



**HISTORIC PRESERVATION COMMISSION
APRIL 26, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. January 25, 2018
- III. Public Hearing
 - A. COA 18-26

A request to paint the home at 70 Page Rd., Pinehurst, NC a color not in the Village of Pinehurst color palette. This property can be identified as Moore County LRK# 00021628. The applicant is Chuck Helbling and the property owners are Paul Blake and Chuck Helbling.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Report for 1/18/18 - 4/20/18
- V. Old Business
 - A. Discuss New Design Guidelines Draft
 - B. Discuss the Recommendation to Split the Pinehurst Historic District
- VI. Next Meeting Date
 - A. May 24, 2018
- VII. Comments from Attendees
- VIII. 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.*



**HISTORIC PRESERVATION COMMISSION
JANUARY 25, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

MINUTES

Commission Members in Attendance:

Jim Lewis, Chair
Christine Dandeneau, HPC Member
Molly Gwinn, HPC Member
Jim McChesney, HPC Member
Tom Schroeder, HPC Member

Commission Member Absent:

Bob Farren, HPC Member

Staff Present:

Alex Cameron, Planner

I. Call to Order

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Approval of Minutes

A. December 21, 2017

Molly Gwinn made a motion to approve the December 21, 2017 Minutes; Jim McChesney seconded the motion, which was unanimously approved.

III. Sworn In:

The following were sworn in: Alex Cameron, Planner; and Dan Degre, Contractor.

IV. Public Hearing

A. COA 18-04

This is a request for an accessory dwelling at 135 Blue Rd., Pinehurst, NC. This property can be identified as Moore County PID# 00022167. The applicant is Step One Design and the property owners are Richard & Christine Warren.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Dan Degre, Contractor was present to answer any questions or address any concerns of the Commission.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness with a noted exception, approving the proposal as shown in the approved plans, with the condition that the accessory building be moved back 11' to the setback line and therefore will achieve congruency and the proposed brick wall be removed from the project proposal; Tom Schroeder seconded the motion, which was unanimously approved.

Dan Degre, Contractor agreed with the conditions.

V. Review of Normal Maintenance and Minor Work Items

A. Report for 12/15/17 - 1/18/18

There were no comments from the Commission.

VI. Next Meeting Date: February 22, 2018

VII. Other Business;

Chairman Lewis introduced new HPC member John Taylor and announced that Mark Parsons has also been appointed. Bob Farren will be Chair and Chairman Lewis stated that he would suggest that Molly Gwinn be named Vice-Chair.

With this being Chairman Lewis's last meeting, he expressed his gratitude with the HPC members and staff.

HPC members thanked Chair Lewis for all of his leadership with HPC and with the rewrite of the Guidelines. Molly Gwinn presented Chairman Lewis with a book by James Dodson for his library for which he was very appreciative.

VIII. Motion to Adjourn

With no further discussion, Tom Schroeder made a motion to adjourn. Christine Dandeneau seconded the motion, which was unanimously approved. The meeting was adjourned at 4:30 pm.

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.



COA 18-26

ADDITIONAL AGENDA DETAILS:

A request to paint the home at 70 Page Rd., Pinehurst, NC a color not in the Village of Pinehurst color palette. This property can be identified as Moore County LRK# 00021628. The applicant is Chuck Helbling and the property owners are Paul Blake and Chuck Helbling.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Proposed Colors

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 18-26
Paint Color

70 Page Rd.

Parcel ID #00021628
PIN # 856206278861

APPLICANT: Charles Helbling
PROPERTY OWNER(S): Paul Blake & Charles Helbling

RECEIVED: 8/25/17
MEETING DATE: 9/13/17

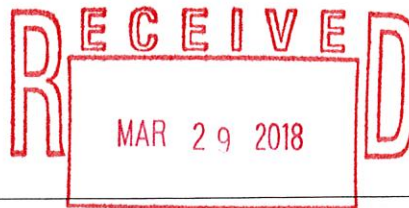
ZONING DISTRICT: R-20
LHD STATUS: NC

ADDITIONAL APPROVALS/PERMITS NEEDED: None

NATURE OF PROJECT:
Request to paint existing brick home a paint color not in the color palette.

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

- A. SECTION 1.6.4.7 MAJOR WORK** - *Minor work items not approved by the Village Planner;*
1. This request is considered to be major work because it involves an item that **was/was not** approved by the Village Planner.
- B. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** - *When repainting, select paint colors appropriate to the historic building and district and in the Village of Pinehurst color palette.*
1. The proposed paint color **is/is not** appropriate to the building and district and **is/is not** in the Village of Pinehurst color palette.



Application for
Local Historic District
(revised 3/14/17)

PLANNING and INSPECTIONS DEPT.
VILLAGE OF PINEHURST

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required in addition to this form. All major work projects require at least 10 sets of plans and applications for review. Sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the HPC are required at least 3 weeks prior to any meeting. Single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements.

Property Data

Property Owner(s): Chuck Helblum / Paul Blum Physical Address: 70 Page Road

Business/Tenant Name (if applicable): _____

Mailing Address (if different): _____

Telephone: 910-315-4501 Zoning District: R-20 Parcel ID#: 00021628

Applicant/Contractor Data

Name: Tom Fike Address: _____

Contractor License #: _____ Telephone: 910-690-2073

E-mail Address (optional): _____

Description of Project:

Paint exterior of home & shed.

Houses with similar color desired.

80 Page Rd.

95 Dundee

165 Dundee

85 McKenzie

220 McKenzie

180 Everett

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 - www.vopnc.org



Application for
Local Historic District
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		

Signature

Charles Hej

Date:

3/29/18

****Office Use Only****

Project Type:

Normal Maintenance

Minor Work

Major Work

Current Status:

Contributing

Non-contributing

Vacant

COA# *16-26*

Date:

Staff:

HPC Mtg(s): *4/26/18*

Other required approvals: _____

Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 - www.vopnc.org
Page 2 of 2

Chuck Helbling
315-4501
*
AVIATRIX
HGSW3472

UO20
*
PORPOISE SW7047



**REPORT FOR 1/18/18 - 4/20/18
ADDITIONAL AGENDA DETAILS:**

ATTACHMENTS:

Description

📎 Report for 1/18/18 - 4/20/18



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Senior Planner
DATE: 4/20/18
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
APRIL 26, 2018 MEETING
1/18/18– 4/20/18

NORMAL MAINTENANCE

Application Date: 1/19/18

Approval Date: 1/22/18

Prop Owner: Charles Davis

Address: 10 McFarland Rd.

LRK# 17856

Applicant: Elite Roofing/Charles Davis

Request: New roof, material to match existing.

Standards and Guidelines: 1.6.2.4

Application Date: 1/30/18

Approval Date: 1/30/18

Prop Owner: Kyle & Carrie Simmons

Address: 240 Midland Rd.

LRK# 26367

Applicant: Huntley Design Build

Request: Paint home, trim and shutters.

Standards and Guidelines: 1.6.2.1

Application Date: 2/19/18

Approval Date: 2/20/18

Prop Owner: Bart and Lynel Boudreaux

Address: 85 Short Rd.

LRK# 17850

Applicant: Debra Brenner/Weichert Town & Country Realtors

Request: Paint shutters, trim and eave detail.

Standards and Guidelines: 1.6.2.1

Application Date: 3/21/18

Approval Date: 3/23/18

Prop Owner: Resorts of Pinehurst

Address: 300 Magnolia Rd.

LRK# 25797

Applicant: Resorts of Pinehurst/Progressive Contracting

Request: Change in window color for the Pinehurst Brewery project from white to bronze

Standards and Guidelines: 1.6.2.1

Application Date: 3/28/18
Approval Date: 4/4/18
Prop Owner: Amy Nicholas
Applicant: STL USA LLC
Request: Repair and replace chimneys
Standards and Guidelines: 1.6.2.6

Application Date: 4/16/18
Approval Date: 4/19/18
Prop Owner: Carolyn Smith
Applicant: Peter Down
Request: Window replacement
Standards and Guidelines: 1.6.2.7

Standards and Guidelines: 1.6.3.7

COA: 18-09

Application Date: 2/13/18

Approval Date: 2/14/18

Prop Owner: 100 Magnolia, LLC Address: 100 Magnolia Rd. Ste. 101 LRK# 25684

Applicant: Sandhills Signs/Carolina Awning Fabricators

Request: New awning and signage for "Veteran's Golfers Association"

Standards and Guidelines: 1.6.3.6 & 14

COA: 18-10

Application Date: 2/13/18

Approval Date: 2/14/18

Prop Owner: Elias and Helen Dalitsouris Address: 38 Chinquapin Rd. LRK# 30476

Applicant: Classic Signs

Request: Replace existing ground sign for "Theo's Taverna"

Standards and Guidelines: 1.6.3.14

COA: 18-11

Application Date: 2/14/18

Approval Date: 2/15/18

Prop Owner: Bart & Lynel Boudreaux Address: 204 Dundee Rd. LRK# 17852

Applicant: Bart Boudreaux/The Gravel Guys

Request: Resurface driveway and new parking area.

Standards and Guidelines: 1.6.3.5

COA: 18-12

Application Date: 2/15/18

Approval Date: 2/15/18

Prop Owner: Shirley Brinker Address: 80 Ritter Rd. E LRK# 15371

Applicant: Brad Futrell

Request: Adding a handicap accessible ramp to the left and rear elevation.

Standards and Guidelines: 1.6.3.9

COA: 18-13

Application Date: 2/19/18

Approval Date: 2/26/18

Prop Owner: 100 Magnolia, LLC Address: 100 Magnolia Rd. Ste. 103 LRK# 25684

Applicant: Sandhills Signs/Carolina Awning Fabricators

Request: New awning and signage for "Old Golf Shop"

Standards and Guidelines: 1.6.3.6 & 14

COA: 18-14

Application Date: 2/23/18

Approval Date: 2/27/18

Prop Owner: Betty Brown Address: 30 Chinquapin Rd. LRK# 15510

Applicant: Shutterbug Grafix & Signs

Request: New window signage for "Grande Pines LLC"

Standards and Guidelines: 1.6.3.14

COA: 18-15

Application Date: 2/23/18

Approval Date: 2/26/18

Prop Owner: Bertram Hall

Address: 155 Barrett Rd. E

LRK# 25397

Applicant: Conard Forestry Service

Request: Tree removal.

Standards and Guidelines: 1.6.3.10

COA: 18-16

Application Date: 2/23/18

Approval Date: 3/1/18

Prop Owner: Francesca Coutosodontis

Address: 15 Dundee Rd.

LRK# 21063

Applicant: J. L. Tucker Construction

Request: New pool in the rear yard and new pavers.

Standards and Guidelines: 1.6.3.17

COA: 18-17

Application Date: 3/7/18

Approval Date: 3/7/18

Prop Owner: Joseph Agresta & Jo Ann Williams

Address: 11 Village Ln.

LRK# 28352

Applicant: Jay-Kar Contracting

Request: Tree removal, new decking and walkway.

Standards and Guidelines: 1.6.3.5 & 10

COA: 18-18

Application Date: 2/28/18

Approval Date: 3/2/18

Prop Owner: 100 Magnolia, LLC

Address: 100 Magnolia Rd. Ste. 102

LRK# 25684

Applicant: Sandhills Signs/Carolina Awning Fabricators

Request: New awning and signage for "The Village Fox Boutique & Spa"

Standards and Guidelines: 1.6.3.6 & 14

COA: 18-19

Application Date: 3/16/18

Approval Date: 3/19/18

Prop Owner: Resorts of Pinehurst Inc.

Address: 80 Carolina Vista

LRK# 25808

Applicant: Parsons Construction

Request: Replace siding and windows on east wing of the Carolina Hotel.

Standards and Guidelines: 1.6.3.20 & 21

COA: 18-20

Application Date: 3/15/18

Approval Date: 3/19/18

Prop Owner: Amy Nicholas

Address: 30 Caddell Rd.

LRK# 23675

Applicant: STL USA

Request: New windows.

Standards and Guidelines: 1.6.3.20

COA: 18-21

Application Date: 3/20/18

Approval Date: 3/20/18

Prop Owner: Joseph Agresta & Jo Ann Williams Address: 11 Village Ln.

LRK# 28352

Applicant: Jay-Kar Contracting

Request: Replace existing driveway.

Standards and Guidelines: 1.6.3.5

COA: 18-22

Application Date: 3/13/18

Approval Date: 3/20/18

Prop Owner: Lee Manzo

Address: 20 Medlin Rd.

LRK# 28752

Applicant: Butler Constructs Design & Builds LLC

Request: New fence in side & rear yards.

Standards and Guidelines: 1.6.3.7

COA: 18-23

Application Date: 3/15/18

Approval Date: 3/21/18

Prop Owner: Pete Morris

Address: 125 Blue Rd.

LRK# 17400

Applicant: Pete Morris

Request: New fence in rear yard.

Standards and Guidelines: 1.6.3.7

COA: 18-24

Application Date: 3/20/18

Approval Date: 3/21/18

Prop Owner: Richard and Brianna Vincent

Address: 130 Short Rd.

LRK# 27935

Applicant: Richard Vincent

Request: New fence in side & rear yards.

Standards and Guidelines: 1.6.3.7

COA: 18-25

Application Date: 3/13/18

Approval Date: 3/28/18

Prop Owner: Stuart & Alison Paul

Address: 50 Village Green Rd. E

LRK# 20098

Applicant: Matt Ramsey/Reeves Landscaping

Request: New pool, fencing, retaining wall, arbor and pergola.

Standards and Guidelines: 1.6.3.7, 12 & 17

COA: 18-27

Application Date: 4/10/18

Approval Date: 4/13/18

Prop Owner: Kay Lee

Address: 511 McCaskill Rd. E

LRK# 24237

Applicant: Yolanda McCarty

Request: New wall sign for "Carolina Vinyl Printing"

Standards and Guidelines: 1.6.3.14

COA: 18-28

Application Date: 4/10/18

Approval Date: 4/13/18

Prop Owner: Kevin Drum & Jennifer Stoddard Address: 60 Blue Rd.

LRK# 18891

Applicant: Jennifer Stoddard/Sandhills Tree Experts

Request: Tree removal.

Standards and Guidelines: 1.6.3.10

COA: 18-29

Application Date: 4/9/18

Approval Date: 4/16/18

Prop Owner: Carson Martin

Address: 105 Woods Rd.

LRK# 26262

Applicant: B&A Fencing

Request: New fence in side & rear yards.

Standards and Guidelines: 1.6.3.7

COA: 18-30

Application Date: 4/12/18

Approval Date: 4/16/18

Prop Owner: Thomas & Maureen O'Connor Address: 100 Ritter Rd. E

LRK# 25850

Applicant: Thomas O'Connor

Request: New mechanical equipment and 3.5' white picket fence in front, side & rear yards.

Standards and Guidelines: 1.6.3.7

COA: 18-31

Application Date: 4/13/18

Approval Date: 4/16/18

Prop Owner: Lee & Rebecca Pittman

Address: 170 Everette Rd.

LRK# 19490

Applicant: Rebecca Pittman

Request: New fence in rear yard.

Standards and Guidelines: 1.6.3.7

COA: 18-32

Application Date: 4/11/18

Approval Date: 4/16/18

Prop Owner: Bart & Lynel Boudreaux

Address: 204 Dundee Rd.

LRK# 17853

Applicant: Bart Boudreaux

Request: Paint home, new patio & landscaping.

Standards and Guidelines: 1.6.3.8 & 13



**DISCUSS NEW DESIGN GUIDELINES DRAFT
ADDITIONAL AGENDA DETAILS:**

FROM:

Alex Cameron

CC:

Will Deaton

DATE OF MEMO:

4/26/2018

MEMO DETAILS:

This agenda item is to discuss the current draft of revised design guidelines for the Pinehurst Historic District.

ATTACHMENTS:

Description

- Latest Design Guidelines Draft

Village of Pinehurst Historic District Guidelines



Historic Preservation Commission

395 MAGNOLIA ROAD | PINEHURST, NORTH CAROLINA 28374

Village of Pinehurst Historic District Guidelines

Recommended by Pinehurst Historic Preservation Commission: July 6, 2006 and September 18, 2006

Adopted by Village Council: September 26, 2006

Effective: September 26, 2006

Amended: June 20, 2012

Amended: August 20, 2013

Amended: September 11, 2013

Amended: **TBD, 2018**

Village of Pinehurst Council Members

Nancy Fiorillo, Mayor
John Cashion, Mayor Pro-Tem
John Bouldry, Treasurer
Judy Davis
Kevin Drum

Historic Preservation Commission Commissioners

Jim Lewis, Chairman	Christine Dandeneau	Jim McChesney
Bob Farren, Vice-Chair	Molly Gwinn	Tom Schroeder

2016-17 Historic District Guidelines Revision Committee

Historic Preservation Commission (HPC) Chairman, Jim Lewis
HPC Vice-Chair, Jack Farrell
HPC Commissioners: Judy Davis, Molly Gwinn, Amanda Jacoby and Jim McChesney
Planning and Zoning Board Member, Leo Santowasso
Architect, Christine Dandeneau
Village of Pinehurst Business Owner, Kevin Drum
Home Builder, Wayne Haddock
Village of Pinehurst Planner, Alex Cameron
Planning and Administrative Assistant, Gwendy Hutchinson



TABLE OF CONTENTS

I.	INTRODUCTION	4
	The Special Character of Pinehurst and Its Historic Districts.....	5
A.	The Historic Preservation Commission.....	6
B.	Frequently Asked Questions.....	7
II.	HISTORIC DISTRICT GUIDELINES OVERVIEW	11
A.	Approval Requirements	11
B.	Basic Work and Routine Maintenance	11
C.	Minor Work	12
D.	Major Work	13
E.	How to Obtain a Certificate of Appropriateness	14
III.	CHANGES TO EXISTING RESIDENCES	16
A.	Roofs.....	17
B.	Exterior Walls and Trim	18
C.	Windows and Doors	19
D.	Storm Windows and Doors.....	20
E.	Shutters and Awnings.....	21
F.	Chimneys	22
G.	Porches, Entrances and Balconies	22
H.	Decks and Patios.....	24
I.	Additions and Accessory Buildings – Carriage Houses, Garages, and Other Buildings.....	24
J.	Utilities and Other Mechanical Systems.....	26
K.	Wood	26
L.	Masonry.....	27
M.	Architectural Metals.....	28
N.	Paint.....	28
IV.	RESIDENTIAL NEW CONSTRUCTION	31
A.	Characteristic Architectural Styles	32
B.	General Guidelines	32
C.	Windows and Doors	34
D.	Shutters	36
E.	Accessory Buildings	36
F.	Building Materials.....	37



V. CHANGES TO EXISTING COMMERCIAL STRUCTURES	39
A. General Guidelines	40
B. Storefronts.....	40
C. Awnings	41
D. Additions.....	41
VI. COMMERCIAL NEW CONSTRUCTION	42
A. Characteristic Architectural Styles	43
B. General Guidelines	43
C. Franchise Architecture	45
D. Utilities and Service Areas	45
VII. SITE FEATURES.....	46
A. Fences and Walls	47
B. Driveways and Off-Street Parking	48
C. Landscaping and Vegetation	49
D. Swimming Pools	50
E. Lighting	50
F. Signage	51
G. Installation of Small/Micro Wireless Facilities.....	52
H. Accessibility, Health and Safety.....	53
VIII. RELOCATIONS OR DEMOLITIONS	51
A. Relocations	51
B. Demolitions	51
IX. PARKS AND PUBLIC SPACES.....	52
LIST OF REFERENCES	53
Appendix A History of Pinehurst	54
Appendix B Maps of the Pinehurst Historic Districts	57
Appendix C Special Character Descriptions of the Pinehurst Historic Districts	61
Appendix D List of Properties in the Pinehurst Historic Districts	70
Appendix E Certificate of Appropriateness Application Procedures.....	81
Appendix F Characteristic Architectural Styles	84
Appendix G Village of Pinehurst Color Palette	87
Appendix H Village Planting Guide	91
Appendix I Relevant Statues and Resolution	92
Appendix J Resources	104
Appendix K Glossary	109



I. INTRODUCTION

The Historic District Guidelines for the Village of Pinehurst is a resource for property owners, architects, building contractors, Realtors® and other real estate professionals planning to make changes to the exterior of existing buildings or to construct new buildings in one of the Pinehurst Historic Districts. Demolitions and relocations of existing structures are also addressed in this document.



This document is the guide by which the Village Planner and the Historic Preservation Commission evaluate applications for Certificates of Appropriateness which must be approved before projects can commence. To determine whether a property is in one of the Pinehurst Historic Districts, consult the maps in Appendix B, *Maps of the Pinehurst Historic Districts*, as well as Appendix D, *List of Properties in the Pinehurst Historic Districts*.

The main body of this document focuses on design guidelines that property owners must consider in planning changes or additions to their properties, or in designing new construction projects. Other important information can be found in the Appendices.



THE SPECIAL CHARACTER OF PINEHURST AND ITS HISTORIC DISTRICTS

*Excerpts below from the Pinehurst **Local Historic District Boundary Amendment**, New South Associates, December 15, 2017*

The Pinehurst Historic Overlay District was established by the Village Council in 2006. In 2018, the original District was subdivided into three new and distinct Historic Districts. They are the Old Village Center Historic District, the Village West Historic District, and the School Historic District.

One of the characteristics of all three historic districts is the verdant naturalistic landscape and low height profiles of the buildings. The Old Village Center, is a compact, quaint village. The collection of late nineteenth- and early twentieth-century cottages creates a unique character that is only experienced in the Old Village Center. The Village West District extends the concentric and curvilinear street pattern, but with larger size lots and more stylized historic structures from the 1910s through the 1960s. The School District maintains its own gridded rhythm, populated with scaled down versions of the structures found within the Old Village Center. The simplified architectural styles are consistent with that of the styles found within the two, more articulated districts. While all are inextricably linked historically, each neighborhood's visual characteristics are unique. The three historic districts were created in order to encourage the preservation of these distinctive neighborhoods. Below is a brief description of the special character of each District. A detailed description of the special character appears in Appendix C. Detailed maps can also be found on the Village website (vopnc.org).

The **Old Village Center Historic District** roughly coincides with the boundary of the 1973 Pinehurst Historic District which was listed on the National Registry of Historic Places. The name "Old Village Center" was chosen for this district because this area reflects Frederick Law Olmstead's original compact and picturesque landscape plan and contains the oldest structures in Pinehurst, dating from 1895. The district is the literal and figurative center of historic Pinehurst, the location of its commercial core, which serves as the social nucleus of the village. The district contains 215 parcels and is the only district in Pinehurst historically planned to be a self-sufficient village of single-family residences, hotels and rooming houses, churches, a theater, stores, an industrial/support area, and outdoor spaces for recreation and the enjoyment of nature.

The district encompasses Frederick Law Olmsted's and Warren H. Manning's approximately 100-acre plan for a pattern of curvilinear and concentric streets, arranged around an oval-shaped village green. This area is characterized by its compactness and the homogeneity of its eclectic "cottage style" collection of wood houses.

The **Village West Historic District** is so called due to its locus of residential development that is west of the Old Village Center, and north and west of the Carolina Inn. This area was platted around 1911. Also included in the Village West District are Midland and Campbell/Dalrymple roads, east of the Old Village Center and west of the village's historic traffic circle. A linear stretch of Linden Road is also embodied within this district. It radiates out from the heart of the district to the west, very similar in nature to the Midland Road alignment to the east. The district also encompasses Pinehurst's historic recreational resort facilities: Pinehurst No. 2 and No. 4 golf courses and the Pinehurst Racetrack. The entire Village West District contains 202 parcels and is heavily residential in nature.

The street pattern of the Village West District is a continuation of the 1895 layout designed by Frederick Law Olmstead, with projecting linear transportation "spokes" formed by Midland and Linden roads leading to and from the village from the east and west, respectively. Warren Manning's 1911 plan created the lots west of



Beulah Hill Road. Residential lots in the Village West District are the largest of those found in historic Pinehurst. These broad lots contribute to the estate like-feel of this district and in this aspect it differs from the compactness of the Old Village Center. Residential building setbacks are more generous here than in the Old Village Center. The recreational and resort facilities at the south end of the village, which were built-out between the late 1890s and the 1970s, provide the physical setting for the resort's primary recreational activities.

The **School Historic District** is named after the Pinehurst Elementary School, built circa 1950, which is on an approximately 15-acre parcel near the center of the district. The School District is located northeast of the Old Village Center. The district contains 180 parcels and is heavily residential with the exception of the Pinehurst Elementary School, the Community Church and eight post-1930 commercial buildings on the west side of the district on Dundee Road, McIntyre Road and Rattlesnake Trail.

The School District is roughly bounded by Rattlesnake Trail, Page Road, Highway 211, and Spur Road. The layout is a general, but imperfect grid. This gridded street plan and the small lot sizes impart a suburban feel to the School District. The School District is the only historic area within the Village of Pinehurst with straight roads meeting at right angles. This pattern is markedly different from the concentric and curvilinear streets of the Old Village Center and Village West districts. The lots in the School District are only slightly larger on average than those of the Old Village Center. Lots are generally rectangular being more deep than wide. These houses are generally smaller, pared down versions of the more elaborate Shingle, Craftsman and Colonial Revival dwellings built in the Old Village Center. The School District is characterized by its modest, informal housing stock with restrained architectural detailing. Although there are a few examples of two-story residences, most structures in the School District are one or one and a half stories. Historic roof forms are relatively simple.

A. THE HISTORIC PRESERVATION COMMISSION

The mission of the Historic Preservation Commission (HPC) is to “preserve and approve that which is congruous with the special character of the Village of Pinehurst Historic Districts.” The Guidelines in this document beginning in Section III provide the HPC and Village of Pinehurst Planning Staff with tools to assess whether a proposed change, addition, or new construction will be congruous with the special character of the Historic Districts.

In addition, the Guidelines are intended to inform property owners and to help them understand how changes or additions to their property will contribute to the preservation of their Historic District. A fundamental objective is to ensure that changes and additions to existing structures are congruent with its Historic District. Likewise, new construction should be congruent with the District in design and scale.

Owners, architects, and builders are encouraged to consider and comply with all of the Guidelines. Many of the Guidelines are **requirements** that must be complied with while others are offered as **strong recommendations**.

- Requirements contain words “must” or “not permitted,” while recommendations contain the word “should”.
- Requirements appear in **bold face letters** as in the example below.

In-ground swimming pools **must be located** only in the rear yard and not easily visible from the street.



- Guidelines with “should” generally contribute to maintaining the character of the Historic Districts. Property owners are encouraged to adopt these recommendations, but failure to do so will not be cause for the application to be denied.

The Historic Preservation Commission may at times determine that a proposed change or design which does not meet the Guidelines is, in fact, more congruous with the special character of their Historic District than if the property owner had followed the Guidelines. Conversely, an application meeting the Guidelines could be determined to be incongruous with the character of its District. Strict adherence to the Guidelines in those cases is not required if the Historic Preservation Commission clearly states the reasons why the proposed design or improvements are congruous or incongruous before issuing or denying a certificate of appropriateness.

The Guidelines are not meant to be a comprehensive preservation manual. There are *additional resources* listed in the appendices, which may be used to supplement these Guidelines.

- A majority of the sources listed are Preservation Briefs published by the National Park Service.
- Owners of historic properties should give special consideration to Appendix J, which contains the Secretary of Interior’s Standards for Rehabilitation. Those offer excellent guidance for property owners who are committed to the preservation or restoration of their historic property.
- An application form for work which will require a Certificate of Appropriateness can be found in Appendix E. It is available from the Village of Pinehurst Planning Department, and may also be downloaded from the Village web site.
- Many of the terms found in these Guidelines have very specific meanings. Applicants have the responsibility to review and understand these definitions and how they may affect their application. Appendix K contains a comprehensive glossary of relevant terms.

B. FREQUENTLY ASKED QUESTIONS

Following are typical questions about the Pinehurst Historic Districts, the kinds of projects requiring Certificate of Appropriateness (COA), and the process for securing approval. Consult the appropriate sections of the Guidelines for additional information.

Q1. What is the Pinehurst Historic District? When was it created and on whose authority? Is it the same as the National Historic Landmark District?

- The Pinehurst Historic Overlay District was established by the Pinehurst Village Council in 2006 under authority cited in North Carolina General Statute 160A-400, which grants a municipality the authority to “safeguard its heritage by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory.” The entire statute can be found in Appendix I. At the same time, the Pinehurst Village Council appointed the seven-member Pinehurst Historic Preservation Commission (HPC), for the purpose of developing and administering the Historic Guidelines that would maintain the character of properties and landscapes of the district. As mentioned above, the Pinehurst Historic Overlay District was subdivided into three distinct Historic Districts in 2018.



The Pinehurst Historic Districts are not the same as the National Historic Landmark (NHL). The NHL is an honorary designation that was awarded to the Village of Pinehurst by the National Park Service in 1996. The boundaries that define the area included in the NHL are not the same as the boundaries of the Local Historic Districts. The Pinehurst Historic Districts include properties that are included in the NHL, but also include several other streets and many other properties.

Q2. How do I know if my property is in one of the Pinehurst Historic Districts?

- A. Maps of the Pinehurst Historic Districts can be found in Appendix B. More detailed maps can be found on the Village of Pinehurst website (vopnc.org). If you have any question about whether a property is in one of the Historic Districts, contact the Village Planner at 910-295-1900.

If your home is in one of the Pinehurst Historic Districts, property owners are encouraged to consult the Tufts Archives at 150 Cherokee Road as it houses a number of old photographs of historic homes. Referencing these photos may assist in design decisions.

Q3. My house is not historic, but it is located in a Historic District. Why am I required to follow the Historic Guidelines?

- A. The local Historic District boundaries are based on the architectural character of neighborhoods and streetscapes that contribute to the overall historic nature of the Village and its special character. The early vision for the Village of Pinehurst was a group of buildings in a designed landscape that closely resembled a New England town. That vision remains in focus in neighborhoods that have preserved a unity of overall design, location, setting, materials, workmanship, feeling, and association. Your house may be fairly new, but its location in a neighborhood that contributes to the character of the Village warrants its inclusion in one of the Pinehurst Historic Districts. All renovations, as well as new construction, in a Historic District provide the opportunity for the continued evolution of historical architecture in the Village.

Q4. Do the Guidelines and the HPC require the use of historic materials in every case or are contemporary substitutes allowed?

- A. The Guidelines are written to promote retention of architectural character without necessarily requiring the use of historic building materials. Original materials are preferred when making repairs or additions, but many modern materials, which have the appearance and texture of original materials, are appropriate and allowed. These Guidelines and the Historic Preservation Commission that administers them try to maintain a balance between preserving the special character of the Pinehurst Historic Districts and recognizing that advances in materials may accomplish the same goal. Since new materials are frequently introduced, the HPC has the flexibility and authority to approve materials that achieve congruity within the Historic Districts on a case-by-case basis.

Q5. How do the Historic District Guidelines differ from the Pinehurst Development Ordinance?

- A. The Pinehurst Development Ordinance (PDO) applies to the entire Village of Pinehurst while the Historic District Guidelines only apply to properties located within a Historic District. The PDO is far more detailed and addresses many issues that are not covered in the Historic District Guidelines. All construction



projects in Pinehurst that require a building permit and/ or zoning approval must satisfy the provisions of the PDO. In the Historic Districts, a Certificate of Appropriateness (COA) is required for Minor and Major Work as defined in Section II, Chapter D. Guidelines in the Historic Districts may be, and in some cases are, stricter than those in the PDO.

Q6. What is the purpose of the Historic Preservation Commission?

- A. The purpose of the Historic Preservation Committee (HPC) is to approve Certificates of Appropriateness for new construction or Major Work, and to do so by conducting hearings and findings of fact when applications come before it. The HPC's mission is to take no action except to preserve and approve that which is congruent with the special character of the Historic District.

Q7. When and where does the HPC meet?

- A. The HPC meets regularly on the fourth Thursday of every month, except November and December when it meets on the third Thursday. The HPC Chairman may call a special meeting if needed to accommodate a time-sensitive application. Meeting dates are posted on the Village of Pinehurst web site and are held in the Village Hall. The meetings are quasi-judicial public hearings. Citizens may testify for or against an application and make their statements under oath. In making its decision, the HPC is required to consider only facts that are presented during the hearing.

Q8. If I don't agree with the decision of the HPC, how can I appeal?

- A. If a Certificate of Appropriateness application is denied by the HPC, the property owner may appeal to the Board of Adjustment. Objections to approved projects may also be appealed to the Board of Adjustment within 30 days. Subsequent appeals are heard by the NC Superior Court.

Q9. Who is on the HPC? Can I apply to join the HPC?

- A. The HPC is comprised of seven citizen volunteers who are appointed by the Village Council to two-year terms. They may be reappointed to serve a maximum of three terms. Commissioners should have demonstrated a special interest, experience, or education in history, architecture, and/or archaeology. All commissioners must reside in the Village of Pinehurst. Any qualified resident is invited to apply. Volunteer applications forms are available at the Village of Pinehurst municipal building and also on the Village's web site at www.vopnc.org.

**Q10. What projects require approval from the Historic Preservation Commission?
Can I make changes to my property without anyone's approval?**

- A. Not all projects require approval from the HPC. Please review the definitions in Section II to correctly identify the type of approval your project requires.

Q11: How are the terms "congruent" and "compatible" defined and how are these terms applied?

- A. Whether a requirement or recommendation, the HPC advocates renovations and new construction that fit the character, density and scale that is prevalent within the Historic Districts as described below.



- i. Congruous means appropriate, harmonious, compatible or consistent
- ii. Incongruous means inappropriate, incompatible, or not in keeping with the character of the property or its Historic District

Changes or additions to an existing building must be sufficiently **compatible** with the primary structure and **congruent** with its Historic District. New buildings must be sufficiently **congruent** with the special character of its Historic District.

Q12: How is “scale” measured?

- A. Scale is an important consideration to assess whether an addition, accessory building, or new construction is congruent with its Historic District. Several relevant factors are used by the HPC to assess scale including total square feet, heated square feet, height, footprint, mass, and impact on adjacent structures. The HPC considers these factors in the context of the size of other nearby structures, as well as the presence of similar-sized structures in its Historic District.



II. HISTORIC DISTRICT GUIDELINES OVERVIEW

The Historic Preservation Commission meets monthly. The Village Planner is available to assist property owners or their designees – for example, an architect or builder – in interpreting the Guidelines appearing in Sections III to IX and their applicability to the project prior to design review by the Commission, as well as during project implementation.

