



**Historic Preservation Commission
Agenda for Regular Meeting of July 24, 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 06-26-2025 HPC Regular Meeting Minutes

3. Public Hearing

A. COA-2025-00037 (50 Orange 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 addition of a pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Rd. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust and the applicant is SCKA Properties.

B. COA-2025-00083 (60 Village Green Rd E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of additions at 60 Village Green E. The property is identified as Moore County PID Number 00022544. The property owner is Fownes Cottage, LP and the applicant is Dandeneau Architecture PLLC.

C. COA-2025-00093 (80 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 an approved Major COA at 80 Medlin Rd. The property is identified as Moore County PID #00021345. The property owner is Richard and Karissa Sweat and the applicant is Keystone Builders, LLC.

4. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's Issued 6/15/25 - 7/14/25

5. Next Meeting Date

A. 08-28-2025 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 06-26-2025 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 07/16/2025

MEMO DETAILS

ATTACHMENTS

1. 06-26-2025 HPC Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, June 26th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis
Joe Iverson
David Herring
Justin Bramlage

Members Absent:

Angelique Fabiani
Paul Roberts

Staff Present:

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

Approximately 11 members of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:01 PM, explained the purpose of the meeting, and each Commission member introduced themselves. Mr. Vincent confirmed a quorum and noted the absences of Angelique Fabiani, and Paul Roberts. Mr. Vincent then introduced the staff in attendance. He announced that tonight would be his last meeting serving as HPC Chairman, having served on the committee for six years.

II. Approval of Minutes

A. 05-22-2025 Regular Meeting Minutes

Mr. Iverson moved to approve the minutes of the May 22nd, 2025, Regular Meeting. Seconded by Ms. Mathis. 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 of 5-0.

III. Public Hearing

Commission members stated they had visited all sites and had no ex parte communication to disclose. Mr. Vincent noted a brief phone conversation with the owner of 35 Short Road, but stated it was not substantial and would not influence his decision.

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

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

A. COA-2025-00022 (120 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 an addition to the rear façade at 120 Saville Row. The property is identified as Moore County PID #2019033. The property owners are Sean and Janet Suggs and the applicant is Bartlett Construction, LLC.

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.

There were no questions for Staff.

Kevin Bartlett, General Contractor, was sworn into the Public Hearing.

Mr. Bartlett advised he built the original home four years ago. The homeowner is now retired and wants to make this his final home. Mr. Bartlett offered to answer any questions from the Commission.

There were no questions from the Commission.

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

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

There was no deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00022) and find the proposed Major Work at 120 Saville Row is consistent with the 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. Iverson. Approved by a vote of 5-0.

B. COA-2025-00037 (50 Orange Road)

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 pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Road. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust, and the applicant is SCKA Properties.

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. Herring asked if any of the trees in question were located within the right-of-way. Mr. Mandeville responded that to his knowledge, none of them were.

Ms. Mathis asked if any of the trees proposed for removal were required to accommodate the pool installation. Mr. Mandeville advised he would defer to the applicant to answer that question.

Cheri Sundaram, property owner, was sworn into the Public Hearing.

Ms. Sundaram noted the wrong survey had been used during the presentation. Ms. Mathis confirmed the correct survey was included in the packet provided to the Commission. Mr. Mandeville apologized for the error in using the incorrect survey during the presentation.

Regarding the proposed tree removal, Ms. Sundaram explained that although she did not have a formal letter from an arborist, or tree professional, she has owned the property for about eight years and has identified three trees that are hanging over the home pose a safety concern. She expressed a desire to address these trees prior to the pool installation for both safety and aesthetic reasons. Additionally, she referenced three trees in the back corner near the shared driveway that she would like removed to improve access and enhance the appearance of that area. She further noted two additional trees that she was advised to remove due to the potential for future problems.

Ms. Sundaram stated she has consulted with a landscape architect who has been responsible for the landscaping of the property since she purchased it. The professional will assist in designing the replacement planting, focusing on appropriate foliage approved by the Village. She emphasized that the landscaping plan aims to create a cohesive and attractive appearance consistent with the community standards, including planting shrubbery that

will provide privacy for the pool area while being low-maintenance and visually appealing. Ms. Sundaram invited questions from the Commission.

Mr. Herring inquired whether Ms. Sundaram had a landscape site plan from her landscaper detailing the shrubbery and plants she intends to use. Ms. Sundaram stated that she has the Village's approved plant list but has not yet had the opportunity to meet with her landscaper to develop a detailed planting plan.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work.

Karen Wagoner, adjacent property owner, was sworn into the Public Hearing.

Ms. Wagoner expressed her dissatisfaction with the request to install a swimming pool. She stated that pools should not be permitted in the neighborhood due to the historic status and character of the community. She also raised concerns about potential noise and disruption to the area.

Don Wagoner, adjacent property owner, was sworn into the Public hearing.

Prior to swearing in Mr. Wagoner, Mr. Vincent reiterated that the hearing was quasi-judicial and the Commission was only interested in factual information regarding the pool installation.

Mr. Wagoner stated that he believed the mission was to sustain the history of the Village and that a pool would not be congruous with preserving its historical foundation.

Mr. Vincent thanked both members of the public for their comments.

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

The Commission entered deliberation. All members were supportive of the pool installation; however, there were concerns regarding the proposed tree removal and the landscaping to replace the removed trees. The options discussed included either approving the pool while denying the tree removal or offering the applicant the opportunity to continue the case until next month.

Ms. Sundaram asked for the case to be continued.

Mr. Herring moved to continue the case of COA-2025-00065 to July 24th, 2025, at 4:00 PM. Seconded by Mr. Bramlage. Approved by a vote of 5-0.

C. COA-2025-00065 (160 Cherokee Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition in the rear yard at 160 Cherokee Road. The property is identified as Moore County PID #00024565. The property owner is Jean Rae Hinton and the applicant is James Secky.

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.

There were no questions for Staff.

James Secky, General Contractor, was sworn into the Public Hearing.

Mr. Herring asked whether the panels under the roof on the side of the addition were stile and rail panels or clerestories. Mr. Secky explained that in the original concept plant, he had planned to include clerestories but ultimately decided to use panels instead. Mr. Vincent noted the addition of the horizontal awning. Mr. Secky explained that it was intended to break up the massing of the backside of the home and would align with the roofline of the addition.

The Commission had no further questions for Mr. Secky.

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

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

No deliberation was needed.

Mr. Iverson moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00065) and find the proposed Major Work at 160 Cherokee Road is consistent with the 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.

Conditions: The side elevation of applicant's exhibit A-2.4 the material above the glass is siding. Seconded by Ms. Mathis. Approved by a vote of 5-0.

D. COA-2025-00070 (35 Short Road)

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 at 35 Short Road. The property is identified as Moore County PID #00021315. The property owner and applicant is Timothy Wright.

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. Herring thanked Ms. Klein for paying attention to the standard colors but noted that the Benjamin Moore Edgecomb Gray is not included in the standards, whereas Sherwin-Williams Grecian Ivory is. He asked if it would be possible to remove the color that is not a standard. Ms. Klein deferred the question to the applicant. Mr. Vincent advised the Commission could place a condition on the approval if necessary. Ms. Mathis confirmed that Ms. Klein had presented the colors as being similar enough, and the applicant wished to have both approved to provide flexibility.

Tim Wright, property owner and Mark Parsons, Architect, were sworn in the Public Hearing.

Mr. Wright provided a brief background, explaining that he and his wife built a home several years ago in the historic neighborhood that respected and valued the character of the Village. He stated that their intention with the proposed modifications to this home is to reflect those same values and to restore its authentic character.

Mr. Wright began by explaining that the reason for the request to paint the brick is due to mortar joint deterioration that was not properly repaired. He also noted some portions of the brickwork do not match the existing brick. And he feels that painting will give the house a more cohesive appearance. Mr. Wright also presented an aerial image showing several surrounding homes that currently have painted brick, to demonstrate compatibility with the neighborhood context.

Mr. Parsons began discussing the proposed changes, which include removing all vinyl siding and continuing the brick veneer with a German smear treatment

to create a consistent appearance. He also proposed restoring the porch area by removing the existing window and properly rebuilding the porch walls to add depth and detail. Additional proposed modifications include replacing the vinyl siding on the dormers with cedar shake, replacing the attic vents, resizing the shutters and adding crown molding details, cedar shake and columns to the pediment. Mr. Wright further proposed removing a window in the garage, applying matching brick with a German smear finish, and replacing the garage door.

Mr. Vincent thanked Mr. Wright and Mr. Parsons for the detailed presentation. However, he noted that the presentation included additional elements that were not part of the review packet the Commission had received prior to the meeting. The packet only addressed the replacement of asphalt shingles, painting of the brick, and painting of the shutters. Mr. Vincent elaborated that, based on the applicant's explanation, the project appeared to be a positive improvement for the house and Village of Pinehurst overall, and their intent was good; however, intent alone was not sufficient for the Commission to base a decision on. Mr. Vincent suggested that the applicants consider continuing the case and resubmitting a complete packet with all proposed elements. Ms. Mathis asked the other members and staff whether it would be possible to hear the other cases on the agenda first and then return to work through all of the proposed changes, so the applicant would not have to continue the case until the following month. All agreed, including the applicant, that this approach would be acceptable.

E. COA-2025-00072 (15 Muster Branch Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst District for the construction of a detached garage at 15 Muster Branch Road. The property is identified as Moore County #00017750. The property owners are David and Janet Bell and the applicant is Huntley Design Build.

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.

No further questions were raised for Staff.

David Bell, property owner, was sworn into the Public Hearing.

Mr. Bell did not have anything further to add but stated he would be available to answer questions. He also reviewed the reasons for the proposed placement of the garage, explaining that the alternative locations would require removal of trees and could disrupt the appearance of the home. Mr. Bell noted that there is one tree that may be affected, but they will not know for certain until construction of the foundation begins. He emphasized that their intent is to avoid removing any trees if possible.

Staff had no questions for Mr. Bell.

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

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

No deliberation was needed.

Mr. Bramlage. Moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00072) and find the proposed Major Work at 15 Muster Branch Road is consistent with the 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. Iverson. Approved by a vote of 5-0.

F. COA-2025-00066 (785 Morganton Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for changes to an accessory building at 785 Morganton Road. The property is identified as Moore County PID #00025799. The property owner and applicant is Pinehurst, LLC.

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.

No further questions were raised for Staff.

Calvin Burkley, Representative for Pinehurst LLC, was sworn into the Public Hearing.

Mr. Burkley explained that the reason for the proposed changes was to update the building, which serves as the halfway house for Course No. 2. The improvements would include trim work, replacement of the shingles and painting of the brick.

Mr. Vincent inquired about the age of the building, and Mr. Burkley responded that it dated to the 1970's. Mr. Iverson noted that the building, in its current brick form, was more inconspicuous, and painting it would make it stand out more. Mr. Burkley explained that the building serves as a starting point for golfers, and it needs to be easily located. He added that the proposed color palette matches that of the halfway house for Course No. 4. Mr. Bramlage inquired whether the halfway house on Course No. 4 was brick, and Mr. Burkley responded that it was not. Mr. Herring pointed out that the standards for painting brick are different for commercial buildings than for existing houses.

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

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

Deliberation was not needed.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00066) and find the proposed Major Work at 785 Morganton Road is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring Approved by a vote of 5-0.

G. COA-2025-00073 (1 Carolina Vista)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to approved COA-2024-00142 at 1 Carolina Vista. The property

is identified as Moore County PID #00025800. The property owner and applicant is Pinehurst, LLC.

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. Herring advised that the labeling of the exhibits should be clarified. While he understood their meaning, he felt they should be labeled more clearly for future reference. Mr. Vincent stated that he would ask the applicant to clarify the labeling for the record.

Mr. Burkley, the applicant who had been sworn in during the previous case, came forward. Mr. Don Tise, General Contractor, was sworn into the public hearing.

Mr. Burkley clarified for the record, that during the presentation the slide labeled "New Floor Plan 2025" reflects the updated plan compared to what was approved under COA-2024-00142.

Mr. Tise provided a summary of the proposed changes. In the initial application, they planned to create a new entrance on what is perceived as the front, west side of the building; however, the owner has now decided to have the restaurant accessed through the internal corridor. Mr. Tise then explained in detail each of the proposed structural and landscaping changes.

Ms. Mathis asked if there would be any changes to the sign on the brick. Mr. Burkley confirmed there would not be a sign on that brick.

Mr. Vincent thanked the applicant for the detailed renderings and asked if the Commission has any further questions. There were no questions.

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

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

Deliberation was not needed.

