIII.B.6 - After demolition, all debris **must** be removed from the site within 30 days.

Staff Comments:
The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed addition would feature materials, windows, doors, and colors compatible with the existing dwelling. The Commission will need to determine if the changes are compatible with the architectural character of the structure, congruous with the Historic District, and meet the Historic District Standards.

1895 VILLAGE OF PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

May 10, 2024

Dear Property Owner(s),

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

Thursday, May 23rd, 2024
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the demolition of two structures and the construction of a new single-family dwelling at 80 Medlin Rd. The property is identified as Moore County PID Numbers 00021345 and 20000551. The property owners are Kirk and Dorothy Koenig and the applicant is Keystone Builders, LLC.

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

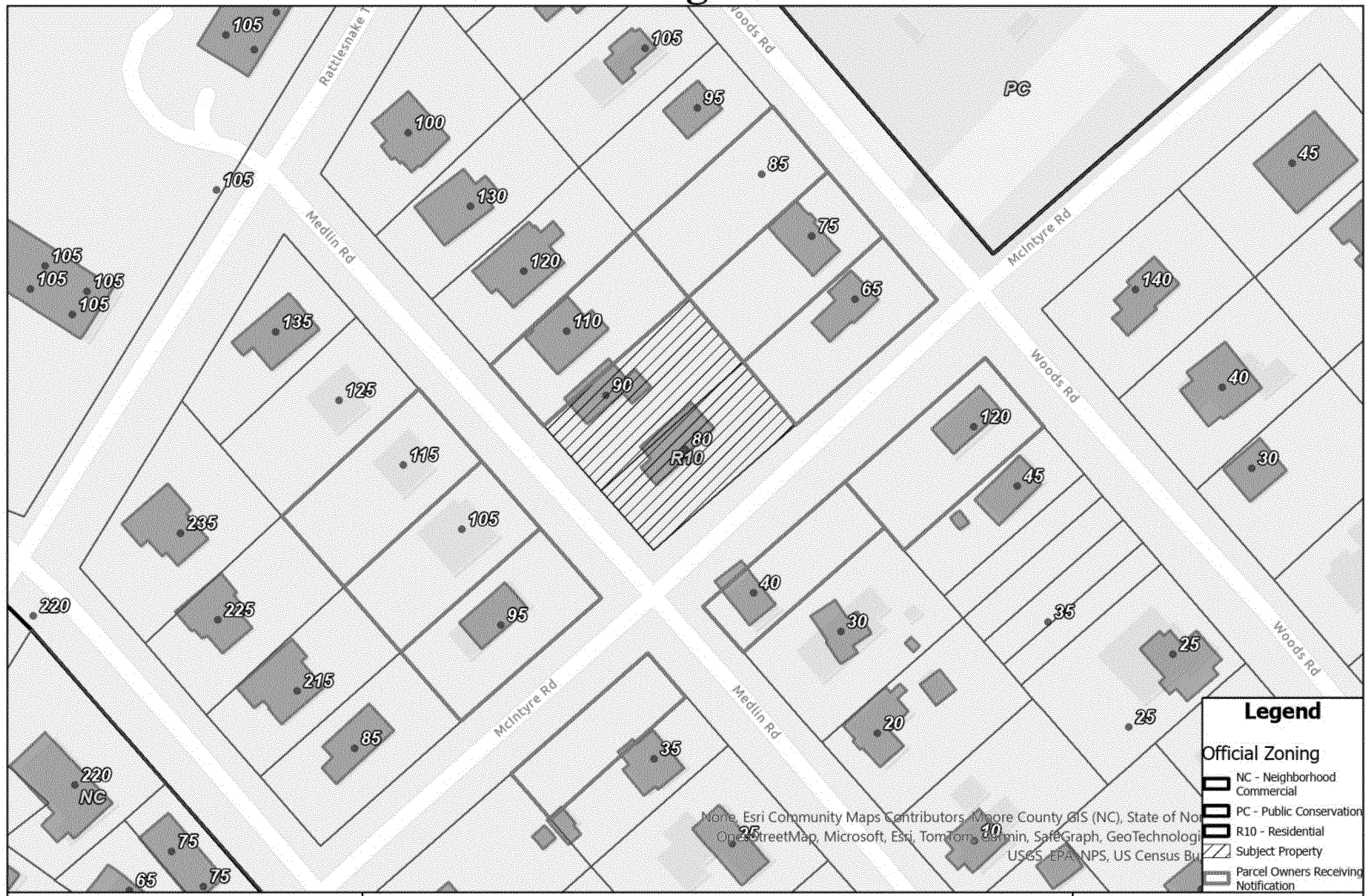
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

Public Hearing Notification

Exhibit S-1.6



0 155 310 Feet

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

5/7/2024

May 23, 2024
Historic Preservation Commission
80 Medlin Road Major COA Request

Village of Pinehurst

N W E S

MILLIGAN, SUSAN
105 MEDLIN ROAD
PINEHURST,NC,28374

HARRIS, CHRISTOPHER W
110 MEDLIN RD
PINEHURST,NC,28374

FRYE, DAVIS LEE &
40 MEDLIN ROAD #40
PINEHURST,NC,28374

SOUTHERS, SOMER ELAINE
95 MCINTYRE ROAD
PINEHURST,NC,28374

GRAHAM, LARRY D & IRENE W
C/O KIM GRAHAM
CARY,NC,27519

MCKENZIE, ANTHONY LEE & JANET
PO BOX 684
PINEHURST,NC,28370

CHRISCOE, MATTHEW
120 WOODS ROAD
PINEHURST,NC,28374

SCHMELZER, JAMES EDBERT
PO BOX 1770
PINEHURST,NC,28370

WELDY, ERIC & MARGARET
PO BOX 3696
PINEHURST,NC,28374

LEONARD, STORMME
115 MEDLIN ROAD
PINEHURST,NC,28374

From: Billy Hornbaker III
To: Michael Mandeville
Subject: Re: Plans for 80 Medlin
Date: Monday, May 6, 2024 3:03:24 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The height from the finished floor to the highest peak of the roof is ~ 24'-2"

No, we are not planning on doing any railing on the exterior of the house. WIth this being on a slab, we should be able to keep the house low enough to not need it.

The last name of the owner is Koenig.

On Mon, May 6, 2024 at 11:37 AM Michael Mandeville <mmandeville@vopnc.org> wrote:

> Alright, sounds good.
>
> What will the roof height be?
>
> Is there going to be any railing on the front porch or anywhere else?
>
> The owners last name is Koening correct?
>
> ---
>
> **From:** Billy Hornbaker III <hornbaker.keystone@gmail.com>
> **Sent:** Monday, May 6, 2024 11:31 AM

To: Michael Mandeville <mmandeville@vopnc.org>
Subject: Re: Plans for 80 Medlin

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yes I believe so. On the most recent one I sent, I labeled which trees are to be removed and relocated an HVAC system.

On Mon, May 6, 2024 at 11:21 AM Michael Mandeville <mmandeville@vopnc.org> wrote:

> Sounds good to me. We will go with it.
>
> Is there any difference between the site plan you sent Thursday and the latest one?

> **From:** Billy Hornbaker III <hornbaker.keystone@gmail.com>
> **Sent:** Friday, May 3, 2024 1:53 PM
> **To:** Michael Mandeville <mmandeville@vopnc.org>
> **Subject:** Re: Plans for 80 Medlin
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Hey Michael,
>
> We spoke to the client and they want to proceed with the plans that I am sending you now. Everything has dimensions and labels. Melissa will be reaching out shortly with the rest of the information that you need.
>
> Thank you
>
> On Thu, May 2, 2024 at 8:18 AM Michael Mandeville <mmandeville@vopnc.org> wrote:
>
> > Good morning,

You're right that does eliminate the issue of the garage projecting out in front of the house. However, it does not clear up the issue of the attached garage not being prominent on the street facing elevation. I do see this as being an issue with the Committee. With that being said, I will take whatever version of the site plan before the Committee that you want. Just be prepared to defend the design and possibly adjust it.

Thanks,

Michael

From: Billy Hornbaker III <hornbaker.keystone@gmail.com>
Sent: Wednesday, May 1, 2024 3:44 PM
To: Michael Mandeville <mmandeville@vopnc.org>
Subject: Plans for 80 Medlin

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Michael,

This is Billy Jr with Keystone Builders. You spoke to my dad yesterday about a house we are looking to build for our clients on 80 Medlin. We made some minor changes to the original plan we sent you and wanted to get your thoughts. We thought by adding a front door to the side of the house facing Medlin we can consider that to be the front of the house which allows us to keep the setbacks as they are as well as fixing the issue with the garage going past the front of the house. Also with this being a corner lot, having a nice exterior facing McIntyre would be a bonus and is now just treated as a side elevation.

