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

1. Call to Order

2. Approval of Minutes

   A. Approval of 09-25-2025 HPC Regular Meeting Minutes

3. Public Hearing

   A. COA-2025-00113 (170 Saville Row)

   The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single-family dwelling at 170 Saville Row. The property is identified as Moore County PID Number 20170034. The property owners are Chris and Sharon Buschur and the applicant is Bartlett Construction, LLC.

   B. COA-2025-00120 (15 Page 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 removal of five (5) trees twelve (12) inches or larger at diameter breast height on the street side of a property and the replacement of roofing with a different material or style at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Alisa Sorenson.

   C. COA-2025-00124 (110 McCaskill Rd E)

   The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of one (1) street-facing tree at 110 McCaskill Rd. E. The property is identified as Moore County PID Number 00019473. The property owners and applicants are Samuel and Sara Cornwall.

   D. COA-2025-00127 (260 Everette 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 replacement of siding and painting at 260 Everette Rd. The property is identified as Moore County PID Number 00020398. The property owners are Anton Michael & Martha Moore Wicker and the applicant is Cribbs Construction Company, LLC.

E. COA-2025-00130 (150 Saville Row)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single-family dwelling at 150 Saville Row. The property is identified as Moore County PID Number 20240020. The property owner is Formyduval Homes, LLC and the applicant is Formyduval Homes, LLC.

F. COA-2025-00131 (140 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 modifications to an approved Major COA-2024-00078 at 140 Saville Row. The property is identified as Moore County PID Number 20210131. The property owners are Jason and Julie Leeds and the applicant is Fernando Silva.

G. COA-2025-00133 (55 Community Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for adding windows and doors, replace siding, and other exterior changes at 55 Community Rd. The property is identified as Moore County PID Number 00029673. The property owner is Village Chapel Inc. and the applicant is Bogle Firm Architecture.

H. COA-2025-00134 (85 Woods 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 construction of a new single-family dwelling and detached garage at 85 Woods Rd. The property is identified as Moore County PID Number 00026535. The property owner and applicant is Druther Home Investments.

I. COA-2025-00139 (200 Beulah Hill Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for rebuilding the office on Barn 2 at 200 Beulah Hill Rd. The property is identified as Moore County PID Number 00029515. The property owner and applicant is the Village of Pinehurst.

4. Review of Normal Maintenance and Minor Work items

   A. Minor Work COA's Issued 9/15/2025 - 10/14/2025

5. Next Meeting Date

   A. 11-20-2025 HPC Regular Meeting

6. Motion to Adjourn

Approval of 09-25-2025 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 10/14/2025

MEMO DETAILS

ATTACHMENTS
1. 09-25-2025 HPC Draft Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, September 25th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Joe Iverson, Chairman		Maria Klein, Senior Planner
David Herring, Vice Chairman		Jeanann Dawson, Administrative Specialist
Paul Roberts		
Angelique Fabiani		
Joe Rosario		
Lollie Addleman		
Justin Bramlage		

Approximately 17 members of the public were in attendance.

I. Call to Order

Mr. Iverson called the Regular Meeting to order at 04:00PM.

Mr. Iverson briefly recessed the Regular Meeting to relocate from Assembly Hall to the Fallon Council Conference Room of Village Hall due to audio and visual malfunctions in Assembly Hall.

Mr. Iverson reconvened the meeting at 04:05PM, explained its purpose, and asked each Commission member to introduce themselves. He noted the absence of Commission member Angelique Fabiani and confirmed that a quorum was present.

II. Approval of Minutes

A. 08-28-2025 Regular Meeting Minutes

The minutes were approved by unanimous consent. Mr. Iverson asked if there were any corrections to the minutes of the August 28th meeting. Hearing none, the Chair declared the minutes approved.

Mr. Bramlage moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring Approved by a vote of 6-0.

III. Public Hearing

Mr. Iverson explained the procedures of a quasi-judicial public hearing and asked Commission members to disclose any ex parte communications. All Commission members confirmed visiting both sites and reported no ex parte communication, with the exception of Mr. Rosario, who stated that he had only visited the 4 Carolina Vista site and would be recusing himself from the case involving 52 McIntyre Dr due to a

conflict of interest. Ms. Fabiani joined the meeting at 4:08 PM and confirmed visiting both sites with no ex parte communication.

Ms. Klein was sworn into the 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.

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.

Mr. Herring inquired about any trees proposed for removal. Ms. Klein advised the trees to be removed are indicated on the site plan included in the provided packet.

The Commission had no further questions for staff.

Richard Higginbotham, Senior Vice Presidents for Projects, Pinehurst Resorts, LLC. Calvin Burkley, Director of Projects and Planning, Pinehurst Resorts, LLC. and David Stogner, Stogner Architecture was sworn into the Public Hearing.

Mr. Stogner advised they will be using a fiber cement product in place of the wood siding referenced in the presentation.

Mr. Higginbotham acknowledged that while the proposed site plan is not subject to review by the Historic Preservation Commission, it addresses concerns regarding additional parking for club members and stormwater management. He further announced that the resort is committed to hosting a public meeting where interested parties may review plans, ask questions and provide feedback prior to the plans being submitted to the Technical Review Committee.

Mr. Stogner reviewed and compared the proposed building design with the existing facility and invited the Commission to ask any questions.

Mr. Herring suggested changing the utility doors to flat-paneled doors, noting it was only a recommendation and would not affect the approval of the Certificate of Appropriateness. Mr. Stogner agreed to implement the modification.

Mr. Roberts inquired if the addition is intended to compensate for the closure of the fitness center on Highway 211. Mr. Burkley confirmed that facility will be closed.

The Commission had no further questions.

Mr. Iverson asked whether any member of the audience wished to present testimony in favor of or opposition to the proposed Major Work.

Marie Carbrey, President of the Sandhills Women's Exchange and Kirk Adkins, Chairman of the flood mitigation committee for the Sandhills Women's Exchange were sworn into the public hearing.

Mr. Adkins, speaking on behalf of the Sandhills Women's Exchange, thanked Mr. Higginbotham for the invitation to the public forum and advised he wants to work together. He emphasized the importance of the Sandhills Women's Exchange, expressed concerns about the flooding, and stated his belief that the issue stems from impervious surfaces at the Pinehurst Resort. Mr. Adkins further noted that the proposed expansion could worsen flooding and cause additional damage to the building.

Mr. Iverson thanked Mr. Adkins for his comments and clarified that stormwater management is outside the purview of the Historical Preservation Commission. Ms. Klein informed the audience the site plan will go through the Technical Review Committee, and the applicant will need to meet storm water engineering standards.

Cab Peterson, Pinehurst resident and a member of the Sandhills Women's Exchange was sworn into the public hearing. Ms. Peterson expressed concerns regarding the proposed project and asked the Commission to take flooding into consideration. Ms. Carbrey presented photographs showing damage from the most recent storm.

Ms. Klein reiterated that while the Commission is sympathetic, comments that do not pertain to the design of building, elevations, locations of parking lot, and other items in the Commissions purview will not be considered.

Mr. Iverson stated the comments regarding stormwater management will not be considered evidence for this application.

Debbie Lalor, Pinehurst resident was sworn into the public hearing. Ms. Lalor shared her opinion regarding the Resort's work on the swimming pool complex, expressed a desire for the color palette to be replicated, and asked that the Commission consider the existing surroundings.

Susan Taylor-Schran, 1445 Burning Tree Rd, was sworn into public hearing. Ms. Taylor-Schran expressed her desire for the design to maintain landscaping consistent with the historic appearance.

Mr. Iverson allowed the comments from Ms. Lalor and Ms. Taylor-Schran to be entered into the record as evidence.

Martha Wicker, 260 Everette Road, was sworn into the public hearing.

Ms. Wicker expressed her desire for the Resort to continue using the existing color palette. She suggested the use of sand, gravel or other permeable materials for the parking lots, and further recommended incorporating above-ground or underground systems to capture roof runoff for reuse at the club.

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

The Commission entered deliberation.

Mr. Herring asked if the proposed windows would match the existing trim, frieze board, and other details. Mr. Burkley confirmed they would.

Mr. Roberts, Mr. Bramlage, Mr. Rosario discussed the possibility of changing the building color. They expressed general approval of the selected color but recommended adjusting it to be more consistent with other buildings. Mr. Stogner stated that over the years as the renovations continue the colors and architecture will become cohesive.

Ms. Fabiani asked for clarification regarding the initial application, which stated wood siding, noting that it has been changed to fiber cement. Mr. Stogner confirmed they would be using fiber cement. Mr. Herring advised that this will be included as a condition when the motion is made.

Ms. Fabiani expressed her dislike of the parking lot, stating she supports the expansion of the tennis courts but not the parking lot. Ms. Klein advised she would need to review the applicable standards and noted that there is no specific standard for commercial off-street parking, except that parking areas should not be located in front yards or right of ways. Mr. Burkley confirmed that the landscaping meets the standards for parking lot landscaping. Mr. Burkley stated they will be using asphalt which is consistent with other parking lots on the property.

Mr. Roberts moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00105) and find that the proposed Major Work at 4 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. Conditions: Modify the utility doors to flat paneled doors, install cementitious fiber board siding instead of wood. Seconded by Mr. Herring. Vote: 6 in favor, 1 opposed (Ms. Fabiani)

Mr. Rosario recused himself from the discussion and vote regarding 52 McIntyre Road due to a personal interest.

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

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.

Richard Vincent, Rhetson Companies Inc. was sworn into the Public Hearing.

Mr. Vincent gave a brief statement of the proposed changes. He explained that while the materials and building height remain unchanged, two design modifications are proposed: the addition of mezzanine lofts with larger window for proportion and balance, and the introduction of balconies in place of the awnings to enhance cohesion and architectural character. All other elements of the original application remain the same.

Mr. Iverson asked if any of the Commissioners had questions for Mr. Vincent.

Mr. Herring inquired whether the mezzanine engages the windows. Mr. Vincent explained that the mezzanine is entirely inside the unit, does not meet the exterior glass, and is only present in half of the upstairs units.

Mr. Roberts asked for clarifications on the number of buildings, noting he had seen the project previously while serving on the Planning & Zoning Board, but this was his first time reviewing the plans as a Historic Preservation Commission member. Mr. Vincent confirmed there will be one building.

Ms. Addleman asked for clarification on the brick color, noting inconsistencies in the renderings. Mr. Vincent confirmed it will be a staff approved brick.

The Commission had no further questions for Mr. Vincent.

Mr. Iverson asked whether any member of the audience wished to present testimony in favor of or opposition to the proposed Major Work.

Martha Wicker, 260 Everette Road, was sworn into the Public Hearing.

Ms. Wicker requested to read a statement from another resident, Deb Lalor. Mr. Iverson informed Ms. Wicker that this is not allowed. Mr. Vincent offered his personal contact information so that Ms. Lalor could reach out to him directly with her comments.

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

No deliberation was needed.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00115) and find that the proposed Major Work at 52 McIntyre 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. Roberts Approved by a vote of 7-0.

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 8-15-2025-9-14-2025

V. Next Meeting

A. 10-23-2025 HPC Regular Meeting

VI. Motion to Adjourn

Mr. Bramlage moved to adjourn the meeting at 5:30 PM. Seconded by Mr. 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

DRAFT

COA-2025-00113 (170 Saville Row)

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 a new single-family dwelling at 170 Saville Row. The property is identified as Moore County PID Number 20170034. The property owners are Chris and Sharon Buschur and the applicant is Bartlett Construction, LLC.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1-A-2

1895
VILLAGE OF
PINEHURST

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: October 17, 2025
Subject: **Major COA Request for 170 Saville Row**

Applicant:	Bartlett Construction, LLC
Owners:	Chris and Sharon Buschur
Property Location:	170 Saville Row
Land Use:	Single Family Residential
PID#	20170034
COA#:	2025-00113

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a new single-family dwelling at 170 Saville Row. The property is further identified as Moore County PID Number 20170034. The property is currently vacant and is +/- 0.93 acres in size.

The applicant proposes to build a 4,000 heated square foot, 1 story single-family dwelling with garage, covered front porch, driveway, and walkways.

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:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

E. ACCESSORY FEATURES AND STRUCTURES

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

F. BUILDING MATERIALS

1. SECTION IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. SECTIONIV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
3. SECTION IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.

a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
b. Plywood siding
c. Vinyl siding or aluminum siding
d. Plastic, sheet metal, or a similar material used as siding or panels
e. Any treatment of material that imparts a glossy or reflective finish to the material
f. Concrete, cinderblock, or glass block.
g. Boxed chimneys

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.5 - Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.2- Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.
    c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
2. SECTION VII.C.5- Mechanical equipment such as air conditioners or heat pumps, should be located on non-character defining elevations of the structure whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

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 new construction is congruous with the Historic District and meets the Historic District Standards.

October 10, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 a new single-family dwelling at 170 Saville Row. The property is identified as Moore County PID Number 20170034. The property owners are Chris and Sharon Buschur and the applicant is Bartlett Construction, 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.

Public Hearing Notification

Exhibit S-1.5

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).

October 23, 2025
Historic Preservation Commission
170 Saville Row Major COA Request

N W E S

HUGGINS, JAMES H II
105 MUIRFIELD PLACE
PINEHURST,NC,28374

LLOYD, WILLIAM N
103 MUIRFIELD PLACE
PINEHURST,NC,28374-8958

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

PIAZZA, MICHAEL
160 SAVILLE ROE
PINEHURST,NC,28374

JUDD, JOANIE
180 SAVILLE ROW
PINEHURST,NC,28374

COA-2025-00113 - Boshur - 170 Saville Row

Menu Help

Exhibit A-1.1

File Date: 08/26/2025
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Application Detail: Detail
Description of Work: Newly Constructed Home
Application Name: Boshur - 170 Saville Row
Address: 170 SAVILLE ROW, PH, 28374
Owner Name: BREUER, TODD L
Owner Address: 8932 W CAMINO DE ORO, PEORIA, AZ 85383
Parcel No: 20170034

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Bartlett Construction LLC	Bartlett Constr...	Applicant		Active
Bartlett Construction LLC	Bartlett Constr...	Contact		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
Newly Constructed Home	New	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	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
NA	NA	Stone	Canyon Creek
NA	NA	Board/Batten	Alabaster

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Brick	Onslow
NA	NA	Stone	Canyon Creek
NA	NA	Board/Batten	Alabaster

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Brick	Onslow
NA	NA	Board/Batten	Alabaster

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Brick	Onslow
NA	NA	Board/Batten	Alabaster

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Mirtec	Iron Ore

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Pella - Vinyl	Black

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Brick	Onslow

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	Wood	Mahogany

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
NA	NA	Landmark	Pewterwood

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
NA	NA	Concrete	Natural

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

Exhibit A-1.2

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	08/26/2025	Michael Mandeville
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	Document Status	Document Status Date
Buscher 8.15.25.pdf	PLN_HIST	Other	Landscape Plan	application/pdf	Uploaded	08/26/2025
Buschur Final.pdf	PLN_HIST	Plan	Site Plan with Hous...	application/pdf	Uploaded	08/26/2025
Exterior Materials Boa...	PLN_HIST	Other	Exterior Materials	application/pdf	Uploaded	08/26/2025
trees to be removed	PLN_HIST			application/pdf	Uploaded	09/10/2025

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:

SITE

D:\ARCPROJ\10LC.png

LOCATION SKETCH

Exhibit A-2.1

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:
PLAT CAB. 18, SL. 609
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

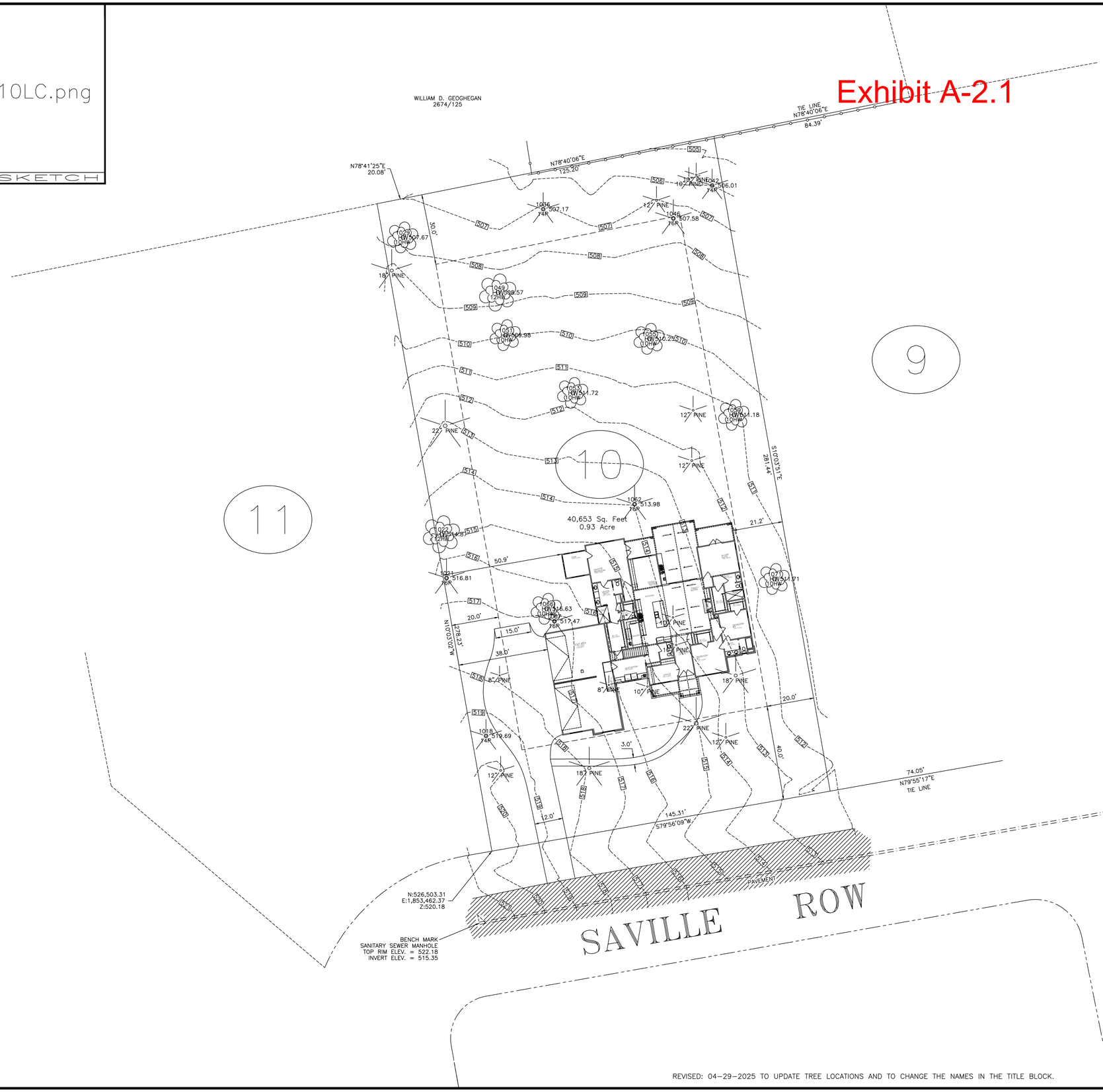
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365

DATE: APRIL 29, 2025

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY
S. R. SHEFFIELD, PLS NO. 1365, ON APRIL 29, 2025
THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.



GRID NORTH (NAD'83)
NORTH CAROLINA

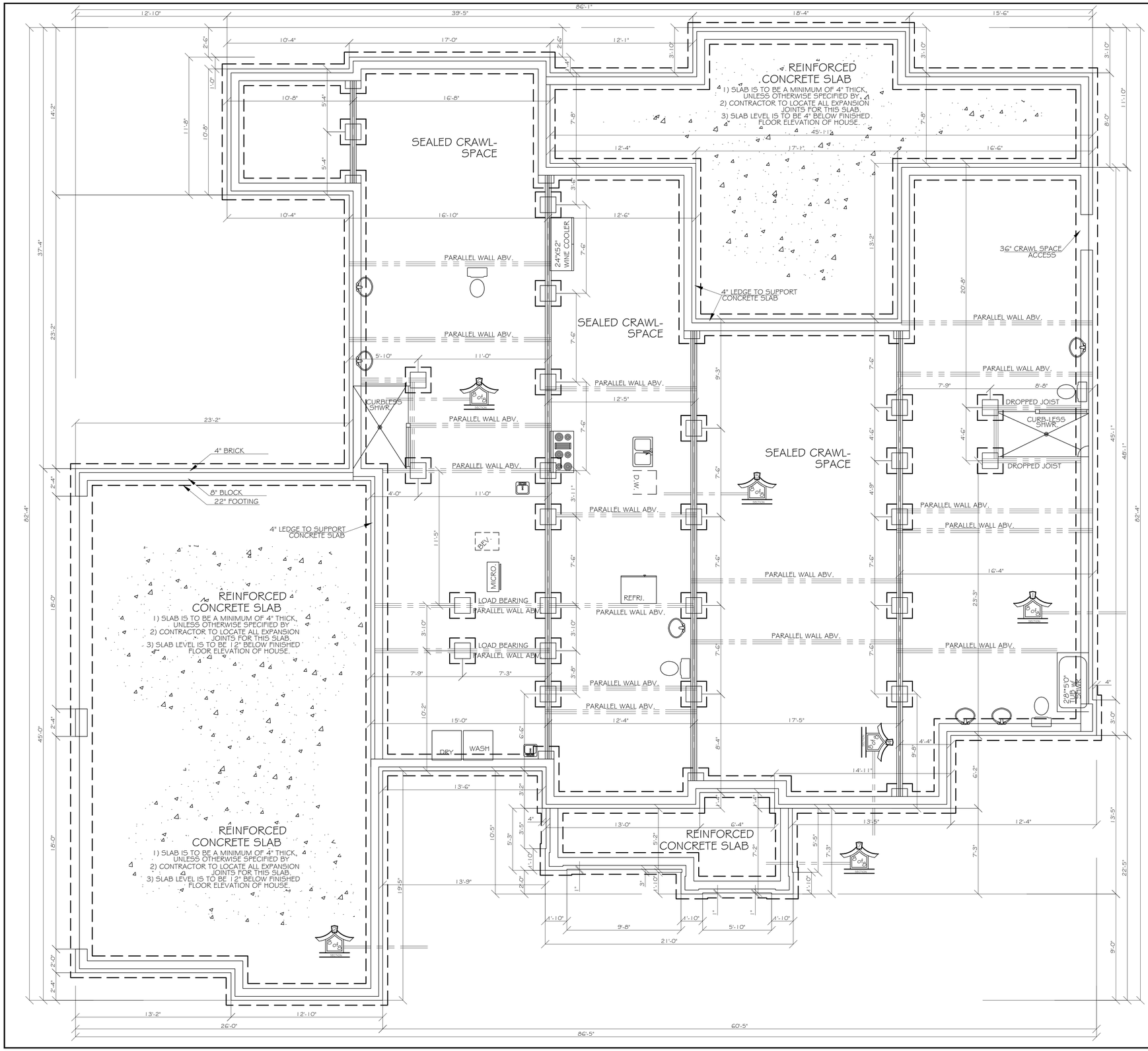
UNLESS OTHERWISE DENOTED,
= EXISTING IRON STAKE
= EXISTING CONCRETE MONUMENT
= SET CONCRETE MONUMENT
= SET IRON STAKE
~~ = SQUARE FOOTAGE
= UTILITY POLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= CATCH BASIN
= SANITARY SEWER MANHOLE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= FENCE
- sf - sf - sf - sf - sf - sf - = SILT FENCE
TBP = PINE TREE W/ SIZE NOTED
= OAK TREE
HW = HARDWOOD TREE
DW = DOGWOOD TREE
= AREA LIGHT

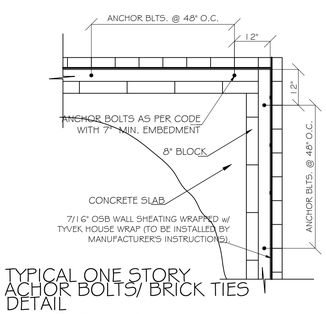
TOPOGRAPHIC SURVEY FOR
W. CHRIS BUSCHUR
AND WIFE
SHARON K. BUSCHUR
LOT NO. 10, PHASE 2
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 7, 2022 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

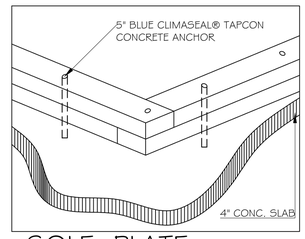
10-LINDEN-CLOS-2022 TOPO.DWG

REVISED: 04-29-2025 TO UPDATE TREE LOCATIONS AND TO CHANGE THE NAMES IN THE TITLE BLOCK.





TYPICAL ONE STORY ACHOR BOLTS/ BRICK TIES DETAIL
SCALE = 1/2":1'0"



SOLE PLATE ANCHOR DETAIL
SCALE = NTS

NOTE:: ALL FLOOR JOIST
360 SERIES 11 7/8" TJI's @ 19.2"O.C.
DESIGN UNDER 40/20 PSF. LOAD
NOT TO EXCEED 19'-8" ON HORIZONTAL SPAN
ALL JOISTS UNDER PARALLEL WALLS ARE TO BE REINFORCED.

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST 2009
ARTIGA
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET

HEATED TOTAL 4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 06/13/25

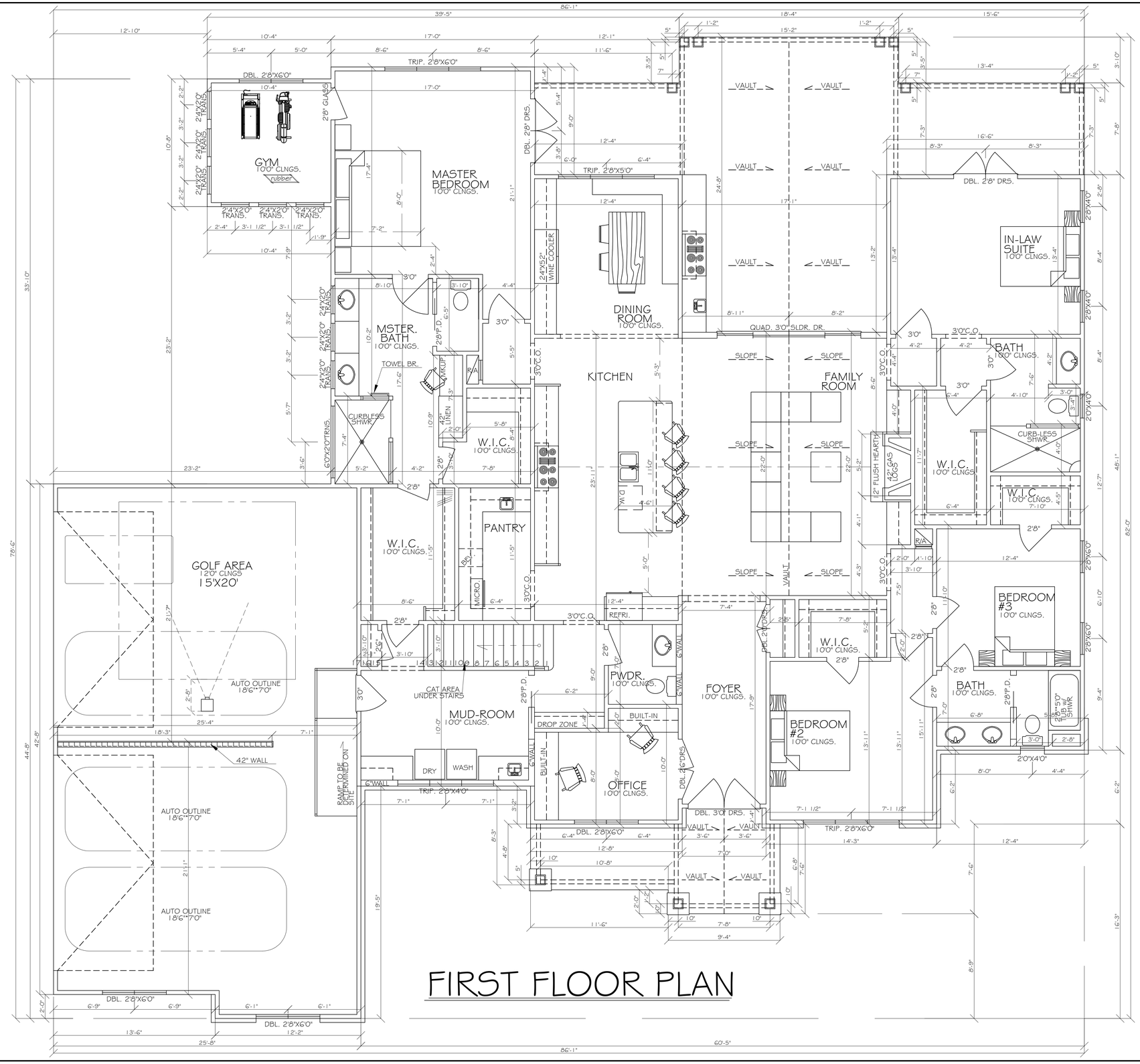
Drafting By:
EJA 06/04/25
06/11/25

Sheet Name:
FOUNDATION PLAN

Scale:
1/4"= 1'0"

Sheet Number:
1 of 8

Exhibit A-2.3



BUILDING DESIGN EST 2009
ARTIGA
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET
HEATED TOTAL	4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 06/13/25

Drafting By:
EJA 04/23/25
04/25/25
05/01/2025
06/03/25
06/04/25

Sheet Name:
FLOOR PLAN

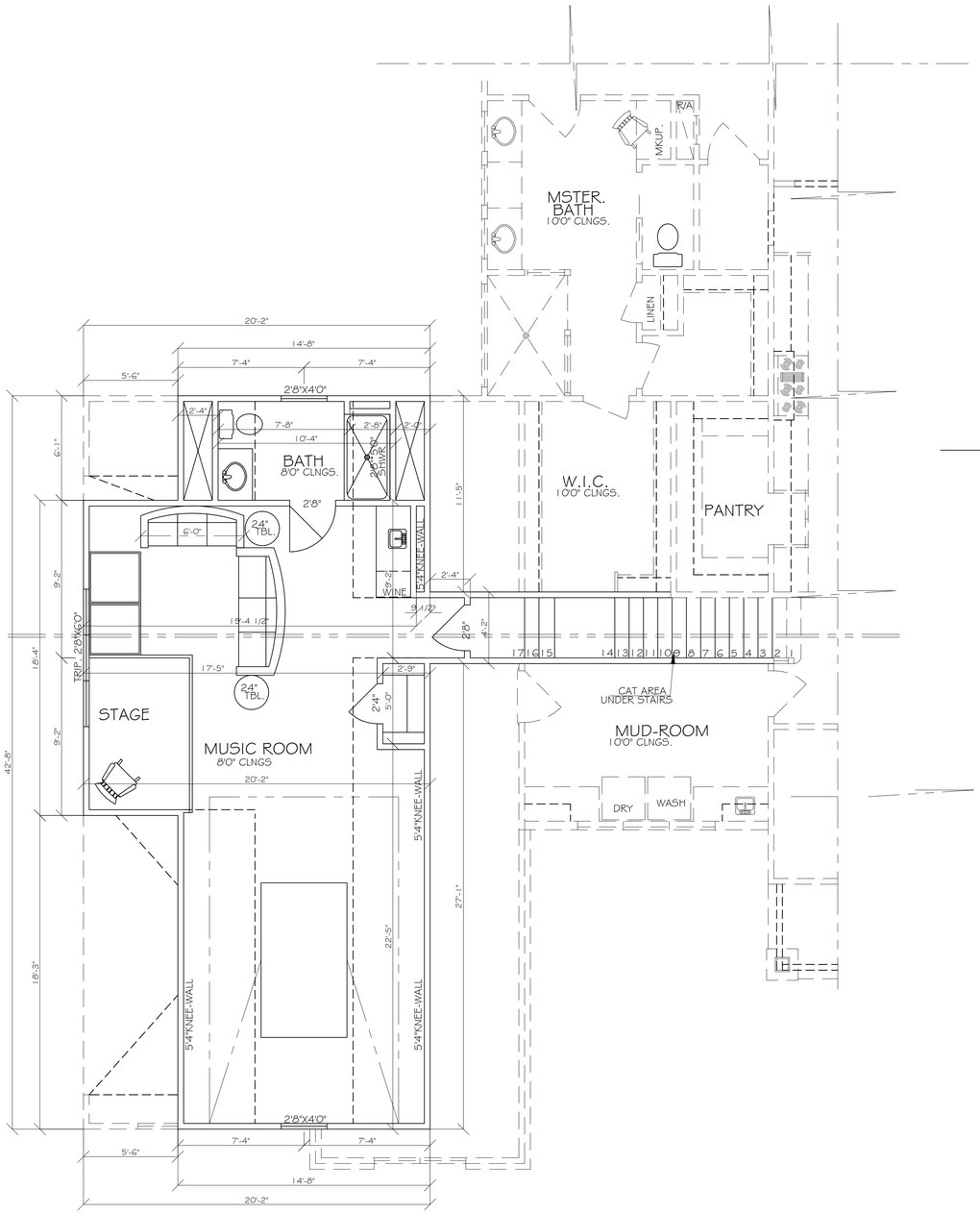
Scale:
1/4"=1'0"

Sheet Number:
2 of 8

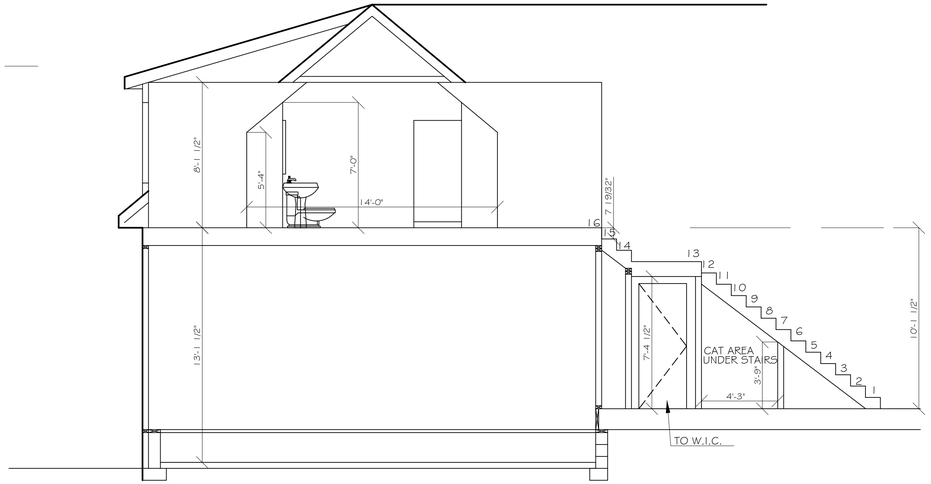
ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

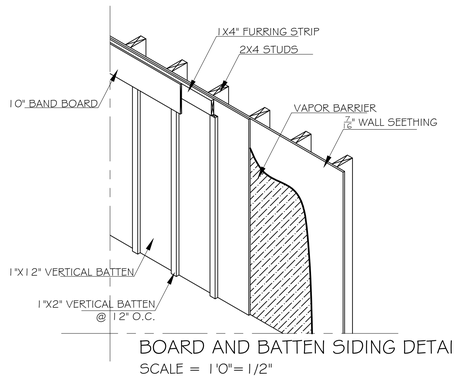
Exhibit A-2.4



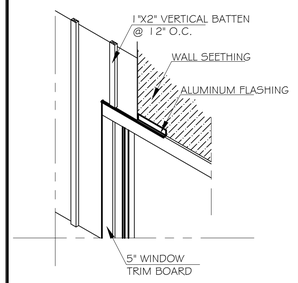
BONUS ROOM PLAN



BONUS ROOM CUT SECTION



BOARD AND BATTEN SIDING DETAIL
SCALE = 1'0"= 1/2"



WINDOW TRIM DETAIL
SCALE = 1'0"= 1/2"

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST 2005
ARTIGA
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET

HEATED TOTAL 4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 06/04/25

Drafting By:
EJA 04/23/25
04/25/25
05/01/25
06/03/25

Sheet Name:
BONUS ROOM PLAN

Scale:
1/4"= 1'0"

Sheet Number:
3 of 8

Exhibit A-2.5

FRONT ELEVATION

REAR ELEVATION

BUILDING DESIGN EST 2009
ARTIGA
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET
HEATED TOTAL	4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 06/04/25

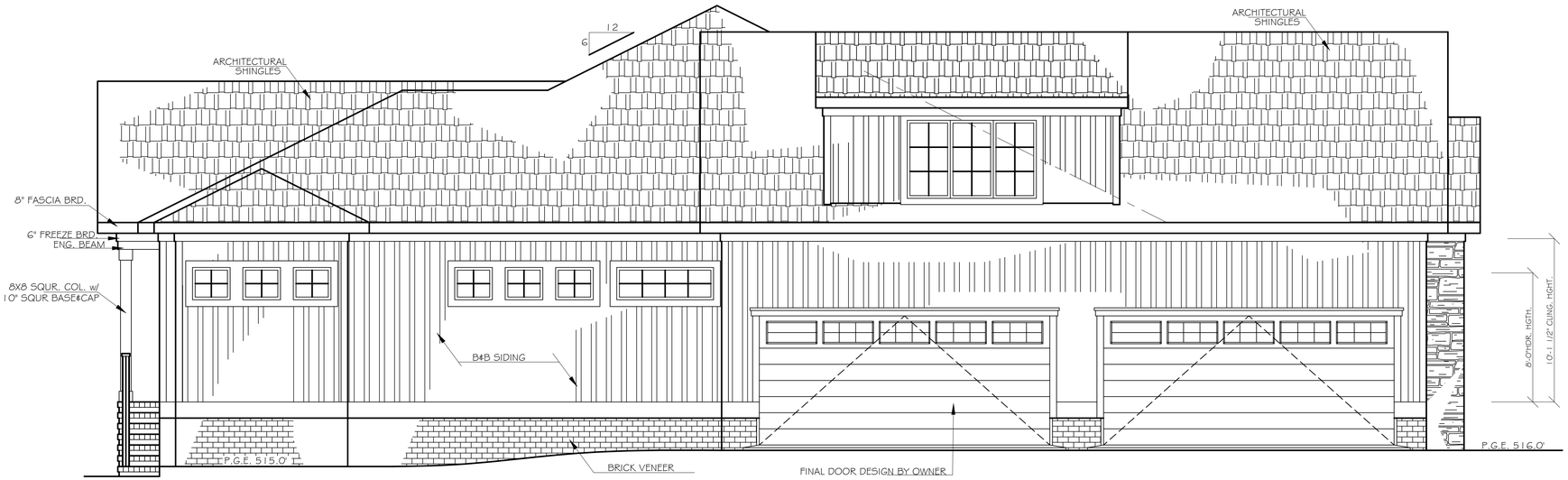
Drafting By:
EJA 04/23/25
04/25/25
05/01/25
06/03/25

Sheet Name:
ELEVATIONS

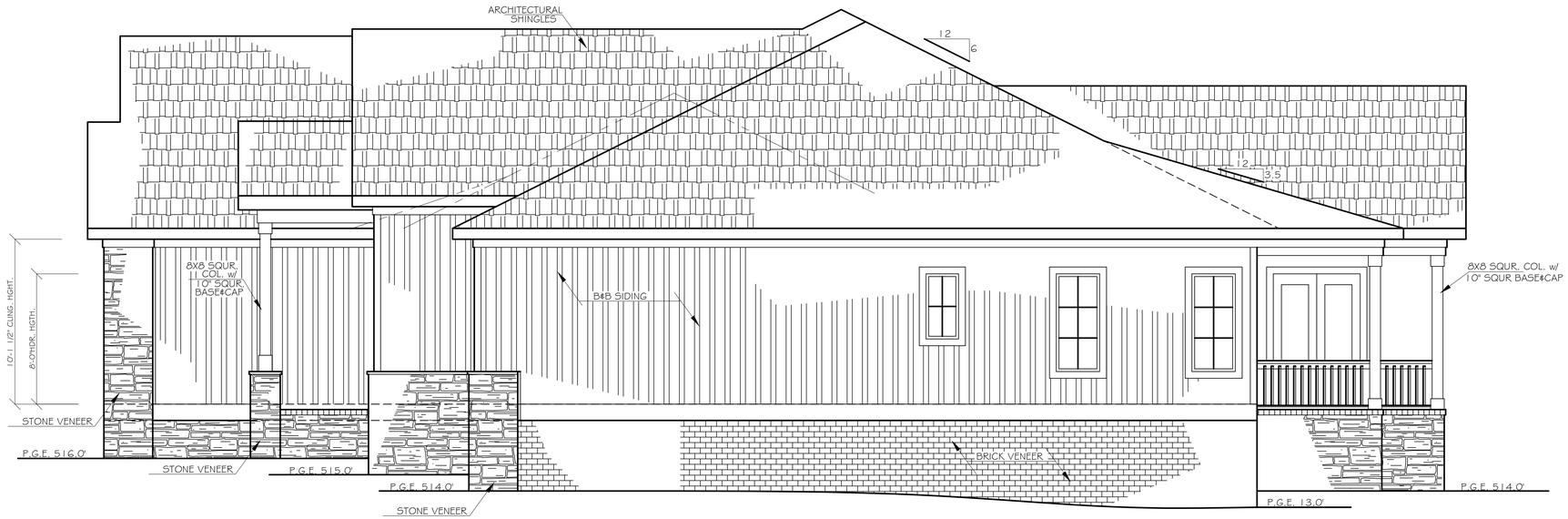
Scale:
1/4"= 1'0"

Sheet Number:
4 of 8

Exhibit A-2.6



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST 2005
ARTIGA
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET
HEATED TOTAL	4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

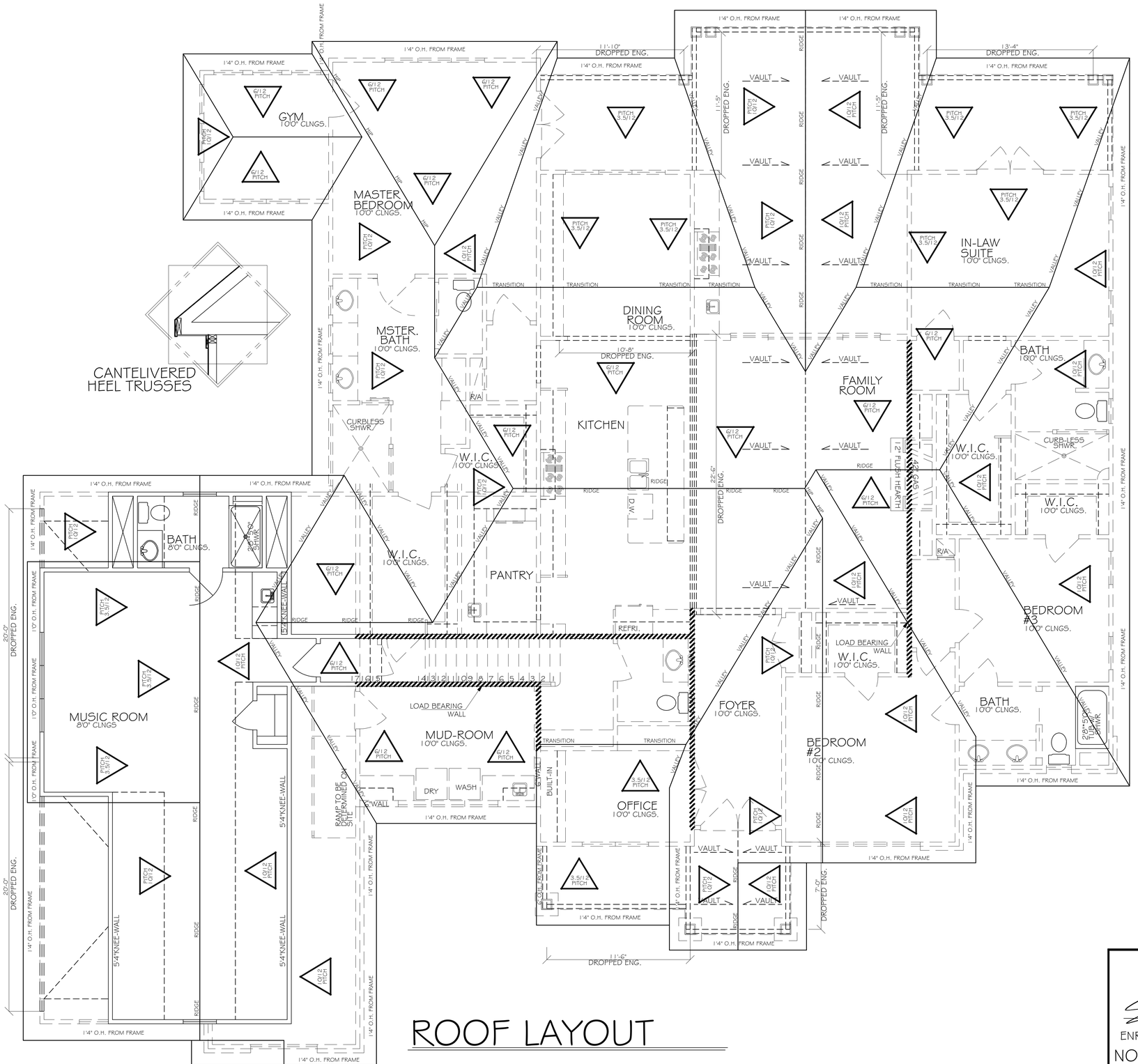
Issue Date:
EJA 06/13/25

Drafting By:
EJA
04/23/25
04/25/25
05/01/25
06/03/25
06/04/25

Sheet Name:
ELEVATIONS

Scale:
1/4"= 1'0"

Sheet Number:
5 of 8



ROOF LAYOUT

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

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

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVERHANG DESIGN. SOME AREAS ARE TO BE RASED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
3) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELLOW.