Mr. Herring. Moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00073) and find the proposed Major Work at 1 Carolina Vista is consistent with the Historic District

Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Mathis. Approved by a vote of 5-0.

Mr. Vincent asked Mr. Wright and Mr. Parsons to come forward to continue the case. **COA-2025-00070 (35 Short Road)**

Mr. Vincent began by stating that the Commission was comfortable making a decision on the submitted materials they had reviewed prior to the meeting, however, the new elements introduced some confusion. He noted that the Commission was willing to work through those additional elements in order to reach a decision.

Ms. Klein request to enter the applicant's presentation as Exhibit X and will refer to the slide labeled SD1 as X- SD1. Mr. Vincent accepted the materials.

Mr. Vincent asked Mr. Wright to confirm that the roof replacement, painting of the shutters and painting of the brick were the items requested in the application. Mr. Wright agreed.

Mr. Parsons began discussing the proposed changes to the front of the home including the addition of two columns at the front porch entryway. He explained that the current columns are too narrow and that the additional columns would help balance the appearance. Other proposed changes to the front include adding crown molding detail and cedar shake to the pediment, removing the vinyl from the dormers and replacing it with the cedar shake and wood trim at the tops of the windows, installing appropriately sized shutters, and replacing the attic vent with one that has a more decorative appearance. He noted there will not be any vinyl on the house; instead, all materials will be Hardie, cedar, or brick. All brickwork will be finished with a German smear for cohesiveness. Mr. Parsons then described the proposed work on the enclosed porch area, which would include removing the windows, rebuilding the half wall, and wrapping the columns with battens to add depth and detail. For the garage, Mr. Parsons proposed removing the window, replacing it with brick and a German smear finish, and installing a new garage door with a simulated carriage style to match the trim of the home.

The Committee discussed and confirmed all the proposed changes with the applicant, after which Mr. Vincent closed the evidentiary portion of the public hearing.

The Committee entered deliberations, offering suggestions on how to best word the motion.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00070) and find the proposed Major Work at 35 Short Road is not consistent with the Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions: Approving everything submitted in exhibit X-SD1 in addition to replacing the bottle window in the back and removing the louvered panels on the garage. Reasons for not consistent: Standards dictate that painting brick is not appropriate. Seconded by Mr. Iverson. Approved by a vote of 4-0.

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

- IV. Review of Normal Maintenance and Minor Work Items
 - A. Minor Work COA's Issued 5-15-2025-6-14-2025

- V. Next Meeting Date
 - A. 07-24-2025 HPC Regular Meeting

Ms. Klein and other members thanked Mr. Vincent for his years of service on the Historic Preservation Commission.

- VI. Motion to Adjourn
 - Mr. Herring moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 5-0 at 6:27 PM.

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.

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.

DRAFT



COA-2025-00037 (50 Orange 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 addition of a pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Rd. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust and the applicant is SCKA Properties.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 07/16/2025

MEMO DETAILS

ATTACHMENTS

1. S-1.1-1.11
2. A-1.1-1.23



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Senior Planner
CC: Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: June 18, 2025
Subject: Major COA Request 50 Orange Rd.

Applicant:	SCKA Properties
Owners:	Orange Road Trust
Property Location:	50 Orange Rd.
Land Use:	Single Family Residential
PID#	00030102
COA#:	2025-00037

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of an in-ground swimming pool, addition of a rear yard fence, and the removal of street side trees at 50 Orange Rd. The property is further identified as Moore County PID Number 00030102. The primary structure was built in 1950, and the property is +/- 0.542 acres in size.

The applicant is proposing to install a 29’8” X 12’6” in ground pool, surrounded by a 5’ black metal fence. Additionally, the applicant proposes to remove eight (8) trees greater than 12” DBH on the street side of 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, removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the front or side street of a property that are not located within the right-of-way, installation of in-ground swimming pools, 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.

Exhibit S-1.2

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:

VII. SITE FEATURES

A. FENCES AND WALLS

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

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.

D. SWIMMING POOLS

1. SECTION VII.D.1 - In-ground swimming pools, hot tubs and spas must be located in the rear yard and must not be visible from the street.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the installation of an in-ground swimming pool and the removal of trees is congruous with the Historic District and meets the Historic District Standards. The installation of the rear yard fence is considered Minor Work and could be approved by staff.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

Exhibit S-1.3

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26, 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 pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Rd. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust and the applicant is SCKA Properties.

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



Legend

- Property Owners Receiving Notification
- Subject Property

0 145 290 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).

June 26, 2025

Historic Preservation Commission

50 Orange Road Major COA Request

VILLAGE OF PINEHURST

WAGONER, DONALD & KAREN
PO BOX 1727
PINEHURST,NC,28374

MOSBROOK, JEAN N
55 ORANGE RD
PINEHURST,NC,28374

PINE CREST INN LIMITED
PO BOX 879
PINEHURST,NC,28374

BLUE PINES, LLC
1126 TAMWORTH HILL LANE
CARY,NC,27519

HAMILL, NORA TRUSTEE
440 TILBURY RD
BLOOMFIELD HILLS,MI,48301-2741

O'CONNOR, THOMAS J &
11220 ANGUS PL
POTOMAC,MD,20854

JK COMMUNITY, LLC
175 SHORT ROAD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374



Exhibit S-1.6



Exhibit S-1.7



ROAD
WORK
AHEAD

Exhibit S-1.8



Exhibit S-1.9



Exhibit S-1.10

Exhibit S-1.11



COA-2025-00037 - 50 Orange Road Pool and Fence Installation w tree removal

Exhibit A-1.1

Menu Help

File Date: 03/26/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: 1. Leisure 29'8" wide by 12'6" long pool 4'11" flat bottom fiberglass leisure pool... 2. black aluminum 6" fencing around rear of house...

Application Name: 50 Orange Road Pool and Fence Installation w tree removal

Address: 50 ORANGE, PH, 28374

Owner Name: ORANGE ROAD TRUST

Owner Address: 4441-106 SIX FORKS RD, PMB 259, RALEIGH, NC 27609

Parcel No: 0030102

Table with 5 columns: Name, Organization Name, Contact Type, Contact Primary Address, Status. Rows include SCKA Properties and Applicant.

Licensed Professionals Info table with 6 columns: Primary, License Number, License Type, Name, Business Name, Business License #.

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

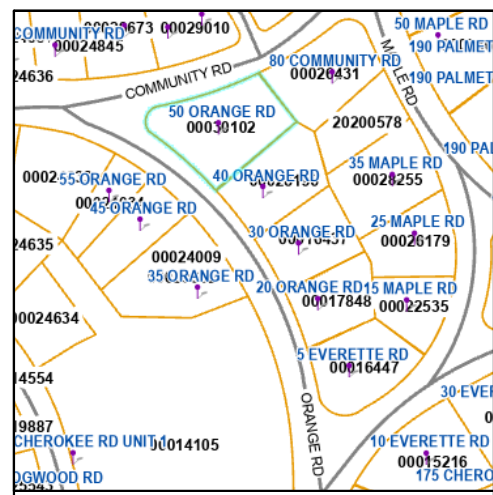
Custom Fields: GENERAL INFORMATION. Includes Description of Changes to the Structure, Type of Work, Existing Use, Proposed Use, Includes Demolition?, Single Family, Low Density, Includes Tree Removal?, COA Number, Conditions of COA (if Any).

PERMIT DATES table with 4 columns: Application Expiration Date, Permit Issued Date, Permit Expiration Date.

Front Elevation, Rear Elevation, Right Elevation, Left Elevation, Trim, Windows, Chimney, Foundation, Front Door, Shutters, Garage Door, Roof, Roof Exhaust Vents, Front Porch, Deck, Patio, Sidewalk, Sky Lights, Driveway, House Number, Other. Each section has columns for Existing Material, Existing Color, Proposed Material, Proposed Color.

Workflow Status table with 5 columns: Task, Assigned To, Status, Status Date, Action By. Rows include Application Acceptance, Review for Completeness, Review Distribution, Historic Review, Planning Review, Review Consolidation, HPC Public Hearing Notice, Property Owner Notific...

Exhibit A-1.3



Vicinity Map - Not to Scale

Notes: This map is prepared for recording in accordance with GS 47-30.

Area by coordinate method.

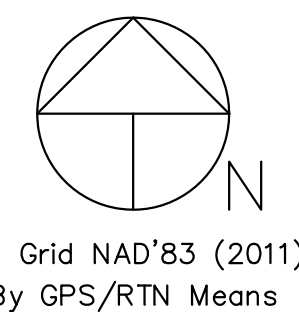
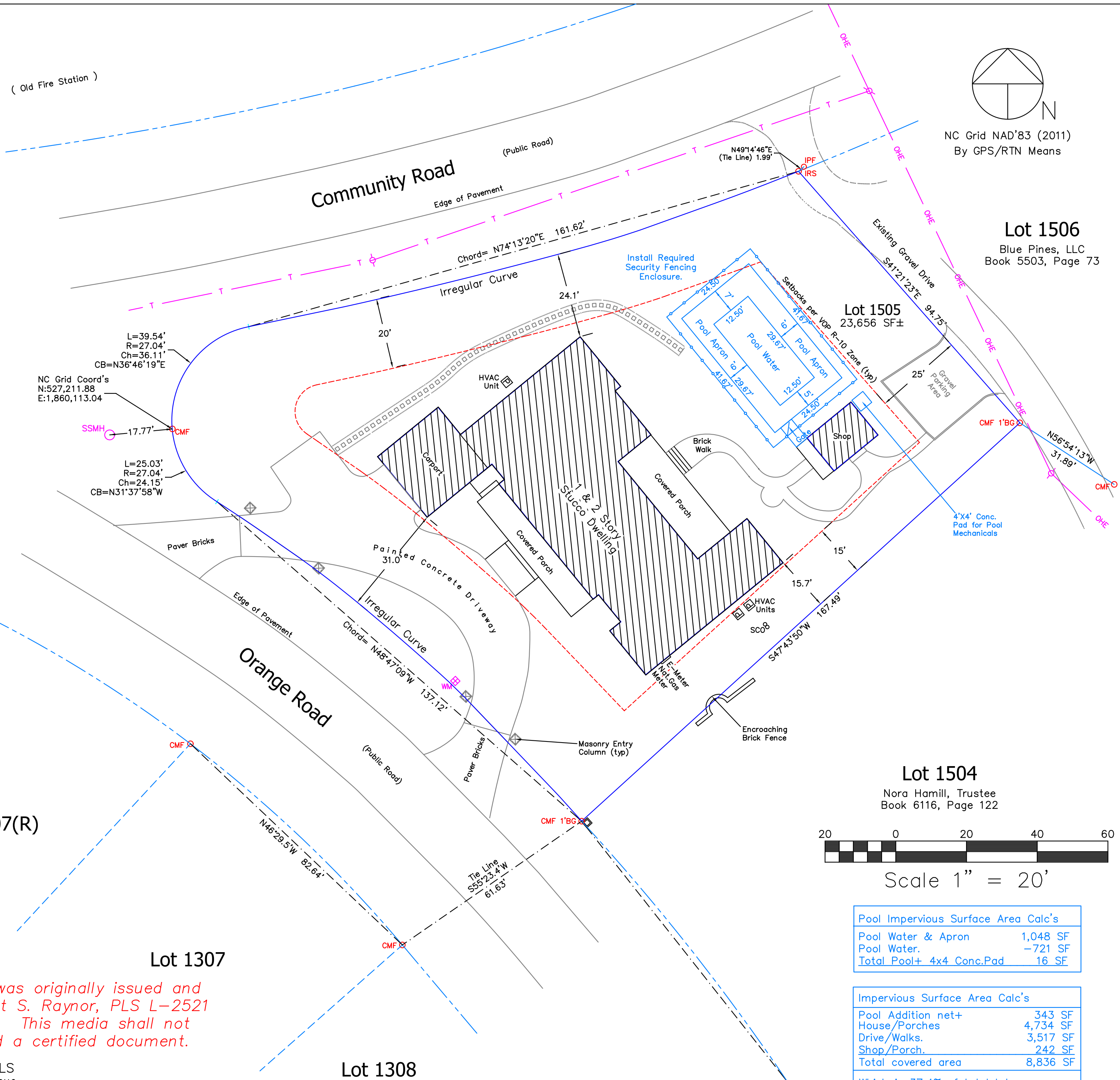
The property shown hereon lies within Zone X, minimal flood hazard area, per ncfloodmaps.com.

All distances shown hereon are horizontal ground distances unless otherwise noted.

Subject property is currently zoned R-10, and Village Center Overlay District.

