



## **HISTORIC PRESERVATION COMMISSION**

**APRIL 28, 2022  
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA**

**4:00 PM**

- I. Call to Order
- II. Approval of Minutes
  - A. 03-24-2022 Regular Meeting Minutes
- III. Public Hearing
  - A. COA-2022-00082 (80 Dalrymple Rd.)

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing windows and doors to the home at 80 Dalrymple Rd. The property is identified as Moore County PID Number 00019993. The property owner is Ann-Boyd Newman Trust and the applicant is Ralph Newman, Jr.*
  - B. COA-2022-00083 (100 Beulah Hill 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 a door and the addition of two windows on the front elevation of the structure at 100 Beulah Hill Rd. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley of Pinehurst, Inc.*
  - C. COA-2022-00088 (50 Everette 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 new single family dwelling at 50 Everette Rd. The construction will consist of a 4,004 square foot, one and a half story dwelling. The property is identified as Moore County PID Number 00018777. The property owners are Timothy R. & Carol C. Wright and the applicant is Mark Wesley Parson Design.*
- IV. Review of Normal Maintenance and Minor Work items
  - A. Minor Work COA's Issued 03/16/22 - 04/21/22
- V. Next Meeting Date
  - A. 05-26-2022 Regular Meeting
- VI. Motion to Adjourn

*Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.*

*Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.*

*Values: Service, Initiative, Teamwork, and Improvement.*



**03-24-2022 REGULAR MEETING MINUTES  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Shannon Konstantinou

**CC:**

Darryn Burich; Alex Cameron

**DATE OF MEMO:**

4/12/2022

**MEMO DETAILS:**

Attached is a draft copy of the 03-24-2022 Regular Meeting minutes for your review.

**ATTACHMENTS:**

Description

▣ 03-24-2022 Draft Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 24<sup>TH</sup>, 2022  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**

Eric Von Salzen, Chair  
Tom Schroeder, Vice-Chair  
Anne Lucey  
John Taylor  
David Herring  
Terry Lurtz

**Members Absent:**

Richard Vincent

**Staff Present:**

Alex Cameron, Planning Supervisor  
Shannon Konstantinou, Clerk to the Board

Approximately 17 members of the public in attendance.

**I. Call to Order**

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

**II. Approval of Minutes**

**A. 02-24-2022 Regular Meeting Minutes**

Mr. Taylor moved to approve the minutes of the February 24, 2022 Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

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

All Commission members stated they had visited all sites with the exception of Mr. Von Salzen, who did not visit any sites, and did not have any ex parte communication.

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

**III. Public Hearing**

Mr. Cameron, Planning Supervisor, was sworn into the public hearing and testified as follows.



**A. COA-2022-00039 (15 FIELDS 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 construction of a new single family dwelling at 15 Fields Rd. The construction will consist of a single story, 3,276 square foot dwelling located at the corner of Fields and Cherokee Rds. The property is identified as Moore County PID Number 00029479. The property owner is Joseph Patrick Iverson and applicant is James Secky.*

Mr. James Secky was sworn into the public hearing.

Mr. Von Salzen asked Mr. Cameron if the Applicant, Mr. Secky, provided an updated color palette selection. Mr. Cameron confirmed Mr. Secky did provide an updated color palette selection (Exhibit A-4.1).

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Staff Memo provided via NovusAgenda with attachments / exhibits, and Applicant's revised material / exhibits. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Mr. Herring verified with Mr. Cameron the fact that the discussion regarding this COA from the February 24, 2022 meeting is included as part of the record for this case and meeting.

The Board and Mr. Secky discussed the new color palette selections being from the approved Historic District Standards color palette.

Mr. Cameron asked the Board to review a color rendering of the proposed property Mr. Secky provided during the meeting, which depicts the new color palette selections. (Exhibit A-4.2).

Mr. Herring clarified with Mr. Secky the style of soffit being open, not closed, above the front gable of the proposed dwelling to expose a wooden vaulted ceiling (as is shown in the original documents submitted).

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

Mr. Taylor clarified with Mr. Cameron the approval would be for an open soffit as testified by Mr. Secky during the Public Hearing.

*Ms. Lucey moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00039) and find the proposed Major Work at 15 Fields 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. Herring. Approved by a vote of 5-1 (abstention). Mr. Lurtz abstained from voting.*

**B. COA-2022-00063 (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 exterior modifications to 70 Carolina Vista. The modifications will consist of an addition to the primary dwelling, a new garage with living quarters, a covered breezeway, and an in-ground swimming pool with required pool fencing. The property is identified as Moore County PID Number 00016488. The property owners and the applicants are Kirk and Victoria Adkins.*

Mr. Kirk Adkins and Mr. Tyler Cook were sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Ms. Lucey verified with Mr. Cameron the breakdown of the number of trees 12" or greater to be removed in relation to the Historic District Standards Section VII.C.4 (not unreasonably compromise the existing tree canopy and the historic appearance of the landscape). Mr. Adkins stated the tree survey document submitted was not accurate and asked to present a new document showing the correct tree removal information. Mr. Von Salzen stated Mr. Adkins would have an opportunity to submit additional documentation later in the hearing. Ms. Lucey asked Mr. Cameron to clarify the number of trees to be removed that measure 12" or greater in diameter. Mr. Cameron stated the number of 12" or greater trees to be removed would be looked at later in the hearing after Mr. Adkins had an opportunity to respond.

Mr. Taylor verified with Mr. Cameron the Historic District Standards state any additions should be located as inconspicuously as possible and that the proposed work would almost double the size of the existing dwelling. Mr. Adkins stated the proposed additions would equal 81% of the size of the existing heated square footage. Mr. Cameron stated each case that comes before the Commission is based on its own circumstances, there are certain facts the Commission would have to consider, then the Commission would have to apply and exercise discretion based on evidence submitted and testimony given.

Mr. Cameron stated clear facts are the lot is a 23,000 square foot lot in an R-10 district (minimum lot size being 10,000 square feet in this district), the rear of the dwelling is just over 13' setback from the rear property line while the minimum required setback for the lot is 25' (different setbacks were applied at the time the dwelling was built), and the square footage of the proposed additions (not including the proposed breezeway, courtyard or landscape features and scaled based on documents submitted) is 2,300 (the Applicant indicates 1,800 heated square feet) making the proposal just over the existing square footage.

Mr. Taylor stated, if the existing dwelling were located closer to the center of the property, the proposed additions would then be able to be placed at the rear of the property but the non-conforming position of the existing dwelling necessitates the proposed additions being done at the front of the property, and this is one of the factors that can be considered in determining whether to approve the COA. Mr. Cameron stated the Commission could consider any facts that are competent, material, and relevant to the case and the Standards.

Mr. Adkins thanked the Commission for their service to the community, reviewed a PowerPoint presentation with the Commission outlining the proposed work to be done at the property and the intentions behind the proposed work (Exhibit A-5.1), and presented a tree analysis outlining the differences between the tree survey that was submitted in support of the application and the trees that will actually be removed (Exhibit A-5.2).

Mr. Adkins stated he had made an incorrect submission and reviewed Exhibit A-5.2, which is the accurate document relating to the tree removal proposed, all trees marked for removal in this exhibit are 8" or more, there are 44 total trees above 8" in diameter on the property with 11 marked for removal (10 within the building envelope and 1 diseased located in the perimeter of the property), and there are 5 large Live Oak and 4 large Magnolia trees to remain, which dominate the tree canopy of the property.

Mr. Cameron stated the count of trees to be removed is 19 of 12" or greater diameter according to the originally submitted documents, and several trees of 12" or greater diameter are not marked on Exhibit A-5.2 submitted by the Applicant during the Public Hearing. Mr. Cameron stated there are concerns over the accuracy of the documents submitted and would welcome the opportunity to further review the evidence prior to COA approval.

Ms. Lucey verified with Mr. Cameron there are inconsistencies between the submitted documents relating to the number of trees to be removed.

Mr. Taylor clarified with Mr. Cameron that Exhibit A-5.2 should be considered as evidence due to the Applicant requesting the document be admitted to the record.

Mr. Adkins stated the accuracy of the locator dots in Exhibit A-5.2 cannot be attested to, however, the survey originally submitted is from 2012 (when the property was purchased) and is no longer an accurate depiction of where trees are located on the property.

Mr. Von Salzen stated the materials submitted by the Applicant during the Public Hearing have been admitted to the record.

Ms. Lucey clarified with Mr. Cameron what materials submitted are part of the record. Mr. Cameron stated all materials submitted prior to and during the hearing have been admitted to the record as evidence, and when considering the evidence the Commission should take into consideration the applicable Standards and the inconsistencies in the evidence submitted and the statement by Mr. Adkins that the survey submitted is out-of-date.

Mr. Taylor clarified, should a COA be approved, the approval would be based on removal of only 12 trees. Mr. Adkins stated removal of 12 trees is all that is needed.

Ms. Lucey asked for further clarification from Mr. Cameron as to whether the record is complete based on the evidence submitted and testimony given by Mr. Adkins. Mr. Cameron stated the testimony was given, however, it is difficult to verify the authenticity of the material presented due to no one on the Staff or Commission being a qualified, licensed professional surveyor. Mr. Cameron stated the concern from Staff's perspective would be if 12 trees are approved to be removed, what is the consequence should more trees be removed and how would the additional tree removals even be determined. Mr. Adkins stated the commitment would be made not to remove more than the 12 trees as submitted on Exhibit A-5.2.

Ms. Lucey clarified with Mr. Cameron how Staff would verify the tree removal. Mr. Cameron stated verification of the tree removal would be difficult due to the removal document being overlaid on an inaccurate survey.

Mr. Herring stated, whether approved or not approved, the Applicant has stated what was submitted is accurate and is under the obligation, should the submission be found inaccurate, to appear before the Commission to correct the error. Mr. Adkins stated he is in agreement.

Mr. Schroeder stated the legal question is whether the Commission believes the testimony is accurate. If the Commission believes the testimony is accurate that is one issue, if the Commission believes the testimony is inaccurate due to information provided by Mr. Cameron that is another issue. The only thing the Commission can

approve on is accurate and complete testimony. The Commission has to vote on what the Commission believes to be true.

Mr. Taylor verified with Mr. Schroeder the Commission could vote should the Commission members believe the testimony is accurate and complete.

Ms. Lucey stated, if Staff believed the record to be sufficient for Staff to carry out Staff's obligations, she was fine with the record as submitted.

Mr. Von Salzen stated, if the Commission approved the application, the approval would be based on the tree removal as shown in Exhibit A-5.2 submitted by the Applicant during the Public Hearing; if Mr. Adkins removes any additional trees, he would be acting in violation of the Commission's order; if Mr. Adkins finds he needs to remove additional trees that are not on Exhibit A-5.2, he would need to appear before the Commission to get approval for the additional tree removal because Mr. Adkins would not legally be allowed to remove the additional trees without the Commission's permission. Mr. Adkins stated he was in agreement.

Mr. Herring clarified with Mr. Adkins the discrepancy in the proposed wall / fence depictions surrounding the proposed pool as seen in Exhibit A-3.4 to Exhibit A-3.1. Mr. Adkins stated the elevation as depicted in Exhibit A-3.1 is incorrect and the proposed wall at the end of the street facing side of the proposed pool would be solid as depicted in Exhibit A-3.4.

Mr. Herring thanked Mr. Adkins for his presentation and stated he had come to the same conclusions as Mr. Adkins prior to Mr. Adkins making his presentation.

Mr. Lurtz verified with Mr. Adkins the proposed new garage would be a functioning garage, and clarified access to the existing garage is no longer needed as the garage would no longer be used as such and the proposed garage / living quarters is the structure depicted in front of the existing garage.

Mr. Taylor verified with Mr. Adkins the location of the proposed garage doors could not be moved to a non-street facing side due to the 35' access requirement.

Ms. Lucey clarified with Mr. Adkins how the proposed Ritter Rd. elevation would not look like a "monolithic" structure. Mr. Adkins reviewed the proposed elevations showing rooflines, dormers, and other architectural features that mimic the architectural features of the existing structure and stated these features along with landscaping would "soften" the view of the proposed addition from the street.

Mr. Herring clarified with Mr. Adkins the center gable depicted in Exhibit A-3.1 does protrude towards Ritter Rd. as depicted in Exhibit A-2.2 making the elevation different depths and not one long, straight wall.

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

Mr. Herring stated Mr. Adkins made a great presentation on how all objective Standards were met.

Mr. Von Salzen stated, having lived in Pinehurst over a decade, he has driven by the subject property many times, understands the desire to have a larger house on a lot that will accommodate one (as this lot clearly would) and is, therefore, not concerned that the problem additions sometimes present by dominating the existing building will be a problem in this case, the proposed dwelling very well could have been built in exactly the same form and would have complied with zoning without any objections, the existing historic house is quite small for the lot means that building up to the capacity of the lot is going to change the quantity of house, a very good job has been done in designing the house in such a way that it is not going to stick out like a “sore thumb”, looks so it would all fit.

