HISTORIC PRESERVATION COMMISSION
MARCH 24, 2022
ASSEMBLY HALL

PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

A. 02-24-2022 Regular Meeting Minutes

III. Public Hearing

A. COA-2022-00039 (15 FIELDS RD) CONTINUATION

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family dwelling at 15 Fields Rd. The construction will consist of a single story, 3,276 square foot dwelling located at the corner of Fields and Cherokee Rds. The property is identified as Moore County PID Number 00029479. The property owner is Joseph Patrick Iverson and applicant is James Secky.

B. COA-2022-00063 (70 CAROLINA VISTA)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 70 Carolina Vista. The modifications will consist of an addition to the primary dwelling, a new garage with living quarters, a covered breezeway, and an in-ground swimming pool with required pool fencing. The property is identified as Moore County PID Number 00016488. The property owners and the applicants are Kirk and Victoria Adkins.

C. COA-2022-00072 (3 CAROLINA VISTA - USGA)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00052 at 3 Carolina Vista (USGA Golf House Pinehurst). The modifications will consist of revisions to the tree impact plan, changes to door / window / louver locations, and changes to exterior material selections. The property is identified as Moore County PID Numbers 00025800 and 00024972. The property owner is U.S. Golf Association and applicant is Clearscapes Architecture + Art.

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

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00051 at 30 Medlin Rd. The modifications will consist of a change to the driveway, changes to the front door and windows, and changes to the mutton bars on windows. The property is identified as Moore County PID Number 00023802. The property owners are William M. and Nelda C. Huffstetler, and the applicant is Step One Design.

E. COA-2022-00074 (30 McDONALD RD W)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 30 McDonald

Rd W. The modifications will consist of an addition to the primary dwelling, replacement of the roof, painting of the exterior, and refurbishment of the existing windows. The property is identified as Moore County PID Number 00018847. The property owners are John Roger Gerold and Elise Anne Bryie, and the applicant is Todd Wilson of Blue Fin Construction Services, LLC.

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

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

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's Issued 02/18/2022 - 03/15/2022

V. Next Meeting Date

A. 04-28-2022 Regular Meeting

VI. 2022 Volunteer Luncheon Group Photo

VII. 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.

02-24-2022 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/8/2022

MEMO DETAILS:
Attached is a draft copy of the 02-24-2022 Regular Meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	02-24-2022 Regular Meeting Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 24TH, 2022
ASSEMBLY HALL, COUNCIL CONFERENCE ROOM, AND ZOOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair		Alex Cameron, Planning Supervisor
Tom Schroeder, Vice-Chair		Shannon Konstantinou, Clerk to the Board
Anne Lucey		
Richard Vincent		
John Taylor		
David Herring		
Terry Lurtz		

Approximately 15 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:03 PM.

Mr. Von Salzen briefly recessed the Regular Meeting to relocate from Assembly Hall to the Council Conference Room of Village Hall due to audio and visual equipment malfunctions in Assembly Hall, and explained the purpose of this meeting for the Historic Preservation Commission.

II. Approval of Minutes

A. 01-27-2022 Special Meeting Minutes

Mr. Taylor moved to approve the minutes of the January 27, 2022 Special Meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0.

B. 01-27-2022 Regular Meeting Minutes

Mr. Taylor moved to approve the minutes of the January 27, 2022 Regular Meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0.

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Vincent. Approved by a vote of 7-0.

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III. Public Hearing

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

All Commission members stated they had visited all sites and did not have any ex parte communication apart from Mr. Taylor. Mr. Taylor stated he did have non-substantive ex-parte communication with the Owner of 65 Carolina Vista in order to visit the back yard of the property.

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

A. COA-2022-00037 (25 DOGWOOD RD.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 25 Dogwood Rd. Modifications include the replacement of existing siding and roofing, and to replace garage door with entry door and window. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, Inc.

Mr. Wayne Haddock and Ms. Courtney Emch, both of Pinehurst Homes, Inc., were sworn into the public hearing.

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

The Commission, Mr. Haddock, Ms. Emch, and Mr. Cameron discussed the proposed alterations to and renovation of the garage structure, and the materials proposed to be used.

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

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00037) and find the proposed Major Work at 25 Dogwood Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 7-0.

B. COA-2022-00038 (75 DUNDEE RD.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 75 Dundee Rd. Modifications include the removal of one entrance door, addition of a window, partial removal of a deck, removal of a cement flower bed / set of stairs / walkway, and minor landscaping. The property is identified as Moore County PID Number 00019613. The property owner and applicant is Kristina Zeidler.

Ms. Kristina Zeidler was sworn into the public hearing.

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

The Commission, Ms. Zeidler, and Mr. Cameron discussed the proposed alterations to the exterior of the property, Ms. Zeidler's intentions behind seeking approval for the proposed alterations, the size of existing shutters versus the size of proposed new shutters (it was determined, although the size of the existing shutters does not comply with the Standards, the new shutters matching the existing shutters in size makes the new shutters consistent), the historic orientation of the property's front entrance, and the removal of the deck sections as listed in the application.

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

Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00038) and find the proposed Major Work at 75 Dundee Rd. is not consistent with Historic District Standards (due to shutter dimensions not meeting the dimensions set out in the Standards, however, are consistent with existing windows and shutters) but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

C. COA-2022-00040 (15 BEULAH HILL RD.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00100 at 15 Beulah Hill Rd. Modifications include changes to the placement of a back addition, changes to the location and number of windows on the back addition, and the addition of a small garage door to the front addition. The property is identified as Moore County PID Number 855212857072. The property owners are Craig & Margaret Ellis, TTEE and applicant is MegAnn Ellis.

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Ms. MegAnn Ellis was sworn into the public hearing.

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

The Commission, Ms. Ellis, and Mr. Cameron discussed the requested modifications to the proposed work requested in COA-2021-00100, Ms. Ellis's intentions behind changing the location and number of windows (to improve the view from the windows once installed) and adding a garage door to the proposed addition, the orientation of the proposed addition garage door in relation to the street view and front of the dwelling (it was determined the orientation of the proposed addition garage door made it so the garage door would not be prominent on the front of the dwelling and the street view would be significantly screened by existing foliage), and the fact that the size of the proposed addition was not increasing only the location of the proposed addition (shifting 6 feet further south on the property).

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00040) and find the proposed Major Work at 15 Beulah Hill Rd. is not consistent (due to not meeting Standard III.I.3 relating to garage door orientation, however, the orientation of the dwelling and lot allow for significant screening of the garage door with existing foliage) with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

D. COA-2022-00042 (65 CAROLINA VISTA)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 65 Carolina Vista. Modifications include the addition of a screen system, guardrails, stairs, and railings to an existing porch (replacing masonry stairs and wrought iron railings); the replacement of a front door (Azalea Rd. side); the replacement of a window with a new door at the rear (Ritter Rd. side); the addition of new and removal of existing fence sections in multiple locations; the addition of outbuilding; new (in a new location) and removal of existing paving in rear yard; addition of pergolas in rear yard; removal of existing trees; and the expansion of the parking area. The property is identified as Moore County PID Number 00017274. The property owners are Joseph & Patricia Mosso and applicant is Robert Anderson.

Mr. Joseph Mosso and Mr. Robert Anderson were sworn into the public hearing.

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

The Commission, Mr. Mosso, Mr. Anderson, and Mr. Cameron discussed the proposed alterations to the exterior of the property, Mr. Mosso's intentions behind the proposed alterations (to make the exterior living areas and yard of the property more usable and private, and to help prevent trespassing and vandalism of the property), the request for a solid wood fence not meeting the Standards (Mr. Mosso and Mr. Anderson stated a shadow box fence would not provide the same privacy or aesthetics the solid wood fence would provide), the style of fencing to be used adjacent to either side of the proposed "dependency" building and pergola, the location of proposed work in relation to the Right-of-Way and Setback requirements, and the proposed PVC material not meeting the Standards.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. Ms. Elizabeth Fisher of 15 Carolina Vista spoke in favor of the work proposed by Mr. Mosso and Mr. Anderson.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2022-00042) and find the proposed Major Work at 65 Carolina Vista is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. The following Conditions apply: No construction shall cross the setback line. The new fence sections flanking each side of the dependency structure shall be batten (with the battens on the outside) and 6' tall. The remaining new fence section illustrated in Exhibit A-2.1 shall be 6' tall transitioning down to the existing 40" fence section. All fence materials shall be either wood or composite resembling wood with grain on the outside. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

E. COA-2022-00062 (15 CAROLINA VISTA)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 15 Carolina Vista. Modifications include the relocation of an existing 4' pool fence and gates, the addition of a new privacy fence walk to the existing arbor, and the modification of the related brick wall from the gates to the existing driveway. The

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property is identified as Moore County PID Number 00029473. The property owners are James and Elizabeth Fisher and applicant is Teresita Chao (Architect).

Mr. James Fisher, Ms. Elizabeth Fisher, and Ms. Teresita Chao were sworn into the public hearing.

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

The Commission, Mr. Fisher, Ms. Fisher, Ms. Chao, and Mr. Cameron discussed the proposed alterations to the exterior of the property, Mr. and Ms. Fisher's intentions behind the proposed work (to provide greater privacy and security against trespassers and vandalism of the back yard and exterior living spaces of the property), the increase in both vehicular and pedestrian traffic over the past few years, and the incorporation of historic stained glass pieces into the proposed sections of solid wood wall flanking the entrance gate to the property.

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

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00062) and find the proposed Major Work at 15 Carolina Vista is not consistent with Historic District Standards (due to the height of the proposed wall) but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 7-0.

F. COA-2022-00039 (15 FIELDS RD.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family dwelling at 15 Fields Rd. The construction will consist of a single story, 3,276 square foot dwelling located at the corner of Fields and Cherokee Rds. The property is identified as Moore County PID Number 00029479. The property owner is Joseph Patrick Iverson and applicant is James Secky.

Mr. James Secky was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans,

and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission, Mr. Secky, and Mr. Cameron discussed the proposed new construction of a single family dwelling, debated the selection of Garrison Red (a color from the Standard's approved trim color palette but not main elevation color palette), and the intentions behind Mr. Secky's color palette selection and desired aesthetics for the dwelling. The Commission and Mr. Secky debated allowing Mr. Secky to paint the main elevations of the dwelling Garrison Red on the condition that once complete Mr. Secky would re-paint the dwelling with a color palette selected from the Standard's approved color palette should the Commission not find Garrison Red to be an acceptable main elevation color.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. Mr. Russell Miller spoke in opposition to the selected color palette and requested the accessory building be considered for demolition by the Owners and Applicant due to the derelict condition of the structure.

The Commission and Mr. Secky further debated the selection of Garrison Red as the main color for the proposed new dwelling. It was determined Mr. Secky would need to revise the color palette for the application to selections from the Standard's approved color palette.

The Commission and Mr. Secky determined that the Public Hearing for Case F: COA-2022-00039 (15 Fields Rd.) would be continued to the next Regular Meeting of the Historic Preservation Commission on 03-24-2022 to provide Mr. Secky time to amend the color palette proposed in the application to colors selected from the Standard's approved color palette.

Mr. Taylor moved to <u>continue</u> Case F: COA-2022-00039 (15 Fields Rd.) to the next Regular Meeting of the Historic Preservation Commission on 03-24-2022. Seconded by Mr. Herring. Approved by a vote of 6-1. Mr. Lurtz voted "Nay".

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 01/20/2022 – 02/17/2022

V. Next Meeting Date

A. Regular Meeting March 24th, 2022

The Commission and Mr. Cameron discussed the need for another Work Session prior to the next Regular Meeting of 03-24-22. Mr. Cameron stated he would determine the workload for the next

meeting and communicate with the Commission when another Work Session meeting seemed feasible.

VI. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 6-1 at 07:31 PM. Mr. Lurtz voted "Nay".

Respectfully Submitted,

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

A videotape of this meeting is available on the Village website at www.vopnc.org.

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.

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COA-2022-00039 (15 FIELDS RD) CONTINUATION

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family dwelling at 15 Fields Rd. The construction will consist of a single story, 3,276 square foot dwelling located at the corner of Fields and Cherokee Rds. The property is identified as Moore County PID Number 00029479. The property owner is Joseph Patrick Iverson and applicant is James Secky.

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/8/2022

MEMO DETAILS:
This case is being continued from the 02-24-22 HPC Public Hearing. Following the hearing on 02-24-22, the Applicant provided an alternative color selection (Exhibit A-4.1).

Please, see attached materials related to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-4

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: February 16, 2022
Subject: **Major COA Request for 15 Fields Road**

Applicant:	James Secky, Contractor
Owners:	Joseph Patrick Iverson
Property Location:	15 Fields Road
Land Use:	Single Family Residential
PID#	00029479
COA#:	2022-00039

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

The applicant requests a Certificate of Appropriateness for construction of a new single family dwelling at 15 Fields Road. The construction will consist of a two level, approximately 3,276 square foot dwelling. Other items include fencing, brick pathway and driveway. The property is approximately 0.45 acres in size and is located at the corner of Fields and Cherokee Roads. The original home, which was built circa 1954, was listed as contributing and demolished in 2018-2019. The outbuilding still exists on the property.

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

Standards of Review

Per the adopted Historic District Standards, new construction not considered Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

D. SHUTTERS

13. Section IV.D.1 – Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
14. Section IV.D.2 – Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
15. Section IV.D.3 – Each shutter **must** be equal to the height of the window opening and one half the width.
16. Section IV.D.4 – Shutters on arched windows **must** match and have an arched head as well.

E. ACCESSORY FEATURES AND STRUCTURES

17. Section IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

F. BUILDING MATERIALS

18. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
19. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.

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

VII. SITE FEATURES

A. FENCES AND WALLS

19. Section VII.A.1 – The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
    a. Historic fences and walls that contribute to the character of the Pinehurst Historic District *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.
20. Section VII.A.3 – Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
21. Section VII.A.4 – New picket fences *should* be substantially open in character. The pickets *should* not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
22. Section VII.A.5 – All other wooden fences *should* be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
23. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must** not be taller than three and a half (3.5) feet in height, side yard fences **must** not be taller than 4 feet in height and rear yard fences **must** not be taller than six feet in height.

B. DRIVEWAYS AND OFF-STREET PARKING

24. Section VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
25. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING AND VEGETATION

26. Section VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
27. Section VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The request seems to be consistent with the Standards other than the main siding color. The proposed color, Garrison Red, matches an approved color for trim in the approved color palette but does not match or resemble an approved main siding color. Typically those are lighter and more muted than the approved trim colors. The Commission would need to determine if this request is congruous with the District and state specifically why for the record.

EXHIBIT S-1.5

FINAL ORDER – MAJOR COA REQUEST 15 FIELDS RD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

James Secky on behalf of Joseph Patrick Iverson, owner, requests a Certificate of Appropriateness for the construction of a new single family dwelling at the property 15 Fields Rd.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

New construction not considered Minor Work is considered Major Work.

Background (of the property and the location within the district)

1. The lot is +/- 0.45 acres at the corner of Fields and Cherokee Rds.
2. The property is listed as contributing to the District.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and proposed material statement.
3. The applicant indicates the construction will consist of a two story, 3,276 square foot dwelling indicative of Craftsman Style homes built in the 1940's and 1950's.

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Conclusions of Law

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION
B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

D. SHUTTERS

13. Section IV.D.1 – Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
14. Section IV.D.2 – Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
15. Section IV.D.3 – Each shutter **must** be equal to the height of the window opening and one half the width.
16. Section IV.D.4 – Shutters on arched windows **must** match and have an arched head as well.

DRAFT

E. ACCESSORY FEATURES AND STRUCTURES

17. Section IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

F. BUILDING MATERIALS

18. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
19. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
20. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
    a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
    b. Plywood siding
    c. Vinyl siding or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels
    e. Any treatment of material that imparts a glossy or reflective finish to the material
    f. Concrete, cinderblock, or glass block.
    g. Boxed chimneys

VII. SITE FEATURES

A. FENCES AND WALLS

19. Section VII.A.1 – The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
    a. Historic fences and walls that contribute to the character of the Pinehurst Historic District *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.
20. Section VII.A.3 – Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
21. Section VII.A.4 – New picket fences *should* be substantially open in character. The pickets *should* not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
22. Section VII.A.5 – All other wooden fences *should* be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.

DRAFT

23. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must** not be taller than three and a half (3.5) feet in height, side yard fences **must** not be taller than 4 feet in height and rear yard fences **must** not be taller than six feet in height.

B. DRIVEWAYS AND OFF-STREET PARKING

24. Section VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
25. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING AND VEGETATION

26. Section VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
27. Section VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
15 Fields Rd

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 15 Fields Rd:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 15 Fields Rd based on the following:

DRAFT

EXHIBIT S-1.11

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 08, 2022

Dear Property Owner(s),

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

Thursday, February 24, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

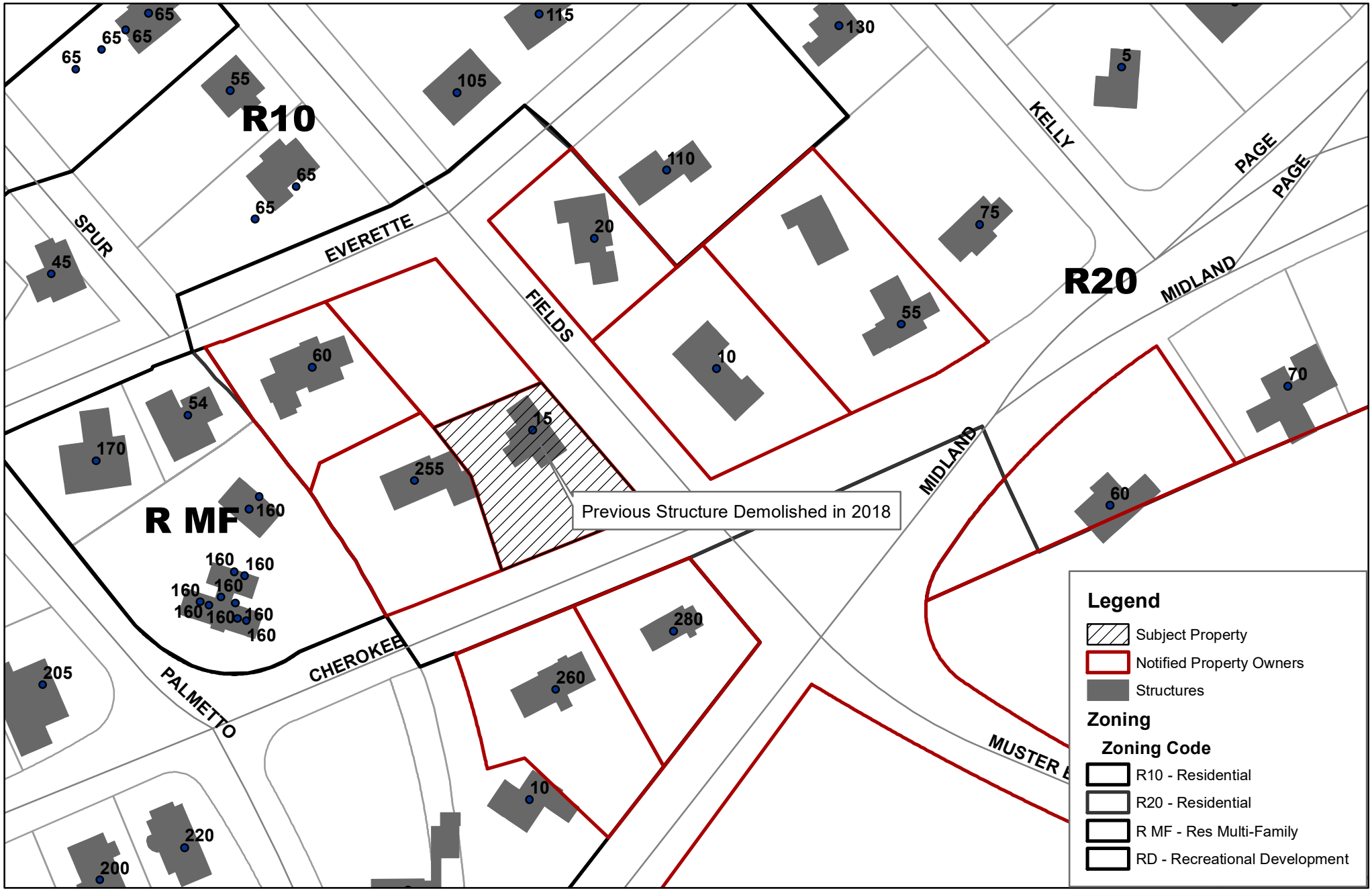
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family dwelling at 15 Fields Rd. The construction will consist of a single story, 3,276 square foot dwelling located at the corner of Fields and Cherokee Rds. The property is identified as Moore County PID Number 00029479. The property owner is Joseph Patrick Iverson and applicant is James Secky.

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

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

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

Public Hearing Notification **EXHIBIT S-1.12**



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
2/10/2022

February 24, 2022
Historic Preservation Commission
15 Fields Road Major COA Request

1895 Village of Pinehurst

N W E S

EXHIBIT S-1.13

HARRIS, WILLIAM K.
60 EVERETTE RD.
PINEHURST, NC 28374

DUNCAN, BRUCE JAMES DUNCAN, LANA M
10 FIELDS ROAD
PINEHURST NC 28374

MORLAND, GILBERT ROBIN C/O THOMAS T WILLIAMS
505 S VALLEY RD
SOUTHERN PINES NC 28387

IVERSON, JOSEPH PATRICK IVERSON, AMY ELIZABETH
6701 FOLGER DR
CHARLOTTE NC 28270

KING, MARK H & LESLIE W
12 OYSTER LANDING RD
HILTON HEAD ISLAND SC 29928

MILLER, RUSSELL RAYMOND III MILLER, ANITA PEGRAM
255 CHEROKEE ROAD
PINEHURST NC 28374

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

TUFTS, RICHARD WALKER
234 PINECREST COUNTRY ROAD
ABERDEEN NC 28315

BOZIAN, SAMUEL RIGGS
60 MIDLAND RD
PINEHURST, NC 28374

KLUMPAR, DAVID I & PAGE H
PO BOX 1942
PINEHURST NC 28370

AIKENS, CLIFFORD C
20 FIELDS DR
PINEHURST NC 28374

EXHIBIT A-1.1 (Amended)

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

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

Intake Information

Property Address	
Street Address	15 Fields Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00029479

Owner Information			
Name	Joseph Patrick Iverson	Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code	Charlotte, NC 28270	Business Phone #	
Email			

Applicant			
Name	James Secky	Other Phone #	910-695-1121
Email	seckyjim@gmail.com	Street Address	
Mobile Phone #		City, State, Zip Code	

EXHIBIT A-1.2 (Amended)

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	75293
Name	Jim Secky
Street Address	Box 388,, (395 Yadkin Run La 28387)
City, State, Zip	Southern Pines
Phone #	910 315 2787
Email	seckyjim@gmail.com

General Information

Description of Changes to the Structure	Amy and Joe Iverson wish to construct a 3276 sq foot one story home on the corner of Fields and Cherokee Rds. The main intent is have a Craftsman Style home indicative of several homes that were constructed in the early 1940s and 50s. The style is not uncommon to Pinehurst or even several of the other communities in central North Carolina.		
Type of Work	☐ Addition	☐ Alteration	▬ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
▬ Single Family Low Density	▬ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ▬ No
Includes Tree Removal	▬ Yes ☐ No

EXHIBIT A-1.3 (Amended)

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)	
Front Elevation Siding		6" textured Hardi		~~BM Garrison Red~~	HC-114
Rear Elevation Siding		same		same	
Right Elevation Siding		same		same	
Left Elevation Siding		same		same	
Trim		4",6",8"		~~BM 2139-40 H Gray~~	BM-2139-50
Windows		Double Hung		Gray Frames	
Chimney		Brick and Stone	See Photo	Match Front Wall	
Foundation		Brick Veener		Match Front Wall	
Front Door		Mahogony	Dark Brown	See Photos	
Shutters		Wood Custom	See Drawing	Match Trim	
Garage Door		Custom Carrage	See Drawing	Match Trim	
Roof		Asphalt		~~Weatherd Wood~~	Georgetown Gray
Awning		None		None	
Fence		Picket	See Photo	White	
Front Porch		Wood		See Photo	
Deck		None			
Patio		Blue Stone and Brick		See Photo	
Sidewalk		Existing			
Sky Lights / Solar		None			
Driveway		Granite Gravel	Gray Granite	See 100 Midland Rd	
Signage		None			
Other: Metal Roof		SS Metal Roof		Dark Bronze	
Other: Paths		Brick		See Photos	

Required Documents

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

Certification

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

Applicant Signature: _____ Date: 2/1/22

EXHIBIT A-1.4 (Amended)

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

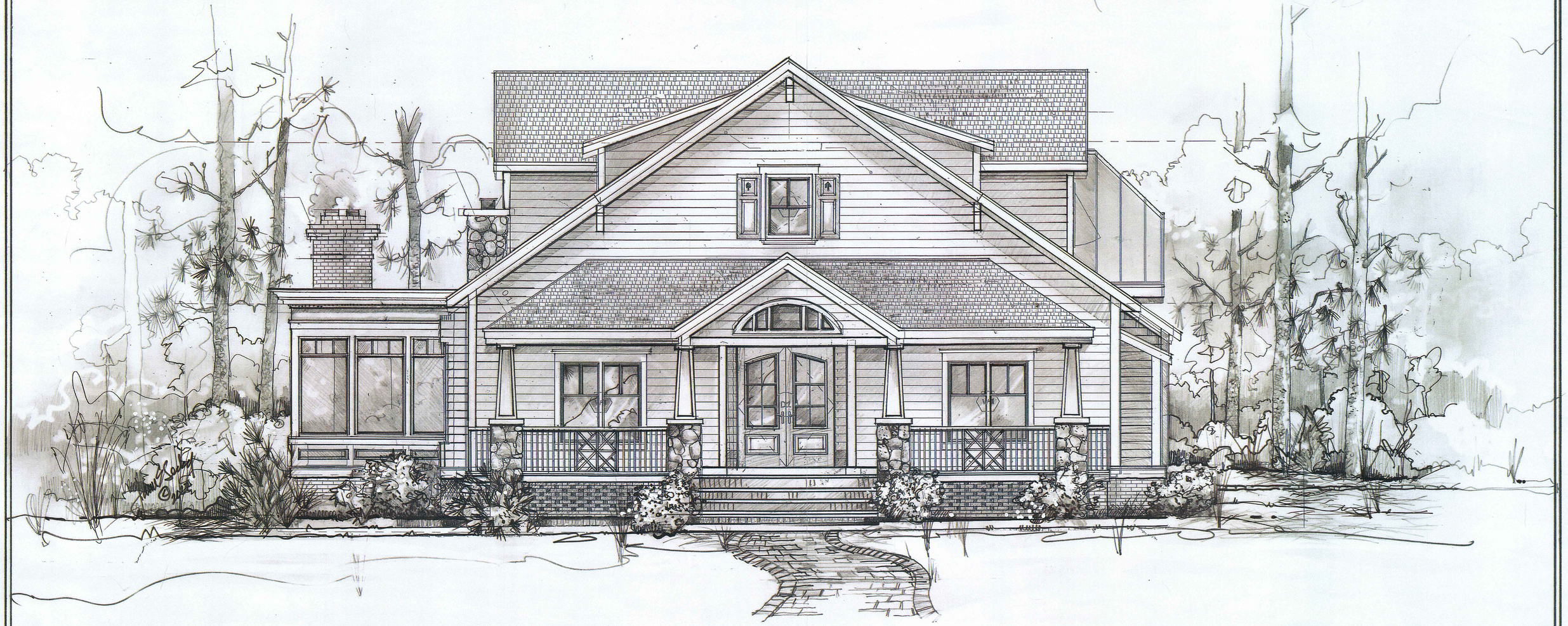
Property Owner Authorization

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

Owner / Owner's Representative Signature: [redacted]

Date: 1/3/22

EXHIBIT A-2.1

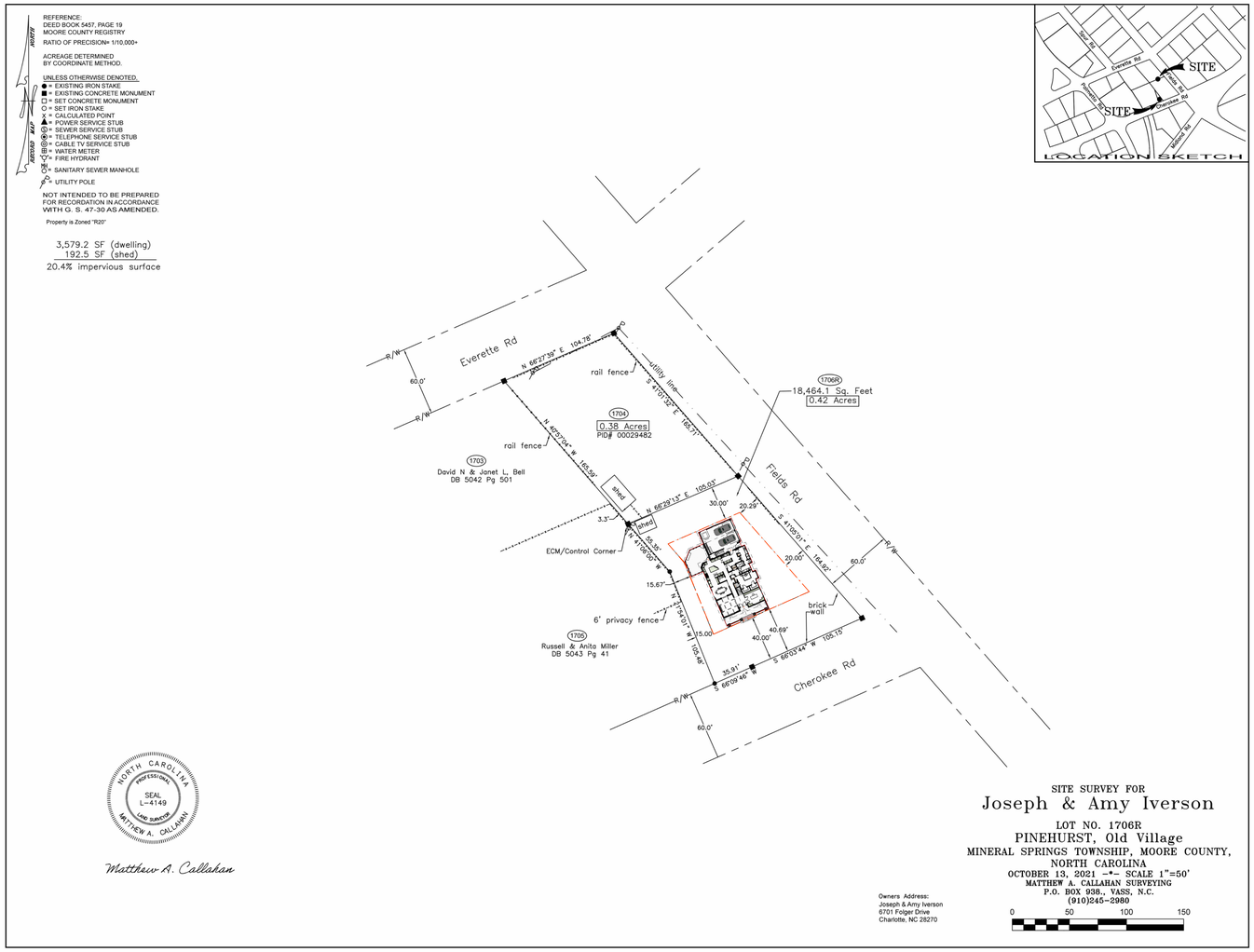


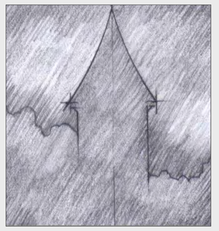
IVERSON

FIELDS 15 ROAD
PINEHURST N. CAROLINA

COA 1/11

EXHIBIT A-2.2





JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910-315-2787
seckyjim@gmail.com

15 FIELDS ROAD
PINEHURST NC
28374
PROPOSED RESIDENCE
for
Amy and Joe Iverson
Charlotte, North Carolina

THE DRAWINGS ARE PRELIMINARY IN NATURE USED ESTRICTLY FOR THE VILLAGE OF PINEHURST APPROVAL PROCESS

NOT FOR CONSTRUCTION

DATE:	07/05/21
SCALE:	1" = 50'-0"
DRAWN BY:	Author

REVISION	DESCRIPTION	DATE

CREDITS

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PINEHURST, NC

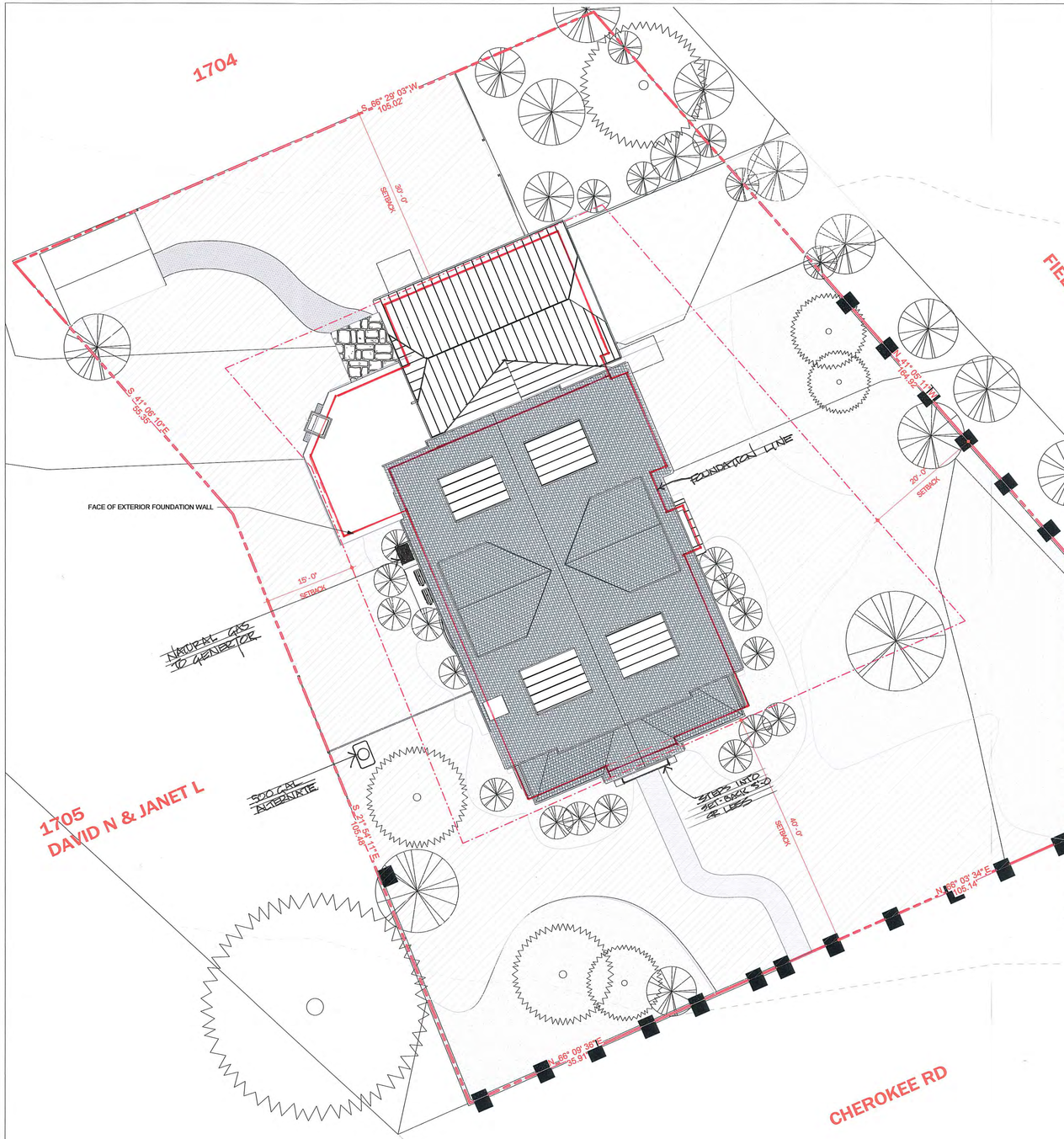
bito@flacorp.co

LAND SURVEY

C-2.0

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2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

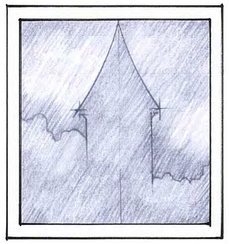
EXHIBIT A-2.3



1 **0. SITE**
SCALE: 1/8" = 1'-0"



DESIRED CHARACTER OF RESIDENCE



JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910 315 2787
seckyjim@gmail.com

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SITE PLAN

C-1.0

COA 3/11

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EXHIBIT A-2.4



GENERAL NOTES

APPLICABLE TO LANDSCAPE PLANS ONLY

1. BUFFER DEVELOPMENT REQUIREMENT
   - FRONT REMOVE 20" PINE
   - FRONT REMOVE 8" DOGWOOD
   - FRONT ADD 2 PINES
   - REAR ADD 4 PINES
   - SIDE ADD 3 PINES
   - STREET SIDE ADD 2 PINES
2. FOUNDATION PLANTINGS EVERY 6' BY ORDINANCE
3. WHITE PICKET FENCE
   - 4 FEET TALL
   - 4 INCHES PICKETS
   - 2 INCHES SPACING
   - 1 INCH NOMINAL / 3/4 INCH ACTUAL

LEGEND

APPLICABLE LANDSCAPE PLANS ONLY

- H HOLLY
- C CAMILIA
- M MAGNOLIA
- B BRANDFORD POOR
- P PINE
- FOUNDATION PLANTINGS AZALIAS & FLOWERING BUSHES
- MAPLE
- REMOVE THESE TREES
- EXISTING BRICK WALL
- LAWN
- PINE STRAW OR WOOD CHIPS
- 4' WHITE FENCE
- STEPING STONE PATHS
- GREEN FENCE

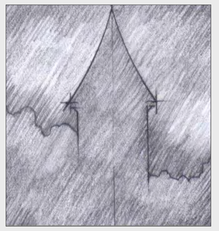
SCHEDULE

QTY	DESCRIPTION
4	1G YELLOW LANTANA
4	1G PURPLE LANTANA
4	3G STAKED CAROLINA YELLOW JASMINE
4	3G STAKED CONFETERAT YELLOW JASMINE
4	3G LIGHT PURPLE BUTTERFLY BUSH
3	3G PHANTOM HYDRANGEA
2	15G ROSE OF SHARRON WHITE
8	3G COMPACT HOLLY
5	3G HELLERI HOLLY
5	3G ZEBRA GRASS
5	3G SWITCH GRASS
10	3G FROSTFROOF GARDENIA
1	15G NATCHEZ CRAPE MYRTLE WHITE
2	15G MUSKOGE CRAPE MYRTLE LT PINK
2	3G PREMIER BLUEBERRY
1	3G POMAGRANET
1	DELIVERY

1 **LANDSCAPE**

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

NOTE:
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NOT FOR CONSTRUCTION

DATE:	07/05/21
SCALE:	Como se indica
DRAWN BY:	Author

REVISION	DESCRIPTION	DATE

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PINEHURST, NC
bito@flacorp.co

LANDSCAPE PLAN

L-1.0

EXHIBIT A-2.5



1. BRICK PERIMETER WALL & LATTICE



2. EXAMPLE OF SCREEN PORCH WALL SYSTEM



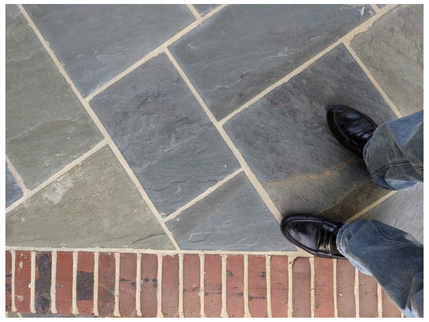
3. SOFFIT DETAILS GABLES



4. PICKET FENCE DETAIL



5. BRICK APRON ON FIELDS RD. APRON OPTION FOR GARAGE -LEFT SIDE OF PHOTO FOR BRICK PATHS



6. FRONT LANDING DETAIL



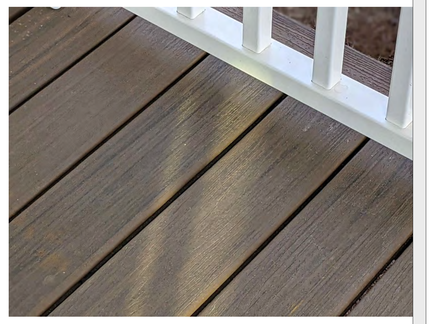
7. RED HOUSE IN VILLAGE
70 CADDLEL RD.
PINEHURST, NC



8. GARAGE DOOR STYLE



9. SIDING COLOR ROOF SHINGLE



10. FRONT DECK DETAIL



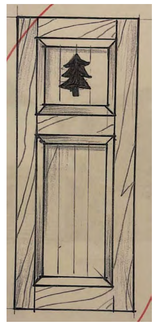
11. DRIVEWAY GRAVEL & CURB



12. BRICK LATTICE FOUNDATION



13. STONE WALL AT ENTRANCE



14. SHUTTER STYLE
©JIM SECKY





15. TYPICAL GANGED WINDOW



16. FRONT RAILING DETAIL



17. FRONT DOOR STYLE COLOR

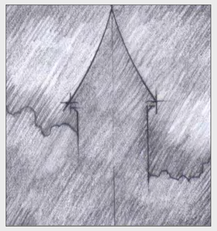


18. TYPICAL WINDOW 3 OVER 1 TYP.TRIM



19. BRICKSTYLE PATTERN FOR CHIMNEYS

20. DARK BRONZE



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DESIGN & BUILD LLC
BOX 388
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NORTH CAROLINA
28388

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Charlotte, North Carolina

THE DRAWINGS ARE PRELIMINARY IN NATURE USED ESTRICTLY FOR THE VILLAGE OF PINEHURST APPROVAL PROCESS

NOT FOR CONSTRUCTION

DATE: 01/05/22

SCALE:

DRAWN BY: Autor

REVISION	DESCRIPTION	DATE

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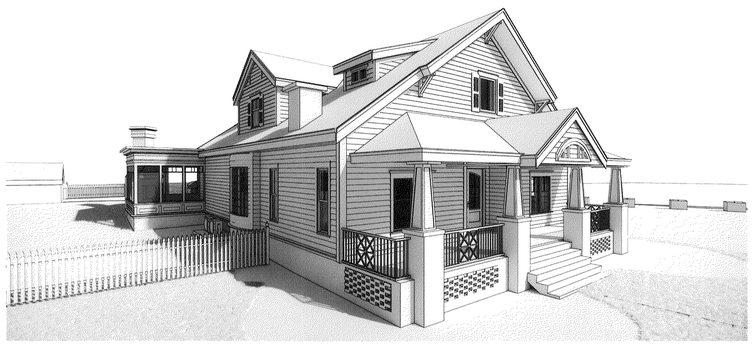
MATERIAL WORK

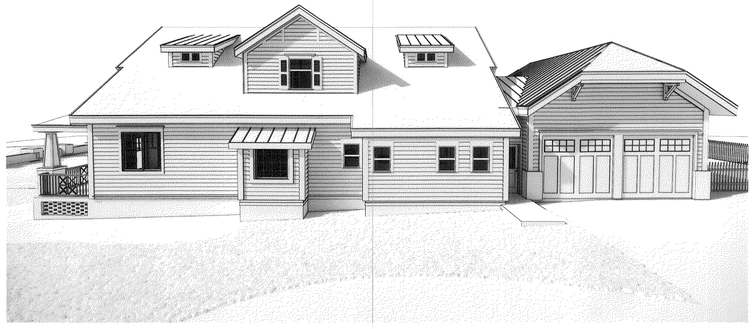
A-1.7

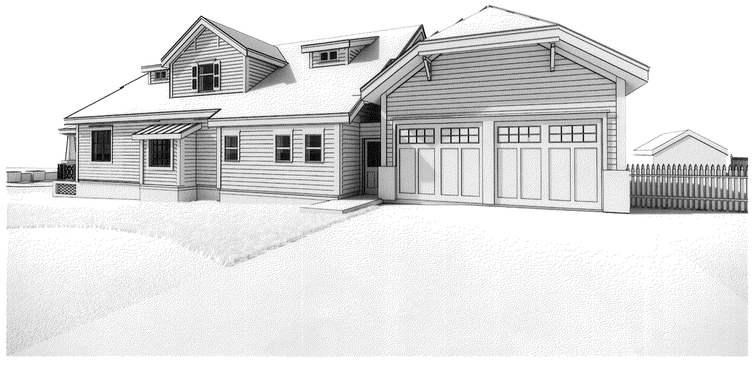
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EXHIBIT A-2.6











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15 FIELDS ROAD
PINEHURST NC
28374
PROPOSED RESIDENCE
for
Amy and Joe Iverson
Charlotte, North Carolina

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DATE: 02/14/21
SCALE:
DRAWN BY: Author

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RENDERS

A-8.0

C.O.A 6/11

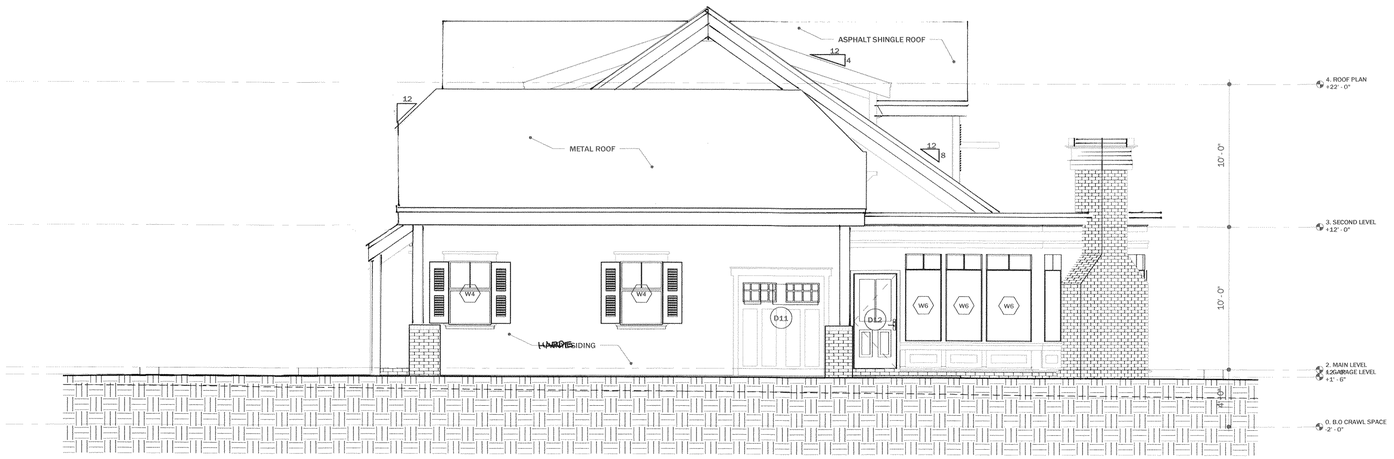
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EXHIBIT A-2.7

GENERAL NOTES

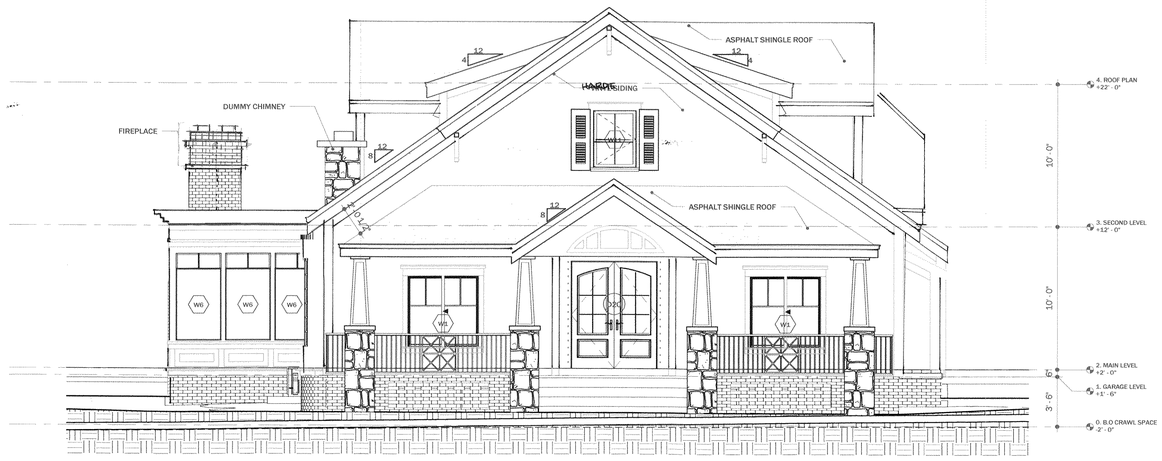
APPLICABLE TO ELEVATIONS & SECTIONS ONLY

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   1. FACE OF FINISH
   2. WORK POINTS
   3. GRID, FLOOR LINES
   4. FACE OF STUD, FRAMING
   5. FACE OF CONCRETE
   6. CENTERLINE
3. SAFETY GLAZING TO BE PROVIDED WHERE REQUIRED BY CODE.
4. NOTES SHOWN ON ELEVATIONS ARE TYPICAL FOR SIMILAR CONDITIONS.
5. WINDOW AND DOOR DETAILS CALLED OUT ARE TYPICAL FOR SIMILAR CONDITIONS AND SIMILAR WINDOW TYPES UON.
6. GRAPHIC SYMBOLS HAVE THE MEANING AS DEFINED IN THE LEGENDS.
7. ROOF VENTS MUST MEET WUI REQUIEREMENTS



1 **0. North**

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



2 **0. South**

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

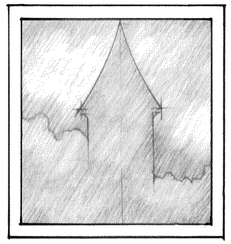
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NORTH & SOUTH ELEVATION

A-4.0

C.O.A 7/11

EXHIBIT A-2.8

GENERAL NOTES

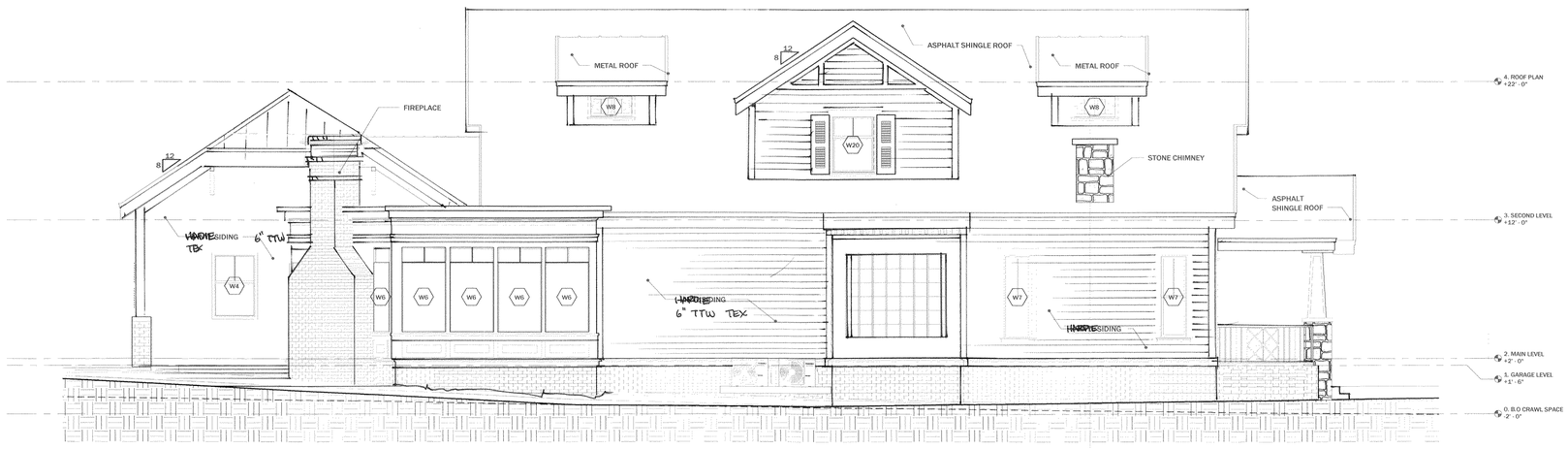
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   2. WORK POINTS
   3. GRID, FLOOR LINES
   4. FACE OF STUD, FRAMING
   5. FACE OF CONCRETE
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6. GRAPHIC SYMBOLS HAVE THE MEANING AS DEFINED IN THE LEGENDS.
7. ROOF VENTS MUST MEET WUI REQUIREMENTS



0. East

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



0. West

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

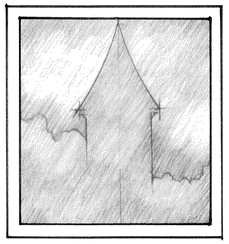
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SCALE: 1/4" = 1'-0"



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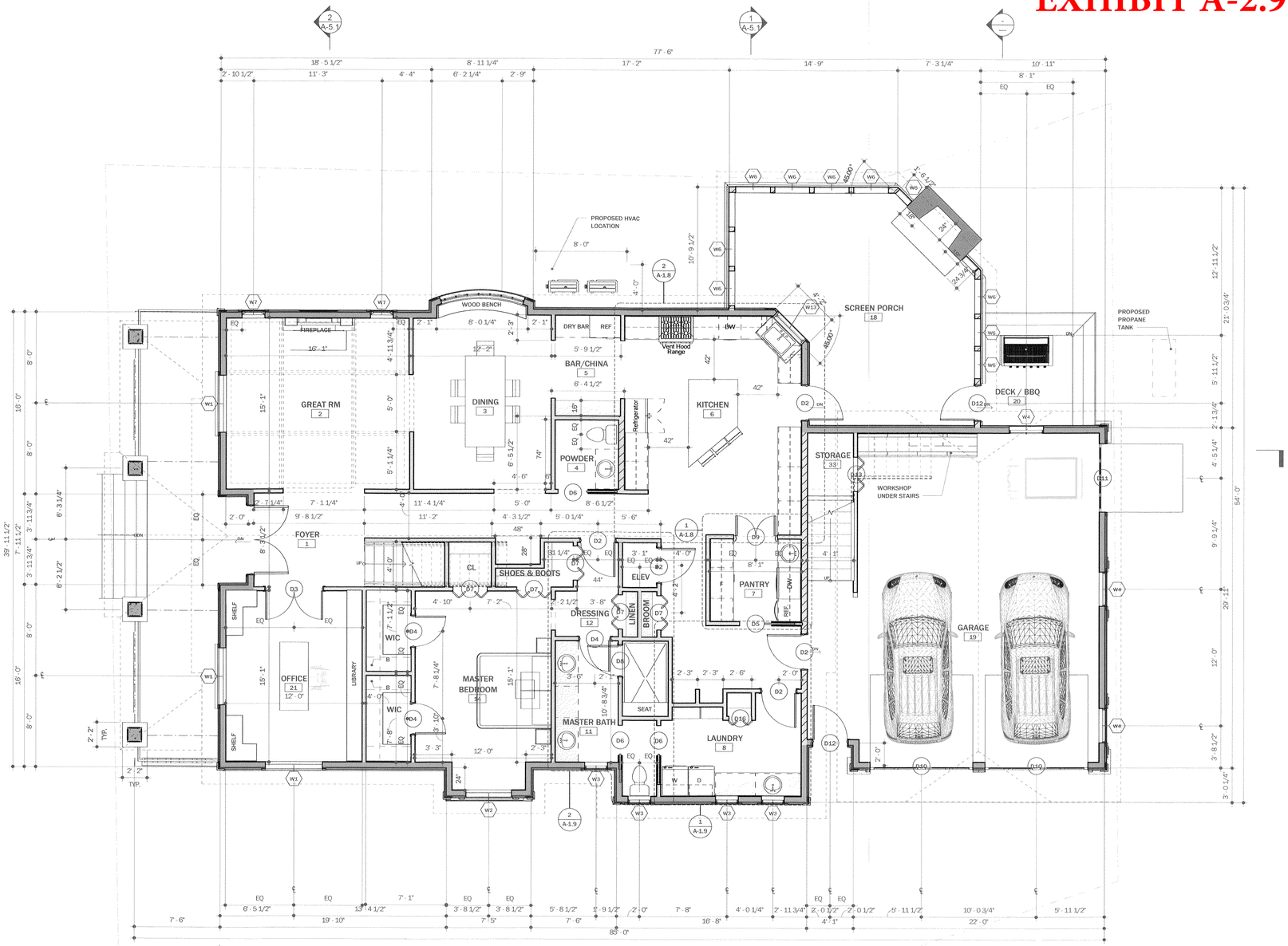
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EAST & WEST ELEVATION

A-4.1

C.O.A 8/11

EXHIBIT A-2.9



GENERAL NOTES

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   - A. WORK POINTS
   - B. GRID, FLOOR LINES
   - C. FACE OF STUD, FRAMING
   - D. FACE OF CONCRETE
   - E. FACE OF FINISH
   - F. CENTERLINE
3. GRAPHIC SYMBOLS HAVE THE MEANING AS DEFINED IN THE LEGENDS.
4. IDENTIFICATION PRIOR TO ITEMS BEING COVERED OR CONCEALED.
5. EXACT LOCATION OF SMOKE & CARBON ALARMS TO BE DETERMINED IN FIELD.
6. MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.