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

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST 2006
ARTIGA
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET

HEATED TOTAL 4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 06/13/25

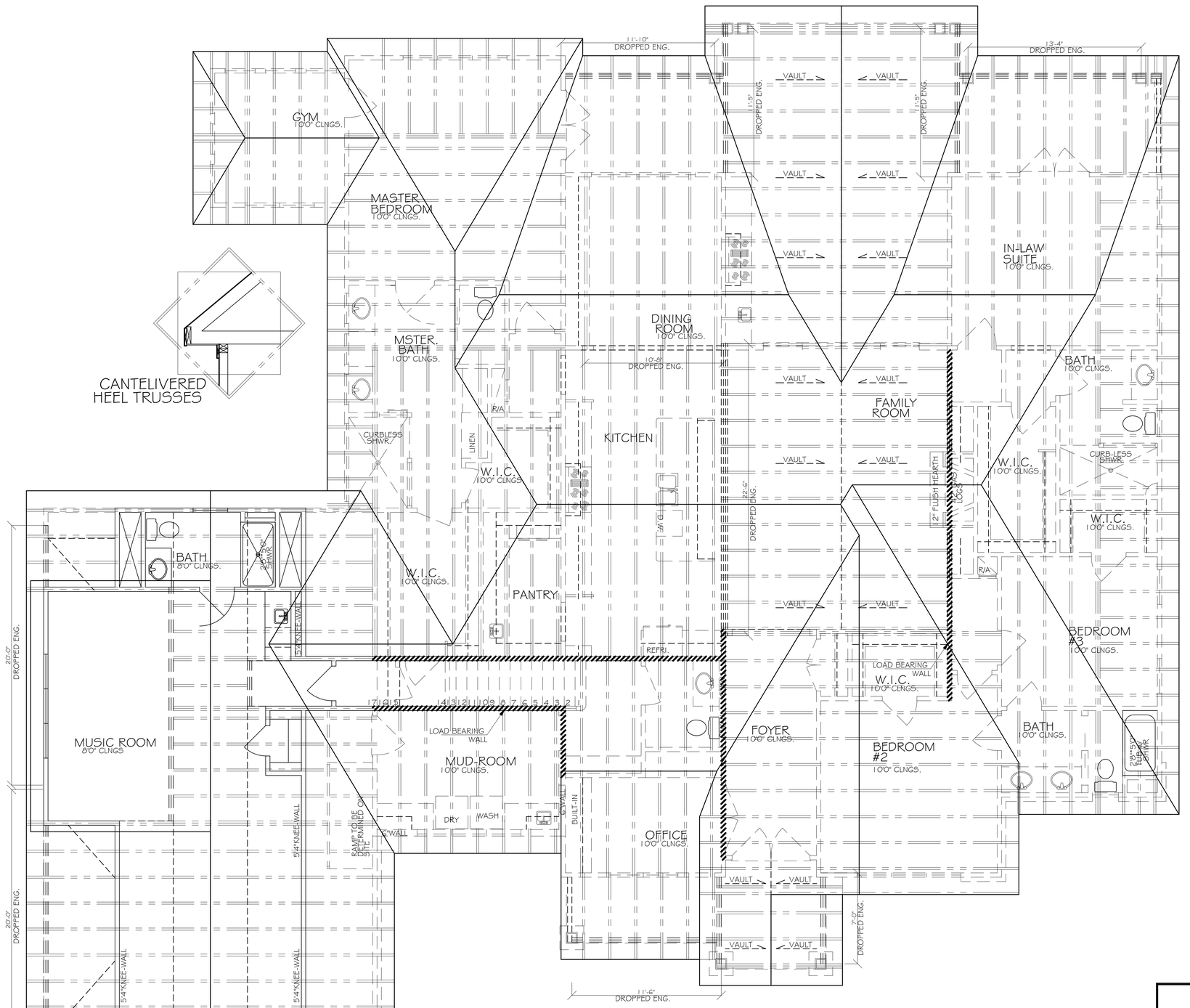
Drafting By:
EJA 06/04/25

Sheet Name: ROOF LAYOUT

Scale: 1/4"= 1'0"

Sheet Number: 6 of 8

Exhibit A-2.8



PROPOSED TRUSS LAYOUT

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

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

NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
2) FASCIAS ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
3) ALL OVER FRAME AREAS ARE TO BE STICK BUILT, ACCORDING TO SPECIFICATIONS BELLOW.

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST 2009
ARTIGA
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET

HEATED TOTAL 4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

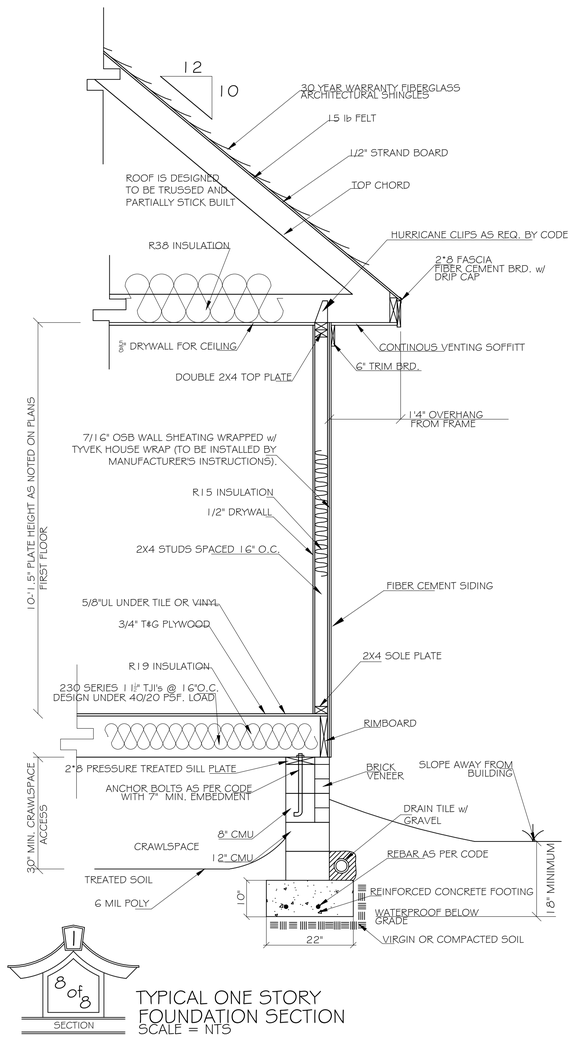
Issue Date: EJA 06/13/25

Drafting By: EJA 06/11/25

Sheet Name: ROOF LAYOUT

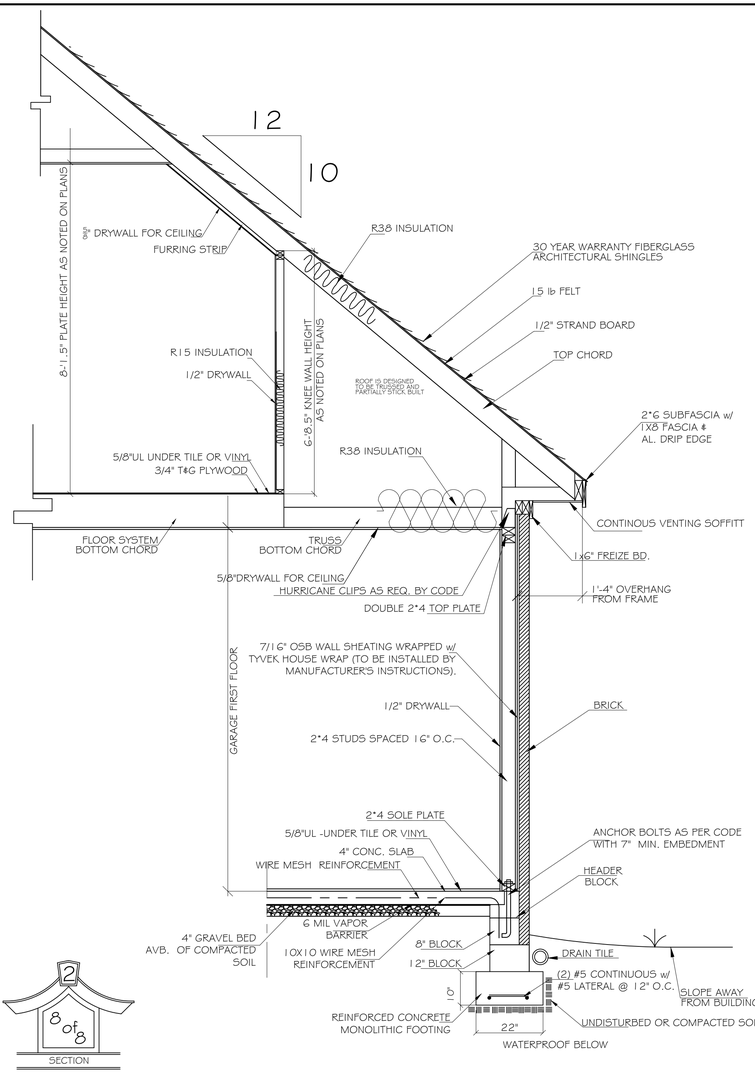
Scale: 1/4"= 1'0"

Sheet Number: 7 of 8



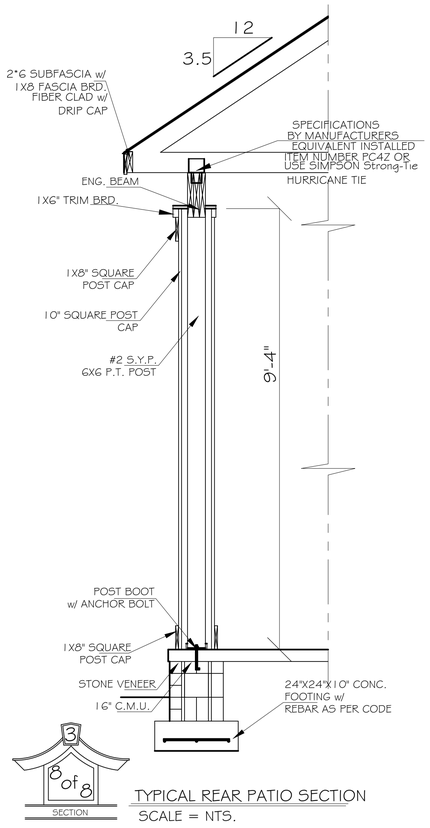
1 — 8 of 8 — SECTION

TYPICAL ONE STORY FOUNDATION SECTION
SCALE = NTS



2 — 8 of 8 — SECTION

TYPICAL ONE STORY FOUNDATION SECTION
SCALE = NTS



3 — 8 of 8 — SECTION

TYPICAL REAR PATIO SECTION
SCALE = NTS.

INSULATION NOTES:

INSULATION R15 IN WALLS AND R38 IN CEILINGS--USE R30 IN CATHEDRAL UP TO 500 SQ. FT.

ATTIC OPENINGS INSIDE THE HEATED AREA MUST HAVE WEATHER STRIPPED AND R10 RATED DOORS--RIGID APPLIED FOAM IS ACCEPTABLE FOR R10--GARAGE MUST HAVE FIRE TREATED ACCESS DOOR

HOUSE WRAP MUST BE TAPED AT ALL SEAMS, HORIZONTAL AND VERTICAL(EXCEPTION FOR HOMES WITH SPRAY FOAM INSULATION).

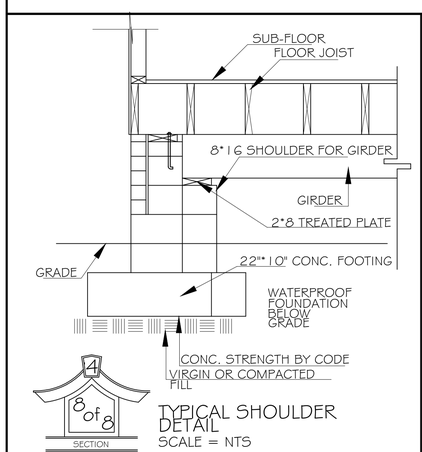
HOUSE WRAP IS NO LONGER ACCEPTABLE BEHIND TUBS OR FIREPLACES FOR INSULATION SUPPORT; MUST USE RIGID SHEATHING--HOUSE WRAP IS ACCEPTABLE ON KNEE WALLS

FRAMING NOTES:

KING STUD REQUIREMENT WILL BE UPHELD--REF. TABLE R602.7.5

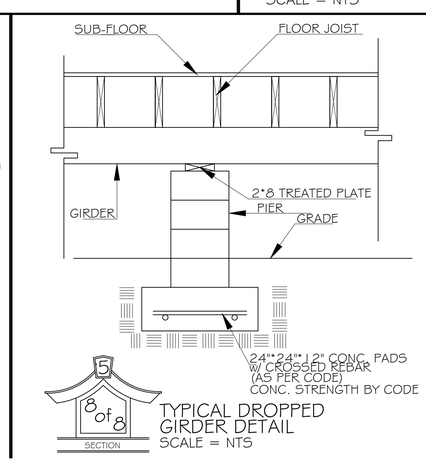
NAIL PATTERNS ON WALL SHEATHING WILL BE UPHELD--IN SOME CASES HORIZONTAL BLOCKING MAY HAVE TO BE ADDED

OPENINGS IN WALLS WITHIN 2'0" OF EXTERIOR CORNERS WILL HAVE TO HAVE "800 LB." STRAPPING ON THE NEXT FULL SHEET OF EXTERIOR SHEATHING FROM TOP PLATE TO FLOOR FRAMING; BAND FOR FLOOR SYSTEM OR TREATED PLATE FOR SLAB



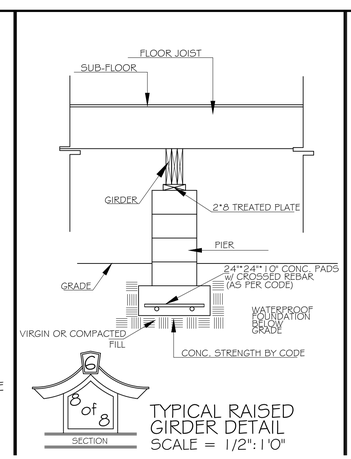
4 — 8 of 8 — SECTION

TYPICAL SHOULDER DETAIL
SCALE = NTS



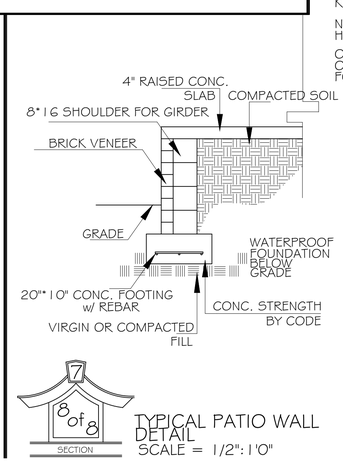
5 — 8 of 8 — SECTION

TYPICAL DROPPED GIRDER DETAIL
SCALE = NTS



6 — 8 of 8 — SECTION

TYPICAL RAISED GIRDER DETAIL
SCALE = 1/2":1'0"



7 — 8 of 8 — SECTION

TYPICAL PATIO WALL DETAIL
SCALE = 1/2":1'0"

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DES ARTIGA EST 2006
(910)-637-0350

Barlett Construction LLC
CO. LLC
(910)-673-1511
kevin@barlettconstructionllc.com
GENERAL CONTRACTOR

Client:
Mr. Chris Buschur
Mrs. Sharon Buschur
170 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3,250 HTG. SQUARE FEET
BONUS ROOM	750 HTG. SQUARE FEET
FRONT PORCH	148 SQUARE FEET
COVERED PATIO	647 SQUARE FEET
GARAGE	1110 SQUARE FEET
HEATED TOTAL	4,000 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 06/13/25

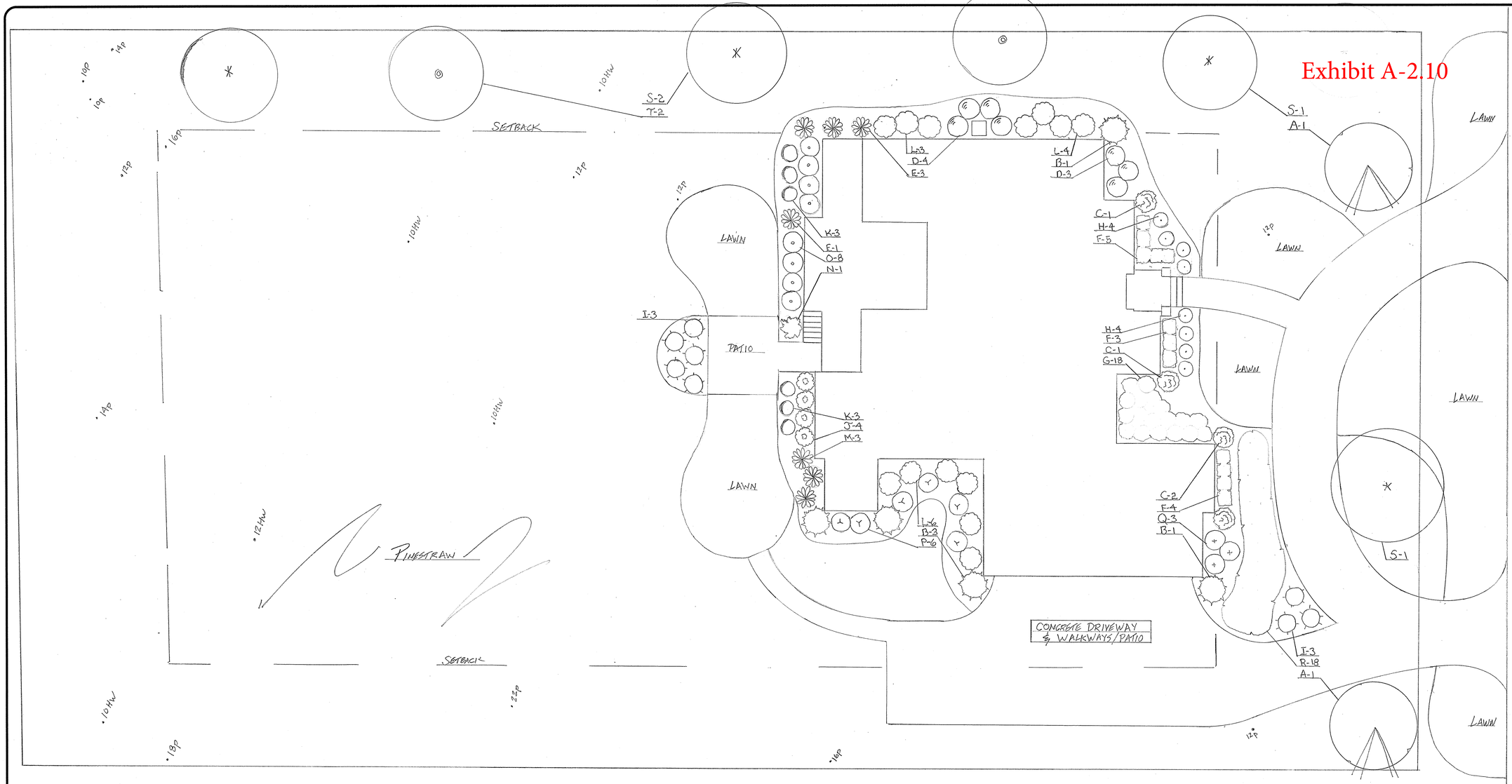
Drafting By:
EJA 06/13/25

Sheet Name:
ROOF LAYOUT

Scale:
1/4"=1'0"

Sheet Number:
8 of 8

Exhibit A-2.10



PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	2	'CHEROKEE PRINCESS' DOGWOOD	7-8'
B	5	'MISS PATRICIA' HOLLY	5-6'
C	4	'MAKI' SOUTHERN YEW	15 GAL.
D	7	'BLUE CASCADE' DISTYLIUM	7 GAL.
E	4	'YULETIDE' SASANQUA CAMELLIA	7 GAL.
F	12	'WINTER GEM' BOXWOOD	7 GAL.
G	18	'AUTUMN CHIFFON' ENCORE AZALEA	3 GAL.
H	8	'PANCAKE' ARBORVITAE	3 GAL.
I	8	'ADAGIO' MAIDEN GRASS	3 GAL.
J	4	'DARUMA' LOROPETALUM	5 GAL.
K	6	'RADIANCE' ABELIA	3 GAL.
L	13	'EVERRED' LOROPETALUM	7 GAL.
M	3	'ORCHID' SASANQUA CAMELLIA	7 GAL.
N	1	'DWARF HINOKI' CYPRESS	7 GAL.
O	8	'FROSTPROOF' GARDENIA	7 GAL.
P	6	'SUNSHINE' LIGUSTRUM	3 GAL.
Q	3	'SWING LOW' DISTYLIUM	5 GAL.
R	18	'BLUE RUG' JUNIPER	3 GAL.
S	4	LONGLEAF PINE	10-15 GAL.
T	2	'AUTUMN BRILLIANCE' SERVICEBERRY	6-7'

BUFFER TREE CALCULATIONS					
FRONT YARD	147 - 20FT. DRIVEWAY CREDIT	127/25 = 5.08	5 REQ. TREES	EX. 12P, 12P	S-1 & A-1
REAR "	147/25	147/25 = 5.88	6 REQ. TREES	EX. 10HW, 14P, 12P, 10P, 10P, 14P NONE REQ.	
RIGHT SIDE	212/35	212/35 = 6.05	6 REQ. TREES	EX. 10HW. 5 REQ.	S-3 & T-2
LEFT "	209/35	209/35 = 5.97	6 REQ. TREES	EX. 18P, 22P, 16P NONE REQ.	

REAVES LANDSCAPE & DESIGN INC.
P.O. BOX 10
PINEBLUFF NC 28373
(910) 281-5571
reaveslandscaping@windstream.net

BUSCHER RESIDENCE
170 SAVILLE ROW
PINEHURST N C

REVISIONS

1	8
2	9
3	10
4	11
5	12
6	13
7	14

SCALE: 1"=10'

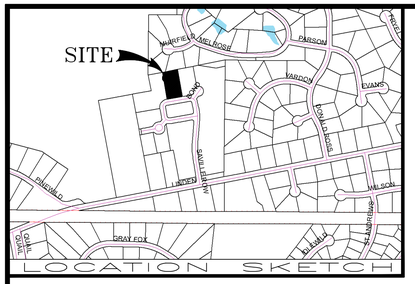
DATE: 8-11-2025

DRAWN BY: JGK

PAGE NO:

NORTH CAROLINA REGISTERED LANDSCAPE CONTRACTOR NO. 0072 JOEL GUILL KENNEDY

Exhibit A-2.11



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:
PLAT CAB. 18, SL. 609
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

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR REGISTERED

S. R. SHEFFIELD, PLS NO. 1365

DATE: SEPTEMBER 8, 2025

UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- SF = SQUARE FOOTAGE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = CATCH BASIN
- SMH = SANITARY SEWER MANHOLE
- = POWER SERVICE STUB
- S = SEWER SERVICE STUB
- = TELEPHONE SERVICE STUB
- = CABLE TV SERVICE STUB
- = FENCE
- sf sf sf sf sf sf = SILT FENCE
- 18P = PINE TREE W/ SIZE NOTED
- OAK = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT
- 18P = TREE TO BE REMOVED

GRID NORTH (NAD 83)
NORTH CAROLINA

AREA IN:
HOUSE= 5188 sq.ft.±
PATIO= 293 sq.ft.±
DRIVE = 3464 sq.ft.±
WALK = 276 sq.ft.±
TOTAL IMPERVIOUS=9221 sq.ft.±
TOTAL DISTURBED=19,051 sq.ft.±

TOTAL IMPERVIOUS= 9221 sq.ft.± / 40,653 SQ FT OF LOT = 23% COVERAGE BY IMPERVIOUS SURFACE

REVISED: 09-08-2025 TO TO ADD PROPOSED SITE PLAN.
REVISED: 04-29-2025 TO UPDATE TREE LOCATIONS AND TO CHANGE THE NAMES IN THE TITLE BLOCK.

TOPOGRAPHIC SURVEY & SITE PLAN FOR
W. CHRIS BUSCHUR
AND WIFE
SHARON K. BUSCHUR
LOT NO. 10, PHASE 2
LINDEN CLOS'
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 7, 2022 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

10-LINDEN-CLOS-2022 TOPO.DWG

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

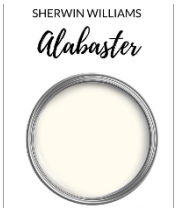
Exterior Materials Board
Resident: 170 Saville Row

Exhibit A-2.12

Brick
Manufacturer: Brick
Onslow

Stone
Manufacturer: Stone
–Country Ledgestone
– Echo Ridge

Board & Batton
Manufacturer:
Color: Sherwin Williams Alabaster



Trim & Soffit
Manufacturer:
Color: Sherwin
William Iron One 7069

Gutter
Manufacturer:
Color: Black

Columns
Manufacturer: Natural

Roof
Manufacturer:
Color:
Pewterwood
Certained
Shingles or
Charcoal Black

Metal Roof
Manufacturer:
Color: Burnished Slate

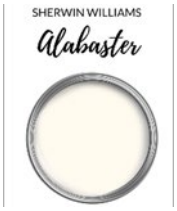
Exterior Materials Board
Resident: 170 Saville Row

Exhibit A-2.13

Windows
Manufacturer: Pella
Color: Black

Front Door/Exterior Doors
Manufacturer: DSA
Color: Mahogany

Garage Door
Manufacturer:
Color: Sherwin Williams Iron One 7069



COA-2025-00120 (15 Page 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 removal of five (5) trees twelve (12) inches or larger at diameter breast height on the street side of a property and the replacement of roofing with a different material or style at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Alisa Sorenson.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1-A-2

Exhibit S-1.1

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: October 17, 2025
Subject: **Major COA Request 15 Page Rd.**

Applicant:	Alisa Sorenson
Owners:	David Osborne and Melissa Otero Cruz
Property Location:	15 Page Rd.
Land Use:	Single Family Residential
PID#	00022524
COA#:	2025-00120

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for removal of five (5) trees twelve (12) inches or larger at diameter breast height (DBH) on the street side or a property and the replacement of roofing with a different material or style at 15 Page Rd. The applicant is proposing changing the roof from architectural shingles to black metal roofing. The property is further identified as Moore County PID Number 00022524. The primary structure was built in 1979, and the property is +/- 0648 acres in size.

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 of a property that are not located within the right-of-way and replacement of the roofing with a different material or style 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 EXISITING RESIDENCES

A. ROOFS

1. SECTION III.A.1- Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.A.4- If repair or replacement of the entire roof is necessary, the new material should match the existing material in composition, dimension, size, shape, color, pattern, and texture.
3. SECTION III.A.5- Metal roofs are allowed but the material must be compatible with the existing structure and the metal must be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, dark silver or black.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the removal of the trees and replacement of the roofing with a different material or style is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 10, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 removal of five (5) trees twelve (12) inches or larger at diameter breast height on the street side of a property and the replacement of roofing with a different material or style at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Alisa Sorenson.

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.

Public Hearing Notification

Exhibit S-1.4

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).

October 23, 2025
Historic Preservation Commission
15 Page Rd. Major COA Request

N W E S

PARSON, MARK W
180 EVERETTE RD
PINEHURST,NC,28374-9114

ANDERSON, RICHARD S & LOIS R
150 EVERTTE RD
PINEHURST,NC,28374

CURRAN, STEPHEN HARRY
25 PAGE ROAD
PINEHURST,NC,28374

TODD AND QUINN BREUER REVOCABLE
8932 W CAMINO DE ORO
PEORIA,AZ,85383

PITTMAN, R LEE
170 EVERETTE ROAD
PINEHURST,NC,28374

SCHROEDER, KENNETH MARTIN JR
PO BOX 62
PINEHURST,NC,28374

LAZZO, MICHAEL N
74 MIDLAND RD
PINEHURST,NC,28374

Exhibit S-2.2

Exhibit S-2.4

Exhibit S-2.6

Exhibit S-2.7

From: Thompson, Mark C
To: Michael Mandeville
Subject: RE: [External] RE: 15 Page Pinehurst Trees
Date: Monday, October 6, 2025 1:27:39 PM

Warning: Unusual sender <mcthompson1@ncdot.gov>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello Michael,

The lone pine tree that is marked for removal on the NCDOT right of way has a significant lean toward the intersection of Page Rd and NC 2/Midland Rd. It would most likely fall into the roadway in a storm. While we don't remove every tree with a significant lean towards our highways (because we cannot afford to cut that many trees), we do take the opportunity to have them removed in a situation like this. As for the holly trees, we are less restrictive on cutting these types of trees off the right of way and generally defer to the homeowner unless they were planted by NCDOT.

Sincerely,

Mark C. Thompson
Division Roadside Environmental Engineer
Division Litter Manager
NCDOT Division 8

910 773 8060 office
910 635 6700 mobile
mcthompson1@ncdot.gov

121 DOT Drive
Carthage, NC 28327

From: Michael Mandeville <mmandeville@vopnc.org>
Sent: Monday, October 6, 2025 1:07 PM
To: Thompson, Mark C <mcthompson1@ncdot.gov>
Subject: [External] RE: 15 Page Pinehurst Trees

You don't often get email from mmandeville@vopnc.org. Learn why this is important

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Mark,

Thank you for meeting with me at 15 Page Rd. in Pinehurst. I wanted to confirm that there are 8 trees tagged for removal in the DOT ROW and the DOT is ok with them being removed.

Only one of the eight trees in the ROW meet the 12” DBH that requires approval by the HPC. Would you advise for that tree to be removed because of it leaving over Page Rd?

Michael

From: Michael Mandeville
Sent: Monday, October 6, 2025 10:36 AM
To: 'mcthompson1@ncdot.gov' <mcthompson1@ncdot.gov>; 'mcthompson1@ncdot.gov' <mcthompson1@ncdot.gov>
Subject: 15 Page Pinehurst Trees

Good morning,

Wanted to check back in and see of you have had a chance to go take a look at this property?

Thanks,
Michael

Michael Mandeville
Senior Planner
Village of Pinehurst
395 Magnolia Rd., Pinehurst, NC 28374
910-295-8659 ☐ mmandeville@vopnc.org ☐ www.vopnc.org

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. ☐ *Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors* ☐ *Values: Service, Initiative, Teamwork, Improvement.*

Pursuant to North Carolina General Statutes, Chapter 132, et.seq., this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Exhibit A-1.1

COA-2025-00120 - 15 Page Road

Menu Help

File Date: 09/04/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Remove small, crowded, and/or diseased trees. A few of the trees identified impede the egress to the property. The trees to be removed have been marked with pink survey tape. Replace current shingle style roofing with black metal roofing. No changes will be made to the roof line.

Application Name: 15 Page Road

Address: 15 PAGE, PH, 28374

Owner Name: OSBORNE, DAVID

Owner Address: 15 PAGE ROAD, PINEHURST, NC 28374

Parcel No: 00022524

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Alisa D Sorenson		Applicant		Active
Alisa D Sorenson		Business Owner		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
Black metal roofing to replace existing black shingle roofing. No ch	Alteration	Single Family Low Density
anges will be made to the roof line		
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	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

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
Asphalt shingle	black	metal	black

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	09/05/2025	Kimberly Stepnoski
Review for Completeness		Additional I...	09/05/2025	Michael Mandeville
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				

Exhibit A-1.2

Task	Assigned To	Status	Status Date	Action By
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
trees	PLN_HIST			image/jpeg	Uploaded	09/24/2025
trees	PLN_HIST			image/jpeg	Uploaded	09/24/2025
trees	PLN_HIST			image/jpeg	Uploaded	09/24/2025
trees	PLN_HIST			image/jpeg	Uploaded	09/24/2025
roof	PLN_HIST			image/x-png	Uploaded	09/24/2025
15 page tree 1	PLN_HIST			image/jpeg	Uploaded	09/29/2025
15 page tree 2	PLN_HIST			image/jpeg	Uploaded	09/29/2025
15 page tree 3	PLN_HIST			image/jpeg	Uploaded	09/29/2025
15 page tree 4	PLN_HIST			image/jpeg	Uploaded	09/29/2025
15 page tree 5	PLN_HIST			image/jpeg	Uploaded	09/29/2025

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-2.1

Exhibit A-2.2

Exhibit A-2.3

Exhibit A-2.4

Exhibit A-2.5

COA-2025-00124 (110 McCaskill Rd E)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of one (1) street-facing tree at 110 McCaskill Rd. E. The property is identified as Moore County PID Number 00019473. The property owners and applicants are Samuel and Sara Cornwall.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

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: October 15, 2025
Subject: **Major COA Request 110 McCaskill Rd. E.**

Applicant:	Samuel & Sara Cornwall
Owners:	Samuel & Sara Cornwall
Property Location:	110 McCaskill Rd. E.
Land Use:	Single Family Residential
PID#	00019473
COA#:	2025-00124

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the removal of one (1) street-facing tree at 110 McCaskill Rd.E. The property is further identified as Moore County PID Number 00019473. The primary structure was built in 1997 and the property is +/- 0.451 acres in size.

The applicant is proposing to remove one tree greater than 12" in diameter at breast height (DBH) in the front yard.

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

Standards of Review

Per the adopted Historic District Standards, removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a property that are not located within the right-of-way 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:

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Staff Comments:

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

1895
VILLAGE OF
PINEHURST
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 8, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 removal of one (1) street-facing tree at 110 McCaskill Rd. E. The property is identified as Moore County PID Number 00019473. The property owners and applicants are Samuel and Sara Cornwall.

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/.

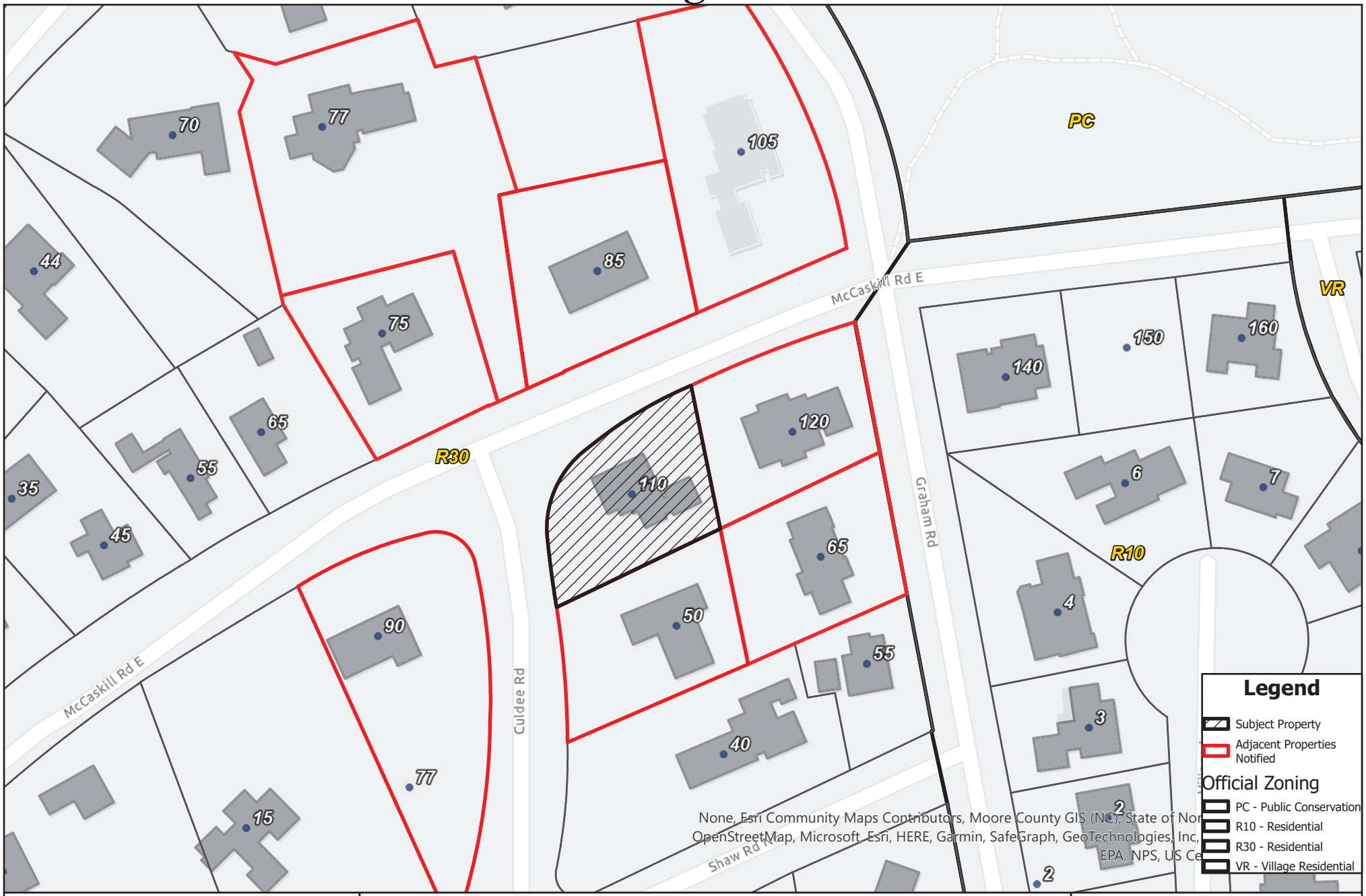
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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.