Michael Mandeville
Senior Planner
Village of Pinehurst
395 Magnolia Rd., Pinehurst, NC 28374
910-295-8659 mmandeville@vopnc.org www.vopnc.org

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

COA-2024-00057 - 80 Medlin Rd

Menu Help

File Date: 04/19/2024

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Custom build

Application Name: 80 Medlin Rd

Address: 80 MEDLIN Rd, PH, NC 28374

Owner Name: KOENIG, DOROTHY M

Owner Address: 352 BERTIE RD, WEST END

Parcel No: 20000551

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Theresa Hornbaker		Applicant	Mailing, 121 Emerald N...	Active
Theresa Hornbaker		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
We are requesting to demo both existing structures located on lots 2525 and 2526. We would like to combine those lots and build a custom single family dwelling	New	Single Family Low Density

Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	Yes	Yes

COA Number	Conditions of COA (If Any)
–	–

PERMIT DATES

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

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Smooth	Arctic White

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Smooth	Arctic White

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Smooth	Arctic White

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiber Cement Smooth	Arctic White

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Miratec	Arctic White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Vinyl	Black/Black

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
		N/A	N/A

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick/Stucco	Watermark

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiberglass	Regale Blue

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
		N/A	N/A

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Steel	Black

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
		Asphalt/Metal	Onyx Black

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Shingle Ridge Cap	Black

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	04/22/2024	Kimberly Stepnoski
Review for Completeness		Additional I...	05/01/2024	Michael Mandeville
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
80 Medlin Rd Historica...	PLN_HIST	Other	Selections for New ...	application/msword	Uploaded	04/19/2024
Medlin Rd Existing Ele...	PLN_HIST	Building Elevat...	Existing Building E...	application/msword	Uploaded	04/19/2024
YORKE-H-1.pdf	PLN_HIST	Plan	Plan	application/pdf	Uploaded	04/19/2024
YORKE-H-2.pdf	PLN_HIST	Plan	Plan	application/pdf	Uploaded	04/19/2024
YORKE-H-3.pdf	PLN_HIST	Building Elevat...	Front and Rear Buil...	application/pdf	Uploaded	04/19/2024
YORKE-H-4.pdf	PLN_HIST	Building Elevat...	Side Building Eleva...	application/pdf	Uploaded	04/19/2024
YORKE-SITE.pdf	PLN_HIST	Site Plan	Site Plan	application/pdf	Uploaded	04/19/2024
yorke 5-1 updated	PLN_HIST			application/pdf	Uploaded	05/02/2024
yorke 5-1 updated	PLN_HIST			application/pdf	Uploaded	05/02/2024
yorke 5-1 updated	PLN_HIST			application/pdf	Uploaded	05/02/2024
yorke 5-1 updated	PLN_HIST			application/pdf	Uploaded	05/02/2024

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Exhibit A-2.1

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

Keystone Builders, LLC

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CLIENT:
YORKE SWEAT
80/90 MEDLIN ROAD
PINEHURST, NC
28374

DRAWING TITLE:
XXXXXXXXXX

Keystone Builders, LLC assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before actual construction: 1) Builder or contractor must verify All Dimensions prior to proceeding with construction. 2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed. 3) Plans indicate location only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any changes in this plan. Only Designer, Architect, Contractor or Structural Engineer should attempt modifications, as even minor changes in one area of the home could have unexpected problems in another area.

DATE: 5/3/24
SCALE: XXX
DRAWN BY: BRHJ
SHEET No:
XXX
OF: 4
TOTAL SHEETS
CHECKED BY: BRH
DRAWING No:

REVISIONS:
REV1
REV2
REV3
REV4
REV5

DATE:
REDATE1
REDATE2
REDATE3
REDATE4

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Exhibit A-2.2

SQUARE FOOTAGES

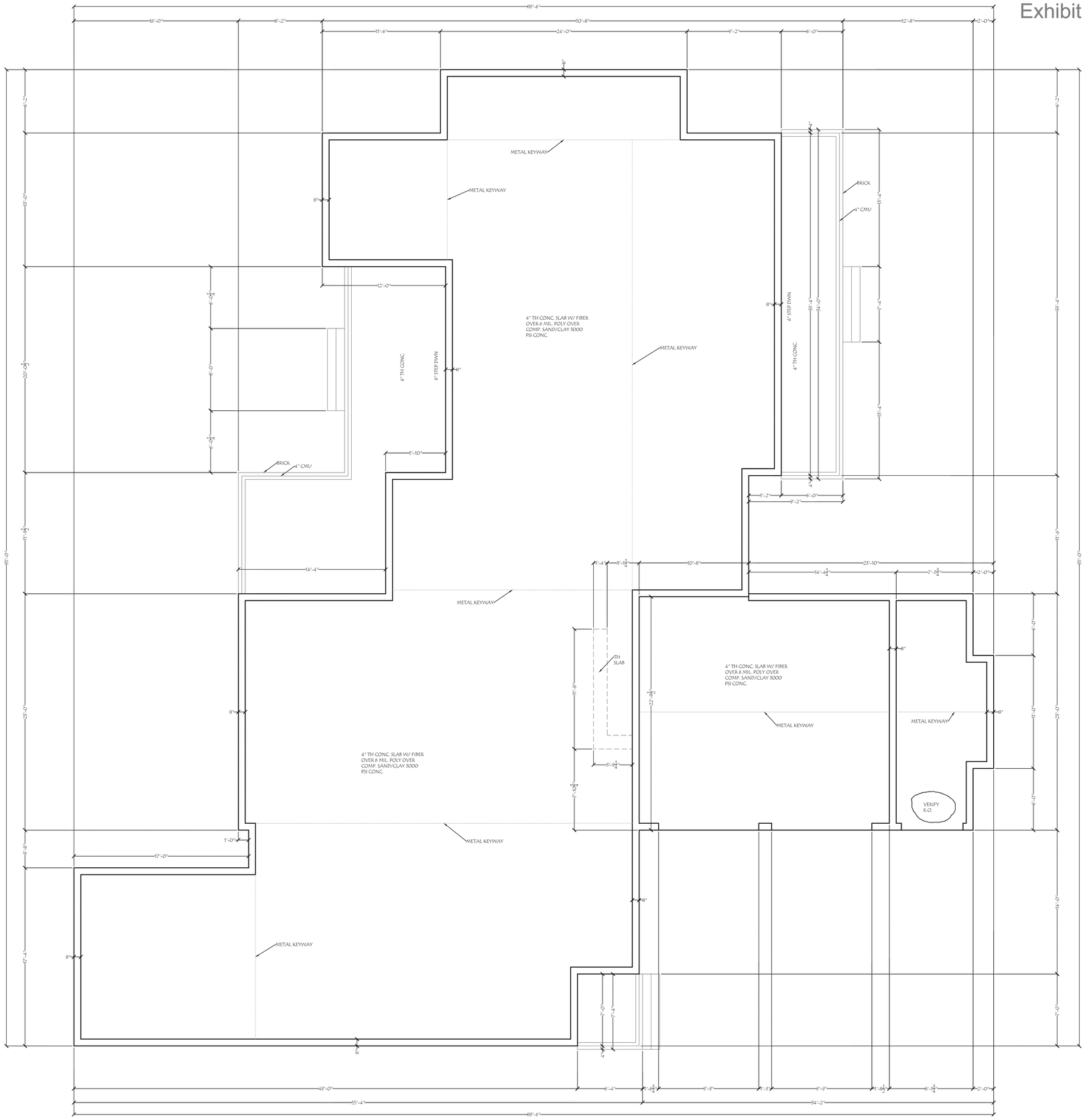
1ST FLOOR HEATED- 3,752 SF
2ND FLOOR HEATED- 449 SF
TOTAL HEATED- 4,201 SF

GARAGE- 766 SF
FRONT PORCH- 204 SF
REAR PORCH- 366 SF
IN LAW FRONT PORCH- 46 SF

TOTAL UNDER ROOF- 5,583 SF

BUILDING FOOTPRINT- 5,172 SF

LOT~ 21,592 SF
IMPERVIOUS SURFACE~ 6,832 SF
~ 31.6%



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

Keystone Builders, LLC

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CLIENT: YORKE SWEAT
80/90 MEDLIN ROAD
PINEHURST, NC
28374

DRAWING TITLE: XXXXXXXXXX

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DATE: 5/3/24
SCALE: XXX
DRAWN BY: BRH3
SHEET No: XXX
OF: 4 TOTAL SHEETS
CHECKED BY: BRH
DRAWING No:

DATE	REVISIONS
REVDATE1	REV1
REVDATE2	REV2
REVDATE3	REV3
REVDATE4	REV4

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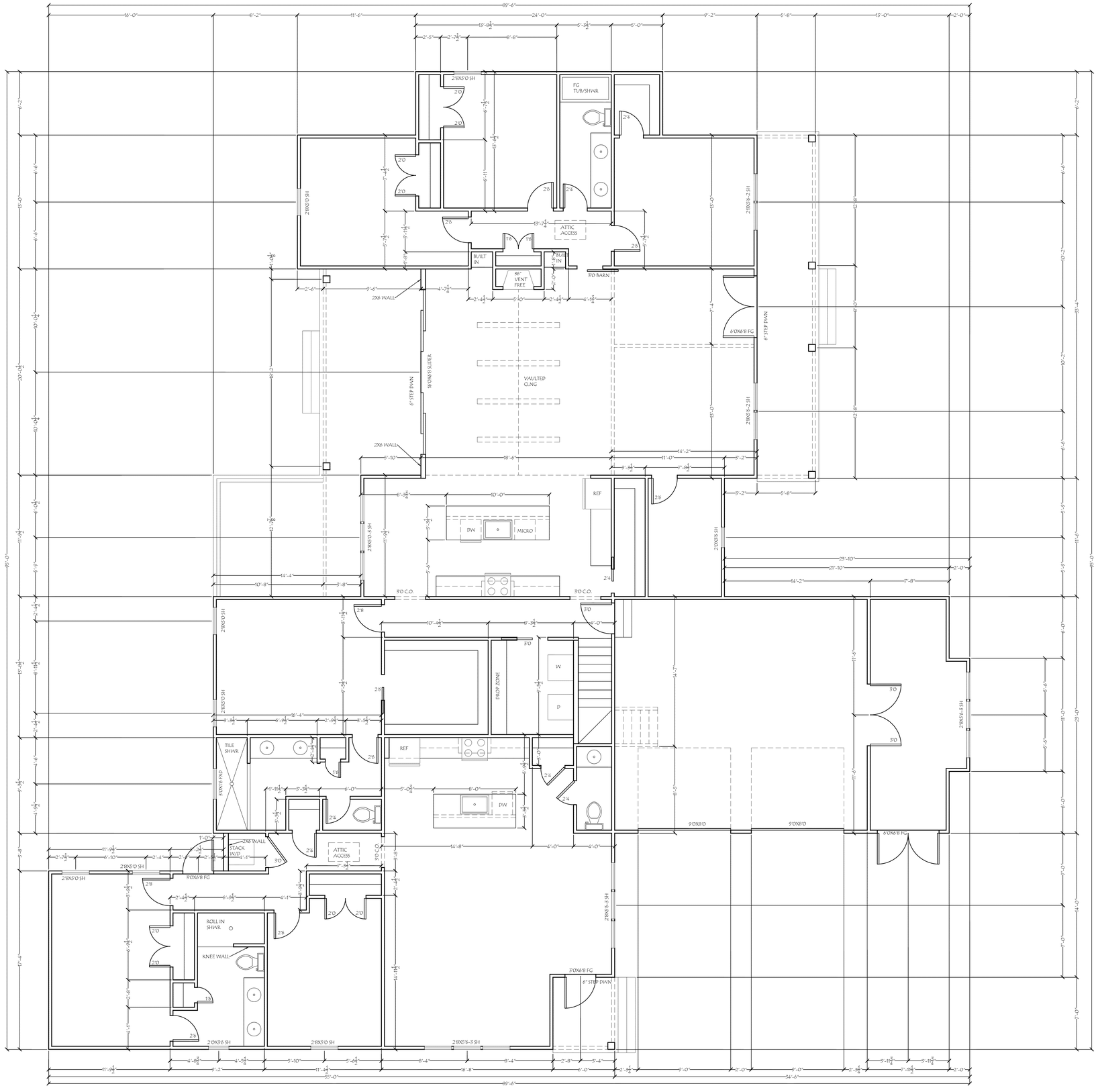
Exhibit A-2.3



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

Keystone Builders, LLC

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CLIENT: YORKE SWEAT
80/90 MEDLIN ROAD
PINEHURST, NC
28374

DRAWING TITLE: XXXXXXXXX

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DATE: 5/3/24
SCALE: XXX
DRAWN BY: BRH3
SHEET No: XXX
OF: 4 TOTAL SHEETS
CHECKED BY: BRH
DRAWING No:

DATE:	REVISIONS:
REL DATE1	REV1
REL DATE2	REV2
REL DATE3	REV3
REL DATE4	REV4

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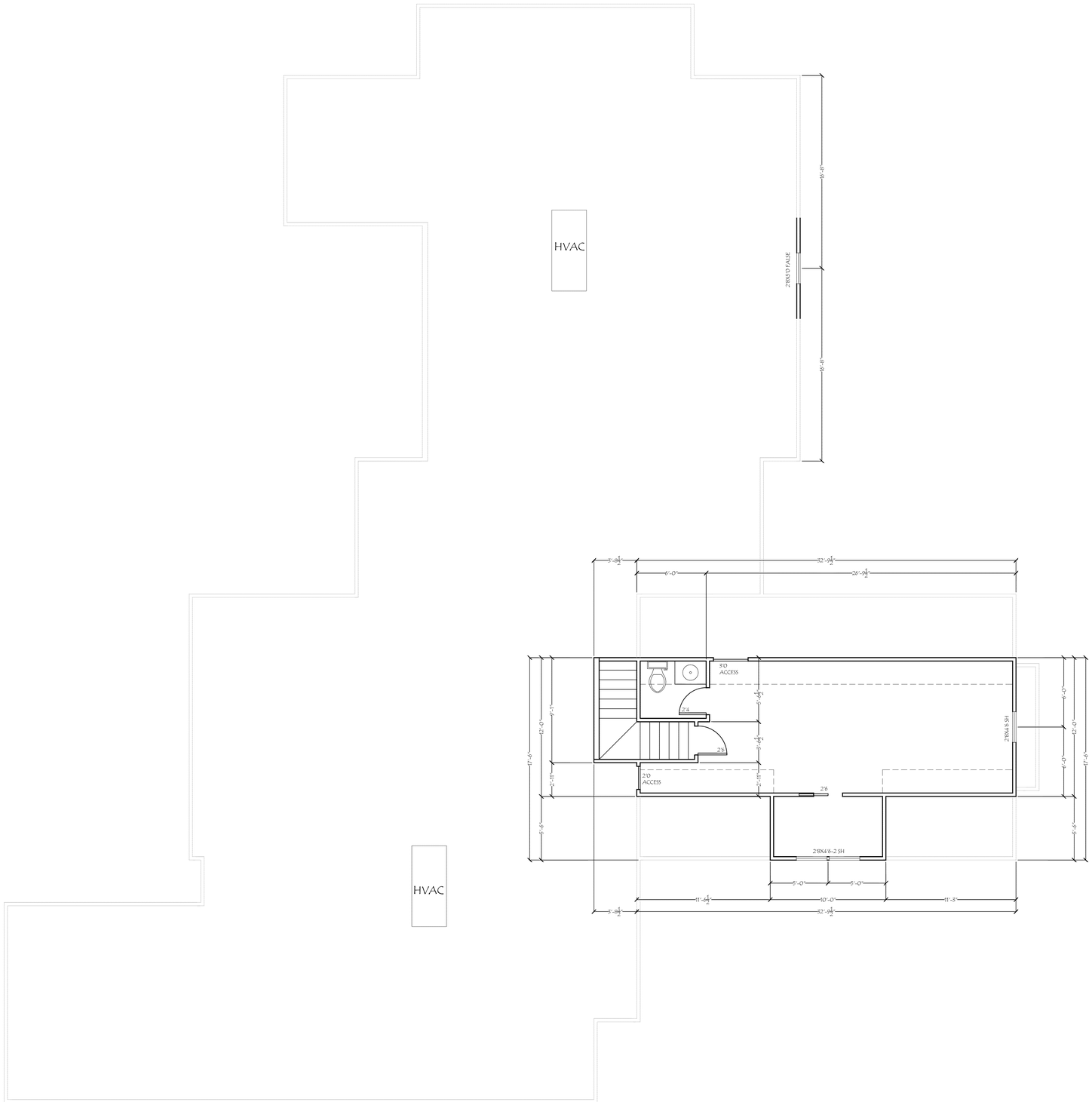
Exhibit A-2.4



UPPER LEVEL FLOOR PLAN

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

Keystone Builders, LLC

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CLIENT:

YORKE SWEAT
80/90 MEDLIN ROAD
PINEHURST, NC
28374

DRAWING TITLE:

XXXXXXXXXX

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DATE: 5/3/24

SCALE: XXX

DRAWN BY: BRH3

SHEET No:

XXX

OF: 4
TOTAL SHEETS

CHECKED BY:
BRH

DRAWING No:

DATE	REVISIONS:
	REV1
	REV2
REVDATE1	REV3
REVDATE2	REV4
REVDATE3	
REVDATE4	

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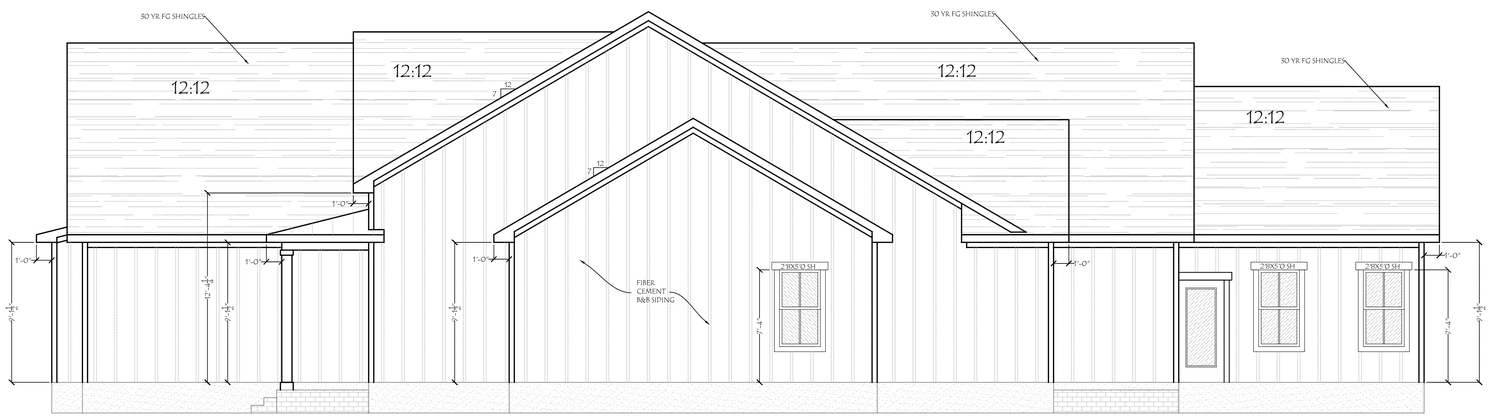
Exhibit A-2.5

FRONT ELEVATION



REAR ELEVATION

FRONT AND REAR ELEVATIONS

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

Keystone Builders, LLC

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CLIENT:
YORKE SWEAT
80/90 MEDLIN ROAD
PINEHURST, NC
28374

DRAWING TITLE:
XXXXXXXXX

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DATE: 5/3/24

SCALE: XXX

DRAWN BY: BRH3

SHEET No:
XXX

OF: 4
TOTAL SHEETS

CHECKED BY:
BRH

DRAWING No:

REVISIONS:
DATE: REV1
DATE: REV2
DATE: REV3
DATE: REV4
DATE: REV5

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Exhibit A-2.6

SIDE ELEVATION FACING MCINTYRE

SIDE ELEVATIONS

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

Keystone Builders, LLC

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CLIENT:
YORKE SWEAT
80/90 MEDLIN ROAD
PINEHURST, NC
28374

DRAWING TITLE:
XXXXXXXXX

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DATE: 5/3/24

SCALE: XXX

DRAWN BY: BRH3

SHEET No:
XXX

OF: 4
TOTAL SHEETS

CHECKED BY:
BRH

DRAWING No:

REVISIONS:
REV1
REV2
REV3
REV4

DATE:
REVDATE1
REVDATE2
REVDATE3
REVDATE4

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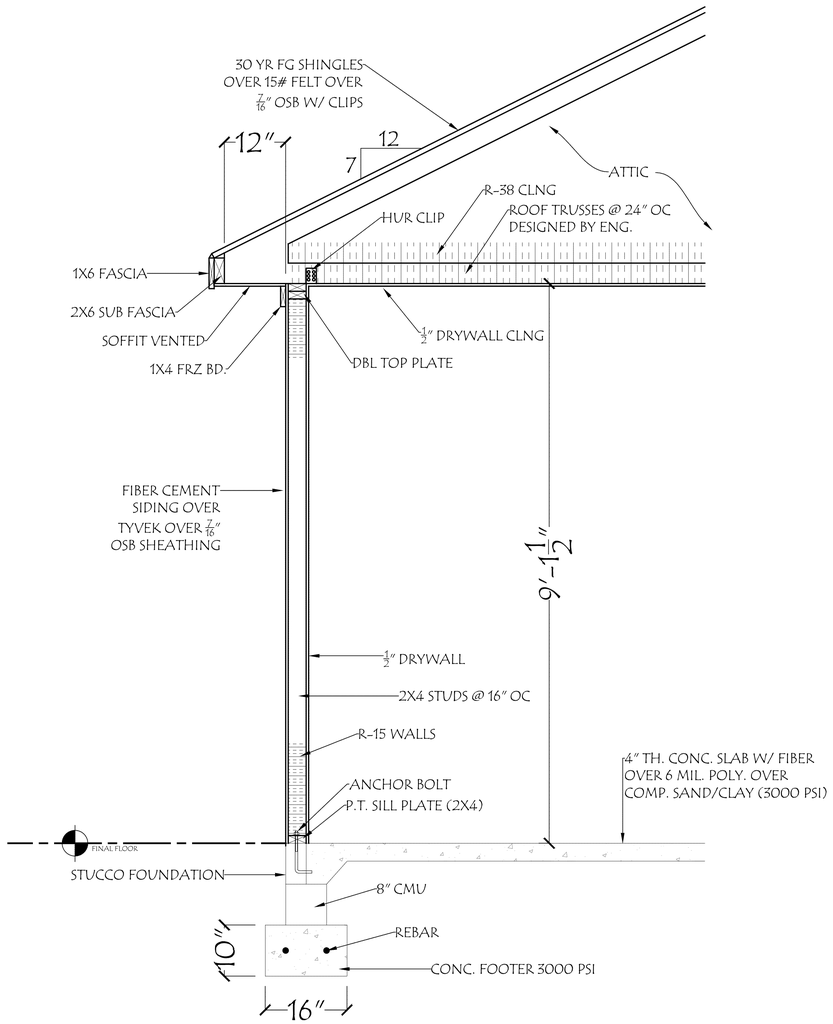
Exhibit A-2.7



TYPICAL WALL SCALE: 1" = 1'-0"

Keystone Builders, LLC

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CLIENT:

YORKE SWEAT
80/90 MEDLIN ROAD
PINEHURST, NC
28374

DRAWING TITLE:

XXXXXXXXXX

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DATE	REVISIONS:
REVDATE1	REV1
REVDATE2	REV2
REVDATE3	REV3
REVDATE4	REV4

DATE: 5/3/24

SCALE: XXX

DRAWN BY: BRH3

SHEET No:

XXX

OF: 4
TOTAL SHEETS

CHECKED BY:
BRH

DRAWING No:

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Keystone Builders, LLC

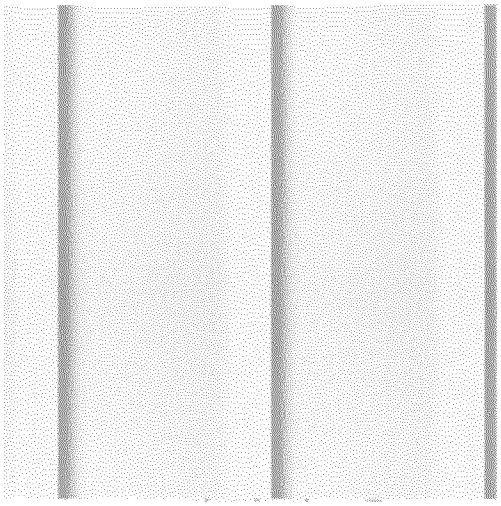
Exhibit A-2.8

Exterior Materials & Colors

Location: Right Elevation Siding

Material: Fiber cement Smooth Board and Batten

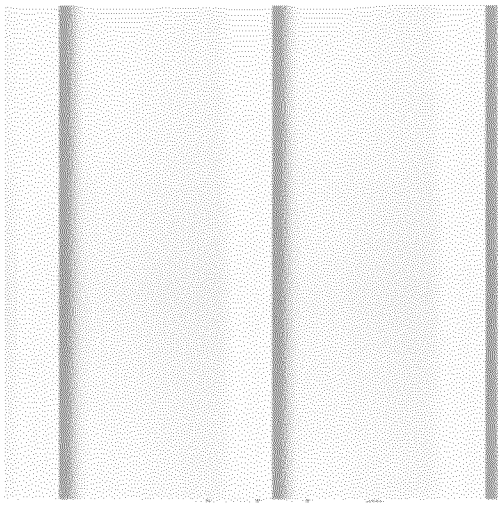
Color: Vanilla Ice Cream OC-90



Location: Left Elevation Siding

Material: Fiber cement Smooth Board and Batten

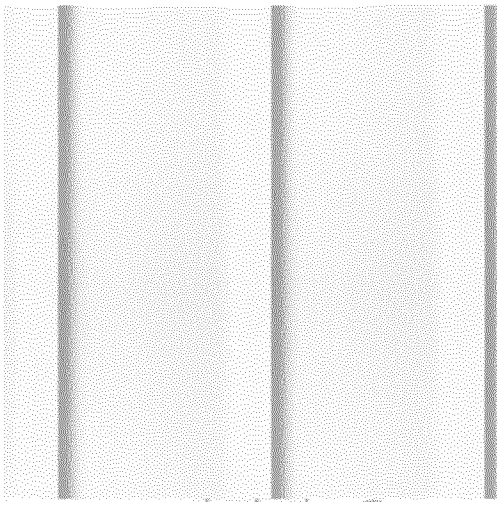
Color: Vanilla Ice Cream OC-90



Location: Rear Elevation Siding

Material: Fiber cement Smooth Board and Batten

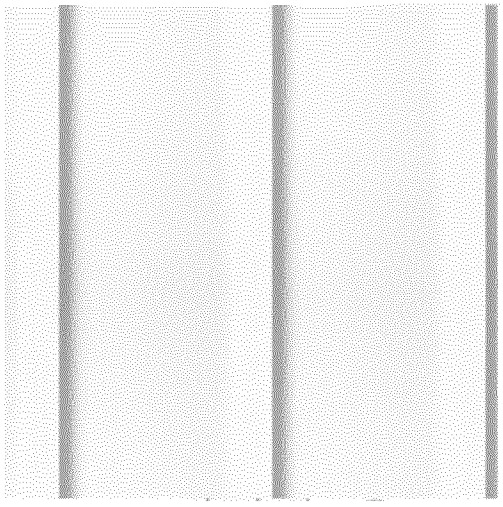
Color: Vanilla Ice Cream OC-90



Location: Front Elevation Siding

Material: Fiber cement Smooth Board and Batten

Color: Vanilla Ice Cream OC-90



Keystone Builders, LLC

Exhibit A-2.9

Location: Trim

Material: Miratec Smooth Finish

Color: Vanilla Ice Cream OC-90

Location: Windows

Material: Vinyl

Color: Black/Black

Location: Foundation

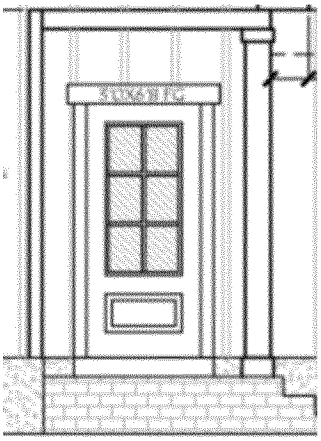
Material: Brick/Stucco

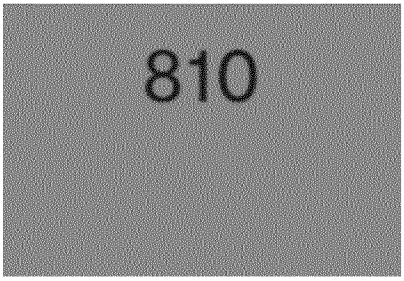
Color: Watermark Umber

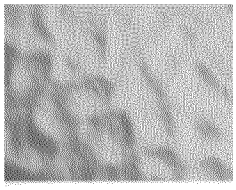
Location: Front Door

Material: Fiberglass/Glass Cumulus

Color: Blue Dragon BM 810







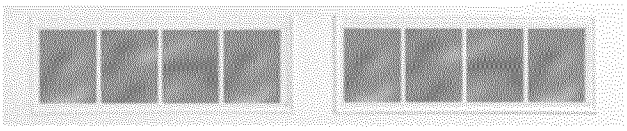
Keystone Builders, LLC

Exhibit A-2.10

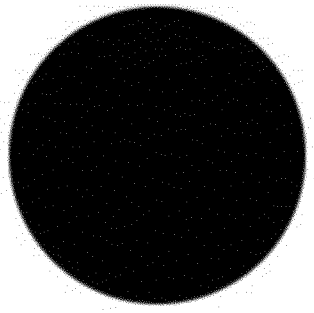
Location: Garage Door

Material: Steel/Glass

Color: Black



#587 STOCKBRIDGE

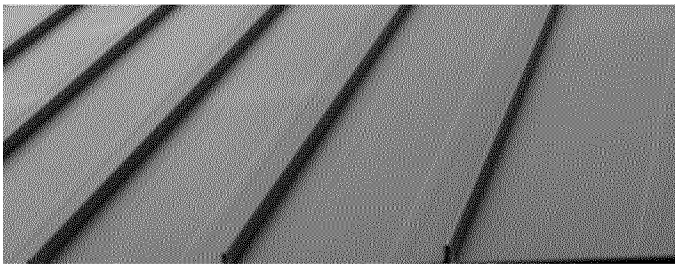


BLACK

Location: Roof

Material: Asphalt/Metal

Color: Onyx Black



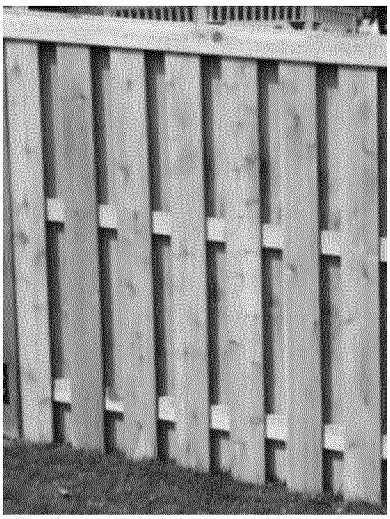
Keystone Builders, LLC

Exhibit A-2.11

Location: Fence

Material: Pressure Treated

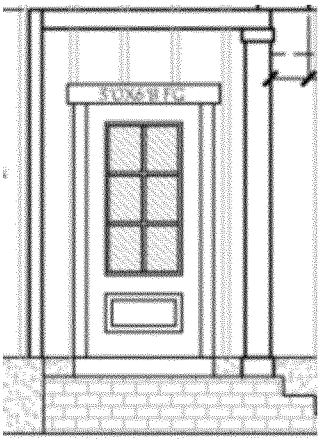
Color: Natural

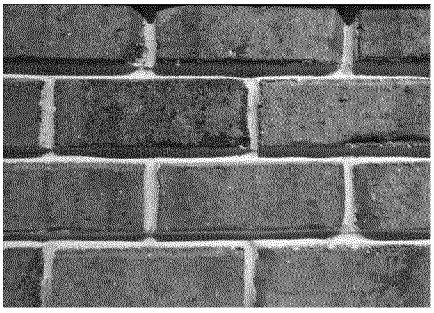


Location: Front Porch

Material: Concrete & Brick

Color: Watermark Umber

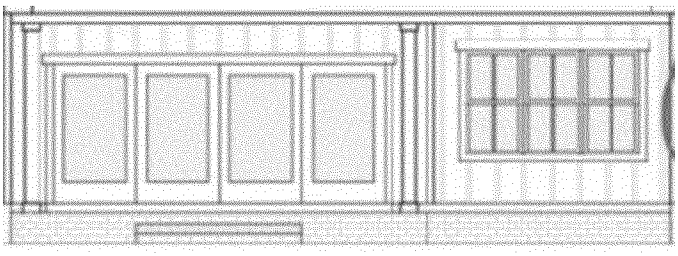




Location: Patio

Material: Concrete & Brick

Color: Watermark Umber



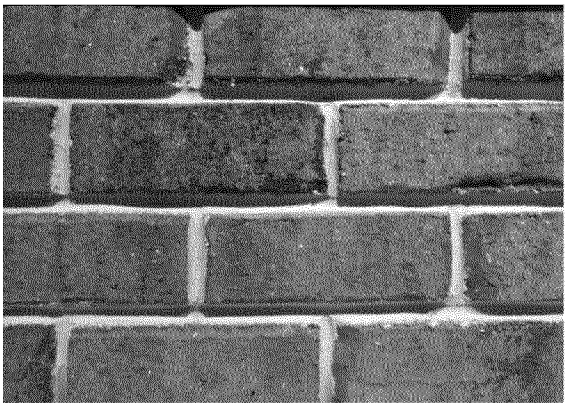


Exhibit A-2.12

Keystone Builders, LLC

Date: May 15, 2024

Re: 80/90 Medlin Rd, Pinehurst, NC 28374

To: Village of Pinehurst Historical Committee

The two structures on above listed properties are not up to Pinehurst standards. There are no distinctive architectural features. There are no important landscape features or any archeological significance to the structures. We will not be keeping any materials. Nothing is salvageable and nothing will be sold.