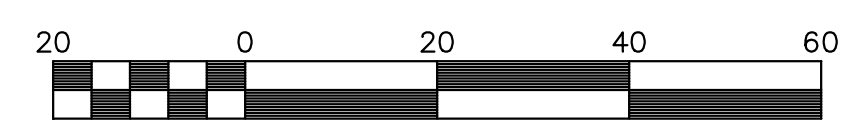
- Legend:**
- IPF= Iron Pipe Found
 - IRF= Iron Rod Found
 - ISF= Iron Stake Found
 - CMF= Concrete Monument Found
 - IRS= Iron Rod Set
 - 1'BG= 1 foot below grade
 - ⊕ = Power/Utility Pole
 - MH= Sewer Manhole
 - WM= Water Meter
 - FH= Fire Hydrant
 - SCO= Sewer Clean-out

Reference: Book 5770, Pages 426-430
Moore County Registry



Lot 1506
Blue Pines, LLC
Book 5503, Page 73

Lot 1504
Nora Hamill, Trustee
Book 6116, Page 122



Scale 1" = 20'

I, Emmett S. Raynor, PLS, certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book 5770, Page 426; that the boundaries not surveyed are indicated as drawn from information in Sheet 64, Wicker Maps; 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 23rd Day of May, 2025.

This document was originally issued and sealed by Emmett S. Raynor, PLS L-2521 on 05.23.2025. This media shall not be considered a certified document.

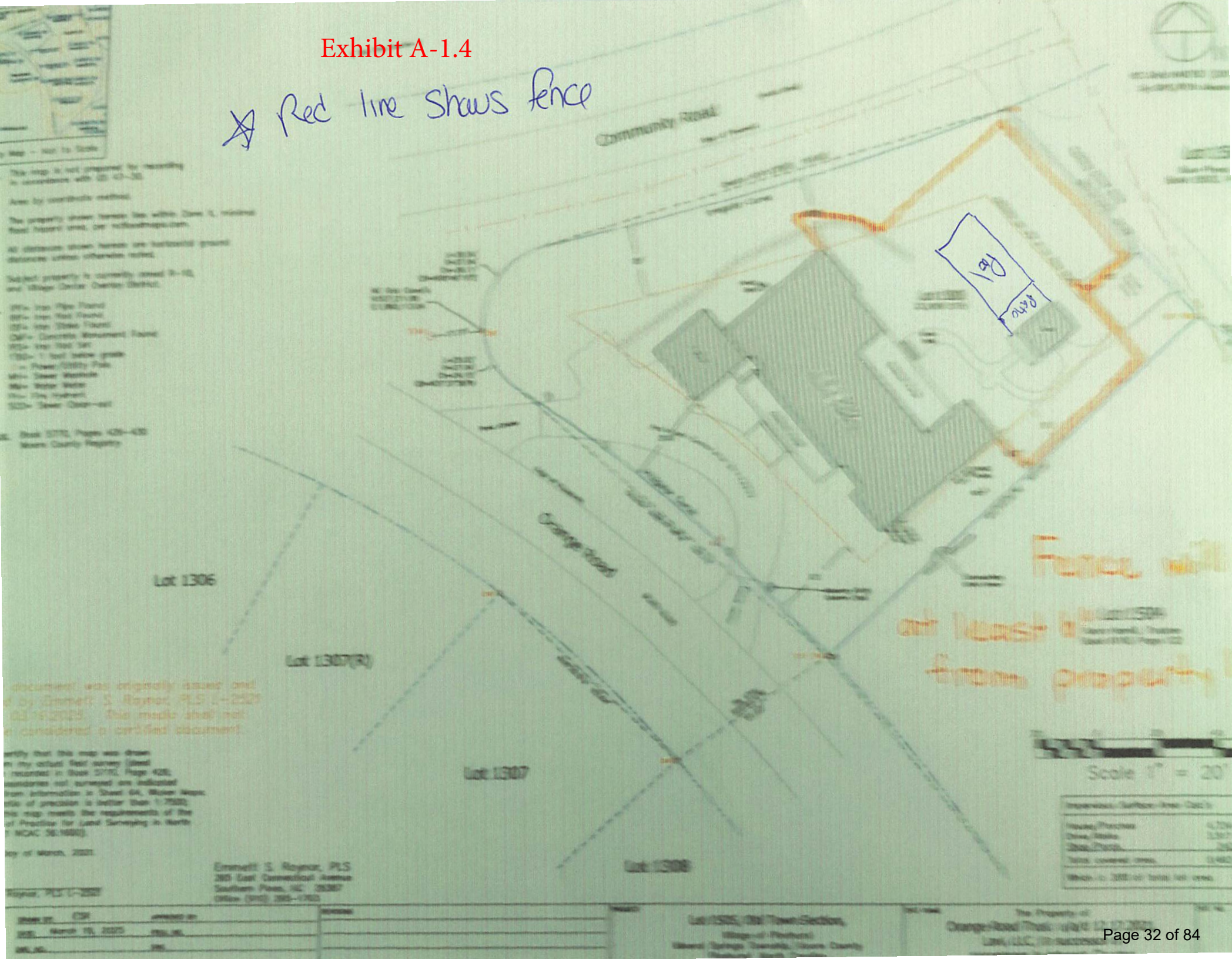
Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703

Emmett S. Raynor, PLS L-2521

DRAWN BY: ESR	APPROVED BY:	REVISIONS Corrected Side Street setback from 25' to 20' 05.12.2025.	PROJECT Corrected Replat of [P.C. 20, Slide 707]	SHT. NAME The Property of	SHT. NO.
DATE: March 19, 2025	PROJ. NO.	04.16.2025 Added Proposed Swimming Pool, Apron & Mechanicals.	Lot 1505, Old Town Section,	Orange Road Trust u/a/d 12.17.2021,	
DWG. NO.:	DWG. 1505 OT VOP FI 05.12.2025.dwg	05.23.2025 Revised Pool Location.	Village of Pinehurst	Lavi, LLC, its successor or	
			Mineral Springs Township, Moore County	successors in interest, Trustee	
			Pinehurst, North Carolina		

Exhibit A-1.4

* Red line shows fence



This map is not prepared for recording in accordance with G.S. 17-17-20.
 Area by coordinate method.
 The property shown herein is within Zone 1, unless noted otherwise.
 All distances shown herein are horizontal ground distances unless otherwise noted.
 Subject property is currently zoned R-10 and Village Center Overlay District.
 100+ Iron Pipe Found
 100+ Iron Rod Found
 100+ Iron Stake Found
 100+ Concrete Monument Found
 100+ Iron Nail Set
 100+ 1 foot below grade
 --- Power (Utility) Pole
 --- Sewer Manhole
 --- Water Meter
 --- Fire Hydrant
 --- Gas Meter
 --- Sewer Clean-out

Book 5770, Page 42-43
 Moore County Registry

document was originally issued and
 by Emmett S. Royner, PLS 1-2525
 03-16-2025. This map shall not
 be considered a certified document.

I certify that this map was drawn
 on my actual field survey (Sheet
 1 recorded in Book 5770, Page 42);
 boundaries not surveyed are indicated
 from information in Sheet 64, Moore Maps.
 64% of precision is better than 1:7500;
 this map meets the requirements of the
 of Practice for Land Surveying in North
 Carolina (NCS&S 1988).

Day of March, 2025.

Emmett S. Royner, PLS
 280 East Commercial Avenue
 Southern Pines, NC 28387
 (910) 292-1983

Sheet No.	CSF	Created on	March 19, 2025
Scale	1" = 20'	Drawn by	ESR
Checked by	ESR	Reviewed by	ESR

Fence with
 at least 4'
 from property

Scale 1" = 20'

Impervious Surface Area (Sq Ft)	
House/Porch	4,724
Drive/Walk	1,317
Other Paved	265
Total Impervious Area	6,306
Which is 28% of total lot area.	

Exhibit A-1.5

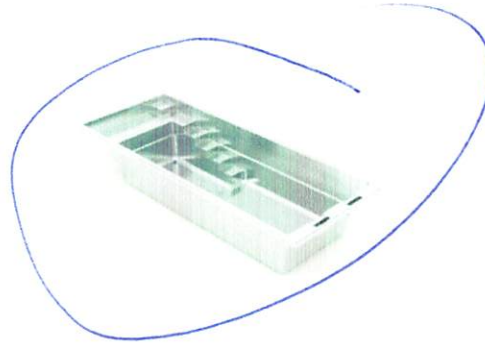
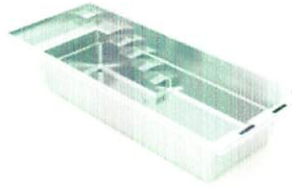


leisurepoolsusa.com



Pool Designs Colors Why Leisure Pools v Get Inspired v Wellness

Research Cost Explore Blogs Find Dealer



Elite™ 26

26' 4" Long by 12' 6" Wide

4' 11" Flat bottom depth

Elite™ 30

29' 8" Long by 12' 6" Wide

4' 11" Flat bottom depth

Find a Dealer

Get Brochure

View All Pool Styles >



Ebony Blue Leisure pool



Exhibit A-1.7





Exhibit A-1.8



Exhibit A-1.9



Exhibit A-1.10

Exhibit A-1.11









Exhibit A-1.14



Exhibit A-1.16

gis.moorecountync.gov

County of Moore
— North Carolina —

County Home Page | GIS Home | Help

Search Results Layers Downloads

Results List

Details

2 Features Found (Showing 1 of 2)

Prev Next

More Info

Tax Information Website

Soil Report

Tax Bill Information

Parcel ID: 00030102

PIN: 856209072250

Owner's Name: ORANGE ROAD TRUST

Owner's Name 2:

Mailing Address: 4441-106 SIX FORKS RD, PMB 259

Mailing Address 2:

City: RALEIGH

State: NC

Zip: 27609

Tax Jurisdiction: PH

Description: PINEHURST LOT 1505

Township: 06

Neighborhood: 655

Transaction Date: 12/29/2021

Deed Book: 5770

Deed Page: 426

Stamp Value: 0

Valid Sales Date:

Class: RI

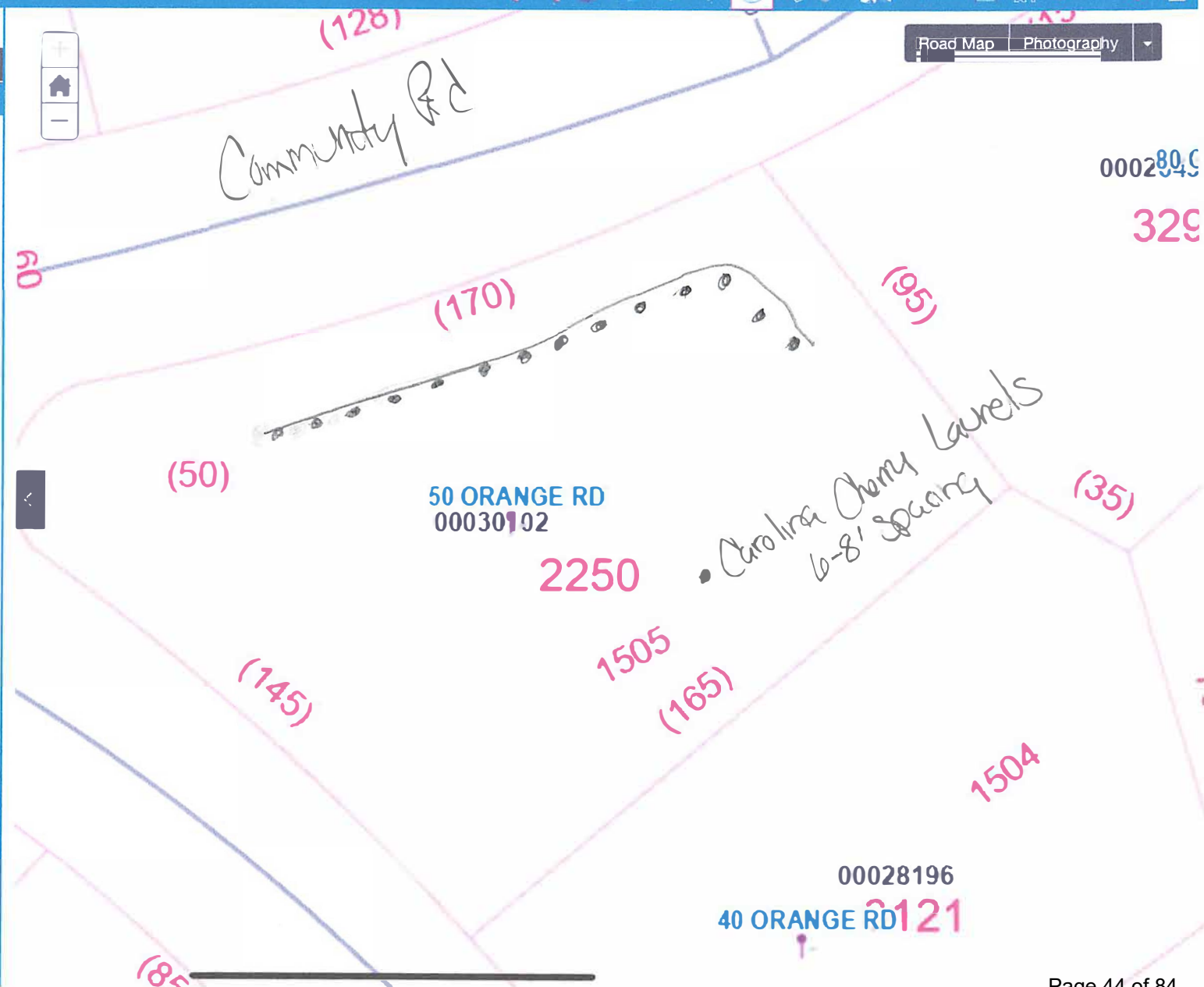
Land Status: IMPROVED

Tax Acres: 0.542

Year Built: 1950

Land Value: 455720

Building Value: 1067980



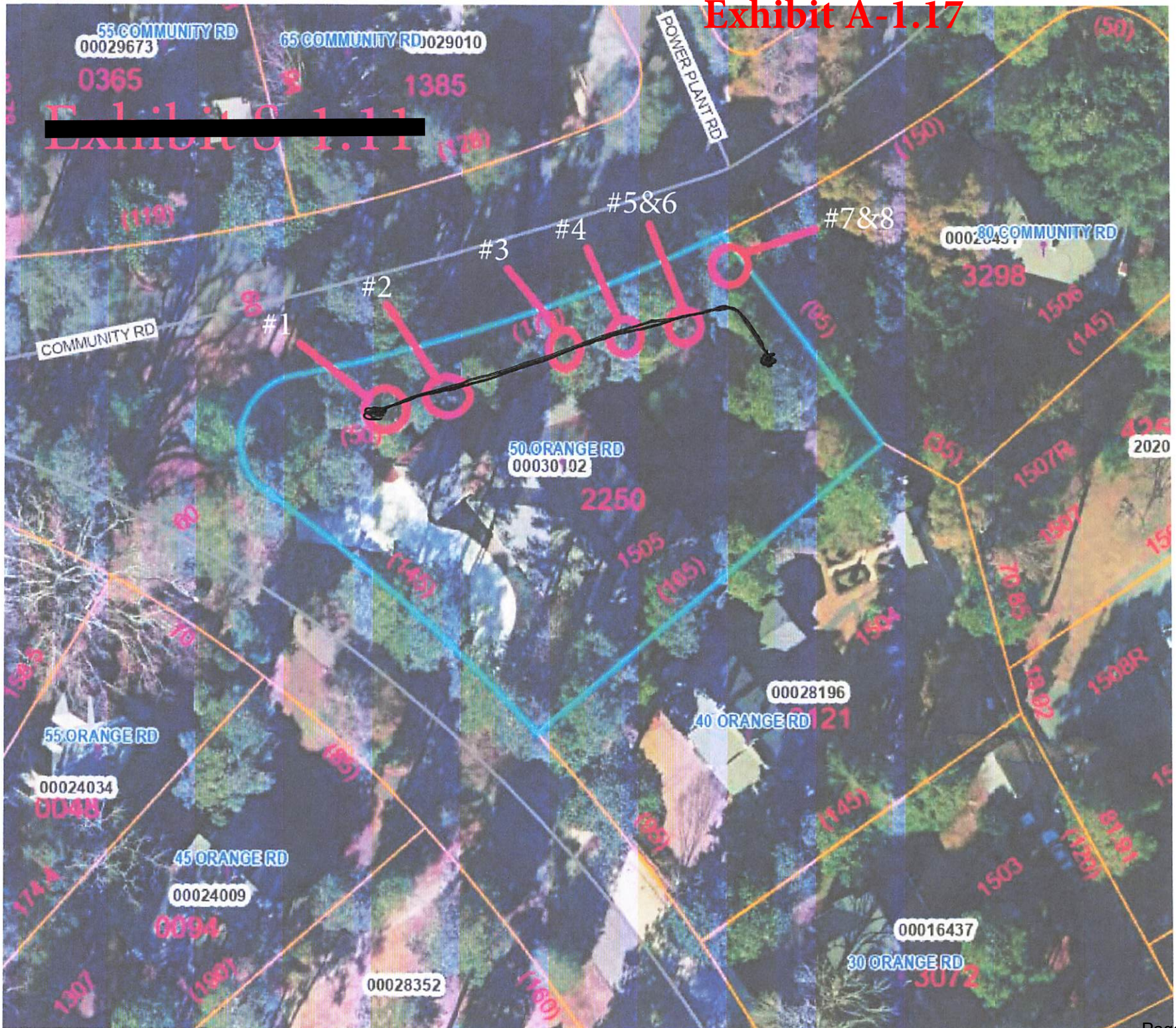


Exhibit A-1.18

Carolina Cherry Laurel (Prunus Plant

- ✓ Full Screen
- Split View
- Slide Over



The Carolina Cherry Laurel (*Prunus caroliniana*) is a low-maintenance evergreen shrub native to the southeastern US. It's known for its glossy, dark green leaves and can grow up to 25 ft tall and 15–20 ft wide. **With regular pruning, it can create a dense hedge or screen.** Here's a quick overview: [🔗](#)

Appearance

Dense evergreen foliage, creamy white flowers in spring and winter, small black berries in early spring [🔗](#)

Sunlight



Prunus caroliniana (Carolina Cherry Laurel)

Carolina Cherry-laurel, Cherry-laurel, Laurel Cherry, Carolina Laurel Cherry, Laurocerasus caroliniana



IN THIS ARTICLE | [hide](#)

- [Carolina Cherry Laurel – Prunus caroliniana: An In-depth Look](#)
- [Benefits and Drawbacks of Carolina Cherry Laurel!](#)
- [How to Grow and Care for Carolina Cherry Laurel](#)
- [How to Propagate Carolina Cherry Laurel](#)
- [Pest and Disease Problems of Carolina Cherry Laurel](#)
- [Frequently Asked Questions About Carolina Cherry Laurel!](#)

Carolina Cherry Laurel – Prunus caroliniana: An In-depth Look

Prunus caroliniana, commonly known as Carolina Cherry Laurel or Carolina Laurelcherry, is a fast-growing, evergreen tree or large shrub in the rose family (Rosaceae). Native to the southeastern United States, it is prized for its dense, glossy green foliage, fragrant white flowers, and adaptability to a variety of landscapes. It makes an excellent hedge, screen, or ornamental specimen, especially in warm climates.

Despite its common name, Carolina Cherry Laurel is not a true laurel like [Bay Laurel](#) (*Laurus nobilis*). Instead, it belongs to the [Prunus](#) genus, which also includes familiar fruit trees such as [cherries](#), [plums](#), and [almonds](#).

Native Range

Carolina Cherry Laurel is native to the southeastern United States, ranging from North Carolina to Florida and west to Texas. It is commonly found in coastal plains, forest understories, and disturbed sites. Its native habitat includes moist woods, thickets, and

Add to Collection

Buy Plants

Requirements

Hardiness	7 - 10
Climate Zones	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
Plant Type	Shrubs, Trees
Plant Family	Rosaceae
Genus	Prunus - Flowering Cherry Tree
Exposure	Full Sun, Partial Sun
Season of Interest	Spring (Early, Mid, Late), Summer (Early, Mid, Late), Fall, Winter
Height	15' - 30' (4.6m - 9.1m)
Spread	10' - 25' (3m - 7.6m)
Maintenance	Low
Water Needs	Average
Soil Type	Clay, Loam, Sand
Soil pH	Acid, Alkaline, Neutral
Soil Drainage	Moist but Well-Drained, Well-Drained
Characteristics	Fragrant, Showy, Evergreen, Fruit & Berries
Native Plants	United States , Southwest , Southeast , Louisiana , Mississippi , North Carolina , South Carolina , Alabama , Arkansas , Florida , Georgia , Texas
Tolerance	Drought, Page 47 of 84

sandy soils near riverbanks.

Plant Type and Habit

Carolina Cherry Laurel is an evergreen shrub or small tree with a dense, upright to pyramidal form. It can be trained as a multi-stemmed screen or as a single-trunked tree. Its naturally dense growth makes it ideal for hedges, windbreaks, and privacy barriers.

Size

This plant typically grows 15–30 feet tall (4.5 to 9 meters) but can reach up to 40 feet (12 meters) in ideal conditions. Its spread ranges from 10 to 25 feet (3 to 7.5 meters).

With a moderate to fast growth rate of 1 to 2 feet per year, it's a popular choice for gardeners seeking quick coverage.

Lifespan

Carolina Cherry Laurel can live 25 years or more when provided with suitable growing conditions and regular maintenance.

Flowers

Fragrant, creamy-white flowers bloom in late winter to mid-spring, forming narrow racemes up to 3 inches (7.5 cm) long. The blooms attract bees and other early-season pollinators.

Fruits

After flowering, small, fleshy, reddish-purple drupes develop in late summer, ripening to shiny black by fall. These cherry-like fruits are visually attractive and persist into winter, providing seasonal interest. While the berries are toxic to humans and pets if ingested, they are a valuable food source for birds, which often consume them quickly once ripe.

Foliage

The evergreen foliage consists of glossy, leathery leaves that are dark green on top and lighter beneath. Leaves are oblong, 2–4 inches long, with smooth or finely serrated margins. Crushed leaves emit an almond-like aroma due to cyanogenic compounds.

Bark

The bark is smooth and grayish-brown when young, aging into a rougher, scaly texture. Older trunks develop an attractive, fissured pattern.

Hardiness

Carolina Cherry Laurel is hardy in USDA zones 7B through 10A. This means it can tolerate winter temperatures as low as 5°F (-15°C) in zone 7B and up to 30°F (-1°C) in zone 10A.

Uses

Hedges and Screens: Excellent for creating dense, evergreen privacy screens and reducing noise in residential or commercial landscapes.

Ornamental Tree: With selective pruning, it becomes a graceful small tree suitable for courtyards and entryways.

Windbreak: Its dense foliage and upright growth make it an effective wind barrier in open landscapes.

Coastal Gardens: Exhibits moderate salt tolerance and withstands windy coastal conditions when protected from direct salt spray.

Naturalized Areas: Useful in large properties or restoration projects where a native evergreen is desired.

Woodland Gardens: Blends seamlessly into naturalistic or woodland settings, thriving

Attracts

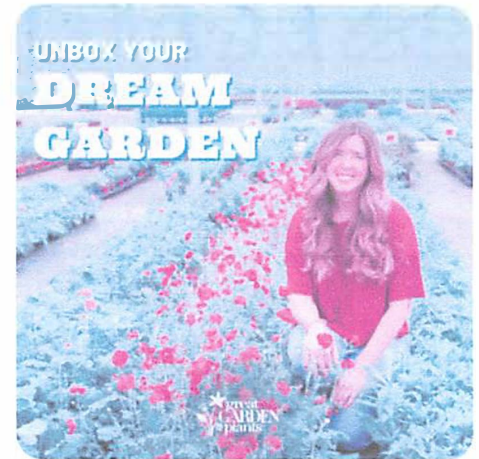
Bees, Birds, Butterflies

Garden Uses

[Beds And Borders,](#)
[Hedges And Screens](#)

Garden Styles

[Coastal Garden,](#)
[Informal and Cottage](#)



How Many Plants
Do I Need?

[Learn Now](#)

Explore Great Plant
Combination Ideas

[Prunus \(Cherry Tree\)](#)

Guides with

[Prunus \(Cherry Tree\)](#)

Not sure which Prunus
(Cherry Tree) to pick?

[Compare Now](#)

Invasiveness: *Prunus caroliniana* is not considered invasive but can be aggressive in its spread. It self-seeds prolifically and can spread aggressively in favorable conditions.

Exhibit A-1.21



Benefits and Drawbacks of Carolina Cherry Laurel

Benefits

- Evergreen:** Provides consistent greenery year-round.
- Fast-Growing:** Fills in quickly for privacy or screening purposes.
- Versatile:** Can be pruned into a hedge or grown as a specimen tree.
- Low Maintenance:** Tolerates pruning, drought, and urban conditions.
- Wildlife-Friendly:** Attracts pollinators and birds.
- Pollution Tolerant:** Performs well in urban environments with air pollution or compacted soil.