Public Hearing Notification

EXHIBIT S-1.4



0 175 350 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).

10/25/2023

October 23, 2025
Historic Preservation Commission
110 McCaskill Rd. E Major COA Request

1895 Village of Pinehurst

N W E S

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

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

AGBARA, ONYINYECHI B
105 GRAHAM RD
PINEHURST,NC,28374

BULLOCK, STEPHEN BLAIR &
120 RICHMOND RD
SALISBURY,NC,28144

JORGENSEN, DONALD W
PO BOX 515
SOUTHERN PINES,NC,28388

NUZUM, ROBERT
PO BOX 3901
PINEHURST,NC,28374-3901

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

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

SAYLOR, ROGER S & DONNA E
PO BOX 234
PINEHURST,NC,28370-0234

EXHIBIT A-1.1

COA-2025-00124 - TREE MAINTENANCE

Menu Help

File Date: 09/11/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: As part of the tree trimming, dead-wooding and landscape maintenance program for my property, two different tree services have recommended removing a large pine tree leaning towar northwest corner of the house. The tree is labeled as #17 on the previously submitted landscape plan for the property.

Application Name: TREE MAINTENANCE

Address: 110 Mccaskill Rd, pinehurst, NC 28374

Owner Name: SAMUEL CORNWALL

Owner Address: 110 MCCASKILL RD E, Pinehurst, NC 28374

Parcel No: 000194783

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
s c cornwall		Applicant		Active
s c cornwall		Applicant		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
none - tree removal only

Type of Work
–

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

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

EXHIBIT A-1.2

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	09/17/2025	Kimberly Stepnoski
Review for Completeness		Application ...	10/01/2025	Maria Klein
Review Distribution		In Review	10/01/2025	Maria Klein
Historic Review		Approved	10/01/2025	Maria Klein
Planning Review		Approved	10/01/2025	Maria Klein
Review Consolidation		Review Complete	10/01/2025	Maria Klein
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

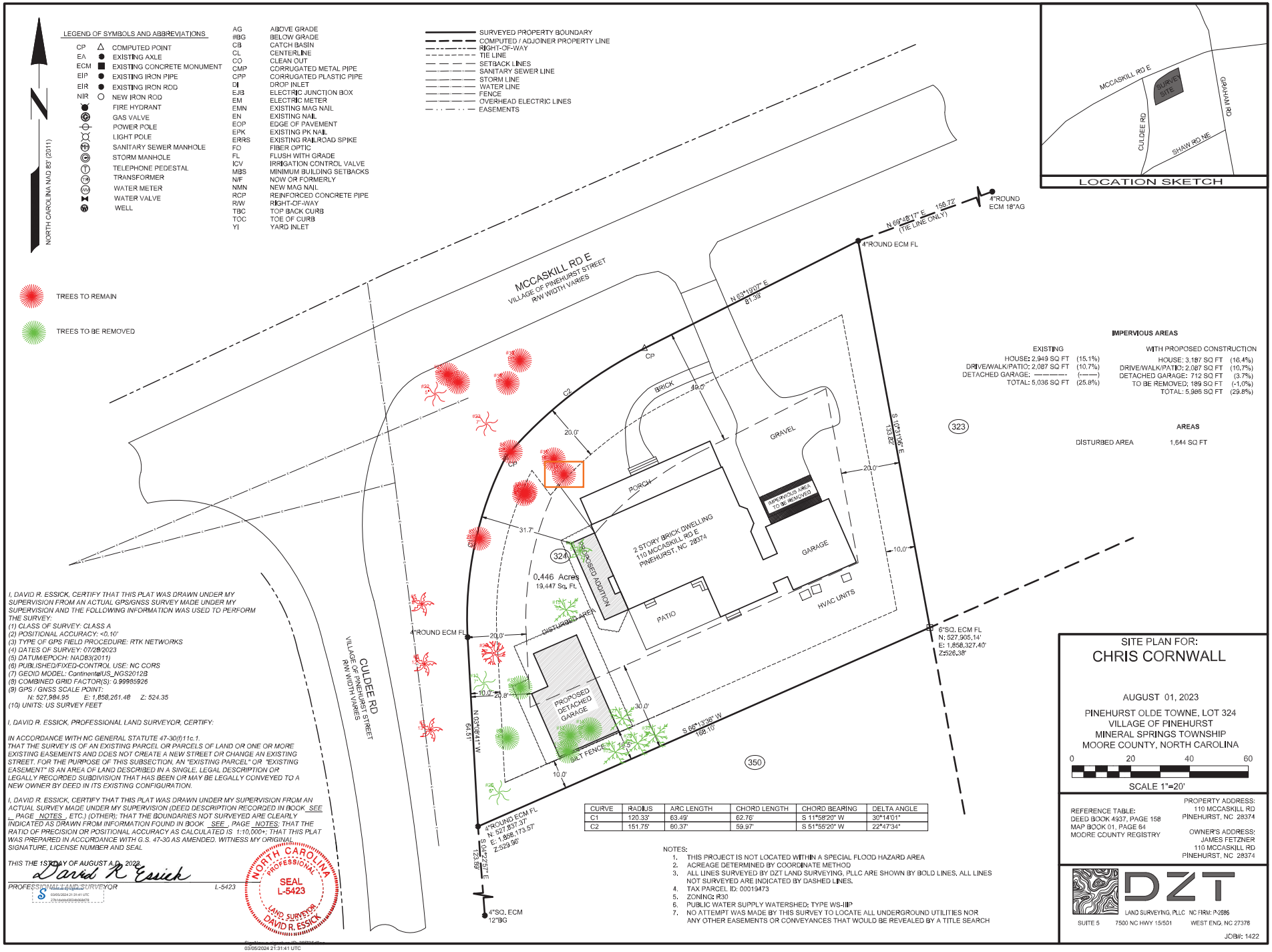
Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:



IMPERVIOUS AREAS

EXISTING		WITH PROPOSED CONSTRUCTION	
HOUSE: 2,949 SQ FT	(15.1%)	HOUSE: 3,187 SQ FT	(16.4%)
DRIVE/WALK/PATIO: 2,087 SQ FT	(10.7%)	DRIVE/WALK/PATIO: 2,087 SQ FT	(10.7%)
DETACHED GARAGE: ————	(———)	DETACHED GARAGE: 712 SQ FT	(3.7%)
TOTAL: 5,036 SQ FT	(25.8%)	TO BE REMOVED: 189 SQ FT	(-1.0%)
		TOTAL: 5,986 SQ FT	(29.8%)

AREAS

DISTURBED AREA 1,644 SQ FT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.33'	63.49'	62.76'	S 11°58'20" W	30°14'01"
C2	151.75'	60.37'	59.97'	S 51°55'20" W	22°47'34"

NOTES:
1. THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA
2. ACREAGE DETERMINED BY COORDINATE METHOD
3. ALL LINES SURVEYED BY DZT LAND SURVEYING, PLLC ARE SHOWN BY BOLD LINES. ALL LINES NOT SURVEYED ARE INDICATED BY DASHED LINES.
4. TAX PARCEL ID: 00019473
5. ZONING: R30
6. PUBLIC WATER SUPPLY WATERSHED: TYPE WS-III/P
7. NO ATTEMPT WAS MADE BY THIS SURVEY TO LOCATE ALL UNDERGROUND UTILITIES NOR ANY OTHER EASEMENTS OR CONVEYANCES THAT WOULD BE REVEALED BY A TITLE SEARCH

I, DAVID R. ESSICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS 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: 07/28/2023
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: ContinentalUS_NGS2012B
(8) COMBINED GRID FACTOR(S): 0.99985926
(9) GPS / GNSS SCALE POINT:
N: 527,984.95 E: 1,858,261.48 Z: 524.35
(10) UNITS: US SURVEY FEET

I, DAVID R. ESSICK, PROFESSIONAL LAND SURVEYOR, CERTIFY:

IN ACCORDANCE WITH NC GENERAL STATUTE 47-30(f)11c.1. THAT THE 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. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

I, DAVID R. ESSICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE PAGE NOTES , ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE , PAGE NOTES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS THE 1ST DAY OF AUGUST A.D., 2023

David R Essick

PROFESSIONAL LAND SURVEYOR L-5423

NORTH CAROLINA PROFESSIONAL SEAL L-5423 LAND SURVEYOR DAVID R. ESSICK

03/05/2024 21:31:41 UTC

SITE PLAN FOR:
CHRIS CORNWALL

AUGUST 01, 2023

PINEHURST OLDE TOWNE, LOT 324
VILLAGE OF PINEHURST
MINERAL SPRINGS TOWNSHIP
MOORE COUNTY, NORTH CAROLINA

0 20 40 60
SCALE 1"=20'

REFERENCE TABLE:
DEED BOOK 4937, PAGE 158
MAP BOOK 01, PAGE 64
MOORE COUNTY REGISTRY

PROPERTY ADDRESS:
110 MCCASKILL RD
PINEHURST, NC 28374

OWNER'S ADDRESS:
JAMES FETZNER
110 MCCASKILL RD
PINEHURST, NC 28374

DZT
LAND SURVEYING, PLLC NC FIRM: P-2886
SUITE 5 7500 NC HWY 15/501 WEST END, NC 27376

JOB#: 1422

COA-2025-00127 (260 Everette 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 replacement of siding and painting at 260 Everette Rd. The property is identified as Moore County PID Number 00020398. The property owners are Anton Michael & Martha Moore Wicker and the applicant is Cribbs Construction Company, LLC.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

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: October 15, 2025
Subject: **Major COA Request 260 Everette Rd.**

Applicant:	Cribbs Construction Company, LLC
Owners:	Anton Michael & Martha Moore Wicker
Property Location:	260 Everette Rd.
Land Use:	Single Family Residential
PID#	00020398
COA#:	2025-00127

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the replacement of siding and painting at 260 Everette Rd. The property is further identified as Moore County PID Number 00020398. The primary structure was built in 1960 and the property is +/- 0.602 acres in size.

The applicant is proposing to remove the existing vinyl siding and replace it with Hardie board siding and change the color from white to a cream color, SW Alabaster.

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, replacement of architectural details that changes the design or materials from the existing details is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

B. EXTERIOR WALLS AND TRIM

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

2. SECTION III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element *should* be limited to the minimal amount necessary and **must** be replaced in kind or with a nonprohibited substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.

3. SECTION III.B.5 - 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**.

N. PAINT

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

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 siding replacement and color are congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 8, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 replacement of siding and painting at 260 Everette Rd. The property is identified as Moore County PID Number 00020398. The property owners are Anton Michael & Martha Moore Wicker and the applicant is Cribbs Construction Company, 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.

Public Hearing Notification

EXHIBIT S-1.4

0 155 310 Feet

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

9/29/2025

October 23, 2025
Historic Preservation Commission
260 Everette Rd. Major COA Request

FULLER, LAYNE A
5307 WAYNE ROAD
GREENSBORO,NC,27407

WICKER, ANTON MICHAEL
260 EVERETTE ROAD
PINEHURST,NC,28374

ELLIOTT, SAMUEL MICHAEL
55 PAGE ROAD
PINEHURST,NC,28374-8745

CLARKE, SARAH ELIZABETH
240 PRINCE GEORGE STREET
ANNAPOLIS,MD,21401

CIRIGLIANO, THOMAS & GRACE C
PO BOX 3879
PINEHURST,NC,28374

BELOW THE HOLE, LLC
3459 BLANDFORD WAY
DAVIDSONVILLE,MD,21035

CLAYTON, DAVID S &
255 EVERETTE RD
PINEHURST,NC,28374-8647

SMITH, F ALEXANDER & EUGENIA B
265 EVERETTE RD
PINEHURST,NC,28374

COA-2025-00127 - Wicker - Siding Project

Menu Help

File Date: 09/16/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Remove vinyl siding and replace with Hardie siding and paint exterior

Application Name: Wicker - Siding Project

Address: 260 EVERETTE, PH, 28374

Owner Name: WICKER, ANTON MICHAEL

Owner Address: 260 EVERETTE ROAD, PINEHURST, NC 28374

Parcel No: 00020398

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Cribbs Construction Co...	Cribbs Construc...	Applicant	Mailing, 50 Royal Dubl...	Active
Cribbs Construction Co...	Cribbs Construc...	Applicant	Mailing, 50 Royal Dubl...	Active
Jeremy Collins	Cribbs Construc...	Applicant		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
Remove vinyl siding Replace with Hardie shakes on front and Hardie lap on rest of home. Paint exterior.	Alteration	Single Family Medium Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Medium 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
Vinyl	White	Hardie Shakes	Cream

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl	White	Hardie Lap	Cream

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl	White	Hardie Lap	Cream

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl	White	Hardie Lap	Cream

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl	White	Composite	White

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

EXHIBIT A-1.2

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	09/17/2025	Kimberly Stepnoski
Review for Completeness		Application ...	09/23/2025	Maria Klein
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status
IMG_20250916_112508~2.jpg	PLN_HIST	Building Elevat...	Front Elevation of ...	image/jpeg	Uploaded

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:

COA-2025-00130 (150 Saville Row)

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 a new single-family dwelling at 150 Saville Row. The property is identified as Moore County PID Number 20240020. The property owner is Formyduval Homes, LLC and the applicant is Formyduval Homes, LLC.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1-A-2

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: October 17, 2025
Subject: **Major COA Request for 150 Saville Row**

Applicant:	Formyduval Homes, LLC
Owners:	Formyduval Homes, LLC
Property Location:	150 Saville Row
Land Use:	Single Family Residential
PID#	20240020
COA#:	2025-00130

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a new single-family dwelling at 150 Saville Row. The property is further identified as Moore County PID Number 20240020. The property is currently vacant and is +/- 0.87 acres in size.

The applicant proposes to build a 4,052 heated square foot, 2 story single-family dwelling with garage, covered front porch, covered rear screened porch, driveway, and walkways.

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:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

E. ACCESSORY FEATURES AND STRUCTURES

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

F. BUILDING MATERIALS

1. SECTION IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. SECTIONIV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
3. SECTION IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.

a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
b. Plywood siding
c. Vinyl siding or aluminum siding
d. Plastic, sheet metal, or a similar material used as siding or panels
e. Any treatment of material that imparts a glossy or reflective finish to the material
f. Concrete, cinderblock, or glass block.
g. Boxed chimneys

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.5 - Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.2- Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.
    c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
2. SECTION VII.C.5- Mechanical equipment such as air conditioners or heat pumps, should be located on non-character defining elevations of the structure whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

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 new construction is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 10, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 a new single-family dwelling at 150 Saville Row. The property is identified as Moore County PID Number 20240020. The property owner is Formyduval Homes, LLC and the applicant is Formyduval Homes, 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.

Public Hearing Notification

Exhibit S-1.5

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).

October 23, 2025
Historic Preservation Commission
150 Saville Row Major COA Request

VILLAGE OF PINEHURST

N
W
E
S

KILPATRICK, DAVID J
9 VARDON RD
PINEHURST,NC,28374-8975

BAKER, DAVID SINCLAIR
4 VARDON PL
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

PIAZZA, MICHAEL
160 SAVILLE ROE
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

LEEDS, JASON EDWARDS
4179 HICKORY ROCK DRIVE
POWELL,OH,43065

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

Exhibit A-1.1

COA-2025-00130 - 150 Saville Row - SFD

Menu Help

File Date: 09/19/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Single family residential new construction

Application Name: 150 Saville Row - SFD

Address: 150 Saville Row, Pinehurst, NC 28374

Owner Name: Formyduval Homes LLC

Owner Address: 115 W Pennsylvania Ave, Southern Pines, NC 28387

Parcel No: 20240020

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Abby Wallace	Formyduval Home...	Applicant		Active
Abby Wallace	Formyduval Home...	Applicant		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
N/A	New	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	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

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	09/19/2025	Michael Mandeville
Review for Completeness		Additional I...	09/19/2025	Michael Mandeville
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				

Exhibit A-1.2

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
Tree Buffer - 150 Saville	PLN_HIST			application/pdf	Uploaded	10/01/2025
Landscape Plan - 150 S...	PLN_HIST			application/pdf	Uploaded	10/01/2025
FORMYDUVAL #59-150 Sav...	PLN_HIST			application/pdf	Uploaded	10/01/2025
site plan	PLN_HIST			application/pdf	Uploaded	10/01/2025
150 Saville Row	PLN_HIST			application/pdf	Uploaded	10/01/2025

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

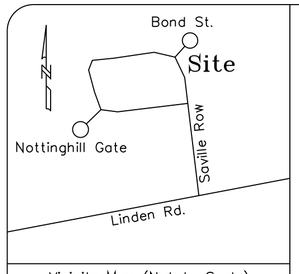
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Exhibit A-2.1



Vicinity Map (Not to Scale)

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

CURVE TABLE					
Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C1	21.53	80.00	N18°57'49"W	21.46	15°25'06"
C2	13.48	12.00	S05°09'54"W	12.78	64°21'24"
C3	13.44	17.00	S60°00'36"W	13.09	45°17'24"
C4	58.52	50.00	N49°45'16"E	55.24	67°03'46"

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.25	N11°19'31"W
L2	21.45	N37°29'57"E
L3	34.86	N57°08'28"W
L4	40.18	S37°08'33"W
L5	19.68	N00°01'27"W

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #20240020, PIN #855200369604
Contour interval = 1', based on assumed datum.
All pine trees are "Longleaf" unless otherwise stated.

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

Reference: Plat Cabinet 14, Slide 947
Deed Book 6117, Page 16
Moore County, North Carolina

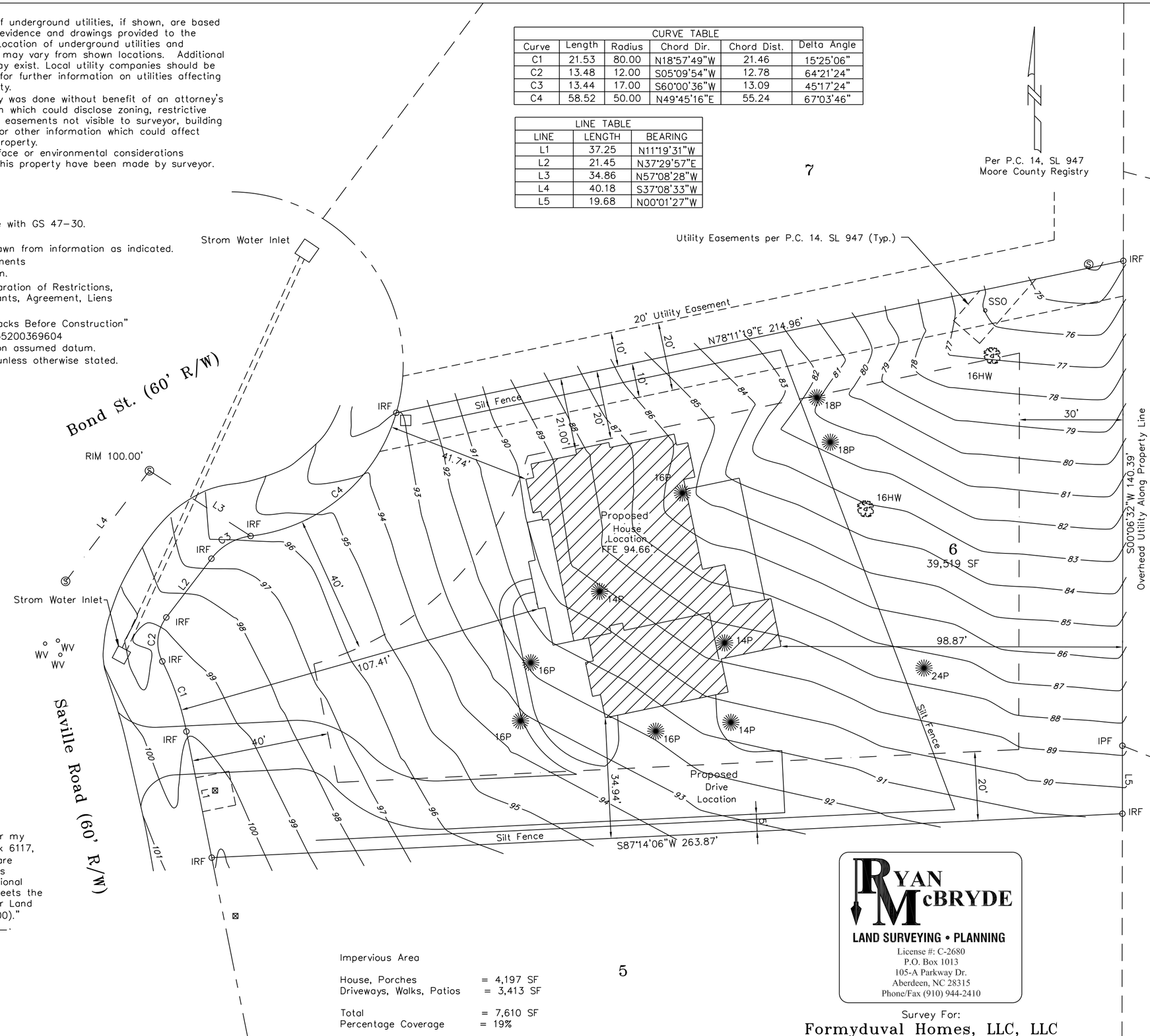
"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6117, page 16); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1: 20,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 15th day of August, 20 25.

NORTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR L-4394 RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number

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



Impervious Area

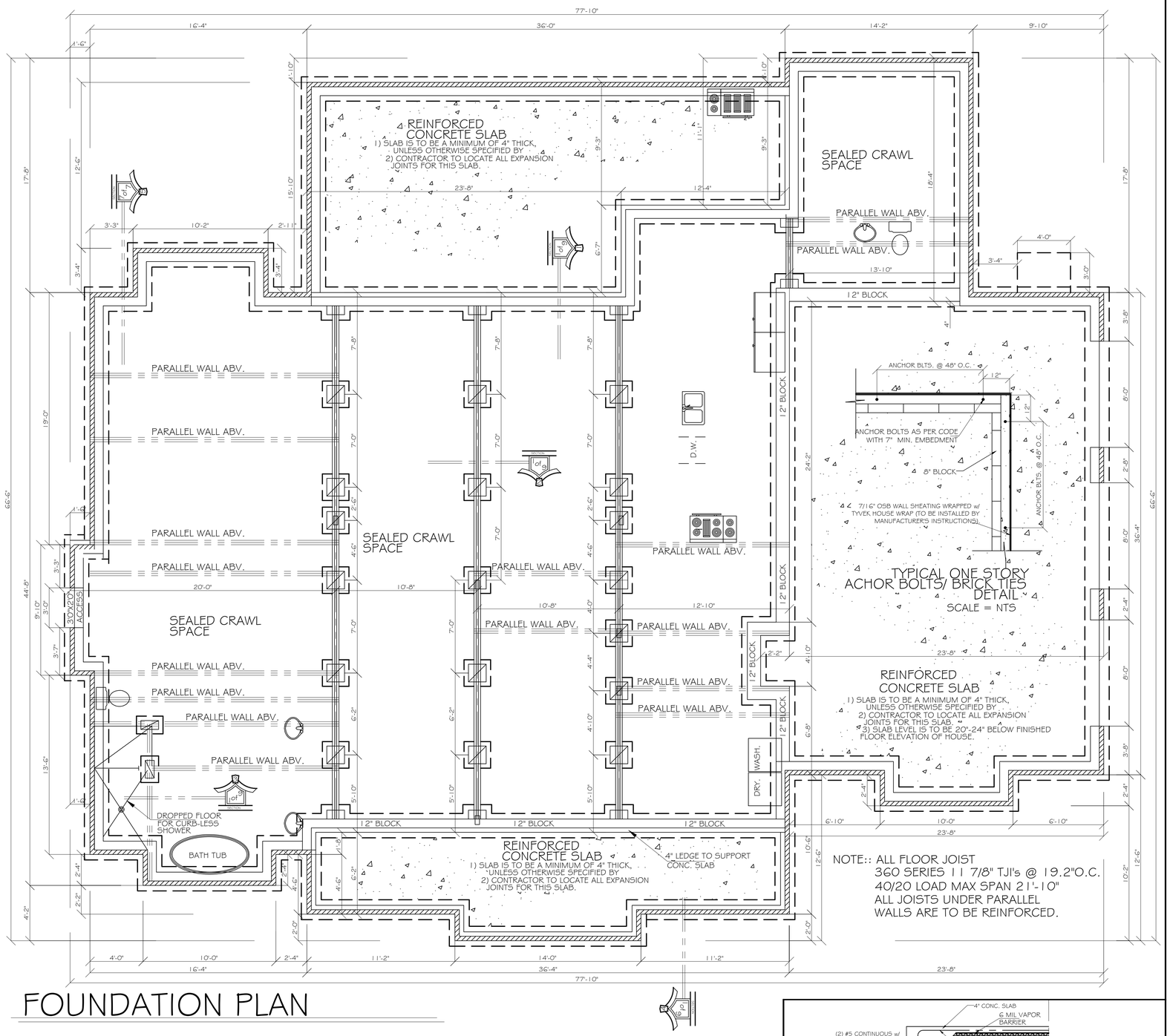
House, Porches	= 4,197 SF
Driveways, Walks, Patios	= 3,413 SF
Total	= 7,610 SF
Percentage Coverage	= 19%

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

Survey For:
Formyduval Homes, LLC, LLC
Lot 6
Linden Clos
Boundary/Topographical/Tree Location/Site Plan Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina
August 15, 2025 JOB# 230163

50
49

Exhibit A-2.2



FOUNDATION PLAN

INSULATION NOTES:

INSULATION R15 IN WALLS AND R38 IN CEILINGS--USE R30 IN CATHEDRAL UP TO 500 SQ. FT.

ATTIC OPENINGS INSIDE THE HEATED AREA MUST HAVE WEATHER STRIPPED AND R10 RATED DOORS--RIGID APPLIED FOAM IS ACCEPTABLE FOR R10--GARAGE MUST HAVE FIRE TREATED ACCESS DOOR

HOUSE WRAP MUST BE TAPED AT ALL SEAMS, HORIZONTAL AND VERTICAL(EXCEPTION FOR HOMES WITH SPRAY FOAM INSULATION).

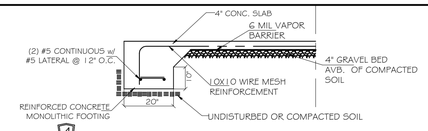
HOUSE WRAP IS NO LONGER ACCEPTABLE BEHIND TUBS OR FIREPLACES FOR INSULATION SUPPORT; MUST USE RIGID SHEATHING--HOUSE WRAP IS ACCEPTABLE ON KNEE WALLS

FRAMING NOTES:

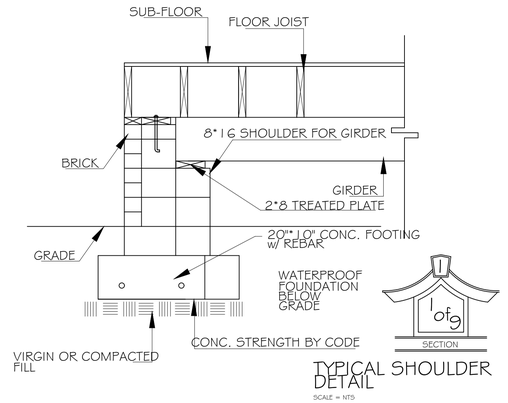
KING STUD REQUIREMENT WILL BE UPHELD--REF. TABLE R602.7.5

NAIL PATTERNS ON WALL SHEATHING WILL BE UPHELD--IN SOME CASES HORIZONTAL BLOCKING MAY HAVE TO BE ADDED

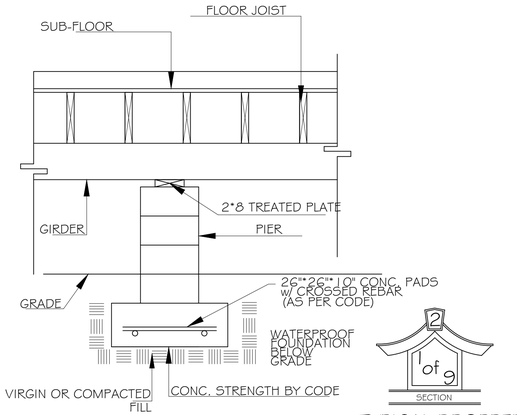
OPENINGS IN WALLS WITHIN 2'0" OF EXTERIOR CORNERS WILL HAVE TO HAVE "800 LB." STRAPPING ON THE NEXT FULL SHEET OF EXTERIOR SHEATHING FROM TOP PLATE TO FLOOR FRAMING; BAND FOR FLOOR SYSTEM OR TREATED PLATE FOR SLAB



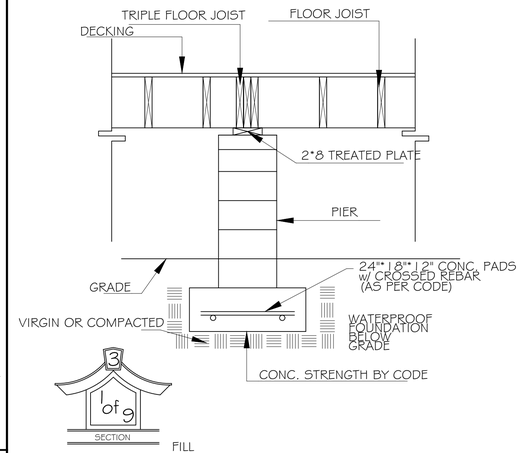
TYPICAL ONE STORY MONOLITHIC SLAB SECTION
SCALE :NTS



TYPICAL SHOULDER DETAIL
SCALE = NTS



TYPICAL DROPPED GIRDER DETAIL
SCALE = NTS



TYPICAL BUILT UP PIER DETAIL
SCALE = NTS

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 08/27/25

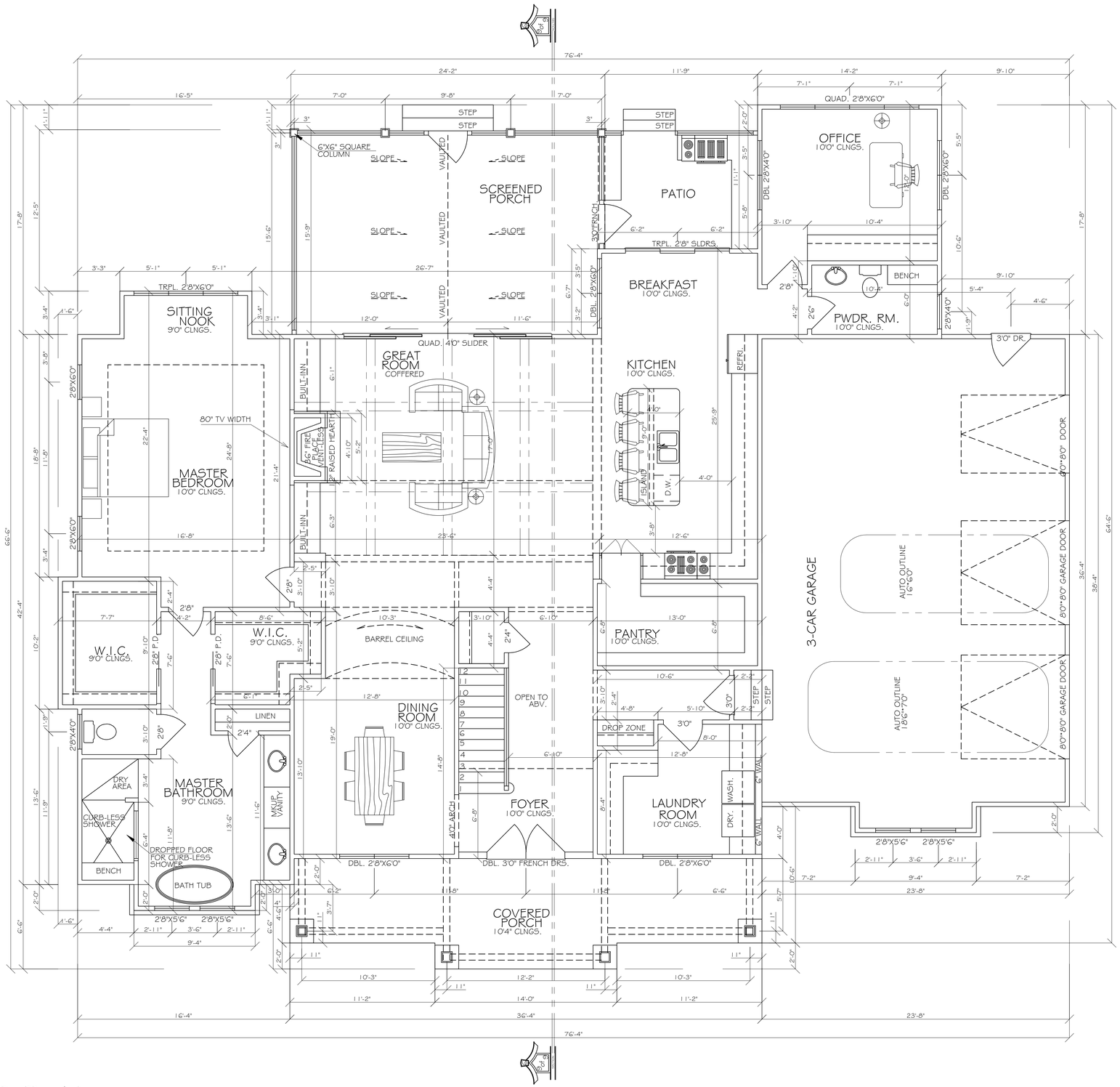
Drafting By:
EJA 02/06/23
AMM 01/31/25

Sheet Name: FOUNDATION PLAN

Scale: 1/4"= 1'0"

Sheet Number: 1 of 9

Exhibit A-2.3



FLOOR PLAN

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

ENRIQUE J. ARTIGA OWNER

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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

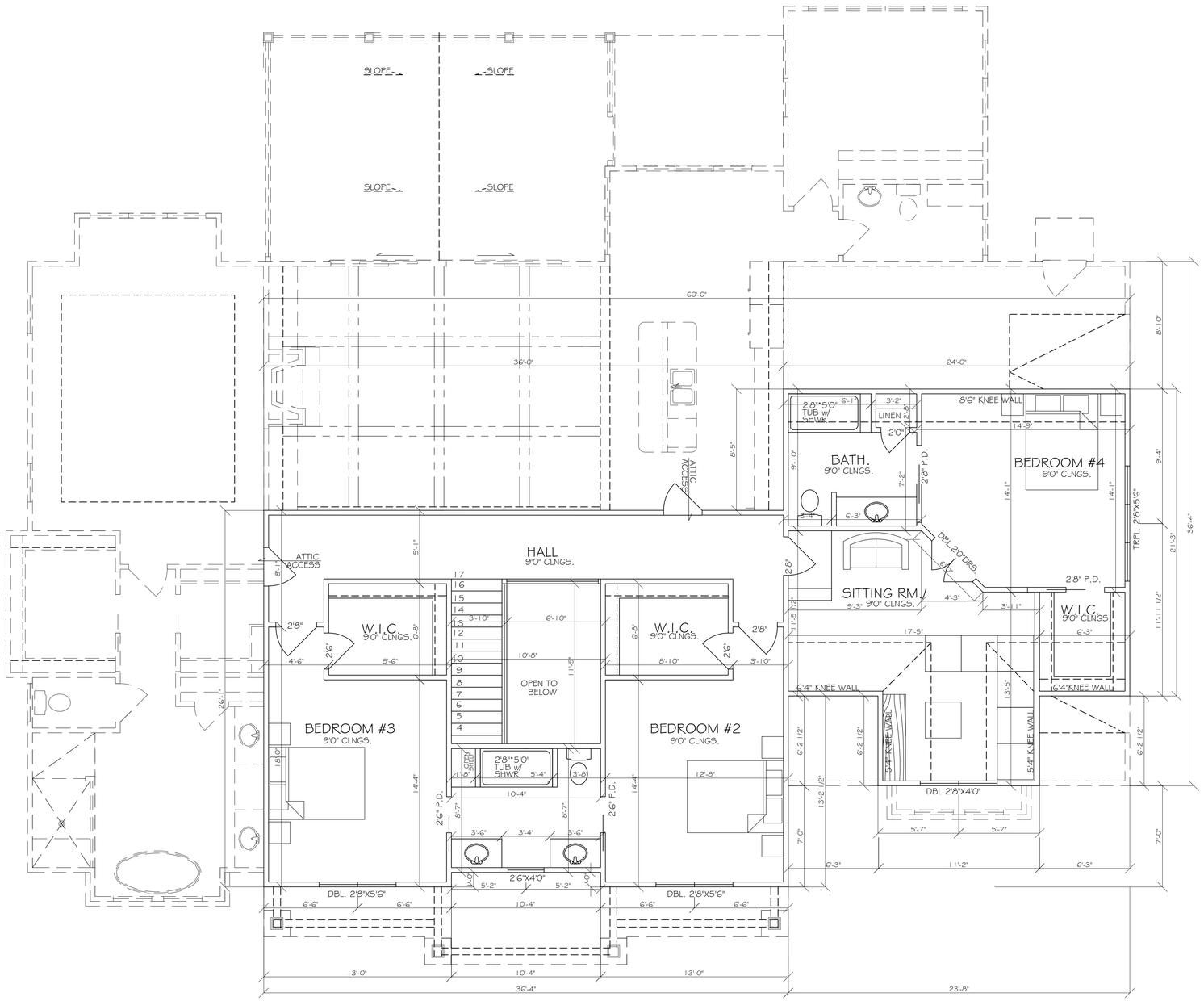
Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

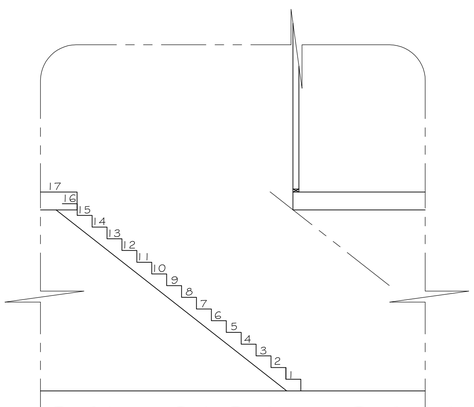
Sheet Name:
FLOOR PLAN

Scale:
1/4"= 1'0"

Sheet Number:
2 of 9



SECOND FLOOR PLAN



STAIRCASE PROFILE

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

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

FORMYDUVAL HOMES
lic. # 100774

Location:
Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:
FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

Sheet Name:
FLOOR PLAN/ELEVATION

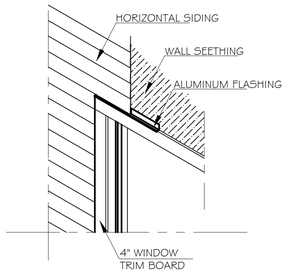
Scale:
1/4"= 1'0"

Sheet Number:
3 of 9

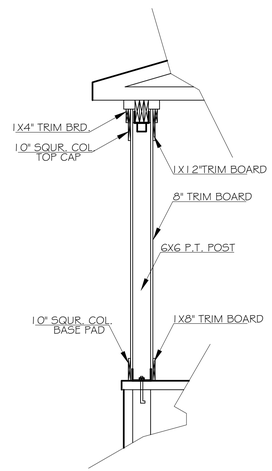
Exhibit A-2.5

FRONT ELEVATION

REAR ELEVATION



WINDOW TRIM DETAIL
SCALE = 1'0"= 1/2"



COLUMN DETAIL
SCALE = 1'0"= 1/2"

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

Sheet Name:
FLOOR PLAN/ELEVATION

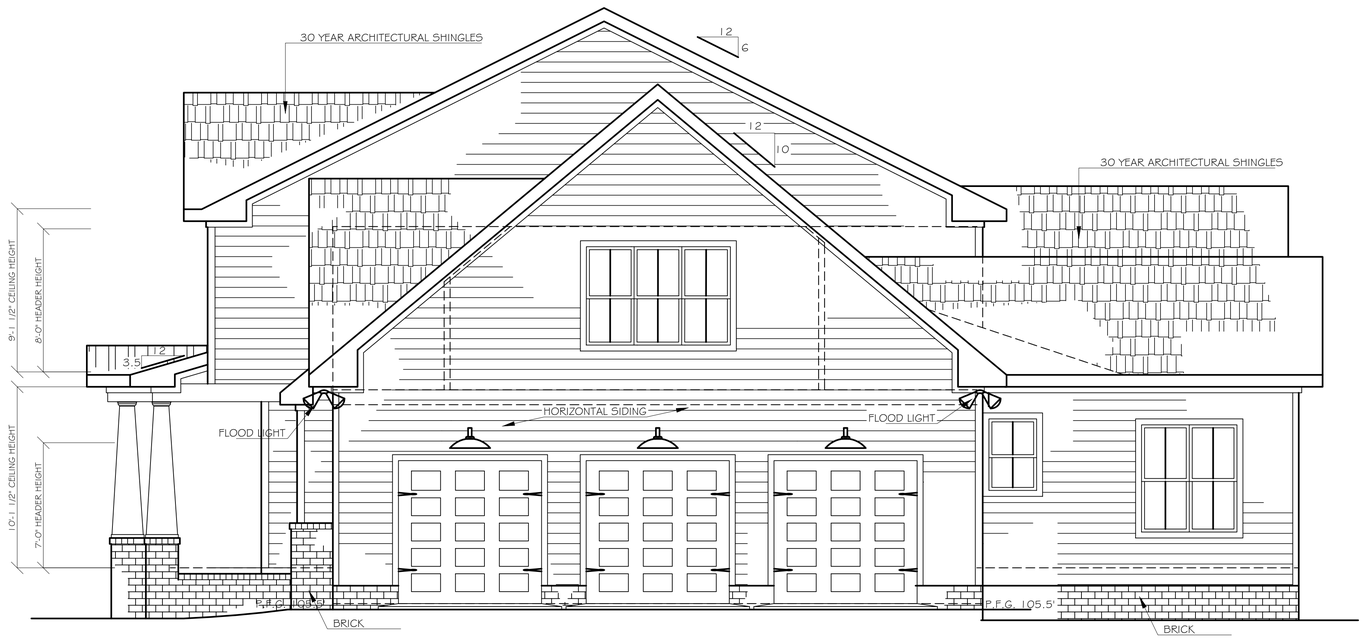
Scale:
1/4"= 1'0"

Sheet Number:

4 of 9

Exhibit A-2.6

LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

ENRIQUE J. ARTIGA OWNER

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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

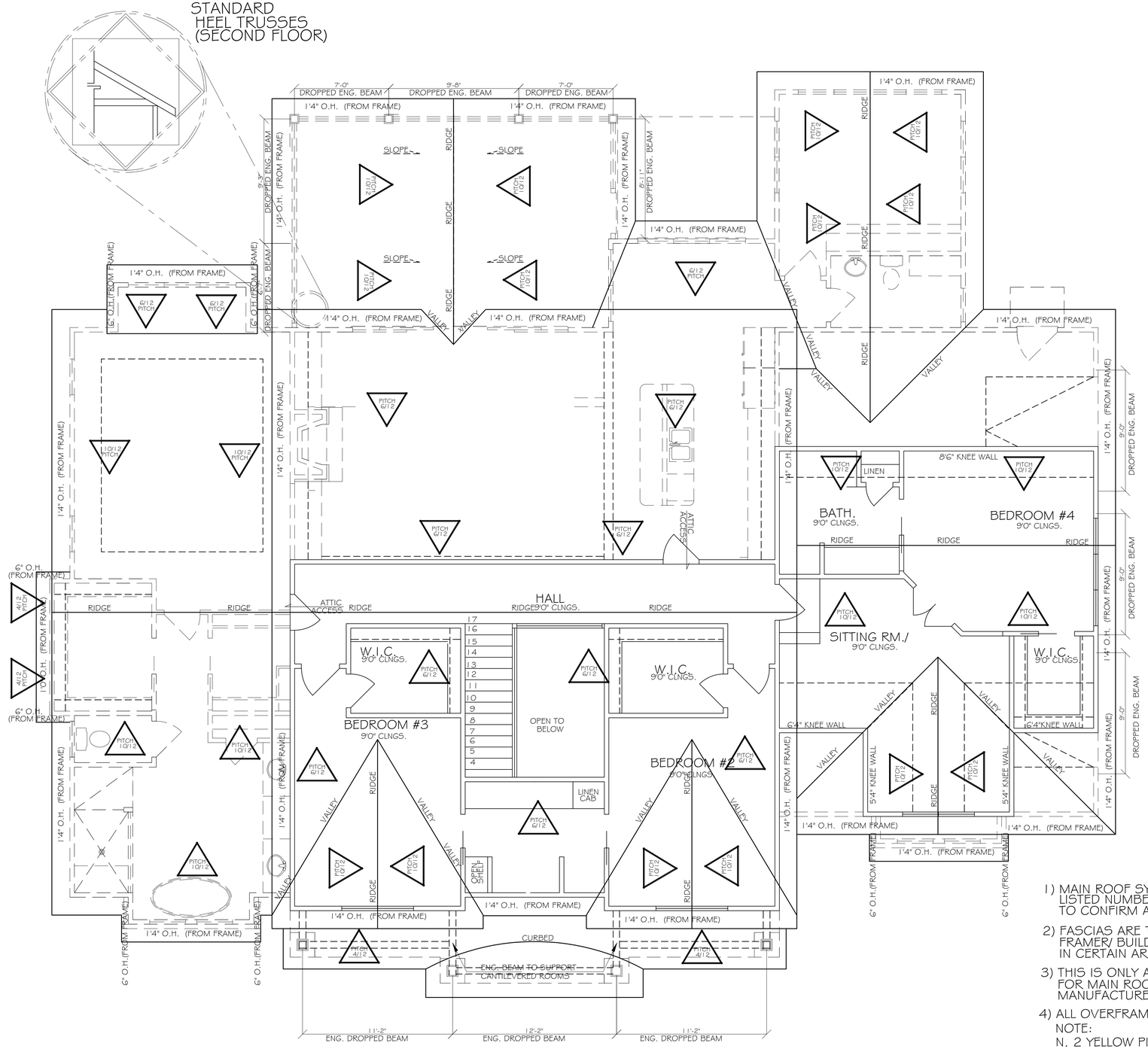
Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

Sheet Name:
ELEVATIONS

Scale:
1/4"= 1'0"

Sheet Number:
5 of 9



ROOF PLAN

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

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

3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/ MANUFACTURER.