Thank you for your consideration,

Billy Hornbaker III

Keystone Builders, LLC

EXHIBIT A-1.1

COA-2024-00062 - Modifications to Existing COA 2023-0179

Menu Help

File Date: 04/25/2024

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Changes to existing COA #2023-00179 relating to rear elevation, window placement, colors an matricalsadditional windows and guardrails.

Application Name: Modifications to Existing COA 2023-0179

Address: 20 Muster Branch Rd, Pinehurst, NC 28374

Owner Name: Kyle and Jamey Behringer

Owner Address: 21356 Saddle Lane, Mokena, IL 60448

Parcel No: 000241154

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Kevin Reed		Applicant	Mailing, 205 McCaskill...	Active
Kevin Reed		Applicant	Mailing, 205 McCaskill...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
These are changes to an existing COA 2023-00179 approved in 2023. The changes pertaining to window replacement, window addition, rear/non-street side roof elevations, and change and guardrails for non-street side deck.	Alteration	Single Family Low Density

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

COA Number	Conditions of COA (If Any)
–	–

PERMIT DATES

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

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A		Trex	Biscayne

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Chestnut Brown	Techo Bloc	Onyx Brown

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Chesnut Brown	Techo Bloc	Onyx Black

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	04/25/2024	Kimberly Stepnoski
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

EXHIBIT A-1.3

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

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:

Response to Staff Review Comments for COA 2024-00062

1. Rear/non-street side roof elevations – I only see one change, in the area leading out to the elevated terrace. Please confirm that is the only change to the roof. Pointing this out on the elevation exhibit would be helpful. The rear elevation changed due to the necessity to change the new roof line that extends along the rear roofline at the observation deck. The original design for the roof line did not adequately accommodate the use of the interior space leading to the observation deck. Additionally, two windows were added on the garage/rear side elevation. Those changes are highlighted on the new elevation drawing entitled, "Rear Elevation COA 2024 00062".

2. Patio and sidewalk materials – you are moving from brick to a product only described as "Techo Bloc". What is that material made of? Can you provide a spec sheet showing the color? (I happened across the attached while looking through the 2023 case file, but interestingly I don't see this product included in that application – you may use this if it applies to this application, but please also provide a description of the material. The new COA application is requesting a change in the color pavers. The previous COA application addressed the use of the material/color and manufacturer as shown on Exhibit A-3.3 for COA 2023-00179.

3. Trex decking material – exactly where will this be used? (it would be helpful to see this and other changes called out on one of the exhibits) The Trex material will be used on the new elevated observation deck. Additionally, the Owners are requesting that the Trex be used as the pool decking in order to enhance the visual quality of the space and allow of the pool deck to be a pervious material.

Other clarifications that are needed:

1. Your submittal also included a graphic titled "Railing for Patio and Pool". Where will this be located on the site? Is that the "Cable Railing" called out on the lower floor of the New Rear Elevation? It appears to be a solid transparent material, which doesn't match the elevation in that area. Labels and leaders pointing to where these changes occur on the graphic would add clarity here as well. The Railing for Patio and Pool will be located along the rear patio to include all portions required by the NC Building Code. The location of the pool railing is shown on the document entitled "Site Plan with Pool Fence". The pool barrier will be excluded from any area in which the NC Building Code will not require a pool barrier. The "cable railing" was originally going to be placed on the observation deck only. The Owners have requested the cable railing be replaced by the panels as shown on the attachment submitted with COA 2024-00062 entitled, "Railing for Observation Deck".

2. The graphic provided for the windows – is this to be applied to both the window replacement and window additions mentioned in the application? Also, the graphic is a reverse image, making the dimensions illegible. If you can provide a cleaner graphic it would be helpful, if not, please clarify that the only change is in the manufacturer, and provide a description of the material, e.g., vinyl, wood, vinyl-clad, metal. Unfortunately, the Owners are now faced with an unanticipated expense as part of the home's renovation that will require the replacement of all existing windows. There is new attachment entitles. "New Windows COA 2024 00062".

3. The shake siding for the new rear addition is labeled "to match". What is the material of the existing shake it is matching? Wood, Vinyl, Cementitious? The shake siding is a wood (cedar) siding, and the color will match the garage doors. At the time of application, the Owner has not made a decision on the color, but it will be consistent the options available within the color palette for the Pinehurst Historic District.

New Rear Elevation

1 | NEW REAR ELEVATION
R-3.2 | Scale: 1/4" = 1'-0"