Ms. Lucey stated she appreciated the time taken by Mr. Adkins working to try to meet the Standards.

Mr. Taylor stated, having himself done a renovation project on an addition that was incongruous to try to make it look as though it was original, someone who has never been to Pinehurst and drives by the house a year from now would think it is original, Mr. Adkins has gone to great lengths to make sure that is the case. Mr. Taylor state a concern, which echoes one of Ms. Lucey, is if someone has been to Pinehurst before it will look dramatically changed and this is an issue in relation to the application of the Standards. The Commission is allowed to deviate from the Standards based on the presentation given by Mr. Adkins being the exactly the intent the Commission is responsible for promoting (making the addition look as though it were original and had been built in 1909 so, therefore, it is congruous, which is the ultimate goal of the Commission).

***Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2022-00063) and find the proposed Major Work at 70 Carolina Vista is not consistent with Historic District Standards due to the prominence of the additions but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions applied: Tree removal is to be done in***

**accordance with Exhibit A-5.2 submitted by the Applicant during the Public Hearing. Seconded by Mr. Lurtz. Approved by a vote of 6-0.**

**C. COA-2022-00072 (3 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 COA-2021-00052 at 3 Carolina Vista (USGA Golf House Pinehurst). The modifications will consist of revisions to the tree impact plan, changes to door / window / louver locations, and changes to exterior material selections. The property is identified as Moore County PID Numbers 00025800 and 00024972. The property owner is U.S. Golf Association and applicant is Clearscapes Architecture + Art.*

Ms. Brandy Thompson, Ms. Amy Bullington, Mr. Michael Lee, Mr. Bob Koontz, and Ms. Janine Driscoll were sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Mr. Herring asked Mr. Cameron to point out the pine grove being preserved. Mr. Cameron stated the Applicants will be able to better address this question and the proposal relating to the pine grove is more in line with restoration than preservation, which was part of the original COA and Conditional Zoning Request approvals. Mr. Herring further asked whether drawings of the original COA approval were available to use for comparison as certain items seemed to be missing from the current submission, particularly relating to the enclosure around the mechanical wall. Mr. Cameron stated access to all submitted documents from April of 2021 was available.

Mr. Taylor clarified the removal of the connector between the two buildings was not part of the proposal. Mr. Cameron stated the connector was part of the original approval, not part of the current proposal, which is why the connector may appear in some of the proposed elevations (carry over elevations from the prior approval). Mr. Herring stated the connector in question by Mr. Taylor may be seen in Exhibit A-3.4. Mr. Taylor stated elements of the connector may, also, be seen in Exhibits A-2.1 to A-2.3. Ms. Thompson asked for permission to speak. Mr. Von Salzen asked the Commission whether there were any further questions for Mr. Cameron. None were asked. Mr. Von Salzen then allowed discussion with the Applicants.

Ms. Thompson thanked the Commission. Ms. Thompson and Mr. Koontz reviewed a PowerPoint presentation with the Commission outlining the proposed changes to COA-2021-00052 and the intentions behind seeking the proposed changes.

Ms. Thompson verified for the Commission the location of the pine grove to be restored. Mr. Taylor stated the pine grove was referenced in many of the Olmsted drawings and the intended proposed work to the pine grove is more restorative in nature. Mr. Koontz verified Mr. Taylor's statement, stated the intention of the USGA is to restore the pine grove to the tradition nature of a Sandhills pine grove and to use the pine grove as an educational area / opportunity, and the restoration would involve planting different ages of trees all the way down to seedlings, the USGA engaged Dr. Jay Carter (a well-respected, local environmental consultant) to do a full evaluation of the site and is working with the USGA to restore the pine grove to a healthy state, the proposed additional tree removal is part of an effort to increase the number of native longleaf pine trees within the pine grove and to help meet the 25 year storm water runoff requirements, and there will be a greater number of trees planted than are being removed.

Mr. Schroeder verified the trees indicated in green are to be planted and the trees indicated in red are to be removed.

Ms. Thompson stated in an effort to reduce the ecological impact of the tree removal, the USGA is working with a local furniture maker to utilize the trees removed in future furniture projects instead of simply discarding the trees.

Mr. Taylor asked for clarification on the walkway depicted in Exhibit A-2.3. Ms. Thompson stated the original proposal for the walkway was a trellis structure with an upper and lower walking path, the proposed change to the walkway is to keep the trellis structure and lower walking path but remove the upper walking path and replace it with a standard roof structure.

Mr. Schroeder asked for clarification on the changes in elevation to the right side of the structure as depicted in Exhibit A-3.1. Ms. Thompson stated the building size did increase slightly in this area, resulting in the elevation change Mr. Schroeder was referencing. Ms. Bullington stated original elements of the elevation are still there the proportions have changes slightly to help minimize the impact of the changes needed for the mechanical area.

Mr. Herring asked for clarification on the length of the proposed mechanical screening as depicted in Exhibit A-3.6 in relation to the original proposal. Ms. Bullington stated Mr. Cameron would need to pull up the exact dimensions and the elevation was simply cropped in the original submittal.

Mr. Herring asked for clarification on where metal roofing occurs. Ms. Thompson stated anywhere there is a low roof or porch roof (essentially the first floor level), the metal roofing would be used.



Mr. Herring asked for clarification that there will be illustrated muntins on the proposed fixed louvre areas of the building. Ms. Thompson stated there will be illustrated muntins on the proposed fixed louvres as illustrated on the right hand side of Exhibit A-2.16.

Mr. Herring asked for clarification on a change in the slope of the main roof of the Visitors' Center. Ms. Thompson deferred to Ms. Bullington. Ms. Bullington stated there is a change in pitch with a flared eve on both buildings, and there will be a break.

Mr. Herring asked for clarification on the appearance of a loss of detail and concern over window proportions as seen in Exhibits A-3.1, A-3.2 and A-2.12. Ms. Thompson stated the appeared differences are due to the original proposal materials being rendered and the current proposal materials being line drawings only.

Mr. Herring asked for clarification regarding the connecting trellis structure approval. Mr. Cameron, Mr. Thompson, and Ms. Bullington verified the connecting trellis structure was already approved as part of the original COA and was not part of the current proposal.

Mr. Herring asked for clarification on the "green wall" proposed for the Testing Center. Mr. Koontz stated the "green wall" would consist of wire trellis work run against the wall to act as a structure for espalier camellias to grow along eventually filling in the wall with blooms and greenery.

Ms. Lucey asked for verification on the square footage for each building and whether that square footage has increased. Ms. Thompson stated the square footage has increased. Ms. Bullington stated the total square footage for the Visitors' Center is now 18,165 and for the Testing Center is now 28,295. Previously, the Visitors' Center had been 15,400 and the Testing Center had been 25,100. Both increases are due to changes that occurred from mechanical services requirements for both buildings.

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

***Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00072) and find the proposed Major Work at 3 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0.***

Mr. Von Salzen recessed the Public Hearing at 06:05 PM for a 10 minute break.

Mr. Von Salzen called the Public Hearing to order at 06:15 PM.

**D. COA-2022-00073 (30 MEDLIN RD.)**

*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 COA-2021-00051 at 30 Medlin Rd. The modifications will consist of a change to the driveway, changes to the front door and windows, and changes to the mutton bars on windows. The property is identified as Moore County PID Number 00023802. The property owners are William M. and Nelda C. Huffstetler, and the applicant is Step One Design.*

Mr. Dan Degre was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Ms. Lucey asked for clarification on whether the color of the door had been approved as part of the prior COA. Mr. Degre stated he did not have that information as the prior COA was applied for by the Owners and preceded his involvement with the project, after taking over the project and redlining the plans he realized there were some major issues with the project that required the project to be re-drawn in order to make it buildable, this re-draw resulted in subtle changes to the design (not meant to be a re-design just to fix issues and make the project buildable), and anything that was approved prior to Mr. Degre taking over the project he was not involved with. Mr. Degre verified the only color change to the project is involving the front door, which has been proposed to be a blue color selected from the Historic District Standards approved color palette. Mr. Cameron stated the color selections for the prior COA were an approved version of white for the main elevations of the dwelling and either natural or an approved dark blue for the front door, so the current proposal finalized the prior COA color selection for the front door.

Mr. Herring asked for clarification on whether the design of the garage door had changed. Mr. Cameron stated the design of the garage door did change.

Mr. Taylor asked for clarification on whether the circular portion of the driveway was an addition to the previously approved driveway. Mr. Cameron stated the circular portion was an addition.

Mr. Degre stated all of the proposed changes started with the re-design, during that re-design questions arose, and changes were proposed (partially due to the Owners' personal preferences, partially due to material availability, and partially due to functionality of the structure).

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

***Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00073) and find the proposed Major Work at 30 Medlin 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. Herring. Approved by a vote of 6-0.***

**E. COA-2022-00074 (30 MCDONALD RD. W)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 30 McDonald Rd W. The modifications will consist of an addition to the primary dwelling, replacement of the roof, painting of the exterior, and refurbishment of the existing windows. The property is identified as Moore County PID Number 00018847. The property owners are John Roger Gerold and Elise Anne Bryie, and the applicant is Todd Wilson of Blue Fin Construction Services, LLC.*

Mr. Todd Wilson was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Ms. Lucey asked for clarification on whether there was a color selection in the approved color palette close to the chosen color of "Storm" gray. Mr. Cameron stated there was a color selection in the approved color palette close to the chosen color of "Storm" gray and the Applicant was prepared to address that question.

Mr. Wilson displayed backer boards showing the similarity of "Storm" gray to the approved color palette color of "Platinum" gray. Mr. Wilson stated the Owners were prepared to change the color selection to "Platinum" gray should the Commission deem it necessary for approval of the COA. Mr. Von Salzen stated the change in color from "Storm" gray to "Platinum" gray would be required. Mr. Wilson requested

the application be amended to reflect the color selection change from “Storm” gray to “Platinum” gray.

Mr. Wilson stated due to material shortages, the manufacturer of the proposed new windows changed from Marvin to Pella with no change in material or style. Mr. Von Salzen stated a change in manufacturer would not affect the COA approval provided no changes in material or design were made and explained the requirements of the Historic Preservation Commission regarding materials, design, and final approval.

Mr. Herring asked for clarification on shutters not being placed on the new windows despite shutters being present on existing windows. Mr. Wilson stated the Owners’ did not want to install shutters on the new windows. Mr. Herring stated not putting shutters on the new windows was a good design decision.

Mr. Cameron clarified with the Commission the amendment to the application regarding the main elevation color selection changing from “Storm” gray to “Platinum” gray.

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

***Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2022-00074) and find the proposed Major Work at 30 McDonald Rd W 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. Conditions applied: The application be amended to reflect the color selection change from “Storm” gray to “Platinum” gray (an approved color in the Historic District Standards approved color palette). Seconded by Mr. Taylor. Approved by a vote of 6-0.***

Mr. Taylor asked Mr. Cameron for clarification on the status of “Contributing” to the Historic District for 30 McDonald Rd. W and explained the meaning of the status to Mr. Wilson.

#### **F. COA-2022-00075 (8 VILLAGE LN.)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 8 Village Ln. The modifications will consist of the enclosure of an existing basement patio area at the rear of the property, and the addition of steps to the left side of the property. The property is identified as Moore County PID Number 00015879. The property owner is Sharon B. Day and the applicant is Pinehurst Homes, Inc.*

Ms. Courtney Emch and Mr. Wayne Haddock were sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Ms. Emch stated the intention behind closing in the existing back patio area was to provide the Owner with a pantry space, and the intention behind the installation of the stairs along the left side of the dwelling is to provide access to the drainage system located in the center of the patio area.

Ms. Lucey asked for clarification on whether the proposed work required demolition. Ms. Emch stated the proposed work does require demolition of an interior wall to the existing back patio to be enclosed and part of the brick wall to the existing patio to install stairs.

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

***Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00075) and find the proposed Major Work at 8 Village Ln. 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. Herring. Approved by a vote of 6-0.***

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

**IV. Review of Normal Maintenance and Minor Work Items**  
**A. Minor Work COA's Issued 02/18/2022 – 03/15/2022.**

**V. Next Meeting Date**  
**A. Regular Meeting April 28<sup>th</sup>, 2022**

The Board and Mr. Cameron discussed scheduling additional Work Session meetings and tentatively decided on a Work Session meeting proceeding the next scheduled Regular Meeting on April 28<sup>th</sup>, 2022 from 02:00 PM – 04:00 PM, which would be verified by Mr. Cameron at a later date. Mr. Von Salzen asked the Commission to, also, provide Mr. Cameron with a few additional dates of availability for Work Session meetings.