4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.
NOTE:
N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"
USE 2X8 CELING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

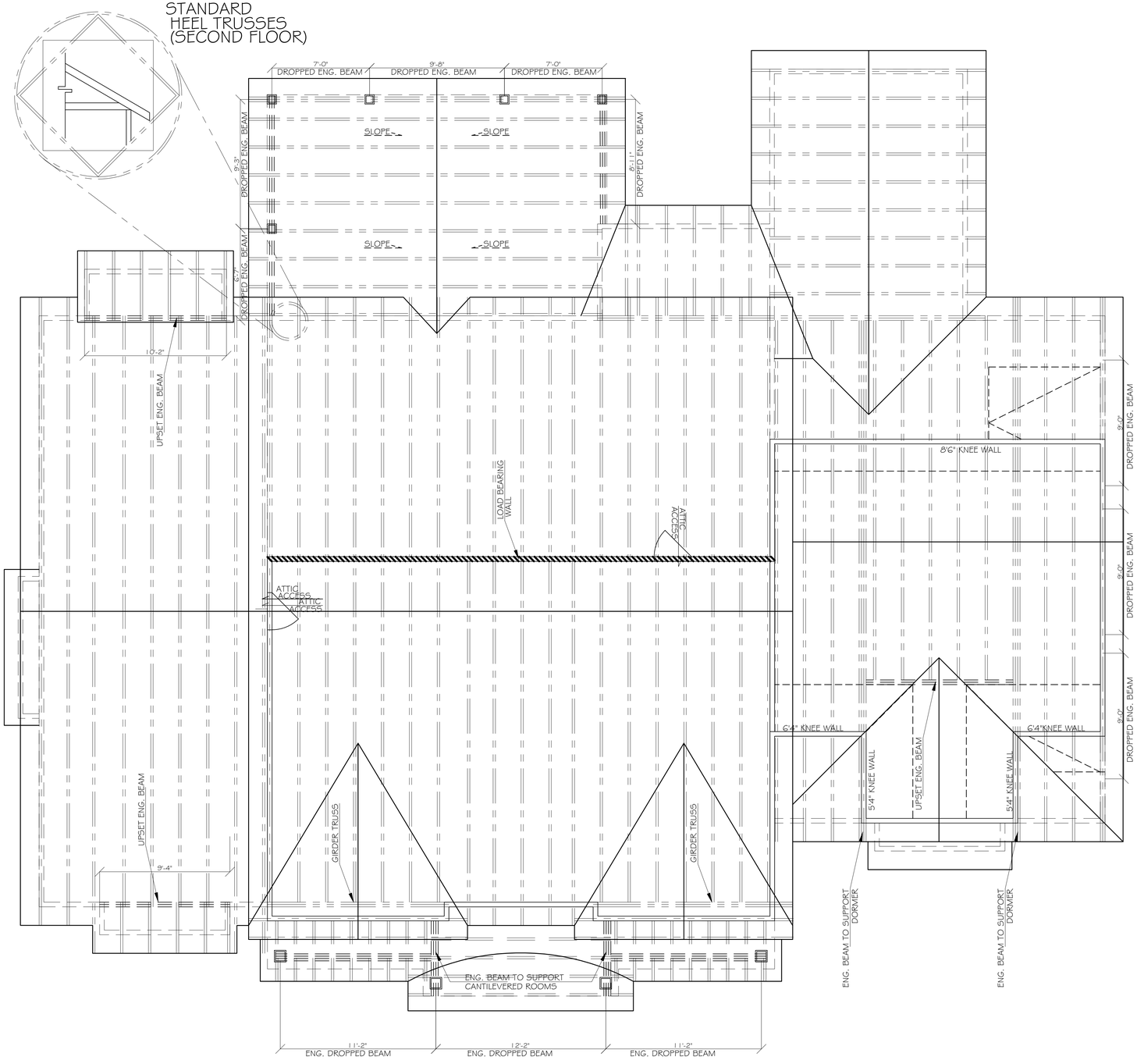
Sheet Name: ROOF PLAN

Scale: 1/4"= 1'0"

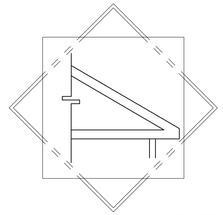
Sheet Number:

6 of 9

Exhibit A-2.8



PROPOSED TRUSS LAYOUT



CANTILEVERED
HEEL TRUSSES
(SECOND FLOOR)

1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

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

3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/ MANUFACTURER.

4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.
NOTE:
N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"
USE 2X8 CELING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXEED 16'5"

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

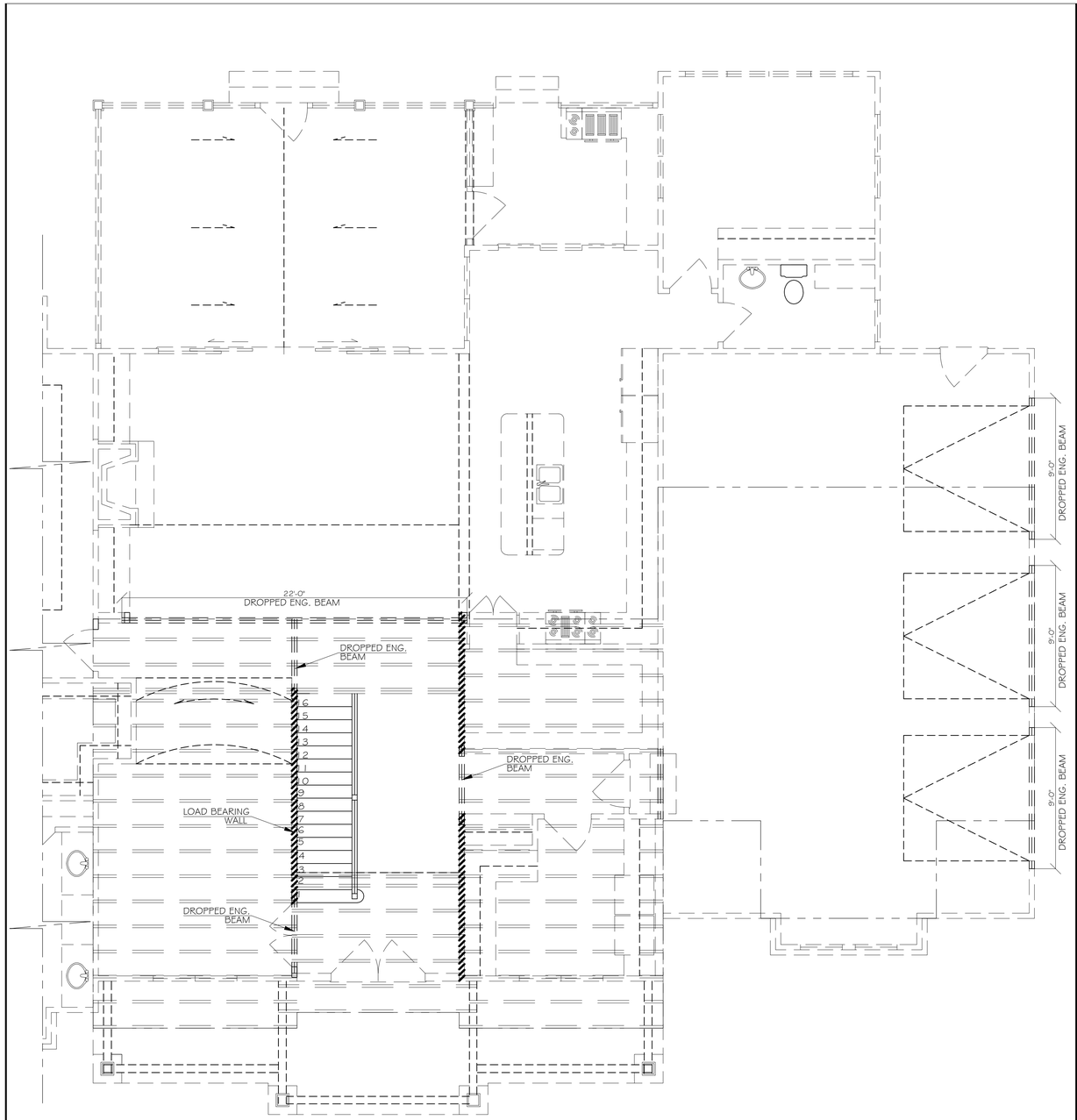
Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

Sheet Name:
PROPOSED TRUSS LAYOUT

Scale:
1/4"= 1'0"

Sheet Number:
7 of 9



PROPOSED FLOOR SYSTEM

NOTE:: ALL FLOOR JOIST
360 SERIES 11 7/8" TJI's @ 19.2"O.C.
40/20 LOAD MAX SPAN 21'-10"
ALL JOISTS UNDER PARALLEL
WALLS ARE TO BE REINFORCED.

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

ALLOWABLE HOLES - TJI® Joists

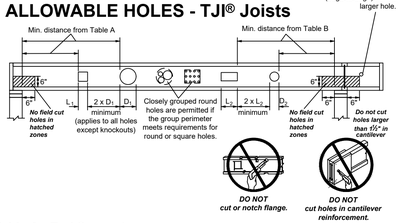


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"	SQUARE OR RECTANGULAR HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"
9½"	110	1'-0"	1'-4"	2'-0"	3'-0"	5'-0"					1'-0"	1'-0"	2'-4"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-6"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-6"	3'-6"	5'-0"	5'-6"				
	560	1'-6"	2'-6"	3'-6"	5'-0"	7'-0"					2'-0"	3'-0"	4'-0"	5'-6"	6'-0"				
11⅞"	110	1'-0"	1'-0"	1'-4"	2'-0"	3'-4"	3'-6"	5'-6"			1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"		
	210	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	3'-6"	6'-0"			1'-0"	1'-6"	2'-6"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"		
	360	1'-0"	1'-6"	2'-0"	3'-0"	4'-6"	5'-0"	7'-0"			1'-0"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"		
	560	1'-6"	2'-6"	3'-6"	4'-6"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-0"	2'-0"	3'-4"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-4"	6'-6"		1'-0"	1'-0"	1'-0"	2'-0"	3'-4"	4'-0"	6'-0"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-4"	6'-6"		1'-0"	1'-0"	1'-0"	2'-0"	3'-4"	4'-0"	6'-0"	8'-6"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-6"	7'-0"	10'-0"	11'-6"
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	5'-6"	7'-6"	10'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-6"	6'-6"	8'-6"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"	11'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	4'-6"	8'-6"	10'-6"	13'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	4'-6"	7'-6"	10'-0"	11'-6"	12'-0"

JOIST DEPTH	TJI®	ROUND HOLE SIZE 4"	6"	7"	8"	10"	12"	14½"	16½"	SQUARE OR RECTANGULAR HOLE SIZE 4"	6"	7"	8"	10"	12"	14½"	16½"
18"	360	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-6"	9'-6"		1'-0"	3'-0"	4'-6"	6'-0"	10'-0"	11'-0"	13'-6"	
	560	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	7'-0"	10'-6"		2'-0"	5'-0"	6'-6"	8'-0"	11'-0"	12'-0"	14'-0"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	10'-0"	1'-0"	1'-6"	3'-0"	4'-6"	8'-0"	11'-0"	13'-6"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	8'-6"	11'-0"	1'-0"	3'-6"	5'-0"	7'-0"	10'-6"	13'-0"	14'-6"	15'-6"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	ROUND HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"	SQUARE OR RECTANGULAR HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"
9½"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"				
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"				
	360	3'-0"	4'-0"	5'-6"	6'-6"	9'-0"					3'-0"	4'-6"	5'-6"	7'-6"	8'-0"				
	560	3'-6"	5'-0"	6'-0"	7'-6"	10'-0"					4'-0"	5'-6"	6'-6"	8'-0"	9'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	6'-6"				1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-0"				1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	10'-0"				1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"		
	360	2'-0"	2'-6"	4'-0"	5'-6"	7'-0"	11'-0"				2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-6"	12'-0"				3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-0"	7'-0"	10'-0"	13'-0"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-6"	8'-6"	13'-6"		1'-0"	2'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-6"	
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	8'-6"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	4'-6"	8'-6"	11'-6"	15'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"	1'-0"	1'-0"	1'-0"	1'-0"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	5'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	2'-0"	4'-0"	8'-6"	9'-6"	14'-0"	16'-0"	18'-0"

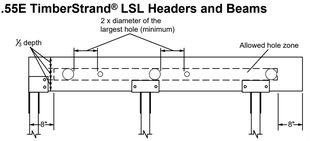
JOIST DEPTH	TJI®	ROUND HOLE SIZE 4"	6"	7"	8"	10"	12"	14½"	16½"	SQUARE OR RECTANGULAR HOLE SIZE 4"	6"	7"	8"	10"	12"	14½"	16½"
18"	360	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"	9'-0"	14'-6"		1'-0"	4'-0"	6'-6"	9'-0"	14'-6"	16'-6"	19'-0"	
	560	1'-0"	1'-0"	1'-0"	2'-0"	6'-0"	10'-0"	15'-6"		1'-0"	6'-0"	8'-6"	11'-0"	16'-6"	18'-0"	19'-6"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	11'-0"	15'-0"	1'-0"	1'-6"	4'-0"	7'-0"	12'-6"	16'-6"	19'-0"	20'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-6"	11'-0"	15'-6"	1'-0"	3'-0"	6'-0"	8'-6"	14'-0"	17'-6"	19'-0"	20'-6"

Rectangular holes based on measurement of longest side.

- Leave ⅛" of web (minimum) at top and bottom of hole. **DO NOT cut joist flanges.**
- Tables are based on uniform load tables in current design literature.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



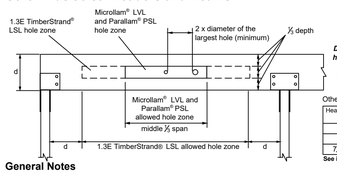
1.55 E TimberStrand® LSL Header or Beam Depth	Maximum Round Hole Size
9½"-9⅞"	3"
11⅞"-11⅞"	3½"
14"-16"	4½"

See illustration for allowed hole zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads anywhere along the member**.
- Round holes only
- No holes in headers or beams in plank orientation.

Other Trus Joist® Headers and Beams



DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

Other Trus Joist® Beams Header or Beam Depth	Maximum Round Hole Size
4½"	1"
5½"	1½"
7¼"- 20"	2"

See illustration for Allowed Hole Zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE 4"	6"	7"	8"	10"	12"	14 ½"	16 ¾"	18 ¾"	20"	SQUARE OR RECTANGULAR HOLE SIZE 4"	6"	7"	8"	10"	12"	14 ½"	16 ¾"	18 ¾"	20"
18"	560D	1'-0"	1'-6"	2'-6"	3'-6"	5'-6"	7'-6"	11'-0"				3'-0"	5'-6"	6'-6"	8'-0"	10'-6"	11'-6"	13'-6"			
20"		1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	6'-0"	9'-0"	11'-6"			2'-6"	5'-0"	6'-0"	7'-0"	10'-0"	12'-6"	14'-0"	15'-0"		
22"		1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	5'-0"	7'-6"	9'-6"	12'-6"		1'-0"	3'-6"	5'-0"	6'-6"	9'-6"	11'-0"	12'-6"	14'-0"	15'-0"	17'-0"
24"		1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	5'-0"	7'-0"	8'-6"	11'-0"	12'-6"	1'-6"	4'-0"	5'-0"	6'-6"	9'-6"	11'-0"	12'-0"	13'-6"	15'-0"	16'-0"

Table B - Intermediate or Cantilever Support

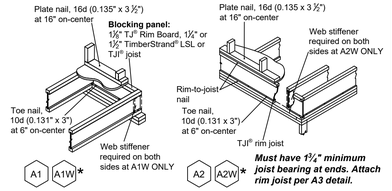
Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	TJI®	ROUND HOLE SIZE 4"	6"	7"	8"	10"	12"	14 ½"	16 ¾"	18 ¾"	20"	SQUARE OR RECTANGULAR HOLE SIZE 4"	6"	7"	8"	10"	12"	14 ½"	16 ¾"	18 ¾"	20"
18"	560D	1'-0"	1'-0"	2'-6"	4'-6"	7'-6"	11'-0"	16'-6"				3'-0"	7'-6"	9'-6"	11'-6"	16'-0"	17'-0"	19'-0"			
20"		1'-0"	1'-0"	1'-0"	1'-0"	4'-6"	8'-6"	13'-6"	17'-0"			1'-0"	5'-6"	8'-0"	10'-0"	15'-0"	18'-0"	19'-6"	20'-6"		
22"		1'-0"	2'-6"	3'-6"	4'-6"	6'-6"	8'-0"	11'-0"	14'-6"	17'-6"		3'-6"	6'-6"	8'-6"	10'-0"	19'-0"	20'-0"	21'-6"	21'-6"	22'-0"	
24"		2'-6"	4'-0"	5'-0"	5'-6"	7'-0"	8'-6"	11'-0"	13'-6"	16'-0"	17'-6"	5'-0"	7'-0"	9'-0"	10'-6"	14'-0"	20'-0"	21'-0"	21'-6"	22'-0"	22'-0"

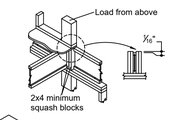
Rectangular holes based on measurement of longest side.

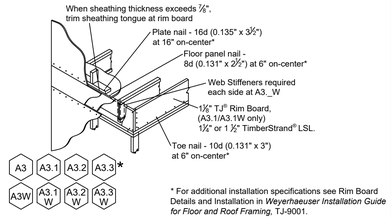
- Leave ⅛" of web (minimum) at top and bottom of hole. **DO NOT cut joist flanges.**
- Tables are based on uniform load tables in current design literature.
- For simple span (5' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**

JOIST DETAILS

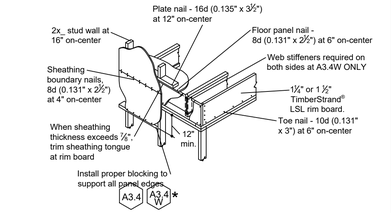


* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing,* TJ-9001.





* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing,* TJ-9001.



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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

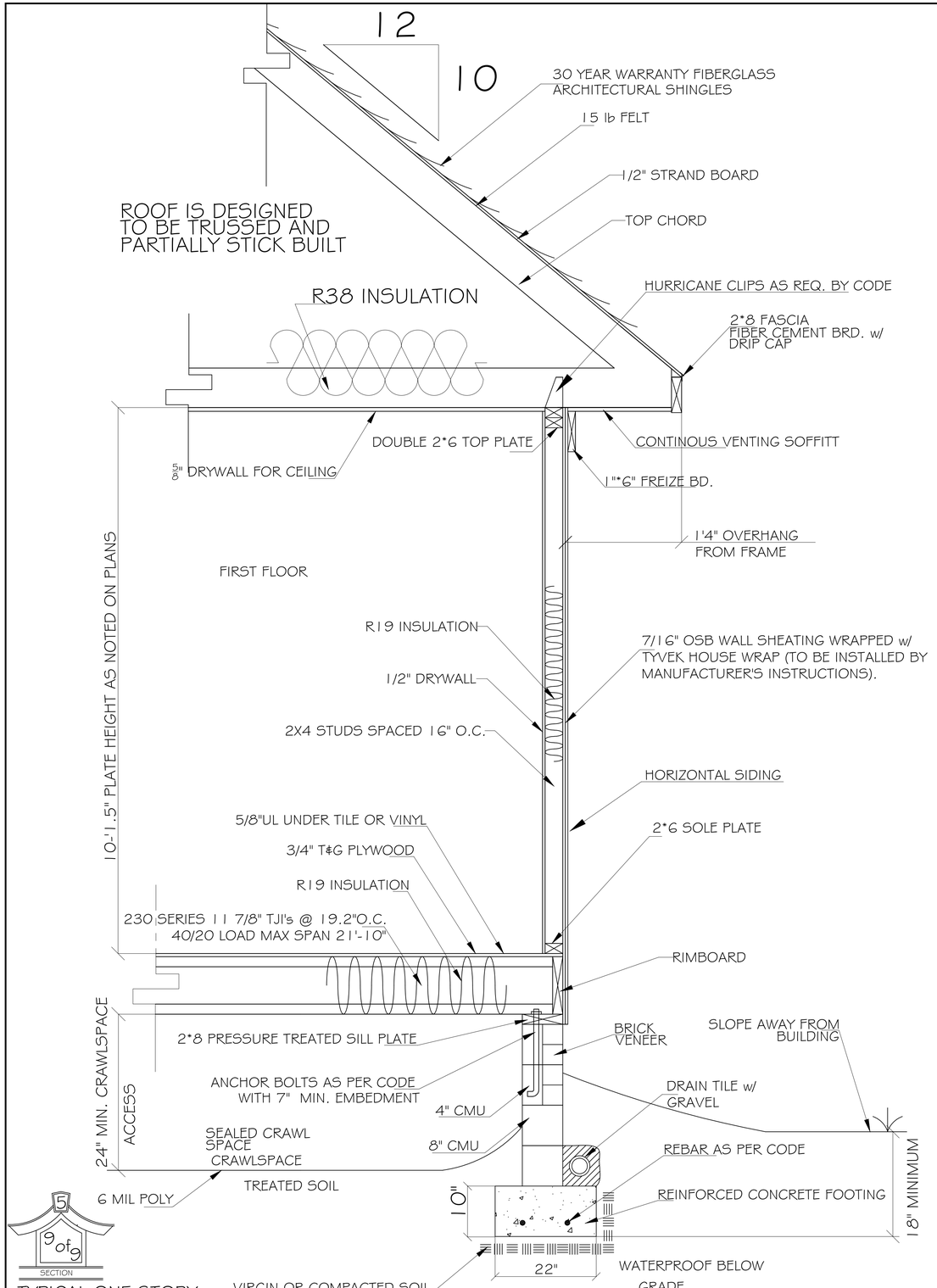
Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

Sheet Name:
PROPOSED FLOOR LAYOUT

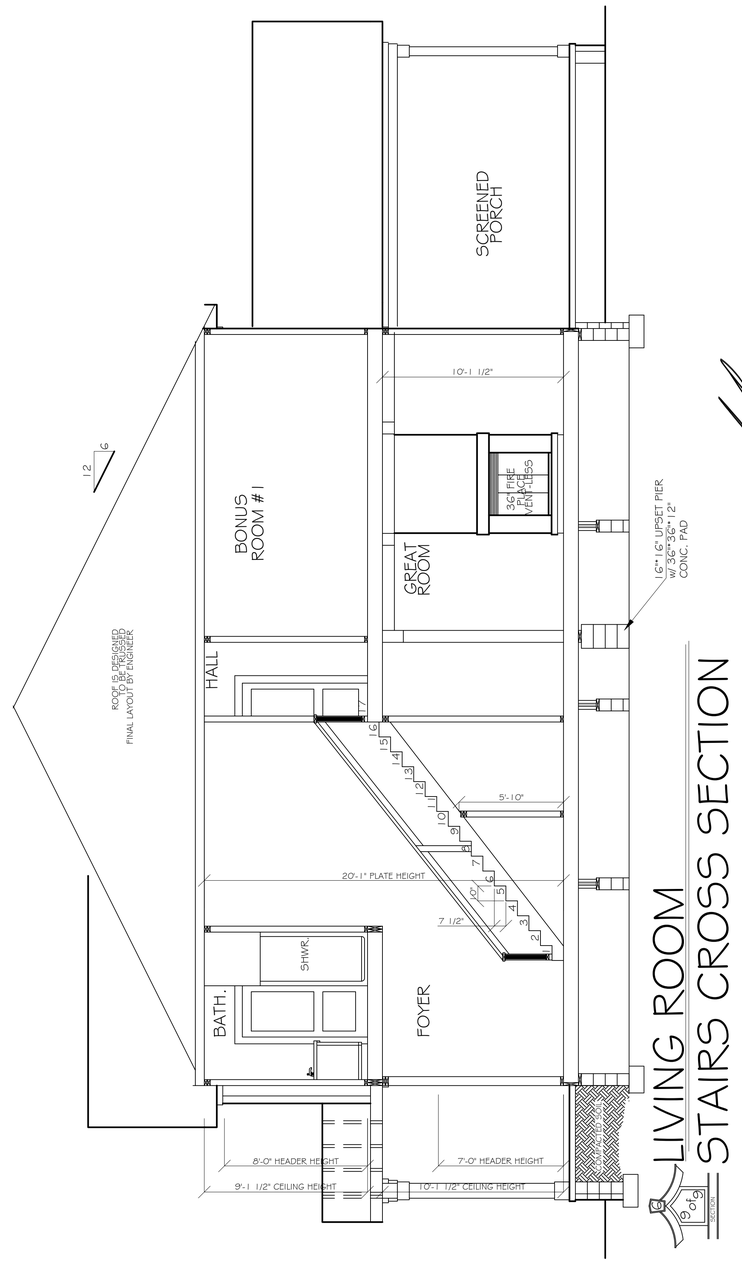
Scale:
1/4"= 1'0"

Sheet Number:
8 of 9



5
9 of 9
SECTION

TYPICAL ONE STORY BRICK FOUNDATION SECTION
SCALE = 1"=1'0"



ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

NOTE:
ALL JOISTS UNDER PARALLEL WALLS ARE TO BE REINFORCED.
ALL FLOOR JOISTS ARE TO BE N.2 SOUTHERN PINE 2X10 SPACED @16" O.C.

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

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

FORMYDUVAL HOMES
lic. # 100774

Location:

Mr. Jonathan Formyduval
910-315-9138
150 Saville Row
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR 2538 HTG. SQUR. FT.
SECOND FLOOR 1514 HTG. SQUR. FT.
COVERED PORCH 248 SQUARE FEET
3-CAR GARAGE 882 SQUARE FEET
SCREENED PORCH 384 SQR. FT.

HEATED TOTAL 4052 HTG. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 08/27/25

Drafting By:
EJA 02/06/23
AMM 01/31/25

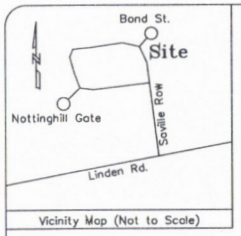
Sheet Name:
DETAILS & CUT SECTION

Scale:
1/4"= 1'0"

Sheet Number:
9 of 9

Exhibit A-2.11

	Requ.	Exist.	Plant.	Species
Front	4	0	4	~~Longleaf Pine~~
Left	4	0	4	Dog wood
Right	5	0	5	Riverbirch
Rear	5	5	0	—



Vicinity Map (Not to Scale)

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

CURVE TABLE

Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C1	21.53	80.00	N18°57'49"W	21.46	15°25'06"
C2	13.48	12.00	S05°09'54"W	12.78	64°21'24"
C3	13.44	17.00	S60°00'36"W	13.09	45°17'24"
C4	58.52	50.00	N49°45'16"E	55.24	67°03'46"

LINE TABLE

LINE	LENGTH	BEARING
L1	37.25	N11°19'31"W
L2	21.45	N37°29'57"E
L3	34.86	N57°08'28"W
L4	40.18	S37°08'33"W
L5	19.68	N00°01'27"W

Notes:
This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #20240020, PIN #855200369604
Contour interval = 1', based on assumed datum.
All pine trees are "Longleaf" unless otherwise stated.

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

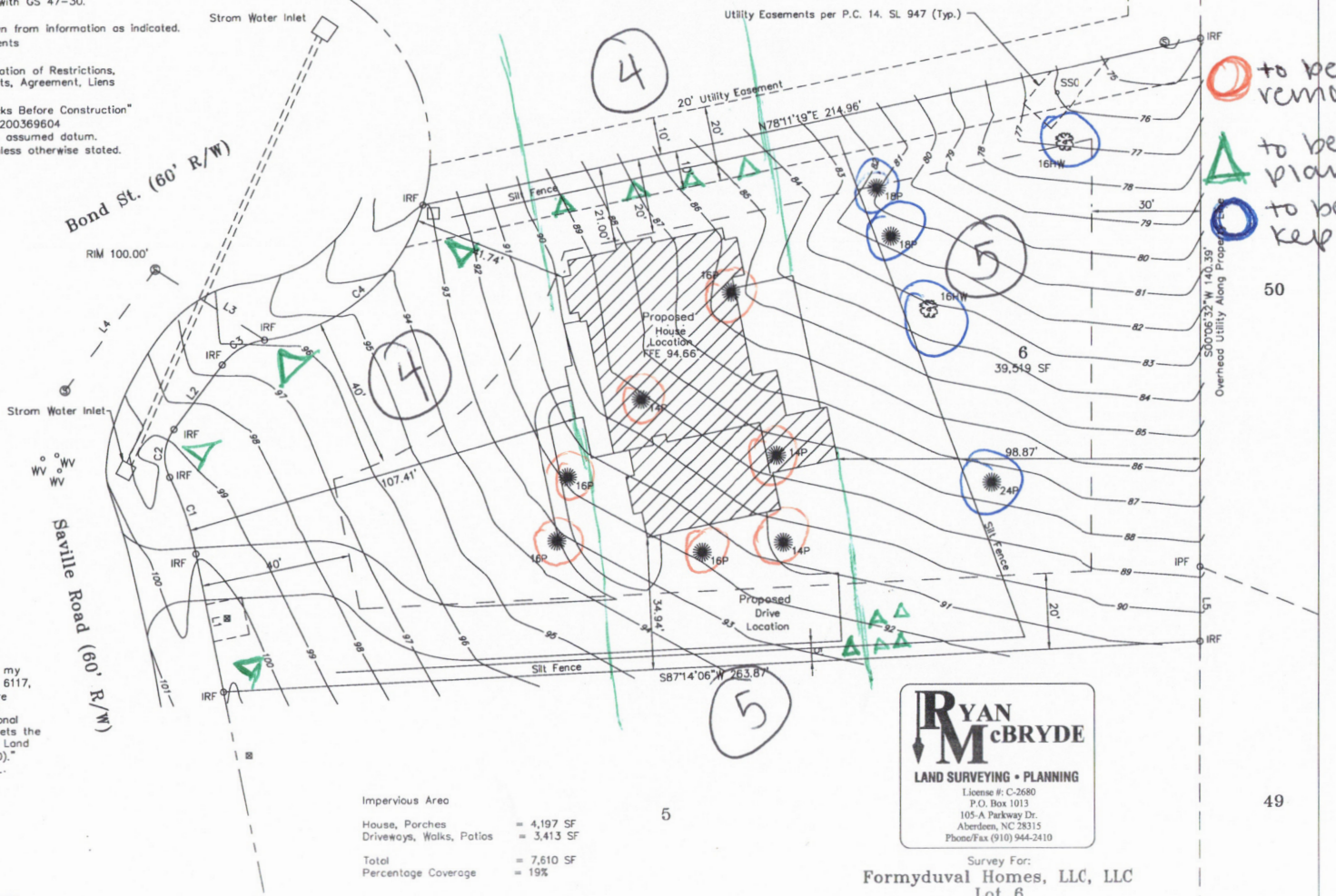
Reference: Plat Cabinet 14, Slide 947
Deed Book 6117, Page 16
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6117, page 16); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1: 20000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 15th day of August, 20 25.

Professional Land Surveyor

L-4394
Registration Number

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



to be removed
to be planted
to be kept

Impervious Area

House, Porches	= 4,197 SF
Driveways, Walks, Patios	= 3,413 SF
Total	= 7,610 SF
Percentage Coverage	= 19%

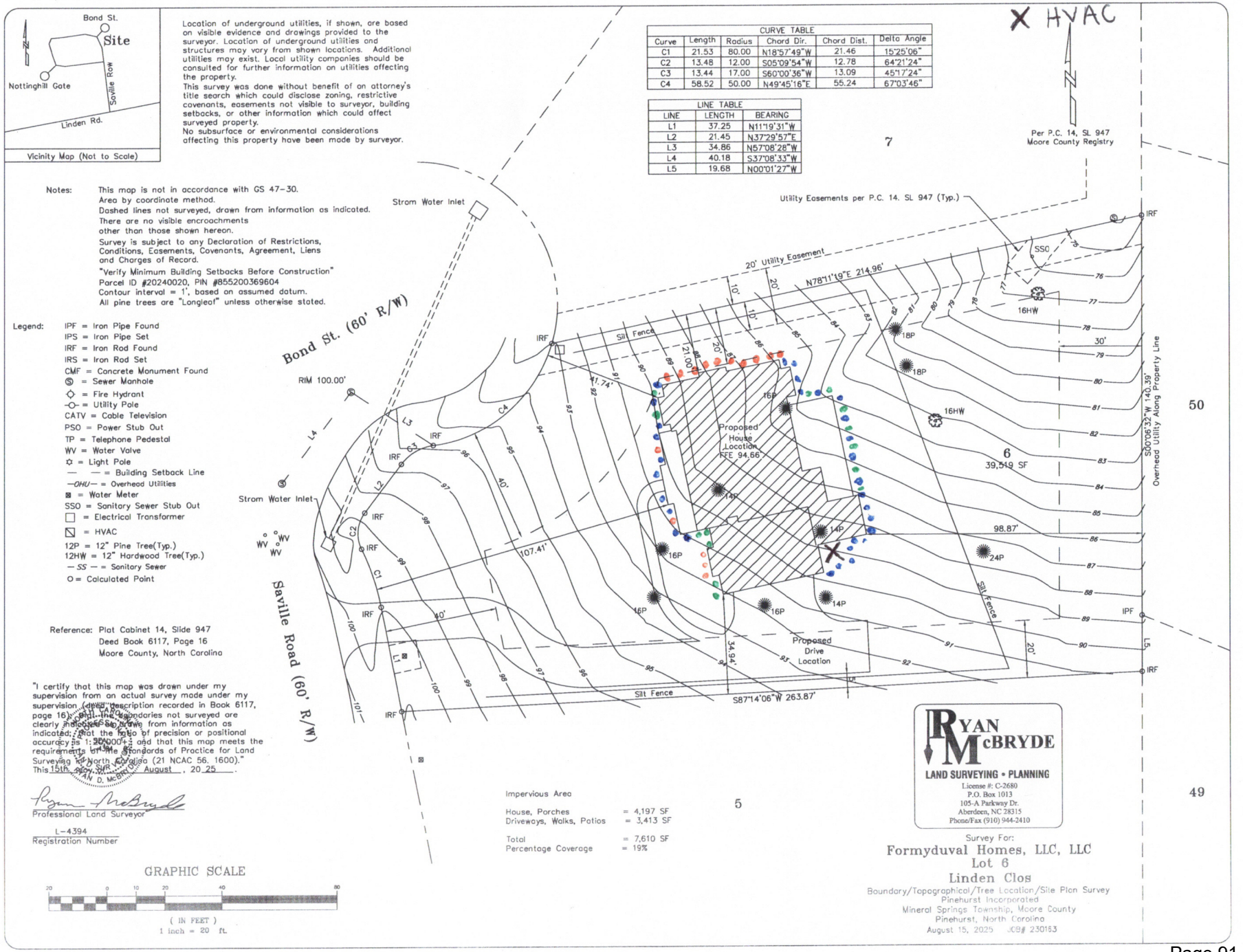
RYAN McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Formyduval Homes, LLC, LLC
Lot 6
Linden Clos
Boundary/Topographical/Tree Location/Site Plan Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina
August 15, 2025 JOB# 230163

Landscape Plan

Dwarf Azatea 5 gal
Boxwood 7 gal
Burford Holly 3 gal

Exhibit A-2.12



Exterior Finishes

Exhibit A-2.13

FORMYDUVAL HOMES

150 Saville Row, Pinehurst, NC

DISCLAIMER: DURING THE CONSTRUCTION PROCESS THE FINAL MATERIAL, COLORS, FINISHES, AND TEXTURES ARE SUBJECT TO CHANGE, AND MAY VARY, BASED ON AVAILABILITY.

