



**Historic Preservation Commission
Agenda for Regular Meeting of September 25, 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 08-28-2025 HPC Regular Meeting Minutes
3. Public Hearing
 - A. COA-2025-00105 (4 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 an addition, change in siding material and painting of the tennis facility building and additional parking at 4 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.

- B. COA-2025-00115 (52 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 modifications to approved COA-2025-00026 at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Precision Aesthetics, PLLC and the applicant is Bogle Firm Architecture.

4. Review of Normal Maintenance and Minor Work items
 - A. Minor COA's Issued 8/15/25 - 9/14/25
5. Next Meeting Date
 - A. 10-23-2025 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 08-28-2025 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 09/16/2025

MEMO DETAILS

ATTACHMENTS

1. 08-28-2025 HPC Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, August 28th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Joe Iverson, Chairman
David Herring, Vice Chairman
Paul Roberts
Angelique Fabiani
Joe Rosario
Lollie Addleman
Justin Bramlage

Members Absent:

Staff Present:

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

Approximately 6 members of the public were in attendance.

I. Call to Order

Mr. Iverson called the Regular Meeting to order at 04:00PM, explained the purpose of the meeting, and asked each Commission member to introduce themselves. Mr. Iverson confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 07-24-2025 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the July 24th, 2025, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 7-0.

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

III. Public Hearing

Mr. Iverson explained the procedures of a quasi-judicial public hearing and asked Commission members to disclose any ex parte communication. Mr. Herring stated he had a brief conversation with the owner of 90 Linden Road but noted that it would not influence his decision. Ms. Addleman stated she did not visit either site. All other members reported visiting both sites and confirmed they had no ex parte communication.

Ms. Klein was sworn into the Public Hearing.

A. COA-2025-00090 (10 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 an addition at 10

McCaskill Rd E. The property is identified as Moore County PID #00015336. The property owner and applicant is Joanne Valdes

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. Iverson accepted the materials submitted by Ms. Klein into evidence.

There were no questions for Staff.

Joanne Valdes, property owner, was sworn into the Public Hearing.

Gave a brief history of the home and explained the reason for the proposed addition.

Mr. Herring referenced Exhibit 2.5 and noted the shutters proposed on the exterior of the laundry room addition were not in compliance with the Historic District Standards. Ms. Valdes agreed to remove the shutters from the proposal.

Mr. Herring asked if the new windows would replicate the existing window. Ms. Valdes confirmed that they would, stating she will be using Pella Architectural Reserve windows.

Mr. Iverson asked whether any member of the audience wished to present testimony in favor of or opposition to the proposed Major Work. None came forward.

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

There was no deliberation.

Motion:

Mr. Bramlage moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00090) and find that the proposed Major Work at 10 McCaskill Rd. E. 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: Removal of shutters on the laundry room window.* Seconded by Mr. Herring. Approved by a vote of 7-0.

B. COA-2025-00101 (90 Linden 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 removal of trees and driveway resurfacing at 90 Linden Rd. The property is identified as Moore County PID #00014733. The property owner is Katharine Pate, and the applicant is Southern Landscape Group.

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. Iverson accepted the materials submitted by Ms. Klein into evidence.

The Commission did not have any questions for staff.

Katherine Pate, property owner, was sworn into the Public Hearing.

Mr. Roberts asked if the trees being proposed to be removed were interfering with the current asphalt. Ms. Pate confirmed that the roots are pushing the asphalt and making the driveway hazardous.

Mr. Iverson asked whether any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. No one came forward.

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

No deliberation was needed.

Motion:

Mr. Roberts moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00101) and find that the proposed Major Work at 90 Linden Rd 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 7-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Bramlage. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 7-15-2025-8-14-2025

V. General Business
Ms. Klein introduced the new Commission members, Lollie Addleman and Joe Rosario. Each provided a brief background of themselves.

VI. Next Meeting
A. 09-25-2025 HPC Regular Meeting

VII. Motion to Adjourn
Ms. Fabiani moved to adjourn the meeting at 4:27 PM. Seconded by Ms. Herring. Approved by a vote of 7-0.

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-2025-00105 (4 Carolina Vista)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition, change in siding material and painting of the tennis facility building and additional parking at 4 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 09/15/2025

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: September 17, 2025
Subject: Major COA Request 4 Carolina Vista

Applicant:	Pinehurst LLC
Owners:	Pinehurst LLC
Property Location:	4 Carolina Vista
Land Use:	Recreational Development
PID#	00025800
COA#:	2025-00105

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for additions at 4 Carolina Vista. The property is further identified as Moore County PID Number 00025800. The primary structure was built in 1922 and the property is +/- 69.73 acres in size

The applicant is proposing to add an addition onto the current tennis building, change from vinyl siding to wood siding and match the color of other existing buildings on the property, and expand the parking area.

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 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:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.
3. SECTION V.A.3 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is not appropriate.

D. ADDITIONS

1. SECTION V.D.1 - Additions to commercial buildings must be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and must be congruous with the Pinehurst Historic District.
2. SECTION V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
3. SECTION V.D.3 - Additions should be avoided on primary elevations and placed in the least conspicuous location.

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.4 - Commercial off-street parking areas should not be located in front yards or rights-of-ways.

C. LANDSCAPING AND VEGETATION

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

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The new parking area meets the standards and could be approved by Staff. 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 _____

September 10, 2025

Dear Property Owner(s),

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

Thursday, September 25th, 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 additions at 4 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, 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.

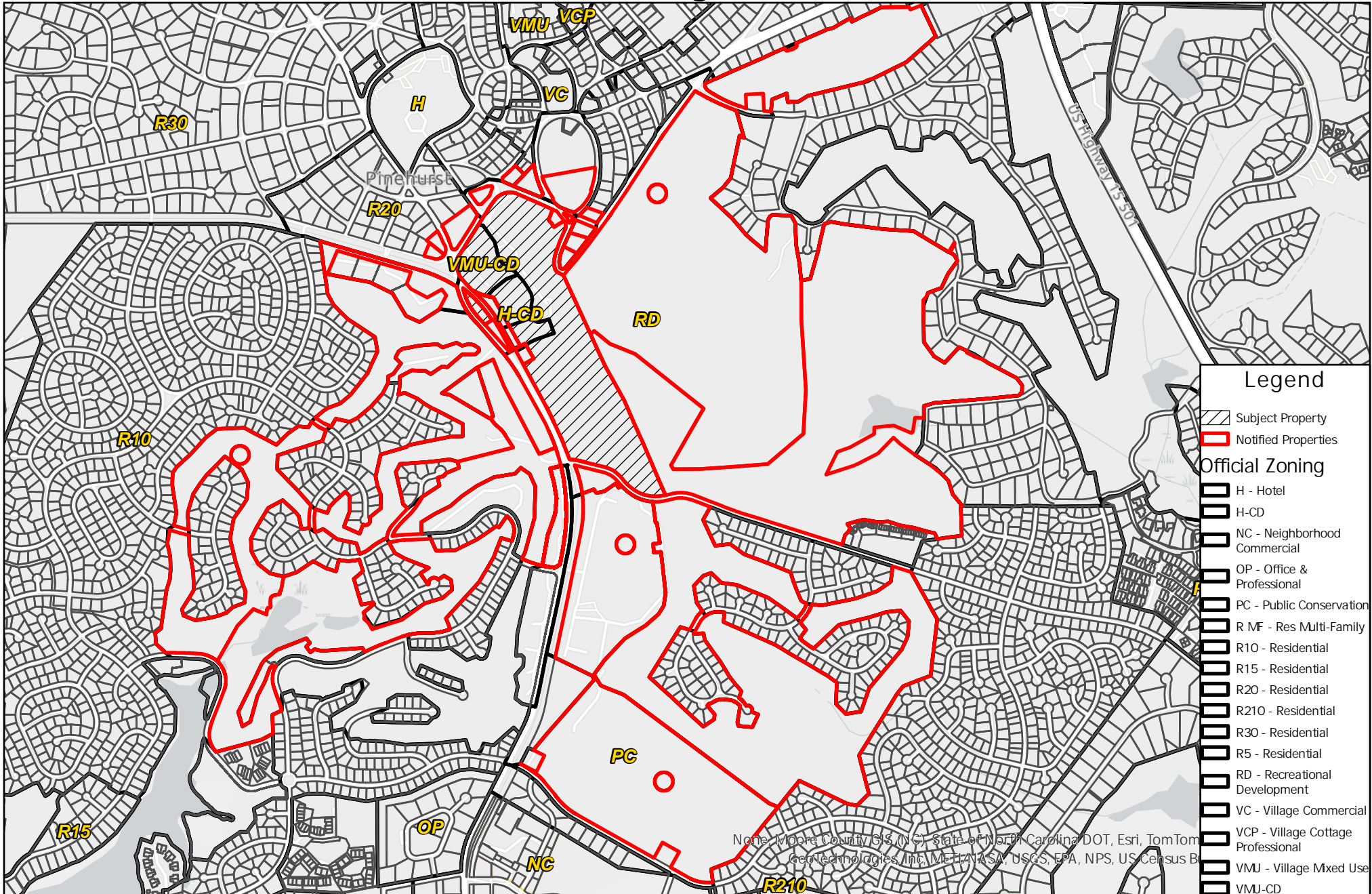
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