LEGEND

APPLICABLE FLOOR PLANS ONLY

- 2x6 INTERIOR PARTITION WALL / PLUMBING WALL
- 2X4 INTERIOR PARTITION WALL
- FIRE PLACE CHASE WALL
- 2X6 EXTERIOR WALL / SIDING WALL
- FILED BUILT - PAINT GRADE SHEVING
- CUSTOM BUILT-IN

BUILDING AREA 3 +/- 1%

40 X 32	HEATED	2020	1ST FLOOR
21 X 21	UNHEATED	441	PORCH
26 X 30	UNHEATED	780	GARAGE
52 X 23	HEATED	1196	2ND FLOOR
	HEATED	3276	
	UNHEATED	1221	
	UNDER ROOF	4497 ☐	

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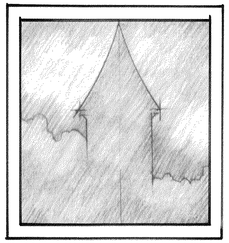
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0' 2' 4' 8' 16'

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

1 **FIRST FLOOR PLAN**

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



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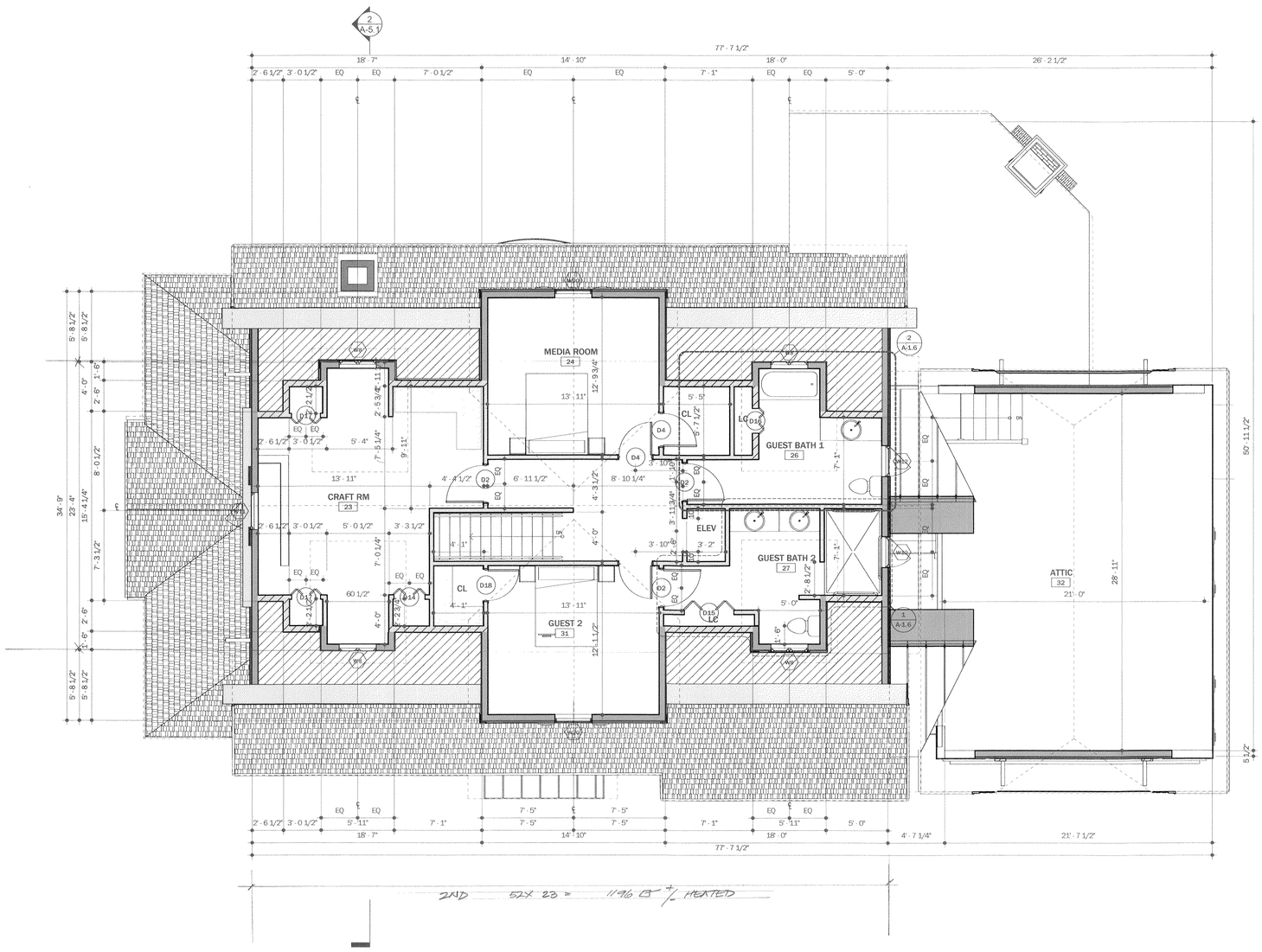
FIRST FLOOR PLAN

A-1.1

C.O.A 9/11

REVISIONS
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EXHIBIT A-2.10



GENERAL NOTES

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6. MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.

LEGEND

APPLICABLE FLOOR PLANS ONLY

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- 2X4 INTERIOR PARTITION WALL
- FIRE PLACE CHASE WALL
- 2X6 EXTERIOR WALL / SIDING WALL
- FILED BUILT - PAINT GRADE SHEVING
- CUSTOM BUILT-IN

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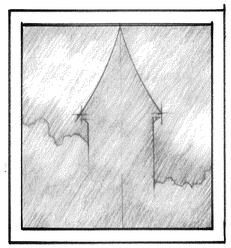
0' 2' 4' 8' 16'

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

1 **3. SECOND LEVEL**

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

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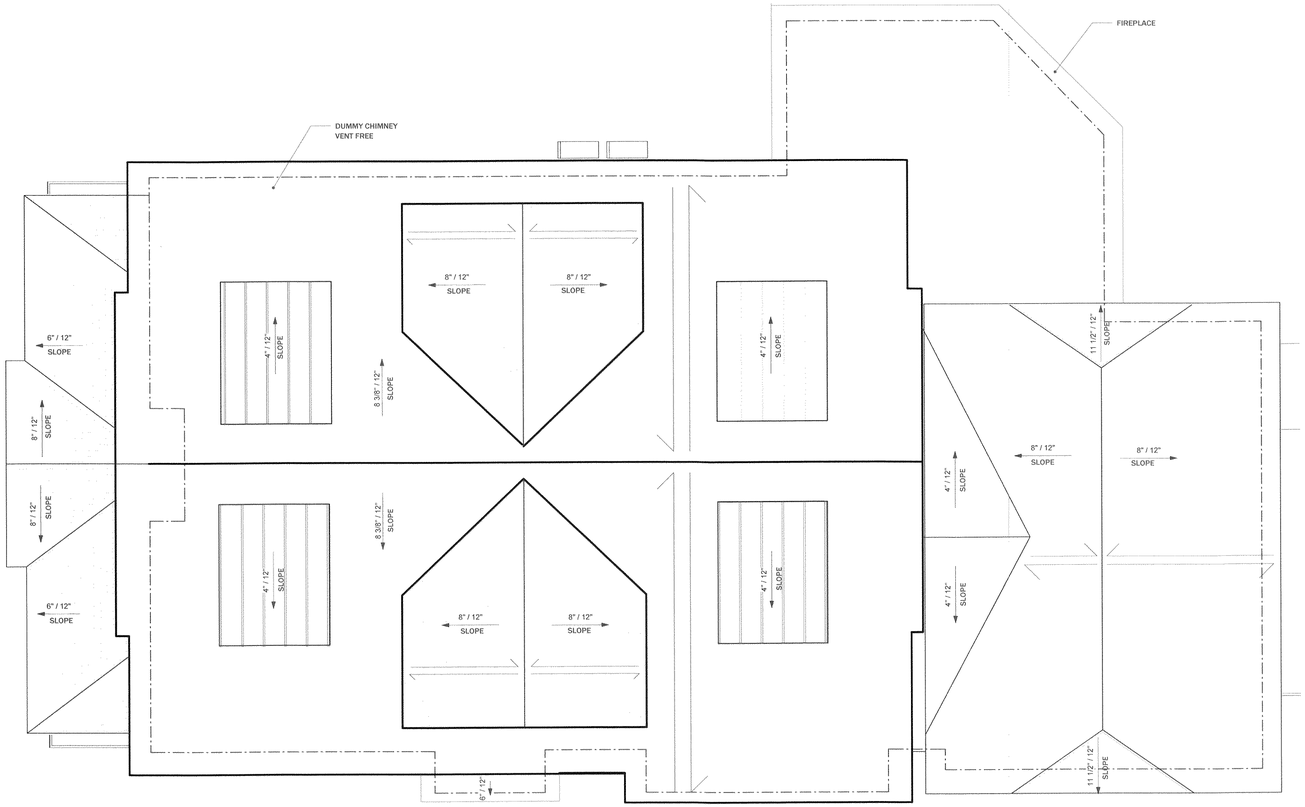
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SECOND FLOOR PLAN

A-1.2

C.O.A 10/11

EXHIBIT A-2.11



SHEET NOTES

APPLICABLE TO ROOF PLANS ONLY

1. ROOFING: COMP, ROOFING PER OWNERS/ BUILDERS SPECIFICATIONS INSTALL PER MANUFACTURER SPEC ON 1/2" PLYWOOD SHEATING ON PRE-ENGTD TRUSS @ 24" O.C UON.
2. ROOF PITCH: 6/12 SLOPE
3. PROVIDE 2X, SOLID BLKG WITH 2X12 SCREENED VENTS @ 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT.
4. 24" OVERHANG AT EAVES UON.
5. PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA): THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIERED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION MAY BE REDUCED TO 1 TO 300 WHEN AA VEPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR, A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATING AT THE LOCATION OF THE VENT.
7. ROOF VENTILATION MUST MEET WUI REQUIEREMENTS

LEGEND

APPLICABLE FLOOR PLANS ONLY

- 12" / 12" SLOPE — SLOPE ROOF
- WALL BELOW
- TRUSS SYSTEM

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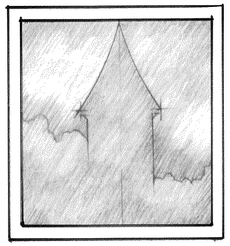
0' 2' 4' 8' 16'

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

1 **4. ROOF PLAN**

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

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ROOF PLAN

A-1.3

COA 11/21



EXHIBIT A-3.1

EXHIBIT A-3.2


EXHIBIT A-3.3

EXHIBIT A-3.4

EXHIBIT A-4.1

15 FIELDS RD
NAMPA

SIDING HC-114

TRIM BM-2139-50

ROOF GEORGETOWN GRAY

Max Def Driftwood

Max Def Moire

esawn Shake

Max Def Sun

TRIM

COA-2022-00063 (70 CAROLINA VISTA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 70 Carolina Vista. The modifications will consist of an addition to the primary dwelling, a new garage with living quarters, a covered breezeway, and an in-ground swimming pool with required pool fencing. The property is identified as Moore County PID Number 00016488. The property owners and the applicants are Kirk and Victoria Adkins.

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/17/2022

MEMO DETAILS:
Please see the attached material related to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-4

EXHIBIT S-1.1

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: March 16, 2022
Subject: **Major COA Request for 70 Carolina Vista**

Applicant:	Kirk and Victoria Adkins
Owners:	Kirk and Victoria Adkins
Property Location:	70 Carolina Vista
Land Use:	Single Family Residential
PID#	00016488
COA#:	2022-00063

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

The applicant requests a Certificate of Appropriateness (COA) for exterior modifications to 70 Carolina Vista. The proposed modifications include an addition to the primary dwelling with a covered breezeway connecting to a new garage with living quarters, and an in-ground swimming pool with required fencing. The property is further identified as Moore County PID Number 00016488. The structure was built in 1911 and is located on +/- 0.555 acres.

The proposed addition will be off the left, front gable of the primary dwelling (as viewed from Carolina Vista); and off the right (as viewed from Carolina Vista), a new garage with living quarters connected to the home via a new covered breezeway. Materials and colors are to match those of the existing home. The existing home contains approximately 2,200 heated square feet and the proposed addition would total about 1,800 heated square feet. Total floor area of the proposed additions would be approximately 2,300 square feet based on the material and scale provided. This measurement would not include the breezeway, courtyard area or pool.

An in-ground swimming pool with spa is proposed in the new front courtyard (as viewed from Carolina Vista) with 4’ tall black aluminum fencing as depicted on the submitted material. The proposed placement would put the fence behind the front building line (facing Carolina Vista). The fence is street-facing but would not be determined to be a front yard fence. Therefore, the proposed fence type and height meets the standards.

The pool is proposed to be located internally within a created courtyard. The location would face the Carolina

Vista side of the property but is difficult to determine if it will be visible from the street based on the submitted documents.

According to the provided tree survey indicating the trees to be saved and removed, a total of 31 trees are to be removed and 20 to remain.

The property is listed as a contributing property within the Pinehurst Historic District and is a notable property for its Mission Style architecture and features. The applicant has provided a site plan, tree survey, landscape plan, materials lists, and photos of the proposed work and property.

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

Standards of Review

Per the adopted Historic District Standards, additions not considered Minor Work, removal of trees 12" and larger DBH along the street side of a residence and installation of in ground swimming pools are all considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

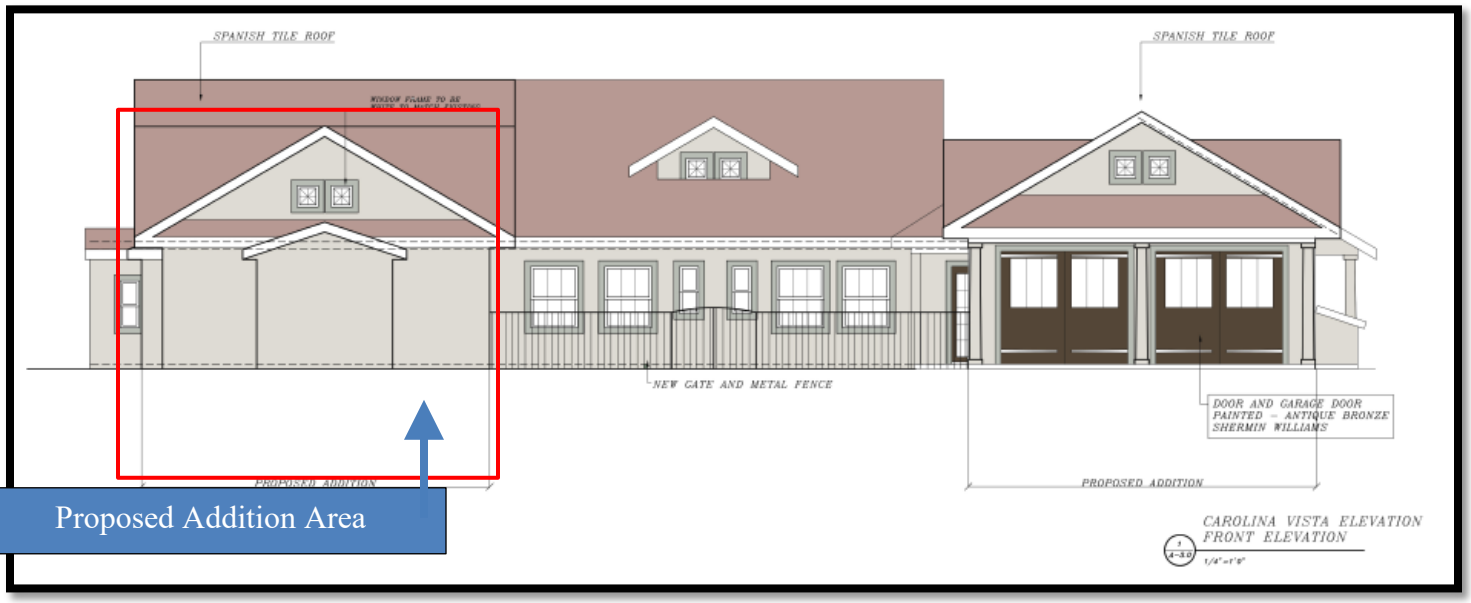
Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.I.6 – Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. Section III.I.8 – The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. Section III.I.9 – Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
6. Section III.I.12 – Attached or detached garages *should* open to the rear or side of the primary structure.



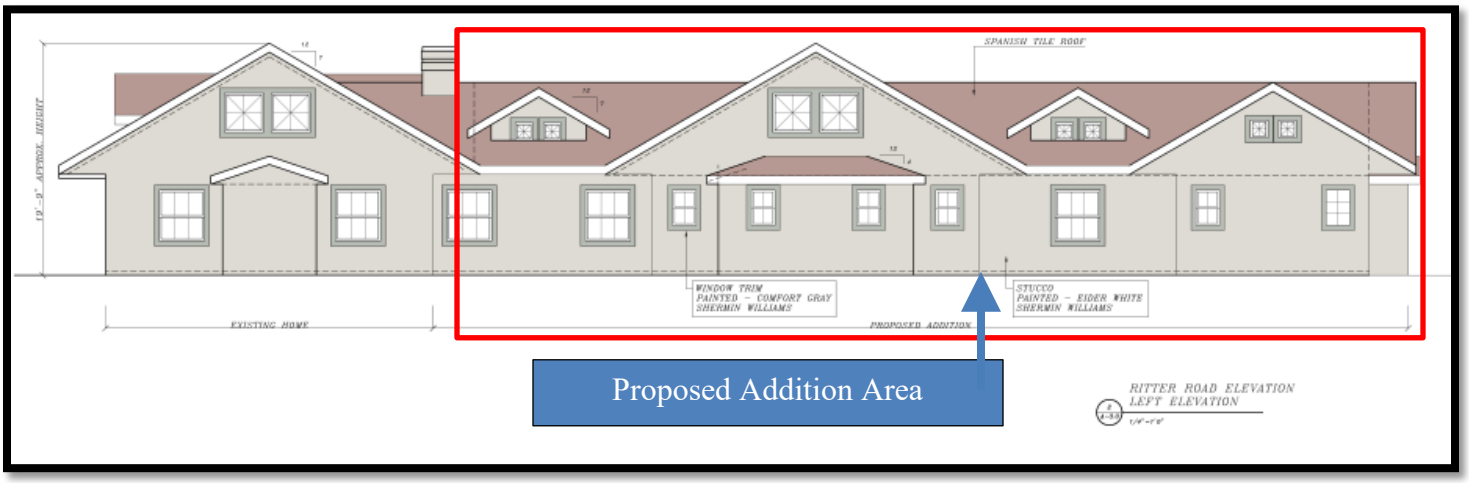
Existing home facing Carolina Vista



Proposed Carolina Vista Elevation (front)



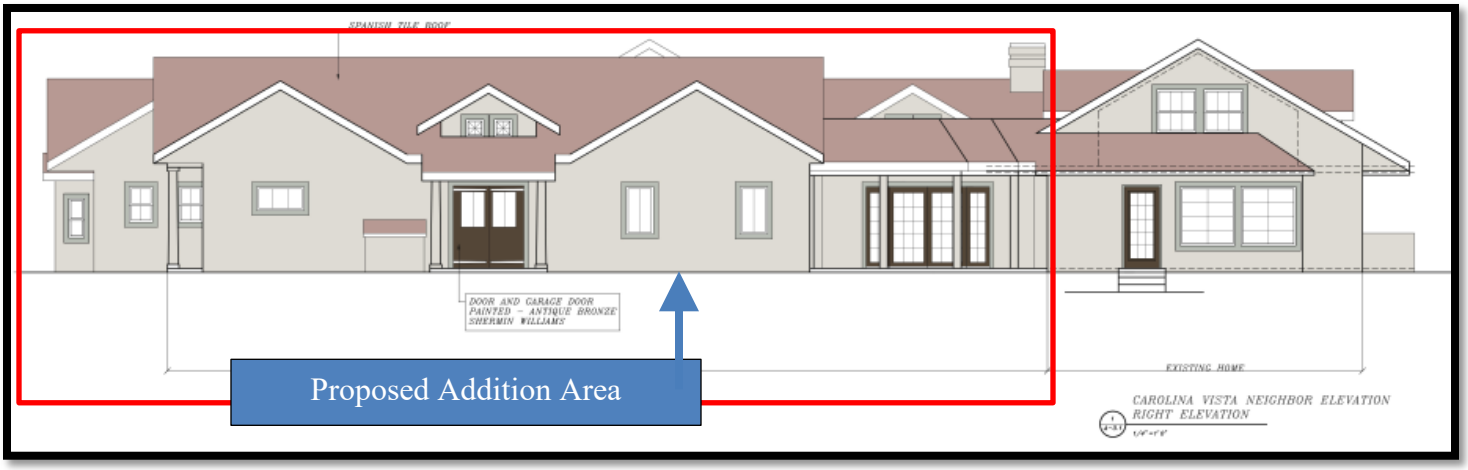
Existing home facing Ritter Road



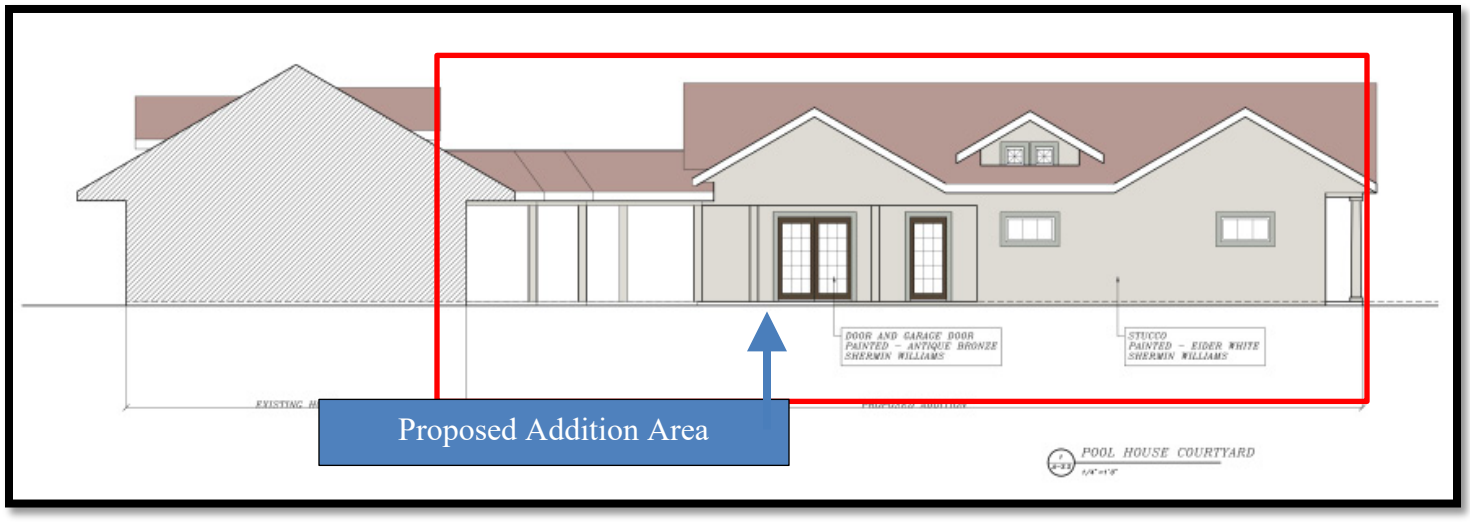
Proposed Ritter Road Elevation (left side)



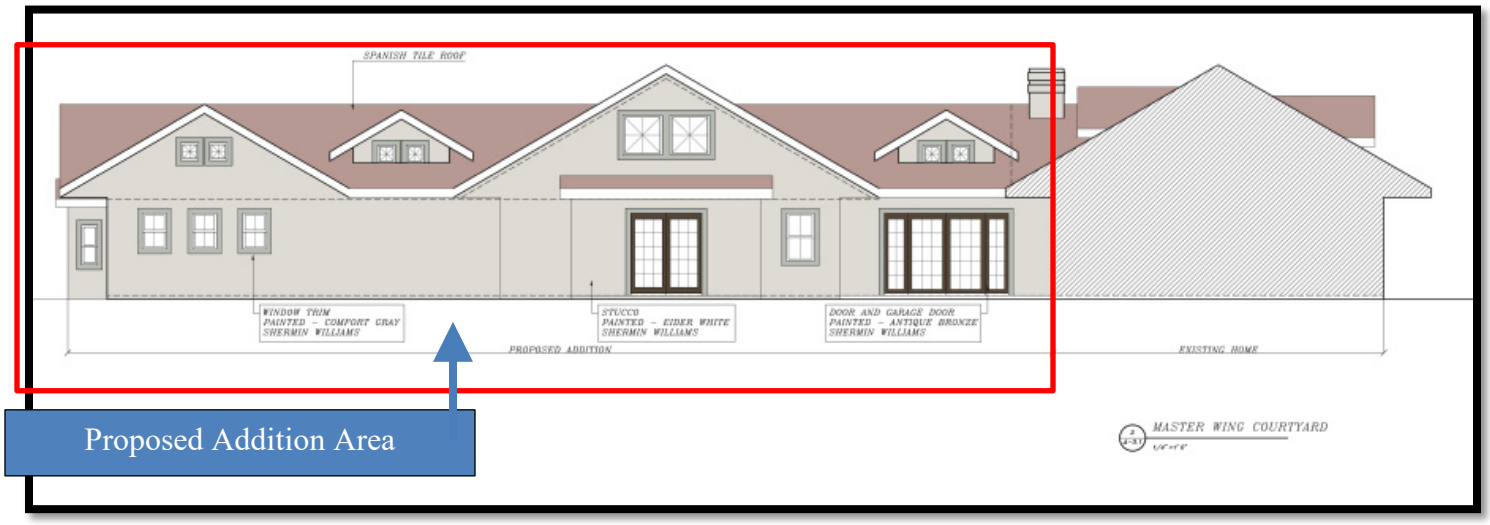
Existing right side elevation



Proposed right side elevation



Proposed elevation looking from interior courtyard

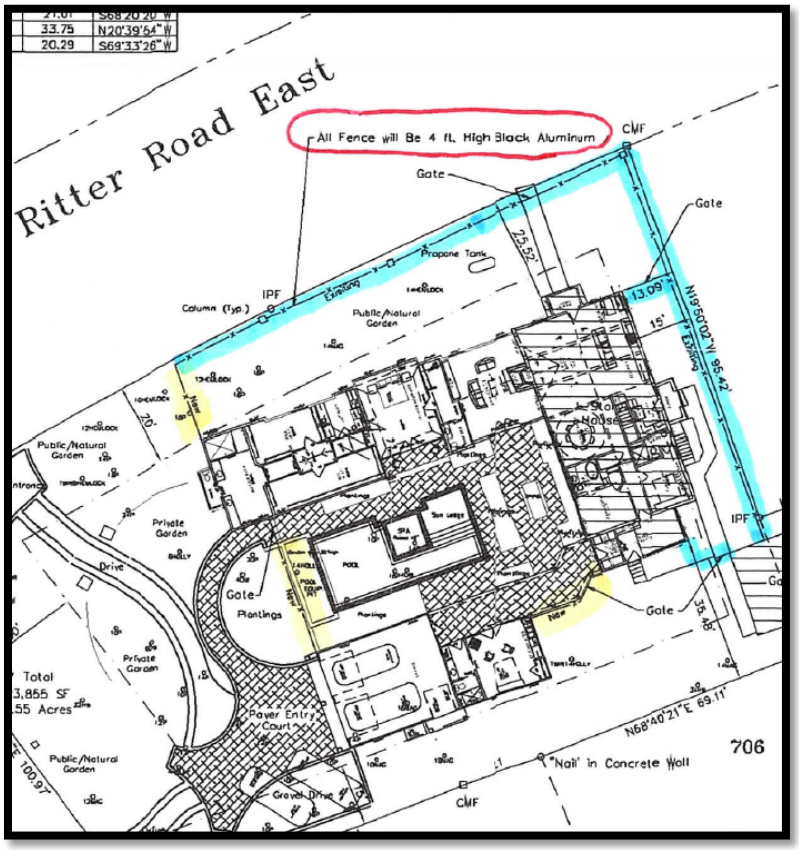


Proposed elevation looking from interior courtyard

VII. SITE FEATURES

A. FENCES

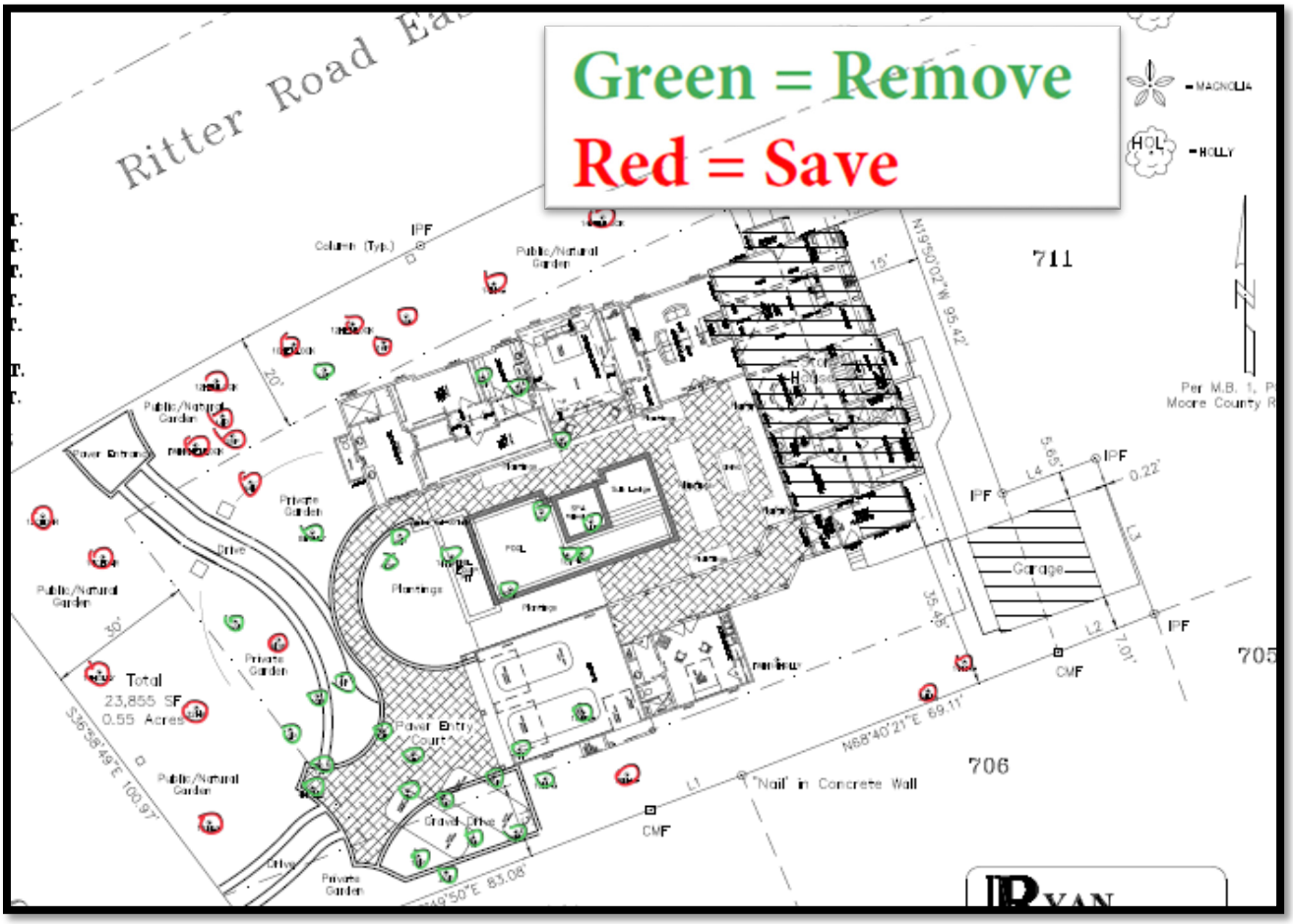
7. Section VII.A.1 – The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
8. Section VII.A.3 –Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
9. Section VII.A.6 – Metal fences *should* be painted to resemble wrought iron.
10. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.



Proposed fence location highlighted in yellow, existing fencing indicated in blue

C. LANDSCAPING AND VEGETATION

11. Section VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
12. Section VII.C.2 – Landscaping that contributes to the character of the Pinehurst Historic District *should* be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved if possible.
13. Section VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
14. Section VII.C.4 – Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction *should* minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.



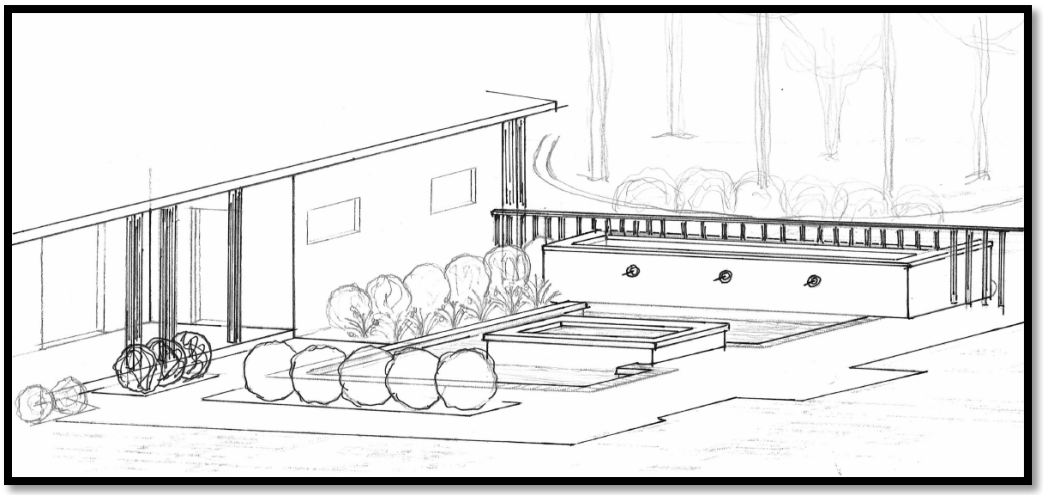
Trees to be removed

D. POOLS

15. Section VII.D.1 – New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
16. Section VII.D.2 – In-ground swimming pools **must not** be easily visible from the street.



Proposed site plan



Proposed pool concept

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed addition would feature materials, windows, doors, and colors compatible with the existing dwelling. The height and foundation of the proposed addition appears to line up with the existing dwelling as well. The addition is not located in the rear yard however, the existing dwelling is situated further back on the property only about 13' off the rear lot line. The Commission would need to determine if the proposed addition is compatible with the character and scale of the primary structure, is located as inconspicuously as possible, that it does not obscure, damage, or destroy character-defining features of the primary structure and is congruous with the district.

The proposed in-ground pool is situated in between the two wings of the proposed addition within a courtyard but will still face Carolina Vista. The Commission would need to determine if the proposed pool would be easily visible from the street and congruous with the landscape of the district. The fencing associated with the pool meets all applicable standards.

The tree removal associated with this request results in a total of 31 trees ranging in size from around 8" DBH to 20" DBH. Most of the species consist of longleaf pine, holly and magnolia. The Commission would need to determine if the proposed tree removal would not unreasonable compromise the existing tree canopy and historic appearance of the landscape.

EXHIBIT S-1.11

FINAL ORDER – MAJOR COA REQUEST 70 CAROLINA VISTA
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Kirk and Victoria Adkins, owners, request a Certificate of Appropriateness for an addition to the primary dwelling, a new garage with living quarters, a covered breezeway, and an in-ground swimming pool with required pool fencing at 70 Carolina Vista.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

Additions not considered Minor Work, removal of trees 12" and larger DBH along the street side of a residence and installation of in ground swimming pools are all considered Major Work.

Background (of the property and the location within the district)

1. The structure was built in 1911.
2. The structure is listed as contributing to the district and is a notable example of Mission Style architecture and features within the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, site plans, photographs, and proposed material statement.

DRAFT

Conclusions of Law

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.I.6 – Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. Section III.I.8 – The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. Section III.I.9 – Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
6. Section III.I.12 – Attached or detached garages *should* open to the rear or side of the primary structure.

VII. SITE FEATURES
A. FENCES

7. Section VII.A.1 – The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
8. Section VII.A.3 –Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
9. Section VII.A.6 – Metal fences *should* be painted to resemble wrought iron.
10. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.

C. LANDSCAPING AND VEGETATION

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

DRAFT

a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.
b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved if possible.

13. Section VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
14. Section VII.C.4 – Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    a. New construction *should* minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.

D. POOLS

15. Section VII.D.1 – New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
16. Section VII.D.2 – In-ground swimming pools **must not** be easily visible from the street.

DRAFT

EXHIBIT S-1.14

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the 24th of March, 2022.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
70 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 70 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 70 Carolina Vista based on the following:

DRAFT

EXHIBIT S-1.16

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 07, 2022

Dear Property Owner(s),

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

Thursday, March 24, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications to 70 Carolina Vista. The modifications will consist of an addition to the primary dwelling, a new garage with living quarters, a covered breezeway, and an in-ground swimming pool with required pool fencing. The property is identified as Moore County PID Number 00016488. The property owners and the applicants are Kirk and Victoria Adkins.

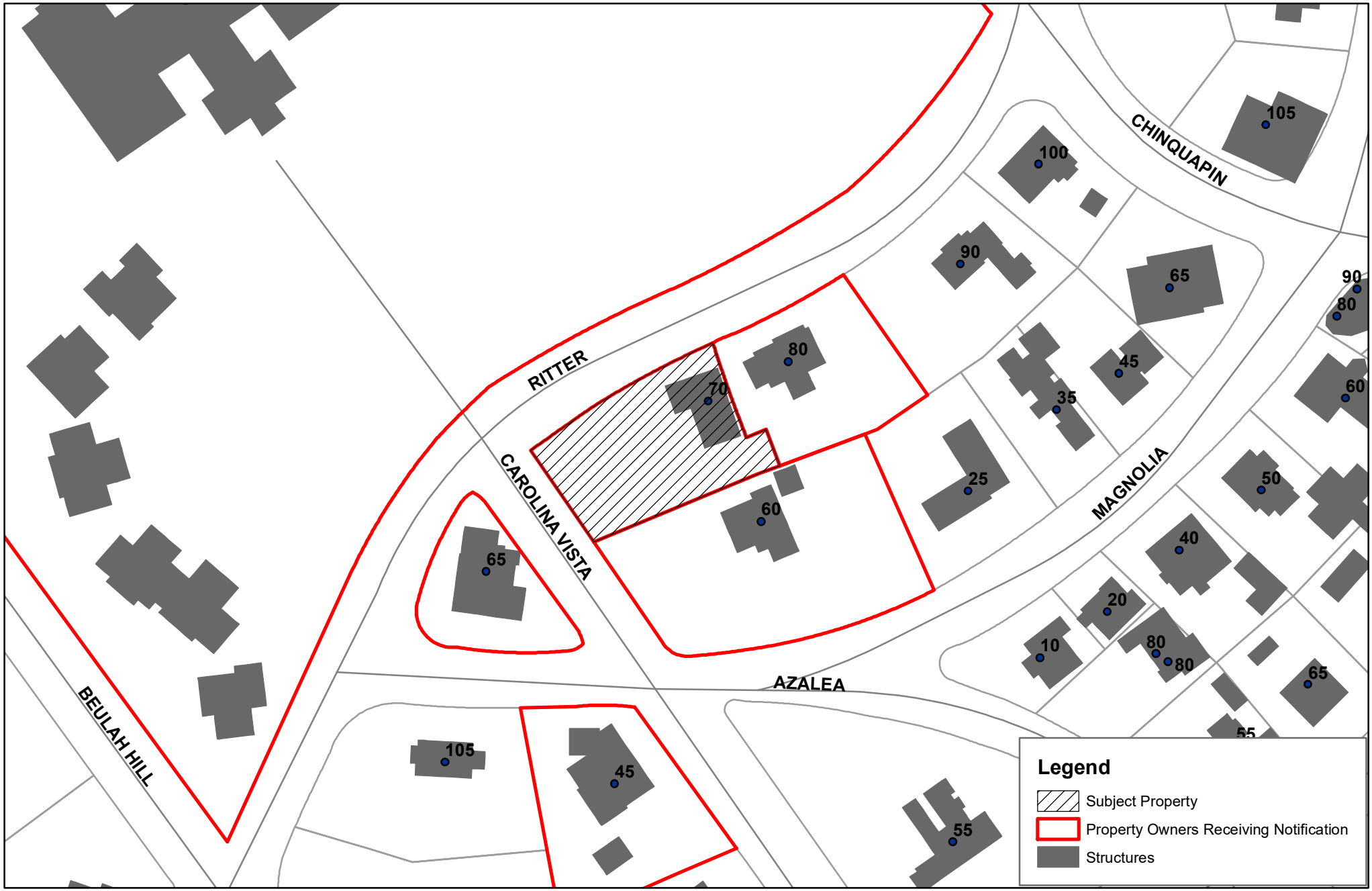
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

EXHIBIT S-1.17

Public Hearing Notification



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
3/8/2022

March 24, 2022
Historic Preservation Commission
70 Carolina Vista Major COA Request

1895 Village of Pinehurst

N W E S

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

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

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

FORBES, JOHN J III
80 E RITTER ROAD
PINEHURST,NC,28374

NEFF, ROBERT A & JULIE EBERS
PO BOX 577
PINEHURST,NC,28370

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

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

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

Intake Information

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

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

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

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

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

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☐ No	
Includes Tree Removal		☐ Yes ☐ No	

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

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

Required Documents

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

Certification

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

Applicant Signature: _____ Date: _____

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

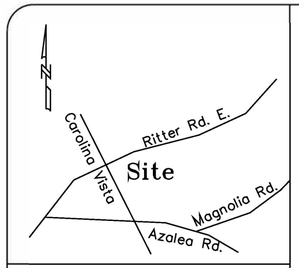
Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: _____

EXHIBIT A-2.1



Vicinity Map (Not to Scale)

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

CURVE TABLE					
Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C1	94.61	1219.87	S65°24'37"W	94.58	04°26'37"
C2	101.56	1219.87	S60°48'12"W	101.53	04°46'12"
C3	8.71	10.00	S33°29'01"W	8.43	49°53'19"
C4	7.94	10.00	S14°13'14"E	7.74	45°31'10"

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.82	S69°30'54"W
L2	21.01	S68°20'20"W
L3	33.75	N20°39'54"W
L4	20.29	S69°33'26"W

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #00016488, PIN #855212868161

Legend:
IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
Ⓢ = Sewer Manhole
= Fire Hydrant
= Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
= Light Pole
— — = Building Setback Line
—OHU— = Overhead Utilities
⊠ = Water Meter
SSO = Sanitary Sewer Stub Out
= Electrical Transformer
= HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
— SS — = Sanitary Sewer
O = Calculated Point

CALCULATIONS

HOUSE	4973 SQ. FT.
CARRIAGE HOUSE	470 SQ. FT.
REAR WALKWAYS	465 SQ. FT.
FRONT WALKWAY	113 SQ. FT.
DRIVEWAY	3377 SQ. FT.
TOTAL IMPERVEOUS	9,398 SQ. FT.
LOT SIZE	23,855 SQ. FT.
COVERAGE PERCENTAGE	39%

Reference: Map Book 1, Page 64
Deed Book 4261, Page 433
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4261, page 433); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 29th day of January, 20 21.

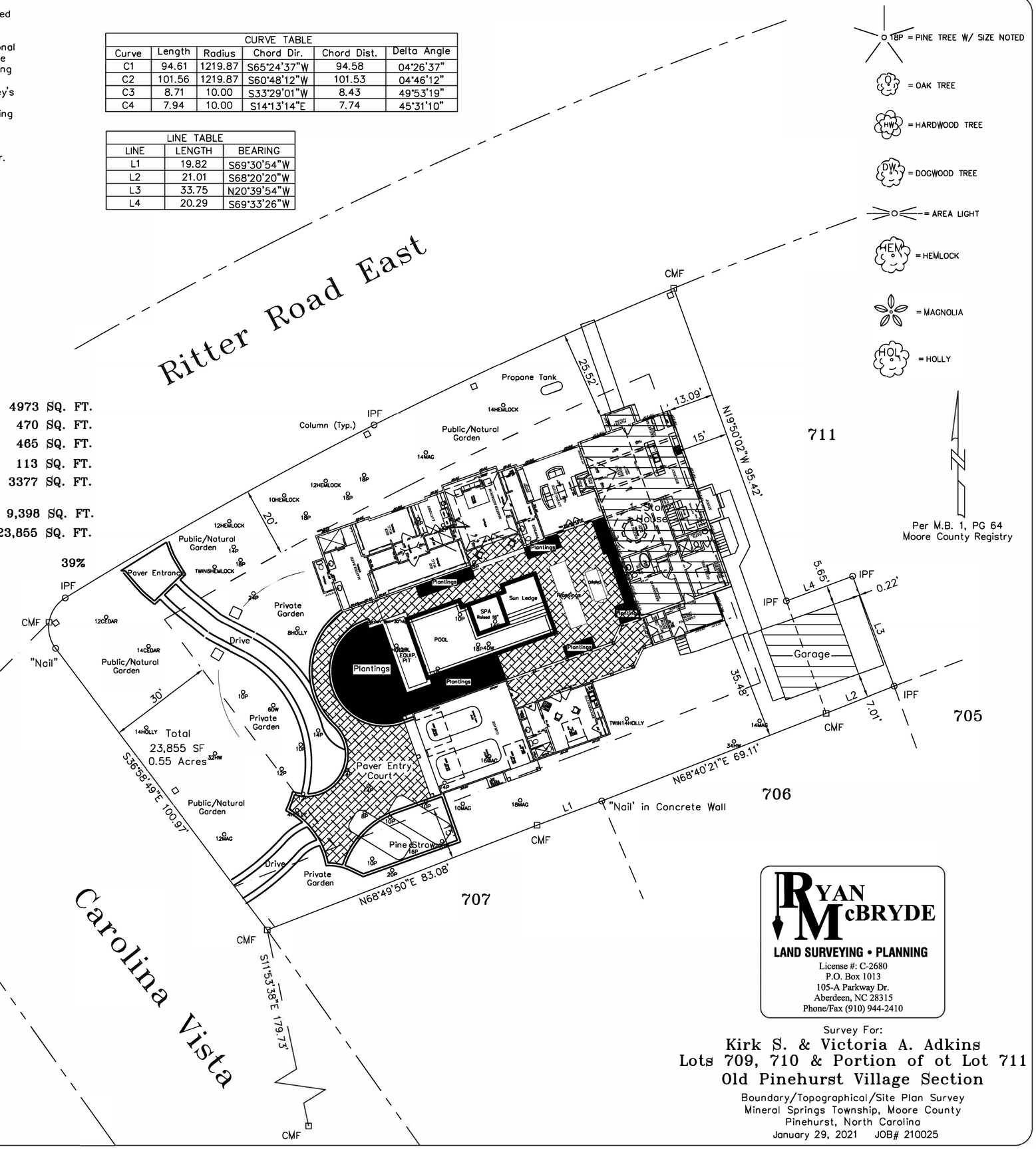
NORTH CAROLINA PROFESSIONAL SEAL L-4394 SURVEYOR RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Kirk S. & Victoria A. Adkins
Lots 709, 710 & Portion of ot Lot 711
Old Pinehurst Village Section
Boundary/Topographical/Site Plan Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
January 29, 2021 JOB# 210025

EXHIBIT A-2.2

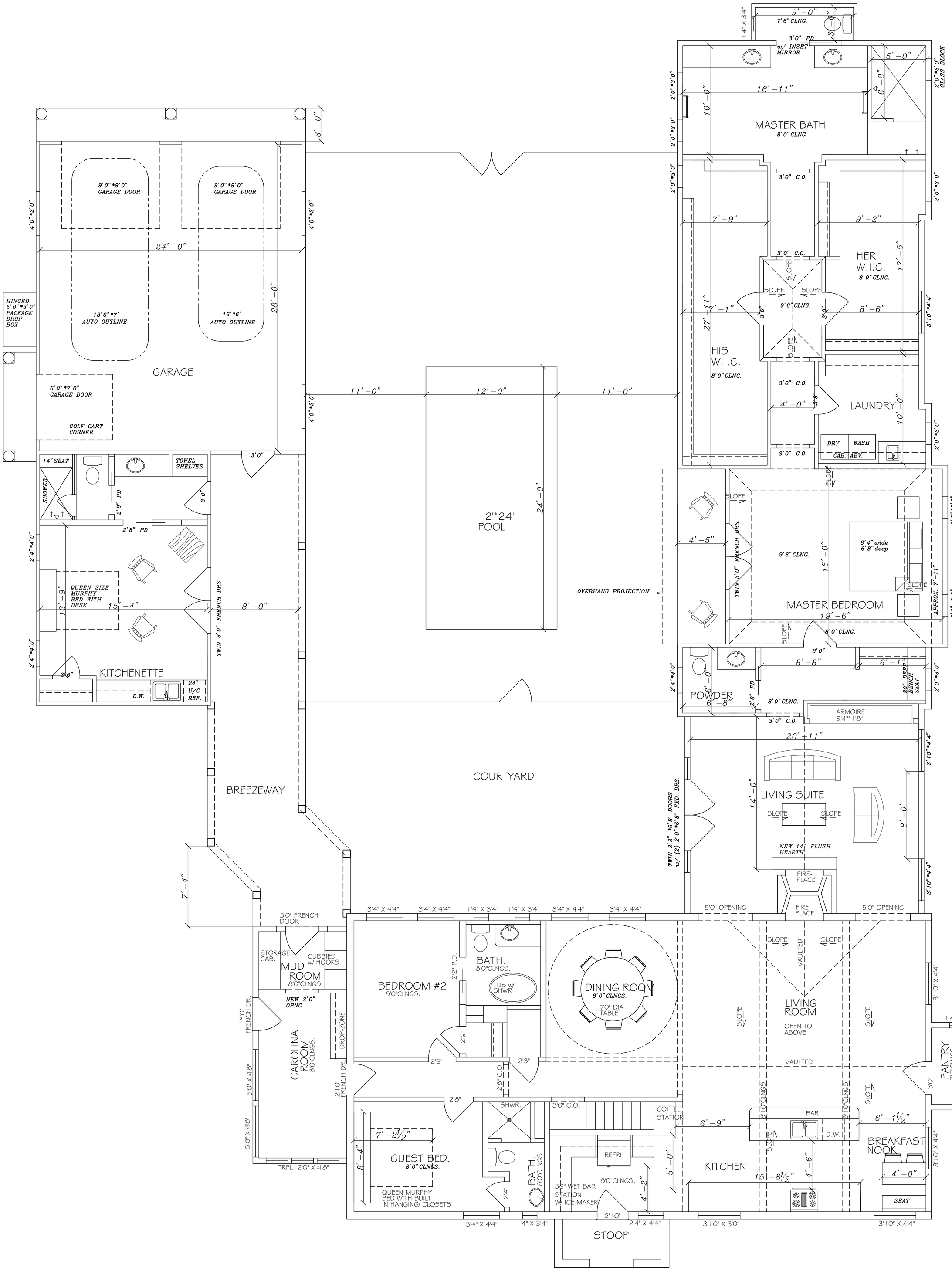
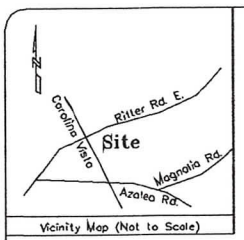

9'0"*8'0" GARAGE DOOR
9'0"*8'0" GARAGE DOOR
3'-0"
4'0"*2'0"
4'0"*2'0"
24'-0"
28'-0"
HINCED 5'0"*3'0" PACKAGE DROP BOX
18'6"*7' AUTO OUTLINE
16'*6' AUTO OUTLINE
GARAGE
6'0"*7'0" GARAGE DOOR
GOLF CART CORNER
3'0"
14" SEAT
TOWEL SHELVES
SHOWER
2'8" PD
3'0"
2'8" PD
2'4"*4'0"
QUEEN SIZE MURPHY BED WITH DESK
13'-9"
15'-4"
8'-0"
TWIN 3'0" FRENCH DRS.
2'4"*4'0"
2'6"
KITCHENETTE
D.W.
24" U/C REF.
11'-0"
12'-0"
11'-0"
12'*24' POOL
24'-0"
OVERHANG PROJECTION
1'4" X 3'4"
9'-0"
7'6" CLNG.
3'-0"
3'0" PD w/ INSET MIRROR
5'-0"
2'0"*3'0" GLASS BLOCK
6'-8"
2'0"*3'0"
16'-11"
10'-0"
MASTER BATH
8'0" CLNG.
3'0" C.O.
2'0"*3'0"
7'-9"
9'-2"
3'0" C.O.
HER W.I.C.
8'0" CLNG.
17'-5"
SLOPE
SLOPE
SLOPE
9'6" CLNG.
3'0"
3'0"
8'-6"
3'10"*4'4"
27'-11"
2'-1"
HIS W.I.C.
8'0" CLNG.
3'0" C.O.
3'0" C.O.
4'-0"
2'8"
LAUNDRY
10'-0"
2'0"*3'0"
DRY
WASH
CAB.
ABV.
3'0" C.O.
SLOPE
SLOPE
4'-5"
9'6" CLNG.
6'4" wide 6'8" deep
16'-0"
TWIN 3'0" FRENCH DRS.
2'0"*3'0"
APPROX. 7'-11"
2'0"*3'0"
MASTER BEDROOM
19'-6"
8'0" CLNG.
SLOPE
3'0"
8'-8"
6'-1"
2'4"*4'0"
6"-0"
6'-8"
2'8" PD
8'0" CLNG.
POWDER
20" DEEP BENCH SEAT
2'0"*3'0"
ARMOIRE 9'4"*1'8"
3'0" C.O.
20'+11"
3'10"*4'4"
14'-0"
LIVING SUITE
SLOPE
SLOPE
8'-0"
3'10"*4'4"
NEW 14" FLUSH HEARTH
FIRE-PLACE
FIRE-PLACE
TWIN 3'3"*6'8" DOORS w/ (2) 2'0"*6'8" FXD. DRS.
5'0" OPENING
5'0" OPENING
BREEZEWAY
COURTYARD
7'-4"
3'0" FRENCH DOOR
3'4" X 4'4"
3'4" X 4'4"
1'4" X 3'4"
1'4" X 3'4"
3'4" X 4'4"
3'4" X 4'4"
STORAGE CAB.
CUBBIES w/ HOOKS
MUD ROOM
8'0"CLNGS.
NEW 3'0" OPNG.
3'0" FRENCH DR.
CAROLINA ROOM
8'0"CLNGS.
DROP-ZONE
2'11" FRENCH DR.
BEDROOM #2
8'0"CLNGS.
2'2" P.D.
BATH.
8'0"CLNGS.
TUB w/ SHWR
2'6"
2'6"
2'8"
2'8" C.O.
DINING ROOM
8'0" CLNGS.
70" DIA TABLE
SLOPE
VAULTED
SLOPE
LIVING ROOM
OPEN TO ABOVE
VAULTED
SLOPE
1'4" X 3'4"
PANTRY
7'5"CLNGS.
3'0"
3'10" X 4'4"
5'0" X 4'8"
5'0" X 4'8"
2'8"
SHWR.
3'0" C.O.
COFFEE STATION
6'-9"
BAR
8'10"CLNGS.
8'10"CLNGS.
SLOPE
D.W.
6'-1½"
BREAKFAST NOOK
3'10" X 4'4"
7'-2½"
8'-4"
GUEST BED.
8'0" CLNGS.
QUEEN MURPHY BED WITH BUILT IN HANGING/ CLOSETS
BATH.
8'0"CLNGS.
2'4"
36" WET BAR STATION W/ ICE MAKER
8'0"CLNGS.
REFRI.
4'-2"
5'-0"
KITCHEN
15'-8½"
4'-6"
4'-0"
SEAT
TRPL. 2'0" X 4'8"
3'4" X 4'4"
1'4" X 3'4"
2'10"
2'4" X 4'4"
3'10" X 3'0"
3'10" X 4'4"
STOOP

EXHIBIT A-2.3

Key = Existing Fence
= New Fence



Vicinity Map (Not to Scale)

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.
This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.
No subsurface or environmental considerations affecting this property have been made by surveyor.