New Rear Elevation

Rear Elevation – Approved COA-2023-00179

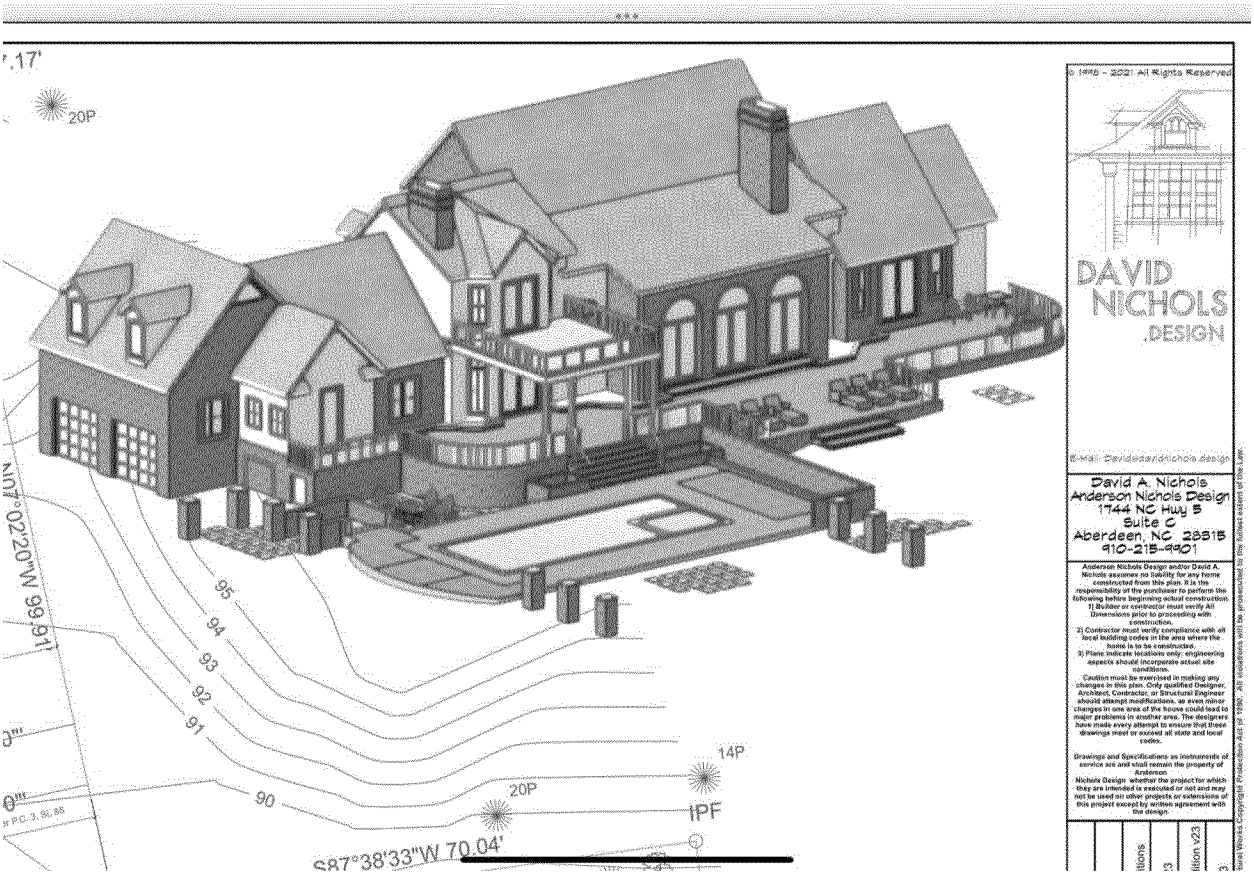
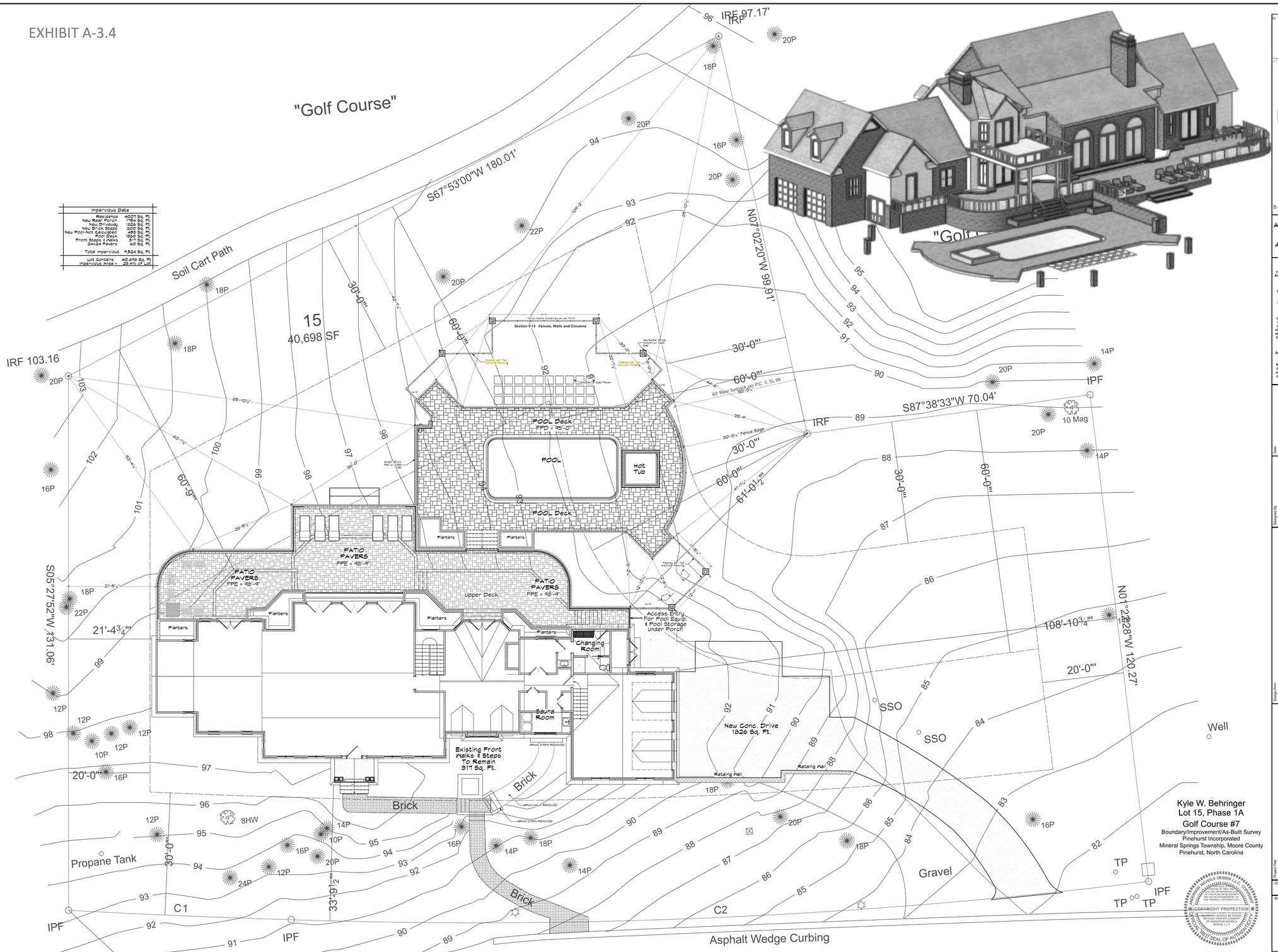


EXHIBIT A-3.4



Impervious Data	
Residence	4007 Sq. Ft.
New Rear Porch	1194 Sq. Ft.
New Driveway	1326 Sq. Ft.
New Front Walks	317 Sq. Ft.
New Pool-hot Cab. Slabs	483 Sq. Ft.
Pool Deck	1260 Sq. Ft.
Front Steps & Walks	317 Sq. Ft.
24x24 Pavers	60 Sq. Ft.
Total Impervious	9,524 Sq. Ft.
Lot Contains	40,698 Sq. Ft.
Impervious Area =	23.41% Of Lot

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DAVID NICHOLS .DESIGN

E-Mail: Davidsdavidnichols.design

David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any changes made subsequent to this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction.
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local building codes in the area where the structure is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.
Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could have a major impact on other areas. We, the Designers, have made every attempt to ensure that these drawings meet or exceed all state and local codes.

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

Revision	Date
Revision	6/1/23

Drawing ID	Behringer Additions
Drawing Code	VWDS 2023
Copyright Owner	Anderson Nichols Design
Print Date	06/01/2023

Designed By	David Nichols
Drawn By	D. Nichols
Checked By	Nurge
Reviewed By	Behringer
Technical Review	Anderson Nichols Design
Project Manager	Conrade Nurge

Design Firm: David Nichols Design
1744 NC Hwy 5 - Suite C
Aberdeen, NC 28315
910-215-9901

Consultant: Conrade Nurge

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

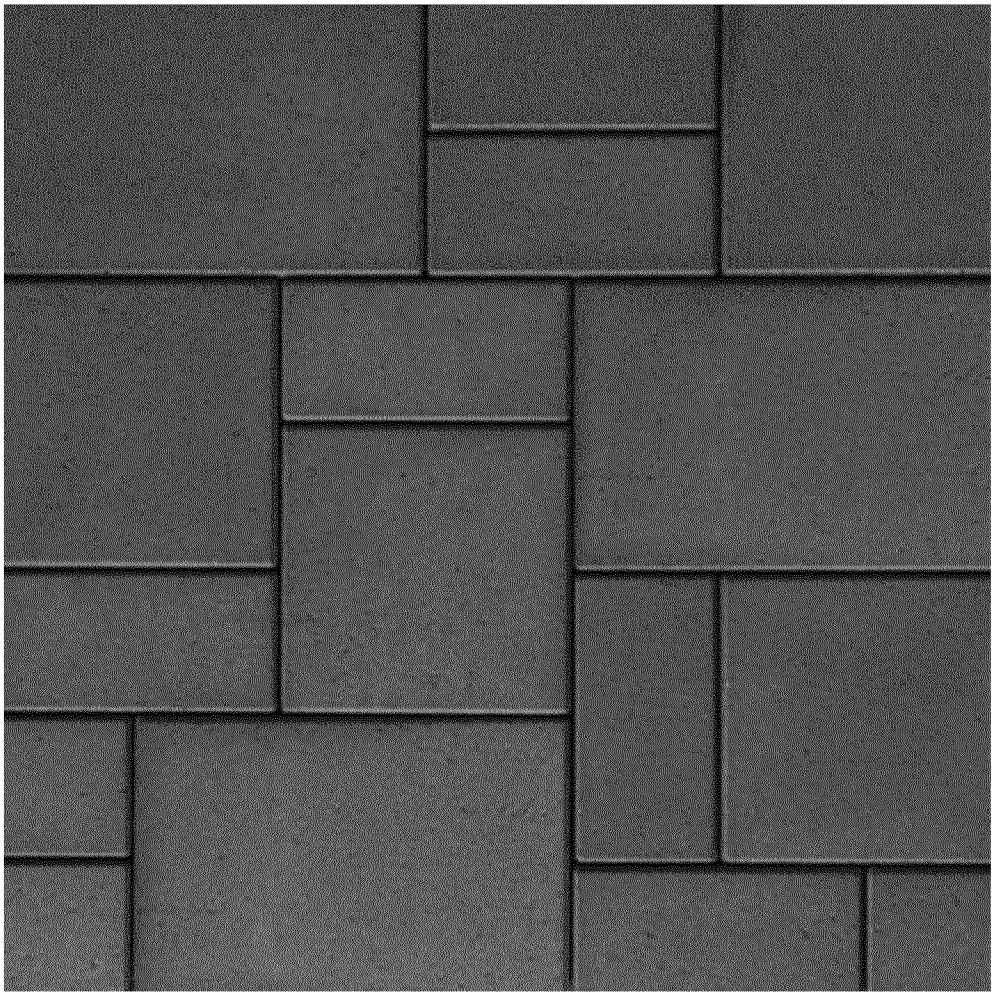
Sheet Title: Proposed Site Plan & Hardscape Plan
New Pool -New Rear Patio & New Driveway
Impervious Data

Scale: 1" = 10' - 0"

Sheet No. C-1.1
of 9

These Blueprints are provided for the construction of a single house on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the Copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