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

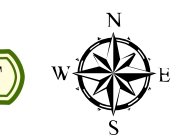
Public Hearing Notification

EXHIBIT S-1.5



Legend

- Subject Property
 - Notified Properties
- Official Zoning
- H - Hotel
 - H-CD
 - NC - Neighborhood Commercial
 - OP - Office & Professional
 - PC - Public Conservation
 - R MF - Res Multi-Family
 - R10 - Residential
 - R15 - Residential
 - R20 - Residential
 - R210 - Residential
 - R30 - Residential
 - R5 - Residential
 - RD - Recreational Development
 - VC - Village Commercial
 - VCP - Village Cottage Professional
 - VMU - Village Mixed Use
 - VMU-CD



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

MYSTICO ENTERPRISES, LLC
1845 LAKE ROAD
SILVER CREEK,NY,14136

ALPENFELS, ERIC
170 QUAIL RUN
PINEHURST,NC,28374

VILLAGE GREEN EAST LLC
352 COURTYARD LN
FAYETTEVILLE,NC,28303

STOREY, MATTHEW A
108 TOWNSEND DRIVE
CLAYTON,NC,27527

J CHEEK BUILDERS, LLC
583 CARTHAGE ST
CAMERON,NC,28326-6383

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

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

METZGER, WALSON
2909 SKYE DR
FAYETTEVILLE,NC,28303-5928

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

KEENER, GAITHER MCDONALD
5500 BIRCHFIELD CIRCLE
WAXHAW,NC,28173

MALONEY, EMILY JUNE COUCH
12613 DOSTER AVE
CHARLOTTE,NC,28277-8163

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

WU, YANPING
3308 COTTON RD
RALEIGH,NC,27602

REX OIL CO
1000 LEXINGTON AVE
THOMASVILLE,NC,27360-3541

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

DAVIS, KELLY
187 MAGNOLIA HILL DR
CARTHAGE,NC,28327

SCHORN, KAREN
5 PINE TREE RD #116
PINEHURST,NC,28374

FINSBURY PARK ADVISORY, LLC
11 HILLCREST DR
PELHAM,NY,10803

MURRAY, CHARLOTTE
425 BRIGHTWOOD DR
FAYETTEVILLE,NC,28303-5107

CAMP, DAVID GEORGE II
125 WILLIAM CHAMBERS JR DR
GLEN BURNIE,MD,21060

PINEHURST RESORTS CO
PO BOX 4000
PINEHURST,NC,28374

LIVENSPIRE, BRIAN
425 COLLIER RD
MERCER,PA,16137

PARKER AND PARKER PARTNERSHIP
1046 BURNING TREE DR
CHAPEL HILL,NC,27517

VILLAGE REAL ESTATE PARTNERS LLC
2075 JUNIPER LAKE ROAD
WEST END,NC,27376

BEACON MANAGEMENT CORP
408 BATTLEGROUND AVE
GREENSBORO,NC,27401

HIGASHIDE, NAOKO
508 JEFFERSON ST #101
RALEIGH,NC,27605

PRINCE MANOR PROPERTY
C/O CAS PINEHURST HOA
PINEHURST,NC,28374

ANTONICELLO, MICHAEL
518 GREGORY AVENUE, A305
WEEHAWKEN,NJ,07086

CHRISCOE, DAVID W
4691 NC HWY 73
WEST END,NC,27376-9146

SHERMAR PROPERTIES, LTD
5055 PEBBLEVALLEY DR
CINCINNATI,OH,45252

MCCORD, TIMOTHY
409 N WASHINGTON ST
TITUSVILLE,PA,16354

BIRON, EVE-LYNE
660 RABASTALIERE E
CANADA J3V653,,

SCULLY, EDWARD
2205 WINTON LN
HIGHTSTOWN,NJ,08520

WALSTON, ABE II
825 FOX RIDGE LN
WILMINGTON,NC,28405

NORIEGA, JOHN
5008 SUNSET FAIRWAYS DRIVE
HOLLY SPRINGS,NC,27540

BROWN, GEORGE T JR &
33 HEATHER HILL RD
CRESSKILL,NJ,07626

MARKS, JAIME
46 JUNIPER CREEK BLVD
PINEHURST,NC,28374

WALSH, MICHAEL J
40 PINE MEADOWS ROAD
PINEHURST,NC,28374

GAVIN, NORMA I &
720 TUSCAN WAY
WILMINGTON,NC,28411

BURNS, ROBERT E
15567 DUCK TRIAL LANE
SAINT PAUL,MN,55124

DROZEK, ARTHUR MICHAEL
357 BRIARWOOD LANE
PALATINE,IL,60067

WILLARD, CHRISTOPHER L
704 RUNNYMEDE RD
RALEIGH,NC,27607

BOLTON PROPERTY GROUP, LLC
25 GLEN MEADOW COURT
PINEHURST,NC,28374

EICK, ANGELA GALE
830 MAXWELL ST
ORLANDO,FL,32804

EASTERN REHAB PRODUCTS, LLC
717 BLOOMFIELD AVE
BLOOMFIELD,CT,06002

KINGSTON, RICHARD T & MARY L
2414 SCHOENERSVILLE RD
BETHLEHEM,PA,18017

BROWN, GEORGE T
33 HEATHER HILL RD
CRESSKILL,NJ,07626

GOMMER, HINDRIK
2271 TX VOORBURG
,,

ESSICK, MATTHEW C
P O BOX 3111
PINEHURST,NC,28374-3111

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

MCFATTER, DOUGLAS WAYNE
3542 TERRAULT DR
GREENSBORO,NC,27410

HAMERNICK, JAMES L &
20 THUNDERBIRD CIR
PINEHURST,NC,28374-8623

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

LOWRIE, MICHAEL A
106 WICKSHIRE CIRCLE
LITITZ,PA,17543

MARSH, ALLISON
PO BOX 4011
PINEHURST,NC,28374

UNITED STATES GOLF ASSOCIATION
77 LIBERTY CORNER ROAD
LIBERTY CORNER,NJ,07938

CONLEY, BRIAN C
11911 JENNIFER WAY
HOLLYWOOD,FL,33026

SCHMITT, TERRY J
7004 KIMI ROAD
WAKE FOREST,NC,27587-1700

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

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

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

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

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

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

CHRODITOAN, LLC
1515 FRANKLIN ROAD SW
ROANOKE,VA,24016

SANDHILLS WOMAN'S EXCHANGE
PO BOX 215
PINEHURST,NC,28370

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

COA-2025-00105 - Pinehurst Tennis/Fitness

[Menu](#)

[Help](#)

File Date: [07/25/2025](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [This project would see an addition to the current Tennis building as we expand the building to include other buildings on that campus.](#)

Application Name: [Pinehurst Tennis/Fitness](#)

Address: [4 Carolina Vista Rd, Pinehurst, NC 28374](#)

Owner Name: [Pinehurst, LLC](#)

Owner Address: [PO Box 4000, 80 Carolina Vista, Pinehurst, NC 28374](#)

Parcel No: [00025800](#)

Contact Info:	Name	Organization Name	Contact Type	Cc
	Pinehurst LLC	Pinehurst LLC	Applicant	
	Pinehurst LLC	Pinehurst LLC	Applicant	

Licensed Professionals Info:	Primary	License Number	License Type	Name

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
This project would see an addition to the current Tennis building as we expand the building to incorporate Fitness. The design intent is to match the style of the current building, with a color change that reflects the other buildings on that campus.	Addition
Proposed Use	Includes Demolition?
Recreational	Yes
COA Number	Conditions of COA (If Any)
-	-