CURVE TABLE					
Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C1	94.61	1219.87	S65°24'37"W	94.58	04°26'37"
C2	101.56	1219.87	S60°48'12"W	101.53	04°46'12"
C3	8.71	10.00	S33°29'01"W	8.43	49°53'19"
C4	7.94	10.00	S14°13'14"E	7.74	45°31'10"

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.82	S69°30'54"W
L2	21.01	S68°20'20"W
L3	33.75	N20°39'54"W
L4	20.29	S69°33'26"W

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #00016488, PIN #855212868161

Legend:
IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
Ⓢ = Sewer Manhole
= Fire Hydrant
= Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
= Light Pole
— — = Building Setback Line
—OHU— = Overhead Utilities
= Water Meter
SSO = Sanitary Sewer Stub Out
= Electrical Transformer
= HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
— SS — = Sanitary Sewer
O = Calculated Point

CALCULATIONS	
HOUSE	4973 SQ. FT.
CARRIAGE HOUSE	470 SQ. FT.
REAR WALKWAYS	465 SQ. FT.
FRONT WALKWAY	113 SQ. FT.
DRIVEWAY	3377 SQ. FT.
TOTAL IMPERVEOUS	9,398 SQ. FT.
LOT SIZE	23,855 SQ. FT.
COVERAGE PERCENTAGE	39%

Reference: Map Book 1, Page 64
Deed Book 4261, Page 433
Moore County, North Carolina

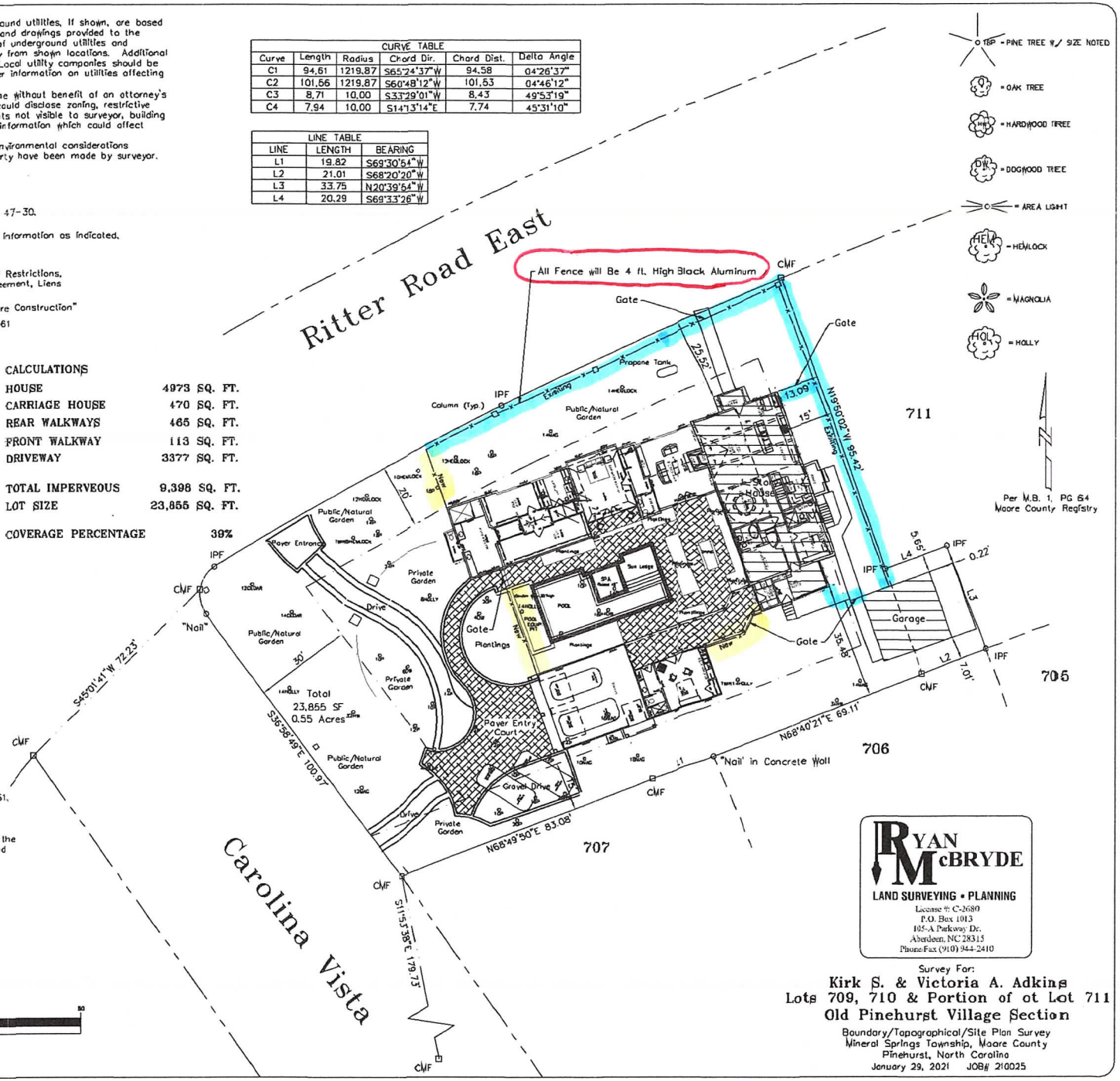
"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4261, page 433); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1: 20000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56, 1600)."
This 29th day of January, 20 21.

RYAN D. McBRYDE L-4394

Professional Land Surveyor

L-4394
Registration Number

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



RYAN McBRYDE
LAND SURVEYING • PLANNING
License # C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Kirk S. & Victoria A. Adkins
Lots 709, 710 & Portion of ot Lot 711
Old Pinehurst Village Section
Boundary/Topographical/Site Plan Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
January 29, 2021 JOB# 210025

EXHIBIT A-2.4

Aurora Hills Landscaping, LLC
Tommy Howe
1009 Currant Street Ext.
Pinebluff, NC 28373
910-695-8551 cell
www.aurorahills.com
tommyhowe.aurorahills@hotmail.com
aurorahillslandscape@hotmail.com

N.C. Landscape Contractor # 7566
N.C. Irrigation Contractor # 2,000
N.C. Certified Backflow Tester # 240
N.C. Pesticide License # 59961
N.C. Limited Plumbing Contractor # 78468

Landscape Design
Site Planning
Water Features
Irrigation Systems
Stand Screening & Walls
Grading & Drainage
Storm & Pest Damage & Lawn Cleaning

Pinehurst Development Ordinance

Tree Landscaping
Trees shall be 6' tall be three 3" cal. 4'± above the ground or larger. A minimum of:

4 Qualifying trees R-2, R-5, R-10 lots;
6 Qualifying trees R-7.5, R-15, R-20 lots;
10 Qualifying trees R-7.5 D lots.

Provided Trees
0" Cal

Existing Trees Fulfill Requirements

Underlining Trees
(Bearing)
(Bearing)

Landscaping Strip's 6'-0" C.
Provided Fulfill Requirements
5 Cal. Shade Min.

North

Grey Mott - Drain Box
Grey Mott - Drain Box
Grate
Concrete
Gravel
Soil

Gutter
Drain/Pipe Passage
Concrete
Soil

Ritter Road

Carolina Vista

Gravel Drive

Pine Straw

Guest Parking Gravel Drive

Ext. Garage

Propane

Pool

Pool Equip

Annual Bed

Pine Bark

20'

15'

1-Sleeve Pipe

3-Sasanqua,Relocate On Site

5-S. Indica Azalea, Relocate

4-Var. Abelia, Relocate

1-Camellia, Relocate,12'

3-Camellia, Relocate 8'

6-Tea Olive Osmanthus Relocate

4-Nandina

3-Daphne, Relocate On Site

4-Perennials, RelocateClump

1-Aluminum Fence Gate, 48"

8-Loropetalum, Ruby

5-Annuals Plats

2-Gardenia, Kliens

6-Paper Bush, Relocate, 5'

3-Confetti Abelia

3-Creeping Gardenia

7-Conf. Jasmine, Relocate

2-Drain, 12"

2-Podocarpus Relocate

1-Aluminum Fence, 48"

5-Garden Lights

1-Light Transformer

9-Liriope, Relocate Clump

2-Camellia, Relocate, 4'

8-Lights, Relocate

6-Exit Drains 6'

9-Azalea, Relocate On Site

6-Witch Hazel, Relocate, 10'

3-Anise, Relocate On Site

1-Paper Bush, Relocate, 5'

5004 Lawn Head
Electric Irrigation Valve
Irrigation Main Line
Surface Water Flow
Grade Lines
Sleeve Pipe
Gutter Drain Pipe

Common Name	Latin Name	Scheduled Size	Quantity
Gardenia, Kliens		3 Gal.	2
Annuals Plats	Seasonal Color	Flats	5
Creeping Gardenia	Gardenia radicans	3 Gal.	3
Confetti Abelia	Abelia grandiflora	3 Gal.	3
Loropetalum, Ruby	Loropetalum chinese rubrum	7 Gal.	8
Nandina	Nandina domestica	3 Gal.	4
S. Indica Azalea, Relocate	Azalea	Relocate, 48"	5
Camellia, Relocate 8'	Camellia japonica	Relocate, 8'	3
Azalea, Relocate On Site	'Rhododendron 'Satsuki'	Relocate, 4'	9
Anise, Relocate On Site	Anise japonica	Relocate, 10'	3
Camellia, Relocate 12'	Camellia japonica	Relocate	1
Daphne, Relocate On Site	Daphne odora	Relocate, 4'	3
Sasanqua Relocate On Site	Camellia sasanqua	Relocate, 2'	3
Paper Bush, Relocate, 5'		Relocate, 5'	1
Tea Olive Osmanthus Relocate	Osmanthus fragans	Relocate, 5'	6
Podocarpus Relocate	Podocarpus	Relocate, 3'	2
Var. Abelia, Relocate	Abelia grandiflora	Relocate, 3'	4
Conf. Jasmine, Relocate	Jasminium	Relocate, 3'	7
Camellia, Relocate, 4'	Camellia japonica	Relocate, 4'	2
Liriope, Relocate Clump	Liriope muscari	Relocate	9
Perennials, RelocateClump		Relocate, 4'	4
Witch Hazel, Relocate, 10'	Hamamelidaceae	Relocate	6
Pine Straw		100 Bales	1
Drain Pipe, 4"		250 Ft	1
Pipe Fittings, 4"		20 Each	1
Herbicide, Pre-emergent		25 Lbs	1
Tractor, Fine Grade		6 Hour	1
Labor, Fine Grade		30 Hour	1
Landscape Plan		Revisions	1
Fill Dirt, Loads Spread		15 Tons	3
Compost		Cu.Yd.	1
Light Transformer		Low Voltage	1
Garden Lights		Each	6
Irrigation Main Line		150 Ft. / 1.5"	1
Time Clock	Rainbird Modular	Modular	1
Irrigation Drip Zone		Tubes & Emitters	2
Rain Sensor		Each	1
Electric Valves	Electric 1"	1"	4
Sleeve Pipe	4" PVC	50 Ft	1
Drain, 12"		Box	2
Aluminum Fence, 48"		6 ' Sections, 30 Ft	1
Lights, Relocate		Relocate	8
Exit Drains 6"		Each	8
Temporary Irrigation		Plant Holding Area	1
Aluminum Fence Gate, 48"		Pool Code Latches	1
Pine Bark, Shredded		12 Cu Yds	1

Name	Area
House	5,323 Sq Ft
Pool	731 Sq Ft
Gravel Drive	1,344 Sq Ft
Coputrtyard	1,032 Sq Ft
Lot	23,785 Sq Ft
Right of Way	5,995 Sq Ft
Fence	12 Ln Ft
Paver Entry Court	1,290 Sq Ft

Diameter	Type	Length
4"	Drain Pipe	229Ft
Main Line 1.5"	PVC	1Ft
Sleeve Pipe	PVC	129Ft

Temporary Irrigation

-1-Tractor, Fine Grade

-1-Labor, Fine Grade

-1-Pine Straw

-1-Landscape Plan

-1-Pine Bark, Shredded

-1-Drain Pipe, 4"

-1-Pipe Fittings, 4"

-1-Herbicide, Pre-emergent

-0-Fill Dirt, Loads Spread

-1-Compost

AB Abelia
AZ Azalea
AZ Azalea
CJ Camellia japonica
DP Daphne
JAS Jasmine
PB Laurel
Lig Ligustrum
LP Loropetalum
Liriope
Na Nandina
PB Paper Bush
Perrenials
PD Podocarpus
Sasanqua
TO Osmanthus, Tea Olive
WH Witch Hazel
Existing Pine

1"= 10'

Aurora Hills Landscaping

Production Title: Kirk & Victoria Atdkins
70 Carolina Vista
Pinehurst, NC

Drawing Title: AURORA HILLS LANDSCAPING
1009 Currant Street Ext.
Pinebluff, NC 28373

Designer | Revision

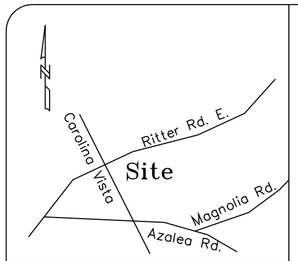
Drawn By: Tommy Howe | Scale: 1" = 10'

Phone: 695-8551 | Drawing No.: 2

Date: 12-21-21 | of

CAD File Name: Revised 3-13-22 | LANDSCAPE PLAN

EXHIBIT A-2.5



Vicinity Map (Not to Scale)

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"Verify Minimum Building Setbacks Before Construction"
Parcel ID #00016488, PIN #855212868161

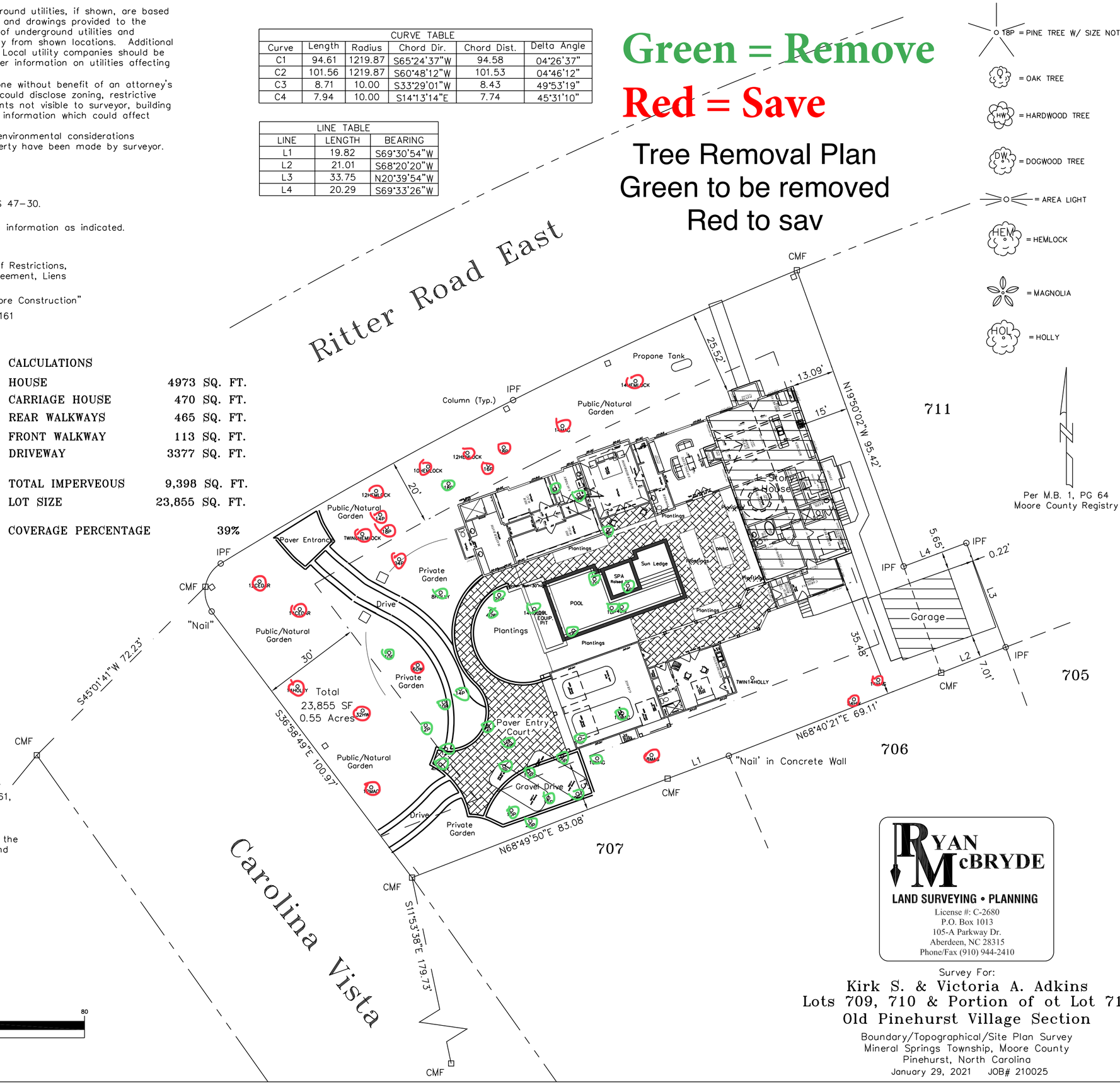
Legend:
IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
Ⓢ = Sewer Manhole
= Fire Hydrant
= Utility Pole
CATV = Cable Television
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WV = Water Valve
= Light Pole
— — = Building Setback Line
—OHU— = Overhead Utilities
⊠ = Water Meter
SSO = Sanitary Sewer Stub Out
= Electrical Transformer
= HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
— SS — = Sanitary Sewer
O = Calculated Point

CALCULATIONS

HOUSE	4973 SQ. FT.
CARRIAGE HOUSE	470 SQ. FT.
REAR WALKWAYS	465 SQ. FT.
FRONT WALKWAY	113 SQ. FT.
DRIVEWAY	3377 SQ. FT.
TOTAL IMPERVEOUS	9,398 SQ. FT.
LOT SIZE	23,855 SQ. FT.
COVERAGE PERCENTAGE	39%

Green = Remove
Red = Save
Tree Removal Plan
Green to be removed
Red to sav

18P = PINE TREE W/ SIZE NOTED
= OAK TREE
HW = HARDWOOD TREE
DW = DOGWOOD TREE
= AREA LIGHT
HEM = HEMLOCK
= MAGNOLIA
HOL = HOLLY



Reference: Map Book 1, Page 64
Deed Book 4261, Page 433
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 4261, page 433); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1: 250000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 29th day of January, 20 21.

NORTH CAROLINA PROFESSIONAL SEAL L-4394 SURVEYOR RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number

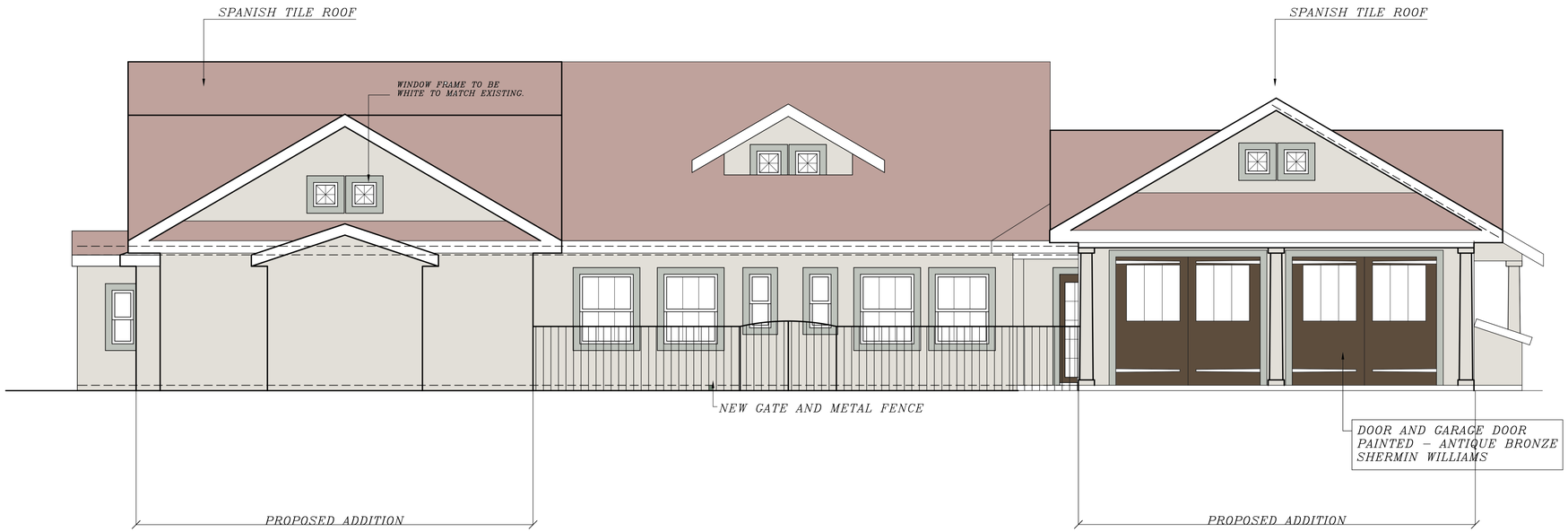
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Kirk S. & Victoria A. Adkins
Lots 709, 710 & Portion of ot Lot 711
Old Pinehurst Village Section

Boundary/Topographical/Site Plan Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
January 29, 2021 JOB# 210025

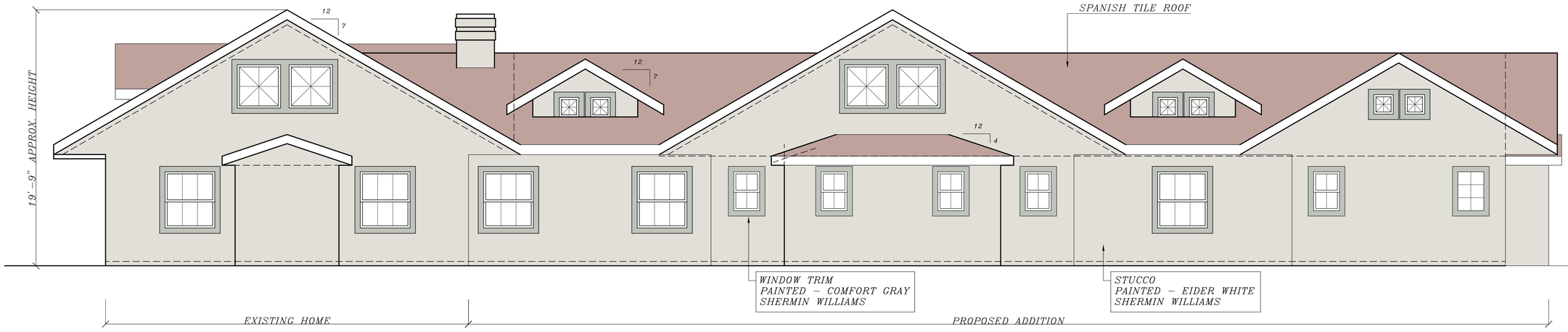
EXHIBIT A-3.1



CAROLINA VISTA ELEVATION
FRONT ELEVATION

1/A-3.0

1/4"=1'0"



RITTER ROAD ELEVATION
LEFT ELEVATION

2/A-3.0

1/4"=1'0"

IMPERIAL DESIGN STUDIO

RESIDENTIAL DESIGN

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

© COPYRIGHT 2021

Client:

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

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

Notes:

1) ALL JOISTS THAT NEED TO BE DOUBLED OR REINFORCED SHALL BE DONE WITHOUT THE NEED OF SPECIAL NOTATION OR DETAIL ON FLOOR PLANS.
2)ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.
3) CONTRACTOR/BUILDER MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) IMPERIAL DESIGN STUDIO ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) THESE DRAWINGS AND THEIR COPYRIGHT IS PROPERTY OF IMPERIAL DESIGN STUDIO. ANY REDRAW OR DESIGN DERIVING FROM THESE DRAWINGS IS A VIOLATION OF COPYRIGHT LAWS. THESE DRAWINGS ARE FOR ONE TIME USE ONLY, UNLESS AUTHORIZED BY THIS DESIGN FIRM.

Revisions:

11/1/2021
DOCUMENTS FOR HISTORICAL PRESERVATION SOCIETY

Issue Date:

11/1/2021

Drafting By:

rcm2l 11/1/2021

Sheet Name:

PROPOSED ELEVATIONS

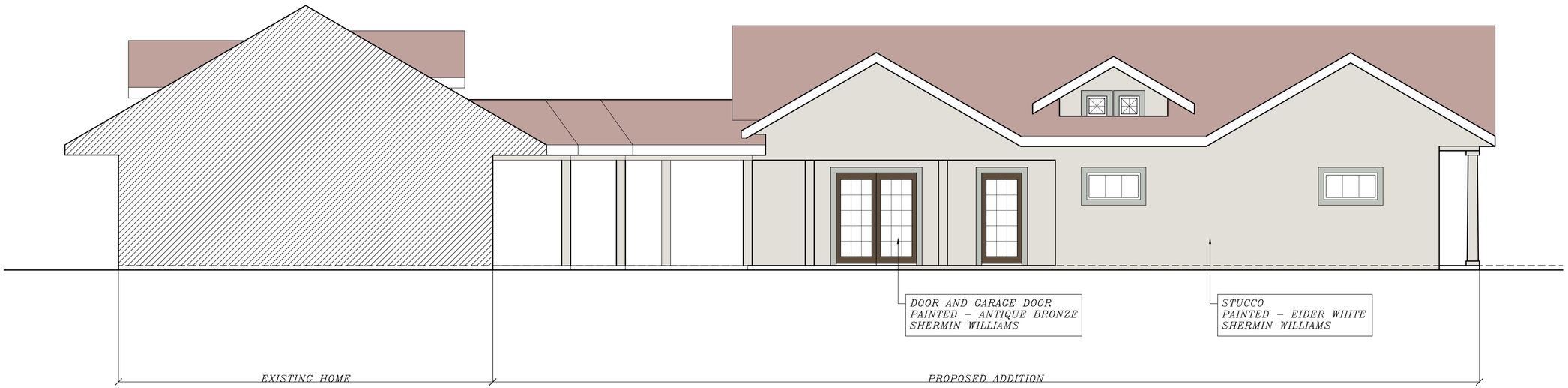
Scale:

1/4"=1'0"

Sheet Number:

A-3.0

EXHIBIT A-3.2



1 A-3.2 POOL HOUSE COURTYARD

1/4" =1'0"

IDS

IMPERIAL DESIGN STUDIO

RESIDENTIAL DESIGN

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

© COPYRIGHT 2021

Client:

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

Lots 709, 710
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Revisions:

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Issue Date: 11/1/2021

Drafting By: rcm2l 11/1/2021

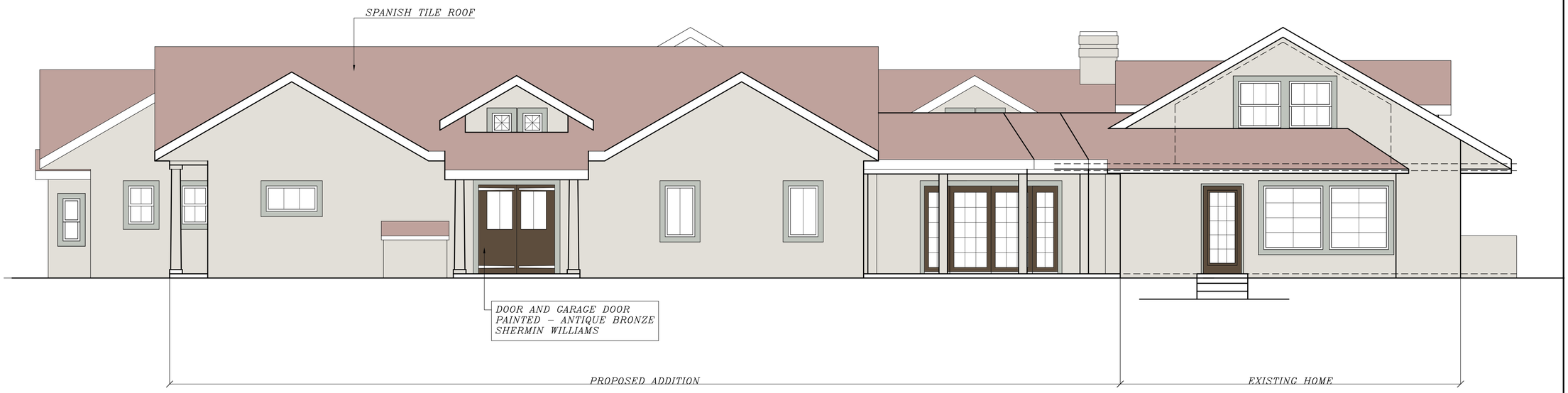
Sheet Name: PROPOSED ELEVATIONS

Scale: 1/4" =1'0"

Sheet Number:

A-3.2

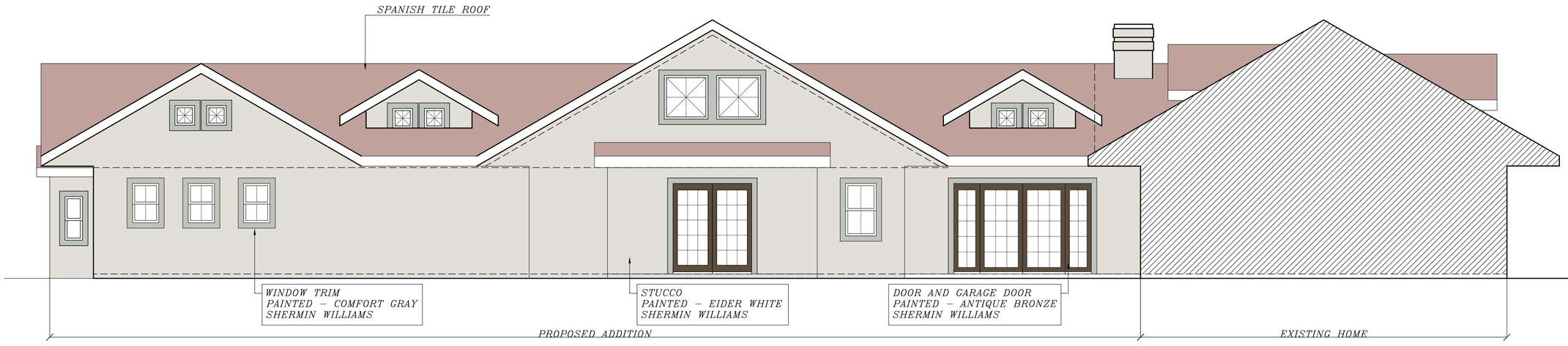
EXHIBIT A-3.3



CAROLINA VISTA NEIGHBOR ELEVATION
RIGHT ELEVATION

1 / A–3.1

1/4"=1'0"



MASTER WING COURTYARD

2 / A–3.1

1/4"=1'0"

IMPERIAL DESIGN STUDIO

RESIDENTIAL DESIGN

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

© COPYRIGHT 2021

Client:

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

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

Notes:

1) ALL JOISTS THAT NEED TO BE DOUBLED OR REINFORCED SHALL BE DONE WITHOUT THE NEED OF SPECIAL NOTATION OR DETAIL ON FLOOR PLANS.
2)ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.
3) CONTRACTOR/BUILDER MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) IMPERIAL DESIGN STUDIO ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) THESE DRAWINGS AND THEIR COPYRIGHT IS PROPERTY OF IMPERIAL DESIGN STUDIO. ANY REDRAW OR DESIGN DERIVING FROM THESE DRAWINGS IS A VIOLATION OF COPYRIGHT LAWS. THESE DRAWINGS ARE FOR ONE TIME USE ONLY, UNLESS AUTHORIZED BY THIS DESIGN FIRM.

Revisions:

11/1/2021
DOCUMENTS FOR HISTORICAL PRESERVATION SOCIETY

Issue Date: 11/1/2021

Drafting By: rcm2l 11/1/2021

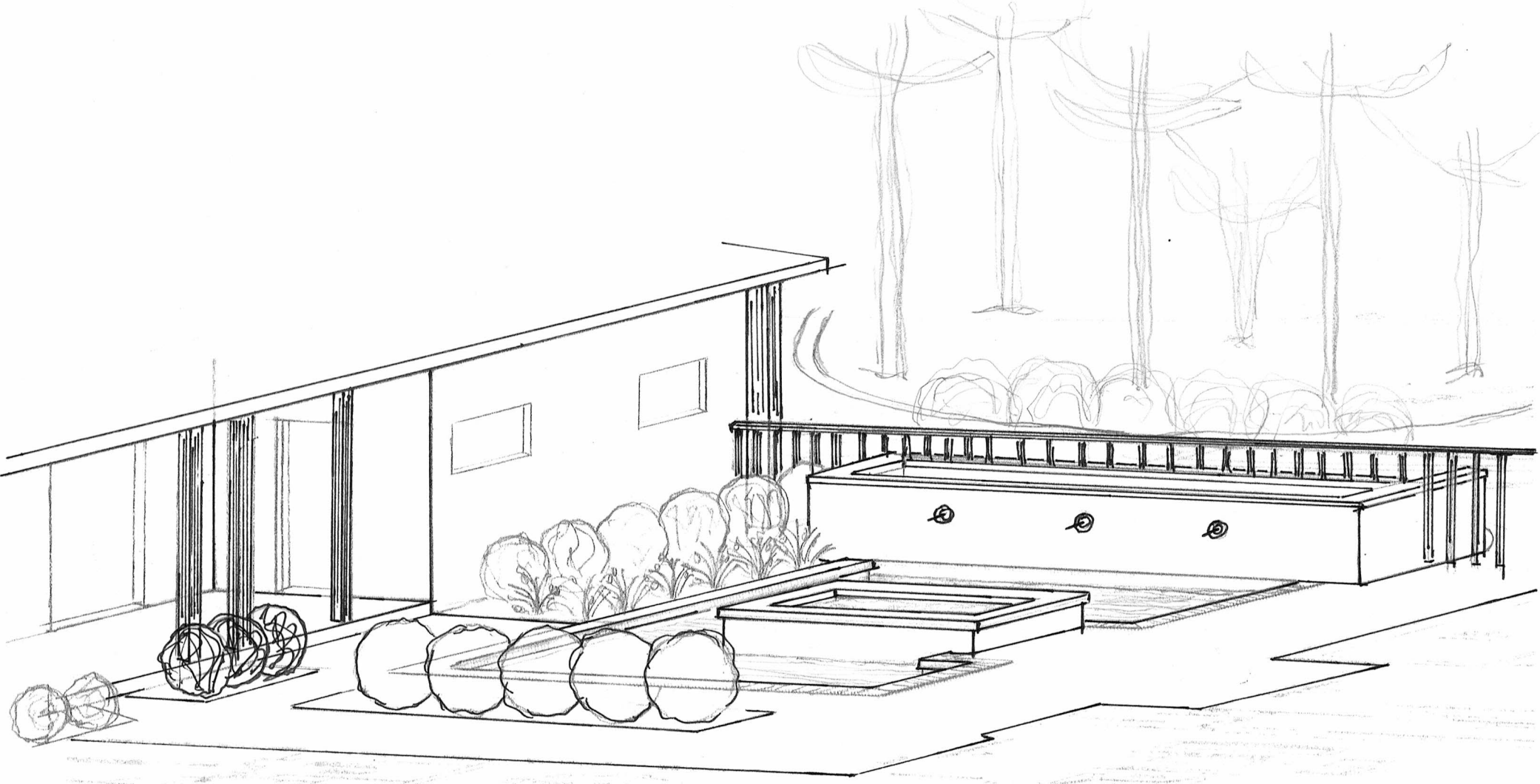
Sheet Name: PROPOSED ELEVATIONS

Scale: 1/4"=1'0"

Sheet Number:

A–3.1

EXHIBIT A-3.4



KOLB KRENZEL
09.11.2022

70 CAROLINA VISTA DR.
NTS

EXHIBIT A-4.1



EXHIBIT A-4.2



EXHIBIT A-4.3



EXHIBIT A-4.4



EXHIBIT A-4.5



EXHIBIT A-4.6



COA-2022-00072 (3 CAROLINA VISTA - USGA)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00052 at 3 Carolina Vista (USGA Golf House Pinehurst). The modifications will consist of revisions to the tree impact plan, changes to door / window / louver locations, and changes to exterior material selections. The property is identified as Moore County PID Numbers 00025800 and 00024972. The property owner is U.S. Golf Association and applicant is Clearscapes Architecture + Art.

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/17/2022

MEMO DETAILS:
Please see attached materials related to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-4

EXHIBIT S-1.1

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: March 17, 2022
Subject: **Major COA Request for 3 Carolina Vista**

Applicant:	Clearscapes Architecture + Art
Owners:	U.S. Golf Association
Property Location:	3 Carolina Vista
Land Use:	Golf Office, R&D, Museum & Welcome Center
PID#	00025800 and 00024972
COA#:	2022-00072

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

The applicant requests a Certificate of Appropriateness (COA) for modifications to COA-2021-00052 at 3 Carolina Vista (USGA Golf House Pinehurst). The proposed modifications include additional tree removal, revisions to the number and location of doors and windows, addition of louvers, and changes to exterior material selections. The property is further identified as Moore County PID Numbers 00025800 and 00024972.

The main roof is proposed to change from standing seam metal to asphalt shingles (see material sheet provided) while the porch and low roofs will be a bronze colored standing seam as depicted on the provided material. The columns are proposed to change material from wood to fiber cement. The guardrail railings are to change from wood or fiber cement to powder coated aluminum, no color change. The previous connector between the two buildings and trellis on the Admin building are now removed. Dormers have been removed on the Admin/Test Center building. The pierced brick screen wall for the service yard is taller to better screen the area from view. Louvers have been added to some elevations where mechanical equipment is to be located on the interior. These louvers include trim and mullions to appear like windows and will match the windows in color. The number, location and orientation of the windows has changed as depicted on the provided material from what was approved previously. These windows are proposed to be aluminum clad wood and remain black in color. A slight color change is included in this request and the selection is within the approved color palette. Additional trees are proposed to be removed (140 vs. 96) with this request. A portion of these trees are to be removed due to the construction of the required stormwater management area depicted on the provided material. The applicant indicates that some of the additional tree removal is also based on the health of the

existing vegetation and the desired establishment of a pine grove. The applicant has provided a summary report of the pine tree health on the site by an environmental consultant and an updated tree save/removal plan.

The applicant has provided elevations and a comparison of what was approved versus what is proposed with this request. Additionally, a color chart and material examples of the roof, brick, windows, doors, louvers and siding has also been provided by the applicant.

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

Standards of Review

Per the adopted Historic District Standards, adding and eliminating windows and doors, replacement of architectural details that changes the design or materials and change of roofing material are all considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

VI. COMMERCIAL NEW CONSTRUCTION

A. CHARACTERISTIC COMMERCIAL ARCHITECTURAL STYLES

1. Section VI.A.2 – Within the Pinehurst Historic District, two typical styles are found for commercial structures: White clapboard, one or two-story Colonial or Greek Revival buildings.

B. GENERAL STANDARDS

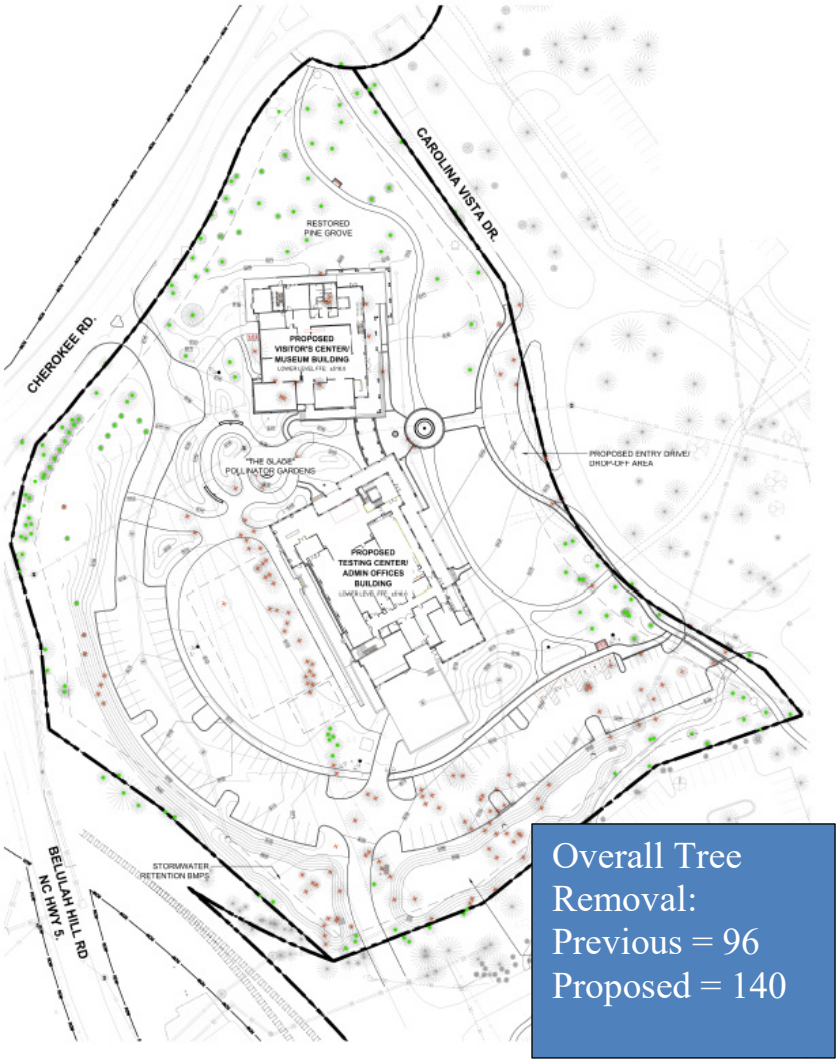
2. Section VI.B.1 – New commercial construction **must** be congruous with the existing commercial buildings in the Pinehurst Historic District and *should* follow the architectural tradition of one and two-story structures.
3. Section VI.B.2 – New commercial construction *should* reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
4. Section VI.B.3 – Windows *should* be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
5. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are **not permitted**.
6. Section VI.B.5 – Facade materials *should* consist of brick, shake, wood clapboard, or a similar compatible substitute material.
7. Section VI.B.6 – Entrances *should* reflect the character found on existing commercial buildings in the Pinehurst Historic District.
8. Section VI.B.7 – Roof forms *should* be congruous with those on existing commercial buildings in the Pinehurst Historic District.
9. Section VI.B.8 – New buildings **must** be in colors that are in the Village of Pinehurst Color Palette.

D. UTILITIES AND SERVICE AREAS

10. Section VI.D.2 – Required service areas for a building *should* blend with the building and be screened so that they do not draw attention to the functionality of the area.

VII. SITE FEATURES
C. LANDSCAPING AND VEGETATION

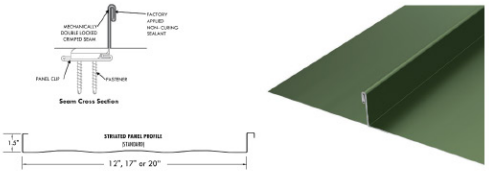
11. Section VII.C.2 – Landscaping that contributes to the character of the Pinehurst Historic District *should* be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved if possible.
12. Section VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
13. Section VII.C.4 – Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
    c. 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.



Updated tree impact plan







ASPHALT SHINGLES
MAIN ROOF

CertainTeed Belmont
Color: Weathered Wood

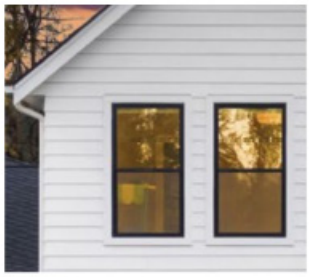


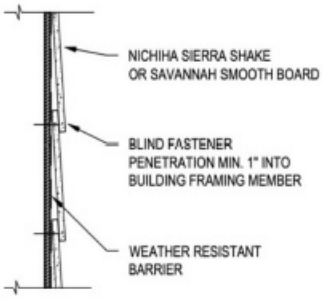
STANDING SEAM METAL
PORCH / LOW ROOF

DMI Double-Lock DL1517
Color: Classic Bronze



Proposed roofing material and color



PAINTED SMOOTH FIBER CEMENT
WALLS + COLUMNS

LAP SIDING: Nichiha Savannah Smooth *(5.44" exposure)*

SHAKES: Nichiha Sierra Premium Shake *(6.06" exposure)*

BOARD + BATTEN: Nichiha Nichipanel Smooth *(13.5" exposure)* + Nichitrim Smooth *(2.5" width)*

SIDING PANELS: Nichiha Nichipanel Smooth + Fry Reglet Fiber Cement Panel Profiles

TRIM: Nichiha Nichitrim Smooth

COLUMN SURROUNDS: Nichiha Nichipanel Smooth

OC-7	HC-95	HC-83	OC-85	HC-190
Creamy White OC-7 lap siding	Sag Harbor Gray HC-95 shakes	Grant Beige HC-83 board + batten siding panels	Mayonnaise OC-85 trim at fascia column surrounds soffits	Black HC-190 window + door trim

CLEARSCAPES
ARCHITECTURE + ART (919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22
MATERIALS

Siding material and colors

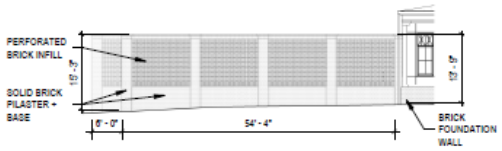


A | SERVICE YARD: SOUTHEAST

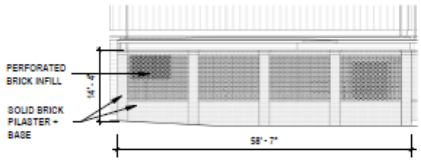


B | SERVICE YARD: SOUTHWEST

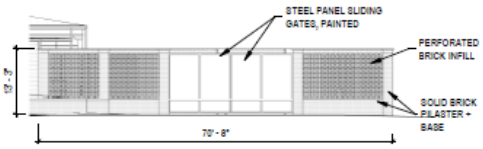




EAST



SOUTH



WEST

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2020_0200 GOLF HOUSE PINEHURST 03/03/22

SERVICE YARD

Updated service yard with larger screen wall





BRICK
FOUNDATION WALLS / SITE WALLS / SCREEN WALL

Statesville Brick, Straight Edge Woodfired Series
Color: Chestnut
Size: Modular

PAVERS
PORCHES / SIDEWALKS

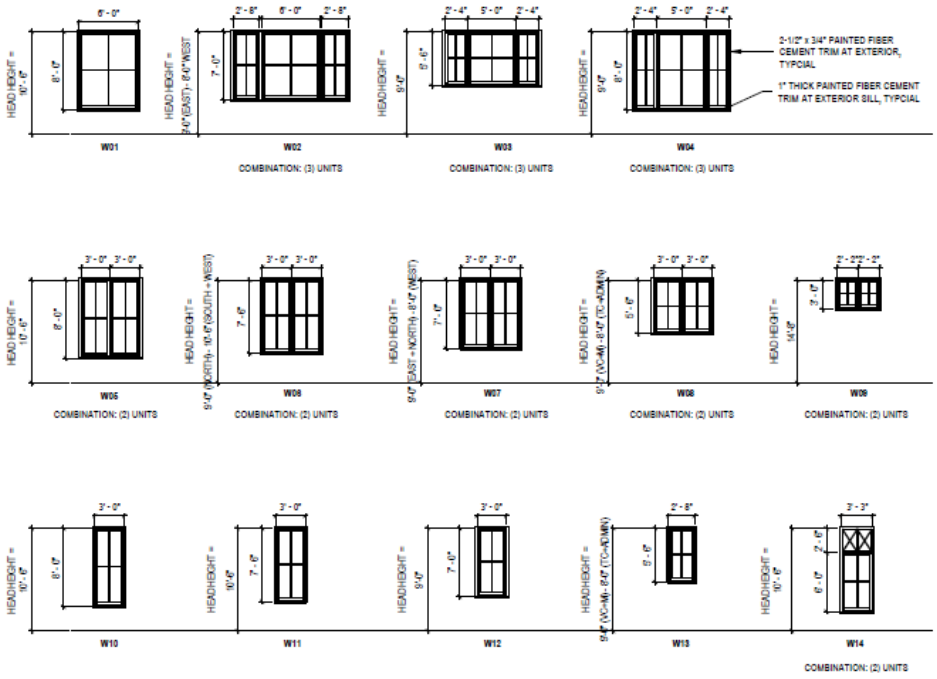
Pine Hall Brick
Color: Pathway Full Range / Pathway Autumn

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2020_0200 GOLF HOUSE PINEHURST 03/03/22

MATERIALS

Brick material sample



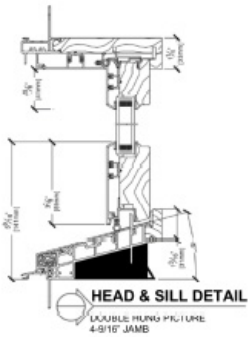
WINDOW TYPES

CLEARSCAPES ARCHITECTURE + ART (919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

WINDOWS







ALUMINUM CLAD WOOD WINDOWS

Sierra Pacific Westchester Series
Double Hung Picture Window

Exterior Frame Color: Black 023
Simulated Divided Lites, 7/8" Putty Clad Profile

Black*
023

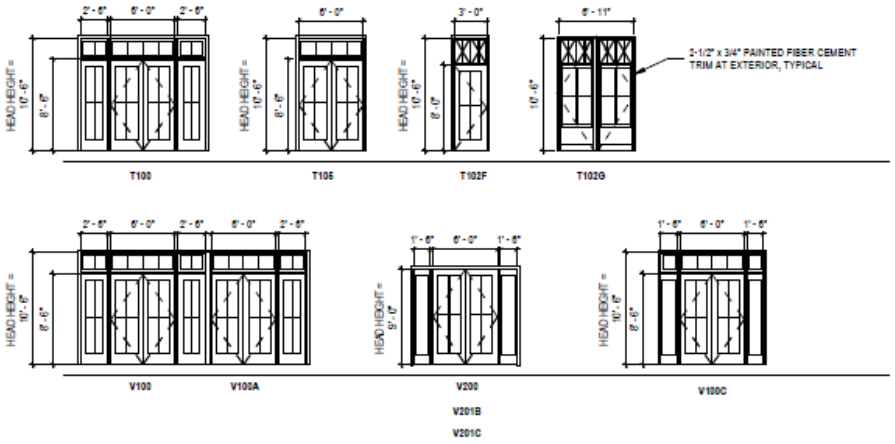


CLEARSCAPES ARCHITECTURE + ART (919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

WINDOWS

Window style, material and color sample



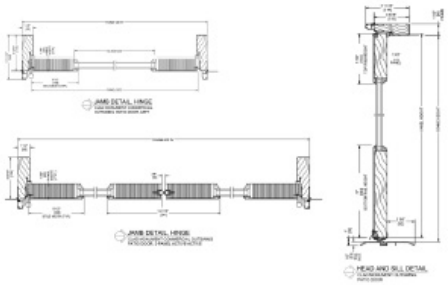
ENTRANCE DOORS

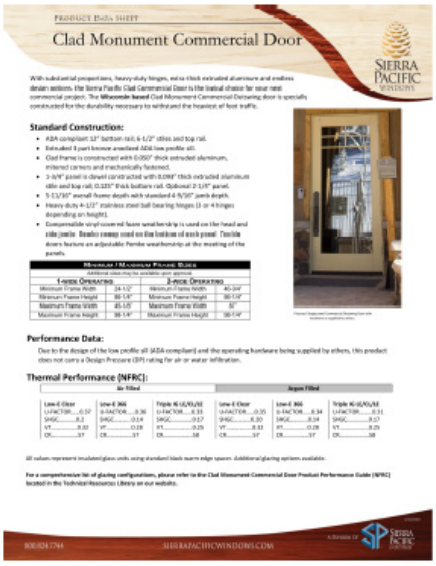
CLEARSCAPES
ARCHITECTURE + ART (919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

ENTRANCE DOORS







ALUMINUM CLAD WOOD ENTRANCE DOORS

Sierra Pacific Commercial Outswing + Inswing Doors
Doors, Transoms + Sidelites

Exterior Frame Color: Black 023
Simulated Divided Lites, 7/8" Putty Clad Profile

Black*
023



CLEARSCAPES
ARCHITECTURE + ART (919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

ENTRANCE DOORS

Door style, material and color samples

EXHIBIT S-1.8



Proposed louver style, material and color sample

Please see the material provided by the applicant to further illustrate the proposed changes to the approved elevations labeled Exhibits A-3.1 – A-3.8.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed color and material changes are consistent with the standards. The proposed change to the number, location and orientation of the windows does not significantly alter the design of the approved buildings and would need to be deemed by the Commission to be congruous with the existing commercial buildings in the district. The additional tree removal is necessitated in part by construction of the required stormwater management area. According to the applicant, the rest of the removal is needed due to the health of the existing vegetation and the ability to effectively restore a pine grove. The Commission would need to determine if this request does not unreasonably compromise the existing tree canopy and historic appearance of the landscape.

EXHIBIT S-1.9

FINAL ORDER – MAJOR COA REQUEST 3 CAROLINA VISTA
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Clearscapes Architecture + Art on behalf of U.S. Golf Association, owner, requests a Certificate of Appropriateness for modifications to COA-2021-00052 at 3 Carolina Vista (USGA Golf House Pinehurst). The proposed modifications include revisions to the tree impact plan, changes to door / window / louver locations, and changes to exterior material selections.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

Adding and eliminating windows and doors, replacement of architectural details that changes the design or materials and change of roofing material are considered Major Work.

Background (of the property and the location within the district)

1. The property is a vacant parcel approximately +/- 3 acres.
2. A COA (COA-2021-00052) was granted for the construction of the two buildings for USGA Golf House Pinehurst on April 22, 2021.
3. This request is for revisions to the previously approved COA.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, elevations, material samples, tree save plan, and summary report of pine tree health on the site.
3. The applicant's request include additional tree removal, revisions to the number and location of doors and windows, addition of louvers, and changes to exterior material selections.

DRAFT

Conclusions of Law

Applicable Standards:

VI. COMMERCIAL NEW CONSTRUCTION
A. CHARACTERISTIC COMMERCIAL ARCHITECTURAL STYLES

1. Section VI.A.2 – Within the Pinehurst Historic District, two typical styles are found for commercial structures: White clapboard, one or two-story Colonial or Greek Revival buildings.

B. GENERAL STANDARDS

2. Section VI.B.1 – New commercial construction **must** be congruous with the existing commercial buildings in the Pinehurst Historic District and *should* follow the architectural tradition of one and two-story structures.
3. Section VI.B.2 – New commercial construction *should* reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
4. Section VI.B.3 – Windows *should* be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
5. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are **not permitted**.
6. Section VI.B.5 – Facade materials *should* consist of brick, shake, wood clapboard, or a similar compatible substitute material.
7. Section VI.B.6 – Entrances *should* reflect the character found on existing commercial buildings in the Pinehurst Historic District.
8. Section VI.B.7 – Roof forms *should* be congruous with those on existing commercial buildings in the Pinehurst Historic District.
9. Section VI.B.8 – New buildings **must** be in colors that are in the Village of Pinehurst Color Palette.