**VI. 2022 Volunteer Luncheon Group Photo**

**VII. Motion to Adjourn**

Mr. Schroeder moved to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0 at 07:03 PM.

Respectfully Submitted,

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

*A videotape of this meeting is available on the Village website at [www.vopnc.org](http://www.vopnc.org).*

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



**COA-2022-00082 (80 DALRYMPLE 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 replacement of the existing windows and doors to the home at 80 Dalrymple Rd. The property is identified as Moore County PID Number 00019993. The property owner is Ann-Boyd Newman Trust and the applicant is Ralph Newman, Jr.*

**FROM:**

Shannon Konstantinou

**CC:**

Darryn Burich; Alex Cameron

**DATE OF MEMO:**

4/12/2022

**MEMO DETAILS:**

Attached is material relating to this case for your review.

**ATTACHMENTS:**

Description

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




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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Historic Preservation Commission  
**From:** Alex Cameron, Planning Supervisor  
**CC:** Darryn Burich, Planning and Inspections Director  
       Shannon Konstantinou, Administrative Specialist  
**Date:** April 21, 2022  
**Subject:** Major COA Request for 80 Dalrymple Rd.

|                           |                           |
|---------------------------|---------------------------|
| <b>Applicant:</b>         | Ralph Newman, Jr.         |
| <b>Owners:</b>            | Ann-Boyd Newman Trust     |
| <b>Property Location:</b> | 80 Dalrymple Rd.          |
| <b>Land Use:</b>          | Single Family Residential |
| <b>PID#</b>               | 00019993                  |
| <b>COA#:</b>              | 2022-00082                |

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

The applicant requests a Certificate of Appropriateness (COA) for the replacement of the existing windows and doors to the home. The property is further identified as Moore County PID Number 00019993. The structure was built in 1979 and is located on +/- .876 acres.

The existing aluminum windows and existing wooden three panel door units are proposed to be replaced with vinyl windows and vinyl clad wooden three panel door units. The property is listed as non-contributing within the Pinehurst Historic District. The applicant has provided photos, materials list, along with a project and material description.

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

**Standards of Review**

Per the adopted Historic District Standards, replacement of windows and doors that are not compatible with the existing is considered Major Work requiring review by the Historic Preservation Commission.

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



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

1. SECTION III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
2. SECTION III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
  - a. Wooden windows on street-facing elevations should be replaced in kind.
  - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
  - c. Windows should have true or simulated divided lights.
  - d. Snap-in muntins are not appropriate.
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.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.
6. SECTION III.C.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
7. SECTION III.C.10 - New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The applicant has indicated through their contracted Pella representative that all egress codes will be met which may change or alter the window dimensions and/or style. Also, the larger existing windows feature a 12 over 6 pattern and are proposed to be replaced with a 9 over 6 pattern.*

*The commission will need to deem if the proposed changes to the windows and doors are compatible with the structure and the district and therefore are congruous with the district.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY\_\_\_\_\_

April 13, 2022

Dear Property Owner(s),

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

Thursday, April 28<sup>th</sup>, 2022  
At 4:00 p.m.  
At Pinehurst Village Assembly Hall  
395 Magnolia Rd. Pinehurst, NC 28374

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of the existing windows and doors to the home at 80 Dalrymple Rd. The property is identified as Moore County PID Number 00019993. The property owner is Ann-Boyd Newman Trust and the applicant is Ralph Newman, Jr.*

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/>.

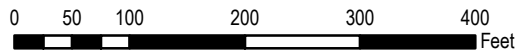
The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live). All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

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PLANNING & INSPECTIONS

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



Wage of Pinhurst 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 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).

Pixel/Base Map for Boards.mxd  
4/12/2022

# Historic Preservation Commission

## 80 Dalrymple Road Major COA Request



MEADE, KIMBERLY D  
8 BERYL LN  
PINEHURST NC 28374

ATS OF NORTH CAROLINA, LLC  
6100 TOWER CIRCLE STE 1000  
FRANKLIN TN 37067-1509

EDWARDS, MICHAEL L  
75 DALRYMPLE DR  
PINEHURST NC 28374

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

ANN-BOYD NEWMAN TRUST  
PO BOX 5329  
PINEHURST NC 28374

MOORE MEMORIAL HOSPITAL  
HEALTHCARE CORP  
PO BOX 3000  
PINEHURST NC 28374

FIRSTHEALTH OF THE CAROLINAS, INC  
PO BOX 3000  
PINEHURST NC 28374

PINEHURST SURGICAL CLINIC REALTY,  
LLC  
PO BOX 2000  
PINEHURST NC 28370

FIRSTHEALTH OF THE CAROLINAS, INC  
PO BOX 3000  
PINEHURST NC 28374

SCOP PROPERTIES LLC  
ATTN: MARTHA GRANT  
PINEHURST NC 28374

FIRSTHEALTH OF THE CAROLINAS, INC  
PO BOX 3000  
PINEHURST NC 28374-3000

PINEHURST NEUROLOGY PROPERTIES  
PO BOX 1749  
PINEHURST NC 28374

GETTYS, CLETA MARIE  
60 DALRYMPLE RD  
PINEHURST NC 28374

BALDOCK, BREN BALDOCK, KAREN  
BURLINGTON ONTARIO CANADIA

PRITCHETT, MICHAEL  
169 PAGE RD  
PINEHURST NC 28374



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☐ Major Work

☐ Minor Work

### Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at

<https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

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

### Intake Information

| Property Address      |  |
|-----------------------|--|
| Street Address        |  |
| City, State, Zip Code |  |
| Parcel ID #           |  |

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

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



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

| <b>Licensed Professionals (Optional)</b><br>(License #s must include all letters and numbers as filed with the NC Licensing Board) |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|
| License #                                                                                                                          |  |
| Name                                                                                                                               |  |
| Street Address                                                                                                                     |  |
| City, State, Zip                                                                                                                   |  |
| Phone #                                                                                                                            |  |
| Email                                                                                                                              |  |

### General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------|
| Description of Changes to the Structure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                              |
| Type of Work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Addition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Alteration | <input type="checkbox"/> New |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                              |
| <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services | <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                                     |                              |
| Includes Demolition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                              |
| Includes Tree Removal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                              |



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

### Exterior Materials and Colors

|                        | Existing Material(s) | Proposed Material(s) | Existing Color(s) | Proposed Color(s) |
|------------------------|----------------------|----------------------|-------------------|-------------------|
| Front Elevation Siding |                      |                      |                   |                   |
| Rear Elevation Siding  |                      |                      |                   |                   |
| Right Elevation Siding |                      |                      |                   |                   |
| Left Elevation Siding  |                      |                      |                   |                   |
| Trim                   |                      |                      |                   |                   |
| Windows                |                      |                      |                   |                   |
| Chimney                |                      |                      |                   |                   |
| Foundation             |                      |                      |                   |                   |
| Front Door             |                      |                      |                   |                   |
| Shutters               |                      |                      |                   |                   |
| Garage Door            |                      |                      |                   |                   |
| Roof                   |                      |                      |                   |                   |
| Awning                 |                      |                      |                   |                   |
| Fence                  |                      |                      |                   |                   |
| Front Porch            |                      |                      |                   |                   |
| Deck                   |                      |                      |                   |                   |
| Patio                  |                      |                      |                   |                   |
| Sidewalk               |                      |                      |                   |                   |
| Sky Lights / Solar     |                      |                      |                   |                   |
| Driveway               |                      |                      |                   |                   |
| Signage                |                      |                      |                   |                   |
| Other: _____           |                      |                      |                   |                   |
| Other: _____           |                      |                      |                   |                   |

### Required Documents

☐ Site Plan/Survey or Sketch☐ Elevation Drawings☐ Photos of Existing Site☐ Floor Plans☐ Landscaping Plan

—&gt; Submitted with online application

### Certification

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

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

April 12, 2022

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



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

Fee: \$100 – Minor

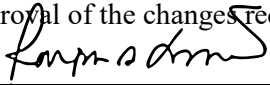
Fee: \$500 – Major

(Revised 01/2022)

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### Property Owner Authorization

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

Owner / Owner's Representative Signature:  Agent

Date: \_\_\_\_\_



**Pella Window/Door Replacement  
80 Dalrymple Rd  
Pinehurst NC**

**Description of Project**

Replace 14 existing white flat interior grid aluminum windows with 14 new, same style, white cottage Pella 250 series vinyl single hung windows with 9/6 traditional pattern dimensional grids matching existing glass pattern.

Replace 2 existing white flat grid aluminum windows with 2 new, same style, white cottage Pella 250 series vinyl single hung windows with 6/6 traditional pattern dimensional grids matching existing glass pattern.

Replace 2 rotted existing wooden 3 panel unit (1 window on each side of door) all with flat interior grids ) with 2 white Pella Impervia similar style 3-panel cottage style vinyl clad wooden door units with 3/5 traditional pattern dimensional grid in each panel and window matching existing glass pattern.

Existing windows were originally poorly installed without appropriate sealing, have deteriorated, and have lost most of their glass weather sealing.

New windows and door units will be professionally installed by Pella, the window manufacturer, using superior construction practices and materials including high efficiency insulated glass. Dimensions and external appearance of replacement units essentially replicate the existing windows and doors using improved materials and construction.

Manufacturer certifies all applicable windows will meet or exceed minimum 5.7 sq ft egress area code standard.

### Existing Windows and Door Units



3/24/2022





3/24/2022

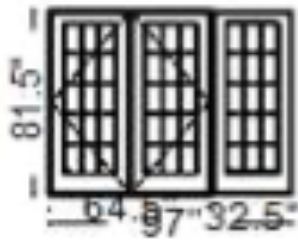




3/24/2022

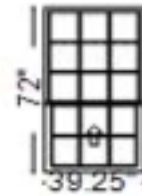
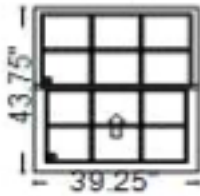
## Pella Grid Style Samples

### Door Units (Open Inward)



General style of door units  
(grids configured as shown in line drawing)

### Windows (Single Hung)



Interior Grid



**COA-2022-00083 (100 BEULAH HILL RD.)**  
**ADDITIONAL AGENDA DETAILS:**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of a door and the addition of two windows on the front elevation of the structure at 100 Beulah Hill Rd. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley of Pinehurst, Inc.*

**FROM:**

Shannon Konstantinou

**CC:**

Darryn Burich; Alex Cameron

**DATE OF MEMO:**

4/12/2022

**MEMO DETAILS:**

Attached is material relating to this case for your review.

**ATTACHMENTS:**

Description

- ☐ Staff Exhibit S-1 to S-2
- ☐ Applicant Exhibits A-1 to A-4




---

## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Historic Preservation Commission  
**From:** Alex Cameron, Planning Supervisor  
**CC:** Darryn Burich, Planning and Inspections Director  
       Shannon Konstantinou, Administrative Specialist  
**Date:** April 21, 2022  
**Subject:** Major COA Request for 100 Beulah Hill Rd.

|                           |                            |
|---------------------------|----------------------------|
| <b>Applicant:</b>         | Calvin Burkley             |
| <b>Owners:</b>            | Resorts of Pinehurst, Inc. |
| <b>Property Location:</b> | 100 Beulah Hill Rd.        |
| <b>Land Use:</b>          | Office & Professional      |
| <b>PID#</b>               | 00025800                   |
| <b>COA#:</b>              | 2022-00083                 |

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

The applicant requests a Certificate of Appropriateness (COA) for exterior modifications to the structure at 100 Beulah Hill Road South. The modifications consist of the removal of a door to be replaced with a set of windows and the addition of another set of windows. The property is further identified as Moore County PID Number 00025800. The structure was built between 1922 - 1926 and is located on +/- 69.73 acres.

An existing set of double doors is proposed to be replaced with a set of four windows. An additional set of two windows is also proposed on the same elevation. The style, pattern, material, and color of windows will match those of the existing windows. These changes are proposed on the front or west facing elevation which also faces Beulah Hill Road (NC Hwy 5). The property is listed as both contributing and non-contributing within the Pinehurst Historic District. The applicant has submitted an application, photographs, plans, elevations, and materials list.

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, altering existing openings and adding new windows and doors are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the

standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

**Applicable Standards:**

*V. CHANGES TO EXISTING COMMERCIAL STRUCTURES*

*A. GENERAL STANDARDS*

1. SECTION V.A.1 – Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 – Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.
3. SECTION V.A.4 – Paint colors **must** be in the Village of Pinehurst Color Palette.