SW 6199 Rare Gray Lap Siding Eggshell

SW 7571 Casa Blanca Trim/Fascia/Soffit/Columns Satin

Estate Gray Shingles

Cream Gutters

SW 9130 Evergreen Fog Shaker Siding Eggshell (BM Storm Cloud Gray)

SW 3574 English Walnut Porch Ceiling

Black Metal Awning

Pella Impervia White Interior Black Exterior Fiberglass Windows

Walnut Mission LP

COA-2025-00131 (140 Saville Row)

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-2024-00078 at 140 Saville Row. The property is identified as Moore County PID Number 20210131. The property owners are Jason and Julie Leeds and the applicant is Fernando Silva.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

MEMO DETAILS

ATTACHMENTS

1. S-1-S-2
2. A-1-A-2

1895
VILLAGE OF
PINEHURST

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: October 17, 2025
Subject: **Major COA Request for 140 Saville Row Involving Modifications to Previously Approved COA**

Applicant:	Fernando Silva
Owners:	Jason and Julie Leeds
Property Location:	140 Saville Row
Land Use:	Single Family Residential
PID#	20210131
COA#:	2025-00131

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to approved COA-2024-00078 at 140 Saville Row. The property is further identified as Moore County PID Number 20210131. The unoccupied structure was approved as a Major COA in June of 2024.

The applicant has proposed the following changes to the approved building plans:

- Front Elevation:
  The originally approved five (5) sets of shutters have been reduced to two (2) sets.
- Rear Elevation:
  A screened-in porch with double doors, as originally approved, was instead constructed with seven (7) windows and one (1) door.

- Left Side Elevation:
  A window was installed in place of a previously approved door, and a different style of door was installed on the theatre room than what was approved.
- Right Side Elevation:
  Two (2) unapproved windows were installed, and a previously approved overhang was not installed**.**

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 window and/or doors and replacement of architectural details that changes the design or materials from the existing details are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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.
2. SECTION IV.C.2 – Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.
3. SECTION IV.C.4 – Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.

D. *SHUTTERS*

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

Staff Comments:

The applicant has submitted an application and provided additional documentation in an effort to satisfy the burden of proof. The Commission must now determine whether the proposed modifications, including the reduction in the number of shutters, the addition of windows and a door in place of a previously approved screened porch, the installation of a window instead of the approved door, the substitution of a different door style than what was approved, the elimination of an approved overhang, and the installation of unapproved windows are congruous with the character of the Historic District and in compliance with the applicable Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 10, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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-2024-00078 at 140 Saville Row. The property is identified as Moore County PID Number 20210131. The property owners are Jason and Julie Leeds and the applicant is Fernando Silva.

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.

Public Hearing Notification

Exhibit S-1.5

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).

October 23, 2025
Historic Preservation Commission
140 Saville Row Major COA Request

N W E S

KILPATRICK, DAVID J
9 VARDON RD
PINEHURST,NC,28374-8975

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

DUNSON, BRETT
1039 PARC LN E
DECATUR,GA,30033

BECK, MATTHEW BRANDON
13746 N RUFFED GROUSE WAY
GARDEN CITY,ID,83714

Exhibit S-2.1

Exhibit S-2.2

Exhibit S-2.3

Exhibit S-2.4

Exhibit S-2.5

Exhibit S-2.6

COA-2025-00131 - 140 Saville Row

Menu Help

Exhibit A-1.1

File Date: 09/19/2025
Application Status: In Review
Application Type: Historic Certificate of Appropriateness - Major
Application Detail: Detail
Description of Work: Home built for Jason & Julie Leeds
Application Name: 140 Saville Row
Address: 140 SAVILLE ROW, PH, 28374
Owner Name: LEEDS, JASON EDWARDS
Owner Address: 4179 HICKORY ROCK DRIVE, POWELL
Parcel No: 20210131

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Fernando Silva	Fernando Reboll...	Applicant	Business, 300 McReynol...	Active
Fernando Silva	Fernando Reboll...	Permit Holder	Business, 300 McReynol...	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
1)Shutters were installed but only at the front arches, only 2)Installed 6 windows & 2 doors 3) Installed a window rather than a door 4)Installed different doors 5)Installed 2 windows	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
Shutters on front of house (wood)	Iron Ore	Shutter on arches only material wood	Iron Ore

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Pella Reserve Contemporary out swing bifold	Iron Ore	6 Pella Reserve Contemporary outswing bifold	Iron Ore

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Overhang		No Overhang	n/a

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
	Iron Ore	1 Pella Reserve Single window	Iron Ore
n/a	n/a	Pella lifestyle 2 wide casement windows	Iron Ore

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
theatre room		2 Pella for Privacy doors	Iron Ore

Exhibit A-1.2

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	09/22/2025	Michael Mandeville
Review for Completeness		Application ...	09/22/2025	Michael Mandeville
Review Distribution		In Review	09/22/2025	Michael Mandeville
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Leeds Updated Plans 9-...	PLN_HIST	Building Elevat...	Building Elevations...	application/pdf	Uploaded	09/19/2025
Updated 140 Saville Ro...	PLN_HIST			application/pdf	Uploaded	09/22/2025

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:

140 SAVILLE ROW
LOT 5
PINEHURST, NC 28374
Fernando Rebollar Silva LLC.

Changes made:

1) **Shutters were only added to the two windows with the arches on the front of the house**, and not installed on all the windows on the front of the house.

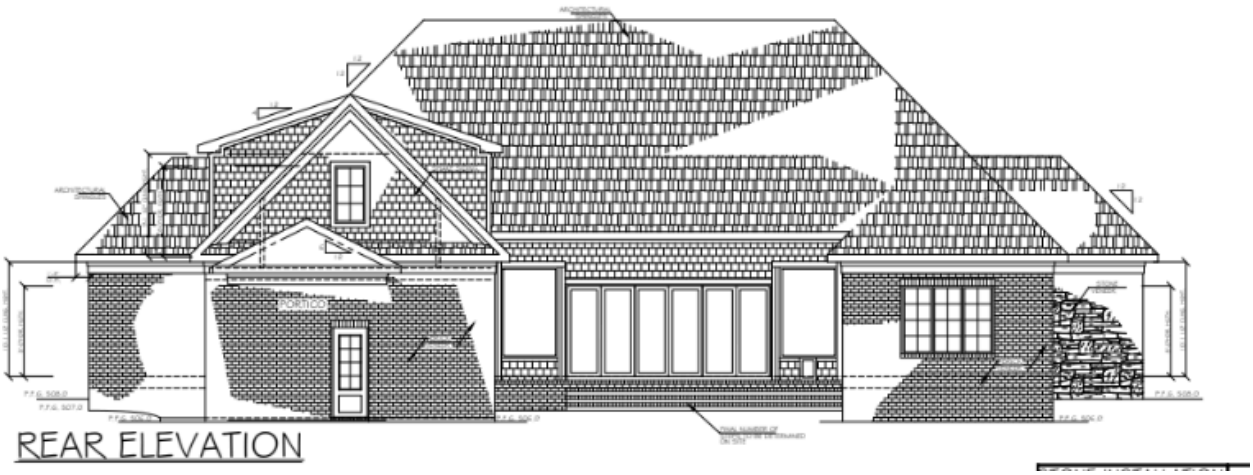
The material used was wood, with iron hardware, and in the color Iron Ore. That was what was originally approved, and nothing changed there.

UPDATED FRONT ELEVATION

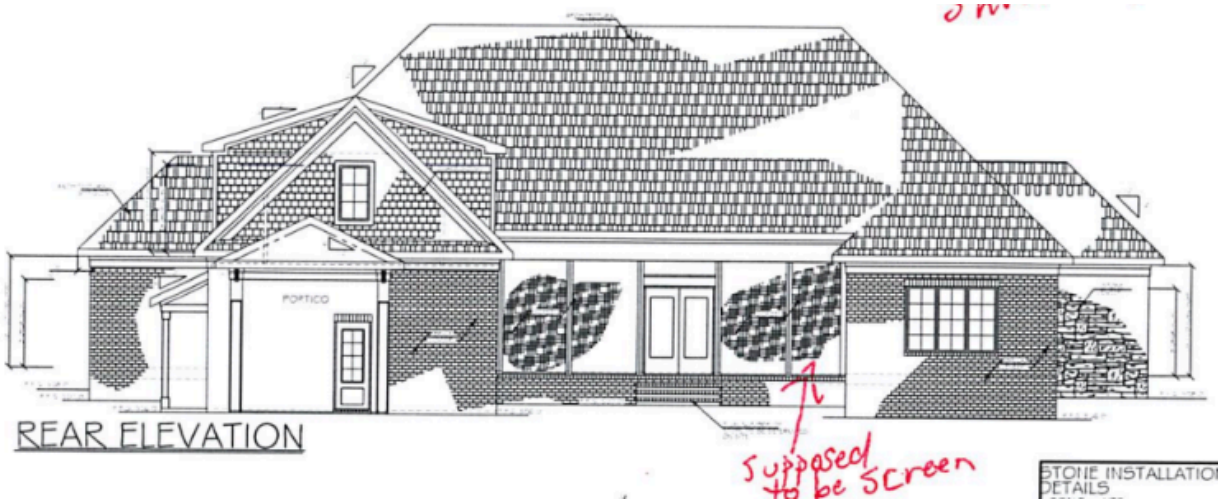
PREVIOUS FRONT ELEVATION

2) **We changed the screen in area to all windows, and added a door for entry in that area**. The same brand windows were installed (Pella Casement Aluminum Clad) in the color Iron Ore. As for the door on the rear elevation from the back of the house coming out to the pool area, there were originally 2 doors and a screened in area that was approved.

UPDATED REAR ELEVATION



PREVIOUS REAR ELEVATION



3) **The change here was that we installed a window** rather than the door that was originally approved. The window brand is a Pella Casement Aluminum Clad, in the color Iron Ore)

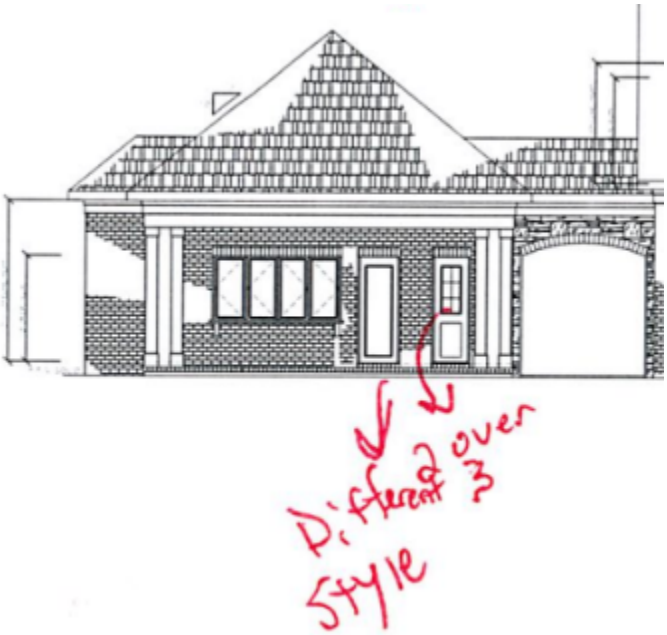
UPDATED LEFT SIDE ELEVATION

PREVIOUS LEFT SIDE ELEVATION

4) As for the theater room and the different types of doors, they are the same, just one is a Privacy door with Grills and half Glass, rather than an open faced door. The material used here is the same as what was submitted: doors are Pella brand in the color Iron Ore.

UPDATED THEATRE ROOM

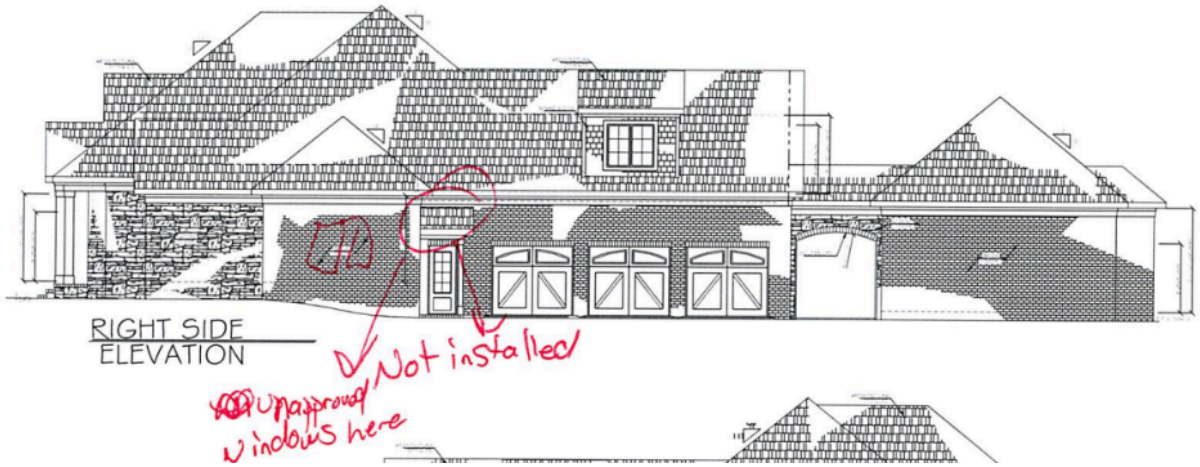
PREVIOUS THEATRE ROOM



5) **On the right side elevation we did not install the overhang that we originally submitted. Also we added to windows where we originally did not have them.** (The materials used were Pella casement Aluminum Clad windows, in the color Iron Ore.

UPDATED RIGHT SIDE ELEVATION

PREVIOUS RIGHT SIDE ELEVATION



INSULATION NOTES:

INSULATION R15 IN WALLS AND R38 IN CEILINGS--USE R30 IN CATHEDRAL UP TO 500 SQ. FT.

ATTIC OPENINGS INSIDE THE HEATED AREA MUST HAVE WEATHER STRIPPED AND R10 RATED DOORS--RIGID APPLIED FOAM IS ACCEPTABLE FOR R10--GARAGE MUST HAVE FIRE TREATED ACCESS DOOR

HOUSE WRAP MUST BE TAPED AT ALL SEAMS, HORIZONTAL AND VERTICAL(EXCEPTION FOR HOMES WITH SPRAY FOAM INSULATION).

HOUSE WRAP IS NO LONGER ACCEPTABLE BEHIND TUBS OR FIREPLACES FOR INSULATION SUPPORT; MUST USE RIGID SHEATHING--HOUSE WRAP IS ACCEPTABLE ON KNEE WALLS

FRAMING NOTES:

KING STUD REQUIREMENT WILL BE UPHELD--REF. TABLE R602.7.5

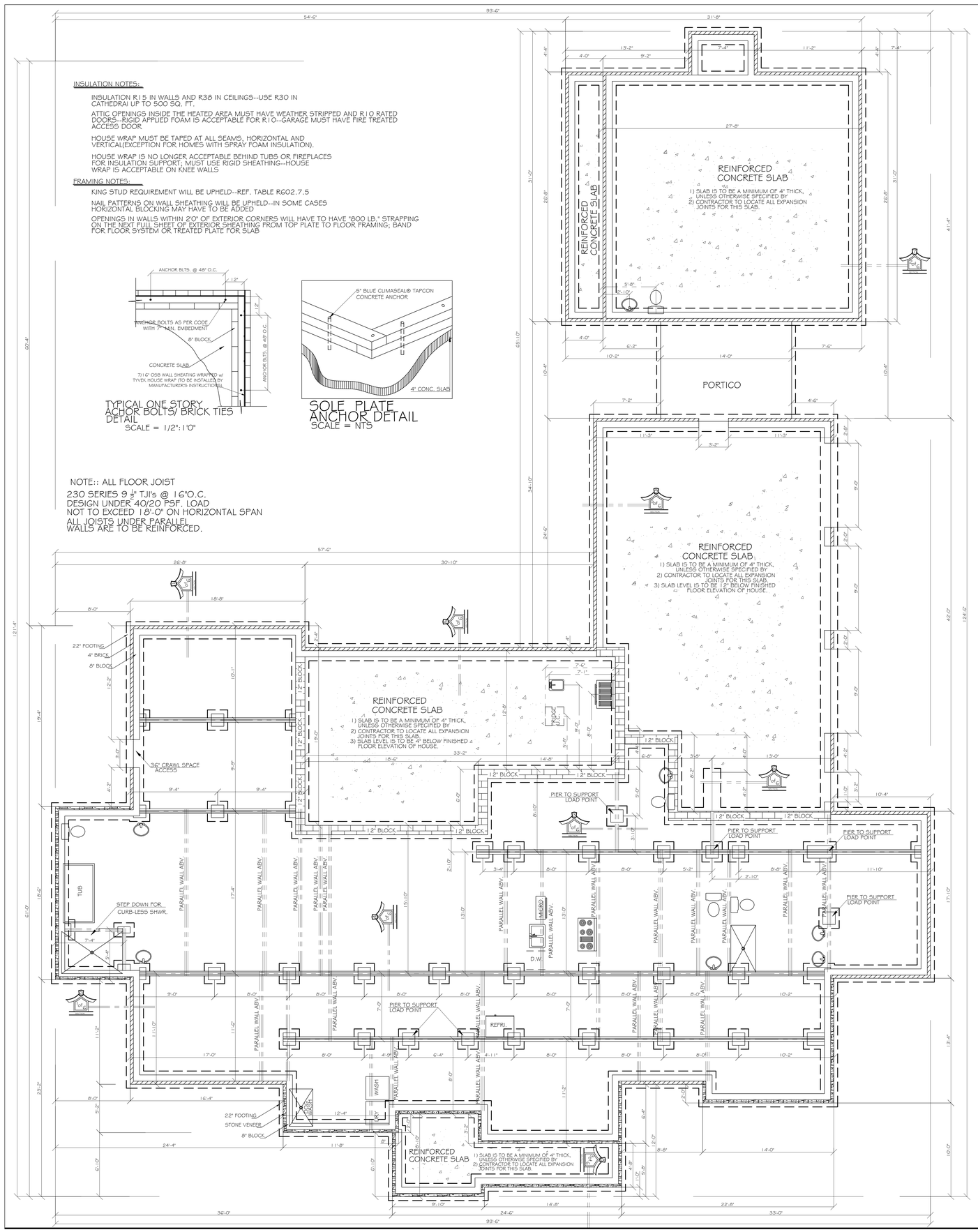
NAIL PATTERNS ON WALL SHEATHING WILL BE UPHELD--IN SOME CASES HORIZONTAL BLOCKING MAY HAVE TO BE ADDED

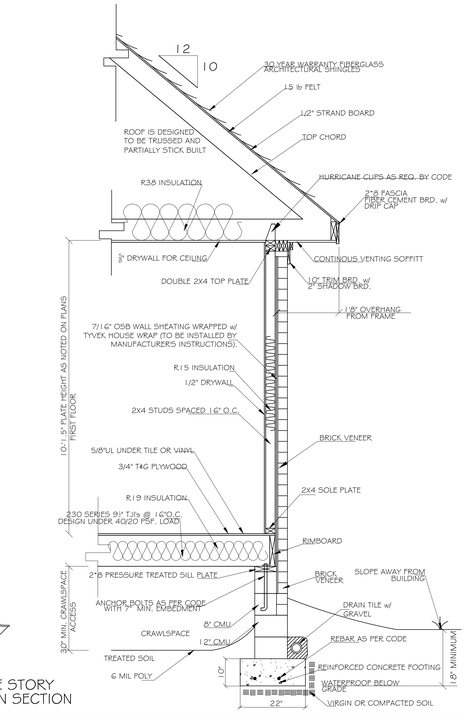
OPENINGS IN WALLS WITHIN 2'0" OF EXTERIOR CORNERS WILL HAVE TO HAVE "800 LB." STRAPPING ON THE NEXT FULL SHEET OF EXTERIOR SHEATHING FROM TOP PLATE TO FLOOR FRAMING; BAND FOR FLOOR SYSTEM OR TREATED PLATE FOR SLAB

TYPICAL ONE STORY ACHOR BOLTS/ BRICK TIES DETAIL
SCALE = 1/2":1'0"

SOLE PLATE ANCHOR DETAIL
SCALE = NTS

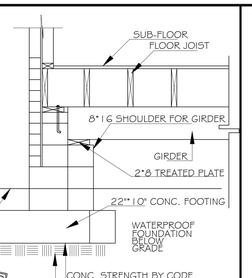
NOTE:: ALL FLOOR JOIST
230 SERIES 9 1/4" TJI's @ 16"O.C.
DESIGN UNDER 40/20 PSF. LOAD
NOT TO EXCEED 18'-0" ON HORIZONTAL SPAN
ALL JOISTS UNDER PARALLEL WALLS ARE TO BE REINFORCED.





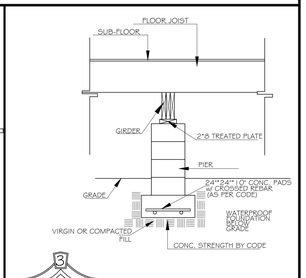
1 of 6 SECTION

TYPICAL ONE STORY FOUNDATION SECTION
SCALE = NTS



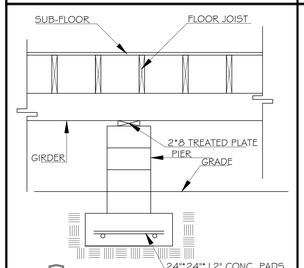
2 1 of 6 SECTION

TYPICAL SHOULDER DETAIL
SCALE = NTS



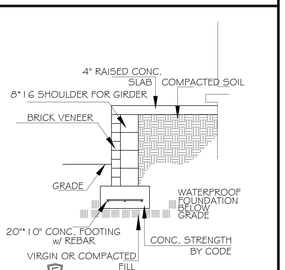
3 1 of 6 SECTION

TYPICAL DROPPED GIRDER DETAIL
SCALE = 1/2":1'0"



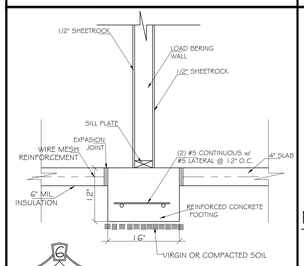
4 1 of 6 SECTION

TYPICAL DROPPED GIRDER DETAIL
SCALE = NTS



5 1 of 6 SECTION

TYPICAL PATIO WALL DETAIL
SCALE = 1/2":1'0"



6 1 of 6 SECTION

TYPICAL INTEGRAL WALL SECTION
SCALE = 1"= 1'0"

ENRIQUE J. ARTIGA OWNER

NOTE:
THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST. 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	543 HTG.SQUARE FT.
POOL HOUSE	702 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	102 SQUARE FT.

TOTAL HEATED 5,096 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

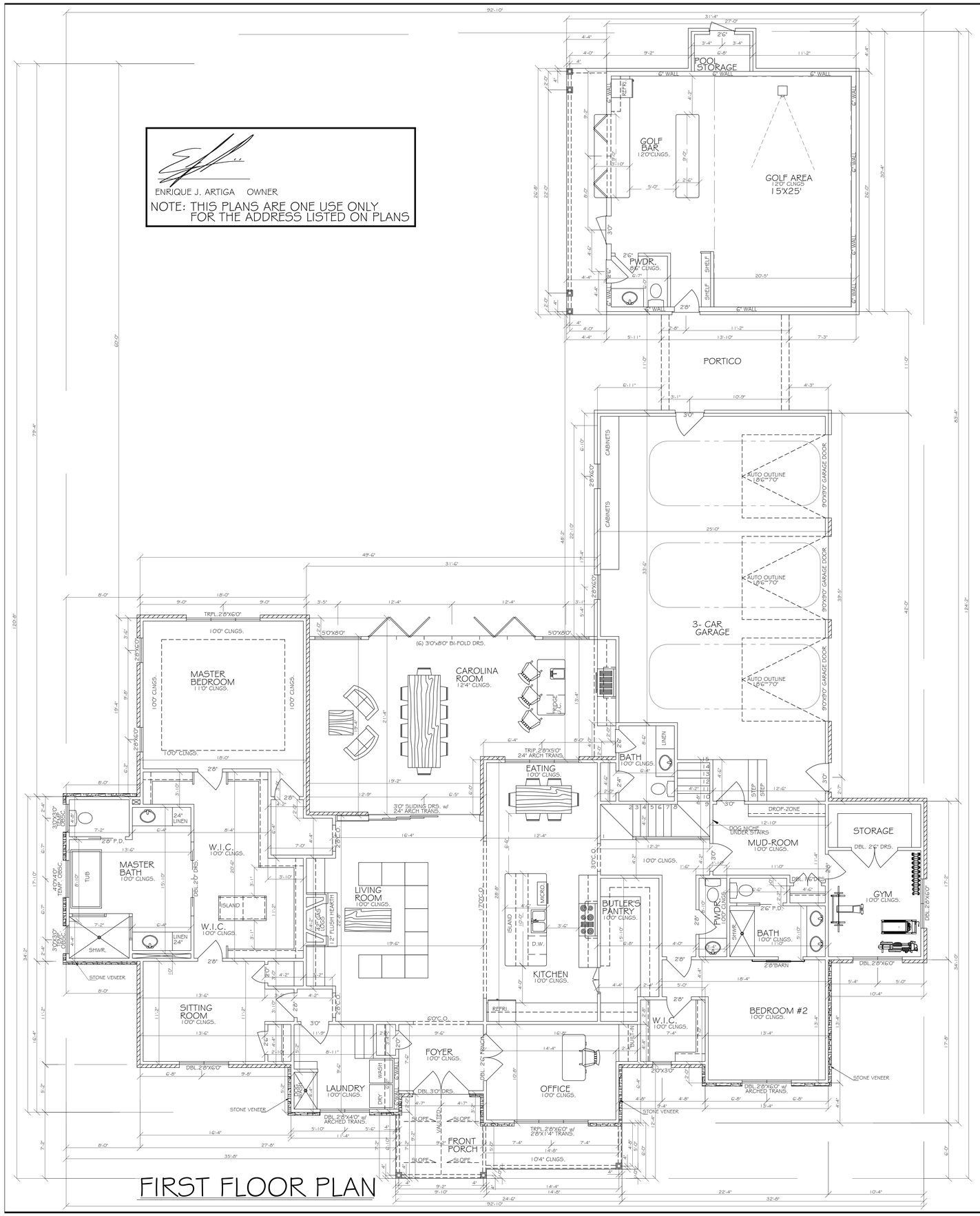
Drafting By:
EJA 2/1/24
2/2/24
5/15/24
SMA 9/18/25

Sheet Name: FOUNDATION PLAN
Scale: 1/4"= 1'0"
Sheet Number:

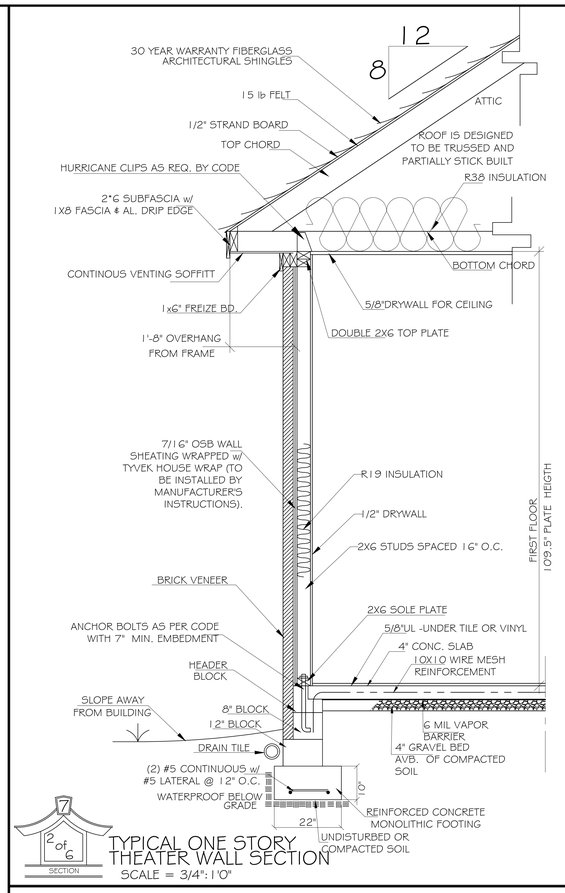
1 of 6

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY
FOR THE ADDRESS LISTED ON PLANS

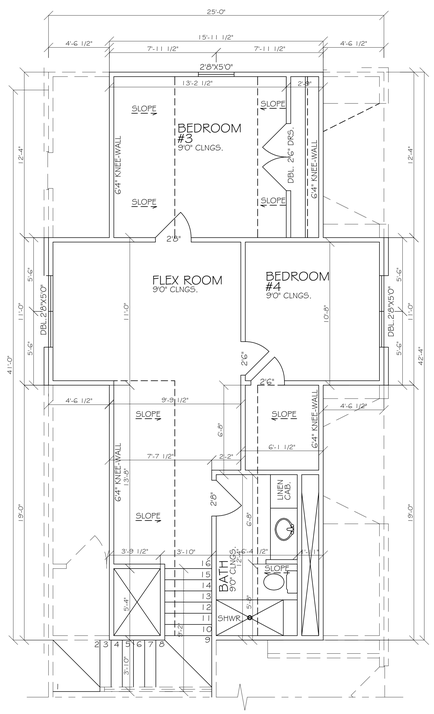


FIRST FLOOR PLAN



7
2 of 6
SECTION

TYPICAL ONE STORY THEATER WALL SECTION
SCALE = 3/4": 1'0"



BONUS ROOM FLOOR PLAN

BUILDING DESIGN EST 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	542 HTG.SQUARE FT.
POOL HOUSE	702 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	102 SQUARE FT.

TOTAL HEATED 5,096 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

Drafting By:
THS 08/16/23, 08/23/23
EJA 10/2/23, 11/2/23, 11/13/23, 1/11/24, 1/31/24, 2/2/24, 5/15/24
SMA 9/18/25

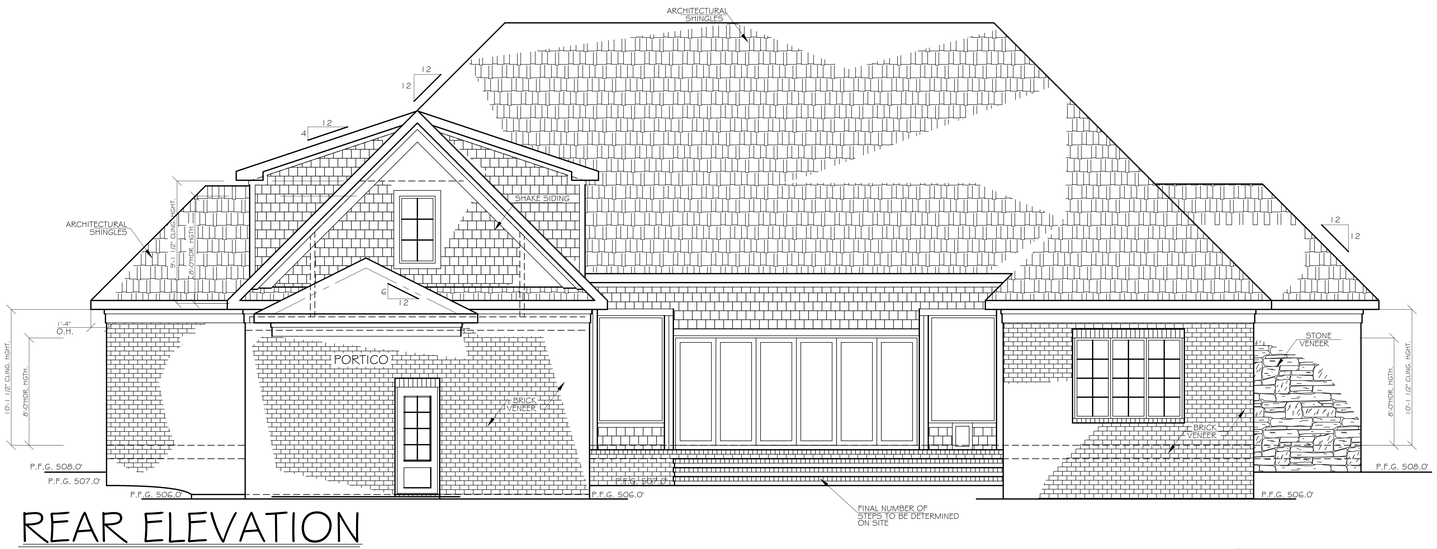
Sheet Name: FIRST FLOOR PLAN

Scale: 1/4"= 1'0"

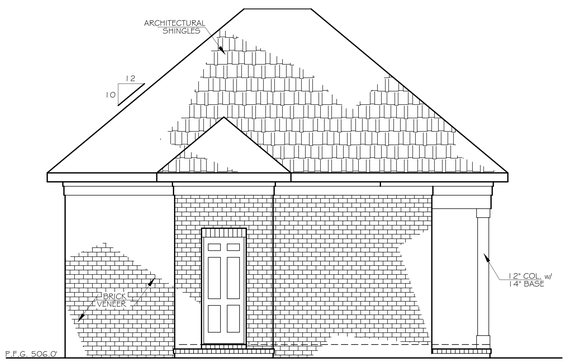
Sheet Number:

2 of 6

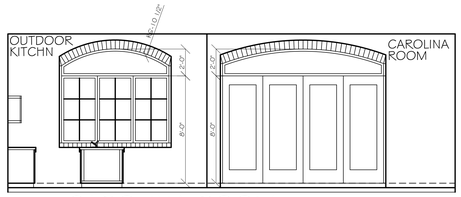
FRONT ELEVATION



REAR ELEVATION



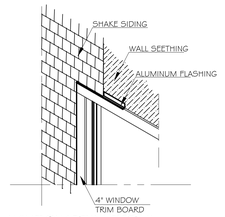
THEATER REAR ELEVATION



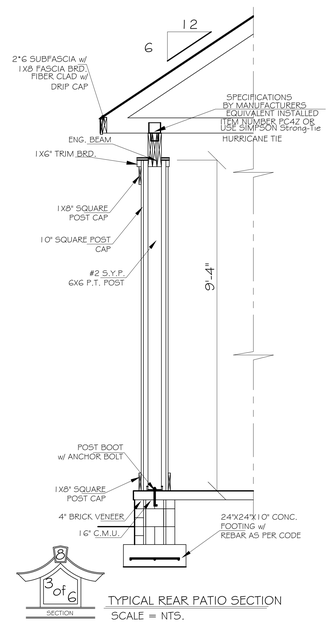
CAROLINA ROOM REAR ELEVATION

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS



WINDOW TRIM DETAIL
SCALE = 1'0"= 1/2"

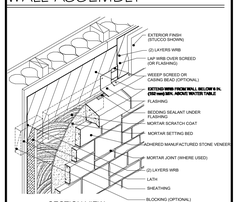


TYPICAL REAR PATIO SECTION
SCALE = NTS.

STONE INSTALLATION DETAILS

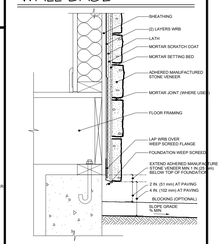
SCALE = NTS

WALL ASSEMBLY



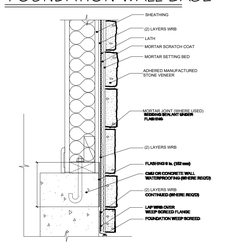
SECTION VIEW

WALL BASE



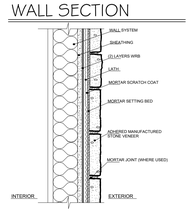
SECTION VIEW

FOUNDATION WALL BASE



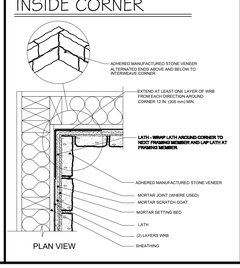
SECTION VIEW

WALL SECTION



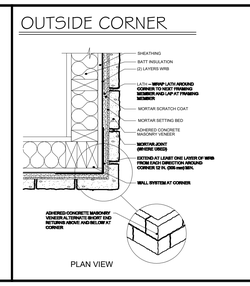
SECTION VIEW

INSIDE CORNER



PLAN VIEW

OUTSIDE CORNER



PLAN VIEW

BUILDING DESIGN EST 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	542 HTG.SQUARE FT.
POOL HOUSE	702 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	102 SQUARE FT.

TOTAL HEATED 5,096 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

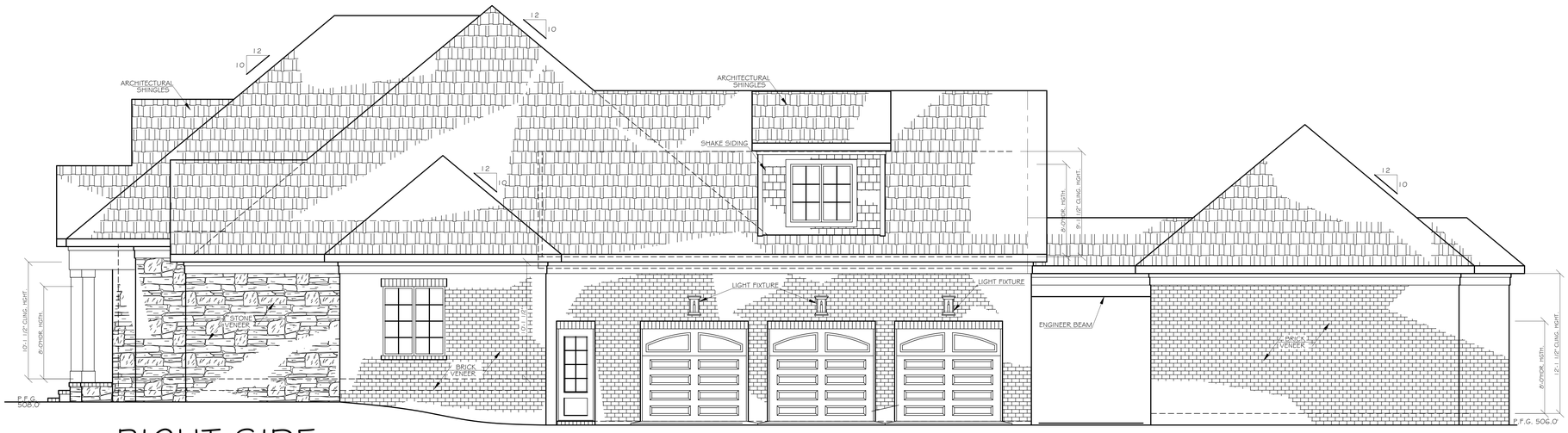
Drafting By:
EJA 11/2/23
EJA 10/2/23
11/13/23
1/31/24
2/2/24
5/15/24
SMA 9/18/25

Sheet Name: ELEVATIONS

Scale: 1/4"= 1'0"

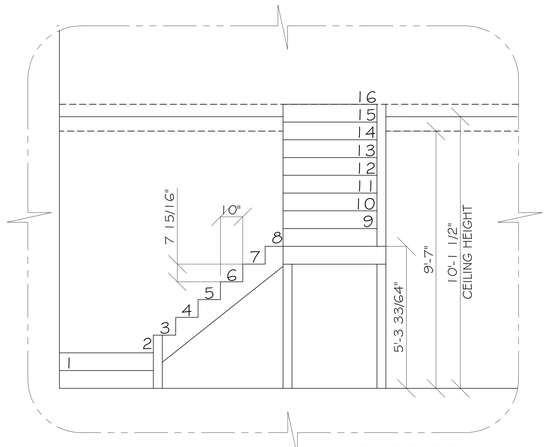
Sheet Number:

3 of 6



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



STAIRCASE PROFILE
SCALE = 1":1/2"

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST. 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	542 HTG.SQUARE FT.
POOL HOUSE	703 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	102 SQUARE FT.

TOTAL HEATED 5,096 HTD. SQUR. FT.