D. UTILITIES AND SERVICE AREAS

10. Section VI.D.2 – Required service areas for a building *should* blend with the building and be screened so that they do not draw attention to the functionality of the area.

VII. SITE FEATURES
C. LANDSCAPING AND VEGETATION

11. Section VII.C.2 – Landscaping that contributes to the character of the Pinehurst Historic District *should* be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved if possible.
12. Section VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
13. Section VII.C.4 – Removal of trees twelve (12) inches in diameter at breast height (DBH)

DRAFT

and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

c. 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.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the 24th of March, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
3 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 3 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 3 Carolina Vista based on the following:

DRAFT

EXHIBIT S-1.14

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 07, 2022

Dear Property Owner(s),

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

Thursday, March 24, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00052 at 3 Carolina Vista (USGA Golf House Pinehurst). The modifications will consist of revisions to the tree impact plan, changes to door / window / louver locations, and changes to exterior material selections. The property is identified as Moore County PID Numbers 00025800 and 00024972. The property owner is U.S. Golf Association and applicant is Clearscapes Architecture + Art.

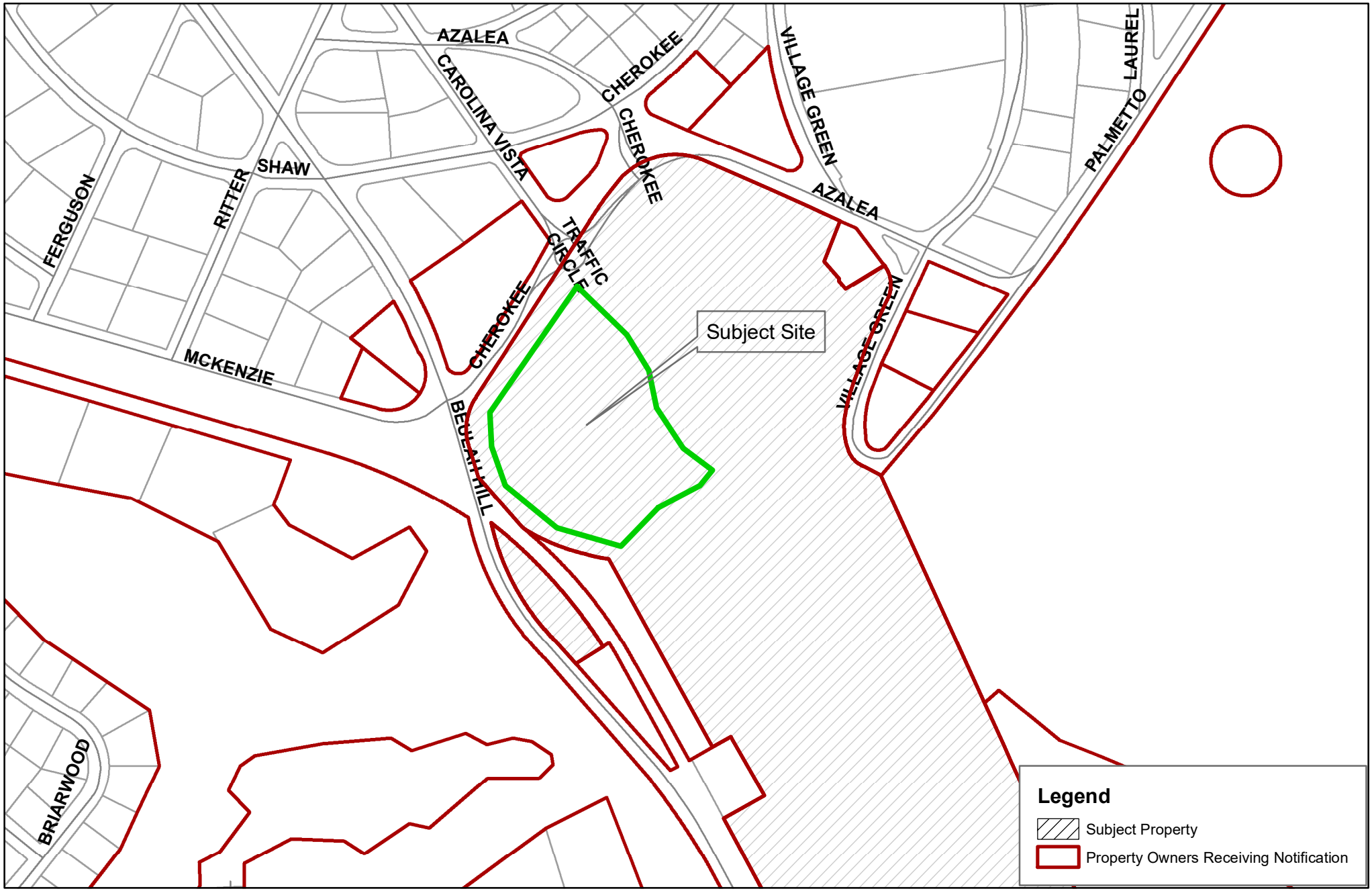
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

EXHIBIT S-1.15

Public Hearing Notification



0 112.5 225 450 675 900 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
3/8/2022

March 24, 2022
Historic Preservation Commission
3 Carolina Vista USGA
Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

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

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

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

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

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

ARTHUR, DION J
15 HERON ST
WRIGHTSVILLE BEACH NC 28480

PINEHURST RESORTS CO CLUBCORP-RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

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

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

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

CHRODITOAN, LLC C/O ANDERSON & REED, LLP ATTN: MIKE BELL
1515 FRANKLIN ROAD SW
ROANOKE VA 24016

SANDHILLS WOMAN'S EXCHANGE
PO BOX 215
PINEHURST NC 28370

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST NC 28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

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

Intake Information

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

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

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

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

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

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☐ No	
Includes Tree Removal		☐ Yes ☐ No	

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

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

Required Documents

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

Certification

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

Applicant Signature: B. Thompson Date: _____

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

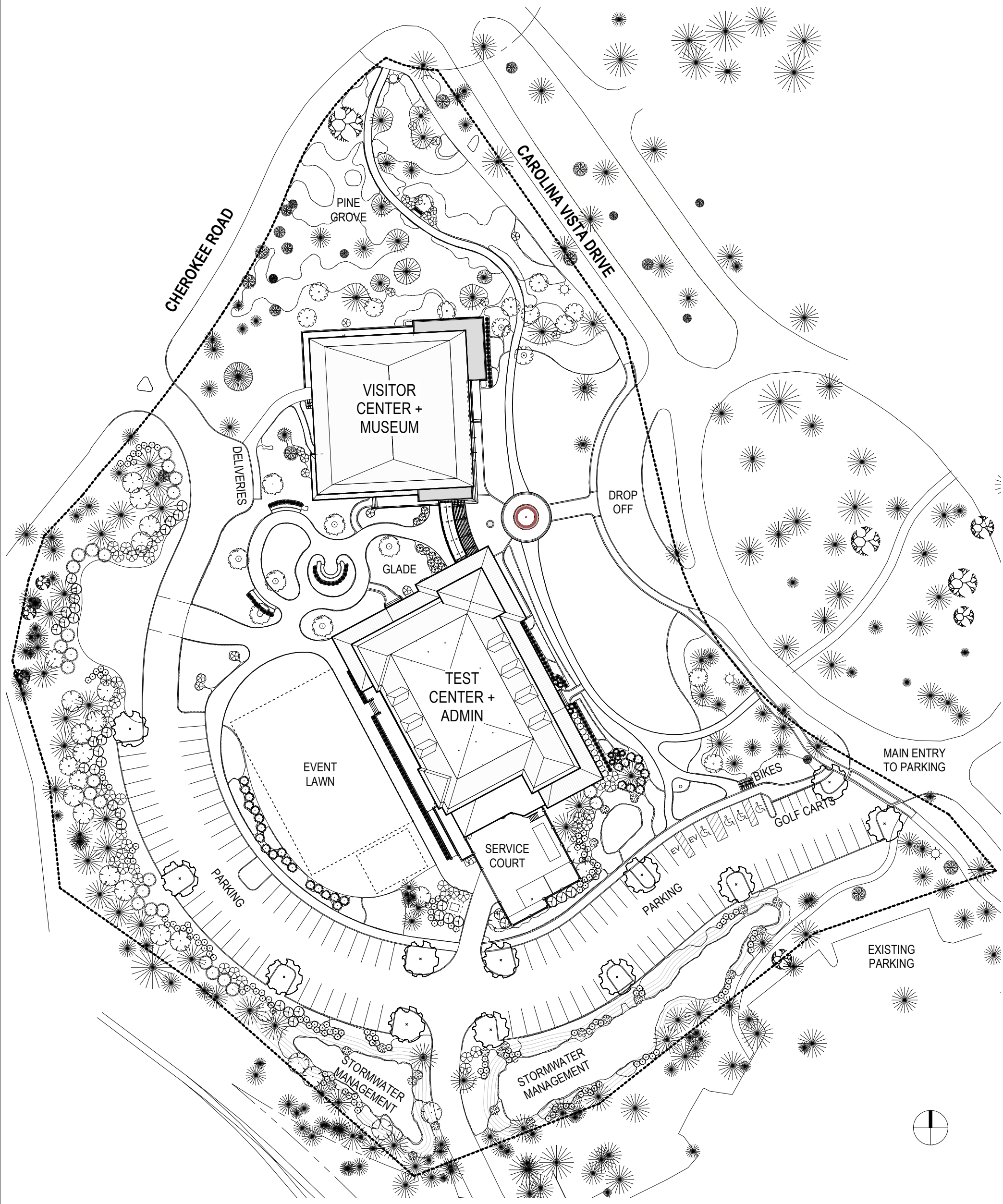
Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: _____

EXHIBIT A-2.1



CLEARSCAPES
ARCHITECTURE + ART

Raleigh, North Carolina 27601
(919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

SITE PLAN

SCALE: 1/64" = 1'-0"

EXHIBIT A-2.2



TREE SAVE / REMOVAL CALCULATIONS

TREE TYPE	SAVED	REMOVED
PINE	110	123
OAK	6	1
HOLLY	28	8
MAGNOLIA	2	2
DOGWOOD	13	6
TOTALS	**159**	**140**

KOONTZ
JONES
DESIGN

CLEARSCAPES
ARCHITECTURE + ART

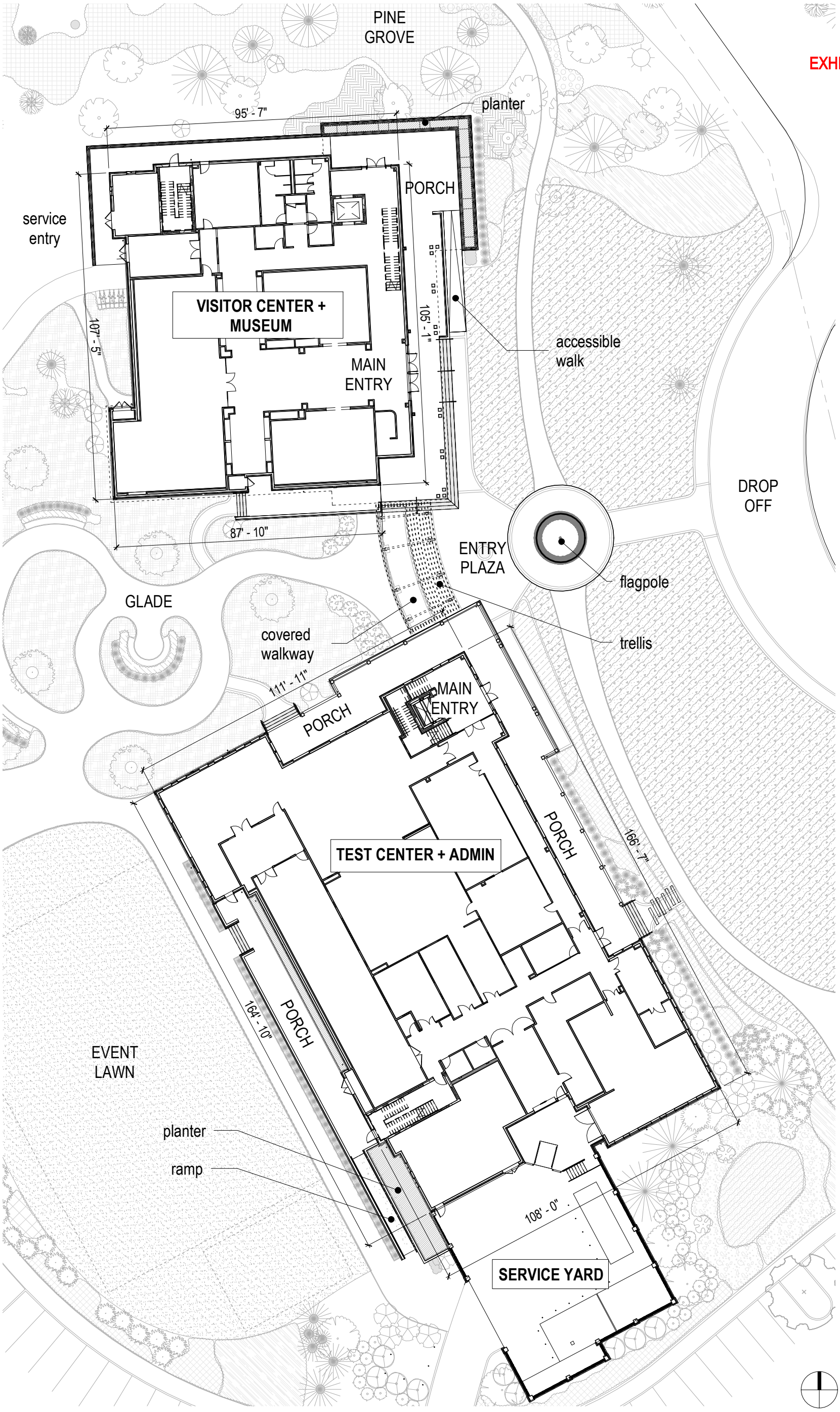
Raleigh, North Carolina 27601
(919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

SITE PLAN_TREE IMPACT

SCALE: 1/64" = 1'-0"

EXHIBIT A-2.3



CLEARSCAPES
ARCHITECTURE + ART

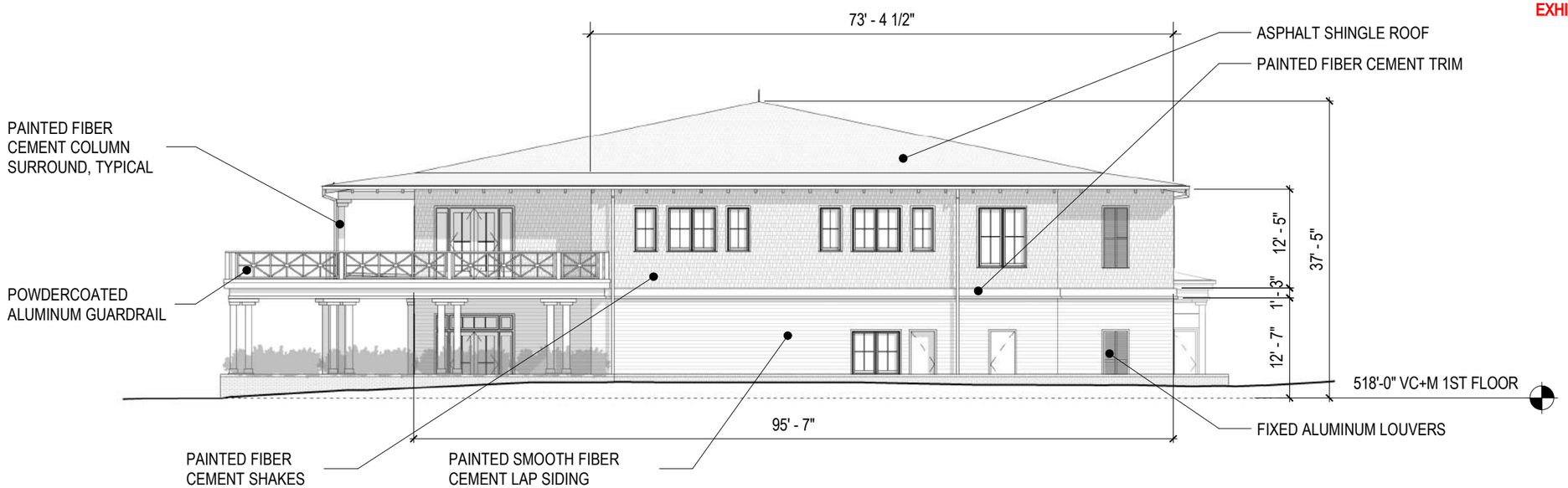
Raleigh, North Carolina 27601
(919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

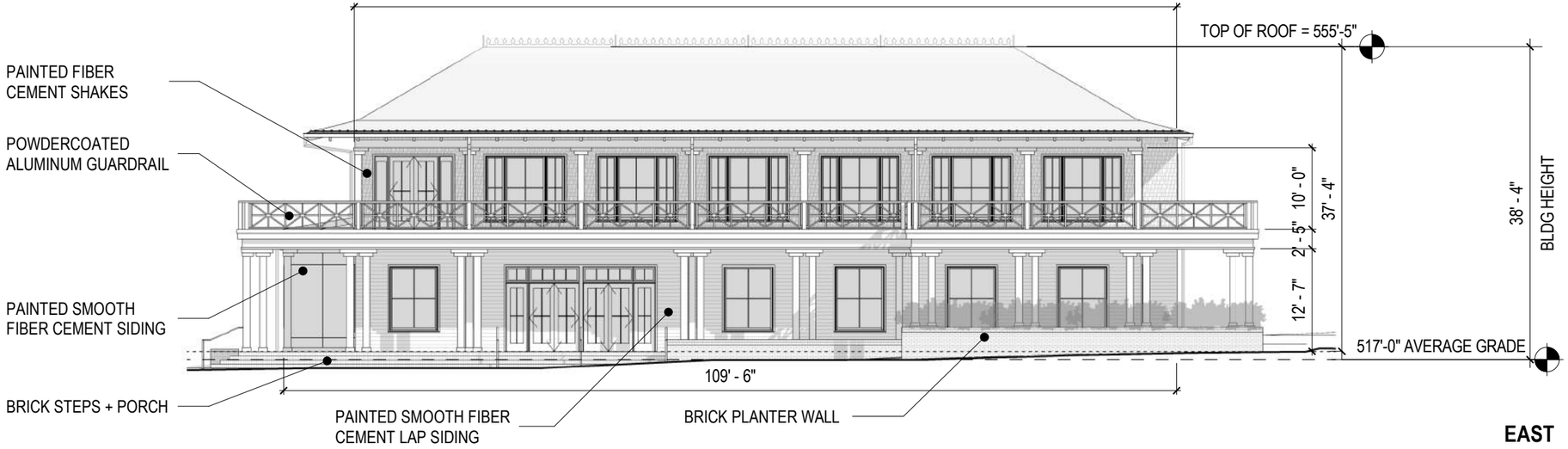
FLOOR PLANS

SCALE: 1/32" = 1'-0"

EXHIBIT A-2.4



NORTH



EAST

100' - 10"

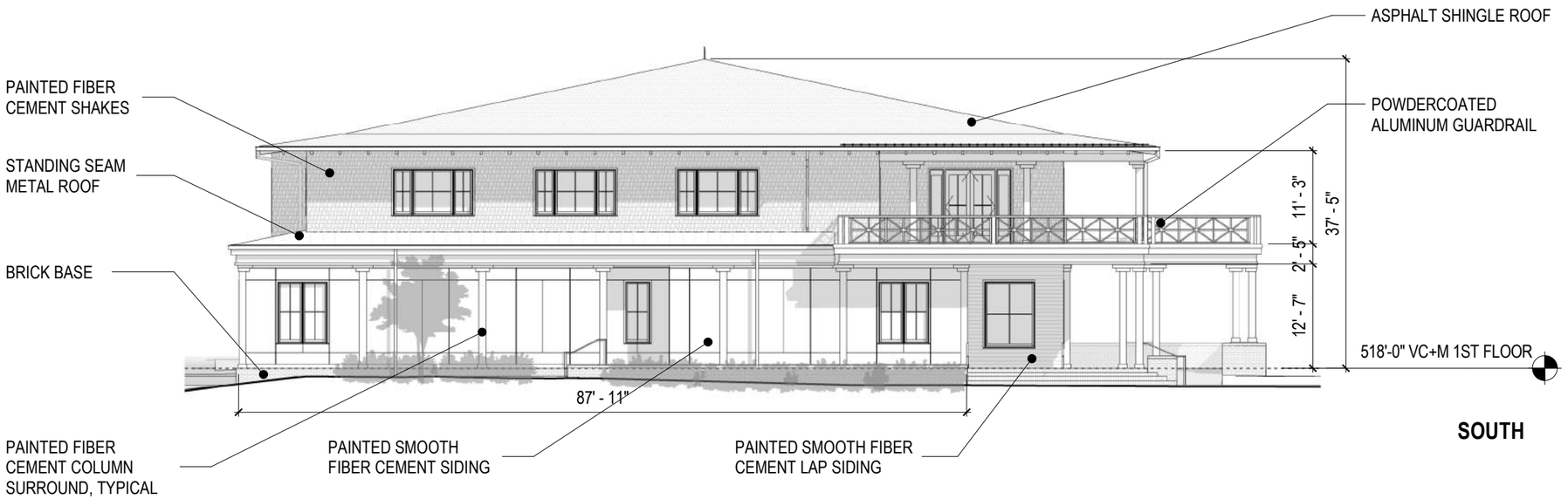
CLEARSCAPES
ARCHITECTURE + ART
(919) 821-2775 www.clearscapes.com

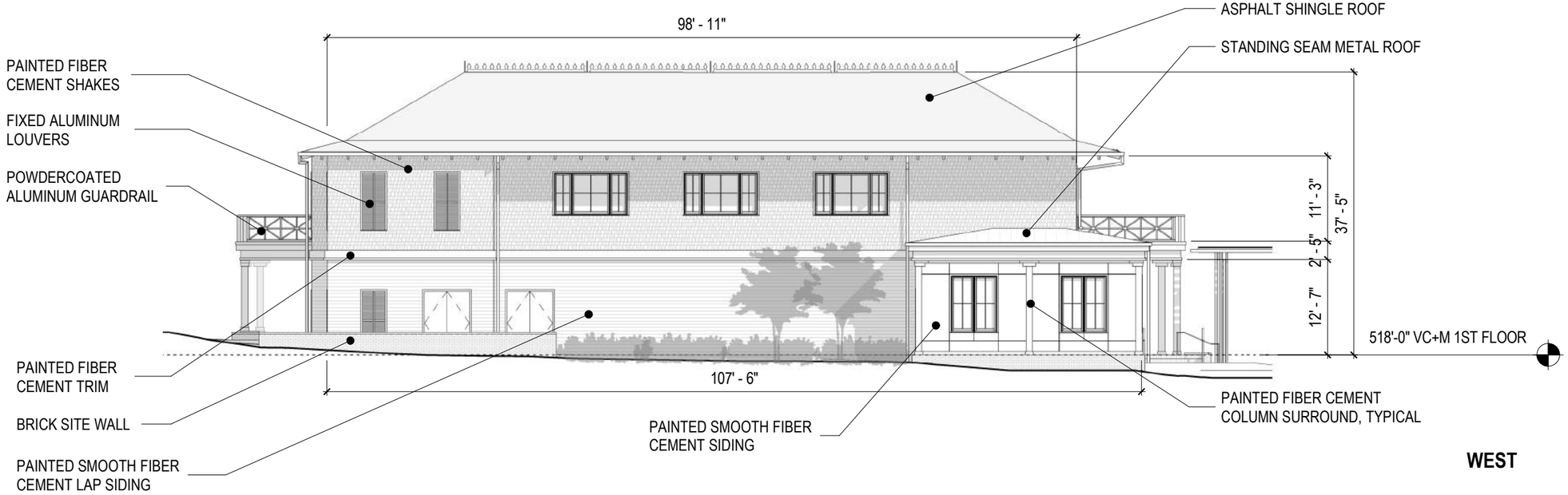
2020_0200 GOLF HOUSE PINEHURST 03/03/22

ELEVATIONS_VC+M

SCALE: 1/16" = 1'-0"

EXHIBIT A-2.5





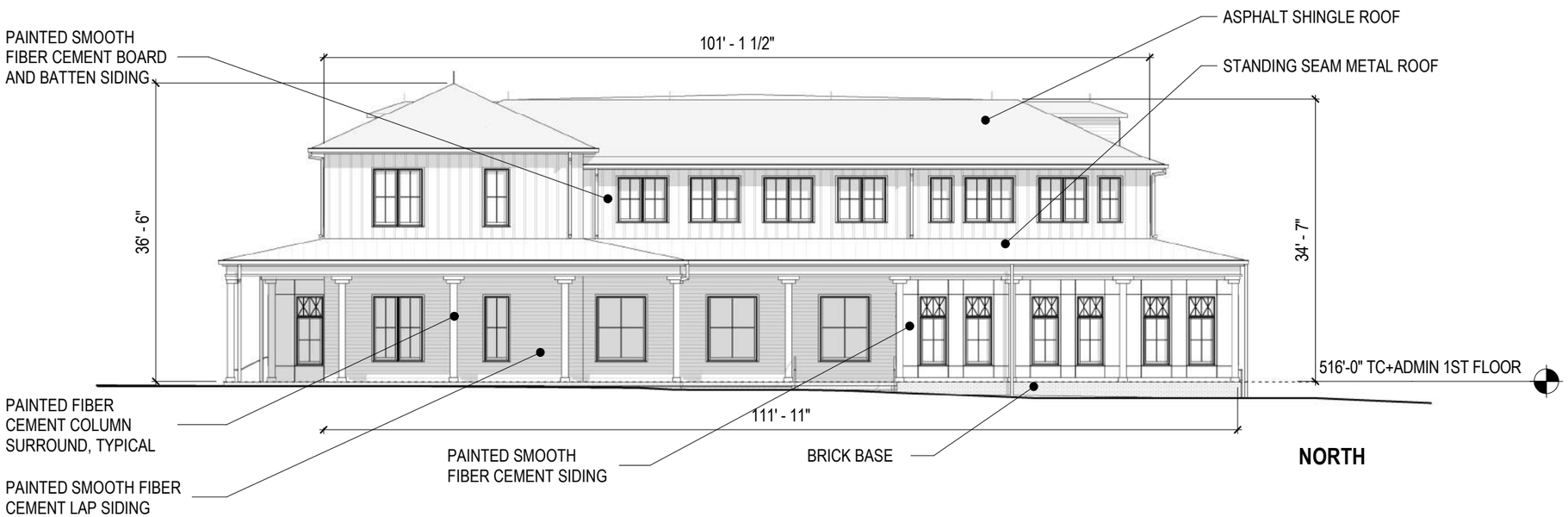
CLEARSCAPES
ARCHITECTURE + ART
(919) 821-2775 www.clearscapes.com

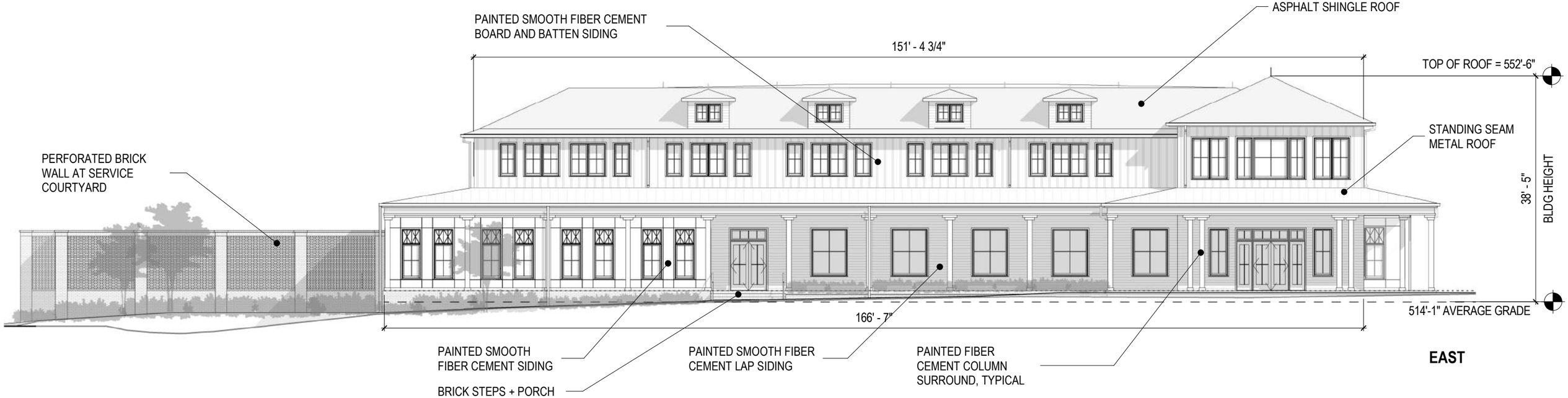
2020_0200 GOLF HOUSE PINEHURST 03/03/22

ELEVATIONS_VC+M

SCALE: 1/16" = 1'-0"

EXHIBIT A-2.6





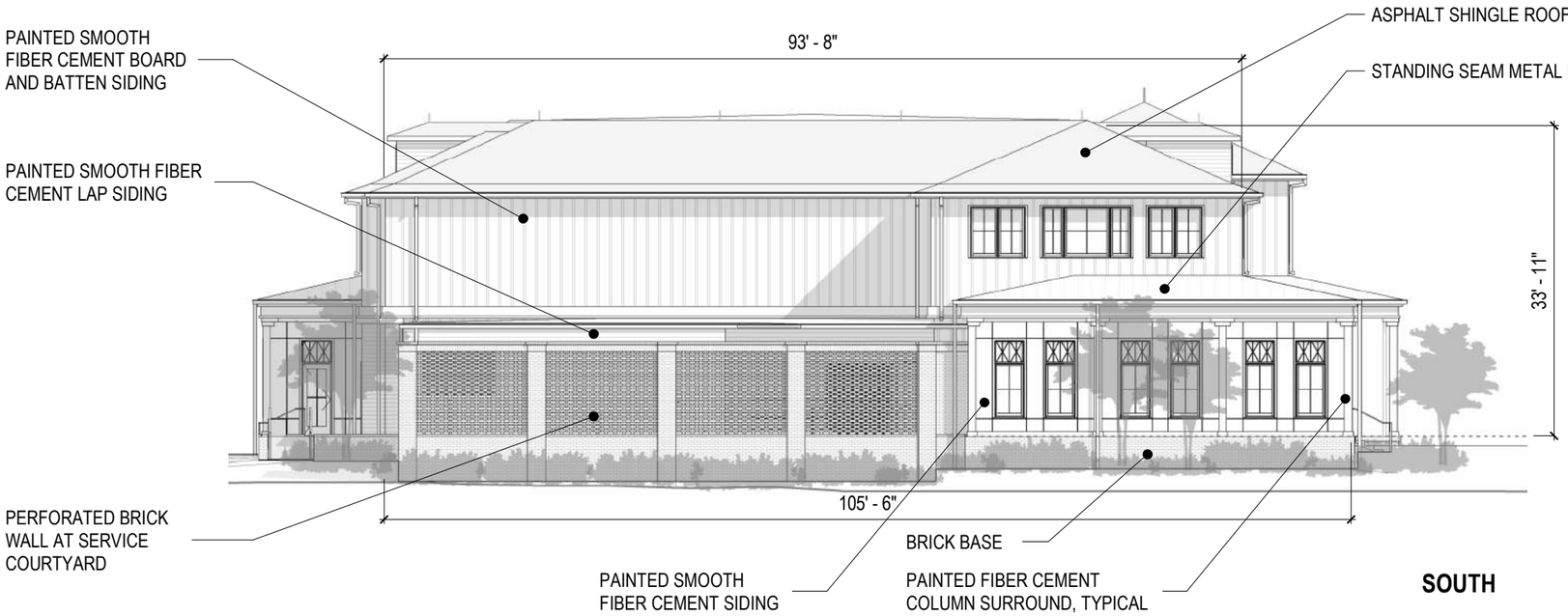
CLEARSCAPES
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(919) 821-2775 www.clearscapes.com

2020_0200 GOLF HOUSE PINEHURST 03/03/22

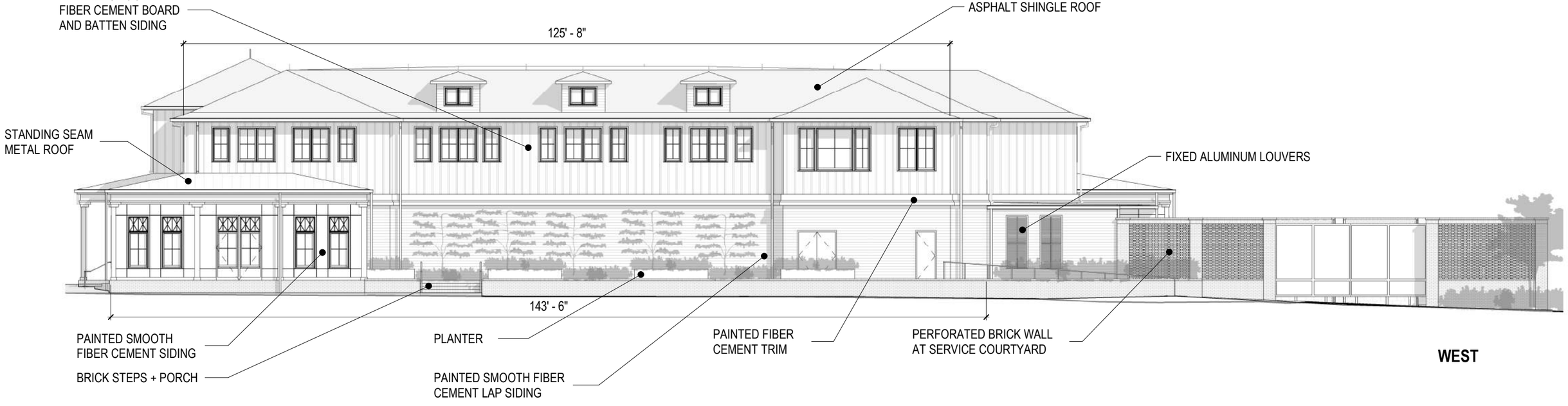
ELEVATIONS_TC+ADMIN

SCALE: 1/16" = 1'-0"

EXHIBIT A-2.7



SOUTH



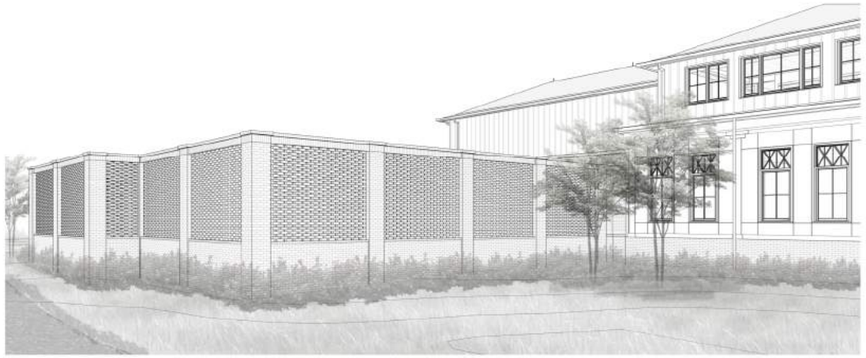
WEST

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2020_0200 GOLF HOUSE PINEHURST 03/03/22

ELEVATIONS_TC+ADMIN

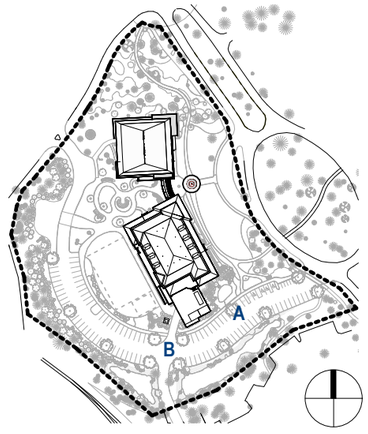
SCALE: 1/16" = 1'-0"

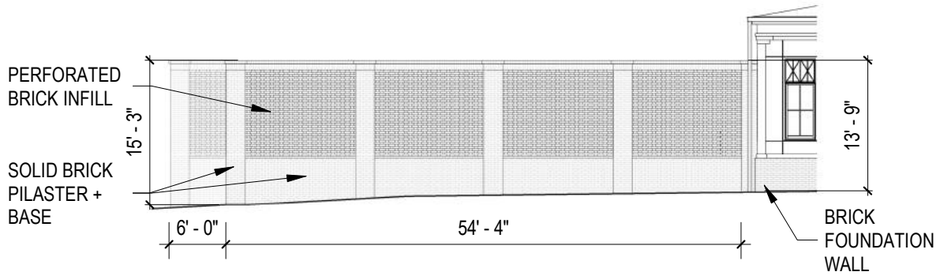


A | SERVICE YARD: **SOUTHEAST**

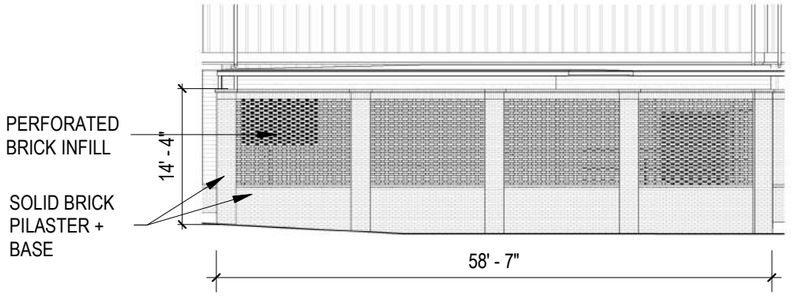


B | SERVICE YARD: **SOUTHWEST**

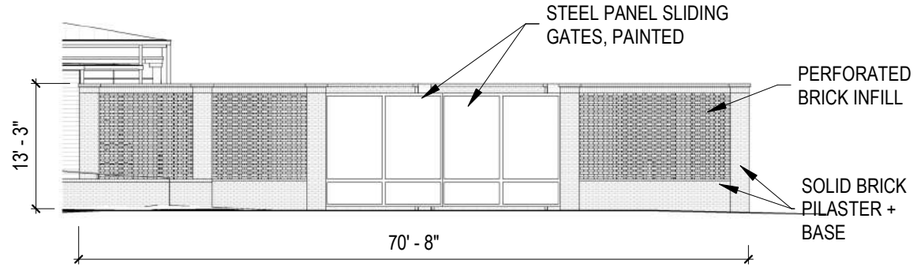




EAST



SOUTH



WEST

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ARCHITECTURE + ART
(919) 821-2775 www.clearscapes.com

SERVICE YARD





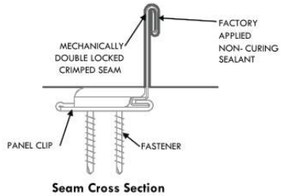


ASPHALT SHINGLES
MAIN ROOF

CertainTeed Belmont
Color: Weathered Wood

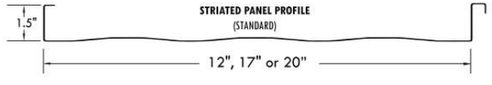






Seam Cross Section





STANDING SEAM METAL
PORCH / LOW ROOF

DMI Double-Lock DL1517
Color: Classic Bronze



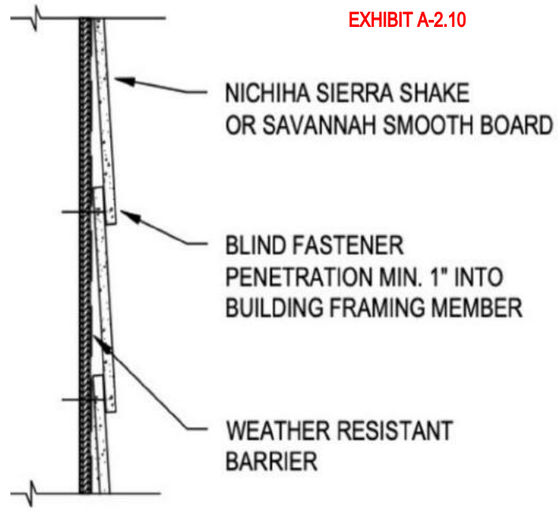
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EXHIBIT A-2.10



PAINTED SMOOTH FIBER CEMENT
WALLS + COLUMNS

LAP SIDING: Nichiha Savannah Smooth *(5.44" exposure)*

SHAKES: Nichiha Sierra Premium Shake *(6.06" exposure)*

BOARD + BATTEN: Nichiha Nichipanel Smooth *(13.5" exposure)* + Nichitrim Smooth *(2.5" width)*

SIDING PANELS: Nichiha Nichipanel Smooth + Fry Reglet Fiber Cement Panel Profiles

TRIM: Nichiha Nichitrim Smooth

COLUMN SURROUNDS: Nichiha Nichipanel Smooth

OC-7

Creamy White OC-7
lap siding

HC-95

Sag Harbor Gray HC-95
shakes

HC-83

Grant Beige HC-83
board + batten
siding panels

OC-85

Mayonnaise OC-85
trim at fascia
column surrounds
soffits

HC-190

Black HC-190
window + door trim

CLEARSCAPES
ARCHITECTURE + ART
(919) 821-2775 www.clearscapes.com







BRICK
FOUNDATION WALLS / SITE WALLS / SCREEN WALL

Statesville Brick, Straight Edge Woodfired Series
Color: Chestnut
Size: Modular





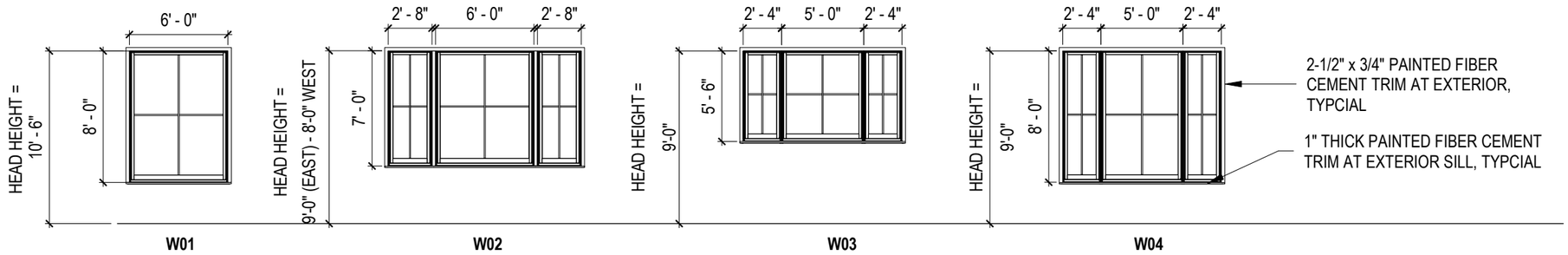


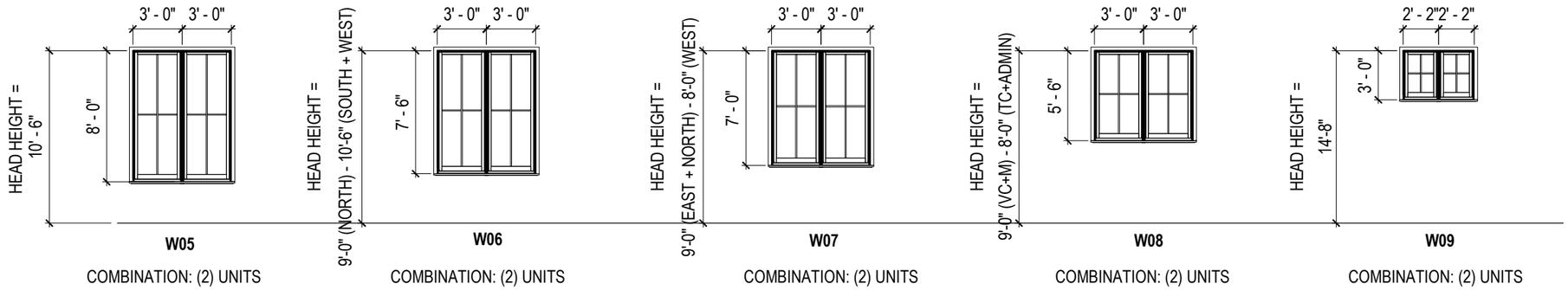
PAVERS
PORCHES / SIDEWALKS

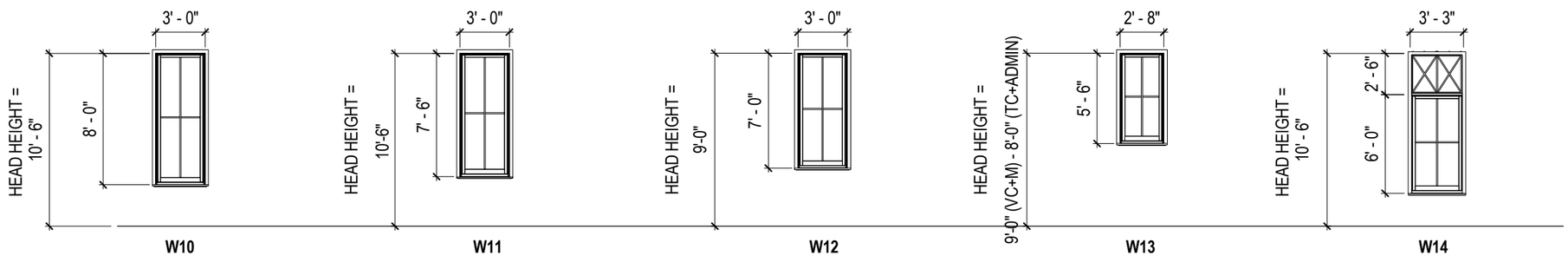
Pine Hall Brick
Color: Pathway Full Range / Pathway Autumn

CLEARSCAPES
ARCHITECTURE + ART
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EXHIBIT A-2.12







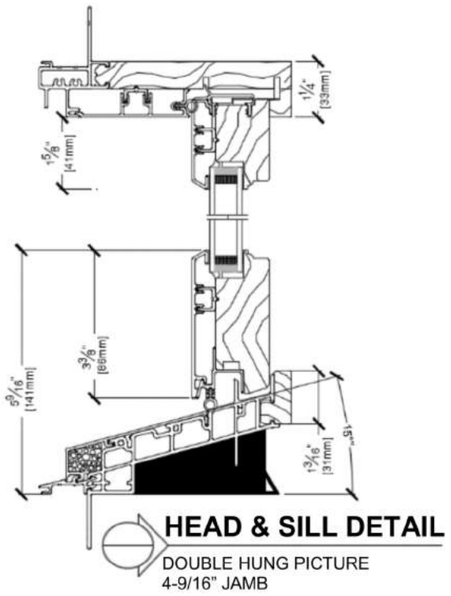
WINDOW TYPES

CLEARSCAPES
ARCHITECTURE + ART
(919) 821-2775 www.clearscapes.com

WINDOWS







HEAD & SILL DETAIL

DOUBLE HUNG PICTURE
4-9/16" JAMB

ALUMINUM CLAD WOOD WINDOWS

Sierra Pacific Westchester Series
Double Hung Picture Window

Exterior Frame Color: Black 023
Simulated Divided Lites, 7/8" Putty Clad Profile

Black*
023



PRODUCT DATA SHEET

Westchester Double Hung

SIERRA PACIFIC WINDOWS

Old world design meets modern day performance. The design of the Westchester Double Hung is historically driven with it's narrow checkrail, stiles, and wide bottom rail, while maintaining the modern conveniences of hidden tilt latches, effortless operation, and superior performance in low maintenance finishes. With a complete product offering including operating double and single hung, picture, and transom configurations, the Westchester Double Hung is sure to fill any niche.

Standard Construction:

- Frame is 5/8" thick with 0.063" thick exterior cladding with integral nail fin, mitered corners that are mechanically fastened.
- Sloped sill fabricated with 0.078" thick extruded vinyl with aluminum clad exterior and wood interior. PVC endcap water management system with integral angled installation leg.
- Full 1-3/4" thick sash with stiles and rails slot and tenon joined; Checkrail joined using dovetail and thermally broken with fiberglass interlock. Narrow 2" stiles and upper sash top rail, 1-1/2" checkrail, and 3-3/8" bottom sash rail. Stiles run through the bottom and top rails. 3/4" and 1" glass thickness.
- Removable tilt in sash operated with concealed constant force balances and hidden tilt latches in the sash stiles.
- Lock and latches operated with single combination lock and tilt mechanism.
- Standard, innovative, narrow profile, removable Flexscreen.



Pictured: Westchester Double Hung, (Right) Ultra coat black interior

MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon request and approval.

WESTCHESTER DOUBLE/SINGLE HUNG		WESTCHESTER PICTURE		WESTCHESTER TRANSOM	
Minimum Frame Width	17-1/2"	Minimum Frame Width	17-1/2"	Minimum Frame Width	15-1/2"
Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"
Maximum Frame Width	59-1/2"	Maximum Frame Width	83-1/2"	Maximum Frame Width	95-1/2"
Maximum Frame Height	107-1/2"	Maximum Frame Height	107-1/2"	Maximum Frame Height	35-1/2"
		Maximum Sq/Ft	56	Maximum Sq/Ft	24

Performance Data:

Operating Double Hung: 47.5" x 83.5" Frame Size
AIR INFILTRATION.....0.13/0.11
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

Operating Double Hung: 59.5" x 107.5" Frame Size
AIR INFILTRATION.....0.13/0.13
WATER.....NO LEAKAGE @ 4.50 PSF
STRUCTURAL.....LC-PG30 (+30/-45)

Picture Unit: 71.5" x 107.5" Frame Size
AIR INFILTRATION.....0.02/0.01
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

Thermal Performance (NFRC):

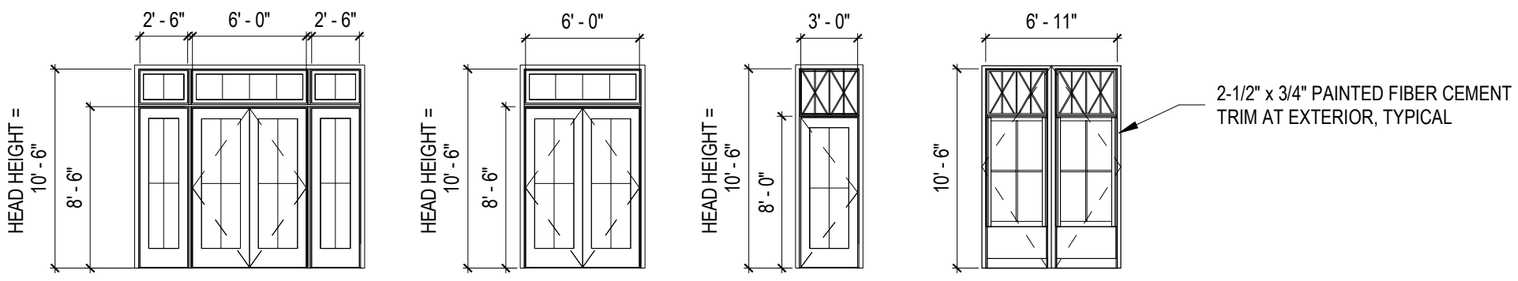
Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)
U-FACTOR.....0.31	U-FACTOR.....0.31	U-FACTOR.....0.24	U-FACTOR.....0.28	U-FACTOR.....0.28	U-FACTOR.....0.21
SHGC.....0.28	SHGC.....0.20	SHGC.....0.26	SHGC.....0.27	SHGC.....0.20	SHGC.....0.26
VT.....0.49	VT.....0.46	VT.....0.44	VT.....0.49	VT.....0.46	VT.....0.44
CR.....53	CR.....54	CR.....51	CR.....57	CR.....57	CR.....55

Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

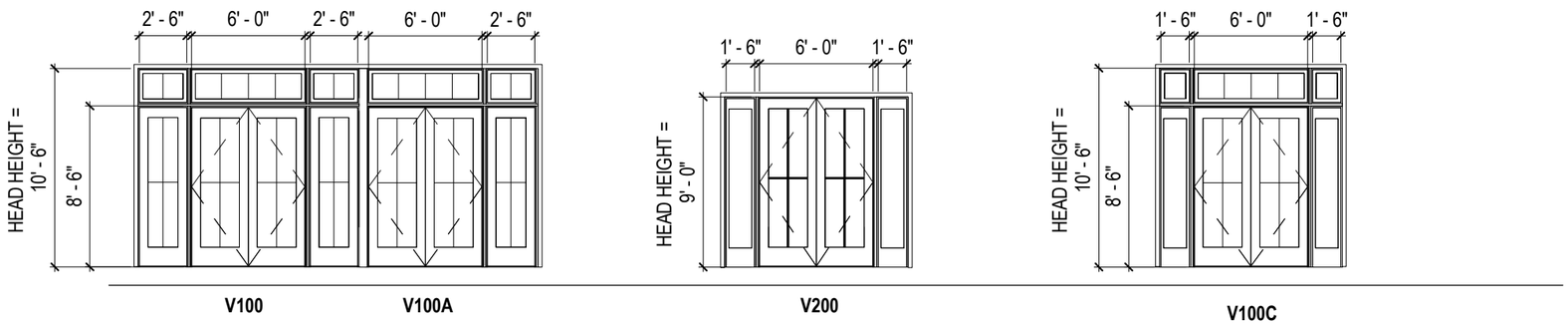
For a comprehensive list of glazing configurations, please refer to the Clad Westchester Double/Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

3/9/2021

800.824.7744 SIERRAPACIFICWINDOWS.COM A DIVISION OF SIERRA PACIFIC INDUSTRIES



T100 **T105** **T102F** **T102G**



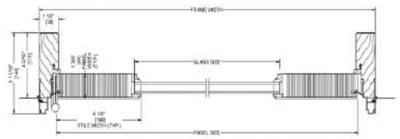
V100 **V100A** **V200** **V100C**

V201B

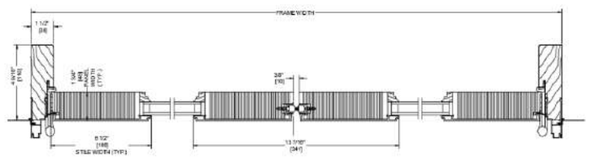
V201C

ENTRANCE DOORS

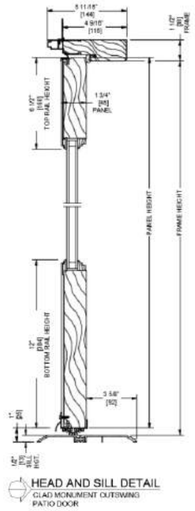




JAMB DETAIL, HINGE
CLAD MONUMENT COMMERCIAL OUTSWING PATIO DOOR, LEFT



JAMB DETAIL, HINGE
CLAD MONUMENT COMMERCIAL OUTSWING PATIO DOOR, 2-PANEL ACTIVE-ACTIVE



HEAD AND SILL DETAIL
CLAD MONUMENT OUTSWING PATIO DOOR

ALUMINUM CLAD WOOD ENTRANCE DOORS

Sierra Pacific Commercial Outswing + Inswing Doors
Doors, Transoms + Sidelites

Exterior Frame Color: Black 023
Simulated Divided Lites, 7/8" Putty Clad Profile

Black*
023



PRODUCT DATA SHEET

Clad Monument Commercial Door

SIERRA PACIFIC WINDOWS

With substantial proportions, heavy-duty hinges, extra-thick extruded aluminum and endless design options, the Sierra Pacific Clad Commercial Door is the logical choice for your next commercial project. The **Wisconsin based** Clad Monument Commercial Outswing door is specially constructed for the durability necessary to withstand the heaviest of foot traffic.

