



**Historic Preservation Commission
Agenda for Regular Meeting of January 23, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 12-19-2024 HPC Regular Meeting Minutes
3. Public Hearing
 - A. COA-2024-00160 (75 McCaskill Rd E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a screened in porch at 75 McCaskill Rd E. The property is identified as Moore County PID Number 00013907. The property owners are John and Joanne Kulka and the applicant is Jim Jones.
 - B. COA-2024-00167 (280 Linden 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 the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owners is Robin Graham and the applicant is Ronald Davidson.
 - C. COA-2024-00164 (45 Campbell Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the modifications to the façade at 45 Campbell Rd. The property is identified as Moore County PID Number 00017327. The property owners are Martin and Veraleen Kremer and the applicant is Pinehurst Homes, Inc.
4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 12/13/2024 - 1/14/2025
5. Next Meeting Date
 - A. 02-27-2025 HPC Regular Meeting
6. 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.



Approval of 12-19-2024 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 01/16/2025

MEMO DETAILS

ATTACHMENTS

1. 12-19-24 HPC Draft Minutes - Copy



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, December 19, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis, Vice Chair
Angelique Fabiani
Justin Bramlage
David Herring

Members Absent:

Joe Iverson

Staff Present:

Michael Mandeville, Senior Planner
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist

Approximately 1 member of the public was in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:03 PM. Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, Mr. Vincent made note that Mr. Iverson was absent, and he introduced staff.

II. Approval of Minutes

A. 11-21-2024 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the November 21st, 2024, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0.

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

III. Public Hearing

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

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

Mr. Mandeville and Ms. Klein were sworn into the Public Hearing and testified as follows.

A. COA-2024-00156 (190 Saville Row)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the installation of an in-ground pool at 190 Saville Row. The property is identified as Moore County PID Number 20200544. The property owners are Jeffrey Carroll and Elizabeth Lukes and the applicant is Jeffrey Tucker.

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

Mr. Vincent thanked Mr. Mandeville for his presentation.

Mr. Tucker, the applicant, was sworn into the Public Hearing.

Mr. Tucker stated he did not have comments to add but was prepared to answer questions from the Commission.

Mr. Vincent asked if any trees were going to be removed. Mr. Tucker informed there would not be any trees removed.

Mr. Vincent asked if anyone present in the audience would like to make comments.

The Commission had no deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00156) and find the proposed Major Work at 190 Saville Row is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Mathis. The motion approved by a vote of 5-0.

B. COA-2024-00158 (5 McIntyre Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for additions at 5 McIntyre Rd. The property is identified as Moore County PID Number 00020793. The property owner is Tater Barn Tavern and Cigar Bar, LLC and the applicant is Enrique Artiga

Ms. Klein discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and

Applicant's materials / exhibits. Mr. Vincent accepted the materials submitted by Ms. Klein into evidence.

Mr. Vincent thanked Ms. Klein for her presentation.

The Commission did not have questions for Staff.

Mr. Artiga, the applicant was sworn into the Public Hearing.

Mr. Artiga gave a brief history of The Tater Barn and Cigar Bar and explained that the additions will allow the business to continue to grow.

Mr. Vincent asked if Commission members had questions for Mr. Artiga.

Mr. Herring asked if the plans included muntons. Mr. Artiga advised they will not use muntons or grills.

Mr. Herring asked if the traditional or contemporary version of the Pella Reserve Series would be used. Mr. Artiga stated, they would use traditional.

The Commission had no further questions.

Mr. Vincent asked if anyone present in the audience would like to make a comment.

The Commission had no deliberation.

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00158) and find the proposed Major Work at 5 McIntyre 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. Bramlage. The motion approved by a vote of 5-0.

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

- IV. Review of Normal Maintenance and Minor Work Items**
 - A. Minor COA's Approved 11/15/2024 to 12/12/2024**
- V. Next Meeting Date**
01-23-2025 Regular Meeting
- VI. Motion to Adjourn**

Mr. Bramlage moved to adjourn the Regular Meeting. Seconded by Mr. Herring
Approved by a vote of 5-0 at 4:27PM.