*B. STOREFRONTS*

4. SECTION V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
5. SECTION V.B.2 – Storefronts *should* be retained and preserved along with their functional and decorative features, including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, awnings, upper story windows, cornices, and details. *(This standard was included as storefronts and facades of non-residential buildings appear to be considered the same within the Standards. The Commission may decide whether this standard is applicable to this request.)*

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed changes alter the main façade of the structure but the style, material and color will match the existing. The Commission will need to determine of the alterations to the façade and its architectural detail, fenestration, etc. are compatible with the structure and the district.*





HISTORY, CHARM, AND SOUTHERN HOSPITALITY

---

April 13, 2022

Dear Property Owner(s),

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

Thursday, April 28<sup>th</sup>, 2022  
At 4:00 p.m.  
At Pinehurst Village Assembly Hall  
395 Magnolia Rd. Pinehurst, NC 28374

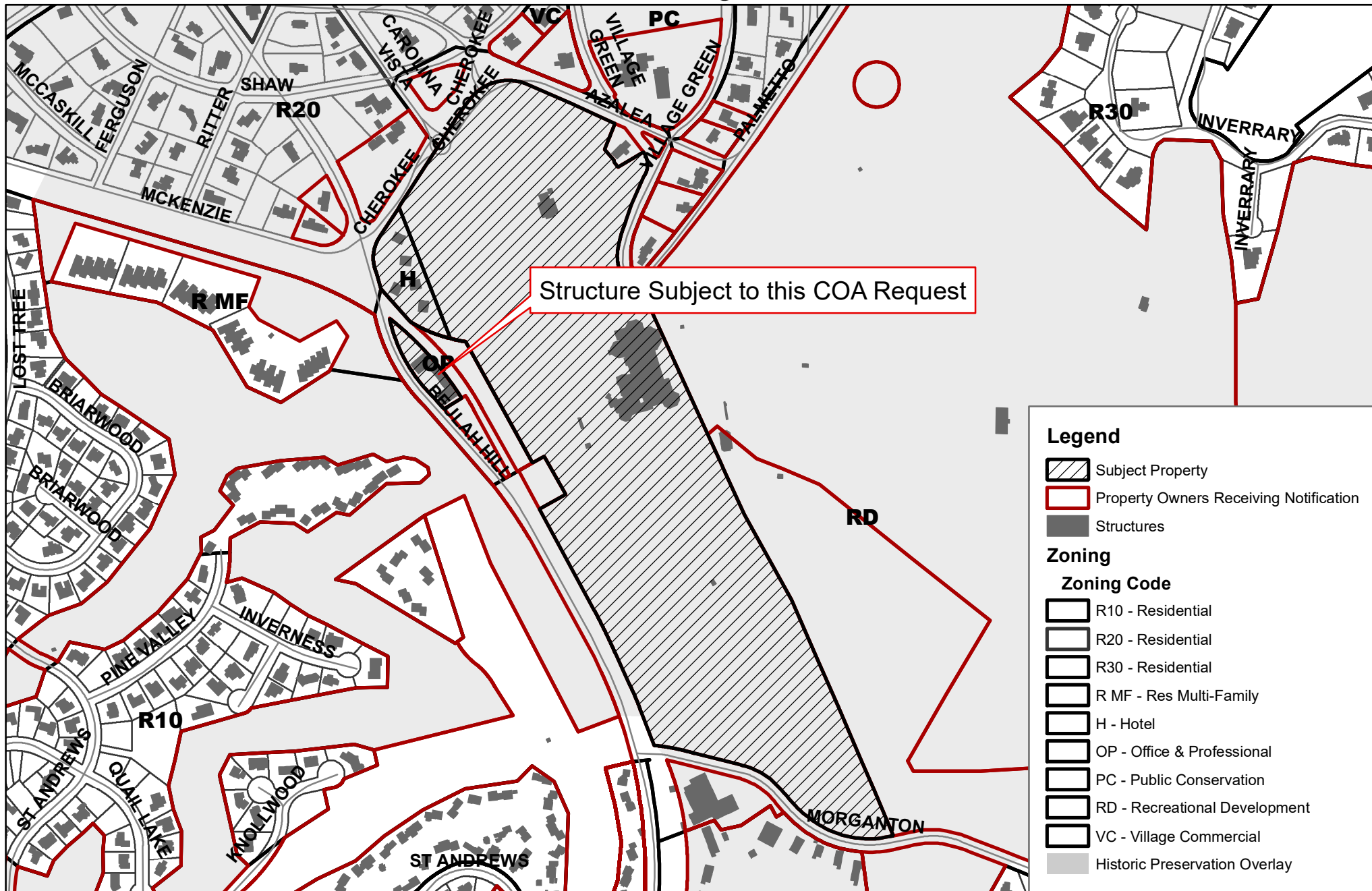
*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of a door and the addition of two windows on the front elevation of the structure at 100 Beulah Hill Rd. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley of Pinehurst, Inc.*

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

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

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



0 175 350 700 1,050 1,400 Feet

April 28, 2022

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 data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\esri\Basis Map for Boards.mxd 4/12/2022

Historic Preservation Commission  
100 Beulah Hill Road Major COA Request



**EXHIBIT S-2.3**

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

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

ARTHUR, DION J  
15 HERON ST  
WRIGHTSVILLE BEACH NC 28480

PRINCE MANOR PROPERTY OWNERS  
ASSOCIATION  
C/O CAS PINEHURST HOA  
PINEHURST NC 28374

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

THOMAS, BRANDON  
55 BRADLEY STREET SW  
ATLANTA GA 30312

BEACON MANAGEMENT CORP  
408 BATTLEGROUND AVE  
GREENSBORO NC 27401

MCCABE, ANDREW MCCABE, TIMOTHY  
6427 VICKERY BLVD  
DALLAS TX 75214

REX OIL CO  
1000 LEXINGTON AVE  
THOMASVILLE NC 27360-3541

PARKER AND PARKER PARTNERSHIP  
C/O W P PARKER  
1046 BURNING TREE DR  
CHAPEL HILL NC 27517

VILLAGE GREEN EAST LLC  
352 COURTYARD LN  
FAYETTEVILLE NC 28303

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

VILLAGE CHAPEL INC  
10 AZALEA RD  
PINEHURST NC 28374

MYSTICO ENTERPRISES, LLC  
1845 LAKE ROAD  
SILVER CREEK NY 14136

EGAN, ROBERT J EGAN, AMBER M  
5307 SHANNAMARA DR  
MATTHEWS NC 28104

MURRAY, CHARLOTTE  
425 BRIGHTWOOD DR  
FAYETTEVILLE NC 28303-5107

MCELLIGOTT, JOSEPH M  
PO BOX 3592  
PINEHURST NC 28374

STEVENS, MARK DAVID & SUSAN M  
25176 LUMBERTON DR  
MILLSBORO DE 19966

SCHORN, KAREN  
95 HEARTHSTONE ROAD  
PINEHURST NC 28374

BLEWITT, WILLIAM A BLEWITT, JANE S  
980 NOKOMIS DRIVE  
AKRON OH 44313

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

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

ORION VENTURE BOA, LLC C/O BANK  
OF AMERICA  
NC1-001-03-81  
CHARLOTTE NC 28255

WILSON, LARRY THOMAS  
10920 BRIDLE LN  
RALEIGH NC 27614

LANDMARK CAPITAL INVESTMENTS LLC  
PO BOX 116  
ETHER NC 27247

LIVENSPIRE, BRIAN LIVENSPIRE, JANET  
425 COLLIER RD  
MERCER PA 16137

ALPENFELS, ERIC ALPENFELS, ANITA  
170 QUAIL RUN  
PINEHURST NC 28374

SUGG, JAMES SUGG, DAWN  
PO BOX 395  
CARTHAGE NC 28327

CATERINO, NICHOLAS  
46 KNOLL ROAD  
SOUTHERN PINES NC 28387

DESMOND, CORNELIUS J  
25 RIVIERA DRIVE  
PINEHURST NC 28374

**EXHIBIT S-2.4**

|                                                                                                         |                                                                                                      |                                                                                                       |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| SHERMAR PROPERTIES, LTD<br>5055 PEBBLEVALLEY DR<br>CINCINNATI OH 45252                                  | TYMANN, WILLIAM P & KAYE L<br>816 ORCHID ST<br>LADY LAKE FL 32159                                    | BROWN, GEORGE T JR & KATHLEEN O'GRADY<br>33 HEATHER HILL RD<br>CRESSKILL NJ 07626                     |
| GAVIN, NORMA I & GAVIN, MICHAEL J<br>1311 PULITZER LN<br>DURHAM NC 27703-8393                           | WILSON, LARRY THOMAS & JUDITH WILLARD, CHRISTOPHER & GAIL G<br>10920 BRIDLE LANE<br>RALEIGH NC 27614 | EASTERN REHAB PRODUCTS, LLC<br>679 BLOOMFIELD AVE<br>BLOOMFIELD CT 06002                              |
| GOMMER, HINDRIK VAN<br>DEVENTERLAAN 32<br>2271 TX VOORBURG                                              | HAYNES, JEREMY NICHOLS, ELISABETH<br>27 HARDWOOD RD<br>PALMYRA VA 22963                              | WILSON, MARK WILSON, DONNA<br>3916 AMARILLO DR<br>CONCORD NC 28027                                    |
| CATALDO, THOMAS J III CO/TRUSTEE ROJEK, KAROLINE A CO/TRUSTEE<br>20 GOLFSIDE DR<br>SAINT CLAIR MI 48079 | MANLEY, SHELLY DEMPSEY, CHRISTIAN<br>4239 SWEET LEAF LANE<br>EDGEWATER MD 21037                      | WALIZER, JOHN & KAREN<br>1017 GREENBRIER DR<br>STATE COLLEGE PA 16801                                 |
| MARKS, JAIME<br>46 JUNIPER CREEK BLVD<br>PINEHURST NC 28374                                             | MCCABE, ANDREW SEID, MICHAEL<br>5 PINE TREE ROAD, UNIT 211B<br>PINEHURST NC 28374                    | MCCABE, ANDREW D & SEID, MICHAEL L<br>7074 MARSH WREN ST<br>CARLSBAD CA 92011-3971                    |
| KINGSTON, RICHARD T & MARY L<br>2414 SCHOENERSVILLE RD<br>BETHLEHEM PA 18017                            | ESSICK, MATTHEW C<br>P O BOX 3111<br>PINEHURST NC 28374-3111                                         | RUSSELL, BARBARA T<br>PO BOX 3255<br>PINEHURST NC 28374                                               |
| MARSH, ALLISON<br>PO BOX 4011<br>PINEHURST NC 28374                                                     | HECKMAN, FREDERICK WILLIAM III<br>HECKMAN, LYNN ALYSON<br>596 MELARK DR<br>CARMEL IN 46032-2373      | BIRON, EVE-LYNE<br>660 RABASTALIERE E                                                                 |
| ELLIS, WILLIAM R ELLIS, ELISE A<br>42 OXTON CIRCLE<br>PINEHURST NC 28374-8880                           | MULLOY INVESTMENTS LLC<br>216 PLANTATION DR<br>SOUTHERN PINES NC 28387                               | DROZEK, ARTHUR MICHAEL DROZEK, KRYSTYNA Z<br>357 BRIARWOOD LANE<br>PALATINE IL 60067                  |
| EICK, ANGELA GALE<br>830 MAXWELL ST<br>ORLANDO FL 32804                                                 | BROWN, GEORGE T BROWN, KATHLEEN<br>33 HEATHER HILL RD<br>CRESSKILL NJ 07626                          | GOODSON, G ROYDEN GOODSON, MARTHA W<br>102 RIVERSIDE DRIVE<br>NEWPORT NEWS VA 23606                   |
| SANDHILLS WOMAN'S EXCHANGE<br>PO BOX 215<br>PINEHURST NC 28370                                          | RESORTS OF PINEHURST INC<br>ATTN: RICHARD HIGGINBOTHAM<br>PO BOX 4000<br>PINEHURST NC 28374          | CHRODITOAN, LLC C/O ANDERSON & REED, LLP ATTN: MIKE BELL<br>1515 FRANKLIN ROAD SW<br>ROANOKE VA 24016 |



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

⌘ Major Work

Δ Minor Work

### Certificate of Appropriateness Information

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

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

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

### Intake Information

| Property Address      |                          |
|-----------------------|--------------------------|
| Street Address        | 100 Beulah Hill Rd South |
| City, State, Zip Code | Pinehurst. NC 28374      |
| Parcel ID #           | 00025800                 |

| Owner Information     |                              |                  |              |
|-----------------------|------------------------------|------------------|--------------|
| Name                  | Resorts of Pinehurst LLC     | Home Phone #     | 910-986-3038 |
| Street Address        | PO Box 4000 80 Carolina Vist | Mobile Phone #   |              |
| City, State, Zip Code | Pinehurst, NC 28374          | Business Phone # |              |
| Email                 | calvin.burkley@pinehurst.com |                  |              |

| Applicant      |                              |                       |  |
|----------------|------------------------------|-----------------------|--|
| Name           | Calvin Burkley               | Other Phone #         |  |
| Email          | calvin.burkley@pinehurst.com | Street Address        |  |
| Mobile Phone # | 910-986-3038                 | City, State, Zip Code |  |