A. APPROVAL REQUIREMENTS

A goal of the Historic District Guidelines is to minimize the types of projects that require approval and to expedite approvals when they are required. The following sections provide guidance to enable the property owner to determine what type of approval, if any, must be obtained before beginning work.

If there is any doubt whether a project requires a Certificate of Appropriateness (COA) or what level of approval is required, consult with the Village Planner at (910) 295-1900. If changes to a previously issued Certificate of Appropriateness are requested, the application must be amended and approved based upon the Guidelines. The nature of the work will determine whether the change requires staff or Commission approval. The discontinuance of work or the lack of progress toward achieving compliance with a COA for a period of one year shall be considered as a failure to comply with a COA and may require new application and approval; see additional details Sections C and D below.

Projects fall into one of three types as defined below.

- Basic Work and Routine Maintenance
- Minor Work
- Major Work

B. BASIC WORK AND ROUTINE MAINTENANCE

Basic Work and Routine Maintenance require no approval from the Village Planner or Historic Preservation Commission. Basic Work and Routine Maintenance includes, but is not limited to the following:

- Installation of address numbers and mailboxes
- Replacement of broken or damaged glass, as long as the replacement matches the existing
- Caulking and weather stripping
- Repair in-kind of gutters and downspouts
- Replacement of gutters and downspouts where replacement materials match the existing materials in detail and color
- Replacement of light fixtures with new fixtures that are compatible with the primary structure
- Installation of life safety equipment (e.g., automated external defibrillators, fire extinguishers, etc.) or items for special events (e.g., tents, displays, storage pods, etc.) that are congruent with a Historic District
- Installation of foundation vents and replacement of access doors
- Replacement of mechanical equipment, including HVAC units, that does not change from existing location/appearance/screening
- Removal of existing fencing
- Repairs to fences, decks, and driveways as long as replacement materials match the existing materials in



detail, style, dimensions, and color

- Repairs to walks and patios, as long as the replacement matches the existing
- Repair of existing street and/or yard lighting
- Repair or replacement of masonry foundations where the existing foundation material is retained or where new material matches the existing
- Repointing and other masonry repairs when the color and composition of the mortar matches the existing and new brick or stone matches the existing as closely as possible
- Removal of lighting
- Removal of storm windows and stormdoors
- Minor landscaping, including vegetable and flower gardens, shrubbery, and planting single yard tree(s)
- Removal of screening from screened-in porches
- Removal of dead or diseased trees along the street front that are not in the right-of-way

C. MINOR WORK

Minor Work projects require a Certificate of Appropriateness issued by the Village Planner. The category of Minor Work includes projects in which the visual character of a structure or site is not significantly altered. Minor Work projects **that meets the requirements of the Historic Guidelines** can be approved by the Village Planner, thereby avoiding a Historic Preservation Commission hearing.

The Village Planner may meet with the property owner at the site if necessary and determine if the proposed work is Major or Minor. If the proposed work is Minor and approved, a Certificate of Appropriateness can be issued by the Village Planner. If the Village Planner or designee does not or cannot approve the proposed work, an application for a Certificate of Appropriateness will need to be presented to and reviewed by the Historic Preservation Commission.

As Minor Work projects do not have a material effect on neighboring properties, the Village of Pinehurst does not require that the adjacent property owners be notified. Normally they can be approved fairly quickly. In some cases, the Village Planner may elect to refer a Minor Work case to the HPC for consideration. **Minor Work projects must meet all applicable requirements.**

Minor Work includes, but is not limited to, the following:

- Installation of new mechanical and utility equipment including, but not limited to, heating and air conditioning units and private well enclosures and associated tanks that are screened from view with shrubbery or appropriate fencing
- Replacement or removal of siding that covers original material, such as removal of asbestos (which must have an asbestos report submitted to the building inspector), asphalt, or other artificial siding when the original siding beneath is to be repaired and repainted or stained
- New parking areas, walks, and driveways
- Addition of shutters and awnings
- Addition of fences and walls
- Addition of decks and patios that will be located in the rear yard
- Installation of a handicapped ramp and exterior fireexits
- Construction of an arbor, water feature (not including pools), pergola and/or trellis that will be located in the rear yard
- Addition of new and/or replacement signage
- Screening-in an existing side or rear porch



- Installation of gutters and downspouts
- Painting consistent with Village of Pinehurst Color Palette
- Installation of structures or features that are short-term (less than 1 year) or intermittent in nature (e.g., construction trailer, television, temporary cellular facilities, mobile units, etc.) and compatible with the district
- Replacement of existing siding, trim, porch flooring, steps, shutters, awnings, etc., as long as replacement materials match the original or existing materials in detail and color
- Replacement of roofing material of the same style, size, and color
- Replacement of doors and windows that are the same style, material, size, and color as the existing
- Replacement of missing details, including missing or deteriorated siding and trim, porch floors, ceilings, columns, balustrades, or other architectural details, with new materials that are compatible with existing
- Installation of storm windows and doors
- Installation of satellite dishes
- Installation of skylights and solar panels
- Installation of accessory buildings with no dimension greater than 12 feet
- Demolition of pools and small outbuilding that are 120 square feet or less
- Six-month extension of an approved Certificate of Appropriateness
- Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was initially approved
- Minor work changes to an approved COA prior to the work being completed

D. MAJOR WORK

Major Work projects must be approved by the Historic Preservation Commission in a public hearing before a Certificate of Appropriateness can be issued. In general, these are projects which involve a change in the appearance of a structure or landscape, and are more substantial in nature than Minor Work projects.

Certificate of Appropriateness applications for Major Work requiring HPC approval include, but are not limited to, the following:

- New construction or additions not considered to be Minor Work
- Relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structure that exceed 120 square feet
- Replacement of architectural details that changes the design or materials from the existing details
- Changes to roof lines
- Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s)
- Eliminating or adding windows and/or doors
- Resurfacing buildings with material not the same as that which was removed
- Replacement roofing that is a different material or style from that being replaced
- Installation of structures that are not temporary and expected to be in place for one (1) year or greater, or potentially longer-term structures or features that may not be permanently affixed to the structure (e.g., modular units)
- Removal of trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a residence
- Installation of in ground swimming pools
- Installation of freestanding ATMs or kiosks
- Minor Work items not approved by the Village Planner



- After-the-fact changes on a previously approved major work Certificate of Appropriateness
- Replacement of non-conforming fences
- Installation of small/micro cell wireless facilities

E. HOW TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

The Guidelines are detailed in Sections III to IX, and apply to existing and new construction properties, whether residential or commercial. The process for submitting an application for Minor or Major Work begins with the Village Planner. The Planner can provide details on the schedule for review and approval from the Historic Preservation Commission, if appropriate, as well as the level of documentation and number of copies required. The Planner can assist property owners or their designees, such as an architect or builder, in interpreting the Guidelines and their applicability to the projects prior to design review.

In addition, the process for submitting an application are detailed in Appendix E and illustrated in Certificate of Appropriateness (COA) Flow Chart on page 12. The term “applicant” denotes the property owner, or designee, who is requesting the change or new construction. Contact the Village Planner with any questions about how to proceed at (910) 295-1900.

Major Work projects require review by the Historic Preservation Commission. The Commission meets on the fourth Thursday of each month, except in November and December when it meets on the third Thursday.

The deadline for receipt of applications for major work is three weeks before each monthly hearing. The application must be accompanied by drawings, photographs, specifications such as building height and setback distances, etc. The HPC considers applications meeting all applicable zoning and code requirements once confirmed by the Village Planner. This time limit permits the Village Planning staff to prepare agenda information for each item as provided by the property owner. A checklist for property owner preparation is also included in Appendix E. Adjacent property owners are notified of the application and may view the plans before the meeting as well as attend and speak at the hearing.

The order of business for the quasi-judicial Historic Preservation Commission hearing is typically as follows:

1. Introduction of each agenda item by the Village Planner
2. Swearing in of property owners, or their designees, and witnesses
3. Remarks by the Applicant
4. Question by Commissioners with responses from property owner or designees
5. Remarks by adjacent property owners and other impacted parties
6. Response by the Applicant, if desired
7. Additional discussion by the Commissioners
8. Vote by Commissioners

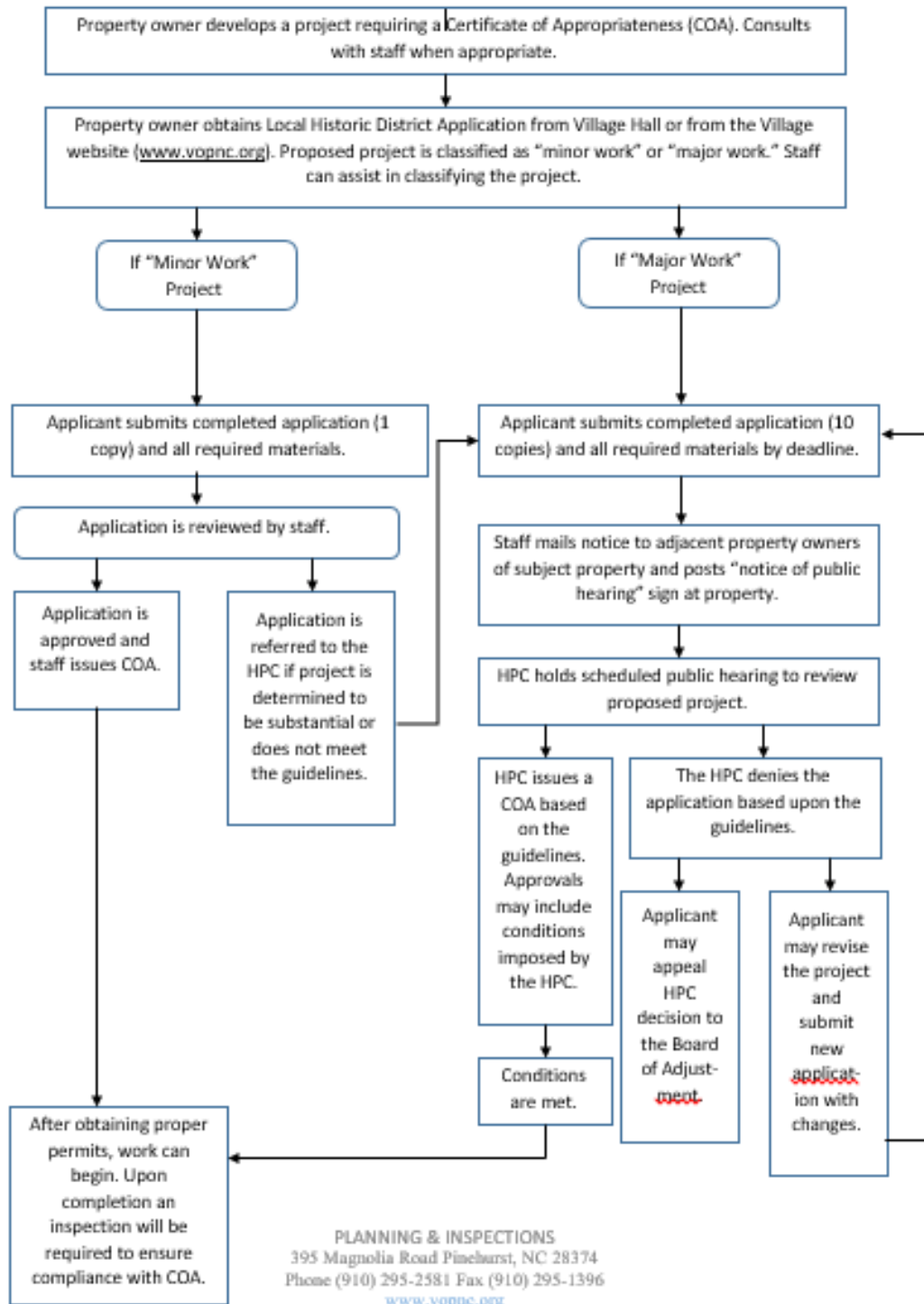
The remarks and documents presented by the property owner are important because they allow the Commission to be fully informed about the project. The purpose of review by the Commission is to determine if the project meets the Guidelines and if the project is congruent with the special character of its Historic District. The Commission will grant or deny a COA based on findings of fact relative to the application of the Guidelines. Approval may be subject to conditions necessary for the project to meet the Guidelines. Once projects requiring a COA have been completed, the Village Planner conducts an inspection to ensure that work was completed as approved in the COA.



As all hearings are recorded, the video recording may be retrieved from the Village of Pinehurst website.



Pinehurst Historic Preservation Commission Certificate of Appropriateness Flow Chart





III. CHANGES TO EXISTING RESIDENCES



The following Guidelines apply to proposed projects that change or renovate exterior facades of existing homes in a Historic District.

- Chapters A to J describe various building elements such as roofs and mechanical systems
- Chapters K to M describe building materials such as wood or architectural metals
- Chapter N describes the Village of Pinehurst Color Palette

Section IV addresses Guidelines for *Residential New Construction*. Please consult Section VII *Site Features* for details on Guidelines for such features as fences, landscaping or lighting that may be relevant to an addition or renovation project.

Note that requirements are in bold face copy as in the example below.

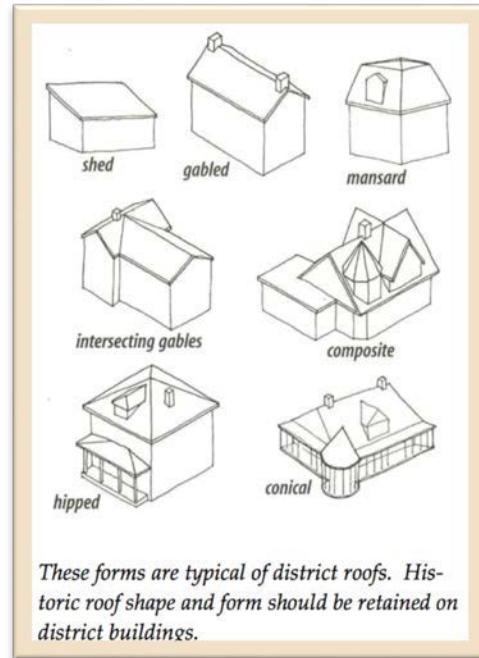
Any changes to the configuration of any existing roof **must be compatible** with the existing structure.

Many existing structures in a Historic District utilize materials and features that would not be approved for new construction. Property owners will be allowed to continue the use of those non-conforming materials for additions and accessory buildings.



A. ROOFS

1. Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices should be retained and preserved. Likewise, roofing materials should be preserved and retained whenever possible.
2. If a roof feature, such as a dormer, is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the structure, roofline and its Historic District.
3. If repair or replacement of an entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern and texture.
4. Any changes or additions to the configuration of any existing roof **must be compatible** with the existing structure.
5. Metal roofs have been used sparingly on residences in the Historic Districts and should generally be limited to accents such as porch and dormer roofs.
 - a. Metal roofs **must be compatible** with the architecture of the existing structure, and the material **must** be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, or dark silver.
 - b. If standing seam metal roofs are used on residences, the seams **must not exceed** 1 inch in height and one quarter ($\frac{1}{4}$) inch in width.
6. Vents including soffit vents and low profile ridge vents **must be installed** in a manner that does not diminish the original design of the roof or destroy the character of roof details.
7. If new gutters and downspouts are necessary, they should be installed so that character-defining architectural features of the structure are not damaged or lost.
8. Replacement gutters and downspouts **must be coated** with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.
9. Roof ventilators, solar attic fans and solar panels **must be located** inconspicuously where they will not be visible from the street.
10. Skylights and skylight tubes **must be inconspicuously placed** on the rear roof surface, and **must have a flat profile**.





B. EXTERIOR WALLS AND TRIM

1. Exterior walls that contribute to the overall historic form and character of a structure should be retained and preserved, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.
2. If an existing exterior wall feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.
3. Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element should be limited to the minimal amount necessary and should be replaced in kind or with a substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
4. Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, **is not permitted**.
5. New wall features or details to an exterior wall, such as windows or door openings, bays, vents, balconies, or chimneys **must not be introduced** on character-defining walls, if they will compromise the architectural integrity of the primary structure.
6. Wooden surfaces and features **must be repainted** in colors in the Village of Pinehurst Color Palette.



DESIGN GOAL

Replace materials in kind, matching the original in composition, dimension, size, shape, color, pattern and texture



C. WINDOWS AND DOORS

1. 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. If an existing window, door or feature is completely missing and is to be replaced, it should be replaced with a new window, door or feature based on the original or a new design compatible in scale, size, material and color with the character of the structure.
3. 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 **must 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 permitted**.
4. Existing window or door openings **must not be filled or altered** if doing so would compromise the architectural integrity of the structure.
5. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate disabled access.
6. Window and door surrounds and trim should match the original door or window surrounds and trim. Replacing sash windows should not alter original trim.
7. The number and size of panes, mullions, and muntins, and all window and door hardware **must be the same or similar** to those of the existing windows and doors.
8. New windows or door openings **must not be introduced** if they will compromise the architectural integrity of the structure.
9. New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail
10. Windows in new dormers on the front of the house **must be compatible** with the size and placement of all existing windows on the front elevation and **must not compromise** the architecture of the structure.



11. Bay windows should sit on a stone/brick foundation, wood brackets, and/or an extension of beams from the main structure.



✗ A Bay window without support



✓ A Bay window with support

12. Glass block windows **are not permitted** on street-facing elevations.
13. Painted, tinted or filmed glass on windows or doors **is not permitted** on street-facing elevations.
14. Sliding doors on street-facing elevations **must present the appearance** of French doors with true or simulated divided lights.
15. Security bars should be installed to avoid damage to the historic fabric. Custom security bars should align with the vertical and horizontal dividing elements of doors and windows and are preferred over standard expandable models.

D. STORM WINDOWS AND DOORS

1. Storm windows and storm doors **must be installed** to the inside of the casing and **must not cover** the casing.
2. Storm windows with a meeting rail **must align** with the meeting rail of the window to which they are applied. They should be installed so that existing windows and frames are not damaged or obscured.
3. Storm doors **must have full view glass** or mullions that align with the meeting rails and mullions of the door.
4. Storm windows and storm doors **must** be factory-finished vinyl, painted wood, or painted or baked enamel finished aluminum.
5. Storm or screen doors **must be painted** in a color that matches the walls or trim of the structure and the color **must be** in the Village of Pinehurst Color Palette.



E. SHUTTERS AND AWNINGS

1. Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, **must be retained and preserved**.
2. If a shutter or awning is missing or deteriorated and replacement is desired, it should be replaced with a new shutter or awning based on the original or a new design compatible with the character of the structure.
3. Shutters **must be wooden** or have the appearance of wood in composition and texture, and be appropriately mounted. New shutters **must** be congruent with existing shutters in its Historic District.
 - a. If the original shutter was operable, the replacement should be operable or appear to be operable.
 - b. Each shutter should be equal to the height of the window opening, and one half the width.
 - c. Shutters on arched windows **must match** and have an arched head as well.
 - d. Windows in street-facing facades should have shutters where appropriate.
 - e. Shutter color should be compatible with the structure and **must be** in the Village of Pinehurst Color Palette.



Did You Know?

Historically shutters were operable and often used to block light while letting in air. Pre-air conditioning, old houses always had space on both sides of the window for the shutter to be locked open, and shutters were sized to completely cover the window and sit within the window frame.

DESIGN GOAL

Use the “shutter rule”. Whether or not a structure has shutters, make sure there is space on each side of the window for shutters of appropriate dimensions. Shutters that are too narrow to cover the window often appear skimpy and detract from the facade.

4. Awning appearance **must be based** on historical awning profiles, styles, and shapes and **must only be installed** in appropriate locations.
 - a. Awnings should be installed over windows, doors, porches, and storefronts so that they do not obscure windows, doors, or other character-defining features.
 - b. All awnings **must be canvas or woven fabric**.
 - c. Awning color should be compatible with the colors of the structure and **must be** in the Village of Pinehurst Color Palette.



F. CHIMNEYS

1. Chimneys and their functional and decorative features that contribute to the overall historic form and character of a structure should be retained and preserved.
2. If an existing chimney feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the character of the structure.
3. If repair or replacement of an entire chimney, chimney feature, or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the existing in composition, dimension, size, shape, color, pattern and texture.
 - a. New mortar, whether type N or S, should match the existing color.
 - b. Compatible substitute material should match the existing in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
4. New chimneys should not be introduced if they will compromise the architectural integrity of the structure.
5. Chimneys visible from the street should be repaired or rebuilt rather than removed.
6. Chimney stacks should not have stucco applied above the foundations as a means of stabilization.
7. Exterior chimneys **must have a masonry finish** and **must extend** from the grade level for new structures or additions.
8. Wooden, boxed chimneys **must not be used** on new construction and additions.
9. Chimney repairs and or additions should have masonry and bonding patterns, joints, texture, color, tooling profile, and details compatible with the structure and other masonry features.
10. Paint, cement coating, stucco, artificial stone, brick veneer, or other coatings should not be applied to chimneys that were not currently or historically covered.
11. Chimney caps and flue caps **must not extend** horizontally beyond the chimney vertical surface edge.

G. PORCHES, ENTRANCES AND BALCONIES

1. Porches are important defining features of many homes in the Pinehurst Historic Districts. Entrances, porches, and balconies that contribute to the overall historic form and character of a structure **must be retained and preserved**.
 - a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim should be retained and preserved.
 - b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim should be retained and preserved.



- c. An existing entrance or porch **must not be removed** from character-defining facades unless historically accurate or compatible with the architecture and character of the structure.
- d. The front porch or balcony **must not be enclosed** in any form unless historically accurate or compatible with the architecture and character of the structure.

Did You Know?

Porches are characteristic features of almost every architectural style found in the Village due to its early history as a health resort

DESIGN GOAL

Addition of a porch will contribute to the human scale of the structure and provide a congruent and welcoming space.



- e. If enclosure of a side or rear porch is required, the enclosure should be designed so the character and features of the porch are preserved.
 - f. All decorative porch posts, railings, brackets, cornices and cornice trim should remain uncovered and preserved.
2. If an entrance, porch or balcony feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in form, scale, proportion, roof shape, detail, material and color with the character of the structure.
 3. If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used should match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
 4. New porches or entrances to the street-facing elevation of a structure **must be architecturally compatible** with the existing structure.
 - a. The height of the porch should align with the first floor level of the structure.
 - b. Porch posts and railings should be compatible in composition, dimension, size, shape, color, pattern and texture with the structure.
 - c. On the front elevation, posts and columns **must** be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.
 - d. New porches **must be painted or stained** compatible with the color of the structure and the Village of Pinehurst Color Palette.
 5. Ramps and lifts should be located on the least character-defining elevation of the structure.
 - a. Ramps should be constructed in materials, finish and scale that are compatible with the character of the structure.
 - b. Ramps that are not temporary should be screened.
 - c. Ramps should be constructed so that the original elevation can be restored when the ramp is removed.



H. DECKS AND PATIOS

1. The addition of any deck or patio **must not obscure, damage, significantly alter or destroy** character-defining features of an historic primary or accessory building.
2. Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. The height of a deck should align with the first floor level of the structure.
5. Decks and patios **must be located** in inconspicuous areas, usually on the rear or least character-defining elevation of the structure.
6. Deck framing should be screened by landscaping or skirt boards.
7. Decks **must be painted, stained, or have a manufactured color** compatible with the color of the structure and the Village of Pinehurst Color Palette.

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

DESIGN GOAL

Accessory buildings are secondary to the main structure



✓✓ Best pitch to align with scale ✓ Okay but garage pitch too steep ✗ Garage height and pitch oversized and out of scale

1. Accessory buildings to include carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure and should be retained and preserved. Removal or relocation of accessory buildings **must comply** with guidelines in Section VIII.
2. If a carriage house, garage or outbuilding is completely missing and replacement is desired, the replacing structure **must** comply with guidelines for new construction.
3. If repair of a carriage house, garage or building feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind.



- a. Compatible substitute material for repair should match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
 - b. If the material used on the primary structure is non-conforming with the current Historic District Guidelines, the same material is permitted on additions and accessory buildings.
4. New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details **must not be introduced** on existing carriage houses, garages, or buildings if they will compromise the architectural integrity or are incompatible with the primary structure.
5. Windows and doors in additions and accessory buildings **must be similar** to those in the existing primary structure in their proportions, spacing, and materials.
6. New accessory buildings such as carriage houses, garages, and other buildings **must be compatible** with the character and scale of the primary structure.
7. The height of any addition or accessory building **must not be taller** than the primary structure and **must be clearly defined** as a secondary structure.
 - a. Roof lines of additions and accessory buildings **must not be higher** than the primary structure.
 - b. Foundation height of additions and accessory buildings should align with that of the primary structure.
 - c. Eave lines of additions **must be at or below** the eave line of primary structure to demonstrate subordination to the primary structure.

DESIGN GOAL

A lower roof slope for an accessory building creates appropriate spatial definition of the two structures.

The same is true for the pediment over the door in the two illustrations on the right.



✓ A house with low slope garage and pediment aligned

✗ A house with equal roof slopes and taller pediment above front door

8. Additions and accessory buildings such as carriage houses, garages and other buildings **must be compatible** with the primary structure and should be located as inconspicuously as possible, in rear or side yards.
9. Character-defining features of an historic primary structure **must not be obscured, damaged, or destroyed** to accommodate an addition.
10. If building a new garage, carriage house, or other accessory building will require removal or demolition of an existing structure, that relocation or demolition **must be approved** prior to consideration of the new construction.



11. Garages that open to the front are strongly discouraged, whether attached or detached.
 - a. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.
 - b. If no reasonable alternative is available, a garage that opens to the front should be set back at least 10 feet from the front elevation of the residence.
 - c. Multiple front-facing garages that dominate the façade **are not allowed** in any Historic District.
12. Additions should be inset from the rear corners of the primary structure to differentiate them from the existing primary structure and to reduce public visibility.
13. Prefabricated metal or plastic storage buildings **are not permitted** in the Historic Districts.

J. UTILITIES AND OTHER MECHANICAL SYSTEMS

1. Energy conservation features such as porches, operable windows, transoms, and louvered shutters that contribute to the overall historic form and character of a structure **must be retained and preserved**.
2. Vents and mechanical connections through foundations or walls should be located on non-character-defining elevations or inconspicuously on side or rear walls where they will not be visible from the street.
3. Mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks should be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings
4. Solar hot boxes **must be installed** in a manner that screens or camouflages their appearance as much as possible
5. Window air-conditioning units **must be located** only on rear or inconspicuous elevation
6. Satellite dishes larger than 39.37 inches or one meter in diameter **must not be visible** from the street.
7. Trash, recycle containers, and mechanical systems should be located in the side or rear elevations of the property and should be screened.

K. WOOD

1. Wooden features that contribute to the overall character of a structure and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim should be retained and preserved.
2. If a wooden feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible in scale, size, material and color with the structure and immediate streetscape.
3. If repair or replacement of an entire wooden feature or deteriorated detail or element is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in



composition, dimension, size, shape, color, pattern and texture.

- a. Substitute material **must match** the original material in composition, dimension, size, shape, color, pattern, texture and profile.
 - b. Painted wooden siding that is sound **must not be replaced or covered**.
4. Vinyl, aluminum, Masonite or similar engineered wood product **must not cover** a wooden detail, element, or feature.
5. Wooden surfaces and features **must be painted or stained** in colors that are in the Village of Pinehurst Color Palette.
6. Use of vertical siding or authentic board and batten **must be limited** to accents and not be a primary siding. Plywood siding **is not permitted**.
7. Introducing features or details that are not compatible with the character of the structure **is not permitted**.

L. MASONRY

1. Masonry features that contribute to the overall character of a structure and site should be retained and preserved, including walls, foundations, roofing materials, exposed chimney walls, cornices, quoins, steps, piers, columns, lintels, arches, and sills.
2. If a masonry feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible with the texture, scale, size, material and color of the historic structure and immediate streetscape.
3. Historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, block, and clay tile, as well as their distinctive construction features should be retained and preserved.
4. If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, only the deteriorated portion should be replaced in kind rather than the entire surface or feature.
 - a. If replacement of a large masonry surface or entire feature is necessary, it should be replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - b. Compatible substitute material is permitted if it matches the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
5. Use of manufactured stone **must be confined** to designs in which the stone wall or element appears to be functional and contributes to the character of the structure. Manufactured stone **must have the appearance** of authentic natural stone in scale, size, texture and color.
6. Masonry material used as a foundation or foundation facade should be consistent and completely wrap the structure.
7. Masonry features or details of a structure **must be compatible** with the character of the structure.
8. Traditionally exposed brick or stone surfaces **must not be covered** with materials like stucco, concrete, wood, or a synthetic material.



9. Masonry elements and terra cotta surfaces that contribute to the character of a structure should not be painted or coated.

M. ARCHITECTURAL METALS

1. Architectural metal features such as copper, tin, brass, cast iron, wrought iron, lead, and terne plate that contribute to the overall character of a structure and a site should be retained and preserved.
2. If an architectural metal feature is completely missing and is to be replaced, it should be replaced with a new feature based on the original feature or a new design compatible with the scale, size, material and color of the structure.
3. If a deteriorated detail, module, or element of an architectural surface or feature is to be replaced, only the deteriorated portion should be replaced in kind rather than the entire surface or feature. Compatible substitute material should match the original material in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
4. Architectural metal surfaces and features **must be painted in** the Village of Pinehurst Color Palette, unless it is a copper surface.
5. Metal roofs or flashing **must not have** a coating applied.

N. PAINT

Paint color plays an important role in defining the special character of homes and structures in the Historic Districts. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in a Historic District, a range of color schemes are appropriate as described below.

- Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.
- Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.
- The ornate style of Queen Anne Victorian houses permits the most exuberant use of color for decorative accents like brackets and the moldings of window and door surrounds.



In the case of most architectural styles, the following principles should guide the choice of color.

- **A simple color scheme will allow the building's features to shine.** Choose three colors: the most muted and palest color for the walls, a major complementary color for the trim, and a more intense minor accent color for the front door. Consider the roof material as the fourth color.
- **Muted colors of lighter value are suitable for walls and trim; intense colors and those of darker value should be limited to minor accents.** The intensity of a color depends on the purity of hue; the value of a color depends on the amount of white mixed into the color.
- **The color scheme should be congruent with the paint colors on the surrounding properties.**

The Village of Pinehurst Color Palette includes approved colors for the Historic Districts. Appendix G provides a listing of the approved paint colors with manufacturer reference numbers. The catalogue with samples is available for viewing in the Planning and Inspections Department at Village Hall.

✓ Choose a simple color scheme. Most houses require no more than four colors:

- roof color,
- wall color,
- major accent color for trim areas such as porch, cornice, and window frames and sashes, and
- minor accent color for the front door, small decorative details, and, window sashes.



■ roof ■ wall ■ major trim ■ minor trim / accent

Color is directly related to a building's style. Color schemes for most buildings, regardless of style, usually require no more than four colors.

1. Historic painted surfaces and materials that contribute to the character of the structure should be retained and preserved.
2. Paint and stain colors **must be** in the Village of Pinehurst Color Palette. Darker colors in the Village of Pinehurst Color Palette are recommended for trim should be used only for trim.
3. Replacement gutters and downspouts should be coated with paint or a baked-on enamel finish in the Village of Pinehurst Color Palette, unless they are made of copper.
4. Exterior storm windows **must be coated** with paint or a baked-on enamel finish, usually the same color as the window sash or trim.
5. Wooden fences **must be stained, painted** or have a **clear finish coating**.



6. Fabric awnings colors **must be compatible** with the exterior colors of the existing structure.
7. Decks and porches **must be painted, stained or have a manufactured color** compatible with the color of the structure and the Village of Pinehurst Color Palette.
8. Painting copper and terra cotta surfaces **is not permitted**.
9. Foundations that were previously painted should be painted to visually differentiate the foundation from the main body of the structure.
10. Paint color choices **must not duplicate** existing structures in the immediate streetscape, except for white.



IV. RESIDENTIAL NEW CONSTRUCTION



The following Guidelines apply to building new homes in the Historic District.

- Chapter A cites prevalent architectural styles of homes
- Chapter B describes general points such as scale, relationship to streetscape, setbacks and color
- Chapters C and D address window, doors and shutters
- Chapter E describes accessory buildings such as garages
- Chapter F outlines appropriate building materials

Review of Section III *Changes to Existing Residences* may provide additional insight about the proposed project. Please consult Section VII *Site Features* for details on Guidelines for such features as fences, landscaping or lighting that may be relevant to new construction projects.

Note that requirements are in bold face copy as in the example below.

Flat roofs **must not be** the predominant roof style.



A. CHARACTERISTIC ARCHITECTURAL STYLES

DESIGN GOAL

The Village of Pinehurst is not frozen in time. It continues to evolve by

- *Respecting the character-defining features of the Historic Districts when designing a new residence*
- *Promoting compatible new construction that blends comfortably with existing historic structures*

Within the Historic Districts, the following seven architectural styles are prevalent for homes.

1. Cottages with sloping, uneven roofs
2. Craftsman bungalows with low-pitched roof and wide overhang of eaves
3. Colonial Revival homes with rectangular houseshape
4. Georgian Revival with square, symmetrical footprint
5. Federal Revival with hipped roof and prominent chimney
6. Queen Anne/ Victorian with asymmetrical silhouette and often corner tower or turret
7. Ranch single-story home

Appendix F contains pictures of each style along with characteristic features. Property owners are encouraged to consider selecting one of these styles as new construction projects are contemplated.

B. GENERAL GUIDELINES

DESIGN GOAL

Scale is an important consideration to assess whether an addition, accessory building, or new construction is congruent with its Historic District.

Several relevant factors are used by the HPC to assess scale including

- Total square feet
- Heated square feet
- Height
- Footprint
- Mass
- Impact on adjacent structures

The HPC considers these factors in the context of the size of other nearby structures, as well as the presence of similar-sized structures in its Historic District.



1. All construction **must be compliant** with the PDO and adhere to the relevant Guidelines herein as appropriate to specific projects.
2. New residential primary structures **must be congruent** in size, scale, proportion, height and width with the range of existing structures within its Historic District and **must not visually overpower** adjacent primary structures.