Standard Construction:

- ADA compliant 12" bottom rail; 6-1/2" stiles and top rail.
- Extruded 3 part bronze anodized ADA low profile sill.
- Clad frame is constructed with 0.050" thick extruded aluminum, mitered corners and mechanically fastened.
- 1-3/4" panel is dowel constructed with 0.093" thick extruded aluminum stile and top rail; 0.125" thick bottom rail. Optional 2-1/4" panel.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Heavy-duty 4-1/2" stainless steel ball bearing hinges (3 or 4 hinges depending on height).
- Compressible vinyl-covered foam weatherstrip is used on the head and side jambs. Pemko sweep used on the bottom of each panel. Double doors feature an adjustable Pemko weatherstrip at the meeting of the panels.



Pictured: Single panel Commercial Outswing Door with hardware as supplied by others.

Minimum / Maximum Frame Sizes

Additional sizes may be available upon approval.

1-wide Operating		2-wide Operating	
Minimum Frame Width	24-1/2"	Minimum Frame Width	46-3/4"
Minimum Frame Height	86-1/4"	Minimum Frame Height	86-1/4"
Maximum Frame Width	45-1/8"	Maximum Frame Width	87"
Maximum Frame Height	98-1/4"	Maximum Frame Height	98-1/4"

Performance Data:

Due to the design of the low profile sill (ADA compliant) and the operating hardware being supplied by others, this product does not carry a Design Pressure (DP) rating for air or water infiltration.

Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E Clear	**Low-E 366**	**Triple IG LE/CL/LE**	**Low-E Clear**	**Low-E 366**	**Triple IG LE/CL/LE**
U-FACTOR.....0.37	U-FACTOR.....0.36	U-FACTOR.....0.33	U-FACTOR.....0.35	U-FACTOR.....0.34	U-FACTOR.....0.31
SHGC.....0.2	SHGC.....0.14	SHGC.....0.17	SHGC.....0.20	SHGC.....0.14	SHGC.....0.17
VT.....0.32	VT.....0.28	VT.....0.25	VT.....0.32	VT.....0.28	VT.....0.25
CR.....57	CR.....57	CR.....58	CR.....57	CR.....57	CR.....58

All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Monument Commercial Door Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

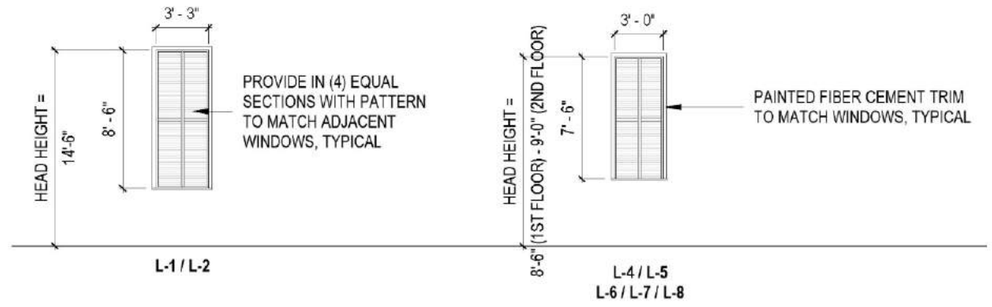
800.824.7744 SIERRAPACIFICWINDOWS.COM A Division Of Sierra Pacific Industries 3/4/2020



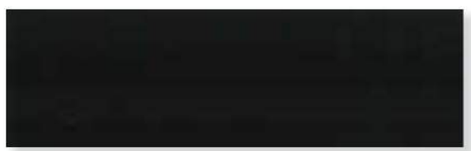
FIXED ALUMINUM LOUVERS

Greenheck EHH-601
Wind-Driven Rain Louver

Color: Gloss Black 045
Provided in (4) sections to match adjacent window mullions



FIXED MECHANICAL LOUVERS



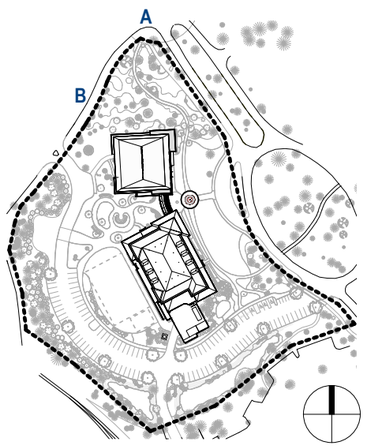
Gloss Black **045**



A | VISITOR CENTER + MUSEUM: **NORTH**



B | VISITOR CENTER + MUSEUM: **NORTHWEST**



CLEARSCAPES
ARCHITECTURE + ART
(919) 821-2775 www.clearscapes.com

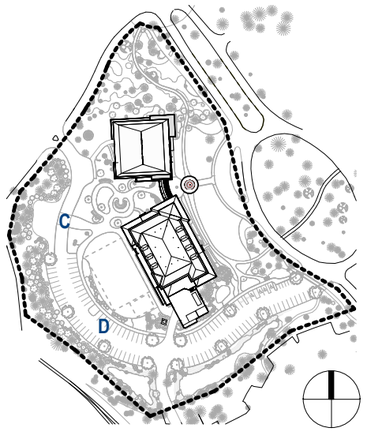
3D VIEWS_LOUVERS



C | TEST CENTER + ADMIN: **NORTHWEST**

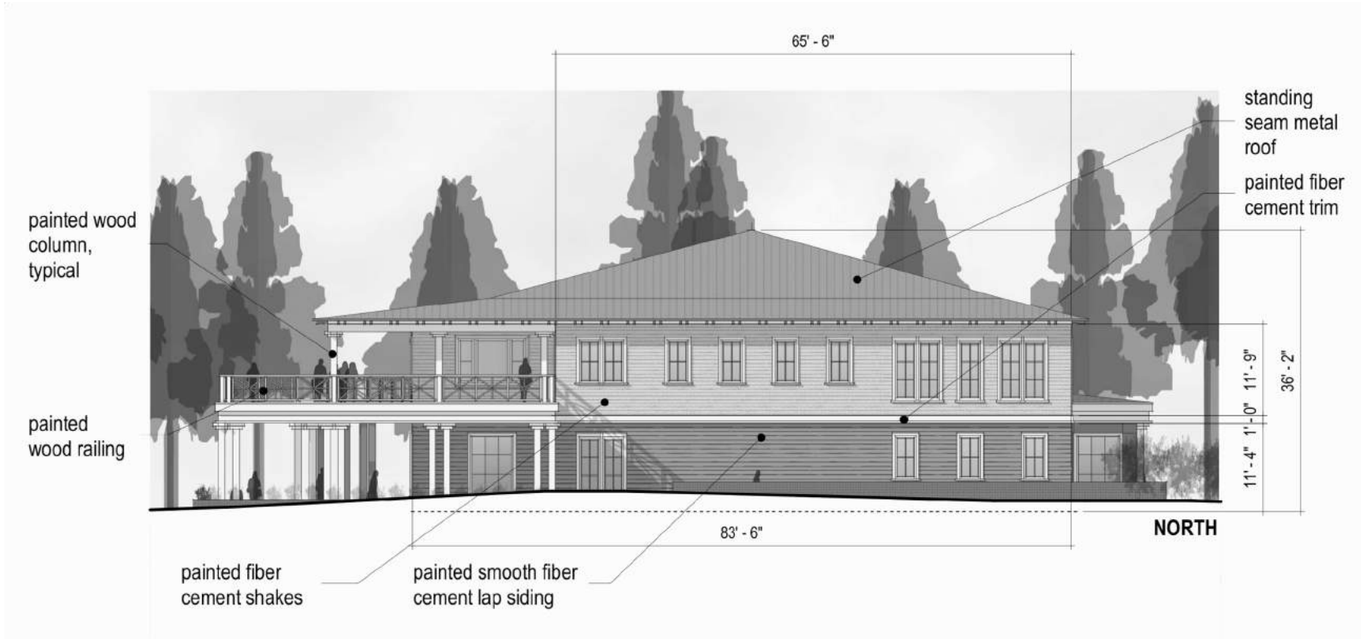


D | TEST CENTER + ADMIN: **SOUTHWEST**



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3D VIEWS_LOUVERS


65' - 6"
standing seam metal roof
painted fiber cement trim
painted wood column, typical
painted wood railing
11' - 4"
1' - 0"
11' - 9"
36' - 2"
83' - 6"
NORTH
painted fiber cement shakes
painted smooth fiber cement lap siding

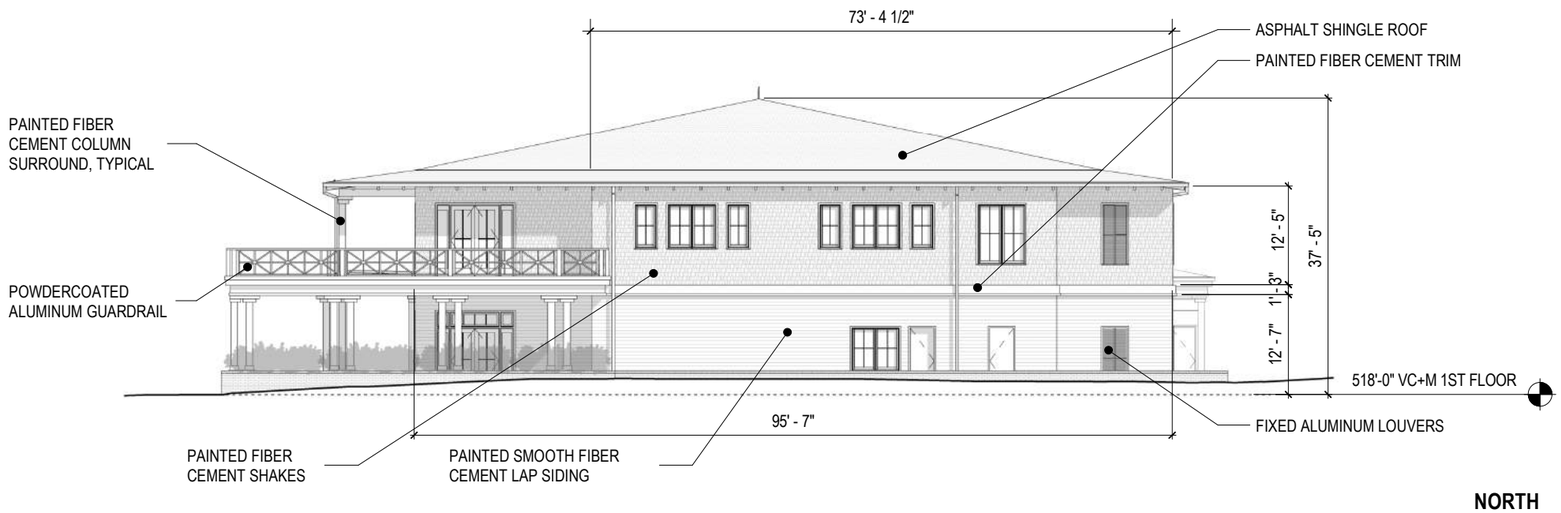
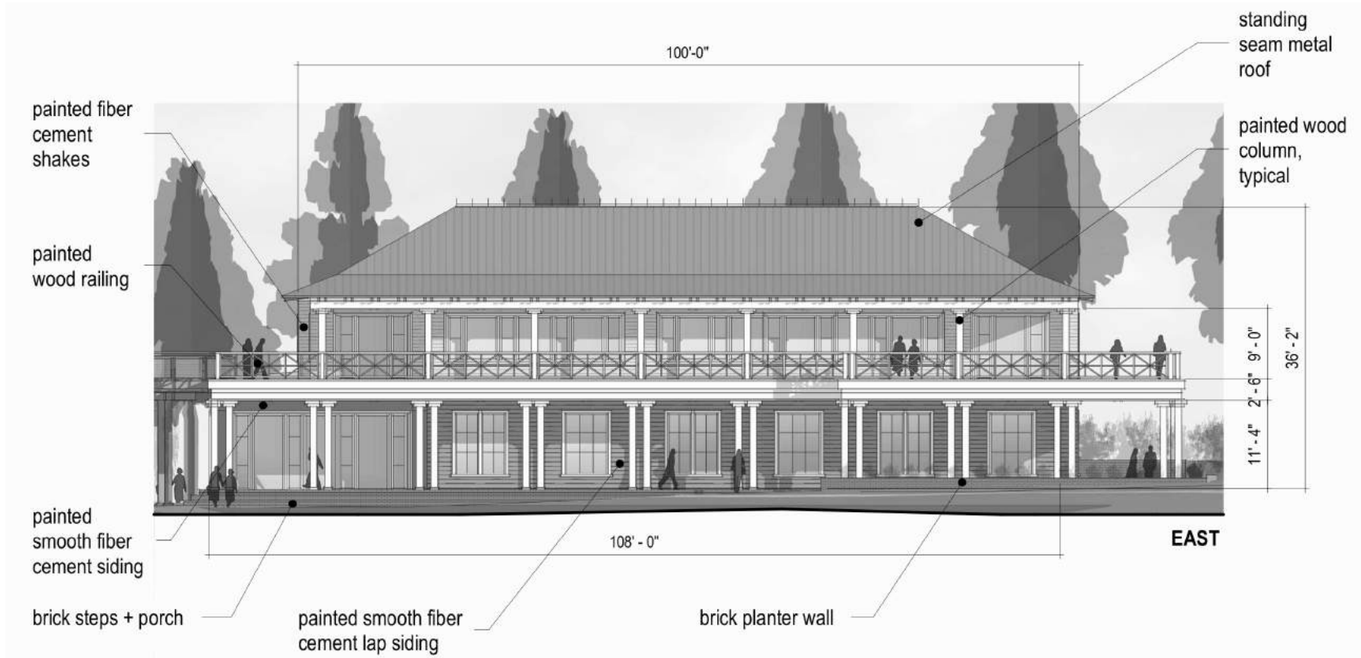
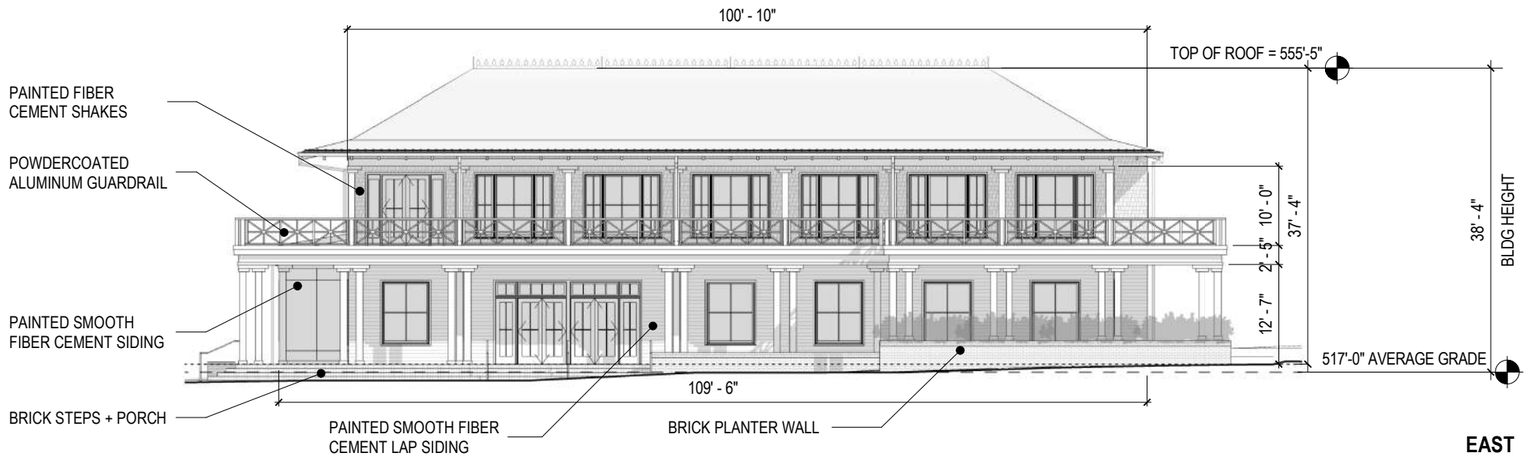
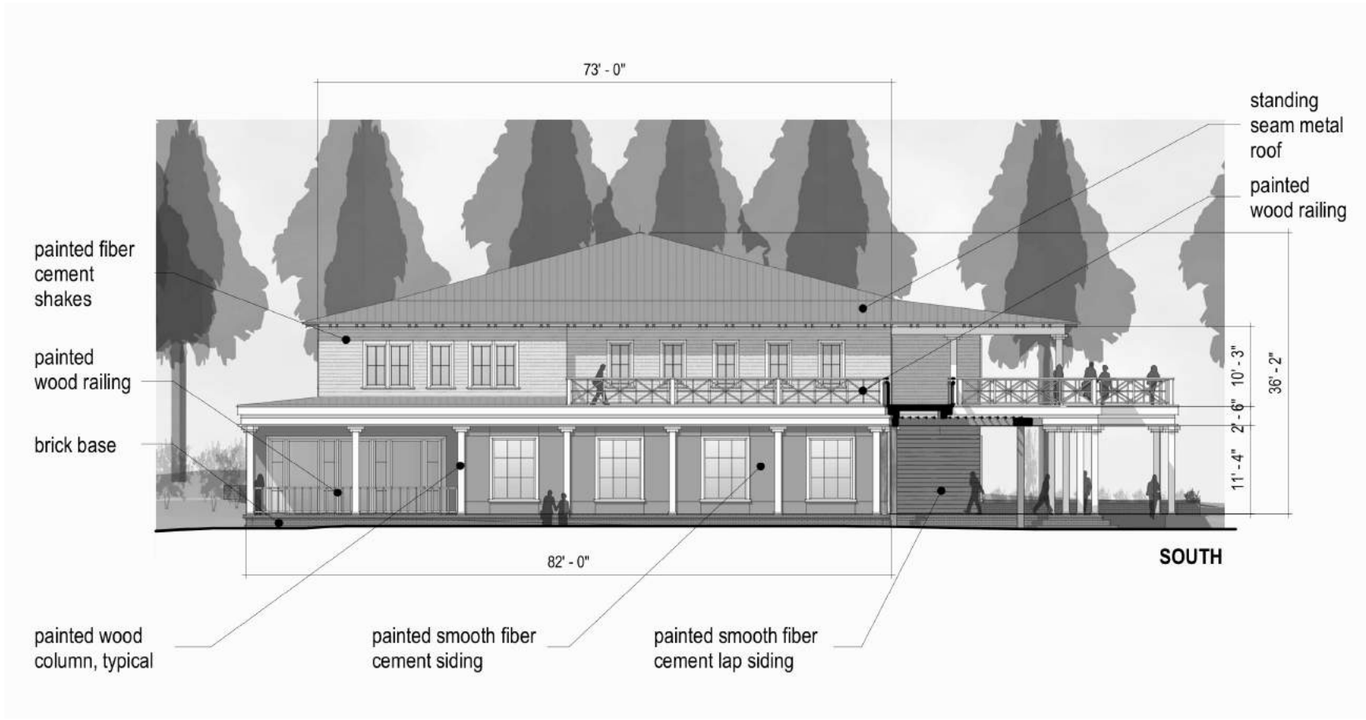
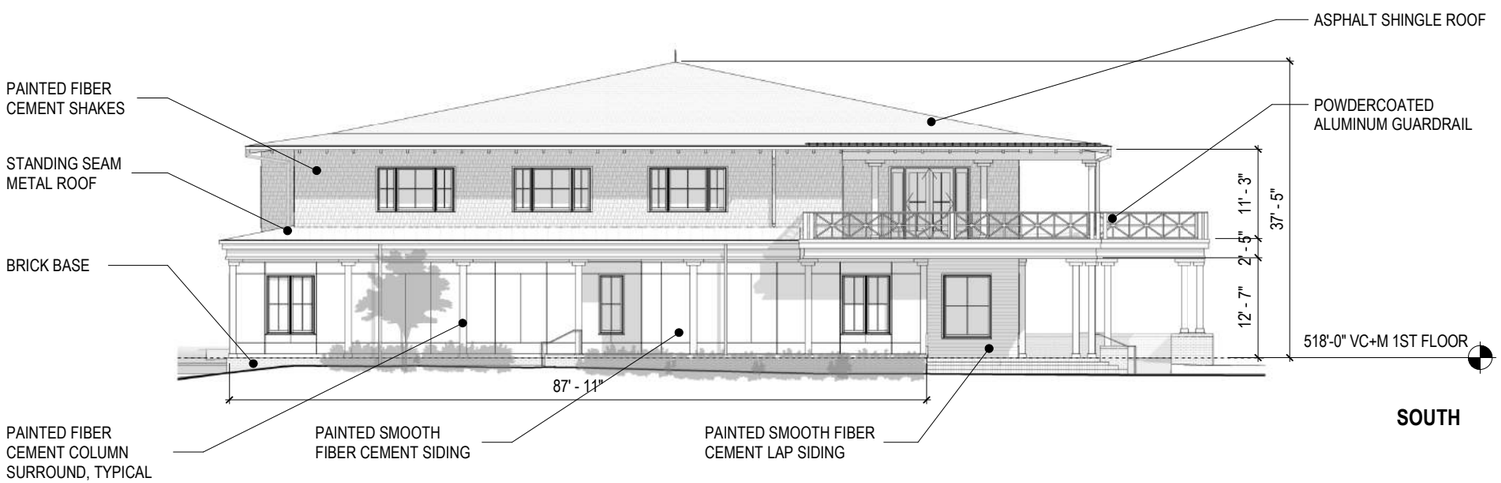

73' - 4 1/2"
ASPHALT SHINGLE ROOF
PAINTED FIBER CEMENT TRIM
PAINTED FIBER CEMENT COLUMN SURROUND, TYPICAL
POWDERCOATED ALUMINUM GUARDRAIL
12' - 7"
1' - 3"
12' - 5"
37' - 5"
518'-0" VC+M 1ST FLOOR
95' - 7"
FIXED ALUMINUM LOUVERS
PAINTED FIBER CEMENT SHAKES
PAINTED SMOOTH FIBER CEMENT LAP SIDING
NORTH

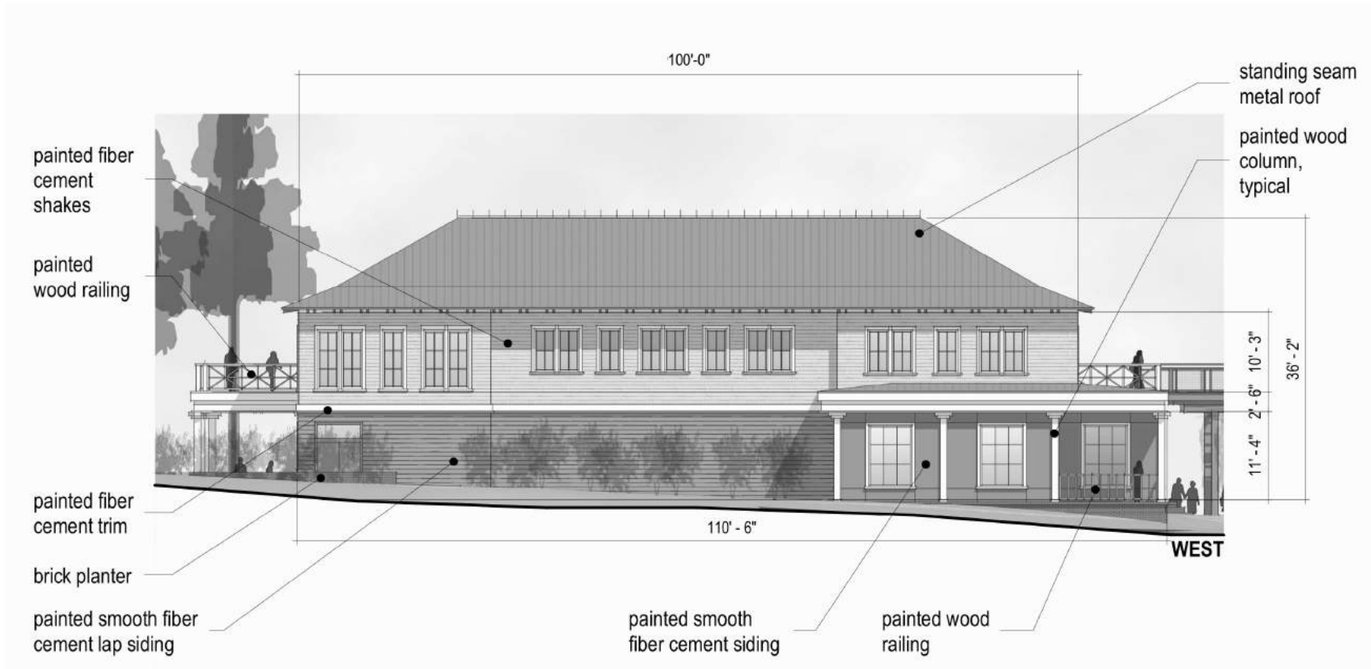
EXHIBIT A-3.2

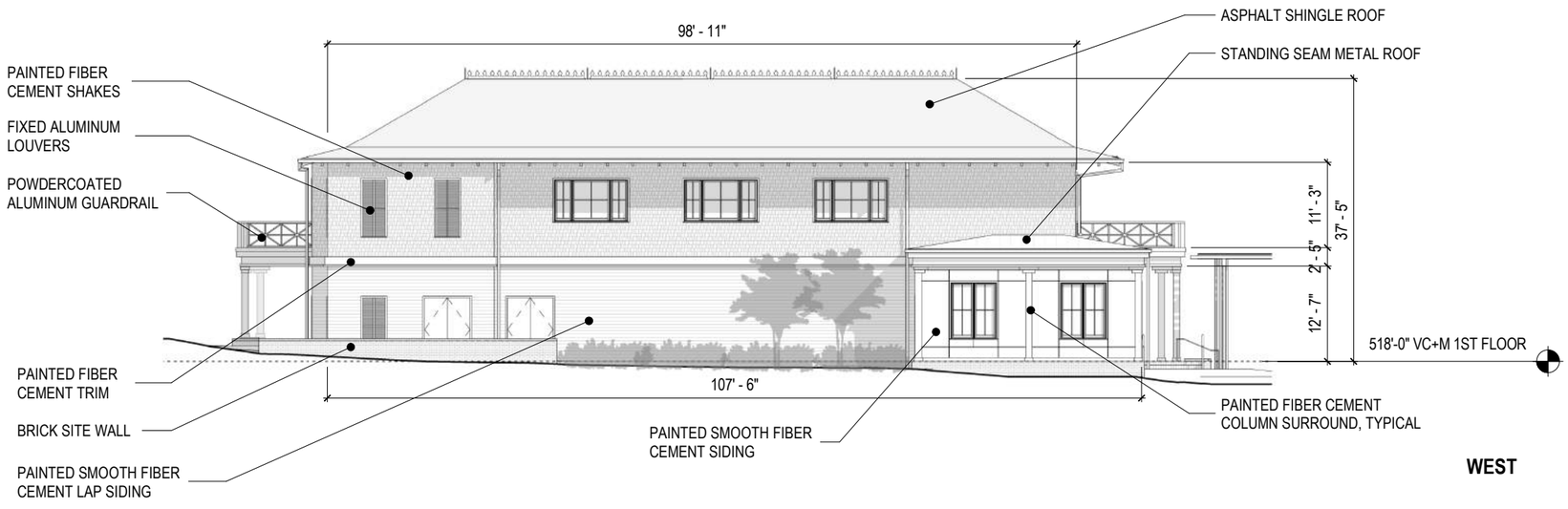

standing seam metal roof
100'-0"
painted fiber cement shakes
painted wood column, typical
painted wood railing
36' - 2"
9' - 0"
2' - 6"
11' - 4"
painted smooth fiber cement siding
108' - 0"
EAST
brick steps + porch
painted smooth fiber cement lap siding
brick planter wall

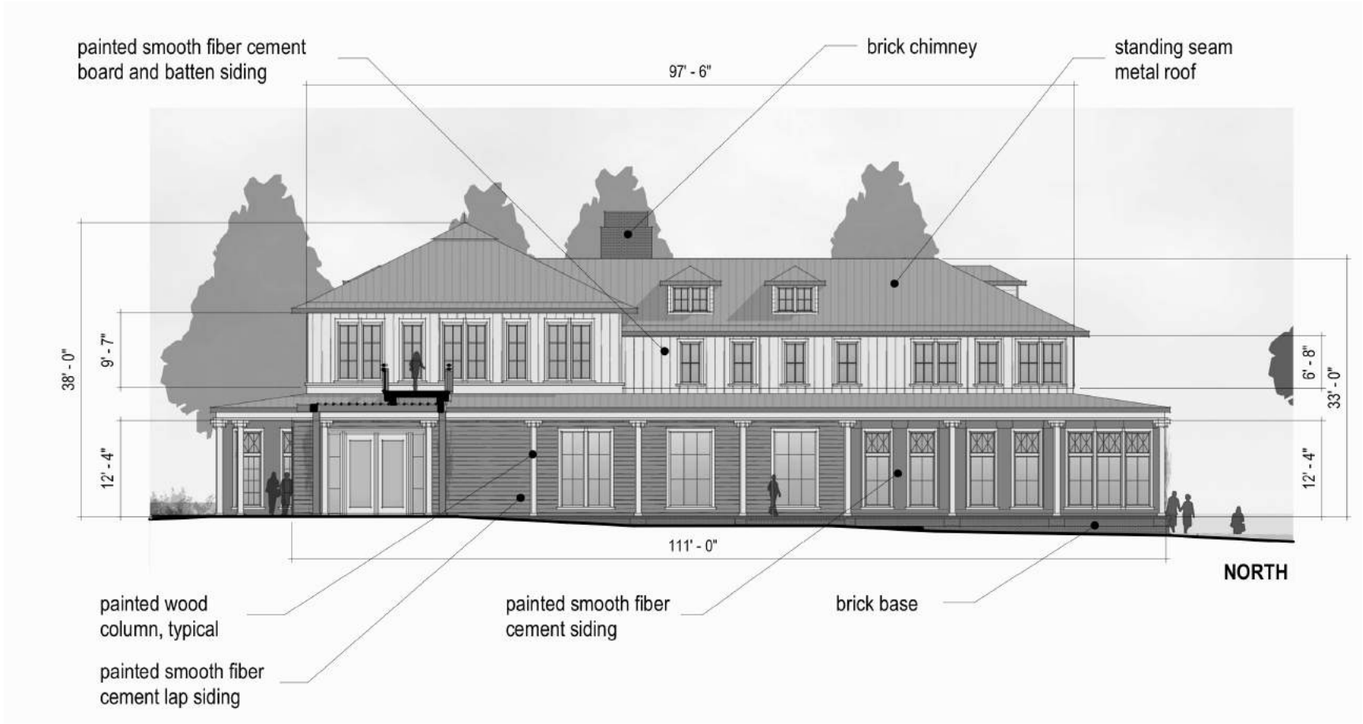

100' - 10"
TOP OF ROOF = 555'-5"
PAINTED FIBER CEMENT SHAKES
POWDERCOATED ALUMINUM GUARDRAIL
38' - 4"
BLDG HEIGHT
37' - 4"
10' - 0"
2' - 5"
12' - 7"
517'-0" AVERAGE GRADE
PAINTED SMOOTH FIBER CEMENT SIDING
109' - 6"
BRICK STEPS + PORCH
PAINTED SMOOTH FIBER CEMENT LAP SIDING
BRICK PLANTER WALL
EAST

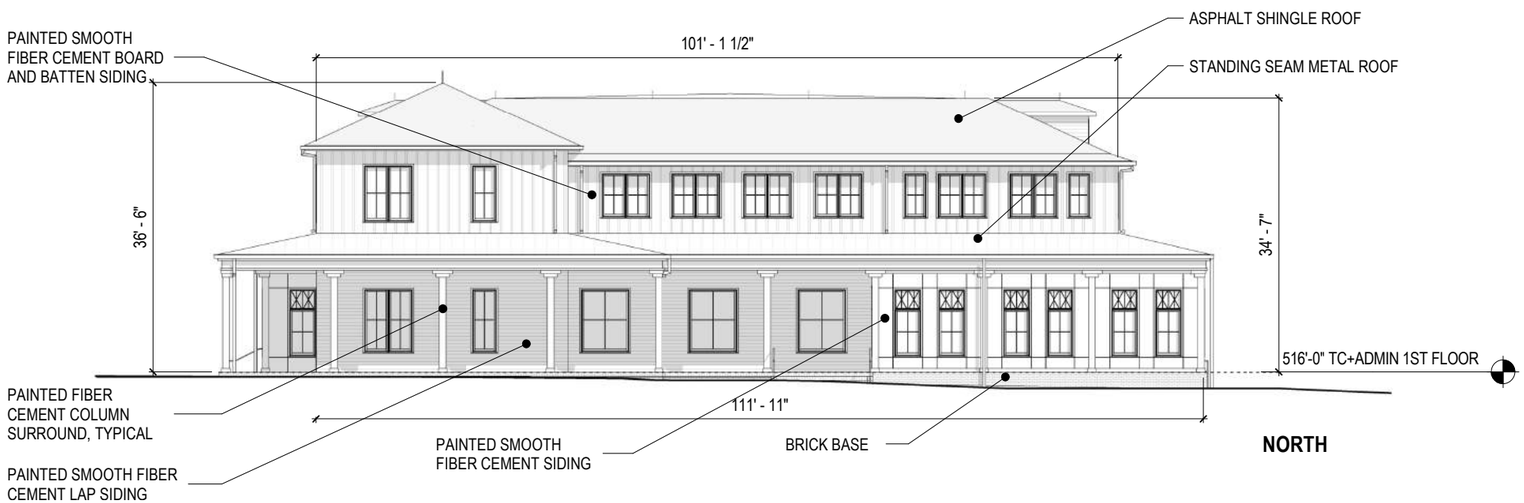

73' - 0"
standing seam metal roof
painted wood railing
painted fiber cement shakes
painted wood railing
brick base
36' - 2"
10' - 3"
2' - 6"
11' - 4"
82' - 0"
SOUTH
painted wood column, typical
painted smooth fiber cement siding
painted smooth fiber cement lap siding

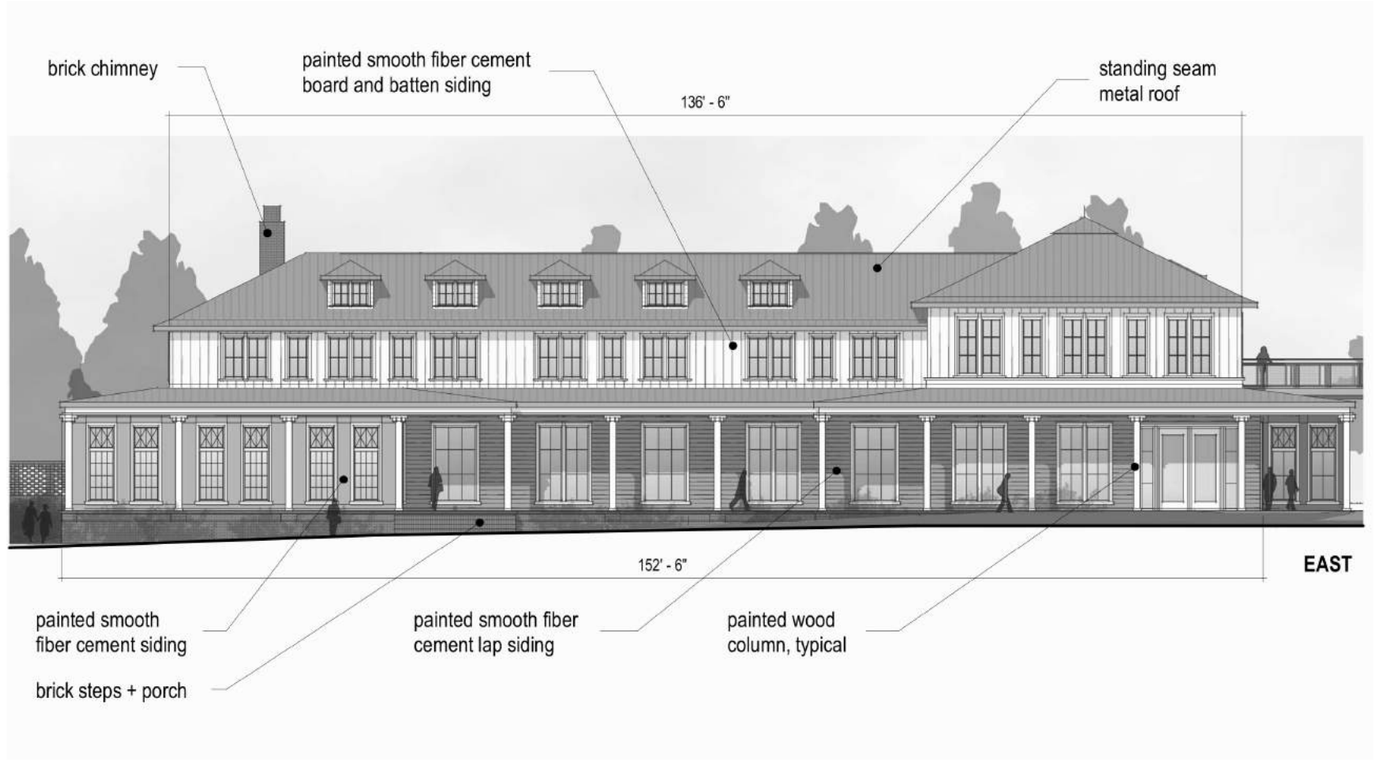

ASPHALT SHINGLE ROOF
POWDERCOATED ALUMINUM GUARDRAIL
PAINTED FIBER CEMENT SHAKES
STANDING SEAM METAL ROOF
BRICK BASE
37' - 5"
11' - 3"
2' - 5"
12' - 7"
518'-0" VC+M 1ST FLOOR
87' - 11"
SOUTH
PAINTED FIBER CEMENT COLUMN SURROUND, TYPICAL
PAINTED SMOOTH FIBER CEMENT SIDING
PAINTED SMOOTH FIBER CEMENT LAP SIDING

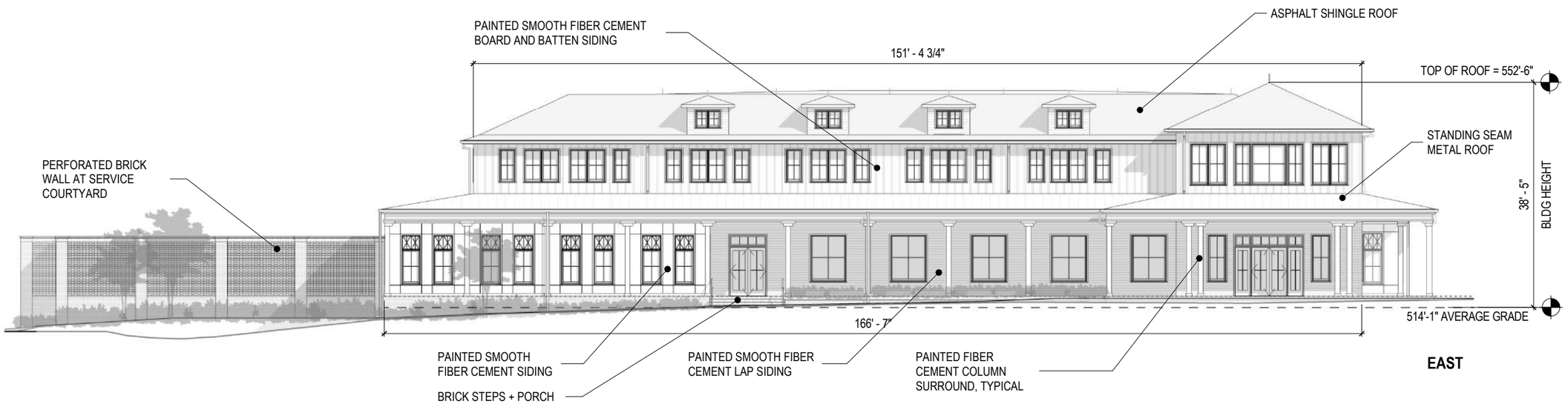

100'-0"
standing seam metal roof
painted wood column, typical
painted fiber cement shakes
painted wood railing
painted fiber cement trim
brick planter
painted smooth fiber cement lap siding
painted smooth fiber cement siding
painted wood railing
11' - 4"
2' - 6"
10' - 3"
36' - 2"
110' - 6"
WEST

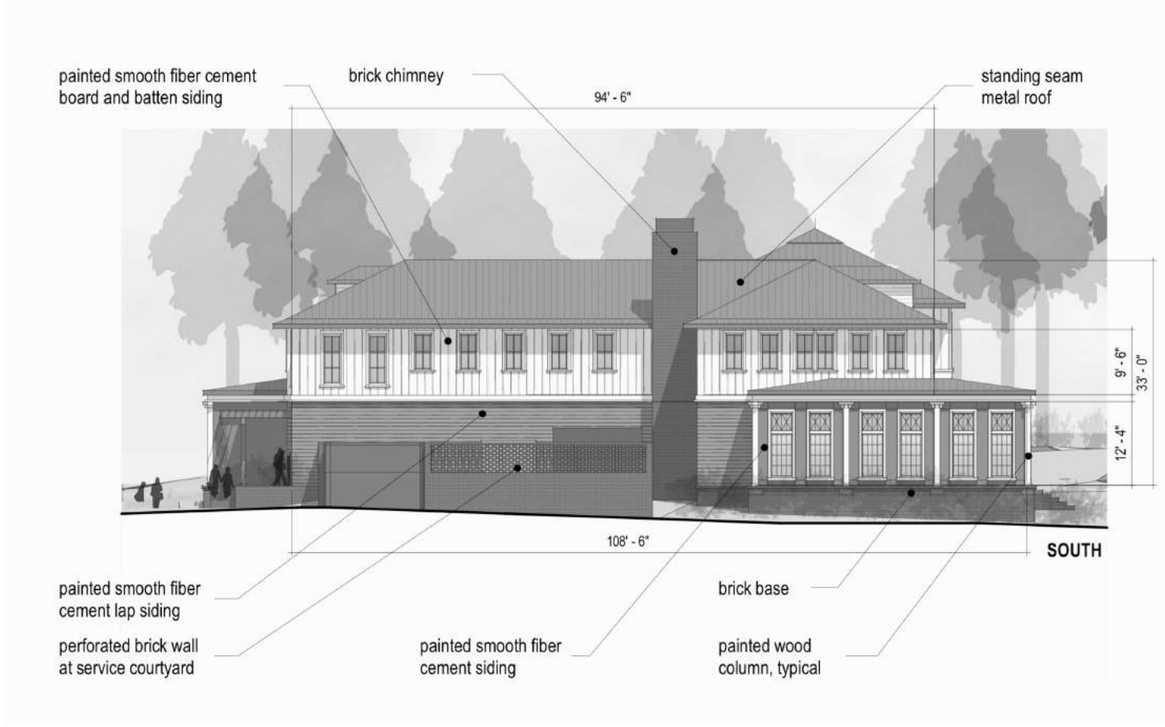

98' - 11"
ASPHALT SHINGLE ROOF
STANDING SEAM METAL ROOF
PAINTED FIBER CEMENT SHAKES
FIXED ALUMINUM LOUVERS
POWDERCOATED ALUMINUM GUARDRAIL
PAINTED FIBER CEMENT TRIM
BRICK SITE WALL
PAINTED SMOOTH FIBER CEMENT LAP SIDING
PAINTED SMOOTH FIBER CEMENT SIDING
PAINTED FIBER CEMENT COLUMN SURROUND, TYPICAL
12' - 7"
2' - 5"
11' - 3"
37' - 5"
518'-0" VC+M 1ST FLOOR
107' - 6"
WEST

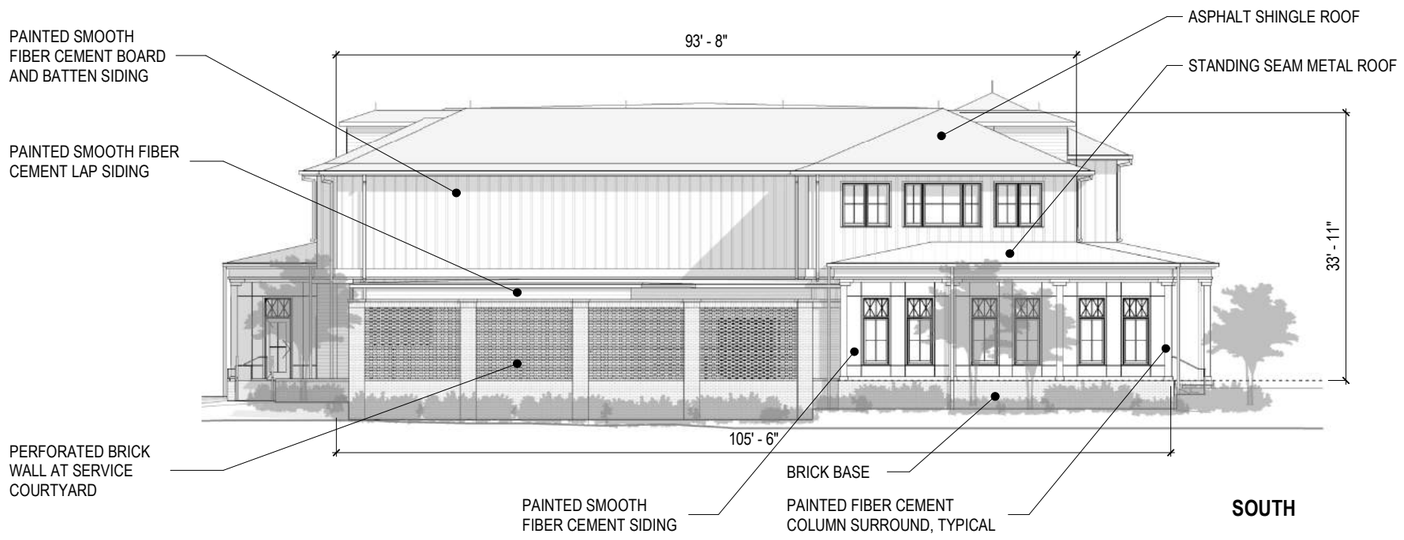

painted smooth fiber cement board and batten siding
97' - 6"
brick chimney
standing seam metal roof
38' - 0"
9' - 7"
12' - 4"
6' - 8"
33' - 0"
12' - 4"
111' - 0"
NORTH
painted wood column, typical
painted smooth fiber cement siding
brick base
painted smooth fiber cement lap siding

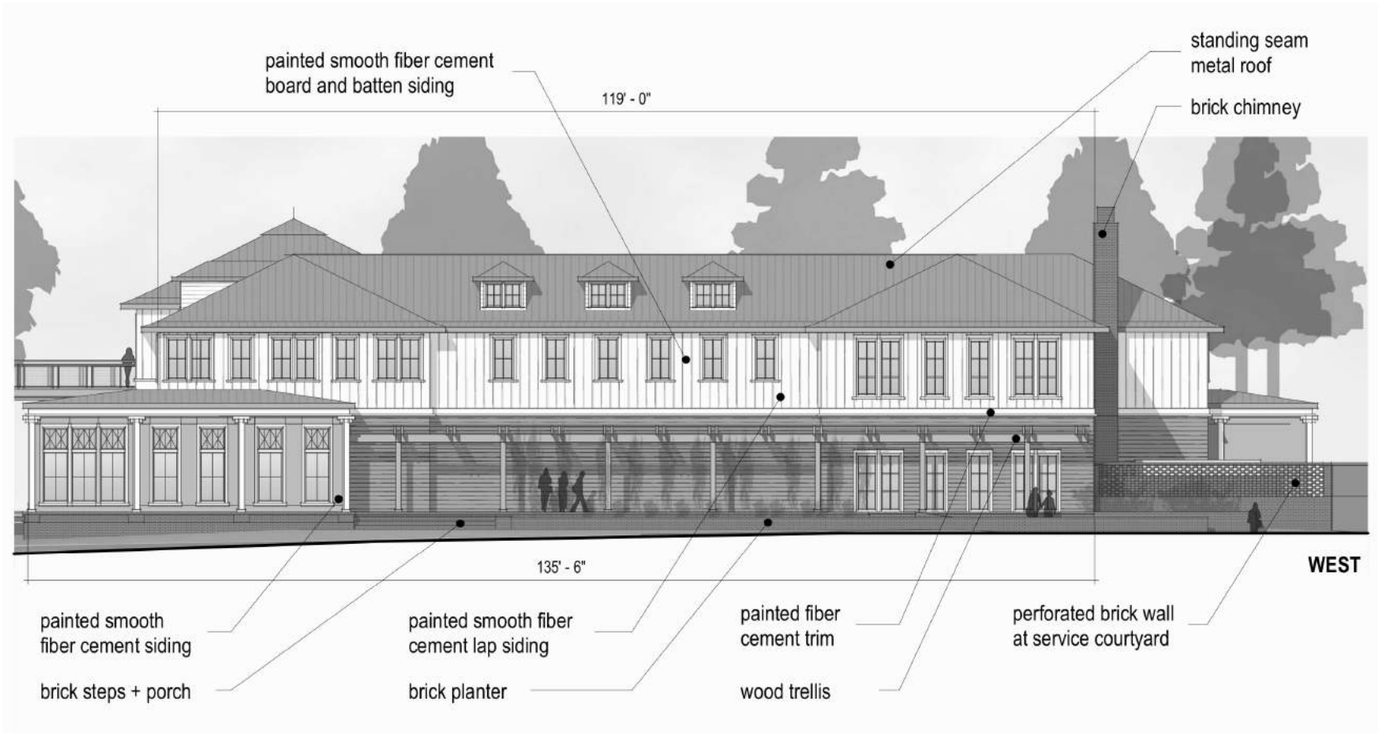

PAINTED SMOOTH FIBER CEMENT BOARD AND BATTEN SIDING
101' - 1 1/2"
ASPHALT SHINGLE ROOF
STANDING SEAM METAL ROOF
36' - 6"
34' - 7"
516'-0" TC+ADMIN 1ST FLOOR
111' - 11"
PAINTED FIBER CEMENT COLUMN SURROUND, TYPICAL
PAINTED SMOOTH FIBER CEMENT SIDING
BRICK BASE
NORTH
PAINTED SMOOTH FIBER CEMENT LAP SIDING


brick chimney
painted smooth fiber cement board and batten siding
136' - 6"
standing seam metal roof
152' - 6"
EAST
painted smooth fiber cement siding
painted smooth fiber cement lap siding
painted wood column, typical
brick steps + porch


PAINTED SMOOTH FIBER CEMENT BOARD AND BATTEN SIDING
ASPHALT SHINGLE ROOF
151' - 4 3/4"
TOP OF ROOF = 552'-6"
STANDING SEAM METAL ROOF
PERFORATED BRICK WALL AT SERVICE COURTYARD
38' - 5"
BLDG HEIGHT
166' - 7"
514'-1" AVERAGE GRADE
PAINTED SMOOTH FIBER CEMENT SIDING
PAINTED SMOOTH FIBER CEMENT LAP SIDING
PAINTED FIBER CEMENT COLUMN SURROUND, TYPICAL
BRICK STEPS + PORCH
EAST


painted smooth fiber cement board and batten siding
brick chimney
94' - 6"
standing seam metal roof
9' - 6"
33' - 0"
12' - 4"
108' - 6"
SOUTH
painted smooth fiber cement lap siding
perforated brick wall at service courtyard
painted smooth fiber cement siding
brick base
painted wood column, typical


PAINTED SMOOTH FIBER CEMENT BOARD AND BATTEN SIDING
PAINTED SMOOTH FIBER CEMENT LAP SIDING
PERFORATED BRICK WALL AT SERVICE COURTYARD
93' - 8"
ASPHALT SHINGLE ROOF
STANDING SEAM METAL ROOF
33' - 11"
105' - 6"
BRICK BASE
PAINTED SMOOTH FIBER CEMENT SIDING
PAINTED FIBER CEMENT COLUMN SURROUND, TYPICAL
SOUTH


painted smooth fiber cement board and batten siding
119' - 0"
standing seam metal roof
brick chimney
135' - 6"
WEST
painted smooth fiber cement siding
brick steps + porch
painted smooth fiber cement lap siding
brick planter
painted fiber cement trim
wood trellis
perforated brick wall at service courtyard

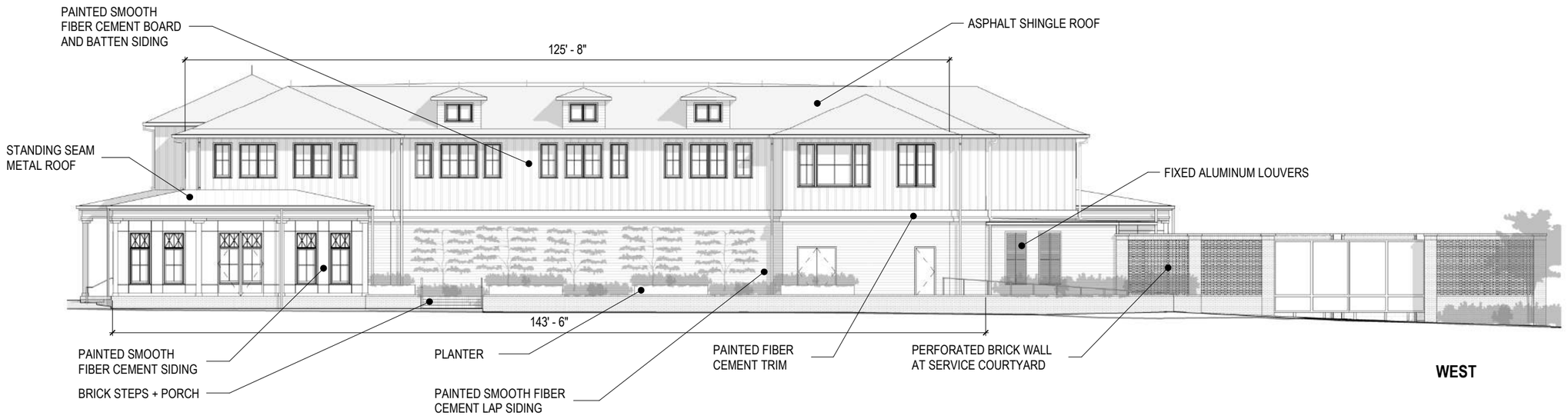

PAINTED SMOOTH FIBER CEMENT BOARD AND BATTEN SIDING
125' - 8"
ASPHALT SHINGLE ROOF
STANDING SEAM METAL ROOF
FIXED ALUMINUM LOUVERS
143' - 6"
PAINTED SMOOTH FIBER CEMENT SIDING
BRICK STEPS + PORCH
PLANTER
PAINTED SMOOTH FIBER CEMENT LAP SIDING
PAINTED FIBER CEMENT TRIM
PERFORATED BRICK WALL AT SERVICE COURTYARD
WEST

EXHIBIT A-4.1

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

March 2, 2022

Alex Cameron
Senior Planner
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

RE: USGA Golf House
Tree Removal Plans

Mr. Cameron,

As described during the first Historic District Committee submission the goal of the USGA is to preserve as many trees, especially longleaf pines, as possible on the property and restore the "Pine Grove" area on the northern portion of the site. Site planning for the new building utilized the existing impervious, paved, and compacted areas for most new construction areas in an effort to preserve trees. Since the previous approval of the conceptual architecture, modifications to the number of trees being preserved and replaced have occurred for various reasons, which will be described below.

- Dr. J.H. Carter, environmental consultants, were retained to provide a "Summary Report of Pine Tree Health" on the USGA Golf House Site. A copy of the report has been included with this document. Based on Dr. Carter's report, a few additional pine trees will be removed due to their current health and potential future issues. Dr. Carter was also consulted on the "Pine Grove" restoration. Landscape plans have been prepared accordingly to restore a healthy, natural Pine Grove with a variation in tree age and size. Restoration techniques will utilize the same process that Pinehurst Resort has utilized for natural areas on their golf courses.
- During the Village Council hearings, it was agreed and conditioned that the stormwater design would control a 25-year storm event, instead of the standard requirement to control a 10-year storm. As a result, stormwater management areas were required to expand beyond the previous design intent. Increasing the size of these facilities, required additional trees to be removed.
- Overall tree removal –
    - Previous submission = 96
    - Current submission = 140

This letter summarizes the changes made to the tree preservation during the detailed design process. Please feel free to contact me with any additional questions.