Respectfully Submitted,

Jeanann Dawson
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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Values: Service, Initiative, Teamwork, and Improvement.



COA-2024-00160 (75 McCaskill Rd E)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a screened in porch at 75 McCaskill Rd E. The property is identified as Moore County PID Number 00013907. The property owners are John and Joanne Kulka and the applicant is Jim Jones.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 01/07/2025

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: January 15, 2025
Subject: Major COA Request for 75 McCaskill Rd E.

Applicant:	Jim Jones
Owners:	John & Joanne Kulka
Property Location:	75 McCaskill Rd. E.
Land Use:	Single Family Residential
PID#	00013907
COA#:	2024-00160

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of a screened in porch at 75 McCaskill Rd E. The property is further identified as Moore County PID Number 00013907. The primary structure was built in 1967 and the property is +/- 0.50 acres in size.

The applicant is proposing to add a screened in porch over an existing raised brick patio in the rear of the dwelling. The siding and roofing to be used will match the existing dwelling, as well as the color.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered 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 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.

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 7, 2025

Dear Property Owner(s),

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

Thursday, January 23, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a screened in porch at 75 McCaskill Rd E. The property is identified as Moore County PID Number 00013907. The property owners are John and Joanne Kulka and the applicant is Jim Jones.

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://pinehurstnc.portal.civicclerk.com/>.

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

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

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

PLANNING & INSPECTIONS

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

Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet). 1/2/2025

January 23, 2025

Historic Preservation Commission

75 McCaskill Rd E. Major COA Request



KULKA, JOHN L
75 E MCCASKILL RD
PINEHURST,NC,28374-9048

JACOBS, PATRICIA B
5934 GRABURN'S FORD DR
CHARLOTTE,NC,28269

ASHLEY COTTAGE PROPERTIES LLC
1041 CHEROKEE RD
WILMETTE,IL,60091

MCCABE, MICHAEL R II
90 MCCASKILL ROAD E
PINEHURST,NC,28374

CORNWALL, SAMUEL
110 MCCASKILL ROAD E
PINEHURST,NC,28374

SHELBY, DIANE M
70 MCKENZIE RD E
PINEHURST,NC,28374-8868

Menu Help

File Date: 11/27/2024

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Historic COA

Application Name: Historic COA

Address: 75 MCCASKILL Rd E, PINEHURST, NC 28374

Owner Name: KULKA, JOHN L

Owner Address: 75 E MCCASKILL RD, PINEHURST, NC 28374-9048

Parcel No: 00013907

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jim Jones		Applicant		Active
Licensed Professionals Info:	Primary	License Number	License Type	Name	Business License #
	Yes	83898	Contractor	Jim Jay Jones	

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Screened in porch over existing raised brick patio		Recreational
Proposed Use	Includes Demolition?	Includes Tree Removal?
Recreational	No	No
COA Number	Conditions of COA (If Any)	
-	-	

PERMIT DATES

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

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Wood White Wood White

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

TRIM

Existing Material Existing Color Proposed Material Proposed Color

Brick Red no change no change

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

ROOF

Existing Material Existing Color Proposed Material Proposed Color

Shingle Black Shingle Black

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	12/02/2024	Kimberly Stepnoski
	Review for Completeness		Additional I...	12/03/2024	Maria Klein
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Document Status
	Historic COA	GENERAL		Historic COA - Majo...	application/pdf	Uploaded
	Photos	GENERAL		Photo 1	image/jpeg	Uploaded
	Photo 2	PLN_HIST		Photo 2	image/jpeg	Uploaded
	Elevation_Floor Plan...	PLN_HIST			application/pdf	Uploaded
	Show all					12/11/2024