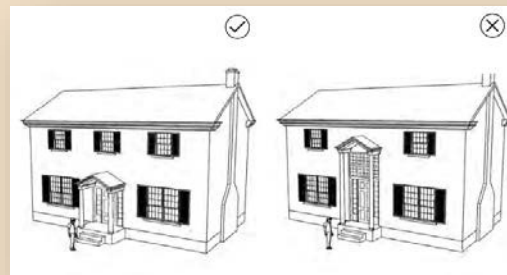
DESIGN GOAL

While variety has value, residences too large or too small will appear out of place and scale when compared to nearby homes

3. New residential primary structures **must be congruent** with its Historic District in terms of style, fenestration, materials, color, texture, and architectural detail.
4. New construction **must not duplicate** either in color or architecture existing structures in the immediate streetscape.
5. Color schemes **must comply** with the Village of Pinehurst Color Palette as described in Section III, Chapter N, and should be compatible with the architecture of the structure. Darker colors that are suggested for trim only should be used on trim only.
6. Detailing on new primary structures should be compatible with its overall architectural style.

DESIGN GOAL

The proportions of a front porch should be compatible in size and scale with the structure, as well as with adjacent properties.

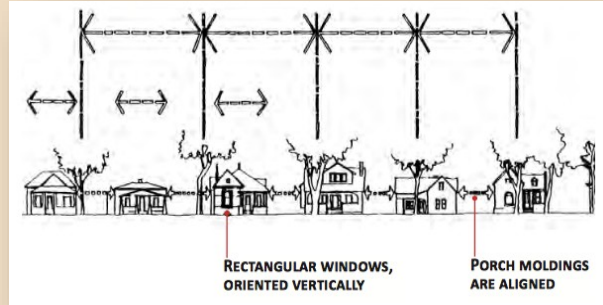


7. On the front elevation, posts and columns **must** be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.



DESIGN GOAL

Similar side yard setbacks establish a rhythm of building fronts along a street, which should be maintained. The pattern illustrated to the right is typical of many streets in Pinehurst.



8. Roof forms should be congruent with its Historic District.
 - a. A simple roofline frequently features gable, gambrel, or hip roof forms.
 - b. A-frame, dome, and mansard roofs **are not permitted** in new construction.
 - c. Flat roofs **must not be** the predominant roof style.

Did You Know?

Traditional, turn-of-the-century homes typically had simple, pitched rooflines to minimize leaks. Simpler rooflines contribute to a harmonious streetscape in Pinehurst and are less expensive.

DESIGN GOAL

The houses to the right have the same floor plan. The one on the far right with multiple pitches may seem more interesting, yet the roofs serve no purpose to support the structure. The house on the left reflects a simple, well-proportioned house that fits with Pinehurst homes.



✓ A well-proportioned design with simple lines

✗ A house with overly decorative, complex roof lines

C. WINDOWS AND DOORS

1. Window and door openings **must be congruent** with other primary structures in its Historic District in terms of proportion, shape, position, location, pattern, and size.



DESIGN GOAL

Substantial casing that defines window and door openings is a simple way to create congruent character for the façade of a residence



✗ A house with 2-inch casing



✓ A house with 6-inch casing on top of the window and 4-inch window casing on sides and bottom

2. Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not permitted**.

Did You Know?

In early construction, taller windows were more economical to build. A narrower window meant a smaller lintel (the extra wood in framing on the top of a window to support the wall above) and therefore less money. Tall, rather than horizontal windows, also provide a better chance of catching the movement of the sun.

DESIGN GOAL

Vertical windows are prevalent in the Historic Districts



✗ A house with all horizontal windows



✓ A house with all vertical windows

3. There **must be** at least one window on the ground level of side elevations.



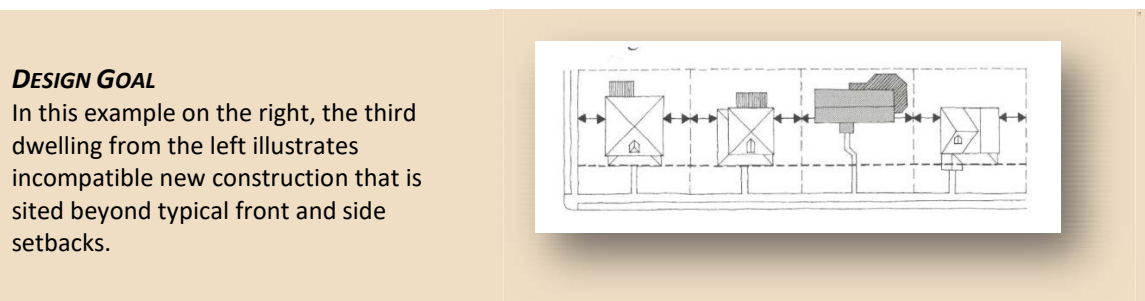
4. Bay windows should sit on a stone/brick foundation, wood brackets, and/or an extension of beams from the main structure.
5. Glass block windows **are not permitted** on street-facing elevations.
6. Painted, tinted or filmed windows or doors **are not permitted**.
7. Sliding doors on street-facing elevations **must present the appearance** of French doors with true or simulated divided lights.

D. SHUTTERS

1. Operable shutters are recommended.
2. Shutters on arched windows **must match** and have an arched head as well.
3. Windows in street-facing facades should have shutters where appropriate.
4. Shutters must be congruent with existing shutters in its Historic District in style, material, design and color.

E. ACCESSORY BUILDINGS

1. All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, fences, and walls **must be compatible** with features of the principal structure and other accessory buildings in its Historic District.



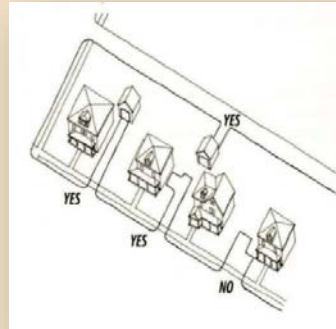
2. Accessory buildings **must be equal or lower** in height than the primary structure and the roof **must have an equal or lower slope** than the primary structure.



3. 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.
4. Detached garages and other accessory buildings for new residential construction **must be set behind** the front facade of the primary structure.

DESIGN GOAL

The garages are set back in both examples, including an alley entrance



- a. Detached garages that open to the street are strongly discouraged. Every effort should be made to position garages so that the garage doors open to the rear or side of the dwelling.
 - b. A garage that opens toward the front should be set back at least 10 feet from the front elevation of the residence.
 - c. Multiple front-facing garages that dominate the façade **are not allowed** in the Historic Districts.
5. Driveways should be as inconspicuous as possible in terms of area and material.

F. BUILDING MATERIALS

1. The predominant materials and finishes for proposed new primary structures **must be congruent** with the historic materials and finishes in its Historic District in terms of composition, scale, module, pattern, detail, texture, finish, and color.
2. Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the more customary materials in the Historic Districts and are recommended.
3. The following materials and treatments **are not permitted** for new residential construction in the Historic Districts.
 - a. Asphalt or asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Sheets of plywood siding
 - c. Vinyl 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. Terra cotta, concrete, cinderblock, or glass brick that is incongruous with the character of its Historic District
- g. Bricks or stone laid in a pattern that is incongruous with the character of the Historic Districts.



V. CHANGES TO EXISTING COMMERCIAL STRUCTURES



The following Guidelines apply to proposed projects that change or renovate exterior facades of existing commercial structures in the Historic Districts.

- Chapter A describes general points about preserving facades and architectural details
- Chapter B describes similar details for storefronts
- Chapter C addresses signage and awnings
- Chapter D reviews additions as well as free-standing kiosks

Direction on building elements and building materials as reviewed in Section III *Changes to Existing Residences* may provide additional insight about the proposed project. Please consult Section VII *Site Features* for details on Guidelines for such features as fences, landscaping or lighting that may be relevant to an addition or renovation project.

Note that requirements are in bold face copy as in the example below.

Commercial facades **must not be covered** with any kind of synthetic material.

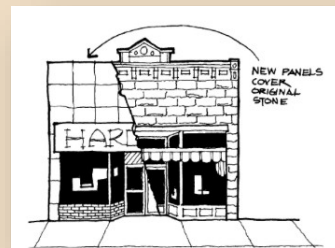


A. GENERAL GUIDELINES

1. 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.
2. Paint colors **must be** in the Village of Pinehurst Color Palette.
3. If a portion of or the entire facade element has deteriorated, only the deteriorated section should be repaired and replaced in kind or with compatible substitute materials compatible with the original.
4. Commercial facades **must not be covered** with synthetic material.
5. Decorative elements that are incompatible with the architecture should not be added to a structure in the Historic Districts.
6. Clear display glass should not be replaced with opaque, colored, stained glass or similar material.
7. Artistic murals **must not be placed** on commercial buildings.

B. STOREFRONTS

1. 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.
2. Deteriorated storefront feature(s) should be repaired rather than replaced and should match the original in size, scale, proportion, material, texture and detail if it is available.
3. If replacement of the entire storefront is necessary, the new design should be based on the original or a new design that is compatible with the original in size, scale, proportion, material, texture and detail with the building and its Historic District.
4. Display windows should not be reduced in size.
 - a. Snap-in muntins **are not permitted**.
 - b. Replacing clear display glass with opaque, colored, stained glass or similar material **is not permitted**.
 - c. Reopening covered or infilled glass transoms is recommended.
5. Covering historic storefronts with synthetic material **is not permitted**.



Historic building materials should not be covered



C. AWNINGS

1. Fabric awnings mounted above display windows **must be compatible** with the character of the building and congruent with its Historic District. Any lettering should be placed along the bottom flap only.
2. Awnings **must be muted** in color and compatible with the Village of Pinehurst Color Palette.
3. Awnings of complex modern design **are not permitted** in a commercial setting. Awnings should not be lit from below.

D. ADDITIONS

1. Additions to commercial buildings **must preserve** their significant materials, features, texture, mass, scale, and overall character.
2. Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
3. If a building is highly visible and of special importance in its Historic District, the secondary elevations become primary elevations and addition(s) should be avoided.
4. Additions **must be compatible** with the size, scale, mass, and proportions of the existing building.
5. Rooftop additions should be avoided but, if necessary, they **must be compatible** with the character of the building.
6. Any street furniture, such as benches, trash receptacles, fountains, and bollards that appear to be an integral part of the building and contribute to its design, should be compatible with existing street furniture found in the Village Center.
7. Freestanding ATMs and kiosks of any kind **must be congruent** with its Historic District.



VI. COMMERCIAL NEW CONSTRUCTION



The following Guidelines apply to building new commercial structures in the Historic Districts.

- Chapter A describes typical architectural styles found among businesses in the Village Center
- Chapter B describes general points such as scale, building materials, windows and roofs
- Chapter C defines use of franchise architecture
- Chapter D details provisions for utilities and service areas

Direction on building elements and building materials as described in Section V *Changes to Existing Commercial Structures* may provide additional insight about the proposed project. Please consult Section VII *Site Features* for details on Guidelines for such features as signage, landscaping or lighting that may be relevant to new commercial construction projects.

Note that requirements are in bold face copy as in the example below.

Facade materials **must consist of brick, shake, wood clapboard**, or a similar compatible substitute material.



A. CHARACTERISTIC ARCHITECTURAL STYLES

DESIGN GOAL

Design of a new commercial, mixed use or multi-family structure should respect the historic development pattern in the Village of Pinehurst.

- *Establish a sense of human scale*
- *Reflect typical historic lot and building widths*

If a new building is wider than was historically typical, it should incorporate design features that divide it into smaller modules to suggest the underlying historic lot pattern.

Within the Historic Districts, two typical styles are found for commercial structures

1. Brick, one or two-story Federal or Georgian buildings
2. White clapboard, one or two-story Colonial or Greek Revival buildings

Property owners are encouraged to consider selecting one of these styles as they contemplate new commercial construction projects. Refer to Appendix F for examples of these styles.

B. GENERAL GUIDELINES

1. New commercial construction **must be congruent** with the existing commercial buildings in its Historic District and should follow the architectural tradition of one and two-story structures.

DESIGN GOAL

Reflect typical historic lot and building widths.

A new building should incorporate design features that divide it into smaller modules. Changes in building height and materials, as well as architectural moldings and wall offsets can be used to express typical historic building widths to help a larger structure fit into the surrounding historic context.





DESIGN GOAL

Establish a sense of human scale

A building's overall design and its architectural parts relate to human dimensions and proportion with the use of design features – windows, awnings, balconies – that visually delineate human-scale spaces. Pedestrians experience a series of stimulating, appropriately scaled locations.



2. New commercial construction **must be congruent** with the character of similar architectural elements found on existing commercial buildings in the Historic Districts with respect to its horizontal and vertical articulation, architectural detail, and other design elements.
3. Windows **must be congruent** with the character of similar architectural elements found on existing commercial buildings in its Historic District.
 - a. Storefront windows should provide views to interior activity areas or displays.
 - b. Glass curtain walls, reflective glass, and painted or darkly tinted glass **are not permitted**.

DESIGN GOAL

The street-level storefront is the most noticeable portion of a commercial building's facade. Its function is to

- Allow goods to be displayed to the public,
- Provide daylight to the shop interior, and
- Offer a welcoming entry for shoppers.

These functions rely on large glass display windows, glass transoms, and doors to make the storefront transparent. Distinctive entry paving, bulkheads of contrasting material, decorative storefront cornices, awnings, and other features often add architectural interest to a storefront.

4. Facade materials **must consist of brick, shake, wood clapboard**, or a similar compatible substitute material.
5. Entrances should be congruent with the character of similar architectural elements found on existing commercial buildings in the Historic Districts.
6. Roof forms **must be congruent** with those on existing commercial buildings in its Historic District.
7. New buildings **must be painted** in colors that are in the Village of Pinehurst Color Palette.



C. FRANCHISE ARCHITECTURE

Franchise or prototype architecture **must comply with** guidelines for new commercial construction.

D. UTILITIES AND SERVICE AREAS

1. All roof and wall-mounted mechanical, electrical, skylights and solar panels, as well as vent pipes, **must be screened** from the public view.
2. Required service areas for a building **must blend** with the building and be screened so that they do not draw attention to the functionality of the area.



VII. SITE FEATURES



The Site Features Guidelines apply to proposed projects whether changes to existing residences or commercial buildings in the Historic Districts, or new residential or commercial construction in the Historic Districts.

- Chapter A details fences and walls including building materials and specifications
- Chapter B addresses driveways and off-street parking provisions
- Chapter C describes appropriate landscaping and vegetation
- Chapter D lists provisions for swimming pools
- Chapter E prescribes lighting
- Chapter F addresses both residential and commercial signage
- Chapter G details use of rights-of-way, business fronts and alleys
- Chapter H describes provisions to meet health and safety code requirements

Note that requirements are in bold face copy as in the example below.

New picket fences **must be substantially open** in character. The pickets **must not be less than** two inches nominal nor wider than four inches nominal, with a minimum of two inches and a maximum of four inches between pickets, and pickets **must be at least** one nominal inch thickness.



A. FENCES AND WALLS

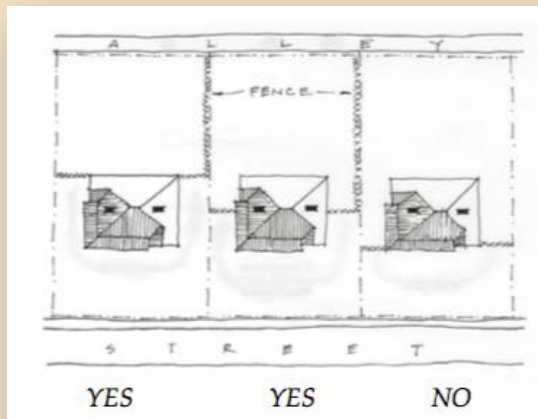
Examples of appropriate wooden picket fences for the Historic Districts



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 congruent** with its Historic District.
 - a. Historic fences and walls that contribute to the character of the Historic Districts should be retained and preserved.
 - b. All architectural features that are character-defining elements of existing fences and walls, including gates, pillars, hardware, decorative pickets, and rails should be retained and preserved.
2. If repair or partial replacement of an existing fence or wall is necessary, new material should match the existing material in composition, size, shape, color, pattern and texture if available. If a non-conforming fence is replaced, the replacement **must comply** with its Historic District Guidelines.
3. Residential street side fences **must be** wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron.
 - a. White wood picket fences are the preferred residential street-facing fence type.
 - i. New picket fences **must be substantially open** in character. The pickets **must not be less than** two inches nominal nor wider than four inches nominal, with a minimum of two inches and a maximum of four inches between pickets, and pickets **must be at least** one inch nominal thickness.
 - ii. All other wooden fences **must be stained, painted, or have a clear finished coating**. Painting, staining or other finish **must be completed** within six (6) months of installation.
 - b. Metal fences painted to resemble wrought iron **must adhere** to the following minimum standards.
 - i. Picket external size 5/8-inch by 5/8-inch with .042" thickness
 - ii. Horizontal rail external size 1-inch by 1-inch with .052" thickness
 - iii. Post size 2-inch by 2-inch with .060" thickness
 - iv. 3 7/8-inch thickness spacing between pickets
 - c. Brick and stacked stone walls are permitted.
 - d. Existing unpainted brick walls or fences should not be painted or otherwise coated.
 - e. Vinyl and chain link fencing **are not permitted** on residential properties.



4. When measuring fence dimensions, consider all fence elements including posts.
 - a. Fences on the rear of the property **must not be taller** than six (6) feet in height from the back corner of the house, and side yard fences **must not be taller** than four (4) feet.
 - i. Fences greater than four (4) feet in height **must not extend** forward from the back corner of the house.
 - ii. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not extend** beyond the front corner of the structure.
 - 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.
 - c. Shadow box fences **must have vertical board width** of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must be at least** three-quarter (3/4) inch nominal thick.
 - d. Solid wooden fences **are not permitted** in any Historic District.



The two configurations on the left are appropriate for fence installations.

The fence on the far right is not appropriate because street-side fences must not be taller than 3.5 feet.

B. DRIVEWAYS AND OFF-STREET PARKING

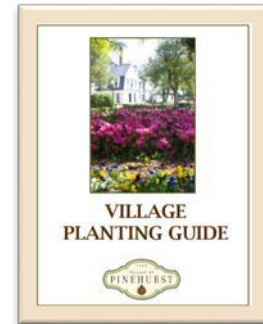
1. The historic configuration and materials of existing driveways and alleys should be retained and preserved whenever possible.
2. New driveways should be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
3. All new parking areas should be screened from adjacent properties.
4. Existing mature trees on the property should be incorporated into new parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
5. Off-street parking areas should not be located in front yards or rights-of-ways.
6. Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.



C. LANDSCAPING AND VEGETATION

1. Landscaping that contributes to the character of the Historic Districts should be retained and preserved as much as possible.

- a. Specific landscape features that are character-defining elements of the Historic Districts, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
- b. Trees and shrubbery characteristic of the Historic Districts and native to the Pinehurst area should be preserved if possible.
- c. Appendix H lists recommended plants in the *Village Planting Guide*. The full guide with the cover depicted on the right can be found on the Village of Pinehurst website.



2. Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction. New landscape elements should be compatible with similar features in its Historic District.
 - a. Existing brick and stone pavers should be preserved.
 - b. Edging materials that are incongruent with the character of its Historic District, such as exposed landscaping timbers, **are not permitted**.
 - c. Pre-cast landscape cement block of a commercial nature **is not permitted** in residential areas.
 - d. Arbors, trellises, and pergolas **must be constructed** in a manner that is compatible with the architecture of the primary structure.
3. Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not unreasonably compromise** the existing tree canopy and the historic appearance of the landscape.
 - a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
 - b. Tree removal within the Village's right-of-way is regulated by the Assistant Village Manager for Operations. Please call (910) 295-1900 to arrange a site visit.
4. 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.
5. Satellite dishes that are larger than 39.37 inches or one meter in diameter **must not** be easily visible from the street.
6. Public street furniture such as benches, trash receptacles, fountains, and other accessories should be designed to enhance and blend with the surroundings. These elements should be compatible with its Historic District, not attract undue attention and should not exceed 3.5 feet in height.



7. Trash cans should be screened from public view.
8. Rain barrels should be installed in a manner that is discrete and unobtrusive.

D. SWIMMING POOLS

1. In-ground swimming pools **must not be easily visible** from the street.
 - a. On corner lots, pools **must be located** in the portion of the rear yard farthest from the street.
 - b. Slides **must not be easily visible** from the street.
2. Above ground pools **are not permitted** in the Historic Districts.

E. LIGHTING

1. New exterior lighting **must be compatible** with the residential quality of the property, and its Historic District.
2. Lighting levels that provide adequate safety, yet do not detract from or overly emphasize the structure and landscape elements should be used.
 - a. Low level lighting at the public-private edge of the property should be used for the safety of pedestrians.
 - b. Lighting should be minimized by carefully locating light sources, rather than indiscriminately lighting broad areas.
 - c. Directional lighting should be used to avoid spilling light onto adjacent properties.

DESIGN GOAL

Lighting should respect the environment and residential neighborhoods in Pinehurst. As the illustration on the right depicts, down lighting is favored.





F. SIGNAGE

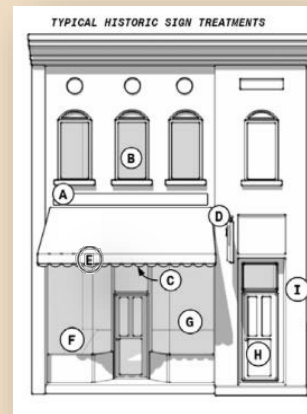
Early photographs of the Village of Pinehurst's commercial districts show a great variety of commercial signs, some of which may serve as prototypes for new commercial signage. Occasionally, an antique sign may even be restored for contemporary use. Awnings provide an opportunity for commercial signage, as do storefront display windows and transoms. Gold leaf, for example, on windows and signage is a simple way to make existing and new signage more congruent with the Historic Districts.

DESIGN GOAL

While all signage **must conform** to the requirements of the village of Pinehurst Development Ordinance, below are additional considerations to encourage signage plans that contribute to the "sense of place" of the Historic Districts.

- *Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.*
- *New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.*
- *Sign placement is important: new signs should not obscure significant features of the historic building.*
- *New signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.*
- *Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.*
- *New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed.*

1. Significant historic signs within the districts or landmark properties should be preserved and maintained.
 - a. Original signage incorporated into the architectural detail of commercial buildings should also be preserved.
 - b. Signs in the Village Center and other commercial districts can reflect the era and the character of the building and its Historic District. They can also incorporate contemporary design and materials if their scale and location are historically appropriate.
2. Signage on residential and commercial buildings **must be compatible** with the Historic Districts.
 - a. Signage color **must be** in the Village of Pinehurst Color Palette and **must be muted** in hue.
 - b. Signage fonts **must be characteristic** to its Historic District. A list of approved font examples may be obtained from the Village Planner.
 - c. New signage **must be composed** of materials characteristic of its Historic District, such as wood, stone, or metal. Any substitute materials **must** present an authentic look and texture.



- A. Cornice or Belt Sign
- B. Upper-floor Window Sign
- C. Transom or Frieze Sign
surface below awning
- D. Hanging "Blade" Sign
- E. Awning Flap Sign
- F. Lower Display Window
- G. Central Display Window
- H. Glazed Door Sign
- I. Wall Sign for Upper Floor Tenants

3. New signage should reflect the character of its Historic District.
4. New signs **must be compatible** with the storefront in material, scale, texture, and color.
5. Signage should be attached in a manner that does not cause permanent damage to the facade of the structure. Flush-mounted signs should be installed in appropriate locations that do not conceal architectural features or details.
6. Lighting for signs **must be congruent** with the character of its Historic District.

G. INSTALLATION OF SMALL/MICRO WIRELESS FACILITIES

Introduction of new telecommunications facilities may be needed to accommodate the growing demand for wireless telecommunications services. These facilities should have minimal visual aesthetic impacts and preserve the special character of all Historic Districts. The following guidelines apply to the installation of such facilities within any Historic District including right-of-ways and alleys.

1. All installations **must comply** with the requirements of the PDO in order to be considered for a Certificate of Appropriateness (COA) in the Historic Districts.
2. All new facilities, including those added to existing structures and poles, **must be congruent** with the special character of its Historic District.
3. All new poles or structures **must be compatible** in design, materials, height, and scale with existing street lighting and traffic light installations in the Historic Districts.
4. Such facilities **must not be installed** on flagpoles.
5. Wherever possible, these facilities should be located on existing structures.



H. ACCESSIBILITY, HEALTH AND SAFETY

1. Accessibility, health and safety code requirements should be met in ways that do not diminish the character features, materials, and details of the building or site and implemented such that its character-defining features are preserved.
2. Changes to a building, accessibility and life-safety code characteristics or features **must not compromise** the building's character.
3. Fire doors, exterior fire stairs, access ramps, or elevator additions should be designed to be compatible in character, material, scale, proportion, location, detail and finish with the building and existing doors.



VIII. RELOCATIONS OR DEMOLITIONS

Relocations and demolitions are approved by the Historic Preservation Commission for properties within the Historic Districts.

Note that requirements are in bold face copy as in the example below.

Any damage to character-defining elements and significant architectural features during relocation **must be repaired**.

A. RELOCATIONS

1. Relocation of a primary structure or important accessory building within the Historic Districts will be considered only when all other preservation options have been exhausted.
2. Before any existing primary structure within any Historic District may be moved or relocated, its original setting and context **must be fully documented**.
3. Guidelines for new construction apply to all primary structures moved into or within any Historic District including primary structures, or accessory buildings.
4. Any damage to character-defining elements and significant architectural features during relocation should be repaired.

B. DEMOLITIONS

1. Prior to demolition, property owners should work with the Historic Preservation Commission in seeking alternatives to relocate a primary structure or important accessory building as an alternative to demolition.
2. Demolition Guidelines apply to all structures and site features such as pools and ramps within any Historic District.
3. Prior to demolition of a primary structure, a complete record of the primary structure **must be made** that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation **must be provided** to the Commission.
4. Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials.
5. Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials.
6. After demolition, all debris **must be removed** from the site within 30 days.



IX. PARKS AND PUBLIC SPACES

- A. Historic parks and public spaces should be preserved.
- B. Construction of buildings in parks and public spaces is discouraged, but may be considered if they are architecturally congruent with the Pinehurst Historic Districts and meet the Guidelines for new construction.
- C. Removal of trees should be minimized except for normal pruning and diseased and damaged trees.
- D. Public art, statuary, artifacts, fountains, and memorials may be used as focal points in public spaces.
 - 1. However, those elements should not be placed in locations that will obscure historic buildings or their architectural features and detail.
 - 2. Scale, context, and installation methods of the proposed feature should be considered in determining the appropriateness of the placement and location.
- E. Benches, light fixtures, trash receptacles, fountains, and other furnishings should be designed to enhance and blend with the surroundings and be congruent with the Historic Districts.
- F. New playgrounds should be congruent with the character of its Historic District in regard to scale, size, color and materials.
- G. New plants should be chosen from the Village of Pinehurst Planting Guide.



LIST OF REFERENCES

Appendix

- A. History of Pinehurst**
- B. Map of the Pinehurst Historic Districts**
- C. Special Character Descriptions of Pinehurst Historic Districts**
- D. List of Properties in the Pinehurst Historic Districts**
- E. Certificate of Appropriateness Application Procedures**
 - Figure 1 Application Form
 - Figure 2 Checklist
- F. Characteristic Architectural Styles**
- G. Village of Pinehurst Color Palette**
- H. Village of Pinehurst Planting Guide**
- I. Relevant Statutes and Resolutions**
 - Figure 1 North Carolina Statute for Historic Districts and Landmarks
 - Figure 2 Village of Pinehurst Resolution Creating the Pinehurst Historic District
 - Figure 3 Village of Pinehurst Resolution Creating Historic Preservation Commission
- J. Resources**
 - Figure 1 The Secretary of the Interior's Standards for Rehabilitation
 - Figure 2 Resources for Technical Information from the National Park Service
 - Figure 3 Preservation from the National Park Service
 - Figure 4 Tax Credits
- K. Glossary**



APPENDIX A HISTORY OF PINEHURST

Development of Pinehurst 1895-2018

The Village of Pinehurst today retains its historic character as a golf resort due to the careful preservation of original structures from the late 19th and early 20th centuries and the cultivation of its lush landscape. The core of wooded village green, hotels, shops, churches, and cottages spreads outward along curving and concentric roads to include the larger estates of the 1910s and 1920s. Throughout, mature landscaping envelops the various parts into a unified whole. On the south side of the village, manicured golf courses, tennis courts, a swimming pool complex, and an equine sports facility provide the physical setting for the resort's primary recreational activities.

1895

Pinehurst began in 1895 when James Walker Tufts, a manufacturer from Boston, Massachusetts, and head of the American Soda Foundation, purchased the first parcel of land for his health resort in the Pine Barrens of North Carolina. He had long envisioned a beautiful, healthful, New England-style village, where those suffering from respiratory and other ailments, could come with family and friends to recuperate in the land of sparkling water, abundant sunshine, and oxygen-producing pine trees.

For his project, Tufts ultimately assembled 5,980 acres of mostly cut timber lands at a cost of \$7,400. While he was still acquiring the land, he hired the Brookline, Massachusetts-based landscape architecture firm of Olmsted, Olmsted and Eliot to create a "General Plan for the Village of Pinehurst and a Diagram for the Location of Hotel and Cottages." Though Frederick Law Olmsted, Sr. was responsible for the conceptual plan, the major design work and implementation were carried out by one of Olmsted's assistants, Warren H. Manning. Manning was involved from the beginning and continued to work with Pinehurst for several decades, as well as to advise numerous property owners on their own private cottage grounds and gardens.

Manning himself described the landscaping task at Pinehurst in an article for the December 10, 1897 issue of *The Pinehurst Outlook*. The site selected for the village was characterized by "wide sweeping slopes and valleys that suggested a broad treatment and required a curvilinear system of roads." The central feature was "the Village green, located in a broad, shallow amphitheater-like valley and designed to be the heart of the village, with the inn, the hall, the store and casino sites at its head on the main street and along the line of the electric tracks. The homes for the residents were along the sides of the green and on the streets radiating from it."

By December of 1895, Tufts had built the Holly Inn and more than 25 cottages. For the 1897 season, a total of 38 cottages and boarding houses had been built, in addition to the Department Store, the Casino (where meals were taken for a modest fee), the old Village Hall, the school building, and the Pinehurst Museum. In 1900, the Carolina Hotel was built and it comprised a major addition to the architecture of the village. All these early buildings display a combination of Queen Anne and Colonial Revival architectural styles that were typical of the time. The early cottages were well-built and tasteful, but not lavish, for the Tufts were marketing their health resort to a middle-class clientele. Buildings were predominantly wood frame, and many were clad in wood shingles to create the ambience of a New England village in the North Carolina Sandhills. Thirty-two of the original cottages survive.

Along with the Tufts' aggressive program of building, the implementation of the Olmsted landscape design transformed the village center into an "oasis in the desert." During the first two years, a nursery of exotic and native plants was established and more than 225,000 plants were set out, the majority of which were native materials. Evergreens and winter flowering shrubs were used primarily to create a green village in the winter. Today, pines, hollies, magnolias, laurels, and a range of evergreen shrubs fulfill the requirements.



In 1897 Tufts had to scrap his plan for a health resort as a result of new research on consumption and by the end of the 1897 season, he had banned consumptives from the property. As a result, the focus of the resort shifted to recreation and led to the construction of the golf links and golf club house on the south side of the village. In the fall of 1900, golf course architect Donald James Ross came to Pinehurst and took over the golfing operations, a position he would retain until his death in 1948. He worked constantly to improve the courses according to new theories and methods and today Course No. 2 survives as one of the best preserved Ross-designed courses in America.

1900s and 1910s

In the following decades Pinehurst continued to grow at a rapid pace under the guidance of James Tufts and, and after his death in 1902, his son Leonard Tufts took over the management of the Village. In the 1900s and 1910s, the majority of building was done in the Village core by Tufts. Winter guests rented cottages for the season or, if coming for a shorter visit, would stay in the many hotel rooms and boarding houses in the Village. However, as Pinehurst continued to establish itself as an ideal winter resort, adding more golfing opportunities, a harness track, and other recreational elements, the nature of development changed. By the mid-1910s and throughout the 1920s, the Olmsted plan of curving streets spread to the west of Beulah Hill Road where properties were larger and substantial homes were built by private owners in a variety of architectural styles. Such designs were in contrast to the earlier and more modest cottage construction completed under the Tufts' supervision. Also in the 1920s, Midland Road was built as the first divided two lane highway in the state, and houses extended eastward along this landscaped boulevard. In 1922, the Pinehurst Country Club was greatly enlarged and remodeled, taking on a Mediterranean feeling with its rough concrete walls, varied roof forms, and a terrace with Tuscan colonnade overlooking the golf courses.

1930s

Events in the 1930s further cemented Pinehurst's role in American golf and gave the resort a much needed boost during the Depression. In 1935, the resort installed its first grass greens (the earlier greens had been sand) and in the fall of 1936, the Professional Golfers' Association of America (PGA) was played on No. 2. The PGA tournament and the North and South Opens were important steps toward positioning Pinehurst as a venue for major professional events in the future.

Despite the drop in the resort business during the 1930s, Pinehurst emerged competitive with other resorts in the southeast that had similarly modernized courses, with watered fairways and grass greens. The war years brought another round of challenges to the Village generally and to golf in particular, which was thought to be a frivolous activity in wartime. Because of its proximity to Camp (later Fort) Bragg, Pinehurst was threatened with an influx of military troops in need of housing. The Village inns and hotels were never occupied, but the surrounding area was more than once the site of massive U.S. Army maneuvers.

Post World War II

In 1945, Pinehurst celebrated its 50th anniversary. In 1946, Richard Sise Tufts, who had been given responsibility for managing the resort by his father Leonard, announced a series of changes. At the center of these modifications was a reorganization of the company's stock and a restructuring of company management. As a result of these changes, Donald Ross resigned. Ross was one of the cohort of men who had run the resort for four decades after the death of the founder, James Walker Tufts. Leonard Tufts had died a year earlier in 1945. Ross himself died in 1948. Finally, Frank Maples, superintendent of the golf courses and a Pinehurst employee since 1902, died in 1949.

Between 1948 and 1960, Pinehurst continued to operate as a seasonal resort; hotels, golf courses, and stores were open only during the season, from late September through May. The resort lifestyle was reflected in the activities of villagers, including sporting events and social gatherings, and in the building that was resumed



during the post-war years. Most homes were built northeast of the Village along Midland, Page, and Everette Roads. They were designed by architects who, like their owners, were knowledgeable about popular styles, though many still incorporated elements of the New England architecture favored by Tufts. A handful of homes were also constructed in an employee housing neighborhood on Medlin and Kelly Roads.