Drawbacks

- Toxicity:** All parts of the plant are poisonous to humans and animals if ingested.
- Invasiveness:** Can spread beyond intended areas in suitable climates.
- Messy Fruit:** Fallen berries may stain hardscapes and attract rodents.
- Dense Growth:** May require frequent pruning in formal landscapes.

How to Grow and Care for Carolina Cherry Laurel

Planting

- Location:** Best in full sun to partial shade. Full sun is preferred for more flowers and fruit, but it can tolerate partial shade if the soil is moist and well-drained.
- Soil:** Tolerates a wide range of soil types, including clay, loam, and sandy soils. It prefers well-drained soils to prevent root rot, which can occur in waterlogged conditions.
- Timing:** Plant in late fall or early spring for optimal root establishment. These seasons offer cooler temperatures and higher moisture levels, facilitating better growth.
- Spacing:** For hedges, space plants about 3 to 5 feet apart to ensure a dense screen. This spacing allows for quick establishment and minimizes gaps in the hedge.

in dappled light.

Urban Gardens: Tolerates air pollution, and reflected heat, making it ideal for city settings.

Butterfly Gardens: Its fragrant flowers attract butterflies and other pollinators during the blooming season.

Native Gardens: A native species that supports local ecosystems and wildlife in the southeastern United States.

Pollinator Gardens: Flowers provide early-season nectar for bees and beneficial insects.

Border Planting: Offers structure, evergreen color, and seasonal interest along borders and walkways.

Foundation Planting: Works well near buildings as a low-maintenance, evergreen backdrop.

Specimen Plant: Stands out as a focal point in lawns or open spaces with its rich foliage and neat form.

[Top Fast-Growing Trees for Instant Privacy](#)

[Choosing Your Ideal Hedge: A Guide for Top Shrubs for Any Garden](#)

[Laurel Shrubs and Trees: Choosing the Best for Your Garden](#)



Exhibit A-1.22

Wildlife Value

Carolina Cherry Laurel supports a wide range of wildlife throughout the year. Its fragrant spring flowers provide nectar for adult butterflies and pollen for native [bees](#), making it a valuable early-season resource in pollinator gardens. It is a host plant for several butterfly species, including the [Eastern Tiger Swallowtail](#) (*Papilio glaucus*), Coral Hairstreak, Red-spotted Purple, Spring and Summer Azures, and Viceroy butterflies, supporting their larval development. [How to Create a Butterfly Garden](#)

The dense evergreen canopy offers excellent shelter and nesting opportunities for birds and small mammals, particularly during winter and periods of extreme weather. Its persistent black fruits are consumed by a variety of wildlife, including songbirds, wild turkeys, quail, raccoons, foxes, and other small mammals. White-tailed deer may browse the foliage occasionally, especially in areas where food is scarce.

Drought and Salt Tolerance

Once established, Carolina Cherry Laurel exhibits excellent drought tolerance. It is considered moderately salt-tolerant, making it viable for coastal regions with light salt exposure.

Toxicity

Carolina Cherry Laurel is highly toxic to humans, cats, dogs, horses, and livestock. All parts of the plant—especially the leaves, seeds, and stems—contain cyanogenic glycosides, including amygdalin and prunasin, which can release cyanide when ingested.

Ingestion may lead to gasping, weakness, excitement, pupil dilation, spasms, convulsions, coma, and respiratory failure. Wilting plant material is particularly hazardous due to increased cyanide concentration. In severe cases, brick-red mucous membranes, panting, and shock may occur.

Exercise caution when planting Carolina Cherry Laurel near children's play areas, animal enclosures, or livestock pastures.

[Poisonous Flowers and Plants: Identifying Toxic Risks Around You](#)

Deer and Rabbit Resistance

Carolina Cherry Laurel is typically resistant to browsing by [deer](#) and [rabbits](#), though young plants may be nibbled in areas with high wildlife pressure.

Home > Shrubs > Flowering Shrubs



Exhibit A-1.23

Cherry Laurel 'Centre Court™' Shrub

Prunus caroliniana Centre Court

18 reviews

- Evergreen shrub with glossy green leaves
- Fragrant white flowers bloom in spring
- Ideal for hedges and privacy screens

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3 gallon
8% OFF

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Single
8% OFF

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COA-2025-00083 (60 Village Green 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 construction of additions at 60 Village Green E. The property is identified as Moore County PID Number 00022544. The property owner is Fownes Cottage, LP and the applicant is Dandeneau Architecture PLLC.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 07/14/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



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: July 16, 2025
Subject: Major COA Request 60 Village Green Rd E

Applicant:	Dandeneau Architecture PLLC
Owners:	Fownes Cottage, LP
Property Location:	60 Village Green Rd E
Land Use:	Single Family Residential
PID#	00022544
COA#:	2025-00083

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for an additions to the principal dwelling at 60 Village Green Rd E. The property is further identified as Moore County PID Number 00022544. The primary structure was built in 1911 and the property is +/- 1.10 acres in size.

The applicant is proposing to construct an addition to the principal dwelling. The addition would be connected to the principal dwelling by a breezeway in the side yard. A pool will be added to the rear yard, along with surrounding patio of natural stone. Brick patios and walkways will be added, and the existing driveway connecting to the garage will be relocated slightly. All materials including the brick, roofing, doors, windows, and colors will match what is on the existing structure.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work, and installation of in ground swimming pools 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

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.7 - The height of an accessory building **must** not be taller than the primary structure and **must** be smaller in scale than the primary structure.
4. SECTION III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
5. 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.
6. SECTION III.I.10 - An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.1 - The historic configuration and materials of existing driveways and alleys *should* be retained and preserved whenever possible.

D. SWIMMING POOLS

1. SECTION VII.D.1 - In-ground swimming pools, hot tubs and spas **must** be located in the rear yard and **must** not be visible from the street.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the additions are congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

July 10, 2025

Dear Property Owner(s),

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

Thursday, July 24th, 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 construction of additions at 60 Village Green E. The property is identified as Moore County PID Number 00022544. The property owner is Fownes Cottage, LP and the applicant is Dandeneau Architecture PLLC.

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



Legend

- Subject Property
- Adjacent Properties Notified

Official Zoning

- R10 - Residential
- PC - Public Conservation
- RD - Recreational Development

0 162.5 325 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).

7/9/2025

July 24, 2025

Historic Preservation Commission

60 Village Green E Major COA Request



ACRES, RANDY L
55 PALMETTO ROAD
PINEHURST,NC,28374

SPOONHOUR, JAMES M.
PO BOX 716
PINEHURST,NC,28370

PAUL, STUART WATSON & ALISON JANE
EDINBURGH EH3 7TN

..

KERR, TIMOTHY FOWNES
15 LAUREL RD
PINEHURST,NC,28374-9354

FOWNES COTTAGE, LP
5956 SHERRY LANE SUITE 1800
DALLAS,TX,75225

DUNCAN, ERNEST STEPHEN SR
25 LAUREL RD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

BLACK, JOSEPH M JR & DORATHY B
35 LAUREL RD
PINEHURST,NC,28374

COA-2025-00083 - Fownes Cottage Addition

Menu Help

File Date: [06/26/2025](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [This project proposes a two-story addition to the existing historic home. The design carefully follows the style, scale, and roofline of the original 1900s house. The new ad the old Carolina room that was lost in a fire. The exterior will use matching cedar siding and the same windows as the main house to ensure a consistent look. The additic and connected by a breezeway. This approach allows the new section to be clearly separate from the historic structure, in keeping with national preservation guidelines. It can be used for small receptions and professional gatherings, while still honoring the character and integrity of the original home.](#)

Application Name: [Fownes Cottage Addition](#)

Address: [60 E Village Green, Pinehurst, NC 28374](#)

Owner Name:

Owner Address:

Parcel No: [00022544](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Dandeneau Architecture...	Dandeneau Archi...	Applicant	Mailing, 100 Magnolia ...	Active
	Dandeneau Architecture...	Dandeneau Archi...	Applicant	Mailing, 100 Magnolia ...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure Addition	Type of Work Addition	Existing Use Single Family Low Density
Proposed Use Single Family Low Density	Includes Demolition? No	Includes Tree Removal? Yes
COA Number -	Conditions of COA (If Any) -	

PERMIT DATES

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

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Cedar Shingle	Wood	Cedar Shingle	Same stain and style as main house

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Cedar Shingles	Light Wood	Cedar Shingles	Same stain and style as main house

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Cedar shingles	Light Wood	Cedar Shingles	Same stain and style as main house

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Cedar Shingles	Light Wood	Cedar Shingles	Same stain as main house

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	Cream	Wood	Same color as main house

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood/Alum	Cream	Wood/Alum	Same style as main house

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

brick	red	brick	red
-----------------------	-----	-------	-----

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

Asphalt	grey	Asphalt and copper for low slope roofs	Grey and patina copper
-------------------------	------	--	------------------------

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

Brick	red	Brick and Stone	Red and Grey
-----------------------	-----	-----------------	--------------

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

brick	red	brick	red
-----------------------	-----	-------	-----

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

Velux skylights hidden on the back roof clear

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

Since Addition - no Number

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	06/26/2025	Kimberly Stepnoski
	Review for Completeness				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docun
	1907-1909.pdf	PLN_HIST	Site Plan	March 23, 2025 Surv...	application/pdf	Uploac
	BROWN Fownes Final Sur...	PLN_HIST	Site Plan	Survey Done after r...	application/pdf	Uploac
	Site Plan.pdf	PLN_HIST	Other	30% Calculation for...	application/pdf	Uploac
	A201.jpg	PLN_HIST	Building Elevat...	East and South Elev...	image/jpeg	Uploac

File Name	Document Group	Category	Description	Type	Docur
A202.jpg	PLN_HIST	Building Elevat...	West and North Elev...	image/jpeg	Uploac
A002.pdf	PLN_HIST	Site Plan	A002 Site Imperviou...	application/pdf	Uploac
Fownes Cottage Impervi...	PLN_HIST	Other	ENGINEER DATA FOR D...	application/pdf	Uploac
A101.jpg	PLN_HIST	Photo	3D views of New Add...	image/jpeg	Uploac
A002R1.pdf	PLN_HIST	Site Plan	There is a minor ch...	application/pdf	Uploac

[Show all](#)

Application Comments:

View ID	Comment	Date
---------	---------	------

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
-----------------	----------------	-----------	--------	----------

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------	-----------------	-----------	--------	----------

Required Inspections:

I, STEPHEN R. SHEFFIELD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

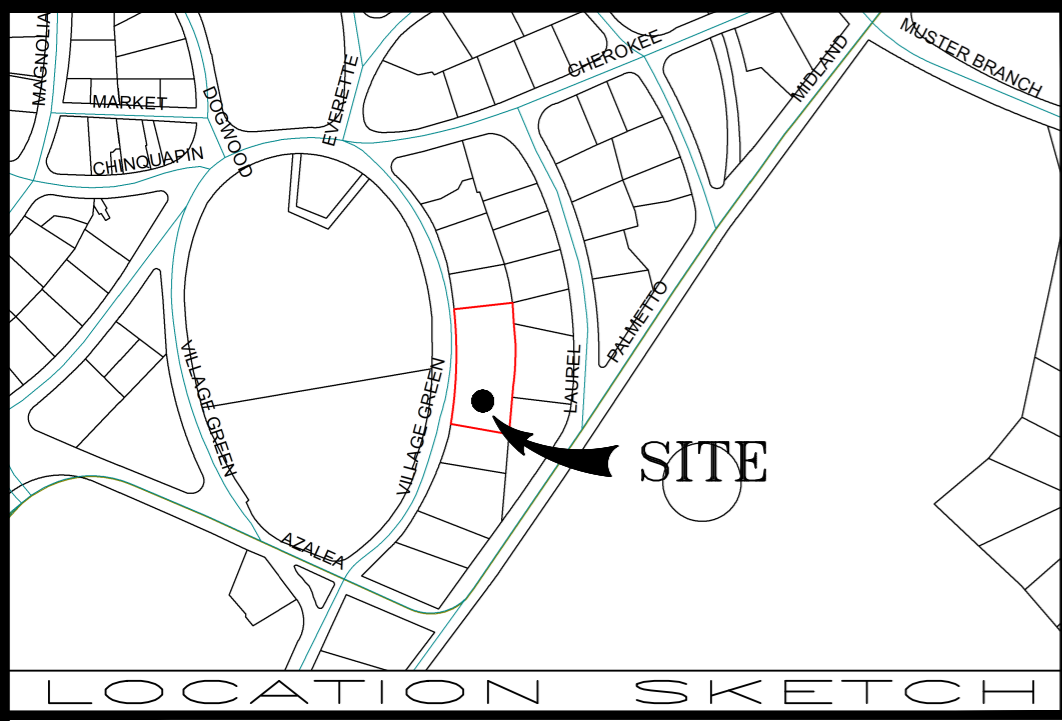
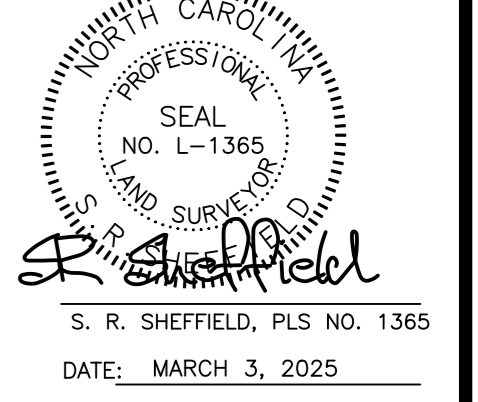
1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.10'
3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
4. DATES OF SURVEY: 02-19-2025
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: NC CORS
7. GEOID MODEL: NCGS 2018
8. COMBINED GRID FACTOR: 0.99985341
9. UNITS: US SURVEY FEET; DISTANCES ARE NC GRID.