PERMIT DATES

Application Expiration Date	Permit Issued Date
-	-

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
vinyl siding	White	Wood siding	gray

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
vinyl siding	White	Wood siding	gray

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
vinyl siding	White	Wood siding	gray

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
vinyl siding	White	Wood siding	gray

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
vinyl	White	Wood siding	light gray

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
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CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
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FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
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SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
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GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
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ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Asphalt Shingles		Asphalt shingles	Driftwood

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
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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 I
	Application Acceptance		Accepted	07/29/20
	Review for Completeness		Application ...	09/08/20
	Review Distribution		In Review	09/08/20
	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	Ap
Documents:	File Name	Document Group	Category	De
	HistoricCOAMajorMinor ...	PLN_HIST	Other	Si
	8017 Pinehurst Resort-...	PLN_HIST	Other	Pr
	Pinehurst Tennis Cente...	PLN_HIST	Site Plan	Tr

[Show all](#)

Application Comments:	View ID	Comment	De
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Initiated by Product: ACA

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

PINEHURST RESORT & COUNTRY CLUB TENNIS CENTER RENOVATIONS

EXHIBIT A-2.1

PINEHURST, NORTH CAROLINA

HISTORIC PRESERVATION COMMISSION SUBMITTAL

PINEHURST RESORT & COUNTRY CLUB
TENNIS CENTER RENOVATIONS
PINEHURST, NORTH CAROLINA

SHEET INDEX

- COVER SHEET
- C-01 EXISTING CONDITIONS & DEMOLITION PLAN
- C-02 SITE LAYOUT PLAN
- L-01 REQUIRED PLANTING PLAN
- A1.1 FLOOR PLAN
- A2.1 NORTH & WEST ELEVATIONS
- A2.2 SOUTH & EAST ELEVATIONS
- PS1.1 PERSPECTIVES

SITE DATA TABLE	
JURISDICTION	VILLAGE OF PINEHURST
PROPERTY OWNER	PINEHURST, LLC (RESORTS OF PINEHURST, INC)
OWNER'S ADDRESS	P.O. BOX 4000 PINEHURST, NC, 28374
PROPERTY ADDRESS	4 CAROLINA VISTA
PROPERTY PIN	1. 856213032663 2. 855216944167 3. 855216937756 4. 856200147379 5. 856200332275 6. 856214328811 7. 856200473476 8. 856209152574
PROPERTY PARCEL ID	1. 00025800 2. 00024972 3. 87000282 4. 00025799 5. 00025802 6. 00024970 7. 20150115 8. 00025946
DEED INFORMATION	1. DB 1418 PG 402 2. DB 573 PG 200 3. DB 4102 PG 285 4. DB 2000 PG 457 5. DB 2000 PG 457 6. DB 2000 PG 457 7. DB 4481 PG 306 8. DB 3096 PG 438
PROPERTY ZONED	RD (HISTORIC)
ACREAGE	417.25 ACS.
PRE-CONSTRUCTION IMPERVIOUS SURFACE	4.62% (19,286 ACS)
POST-CONSTRUCTION IMPERVIOUS SURFACE	4.69% (19,583 ACS)
DISTURBED AREA	49,175 SF (1.129 ACS)
SETBACKS (PRIMARY)	FRONT: 100' SIDE: 50' REAR: 50' SIDE STREET: 50'
SETBACKS (ACCESSORY)	FRONT: 50' REAR: 50' FROM GOLF: 30' FROM ROW: 50'
PARKING	REQUIRED: 23 ADDITIONAL PROVIDED: 53 ADDITIONAL
HANDICAP	17 EXISTING (GREATER THAN REQUIRED 2% OF 562 TOTAL SPACES ON SITE)
RIVER BASIN	NAME: LUMBER
STREAM	NAME: HORSE CREEK TO DROWNING CREEK
	CLASSIFICATION: WS-IIP
	STREAM INDEX: 14-2-10
FLOODPLAIN	MAP/DATE: 3710854200J 10/17/2006 PANEL: 8542 FLOODPLAIN INVOLVEMENT: NONE



These improvements shall be constructed in accordance with the following drawings and with the Standard Specifications of the Village of Pinehurst.

_____, PE, certify that the Standard Specifications of the Village of Pinehurst have been thoroughly checked and found to be applicable to this project. All exceptions to the applicable Village standards have been previously approved by the Village of Pinehurst and said exceptions are shown on Sheet(s) _____ of these drawings.

By: _____, PE
Date: _____

**VILLAGE OF PINEHURST
CONSTRUCTION PLAN APPROVAL**

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.

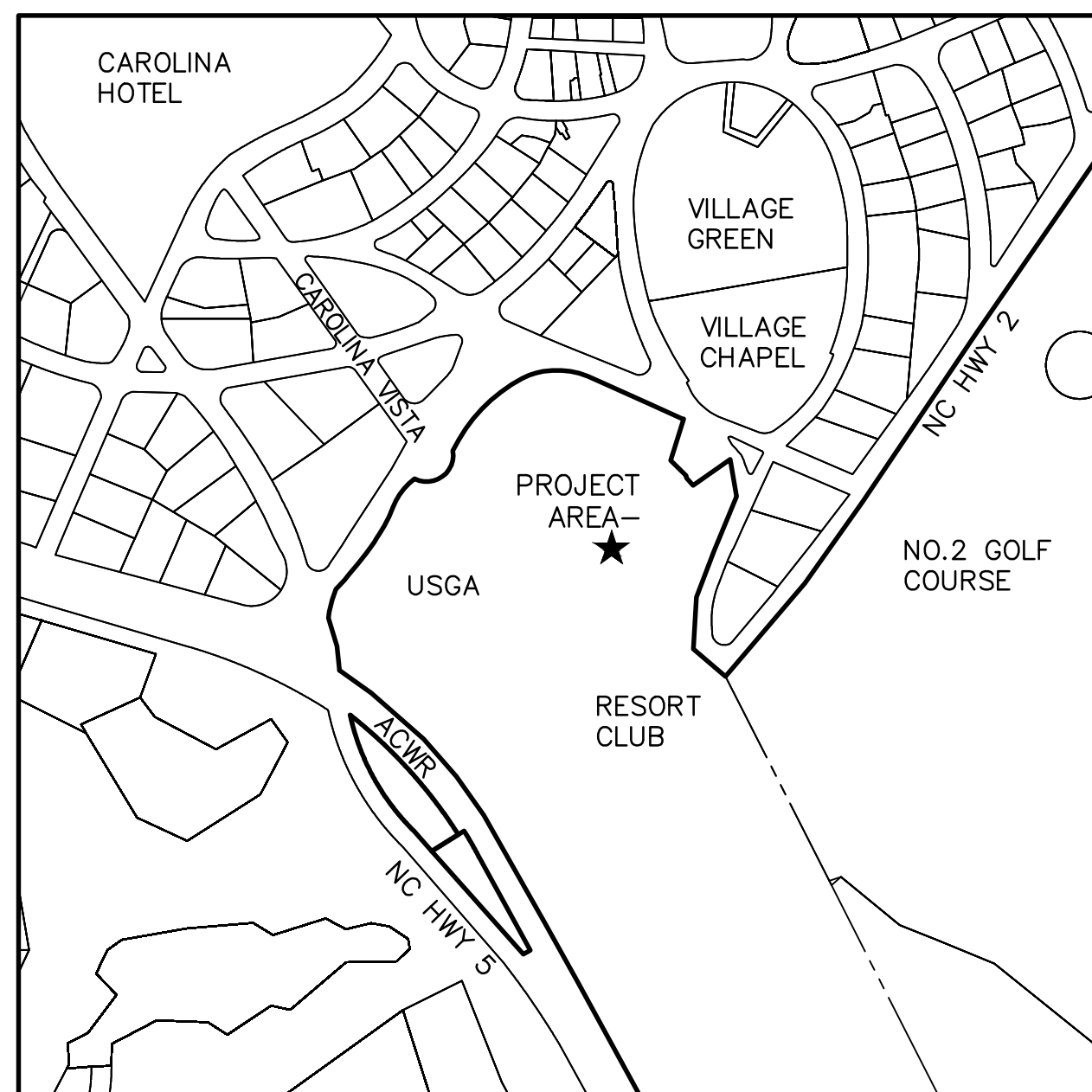
PLAN APPROVAL NUMBER _____
ENGINEERING _____
FIRE DEPARTMENT _____
PLANNING _____
MOORE CO. PUBLIC UTILITIES _____