Also during this era, the number of full-time Village residents increased, which required the construction of a public school on Kelly Road and public recreational facilities such as parks, swimming pools, and a library. To handle the increased volume of traffic in the area, the traffic circle was constructed in the mid-1950s at the junction of Highways 15/501, NC 211, and NC 2. In addition, more of the Village's inns remained open during the summer months and added amenities like air conditioning and their own swimming pools.

The Diamondhead Years

Effective December 31, 1970, the Diamondhead Corporation became owners of the Pinehurst Resort. The \$9.2 million purchase price included the Carolina Hotel, the Holly Inn, the Pinehurst Country Club, five golf courses, the garage, race track and stables, service facilities, and several thousand acres of undeveloped land surrounding the resort. In Diamondhead's plans for making improvements to the property, the difference between their vision for the resort and that of the Tufts became clear.

By the 1970s demand for housing in Pinehurst was high and homes located on the edges of golf courses, a concept that was in practice in other fashionable resorts in the country, were highly desirable.

Diamondhead's management chose to cut away areas between the greens and develop them as subdivisions for condominiums and single family homes. This pro-development approach was intensified by the systematic selling off of the thousands of "buffer" acres that surrounded the Village and the resort. These lands were sold off in large tracts and developed as sizable subdivisions. As a result of these development choices, and the loss of vast open spaces, the face of Pinehurst was forever changed.

An opposition movement of residents who were unhappy with Diamondhead's pro-growth strategies and changes to beloved golf courses and traditions led to a suit and court settlement in 1973. Essentially the "Settlement Agreement" gave the residents some power to control Diamondhead by establishing rules for land use and construction. However, not until 1980 did Pinehurst become incorporated as a municipality by order of the state Municipal Board of Control. For good measure the Board also drafted a Charter under which the Village would operate.

ClubCorp to Today

As Diamondhead slowly lost control of the Village and alienated many long-time residents, it was also failing economically. In 1984, the resort was purchased by ClubCorp of America, a corporation that managed resorts and clubs, with very different priorities from Diamondhead. Once again Pinehurst was "back in the resort and golf business," and out of the real estate business. The creator and chief executive of ClubCorp was Robert Dedman, who built his management business to operate and, in some cases own, approximately 200 country clubs, golf courses, and other private clubs and resorts. Under Dedman, Pinehurst became CCA's premier property. Facilities like the Carolina Hotel and Holly Inn were modernized and restored to their former glory. Two new golf courses were added. Finally, professional events returned to Pinehurst No. 2, including the PGA in 1991 and 1992, the U.S. Seniors Open in 1994, and the Men's U.S. Open Championship in 1999, 2005, and 2014, as well as the Women's U.S. Open Championship in 2014.

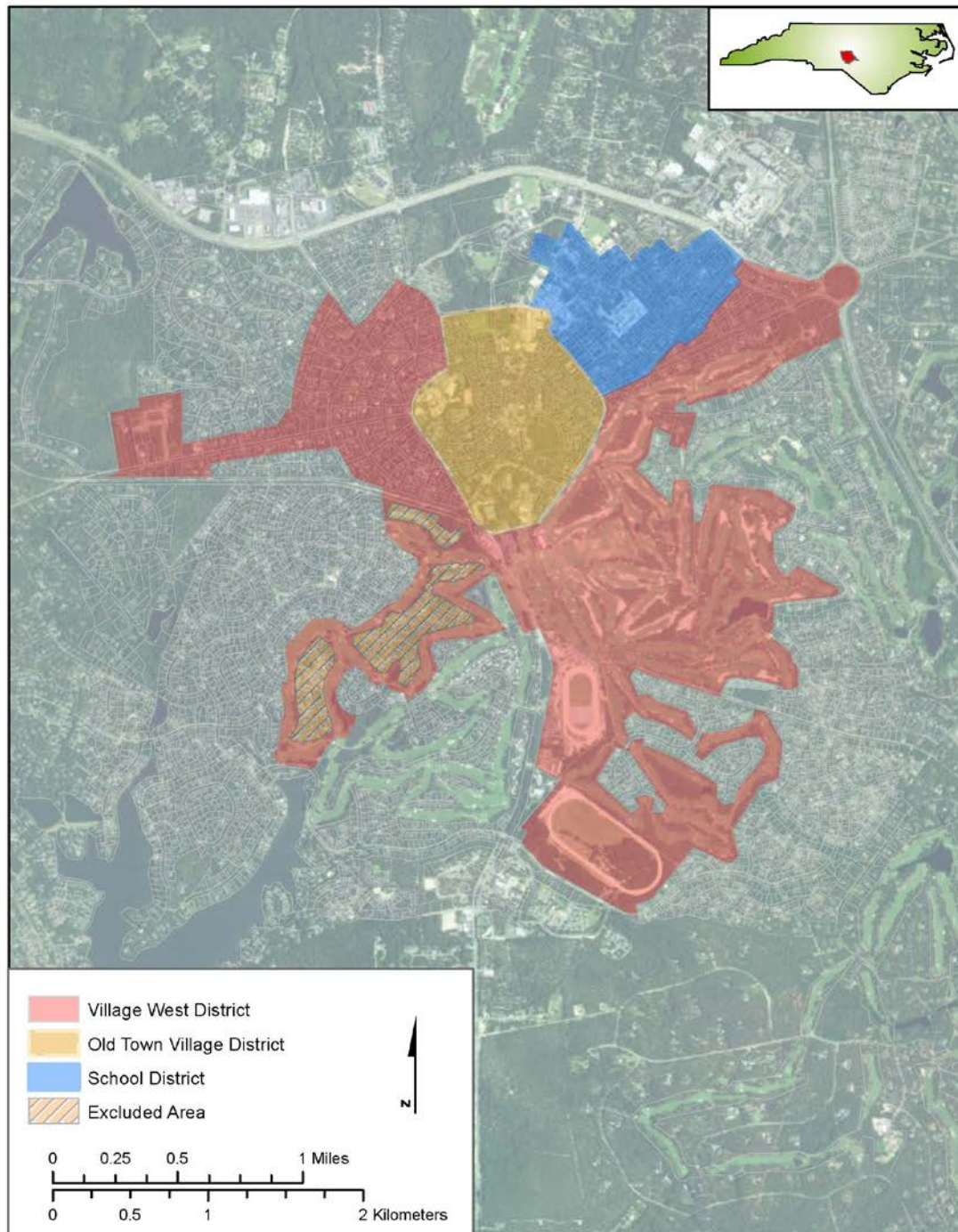
The man who had done the most to restore Pinehurst after the Diamondhead era, Robert Dedman, died in 2002. ClubCorp itself was sold in 2006, but Pinehurst remained in the Dedman family. Today Robert Dedman, Jr., continues his father's legacy as CEO and owner of the Pinehurst resort.



APPENDIX B MAPS OF THE PINEHURST HISTORIC DISTRICTS

<http://www.vopnc.org/our-community/visiting-pinehurst/village-maps>

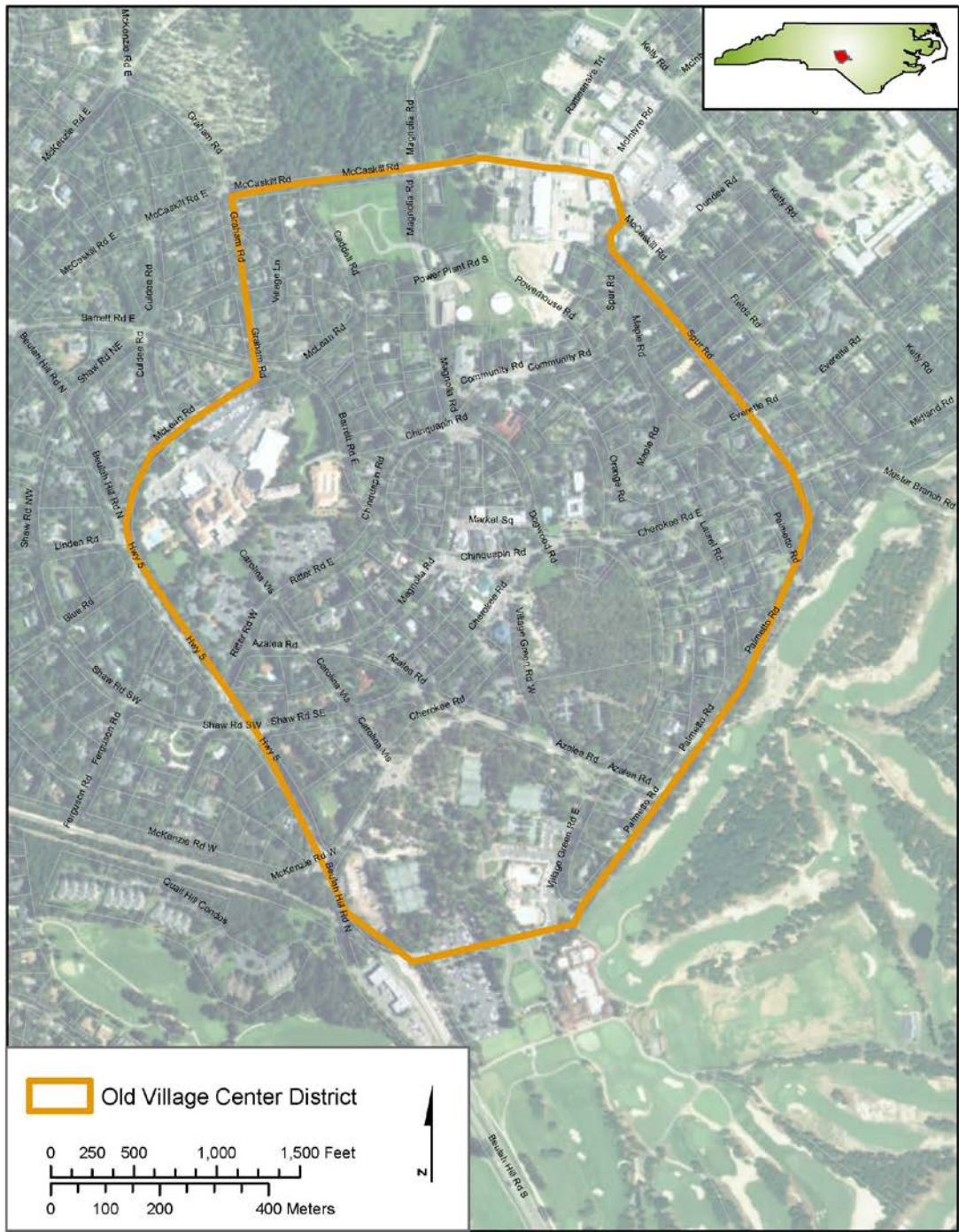
From the above location on the Village of Pinehurst web site, select Local Historic District Map to view a larger version.



Source: ESRI Resource Data



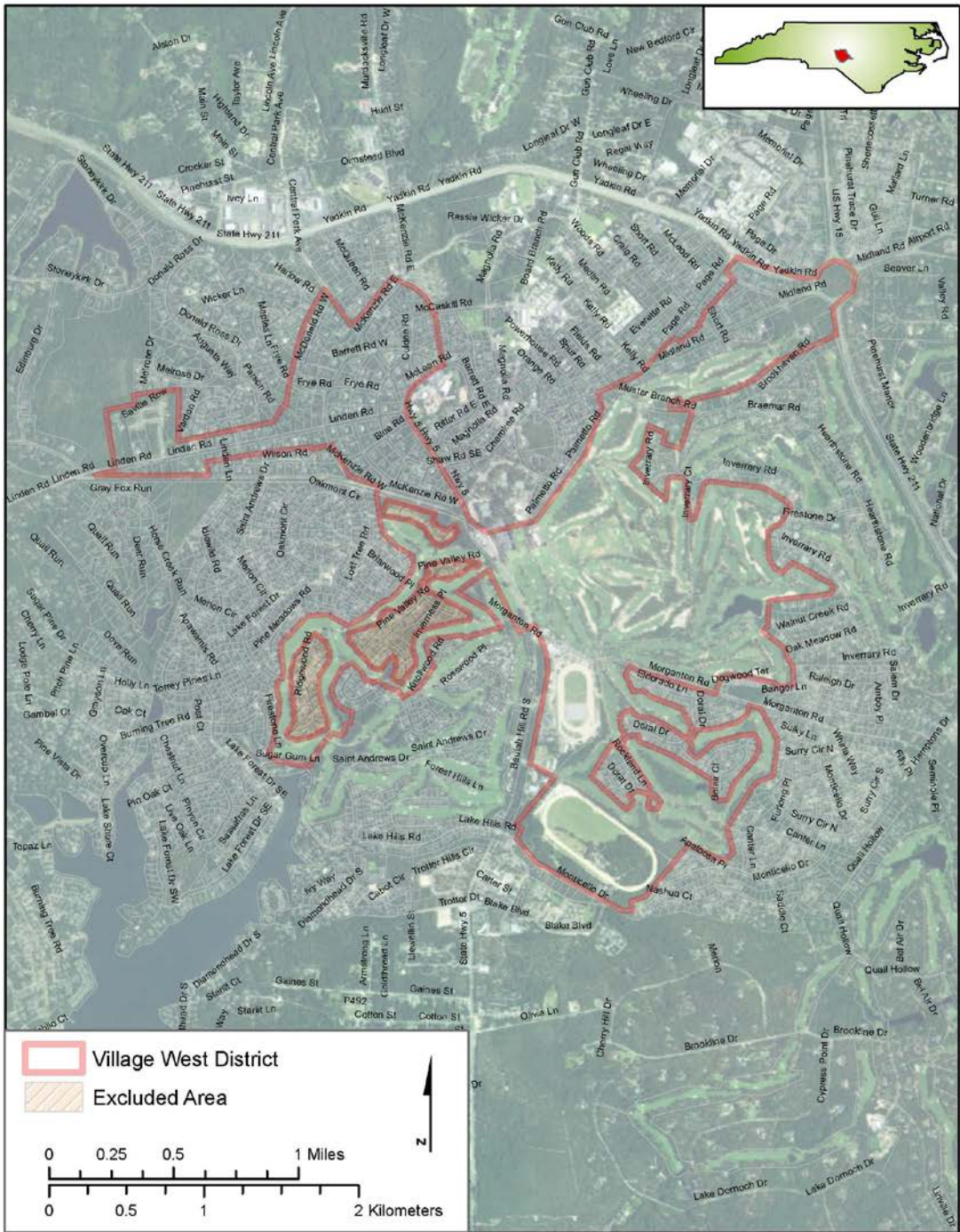
Old Village Center District



Source: ESRI Resource Data



Village West District



Source: ESRI Resource Data





APPENDIX C SPECIAL CHARACTER DESCRIPTIONS OF THE PINEHURST HISTORIC DISTRICTS

The special character of the three Pinehurst Historic Districts are described in this appendix. The three districts are The Old Village Center, Village West and the School District. Five dimensions are detailed for each district as detailed in the Pinehurst **Local Historic District Boundary Amendment**, New South Associates, December 15, 2017.

1. Location, Layout and Setting
2. Physical and Chronological Development
3. Landscape
4. Building Type
5. Styles, Massing and Materials

Special Character of the Old Village Center

The Old Village Center District roughly coincides with the boundary of the 1973 Pinehurst Historic District, the first federally recognized historic district in Pinehurst. The name “Old Village Center” was chosen for this district because this area reflects Frederick Law Olmstead’s original compact and picturesque landscape plan and contains the oldest structures in Pinehurst, dating from 1895. The district is the literal and figurative center of historic Pinehurst, the location of its commercial core, which serves as the social nucleus of the village. The district contains 215 parcels and is the only district in Pinehurst historically planned to be a self-sufficient village of single-family residences, hotels and rooming houses, churches, a theater, stores, an industrial/support area, and outdoor spaces for recreation and the enjoyment of nature.

Location, Layout and Setting

The Old Village Center District is roughly bounded by McCaskill Road, Spur Road, Palmetto Road, Beulah Hill Road, McLean Road, and Graham Road in a clockwise fashion. The district encompasses Frederick Law Olmsted’s and Warren H. Manning’s approximately 100-acre plan for a pattern of curvilinear and concentric of streets, arranged around an oval-shaped village green. This area is characterized by its compactness and the homogeneity of its eclectic “cottage style” collection of wood houses. The Old Village Center District also includes the 1899 enlargement of the original plan to accommodate the 22-acre park-like setting of the Carolina Hotel, now the Pinehurst Resort, northwest of the village green.

Residential lots in the Old Village Center District typically range from 0.3-0.5 of an acre and are generally rectangular in shape, being more deep than wide. Residential building setbacks are mostly uniform and measure around 40-50 feet. The village’s commercial core, on Chinquapin Road and Market Square, displays one-, two-story and 2.5-story, attached Colonial Revival commercial buildings, which are positioned close to the road as is typical in historic commercial districts. Paved perpendicular parking has been added on both sides of these streets and brick sidewalks are in front of the commercial buildings. At the northern edge of the district is the village’s historical service area that contained the village railroad spur, steam plant, livery stable, laundry and other essential support functions. The service area is characterized by its large irregularly-shaped lots with minimal vegetation and irregularly situated low brick industrial buildings. Of note are a few surviving workers’ houses on Power Plant Road. The 12-lot residential cul-de-sac, Village Lane, west of the service area, is included in the Old Village Center District because the parcel and building sizes are in keeping with those of the Old Village Center, rather than the more generous ones of the adjacent Village West area.

Physical and Chronological Development

The Old Village Center District street plan was designed by Olmsted and carried out by Warren Manning over four decades, between 1895 the late 1920s. Olmsted prepared the first plan for Pinehurst for the resort’s developer, James Walker Tufts, in 1895. The plan conceptualized Pinehurst’s characteristic curvilinear and



concentric system of streets that enveloped generous amounts of green space, including the iconic Village Green. A series of small hotels, boarding houses, and rental cottages, all owned by Tufts, were to be built along the village's curving streets. A large lot was set aside for the two-story Colonial Revival Holly Inn, Pinehurst's original hotel and one of its first completed buildings, located north of the Green. Olmstead's plan for the village promoted a "leisurely and tranquil experience," appropriate for a resort town.

In 1899, Manning expanded the original plan in a sympathetic manner by adding a 22-acre lot at the northwest end of the village for the construction of the four-story, 250-room Colonial Revival Carolina Hotel. This expanded the land area of the village by almost 25 percent. At this time, a straight boulevard called Carolina Vista was cut southward from the Carolina Hotel tract to the recreational pine grove at the south end of the village. Beginning in 1898, Tufts developed golf courses on the south side of the village. Golf facilities increased in number and evolved in character through the years, as golf course architect Donald Ross worked constantly to improve them. In 1910, the development of the horseracing track on the east side of Beulah Hill Road was begun.

The 1920 map shows the Old Village Center District almost completely built out except for individual residential lots here and there and of a cluster seven lots on Laurel Road. In the early 1920s, Market Square was cut through between Dogwood and Magnolia roads to allow for more commercial development and to add to the commercial area already extant along Chinquapin Road. In 1924, a lot was carved out of the south end of the Village Green oval for the construction of the Village Chapel.

In the summer of 1927, surveyor Francis Deaton was engaged with street widening efforts throughout the original village to accommodate the increased use of automobiles, which were not a factor when the resort had first opened. This effort reduced the wide vegetative plantings that Manning had placed between the walkways and roadways. Deaton also improved the village's system of clay path sidewalks as part of the road project. In the mid-twentieth century, Pinehurst's planned open spaces were repurposed for community uses. In 1964, the Given Memorial Library was erected at the north end of the Village Green and recently a parking lot was installed on the west side of the Green. The construction of the Pinehurst Tennis Club in the 1970s altered the naturalistic setting of Marshall Park; however, the area continues to be used recreationally.

Landscape

Pinehurst occupies a unique place in the history of American resort communities. It is historically significant at the national level for its planned landscape. Nowhere in Pinehurst is this landscape more evident than the Old Village Center District. The historic landscape has two major components: the hardscape of the circulation system and the softscape of the plantings. The district retains its character-defining original concentric and curvilinear street pattern that radiates outward from the oval Village Green. Alongside many of the streets run planting areas and sand and clay sidewalks, features described in Manning's writings and found throughout the entirety of the village. In some places the planting areas have been eroded by necessary parallel parking spaces, but these have been sensitively added and are broken up by plantings and surfaced with gravel. Hardscaped brick sidewalks have been recently installed in the commercial area and are replacing the historic paths in many parts of the Old Village Center. The road beds are narrow and historically lacked curb and gutter, which contributed to the informal resort feel of the district.

The land that James Walker Tufts acquired for his resort had been stripped of native Long-Leaf pines, making extensive plantings necessary to achieving Manning's vision of an evergreen environment. During the early years of the resort's development, more than 225,000 native or native-appearing plants were set out in an attempt to create a park-like oasis in the North Carolina Sandhills. The Old Village Center District is heavily planted, perhaps even more so at this point than the original designers intended. Varieties of pines predominate, particularly on the Village Green. Other large evergreens species such as magnolias, laurels, hollies and cedars provide intermediate cover. Oaks and other deciduous trees contribute to the lush greenery in the spring and summer. The understory features dogwoods, and azaleas and other low-growing shrubs. This layering of textures and tree heights was called out by Manning's in his writings and remains a distinguishing quality. Although private homeowners currently show a preference for grass lawns, a ground



cover of pine thatch was probably most common historically. Overall, the vegetative landscape of the Old Village Center District can be described as lush and informal, and is generally consistent in public spaces and private homes.

In keeping with the informal atmosphere of the district, historic driveway and walkways are unpaved. Despite the small lots, many lots have semicircular driveways in front of the dwelling. Historic garages are positioned to the rear and to one side of their associated dwellings at the end of a straight driveway. They remain visible from the public right-of-way. Low decorative wood fences are the most common type of fencing.

Building Types

The Old Village Center District possesses multiple types of buildings, including residential (single-family, rooming houses and grand hotels), commercial, institutional and industrial, making it the most varied of the three districts.

Styles, Massing, and Materials

Pinehurst's earliest single-family cottages were born of Tufts' vision for his resort village, so there is cohesion to their design. These houses are not examples of any pure architectural style, but they do combine charming details to embody Tuft's idealistic notion of the quaint New England village. The cottages of the Old Village Center display elements of the late-Victorian period Queen Anne and Shingle styles, such as plain and patterned shingles; eave brackets, exposed rafter ends, porches with turned balustrades, spindles and decorative sawnwork. Dormers are common, and are used as a primary decorative feature of the building. The nationally popular Craftsman style of architecture affected local influence as seen in the unenclosed eave overhangs with exposed rafter ends and triangular brackets, tapered square porch posts, and bands of windows. Even the largest of the early phase dwellings have an informal feel and are essentially overblown cottages. The two-story houses built after 1920 tend to drift away from the informal eclecticism of the earliest cottages. These houses adhere more to established architectural styles.

In the Old Village Center, one, One and a half, and two-story heights are interspersed with one another. Roof-lines are simple gables, hips, or gambrels, with roof dormers projecting from one-and-a-half-story structures. There are variations of these roof-forms, such as the clipped gable, the cross-gable, and two- and three-gable forms. A few pyramidal roofs are found in the district. Multiple historic red tile roofs survive, as well as a few slate and wood shingle roofs. Many roofs have been replaced with asphalt shingles. Quite prevalent on a variety of roof forms are dormers; examples include hipped dormers, facade dormers, and elongated shed dormers with repeated fenestration. Modest side-gable cottages with simple rooflines are also scattered throughout the district. Informal sitting porches are more common here than anywhere else in historic Pinehurst. They are almost all one-story in height, and come in hipped-roof, shed-roof, full-facade and wrap-around forms.

Materials are an important feature of the Old Village District. About half of the structures are wood-sided, either with wood shingles, German siding, or weatherboard (Figure 8h). Only a handful of houses feature two materials; noted were combinations of brick and half-timbering; stucco and wood shingles; and German siding with wood shingles. When seen, the marriage of two materials is subtle, rather than gilded with additional heavy detailing.

Windows in the district vary, including leaded casement, casement, and sash windows with true divided lights, including 9/9, 6/6, 8/1, 6/1, 3/3, and 2/2. In addition to the common usage of dormer windows, a few decorative windows are seen the district. Some windows have been replaced with vinyl windows, or wood windows with simulated divided lights, which is not characteristic of the historic district and should not be replicated.

The development of the Village Lane cul-de-sac, bounded by McCaskill Road to the north, Caddell Road to the east, Mclean Road to the south, and Graham Road to the east, occurred from the 1980s through 2000s. The lot sizes are around 0.3 acres and the houses are set back around 30 feet from the road. The Village Lane cul-de-



sac area represents the final non-historic phase of development within in the district; as such, it reflects its time period, but is not appropriate for proposed new construction. The cul-de-sac layout is not a historic street pattern and the mostly one and one-and-a-half-story houses but do not combine the appropriate building elements to achieve congruity with the larger Old Village Center Historic District.

Special character of the Village West District

The Village West District is so called due to its locus of residential development that is west of the Old Village Center, and north and west of the Carolina Inn. This area was platted around 1911. The area is sometimes locally referred to as Millionaire Hill, due to the size of the homes there. Also included in the Village West District are Midland and Campbell/Dalrymple roads, east of the Old Village Center and west of the village's historic traffic circle. A linear stretch of Linden Road is also embodied within this district. It radiates out from the heart of the district to the west, very similar in nature to the Midland Road alignment to the east. The district also encompasses Pinehurst's historic recreational resort facilities: Pinehurst No. 2 and No. 4 golf courses and the Pinehurst Racetrack. The entire Village West District contains 202 parcels and is heavily residential in nature.

Location, Layout, and Setting

The Village West District has an irregularly shaped boundary that begins at the north parcel corner of 85 McKenzie Road. From there, it follows the rear lot lines of the McKenzie Road parcels to Beulah Hill Road North before it veers northwest to encompass the houses on McDonald Road West till it reaches Linden Road. The boundary extends west enveloping houses on both sides of Linden Road to the Pinewild Country Club. It then picks up the parcels on the east side of McKenzie Road West and swings south, and north again, to include the irregularly shaped parcels of the Pinehurst No. 4 golf course, the Pinehurst Race Track, and the Pinehurst No. 2 golf course. Pockets of non-historic dwellings within the golf courses along McKenzie Road West, Doral Drive, and Ridgewood Road have been omitted from the district boundary. From the east side of the Pinehurst No. 2, the district continues east to take in the 1956 traffic circle and the cluster of post-1970 housing on Campbell and Dalrymple roads, and then continues southwest along the rear parcel lines on the north side of Midland Road. The line runs down the centerline of Cherokee Road southwest to the east lot line of 120 Palmetto Road, south along the east lot line, and then southwest along Palmetto Road to its terminus. The boundary then cuts west through a parking lot between the Pinehurst Country Club to the south and the Pinehurst Tennis Club to the north. It then swings north to Beulah Hill Road, traveling north until it meets McLean Road until Graham Road. From Graham, the boundary curves northwest to the beginning point.

The street pattern of the Village West District is a continuation of the 1895 layout designed by Frederick Law Olmstead, with projecting linear transportation "spokes" formed by Midland and Linden roads leading to and from the village from the east and west, respectively. Warren Manning's 1911 plan created the lots west of Beulah Hill Road. While it curves gently, Beulah Hill is a relatively straight road compared to others in Pinehurst, which is the reason it became the village's most utilized north-south corridor. Residential lots in the Village West District are the largest of those found in historic Pinehurst. They typically measure one acre or more, are square in shape, and are roughly equal in street frontage and depth. These broad lots contribute to the estate like-feel of this district and in this aspect it differs from the compactness of the Old Village Center. Residential building setbacks are more generous here than in the Old Village Center, spanning between 50 and 100 feet. The recreational and resort facilities at the south end of the village, which were built-out between the late 1890s and the 1970s, provide the physical setting for the resort's primary recreational activities. This area is characterized by open spaces with manicured landscaping and few buildings.



Landscape

The landscape of the Village West is similar to that of the Old Village Center, although on a larger scale. The character-defining curvilinear street pattern that originated on the west side of Beulah Hill Road remains intact. The system of sand and clay sidewalks continues here, and is more intact than in the Old Village Center. The road beds are narrow and without curb and gutter. The overall feeling of this district is more formal, owing to the large lots and broad street frontages which called out for estate-style landscaping, including grass lawns bisected by brick walkways, neat hedges, sweeping semicircular driveways marked by brick or stone entry piers, and front terraces accessed by wide steps. While pine straw covers some yards, clearly grass is the preference here.

Tall pine trees provide a unifying canopy for all three of Pinehurst's historic districts. The varieties of trees and shrubs do not vary between the districts; however, in pockets of Village West the plantings more spaced out, creating a more open feeling especially around the grandest houses on the north side of the district. Common tree and shrub species are: magnolias, laurels, hollies, cedars, oaks dogwoods, and azaleas.

A number of the properties have historic automobile garages. Often they were built to accommodate more than one vehicle and mimicked the style of the adjacent dwelling. Semicircular driveways of both gravel and concrete are popular. Low perimeter walls of stone or brick enclose some front lawns.

Physical and Chronological Development

Known as "America's St. Andrews", Pinehurst holds an extraordinary place in the history of golf in America for two primary reasons: its role as the nursery of golf as a sport in the United States; and its function as the model of the American golf resort. The rising popularity of golf as a winter pastime of the rich drove the southward and westward physical expansion of the Pinehurst village. After 1900, Leonard Tufts began the development of a "golf links" on 60 acres south of south of the Village Green in 1898.

On January 1, 1901, the Carolina Hotel was officially opened. Hundreds of additional guests could now be accommodated and Pinehurst blossomed as a golf resort. Donald Ross was appointed the resort's golf professional for the 1900-1901 season. Ross became a world famous designer of golf courses and designed, expanded or reconfigured Pinehurst courses Nos. 1, 2, 3, 4 and 5 until his death in 1948. With its small, sloping greens, deep bunkers, loose, sandy soil, and rough wiregrass, Ross described his No. 2 as "the finest test of championship golf I have ever designed." In 1922, Ross built a large two-story dormered brick and frame cottage at 20 Midland Road in the newly subdivided area of the village. The 1922 house replaced his smaller cottage at 50 Magnolia Road in the Old Village Center district. Also in 1922, the 1899 golf clubhouse was replaced with a Mediterranean Revival-style clubhouse overlooking Pinehurst #2.

To stimulate private development in Pinehurst around 1911, Tufts directed Warren Manning to lay out approximately 100 acres west and northwest of the Carolina Hotel into residential building lots. Manning expanded Olmstead's 1895 pattern of ringed roadways and broadened their dimensions. The new roads west of Beulah Hill Road continued their curved layout. Building lots were one acre or more and are generally square in shape being roughly equal in length and depth.

This set the stage for larger, sprawling houses and the opportunity for more extensive estate-scaled landscaping. The 1911 annexation was the first significant expansion of the original village plan since the village's enlargement in 1899 for the Carolina Hotel. The newly created lots would be the first in Pinehurst to be purchased by private individuals, rather than developed by Tufts. For this reason, the Village West architecture is more varied stylistically than its antecedents in the Old Village Center. The houses, many of which were designed by northern architectural firms, reflect the personal preferences of their owners and demonstrate changing tastes in residential construction.

The 1920 Maps show about 35 dwellings in the Village West District. Two of these were constructed of brick, while the rest were frame. In the 1920s, Midland Road was built as the first divided, two-lane road in the



state, and houses were built eastward along this landscaped boulevard. In 1956, the traffic circle at the junction of NC 2, NC 211, and US 15/501 was created at the east end of Midland Road. Its circular design mimicked the historical layout of the village, and it immediately became the primary ornamental gateway to Pinehurst. Grand and fashionable dwellings continue to be built in the Village West District from the 1920s through the 1960s in nationally popular styles.

At the southernmost end of the Village West District is the approximately 60-acre Pinehurst Race Track and associated facilities. This area, south of Morganton Road, was developed between 1910 and 1942 for thoroughbred and harness racing, livestock showing and target shooting. In 1915, its centerpiece, two concentric sand and clay oval racetracks, were completed. The racetracks measure 0.5 miles for the inner track, and slightly more for the outer one.

Construction of the traffic circle in 1956 intensified the building of Ranch type homes with deep front yards along Midland Road in the 1960s, particularly on the north side. The completion of the traffic circle also precipitated the establishment of Campbell and Dalrymple roads. The majority of the houses on these two streets postdate 1970, with the majority erected in the 1990s.

Building Types

The Village West contains multiple building types. Residential primary structures and outbuildings, such as garages, are the most prevalent. At the south end of the district are clubhouses, lodges, maintenance buildings, garages, and horse and livestock barns associated with Pinehurst's golf, tennis and equestrian activities.

Style, Massing, and Materials

The residential properties located in the Village West District post-date 1911. The buildings are not as old as those in Old Village Center, are more commodious, and are located on broad lots that are suburban in nature. Built by private owners and designed by architects, there is a notable abandonment of Tuft's New England feel found in the Old Village District, with houses displaying a greater degree of individuality. The first houses built in Village West were larger versions of Pinehurst's earliest cottages. By the 1920s, dwellings became more formal. The most prevalent architectural style is the Colonial Revival, which reflected the style Tufts chose for the landmark hotels in the Old Village Center. This style conveyed formality, wealth and permanence.

Colonial Revival elements, such as porticoes and classically-inspired door surrounds, are seen on 1920s-era dwellings as well as on Ranch houses from the 1950s and 1960s. There are multiple examples of English Tudor Revival houses with characteristic brick, stucco and half-timbered exteriors. Some dwellings display a pastiche of two or more styles such as Craftsman and Colonial Revival.

Massing of structures in the Village West District is of larger scale than the Old Village Center. Broad facades express interiors with high ceilings and generously sized rooms. A one-story house here is both taller and wider than its counterpart in the Old Village Center. Symmetrical or bi-laterally balanced houses were preferred.

Sitting porches are not common. Perhaps the residents of the Village West were busily engaged with golf and tennis and sitting porches were not of use, or maybe they enjoyed the arcaded communal porch at clubhouse overlooking Pinehurst No. 2. Regardless, the two most common types of porches are decorative one-bay entryway porches or grand porticoes with plain Tuscan columns. Neither was intended for sitting. In place of the porch, elaborate front door surrounds are often the focal point of the façade.