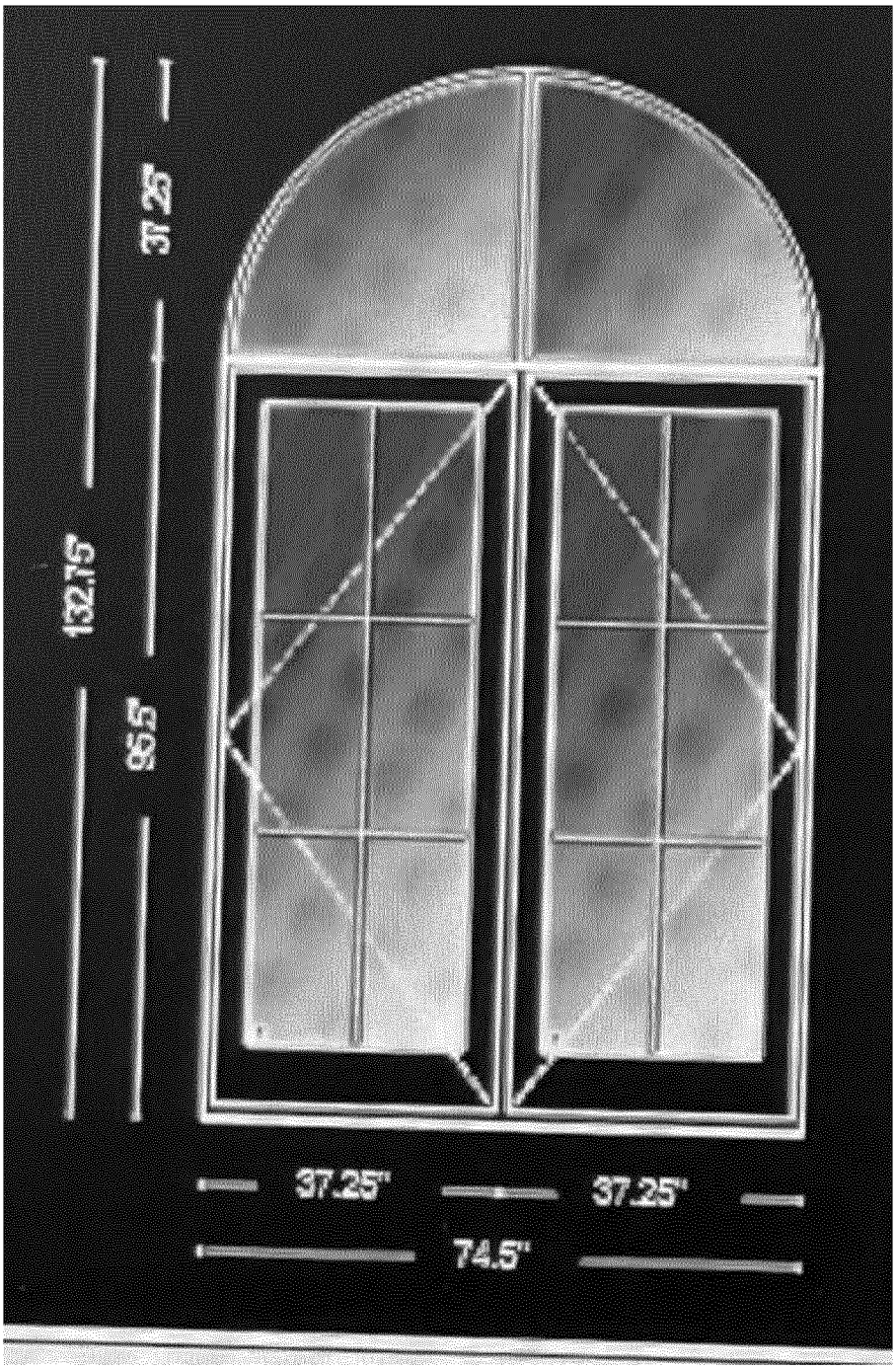
Patio and Sidewalk Brick- From Chestnut Brown to Onyx Black



Railing For Patio and Pool

Railing For Observation Deck

New Windows COA 2024-00062



Option #2:

Pella® design services are for illustrative purposes only. Actual home appearance may vary after remodeling and/or replacement project has been completed. Verify all building codes and design specifications with a licensed architect or contractor prior to any construction as Pella does not perform architectural, structural or engineering analysis with these designs. Design services are not available in all markets. Other restrictions may apply. Contact your Pella Window & Door Showroom for details. © 2023 Pella Corporation

Option #2:

Pella® design services are for illustrative purposes only. Actual home appearance may vary after remodeling and/or replacement project has been completed. Verify all building codes and design specifications with a licensed architect or contractor prior to any construction as Pella does not perform architectural, structural or engineering analysis with these designs. Design services are not available in all markets. Other restrictions may apply. Contact your Pella Window & Door Showroom for details. © 2023 Pella Corporation

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PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Pamela Graham, Planning Supervisor
CC: Alex Cameron, Planning & Inspections Director
Michael Mandeville, Senior Planner
Shelby Grow, Administrative Specialist
Date: May 16, 2024
Subject: **Major COA Request for 20 Muster Branch Road Involving Amendments to Previously Approved COA**

Applicant:	Kevin Reed
Owners:	Kyle and Jamey Behringer
Property Location:	20 Muster Branch Rd.
Land Use:	Single Family Residential
PID#	00024154
COA#:	2024-00062

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) to amend certain approvals that were incorporated into COA application 2023-00179, heard by the HPC on June 22, 2023 for 20 Muster Branch Road. The details requesting to be amended are listed in the table on the following page. A Minor Work COA was approved by staff in February of 2024 that amended the material for the pool deck from the Techo-Bloc® Chestnut Brown paver approved by the HPC in 2023 to Trex® decking in the color Biscayne. The property is further identified as Moore County PID Number 00024154. The structure was built in 1992, and the property is +/- 0.898 acres in size.

Proposal Requiring Approval	COA-2023-00179 (HPC Approved 6/22/23)	COA-2024-00026 (Staff Approved 2/22/24)	COA-2024-00062 (For HPC Consideration 5/25/24)
• New pool, patio, and decking, • Building addition including a new dormer and porch on the rear facade, • New roofing shingles, • Skylight replacements (2), • New driveway pavement material, • New fencing, • Painting of front door, • Relocation of HVAC equipment, • New gutters	✓		
• Pool deck material change, • Addition of fire pit		✓	
Changes to items from approved COA-2023-00179, including: • Rear elevation and roofline, • Window replacements and additions, • Patio and sidewalk paving materials, • Patio and pool railings, • Siding material			✓

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. SECTION III.A.1 - Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.A.2 - Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.
3. SECTION III.A.4 - If repair or replacement of an entire roof is necessary, the new material *should* match the existing material in composition, dimension, size, shape, color, pattern and texture.

B. EXTERIOR WALLS AND TRIM

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

C. WINDOWS AND DOORS

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
3. SECTION III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should not* alter the original trim.
4. SECTION III.C.9 - New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

G. PORCHES, ENTRANCES AND BALCONIES

1. SECTION III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure *should* be retained and preserved.
    a. a. - All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps,

railings, brackets, floors, ceilings, soffits, and trim *should* be retained and preserved.

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

H. DECKS AND PATIOS

1. SECTION III.H.1 - The addition of a deck or patio **must** not obscure, damage, or destroy character- defining features of a primary or accessory structure.
2. Decks *should* be constructed so that they can be removed in the future with little damage to the existing structure.
3. Decks, posts, and railings *should* be compatible in scale, design, material, and detail with the structure or previously existing features.
4. SECTION III.H.5 - Decks and patios *should* be located on the side, rear or least character-defining elevation of the structure.
5. Decks *should* be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.

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

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.5 - New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
3. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
4. SECTION III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.

VII. SITE FEATURES

A. FENCES AND WALLS

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

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Some changes such as the patio and window replacements would be considered Minor Work and could be approved by Staff if the proposal meets the standards. The Commission will need to determine if the changes are congruous with the Historic District and meet the Historic District Standards.

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PINEHURST
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

May 10, 2024

Dear Property Owner(s),

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

Thursday, May 23, 2024
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 a previously issued Certificate of Appropriateness that include changes to the rear elevation and roofline, patio and sidewalk paving materials, patio and pool railings, and siding materials on the rear façade at 20 Muster Branch Rd. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Kevin Reed.

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

0 245 490 Feet

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

5/30/2023

May 23, 2024
Historic Preservation Commission
20 Muster Branch Rd. Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

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

AED MANAGEMENT LLC
771 PEYTONVILLE AVE
SOUTHLAKE,TX,76092

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

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

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