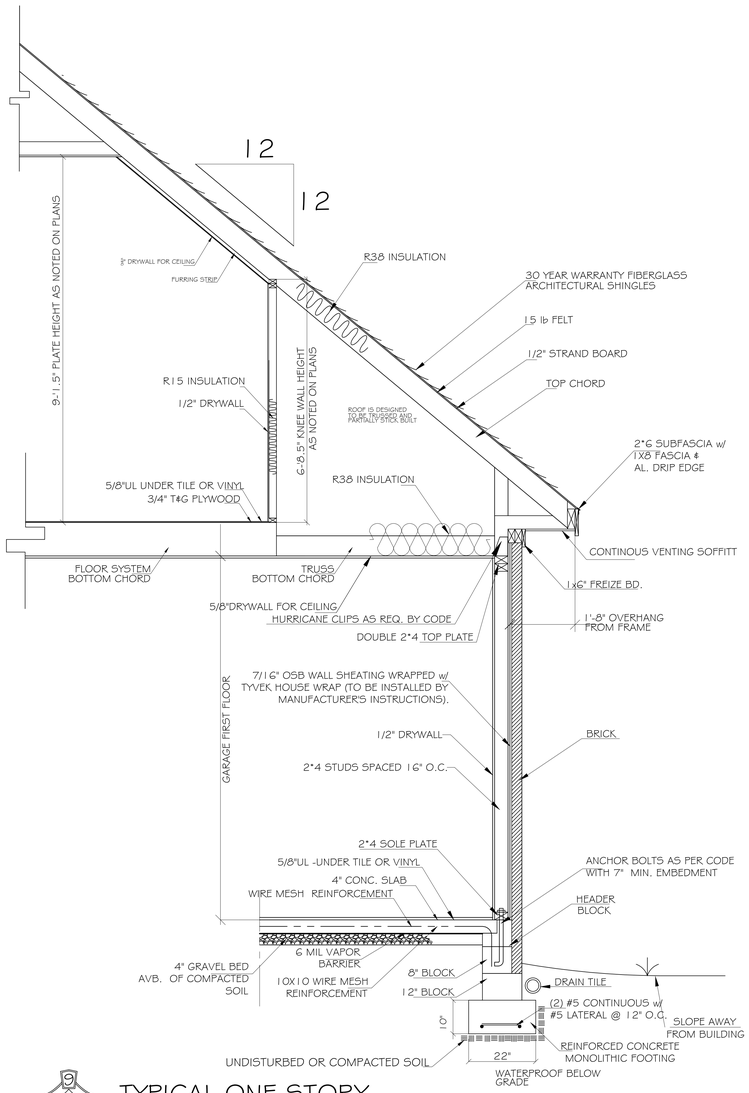
ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

Drafting By:
EJA 10/2/23
EJA 11/2/23
11/13/23
1/31/24
2/2/24
5/15/24
SMA 9/18/25

Sheet Name: ELEVATIONS
Scale: 1/4"=1'0"
Sheet Number:

4 of 6



SECTION 9 5 of 6

TYPICAL ONE STORY MAIN GARAGE WALL SECTION

SCALE = 3/4": 1'0"

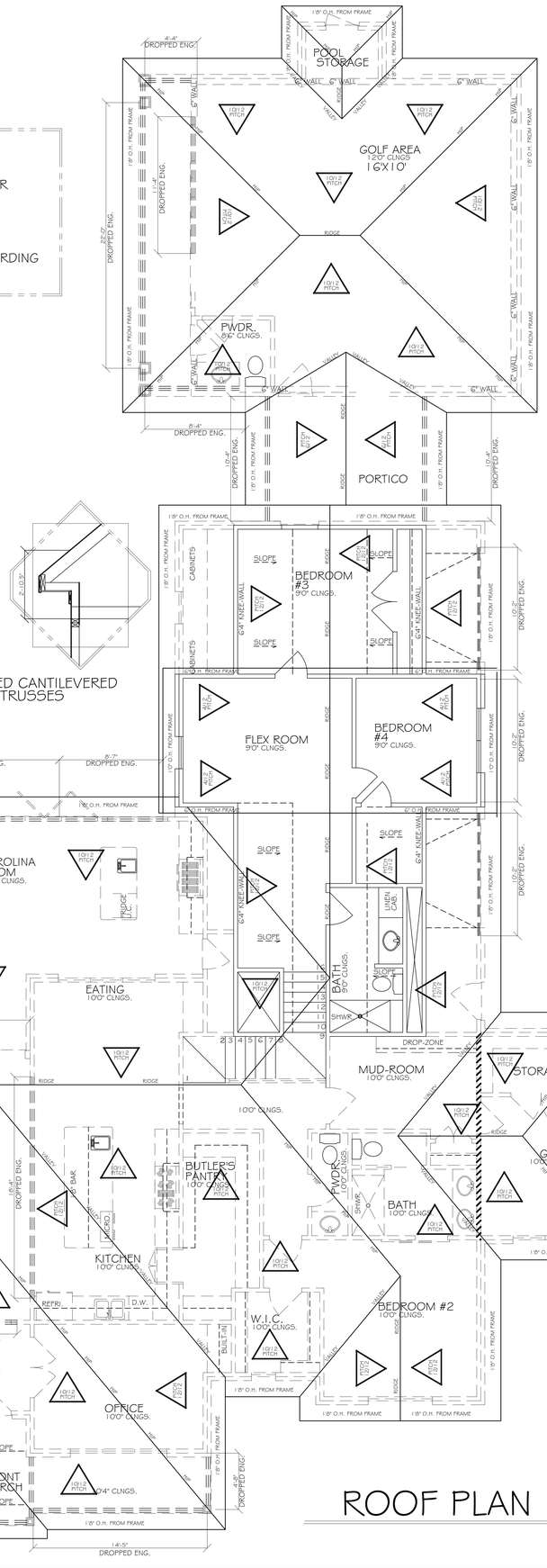
NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

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

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

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

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



ROOF PLAN

ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

BUILDING DESIGN EST.2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client: Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	542 HTG.SQUARE FT.
POOL HOUSE	702 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	102 SQUARE FT.

TOTAL HEATED 5,096 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

Drafting By:
EJA 1/31/24
2/2/24
5/15/24
SMA 9/18/25

Sheet Name: ROOF LAYOUT
Scale: 1/4"= 1'0"
Sheet Number:

5 of 6

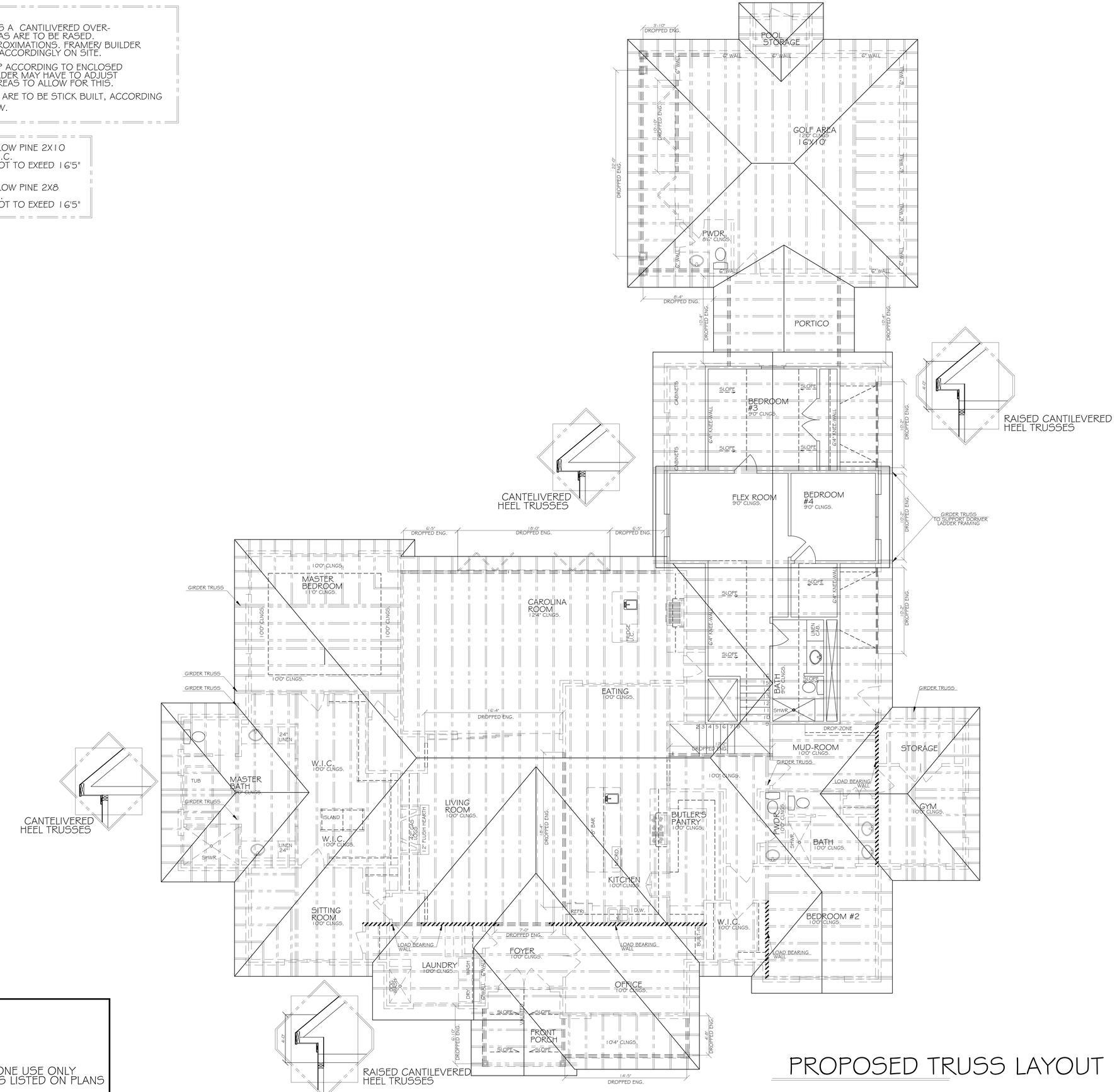
NOTE:
1) MAIN ROOF SYSTEM HAS A CANTILIVERED OVER-HANG DESIGN. SOME AREAS ARE TO BE RASED. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.

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

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

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

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



ENRIQUE J. ARTIGA OWNER

NOTE: THIS PLANS ARE ONE USE ONLY FOR THE ADDRESS LISTED ON PLANS

PROPOSED TRUSS LAYOUT

BUILDING DESIGN EST. 2009
ARTIGA
(910)-637-0350

FERNANDO REBOLLAR SILVA LLC

Client:
Mr. & Mrs. Leeds
140 Saville Row LOT #5
Linden Close
Pinehurst, NC 28374

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

Footage Totals:

FIRST FLOOR	3118 HTG.SQUARE FT.
CAROLINA RM.	542 HTG.SQUARE FT.
POOL HOUSE	702 HTG.SQUARE FT.
SECOND FLOOR	734 HTG.SQUARE FT.
GARAGE	954 SQUARE FT.
FRONT PORCH	152 SQUARE FT.
PORTICO	144 SQUARE FT.
POOL PORCH	102 SQUARE FT.

TOTAL HEATED 5,096 HTD. SQUR. FT.

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 5/21/24

Drafting By:
EJA 1/31/24
2/2/24
5/15/24
SMA 9/18/25

Sheet Name:
PROPOSED TRUSS LAYOUT

Scale: 1/4"=1'0"

Sheet Number:

6 of 6

COA-2025-00133 (55 Community 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 adding windows and doors, replace siding, and other exterior changes at 55 Community Rd. The property is identified as Moore County PID Number 00029673. The property owner is Village Chapel Inc. and the applicant is Bogle Firm Architecture.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

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: October 15, 2025
Subject: **Major COA Request 55 Community Rd.**

Applicant:	Bogle Firm Architecture
Owners:	Village Chapel Inc.
Property Location:	55 Community Rd.
Land Use:	Mixed-Use
PID#	00029673
COA#:	2025-00133

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for adding windows and doors, replacing siding, and other exterior changes at 55 Community Rd. The property is further identified as Moore County PID Number 00029673. The primary structure was built in 1916 and the property is +/- 0.375 acres in size.

The applicant is proposing to replace the existing shingle roof with a new shingle roof, add new gutters and downspouts that will be BM Moonlight White, replace the vinyl siding with fiber-cement siding in the color BM Manchester Tan and with new trim painted BM Moonlight White, repair parging on lower concrete block walls and repaint them in Manchester Tan, add windows to the rear and side, remove skylights, add a double door to the rear lower level, remove the canopy in the rear, remove porch railings and replace with ADA compliant aluminum rails in black, and patch and resurface the parking lot.

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, and changes to roof lines 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:

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.4 - Paint colors **must** be in the Village of Pinehurst Color Palette. SECTION V.A.5 - If a portion of or the entire facade element has deteriorated, only the deteriorated section *should* be repaired and replaced in kind or with compatible substitute materials.

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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Many of the changes such as replacing the siding and painting, resurfacing the parking lot, replacing the roof, and repairing the parging do meet the Standards and could be approved by Staff. The Commission will need to determine if the changes are congruous with the Historic District and meet the Historic District Standards.

1895
VILLAGE OF
PINEHURST
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 8, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 adding windows and doors, replace siding, and other exterior changes at 55 Community Rd. The property is identified as Moore County PID Number 00029673. The property owner is Village Chapel Inc. 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.

Public Hearing Notification

EXHIBIT S-1.4

0 155 310 Feet

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

9/29/2025

October 23, 2025
Historic Preservation Commission
55 Community Rd. Major COA Request

1895 Village of Pinehurst

N W E S

MARTIN, KARL L
605 N POPLAR ST
ABERDEEN,NC,28315

MOSBROOK, JEAN N
225 MAGNOLIA ROAD
PINEHURST,NC,28374

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

MASER, FRANCIS TURNER
PO BOX 1133
SOUTHERN PINES,NC,28388-1133

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

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

ORANGE ROAD TRUST
4441-106 SIX FORKS RD, PMB 259
RALEIGH,NC,27609

MASER, FRANCIS TURNER
PO BOX 1133
SOUTHERN PINES,NC,28388-1133

EXHIBIT A-1.1

COA-2025-00133 - Chapel Cottage for Village Chapel at 55 Community Rd.

Menu Help

File Date: 09/23/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Exterior upfits of existing Care Cottage including adding windows and doors to the rear addition (3 sides). The original cottage and addition will have all vinyl siding removed and replaced and smooth trim, and new asphalt shingle roofing will be installed. Porch railing will be added, step and ramp railiing will be replaced with ADA compliant aluminum rails. Existing asphalt and re-sealed.

Application Name: Chapel Cottage for Village Chapel at 55 Community Rd.

Address: 55 COMMUNITY, PH, 28374

Owner Name: VILLAGE CHAPEL INC

Owner Address: 10 AZALEA RD, PINEHURST, NC 28374

Parcel No: 00029673

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Bogle Firm Architecture	Bogle Firm Arch...	Applicant	Mailing, 110 N Main St...	Active
Bogle Firm Architecture	Bogle Firm Arch...	Applicant	Mailing, 110 N Main St...	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
Structural change is limited to the addition of windows and a door on the rear addition.	Alteration	Services
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Services	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
Vinyl Siding	yellow	Fiber Cement Lap Siding	B.Moore "Manchester Tan"
Parging	gray	Repair and Repaint	B. Moore "Manchester Tan"

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl Siding	yellow	Fiber Cement Lap Siding	B. Moore "Manchester Tan"
Parging	gray	Repair and Repaint	B. Moore "Manchester Tan"

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl Siding	yellow	Fiber Cement Lap Siding	B. Moore "Manchester Tan"
Parging	gray	Repair and Repaint	B. Moore "Manchester Tan"

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl Siding	yellow	Fiber Cement Lap Siding	B. Moore "Manchester Tan"
Parging	gray	Repair and Repaint	B. Moore "Manchester Tan"

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Vinyl Trim	white	Fiber Cement Trim	B. Moore "Moonlight White"

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood and Vinyl	white	Repair / Clean or Repaint	white
N/A (at new windows)	N/A	Alum. Clad Wood Windows	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

EXHIBIT A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	white	Repair and Repaint	B. Moore "Moonlight White"

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 Shingles	gray	Asphalt Shingles	Owens Corning Oakridge "Driftwood"

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal / Wood Railing	black / weathered	Aluminum	Black

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
Plex	White/weathered	DELETE (cover with roof)	None

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	09/23/2025	Maria Klein
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status
TVC Care Cottage - CD-...	PLN_HIST	Building Elevat...	Building Elevations...	application/pdf	Uploaded
TVC Care Cottage Exist...	PLN_HIST	Photo	Existing Images wit...	application/pdf	Uploaded

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

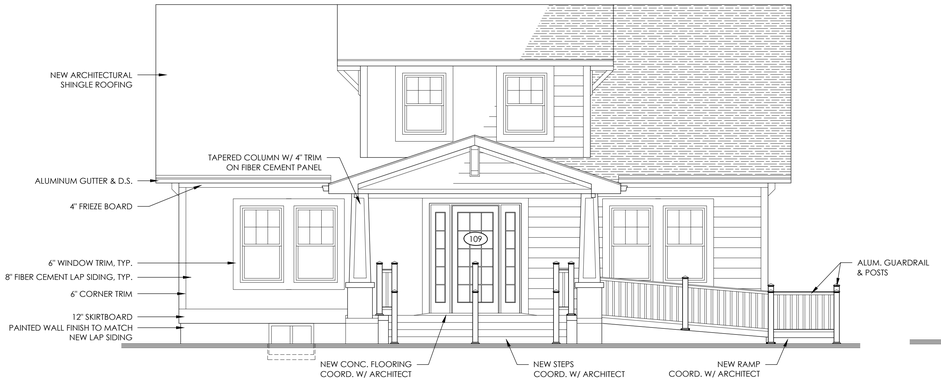
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2.1



A2.1-01 FRONT ELEVATION

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

A2.1-02 REAR ELEVATION

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

A2.1-03 RIGHT ELEVATION

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

A2.1-04 LEFT ELEVATION

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

Project Scope for HPC:
Replace shingle roof with new shingle roof.
New gutters and downspouts (white).
Replace vinyl siding with fiber-cement siding and trim.
Repair parging on lower concrete block walls and repaint.
Add windows to rear addition (window types B & C shown)
Add double door at rear elevation / lower level.
Remove canopy at rear, lower level.
Add porch railings, replace rails at front steps and ramp with ADA compliant aluminum railing system.
Patch and resurface parking lot.

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST. pete@boglefirm.com
SUITE 200 www.boglefirm.com
SALISBURY, NC 28144 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

ELEVATIONS

THE VILLAGE CHAPEL CARE COTTAGE RENOVATION

55 Community Road
Pinehurst, NC 28374

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 9/23/25
PROJECT #: 2510

SHEET NUMBER
A2.1
OF: -

EXHIBIT A-3.1

Manchester Tan HC-81

Moonlight White OC-125

Replace all shingles with new shingles.

Replace all vinyl siding and trim with fiber-cement lap siding and smooth trim.

Replace railing with ADA compliant railings each side of steps. Add fall-protection railings around porch. Paint Black finish.

COLORS
Siding Paint: Benjamin Moore "Manchester Tan"
Parging Paint: Benjamin Moore "Manchester Tan"
Trim Paint: Benjamin Moore "Moonlight White"
Door Paint: Benjamin Moore "Moonlight White"

Singles: Owens Corning Oakridge "Driftwood"

EXHIBIT A-3.2

EXHIBIT A-3.3

EXHIBIT A-3.4

Remove skylights.

Add windows to rear addition.

EXHIBIT A-3.5

Remove rear canopy.

EXHIBIT A-3.6

Patch and resurface asphalt.

EXHIBIT A-3.7

Remove rear canopy.
Add windows to main and lower level.

EXHIBIT A-3.8

Replace wood ramp rail with aluminum with black paint finish.

EXHIBIT A-3.9

EXHIBIT A-3.10

COA-2025-00134 (85 Woods 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 construction of a new single-family dwelling and detached garage at 85 Woods Rd. The property is identified as Moore County PID Number 00026535. The property owner and applicant is Druther Home Investments.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

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: October 15, 2025
Subject: **Major COA Request 85 Woods Rd.**

Applicant:	Druther Home Investments
Owners:	Druther Home Investments
Property Location:	85 Woods Rd.
Land Use:	Single Family Residential
PID#	00026535
COA#:	2025-00134

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the construction of a new single-family dwelling and detached garage at 85 Woods Rd. The property is further identified as Moore County PID Number 00026535. The property is currently vacant and is +/- 0.248 acres in size.

The applicant is proposing to construct a new 2 story single-family dwelling with detached garage in the rear yard and associated driveway and walkways. The dwelling will have stone and lap siding with brick foundation in the colors Vail, Swiss Coffee, and Nantucket, front door stained special walnut, shutters in Saybrook Sage, and asphalt shingles. The detached garage will have lap siding in Swiss Coffee, dark oak garage doors and asphalt shingles.

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:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

D. SHUTTERS

1. SECTION IV.D.1 - Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
2. SECTION IV.D.2 - Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
3. SECTION IV.D.3 - Each shutter **must** be equal to the height of the window opening and one half the width.

E. ACCESSORY FEATURES AND STRUCTURES

1. SECTION IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.

2. SECTION IV.E.2 - Accessory buildings **must** be equal or lower in height than the primary structure and the roof *should* have an equal or lower slope than the primary structure.
3. SECTION IV.E.5 - Detached garages and other accessory buildings for new residential construction **must** be set behind the front facade of the primary structure
4. SECTION IV.E.7 - A garage that opens toward the front *should* be set back at least 10 feet from the front elevation of the residence.

F. BUILDING MATERIALS

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

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.2 - New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.5 - Concrete driveway color *should* be earth-tone tints or coloring that blends with the natural environment in which the property is located.

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 new dwelling and detached garage are congruous with the Historic District and meet the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 8, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 a new single-family dwelling and detached garage at 85 Woods Rd. The property is identified as Moore County PID Number 00026535. The property owner and applicant is Druther Home Investments.

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/.

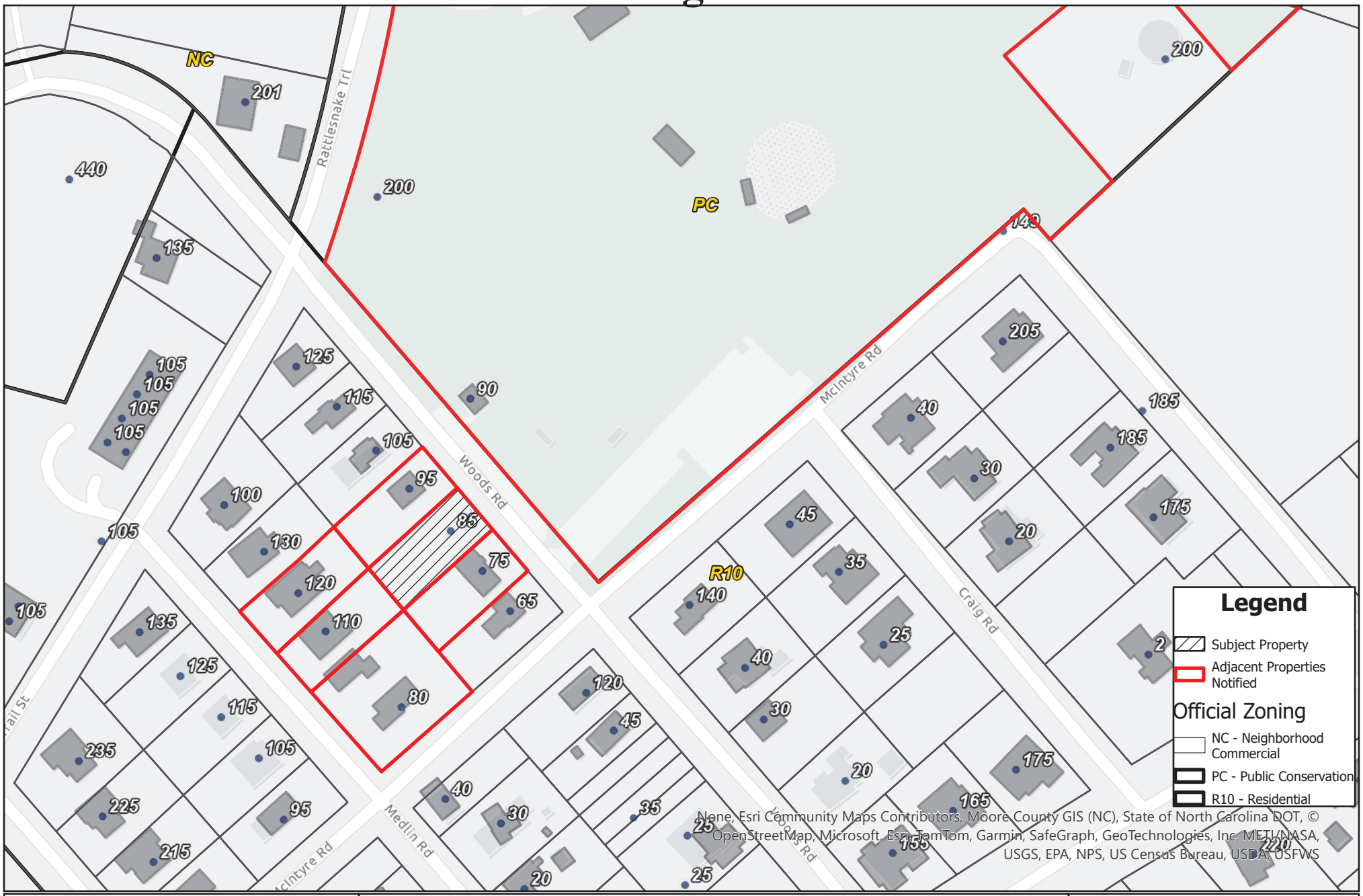
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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.

Public Hearing Notification

EXHIBIT S-1.5



0 245 490 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).

9/29/2025

October 23, 2025
Historic Preservation Commission
85 Woods Rd. Major COA Request

1895 Village of Pinehurst

N W E S

CRAWFORD, JAMES
95 WOODS RD
PINEHURST,NC,28374

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

SWEAT, RICHARD YORKE
80 MEDLIN RD
PINEHURST,NC,28374

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

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

DRIESBAUGH, SHAWN MICHAEL
120 MEDLIN ROAD
PINEHURST,NC,28374

COA-2025-00134 - 85 WOODS RD-RESIDENTIAL BUILD

Menu Help

File Date: 09/23/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: RESIDENTIAL NEW HOME-SINGLE FAMILY-WOOD FRAMED

Application Name: 85 WOODS RD-RESIDENTIAL BUILD

Address: 85 WOODS Rd, PINEHURST, NC 28374

Owner Name:

Owner Address:

Parcel No: 00026535

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
ANGELA DUMBLETON	DRUTHER HOME IN...	Applicant		Active
ANGELA DUMBLETON	DRUTHER HOME IN...	Applicant		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
NEW BUILD	New	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Medium Density	No	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
NA	NA	LAP SIDING	SWISS COFFEE
NA	NA	STONE-PROVIA	"LIMESTONE"
NA	NA	MORTAR GROUT	"OFF WHITE"
NA	NA	GUTTERS ALUMINUM	"WHTIE"

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	"LAP SIDING"	"SWISS COFFEE"

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	"LAP SIDING"	"SWISS COFFEE"

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	LAP SIDING	"SWISS COFFEE"

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	COMPOSITE	"SWISS COFFEE"

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	CLAD-WOOD	"CLAY"

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	PROVIA STONE	"LIMESTONE"

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	CLAD-FIBERGLASS	STAINED "SPECIAL WALNUT"

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	COMPOSITE	PAINTED "SAYBROOK SAGE"

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	STEEL	"DARK OAK"

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	TAMCO ASPHALT	"WEATHERED WOOD"
NA	NA	METAL ROOF OVER DORMER	"BURNISHED BROWN"

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
NA	NA	STONE	BLUE STONE

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	CONRETE @ ENTERANCE & GARAGE TURN AROUND	LITE
NA	NA	BLUE STONE BETWEEN CONCRETE PADS	"BLUE STONE"

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	STAINLESS STEEL	"BLACK"

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	LAP SIDING ON GARAGE	"SWISS COFFEE"
NA	NA	GARAGE ROOF-TAMCO ASPHALT	"WEATHERED WOOD"

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	09/23/2025	Maria Klein
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status
85 WOODS RD-LANDSCAPE-...	PLN_HIST	Site Plan	LANDSCAPE PLAN	application/pdf	Uploaded
DESIGN BOARD.pdf	PLN_HIST	Photo	DESIGN BOARD-COLORS...	application/pdf	Uploaded
WORKING PLANS - 85 WOO...	PLN_HIST	Building Elevat...	BUILDING PLANS/ELEV...	application/pdf	Uploaded
SITE PLAN-09.23.2025-8...	PLN_HIST	Site Plan	SITE PLAN	application/pdf	Uploaded
85 WOODS DEED.pdf	PLN_HIST	Other	DEED	application/pdf	Uploaded

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, DAVID R. ESSICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS 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: JUNE 24, 2025
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: ContinentalUS_NGS2012B
(8) COMBINED GRID FACTOR(S): 0.99985880
(9) GPS / GNSS SCALE POINT:
N: 529,251.14 E: 1,861,084.46 Z: 502.15
(10) UNITS: US SURVEY FEET

I, DAVID R. ESSICK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 4TH DAY OF SEPTEMBER, A.D., 2025.

David R Essick

Verified by signNow
09/22/2025 17:52:28 UTC
6d5673fb4a3464e5e77

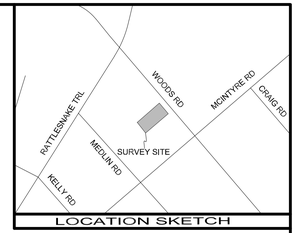
PROFESSIONAL LAND SURVEYOR, L-5423

NORTH CAROLINA PROFESSIONAL SEAL L-5423 LAND SURVEYOR DAVID R. ESSICK

SignNow e-signature ID: 23c069a659...
09/22/2025 17:52:28 UTC

LEGEND OF SYMBOLS OF TREES

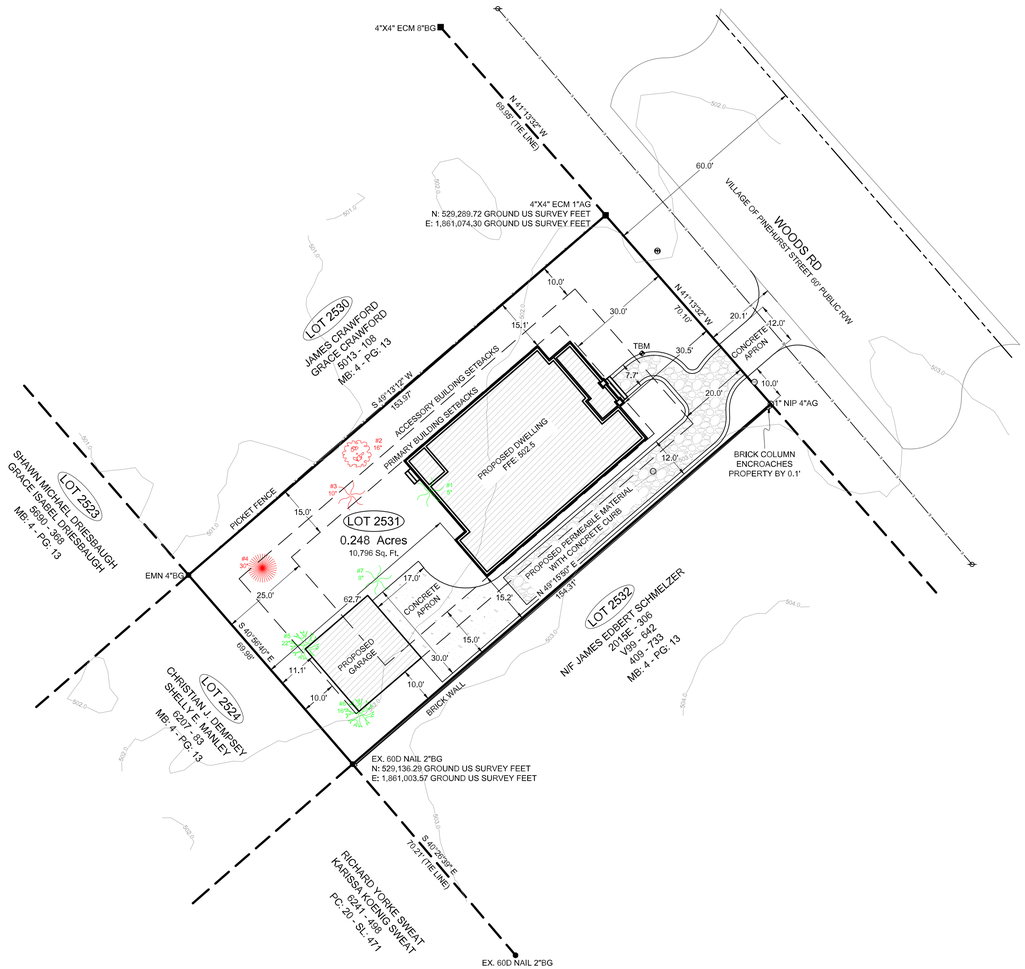
TREES TO BE REMOVED	PINE
TREES TO REMAIN	CEDAR
	HOLLY
	MAGNOLIA
	DOGWOOD
	HARDWOOD



LOCATION SKETCH

LEGEND OF SYMBOLS AND ABBREVIATIONS

CP	COMPUTED POINT
EA	EXISTING AXLE
ECM	EXISTING CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
NIP	NEW IRON PIPE
	FIRE HYDRANT
GV	GAS VALVE
	POWER POLE
	LIGHT POLE
SS	SANITARY SEWER MANHOLE
SD	STORM MANHOLE
	TELEPHONE PEDESTAL
TR	TRANSFORMER
WM	WATER METER
	WATER VALVE
W	WELL
	CLEAN OUT
AG	ABOVE GRADE
BG	BELOW GRADE
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
EJB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
EMN	EXISTING MAG NAIL
EN	EXISTING NAIL
EOP	EDGE OF PAVEMENT
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
FO	FIBER OPTIC
FL	FLUSH WITH GRADE
ICV	IRRIGATION CONTROL VALVE
MBS	MINIMUM BUILDING SETBACKS
N/F	NOW OR FORMERLY
NMN	NEW MAG NAIL
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
TBC	TOP BACK CURB
TOC	TOE OF CURB
YI	YARD INLET



SURVEYED PROPERTY BOUNDARY
COMPUTED / ADJOINER PROPERTY LINE
RIGHT-OF-WAY
TIE LINE
SETBACK LINES
SS SANITARY SEWER LINE
S STORM LINE
W WATER LINE
X FENCE
E OVERHEAD ELECTRIC LINES
EASEMENTS

IMPERVIOUS SURFACE CALCULATIONS

HOUSE: 2,810 SQ.FT.	26.0%
DRIVE: 958 SQ.FT.	8.9%
TOTAL: 3,768 SQ.FT.	34.9%

NOTES:
1. THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER NCFRIS. MAP #: 3710856200J EFFECTIVE DATE: 10/17/2006
2. ACREAGE DETERMINED BY COORDINATE METHOD
3. ALL LINES SURVEYED BY DZT LAND SURVEYING, PLLC ARE SHOWN BY BOLD LINES. ALL LINES NOT SURVEYED ARE INDICATED BY DASHED LINES.
4. TAX PARCEL ID: 00026535
5. ZONING: R10
6. PUBLIC WATER SUPPLY WATERSHED: WS-IIIP
7. NO ATTEMPT WAS MADE BY THIS SURVEY TO LOCATE ALL UNDERGROUND UTILITIES NOR ANY OTHER EASEMENTS OR CONVEYANCES THAT WOULD BE REVEALED BY A TITLE SEARCH
8. VERIFY MINIMUM BUILDING SETBACKS BEFORE CONSTRUCTION.
9. LOCATION OF UNDERGROUND UTILITIES , IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY.

PRIMARY BUILDING SETBACKS PER VOP UDO:
FRONT = 30'
SIDE = 15'
REAR = 25'

ACCESSORY BUILDING SETBACKS PER VOP UDO:
FRONT = 20'
SIDE = 10'
REAR = 10'

TBM
N: 529,251.11 GROUND US SURVEY FEET
E: 1,861,084.48 GROUND US SURVEY FEET
Elev:502.15

REVISED 09/08/2025: CHANGED DRIVEWAY AND DETACHED GARAGE
REVISED 09/11/2025: CHANGED DRIVEWAY AND TREES
REVISED 09/22/2025: CHANGED SIZE OF DETACHED GARAGE

SITE PLAN FOR:

DRUTHER HOMES

SEPTEMBER 4, 2025

LOT 2531 OF PINEHURST INC.
VILLAGE OF PINEHURST
MINERAL SPRINGS TOWNSHIP
MOORE COUNTY, NORTH CAROLINA

0 20 40 60

SCALE 1"=20'

REFERENCE TABLE:
DEED BOOK 5801, PAGE 472
MAP BOOK 4, PAGE 13
MOORE COUNTY REGISTRY

PROPERTY ADDRESS:
65 WOODS RD
PINEHURST, NC 28374

OWNER'S ADDRESS:
ERIC WELDY
AND OTHERS
P.O. BOX 3696
PINEHURST, NC 28374

DZT
LAND SURVEYING, PLLC NC FIRM: P-2686
SUITE 5 7500 NC HWY 15/501 WEST END, NC 27376

JOB#: 2908

EXHIBIT 2.2

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR BRICK.
2. VERIFY ALL TUB AND VANITY FRAMING DIMENSIONS WITH SPEC.S OF PRODUCT SELECTED.
3. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
4. G.C. SHALL PROVIDE ALL PERMITS AND COORDINATE ALL REQUIRED INSPECTIONS AS REQUIRED TO COMPLETE THE WORK AS INDICATED ON THESE DRAWINGS.
5. G.C. SHALL VERIFY ALL DIMENSIONS AND QUANTITIES.

SQUARE FOOTAGE TABULATION

FIRST FLOOR CONDITIONED:	2,049 GROSS S.F.
SECOND FLOOR CONDITIONED:	913 GROSS S.F.
TOTAL CONDITIONED:	2,962 GROSS S.F.
ENTRY PORCH (INCL. STEPS):	158 S.F.
REAR PORCH (INCL. STEPS):	73 S.F.
GARAGE:	529 GROSS S.F.
TOTAL UNCONDITIONED:	760 GROSS S.F.
TOTAL BUILDING:	3,722 GROSS S.F.

DOOR SCHEDULE

FIRST FLOOR

SYMBOL	SIZE (WxH)	TYPE	QUANITY	NOTES
A	3'-0" x 8'-0"	EXTERIOR ENTRY DOOR	1	3/4" GLASS; ARCHED TOP; TEMPERED GLASS
B	2'-8" x 8'-0"	INTERIOR DOOR	3	
C	2'-4" x 8'-0"	INTERIOR DOOR	1	
D	2'-6" x 8'-0"	INTERIOR DOOR	2	
E	2'-6" x 8'-0"	INTERIOR POCKET DOOR	1	
F	3'-0" x 8'-0"	EXTERIOR DOOR	1	FULLY GLAZED; TEMPERED GLASS
G	2'-8" x 6'-8"	EXTERIOR DOOR	1	3/4" GLASS; 4-LITE; TEMPERED GLASS
H	18'-0" x 8'-0"	OVERHEAD GARAGE DOOR	1	
J	2'-8" x 6'-8"	EXTERIOR DOOR @ GARAGE	1	
K	2'-0" x ±4'-0"	INTERIOR ACCESS DOOR	1	DETERMINE HEIGHT IN THE FIELD
L	2'-6" x 8'-0"	INTERIOR BARN DOOR	1	
	TOTAL:		14	

SECOND FLOOR

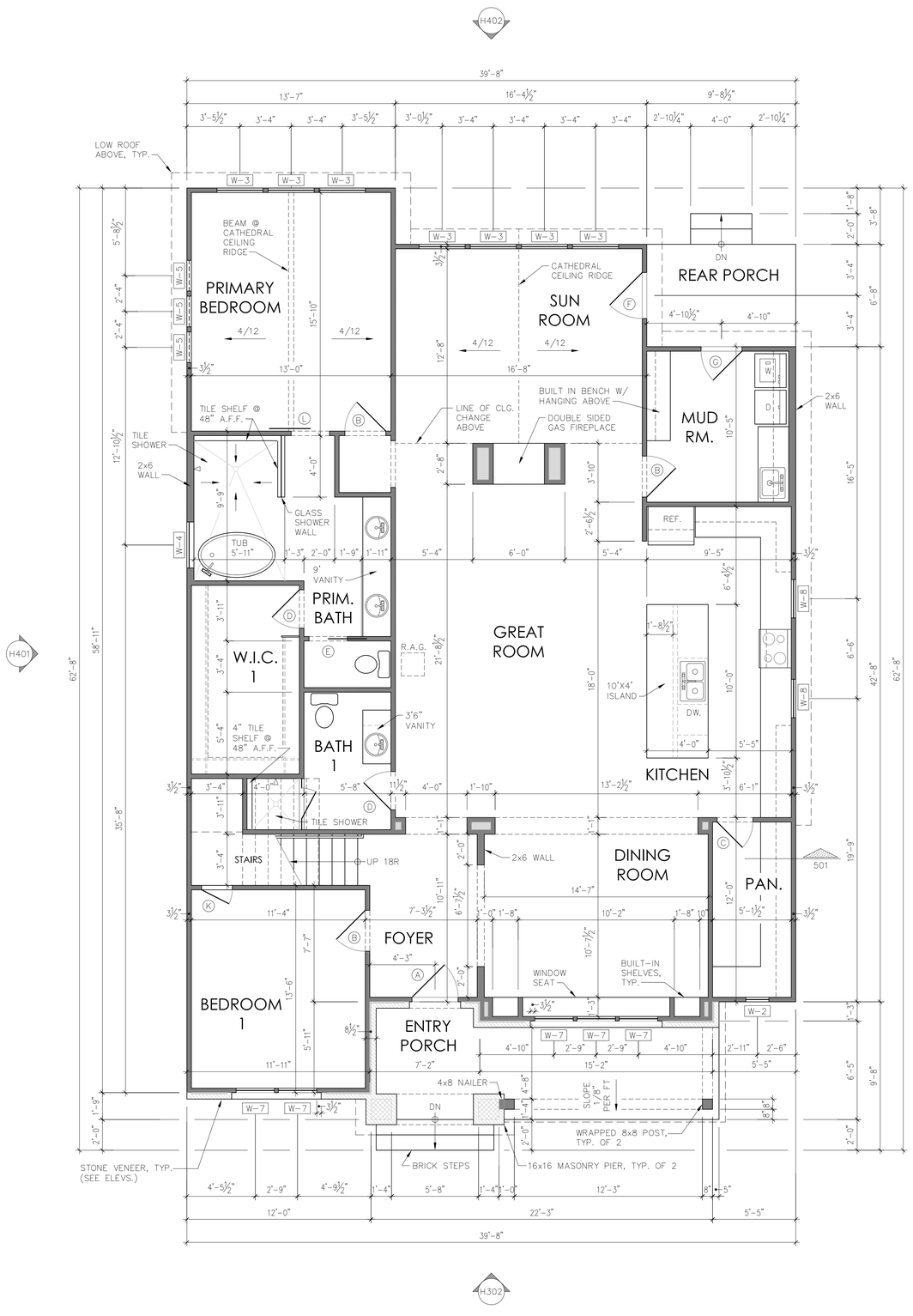
SYMBOL	SIZE (WxH)	TYPE	QUANITY	NOTES
2A	5'-0" x 6'-8"	INTERIOR DOOR PAIR	1	BI-HINGE
2B	2'-8" x 6'-8"	INTERIOR DOOR	3	
2C	2'-4" x 6'-8"	INTERIOR DOOR	5	
2D	2'-0" x ±6'-0"	INTERIOR DOOR	1	DETERMINE HEIGHT IN THE FIELD
	TOTAL:		10	

WINDOW SCHEDULE

SYMBOL	SIZE (WxH)	TYPE	QUANITY	NOTES
W-1	3'-0" x 5'-0"	SINGLE HUNG	3	VERIFY EGRESS @ BEDROOMS 2, 3 & 4
W-2	2'-0" x 3'-6"	SINGLE HUNG	1	
W-3	3'-0" x 6'-0"	SINGLE HUNG	7	VERIFY EGRESS @ PRIMARY BEDROOM
W-4	3'-0" x 5'-0"	SINGLE HUNG	1	TEMPERED GLASS
W-5	2'-0" x 2'-0"	FIXED	9	
W-6	2'-0" x 4'-0"	SINGLE HUNG	2	
W-7	2'-6" x 6'-0"	SINGLE HUNG	5	VERIFY EGRESS @ BEDROOM 1
W-8	2'-6" x 4'-6"	SINGLE HUNG	2	
W-9	2'-6" x 5'-0"	SINGLE HUNG	2	TEMPERED GLASS
W-10	2'-6" x 5'-0"	SINGLE HUNG	1	GARAGE
W-11	2'-0" x 4'-0"	SINGLE HUNG	1	TEMPERED GLASS
	TOTAL:		34	

WINDOW NOTES

1. INSTALL SELF-ADHESIVE BUTYL FLASHING TAPE SHINGLE STYLE AT ALL EDGES OF WINDOW OPENINGS TO SHED WATER AWAY FROM THE WALL INTERIOR.
2. PROVIDE FIBERGLASS SCREENS AT ALL OPERABLE WINDOWS.
3. VERIFY WINDOW ROUGH OPENINGS WITH ACTUAL PRODUCT USED. ADJUST DIMENSIONS OF ADJACENT WINDOW CENTERLINES AS REQUIRED.
4. ALL WINDOWS ARE VINYL SINGLE HUNG UNLESS NOTED OTHERWISE.