The historic development pattern of the heart of the Village West District, roughly bounded by Beulah Hill, McKenzie, Ferguson and McLean roads, is primarily characterized by two-story houses, with one-and-a-half-story houses mixed in. The edges of the district, including the properties east of Beulah Hill Road, as well as along Linden and Ritter roads, are primarily populated by one-story houses, interspersed with one-and-a-half-story houses. So historically, in the heart of Village West, there was a central area of taller houses, which



generally tapered down to slightly lower houses to meet the Old Village Center Historic District at the northern and southern sides. The structures located along Midland Road comprise the most mixed variety of building heights, with primarily one-story houses on the northwest side of the divided boulevard, and a mixture of two- and one-and-a-half-story houses on the southeast side of the boulevard.

Roof forms in the Village West District are primarily front gable, hip, or gambrel, a combination that adds variety to the streetscapes. There are simple variations of these roof-forms, such as the clipped gable or a gable on hip, or gable- or gambrel-end facade treatments; however, the rooflines remain strong and simple rather than overly complex, as seen in current building trends. A handful of side-gable houses are seen throughout, as is true for all districts in Pinehurst. Dormers are a common occurrence in the district, typically hipped dormers, but also arched and shed. Dormers are used on both tall one-story buildings to capture upper level space, and on two-story buildings as an aesthetic feature. There is still significant presence of historic slate roofs in the Village West District, however most roofs have been replaced with modern composite shingles. A few wood shingle tile roofs are present.

Windows in the district include casement windows and sash windows such as Colonial Revival 6/6, 8/8 and 9/9 divided lights. There are subtle decorative windows on some houses, including windows that are arched, elliptical, oriel, or Palladian. In some cases, original windows have been replaced with vinyl windows or wood windows lacking true divided lights. These sorts of windows are not characteristic of the historic district and should not be replicated.

Over one-half of the buildings in the West District are sided with weatherboards; wood shingles, stucco, or brick are used throughout the district to a lesser extent. About 10 percent are sheathed with two materials, one on the first story, and a differing one on the second. Wood shingles, stucco, brick, and half-timbering, are used in every combination, but at a rate of only two materials per building.

The Campbell/Dalrymple area houses located north of Midland Road date from the 1970s, 1990s, and 2000s. These dwellings should not be used as models for future construction in the district. The lot sizes are around 0.8 acres and the houses are set back between 80 to 100 feet from the road. They are characterized by their complex mixed hipped and gabled roof forms that are not in keeping with the simple historic gable, gambrel, and hip forms found throughout the Village West District. The Campbell/Dalrymple area represents the final non-historic phase of development within in the district; as such, it reflects its time period, but is not appropriate for proposed new construction within the larger Village West District.

Special Character of the School District

The School District is named after the Pinehurst Elementary School, built circa 1950, which is on an approximately 15-acre parcel near the center of the district. The name “School District” was chosen to describe a present-day institutional landmark, one that is well known to the broad, local community. The School District is located northeast of the Old Village Center. The district contains 180 parcels and is heavily residential with the exception of the Pinehurst Elementary School, the Community Church at the corner of Kelly and Everette roads, and eight post-1930 commercial buildings on the west side of the district on McIntyre Road and Rattlesnake Trail.

Location and Layout

The School District is roughly bounded by Rattlesnake Trail, Page Road, Highway 211, and Spur Road to the north, south, east, and west, respectively. The layout is a general, but imperfect grid, with streets running from northeast to southwest (Rattlesnake, McIntyre, Dundee, Everette, McFarland, and Page) and from northwest to southeast (McLeod, Short, Woods, Medlin, Kelly and Fields). This gridded street plan and the small lot sizes impart a suburban feel to the School District. The grid pattern is broken by the Pinehurst Elementary School parcel, which interrupts the northwest-to-southeast path of Medlin and Woods roads. The School District is the only historic area within the Village of Pinehurst with straight roads meeting at right angles. This pattern is



markedly different from the concentric and curvilinear streets of the Old Village Center and Village West districts. The lots in the School District are only slightly larger on average than those of the Old Village Center. Lots are generally rectangular being more deep than wide.

Physical and Chronological Development

The street plan of the School District evolved between the 1920s and the 1950s. It is important to note that this area was not part of Frederick Law Olmsted and Warren Manning's planned resort community, except as an industrial and service area that supported the Village. The 1920 map shows the eastern part of the School District with industrial buildings and fewer than 10 dwellings. After 1920, it was slowly built-out as a predominantly residential area of modest houses on lots of less than 0.5 acres. Many lots, especially in the western part of the district, are 0.25 acres in size. Houses are set back roughly 50 feet from the edge of pavement.

The earliest dwellings in the School District date from the 1920s, a full three decades after Leonard Tufts erected the first of "New England-style cottages" within Old Village Center District. By 1920, four one- and two-story frame dwellings had been erected on the northwest side of what was then the 2400 block of Dundee Road. The four houses that stand there today (45, 55, 65, and 75 Dundee Road) correspond with the building footprints and heights depicted on the 1920 maps. It is plausible that these plain dwellings were built as worker housing for the industrial and village support area. Residential construction picked up in the 1920s with mostly one-story and one-and-a-half-story houses built along Woods, Kelly and Short roads. These houses are smaller, paired down versions of the more elaborate Shingle, Craftsman and Colonial Revival dwellings built in the Old Village Center. The building of small houses on lots of less than 0.5 acres continued through the 1950s. Beginning in the 1950s, the number of full-time residents increased considerably in the Village. To serve this population, a public school was built on a rectangular block bounded by Dundee Kelly and Everett roads. Still occupied by Pinehurst Elementary School, the large block is the district's only true outdoor public space. This differs from the Old Village Center in which oval parks and open spaces were intentional features of the landscape plan.

Landscape

The vegetation of the School District is not unlike that of the Old Village Center, as landscaped by Warren Manning, although the topography is noticeably flatter. Similar to the Old Village Center, evergreen vegetation is an essential component of the landscape and a character-defining feature. Historic houses sit within a canopy of tall pine trees, which drop a carpet of pine straw on the ground and filter sunlight for a dappled effect. In addition to the omnipresent pine tree, lower growing evergreens such as cedars, hollies and magnolias are common. Yard beds are often planted with low growing evergreen shrubs such as juniper and varieties of azalea. Some lots have been cleared for the construction of new houses and these resemble modern suburban residential development with neat grass lawns and little thought to fitting in with the historic landscape. Despite these limited intrusions, the overall feeling of the district is informal.

Where pedestrian facilities exist, they are mostly clay or gravel footpaths, a feature unique to Pinehurst and found throughout the entirety of the village. There are few hardscaped sidewalks. However, on many of the streets, particularly in the western half of the district, there are no sidewalks at all. The road beds are narrow and lack curb and gutter, which contributes to the district's casual appearance.

In keeping with the informal appearance of the district, historic driveway and walkways are unpaved. Many houses have semicircular driveways. Historic garages are positioned behind and to one side of their associated dwellings at the end of a straight driveway. Straight driveways accessing attached front-loading garages are only seen on non-historic dwellings, and are not characteristic of the historic district. Outbuildings remain visible from the public right-of-way. Fences are common. They are functional, delineating or enclosing private yards, but also serve a decorative purpose. Most are wood, a few are metal or have brick piers, and many are unique. Notable are the very limited number of mass-produced, prefabricated fences. No solid stone or brick walls were observed.



Building Types

Residential buildings dominate in the School District. Detached automobile garages are common. A commercial area of 12 detached, one-story, commercial buildings is located at the west end of the district on portions of Rattlesnake Trail, McIntyre, McCaskill and Kelly roads. Surface parking is provided on each lot. There are two institutional buildings; one is the circa 1955 Pinehurst Elementary School on Kelly Road and the second is the 1929 *brick Colonial Revival Community Church*.

Style, Massing, and Materials

Originally constructed for permanent residents who contributed to the operation of the resort, School District is characterized by its modest, informal housing stock with restrained architectural detailing. Many of the houses display elements of architectural styles but are not fully-expressed examples of any particular one. Style is hinted at in Craftsman-influenced exposed rafter ends, Colonial Revival columns or an entry surround, or a Tudor-inspired façade chimney. The districts modest brick Ranch-style dwellings have minimal detail.

Although there are a few examples of two-story residences on Everette Road and on the east side of Fields Road, almost all structures in the School District are one or one and a half stories. The one and half-story dwellings capture additional living space in the upper level while keeping roof heights low. Historic roof forms are relatively simple: front-gable, side-gable, gable-and-wing, and hipped. The roof form of the bell-curve of the Dutch Colonial Revival is as complex as it gets. Front and side dormers are common; front dormers are often elongated with multiple window openings. Side-gable houses with front-gabled dormers embody the Cape Cod form. Non-historic houses have multi-gabled rooflines, which are not in keeping with the historic character of the School District. Given Pinehurst's reputation as a community of leisure, the iconic broad Southern sitting porch appears less frequently than one would expect. There are some small porches, spanning only a small part of the facade and providing only enough space for one or two chairs, but the small but stylish stoop or pent is the most common type of entry shelter.

Historic dwellings tend to have one type of exterior wall treatment. Wood is the most common siding material, crafted into plain weatherboard siding or, reflecting the popular treatment in the Old Village Center District, shingles. Brick exteriors are seen to a much lesser extent, on Period Cottages and some Ranch houses. Several stuccoed house were observed in the School district. Windows in the School District tend to be simple double-hung divided light sashes in 6/6 and 8/8 configurations. The original windows were wood, or in a few instances, metal casements. Some original windows have been replaced with vinyl sashes or simulated divided light windows, which are not congruous with the historic fabric of the district. The vast majority historic buildings have had their original roofing materials replaced with modern composite shingles. There are some metal roofs, both historic and new, however.



APPENDIX D LIST OF PROPERTIES IN THE PINEHURST HISTORIC DISTRICTS

The official version of the properties cited in this Appendix is maintained by the Village Planner. Please bring any corrections or questions to the attention of the Village Planner at 910.295.1900.

Historic District	Street #	Dir	Property Address	LRK	Year Built
OLD VILLAGE CENTER			AZALEA RD	87000260	V
OLD VILLAGE CENTER	15		AZALEA RD	26124	1920
OLD VILLAGE CENTER	80		AZALEA RD	21516	1930
OLD VILLAGE CENTER			AZALEA RD	25426	1905
OLD VILLAGE CENTER	105		AZALEA RD	26072	1915
OLD VILLAGE CENTER	15		AZALEA RD	26417	ca. 1820
OLD VILLAGE CENTER	10		AZALEA RD	29674	1924
VILLAGE WEST		W	BARRETT DR	17321	V
VILLAGE WEST	12	E	BARRETT RD	22361	1919
VILLAGE WEST	40		BARRETT RD	20020606	1954
VILLAGE WEST	20		BARRETT RD	21546	1951
VILLAGE WEST	20	E	BARRETT RD	200700118	2008
VILLAGE WEST	30		BARRETT RD	18220	1969
VILLAGE WEST	55		BARRETT RD	29504	1911
OLD VILLAGE CENTER	195		BARRETT RD	30737	1921
OLD VILLAGE CENTER	175		BARRETT RD	21264	1976
OLD VILLAGE CENTER	165		BARRETT RD	22953	1985
OLD VILLAGE CENTER	155		BARRETT RD	25397	1985
OLD VILLAGE CENTER	185		BARRETT RD	30738	1997
OLD VILLAGE CENTER	60	W	BARRETT RD	20201	1952
VILLAGE WEST	15		BARRETT RD	25560	1969
VILLAGE WEST	25	E	BARRETT RD	24311	2006
VILLAGE WEST			BEULAH HILL RD	991808	
VILLAGE WEST			BEULAH HILL RD	24972	
VILLAGE WEST			BEULAH HILL RD	24972	
VILLAGE WEST	405		BEULAH HILL RD	21566	1904
VILLAGE WEST	315		BEULAH HILL RD	15315	1920
VILLAGE WEST	275	N	BEULAH HILL RD	15485	1921
VILLAGE WEST	225		BEULAH HILL RD	15571	1910
VILLAGE WEST	40		BEULAH HILL RD	20183	1914
VILLAGE WEST	105	N	BEULAH HILL RD	24434	1927
VILLAGE WEST	250		BEULAH HILL RD	30346	1930
OLD VILLAGE CENTER	100		BEULAH HILL RD	16718	1928
VILLAGE WEST	200		BEULAH HILL RD	29515	1910
VILLAGE WEST	55		BEULAH HILL RD	20360	1981
			BEULAH HILL RD	14389	V
VILLAGE WEST	455		BEULAH HILL RD	14457	1948
VILLAGE WEST			BEULAH HILL RD	21830	V
			BEULAH HILL RD	29736	V
			BEULAH HILL RD	27923	V
VILLAGE WEST	290		BEULAH HILL RD N	15603	1974
VILLAGE WEST	15		BEULAH HILL RD N	15557	1976
VILLAGE WEST	65		BLUE RD	26404	1925
VILLAGE WEST	60		BLUE RD	18891	1909
VILLAGE WEST	45		BLUE RD	23006	1929
VILLAGE WEST	115		BLUE RD	17401	1956
VILLAGE WEST	135		BLUE RD	22167	1984
SCHOOL	10		BOARD BRANCH RD	14470	1928
SCHOOL	30		BOARD BRANCH RD	29904	1920
SCHOOL	20		BOARD BRANCH RD	16491	1930
SCHOOL			BOARD BRANCH RD	20088	V
VILLAGE WEST	200		BOND ST		V
VILLAGE WEST	205		BOND ST		V
VILLAGE WEST	210		BOND ST		V
VILLAGE WEST	215		BOND ST		V



Historic District	Street #	Dir	Property Address	LRK	Year Built
VILLAGE WEST			BROOKHAVEN	20000503	V
OLD VILLAGE CENTER	70		CADDELL RD	17522	1936
OLD VILLAGE CENTER	60		CADDELL RD	18237	1928
OLD VILLAGE CENTER	50		CADDELL RD	21278	1920
OLD VILLAGE CENTER	40		CADDELL RD	22504	1916
OLD VILLAGE CENTER	30		CADDELL RD	23675	1921
OLD VILLAGE CENTER	20		CADDELL RD	28353	1900
OLD VILLAGE CENTER	10		CADDELL RD	14944	1915
VILLAGE WEST	25		CAMPBELL RD	17326	1971
VILLAGE WEST	15		CAMPBELL RD	20783	2003
VILLAGE WEST	45		CAMPBELL RD	17327	1993
VILLAGE WEST	20		CAMPBELL RD	96000582	2000
VILLAGE WEST	30		CAMPBELL RD	21651	1974
VILLAGE WEST	40		CAMPBELL RD	28144	1979
VILLAGE WEST	5		CAMPBELL RD	24173	1963
VILLAGE WEST			CAMPBELL RD	28142	V
OLD VILLAGE CENTER	65		CAROLINA VISTA	17274	1895
OLD VILLAGE CENTER	45		CAROLINA VISTA	23373	1920
OLD VILLAGE CENTER	35		CAROLINA VISTA	17573	1915
OLD VILLAGE CENTER	15		CAROLINA VISTA	29473	1920
OLD VILLAGE CENTER	80		CAROLINA VISTA	25808	1900
OLD VILLAGE CENTER	5		CAROLINA VISTA	23540	1930
OLD VILLAGE CENTER			CAROLINA VISTA	29679	V
OLD VILLAGE CENTER	55		CHEROKEE RD	21051	1894
OLD VILLAGE CENTER	65		CHEROKEE RD	14110	1900
OLD VILLAGE CENTER	75		CHEROKEE RD	17726	1895
OLD VILLAGE CENTER	85		CHEROKEE RD	15815	1895
OLD VILLAGE CENTER	80		CHEROKEE RD	26645	1981
OLD VILLAGE CENTER	60	E	CHEROKEE RD	22043	1896
OLD VILLAGE CENTER	77		CHEROKEE RD	22241	1922
OLD VILLAGE CENTER	86		CHEROKEE RD	29201	
OLD VILLAGE CENTER	95		CHEROKEE RD	29526	1934
OLD VILLAGE CENTER	105		CHEROKEE RD	18375	1897
OLD VILLAGE CENTER	155		CHEROKEE RD	14105	1895
OLD VILLAGE CENTER	161		CHEROKEE RD	20144	1976
OLD VILLAGE CENTER	165		CHEROKEE RD	22507	1896
OLD VILLAGE CENTER	175		CHEROKEE RD	30736	1930
OLD VILLAGE CENTER	185		CHEROKEE RD	14739	1895
OLD VILLAGE CENTER	205		CHEROKEE RD	16179	1917
OLD VILLAGE CENTER	200		CHEROKEE RD	17862	1930
OLD VILLAGE CENTER	220		CHEROKEE RD	28797	1920
OLD VILLAGE CENTER	170		CHEROKEE RD	24233	1900
OLD VILLAGE CENTER	160		CHEROKEE RD	24565	1920
SCHOOL	280		CHEROKEE RD	18551	1930
SCHOOL	260		CHEROKEE RD	23557	1928
SCHOOL	255		CHEROKEE RD	22902	1953
OLD VILLAGE CENTER	135		CHINQUAPIN RD	22679	1920
OLD VILLAGE CENTER	125		CHINQUAPIN RD	18838	1919
OLD VILLAGE CENTER	115		CHINQUAPIN RD	14102	1920
OLD VILLAGE CENTER	30		CHINQUAPIN RD	15510	1914
OLD VILLAGE CENTER	140		CHINQUAPIN RD	30476	1950
OLD VILLAGE CENTER	Various		CHINQUAPIN RD	26468	1930
OLD VILLAGE CENTER	19		CHINQUAPIN RD	29678	1985
OLD VILLAGE CENTER	15		CHINQUAPIN RD	15942	1921
OLD VILLAGE CENTER	10		CHINQUAPIN RD	18997	1914
OLD VILLAGE CENTER	5		CHINQUAPIN RD	24677	1896
OLD VILLAGE CENTER	25		CHINQUAPIN RD	24850	1901
OLD VILLAGE CENTER	80		COMMUNITY RD	26431	1916
OLD VILLAGE CENTER	25		COMMUNITY RD	24636	1920
OLD VILLAGE CENTER	35		COMMUNITY RD	24851	1920
OLD VILLAGE CENTER	45		COMMUNITY RD	24845	1934
OLD VILLAGE CENTER	55		COMMUNITY RD	29673	1916



Historic District	Street #	Dir	Property Address	LRK	Year Built
OLD VILLAGE CENTER	20		COMMUNITY RD	22778	1920
OLD VILLAGE CENTER	85		COMMUNITY RD	23041	1920
OLD VILLAGE CENTER	95		COMMUNITY RD	27987	1916
OLD VILLAGE CENTER	65		COMMUNITY RD	29010	2000
OLD VILLAGE CENTER			COMMUNITY RD	24633	
SCHOOL	2		CRAIG RD	28355	1992
SCHOOL	25		CRAIG RD	20110358	2013
SCHOOL	35		CRAIG RD	20110358	2015
SCHOOL	45		CRAIG RD	20110356	2016
OLD VILLAGE CENTER	40		CULDEE RD	26247	1920
OLD VILLAGE CENTER	20		CULDEE RD	26358	1927
OLD VILLAGE CENTER	50		CULDEE RD	24025	1976
VILLAGE WEST	75		DALRYMPLE DR	16639	1975; 2005
VILLAGE WEST	40		DALRYMPLE RD	30672	1996
VILLAGE WEST	50		DALRYMPLE RD	95000720	1997
VILLAGE WEST	60		DALRYMPLE RD	26729	1989
VILLAGE WEST	80		DALRYMPLE RD	19993	1979
VILLAGE WEST	30		DALRYMPLE RD	28569	1975
VILLAGE WEST	10		DALRYMPLE RD	21499	1975
VILLAGE WEST	20		DALRYMPLE RD	19604	1979
OLD VILLAGE CENTER	15		DOGWOOD RD	25543	1895
OLD VILLAGE CENTER	25		DOGWOOD RD	19887	1895
OLD VILLAGE CENTER	35		DOGWOOD RD	14554	1915
OLD VILLAGE CENTER			DOGWOOD RD	24634	V
OLD VILLAGE CENTER	50		DOGWOOD RD	24635	1910
VILLAGE WEST	30		DONALD ROSS DR	27867	2015
SCHOOL	40		DUNDEE RD	19908	1930
SCHOOL	15		DUNDEE RD	21063	1917
SCHOOL	210		DUNDEE RD	16322	1940
SCHOOL	20		DUNDEE RD	18140	1930
SCHOOL	10		DUNDEE RD	15228	1930
SCHOOL	35		DUNDEE RD	17854	1940
SCHOOL	204		DUNDEE RD	17853	1945
SCHOOL	200		DUNDEE RD	18822	1930
SCHOOL	245		DUNDEE RD	16486	1926
SCHOOL	100		DUNDEE RD	24884	various
SCHOOL	105		DUNDEE RD	17203	1949
SCHOOL	75		DUNDEE RD	19613	1910
SCHOOL	95		DUNDEE RD	26506	1925
SCHOOL	125		DUNDEE RD	18467	1952
SCHOOL	320		DUNDEE RD	16656	1942
SCHOOL	220		DUNDEE RD	13898	1925
SCHOOL	145		DUNDEE RD	21108	1970
SCHOOL	81		DUNDEE RD	24385	1920
SCHOOL	65		DUNDEE RD	22510	1913
SCHOOL	265		DUNDEE RD	22875	1935
SCHOOL	275		DUNDEE RD	30210	1924
SCHOOL	135		DUNDEE RD	30215	1949
SCHOOL	85		DUNDEE RD	29979	1930
SCHOOL	180		DUNDEE RD	20060648	2010
SCHOOL			DUNDEE RD	17841	V
SCHOOL	212		DUNDEE RD	17842	V
SCHOOL	200		DUNDEE RD	17852	V
SCHOOL	155		DUNDEE RD	20110259	2010
SCHOOL	165		DUNDEE RD	20110260	2015
SCHOOL	175		DUNDEE RD	20110261	2011
SCHOOL	85		DUNDEE RD	21614	2014
SCHOOL	115		DUNDEE RD	21872	2008
SCHOOL	50		DUNDEE RD	23105	2009
SCHOOL			DUNDEE RD	23106	V
SCHOOL			DUNDEE RD	24680	



Historic District	Street #	Dir	Property Address	LRK	Year Built
	SCHOOL		DUNDEE/CRAIG RD	16721	V
OLD VILLAGE CENTER	50		EVERETTE RD	18228	1950
OLD VILLAGE CENTER	5		EVERETTE RD	16447	1915
OLD VILLAGE CENTER	45		EVERETTE RD	22503	1930
OLD VILLAGE CENTER	30		EVERETTE RD	26653	1895
OLD VILLAGE CENTER	10		EVERETTE RD	15216	1895
	SCHOOL	60	EVERETTE RD	17847	1951
	SCHOOL		EVERETTE RD	10002184	0
	SCHOOL	105	EVERETTE RD	29859	1928
	SCHOOL	150	EVERETTE RD	17810	1948
	SCHOOL	205	EVERETTE RD	15861	1930
	SCHOOL	215	EVERETTE RD	15658	1924
	SCHOOL	245	EVERETTE RD	15860	1930
	SCHOOL	275	EVERETTE RD	15856	1969
	SCHOOL	280	EVERETTE RD	28656	1955
	SCHOOL	240	EVERETTE RD	25331	1960
	SCHOOL	255	EVERETTE RD	30174	1956
	SCHOOL	110	EVERETTE RD	17301	1956
	SCHOOL	170 A	EVERETTE RD	23548	1960
	SCHOOL	200	EVERETTE RD	17064	1952
	SCHOOL	260	EVERETTE RD	20398	1960
	SCHOOL	225	EVERETTE RD	29974	1954
	SCHOOL	165	EVERETTE RD	22240	1928
	SCHOOL	130	EVERETTE RD	22531	1950
	SCHOOL	180	EVERETTE RD	17808	1955
	SCHOOL	185	EVERETTE RD	22104	1961
	SCHOOL	170B	EVERETTE RD	19490	1960
	SCHOOL	265	EVERETTE RD	30176	2004
	SCHOOL	155	EVERETTE RD	24457	1983
	SCHOOL	295	EVERETTE RD	22243	1989
	SCHOOL		EVERETTE RD	29482	V
	SCHOOL		EVERETTE RD	15867	V
	SCHOOL		EVERETTE RD	24264	V
	SCHOOL		EVERETTE RD	21317	V
	SCHOOL		EVERETTE RD	22437	V
OLD VILLAGE CENTER	54		EVERETTE RD	10002186	1930
VILLAGE WEST	45		FERGUSON RD	17757	1994
VILLAGE WEST	75		FERGUSON RD	20619	1967
VILLAGE WEST	85		FERGUSON RD	28276	1969
VILLAGE WEST	80		FERGUSON RD	17346	1970
VILLAGE WEST	40		FERGUSON RD	16182	1967
VILLAGE WEST	60		FERGUSON RD	14614	1974
	SCHOOL	65/AB	FIELDS RD	17846	1940
	SCHOOL	55	FIELDS RD	17843	1940
	SCHOOL	65	FIELDS RD	22068	1918
	SCHOOL	75	FIELDS RD	14177	1950
	SCHOOL	85	FIELDS RD	22750	1920
	SCHOOL	60	FIELDS RD	15825	1925
	SCHOOL	120	FIELDS RD	18641	1923
	SCHOOL	105	FIELDS RD	28199	1920
	SCHOOL	80	FIELDS RD	16807	1924
	SCHOOL	70	FIELDS RD	20050738	1953
	SCHOOL	20	FIELDS RD	28198	1955
	SCHOOL	10	FIELDS RD	22671	1962
	SCHOOL	265	FIELDS RD	29479	1954
	SCHOOL	115	FIELDS RD	18050	1997
	SCHOOL		FIELDS RD	29483	V
	SCHOOL	76	FIELDS RD	18170	2006
	SCHOOL		FIELDS RD	20116	V
VILLAGE WEST	165		FRYE RD	16685	1923
VILLAGE WEST	170		FRYE RD	17976	1929
VILLAGE WEST	150		FRYE RD	20217	1930



Historic District	Street #	Dir	Property Address	LRK	Year Built
VILLAGE WEST	180		FRYE RD	16523	1965
VILLAGE WEST	55		GRAHAM RD	28912	1928
VILLAGE WEST	35		GRAHAM RD	27826	1979
VILLAGE WEST	65		GRAHAM RD	15507	1986
VILLAGE WEST	115		GRAHAM RD	20107	1999
VILLAGE WEST	15		GRAHAM RD	23712	2000
VILLAGE WEST			GRAHAM RD	20108	V
SCHOOL			KELLY RD	16321	
SCHOOL	125		KELLY/EVERETTE RD	24664	VARIOUS
SCHOOL	35		KELLY RD	98000236	1943
SCHOOL	55		KELLY RD	25587	1922
SCHOOL	45		KELLY RD	17845	1930
SCHOOL	65		KELLY RD	25588	1995
SCHOOL	100		KELLY RD	22511	1940
SCHOOL	125		KELLY RD	14377	1950
SCHOOL	135		KELLY RD	21112	1950
SCHOOL	142		KELLY RD	24268	1970
SCHOOL	5		KELLY RD	26603	1954
SCHOOL	220		KELLY RD	19459	
SCHOOL	235		KELLY RD	20030320	2006
SCHOOL	215		KELLY RD	20030322	2006
SCHOOL			KELLY RD	18470	V
SCHOOL	225		KELLY RD	20030321	2005
OLD VILLAGE CENTER	70		LAUREL RD	20262	1896
OLD VILLAGE CENTER	30		LAUREL RD	23689	1917
OLD VILLAGE CENTER	40		LAUREL RD	26478	1987
OLD VILLAGE CENTER	60		LAUREL RD	22729	1940
OLD VILLAGE CENTER	15		LAUREL RD	21139	1985
OLD VILLAGE CENTER	25		LAUREL RD	24301	1967
OLD VILLAGE CENTER	35		LAUREL RD	30715	1971
OLD VILLAGE CENTER	45		LAUREL RD	17474	1916
OLD VILLAGE CENTER	55		LAUREL RD	24002	1976
VILLAGE WEST	240		LINDED RD	14564	1978
VILLAGE WEST	175		LINDEN RD	25727	1935
VILLAGE WEST	195		LINDEN RD	25604	1935
VILLAGE WEST	110		LINDEN RD	30550	1955
VILLAGE WEST	90		LINDEN RD	14733	1940
VILLAGE WEST	75		LINDEN RD	28286	1930
VILLAGE WEST	55		LINDEN RD	24242	1917
VILLAGE WEST	60		LINDEN RD	28883	1920
VILLAGE WEST	25		LINDEN RD	23691	1911
VILLAGE WEST	5		LINDEN RD	22463	1916
VILLAGE WEST			LINDEN RD	17403	V
VILLAGE WEST	165		LINDEN RD	26067	1951
VILLAGE WEST	125		LINDEN RD	15581	1929
VILLAGE WEST	190		LINDEN RD	28702	1958
VILLAGE WEST	180		LINDEN RD	27981	1959
VILLAGE WEST	150		LINDEN RD	26265	1955
VILLAGE WEST	170		LINDEN RD	20404	1950
VILLAGE WEST	200		LINDEN RD	26259	2003
VILLAGE WEST	225		LINDEN RD	27871	1983
VILLAGE WEST	205		LINDEN RD	25605	2002
VILLAGE WEST	280		LINDEN RD	27982	1984
VILLAGE WEST	220		LINDEN RD	17113	1985
VILLAGE WEST	260		LINDEN RD	29443	1980
VILLAGE WEST	455		LINDEN RD	20914	V
VILLAGE WEST	605		LINDEN RD	14432	1972
VILLAGE WEST	285		LINDEN RD	22441	1974
VILLAGE WEST	275		LINDEN RD	18947	1989
VILLAGE WEST	305		LINDEN RD	17348	1983
VILLAGE WEST	315		LINDEN RD	17061	1983
VILLAGE WEST	700		LINDEN RD	29363	1968
VILLAGE WEST	400		LINDEN RD	20010415	1922
VILLAGE WEST	510		LINDEN RD	29240	1992



Historic District	Street #	Dir	Property Address	LRK	Year Built
VILLAGE WEST	300		LINDEN RD	15401	1993
VILLAGE WEST	350		LINDEN RD	20030047	2003
VILLAGE WEST	500		LINDEN RD	29276	1927
VILLAGE WEST	600		LINDEN RD	16367	1910
VILLAGE WEST	615		LINDEN RD	15155	1920
VILLAGE WEST	698		LINDEN RD	24552	1901
VILLAGE WEST	325		LINDEN RD	21127	2015
VILLAGE WEST			LINDEN RD	21128	V
VILLAGE WEST			LINDEN RD	22225	V
OLD VILLAGE CENTER	225		MAGNOLIA RD	28975	1930
OLD VILLAGE CENTER	245		MAGNOLIA RD	26036	1920
OLD VILLAGE CENTER	255		MAGNOLIA RD	26713	1920
OLD VILLAGE CENTER	265		MAGNOLIA RD	30595	1929
OLD VILLAGE CENTER			MAGNOLIA RD	30596	V
OLD VILLAGE CENTER	300		MAGNOLIA RD	25797	1895
OLD VILLAGE CENTER	1106		MAGNOLIA RD	24847	1923
OLD VILLAGE CENTER	105		MAGNOLIA RD	23821	1899
OLD VILLAGE CENTER			MAGNOLIA RD	96000693	V
OLD VILLAGE CENTER	115		MAGNOLIA RD	27863	1896
OLD VILLAGE CENTER	125		MAGNOLIA RD	20167	1918
OLD VILLAGE CENTER	135		MAGNOLIA RD	22768	1917
OLD VILLAGE CENTER	145		MAGNOLIA RD	29371	1970
OLD VILLAGE CENTER	140		MAGNOLIA RD	28973	1960
OLD VILLAGE CENTER	130		MAGNOLIA RD	15161	1896
OLD VILLAGE CENTER	120		MAGNOLIA RD	26600	1910
OLD VILLAGE CENTER	25		MAGNOLIA RD	24116	1981
OLD VILLAGE CENTER	35		MAGNOLIA RD	23877	1950
OLD VILLAGE CENTER	45		MAGNOLIA RD	17729	1895
OLD VILLAGE CENTER	65		MAGNOLIA RD	25544	1904
OLD VILLAGE CENTER	60		MAGNOLIA RD	25320	1895
OLD VILLAGE CENTER	50		MAGNOLIA RD	28191	1900
OLD VILLAGE CENTER	40		MAGNOLIA RD	18996	1900
OLD VILLAGE CENTER	20		MAGNOLIA RD	25931	1941
OLD VILLAGE CENTER	10		MAGNOLIA RD	19352	1920
OLD VILLAGE CENTER	Various		MAGNOLIA RD	30500	1985
OLD VILLAGE CENTER			MAGNOLIA RD	24678	V
OLD VILLAGE CENTER		S	MAGNOLIA/POWER PLANT RD	26001	
OLD VILLAGE CENTER			MAGNOLIA RD	10001345	
OLD VILLAGE CENTER			MAGNOLIA RD	96000589	V
OLD VILLAGE CENTER	105	S	MAGNOLIA/POWER PLANT RD	26002	
OLD VILLAGE CENTER			MAGNOLIA RD	24679	V
OLD VILLAGE CENTER			MAGNOLIA RD	16717	V
OLD VILLAGE CENTER			MAGNOLIA RD	18464	
OLD VILLAGE CENTER	270		MAGNOLIA RD	24678	V
VILLAGE WEST			MAIN CLUBHOUSE	29545	1960
OLD VILLAGE CENTER	15		MAPLE RD	22535	1890
OLD VILLAGE CENTER	25		MAPLE RD	26179	1930
OLD VILLAGE CENTER	35		MAPLE RD	28255	1921
OLD VILLAGE CENTER	80		MAPLE RD	15168	1970
OLD VILLAGE CENTER	70		MAPLE RD	18218	1922
OLD VILLAGE CENTER	50		MAPLE RD	25674	1922
OLD VILLAGE CENTER			MAPLE RD	29683	V
OLD VILLAGE CENTER	70		MARKET SQUARE	25684	
OLD VILLAGE CENTER	100		MARKET SQUARE	13930	1922
OLD VILLAGE CENTER	1		MARKET SQUARE	18601	1922
OLD VILLAGE CENTER	10		MARKET SQUARE	22065	1922
SCHOOL			MCCASKILL RD	23984	V
OLD VILLAGE CENTER	230	E	MCCASKILL RD	28651	V
VILLAGE WEST	115	W	MCCASKILL RD	22755	1918
VILLAGE WEST	125	W	MCCASKILL RD	17071	1920
VILLAGE WEST	55	W	MCCASKILL RD	26635	1917
VILLAGE WEST	75	W	MCCASKILL RD	25750	1929