INFRASTRUCTURE INSPECTION NOTICE TO CONTRACTOR

THIS IS TO ADVISE YOU THE THE VILLAGE OF PINEHURST IS NOW REQUIRING A MINIMUM OF FORTY-EIGHT(48) HOURS OF NOTICE WHEN REQUESTING AN ENGINEERING INSPECTION. INSPECTION REQUESTS MAY BE MADE BY CALLING THE ENGINEERING DEPARTMENT AT 295-1900. ITEMS REQUIRING AN ENGINEERING INSPECTION INCLUDE, BUT ARE NOT LIMITED TO:

- SUBGRADE INSPECTION/PROOF ROLLING(STREETS, SIDEWALKS, FIRE LANES, ETC.) DENSITY TESTS FROM AN APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED.
- PLACEMENT AND INSPECTION OF BASE COURSE MATERIALS INCLUDING PROOF-ROLLING. DENSITY TESTS FROM A VILLAGE APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED/ACCEPTED BY THE VILLAGE.
- PLACEMENT AND COMPACTING OF PAVEMENT MATERIALS INCLUDING CONCRETE AND ASPHALT SURFACE COURSES. INCLUDES STRINGLINES/GRADE CONTROL, PAVING AND ROLLING OPERATIONS, MATERIAL INSPECTIONS, INSTALLATION OF WATER AND SEWER MAINS AND SERVICES INCLUDING PRESSURE TESTING, PIPE LAYING CHLORINATION OF WATER.
- MAINS, BACTERIAL TESTING, MANDREL PULLS, ETC. NECESSARY TO MEET THE VILLAGE'S UTILITY ORDINANCES. NOTE: THE CONTRACTOR SHALL ALSO CONTACT THE MOORE COUNTY UTILITIES DEPARTMENT ENGINEERING DIVISION AT 947-6315 TO SCHEDULE UTILITY INSPECTIONS AS REQUIRED BY MCPUD.
- INSTALLATION OF FORMWORK AND PLACEMENT OF CONCRETE(SIDEWALKS, CURB AND GUTTER, ETC.) WITHIN PUBLIC RIGHT OF WAY, INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)
- INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)

FAILURE TO SCHEDULE THE REQUIRED INSPECTIONS SHALL BE GROUNDS FOR REJECTION ON ALL WORK NOT INSPECTED AND ISSUANCE OF A STOP-WORK ORDER UNTIL THE PROJECT IS IN COMPLIANCE.



PROJECT VICINITY MAP
1"=500'

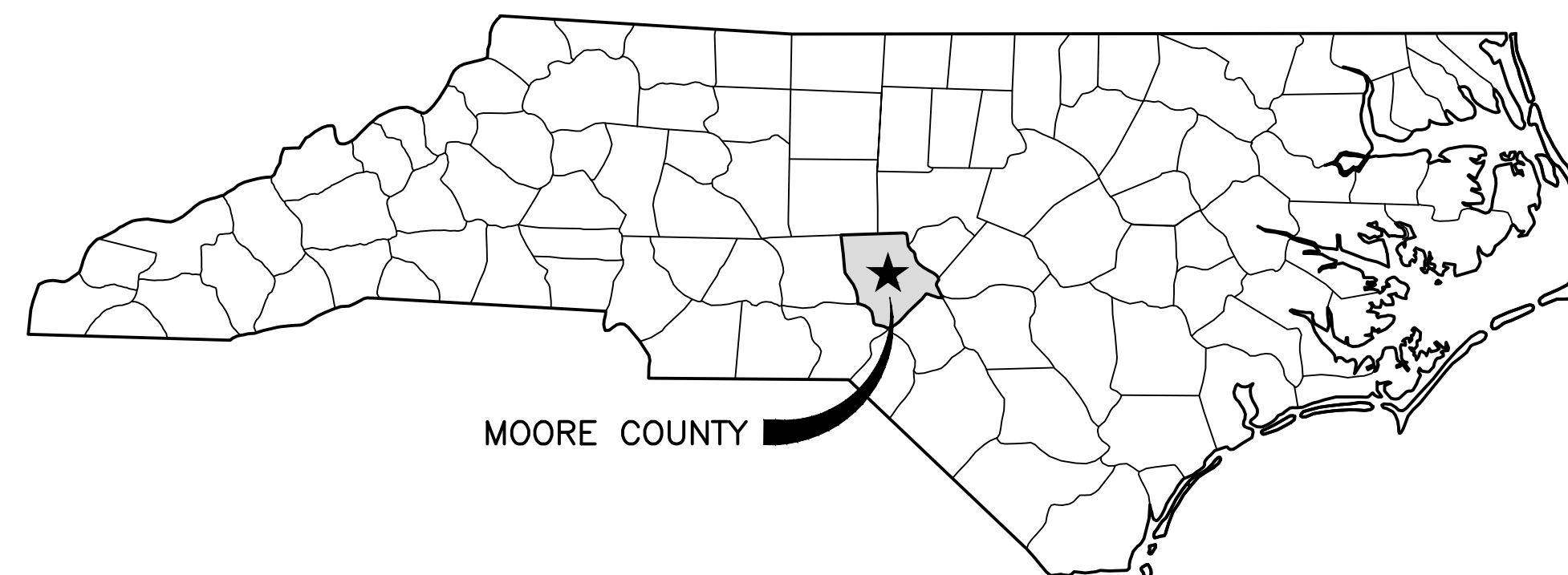
AUTHORIZATION TO CONSTRUCT IMPROVEMENTS

PART 1 - Record of Permits Issued by Other Regulatory Agencies

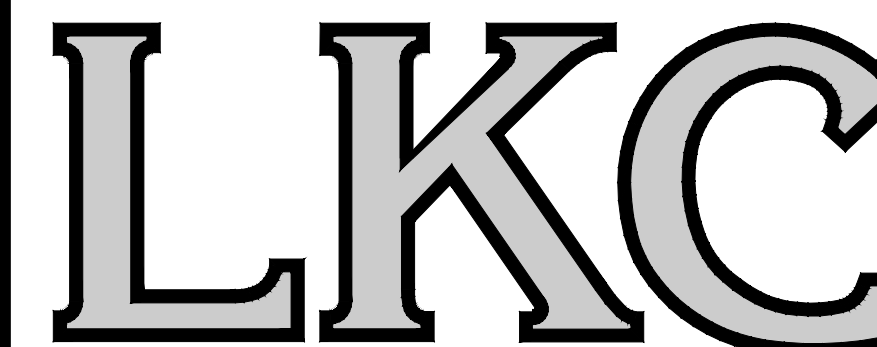
Water System Extension: Permit # _____ Date: _____