Best Regards,

Robert Koontz, PLA

150 SOUTH PAGE STREET
SOUTHERN PINES, NC 28387
P: 910.684.8487

EXHIBIT A-4.2

DR. J.H. CARTER III & ASSOCIATES, INC.
Environmental Consultants
515-F Midland Road
Southern Pines, N.C. 28387
910-695-1043 / 910-695-3317 (fax)

10 January 2022

Summary Report of Pine Tree Health on the USGA Golf House Site, Pinehurst, Moore County, North Carolina

The tree health/removal survey of the USGA Golf House site in Pinehurst has been completed. Pines to be considered for removal were marked with a single band of blue/white striped flagging tape. Trees shown on the site plan as being removed by construction were not flagged. Non-pine shrub and tree species outside of the construction footprint were not flagged.

Pines marked for potential removal were characterized by small, suppressed stature, rotted scars, evidence of red-heart fungus disease, thin crowns, and overcrowding. Most flagged trees were loblolly pines (*Pinus taeda*). Loblolly pines are growing off-site, and though some are large trees, they are nearing the time of decline and death. Nearly all of the longleaf pines (*Pinus palustris*) on the site appear healthy.

Three pines were cored for aging. Tree ages ranged from 90 to 171 years. One large longleaf, which could not be aged due to an old turpentining scar, is probably 300+/- years old. Longleaf can live 350+ years, while off site loblolly can begin to decline and die at 60-120 years, depending on the site quality. Longleaf is also much more resistant to pine beetles and various diseases relative to loblolly.

The area between the tennis courts and NC Highway 2 (Cherokee Road) is forested with large, mature longleaf pines. Loblolly pines are prevalent between NC Highway 5 (Beulah Hill Road South) and the mini-bus parking lot. Many pines in the area were marked for removal, but the larger trees can be retained if no ecological restoration is planned for this area. Loblolly pines are also dominant between the country club parking lots and the tennis courts and along the southern portion of Carolina Vista. Most loblollies were flagged for removal, but if no ecological restoration is planned for this area, some large pines can be retained (some are scarred or declining). If most of the loblollies are removed, longleaf saplings should be planted to replace them.

Additional tree specific recommendations can be made as the site design progresses.

Dr. J. H. Carter III

Environmental Consultant

COA-2022-00073 (30 MEDLIN RD)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00051 at 30 Medlin Rd. The modifications will consist of a change to the driveway, changes to the front door and windows, and changes to the mutton bars on windows. The property is identified as Moore County PID Number 00023802. The property owners are William M. and Nelda C. Huffstetler, and the applicant is Step One Design.

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/8/2022

MEMO DETAILS:
Please, see attached materials related to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-3

EXHIBIT S-1.1

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: March 14, 2022
Subject: **Major COA Request for 30 Medlin Road**

Applicant:	Dan Degre, Step One Design
Owner(s):	Nelda and William Huffstetler
Property Location:	30 Medlin Road
Land Use:	Single Family Residential
PID#	00023802
COA#:	2022-00073

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

The applicant requests a Certificate of Appropriateness (COA) for changes to a previously approved COA-2021-00051 for a new single family dwelling at 30 Medlin Road. The modifications include: changes to the driveway, front door, window style, and siding on the rear elevation as well as the removal/addition of windows and addition of an entry door. The property is +/- 0.35 acres in size. In 2021, COA's were issued for the demolition of the original single family home built in 1935 and the construction of a new single family home. The demolition is complete; a building permit for the new home has been applied for but not issued.

The applicant requests to change from a single driveway to a circular driveway. The material will be bluestone. The applicant requests to change from the approved six-over-one and two-over-two muntin style windows to two-over-one muntin style. Also requested is to add a window on the left elevation, and to remove two and add two windows on the right elevation. The windows/muntins will remain white in color as previously approved. A ¾ lite styled front door is requested, and the applicant has provided updated elevations depicting the change. The proposed material is wood and color is dark blue. The applicant requests to add a white metal entry door to the garage on the left elevation. Finally, the applicant requests to change from shake to lap siding on the gable on the rear elevation.

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

Standards of Review

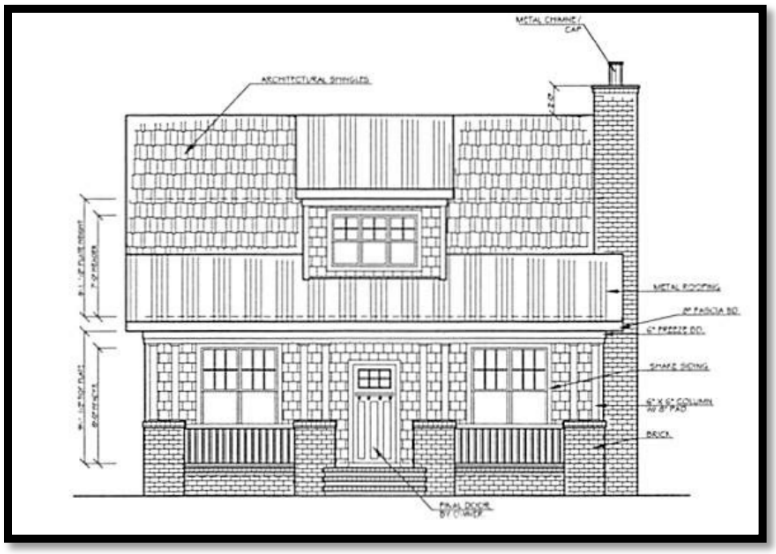
Per the adopted Historic District Standards, adding/removing windows and doors and the replacement of architectural details that changes the design or materials from the existing details are considered Major Work

requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness. New driveways are considered Minor Work, but is being presented for approval as part of the proposed Major Work changes. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

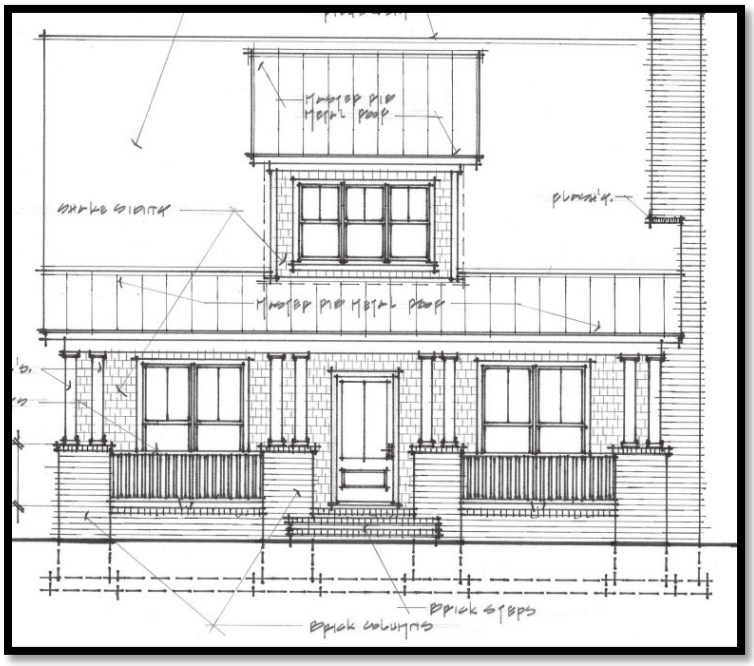
Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION
C. WINDOWS AND DOORS

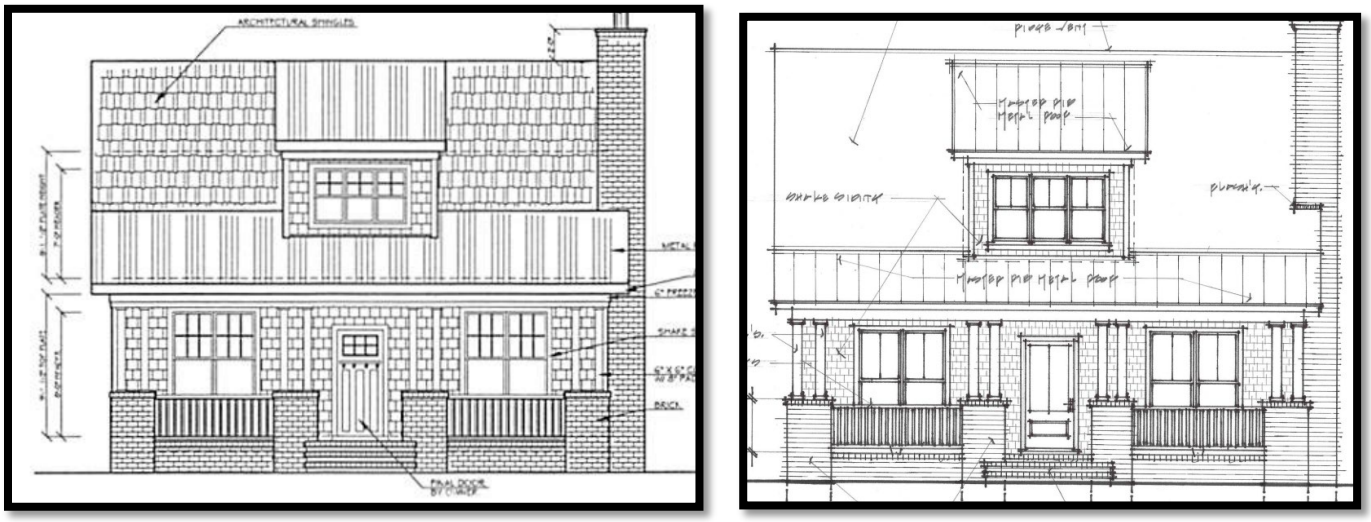
1. Section IV.C.1 - Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.



(Above) Previously approved front door. (Below) Proposed dark blue wooden front door.

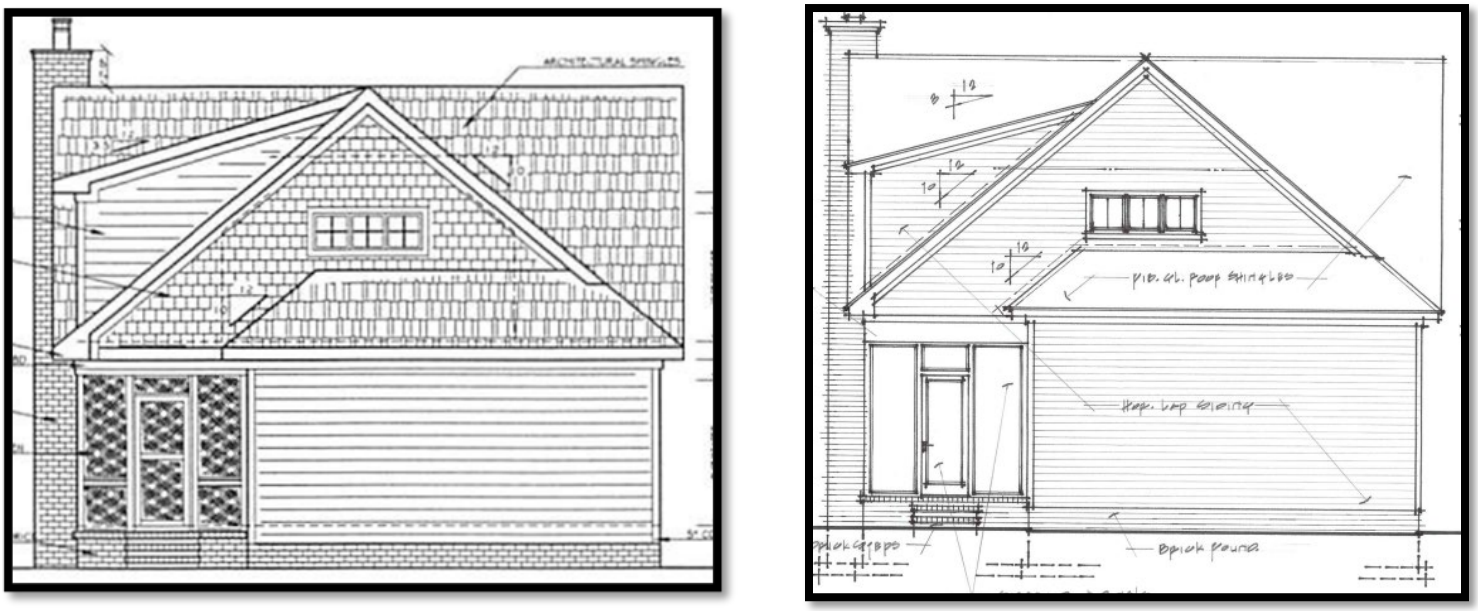


2. Section IV.C.2 - Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.



Front Elevations

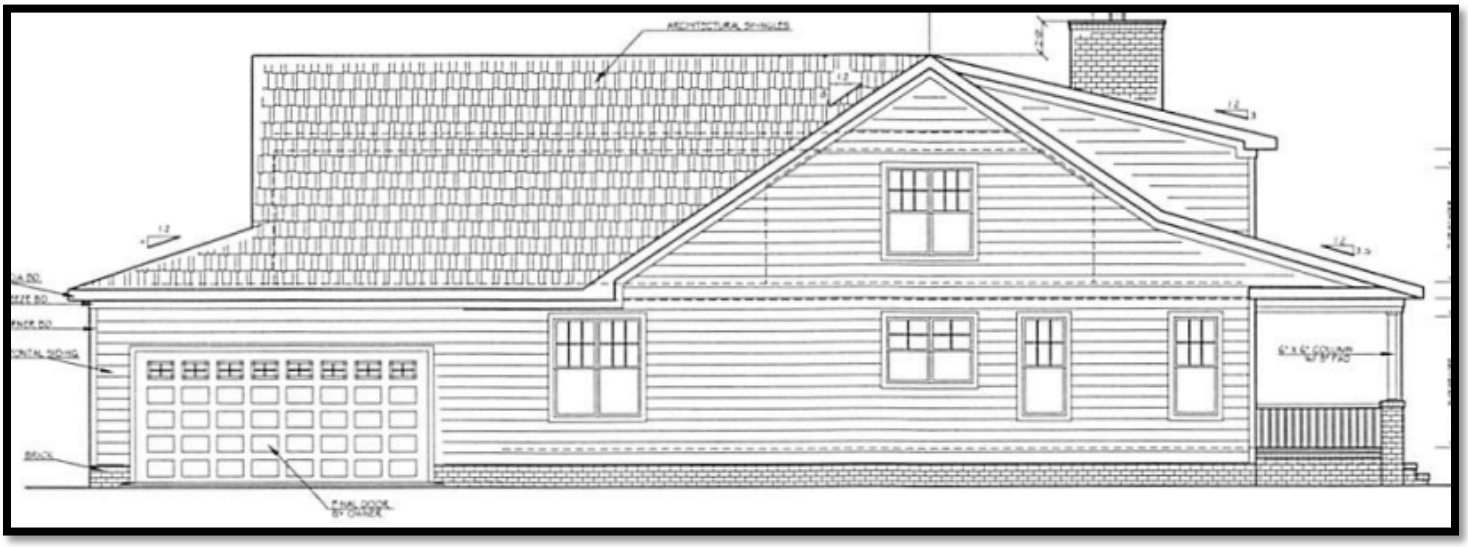
(Above Left) Previously approved six-over-one windows. (Above Right) Proposed two-over-one windows.



Rear Elevations

(Above Left) Previously approved two-over-two window and shake siding.

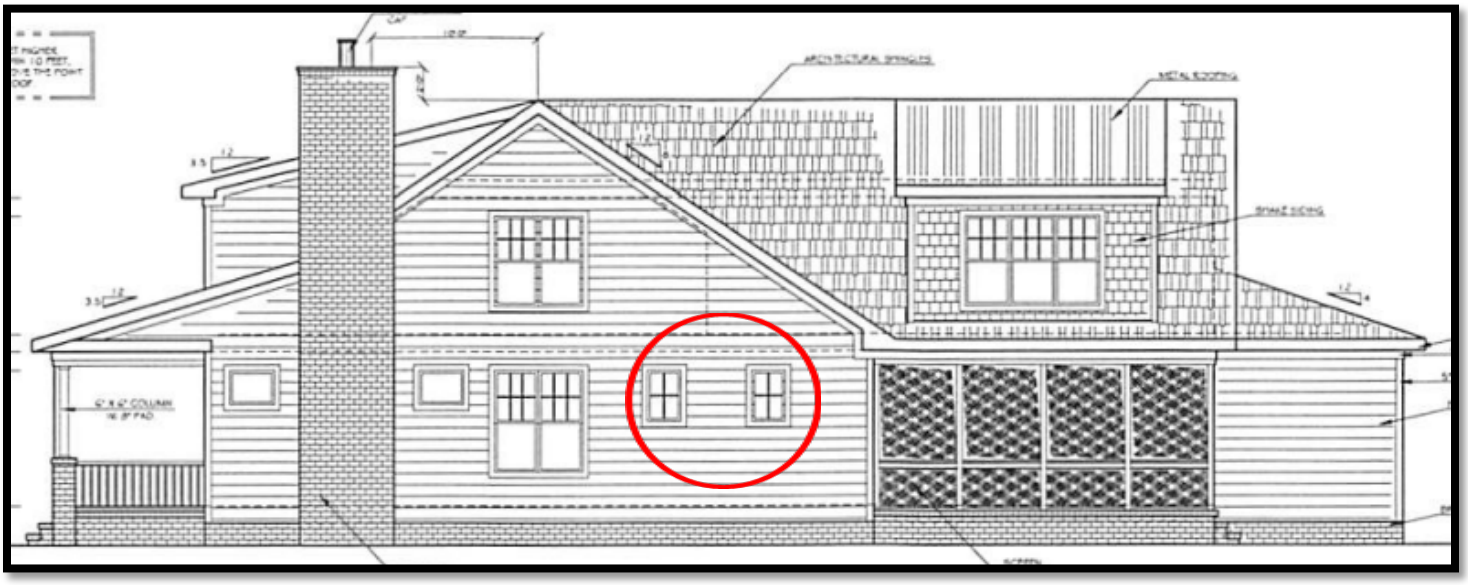
(Above Right) Proposed one-by-one window and lap siding on the gable.



Left Elevations

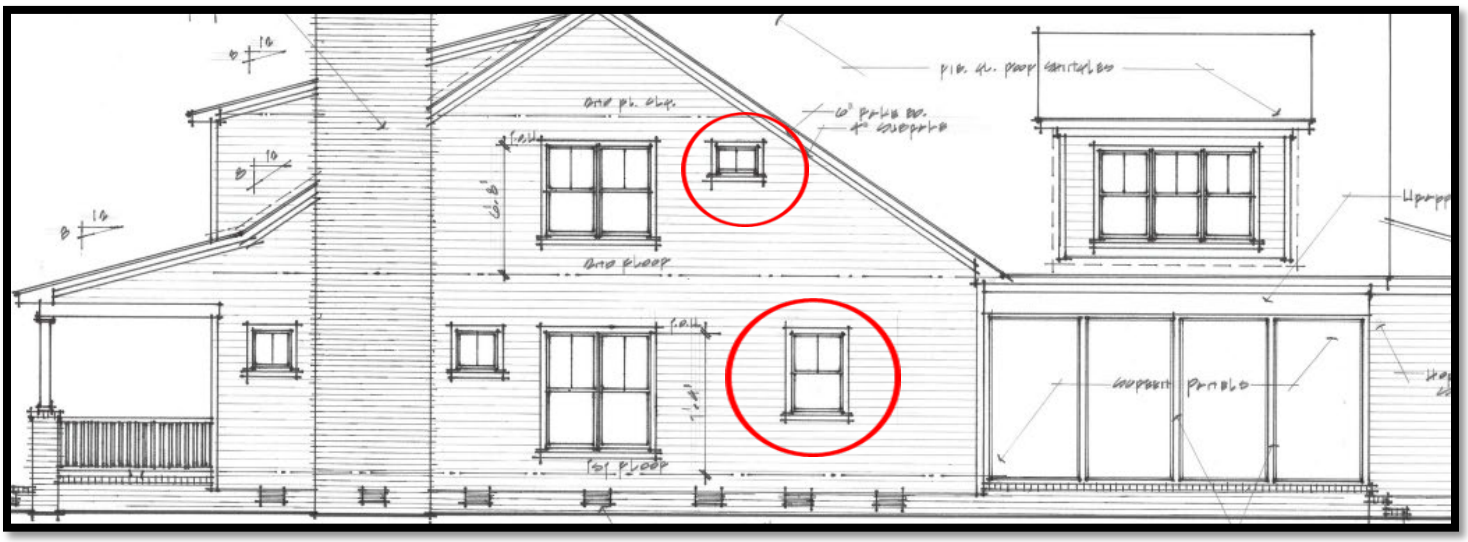
(Above) Previously approved six-over-one windows. (Below) Proposed two-over-one windows. New window and door additions are circled.





Right Elevations

(Above) Previously approved six-over-one windows and two-over-two windows. Windows to be removed and replaced are circled. (Below) Proposed two-over-one windows. New window additions are circled.



F. BUILDING MATERIALS

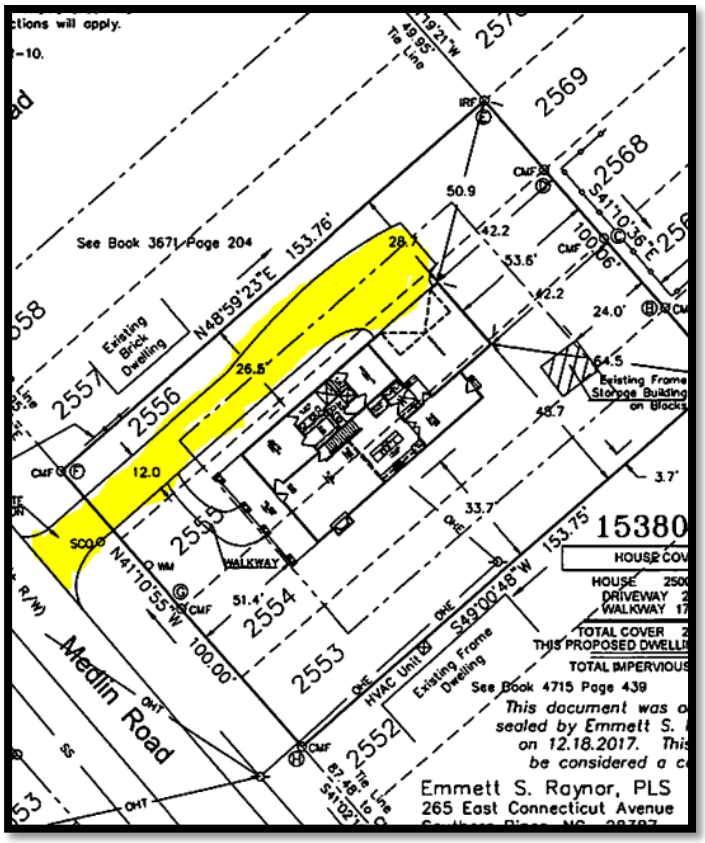
1. Section VI.F.1 - . The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Section VI.F.2 - Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are recommended.

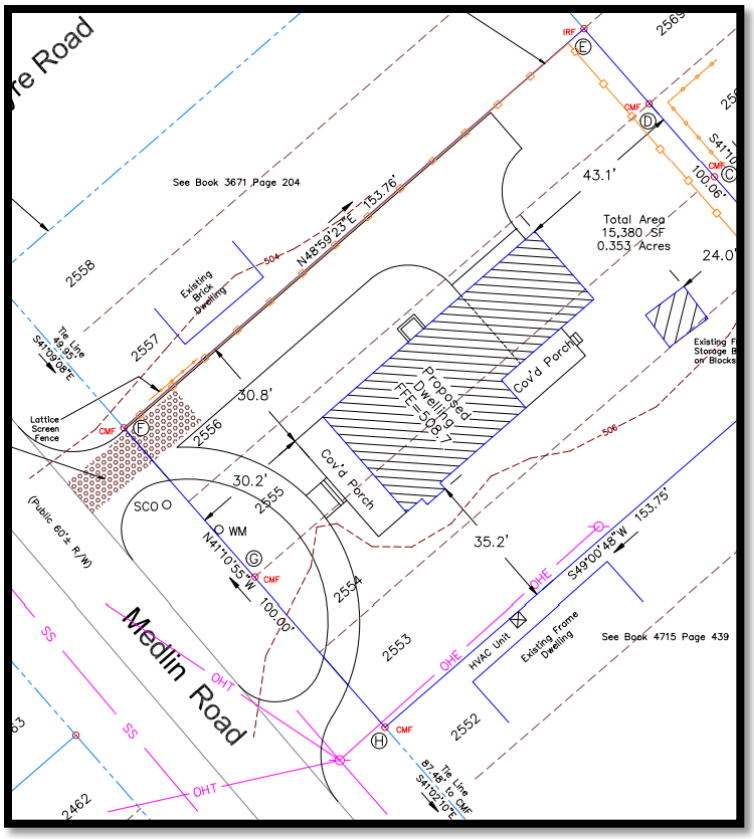
(See Page 3 for depiction of siding changes on the rear elevation)

VII. SITE FEATURES

A. DRIVEWAYS AND OFF-STREET PARKING

1. Section VII.A.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.





(Above Left) Previously approved single driveway. (Above Right) Proposed circular driveway.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. With exception of the driveway, the standards applied to this request are for residential new construction. The Commission will need to decide whether the window, door, and siding changes are congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size. The site has been prepped for construction as approved under COA-2021-00051. No sidewalks, trees, or other historic site features will interfere with the placement of the proposed circular driveway, thus making it consistent with the standards.

FINAL ORDER – MAJOR COA REQUEST 30 MEDLIN ROAD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Step One Design, on behalf of William and Nelda Huffstetler, property owner(s), requests a Certificate of Appropriateness (COA) for changes to a previously approved COA to include a circular driveway, change in front door and window muntin style, the removal and addition of windows, the addition of an entry door, and a change from shake to lap siding on the rear elevation.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

Adding and removing windows and doors and the replacement of architectural details that change the design or materials from the existing details is considered Major Work.

Background (of the property and the location within the district)

1. The original structure was built in 1935, but was approved for demolition in 2021 under COA-2021-00051. Demolition of the structure has since been completed.
2. A new single-family dwelling was approved in 2021 under COA-2021-00051.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, elevations, and survey.
3. The applicant indicates a change from a single driveway to a circular driveway. The material will be bluestone.
4. The applicant requests to change from the approved six-over-one and two-over-two muntin style windows to two-over-one muntin style. The muntins will remain white in color as previously approved.

DRAFT

5. The applicant requests to add a window on the left elevation, to remove two windows on the right elevation and to add two windows on the right elevation.
6. The applicant requests to change the front door style to ¾ lite. The material will be wood and dark blue in color.
7. The applicant requests to add a white metal entry door to the garage on the left elevation.
8. The applicant requests to change from shake siding to lap siding on the gable on the rear elevation.

Conclusions of Law

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION
C. WINDOWS AND DOORS

1. Section IV.C.1 - Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
2. Section IV.C.2 - Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.

F. BUILDING MATERIALS

1. Section VI.F.1 - . The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. Section VI.F.2 - Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are recommended.

VII. SITE FEATURS
A. DRIVEWAYS AND OFF-STREET PARKING

1. Section VII.A.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.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
30 Medlin Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 30 Medlin Road:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 30 Medlin Road based on the following:

DRAFT

EXHIBIT S-1.11

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 07, 2022

Dear Property Owner(s),

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

Thursday, March 24, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00051 at 30 Medlin Rd. The modifications will consist of a change to the driveway, changes to the front door and windows, and changes to the mutton bars on windows. The property is identified as Moore County PID Number 00023802. The property owners are William M. and Nelda C. Huffstetler, and the applicant is Step One Design.

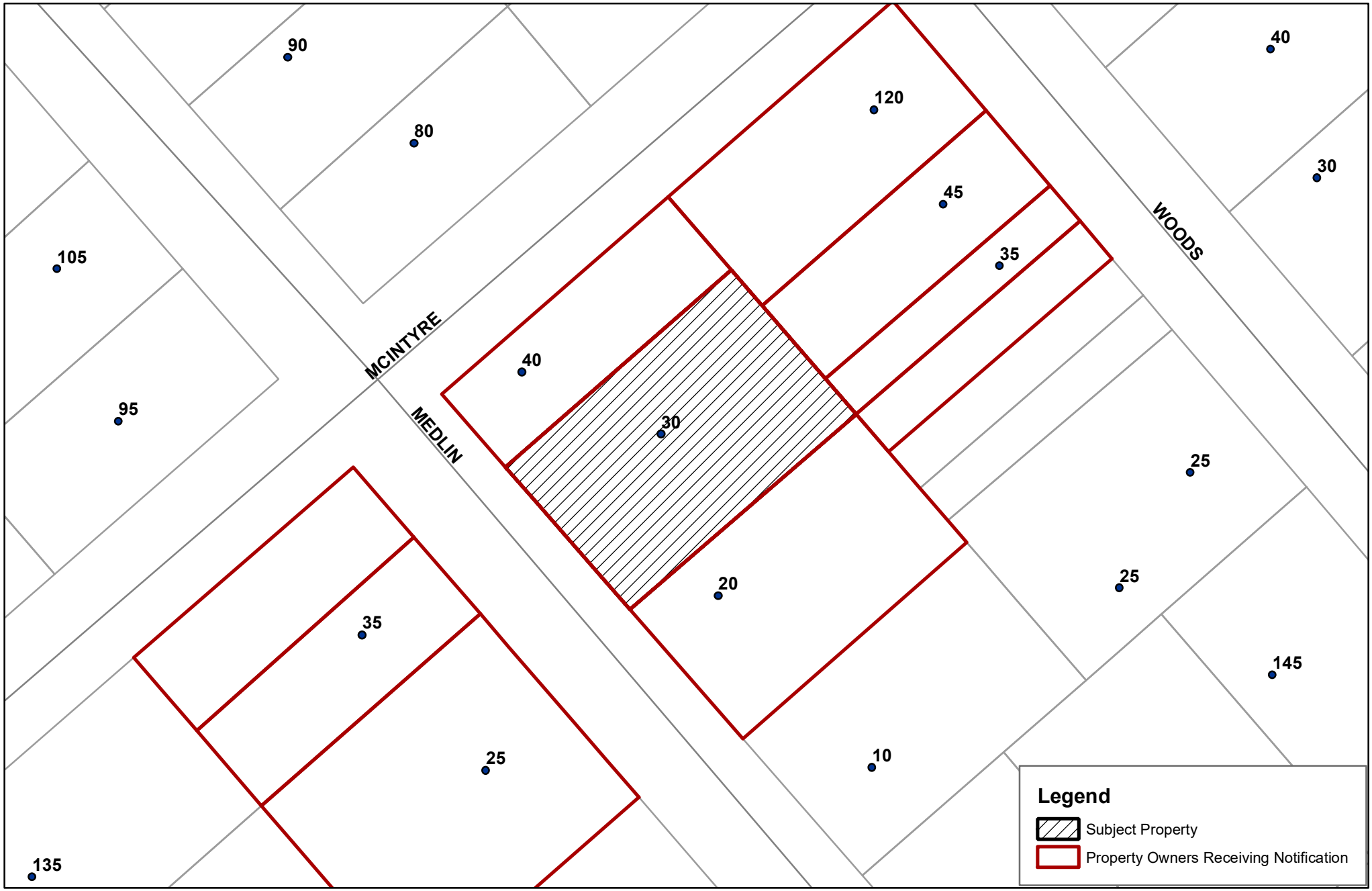
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

EXHIBIT S-1.12



0 20 40 80 120 160 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
3/8/2022

March 24, 2022
Historic Preservation Commission
30 Medlin Road Major COA Request

1895 Village of Pinehurst

N W E S

HUFFSTETLER, WILLIAM M &
25 MEDLIN ROAD
PINEHURST,NC,28374

MANZO, LEE F
20 MEDLIN ROAD
PINEHURST,NC,28374

GRAHAM, LARRY DANE
35 MEDLIN ROAD
PINEHURST,NC,28374-1082

CHRISCOE, MATTHEW
120 WOODS ROAD
PINEHURST,NC,28374

HUFFSTETLER, WILLIAM M &
25 MEDLIN RD
PINEHURST,NC,28374

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

CROWE, WANDA S
45 WOODS ROAD
PINEHURST,NC,28374

GRAHAM, LARRY D & IRENE W
35 MEDLIN ROAD
PINEHURST,NC,28374

COCHRAN, WILLIAM S
865 DIAMONDHEAD DR S
PINEHURST,NC,28374

CAMPBELL, CLARK H & MARTI J
25 WOODS RD
PINEHURST,NC,28374-9402

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

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

Intake Information

Property Address	
Street Address	30 Medlin Rd
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	00023802

Owner Information			
Name	William Hoffstetler	Home Phone #	
Street Address	25 Medlin Rd	Mobile Phone #	910-638-5780
City, State, Zip Code	Pinehurst 28374	Business Phone #	
Email	Whoffstetler321@hotmail.com		

Applicant			
Name	Step One Design	Other Phone #	
Email	info@steponedesign.com	Street Address	1275 Linden Rd
Mobile Phone #	910-639-0910	City, State, Zip Code	Aberdeen NC 28315

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	40559
Name	Step one Design
Street Address	1275 Linden Rd
City, State, Zip	Aberdeen NC 28315
Phone #	910-639-0910
Email	info@ stepone design. com

General Information

Description of Changes to the Structure	Change driveway to circular Add window on Right + Left Elevation Change to 2over 1 mutton bars on windows Front door style changed to 3/4 Light Remove shake @ gable on rear elevation use lap siding		
Type of Work	☐ Addition	☐ Alteration	☐ New

Existing Use	Proposed Use
☒ Vacant	☐ Vacant
☐ Single Family Low Density	☒ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☒ No
Includes Tree Removal	☐ Yes ☒ No

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

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

Required Documents

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

Certification

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

Applicant Signature: Lori Degn Date: 3/14/22

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

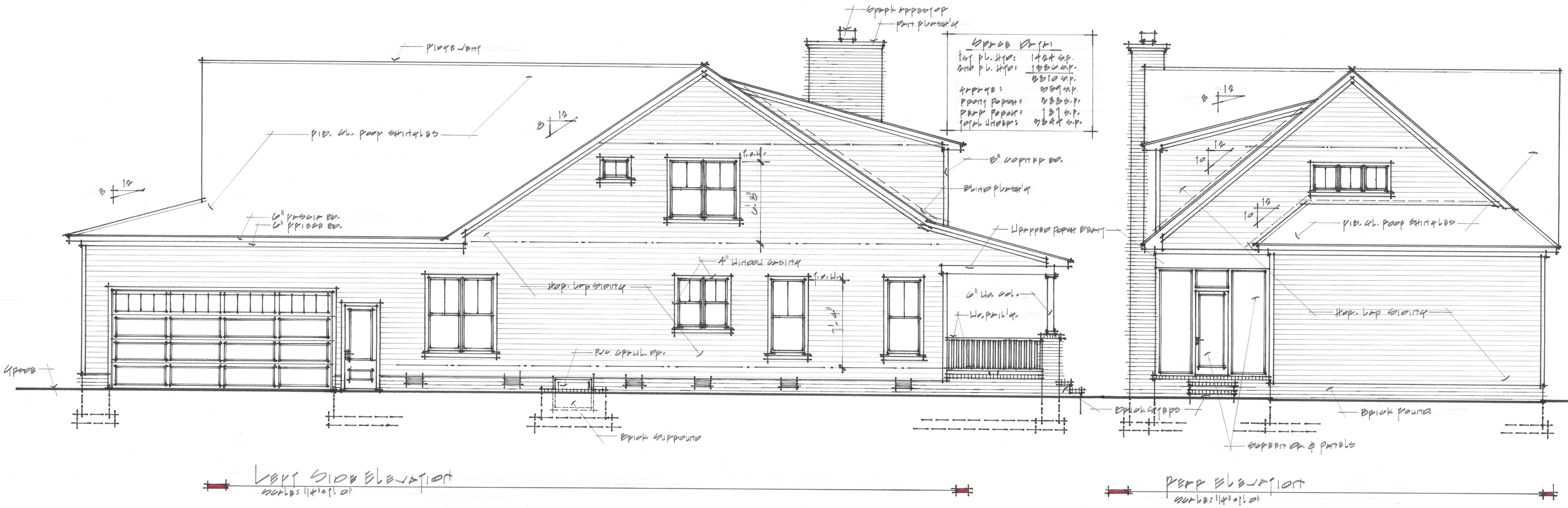
Property Owner Authorization

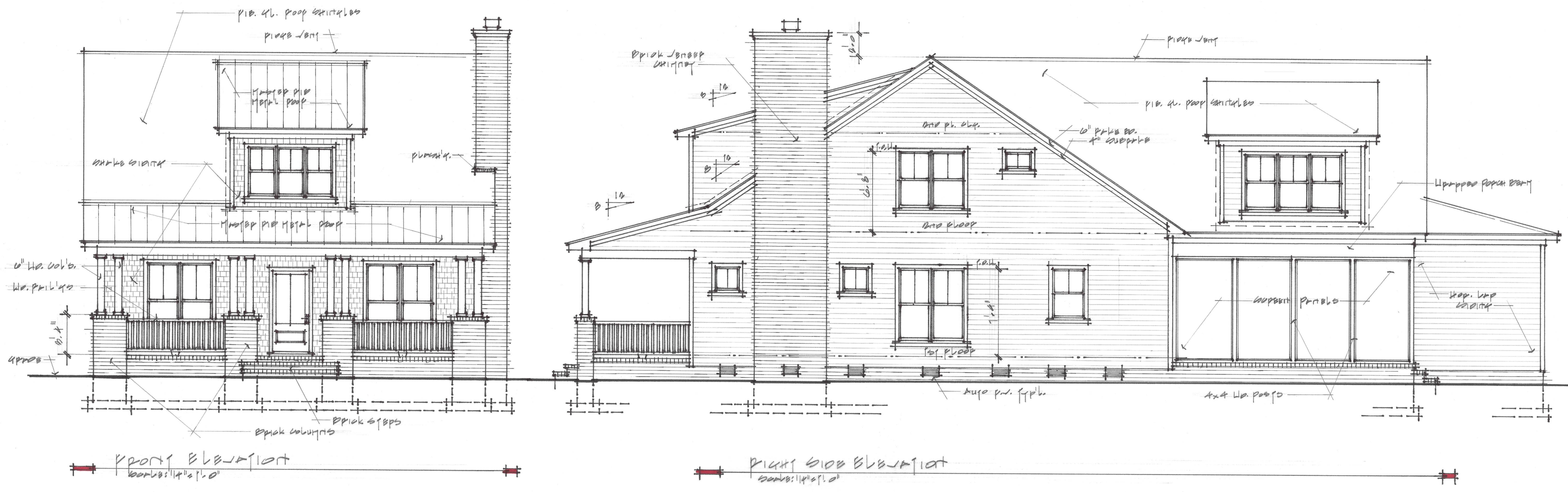
I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested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

Owner / Owner's Representative Signature: _____

Date: _____

EXHIBIT A-2.1





STEP·ONE DESIGN-BUILD
910-235-9056
Pinehurst
© 2007 STEP ONE DESIGN, INC.

Project Title: Proposed Residence for William & Melissa Hartsfield
Sheet Title: Exterior Elevations

Revisions:

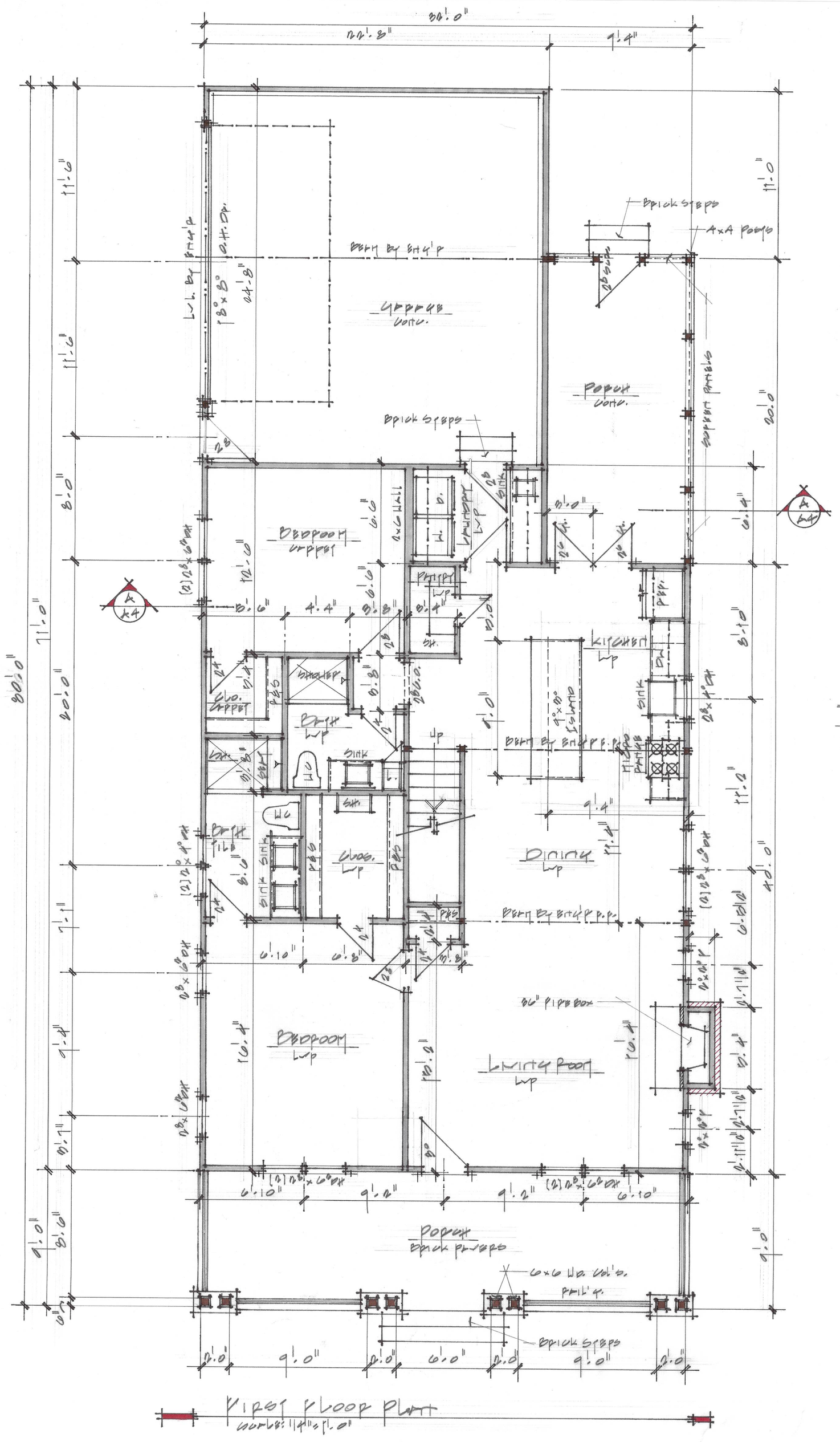
Scale: As noted

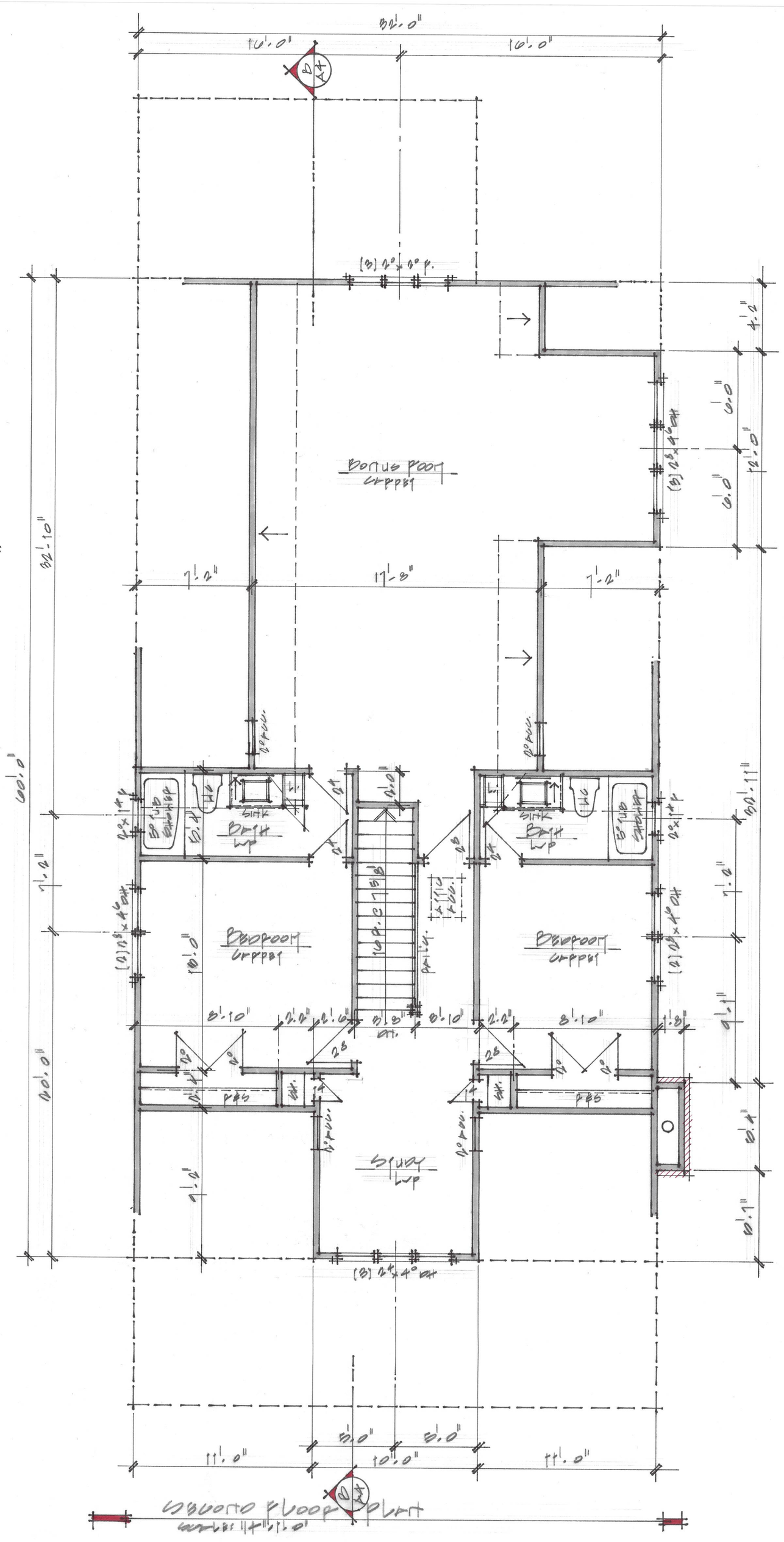
Date: Nov. 2007

Plan No: H.H.H. 2810

Sheet No: A1

EXHIBIT A-2.2





STEP•ONE DESIGN-BUILD
910-235-9056
Pinehurst
© 2007 STEP ONE DESIGN, INC.

Project Title: Proposed Residence for William & Helen Hupper

Sheet Title: Floor Plans

Revisions:

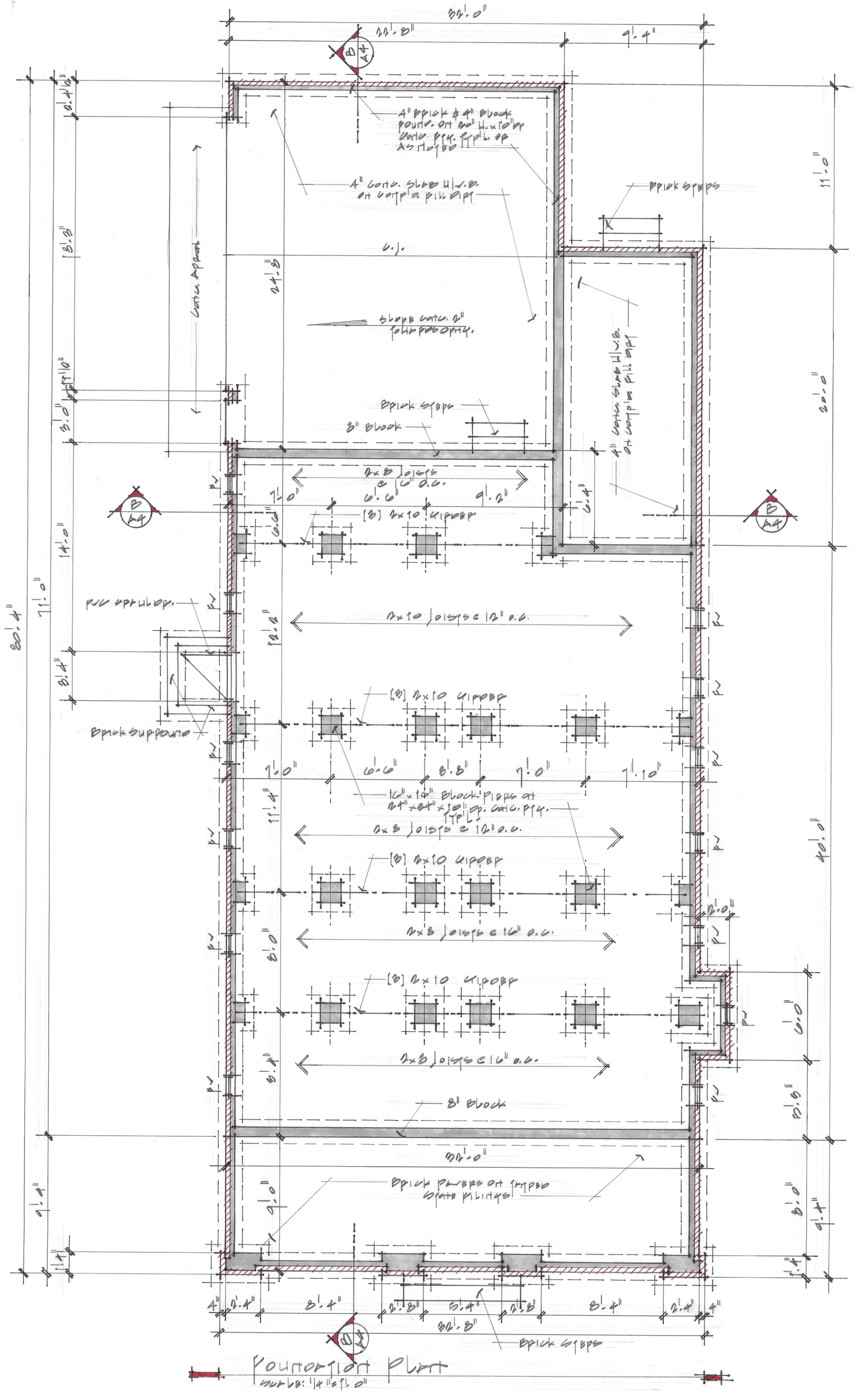
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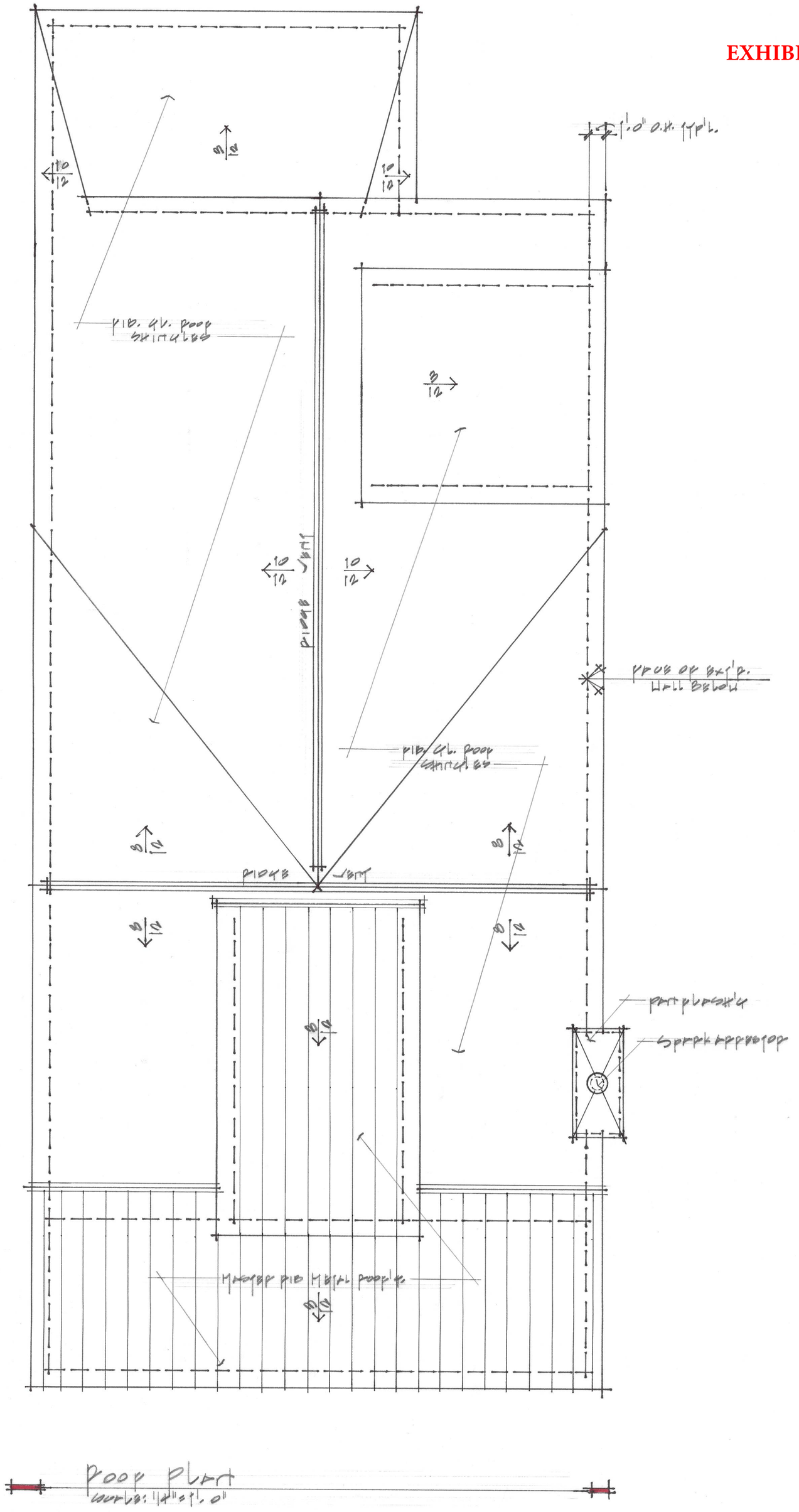
Date: Nov. 2007

Plan no: Hupp. 0810

Sheet no: A2

EXHIBIT A-2.3





STEP·ONE DESIGN·BUILD
910-235-9056
Pinehurst
© 2007 STEP ONE DESIGN, INC.