Historic District	Street #	Dir	Property Address	LRK	Year Built
VILLAGE WEST	45	W	MCCASKILL RD	22131	1925
VILLAGE WEST	25	W	MCCASKILL RD	22995	1925
VILLAGE WEST	15	W	MCCASKILL RD	28722	1904
VILLAGE WEST	30	W	MCCASKILL RD	28127	1925
VILLAGE WEST	40	W	MCCASKILL RD	26264	1925
VILLAGE WEST	50	W	MCCASKILL RD	29115	1919
VILLAGE WEST	80	W	MCCASKILL RD	18981	1960
VILLAGE WEST	170	W	MCCASKILL RD	15303	1918
VILLAGE WEST	15	E	MCCASKILL RD	14749	1924
VILLAGE WEST	25	E	MCCASKILL RD	26257	1947
VILLAGE WEST	45	E	MCCASKILL RD	14540	1950
VILLAGE WEST	55	E	MCCASKILL RD	17756	1925
VILLAGE WEST	65		MCCASKILL RD	16017	1925
VILLAGE WEST	10	E	MCCASKILL RD	15336	1910
OLD VILLAGE CENTER	250	E	MCCASKILL RD	20218	V
VILLAGE WEST	77	E	MCCASKILL RD	13988	1920
VILLAGE WEST	65		MCCASKILL RD	19466	1926
VILLAGE WEST	165	W	MCCASKILL RD	15264	1965
VILLAGE WEST	190	W	MCCASKILL RD	27864	1980
VILLAGE WEST	270	E	MCCASKILL RD	30253	1990
OLD VILLAGE CENTER	500 - 700	E	MCCASKILL RD	29685	1920,1990
SCHOOL	210	E	MCCASKILL RD	24237	1910
OLD VILLAGE CENTER	300	E	MCCASKILL RD	20020106	1980
OLD VILLAGE CENTER	290	E	MCCASKILL RD	24967	1980
OLD VILLAGE CENTER	300	E	MCCASKILL RD	29543	
OLD VILLAGE CENTER	200	E	MCCASKILL RD	23982	1930
VILLAGE WEST	85	E	MCCASKILL RD	16184	1967
VILLAGE WEST	90	E	MCCASKILL RD	19015	1970
VILLAGE WEST	75		MCCASKILL RD	13907	1967
OLD VILLAGE CENTER	220	E	MCCASKILL RD	28650	1999
VILLAGE WEST	110		MCCASKILL RD	19473	1997
VILLAGE WEST	79	E	MCCASKILL RD	20105	1968
	120		MCCASKILL RD	17056	2003
OLD VILLAGE CENTER	240	E	MCCASKILL RD	28652	1998
VILLAGE WEST	5	E	MCCASKILL RD	13981	1995
OLD VILLAGE			MCCASKILL RD	24846	V
VILLAGE WEST			MCCASKILL RD	13990	V
SCHOOL	225		MCCASKILL RD E	22556	1990
VILLAGE WEST	40		MCDONALD RD	20562	1920
VILLAGE WEST	50		MCDONALD RD	16855	1900
VILLAGE WEST	10		MCDONALD RD	14501	1966
VILLAGE WEST	20		MCDONALD RD	19967	1954
VILLAGE WEST	30		MCDONALD RD	18847	1965
SCHOOL	10		MCFARLAND RD	17856	1939
SCHOOL	5		MCFARLAND RD	17857	2017
SCHOOL	40		MCFARLAND RD	18150	1948
SCHOOL	30		MCFARLAND RD	29259	1939
SCHOOL	25		MCFARLAND RD	22711	1969
SCHOOL	45		MCFARLAND RD	19366	1975
SCHOOL	36		MCFARLAND RD	30179	2005
SCHOOL			MCFARLAND RD	20020391	V
SCHOOL			MCFARLAND RD	17855	V
SCHOOL	35		MCFARLAND RD	22712	2010
SCHOOL	142		MCINTYRE RD	21111	1970
SCHOOL	5		MCINTYRE RD	20793	1940
SCHOOL	35		MCINTYRE RD	23107	1960
SCHOOL	15		MCINTYRE RD	21711	1970
SCHOOL	45		MCINTYRE RD	14544	1966
SCHOOL	140		MCINTYRE RD	15414	1995
SCHOOL	85		MCINTYRE RD	18482	1966
SCHOOL	95		MCINTYRE RD	21172	1964
VILLAGE WEST			MCINTYRE RD	23108	V
VILLAGE WEST			MCINTYRE RD	29690	V
VILLAGE WEST	5		MCKENZIE RD	15645	1958
VILLAGE WEST	95	W	MCKENZIE RD	27955	1920
VILLAGE WEST	97		MCKENZIE RD	21446	1988
VILLAGE WEST	91		MCKENZIE RD	20224	1920



Historic District	Street #	Dir	Property Address	LRK	Year Built
VILLAGE WEST	105		MCKENZIE RD	13931	1927
VILLAGE WEST	140		MCKENZIE RD	18265	1928
VILLAGE WEST	100		MCKENZIE RD	19329	1918
VILLAGE WEST	90		MCKENZIE RD	15116	1969
VILLAGE WEST	70	E	MCKENZIE RD	27891	1930
VILLAGE WEST	240		MCKENZIE RD	20834	1969
VILLAGE WEST	220	W	MCKENZIE RD	13979	1976
VILLAGE WEST	275		MCKENZIE RD	30124	1972
VILLAGE WEST	285		MCKENZIE RD	21965	1971
VILLAGE WEST	40	E	MCKENZIE RD	20000550	1993
VILLAGE WEST	20	E	MCKENZIE RD	28321	1998
VILLAGE WEST			MCKENZIE RD	17400	1966
VILLAGE WEST			MCKENZIE RD	95000794	V
VILLAGE WEST			MCKENZIE RD	14391	V
VILLAGE WEST	44	E	MCKENZIE RD	24541	2015
VILLAGE WEST			MCKENZIE/MASCASKI	29684	
VILLAGE WEST	15		MCLEAN RD	24663	1960
VILLAGE WEST	25		MCLEAN RD	25984	
OLD VILLAGE CENTER	100		MCLEAN RD	23003	1925
OLD VILLAGE CENTER	110	N	MCLEAN RD	20143	1989
OLD VILLAGE CENTER	95		MCLEAN RD	24008	1970
VILLAGE WEST	45		MCLEAN RD	18992	2011
OLD VILLAGE CENTER	65		MCLEAN RD	24008	2011
VILLAGE WEST	30		MCLEAN RD	25971	
VILLAGE WEST	35		MCLEAN RD		
SCHOOL	55		MCLEOD RD	21974	1979
SCHOOL	15		MCLEOD RD	21632	1988
SCHOOL	10		MCLEOD RD	23674	1977
SCHOOL	5		MCLEOD RD	26593	1979
SCHOOL	85		MCLEOD RD	14752	1985
SCHOOL	25		MCLEOD RD	14735	1988
SCHOOL			MCLEOD RD	21973	V
SCHOOL	45		MCLEOD RD	21975	2013
SCHOOL	20		MCLEOD RD	18242	2017
SCHOOL			MCLEOD RD	25725	V
SCHOOL	40		MEDLIN RD	18472	1943
SCHOOL	10		MEDLIN RD	18534	1949
SCHOOL	15		MEDLIN RD	30006	1928
SCHOOL	25		MEDLIN RD	30125	1960
SCHOOL	80		MEDLIN RD	21345	1965
SCHOOL	30		MEDLIN RD	23802	1935
SCHOOL	80		MEDLIN RD	20000551	1965
SCHOOL	35		MEDLIN RD	19034	1971
SCHOOL	20		MEDLIN RD	28752	1952
SCHOOL	105		MEDLIN RD	15753	2016
SCHOOL	110		MEDLIN RD	15754	2016
SCHOOL	120		MEDLIN RD	20030328	2016
SCHOOL	125		MEDLIN RD	20030324	2016
SCHOOL	115		MEDLIN RD	20030325	2016
SCHOOL	130		MEDLIN RD	20030327	2016
SCHOOL			MEDLIN RD	22244	
SCHOOL	10		MIDLAND RD	15913	2008
SCHOOL	55		MIDLAND RD	23016	1920
VILLAGE WEST	60		MIDLAND RD	21130	1930
VILLAGE WEST	70		MIDLAND RD	18873	1930
VILLAGE WEST	80		MIDLAND RD	19276	2005
VILLAGE WEST	90		MIDLAND RD	26098	1929
VILLAGE WEST	100		MIDLAND RD	16765	1930
VILLAGE WEST	120		MIDLAND RD	14213	1925
VILLAGE WEST	130		MIDLAND RD	15323	1977
VILLAGE WEST	150		MIDLAND RD	28977	1930
VILLAGE WEST	190		MIDLAND RD	15636	1930
VILLAGE WEST	200		MIDLAND RD	24094	1920
VILLAGE WEST	220		MIDLAND RD	15530	1929
VILLAGE WEST	230		MIDLAND RD	16936	1960
VILLAGE WEST	250		MIDLAND RD	20040361	1927
VILLAGE WEST	270		MIDLAND RD	20373	1929
VILLAGE WEST	175		MIDLAND RD	20024	1948
VILLAGE WEST	125		MIDLAND RD	22794	1952



Historic District	Street #	Dir	Property Address	LRK	Year Built
VILLAGE WEST	195		MIDLAND RD	16540	1953
VILLAGE WEST	155		MIDLAND RD	21480	1950
SCHOOL	75		MIDLAND RD	29568	1963
VILLAGE WEST	135		MIDLAND RD	30634	1955
VILLAGE WEST	115		MIDLAND RD	25823	1958
VILLAGE WEST	275		MIDLAND RD	16289	1964
VILLAGE WEST	265		MIDLAND RD	17446	1963
VILLAGE WEST	235		MIDLAND RD	21869	1955
VILLAGE WEST	300		MIDLAND RD	21500	1992
VILLAGE WEST	240		MIDLAND RD	26367	2001
			MIDLAND RD	16288	V
VILLAGE WEST	285		MIDLAND RD	20160508	2017
			MIDLAND RD	991073	V
			MIDLAND RD	21497	V
			MIDLAND RD	21498	V
VILLAGE WEST			MORGANTON RD	25807	1975
VILLAGE WEST	15		MUSTER BRANCH RD	17750	1920
VILLAGE WEST	25		MUSTER BRANCH RD	21401	1921
VILLAGE WEST	20		MUSTER BRANCH RD	24154	1992
VILLAGE WEST	WELL		MUSTER BRANCH RD	25990	
VILLAGE WEST	WELL		NC 5	26000	
VILLAGE WEST	WELL		NC 5	25999	
VILLAGE WEST	300		NOTTINGHILL GATE		2017
VILLAGE WEST	305		NOTTINGHILL GATE		V
VILLAGE WEST	315		NOTTINGHILL GATE		V
VILLAGE WEST	WELL		OFF BEULAH HILL RD S	87000262	V
VILLAGE WEST	WELL		OFF RIDGEWOOD RD	25982	
VILLAGE WEST			OFF US 15/501	24970	V
SCHOOL	45		ORANGE RD	24009	1908
SCHOOL	55		ORANGE RD	24034	1921
SCHOOL	35		ORANGE RD	28352	1914
SCHOOL	50		ORANGE RD	30102	1950
SCHOOL	40		ORANGE RD	28196	1922
SCHOOL	30		ORANGE RD	16437	1930
SCHOOL	20		ORANGE RD	17848	2005
SCHOOL	169		PAGE RD	30584	2005
SCHOOL	55		PAGE RD	24469	1979
SCHOOL	135		PAGE RD	29830	1976
SCHOOL	65		PAGE RD	29983	1978
SCHOOL	155		PAGE RD	26592	1989
SCHOOL	45		PAGE RD	25761	1977
SCHOOL	15		PAGE RD	22524	1979
SCHOOL	70		PAGE RD	21628	1986
SCHOOL	80		PAGE RD	24030	1979
SCHOOL	140		PAGE RD	20782	1969
SCHOOL	150		PAGE RD	22866	1980
SCHOOL	165		PAGE RD	15156	1962
SCHOOL	175		PAGE RD	28009	1952
SCHOOL			PAGE RD	28143	V
SCHOOL			PAGE RD	22865	V
SCHOOL			PAGE RD	16199	V
SCHOOL	25		PAGE RD	18221	2008
SCHOOL			PAGE RD	23472	V
OLD VILLAGE CENTER			PAGE RD	23477	V
OLD VILLAGE CENTER	180		PALMETTO RD	16362	1910
OLD VILLAGE CENTER			PALMETTO RD	15388	1975
OLD VILLAGE CENTER	170		PALMETTO RD	21141	1922
OLD VILLAGE CENTER	120		PALMETTO RD	26128	1922
OLD VILLAGE CENTER	115		PALMETTO RD	19202	1940
OLD VILLAGE CENTER	105		PALMETTO RD	24358	1928
OLD VILLAGE CENTER	95		PALMETTO RD	16368	1920
OLD VILLAGE CENTER	55		PALMETTO RD	17735	1970
OLD VILLAGE CENTER	160		PALMETTO RD	14106	1895
OLD VILLAGE CENTER	WELL		PALMETTO RD	25946	
OLD VILLAGE CENTER			PALMETTO RD	18777	V
VILLAGE WEST			PINEHURST #1	25805	
VILLAGE WEST			PINEHURST #2	25799	
VILLAGE WEST			PINEHURST #3	25803	
VILLAGE WEST			PINEHURST #4	25802	
OLD VILLAGE CENTER	15		POWER PLANT RD	22338	1940



Historic District	Street #	Dir	Property Address	LRK	Year Built
	SCHOOL	40	RATTLESNAKE TR	22783	1969
	SCHOOL	24	RATTLESNAKE TR	21712	1980
	SCHOOL	50	RATTLESNAKE TR	29689	1990
	SCHOOL	105	RATTLESNAKE TR	26062	
	SCHOOL	135	RATTLESNAKE TR	19717	1927
	SCHOOL	20	RATTLESNAKE TR	23983	V
	SCHOOL		RATTLESNAKE TR	19713	V
	SCHOOL	100	RATTLESNAKE TR	20030326	2015
OLD VILLAGE CENTER			RITTER RD	25850	1928
OLD VILLAGE CENTER	90	E	RITTER RD	30637	1920
OLD VILLAGE CENTER	80	E	RITTER RD	15371	1911
OLD VILLAGE CENTER	70		RITTER RD	16488	1911
VILLAGE WEST	20		RITTER RD	14388	1955
VILLAGE WEST	65		RITTER RD	29991	1970
VILLAGE WEST	80		RITTER RD	18712	1970
VILLAGE WEST	60		RITTER RD	23114	1972
VILLAGE WEST	75		RITTER RD	16064	1991
VILLAGE WEST	40		RITTER RD	15717	1985
VILLAGE WEST	15		RITTER RD	24433	1995
VILLAGE WEST			RITTER RD	29680	V
VILLAGE WEST	100		SAVILE ROW		V
VILLAGE WEST	105		SAVILE ROW		V
VILLAGE WEST	110		SAVILE ROW		V
VILLAGE WEST	115		SAVILE ROW		V
VILLAGE WEST	120		SAVILE ROW		V
VILLAGE WEST	125		SAVILE ROW		V
VILLAGE WEST	130		SAVILE ROW		V
VILLAGE WEST	140		SAVILE ROW		V
VILLAGE WEST	150		SAVILE ROW		V
VILLAGE WEST	160		SAVILE ROW		V
VILLAGE WEST	170		SAVILE ROW		V
VILLAGE WEST	175		SAVILE ROW		V
VILLAGE WEST	180		SAVILE ROW		V
VILLAGE WEST	190		SAVILE ROW		V
VILLAGE WEST	311		SHAW RD	24844	1922
VILLAGE WEST	313		SHAW RD	26480	1908
VILLAGE WEST	25	NW	SHAW RD	23713	1916
VILLAGE WEST	20		SHAW RD	22224	1917
VILLAGE WEST	20		SHAW RD	19311	1919
VILLAGE WEST	60		SHAW RD	24432	1955
VILLAGE WEST	20		SHAW RD	18261	1966
VILLAGE WEST	55	SE	SHAW RD	19308	1906
VILLAGE WEST	75		SHAW RD SW	21152	1930
VILLAGE WEST	45		SHAW RD SW	17464	1962
VILLAGE WEST	25		SHORT RD	20972	1965
VILLAGE WEST	15		SHORT RD	14132	1959
VILLAGE WEST	10		SHORT RD	25313	1950
VILLAGE WEST	30		SHORT RD	20992	1964
	SCHOOL	50	SHORT RD	15914	2003
	SCHOOL	105	SHORT RD	15637	1923
	SCHOOL	120	SHORT RD	20049	1915
	SCHOOL	80	SHORT RD	14888	1925
	SCHOOL	87	SHORT RD	17849	1927
	SCHOOL	115	SHORT RD	16223	1957
	SCHOOL	85A	SHORT RD	17850	1922
	SCHOOL	35	SHORT RD	21315	1958
	SCHOOL	130	SHORT RD	27935	1950
	SCHOOL	100	SHORT RD	21316	1926
	SCHOOL	110	SHORT RD	21823	1927
	SCHOOL	125	SHORT RD	30211	1923
	SCHOOL	60	SHORT RD	29580	1974
			SHORT RD	14889	V
			SHORT RD	16726	V
OLD VILLAGE CENTER	10		SPUR RD	20230	1933
OLD VILLAGE CENTER	20		SPUR RD	13897	1925
VILLAGE WEST			TRAFFIC CR	30534	V
VILLAGE WEST			US 15/501	24689	V
OLD VILLAGE CENTER	LIBRARY		VILLAGE GREEN	99000481	1964
OLD VILLAGE CENTER	LIBRARY		VILLAGE GREEN	99000482	1964
OLD VILLAGE CENTER	100	E	VILLAGE GREEN	26529	1900



Historic District	Street #	Dir	Property Address	LRK	Year Built
OLD VILLAGE CENTER	90	E	VILLAGE GREEN	27899	1905
OLD VILLAGE CENTER	80	E	VILLAGE GREEN	18280	1911
OLD VILLAGE CENTER	60	E	VILLAGE GREEN	22544	1911
OLD VILLAGE CENTER	50	E	VILLAGE GREEN	20098	1920
OLD VILLAGE CENTER	40	E	VILLAGE GREEN	30068	1915
OLD VILLAGE CENTER	10	E	VILLAGE GREEN	17239	1920
OLD VILLAGE CENTER	35	E	VILLAGE GREEN	10001623	1996
OLD VILLAGE CENTER			VILLAGE GREEN E	29682	1895
OLD VILLAGE CENTER	10		VILLAGE GREEN RD	24527	1912
OLD VILLAGE CENTER	5	W	VILLAGE GREEN RD	25426	1905
OLD VILLAGE CENTER	20		VILLAGE GREEN RD	26332	1910
OLD VILLAGE CENTER	30		VILLAGE GREEN RD	22283	1930
OLD VILLAGE CENTER	7		VILLAGE LN	15379	1995
OLD VILLAGE CENTER	11		VILLAGE LN	28648	2001
OLD VILLAGE CENTER	8		VILLAGE LN	15879	1997
OLD VILLAGE CENTER	9		VILLAGE LN	14058	2001
OLD VILLAGE CENTER	12		VILLAGE LN	16732	1987
OLD VILLAGE CENTER	3		VILLAGE LN	28602	1990
OLD VILLAGE CENTER	10		VILLAGE LN	28603	1990
OLD VILLAGE CENTER	2		VILLAGE LN	26099	1988
OLD VILLAGE CENTER	1		VILLAGE LN	16153	1990
OLD VILLAGE CENTER	4		VILLAGE LN	28645	2000
OLD VILLAGE CENTER	6		VILLAGE LN	28647	1998
OLD VILLAGE CENTER			VILLAGE LN	28649	V
SCHOOL	115		WOODS RD	26350	1920
SCHOOL	125		WOODS RD	17533	1950
SCHOOL	105		WOODS RD	26262	1920
SCHOOL	45		WOODS RD	19728	1954
SCHOOL	95		WOODS RD	14565	1953
SCHOOL	65		WOODS RD	22817	1953
SCHOOL	25		WOODS RD	30492	1950
SCHOOL	75		WOODS RD	26534	1959
SCHOOL	120		WOODS RD	23528	1935
SCHOOL	30		WOODS RD	30490	1973
SCHOOL	40		WOODS RD	24685	2013
SCHOOL	35		WOODS RD	30577	V
SCHOOL			WOODS RD	28159	V
SCHOOL			WOODS RD	23895	V
SCHOOL			WOODS RD	26535	V
SCHOOL			WOODS RD	19462	V



APPENDIX E CERTIFICATE OF APPROPRIATENESS APPLICATION PROCEDURES

Figure 1 Application Form

Figure 2 Checklist



Application for
Local Historic
District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the *Finalist Development Ordinance* for requirements and standards.

Property Data

Property Owner(s): _____

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: _____

Mailing Address (if different): _____

Phone #: _____ Mobile #: _____

Zoning District: _____ LRK #: _____ FIN #: _____

Applicant/Contractor Data

Name: _____

Contractor License #: _____

Phone #: _____

E-mail Address (optional): _____

Mailing Address: _____

Estimate Cost of Construction: \$ _____

*Would you like your sets of plans returned to you from the Historic Commission? Yes: _____ No: _____

Planning and Inspections Department
395 Magnolia Rd. - Pinehurst, North Carolina 28374
(710) 295-2261 - Fax (710) 295-1394 - www.villageofpinehurst.org
Page 1 of 1



Application for
Local Historic
District

Description of Project:

Planning and Inspections Department
395 Magnolia Rd. - Pinehurst, North Carolina 28374
(710) 295-2261 - Fax (710) 295-1394 - www.villageofpinehurst.org
Page 1 of 1



Application for
Local Historic
District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____ Date: _____

Planning and Inspections Department
395 Magnolia Rd. - Pinehurst, North Carolina 28374
(710) 295-2261 - Fax (710) 295-1394 - www.villageofpinehurst.org
Page 2 of 1



Application for
Local Historic
District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HFC Log(s): _____

Other required approvals: _____

Conditions: _____

Planning and Inspections Department
395 Magnolia Rd. - Pinehurst, North Carolina 28374
(710) 295-2261 - Fax (710) 295-1394 - www.villageofpinehurst.org
Page 2 of 1



Figure 2 Checklist

Pinehurst Local Historic District

Certificate of Appropriateness

Complete Submittal Checklist



- ☐ Completed Local Historic District Application with detailed written explanation of proposed project and material/color list along with applicable exterior elevations.
- ☐ If proposed project is considered Minor Work, staff can approve and only 1 copy is needed.
- ☐ If proposed project is considered Major Work, the HPC must approve and 10 copies of exterior elevations are needed to be submitted 3 weeks prior to the scheduled meeting. Reduced sized drawings (11"x17") are acceptable if they are legible. The HPC generally meets on the 4th Thursday of each month.
- ☐ Sketch/site plan including setbacks, right-of-ways, existing structures, impervious calculations (if applicable) and proposed work – For projects including fences, decks/patios, additions, etc. For Major Work, a survey prepared by a PLS and landscape plan may be required.
- ☐ Existing features and details – Include current color photos especially of relevant views and details.
- ☐ Building materials, product information sheets and color samples (may include photographs, brochures, etc.)
- ☐ Samples of significant materials proposed in the project, i.e., roofing, siding, windows, doors, brick/stone, composite material, etc.
- ☐ Supplemental documentation supporting the proposed project(s) including structural issues, damaged features, historical documentation, etc.
- ☐ Letter from owner authorizing a representative to present the application, in the case of submission by an applicant or lessee (an email or fax will be accepted).
- ☐ If the applicant is considering, but has not yet purchased the property associated with the project, provide a statement with that information.

*A project may not be scheduled for a public hearing by the Pinehurst Historic Preservation Commission unless an application is deemed complete.



APPENDIX F CHARACTERISTIC ARCHITECTURAL STYLES

Within the Historic Districts, seven architectural styles are prevalent for residences and two styles for commercial buildings as depicted in the table below.

Style	Example
Craftsman Bungalow • Low-pitched roof • Wide eaves overhang • Braces under gables • Porch with square columns • Stone chimneys • Gabled or shed dormers • Exposed rafters under eaves • Broad front porch	 A photograph of a blue Craftsman Bungalow house with white trim, a low-pitched roof, and a wide front porch. The house is surrounded by trees and landscaping.
Cottage • Sloping, uneven roof • Brick, stone, or stucco siding • Steep gables • Prominent brick or stone chimney • Casement windows with small panes • Small dormer windows	 A photograph of a white Cottage house with a dark roof, green shutters, and a prominent chimney. The house is surrounded by trees and landscaping.



Style	Example
Colonial Revival • Rectangular overall house shape • Gable or hip roof • Overhanging second • Classical pillars and columns • Multi-pane, double-hung windows with shutters • Dormers • Temple-like entrance: porticos topped by pediment • Paneled doors with sidelights and topped with transoms or fanlights • Chimneys	
Georgian Revival • Square, symmetrical shape • Paneled front door at center • Decorative crown over front door • Flattened columns on each side of door • 5 or more windows on house front façade • Paired chimneys • Medium-pitched roof • Minimal roof overhang • Nine or twelve small window panes in each window sash • Dental molding (square, tooth-like cuts) along the eaves	
Federal Revival • Hip or gable roof • Prominent end chimneys • Corner boards • 6 on 6 or 12 on 12 windows • Portico • Fanlight above door and side lights • Often brick or wood construction • Shutters	



Style	Example
Queen Ann or Victorian • Rambling, asymmetrical silhouette • Corner towers or turrets • Steep gable or hipped roof with dormers • Verandas and balconies • Contrasting materials and colors • Second-story overhangs • Gable ends decorated with half-timbering or stylized relief decoration • Ornate trim and brackets • Stained-glass window accents	
Ranch • Single story • Low pitched gable roof • Deep-set eaves • Horizontal, rambling layout: Long, narrow, and low to the ground • Rectangular, L-shaped, or U-shaped design • Large windows: double-hung, sliding, and picture • Built from natural materials: Wood or brick exterior	
Commercial Brick Building 	Commercial Clapboard Siding 



APPENDIX G VILLAGE OF PINEHURST COLOR PALETTE

Paint color plays an important role in defining the special character of homes and structures in the Historic Districts. An appropriate color, when applied with complementary accent colors, can enhance a structure's architectural style and accentuate its defining features. Because of the variety of architectural styles in the Historic Districts, a range of color schemes are appropriate as described below.

- Cottages and houses in the Colonial Revival style are usually painted white or soft colors such as gray or yellow with the trim painted a complementary color.
- Craftsman bungalows, on the other hand, are characterized by a mix of exterior materials, including shingles, brick, and stucco, which may be stained or, in the case of brick, left unpainted. Any wood trim is usually painted white, gray, or an earth tone, to contrast with the darker wall materials.
- The ornate style of Queen Anne Victorian houses permits the most exuberant use of color for decorative accents like brackets and the moldings of window and door surrounds.

In the case of most architectural styles, the following principles should guide the choice of color.

- **A simple color scheme will allow the building's features to shine.** Choose three colors: the most muted and palest color for the walls, a major complementary color for the trim, and a more intense minor accent color for the front door. Consider the roof material as the fourth color.
- **Muted colors of lighter value are suitable for walls and trim; intense colors and those of darker value should be limited to minor accents.** The intensity of a color depends on the purity of hue; the value of a color depends on the amount of white mixed into the color.
- **The color scheme should be compatible with the paint colors on the surrounding properties.**

Village of Pinehurst Color Palette includes samples of approved colors for all Historic Districts.

The catalogue is available in the Planning and Inspections Department at Village Hall.

If an individual wishes to **reproduce a building's original color** scheme, the Tufts Archives may contain documentation or an analysis of paint scrapings may help determine the color history of the structure.

- Architectural conservators and professional preservationists, such as those on the staff of the North Carolina State Historic Preservation Office, can assist in this process.

A color other than one found in the *Color Palette* that is historically characteristic of the building may be used with documentation provided to the Village Planner or designee.

The Village of Pinehurst Color Palette is a list of approved exterior and trim colors for structures located within the three Historic Districts. Produced by Benjamin Moore, the listing is on the next page. Over 240 colors can be used exclusively or as a guide to select a paint matched by another manufacturer. A catalog is available for reviewing at Village Hall Monday to Friday from 8:30 AM to 5:00 PM. For help determining if a color is within the color palette, please contact the Village Planner at (910) 295-1900.



Benjamin Moore Paint Colors

Approved Exterior Colors Palette for Village of Pinehurst Historic Districts



Code	Color Name	Code	Color Name	Code	Color Name
OC-1	Natural Wicker	OC-39	Timid White	OC-77	Colonial Cream
OC-2	Pale Almond	OC-40	Albescent	OC-78	Parchment
OC-3	Lambskin	OC-41	French Canvas	OC-79	Old Fashioned Peach
OC-4	Brandy Cream	OC-42	Old Prairie	OC-80	Pirates Cove Beach
OC-5	Maritime White	OC-43	Overcast	OC-81	Evening White
OC-6	Feather Down	OC-44	Misty Air	OC-82	Pompeii
OC-7	Creamy White	OC-45	Swiss Coffee	OC-83	Antique White
OC-8	Elephant Tusk	OC-46	Halo	OC-84	Crème Caramel
OC-9	Ballet White	OC-47	Ashwood	OC-85	Mayonnaise
OC-10	White Sand	OC-48	Hazy Skies	OC-86	White Blush
OC-11	Clay Beige	OC-49	Titanium	OC-87	Capri Coast
OC-12	Muslin	OC-50	November Rain	OC-88	Indian White
OC-13	Soft Chamois	OC-51	Intense White	OC-89	Butter Pecan
OC-14	Natural Cream	OC-52	Gray Owl	OC-90	Vanilla Ice Cream
OC-15	Baby Fawn	OC-53	Horizon	OC-91	Ivory Tusk
OC-16	Cedar Key	OC-54	White Wisp	OC-92	Mannequin Cream
OC-17	White Dove	OC-55	Paper White	OC-93	Sugar Cookie
OC-18	Dove Wing	OC-56	Moonshine	OC-94	Windswept
OC-19	Seapearl	OC-57	White Heron	OC-95	Navajo White
OC-20	Pale Oak	OC-58	White Ice	OC-96	Gentle Cream
OC-21	Winter White	OC-59	Vanilla Milkshake	OC-97	Cream Froth
OC-22	Calm	OC-60	Icicle	OC-98	Bare
OC-23	Classic Grey	OC-61	White Diamond	OC-99	Deserted Island
OC-24	Winds Breath	OC-62	Baby's Breath	OC-100	Palace White
OC-25	Cloud Cover	OC-63	Winter Snow	OC-101	Desolate
OC-26	Silver Satin	OC-64	Pure White	OC-102	Devon Cream
OC-27	Balboa Mist	OC-65	Chantilly Lace	OC-103	Antique Yellow
OC-28	Collingwood	OC-66	Snow White	OC-104	Antique Lace
OC-29	Floral White	OC-67	Ice Mist	OC-105	Calming Cream
OC-30	Gray Mist	OC-68	Distant Gray	OC-107	Antiquity
OC-31	Fog Mist	OC-69	White Opulence	OC-108	Pale Moon
OC-32	Tapestry Beige	OC-70	Whitewater Bay	OC-109	Lemon Chiffon
OC-33	Opaline	OC-71	Sand Dollar	OC-110	Milkyway
OC-34	Marble White	OC-72	Pink Damask	OC-111	Corinthian White
OC-35	Spanish White	OC-73	Opal	OC-112	Goldtone
OC-36	Niveous	OC-74	Onyx White	OC-113	Powder Sand
OC-37	Glacier White	OC-75	Pristine	OC-114	Lemon Ice
OC-38	Acadia White	OC-76	Old Country	OC-115	Cream Silk



Code	Color Name	Code	Color Name	Code	Color Name
OC-116	Pale Celery	HC-25	Quincy Tan	HC-114	Saybrook Sage
OC-117	Simply White	HC-26	Monroe Bisque	HC-117	Hancock Green
OC-118	Snowfall White	HC-27	Monterey White	HC-140	Prescott Green
OC-119	Cloud nine	HC-28	Shelburne Buff	HC-141	Hollingworth Green
OC-120	Seashell	HC-29	Dunmore Cream	HC-144	Palladian Blue
OC-121	Mountain Peak White	HC-30	Philadelphia Cream	HC-146	Wedgewood Gray
OC-122	Cotton Balls	HC-31	Waterbury Cream	HC-147	Woodlawn Blue
OC-123	Bavarian Cream	HC-32	Standish White	HC-149	Buxton Blue
OC-124	Alpine White	HC-33	Montgomery White	HC-150	Yarmouth Blue
OC-125	Moonlight White	HC-34	Wilmington Tan	HC-169	Coventry Gray
OC-126	Easter Lily	HC-35	Powell Buff	HC-170	Stonington Gray
OC-127	White Chocolate	HC-36	Hepplewhite Ivory	HC-171	Wickham Gray
OC-128	Minced Onion	HC-38	Decatur Buff	HC-172	Revere Pewter
OC-129	Alabaster	HC-39	Putnam Ivory	HC-173	Edgecomb Gray
OC-130	Cloud White	HC-40	Greenfield Pumpkin	HC-174	Lancaster Whitewash
OC-131	White Down	HC-41	Richmond Gold	HC-176	Annapolis Gray
OC-132	Grand Teton White	HC-44	Lenox Tan	HC-179	Platinum Gray
OC-133	Ancient Ivory	HC-45	Shaker Beige	HC-180	Cliffside Gray
OC-134	Meadow Mist	HC-46	Jackson Tan	AC-1	Coastal Fog
OC-135	Cream Cloak	HC-47	Brookline Beige	AC-7	Adobe Beige
OC-136	Celery Salt	HC-48	Bradstreet Beige	AC-22	Nantucket Fog
OC-137	Sebring White	HC-53	Hathaway Peach	AC-25	Harbor Gray
OC-138	White Drifts	HC-54	Jumel Peachstone	AC-28	Smoke Embers
OC-139	Sea Wind	HC-55	Winthrop Peach	AC-31	Hot Spring Stones
OC-140	Morning Dew	HC-56	Georgetown Pink Beige	AC-34	Cape Hatteras Sand
OC-142	Sail Cloth	HC-57	Sheraton Beige	AC-37	Big Bend Beige
OC-144	Lancaster White	HC-59	Odessa Pink	AC-38	North Hampton Beige
OC-150	Brilliant White	HC-60	Queen Anne Pink	AC-40	Glacier White
HC-1	Castleton Mist	HC-78	Litchfield Gray	AC-41	Acadia White
HC-2	Beacon Hill Damask	HC-80	Bleeker Beige	AC-42	Grand Teton White
HC-3	Greenmount Silk	HC-81	Manchester Tan		
HC-4	Hawthorne Yellow	HC-82	Bennington Gray		
HC-5	Weston Flax	HC-83	Grant Beige		
HC-6	Windham Cream	HC-90	Crown Point Sand		
HC-12	Concord Ivory	HC-92	Wheeling Neutral		
HC-15	Henderson Buff	HC-93	Carrington Beige		
HC-17	Summerdale Gold	HC-95	Sag Harbor Gray		
HC-18	Adams Gold	HC-96	Richmond Gray		
HC-21	Huntington Beige	HC-99	Abingdon Putty		
HC-22	Blair Gold	HC-105	Rockport Gray		
HC-23	Yorkshire Tan	HC-108	Sandy Hook Gray		
HC-24	Pittsfield Buff	HC-111	Nantucket Grey		



Benjamin Moore Paint Colors

Approved Trim Colors Palette for Village of Pinehurst Historic Districts



Code	Color Name	Code	Color Name
2070-10	Tulsa Twilight	HC-71	Hasbrouck Brown
2072-20	Black Raspberry	HC-78	Litchfield Gray
2082-10	Chestnut	HC-80	Bleeker Beige
2094-20	Copper Mine	HC-84	Elmira White
2096-40	Gaucha Brown	HC-92	Wheeling Neutral
2102-30	Pueblo Brown	HC-102	Clarksville Gray
2106-50	Driftscape Tan	HC-23	Kennebunkport Green
2107-60	Sea Froth	HC-134	Tarrytown Green
2110-30	Saddle Soap	HC-137	Mill Springs Blue
2111-40	Taos Taupe	HC-142	Stratton Blue
2111-50	Stone Harbor	HC-157	Narragansett Green
2113-20	Pine Cone Brown	HC-158	Newburg Green
2123-20	Caribbean Teal	HC-171	Wickham Gray
2126-30	Anchor Gray	HC-172	Revere Pewter
2128-30	Evening Dove	HC-175	Briarwood
2139-10	River Rock	HC-177	Richmond Bisque
2139-50	Silver Marlin	HC-186	Charleston Brown
2140-40	Storm Cloud Gray	HC-182	Classic Burgundy
2141-40	Creekside Green	HC-187	Black Forest Green
2141-50	Horizon Gray	HC-190	Black
2143-40	Camouflage		
2143-60	Moonlight White		
2148-50	Sandy White		
2153-50	Desert Tan		
2160-50	Oklahoma Wheat		
2161-40	Acorn Yellow		
2163-10	Log Cabin		
2165-60	Durango Dust		
2166-50	Collingwood		
2166-60	Pale Oats		
2167-60	Sweet Salmon		
2173-30	Salmon Stream		
2174-20	Cinnamon		
2174-30	Sedona Clay		
AC-12	Copper Mountain		
HC-39	Putnam Ivory		
HC-40	Greenfield Pumpkin		
HC-45	Shaker Beige		
HC-66	Garrison Red		
HC-69	Whitall Brown		



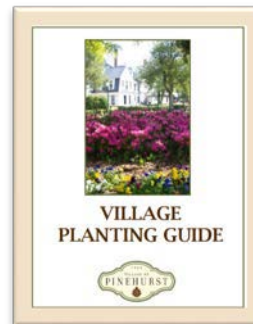
APPENDIX H VILLAGE PLANTING GUIDE

From its beginning in 1895, Pinehurst has been known for its picturesque landscapes. Two renowned landscape architects, Frederick Law Olmsted, Sr., and Warren Manning, worked with the Tufts family to design the layout of winding streets, sandy paths, and informal plantings that gave the landscape the charm of a “wild garden.” Their vision of a naturalistic and romantic landscape has been preserved through the decades and the village was awarded National Historic Landmark status in 1996, as an example of resort and community planning.