Wastewater Collection System Extension: Permit # _____ Date: _____

Land Disturbing Permit: Permit # _____ Date: _____

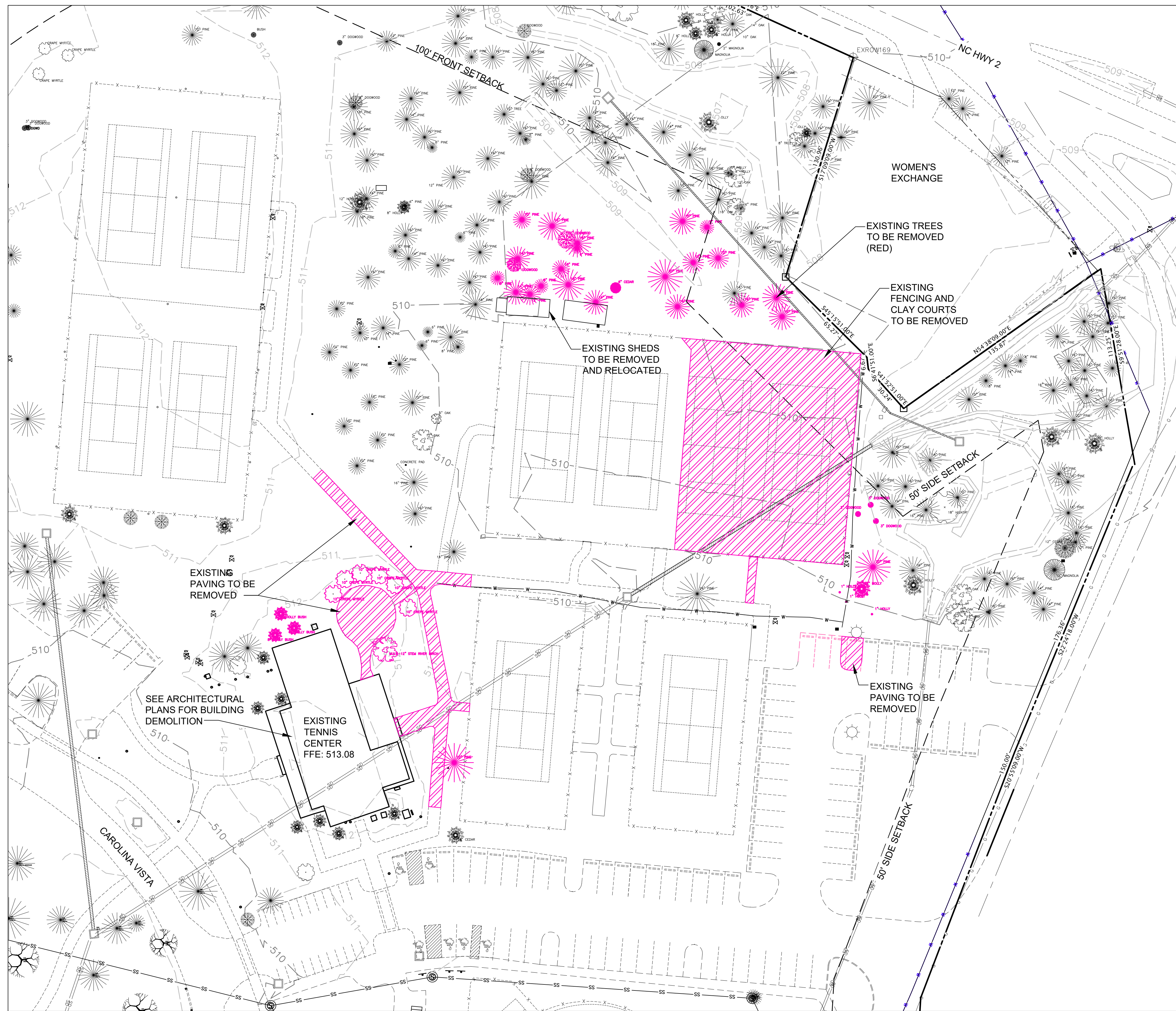


COUNTY LOCATION MAP
NTS



*Engineering
Landscape Architecture
Surveying*

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



REVISIONS			
SYM.	DESCRIPTION	DATE	BY

EXHIBIT A-2.2

SUMMARY OF TREES TO BE REMOVED:

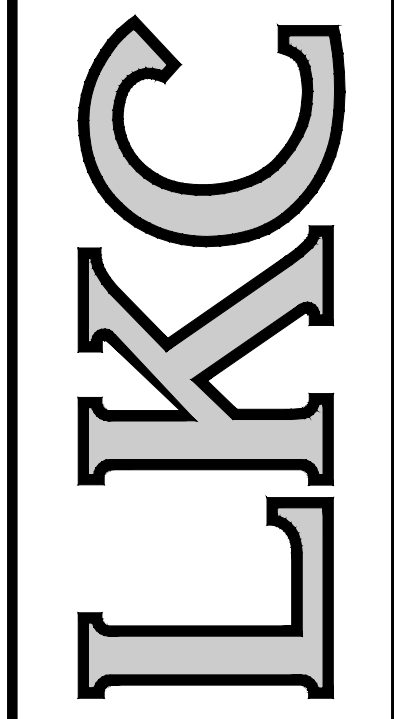
PINE:	DBH	QUANTITY	
	6"	1	
	8"	3	
	10"	2	
	12"	3	
	14"	5	
	15"	2	
HOLLY:	DBH	QUANTITY	
	12"	1	
	DOGWOOD:	DBH	QUANTITY
		3"	3
		8"	1
CREPE MYRTLE:	DBH	QUANTITY	
	10"	5	
RIVER BIRCH:	DBH	QUANTITY	
	12"	1	
CEDAR:	DBH	QUANTITY	
	MULTI 12"	1	
6"	1		

LEGEND

-  EXISTING HARDSCAPE TO BE REMOVED
-  EXISTING TREE TO BE REMOVED
-  EXISTING LARGE SHRUB TO BE REMOVED

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

Engineering
 Landscape Architecture
 Surveying



EXISTING CONDITIONS &
 DEMOLITION PLAN

PINEHURST RESORT
 TENNIS CENTER RENOVATION
 4 CAROLINA VISTA DRIVE
 PINEHURST, NORTH CAROLINA

DATE:
DESIGNED:
DRAWN:
CHECKED:
NO.

C-01

1 EXISTING CONDITIONS & DEMOLITION PLAN
 C-01 SCALE: 1" = 30'-0"

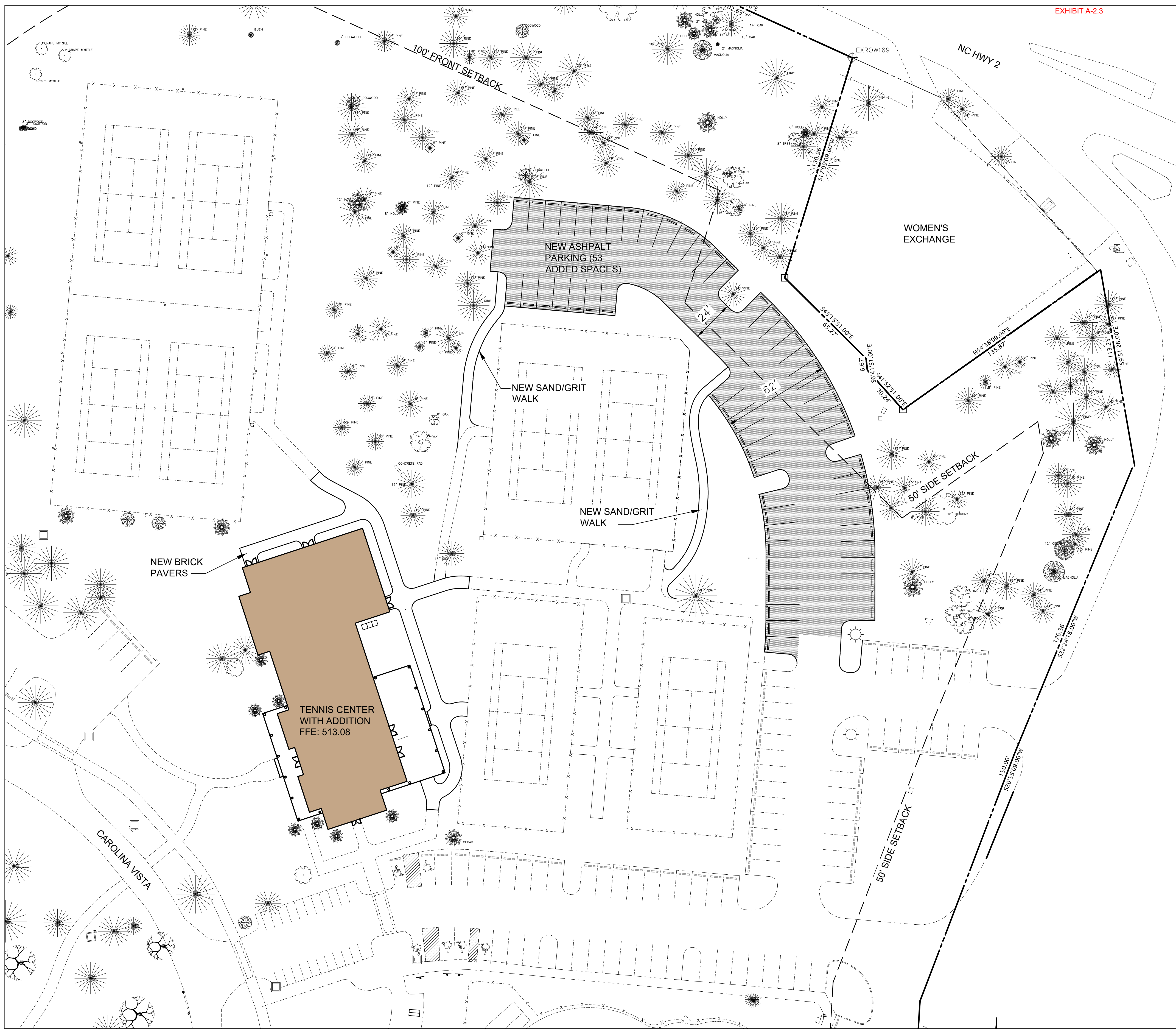


EXHIBIT A-2.3

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

PARKING REQUIREMENTS:

EXISTING TENNIS CENTER:

COURTS: 10 COURTS @ 3 SPACES PER COURT	=	30
EMPLOYEES LARGEST SHIFT: 1 PER EMPLOYEE	=	4
GROSS FLOOR AREA: 4,480 SF @ 1 SPACE PER 200 SF	=	22
TOTAL REQUIRED FOR EXISTING TENNIS CENTER	=	56

PROPOSED TENNIS CENTER:

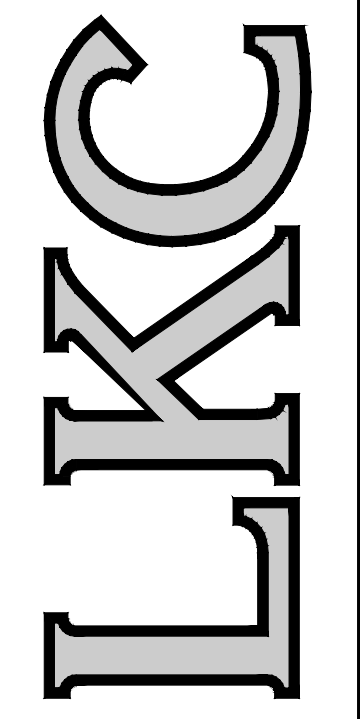
COURTS: 8 COURTS @ 3 SPACES PER COURT	=	24
EMPLOYEES LARGEST SHIFT: 1 PER EMPLOYEE	=	8
GROSS FLOOR AREA: 9,488 SF @ 1 SPACE PER 200 SF	=	47
TOTAL REQUIRED FOR EXISTING TENNIS CENTER	=	79

ADDITIONAL PARKING SPACES REQUIRED (79-56): 23 SPACES

ADDITIONAL PARKING SPACES PROVIDED: 53 SPACES

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 140 Aqua Shed Court
 Aberdeen, NC 28315
 O: 910.420.1437
 lkceengineering.com
 License No. P-1095

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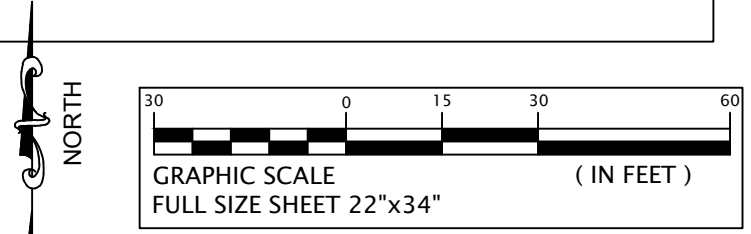
SITE LAYOUT
 PLAN

PINEHURST RESORT
 TENNIS CENTER RENOVATION
 4 CAROLINA VISTA DRIVE
 PINEHURST, NORTH CAROLINA

DATE:
DESIGNED:
DRAWN:
CHECKED:
NO.

C-02

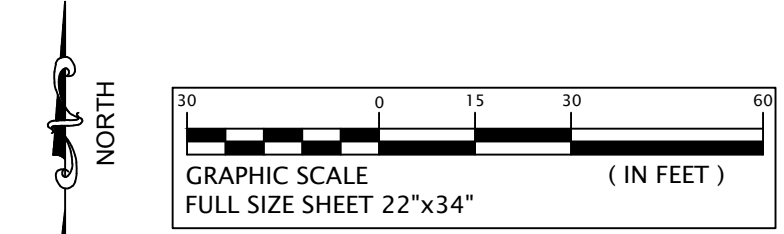
1 SITE LAYOUT PLAN
 C-02 SCALE: 1" = 30'-0"





1 REQUIRED PLANTING PLAN
L-01

SCALE: 1" = 30'-0"



REVISIONS			
SYM.	DESCRIPTION	DATE	BY

REQUIRED PARKING LOT LANDSCAPING*:

INTERIOR PARKING LOT PLANTING:	
VEHICULAR USE AREA:	21,758 SF
REQUIRED INTERIOR PLANTING AREA (10%):	2,176 SF
LARGE TREES REQUIRED @ 1 PER 250 SF:	9 TREES
LARGE TREES PROVIDED:	9 (2 EXISTING)
PERIMETER PARKING LOT PLANTING:	
PARKING LOT EDGE ALONG ADJACENT PROPERTIES OR RIGHTS-OF-WAY:	384 LF
LARGE TREES (PINE) REQUIRED @ 1/20 LF:	19 PINES
LARGE TREES PROVIDED:	19 PINES (7 EXISTING)
EVERGREEN SHRUBS REQUIRED @ 1/3 LF:	128 SHRUBS
EVERGREEN SHRUBS PROVIDED:	128 SHRUBS

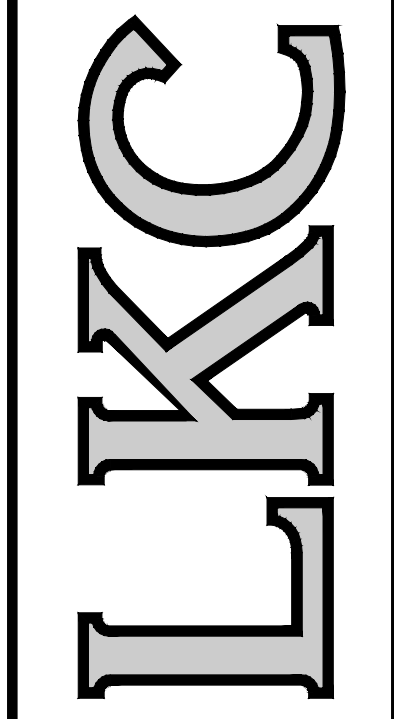
* NOTE: THIS PLAN ONLY SHOWS REQUIRED PLANTING. ADDITIONAL PLANTING WILL BE ADDED TO MATCH EXISTING RESORT LANDSCAPING.

LEGEND

- LARGE TREE - PINE (PERIMETER PLANTING)
- EVERGREEN SHRUBS (PERIMETER PLANTING)
- LARGE TREE (INTERIOR PLANTING)
- EVERGREEN SHRUB (SCREENING)

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Engineering
Landscape Architecture
Surveying