Project Title: Proposed Residence for: William & Valorie Hunsberger

Sheet Title: Foundation & Roof Plan

Revisions:

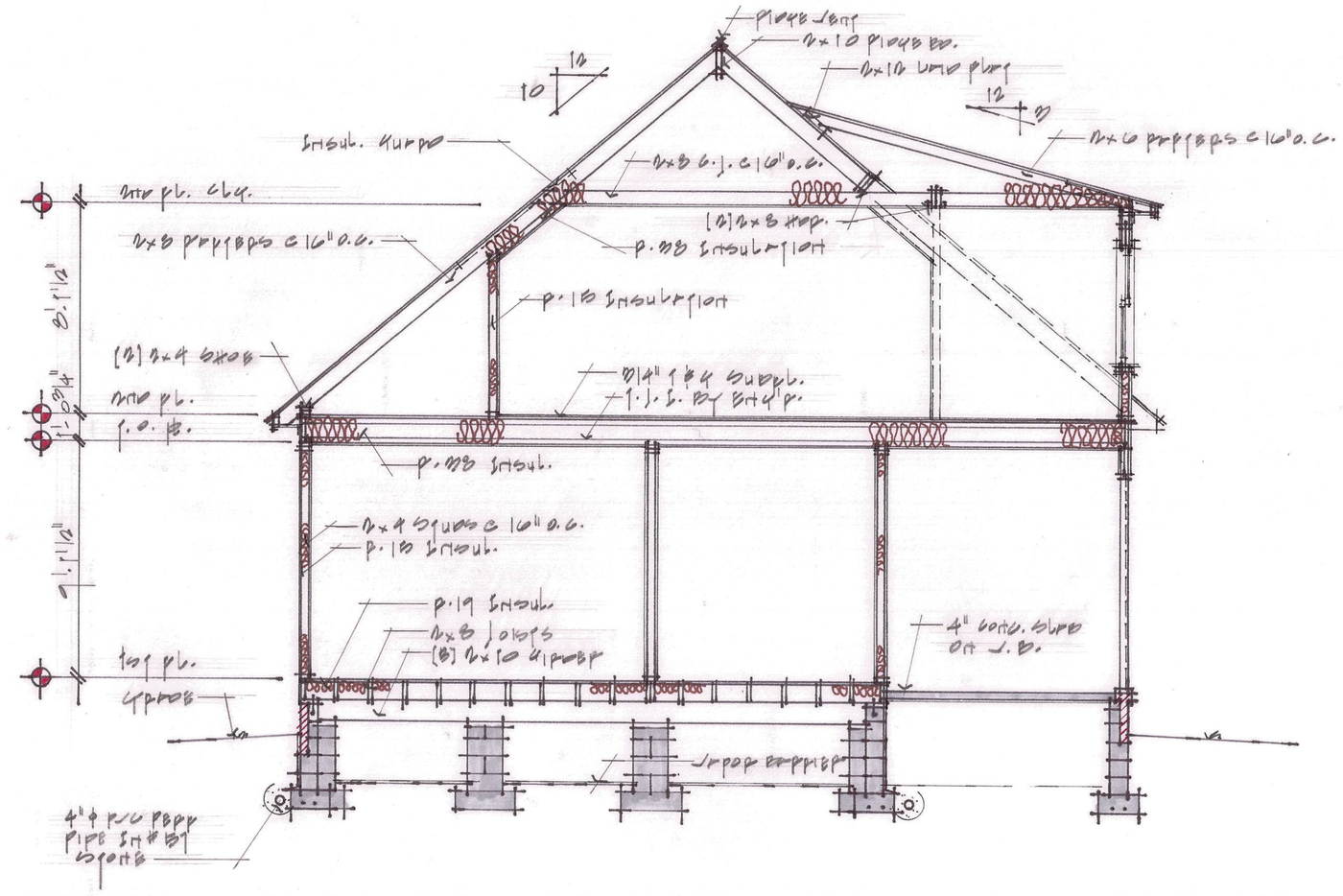
Scale: As noted

Date: Nov. 2007

Plan No: W.H.H. 0810

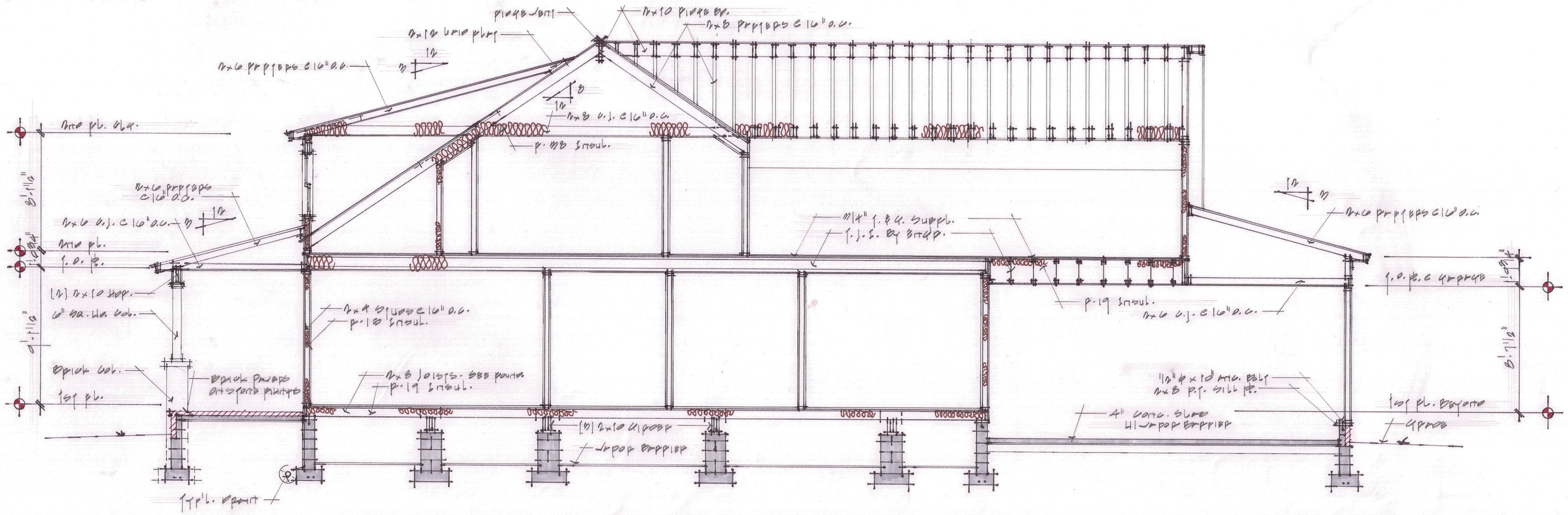
Sheet No: A2

EXHIBIT A-2.4



Building Section

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



Building Section

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

STEP·ONE DESIGN-BUILD
910-235-9056
Pinehurst
© 2007 STEP ONE DESIGN, INC.

Project Title: Proposed Residence for William & Helen Hupperts

Sheet Title: Building Sections

Revisions:

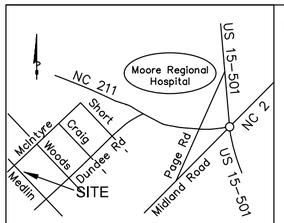
Scale: As noted

Date: Nov. 2021

Plan No: W.H.H. 0810

Sheet No: A4

EXHIBIT A-3



Vicinity Map – Not to Scale

Notes:

This map is not prepared for recording in accordance with GS 47-30.

Area by coordinate method.

The property shown hereon lies within Zone X, minimal flood hazard area, per ncfloodmaps.com.

The property shown hereon lies within Nick's Creek WS-III-BW watershed; development restrictions will apply.

Subject property is currently zoned R-10.

The contours shown interval at 2 feet, taken from the Moore County GIS system.

Legend:

IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
OHE= Overhead Electric Line
OHT= Overhead Telephone Line
= Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
SS= Sanitary Sewer Line
SCO= Sewer Clean-out

Reference: Map Book 2 Page 22
Book 4920 Page 294
Moore County Registry

N
Per Record Map

McIntyre Road

Pinched IPF
Install Silt Fence Inspect and repair if needed after each rainfall event. (typ)
N41°19'21"W 49.95' Tie Line
IRF
E
CMF
D
43.1'
CMF
C
100.06'
S41°10'36"E
24.0'
B
CMF
A
CMF
Wood Pet Fence
See Book 3671 Page 204
R/W Line (typ)
CMF
N48°59'23"E 153.76'
Existing Brick Dwelling
Total Area
15,380 SF
0.353 Acres
Existing Frame Storage Building on Blocks
Tie Line 49.95' S41°09'08"E
Lattice Screen Fence
CMF
F
Install Gravel Construction Entrance
30.8'
Proposed Dwelling FFE=508.7
Cov'd Porch
Cov'd Porch
30.2'
SCO
WM
N41°10'55"W 100.00'
G
CMF
35.2'
OHE
S49°00'48"W 153.75'
HVAC Unit
Existing Frame Dwelling
See Book 4715 Page 439
OHE
OHE
OHT
SS
SS
SS
OHT
OHE
H
CMF
Tie Line 87.48' to CMF S41°02'10"E
(Public 60'± R/W)
Medlin Road
EP±
EP±
2571
2570
2569
2568
2567
2566
2565
2558
2557
2556
2555
2554
2553
2552
2466
2465
2464
2463
2462
504
506
508

IMPERVIOUS SURFACE AREA CALC'S	
House/Porches	2,583 SF
Drive/Walk	2,566 SF
Storage Building.	122 SF
Total covered area.	5,271 SF
Which is 34.2% of total lot area.	
Disturbed area will exceed 5,000 SF.	
Erosion control measures shall be installed and maintained as shown.	

Driveway= 2,513 SF
Walk= 53 SF

House-apron= 2583 SF
Storage bldg= 122 SF

This document was originally issued and sealed by Emmett S. Raynor, PLS L-2521 on 02.28.2022. This media shall not be considered a certified document.

R-10 Zone Building Setbacks
Front Yard= 30'
Side Yard= 15'
Rear Yard= 25'

TIE LINE TABLE		
A to B	N40°54'24"W	24.87'
B to C	N41°27'37"W	25.27'
C to D	N41°25'19"W	24.87'
D to E	N40°54'53"W	25.06'
F to G	S41°18'29"E	50.04'
G to H	S41°03'20"E	49.96'

20 0 20 40 60
Scale 1" = 20'

I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book 4920 Pages 294; that the boundaries not surveyed are indicated as drawn from information in MB 2 Page 22; that the ratio of precision is better than 1:7500; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This ____ Day of _____ , 2022.

Emmett S. Raynor, PLS L-2521

Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703

DRAWN BY: ESR	APPROVED BY:	REVISIONS	PROJECT
DATE: 12.18.2017	PROJ. NO.	Proposed dwelling and improvements added 02.28.2022.	Survey of PID# 00023802 Lots 2553, 2554, 2555 & 2556 Mineral Springs Township, Moore County Pinehurst, North Carolina
DWG. NO.:	DWG. 2553-2556_SP_VOP.dwg		SHT. NAME: The Property of William M. Huffstetler and wife, Nelda C. Huffstetler

SHT. NO.

COA-2022-00074 (30 MCDONALD RD W)

ADDITIONAL AGENDA DETAILS:

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

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/17/2022

MEMO DETAILS:
Please see attached materials related to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-5

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: March 16, 2022
Subject: **Major COA Request for 30 McDonald Rd. W**

Applicant:	Todd Wilson of Blue Fin Construction Services, LLC
Owners:	John Roger Gerold and Elise Anne Bryie
Property Location:	30 McDonald Rd. W
Land Use:	Single Family Residential
PID#	00018847
COA#:	2022-00074

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

The applicant requests a Certificate of Appropriateness (COA) for exterior modifications to 30 McDonald Rd West. The modifications will consist of an addition to the primary dwelling, roof replacement, painting, and refurbishment of the existing windows. The property is further identified as Moore County PID Number 00018847. The structure was built in 1965 and is located on +/- 1.095 acres.

The proposed addition is on the right side of the primary dwelling. The proposed materials will match the existing. Roof replacement is to be in kind (asphalt shingles) and a minor change in the color from black to charcoal black. The proposed painting of the exterior of the structure is a change from white to “Storm” (dark gray) and the trim color from white to “Frostine” (a soft white). The door and shutters are proposed to be painted “Wrought Iron” a light black color. The windows are to be refurbished and no change. The existing sliding doors at the rear are to be replaced with a white vinyl or aluminum product. A door along the left side of the front elevation at the garage is proposed to be removed. The existing garage doors are also proposed to be replaced. The property is listed as a contributing property within the Pinehurst Historic District. The applicant has provided a site plan, elevations, floor plans, photos, color sample and window/door spec sheet.

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

Standards of Review

Per the adopted Historic District Standards additions not considered Minor Work, eliminating doors, and Minor Work items not approved by the Village Planner are all considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. Section III.A.4 – If repair or replacement of an entire roof is necessary, the new material *should* match the existing material in composition, dimension, size, shape, color, pattern and texture.

B. EXTERIOR WALLS AND TRIM

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

C. WINDOWS AND DOORS

3. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
4. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
5. Section III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**.
6. Section III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
7. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
8. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
9. Section III.C.10 - New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.
10. Section III.C.13 - Sliding doors are **not permitted** on street-facing elevations.

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

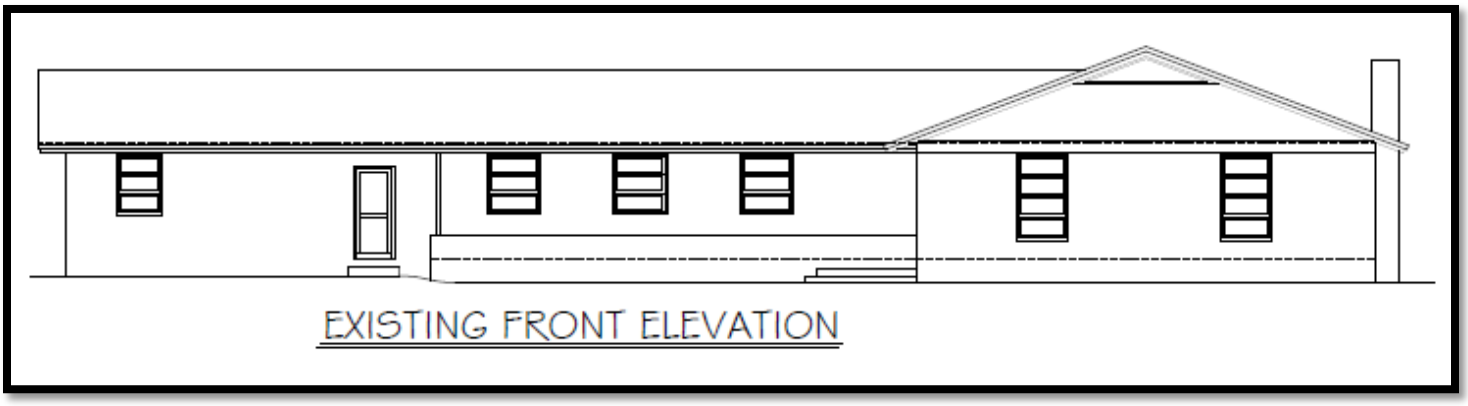
11. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
12. Section III.I.6 – Windows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

L. MASONRY

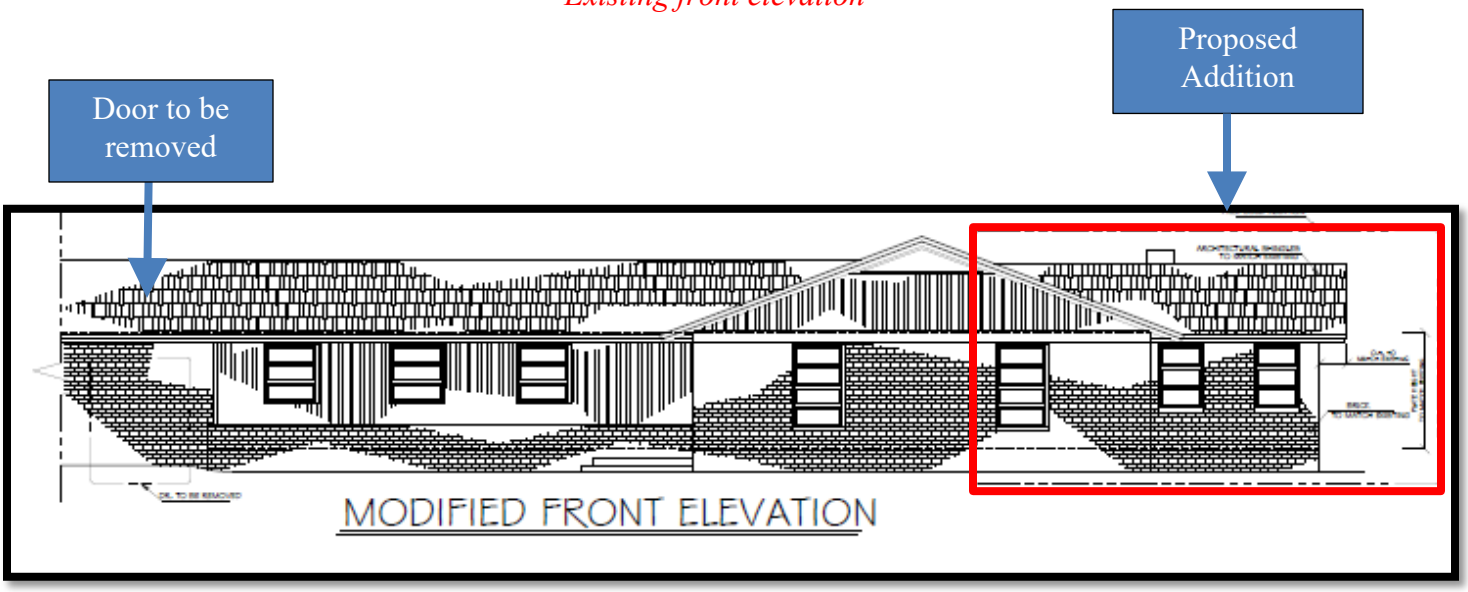
16. Section III.L.8 – Masonry elements and terra cotta surfaces that contribute to the character of a structure *should* not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted. If painted brick is allowed it **must** be within the Village of Pinehurst Color Palette.

N. PAINT

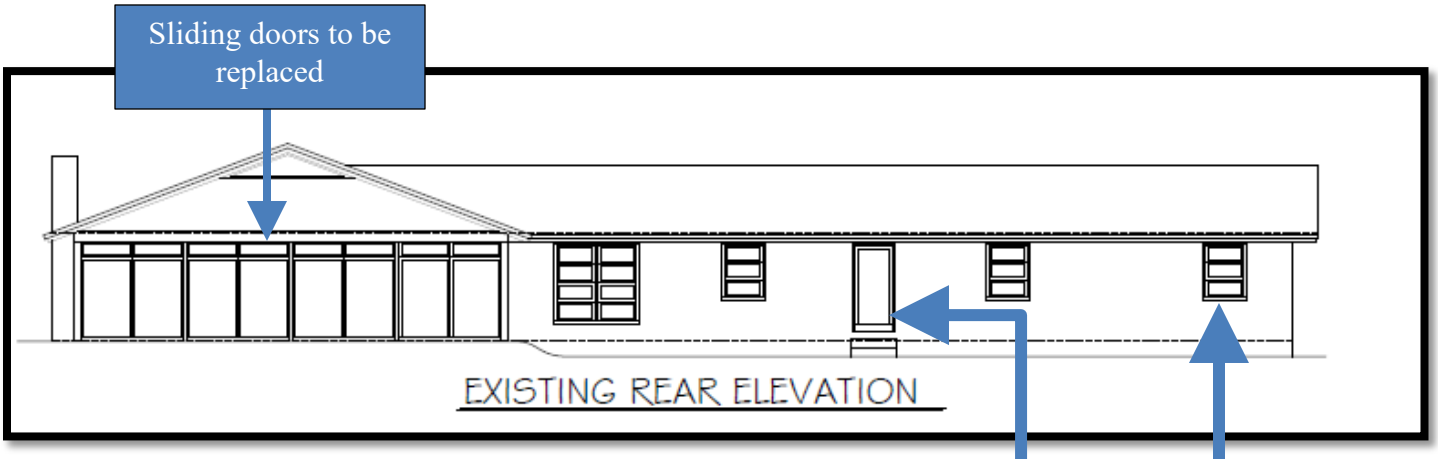
17. Section III.N.1 – Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and **must** be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.
18. Section III.N.2 – Historic painted surfaces and materials that contribute to the character of the structure *should* be retained and preserved.



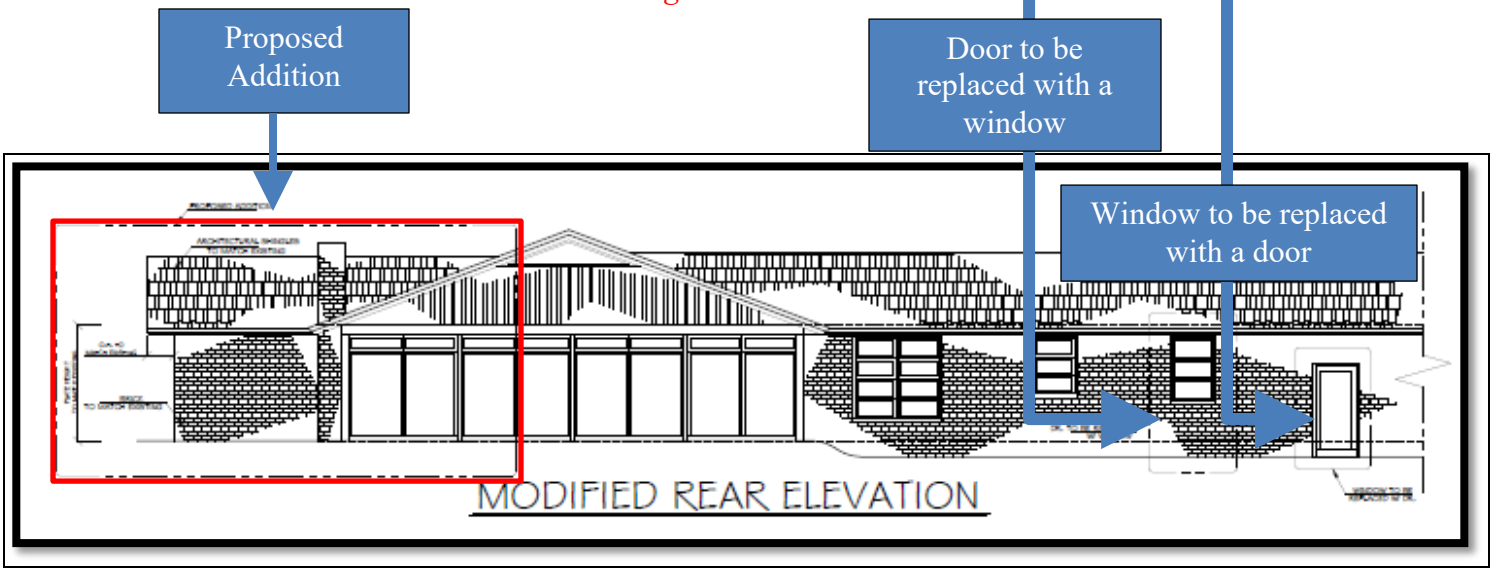
Existing front elevation



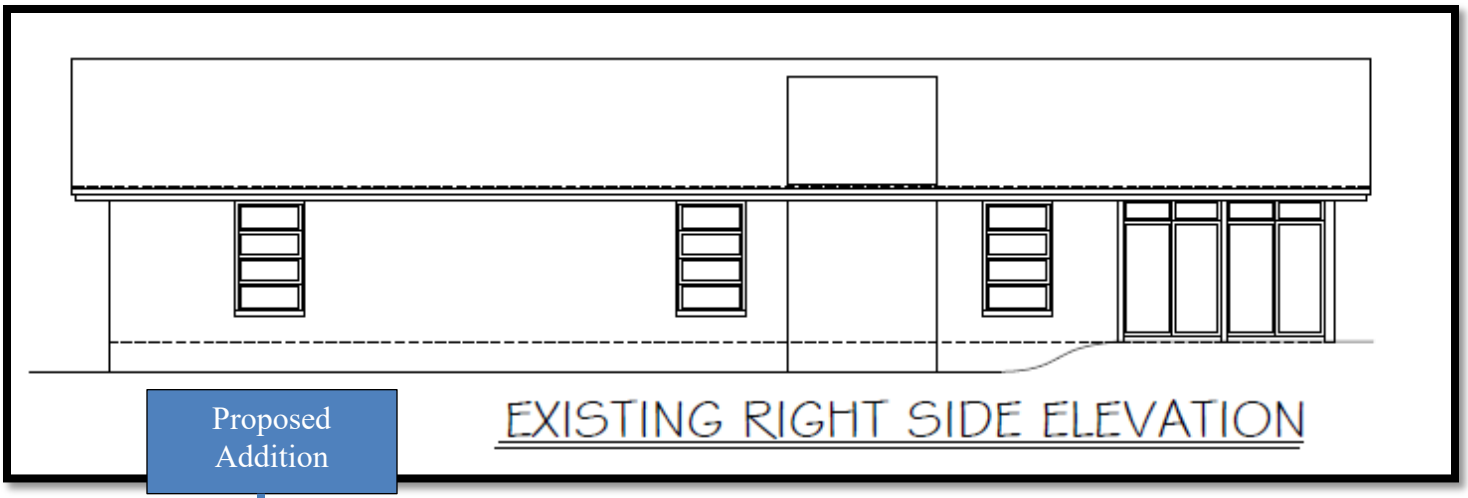
Proposed front elevation with addition



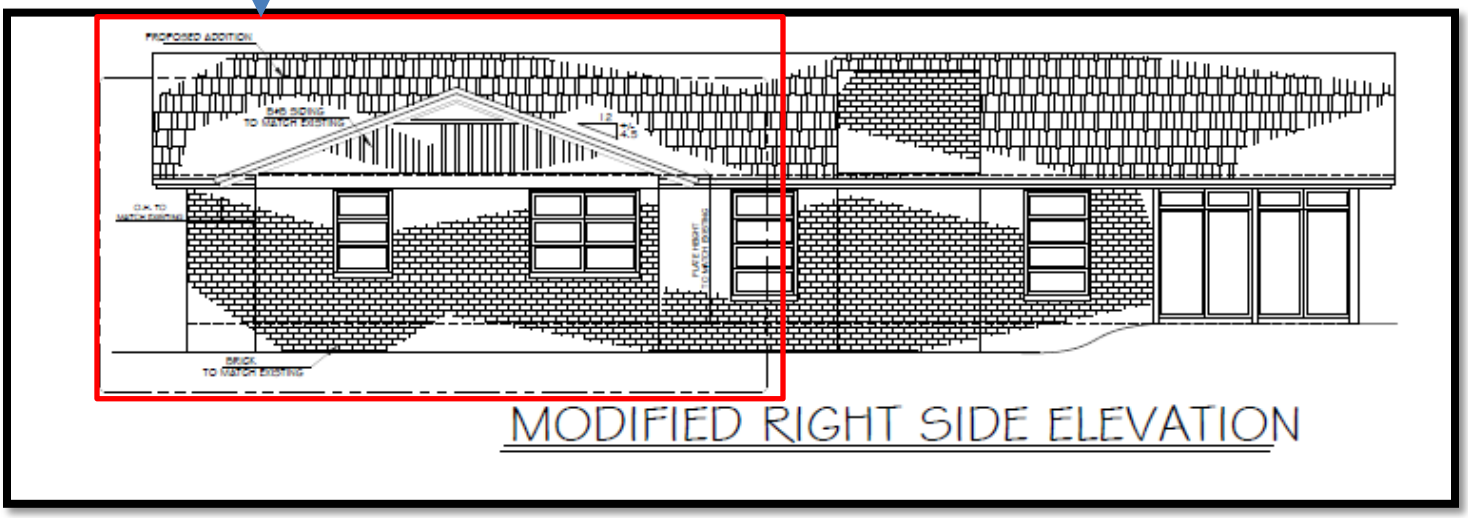
Existing rear elevation



Proposed rear elevation with addition



Existing right elevation



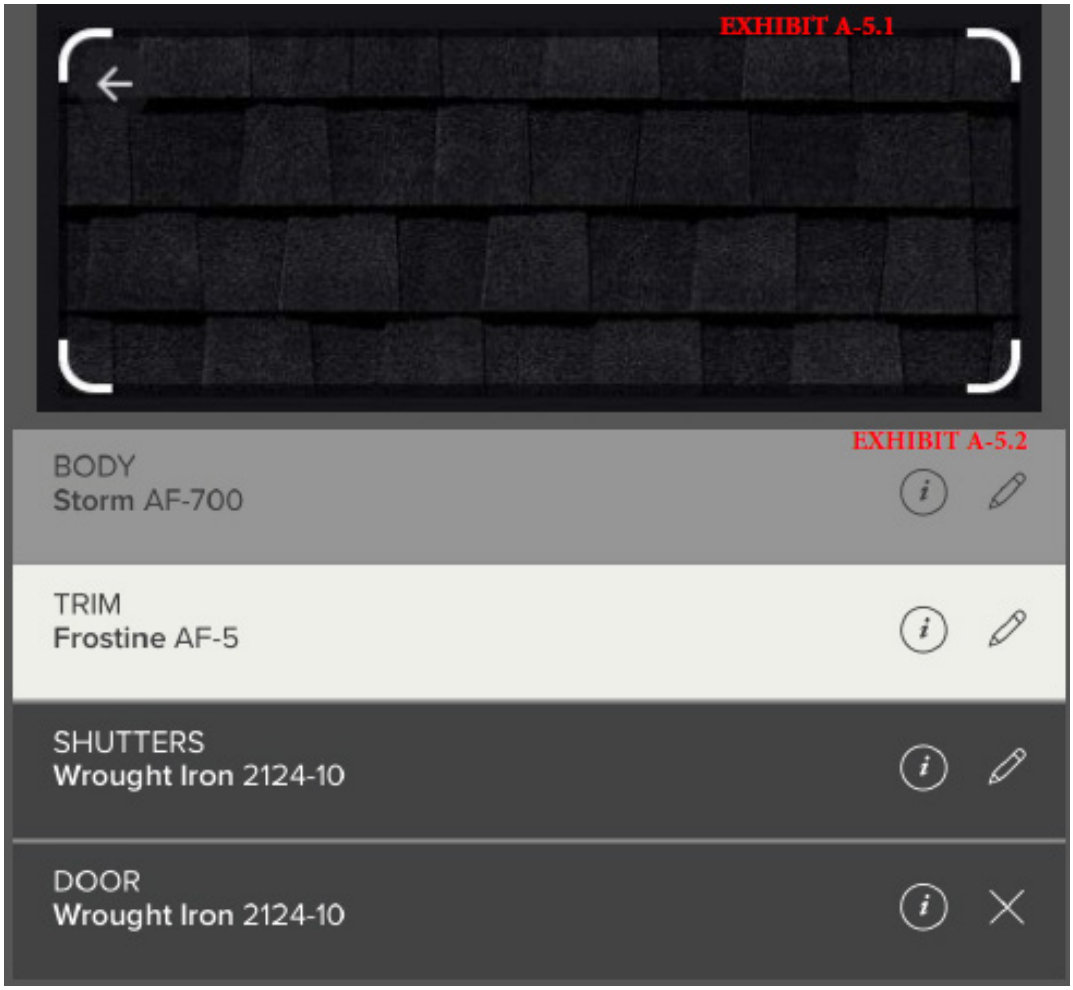
Proposed right elevation with addition



Photo of the existing front of the home



Existing shutters to remain and be repainted



Proposed color scheme

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed addition appears to be compatible with the character and scale of the main home. The features, materials, windows, etc. will match those of the existing home. The foundation and plate height will line up with the existing home. The existing windows are to be refurbished which will also meet the standards. The proposed roof change meets the standards. The existing brick is painted, which per the standards, may be repainted. However, the color must be within the color palette. The proposed color "Storm" does not meet the palette for approved body colors and therefore does not meet the standards (III.L.8 & III.N.1).

FINAL ORDER – MAJOR COA REQUEST 30 MCDONALD RD W
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Todd Wilson of Blue Fin Construction Services, LLC on behalf of John Roger Gerold and Elise Anne Bryie, owners, requests a Certificate of Appropriateness for exterior modifications to 30 McDonald Rd W. The modifications will consist of an addition to the primary dwelling, replacement of the roof, painting of the exterior, and refurbishment of the existing windows.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

The construction of an addition to the primary dwelling, change in exterior colors and materials, painting of masonry, and removal of doors are considered Major Work.

Background (of the property and the location within the district)

1. The structure was built in 1965.
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and proposed material statement.
3. The applicant indicates an addition to the primary dwelling will be built, the roof will be replaced with in kind asphalt changing the color from black to charcoal black, the side elevations and all trim will be painted changing the side color from white to storm and the trim color from white to frostine, an entry door to the garage will be removed, the garage door replaced, and the existing windows will be refurbished in kind.

DRAFT

Conclusions of Law

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
A. ROOFS

1. Section III.A.4 – If repair or replacement of an entire roof is necessary, the new material *should* match the existing material in composition, dimension, size, shape, color, pattern and texture.

B. EXTERIOR WALLS AND TRIM

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

C. WINDOWS AND DOORS

3. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
4. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
5. Section III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**.
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8. Section III.C.9 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
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DRAFT

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

11. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
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15. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

L. MASONRY

16. Section III.L.8 – Masonry elements and terra cotta surfaces that contribute to the character of a structure *should* not be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted. If painted brick is allowed it **must** be within the Village of Pinehurst Color Palette.

N. PAINT

17. Section III.N.1 – Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and **must** be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.
18. Section III.N.2 – Historic painted surfaces and materials that contribute to the character of the structure *should* be retained and preserved.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the 24th of March, 2022.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
30 McDonald Rd W

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 30 McDonald Rd W:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 30 McDonald Rd W based on the following:

DRAFT

EXHIBIT S-1.14

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 07, 2022

Dear Property Owner(s),

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

Thursday, March 24, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

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

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

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

Public Hearing Notification

EXHIBIT S-1.15



0 37.5 75 150 225 300 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
3/8/2022

March 24, 2022
Historic Preservation Commission
30 McDonald Road W Major COA Request

1895 Village of Pinehurst

N W E S

BURGESS, THADDEUS D & MARJORIE
PO BOX 524
PINEHURST,NC,28370

GEROLD, JON ROGER
30 MCDONALD ROAD WEST
PINEHURST,NC,28374

CARRIER, ERIC J
20 MCDONALD RD W
PINEHURST,NC,28374

JONES, CORTNI L
60 BARRETT RD W
PINEHURST,NC,28374

SCHUERGER, JASON
35 MCDONALD ROAD WEST
PINEHURST,NC,28374

SABINE, JAMES R &
55 BARRETT ROAD W
PINEHURST,NC,28374

CESTONE, THOMAS GAETON
PO BOX 3330
PINEHURST,NC,28374

DAVIS, MICHAEL L
875 DONALD ROSS DR
PINEHURST,NC,28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☒ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

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

Intake Information

Property Address	
Street Address	30 McDONALD RD, WEST
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00018847

Owner Information			
Name	JOHN ROGER GERALD	Home Phone #	—
Street Address	30 McDONALD RD. WEST	Mobile Phone #	1-910-728-7785
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	—
Email	JON.R.GERALD@gmail.com		

Applicant			
Name	TODD W. WILSON	Other Phone #	—
Email	todd.w.wilson2@gmail.com	Street Address	815 DIAMOND HEAD DR
Mobile Phone #	1-340-513-1824	City, State, Zip Code	PINEHURST, NC 28374

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional). (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	74543
Name	BLUE FIN CONSTRUCTION SERVICES LLC
Street Address	815 DIAMOND HEAD DR. SOUTH
City, State, Zip	PINE HURST, NC 28374
Phone #	1-340-513-1824
Email	todd.w.wilson1@gmail.com

General Information

Description of Changes to the Structure	CONSTRUCT 12'-4 x 22'-5" ADDITION SHEET 2 OF 3 CONSISTING OF ENLARGED M. BATH AND OFFICE AS PER PLANS BY ARTIGA DESIGN DATED 1/27/22 REPLACE ROOF. PAINT EXTERIOR EXISTING WINDOWS TO REMAIN/REFURBISH.		
Type of Work	☒ Addition	☒ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☒ Single Family Low Density	☒ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☒ Yes ☐ No
Includes Tree Removal	☐ Yes ☒ No

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	BRICK / SIDE	SAME	WHITE	STORM – AF 700
Rear Elevation Siding	"	"	"	"
Right Elevation Siding	"	"	"	"
Left Elevation Siding	"	"	"	"
Trim	WOOD.	SAME	WHITE,	FROSTLINE AF-5
Windows	WOOD / AWNING	VINYL AWNING	WHITE	WHITE
Chimney	BRICK / PLAST	SAME	WHITE	STORM – AF 700
Foundation	SAME	SAME	WHITE	STORM – AF 700
Front Door	TO REMAIN	EXISTING	BLACK	WROUGHT IRON - 2129 -10
Shutters	SEE PHOTO	MATCH	BLACK	WROUGHT IRON
Garage Door	WOOD PANEL	AMARR MODEL CL2000	WHITE	WHITE
Roof	ASPHALT,	CERTAINTEED ASPHALT	BLACK	CERTAINTEED BLACK
Awning	N/A			
Fence	N/A			
Front Porch	N/A			
Deck	N/A			
Patio	N/A			
Sidewalk	N/A			
Sky Lights / Solar	N/A			
Driveway	N/A			
Signage	N/A			
Other: _____				
Other: _____				

NO CHANGE

Required Documents

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

Certification

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

Applicant Signature: _____ Date: 3/2/22

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

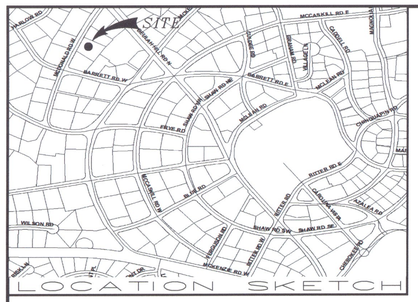
Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: 3/2/22

EXHIBIT A-2.1



NOTE:
SUBJECT PROPERTY IS ZONED "R-30".

SUBJECT PROPERTY IS LOCATED IN A WS-III WATERSHED AREA.

SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

LRK# 00018847

AREA IN:
EXISTING HOUSE=3823 sq.ft.±
PROPOSED ADDITION=289 sq.ft.±
DRIVE =4361 sq.ft.±
WALK, DECK & POOL DECK=1495 sq.ft.±
TOTAL IMPERVIOUS=9968 sq.ft.±

PERCENT OF IMPERVIOUS COVERAGE=21%
PERCENT OF DWELLING COVERAGE=9%

UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
-.- = SQUARE FOOTAGE
▲ = POWER SERVICE STUB
● = SEWER SERVICE STUB
◉ = TELEPHONE SERVICE STUB
◎ = CABLE TV SERVICE STUB
● = WATER METER
◐ = FIRE HYDRANT
⌀ = UTILITY POLE
Ⓟ = BURIED PROPANE TANK
Ⓢ = SANITARY SEWER MANHOLE
— — x — — x — — = FENCE
—— S —— S —— = SILT FENCE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

C. D. WENTLAND, PLS NO. 4312

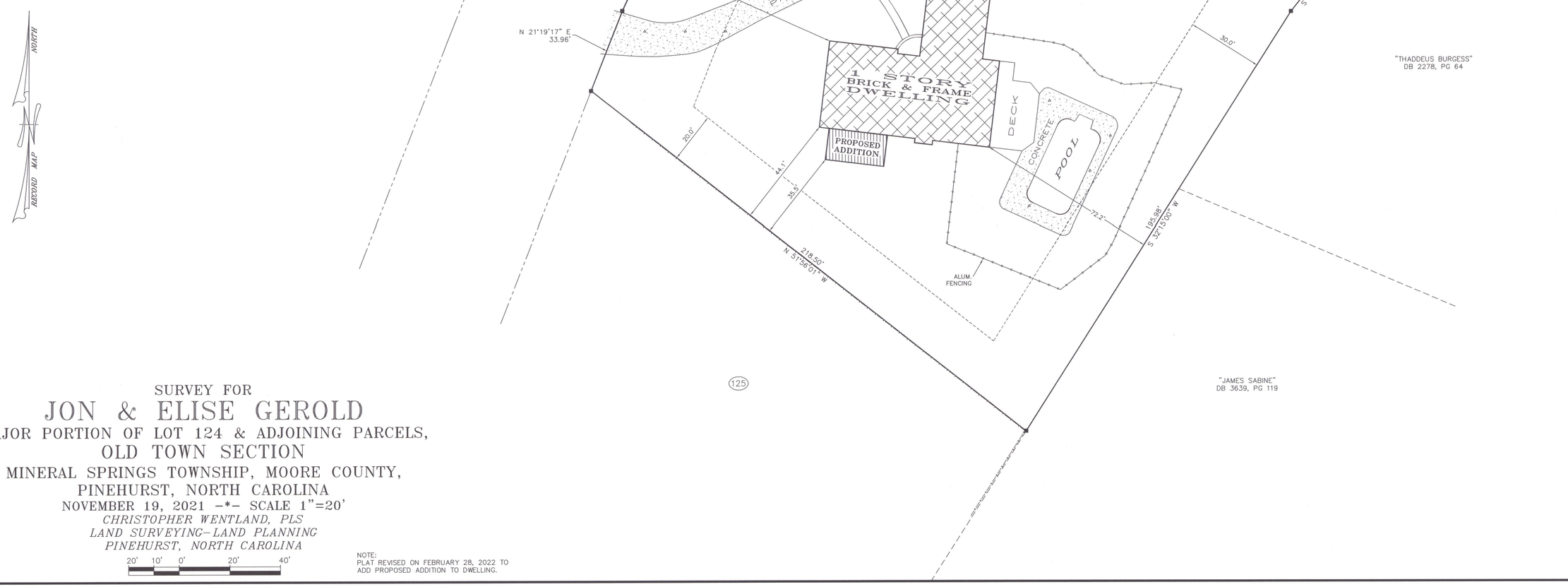
NORTH CAROLINA PROFESSIONAL SEAL NO. L-4312 LAND SURVEYOR C. D. WENTLAND

DATE: 11/19/2021.

REFERENCE:
DEED BOOK 5510, PAGE 212
MOORE COUNTY REGISTRY

ACREAGE DETERMINED BY COORDINATE METHOD.

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



SURVEY FOR

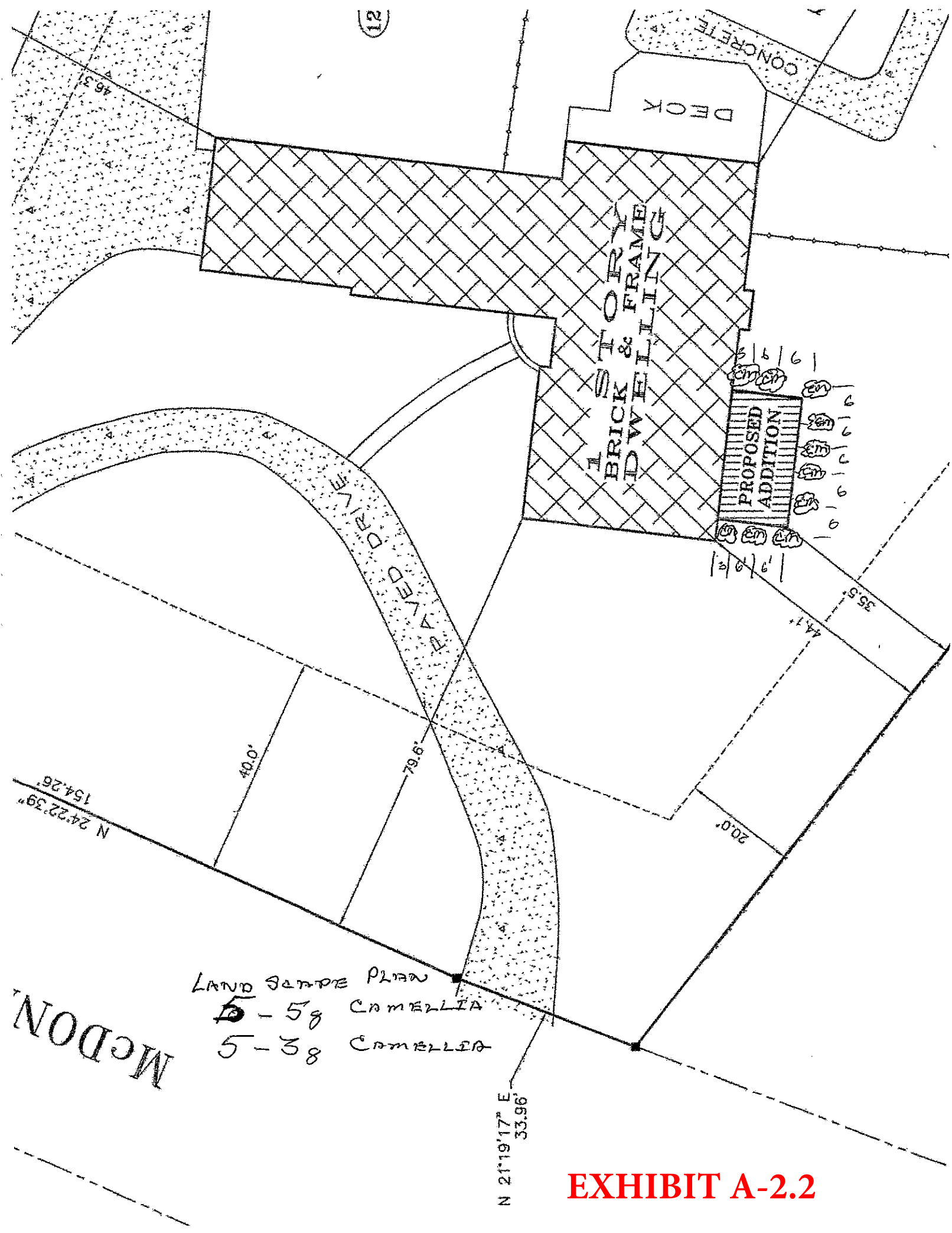
JON & ELISE GEROLD

MAJOR PORTION OF LOT 124 & ADJOINING PARCELS,
OLD TOWN SECTION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
NOVEMBER 19, 2021 -*- SCALE 1"=20'

CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA

20' 10' 0' 20' 40'

NOTE:
PLAT REVISED ON FEBRUARY 28, 2022 TO ADD PROPOSED ADDITION TO DWELLING.



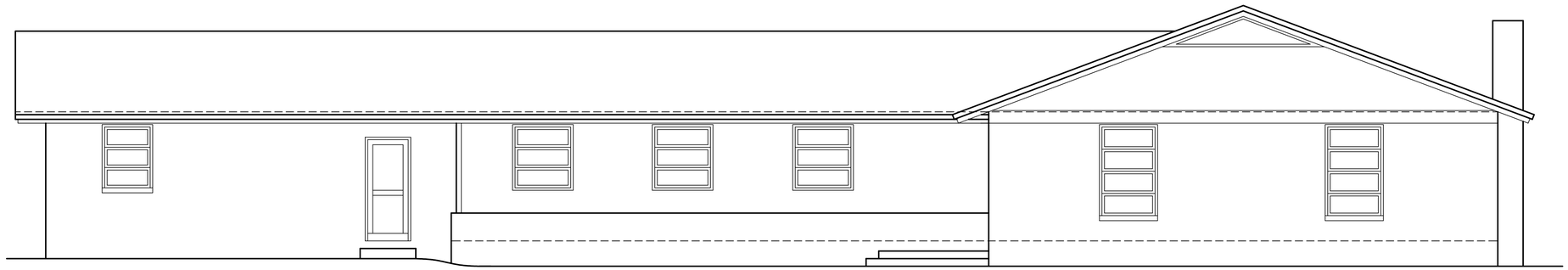
LAND SCAPE PLAN

5 - 5g CAMELLIA

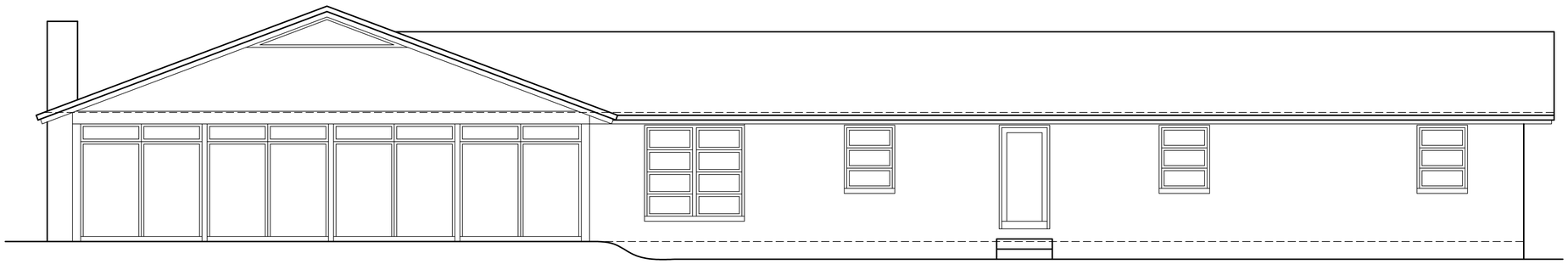
5 - 3g CAMELLIA

EXHIBIT A-2.2

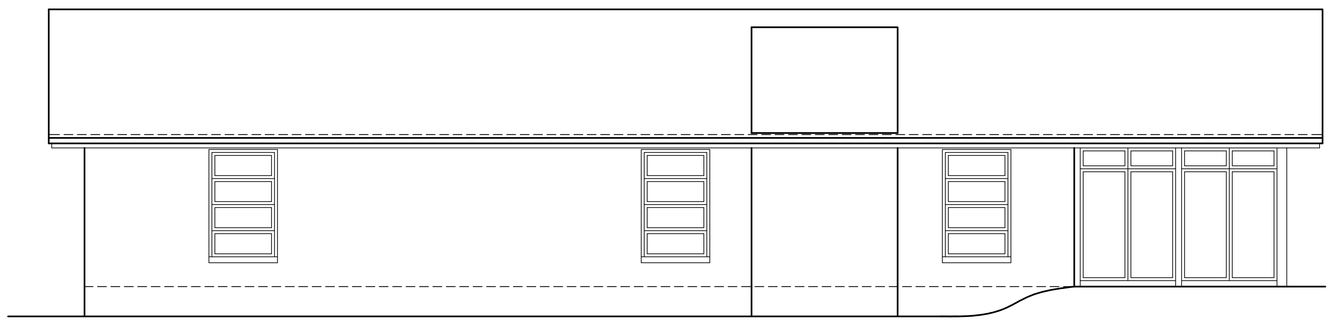
EXHIBIT A-3.1



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION

NOTE:
1.) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
MEMBER AND WALL SIZES ARE TO BE
CONFIRM AND ADJUST ACCORDINGLY ON SITE.

2) THESE PLANS ARE BASED ON THE EXISTING DWELLING
CONDITIONS AT TIME OF SITE MEASUREMENT.
ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE
FOR CHANGES BY OTHERS.

ENRIQUE J. ARTIGA OWNER

ARTIGA DESIGN EST. 2009
Enrique J. Artiga
(910)-637-0350

Client: Mr. Jon Gerold
Mrs. Elise Gerold
30 McDonald Rd. W.
Pinehurst, NC 28374

Notes:
1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Existing Footage Totals:

FIRST FLOOR	3053 HTD. SQUARE FEET
GARAGE	608 SQUARE FEET
FRONT PORCH	63 SQUARE FEET

TOTAL HEATED 3053 HTD. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 01/27/22

Drafting By:
THS 12/06/21
12/10/21

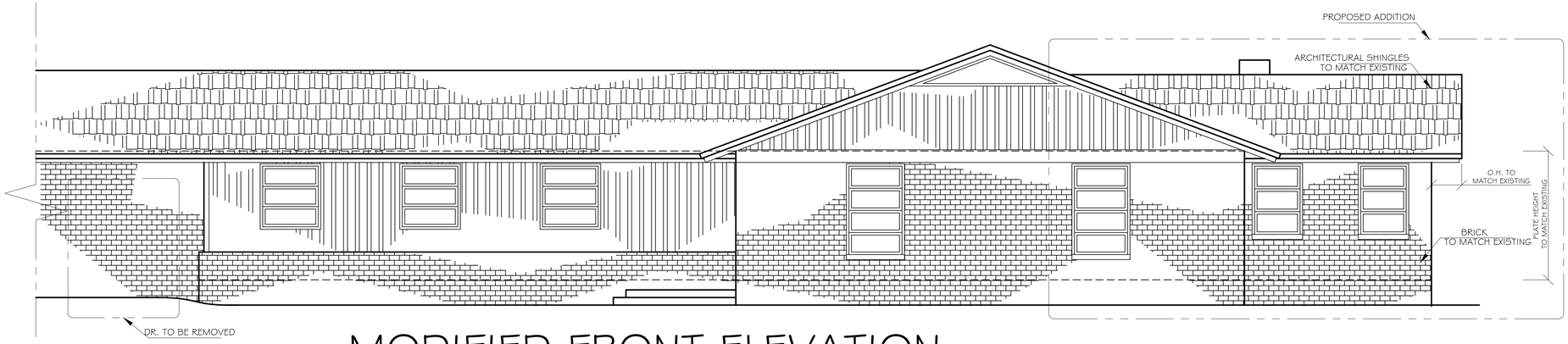
Sheet Name:
EXISTING ELEVATIONS

Scale:
1/4"= 1'0"

Sheet Number:

02 of 2

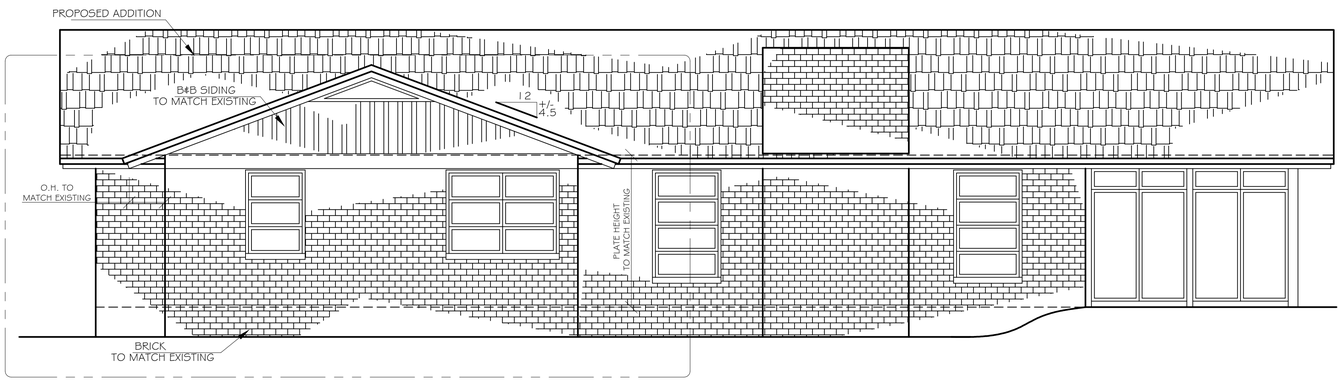
EXHIBIT A-3.2



MODIFIED FRONT ELEVATION



MODIFIED REAR ELEVATION



MODIFIED RIGHT SIDE ELEVATION

NOTE:
1.) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE.
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5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Modified
Footage Totals:

FIRST FLOOR	3329 HTD. SQUARE FEET
GARAGE	608 SQUARE FEET
FRONT PORCH	63 SQUARE FEET

TOTAL HEATED 3329 HTD. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 01/27/22

Drafting By:
THS 12/06/21
12/10/21

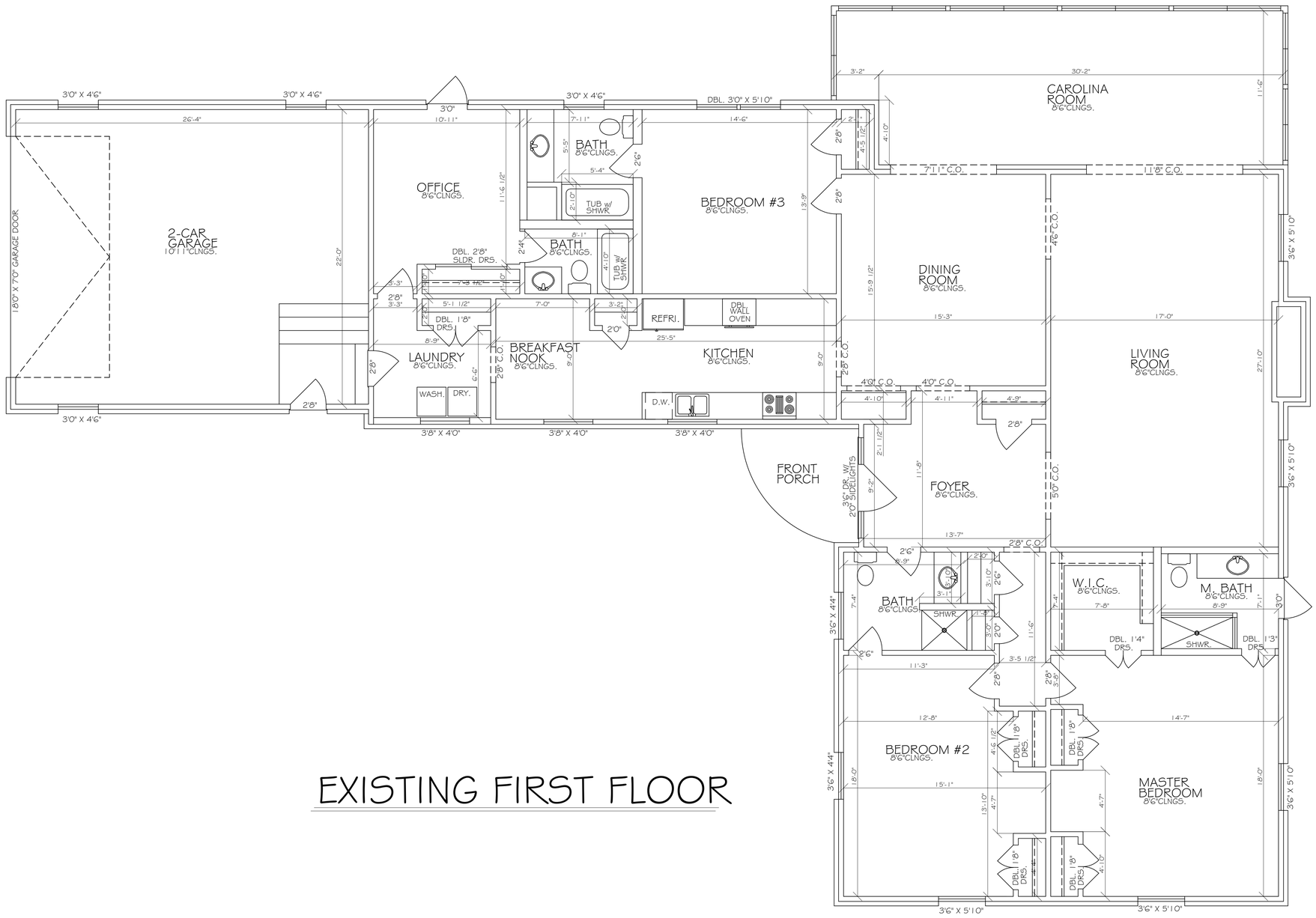
Sheet Name:
MODIFIED ELEVATIONS

Scale:
1/4"=1'0"

Sheet Number:

3 of 3

EXHIBIT A-3.3



EXISTING FIRST FLOOR

NOTE:
1.) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE
NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN
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Existing Footage Totals:

FIRST FLOOR	3053 HTD. SQUARE FEET
GARAGE	608 SQUARE FEET
FRONT PORCH	63 SQUARE FEET

TOTAL HEATED 3053 HTD. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 01/27/22

Drafting By:
THS 10/15/21

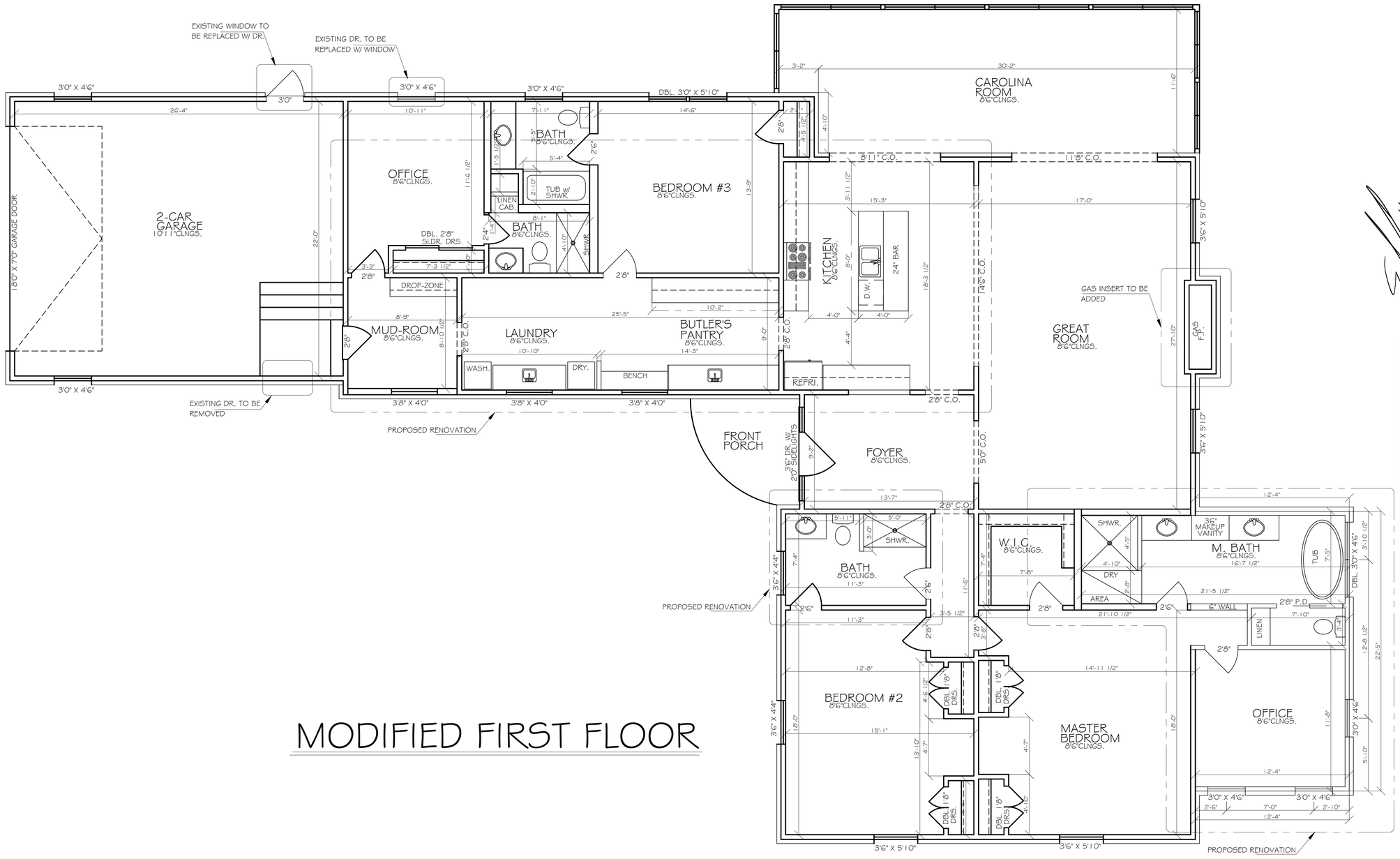
Sheet Name:
EXISTING FIRST FLOOR PLAN

Scale:
1/4"=1'0"

Sheet Number:

01 of 2

EXHIBIT A-3.4



MODIFIED FIRST FLOOR

NOTE:
1.) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE. NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.