The original landscapers chose to plant Pinehurst with native species like hollies, magnolias, cedars, and evergreen trees as well as exotic plants collected from around the world. They created appealing spaces not with structures, but with plants that gave the environment year-round character through color, texture, and seasonal change. Today it is possible to maintain the historic integrity of Olmsted’s and Manning’s designs by following their naturalistic approach in planting new gardens and selecting plants that are compatible with their original selections.

The **Village of Pinehurst Planting Guide** was compiled from Manning’s original plant list and the Plant Database created by the North Carolina State University Cooperative Extension. It is divided into sections including the categories below.

- Tall trees
- Small trees/shrubs
- Small shrubs
- Vines and groundcover
- Herb and wildflowers
- Ornamental grasses
- Bulbs
- Summer annuals



In addition, plants are identified by both common and Latin names, and accompanied by soil and light requirements, drought tolerance, deer resistance, and wildlife value. Plants from Manning’s original plant list are marked with an asterisk (*).

The Planting Guide is available in two formats.

1. In hard copy and available at Village Hall, 395 Magnolia Road, Pinehurst.
2. On the Village of Pinehurst website, vopnc.org. On the website, type planting guide in the search box. The 24-page document above will appear in PDF form. Browse online or print for review.



APPENDIX I RELEVANT STATUTES AND RESOLUTION

- Figure 1 North Carolina Statute for Historic Districts and Landmarks
- Figure 2 Village of Pinehurst Resolution Creating the Pinehurst Historic District
- Figure 3 Village of Pinehurst Resolution Creating Historic Preservation Commission



Figure 1 North Carolina Statute for Historic Districts and Landmarks

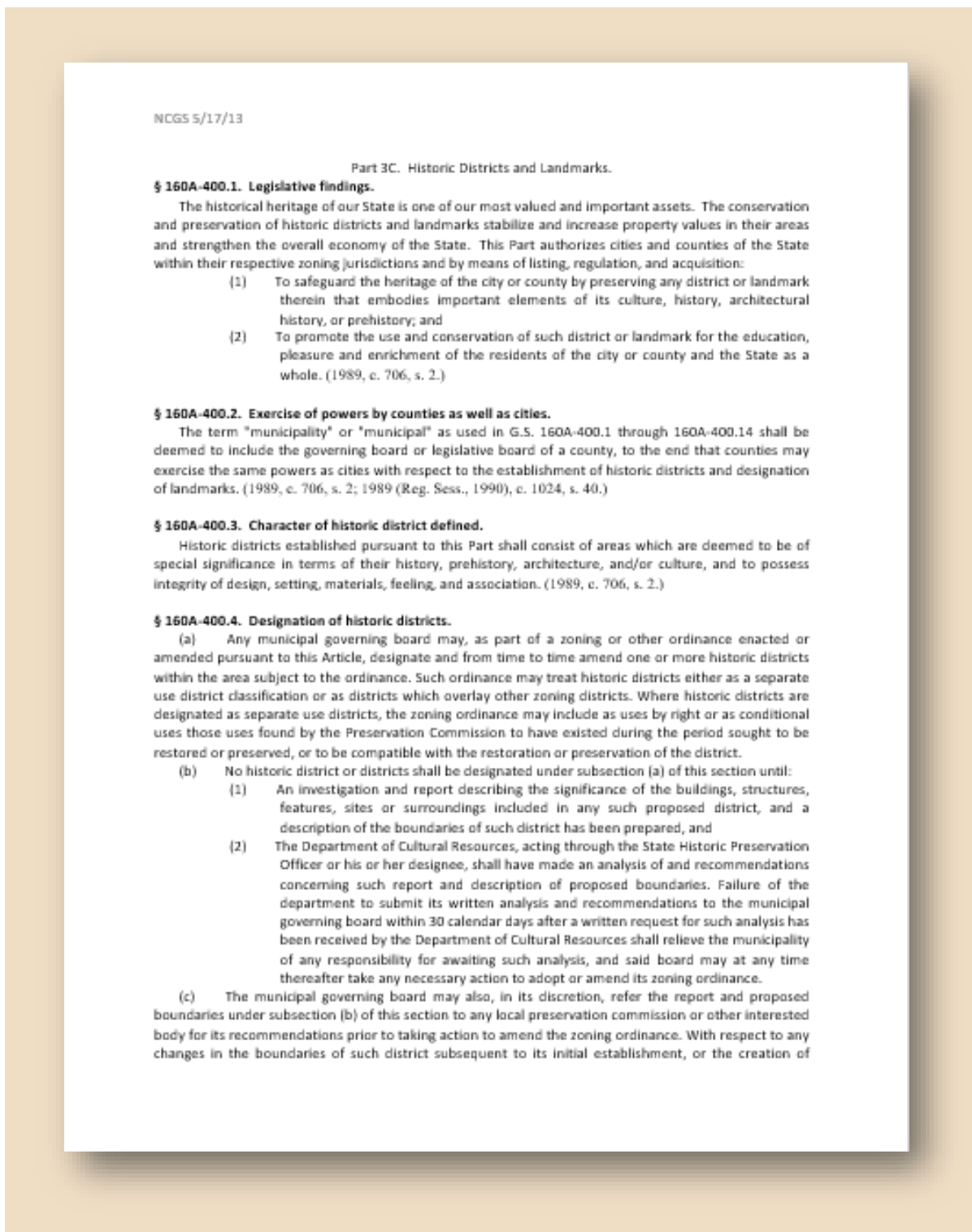




Figure 1 North Carolina Statute for Historic Districts and Landmarks

NCGS 5/17/13

additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of subsection (b) of this section shall be prepared by the preservation commission, and shall be referred to the local planning agency for its review and comment according to procedures set forth in the zoning ordinance. Changes in the boundaries of an initial district or proposal for additional districts shall also be submitted to the Department of Cultural Resources in accordance with the provisions of subdivision (2) of subsection (b) of this section.

On receipt of these reports and recommendations, the municipality may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning ordinance provisions.

(d) The provisions of G.S. 160A-201 apply to zoning or other ordinances pertaining to historic districts, and the authority under G.S. 160A-203(b) for the ordinance to regulate the location or screening of solar collectors may encompass requiring the use of plantings or other measures to ensure that the use of solar collectors is not incongruous with the special character of the district. (1989, c. 706, s. 2; 2009-553, s. 4.)

§ 160A-400.5. Designation of landmarks; adoption of an ordinance; criteria for designation.

Upon complying with G.S. 160A-400.6, the governing board may adopt and from time to time amend or repeal an ordinance designating one or more historic landmarks. No property shall be recommended for designation as a historic landmark unless it is deemed and found by the preservation commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

The ordinance shall describe each property designated in the ordinance, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural, or prehistorical value, including the land area of the property so designated, and any other information the governing board deems necessary. For each building, structure, site, area, or object so designated as a historic landmark, the ordinance shall require that the waiting period set forth in this Part be observed prior to its demolition. For each designated landmark, the ordinance may also provide for a suitable sign on the property indicating that the property has been so designated. If the owner consents, the sign shall be placed upon the property. If the owner objects, the sign shall be placed on a nearby public right-of-way. (1989, c. 706, s. 2.)

§ 160A-400.6. Required landmark designation procedures.

As a guide for the identification and evaluation of landmarks, the commission shall undertake, at the earliest possible time and consistent with the resources available to it, an inventory of properties of historical, architectural, prehistorical, and cultural significance within its jurisdiction. Such inventories and any additions or revisions thereof shall be submitted as expeditiously as possible to the Office of Archives and History. No ordinance designating a historic building, structure, site, area or object as a landmark nor any amendment thereto may be adopted, nor may any property be accepted or acquired by a preservation commission or the governing board of a municipality, until all of the following procedural steps have been taken:

- (1) The preservation commission shall (i) prepare and adopt rules of procedure, and (ii) prepare and adopt principles and guidelines, not inconsistent with this Part, for altering, restoring, moving, or demolishing properties designated as landmarks.
- (2) The preservation commission shall make or cause to be made an investigation and report on the historic, architectural, prehistorical, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition. Such investigation or report shall be forwarded to the Office of Archives and History, North Carolina Department of Cultural Resources.



Figure 1 North Carolina Statute for Historic Districts and Landmarks

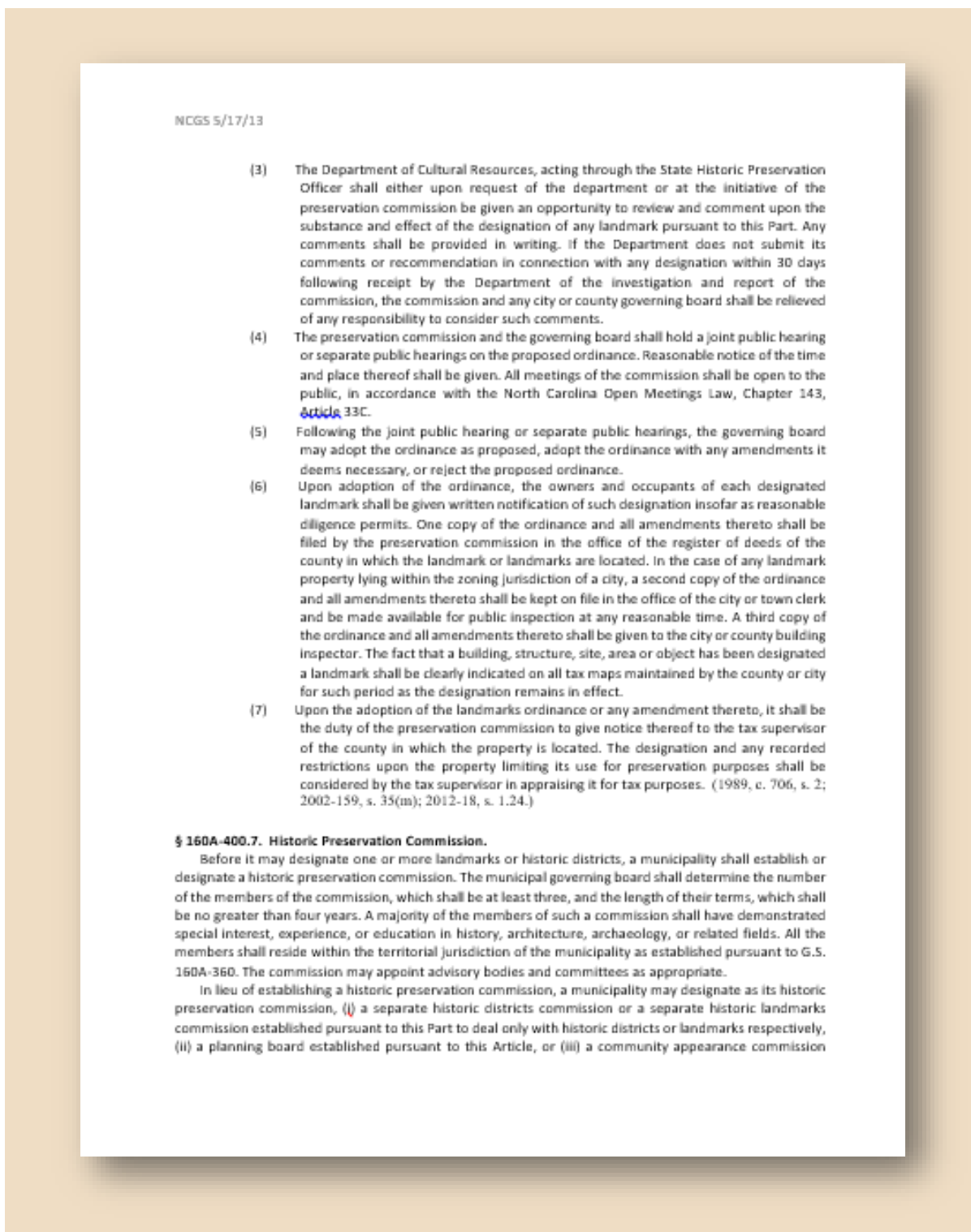




Figure 1 North Carolina Statute for Historic Districts and Landmarks

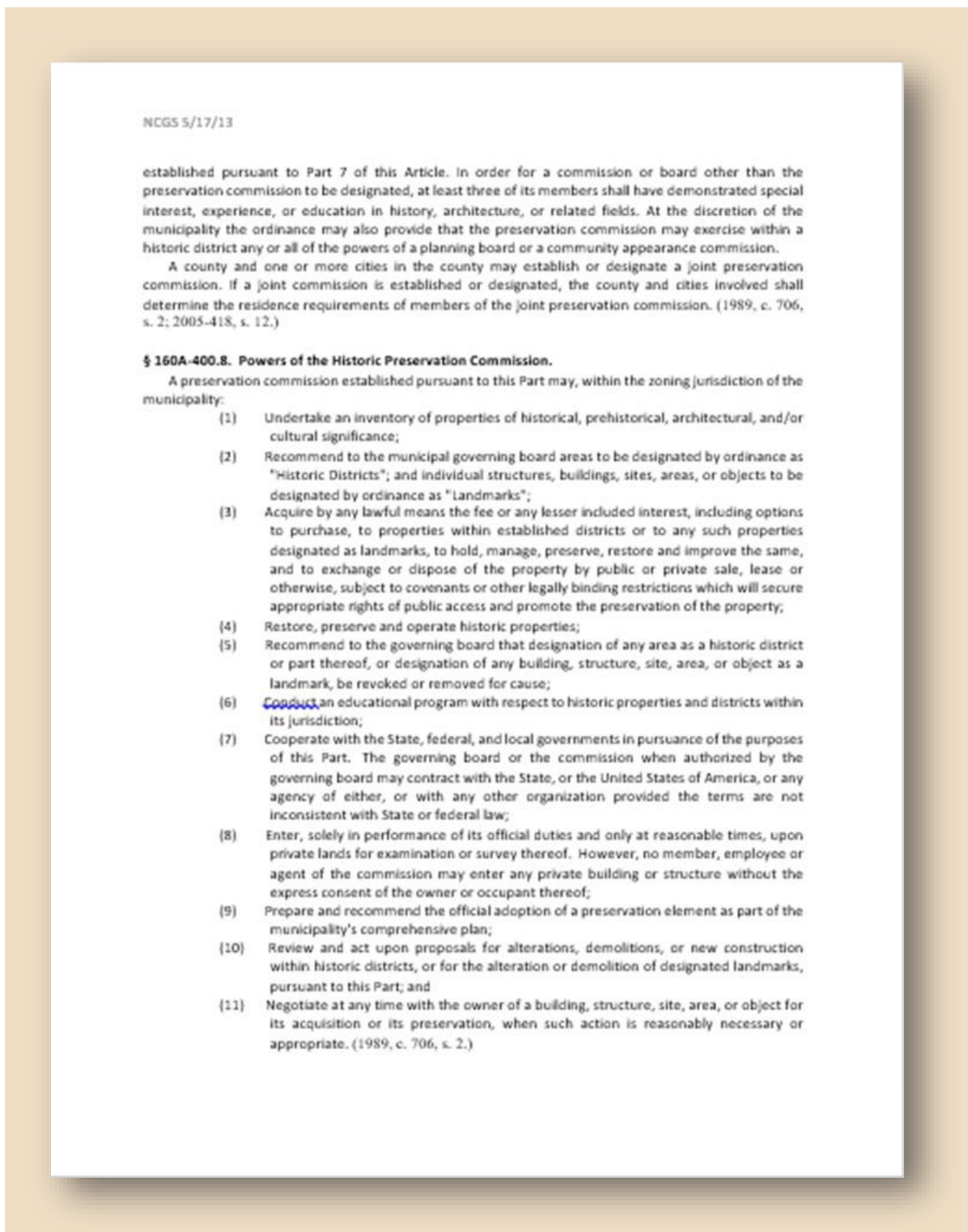




Figure 1 North Carolina Statute for Historic Districts and Landmarks

NCGS 5/17/13

§ 160A-400.9. Certificate of appropriateness required.

(a) From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the preservation commission. The municipality shall require such a certificate to be issued by the commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this Part. A certificate of appropriateness shall be required whether or not a building or other permit is required.

For purposes of this Part, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size, and location of all such signs. Such "exterior features" may, in the discretion of the local governing board, include historic signs, color, and significant landscape, archaeological, and natural features of the area.

Except as provided in (b) below, the commission shall have no jurisdiction over interior arrangement and shall take no action under this section except to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district which would be incongruous with the special character of the landmark or district.

(b) Notwithstanding subsection (a) of this section, jurisdiction of the commission over interior spaces shall be limited to specific interior features of architectural, artistic or historical significance in publicly owned landmarks; and of privately owned historic landmarks for which consent for interior review has been given by the owner. Said consent of an owner for interior review shall bind future owners and/or successors in title, provided such consent has been filed in the office of the register of deeds of the county in which the property is located and indexed according to the name of the owner of the property in the grantee and grantor indexes. The landmark designation shall specify the interior features to be reviewed and the specific nature of the commission's jurisdiction over the interior.

(c) Prior to any action to enforce a landmark or historic district ordinance, the commission shall (i) prepare and adopt rules of procedure, and (ii) prepare and adopt principles and guidelines not inconsistent with this Part for new construction, alterations, additions, moving and demolition. The ordinance may provide, subject to prior adoption by the preservation commission of detailed standards, for the review and approval by an administrative official of applications for a certificate of appropriateness or of minor works as defined by ordinance; provided, however, that no application for a certificate of appropriateness may be denied without formal action by the preservation commission.

Prior to issuance or denial of a certificate of appropriateness the commission shall take such steps as may be reasonably required in the ordinance and/or rules of procedure to inform the owners of any property likely to be materially affected by the application, and shall give the applicant and such owners an opportunity to be heard. In cases where the commission deems it necessary, it may hold a public hearing concerning the application. All meetings of the commission shall be open to the public, in accordance with the North Carolina Open Meetings Law, Chapter 143, [Article 33C](#).

(d) All applications for certificates of appropriateness shall be reviewed and acted upon within a reasonable time, not to exceed 180 days from the date the application for a certificate of appropriateness is filed, as defined by the ordinance or the commission's rules of procedure. As part of its review



Figure 1 North Carolina Statute for Historic Districts and Landmarks

NCGS 5/17/13

procedure, the commission may view the premises and seek the advice of the Division of Archives and History or such other expert advice as it may deem necessary under the circumstances.

(e) An appeal may be taken to the Board of Adjustment from the commission's action in granting or denying any certificate, which appeals (i) may be taken by any aggrieved party, (ii) shall be taken within times prescribed by the preservation commission by general rule, and (iii) shall be in the nature of certiorari. Any appeal from the Board of Adjustment's decision in any such case shall be heard by the superior court of the county in which the municipality is located.

(f) All of the provisions of this Part are hereby made applicable to construction, alteration, moving and demolition by the State of North Carolina, its political subdivisions, agencies and instrumentalities, provided however they shall not apply to interiors of buildings or structures owned by the State of North Carolina. The State and its agencies shall have a right of appeal to the North Carolina Historical Commission or any successor agency assuming its responsibilities under G.S. 121-17(a) from any decision of a local preservation commission. The commission shall render its decision within 30 days from the date that the notice of appeal by the State is received by it. The current edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall be the sole principles and guidelines used in reviewing applications of the State for certificates of appropriateness. The decision of the commission shall be final and binding upon both the State and the preservation commission. (1989, c. 706, s. 2.)

§ 160A-400.10. Conflict with other laws.

Whenever any ordinance adopted pursuant to this Part requires a longer waiting period or imposes other higher standards with respect to a designated historic landmark or district than are established under any other statute, charter provision, or regulation, this Part shall govern. Whenever the provisions of any other statute, charter provision, ordinance or regulation require a longer waiting period or impose other higher standards than are established under this Part, such other statute, charter provision, ordinance or regulation shall govern. (1989, c. 706, s. 2.)

§ 160A-400.11. Remedies.

In case any building, structure, site, area or object designated as a historic landmark or located within a historic district designated pursuant to this Part is about to be demolished whether as the result of deliberate neglect or otherwise, materially altered, remodeled, removed or destroyed, except in compliance with the ordinance or other provisions of this Part, the city or county, the historic preservation commission, or other party aggrieved by such action may institute any appropriate action or proceedings to prevent such unlawful demolition, destruction, material alteration, remodeling or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such building, structure, site, area or object. Such remedies shall be in addition to any others authorized by this Chapter for violation of a municipal ordinance. (1989, c. 706, s. 2.)

§ 160A-400.12. Appropriations.

A city or county governing board is authorized to make appropriations to a historic preservation commission established pursuant to this Part in any amount that it may determine necessary for the expenses of the operation of the commission, and may make available any additional amounts necessary for the acquisition, restoration, preservation, operation, and management of historic buildings, structures, sites, areas or objects designated as historic landmarks or within designated historic districts, or of land on which such buildings or structures are located, or to which they may be removed. (1989, c. 706, s. 2.)



Figure 1 North Carolina Statute for Historic Districts and Landmarks

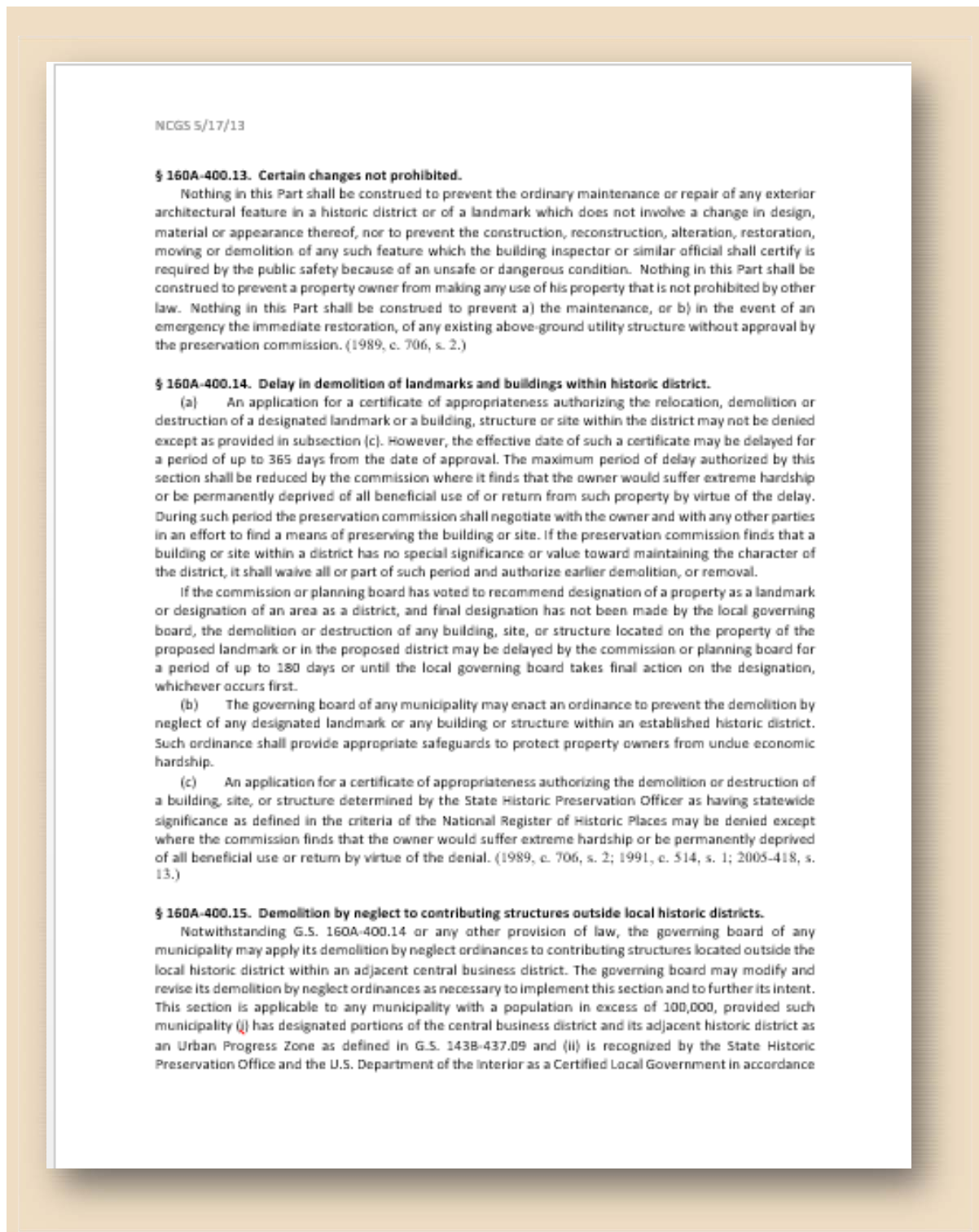




Figure 1 North Carolina Statute for Historic Districts and Landmarks

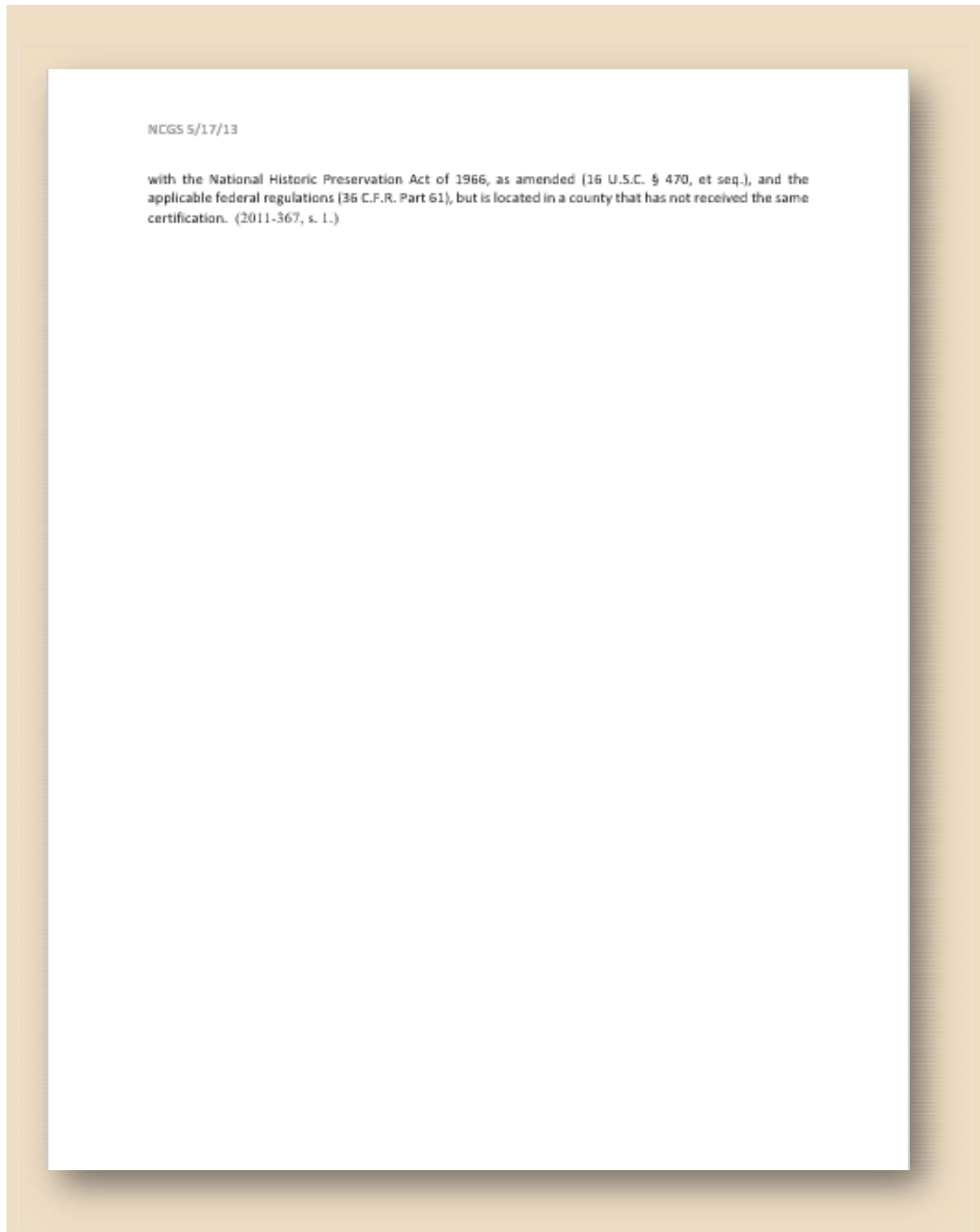




Figure 2 Village of Pinehurst Resolution Creating the Pinehurst Historic District

ORDINANCE #06-22:

AN ORDINANCE AMENDING THE PINEHURST ZONING MAP AS IT PERTAINS TO THE ADOPTION OF A LOCAL HISTORIC DISTRICT OVERLAY IN THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 23rd day of October, 1995, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, public hearings were held at 1:00 p.m. on July 25, August 22 and September 26, 2006 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering adoption of a Local Historic District Overlay at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, a Notice of Public Hearing, including a map of the proposed Local Historic District Overlay, was sent to all property owners within and adjacent to the proposed Local Historic District Overlay, according to Moore County, North Carolina property owner tax data, before Village Council public hearings held on July 25, August 22, and September 26, 2006; and

WHEREAS, the Planning and Zoning Board has recommended that the Local Historic District Overlay be adopted; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interest of the Village of Pinehurst and the extraterritorial jurisdiction that the Local Historic District Overlay be adopted as recommended by the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in Regular Meeting assembled on the 26th day of September, 2006 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by adopting the Local Historic District Overlay as detailed in the attached map entitled "Local Historic District Overlay" and dated September 12, 2006. Said map is attached hereto as Exhibit A and made a part hereof, the same as if included verbatim.

SECTION 2. That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.

SECTION 3. Adopted this 26th day of September, 2006.

(Municipal Seal)



VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: 
Steven J. Smith, Mayor

Ordinance #06-22



Figure 3 Village of Pinehurst Resolution Creating the Historic Preservation Commission

RESOLUTION #06-05:

A RESOLUTION OF THE VILLAGE OF PINEHURST CREATING AN HISTORIC PRESERVATION COMMISSION.

BE IT RESOLVED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in work session assembled on this 14th day of March, 2006, as follows:

SECTION 1. Pursuant to authority contained in Article 19, Chapter 160A of the General Statutes of North Carolina, there is hereby created an Historic Preservation Commission for the Village of Pinehurst, with all the powers and authority granted to said commission in said Article 19.