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

| Licensed Professionals (Optional)                                                      |                                  |
|----------------------------------------------------------------------------------------|----------------------------------|
| (License #s must include all letters and numbers as filed with the NC Licensing Board) |                                  |
| License #                                                                              | 12661                            |
| Name                                                                                   | David Stogner                    |
| Street Address                                                                         | 615 East Broad Avenue            |
| City, State, Zip                                                                       | Rockingham, NC 28379             |
| Phone #                                                                                | 910-895-1111                     |
| Email                                                                                  | dstogner@stognerarchitecture.com |

### General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Description of Changes to the Structure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | We propose to eliminate a set of double doors on the West facing elevation and replace with a set of four windows. On the same elevation we propose adding a double window. These would match existing windows on this elevation of the building. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |
| Type of Work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Addition                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> Alteration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> New |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                   | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input checked="" type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input checked="" type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                                                                                                                                                                                                                                                   | <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input checked="" type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input checked="" type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                              |
| Includes Demolition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |
| Includes Tree Removal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |
| Estimated Cost of Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                   | \$10,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                              |



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 02/2020)

### Exterior Materials and Colors

|                    | Existing Material | Proposed Material | Proposed Color |
|--------------------|-------------------|-------------------|----------------|
| Front Elevation    | Painted brick     | Painted brick     | White          |
| Rear Elevation     |                   |                   |                |
| Right Elevation    |                   |                   |                |
| Left Elevation     |                   |                   |                |
| Trim               |                   |                   |                |
| Windows            | Aluminum          | Aluminum          | White          |
| Chimney            |                   |                   |                |
| Foundation         |                   |                   |                |
| Front Door         |                   |                   |                |
| Shutters           |                   |                   |                |
| Garage Door        |                   |                   |                |
| Roof               |                   |                   |                |
| Roof Exhaust Vents |                   |                   |                |
| Front Porch        |                   |                   |                |
| Deck               |                   |                   |                |
| Patio              |                   |                   |                |
| Sidewalk           |                   |                   |                |
| Sky Lights         |                   |                   |                |
| Driveway           |                   |                   |                |
| House Number       |                   |                   |                |
| Other: _____       |                   |                   |                |

### Required Documents

☒ Site Plan/Survey or Sketch  
☐ Floor Plans

☒ Elevation Drawings  
☐ Landscaping Plan

### Certification

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

Applicant Signature: Calvin Burkley

Date: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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



EXHIBIT A-2





# EXHIBIT A-3


$$\begin{array}{c} \text{Z} \\ \text{O} \\ \text{i} \\ \text{A} \\ \text{W} \\ \text{W} \\ \text{I} \\ \text{Z} \\ \text{O} \\ \text{IL} \\ \text{A} \\ \text{i} \\ \text{A} \\ \text{O} \\ (9) \\ \text{a} \\ \text{xg} \\ \text{WZ} \end{array}$$

$$\begin{array}{c} \text{N} \\ \text{O} \\ \text{H} \\ \text{V} \\ \text{W} \\ \text{W} \\ \text{I} \\ \text{N} \\ \text{O} \\ \text{I} \\ \text{L} \\ \text{H} \\ \text{A} \\ \text{A} \\ \text{a} \dots \text{a} \\ \text{W} \\ \text{Z} \end{array}$$

LIFE SAFETY PLAN  
SCALE: 1"=10'-0"

|       |               |                     |            |           |
|-------|---------------|---------------------|------------|-----------|
| FLOOR | FLOOR(S) (40) | GRASS BUILDING AREA | RINO/ALTER | 9/26/2014 |
|       | 475           |                     | (482)71    |           |

|            |            |            |            |            |
|------------|------------|------------|------------|------------|
| # of Floor | # of Floor | # of Floor | # of Floor | # of Floor |
| 1          | 2          | 3          | 4          | 5          |
| 6          | 7          | 8          | 9          | 10         |
| 11         | 12         | 13         | 14         | 15         |
| 16         | 17         | 18         | 19         | 20         |
| 21         | 22         | 23         | 24         | 25         |
| 26         | 27         | 28         | 29         | 30         |
| 31         | 32         | 33         | 34         | 35         |
| 36         | 37         | 38         | 39         | 40         |
| 41         | 42         | 43         | 44         | 45         |
| 46         | 47         | 48         | 49         | 50         |
| 51         | 52         | 53         | 54         | 55         |
| 56         | 57         | 58         | 59         | 60         |
| 61         | 62         | 63         | 64         | 65         |
| 66         | 67         | 68         | 69         | 70         |
| 71         | 72         | 73         | 74         | 75         |
| 76         | 77         | 78         | 79         | 80         |
| 81         | 82         | 83         | 84         | 85         |
| 86         | 87         | 88         | 89         | 90         |
| 91         | 92         | 93         | 94         | 95         |
| 96         | 97         | 98         | 99         | 100        |
| 101        | 102        | 103        | 104        | 105        |
| 106        | 107        | 108        | 109        | 110        |
| 111        | 112        | 113        | 114        | 115        |
| 116        | 117        | 118        | 119        | 120        |
| 121        | 122        | 123        | 124        | 125        |
| 126        | 127        | 128        | 129        | 130        |
| 131        | 132        | 133        | 134        | 135        |
| 136        | 137        | 138        | 139        | 140        |
| 141        | 142        | 143        | 144        | 145        |
| 146        | 147        | 148        | 149        | 150        |
| 151        | 152        | 153        | 154        | 155        |
| 156        | 157        | 158        | 159        | 160        |
| 161        | 162        | 163        | 164        | 165        |
| 166        | 167        | 168        | 169        | 170        |
| 171        | 172        | 173        | 174        | 175        |
| 176        | 177        | 178        | 179        | 180        |
| 181        | 182        | 183        | 184        | 185        |
| 186        | 187        | 188        | 189        | 190        |
| 191        | 192        | 193        | 194        | 195        |
| 196        | 197        | 198        | 199        | 200        |
| 201        | 202        | 203        | 204        | 205        |
| 206        | 207        | 208        | 209        | 210        |
| 211        | 212        | 213        | 214        | 215        |
| 216        | 217        | 218        | 219        | 220        |
| 221        | 222        | 223        | 224        | 225        |
| 226        | 227        | 228        | 229        | 230        |
| 231        | 232        | 233        | 234        | 235        |
| 236        | 237        | 238        | 239        | 240        |
| 241        | 242        | 243        | 244        | 245        |
| 246        | 247        | 248        | 249        | 250        |
| 251        | 252        | 253        | 254        | 255        |
| 256        | 257        | 258        | 259        | 260        |
| 261        | 262        | 263        | 264        | 265        |
| 266        | 267        | 268        | 269        | 270        |
| 271        | 272        | 273        | 274        | 275        |
| 276        | 277        | 278        | 279        | 280        |
| 281        | 282        | 283        | 284        | 285        |
| 286        | 287        | 288        | 289        | 290        |
| 291        | 292        | 293        | 294        | 295        |
| 296        | 297        | 298        | 299        | 300        |
| 301        | 302        | 303        | 304        | 305        |
| 306        | 307        | 308        | 309        | 310        |
| 311        | 312        | 313        | 314        | 315        |
| 316        | 317        | 318        | 319        | 320        |
| 321        | 322        | 323        | 324        | 325        |
| 326        | 327        | 328        | 329        | 330        |
| 331        | 332        | 333        | 334        | 335        |
| 336        | 337        | 338        | 339        | 340        |
| 341        | 342        | 343        | 344        | 345        |
| 346        | 347        | 348        | 349        | 350        |
| 351        | 352        | 353        | 354        | 355        |
| 356        | 357        | 358        | 359        | 360        |
| 361        | 362        | 363        | 364        | 365        |
| 366        | 367        | 368        | 369        | 370        |
| 371        | 372        | 373        | 374        | 375        |

| PERMIT NO. | PERMIT TYPE | (a)<br>TOTAL FLOOR AREA (S.F.) | (b)<br>FLOORING TYPE | (c)<br>APPROXIMATE PERCENTAGE OF FLOORING TYPE | (d)<br>APPROXIMATE PERCENTAGE OF FLOORING TYPE |
|------------|-------------|--------------------------------|----------------------|------------------------------------------------|------------------------------------------------|
| 08047      | Shop        | 36,000                         | 4,469                | 42.48                                          |                                                |
| 1          | Business    | 37,000                         | 7,108                | 64.18                                          |                                                |

\* Permitted area increases from Section 906.3 are computed as follows:  
 a. Permitted area equals a 1/2 inch type or open space having 20 ft minimum width. 520 (F)  
 b. Total Building Perimeter 1758 (P)  
 c.  $W = \frac{1}{2} \times P = 879$  (W)  
 d.  $W - \text{Minimum width of public way} = 879 - 30 = 849$  (W)  
 e. Percent of flooring increase  $1\% = 100 \div (P \div 12.1) \times W \div 100 = 12.47$  (%)  
 f.  $12.47\% \times 64.18\% = 7.99\%$  (F)  
 g. Maximum Building Area = total number of stories in the building  $\times$  (D maximum 3 stories) (506.3).  
 h. The maximum area of open parking spaces must comply with Table 506.4.  
 i. Permitted area based on the unpermitted area value in Table 506.2.

| ALLOWED A HEIGHT                  |                                          | HEIGHTS PLANS |   | CODE REFERENCE |
|-----------------------------------|------------------------------------------|---------------|---|----------------|
| Building Height in feet (4.04.10) | Building Height in Stories (Table 504.1) | 4             | 2 |                |
| Building Height in feet (4.04.10) | 75                                       | 30            |   |                |

\* The permitted height of the "Show or Plans" quantity is not based on Table 504.3 or 504.4.  
 ? The maximum height of air traffic control must comply with Table 412.1.  
 ? The maximum height of open parking garages must comply with Table 406.4.

| PLANNING AND PERMITS DEPARTMENT<br>(TABLE 2-2.1) |          |           |          |           |          |           |          |           |          |
|--------------------------------------------------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| DATE                                             | APPROVAL | RECEIVED  |          | RECEIVED  |          | RECEIVED  |          | RECEIVED  |          |
|                                                  |          | MAIL ROOM | CLERICAL | MAIL ROOM | CLERICAL | MAIL ROOM | CLERICAL | MAIL ROOM | CLERICAL |
| 08/01/17                                         | 1        | 2         | 3        | 1         | 2        | 3         | 1        | 2         | 3        |
| 08/01/17                                         | 2        | 2         | 1        | 1         | 1        | 1         | 1        | 1         | 1        |



**COA-2022-00088 (50 EVERETTE 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 construction of a new single family dwelling at 50 Everette Rd. The construction will consist of a 4,004 square foot, one and a half story dwelling. The property is identified as Moore County PID Number 00018777. The property owners are Timothy R. & Carol C. Wright and the applicant is Mark Wesley Parson Design.*

**FROM:**

Shannon Konstantinou

**CC:**

Darryn Burich; Alex Cameron

**DATE OF MEMO:**

4/12/2022

**MEMO DETAILS:**

Attached is material relating to this case for your review.

**ATTACHMENTS:**

Description

- ☐ Staff Exhibits S-1 to S-2
- ☐ Applicant Exhibits A-1 to A-4




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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Historic Preservation Commission  
**From:** Alex Cameron, Planning Supervisor  
**CC:** Darryn Burich, Planning and Inspections Director  
       Shannon Konstantinou, Administrative Specialist  
**Date:** April 21, 2022  
**Subject:** Major COA Request for 50 Everett Rd.

|                           |                              |
|---------------------------|------------------------------|
| <b>Applicant:</b>         | Mark Wesley Parson Design    |
| <b>Owners:</b>            | Timothy R. & Carol C. Wright |
| <b>Property Location:</b> | 50 Everett Rd.               |
| <b>Land Use:</b>          | Single Family Residential    |
| <b>PID#</b>               | 00018777                     |
| <b>COA#:</b>              | 2022-00088                   |

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

The applicant requests a Certificate of Appropriateness (COA) for construction of a new single family dwelling at 50 Everett Rd. The construction will consist of a 4,004 square foot, one and a half story dwelling. The property is further identified as Moore County PID Number 00018777. The original structure was built in 1895 and demolished in 2020, and the now vacant lot is +/- .55 acres.

The construction of a new 4,004 square foot, one and a half story single family home is proposed. The elevation material proposed is brick painted *SW Accessible Beige* with matching color trim and windows. Lap siding is also proposed the areas indicated on the submitted material and is indicated by the applicant to be a fiber cement product. The roofing material proposed is Cedar Shake. The proposed materials and colors meet the applicable standards.