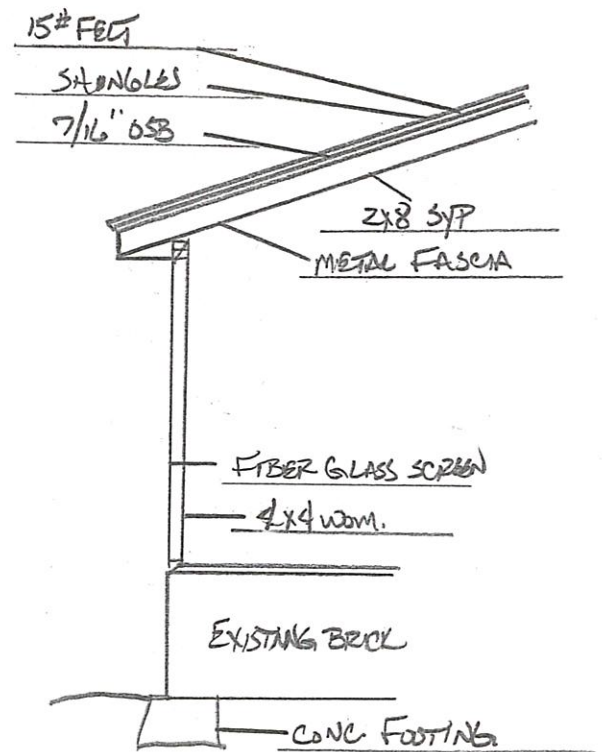
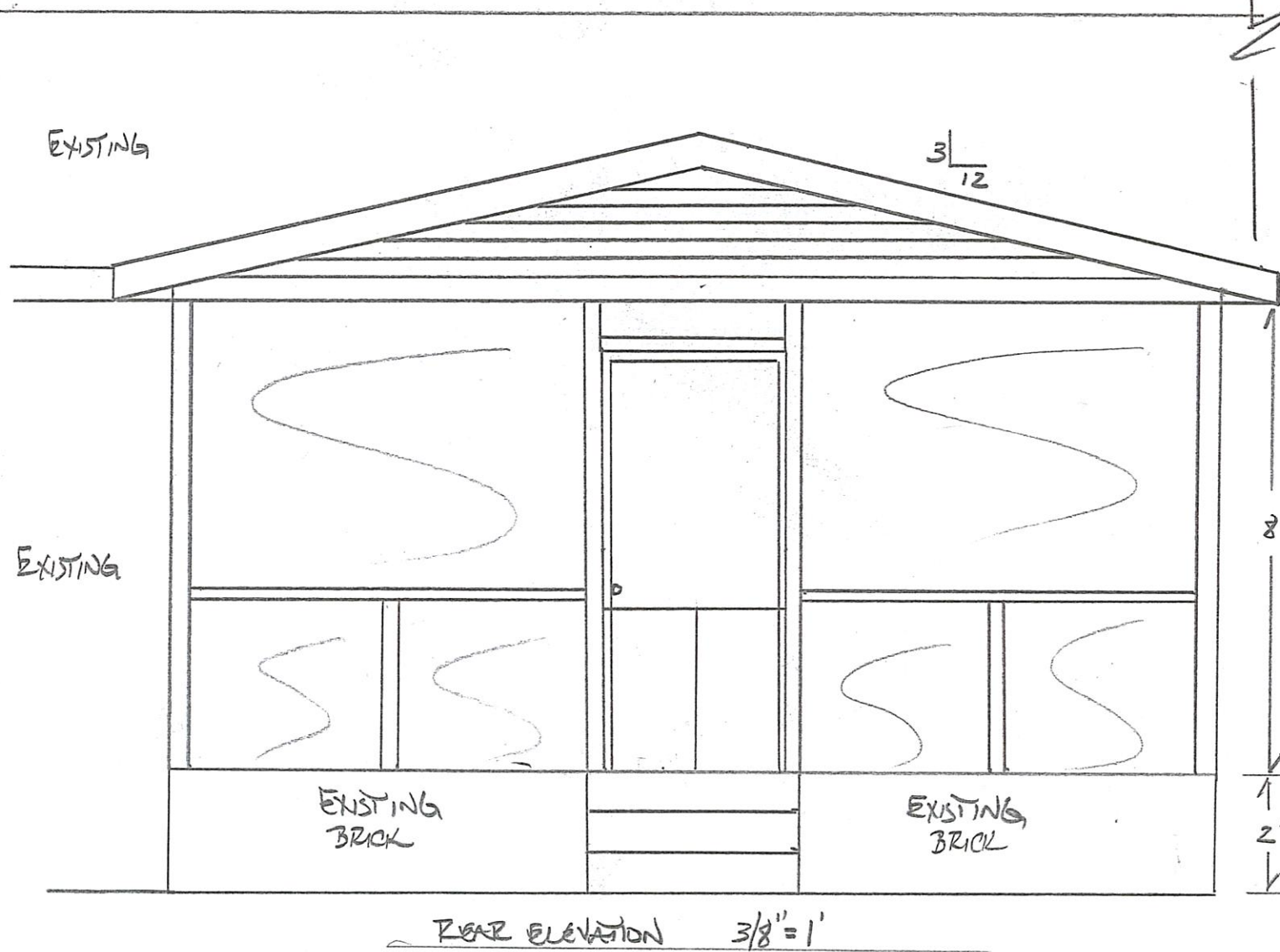
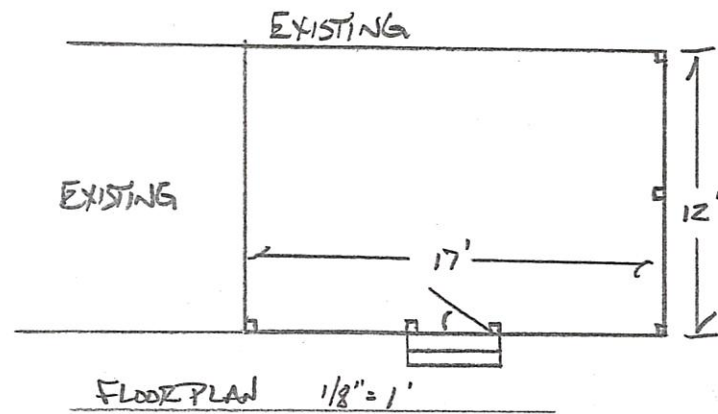
Application Comments:	View ID	Comment	Date
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Initiated by Product: AV360