SECTION 2. Be it further resolved that:

- A. The Village of Pinehurst Historic Preservation Commission shall consist of 7 members, all of whom shall be full-time residents of the Village or the extraterritorial jurisdiction beyond the corporate limits of the Village.
- B. Members shall be appointed by the Village Council. Three (3) members shall be appointed for a term of three years; four members shall be appointed for a term of two (2) years. Terms of the first commission shall begin on March 14, 2006. Thereafter, members shall be appointed for terms of two (2) years or until their successors are appointed and qualified. Vacancies occurring for reasons other than the expiration of terms shall be filled by the Village Council as they occur for the period of the unexpired term. Faithful attendance at most (80%) of the meetings of the Commission is considered a prerequisite for the maintenance of membership.
- C. Members are limited to six (6) years total service. After six (6) years of service, a former member must be off the Commission for one (1) year before being considered for re-appointment.
- D. The Chairman of this Commission shall be appointed by the Village Council.

SECTION 3. The initial members of this Commission shall be:

John Skvarla -Chairman- 3 year term
 Beth Kocher- 3 year term
 Frank Thigpen - 3 year term
 Bettye Marcum- 2 year term
 Mark Parson- 2 year term
 John Root - 2 year term
 Howard Warren- 2 year term

SECTION 4. The Historic Preservation Commission shall have the powers and duties listed in Chapter 4, Section 4.6 of the Pinehurst Development Ordinance adopted May 24, 2005 as amended and the powers conveyed by North Carolina General Statutes 160A-400.7 through 160A-400.14. All votes of said Commission shall carry with a simple majority.

SECTION 5. The Village Clerk or such other person as the Council may designate shall keep a record of the proceedings and attendance of members. The Commission shall hold at least one (1) meeting monthly, and all meetings shall comply with Chapter 143, Section 318 of the General Statutes of North Carolina having to do with open meetings.



Figure 3 Village of Pinehurst Resolution Creating the Historic Preservation Commission

SECTION 6. All members of the Historic Preservation Commission shall serve without compensation.

Adopted this 14th day of March, 2006.

(Municipal Seal)



VILLAGE OF PINEHURST
VILLAGE COUNCIL

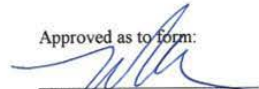
By:


Steven J. Smith, Mayor

Attest:


Linda S. Brown, Village Clerk

Approved as to form:


Michael J. Newman, Village Attorney



APPENDIX J RESOURCES

- Figure 1 The Secretary of the Interior's Standards for Rehabilitation
- Figure 2 Resources for Technical Information from the National Park Service
- Figure 3 Preservation Briefs from the National Park Service
- Figure 4 Tax Credits



Figure 1 The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

Standard 3. Each Property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Figure 2 Resources for Technical Information from the National Park Service

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

At the National Park Service web site above, this landing page offers guidance via a series of Preservation Brief on preserving, rehabilitation and restoring historic buildings. These NPS publications help historic building owners recognize and resolve common problems prior to undertaking work.

Technical Preservation Services

National Park Service
U.S. Department of the Interior

[About](#) [The Standards](#) [Tax Incentives](#) [How To Preserve](#) [Sustainability](#) [Historic Surplus Property](#) [Education & Training](#) [Hot Topics](#)

Home > How to Preserve > Preservation Briefs

Preservation Briefs

Preservation Briefs provide guidance on **preserving, rehabilitating, and restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to **Historic Preservation Tax Incentives Program** applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see **Printed Publications**.

- Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
- Repointing Mortar Joints** in Historic Masonry Buildings
- Improving Energy Efficiency** in Historic Buildings
- Roofing** for Historic Buildings
- The Preservation of Historic **Adobe Buildings**
- Dangers of Abrasive Cleaning** to Historic Buildings
- The Preservation of Historic Glazed Architectural Terra-Cotta**
- Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- The Repair of Historic **Wooden Windows**
- Exterior **Paint Problems** on Historic Woodwork
- Rehabilitating Historic **Storefronts**
- Historic Pigmented **Structural Glass**
- The Preservation of Historic **Signs**
- The Preservation and Repair of Historic **Log Buildings**
- The Maintenance and Repair of Architectural **Cast Iron**
- Painting** Historic Interiors
- The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
- The Preservation and Repair of Historic **Clay Tile Roofs**
- Mothballing** Historic Buildings
- Making Historic Properties **Accessible**
- The Preservation and Repair of Historic **Stained and Leaded Glass**
- Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
- Understanding Old Buildings: The Process of **Architectural Investigation**
- Protecting **Cultural Landscapes**: Planning, Treatment and



Figure 3 Preservation Briefs from the National Park Service

<https://www.nps.gov/tps/education/free-pubs.htm>

At the National Park Service web site above, this landing page offers a broad range of program and technical information free of charge. In addition to the publications listed below, single copies of individual Preservation Briefs may be requested.

Technical Preservation Services

National Park Service
U.S. Department of the Interior

[About](#) [The Standards](#) [Tax Incentives](#) [How To Preserve](#) [Sustainability](#) [Historic Surplus Property](#) [Education & Training](#) [Hot Topics](#)

Home > Education and Training > Printed Publications > Free Publications

Printed Publications

Technical Preservation Services publishes state-of-the-art information about caring for historic buildings.

[Publications for Sale](#)

Free Publications

[Co-Published Materials](#)

FREE Publications

Technical Preservation Services offers a broad range of program and technical information free of charge.

In addition to the publications listed below, single copies of individual Preservation Briefs may be requested. You may request up to a total of FIVE publications free of charge by sending an e-mail to NPS_TPS@nps.gov with your mailing address and a list of the requested materials.

Please note that we mail publications ONLY to U. S. states and territories.

Links below are to PDF versions of these publications. Use "Save as..." to download.

Historic Preservation Tax Incentives

Historic Preservation Tax Incentives. Michael Auer. 2012.

Easements to Protect Historic Properties: A Useful Historic Preservation Tool with Potential Tax Benefits. Charles Fisher. 2010.

Introduction to Federal Tax Credits for Rehabilitating Historic Buildings—Barns. Elizabeth A. Creveling. 2007.

Introduction to Federal Tax Credits for Rehabilitating Historic Buildings—Rowhouses. Jennifer C. Parker. 2007.

Introduction to Federal Tax Credits for Rehabilitating Historic Buildings—Main Street Commercial Buildings. Daniel Bruechert. 2007.

Introduction to Federal Tax Credits for Rehabilitating Historic Buildings—Wood Frame Buildings. Jennifer C. Parker. 2007.



Figure 4 Tax Credits

Federal and State Historic Preservation Tax Credits

SPECIAL NOTICE: NEW STATE HISTORIC PRESERVATION TAX CREDITS BECAME EFFECTIVE JANUARY 1, 2016

COMMERCIAL TAX CREDIT FACT SHEET (See [this information sheet for new changes](#) in state credits for commercial properties beginning January 2016)

Income tax incentives for the rehabilitation of historic structures are important tools for historic preservation and economic development in North Carolina. A federal income tax credit for the rehabilitation of historic structures first appeared in 1976 and today consists of a 20% credit for the qualifying rehabilitation of income-producing historic properties. Beginning in January 2016, new North Carolina historic preservation tax credits took effect that provide credits for both income-producing and non-income producing historic properties. Since 1976, over 3,100 completed "certified rehabilitation" projects have been reviewed by the N.C. State Historic Preservation Office, representing almost two billion dollars of investment in historic properties. The spinoff from all this activity includes job creation, downtown and neighborhood revitalization, improved community appearance, and greater community pride. Historic preservation is smart growth, and smart investment.

NC Historic Preservation Tax Credits

Effective January 1, 2016, sunsets January 1, 2020.

The Basics

INCOME PRODUCING PROPERTIES- Piggybacks onto the Federal credit.

Regular historic credits and enhanced Mill credits combined.

Tiered base credit ~ 15% up to \$10 million of QREs, 10% from \$10 million to \$20 million, no credit above \$20 million.

Bonus credits - 5% Development Tier Bonus for projects in Tier 1 or 2 county. 5% Targeted Investment - manufacturing or agricultural related at least 65% vacant for two years preceding eligibility certification.

Maximum credit \$4,500,000, based on a \$20 million project of a vacant mill in distressed county.

Mandatory five year carryforward eliminated. Credit may be taken in year structure placed in service and carried forward for nine years.

Eligibility certification for projects certified under the previous Mill program expire January 1, 2023. Fee schedule to be determined, no greater than 1% of QREs.

NON-INCOME PRODUCING PROPERTIES- Homeowner credits.

Property must be National Register listed or be contributing to a NR listed Historic District. Properties that contributed to the Pinehurst National Historic Landmark are eligible. Contact the Village Planner at 910-295-1900 to view a list of NHI contributing properties.

Credit 15% of eligible rehabilitation expenses.

Project threshold reduced to \$10,000 of rehabilitation expenses.

Project cap limits eligible rehabilitation expenses to \$150,000 - maximum credit is \$22,500.

Eligible rehabilitation expenses must be incurred within any 24 month period.

Mandatory five year carryforward eliminated. Credit may be taken in year structure placed in service and carried forward for nine years.

Credits may be transferred with property so long as transfer of property occurs before it is placed in service.

Taxpayer is allowed to claim credits for a rehabilitation once every five years.

Fee schedule to be determined, no greater than 1% of rehabilitation expenses.

The [Restoration Services Branch](#) of the State Historic Preservation Office reviews and provides technical assistance to all preservation tax credit projects, both state and federal. For copies of tax credit applications and instructions, contact either Tim Simmons (tim.simmons@ncdcr.gov), 919-807-6565, or David Christensen (david.christensen@ncdcr.gov), 919-807-6574, and provide your name, address, and name and location of your project.

NC The NEW NC Historic Preservation Tax Credits

The Basics

INCOME PRODUCING - Continues to piggyback onto the Federal credit.

- Former regular historic credits and enhanced Mill credits combined.
- Tiered base credit - 15% up to \$10 million of QREs, 10% from \$10 million to \$20 million, no credit above \$20 million.
- Bonus credits - 5% Development Tier Bonus for projects in Tier 1 or 2 county. 5% Targeted Investment - manufacturing or agricultural related at least 65% vacant for two years preceding eligibility certification.
- Maximum credit \$4,500,000, based on a \$20 million project of a vacant mill in distressed county.
- Mandatory five year carryforward eliminated. Credit may be taken in year structure placed in service and carried forward for nine years.
- New credit effective January 1, 2016, sunsets January 1, 2020.
- Eligibility certification for projects certified under the previous Mill program expire January 1, 2023.
- Fee schedule to be determined, no greater than 1% of QREs.

NON-INCOME PRODUCING - Homeowner credits.

- Property must be National Register listed or be contributing to a NR listed Historic District.
- Credit 15% of eligible rehabilitation expenses.
- Project threshold reduced to \$10,000 of rehabilitation expenses.
- Project cap limits eligible rehabilitation expenses to \$150,000 - maximum credit is \$22,500.
- Eligible rehabilitation expenses must be incurred within any 24 month period.
- Mandatory five year carryforward eliminated. Credit may be taken in year structure placed in service and carried forward for nine years.
- Credits may be transferred with property so long as transfer of property occurs before it is placed in service.
- Taxpayer is allowed to claim credits for a rehabilitation once every five years.
- New credit effective January 1, 2016, sunsets January 1, 2020.
- Fee schedule to be determined, no greater than 1% of rehabilitation expenses.

NCSPFO - 10/7/15



APPENDIX K GLOSSARY

Words contained in this Appendix are those having an applied meaning and relative to the purpose of these Guidelines.

Words not listed in this chapter are defined by reference to:

- The latest edition of the *State of North Carolina Building Code*, or if not defined therein,
- The latest edition of Webster's *New International Dictionary*, unabridged.

A

ACCESSORY BUILDING: A building that is located on the same parcel of property as the primary or principal structure and the use of which is incidental to the use of the primary structure. Examples of common accessory buildings include, but are not limited to, carports, carriage houses, garages, storage sheds, cabanas, and pergolas.

ACCESSORY STRUCTURE: Any structure not roofed over and enclosed that is not considered an accessory building, which is incidental to that of the main building. Examples of accessory structures include, but are not limited to, fences, decks, gazebos, arbors, retaining walls, barbeque pits, detached chimneys, tree houses, playground equipment, yard sculpture, etc.

ADDITION (to an existing building): An extension or increase in the floor area or height of an existing structure, including porches and other additions that change the volume, area or building footprint. Additions share a contiguous wall or floor with the existing structure.

AFTER-THE-FACT APPROVAL: Application for approval of work that has already been completed. After-the-fact cases require HPC approval.

ALUMINUM SIDING: Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and 1960s.

APPROPRIATE: Suitable for, or compatible with, a property, based on accepted standards of historic restoration. The appropriateness of a design for new construction is based on its compatibility with nearby properties and with the architectural character of the Historic Districts.

ARCH: A curved and sometimes pointed structural member used to span an opening. A rounded arch represents classical or Romanesque influence whereas a pointed arch generally denotes Gothic influence.

ASBESTOS SIDING: A dense, rigid board containing a high proportion of asbestos fibers bonded with Portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied in large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

ASPHALT SHINGLE/SIDING: A shingle or siding manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather. Asbestos siding sometimes displays designs seeking to imitate brick or stone.

ATM: Self-service machines used by banking customers for financial institutions, including deposits, withdrawals, and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

AWNINGS: An architectural projection that provides weather protection, identity and/or decoration, and is wholly supported by the building to which it is attached, and is comprised of a lightweight, rigid, or retractable skeleton over which an approved cover is attached.

B

BALUSTRADE: A series of balusters or uprights connected on top by a handrail and sometimes on the bottom by a bottom rail to provide an ornamental and protective barrier along the edge of a stair, roof, balcony, or porch.

BAY: A window or windows built to project outward from an exterior wall. A bay can also refer to an opening or division along the face of a structure. For example, a wall with a door and two windows is three bays wide.



BOARD AND BATTEN: Closely applied vertical boards, the joints of which are covered by vertical narrow wooden strips; usually found on Gothic Revival-style buildings.

BOLLARD: A sturdy, short, vertical post. Although it originally described a post on a ship or quay used principally for mooring boats, the word is now used to describe posts installed to control road traffic and posts designed to prevent ram raiding and car ramming attacks.

BOND: A brick masonry pattern. Masonry bond is essential to brickwork when wire reinforcement is not used.

BRACKET: A projecting support member found under eaves or other overhangs; it may be plain or decorated. Brackets were used extensively in Victorian architecture and gave rise to a style known as Bracketed Victorian.

BRICK VENEER: An outer covering, usually for a wooden frame building, consisting of a single layer of brick attached to the load-bearing walls with ties.

BULKHEAD (as pertains to storefronts): The area below the display windows on the front façade of a commercial storefront.

C

CANOPY TREE: A large tree whose total height and spread at maturity is greater than thirty (30) feet. Species native to the Sandhills of North Carolina include maple, hickory, holly, sweet gum, magnolia, and pine trees.

CEMENTITIOUS BOARD: A material composed of cement, sand, and cellulose fiber; first introduced in the early 20th century as a substitute for slate. Today cementitious board has a variety of uses including exterior siding and roofing.

CERTIFICATE OF APPROPRIATENESS: A document allowing a property owner to proceed with a proposed alteration, demolition, or new construction of a property in a designated area or site, following the determination of the proposal's suitability according to the Design Guidelines.

CHARACTER-DEFINING: A feature or element of a structure that is essential to its architectural or historical significance. Character-defining elements include the overall shape of the structure, its materials, craftsmanship, and decorative details, as

materials, craftsmanship, and decorative details, as well as the various aspects of its site and environment. Examples of features that could be considered character-defining include openings, roofs and related features, projections (porch, balcony, and chimneys), trim, and windows.

CLAPBOARD: Horizontal wooden boards, tapered at the upper end and laid so as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than six (6) inches wide. Clapboard was a common outer face of 19th and early 20th century buildings.

COLONIAL REVIVAL: A style popular in the late 19th and early 20th centuries. The style features a rectangular house shape with a gable roof and overhanging second story; a symmetrically balanced front façade with an accented front entry, often framed by a portico and pediment; and multi-pane, double-hung windows with shutters. Siding is typically clapboard or brick.

COLUMN: A vertical shaft or pillar that supports or appears to support a construction above. In classical architecture, the column has three (3) parts: base, shaft, and capital.

COMPATIBILITY: The state of being harmonious or agreeable when integrated with other elements in a structure or environment.

CONGRUITY: The quality or fact of being in agreement with. As used in the Guidelines, the term refers to a project that corresponds to the historic character of a structure, immediate streetscape, and the Historic District. A design that is appropriate and harmonious to the existing environment.

CONTEXT: The overall relationship of the building to its surroundings.

CORNICE: An ornamental molding, usually of wood or plaster, running around the walls of a room just below the ceiling; the molding forming the top member of a door or window frame; or the exterior trim of a structure at the meeting of the roof and the wall. In classical architecture, the upper projecting section of an entablature.

COTTAGE STYLE: The style of a small, quaint house, historically found in rural or semi-rural locations. Characteristics include a sloping, uneven roof with



with steep gables; prominent brick or stone chimneys; small dormer windows and casement windows small panes; and clapboard, brick, stone or stucco siding.

CRAFTSMAN BUNGALOW STYLE: An early 20th Century style that grew out of the arts and crafts movement of the 19th century. The basic characteristics are long, low profiles; overhanging bracketed eaves; wide, engaged porches with square, squat brick piers supporting wood posts; gabled dormers and four-over-one or six-over-one sash windows. Siding is typically brick, stone, or stucco.

CRESTING: Ornamental ironwork used to embellish the ridge of a gable or the upper cornice of a mansard roof.

CUPOLA: A small structure built on top of a roof or building to complete a design and to provide a source of light and a means of ventilation. The structure can be square or spherical in shape with a mansard or conical roof.

D

DECK: An uncovered porch, usually at the rear of a building; popular in modern residential design.

DEMOLITION: The razing or destruction, whether entirely or in significant part, of the exterior of a building, structure, or site. Demolition includes the removal of a building or structure from its site or the removal, stripping, concealing, or the destruction of the façade or any significant exterior architectural features which are integral to the character of the resource, for whatever purpose, including new construction or reconstruction.

DORMER: A structure projecting from a sloping roof usually housing a window (or windows) or a ventilating louver.

E

EAVE: The lower edge of a roof extending beyond the exterior wall.

ELEVATION: A scaled drawing that illustrates the view of a side of a building.

ENTABLATURE: In classical architecture, the horizontal members immediately above the column capitals; divided into three major parts or layers: architrave (bottom), frieze (middle), and cornice (top).

F

FAÇADE: The exterior face of a building.

FEDERAL REVIVAL STYLE: A revival of the architectural style popular from the Revolution through the early 19th century. The style is characterized by a hipped roof with prominent end chimneys; fanlights and side lights framing the front door; and six-on-six or twelve-on-twelve windows with shutters. Buildings are of brick or wood construction.

FENESTRATION: The arrangement of windows and doors and their openings in a building.

FINIAL: A formal ornament at the top of a canopy, gable, pinnacle, street light, etc.

FRANCHISE ARCHITECTURE: A building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature.

FRONT YARD: A yard across the full width of the lot, extending from the farthest projection of the structure including, but not limited to, steps, eaves, porches, terraces or patios (excluding, however, steps and overhangs permitted to project into the front yard) to the front property and/or right-of-way line.

G

GABLE: The vertical triangular portion of the end of a building having a double sloping roof, from the level of the cornice or eaves to the ridge of the roof.

GAMBREL ROOF: A gable roof with two slopes of different pitch on either side of the ridge. The slopes that meet at the ridge have a shallower pitch.

GEORGIAN REVIVAL STYLE: A revival of the prevailing 18th century style in Great Britain and the Colonies. The characteristics are a square symmetrical shape with paired chimneys; a centered front door framed by a decorative crown and pilasters; and nine-on-nine or twelve-on-twelve windows. Siding is typically brick.

HIPPED ROOF: A roof that slopes upward from all four sides of the building, requiring a hip at each corner.



H

HIPPED ROOF: A roof that slopes upward from all four sides of the building, requiring a hip at each corner.

HUMAN SCALE: A combination of qualities in architecture or the landscape that provides an appropriate relationship to human size, enhancing rather than diminishing the importance of people.

L

LIGHT: A pane of glass.

LINTEL: A beam of wood or stone that spans an opening; in masonry construction it frequently supports the masonry above the opening.

M

MANSARD ROOF: A roof with two slopes on all four sides, the lower one being much steeper than the upper.

MANUFACTURED STONE: A contemporary manufactured material that resembles stone and is uniform in color and substance throughout the block.

MASS: The volume or physical bulk of a building, as defined by its length, width, and height. Mass also refers to the size and shape of a structure relative to others in the immediate proximity.

MEETING RAIL: A horizontal divider between the upper and lower sashes of a double hung window.

MOLDING: A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around windows, doors and other openings.

MULLION: A vertical member dividing a window area, such as two casements, and forming a part of a window frame.

MUNTIN: A divider in a window. Muntins fix the lights of a window into position and determine the number of sidelights.

MUTED COLOR: A color that has tinted, subdued shades and is not bright or reflective. Muted colors are less intense in hue and often lighter in value.

N

NEIGHBORHOOD: An area of a community with characteristics that distinguish it from other areas and may be identified by distinct aesthetic, architectural, landscape, or historic characteristics.

O

OFF-STREET PARKING SPACE: A space which is designated for parking or temporary storage of one automobile, and is located outside of the dedicated street right-of-way.

ORIGINAL: A term designating a structure, including its elements, features, and details, at the time it was constructed. In fact, very few buildings in the Pinehurst Historic Districts are original. As the term is used in the Guidelines, it refers to features of a building that have been in place for a significant period of time.

P

PEDIMENT: A triangular gable bounded on all sides by a continuous cornice. This form is characteristic of classical architecture.

PILASTER: A flat or half-round decorative member applied to a wall suggesting a column; sometimes called an engaged column.

PORTICO: A small entrance porch or covered walk consisting of a roof supported by open columns.

PRIMARY STRUCTURE: The main structure on a lot in which the principal use of that lot is conducted, i.e. a residence if the property is residential.

PROPORTION: A harmonious relationship between structures or parts of structures with respect to comparative size, quantity, or degree. An effect of harmony and balance is achieved when the architectural elements of a structure are in proportion to each other and to the structure as a whole.

Q

QUEEN ANNE/VICTORIAN STYLE: One of a variety of eclectic styles introduced into British and American architecture during the reign of Queen Victoria (1837-1901). The characteristics of the Queen Anne style include a steep gable or hipped roof with dormers; a rambling asymmetrical silhouette often with turrets, towers, balconies, and verandas; and decorative accents on gable ends, eaves and overhangs. Windows are often



accented with stained glass. Siding can be mixed in a single structure.

QUOIN: Ornamental blocks of wood, stone, brick, or stucco placed at the corners of a building and projecting slightly from the front of the façade.

R

RIDGE: The horizontal line of meeting of the upper slopes of a roof.

RIGHT-OF-WAY: An area owned or maintained by the Village, the State of North Carolina, a public utility, a railroad, or a private concern for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, pedestrian walkways, utilities, or railroads.

S

SASH: Any framework of a window; it may be movable or fixed; it may slide in a vertical plane (as in a double-hung window) or may pivot (as in a casement window).

SCALE: The relationship of a building to those around it.

SETBACK: The minimum distance from the property line to the farthest projection of the exterior face of buildings, walls, or any other form of construction (i.e. decks, landings, terraces, porches, and patio on grade). Setbacks for buildings within a block or neighborhood should be consistent to maintain the character of the neighborhood.

SHEET METAL: A flat rolled-metal product, rectangular in cross-section and form; when used as a roofing material, usually terne- or zinc-plated.

SHUTTER DOG: A tie-back used to keep shutters in an open position.

SIDE YARD: An open space on the same lot with a building (steps, eaves, and uncovered porches, terraces, and patios are considered part of the main building), and the side line of the lot extending through from the front building line to the rear yard or to the rear line of the lot, where no rear yard is required.

SMALL CELL WIRELESS: "Small cells" is an overarching term for low-powered radio access nodes that help provide service to both indoor and outdoor

areas. These nodes can work in either

licensed or unlicensed spectrum, and have a range between 10 meters and two kilometers.

SOFFITT: The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

STREETSCAPE: The distinguishing character of a particular street within a pedestrian's view as created by the dimensions and materials of the road and walkways, the design of street furniture, the setback, spacing, and scale of structures, their architectural features and materials, and the presence of vegetation (especially trees) along the curb or sidewalk.

STRING COURSE: A decorative horizontal band on the exterior wall of a building. Such a band, either plain or molded, is usually formed of brick or stone.

STUCCO: An exterior finish, usually textured, composed of Portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than Portland cement. **SURROUND:** The border or casing of a window or door opening, sometimes molded.

T

TERRA COTTA: Hard unglazed fired clay, used for ornamental work and roof and floor tile; also fabricated with a decorative glaze and used as a surface finish for buildings in the Art Deco style.

TERNE: An alloy coating that was historically made of lead and tin used to cover steel, in the ratio of 20% tin and 80% lead. Until the year 2012, lead had been replaced with the metal zinc and was used in the ratio of 50% tin and 50% zinc.

TEXTURE: The physical material and architectural features and details of a building that create character; also the fabric of a building, structure, or town, connoting an interweaving of component parts.

TRANSOM: A glazed panel above a door or a storefront, sometimes hinged to be opened for ventilation at ceiling level.

V

VILLAGE CENTER: The original commercial center of Pinehurst.

VINYL CLAD/ALUMINUM CLAD: The exterior cladding of wooden window frames and sashes and of



wooden doors with factory- finished vinyl or aluminum.

VINYL SIDING: Sheets of thermal, plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard, posts, or rails.

W

WATER TABLE: The plain or molded ledge or projection of an exterior wood wall, usually at the first floor level, that protects the foundation from rain running down the wall of a building. In masonry buildings, the water table refers to the belt course that differentiates the foundation from the exterior wall



**DISCUSS THE RECOMMENDATION TO SPLIT THE PINEHURST
HISTORIC DISTRICT
ADDITIONAL AGENDA DETAILS:**

FROM:

Alex Cameron

CC:

Will Deaton

DATE OF MEMO:

4/26/2018

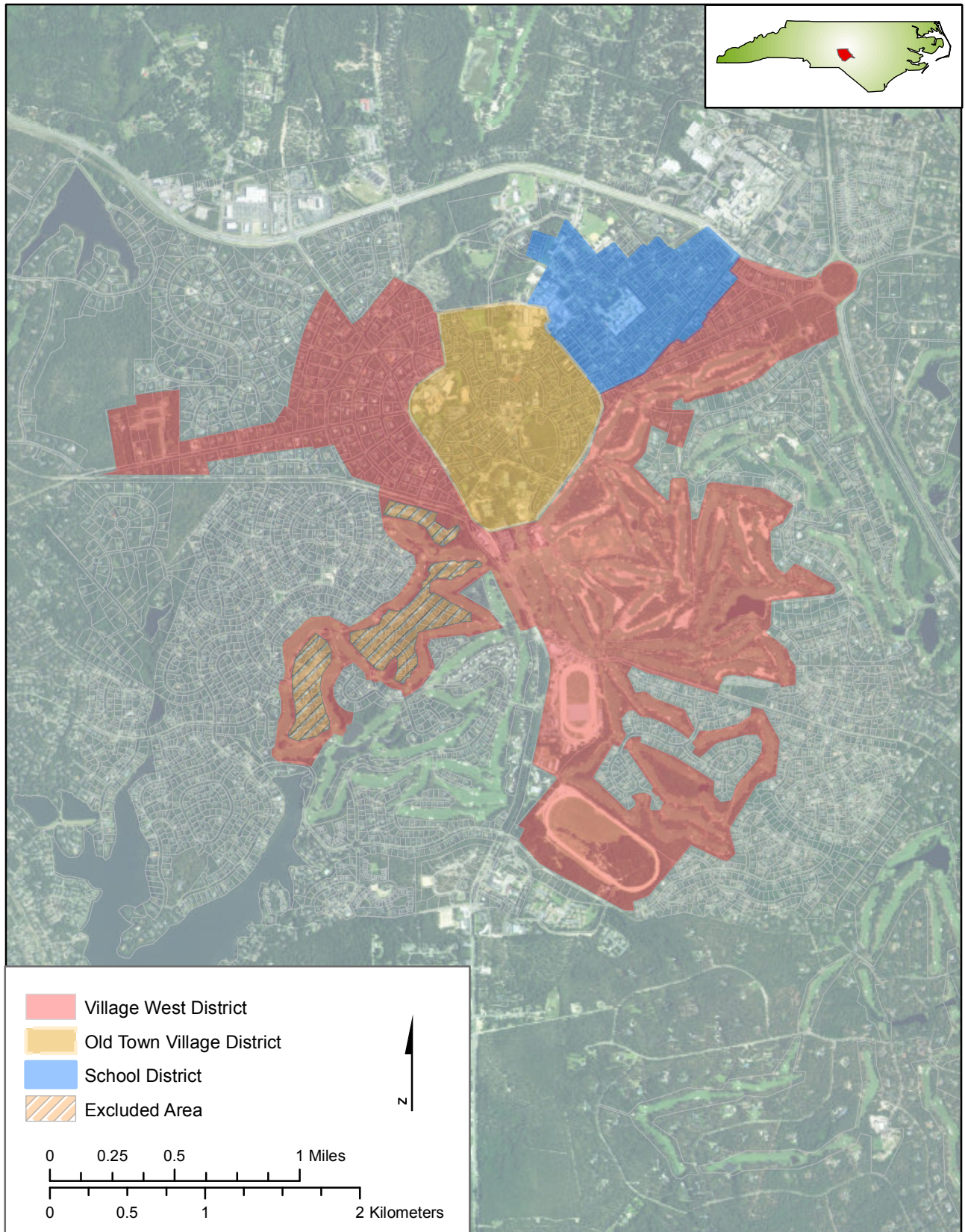
MEMO DETAILS:

This agenda item is to discuss the recommendation to split the existing Pinehurst Local Historic District into three separate districts. This recommendation is based on the Pinehurst Local Historic District Boundary Amendment Report prepared by New South Associates, a consulting firm the Village engaged after the Council directed HPC to investigate splitting the district in June 2017.

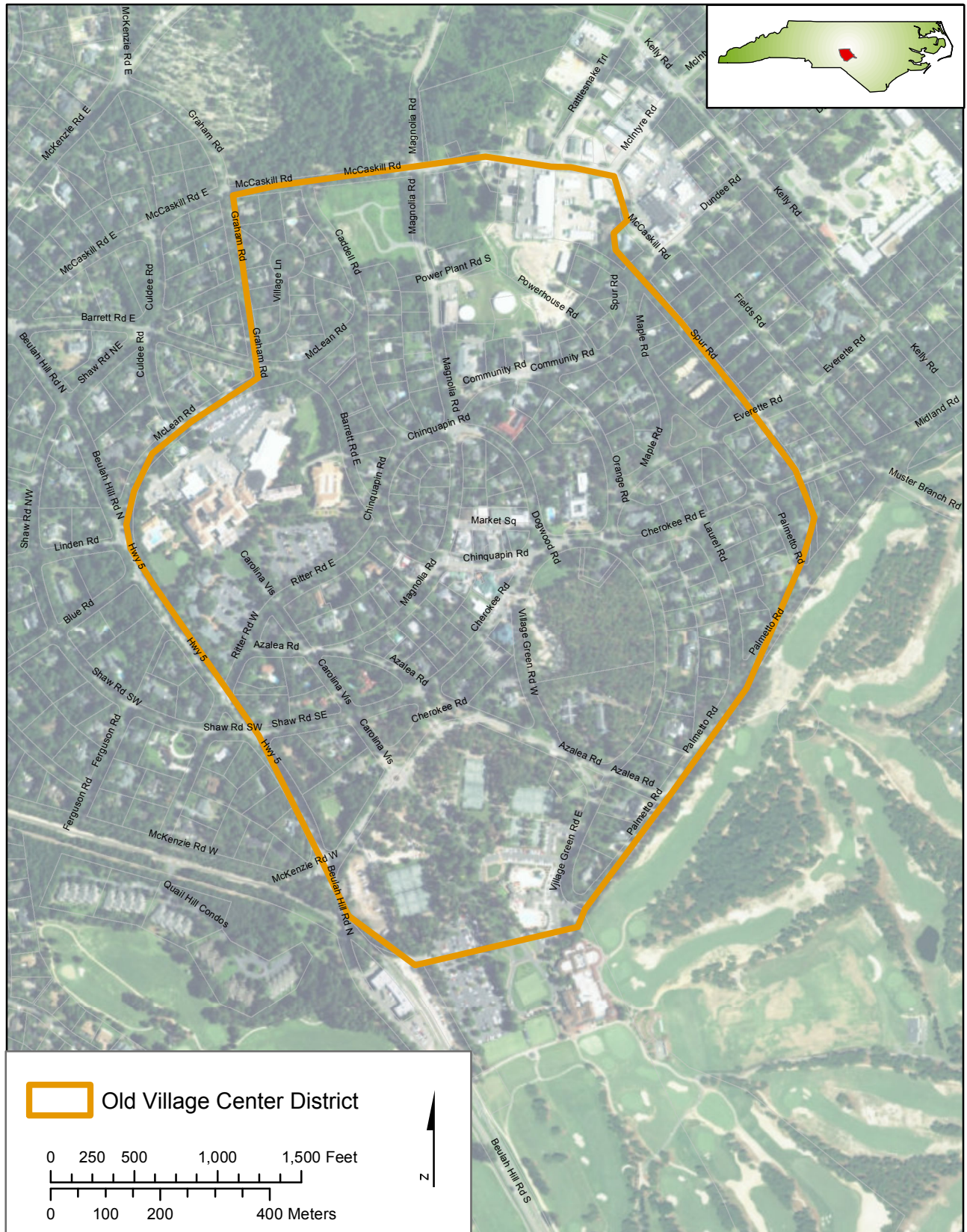
ATTACHMENTS:

Description

- ☐ Map of All Three Proposed Districts
- ☐ Old Village Center District Map
- ☐ School District Map
- ☐ Village West District Map



Source: ESRI Resource Data



Source: ESRI Resource Data



Source: ESRI Resource Data