It appears that approximately 13 trees are proposed to be removed and 10 are to remain. An additional 11 appear to be planted and three dogwoods to be relocated according to the submitted site plan and landscape plan.

Two brick walls are proposed coming off the front elevation and extending into both side yards. The left (east) side is shown to be a maximum height of 2.5' which meets the standard for *street* side brick walls. The wall along the right front and extending toward the right (west) side elevation has a maximum height of 3' 9" and comes off a brick water table attached to the proposed study area of the home. The arbor attached to this wall is 8' in height.

A brick driveway column with light fixture is proposed near the front drive and will be a height of 2.5' not including the light fixture.

The applicant has submitted an application, plans, elevations, and materials list.

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, construction of a new single family dwelling is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

### **Applicable Standards:**

#### *IV. RESIDENTIAL NEW CONSTRUCTION*

##### *B. GENERAL STANDARDS*

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

##### *C. WINDOWS AND DOORS*

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

##### *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 facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

#### F. BUILDING MATERIALS

15. 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.
16. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
17. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
  - a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
  - b. Plywood siding
  - c. Vinyl siding or aluminum siding
  - d. Plastic, sheet metal, or a similar material used as siding or panels
  - e. Any treatment of material that imparts a glossy or reflective finish to the material
  - f. Concrete, cinderblock, or glass block.
  - g. Boxed chimneys

#### VII. SITE FEATURES

##### A. FENCES AND WALLS

18. Section VII.A.1 – The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
19. Section VII.A.3 – Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
20. Section VII.A.7 – Brick and stacked stone walls are permitted.
21. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
  - a. Front yard fences **must** not be taller than three and a half (3.5) feet in height, side yard fences **must** not be taller than 4 feet in height and rear yard fences **must** not be taller than six feet in height.
  - b. Brick and stacked stone walls on the street sides of the property **must** not be taller than two and a half (2.5) feet in height.

##### B. DRIVEWAYS AND OFF-STREET PARKING

22. 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.
23. 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.

##### C. LANDSCAPING AND VEGETATION



24. 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.
25. Section VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
  - d. Arbors, trellises, and pergolas *should* be constructed in a manner that is compatible with the architecture of the primary structure.
26. 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.
27. Section VII.C.5 – Mechanical equipment such as air conditioners or heat pumps, should be located on non-character defining elevations of the structure whenever possible. These systems *should* be screened by the use of planted material or appropriate fencing if they are easily visible from the street

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission would need to determine if the proposed new home is congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures. In addition, the Commission would need to determine if the proposed site features (brick wall and arbor) are compatible with the style and architecture of the home and others in the district.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY\_\_\_\_\_

April 13, 2022

Dear Property Owner(s),

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

Thursday, April 28<sup>th</sup>, 2022  
At 4:00 p.m.  
At Pinehurst Village Assembly Hall  
395 Magnolia Rd. Pinehurst, NC 28374

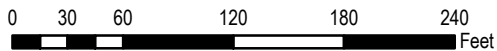
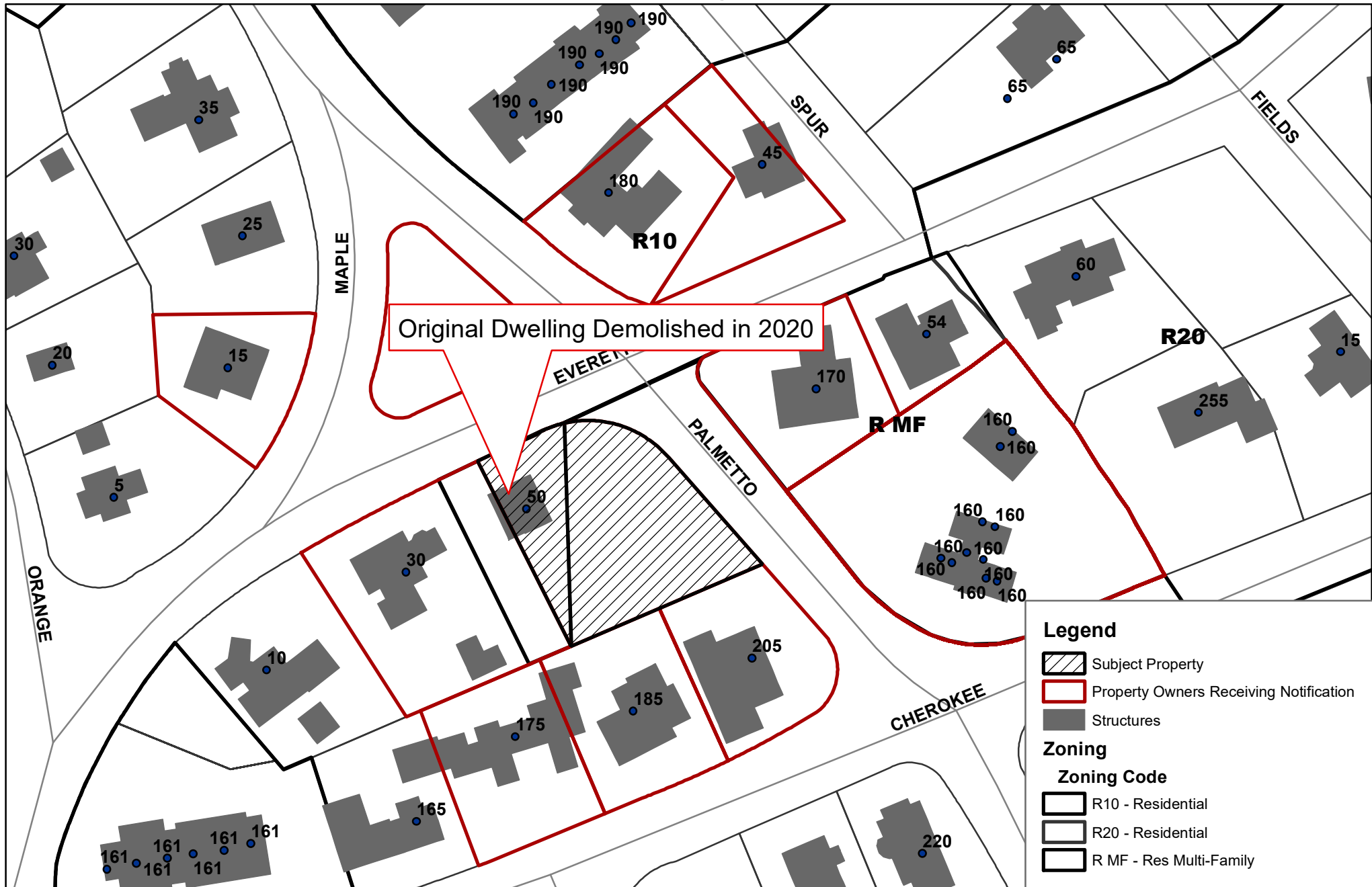
*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family dwelling at 50 Everette Rd. The construction will consist of a 4,004 square foot, one and a half story dwelling. The property is identified as Moore County PID Number 00018777. The property owners are Timothy R. & Carol C. Wright and the applicant is Mark Wesley Parson Design.*

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

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

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



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\esri\Baze Map for Boards.mxd 4/12/2022

## April 28, 2022

## Historic Preservation Commission

## 50 Everett Road Major COA Request



**EXHIBIT S-2.3**

AMHERST DEVELOPMENT COMPANY  
246 VALLEYFIELD LN  
SOUTHERN PINES NC 28388

WEBB, DEBBIE A  
442 JOHN WEBB ROAD  
ELLERBE NC 28338

SAHLMAN, CHRISTIAN F SAHLMAN,  
ROSLYN S  
115 BLOCK HOUSE RD  
GREENVILLE SC 29615

PARKER, RYAN CHRISTOPHER HARDER-  
PARKER, AMANDA L  
1005 CLARENDON ST  
FAYETTEVILLE NC 28305

MONARCH HOUSE LLC  
150 BROOKHAVEN ROAD  
PINEHURST NC 28374

PIZZELLA, MARY JOY TRUSTEE &  
PIZZELLA, PATRICK TRUSTEE  
3818 JAY AVE  
ALEXANDRIA VA 22302-1813

YARDLEY, JAMES C YARDLEY, NANCY N  
2618 SUTTON COURT  
HOUSTON TX 77027

BROOKS, PHILIP L TRUSTEE BROOKS,  
MARTHA C TRUSTEE  
67 NEW RHODODENDRON  
CHAPEL HILL NC 27517

WEBB, DEBBIE A  
448 JOHN WEBB ROAD  
ELLERBE NC 28338

COLE, MELANIE M  
PO BOX 20077  
PALO ALTO CA 94309

WALKER, ANGELA V WALKER, JOSEPH G  
955 BEAVER DAM RD  
CHAPEL HILL NC 27517

CWM RESIDENTIAL PROPERTIES, LLC  
C/O CARL MEARES JR  
PO BOX 41248  
NORTH CHARLESTON SC 29423

CWM RESIDENTIAL PROPERTIES, LLC  
C/O CARL MEARES JR  
PO BOX 41248  
NORTH CHARLESTON SC 29423

MILLS, JAMES D & BURKE, JAMES R  
8160 SUNDANCE DR  
MANSFIELD TX 76063-7083

BYRNE, JOHN W BYRNE, PATRICIA W  
333 SOUTH MAIN  
FUQUAY VARINA NC 27526

CARRIAGE HOUSE PROPERTIES OF  
PINEHURST, LLC  
10278 OLENTANGY RIVER RD  
POWELL OH 43065

TAYLOR, JOHN H., CAROLYN MCGRAW  
185 CHEROKEE RD  
PINEHURST, NC 28374

WRIGHT, TIMOTHY R WRIGHT, CAROL C  
4 JIB RD  
WILMINGTON NC 28411-9234

TUCK, STEPHEN C  
15 MAPLE ROAD  
PINEHURST NC 28374

ZUMWALT, KATHERINE C  
175 CHEROKEE RD  
PINEHURST NC 28374



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☐ Major Work☐ Minor Work

### Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at

<https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

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

### Intake Information

| Property Address      |  |
|-----------------------|--|
| Street Address        |  |
| City, State, Zip Code |  |
| Parcel ID #           |  |

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

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



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

| <b>Licensed Professionals (Optional)</b><br>(License #s must include all letters and numbers as filed with the NC Licensing Board) |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|
| License #                                                                                                                          |  |
| Name                                                                                                                               |  |
| Street Address                                                                                                                     |  |
| City, State, Zip                                                                                                                   |  |
| Phone #                                                                                                                            |  |
| Email                                                                                                                              |  |

## **General Information**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Description of Changes to the Structure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
| Type of Work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Addition | <input type="checkbox"/> Alteration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> New |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |
| <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                                   | <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                              |
| Includes Demolition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
| Includes Tree Removal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |





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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

### Exterior Materials and Colors

|                        | Existing Material(s) | Proposed Material(s) | Existing Color(s) | Proposed Color(s) |
|------------------------|----------------------|----------------------|-------------------|-------------------|
| Front Elevation Siding |                      |                      |                   |                   |
| Rear Elevation Siding  |                      |                      |                   |                   |
| Right Elevation Siding |                      |                      |                   |                   |
| Left Elevation Siding  |                      |                      |                   |                   |
| Trim                   |                      |                      |                   |                   |
| Windows                |                      |                      |                   |                   |
| Chimney                |                      |                      |                   |                   |
| Foundation             |                      |                      |                   |                   |
| Front Door             |                      |                      |                   |                   |
| Shutters               |                      |                      |                   |                   |
| Garage Door            |                      |                      |                   |                   |
| Roof                   |                      |                      |                   |                   |
| Awning                 |                      |                      |                   |                   |
| Fence                  |                      |                      |                   |                   |
| Front Porch            |                      |                      |                   |                   |
| Deck                   |                      |                      |                   |                   |
| Patio                  |                      |                      |                   |                   |
| Sidewalk               |                      |                      |                   |                   |
| Sky Lights / Solar     |                      |                      |                   |                   |
| Driveway               |                      |                      |                   |                   |
| Signage                |                      |                      |                   |                   |
| Other: _____           |                      |                      |                   |                   |
| Other: _____           |                      |                      |                   |                   |

### Required Documents

☐ Site Plan/Survey or Sketch☐ Elevation Drawings☐ Photos of Existing Site☐ Floor Plans☐ Landscaping Plan

### Certification

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

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_



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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