101 FIRST FLOOR PLAN SCALE: ¼" = 1'-0"

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

DRUTHER HOMES

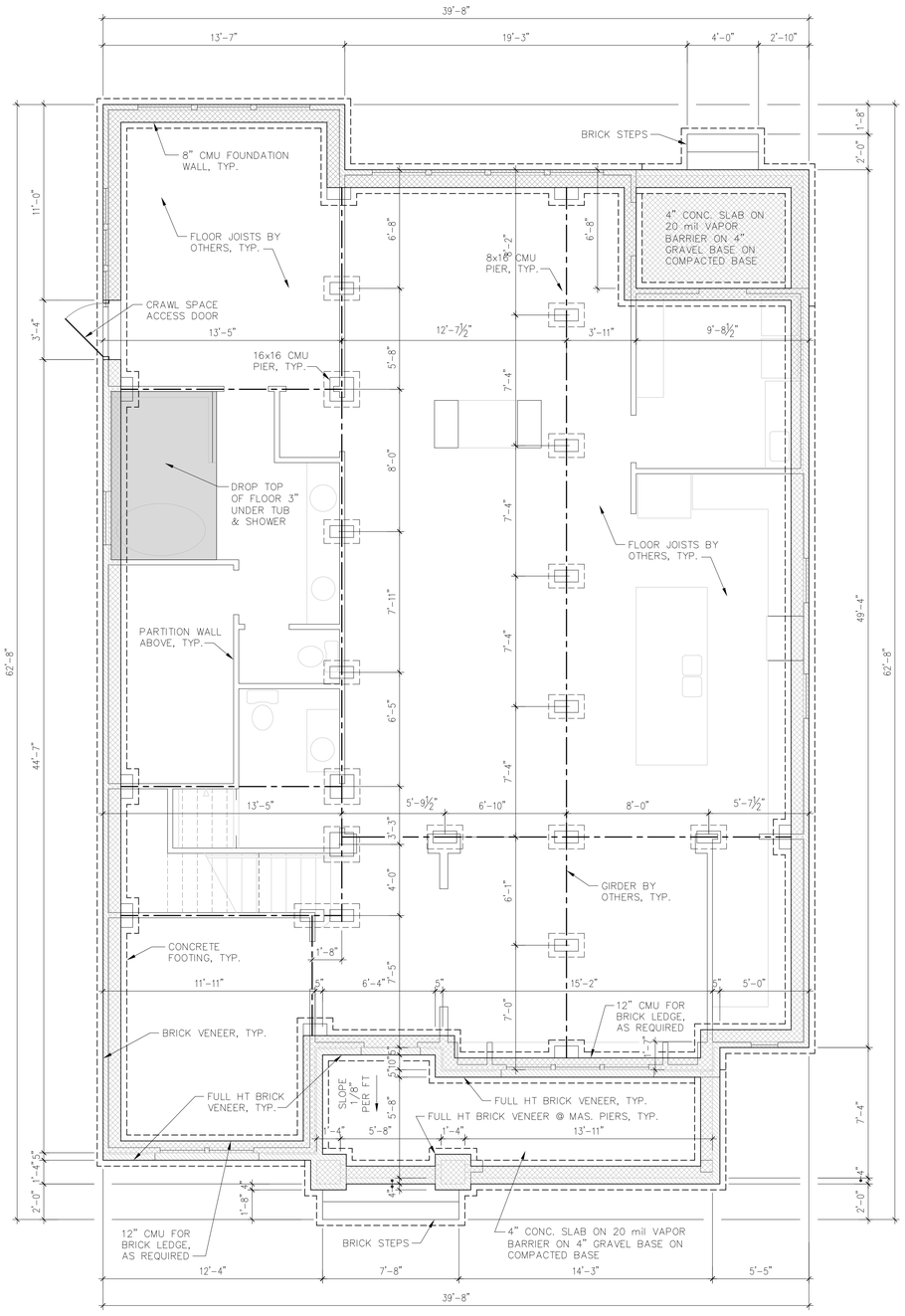
Joseph & Elisabeth Druther
(910)-638-3233
www.druther.homes

The HEMMINGWAY

85 WOODS ROAD, PINEHURST, NORTH CAROLINA

- FIRST FLOOR PLAN / SCHEDULES
- SCALE : ¼" = 1'-0"
- DATE : 9 / 23 / 2025
- DRAWING NO. :

H-1

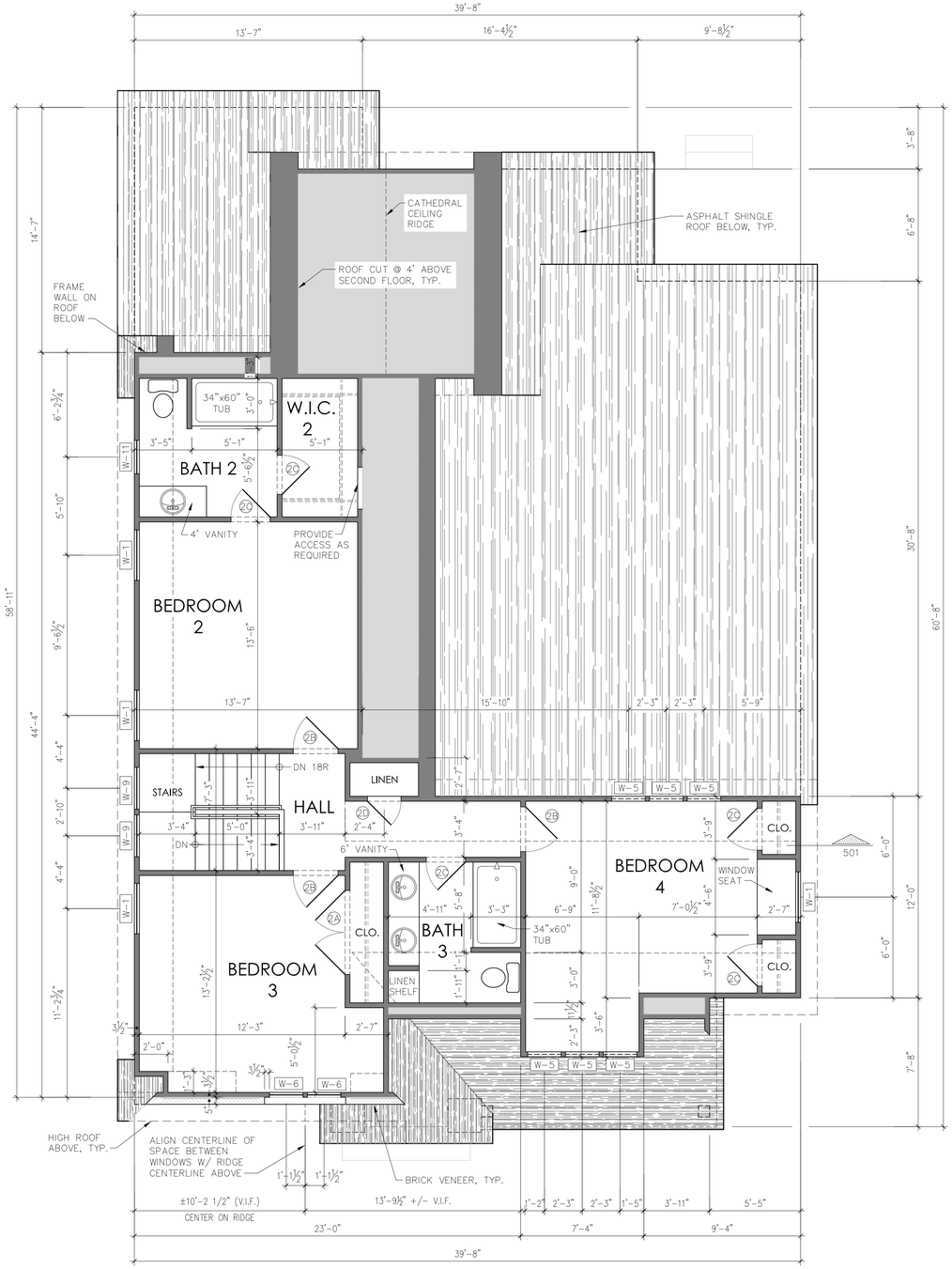


FOUNDATION NOTES

1. CONTINUOUS WALL FOOTINGS ARE 8" x 1'-8".
2. FOUNDATIONS ARE DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY MEETS OR EXCEEDS THIS VALUE. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-1557).
3. ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
4. CLOSED CRAWL SPACE; CRAWL SPACE FLOOR TO BE COVERED WITH 10 MIL. POLY VAPOR BARRIER. INSTALL AS A FULL INTERIOR LINER BY SEALING THE EDGES TO THE WALLS AND INTERIOR PIERS AND SEALING THE SEAMS. TOP EDGE TO TERMINATE AT MAX. 3" INCHES BELOW THE TOP EDGE OF THE MASONRY FOUNDATION WALL. BRING LINER UP THE INTERIOR PIERS A MIN. OF 4" ABOVE CRAWL SPACE FLOOR.
5. PROVIDE SUPPLY AIR FROM THE DWELLING AC SYSTEM DUCTED INTO CRAWL SPACE @ 1 CFM PER 30 S.F. OD CRAWLSPACE FLOOR AREA. PROVIDE BACKFLOW DAMPER. AN AIR RELIEF VENT W/ BACKDRAFT DAMPER MAY BE INSTALLED TO THE OUTDOORS.
6. SEAL ALL CRAWL SPACE PENETRATIONS THROUGH THE SUBFLOOR W/ NON-POROUS MATERIALS, CAULKS, OR SEALANTS. SEAL ALL HVAC DUCTWORK IN CRAWL SPACE WITH INDUSTRY APPROVED DUCT CLOSURE SYSTEMS OR DUCT MASTIC.
7. FACE OF BRICK @ FULL HT. BRICK VENEER IS 5" FROM FACE OF 8" CMU & FRAMING. USE 12" CMU BRICK LEDGE AS REQUIRED AT THESE CONDITIONS.

201 FOUNDATION PLAN SCALE: ¼" = 1'-0"

EXHIBIT 2.3



202 SECOND FLOOR PLAN SCALE: ¼" = 1'-0"

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

DRUTHER HOMES

Joseph & Elisabeth Druther
(910)-638-3233
www.druther.homes

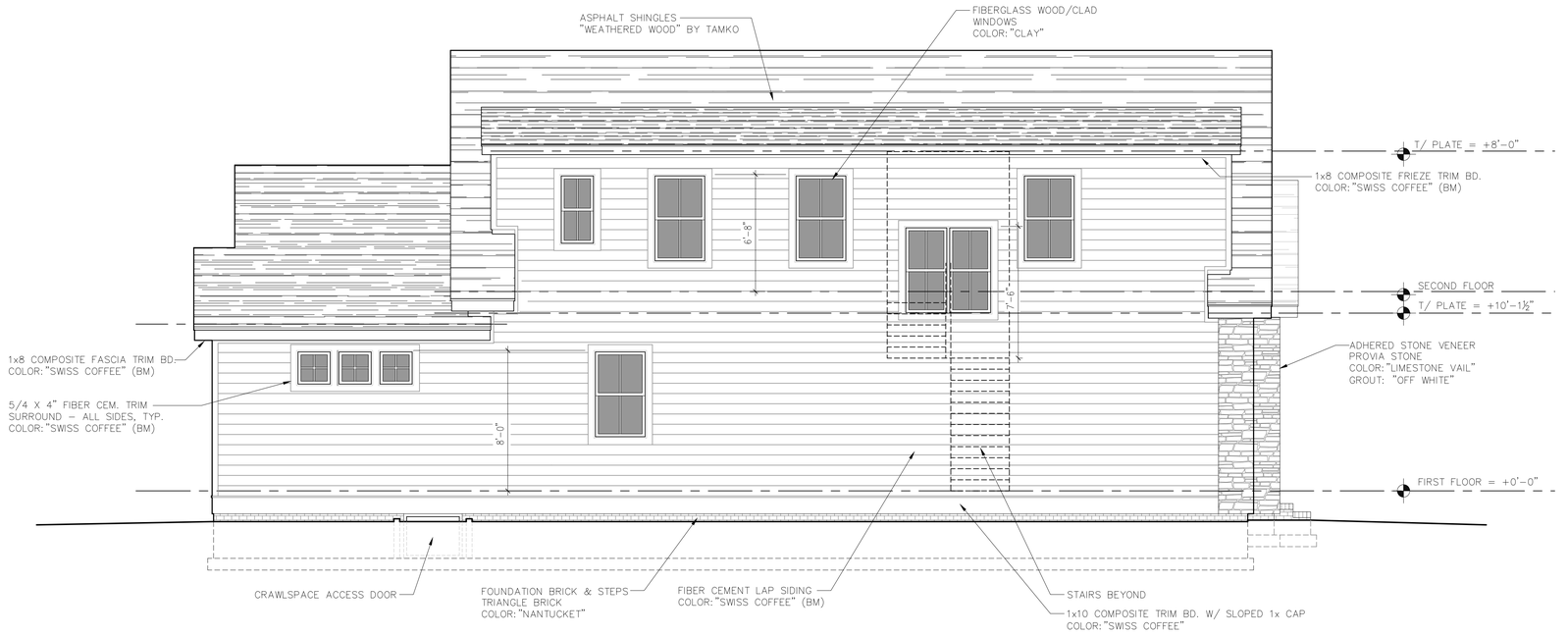
The HEMMINGWAY

85 WOODS ROAD, PINEHURST, NORTH CAROLINA

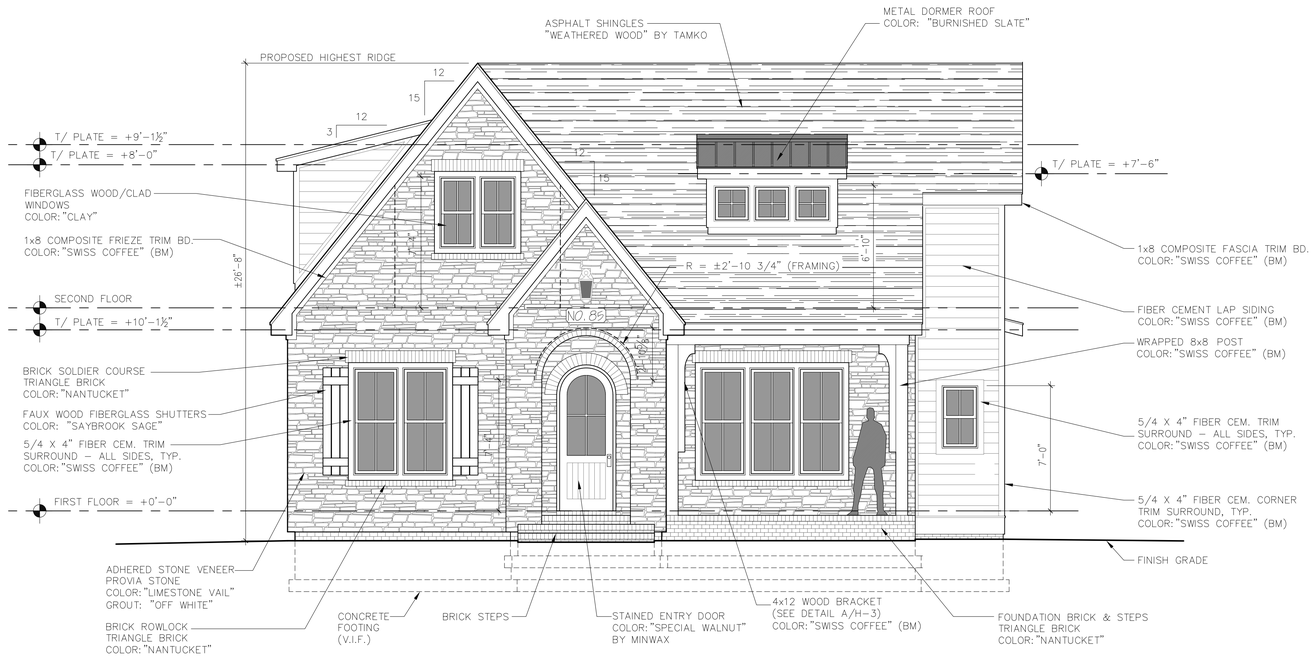
- SECOND FLOOR & FOUNDATION PLANS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 23 / 2025
- DRAWING NO. :

H-2

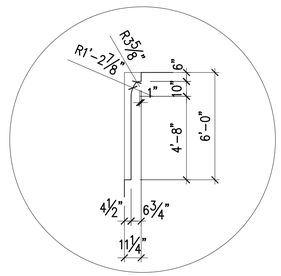
EXHIBIT 2.4



301 LEFT SIDE ELEVATION



302 FRONT ELEVATION



DETAIL 'A'

EXTERIOR ELEVATIONS SCALE: ¼" = 1'-0"

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

DRUTHER HOMES

Joseph & Elisabeth Druther
(910)-638-3233
www.druther.homes

The HEMMINGWAY

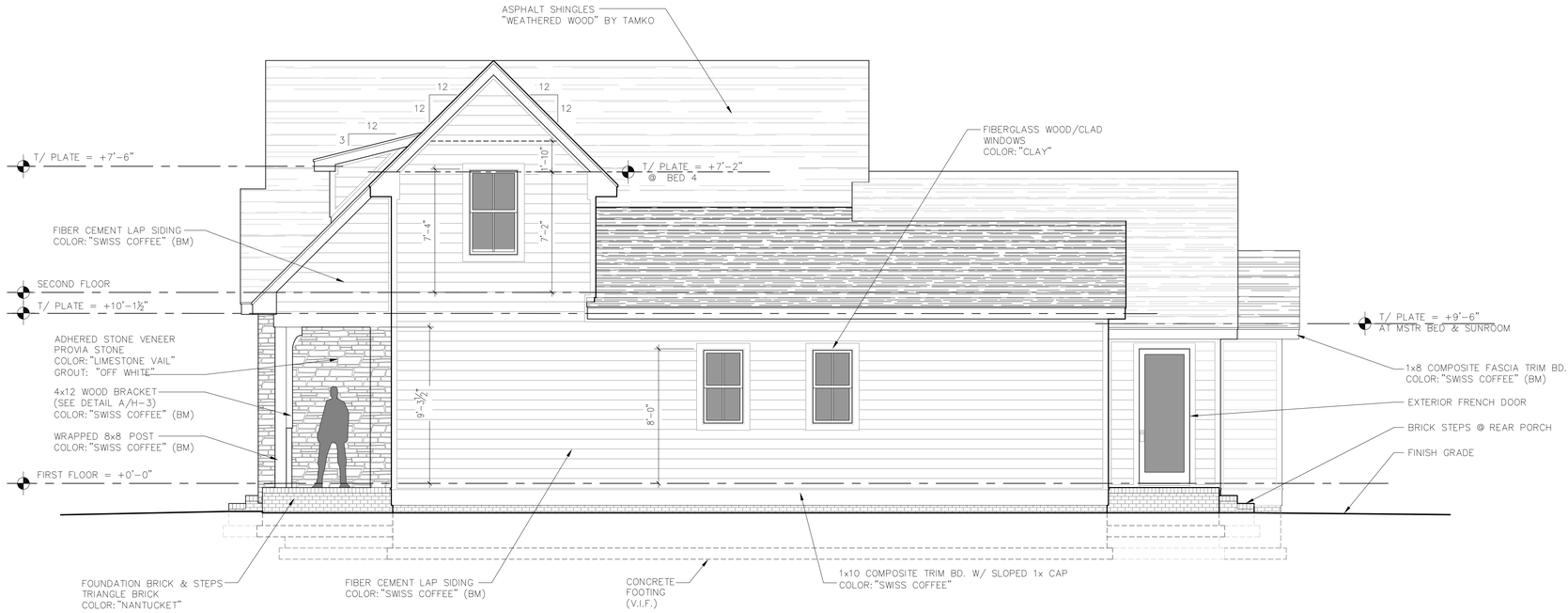
85 WOODS ROAD, PINEHURST, NORTH CAROLINA

- EXTERIOR ELEVATIONS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 23 / 2025

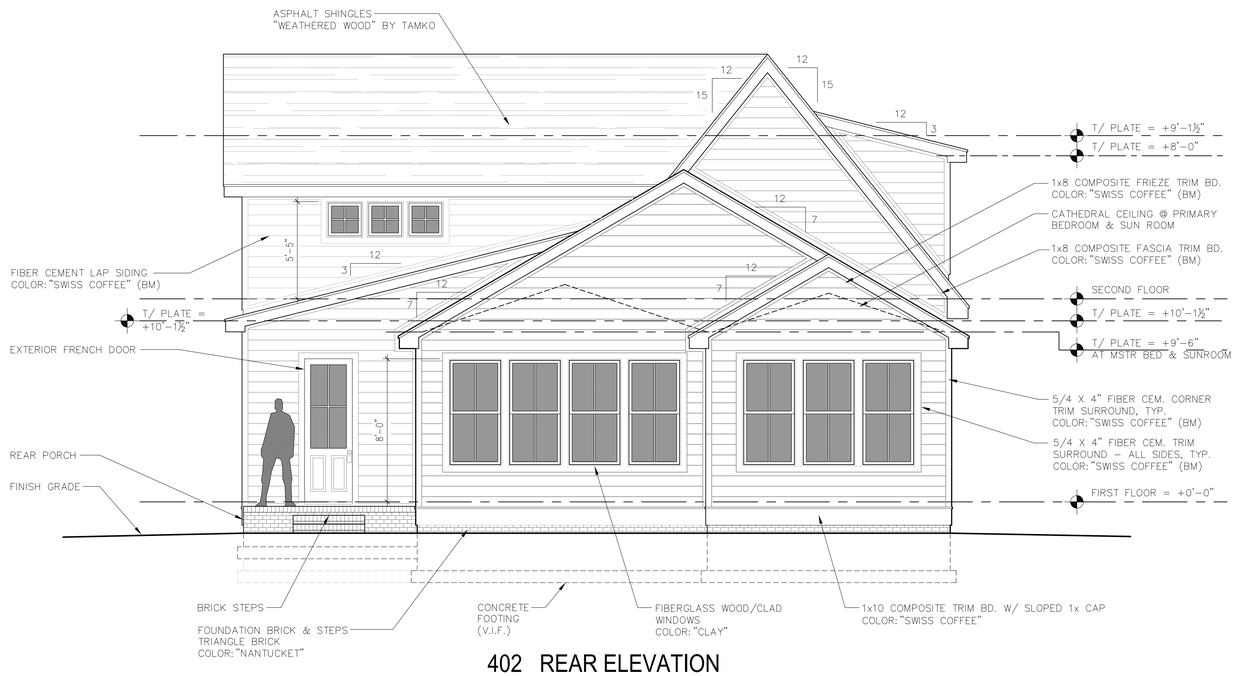
- DRAWING NO. :

H-3

EXHIBIT 2.5



401 RIGHT SIDE ELEVATION



402 REAR ELEVATION

EXTERIOR ELEVATIONS SCALE: ¼" = 1'-0"

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

DRUTHER HOMES

Joseph & Elisabeth Druther
(910)-638-3233
www.druther.homes

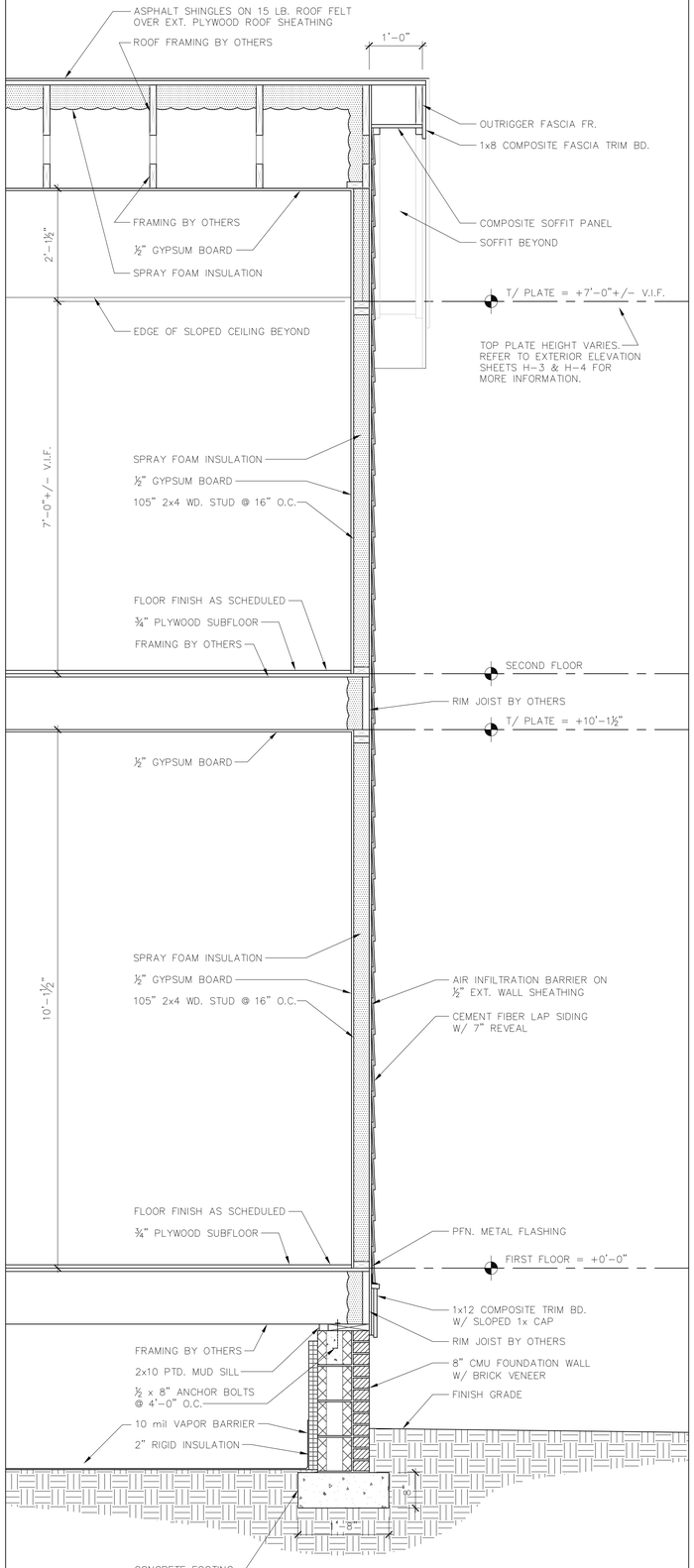
The HEMMINGWAY

85 WOODS ROAD, PINEHURST, NORTH CAROLINA

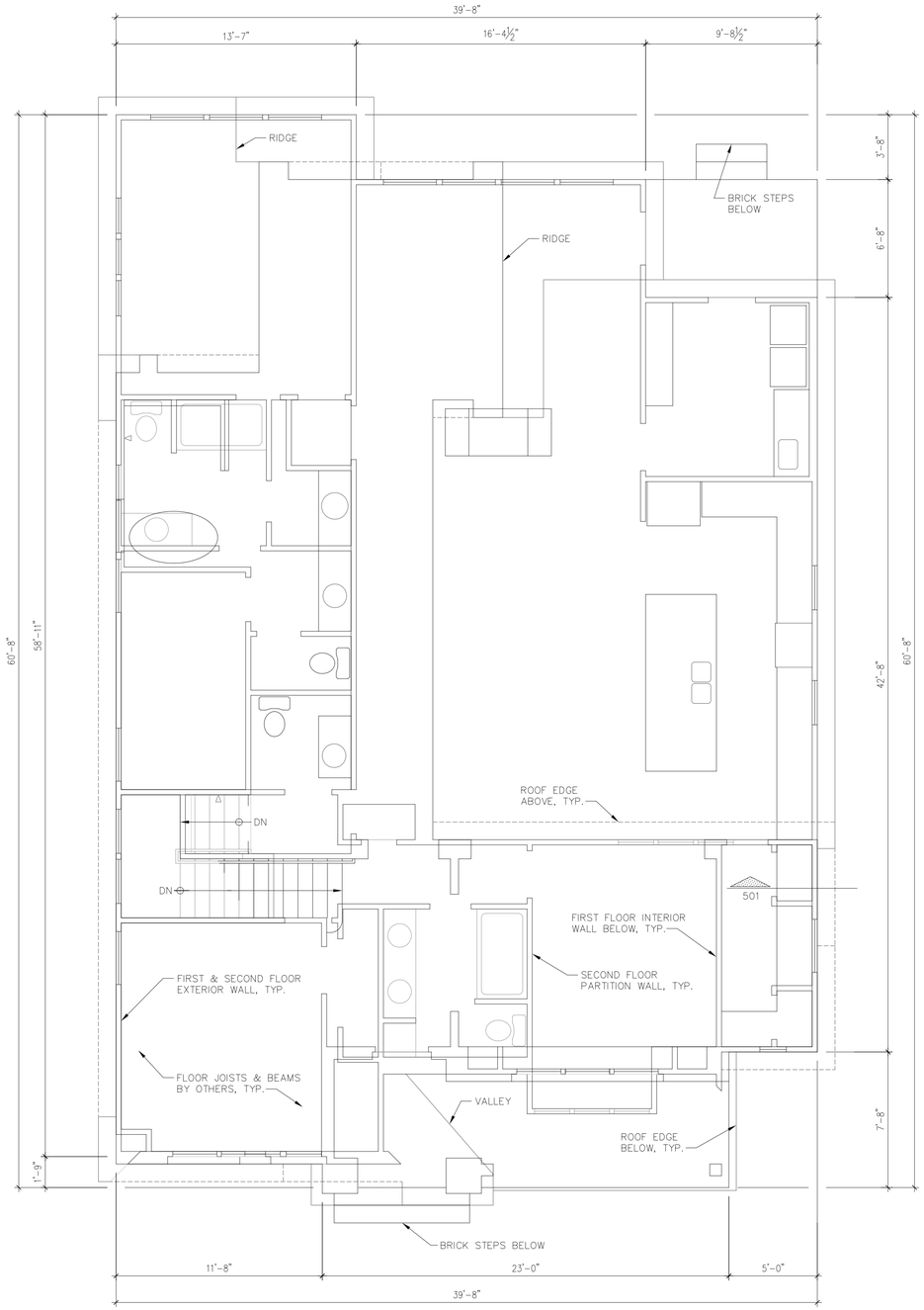
- EXTERIOR ELEVATIONS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 23 / 2025
- DRAWING NO. :

H-4

EXHIBIT 2.6



501 WALL SECTION SCALE: ¾" = 1'-0"



502 SECOND FLOOR & LOW ROOF FRAMING PLAN SCALE: ¼" = 1'-0"

FRAMING CONSTRUCTION NOTES

1. ALL BEAMS MUST HAVE (3) 2x4 JACK STUDS UNDER EACH END SUPPORT.
2. LOAD BEARING PARTITIONS, JACK STUDS, BEAMS AND COLUMN SUPPORTS MUST BE SOLIDLY BLOCKED THROUGH FLOORS TO FOUNDATION SUPPORT OR BEARING WALL BELOW. TJI'S AND FLOOR SHEATHING SHALL NOT CARRY CONCENTRATED POINT LOADS. PROVIDE DOUBLE FLOOR JOISTS UNDER PARTITION WALLS (AS DIMENSIONED ON PLANS) PARALLEL TO FLOOR FRAMING MEMBERS THAT DO NOT LAND ON FLOOR FRAMING SPACING.
3. FLOOR JOISTS, BEAMS & ALL ROOF FRAMING AT FIRST AND SECOND FLOORS SHALL BE BY OTHERS.

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

DRUTHER HOMES

Joseph & Elisabeth Druther
(910)-638-3233
www.druther.homes

The HEMMINGWAY

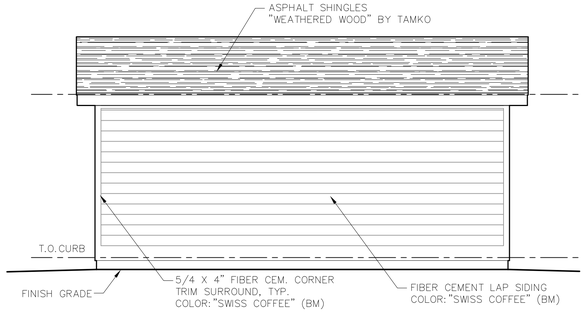
85 WOODS ROAD, PINEHURST, NORTH CAROLINA

- SECOND FLOOR & LOW ROOF FR. PLAN / WALL SECTION
- SCALE : AS NOTED
- DATE : 9 / 23 / 2025

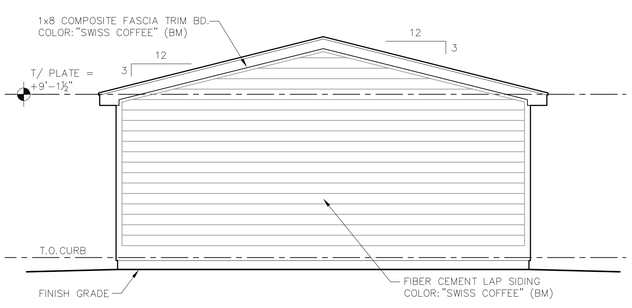
- DRAWING NO. :

H-5

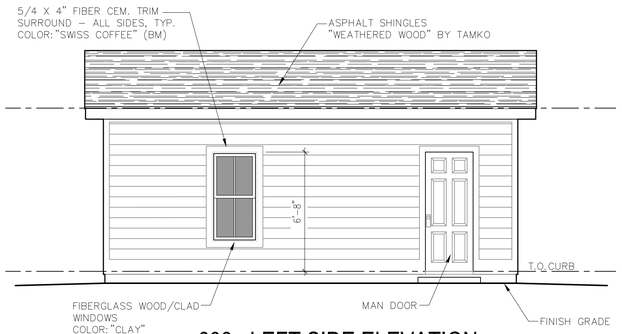
EXHIBIT 2.7



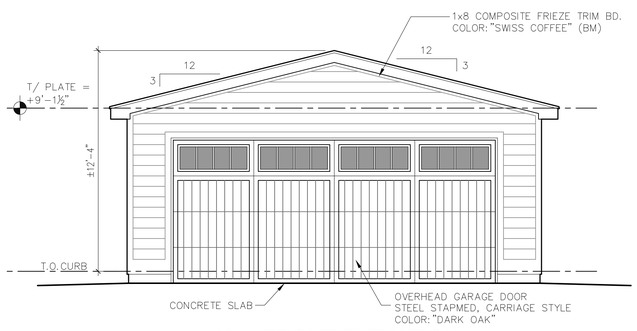
601 RIGHT SIDE ELEVATION



602 REAR ELEVATION

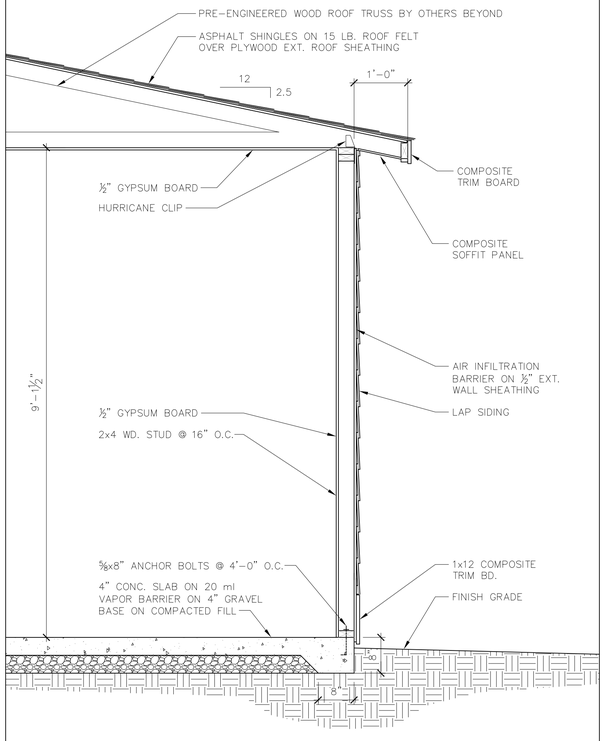


603 LEFT SIDE ELEVATION

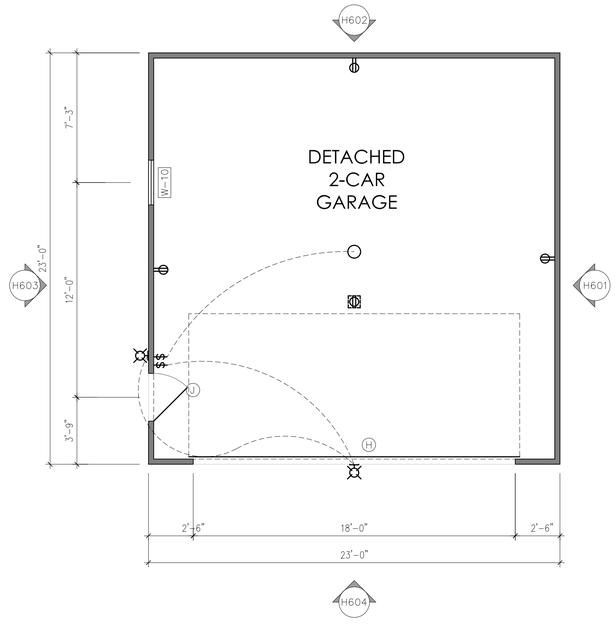


604 FRONT ELEVATION

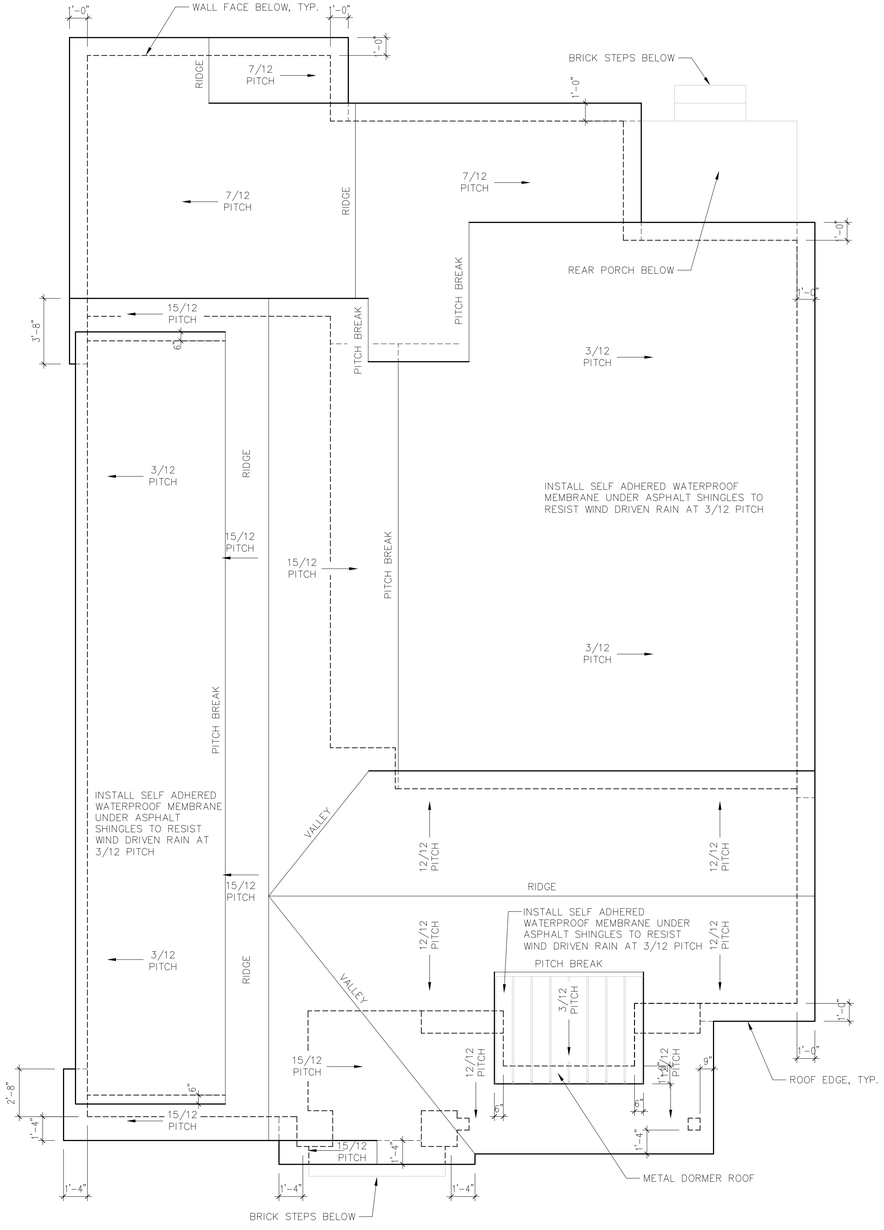
EXTERIOR ELEVATIONS SCALE: ¼" = 1'-0"



605 WALL SECTION SCALE: ¾" = 1'-0"



606 GARAGE PLAN SCALE: ¼" = 1'-0"



607 ROOF PLAN SCALE: ¼" = 1'-0"

NOTE: ALL ROOFING MATERIAL SHALL BE ASPHALT SHINGLES, UNLESS OTHERWISE NOTED.