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

Required Inspections:

SCANNED



KULKA- SCREENED PORCH
 75 MCCASKILL RD.
 JIM JONES 910-391-1559







COA-2024-00167 (280 Linden 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 the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owners is Robin Graham and the applicant is Ronald Davidson.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 01/09/2025

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: January 15, 2025
Subject: **Major COA Request 280 Linden Rd.**

Applicant:	Ronald Davidson
Owners:	Kate McWherter
Property Location:	280 Linden Rd.
Land Use:	Single Family Residential
PID#	00027982
COA#:	2024-00167

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to the façade and tree removal at 280 Linden Rd. The property is further identified as Moore County PID Number 00027982. The primary structure was built in 1984 and the property is +/- 0.89 acres in size.

The applicant is proposing to paint the brick façade and trim of the dwelling in BM (OC-57) White Heron and BM (HC-134) Tarrytown Green, as well as, remove two (2) trees from the front yard.

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, removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a property that are not located within the right-of-way and Minor Work items not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

L. PAINT

1. 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.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. 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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the painting of the brick façade and removal of the trees is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 7, 2025

Dear Property Owner(s),

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At 4:00 p.m.
At Pinehurst Village Assembly Hall
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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://pinehurstnc.portal.civicclerk.com/>.

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

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

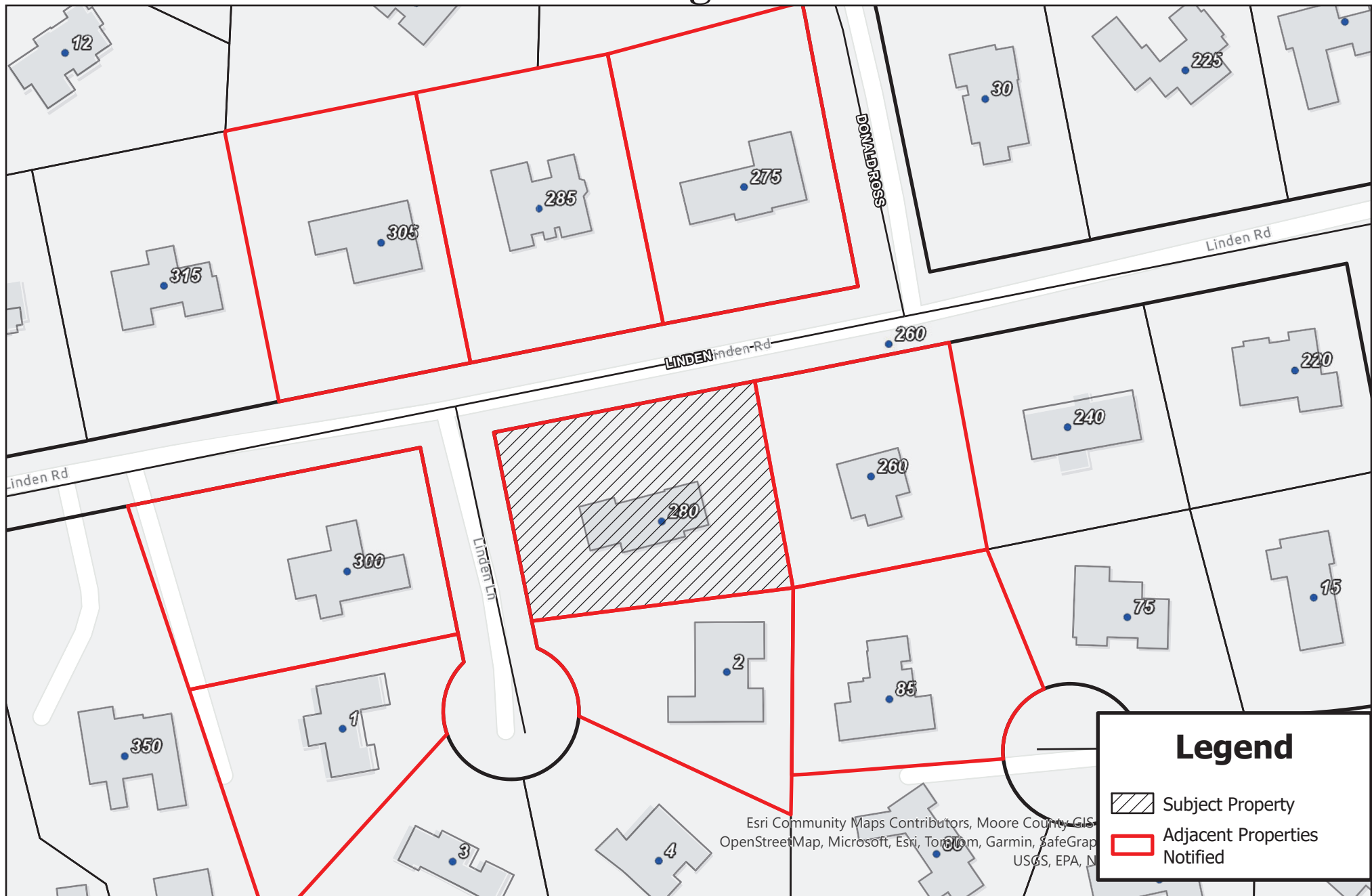
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

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Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet
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Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet).
1/2/2025

January 23, 2025
Historic Preservation Commission
280 Linden Rd. Major COA Request



LOWERY, ROBERT H
300 LINDEN RD
PINEHURST,NC,28374

WILFORD, KATHLEEN C
305 LINDEN RD
PINEHURST,NC,28374

MOUNTCASTLE, WILLIAM A
275 LINDEN ROAD
PINEHURST,NC,28374

RYAN, RAYMOND
PO BOX 756
PINEHURST,NC,28370

MARSHALL, ROBERT C
100 RAMSEY WAY
BOALSBURG,PA,16827

GRAHAM, ROBIN P
280 LINDEN ROAD
PINEHURST,NC,28374

BLACK, RONALD W & ELIZABETH T
1101 N LAKE DESTINY RD, #475
MAITLAND,FL,32751

3 PUTT BOGEY, LLC
C/O TROY WHITTINGTON
SUMMIT,MS,39666

REALE, JAMES V
1 LINDEN LANE
PINEHURST,NC,28374

Menu Help

File Date: 12/20/2024

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work:

Application Name:

Address: 280 LINDEN, PH. 28374

Owner Name: GRAHAM, ROBIN P

Owner Address: 280 LINDEN ROAD, PINEHURST, NC 28374

Parcel No: 00027982

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status	
	Ronald Davidson		Applicant		Active	
Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	40733	Contractor		DAVIDSON BLDG S...	