---

**Property Owner Authorization**

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

Owner / Owner's Representative Signature: \_\_\_\_\_

Date: \_\_\_\_\_

NOTES

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

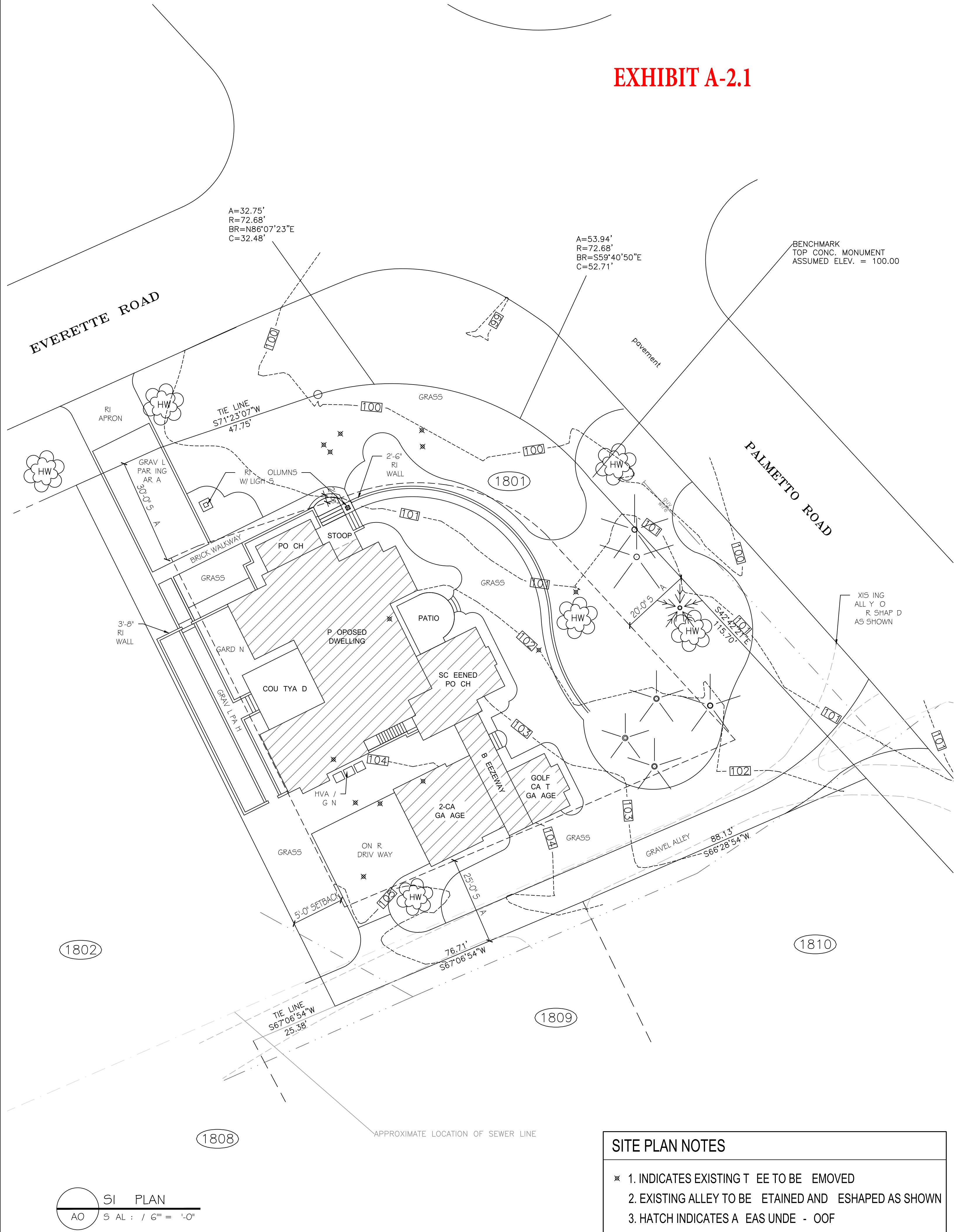
SYMBOLS LEGEND

|                          |                                                                                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------|
| DRAWING TITLE            | <div><div>#</div><div>DRAWING NAME</div><div>A#</div><div>SCALE</div></div>                               |
| SECTION                  | <div><div>#</div><div>SECTION</div><div>#</div><div>SECTION</div></div>                                   |
| ELEVATION                | <div><div>#</div><div>ELEVATION</div><div>#</div><div>ELEVATION</div></div>                               |
| WALL TYPE                | <div><div>#</div><div>WALL TYPE</div><div>#</div><div>WALL TYPE</div></div>                               |
| DOOR NUMBER              | <div><div>#</div><div>DOOR NUMBER</div><div>#</div><div>DOOR NUMBER</div></div>                           |
| CEILING/ELEVATION HEIGHT | <div><div>#</div><div>CEILING/ELEVATION HEIGHT</div><div>#</div><div>CEILING/ELEVATION HEIGHT</div></div> |

ABBREVIATIONS KEY

|                        |                                        |
|------------------------|----------------------------------------|
| AFF                    | ABOVE FINISHED FLOOR                   |
| CLG                    | CEILING                                |
| CMU                    | CONCRETE MASONRY UNIT                  |
| COL                    | COLUMN                                 |
| CONC                   | CONCRETE                               |
| CPT                    | CAPIT                                  |
| DIA                    | DIAMETER                               |
| DWG                    | DRAWING                                |
| EQ                     | EQUAL                                  |
| FL                     | FLOOR                                  |
| GLS                    | GLASS                                  |
| GYP                    | GYPSUM BOARD                           |
| HVAC                   | HEATING, VENTILATION, AIR CONDITIONING |
| MAX                    | MAXIMUM                                |
| MIN                    | MINIMUM                                |
| N/A                    | NOT APPLICABLE                         |
| NTS                    | NOT TO SCALE                           |
| OPP                    | OPPOSITE                               |
| PT                     | PAINT                                  |
| SIM                    | SIMILAR                                |
| SF                     | SQUARE FEET                            |
| SHT                    | SHEET                                  |
| TYP                    | TYPICAL                                |
| UNLESS OTHERWISE NOTED |                                        |
| VIF                    | VERIFY IN FIELD                        |
| WD                     | WOOD                                   |

EXHIBIT A-2.1



|    |    |     |    |     |
|----|----|-----|----|-----|
| 2  | VI | INI | Y  | MAP |
| AO | NO | OS  | AL |     |

| PROJECT INFORMATION     |                                  |
|-------------------------|----------------------------------|
| ZONE                    | -10                              |
| SETBACKS (AS DRAWN):    |                                  |
| FRONT                   | 30 FT                            |
| RIGHT SIDE              | 15 FT                            |
| LEFT SIDE               | 20 FT (5 FT ADDED FOR CO NE LOT) |
| REAR                    | 25 FT                            |
| AREAS:                  |                                  |
| LOT AREA                | 22,556 SF                        |
| FIRST FLOOR             | 2,220 SF                         |
| SECOND FLOOR            | 701 SF                           |
| TOTAL HEATED            | 2,921 SF                         |
| GARAGES                 | 813 SF                           |
| BUILDING FOOTPRINT      | 4,004 SF (UNDER FLOOR 17.75%)    |
| DRIVEWAY, PATIO & ALLEY | 2,946 SF                         |
| PATIO & COURTYARD       | 492 SF                           |
| WALKWAYS:               | 792 SF                           |
| TOTAL IMPROVED          | 8,234 SF (36.5%)                 |
| (PDO ALLOWANCES:        | 28% HOUSE, 40% IMPROVED)         |

| DRAWING LIST |                             |
|--------------|-----------------------------|
| A0           | COVER SHEET & SITE PLAN     |
| A1           | FOUNDATION PLAN             |
| A2           | UNDER FLOOR PLAN & DETAILS  |
| A3           | DETAILS                     |
| A4           | FIRST FLOOR PLAN            |
| A5           | SECOND FLOOR PLAN           |
| A6           | LIGHTING PLAN: FIRST FLOOR  |
| A7           | LIGHTING PLAN: SECOND FLOOR |
| A8           | EXTERIOR ELEVATIONS         |
| A9           | EXTERIOR ELEVATIONS         |
| A10          | INTERIOR ELEVATIONS         |
| L1           | LANDSCAPE & HARDSCAPE PLAN  |

| CONTRACTOR                 |  |
|----------------------------|--|
| HUNTLEY DESIGN BUILD, INC. |  |
| 8 CLARK COURT              |  |
| PINEHURST, NC 28374        |  |
| (910) 684-8149             |  |

- SITE PLAN NOTES**
- 1. INDICATES EXISTING TREE TO BE REMOVED
  - 2. EXISTING ALLEY TO BE RETAINED AND RESHAPED AS SHOWN
  - 3. HATCH INDICATES AREAS UNDER FLOOR

MARK WESLEY PARSON  
MARKITECTURE

161 E. NEW HAMPSHIRE AVE.  
SOUTH PINE, NC  
910.692.8550

www.markwesleyparson.com

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DRAWINGS MAY BE REPRODUCED OR  
USED WITHOUT THE WRITTEN  
PERMISSION OF MARK WESLEY PARSON,  
INC. CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS, DETAILS AND DRAWINGS  
PRIOR TO CONSTRUCTION. MARK WESLEY  
PARSON, INC. WILL NOT BE LIABLE FOR  
CHANGES OR ERRORS MADE AFTER  
CONSTRUCTION BEGINS.

WRIGHT RESIDENCE  
50 EVERETTE ROAD  
PINEHURST, NC

DATE: APRIL 7, 2022

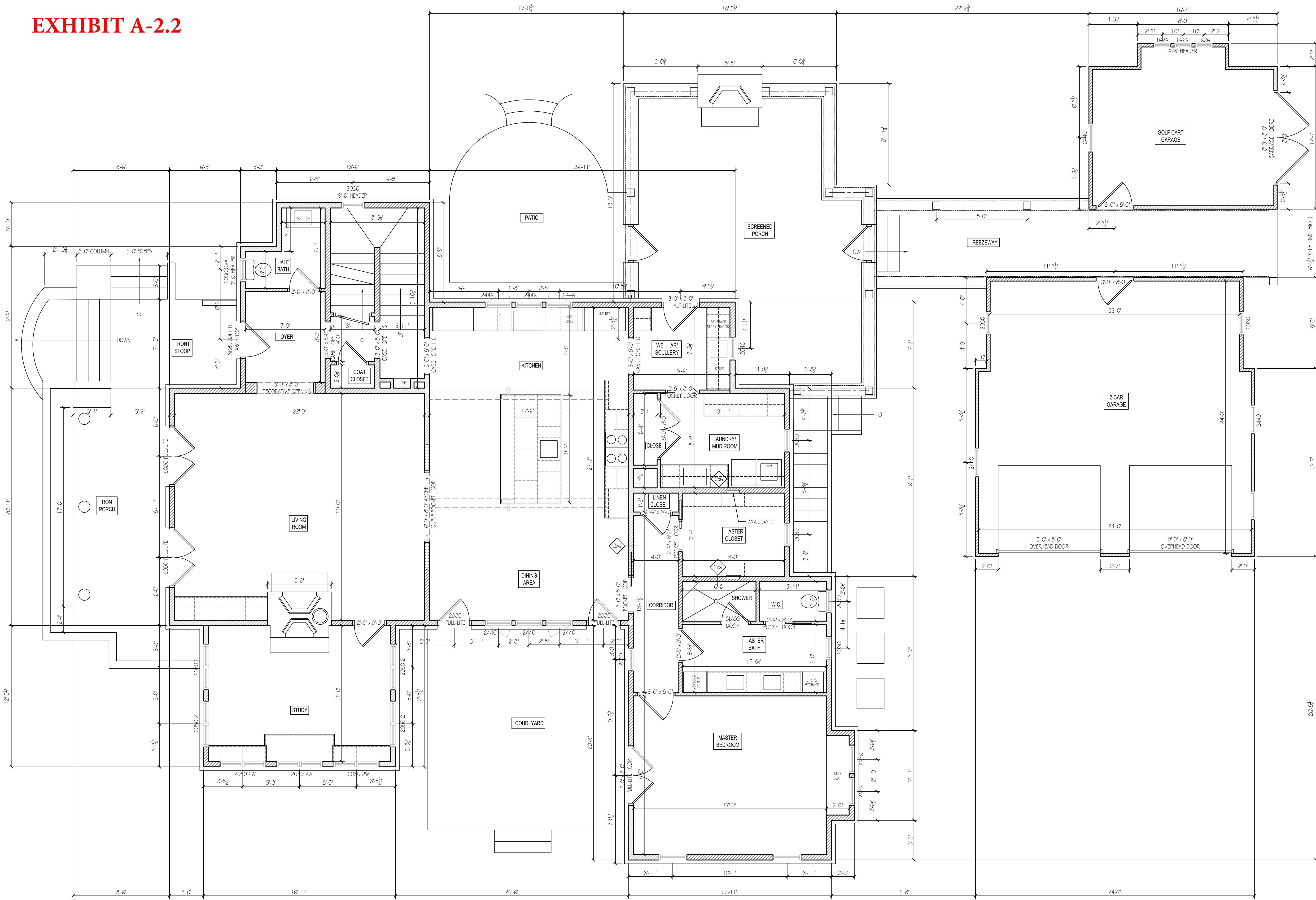
REVISIONS:

COVER SHEET  
SITE PLAN

SHEET NUMBER

A0





1 FIRST FLOOR PLAN  
A4 SCALE: 1/4" = 1'-0"

LOOR PLAN NOTES

- 2x6 EXTERIOR WALLS
- INSULATE ALL INTERIOR WALLS

MARK WESLEY PARSON  
MARKITECTURE

161 E. NEW HAMPSHIRE AVE.  
SOU HERN PINES, NC  
910.692.8550

www.markwesleyparson.com

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CHANGES OR ERRORS MADE AFTER  
CONSTRUCTION BEGINS.