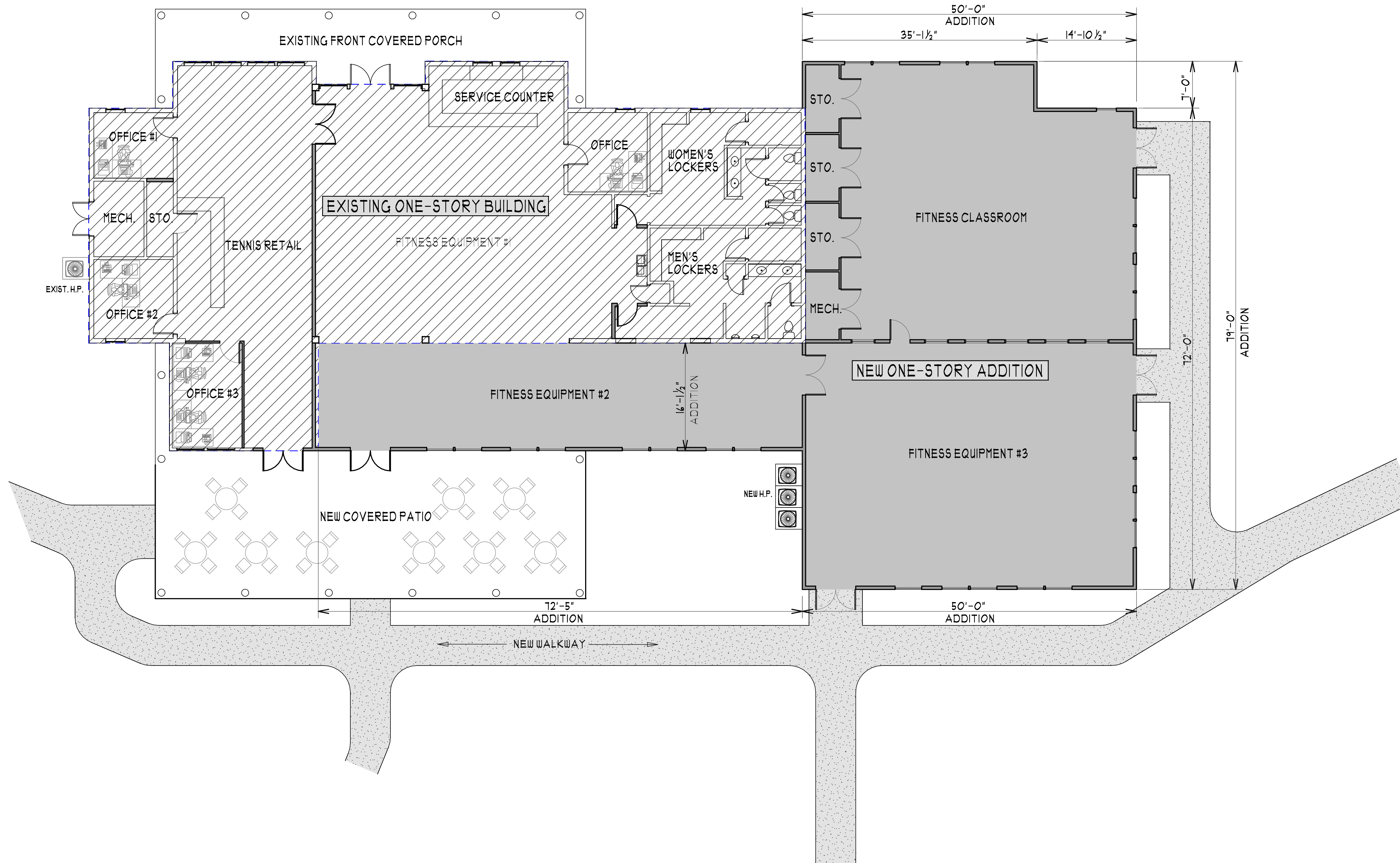


REQUIRED PLANTING PLAN

PINEHURST RESORT
TENNIS CENTER RENOVATION
4 CAROLINA VISTA DRIVE
PINEHURST, NORTH CAROLINA

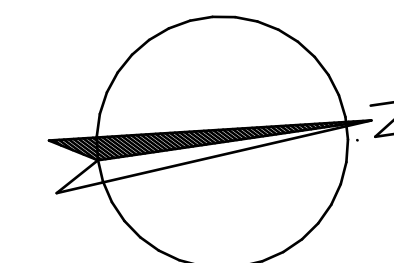
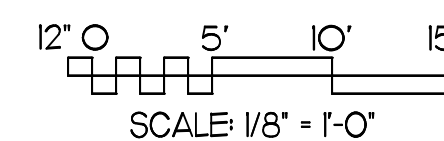
DATE:	
DESIGNED: -	
DRAWN: -	
CHECKED: -	
NO.	

L-01



FLOOR PLAN

SCALE: 1/8" = 1'-0"
 EXISTING BUILDING AREA: 4,480 SF
 NEW ADDITION AREA: 5,008 SF
 TOTAL AREA: 9,488 SF



REVISIONS

Stogner Architecture, PA
 ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
 615 East Broad Avenue, Rockingham, North Carolina 28379
 Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
TENNIS CENTER RENOVATION
 1 Carolina Vista Drive
 Pinehurst, North Carolina



FLOOR PLAN

COMM. NO. 8017
 DRAWN BY JKM
 CHECKED BY
 DATE AUGUST 25, 2025
 SHEET NO.

A1.1

BENJAMIN MOORE PAINT COLORS:

Wickham Gray
HC-171 WOOD TRIM

Rockport Gray
HC-105 GABLE SHINGLES

Gettysburg Gray
HC-107 HORIZONTAL CLAPBOARDS

SHERWIN WILLIAMS PAINT COLORS:

SW 6253
Olympus White

SW 7017
Dorian Gray

SW 7046
Anonymous



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
TENNIS CENTER
RENOVATION
1 Carolina Vista Drive
Pinehurst, North Carolina



NORTH & WEST ELEVATIONS

COMM. NO. 8017
DRAWN BY JKM
CHECKED BY
DATE AUGUST 25, 2025
SHEET NO.

A2.1

BENJAMIN MOORE PAINT COLORS:

Wickham Gray

HC-171 WOOD TRIM

Rockport Gray

HC-105 GABLE SHINGLES

Gettysburg Gray

HC-107 HORIZONTAL CLAPBOARDS

SHERWIN WILLIAMS PAINT COLORS:

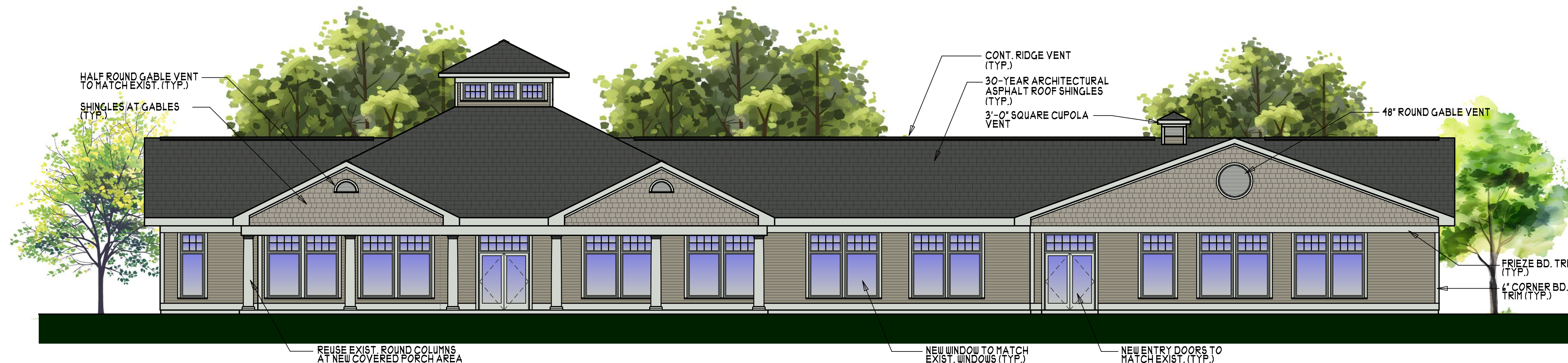
SW 6253
Olympus White

SW 7017
Dorian Gray

SW 7046
Anonymous



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

Stogner Architecture, PA

ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT

TENNIS CENTER
RENOVATION

1 Carolina Vista Drive
Pinehurst, North Carolina



SOUTH & EAST ELEVATIONS

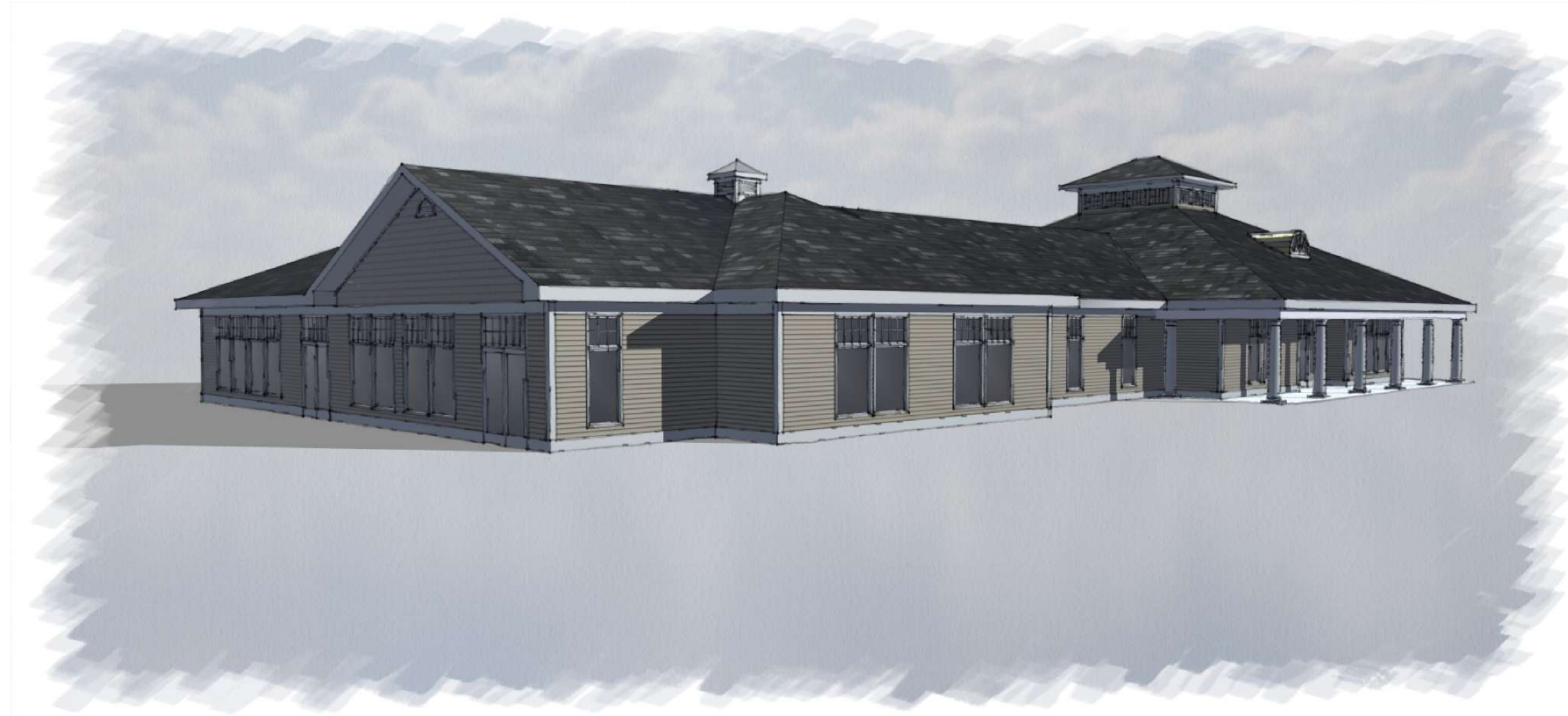
COMM. NO.	8017
DRAWN BY	JKM
CHECKED BY	
DATE	AUGUST 25, 2025
SHEET NO.	