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure

Gutters - change to White

House painted brick & siding to white

Upper Boxing (Soffit Fascia)

Tree marked in front

Proposed Use

Single Family Low Density

COA Number

-

Type of Work

Alteration

Includes Demolition?

No

Conditions of COA (If Any)

-

Existing Use

Single Family Low Density

Includes Tree Removal?

Yes

PERMIT DATES

Application Expiration Date

-

Permit Issued Date

-

Permit Expiration Date

-

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick/Gypsum

Lt. Brown

Same

White

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick/Gypsum

Lt. Brown

Same

White

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick/Gypsum

Lt. Brown

Same

White

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick

Lt. Brown

Same

White

TRIM

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

Wood

Beige

Same

White

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

Brick

Lt. Brown

Same

White

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

Wood

Beige

Wood

Dk Green

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

Wood

Beige

Same

Dk Green

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

Aluminum

Beige

Same

Dk Green

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
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PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
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SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
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SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
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DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
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HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
-------------------	----------------	-------------------	----------------

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Gutters: Aluminum	Beige	Same	White
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Workflow Status: Task	Assigned To	Status	Status Date	Action By
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Application Acceptance		Accepted	12/23/2024	Maria Klein
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents: File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Application	BLD	Certificate of ...	Application	application/pdf	Uploaded	12/20/2024
Plan	PLN_HIST	Plan	Plans	application/pdf	Uploaded	12/20/2024

[Show all](#)

Application Comments: View ID	Comment	Date
MBREWER	Gutters - change to White House painted brick &...	12/20/2024

Initiated by Product: AV/360

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

UPPER
BOXING
TERRAZZO
GREEN

SIDING
WHITE

GUTTERS
WHITE

BRICK
WHITE

SHUTTERS
HUNTER
GREEN



SCANNED

11/20/2024

Tenny Town
Green
Boxing
Hunter
Green
Gutter
White

Windows
Siding
White

Brick
White

Boxing
Hunter
Green

Siding
White



SCANNED



Door
Sunnor
~~Hunter~~
Terrytown
Green

SHUTTERS
HUNTER
GREEN

GUTTERS
WHITE
FASCIA
WHITE
Door
~~Hunter~~
GREEN
Terrytown

WINDOWS
WHITE

SCANNED



GUTTERS
WHITE →

SHUTTERS
HUNTER
GREEN →

DOWN
SPOUT
WHITE →

BRICK
WHITE →

SCANNED



CHIMNEY
WHITE

TERRYTOWN
BOXING
HUNTER
GREEN

SIDING
WHITE

SHUTTERS
HUNTER
GREEN

BRICK

WHITE

SCANNED



Brick
White
Garage
Door
White

Gutter
White

Shutters
Hunter
Green

SCANNED



COA-2024-00164 (45 Campbell Rd)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the modifications to the façade at 45 Campbell Rd. The property is identified as Moore County PID Number 00017327. The property owners are Martin and Veraleen Kremer and the applicant is Pinehurst Homes, Inc.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 01/09/2025

MEMO DETAILS

The applicant has requested for COA-2024-00164 to be continued to the February Historic Preservation Commission meeting.

ATTACHMENTS

None



Minor Work COA's Issued 12/13/2024 - 1/14/2025
ADDITIONAL AGENDA DETAILS:

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 01/15/2025

MEMO DETAILS

ATTACHMENTS

1. 01232025 HPC Minor COA Staff Approvals



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: January 15, 2025
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
JANUARY 23, 2025 MEETING
12/13/2024 – 01/14/2025

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2024-00168	Fence	12/20/2024	12/23/2024	280 Linden Rd	Kate McWherter
COA-2024-00169	Fence	12/23/2024	1/2/2025	97 McKenzie Rd W	Robert Noble
COA-2025-00001	Shed	1/5/2025	1/6/2025	85 Short Rd	Matthew Pringle