WRIGH RESIDENCE

50 EVERE E ROAD  
PINEHURTS , NC

DATE: APRIL 7, 2022

REVISIONS:

FIRS LOOR PLAN

SHEE NU ER

A4



**EXHIBIT A-2.3**

MARK WESLEY PARSON  
MARKITECTURE

161 E. N W HAMPSHIRE AVE.  
SOUTH RN PINES, NC  
910.692.8550

www.markwesleyparson.com

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PARSON, INC. WILL NOT BE LIABLE FOR  
CHANGES OR ERRORS MADE AFTER  
CONSTRUCTION BEGINS.**

|     |    |     |    |   |   |   |   |   |
|-----|----|-----|----|---|---|---|---|---|
| W   | I  | G   | H  | T | S | I | N | C |
| 50  | V  | TT  | OA |   |   |   |   |   |
| PIN | HU | ST, | NC |   |   |   |   |   |

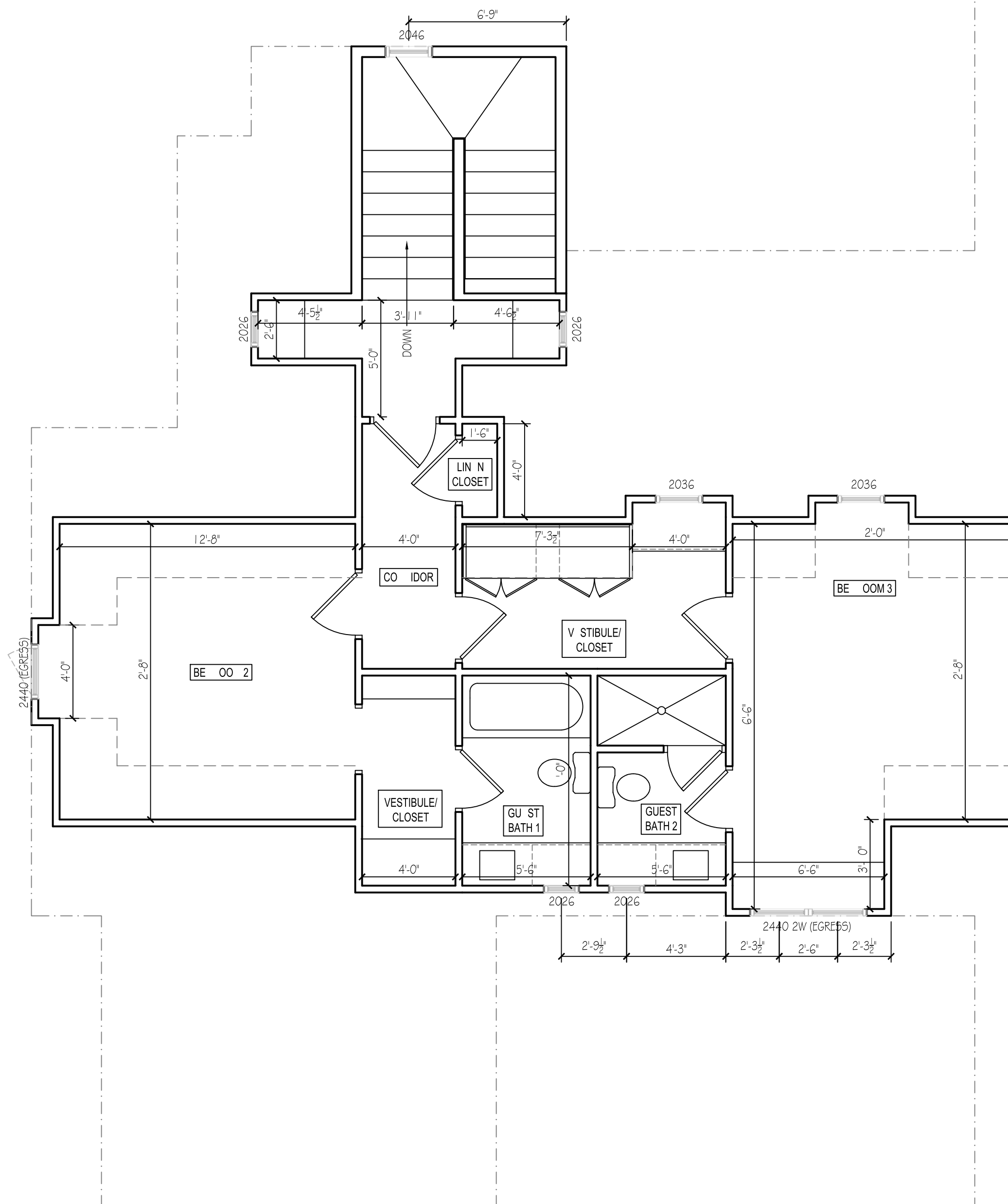
DATE: APRIL 7, 2022

REVISIONS:

SECON FLOOR PLAN

SH TNU B

**A5**



SECOND FLOOR PLAN  
A5 SCALE:  $\frac{1}{4}" = 1'-0"$



EXHIBIT A-2.4



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



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

MARK WESLEY PARSON  
ARCHITECTURE

161 E. NEW HAMPSHIRE AVE.  
SOUTHERN PINES, NC  
910.692.8550

www.markwesleyparson.com

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WRIGHT RESIDENCE

50 EVERETTE ROAD  
PINEHURST, NC

DATE: APRIL 7, 2022

REVISIONS:

ELEVATIONS

SHEET NUMBER

A8



EXHIBIT A-2.5



1 EAST ELEVATION  
A9 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
A9 SCALE: 1/4" = 1'-0"

MARK WESLEY PARSON  
MARKITECTURE

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PINEHURST, NC

DATE: APRIL 7, 2022

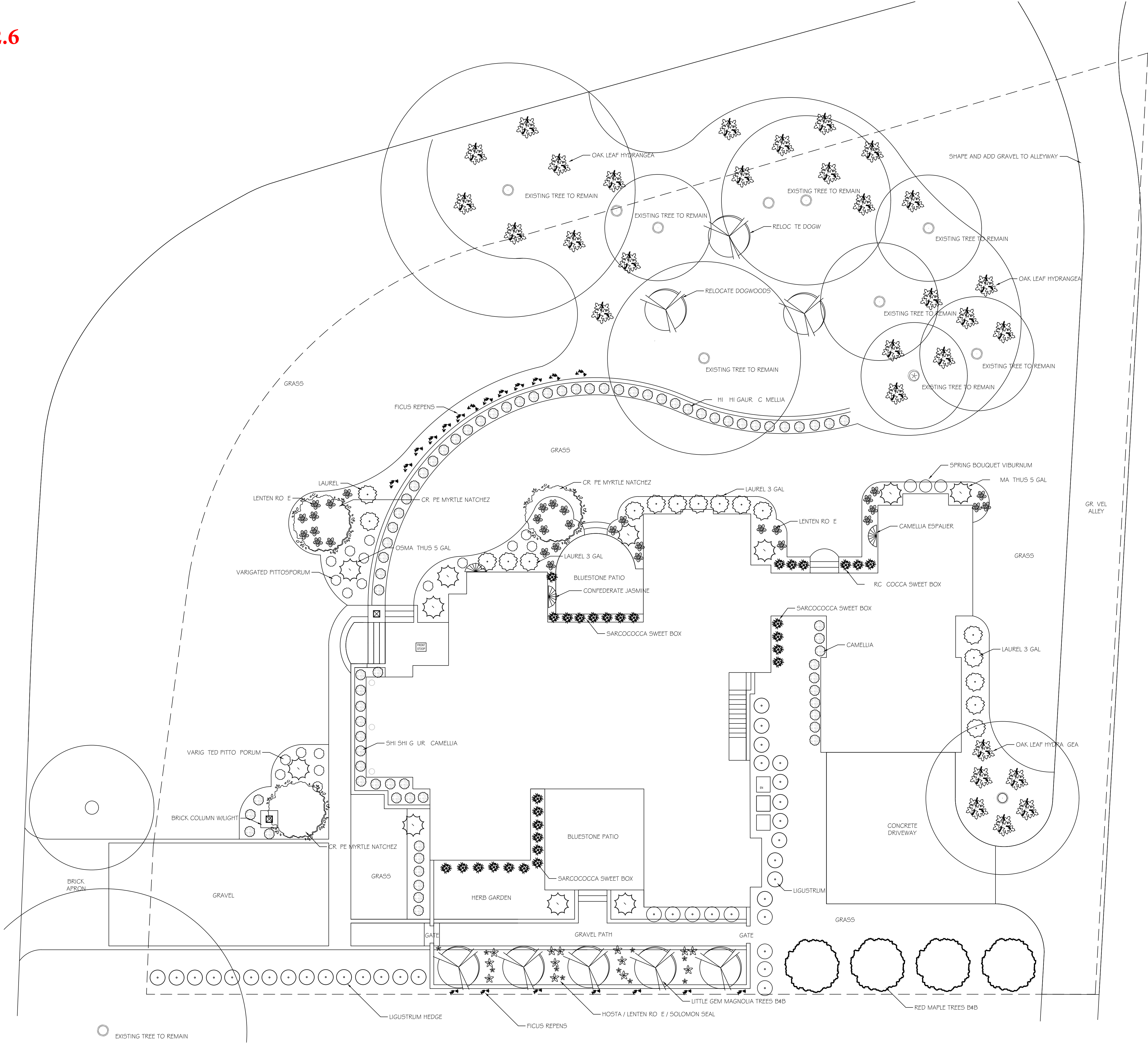
REVISIONS:

ELEVATIONS

SHEET NUMBER

A9





WRI HT RESIDENCE

50 EVERETTE ROAD  
INEHURST, NC

DATE: APRIL 7, 2022

REVISIONS:

LANDSCAPE LAN

SHEET NUMBER

L1



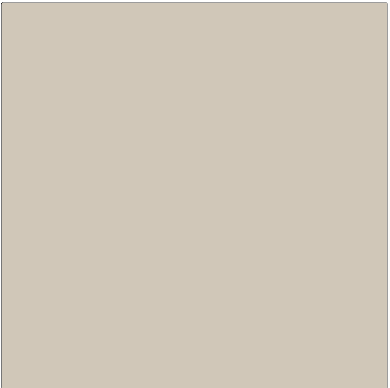




EXHIBIT A-4



CEDAR SHAKE ROOF



BRICK, TRIM &  
WINDOW COLOR





**MINOR WORK COA'S ISSUED 03/16/22 - 04/21/22**  
**ADDITIONAL AGENDA DETAILS:**

**FROM:**

Shannon Konstantinou

**CC:**

Darryn Burich; Alex Cameron

**DATE OF MEMO:**

4/12/2022

**MEMO DETAILS:**

Attached is a copy of the Minor Work COA's Issued report for 03/16/22 - 04/21/22.

**ATTACHMENTS:**

Description

□ Minor Work COA's Issued 03/16/22 - 04/21/22



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**PLANNING AND INSPECTIONS DEPARTMENT**

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**TO:** Pinehurst Historic Preservation Commission  
**FROM:** Alex Cameron, Planning Supervisor  
**DATE:** 04/21/2022  
**SUBJECT:** Minor Work COA's Issued

**REPORT OF STAFF APPROVALS  
JANUARY 27, 2022 MEETING  
03/16/2022 – 04/21/2022**

| Record #       | Nature of Work                                                                                          | Application Date | Issued Date | Address            | Property Owner         |
|----------------|---------------------------------------------------------------------------------------------------------|------------------|-------------|--------------------|------------------------|
| COA-2022-00081 | Installation of 4' iron fence in rear yard.                                                             | 03/18/2022       | 03/18/2022  | 125 Chinquapin Rd. | Block, Matthew         |
| COA-2022-00091 | Installation of a 4' shadow box fence around the make-up air unit near the kitchen of the Magnolia Inn. | 04/15/2022       | 04/18/2022  | 65 Magnolia Rd.    | Pinehurst No. VII, LLC |