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).

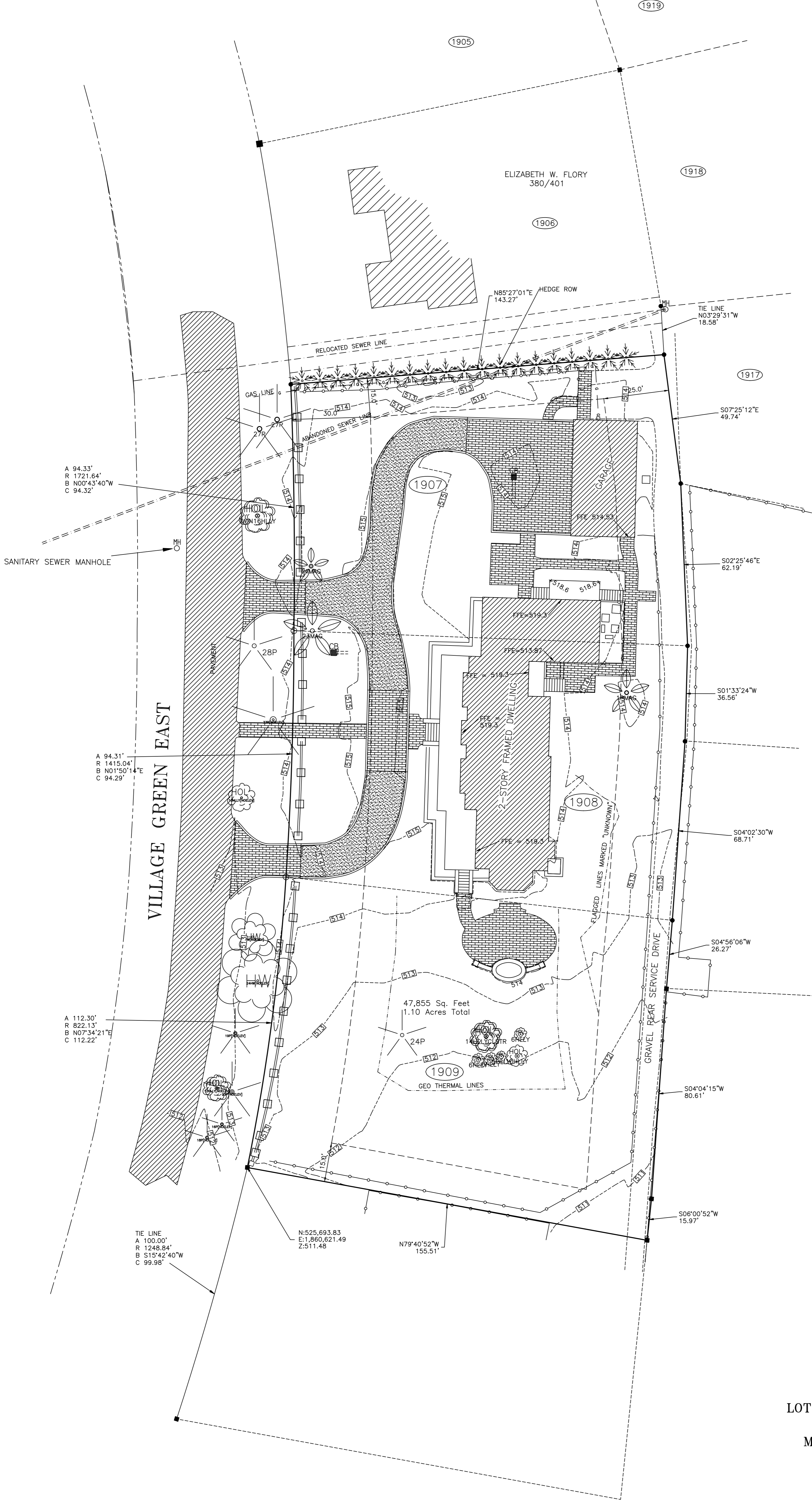
Further: I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 4135, PAGE 308
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

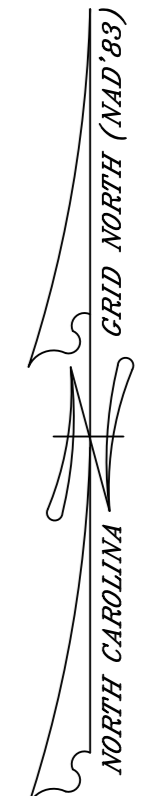
NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.
CORPORATE LICENSE NO. C-1987



LOCATION SKETCH



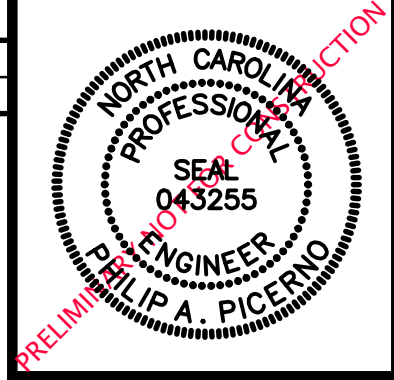
- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - ◻ = SQUARE FOOTAGE
 - ⊙ = UTILITY POLE
 - ⊞ = WATER METER
 - ⊕ = WATER VALVE
 - ⊙ = FIRE HYDRANT
 - ⊞ = CATCH BASIN
 - ⊕ = SANITARY SEWER MANHOLE
 - ▲ = POWER SERVICE STUB
 - ⊙ = SEWER SERVICE STUB
 - ⊕ = TELEPHONE SERVICE STUB
 - ⊙ = CABLE TV SERVICE STUB
 - — — — — = FENCE
 - - - - - = SILT FENCE
 - 18P = PINE TREE W/ SIZE NOTED
 - = OAK TREE
 - ⊙ = HARDWOOD TREE
 - ⊙ = DOGWOOD TREE
 - ⊙ = AREA LIGHT



TOPOGRAPHIC SURVEY FOR
FOWNES COTTAGE, LP
LOT NOS. 1907, 1908 & 1909, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MARCH 3, 2025 -- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA

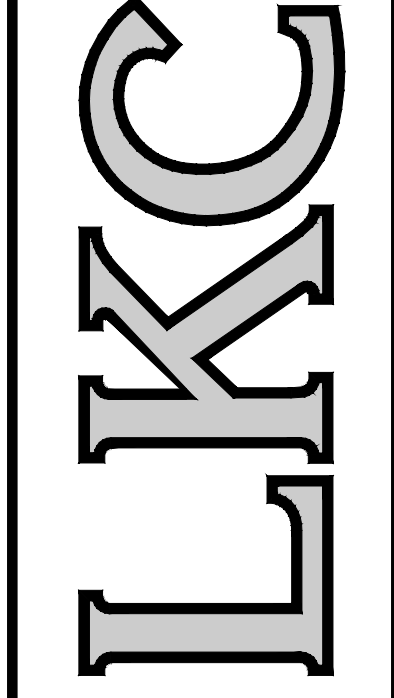
REVISIONS			
SYM.	DESCRIPTION	DATE	BY

EXHIBIT A-2.2



LKC Engineering, PLLC
 140 Aqua Shed Court
 Aberdeen, NC 28315
 O: 910.420.1437
 F: 910.637.0096
 lkceengineering.com
 License No. P-1095

Engineering
 Landscape Architecture
 Surveying

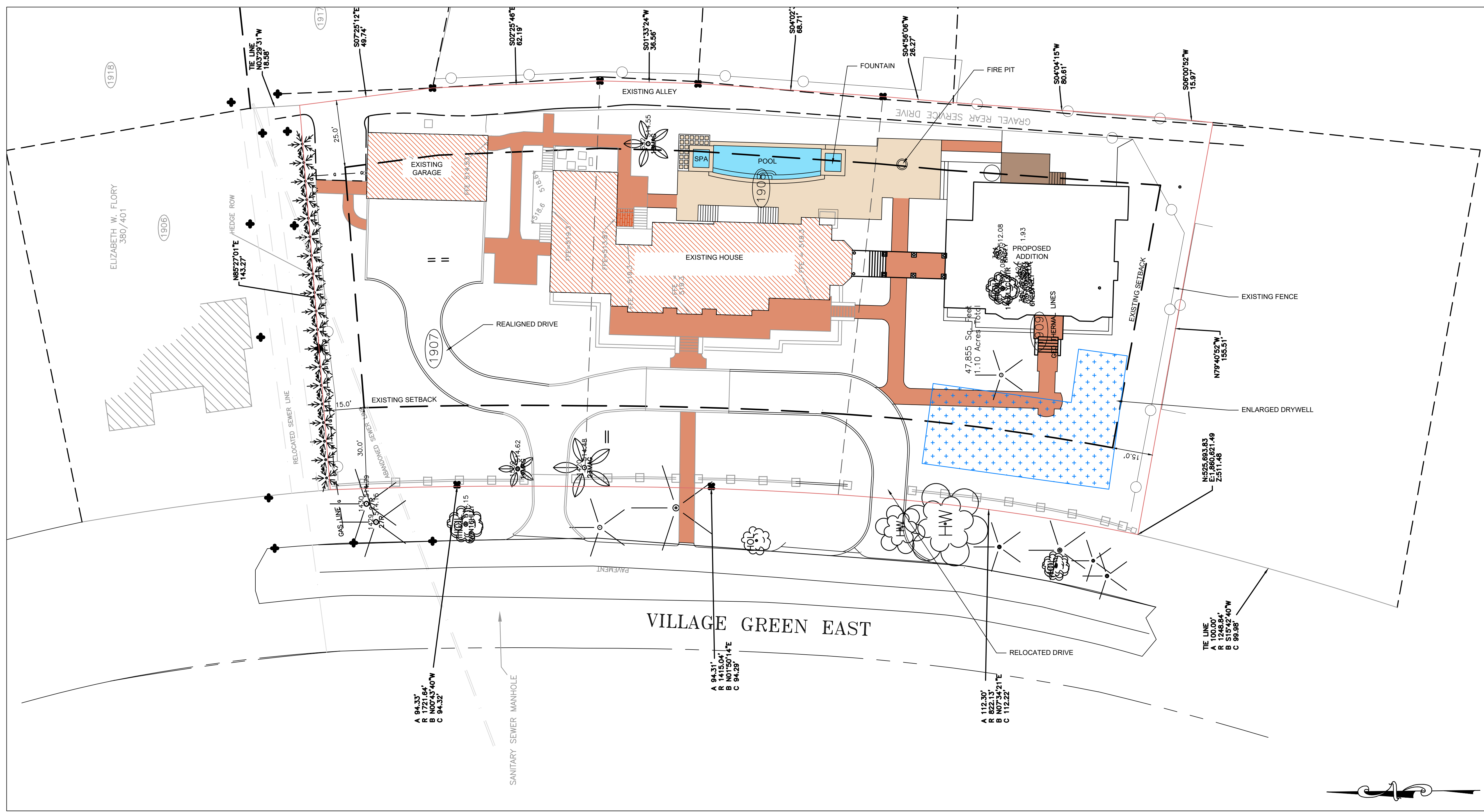


LAYOUT PLAN
 WITH PEDESTRIAN PAVING

FOWNES COTTAGE
 Pinehurst, North Carolina

DATE: July, 2025
 DESIGNED: PWHJ
 DRAWN:
 CHECKED: PAP
 NO.