A2.2

REVISIONS



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



EAST PERSPECTIVE



Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
TENNIS CENTER
RENOVATION
1 Carolina Vista Drive
Pinehurst, North Carolina



PERSPECTIVES

COMM. NO. 8017
DRAWN BY JKM
CHECKED BY
DATE AUGUST 25, 2025

SHEET NO.
PS1.1



COA-2025-00115 (52 McIntyre 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 approved COA-2025-00026 at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Precision Aesthetics, PLLC and the applicant is Bogle Firm Architecture.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 09/15/2025

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: September 17, 2025
Subject: Major COA Request 52 McIntyre Rd.

Applicant:	Bogle Firm Architecture
Owners:	Bloom Precision Aesthetics, PLLC
Property Location:	52 McIntyre Rd.
Land Use:	Mixed-Use
PID#	00018470
COA#:	2025-00115

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to approved COA-2025-00026 at 52 McIntyre Rd. The property is further identified as Moore County PID Number 00018470. The parcel is vacant and the property is +/- 0.704 acres in size.

The applicant is proposing to revise the approved elevations by adding balconies, changing some windows to doors, and changing some window sizes.

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, eliminating or adding windows and/or doors 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:*VI. COMMERCIAL NEW CONSTRUCTION**B. GENERAL STANDARDS*

1. SECTION VI.B.1 - New commercial construction **must** be congruous with the existing commercial buildings in the Pinehurst Historic District and *should* follow the architectural tradition of one and two-story structures.
2. SECTION VI.B.2 - New commercial construction *should* reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
3. SECTION VI.B.3 - Windows *should* be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
4. SECTION VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are **not permitted**.

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 changes are congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

September 10, 2025

Dear Property Owner(s),

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

Thursday, September 25th, 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 approved COA-2025-00026 at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Precision Aesthetics, PLLC and the applicant is Bogle Firm Architecture.

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

NELSON, MICHAEL
125 KELLY RD
PINEHURST,NC,28374

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

BLOOM PRECISION AESTHETICS, PLLC
90 CHEROKEE RD
PINEHURST,NC,28374

LIFESTYLE PROPERTY PARTNERS LLC
510 NW BROAD STREET
SOUTHERN PINES,NC,28387

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

DAWKINS, PRENTICE KELLY
40 WOODS ROAD
PINEHURST,NC,28374

MEAD, DONALD
100 KELLY ROAD
PINEHURST,NC,28374

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

COA-2025-00115 - 52 McIntyre

[Menu](#)

[Help](#)

File Date: [08/28/2025](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [REVISED ELEVATIONS to previously approved COA. New construction, 2 story, mixed use build Apartments on the 2nd floor.](#)

Application Name: [52 McIntyre](#)

Address: [52 McIntyre Rd, pinehurst, NC 28374](#)

Owner Name: [BLOOM PRECISION AESTHETICS, PLLC](#)

Owner Address: [90 CHEROKEE RD, Suite A B, Pinehurst](#)

Parcel No: [00018470](#)

Contact Info:	Name	Organization Name	Contact Type	Co
	Bogle Firm Architecture	Bogle Firm Arch...	Applicant	M:
	Richard Vincent	Bloom Aesthetics	Business Owner	

Licensed Professionals Info:	Primary	License Number	License Type	Name

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
New construction, 2 story, mixed use building, with 7,000 sf footprint (total 14,000 sf), including Retail / Office / and Medical on the 1st floor and Residential Apartments on the 2nd floor.	New
Proposed Use	Includes Demolition?
Retail	No
COA Number	Conditions of COA (If Any)
-	-

PERMIT DATES

Application Expiration Date	Permit Issued Date
-	-

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Gutters/Downspouts	dark bronze / black
N/A	N/A	Alum Parapet Cap	dark bronze
N/A	N/A	Standing Seam Metal Awnings	dark bronze / black
N/A	N/A	Metal Balconies and Railing	dark bronze / black

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Aluminum Storefront	Anodized Dark Bronze
N/A	N/A	Alum. Clad Wood Windows	dark bronze

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
N/A	N/A	Aluminum Storefront	Anodized Dark Bronze

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
N/A	N/A	Low Slope Membrane	White (not visible from streets)

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

[N/A](#) N/A Brick Paver match nearby

[N/A](#) N/A Concrete Sidewalk Concrete

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

[N/A](#) N/A Asphalt asphalt

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 I
	Application Acceptance		Accepted	09/02/21
	Review for Completeness		Application ...	09/08/21
	Review Distribution		In Review	09/08/21
	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	Ap
--------------------------	-------------	-----------------------	---------------	-----------

Documents:

File Name	Document Group	Category	De
McIntyre Presentation ...	PLN_HIST	Building Elevat...	Re
McIntyre Presentation ...	PLN_HIST	Building Elevat...	Re

[Show all](#)

Application Comments:

View ID	Comment	De
---------	---------	----

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Stati
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status
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Required Inspections:

OWNER

BLOOM PRECISION AESTHETICS, PLLC
90 Cherokee Road, Ste. 2AB
Pinehurst, NC 28374
T: 208-861-1841
E:
CONTACT: BRIANNA VINCENT

APPLICANT

RHETSON COMPANIS, INC.
2075 JUNIPER LAKE RD.
WEST END, NC 27376
T: 910-944-0881
E: matt@rhetson.com/richardv@rhetson.com
CONTACT: MATT WILLIAMS

ARCHITECT

THE BOGLE FIRM
110 N. MAIN ST., SUITE 200
SALISBURY, NC 28144
T: 704-638-2015
E: pete@boglefirm.com
CONTACT: PETE BOGLE



DD3-01 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



DD3-02 EAST ELEVATION

SCALE: 1/8" = 1'-0"



DD3-03 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



DD3-04 WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS

REV	DESCRIPTION	DATE

MCINTYRE ROAD DEVELOPMENT
52 McIntyre Road
Pinehurst, NC

APPROVAL BLOCK		
APPROVALS	TITLE	SIGNATURE/DATE
PREPARED BY:		
PREPARED BY:		
PREPARED BY:		

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 7.11.25
PROJECT #: 2375

SHEET NUMBER
DD3
OF: 4



THE **BOGLE FIRM,**
ARCHITECTURE













**Minor COA's Issued 8/15/25 - 9/14/25
ADDITIONAL AGENDA DETAILS:**

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 09/15/2025

MEMO DETAILS

ATTACHMENTS

1. Minor COA's issued 8/15/2025 - 9/14/2025



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: September 17, 2025
SUBJECT: Minor Work COA's Issued 8/15/2025 – 9/14/2025

**REPORT OF STAFF APPROVALS
SEPTEMBER 25, 2025 MEETING
8/15/25 – 9/14/25**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00117	Sign replacement	9/1/2025	9/4/2025	1 Carolina Vista	Pinehurst LLC