2) THESE PLANS ARE BASED ON THE EXISTING DWELLING CONDITIONS AT TIME OF SITE MEASUREMENT. ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR CHANGES BY OTHERS.

ENRIQUE J. ARTIGA OWNER

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5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Modified Footage Totals:

FIRST FLOOR	3329 HTD. SQUARE FEET
GARAGE	608 SQUARE FEET
FRONT PORCH	63 SQUARE FEET

TOTAL HEATED 3329 HTD. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 01/27/22

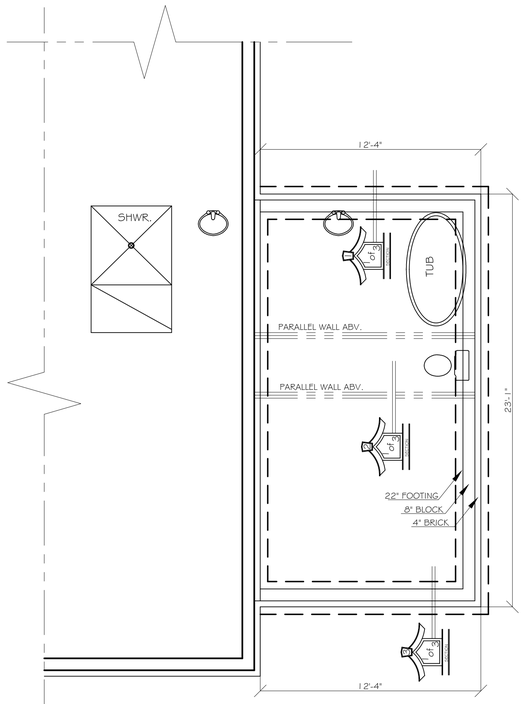
Drafting By:
THS 10/15/21
10/18/21
12/06/21
01/25/22

Sheet Name:
MODIFIED FIRST FLOOR PLAN

Scale:
1/4"= 1'0"

Sheet Number:

EXHIBIT A-3.5



MODIFIED FOUNDATION PLAN

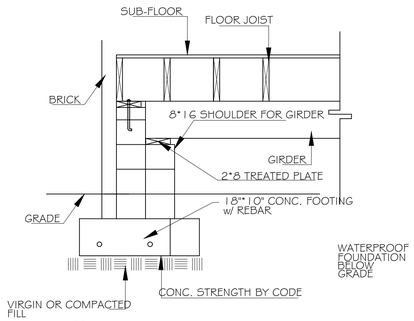
NOTE:
ALL JOISTS UNDER PARALLEL WALLS ARE TO BE REINFORCED.

NOTE:
N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"
USE 2X8 CELING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN.
LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TUSS ENGINEER/ MANUFACTURER.
4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.

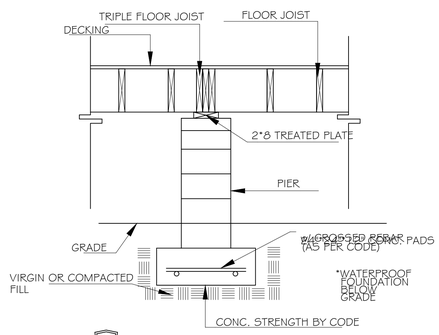
NOTE:
1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE NO CUT LIST SHOULD BE DONE BASED ON THIS PLAN MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) THESE PLANS ARE BASED ON THE EXISTING DWELLING CONDITIONS AT TIME OF SITE MEASUREMENT. ARTIGA RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR CHANGES BY OTHERS.

ENRIQUE J. ARTIGA OWNER



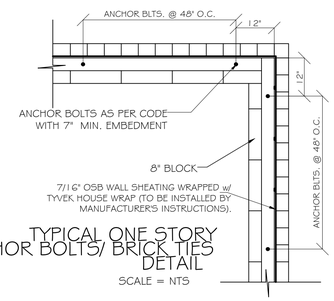


TYPICAL SHOULDER DETAIL
SCALE = NTS

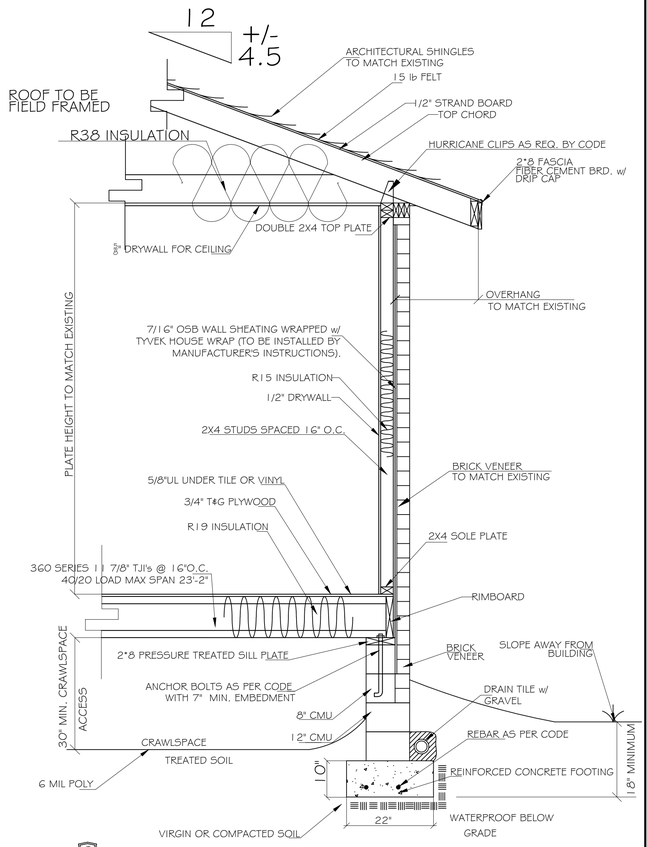




TYPICAL BUILT UP PIER DETAIL
SCALE = NTS

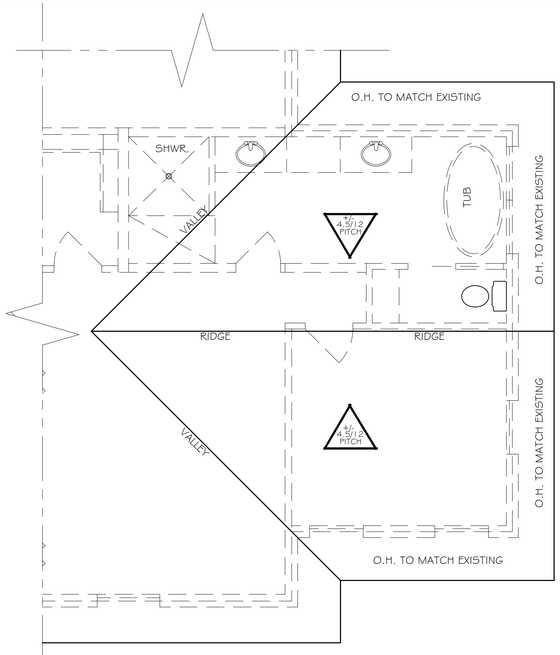


TYPICAL ONE STORY ACHOR BOLTS/ BRICK TIES DETAIL
SCALE = NTS





TYPICAL ONE STORY FOUNDATION SECTION
SCALE = NTS



MODIFIED ROOF PLAN

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASED.
LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.

3) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELLOW.

USE NO. 2 SOUTHERN YELLOW PINE 2X10 RAFTERS SPACES @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

USE NO. 2 SOUTHERN YELLOW PINE 2X8 CEILING JOISTS @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

ARTIGA DESIGN EST. 2009
Enrique J. Artiga
(910)-637-0350

Client: Mr. Jon Gerold
Mrs. Elise Gerold
30 McDonald Rd. W.
Pinehurst, NC 28374

Notes:
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2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Modified
Footage Totals:

FIRST FLOOR	3329 HTD. SQUARE FEET
GARAGE	608 SQUARE FEET
FRONT PORCH	63 SQUARE FEET

TOTAL HEATED 3329 HTD. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 01/27/22

Drafting By:
THS 01/25/22
01/26/22

Sheet Name:
MODIFIED FOUNDATION PLAN

Scale:
1/4"=1'0"

Sheet Number:

1 of 3

EXHIBIT A-4.1



EXHIBIT A-4.2

EXHIBIT A-4.3

EXHIBIT A-5.1



EXHIBIT A-5.2

BODY
Storm AF-700

TRIM
Frostine AF-5

SHUTTERS
Wrought Iron 2124-10

DOOR
Wrought Iron 2124-10

EXHIBIT A-5.3

WINDOW & DOOR SPECIALTIES

929 BRAGG BLVD.
FAYETTEVILLE,NC 28301

Quotation:

Phone: 910-483-2320
Fax: SANDHILLS@WINDOWAN

Quote Name: Gerold Window
User Name: Kenny Patterson

Quote #: SQIVB002038_1
Cutoff Order Day - Wednesday 12 P.M. CST

Quoted For:
WINDOW & DOOR SPECIALTIES
929 BRAGG BLVD.
FAYETTEVILLE, NC 28301
US

Ship-To: WINDOW & DOOR SPECIALTIES

Prepared By: Kenny Patterson
adminsh@windowanddoorspecialties.com

Created On: 1/20/2022
Available To: 2/19/2022

Quote Information

Total Value: $8,141.22

Status: Open

Header:

Terms:

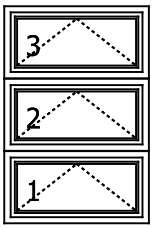
Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase. Any changes made are rejected unless accepted and approved by Quaker.

Accepted By _____ Date _____ Po# _____

Quote Name: Gerold Window **Quote #:** SQIVB002038_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1	Bathroom	1	EA	Quaker Unit	$1,383.07	$1,383.07



** Viewed From Exterior **

Series: Manchester

Exact Size: 36 X 54 1/8

Model : 3 Tall,Factory Mull - **Horizontal Mull-1:**C Mull, **Mull Rating: DP-**40, **Horizontal Mull-2:**C Mull, **Mull Rating: DP-**40, **Mull Cut:** Straight
Color: White,
Glass: Energy3S (Triple Silver),Argon Filled,
Hardware: White,**Vent:**Turn Handle Crank,**Ship Hardware:**Separate,**Temporary Hardware:**Yes,
Screen: Flex Screen,**Material:**Flex Screen,**Ship:**Ship Screen Separate,
Install Acc: No Nailing Fin,**Depth From Fin Position:**4 9/16" Jamb Depth,**Jamb Material:**Primed,

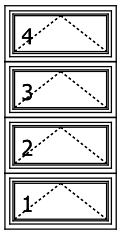
Unit:1-Awning **Exact Size:** 36 X 18,
NFRC - U-Factor:0.28**SHGC:**0.18**VT:**0.42**AL:**≤0.3**CR:**60
Rating: R-40
Awn Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Unit:2-Awning **Exact Size:** 36 X 18,
NFRC - U-Factor:0.28**SHGC:**0.18**VT:**0.42**AL:**≤0.3**CR:**60
Rating: R-40
Awn Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Unit:3-Awning **Exact Size:** 36 X 18,
NFRC - U-Factor:0.28**SHGC:**0.18**VT:**0.42**AL:**≤0.3**CR:**60
Rating: R-40
Awn Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-40

Line	Label	Quantity	UOM	Part Number	Unit	Extended
2	Addition	3	EA	Quaker Unit	$1,825.96	$5,477.88



** Viewed From Exterior **

Series: Manchester

Exact Size: 36 X 72 3/16

Model : 4 Tall,Factory Mull - **Horizontal Mull-1:**C Mull, **Mull Rating: DP-**40, **Horizontal Mull-2:**C Mull, **Mull Rating: DP-**40, **Horizontal Mull-3:**C Mull, **Mull Rating: DP-**40, **Mull Cut:** Straight
Color: White,
Glass: Energy3S (Triple Silver),Argon Filled,
Hardware: White,**Vent:**Turn Handle Crank,**Ship Hardware:**Separate,**Temporary Hardware:**Yes,
Screen: Flex Screen,**Material:**Flex Screen,**Ship:**Ship Screen Separate,
Install Acc: No Nailing Fin,**Depth From Fin Position:**4 9/16" Jamb Depth,**Jamb Material:**Primed,

Unit:1-Awning **Exact Size:** 36 X 18,
NFRC - U-Factor:0.28**SHGC:**0.18**VT:**0.42**AL:**≤0.3**CR:**60
Rating: R-40
Awn Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Unit:2-Awning **Exact Size:** 36 X 18,
NFRC - U-Factor:0.28**SHGC:**0.18**VT:**0.42**AL:**≤0.3**CR:**60
Rating: R-40
Awn Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Quote Name:	Gerold Window	Quote #:	SQIVB002038_1

Unit:3-Awning **Exact Size:** 36 X 18,
NFRC - U-Factor:0.28**SHGC:**0.18**VT:**0.42**AL:**≤0.3**CR:**60
Rating: R-40
Awn Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Unit:4-Awning **Exact Size:** 36 X 18,
NFRC - U-Factor:0.28**SHGC:**0.18**VT:**0.42**AL:**≤0.3**CR:**60
Rating: R-40
Awn Glass: Cardinal LowE 366 - DSB / Clear - DSB,**Strength:**Annealed Glass

Overall Rating: DP-40

All Prices in USD			
	Quote Subtotal		$6,860.95
	Estimated Tax (if included)	7.000 %	$480.27
	Total Quote Value		$7,341.22
Other Charges - Labor			$800.00
	Quote Grand Total (may be subject to sales tax)		$8,141.22

Quote Name: Gerold Window **Quote #:** SQIVB002038_1

Quote Name: Gerold Window **Quote #:** SQIVB002038_1

Terms:

- CUSTOMER REVIEW: This quote is based on the products as listed. Customer must review quote and verify, including but not limited to: quantities, sizes, types, finishes, glazing, and adherence to specifications and job requirements and any relevant local or national codes.
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  - if this quote expires prior to Customer approval;
  - if changes are made to quantities, products, or other terms and conditions of this quote;
  - if the Customer requests delivery dates extending beyond agreed timeframes or beyond 6 months from the date of this quote;
  - if the order is not fully defined for entry (if applicable, shop drawings must be approved within 30 days after Customer submits its purchase order or otherwise approves this quote); or
  - in the event of any extraordinary increase in cost associated with manufacturing, supplying, or distributing the quoted products, upon notice to the Customer at any time prior to Quaker's entry of Customer's order.
- ORDERING PROCESS: This quote is an offer by Quaker Window Products Co. ("Quaker"), a Missouri corporation, to sell to the Customer the products described herein at the prices indicated, subject to the terms and conditions stated in this document, including the referenced Quaker warranty and the limitations of liability described therein. Unless otherwise agreed, this offer shall expire after the quote availability date listed on the quote. In order to accept such offer, and before Quaker begins to fabricate such products, Customer must:
  - Review and approve this quote;
  - Provide any additional details or information Quaker requires regarding the job or the Customer;
  - If applicable, complete and submit a credit application subject to approval by Quaker's credit department; and
  - If applicable, submit approved Shop Drawings which are incorporated into the order.
- Quaker's entry of a sales order will serve to acknowledge completion of these steps. Any purchase order or other document that Customer may use to indicate acceptance of this quote, shall be considered for Customer's internal purposes only, and notwithstanding any language to the contrary in any such document, any resulting order shall remain subject to the governing terms and conditions stated in this quote. Quaker expressly objects to, and does not accept, any conflicting, modified, or additional terms or conditions proposed by Customer unless such proposed terms and conditions are specifically approved in writing by Quaker's credit department, legal counsel, or an appropriate officer of the company.
- TAXES: Unless otherwise indicated, sales or use taxes are not included in this quote. If taxes are not included, it shall be Customer's responsibility to ensure payment of any applicable state, municipal, or local sales or use or other taxes, and Customer shall indemnify Quaker against any claimed failure to pay such taxes when due.
- PAYMENT TERMS: Payment terms are subject to approval by Quaker's credit department, based in part on Customer's credit application and its terms and conditions, including interest of 18% per annum plus all costs of collection, such as attorney fees and court costs. It is understood and agreed that the goods quoted are specially manufactured or fabricated to order, and will be paid for by Customer in accordance with these terms and conditions.
- LEAD TIME ESTIMATES: Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered. Quaker shall not be responsible for any delay damages or any other associated costs resulting from the delivery of goods after the estimated delivery date.
- CHANGE ORDERS: If the Customer requests any change to an order after placing an order, then the Customer will be responsible for all costs incurred by Quaker in processing such change, and Quaker may require submittal of a written change order documenting the requested changes.
- WARRANTY: The sale of the quoted products is subject to Quaker's Limited Warranty for Single-Family Dwellings dated 1/1/2022, which contains the relevant manufacturer's warranty and various limitations of liability, and is hereby incorporated by reference. This warranty may be enclosed with this quote and is available at www.quakerwindows.com/warranty-information/. Customer will provide this warranty to the end user as appropriate. This warranty is not applicable to orders involving parts or service for purposes of repair or replacement.
- UNDELIVERABLE PRODUCT STORAGE FEE: If Customer is not willing or able to accept delivery of an order that is ready for shipment, then for any delivery delayed by more than 14 calendar days from the estimated delivery date, an undeliverable product storage fee of $1,000 per trailer per week will be added to the order, which may be invoiced at that time. For deliveries delayed beyond 4 weeks, such fee shall increase to $1,500 per week.
- DELIVERY & DETAINAGE FEE: Upon delivery, the Driver is responsible for removing straps and otherwise preparing products to be unloaded, unless Customer performs such tasks. Upon request, Customer must assist Driver inside the trailer when necessary to handle large items or otherwise ensure safety and avoid product damage. Customer will provide Driver sufficient opportunity to scan each item in an orderly fashion during the unloading process, in order to properly document which items were delivered and whether any products were damaged during transit. Any damaged product must be photographed and documented using Driver's electronic scanner or the paper delivery ticket. Customer is responsible for inspecting products during delivery, and unloading products from the trailer in a safe and efficient manner. If Customer is unable or unwilling to do so, and the Driver opts to assist or unload such products, then Customer assumed all risk and shall be responsible for any resulting damage or loss. If offloading time exceeds 4 hours for a full trailer at a jobsite, or 2 hours for other deliveries, then Customer will be responsible for payment of detention fees in the amount of $150 per hour. Quaker is not responsible for any product loss or damage occurring after delivery.
- PRODUCT HANDLING & STORAGE: Customer is solely responsible for proper handling and storage of the product after delivery. In order to retain warranty coverage, products must be stored in an upright and secured position not exposed to outside weather, both during and after delivery. Specifically, QUAKER window and door units must be kept in an upright / vertical position, and may be damaged by laying in a flat or horizontal position. For pre-fabricated wall panels, such panels must be erected and installed before QUAKER window and door units are installed and incorporated into the building envelope.
- PRODUCT RATING INFORMATION: Individual units greater than gateway size may have a reduced rating per Quaker's calculations based on AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products. Overall Design Pressure of mulls/assemblies may be less than the computed values of

individual units per Quaker's calculations based on AAMA 450-10 Voluntary Performance Rating Method for Mulled Fenestration Assemblies. Thermal ratings are based on NFRC test size.

- Any vertical or horizontal mulling system is designed for lateral wind loading only and does not provide structural down loading. Headers must be sized to allow for a maximum deflection of 1/8 of an inch. Please consult an architect or engineer for design requirements and building code compliance, particularly when combining multiple units together.
- FIELD TESTING: In order to be warranted for performance by Quaker, any field testing of QUAKER products must be conducted as specified in the above-described warranty.
- FORCE MAJEURE: Quaker will not be liable for any nonperformance, delay in performance, or damage that results from any cause beyond Quaker's reasonable control, including, without limitation, any: Act of God; pandemic or other public health emergency; act of the Customer; restraint of government, such as embargo or other trade restrictions or governmental regulations or demands (whether or not later proven to be invalid); fire; flood; vehicle accident; strike or other labor disturbance; machinery or equipment breakdown; plant shutdown or slowdown; war; riot; terrorist act; delay in transportation; delays of suppliers or carriers; or inability to obtain necessary labor, materials or manufacturing facilities at customary prices ("Force Majeure Events").
- CREDIT CARD SURCHARGE: Payments made by credit card will be assessed a surcharge of at least 3%.
- COASTAL AREAS: In coastal environments, there is greater than normal risk of corrosion or deterioration, which shall not be Quaker's responsibility, except for manufacturing defects causing abnormal corrosion or deterioration beyond what is expected for a coastal environment based on the products selected and proper maintenance. Customer is responsible for appropriate product selection based on the project location.
- ALTITUDE LIMITATIONS: Products to be installed over 3,000 feet above sea level are subject to maximum altitude limitations based on the dimensions of the glass, its thickness, and whether it is annealed or tempered. Customer is responsible for confirming that such limitations are not exceeded based on local elevation. Contact Quaker for additional details.
- SPECIAL COLORS: Certain colors or finishes (such as dark or special colors, micas, metallics, and high chroma shades of red, orange and yellow) have shortened warranty periods or require a clear top coat to achieve the necessary performance requirements to qualify for full warranty coverage. Please consult your Quaker representative to confirm based on your selection.

WINDOW & DOOR SPECIALTIES

Quotation:
Phone: 910-483-2320
Fax: SANDHILLS@WINDOWAN
929 BRAGG BLVD.
FAYETTEVILLE,NC 28301

Quote Name: Elise and John Gerold
User Name: Kenny Patterson
Quote #: SQIVB002037_1
Cutoff Order Day - Wednesday 12 P.M. CST

Quoted For:
WINDOW & DOOR SPECIALTIES
929 BRAGG BLVD.
FAYETTEVILLE, NC 28301
US

Ship-To: WINDOW & DOOR SPECIALTIES

Prepared By: Kenny Patterson
adminsh@windowanddoorspecialties.com

Created On: 1/20/2022
Available To: 2/19/2022

Quote Information

Total Value: $19,151.76
Status: Open

Header: All transoms will be removed and doors will be full height. New primed fingerjointed square stop will be installed on the interior, and PVC square stop will be installed on the exterior. Both will require paint touchups.

Terms:

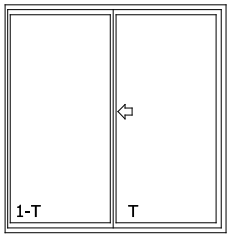
Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase. Any changes made are rejected unless accepted and approved by Quaker.

Accepted By _____ Date _____ Po# _____

Quote Name: Elise and John Gerold **Quote #:** SQIVB002037_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		2	EA	Quaker Unit	$2,210.91	$4,421.82



** Viewed From Exterior **

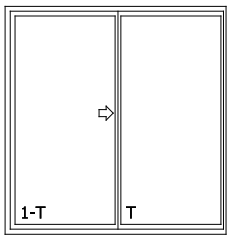
Series: AdvantEdge E4 Sliding Door

Color: White,
Glass: Energy3S (Triple Silver),Tempered,Argon Filled,
Door Hardware: White,**Glide Hdw:**Thumb Latch,Not Keyed,**Footbolt:**White,**Ship Hardware:**With Product,
Screen: Sliding,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc: No Nailing Fin,**Depth From Fin Position:**4 9/16" Jamb Depth,

Unit:1-Fixed/Glide
NFRC - U-Factor:0.28**SHGC:**0.22**VT:**0.5**AL:**≤0.3**CR:**60
Rating: DP-20 *
FXD Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass
ACT Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass

Overall Rating: DP-20

Line	Label	Quantity	UOM	Part Number	Unit	Extended
2		2	EA	Quaker Unit	$2,210.06	$4,420.13



** Viewed From Exterior **

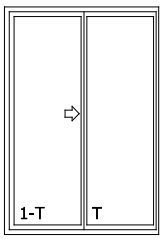
Series: AdvantEdge E4 Sliding Door

Color: White,
Glass: Energy3S (Triple Silver),Tempered,Argon Filled,
Door Hardware: White,**Glide Hdw:**Thumb Latch,Not Keyed,**Footbolt:**White,**Ship Hardware:**With Product,
Screen: Sliding,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc: No Nailing Fin,**Depth From Fin Position:**4 9/16" Jamb Depth,

Unit:1-Glide/Fixed
NFRC - U-Factor:0.28**SHGC:**0.22**VT:**0.5**AL:**≤0.3**CR:**60
Rating: DP-20 *
ACT Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass
FXD Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass

Overall Rating: DP-20

Line	Label	Quantity	UOM	Part Number	Unit	Extended
3		1	EA	Quaker Unit	$1,928.06	$1,928.06



** Viewed From Exterior **

Series: AdvantEdge E4 Sliding Door

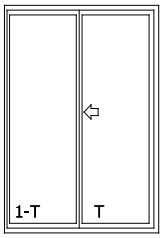
Color: White,
Glass: Energy3S (Triple Silver),Tempered,Argon Filled,
Door Hardware: White,**Glide Hdw:**Thumb Latch,Not Keyed,**Footbolt:**White,**Ship Hardware:**With Product,
Screen: Sliding,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc: No Nailing Fin,**Depth From Fin Position:**4 9/16" Jamb Depth,

Unit:1-Glide/Fixed
NFRC - U-Factor:0.28**SHGC:**0.22**VT:**0.5**AL:**≤0.3**CR:**60
Rating: DP-25 *
ACT Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass
FXD Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass

Overall Rating: DP-25

Quote Name: Elise and John Gerold **Quote #:** SQIVB002037_1

4	2	EA	Quaker Unit	$1,928.90	$3,857.81



** Viewed From Exterior **

Series: AdvantEdge E4 Sliding Door

Color: White,
Glass: Energy3S (Triple Silver),Tempered,Argon Filled,
Door Hardware: White,**Glide Hdw:**Thumb Latch,Not Keyed,**Footbolt:**White,**Ship Hardware:**With Product,
Screen: Sliding,**Material:**BetterVue (TM),**Ship:**Ship Screen Separate,
Install Acc: No Nailing Fin,**Depth From Fin Position:**4 9/16" Jamb Depth,

Unit:1-Fixed/Glide
NFRC - U-Factor:0.28**SHGC:**0.22**VT:**0.5**AL:**≤0.3**CR:**60
Rating: DP-25 *
FXD Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass
ACT Glass: Cardinal LowE 366 - 3/16 / Clear - 3/16,**Strength:**Tempered Glass

Overall Rating: DP-25

All Prices in USD			
	Quote Subtotal		$14,627.81
	Estimated Tax (if included)	7.000 %	$1,023.95
	Total Quote Value		$15,651.76
Other Charges - Labor and Square Stop			$3,500.00
	Quote Grand Total (may be subject to sales tax)		$19,151.76

Quote Name:	Elise and John Gerold	**Quote #:**	SQIVB002037_1

Quote Name: Elise and John Gerold **Quote #:** SQIVB002037_1

Terms:

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- CREDIT CARD SURCHARGE: Payments made by credit card will be assessed a surcharge of at least 3%.
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EXHIBIT A-5.15



EXHIBIT A-5.16

Chuck Jones
Residential Sales
910-229-5397
chuck@customoverheaddoors.net

Quotation

00200269467--34177

March 2, 2022

BLUE FIN CONSTRUCTION SERVICES
TODD WILSON
815 DIAMONDHEAD DRIVE
PINEHURST, NC 28374
340-513-1824
Attn: TODD

Re: 30 MCDONALD ROAD W
PINEHURST, NC 28374



QNTY: 1
18x7 AMARR MODEL CL2000
NORTHAMPTON PANEL DESIGN
WHITE IN COLOR
TEMPERED GLASS WITH MADEIRA DESIGN
15" RADIUS TRACK
10K CYCLE SPRINGS
2" VINYL BACKED POLYSTYRENE INSULATION, R-VALUE IS 6.64
NON-WINDCODE
NO DECORATIVE HARDWARE
WHITE VINYL TRIM

INSTALLED: $7,370.00

PRICES SUBJECT TO CHANGE DUE TO MARKET CONDITIONS

THANK YOU FOR THE OPPORTUNITY TO QUOTE THIS PROJECT. IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CALL ME AT ANYTIME.

Please fax back to 910-779-1021 to confirm and order this product.

ACCEPTED BY:_____ **DATE:**_____

Custom Overhead Doors: _____**Chuck Jones**_____ **DATE:** ___**March 2, 2022**___

- **We do not include any electrical or control wiring**
- **All Opening preparation to be by others unless indicated in quote.**
- **This quote includes NC sales tax but no other fees such as local licenses or taxes.**
- **The added labor cost for a jobsite Covid-19 vaccination requirement is not included in the quoted price.**
- **Warranty-manufacturer's warranty as stated in the owner's manual applies to all products purchased. Workmanship provided by Custom Door & Gate is warrantied for 1 year from the date of installation. Nothing in this warranty statement applies to products or services that have not been maintained according to manufacturer's instructions or have been damaged/abused.**

COA-2022-00075 (8 VILLAGE LN)

ADDITIONAL AGENDA DETAILS:

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

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/17/2022

MEMO DETAILS:
Please see the attached materials related to this public hearing.

ATTACHMENTS:

	Description
🗋	Staff Exhibit S-1
🗋	Applicant Exhibits A-1 to A-5

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: March 15, 2022
Subject: **Major COA Request for 8 Village Ln**

Applicant:	Pinehurst Homes, Inc.
Owners:	Sharon B. Day
Property Location:	8 Village Ln
Land Use:	Single Family Residential
PID#	00015879
COA#:	2022-00075

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

The applicant requests a Certificate of Appropriateness (COA) for exterior modifications to 8 Village Ln. The modifications will consist of the enclosure of a rear basement patio area, and the addition of steps to the left side of the property. The property is further identified as Moore County PID Number 00015879. The structure was built in 1997 and is located on +/- .336 acres.

The existing rear basement patio area is proposed to be enclosed and turned into an interior pantry. The foundation will be brought up to match the existing and the exterior material and color will match the existing as well. The proposed steps to the left side of the property are to provide access an existing basement patio area with an access to the home. The steps will be brick to match the existing patio wall. The change will also help alleviate some runoff and drainage issues at this area of the property. The property is listed as non-contributing within the Pinehurst Historic District. The applicant has provided photos and materials list.

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

Standards of Review

Per the adopted Historic District Standards, additions not considered Minor Work and eliminating windows and doors are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

C. WINDOWS AND DOORS

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. SECTION III.C.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.

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

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

K. WOOD

8. SECTION III.K.6 – Wooden surfaces and features **must** be in colors that are in the Village of Pinehurst Color Palette.

N. PAINT

9. SECTION III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and **must** be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.



Existing rear patio area to be enclosed (materials and color to match existing)

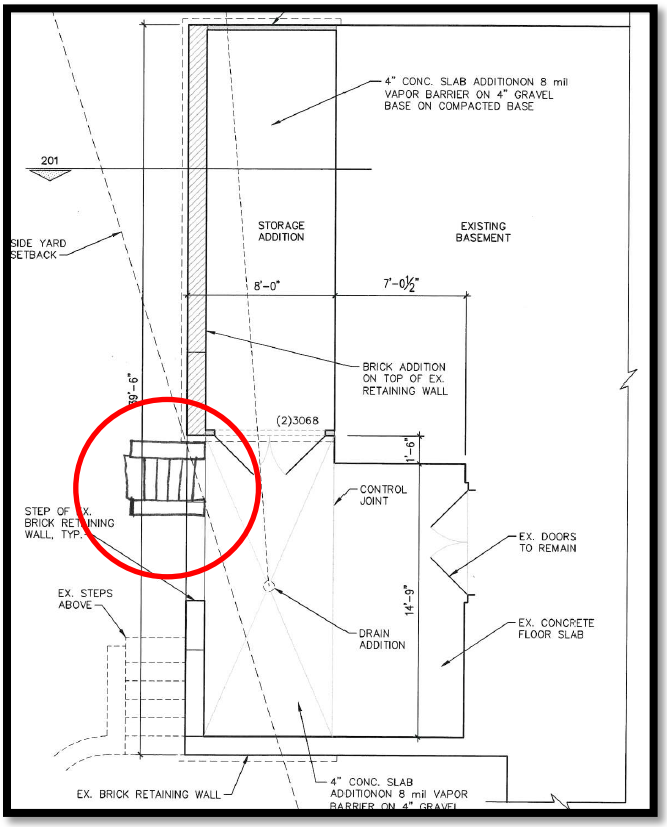


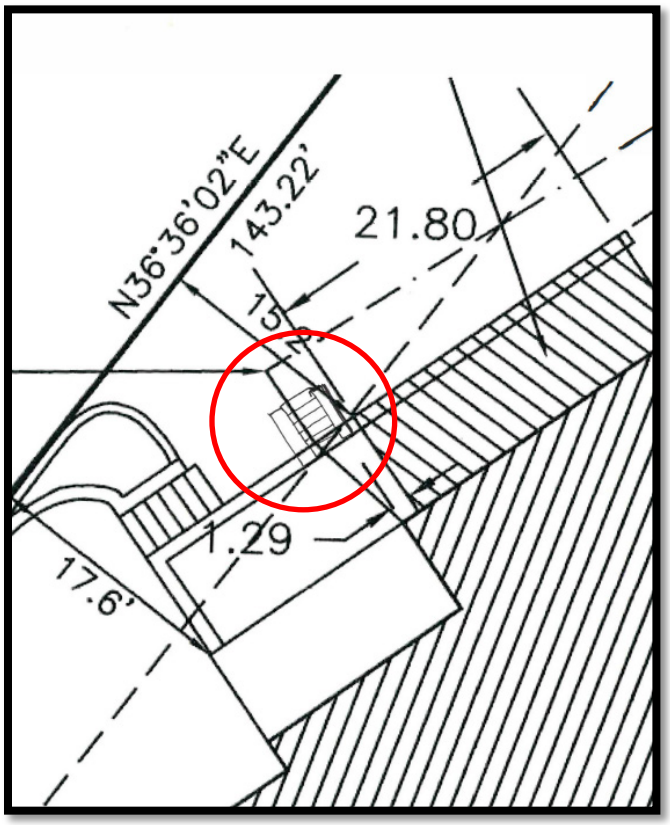
Proposed rear elevation





Existing side patio area for new access steps





Sketch depicting step location

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed rear enclosure (addition) is located on the rear of the structure and does not appear to obscure nor destroy a significant character-defining feature of the home which was built in 1997. The materials and color will match the existing and the foundation will be brought in-line with the existing all meeting the applicable standards. The proposed access steps meet the standards and could be approved as Minor Work.

FINAL ORDER – MAJOR COA REQUEST 8 VILLAGE LN
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on March 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Pinehurst Homes, Inc. on behalf of Sharon B. Day, owner, requests a Certificate of Appropriateness for the exterior modifications to 8 Village Ln. The modifications will consist of the enclosure of an existing basement patio area at the rear of the property, and the addition of steps to the left side of the property.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

Additions not considered Minor Work and eliminating windows and doors are considered Major Work.

Background (of the property and the location within the district)

1. The structure was built in 1997.
2. The structure is listed as non-contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs, elevation and sketch.

DRAFT

Conclusions of Law

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
C. WINDOWS AND DOORS

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
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DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the 24th of March, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
8 Village Ln

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 8 Village Ln:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 8 Village Ln based on the following:

DRAFT

EXHIBIT S-1.10

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 07, 2022

Dear Property Owner(s),

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

Thursday, March 24, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

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

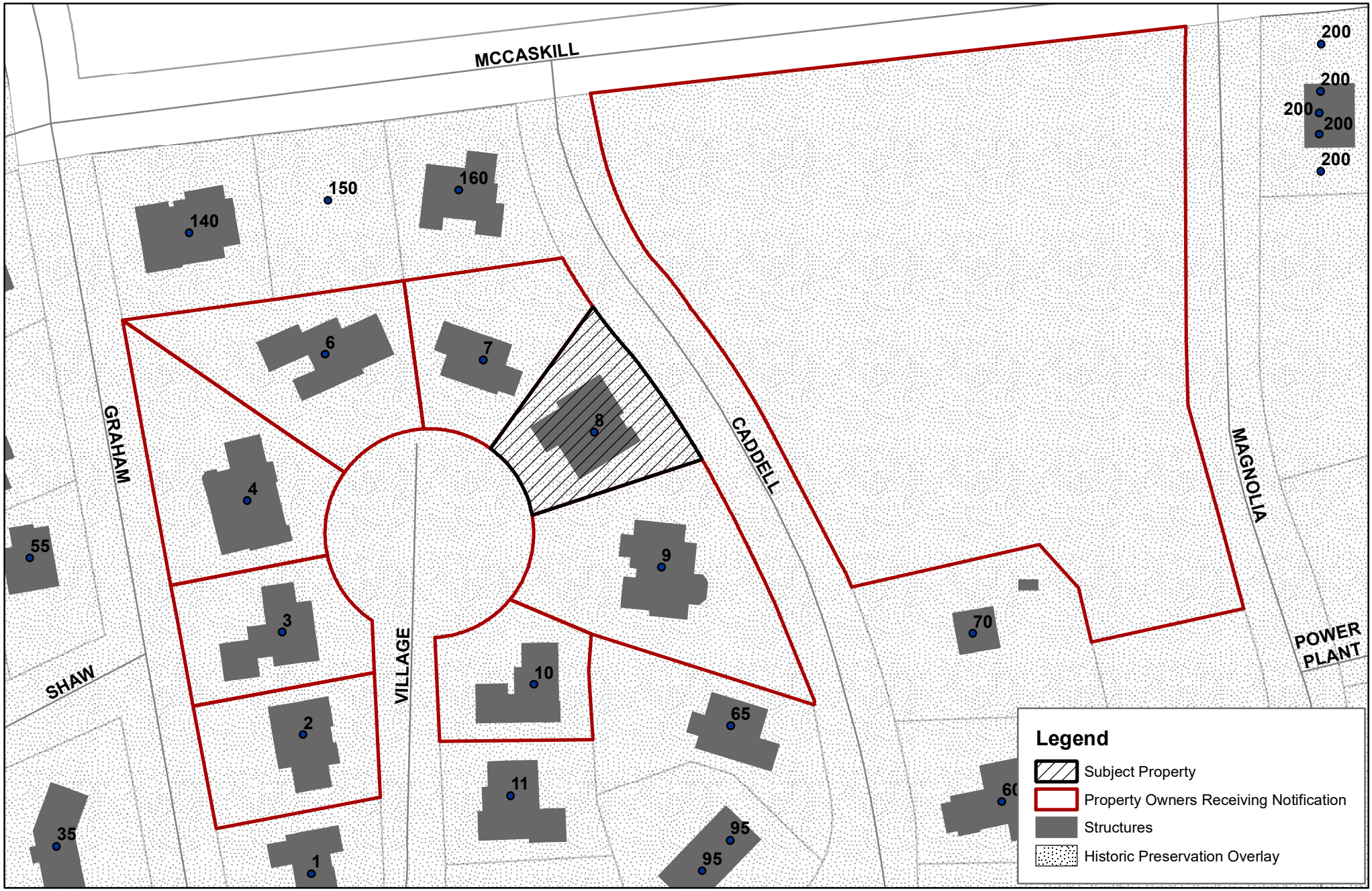
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information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

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

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

Public Hearing Notification

EXHIBIT S-1.11



0 30 60 120 180 240 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\esri\Base Map for Boards.mxd 3/8/2022

March 24, 2022
Historic Preservation Commission
8 Village Lane Major COA Request

1895 Village of Pinehurst

N W E S

EXHIBIT S-1.12

HAWKINS, WILLIAM R & MARGARET
PO BOX 1586
PINEHURST NC 28370

HAGE, JOHN C HAGE, ANNA E
7 VILLAGE LANE
PINEHURST NC 28374

DAY, SHARON B
PMB 335
SOUTHERN PINES NC 28387

SBI LAKEWOOD GARDENS, LP
97 MARKET SQ #310
PINEHURST NC 28374

ROBINSON, ELIZABETH G TRUSTEE
MURPHY, SUSAN R TRUSTEE
2 VILLAGE LANE
PINEHURST NC 28374

COLLINI, CHARLES W & OLIVIA C
3 VILLAGE LANE
PINEHURST NC 28374

WINKLER, DAVID WINKLER, KRISTINE M
PO BOX 53
OXFORD OH 45056

VADEN, MICHAEL K GRAHAM, LORI JEAN
4 VILLAGE LANE
PINEHURST NC 28374

STRICKLAND, JOHN C STRICKLAND, CYNTHIA J
PO BOX 755
PINEHURST NC 28370

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☐ Minor Work

Certificate of Appropriateness Information

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

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

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

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

Intake Information

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

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

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

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

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

General Information

Description of Changes to the Structure			
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☐ No	
Includes Tree Removal		☐ Yes ☐ No	

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

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

Required Documents

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

Certification

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

Applicant Signature: _____ Date: _____

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

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

Owner / Owner's Representative Signature: _____

Date: _____

EXHIBIT A-2.1

EXHIBIT A-2.2

EXHIBIT A-3.1

EXHIBIT A-3.2

EXHIBIT A-4.1



PRELIMINARY PROPOSED REAR ELEVATION

EXHIBIT A-5.1

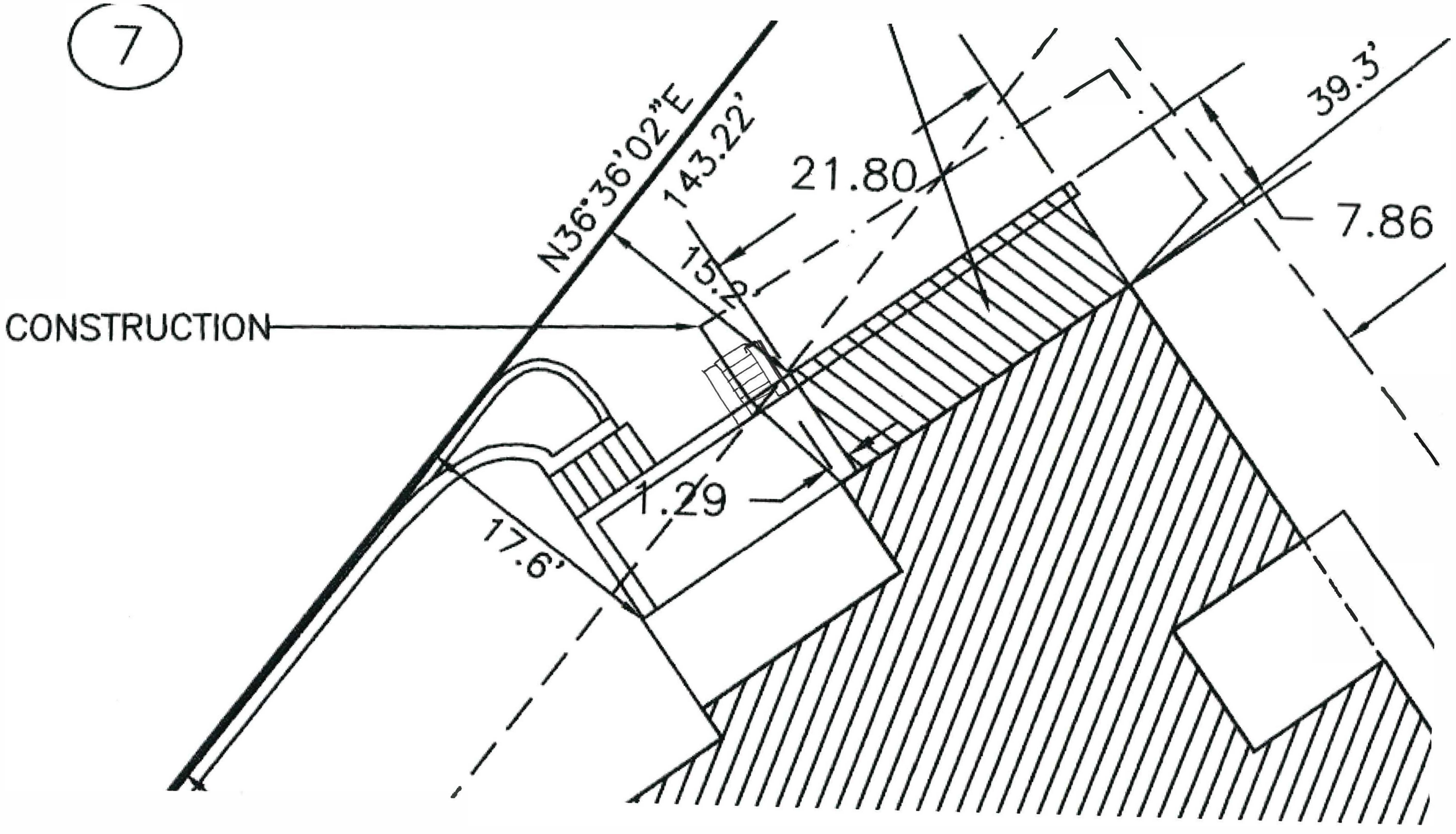
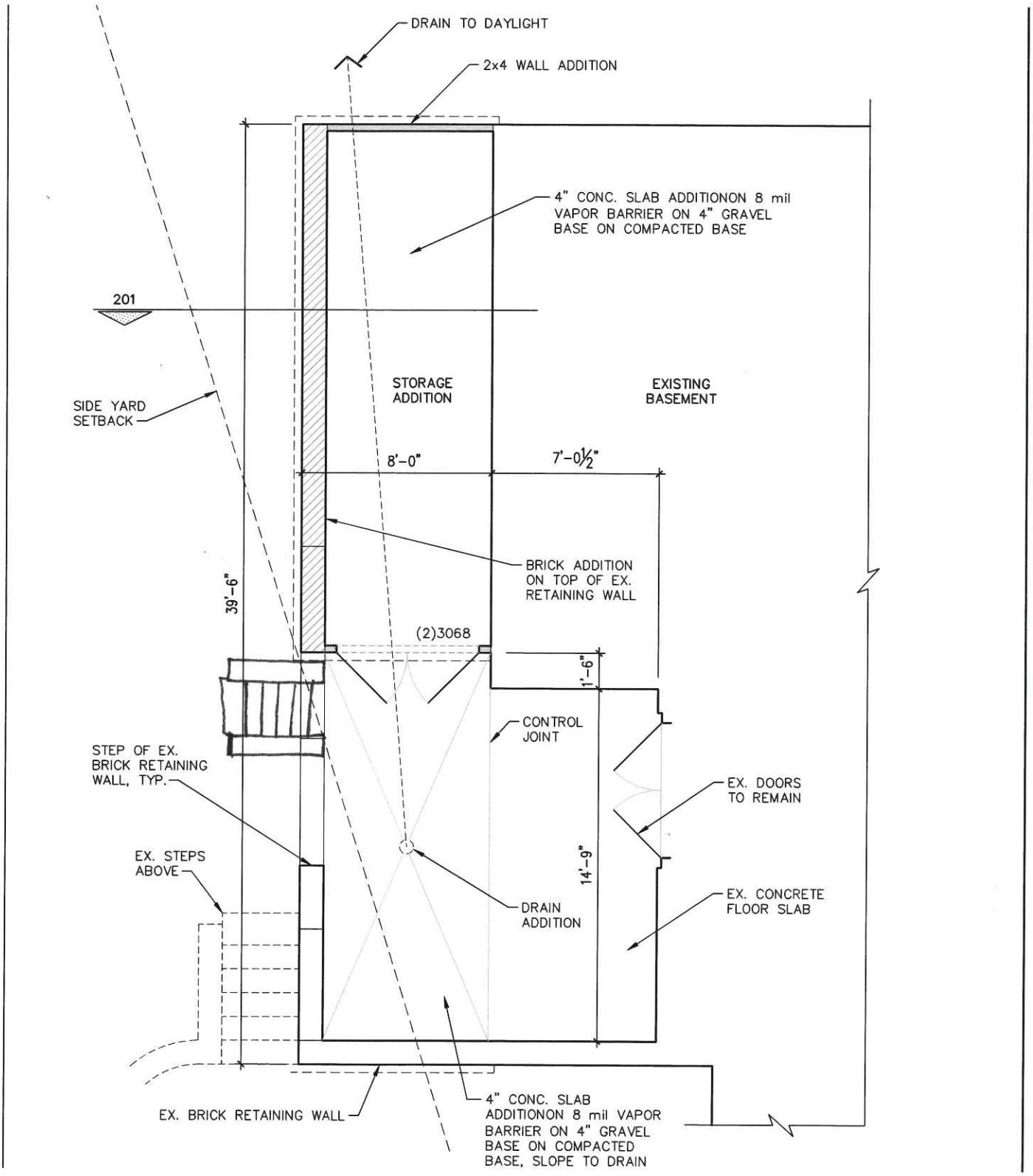


EXHIBIT A-5.2


DRAIN TO DAYLIGHT
2x4 WALL ADDITION
4" CONC. SLAB ADDITIONON 8 mil VAPOR BARRIER ON 4" GRAVEL BASE ON COMPACTED BASE
201
STORAGE ADDITION
EXISTING BASEMENT
SIDE YARD SETBACK
8'-0"
7'-0½"
BRICK ADDITION ON TOP OF EX. RETAINING WALL
39'-6"
(2)3068
1'-6"
CONTROL JOINT
STEP OF EX. BRICK RETAINING WALL, TYP.
EX. DOORS TO REMAIN
EX. STEPS ABOVE
14'-9"
DRAIN ADDITION
EX. CONCRETE FLOOR SLAB
EX. BRICK RETAINING WALL
4" CONC. SLAB ADDITIONON 8 mil VAPOR BARRIER ON 4" GRAVEL BASE ON COMPACTED BASE, SLOPE TO DRAIN

MINOR WORK COA'S ISSUED 02/18/2022 - 03/15/2022
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Alex Cameron

DATE OF MEMO:
3/10/2022

MEMO DETAILS:
Attached is a copy of the Minor Work COA's Issued report for 02/18/2022 - 03/15/2022.

ATTACHMENTS:

	Description
🗋	Minor Work COA's Issued 02/18/2022 - 03/15/2022

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planning Supervisor
DATE: March 16, 2022
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
JANUARY 27, 2022 MEETING
02/18/2022 – 03/15/2022

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00068	Widening of driveway entry in ROW not to exceed 2' and match existing gravel material.	02/23/2022	03/04/2022	305 Midland Rd	Jerry Dellas
COA-2022-00076	Installation of a 3.5' black, aluminum fence.	03/07/2022	03/08/2022	30 Orange Rd	Robert O'Hara