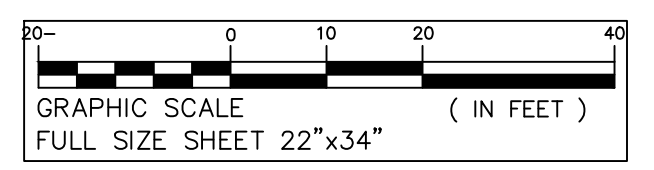
L-02



1 LAYOUT PLAN WITH PEDESTRIAN PAVING
 L-02

LEGEND

- NATURAL STONE PAVING
- BRICK PAVING
- WATER SURFACE
- WOOD DECKING



FOR REFERENCE ONLY



100 Magnolia Road, Suite 2200 Pinehurst
NC 28574
910.650.9602
www.dandeneauarchitecture.com

**Fownes
Cottage**
60 Village Green Road
East #Site Address2
Pinehurst , NC 28574

Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
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**NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION**

ISSUE#12
6/26/25

3D Views

A101

Printed: 6/26/25



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



2 NORTH Elevation

1'-5.64'



DANDENEAU
ARCHITECTURE, P.L.L.C.
CREATIVEDANDENEAU.COM

100 Magnolia Road, Suite 2206 Pinehurst
NC 28574
910.692.6622
www.dandeneauarchitecture.com

**Fownes
Cottage**
60 Village Green Road
East #Site Address2
Pinehurst, NC 28574

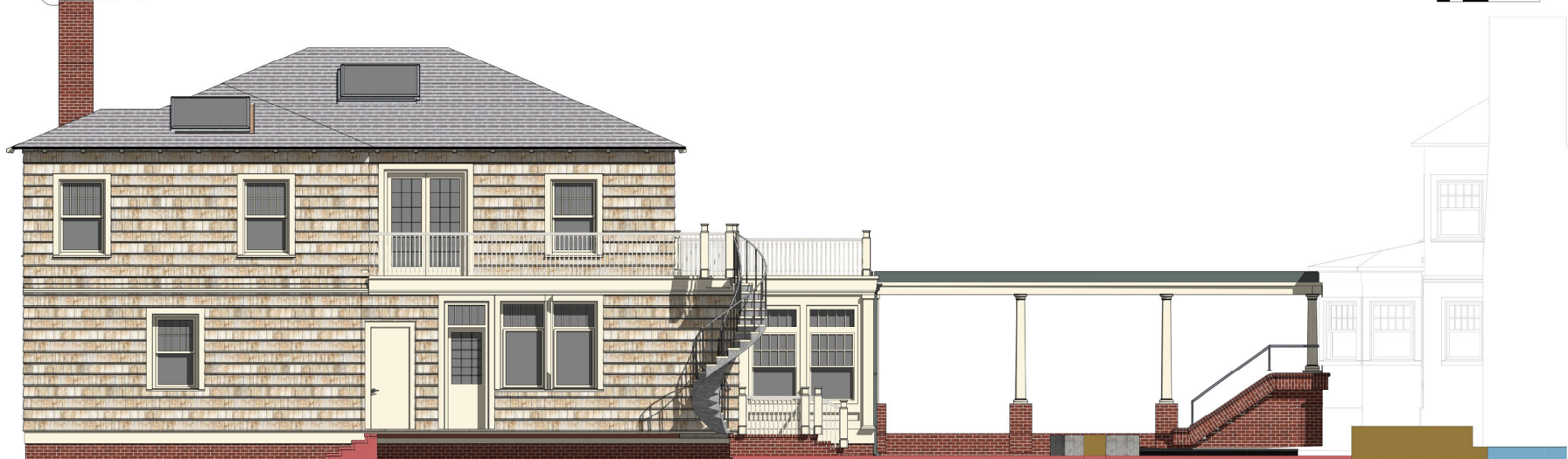
Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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2 SOUTH Elevation
A201 SCALE: 1/4" = 1'-0"



1 EAST Elevation
A201 SCALE: 1/4" = 1'-0"



NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

ISSUE 12
6/26/25

EAST AND SOUTH

A201

PRINTED: 6/26/25



Home > Windows & Doors > Windows > Double-hung & single-hung windows > 400 Series Woodwright® Double-Hung Window

400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW

LEARN DESIGN IT TECH SPECS



INTERIOR EXTERIOR

♥ Add To My Favorites

Excellent choice

We like your style

Clear My Choices ✕

Sizing Interior Hardware Grilles Exterior Trim Glass Summary

▸ All of your window details

◀ Share My Design Print

Product ID#	WDH21056
Unit Width	35 5/8"
Unit Height	68 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Easy-Tilt Release Lock, White
Optional Hardware	None
Grille Pattern	Colonial - Top Sash Only
Grille Width	3/4"
Exterior Color	Canvas
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	Canvas







EXHIBIT A-3.4





COA-2025-00093 (80 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 an approved Major COA at 80 Medlin Rd.

The property is identified as Moore County PID #00021345. The property owner is Richard and Karissa Sweat and the applicant is Keystone Builders, LLC.

FROM: Michael Mandeville, Senior Planner

CC: Historic Preservation Commission;

DATE OF MEMO: 07/16/2025

MEMO DETAILS

ATTACHMENTS

1. S1.1-S1.5
2. A-1.1-A-1.5



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Senior Planner
CC: Alex Cameron, Planning Director
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: July 17, 2025
Subject: Major COA Request for 80 Medlin Road

Applicant:	Keystone Builders, LLC
Owners:	Richard and Karissa Sweat
Property Location:	80 Medlin Road
Land Use:	Single Family Residential
PID#	00021345
COA#:	2025-00093

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to approved COA-2024-00057 at 80 Medlin Road. The property is further identified as Moore County PID Number 00021345. The unoccupied structure was approved as a Major COA in May of 2024.

The applicant is proposing to change from (3) three windows to (2) two on the front elevation and the removal of (1) one tree greater than (12) twelve inches in diameter at breast height (DBH) along McIntyre Rd.

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

Standards of Review

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

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

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.

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 a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the decreasing the number of windows and removal of one (1) street side tree is congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 10, 2025

Dear Property Owner(s),

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

Thursday, July 24, 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 modifications to an approved Major COA at 80 Medlin Rd. The property is identified as Moore County PID #00021345. The property owner is Richard and Karissa Sweat and the applicant is Keystone Builders, LLC.

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

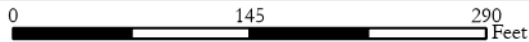
395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org



Legend

-  Property Owners Receiving Notification
-  Subject Property

Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MPTI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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).

July 24, 2025

Historic Preservation Commission

80 Medlin Road Major COA Request



MILLIGAN, SUSAN
105 MEDLIN ROAD
PINEHURST,NC,28374

DEMPSEY, CHRISTIAN J
110 MEDLIN RD
PINEHURST,NC,28374-9823

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

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

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

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

CHRISCOE, MATTHEW
120 WOODS ROAD
PINEHURST,NC,28374

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

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

LEONARD, STORMME
115 MEDLIN ROAD
PINEHURST,NC,28374

COA-2025-00093 - 80 Medlin Rd

Menu Help

File Date: [07/08/2025](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [Change from \(3\) windows to \(2\) windows on front elevation in the Living Room](#)

Application Name: [80 Medlin Rd](#)

Address: [80 MEDLIN, PH, 28374](#)

Owner Name: [KOENIG, KIRK H](#)

Owner Address: [PO BOX 565, PINEHURST, NC 28374](#)

Parcel No: [0021345](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Melissa Smith	Keystone Builde...	Applicant	Business, 121 Emerald ...	Active
	Melissa Smith	Keystone Builde...	Applicant	Business, 121 Emerald ...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Change from (3) windows to (2) windows on the front elevation	Alteration	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No
COA Number	Conditions of COA (if Any)	
-	-	

PERMIT DATES

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

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

TRIM

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

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	07/09/2025	Michael Mandeville
	Review for Completeness				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				

Task	Assigned To	Status	Status Date	Action By
HPC Hearing COA Issued Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By

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

[Show all](#)

Application Comments:	View ID	Comment	Date

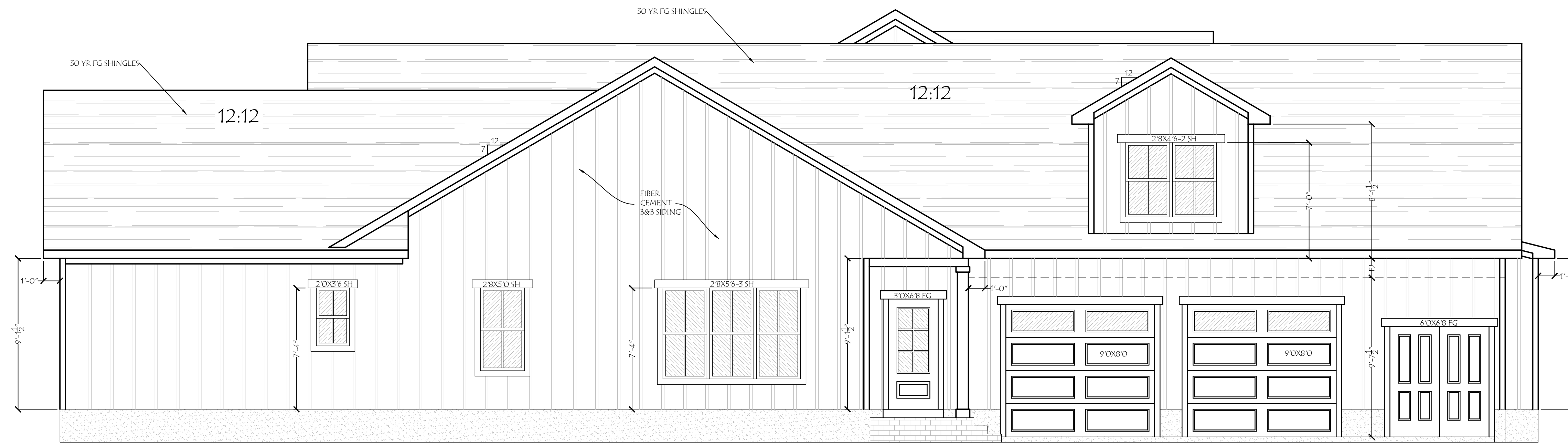
Initiated by Product: ACA

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

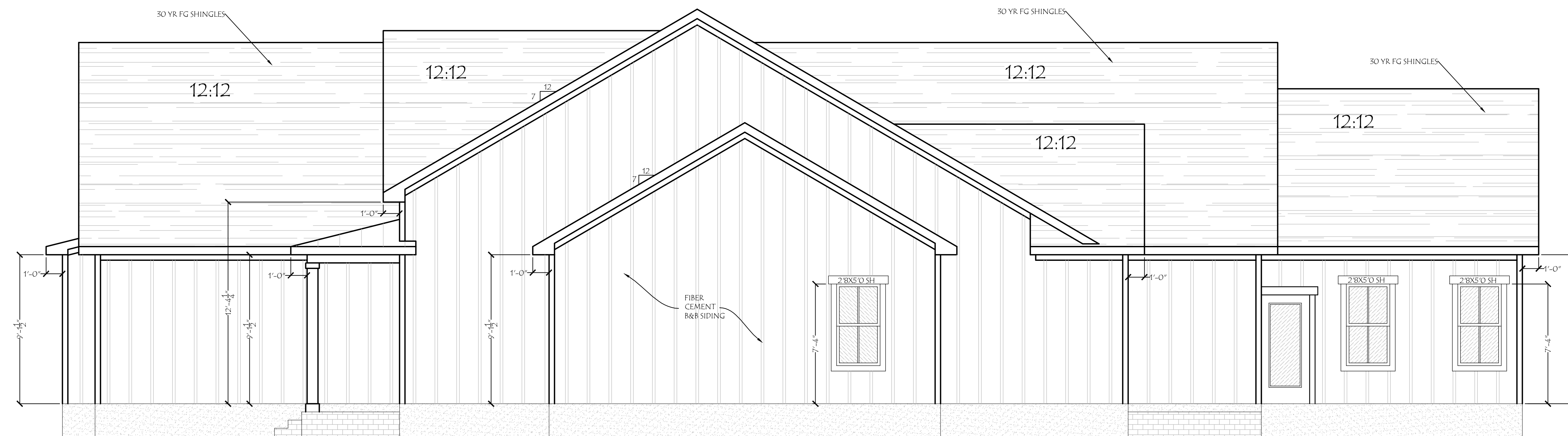
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

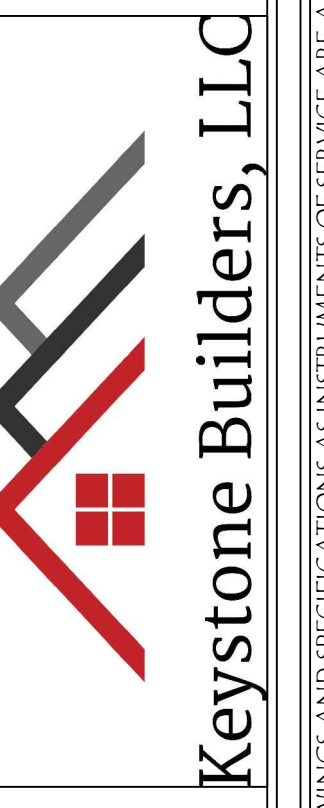
Exhibit A-1.3 Original approved COA front elevation



FRONT ELEVATION



REAR ELEVATION



Keystone Builders, LLC

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF KEYSTONE BUILDERS, LLC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED OR NOT. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF THIS PROJECT IS STRICTLY PROHIBITED BY WRITTEN AGREEMENT WITH THE DESIGNER.