ROOF NOTES

1. PROVIDE HURRICANE CLIPS AT ALL ROOF MEMBER TO WALL FRAMING CONNECTIONS.
2. ROOF OVERHANGS AT ASPHALT SHINGLES SHALL BE 1'-0" AT EAVES AND RAKES. OVERHANGS AT METAL OVERHANGS AT UPPER DORMER SHED ROOFS SHALL SHALL BE 8" AT EAVES AND 6" AT RAKES.

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

DRUTHER HOMES

Joseph & Elisabeth Druther
(910)-638-3233
www.druther.homes

The HEMMINGWAY

85 WOODS ROAD, PINEHURST, NORTH CAROLINA

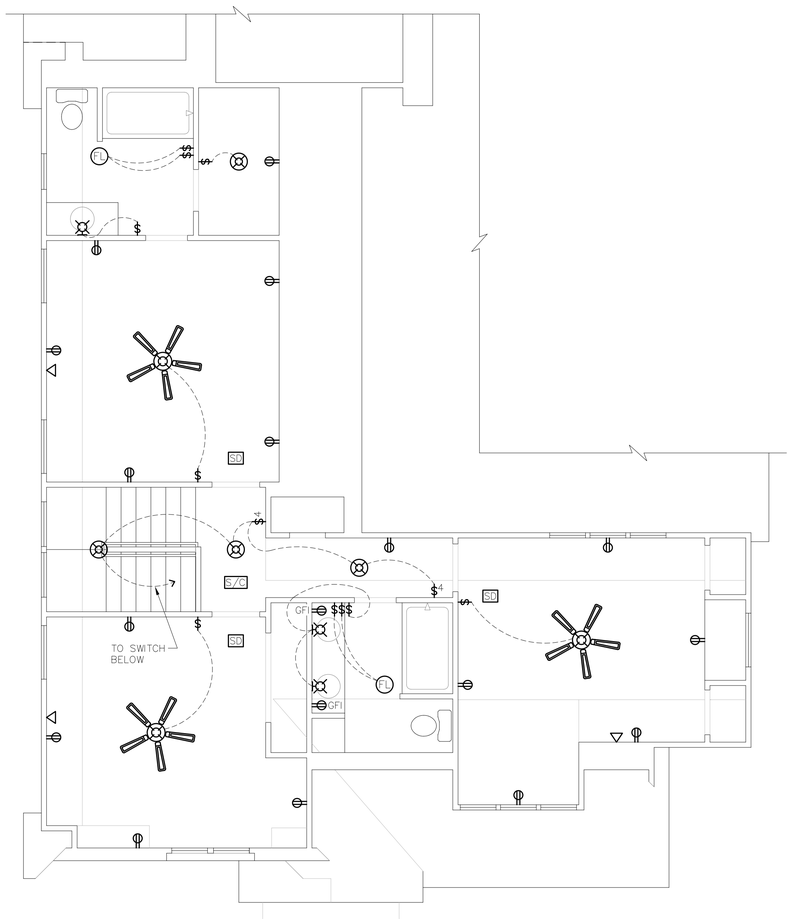
- ROOF PLAN / GARAGE PLAN, ELEVATIONS & WALL SECTION
- SCALE : AS NOTED
- DATE : 9 / 23 / 2025
- DRAWING NO. :

H-6

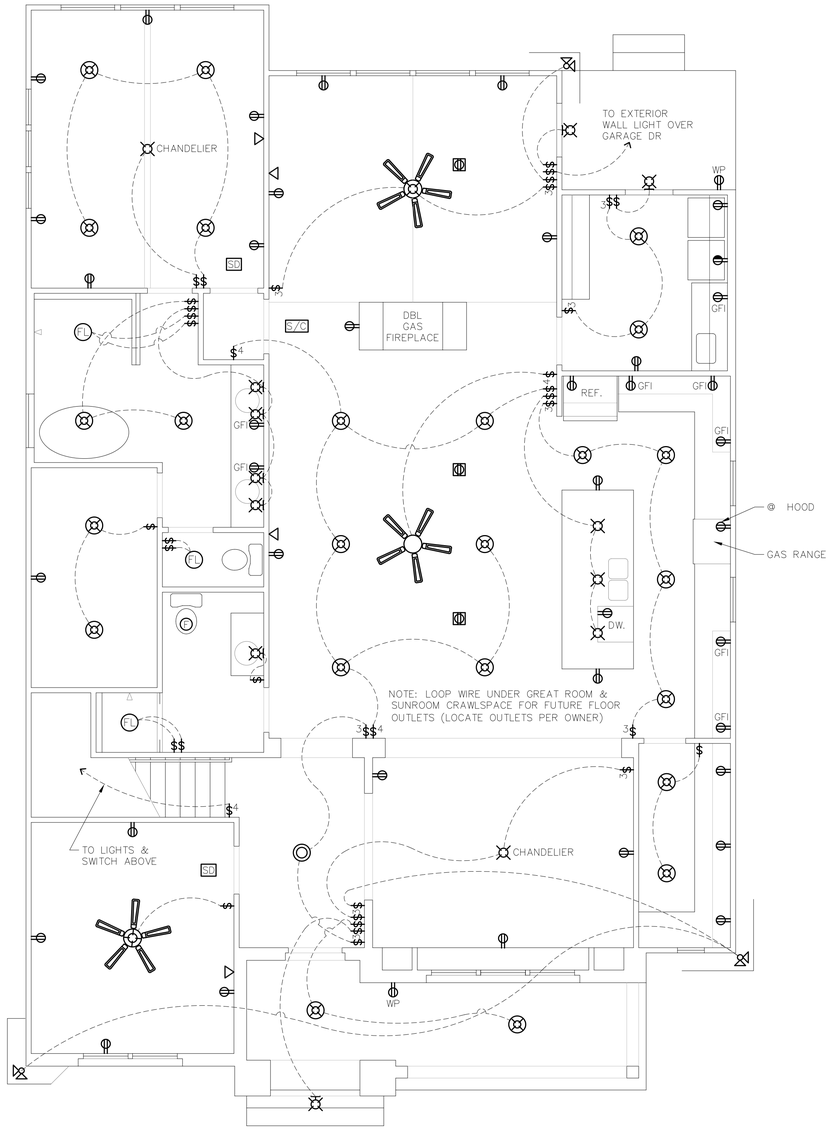
EXHIBIT 2.8

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(F)	EXHAUST FAN		ELECTRICAL OUTLET
	CEILING FAN W/ LIGHT		220V ELECTRICAL OUTLET
			CEILING OUTLET
			FLOOR MOUNTED OUTLET
			SWITCHED OUTLET
			BREAKER BOX
			T.V. / DATA
	CEILING FAN	SD	SMOKE DETECTOR
		S/C	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
FL	EXHAUST FAN W/ CAN LIGHT	$	SWITCH
	PENDANT LIGHT	3	THREE WAY
	6" RECESSED CAN LIGHT	4	FOUR WAY
	SURFACE MOUNTED LIGHT	GFI	GROUND FAULT INTERRUPT
	FLOOD LIGHT	WP	WATERPROOF
	WALL MOUNTED LIGHT		ELECTRICAL WIRE
	UTILITY LIGHT		



701 SECOND FLOOR LIGHTING & ELECTRIC PLOOR PLAN SCALE: ¼" = 1'-0"



702 FIRST FLOOR LIGHTING & ELECTRIC PLOOR PLAN SCALE: ¼" = 1'-0"

LIGHTING & ELECTRIC POWER NOTES

1. ALL UNDER CABINET LIGHTING SHALL BE COORDINATED IN THE FIELD.
2. G.C. SHALL CONDUCT WALK THROUGH TO VERIFY SWITCH AND LIGHT LOCATIONS PRIOR TO ALL INSTALLATIONS.
3. REFER TO FIXTURES & FINISHES BOOKLET FOR FINAL FIXTURE SPECIFICATIONS.

Imark Design
Mark Dean
(910)-944-3486
imark.drafting@yahoo.com

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK, OR FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

DRUTHER HOMES

Joseph & Elisabeth Druther
(910)-638-3233
www.druther.homes

The HEMMINGWAY

85 WOODS ROAD, PINEHURST, NORTH CAROLINA

- LIGHTING & ELECTRIC POWER FLOOR PLANS
- SCALE : ¼" = 1'-0"
- DATE : 9 / 23 / 2025

- DRAWING NO. :

H-7

EXHIBIT 2.9

85 WOODS ROAD

EXTERIORS

LAP SIDING

WINDOW TRIM

PORCH POSTS

DORMER

SWISS COFFEE

STONE

PROVIA STONE

“LIMESTONE” STYLE “VAIL”

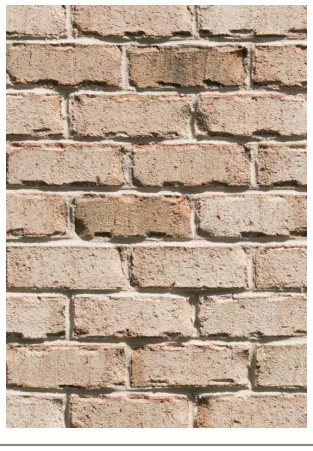
GROUT “OFF WHITE”

BRICK ROWLOCK ACCENT SOLDIER COURSE FOUNDATION

BRICK

TRIANGLE BRICK

“NANTUCKET”



DRUTHER HOME INVESTMENTS, LLC.

GARAGE DOOR

STEEL STAMPED

CARRIAGE STYLE

DARK OAK

WINDOWS

FIBERGLASS WOOD CLAD

4 LITE

“CLAY”

SHUTTERS

WOOD

PAINTED “SAYBROOK SAGE”

SAYBROOK SAGE

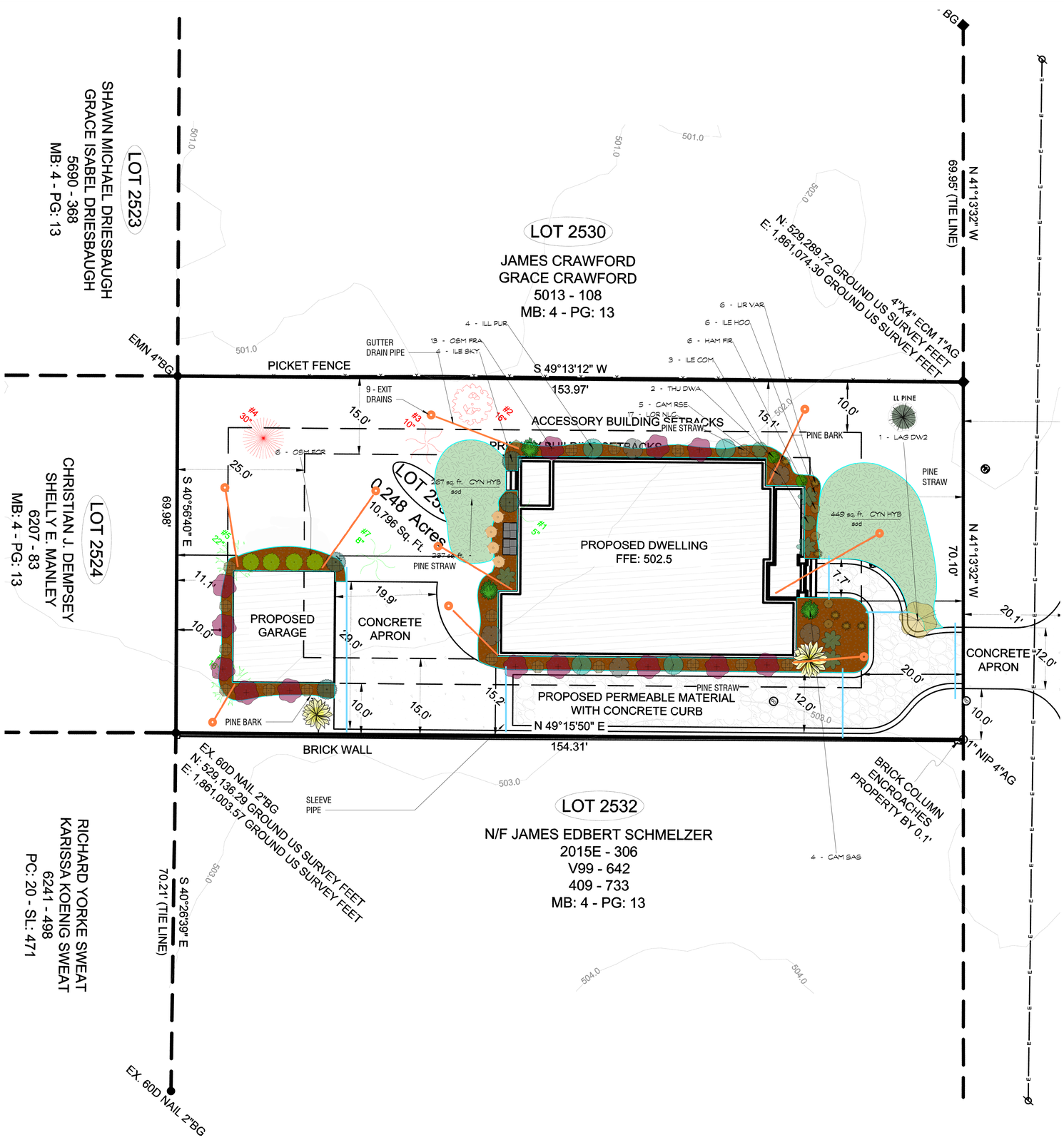
FRONT DOOR

CLAD -STAINABLE FIBERGLASS
STAINED “SPECIAL WALNUT”

6" STAINLESS STEEL
HOUSE NUMBERS

CARRIAGE STYLE LIGHTING

DRUTHER HOME INVESTMENTS, LLC.



Plant Schedule						
Symbol	Plant Code	Botanical Name	Common Name	Size	Remarks	Count
Trees						
	LAG DW2	Lagerstroemia indica `Dwarf Pink`	Dwarf Pink Crape Myrtle	15 gal.		1
						1
Shrubs						
	CAM RSE	Camellia japonica `April Rose`	April Rose Camellia	5 gal.	-----	5
	CAM SAS	Camellia sasanqua	Sasanqua Camellia	5 gal.		4
	HAM FIR	Hamelia patens	Firebush	3 gal.		6
	ILE COM	Ilex crenata `Compacta`	Dwarf Japanese Holly	5 gal.		3
	ILE HOO	Ilex crenata `Hoogendorn`	Hoogendorn Japanese Holly	5 gal.		6
	ILE SKY	Ilex crenata `Sky Pencil`	Sky Pencil Japanese Holly	5 gal.		4
	ILL PUR	Illicium floridanum	Florida Anise	5 gal.		4
	LIR VAR	Liriope muscari `Variegata`	Variegated Lilyturf	1 gal.		6
	LOR NLC	Loropetalum chinense rubrum `PIILC-I`	Crimson Fire™ Fringe Flower	3 gal.		17
	OSM FOR	Osmanthus x fortunei	Fortune Osmanthus	7 gal.		6
	OSM FRA	Osmanthus fragrans	Sweet Olive	7 gal.		13
	THU DWA	Thuja occidentalis `Dwarf Globe`	Dwarf Globe Arborvitae	5 gal.		2
						76

Groundcover Schedule							
Symbol	Plant Code	Botanical Name	Common Name	Remarks	Spacing	Area	QTY
Ground Covers							
	CYN HYB	Cynodon dactylon `419 Hybrid`	419 Hybrid Bermudagrass			716	0
	PINE BARK	PINE BARK	PINE BARK			928	0
						1644	0

ADDITIONAL TREES:

	Magnolia x soulangiana
	Longleaf Pines

Hardscape Schedule			
Exit Drains 6"		Each	9
Sleeve Pipe 4"	4" PVC	92 FT	1
Gutter Drain Pipe	4" PVC	120 FT	1

FRONT: 70.10'-20' DRV CREDIT--2 REQ--2 LAG DW2/1 LL PINE
REAR: 69.98'--3 REQ--NONE REQ
LEFT: 154.31'-35'--2 REQ--2 MAGNOLIA/1 LAG DW2
RIGHT: 185.08'-35'--2 REQ--0 REQ--NONE REQ

Surface Water Flow
Grade Line
Gutter Drain Pipe, 4"
Sleeve Pipe, 4"

LANDSCAPE PLAN
1" = 10'-0" (1)

DRUTHER HOME BUYERS
1295 Old US 1 HWY Suite E
Southern Pines, NC 28387
Joseph & Elisabeth Druther
(c) 910-638-3233
joseph@druther.homes

Proposed Residence
85 Woods Rd., Pinehurst, NC, 28374

Ar. Alan Angelo Benitez
+(63)927-525-0478
contact@gelobenitez.com
linkedin.com/in/gelobenitez

THESE MODIFIED DRAWINGS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN AFTER ARE THE PROPERTY OF AHP AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF GELO BENITEZ DESIGNS. ALL RIGHTS RESERVED.

#	DATE	DESCRIPTION

REVISION SCHEDULE

PROJECT NO.	001
DRAWN BY:	GB
CHECKED BY:	
SHEET ISSUE DATE:	2025-09-17

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.
A002

SCALE: **As indicated**

9/17/2025 9:15:44 PM

COA-2025-00139 (200 Beulah Hill 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 rebuilding the office on Barn 2 at 200 Beulah Hill Rd. The property is identified as Moore County PID Number 00029515. The property owner and applicant is the Village of Pinehurst.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

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: October 15, 2025
Subject: **Major COA Request 200 Beulah Hill Rd.**

Applicant:	Village of Pinehurst
Owners:	Village of Pinehurst
Property Location:	200 Beulah Hill Rd.
Land Use:	Public Conservation
PID#	00029515
COA#:	2025-00139

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for rebuilding the office on Barn 2 at 200 Beulah Hill Rd. The property is further identified as Moore County PID Number 00029515. The principal structure was built in 1910 and the property is +/- 110.82 acres in size.

The applicant is proposing to rebuild the office on Barn 2 using the same type of materials and colors (wood siding and trim in white and green) as the office that had to be demolished. The roofing will reuse the materials from the previous roof and new vinyl windows will be used.

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.4 - Paint colors **must** be in the Village of Pinehurst Color Palette. SECTION V.A.5 - If a portion of or the entire facade element has deteriorated, only the deteriorated section *should* be repaired and replaced in kind or with compatible substitute materials.

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.

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 rebuilding the office is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 8, 2025

Dear Property Owner(s),

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

Thursday, October 23rd, 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 rebuilding the office on Barn 2 at 200 Beulah Hill Rd. The property is identified as Moore County PID Number 00029515. The property owner and applicant is the Village of Pinehurst.

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/.

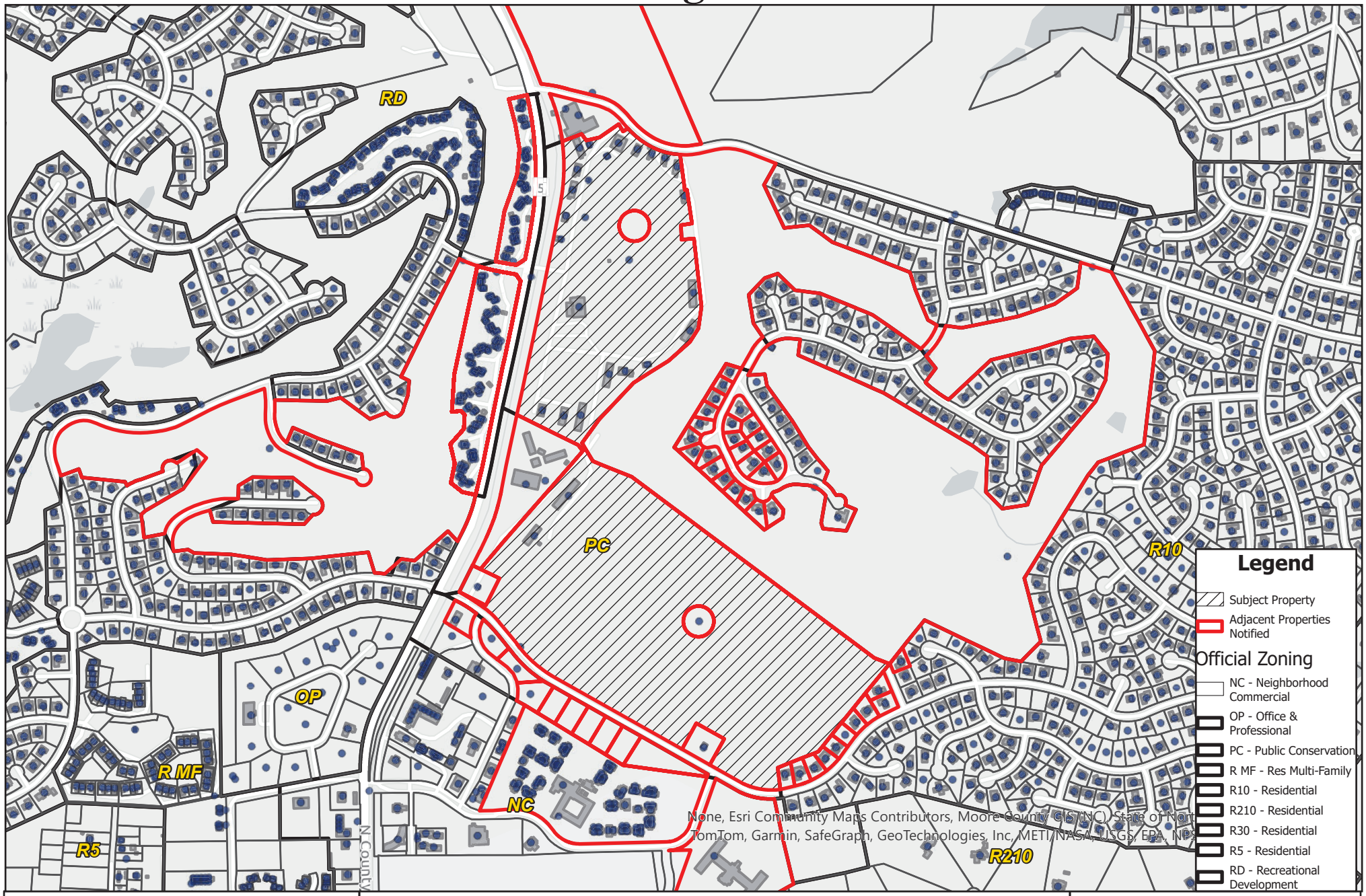
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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.

Public Hearing Notification

EXHIBIT S-1.4



0 1,250 2,500 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).

9/30/2025

October 23, 2025
Historic Preservation Commission
200 Beulah Hill Rd. Major COA Request

1895 Village of Pinehurst

N W E S

RONALD CARL TRAWICK REVOCABLE TRUST
1606 SIMMONS CT
MC LEAN,VA,22101

BENNETT, JOHN F JR
375 DORAL PL
PINEHURST,NC,28374

HALLER, ROBERT T & MARJORIE C
290 DORAL DR
PINEHURST,NC,28374

MCCARTHY, SUSAN F
705 MONTICELLO DR
PINEHURST,NC,28374

RAUSCH, JOHN
6026 GOLDEN EAGLE WAY
CLAYTON,CA,94517

MCLAURIN, JAMES R
755 MONTICELLO DR
PINEHURST,NC,28374

O'HURLEY, NEAL T
PO BOX 947
MEREDITH,NH,03253

ALTY, DEREK
8316 135 NW STREET
CANADA T5R087,,

ESTES, PAUL WILLIAM
385 DORAL PLACE
PINEHURST,NC,28374

LIBERTY HEALTHCARE PROPERTIES
2334 S 41ST ST
WILMINGTON,NC,28403

ATAYA, SAIF
289 RESERVATION ROAD, APT A
MARINA,CA,93933

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

KILLIAN, TAMSEY
35 ROCKLAND AVE
PINEHURST,NC,28374

NORMAN, SAMUEL K
745 MONTICELLO DRIVE
PINEHURST,NC,28374

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

GILLIS, NANCY PRICE
350 DORAL DRIVE
PINEHURST,NC,28374

CRADLESIDE, LLC
5 DAWN ROAD, SUITE 5
PINEHURST,NC,28374

STOREY, MATTHEW A
552 WATAUGA LN
ABERDEEN,NC,28315-4964

BROWN, CAROL A
PO BOX 416
PINEHURST,NC,28374-0416

MCWILLIAMS, WILSON G
360 DORAL DRIVE
PINEHURST,NC,28374-8686

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

SLOAN, JAMES L & DEBORAH L
395 DORAL PL
PINEHURST,NC,28374

KATWALK
1010 AUGUSTA CIR
NORTH HUNTINGTON,PA,15642

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

GOWENS, JANICE K
725 MONTICELLO DR
PINEHURST,NC,28374

MCDERMOTT, JUDITH LEWIS
65 ROCKLAND LN
PINEHURST,NC,28374

WU, YANPING
8677 ADDISON PLACE CIRCLE
NAPLES,FL,34119

CROSS, JANICE E &
1216 CENTRAL ST, #1W
EVANSTON,IL,60201

MAURIELLO, ROSEMARY
PO BOX 4233
PINEHURST,NC,28374

GREENE FAMILY RENTALS, LLC
405 VAUXHALL CT
BOSSIER CITY,LA,71111-7129

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

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

GOMMER, HINDRIK
2271 TX VOORBURG
,,

LIVENSPIRE, BRIAN
425 COLLIER RD
MERCER,PA,16137

PARKER AND PARKER PARTNERSHIP
C/O W P PARKER
CHAPEL HILL,NC,27517

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

BEACON MANAGEMENT CORP
408 BATTLEGROUND AVE
GREENSBORO,NC,27401

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

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

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

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

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

ALPENFELS, ERIC
170 QUAIL RUN
PINEHURST,NC,28374

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

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

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

SCULLY, EDWARD
2205 WINTON LN
HIGHTSTOWN,NJ,08520

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

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

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

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

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

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

HARDY, WALTER PHILLIP
PO BOX 3782
PINEHURST,NC,28374

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

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

ANDERSON, TODD
1045 DAYTON DR
ARGYLE,TX,76226

SCHORN, KAREN
154 AMBERLEIGH DR
WILMINGTON,NC,28411

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

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

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

RANEY, PEGGY P
275 DORAL DR
PINEHURST,NC,28374-8685

TAYLOR, DONALD L
365 DORAL DR
PINEHURST,NC,28374

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

RAY, DOLORES ELEANOR
4 DERBY DR
PINEHURST,NC,28374-8679

ROONEY, LINDA A & CHRISTOPHER F
1 DERBY DRIVE
PINEHURST,NC,28374

MARSH, ALLISON
PO BOX 4011
PINEHURST,NC,28374

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

BATSON, BYNA J
300 DORAL DR
PINEHURST,NC,28374

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

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

KLASS, DAVID J
775 MONTICELLO RD
PINEHURST,NC,28374

BIRON, EVE-LYNE
2600 AV PIERRE-DUPUY UNIT 1025
,,

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

REYES, DOMINIQUE
335 DORAL DR
PINEHURST,NC,28374

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

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

ST ANDREWS PROPERTY OWNERS
10 PINE TREE RD
PINEHURST,NC,28374

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

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

OSTANEK, GREGORY F
P O BOX 3182
PINEHURST,NC,28374-3182

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

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

SIEMON, FRANK EDWARD
9 KEYSTONE DR
MECHANICSBURG,PA,17050-1571

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

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

ARROWWOOD RDU, LLC
PO BOX 348
SOUTHERN PINES,NC,28388-0348

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

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

LATTARULO, TERESA
129 JAMES CREEK RD
SOUTHERN PINES,NC,28387

SWEERIS, SUSAN K (LE)
1130 GRAND AVE
GRAND HAVEN,MI,49417

COOK, JOHN WALTER JR
PO BOX 512
ABERDEEN,NC,28315-0512

BAKER, PAUL THOMAS
135 ISABELLA COURT
CARTHAGE,NC,28327

REYNOLDS, CODY
10 PINE TREE RD UNIT 105
PINEHURST,NC,28374

HONEYCUTT, JOE R JR & SUSAN L
1827 TENNYSON CT
GREENSBORO,NC,27410

CHAUVIN, WAYNE D
354 SUNSET HILL ROAD E
FISHKILL,NY,12524-2819

PETERSON, THOMAS L
PO BOX 4072
PINEHURST,NC,28374

OHMAN, PETER
240 SEA CLIFF AVE
SEA CLIFF,NY,11579

RUSSELL, BRIAN MARK
1264 SWANHILL CT
BALTIMORE,MD,21226

GULLETTE, KEVIN M
GULLETTE, KEVIN
TUCSON,AZ,85745

SALAZAR, ROBERT
5 SMOKETREE CT
LAFAYETTE,CA,94549

HARRY, ELIZABETH ANN
1800 GRACIE LN
CARTHAGE,NC,28327

MARK MUIRHEAD MINISTRIES, INC
PO BOX 2001
PINEHURST,NC,28370

RAYE, TED L
1927 HUSKINS ST
STATESVILLE,NC,28625

REITER, TODD MICHAEL
64 ABBOTTSFORD DR
PINEHURST,NC,28374

SA109, LLC
C/O DAVID LOUIS SIMPSON
PINEHURST,NC,28374

JANOCHA, STEPHEN TRUSTEE
10237 STATE HWY 285
CONNEAUT LAKE,PA,16316

HOVERMALE, ADAM M
7530 WINDY HILL CV
LAKEWOOD RCH,FL,34202

ROBERTS, DAPHNE L
1303 CHANCERY CT
ABERDEEN,NC,28315

ALE, ANDREA
5 PINE OAK CT
PINEHURST,NC,28374

HOVERMALE, LINDA L
1216 SHEFFIELD PLACE
LEXINGTON,KY,40509

OHMAN, MICHELLE
240 SEA CLIFF AVENUE
SEA CLIFF,NY,11579

ISLEY, HARRY P
PO BOX 717
ASHEBORO,NC,27204

ROSS, BRIAN
1015 BIANCO DR
RALEIGH,NC,27607

LEFOND, DENNIS C
45 QUEENS FOLEY RD, APT 693
HILTON HEAD ISLAND,SC,29928

SHULL, LINDA G & GRAEME H
5100 SHARON ROAD
CHARLOTTE,NC,28210

LA-VIE, LLC
350 OCEAN DRIVE 401 N
KEY BISCANE,FL,33149

COOK, CHARLES
PO BOX 3805
PINEHURST,NC,28374-3805

LAPPAS, MARCIA I
15056 BROWN POST LN
CENTREVILLE,VA,20121

BAKER, JAMES MICHAEL
221 S MAIN ST
RAEFORD,NC,28376

GRAYSON, KEVIN R
302 COUNTY CLUB ACRES
SHELBY,NC,28150

ARROWWOOD RDU, LLC
PO BOX 348
SOUTHERN PINES,NC,28388-0348

TURINO, MICHAEL
6 HILL CT
WHITESTONE,NY,11357

CHUNG, YUMI
PO BOX 3531
PINEHURST,NC,28374-3531

MANNING, DENA
12317 BIRCH FALLS DR.
RALEIGH,NC,27614

MCALISTER, JEREMY DAVID
10 PINE TREE RD
PINEHURST,NC,28374

RODGER, SIFISO
PO BOX 3601
PINEHURST,NC,28374

KOSUDA, DAVID TRUSTEE
300 CANYON TRAIL
CHARLOTTE,NC,28270

BROWN PELICAN MANAGEMENT, LLC
25 TURTLE POINT ROAD
PINEHURST,NC,28374

SHARMA, SUNIL
9452 COPANS GLEN LN
HUNTERSVILLE,NC,28078

HUGHES, JEFFREY M
105 ASHER CT
CARY,NC,27519

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

MCGUFFIE, CORI
8 APAWAMIS ROAD
PINEHURST,NC,28374

MORGAN, MACK
PO BOX 4293
PINEHURST,NC,28374

FLEMING, TIMOTHY A
10 PINE TREE RD UNIT 216
PINEHURST,NC,28374

WARE, LANETTA T TRUSTEE
4123 BLACKSBURG ROAD
TROUTVILLE,VA,24175

PENNINK, ANDREW JP
2809 SKYE DRIVE
FAYETTEVILLE,NC,28303

BARRETT, SCOTT LINDSAY &
109 GREEN HEDGE LN
,,

HULLINGER, TREVOR
13537 PULASKI DR
HAGERSTOWN,MD,21742

UTRUP, TIMOTHY
3020 PETTY RD
DURHAM,NC,27707

DAVIS, MEGHAN L
PO BOX 2241
PINEHURST,NC,28370

BEAN PROPERTY, LLC
PO BOX 4555
PINEHURST,NC,28370

O'HARA, MARLENE B
PO BOX 3894
PINEHURST,NC,28374

JAKE'S PINEHURST, LLC
3210 BENNETT POINT RD
QUEENSTOWN,MD,21658

ROWE, KATHRINE A
25 LAMPLIGHTER VILLAGE CT
PINEHURST,NC,28374

CHEBOWSKI, JAMES E.
PO BOX 795
ANGOLA,IN,46703

MEADE, KIMBERLY D
165 PAGE RD
PINEHURST,NC,28374

MEISENHELDER, DAN
15049 BLENHEIM WAY
MELFA,VA,23410

CAMACHO, LUIS
6469 EMPTY SONG RD
COLUMBIA,MD,21044

STIEBY, JOHN
100 LAKEWOOD DR
PINEHURST,NC,28374

CATALDO, RONALD
131 SPRING LAKE BLVD
WARETOWN,NJ,08758

REITER, TODD MICHAEL
64 ABBOTTSFORD DR
PINEHURST,NC,28374

NELSON, KEVIN ALFRED
419 WOODBRIDGE DR
CHARLESTON,WV,25311

RHENEY, DAVID
18 WARNER ST
GREENVILLE,SC,29605

KRAJENKE, TIMOTHY
3845 STILL MEADOW LN
LEXINGTON,KY,40509

WIDING, JOHN G & SHARON A
285 DORAL DR
PINEHURST,NC,28374

ISAACSON, JON T
5518 E ROCKINGHAM RD
GREENSBORO,NC,27407

LAWSON, JAMES G II
281 JAMES ROAD
LEWISBURG,PA,17837

CHRZANOWSKI, JANE TWILLA
345 DORAL DR
PINEHURST,NC,28374-8687

STEPHENSON, TRAVIS S
4905 W LAUREL AVENUE
TAMPA,FL,33607

MEREDITH, STUART &
2695 TURNBERRY RD
SALEM,VA,24153

POWIERSKI, VINCENT G
255 DORAL DRIVE
PINEHURST,NC,28374

NUNEZ, JOHN B
10112 COUNSELMAN ROAD
POTOMAC,MD,20854

COLLINS, ROSS J
PO BOX 3691
PINEHURST,NC,28374-3691

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

DAVIS, KENNETH PAUL
1801 WATERLEAF CT
SEWICKLEY,PA,15143

TOWNSEND, VANCE W
580 EXECUTIVE PL
FAYETTEVILLE,NC,28305

MILLER, WILLIAM ROSCOE III
715 MONTICELLO DR
PINEHURST,NC,28374

SCHULTZ, HARVEY C JR
71 KILBRIDE DR
PINEHURST,NC,28374

FRASER, CHERYL
PO BOX 4598
PINEHURST,NC,28374

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

OTT, BRYAN JAMES
2823 HAMILTON BLVD
ALLENTOWN,PA,18104

WARE, LANETTA T TRUSTEE
PO BOX 9563
ROANOKE,VA,24020

ROSELAND PROPERTIES, LLC
C/O JASON JOYCE
JACKSON SPRINGS,NC,27281

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

FOLEY, PAUL W
75 WOODCLIFF AVE
WOODCLIFF LAKE,NJ,07677

COUNTY OF MOORE
PO BOX 905
CARTHAGE,NC,28327

PRICELESS RENTALS LLC
17 TEWKESBURY RD
SCARSDALE,NY,10583-6601

LOVE, GEORGE U II
19 IRONWOOD DRIVE
VINCENTOWN,NJ,08088

GRANVILLE FINANCIAL, INC
110-C APPLECROSS RD
PINEHURST,NC,28374

GRANVILLE FINANCIAL, INC
110-C APPLECROSS RD
PINEHURST,NC,28374

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

QUAIL HAVEN PROPERTIES OF PINEHURST, LLC
2334 S 41ST STREET
WILMINGTON,NC,28403

EXHIBIT A-1.1

COA-2025-00139 - Barn 2 Office Rebuild

Menu Help

File Date: 10/01/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: The 12'x12' office structure addition on the south end of Barn 2 at the Harness Track was demolished due to structural issues and needs to be rebuilt. The Village Building Code Official v recommended rebuilding versus trying to repair the structure due to the condition. The office will be rebuilt using the same type and color of materials as the removed structure. Roofing r structure will be reused on the rebuilt structure.

Application Name: Barn 2 Office Rebuild

Address: 200 BEULAH HILL, PH, 28374

Owner Name: VILLAGE OF PINEHURST

Owner Address: 395 MAGNOLIA RD, PINEHURST

Parcel No: 00029515

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
VILLAGE OF PINEHURST		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
Yes	000	Contractor			

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $500.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Rebuild office structure	New	Recreational
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Recreational	No	No
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Wood	White

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Wood	White

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Wood	White

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	Green	Wood	Green

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Vinyl	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	N/A	N/A	N/A

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick piers	Red	Block with concrete slab	Gray

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Wood	White

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	N/A	N/A

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Galvalume	Metal	Galvalume

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	10/01/2025	Maria Klein
Review for Completeness				
Review Distribution				
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status
Barn 2 Office Front.jpg	PLN_HIST	Photo	Front elevation of ...	image/jpeg	Uploaded
Barn 2 Office Side.jpg	PLN_HIST	Photo	Side elevation of p...	image/jpeg	Uploaded
Site Plan .pdf	PLN_HIST	Site Plan	Location of structu...	application/pdf	Uploaded
Barn 2 Office Back.jpg	PLN_HIST	Photo	Rear elevation of p...	image/jpeg	Uploaded

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: AV360

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Location of Barn 2 Office Structure

Minor Work COA's Issued 9/15/2025 - 10/14/2025
ADDITIONAL AGENDA DETAILS:

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 10/07/2025

MEMO DETAILS

ATTACHMENTS
1. Minor Work COA's issued 9/15/2025 - 10/14/2025

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: October 15, 2025
SUBJECT: Minor Work COA's Issued 9/15/2025 – 10/14/2025

REPORT OF STAFF APPROVALS
OCTOBER 23, 2025 MEETING
9/14/2025 – 10/14/2025

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00126	Sign	9/16/2025	9/16/2025	100 Magnolia Rd	CF Smith Properties
COA-2025-00138	Demolition	9/30/2025	10/2/2025	200 Beulah Hill Rd	Village of Pinehurst