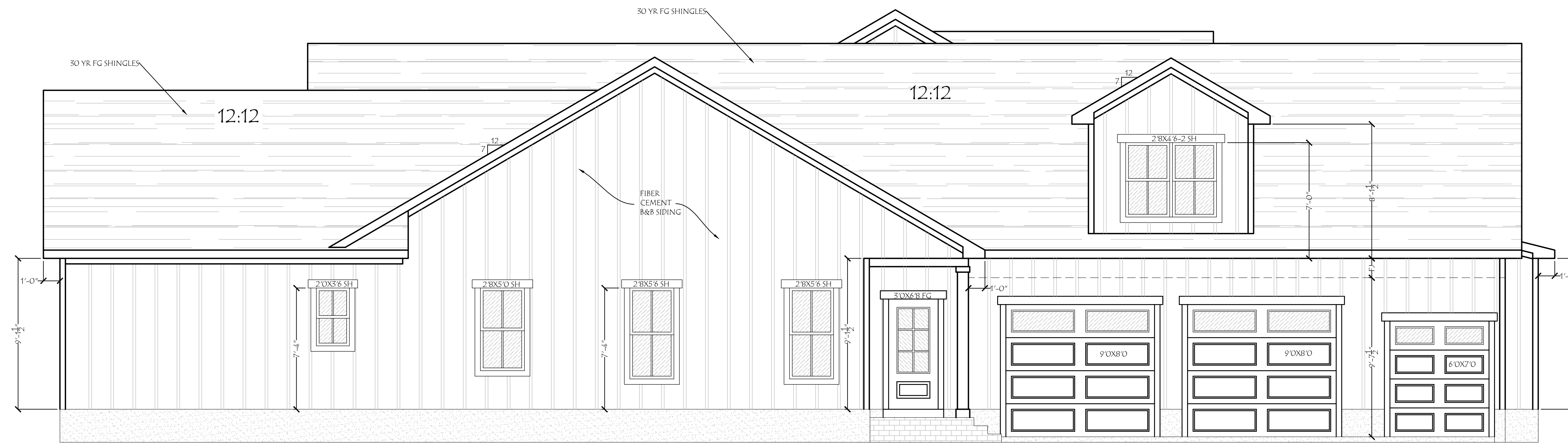
CLIENT:
 YORKE SWEAT
 80/90 MEDLIN ROAD
 PINEHURST, NC
 28374

DRAWING TITLE:
 XXXXXXXXXXXX

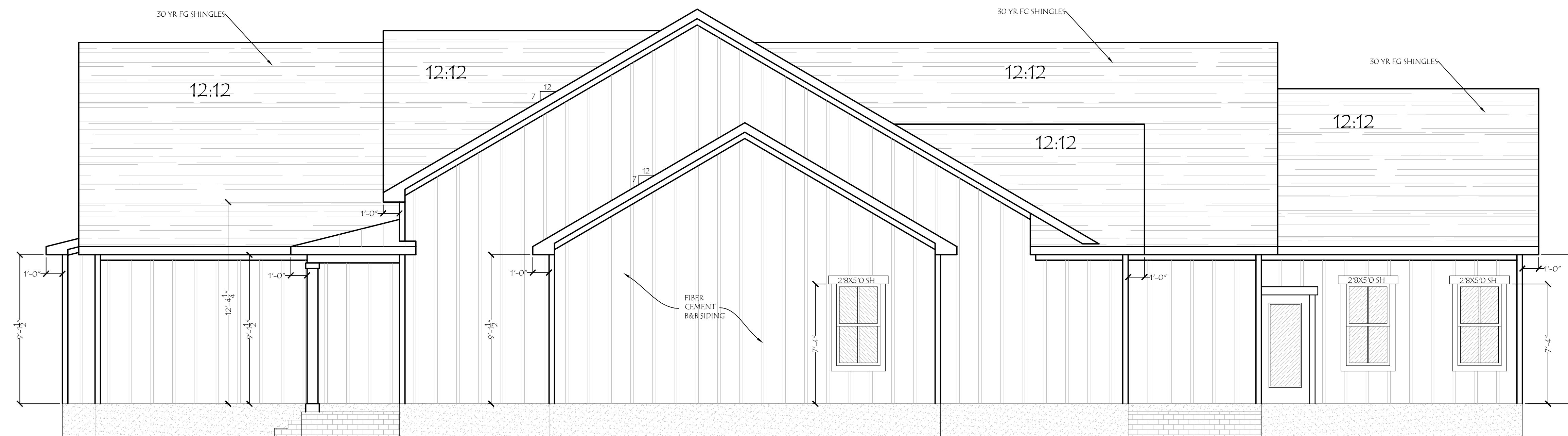
Keystone Builders, LLC assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before actual construction: 1) Builder or contractor must verify all dimensions prior to proceeding with construction. 2) Contractor must verify compliance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

DATE:	5/3/24
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SHEET No:	XXX
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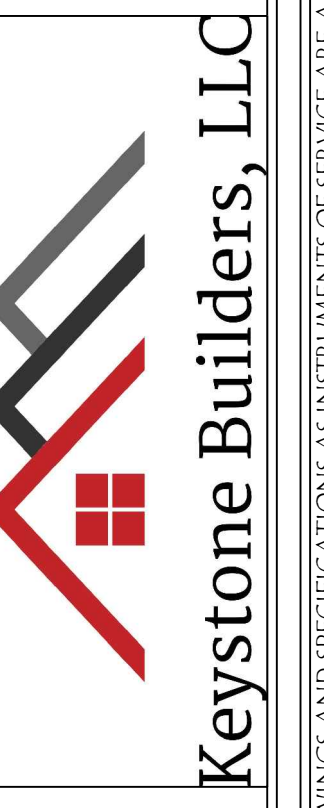
Exhibit A-1.4 new request



FRONT ELEVATION



REAR ELEVATION



Keystone Builders, LLC

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF KEYSTONE BUILDERS, LLC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED OR NOT. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE DESIGNER.

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

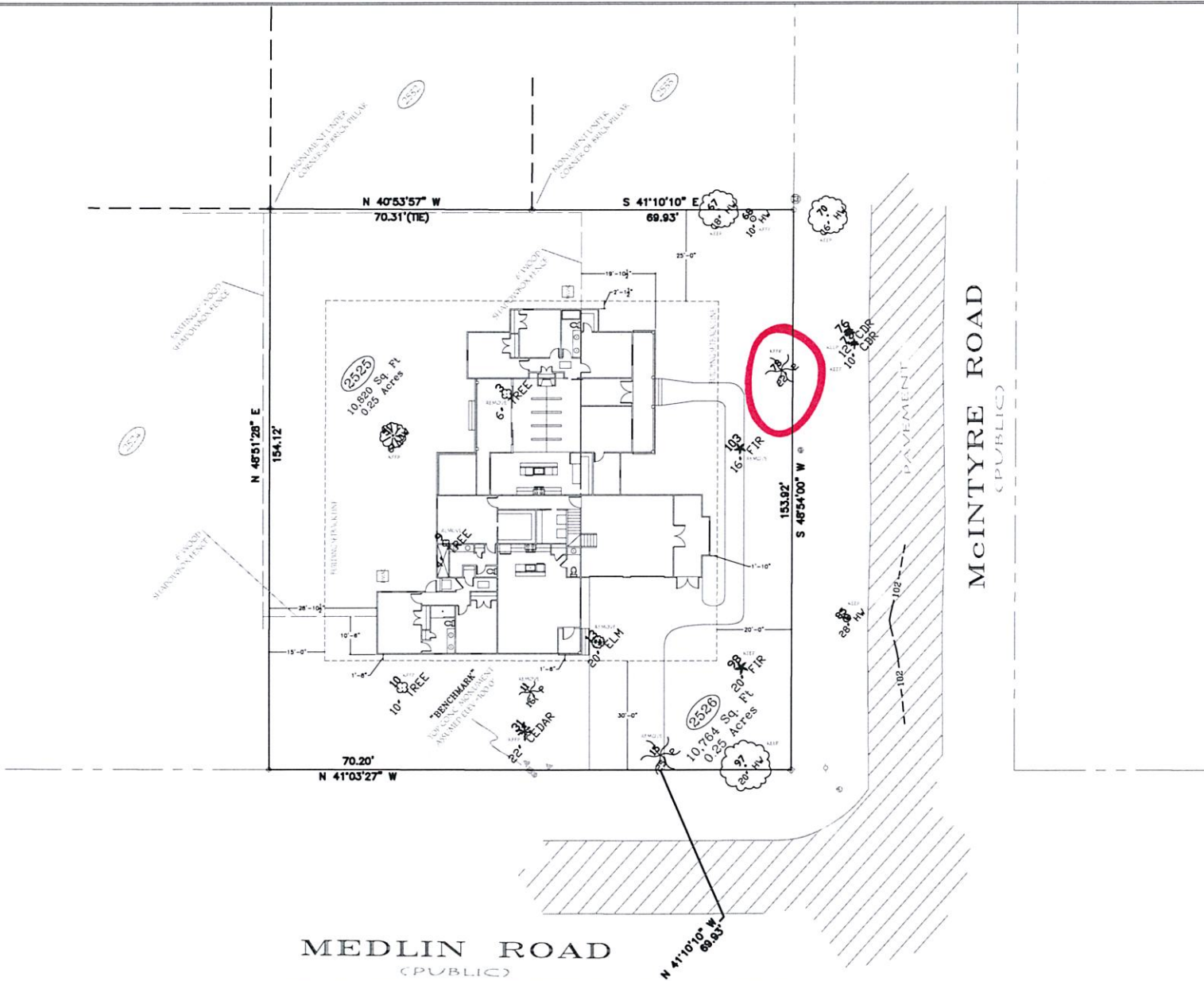
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Keystone Builders, LLC assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before actual construction: 1) Builder or contractor must verify all dimensions prior to proceeding with construction. 2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed. 3) Plans indicate location only; engineering aspects should incorporate actual site conditions. Caution must be exercised in making any changes in this plan. Only Designer, Architect, Contractor or other licensed professional should make modifications, as even minor changes in concept of the house could lead to major problems in construction.

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

FRONT AND REAR ELEVATIONS

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



MEDLIN ROAD
(PUBLIC)

MCINTYRE ROAD
(PUBLIC)

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

<p>Keystone Builders, LLC</p> <p><small>THIS IS A PRELIMINARY DRAWING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS THE RISK OF CONSTRUCTION OF ANY PROJECT BASED ON THIS DRAWING. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.</small></p>	<p>CLIENT:</p> <p>YORKE SWEAT 80/90 MEDLIN ROAD PINEHURST, NC</p> <p>28374</p>
	<p>DRAWING TITLE:</p> <p>XXXXXXXXXX</p>
<p>DATE: 5/3/24</p> <p>SCALE: 3/32"</p> <p>DRAWN BY: BRS</p> <p>SHEET No:</p> <p>XXX</p>	<p>OF 4 TOTAL SHEETS</p> <p>CHECKED BY:</p> <p>BRS</p> <p>DRAWING No:</p>



**Minor Work COA's Issued 6/15/25 - 7/14/25
ADDITIONAL AGENDA DETAILS:**

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 07/16/2025

MEMO DETAILS

ATTACHMENTS

1. Minor Work COA's Issued 6/15/25 - 7/14/25



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: July 16, 2025
SUBJECT: Minor Work COA's Issued 6/15/2025 – 7/14/2025

REPORT OF STAFF APPROVALS
July 24, 2025 MEETING
6/15/25 – 7/14/25

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00081	Roof replacement	6/17/2025	7/1/2025	15 Chinquapin	15 Chinquapin, LLC
COA-2025-00086	Change door color	6/30/2025	7/1/2025	80 Medlin Rd	Kirk Koenig