



**Historic Preservation Commission  
Agenda for Regular of January 22, 2026  
Assembly Hall  
395 Magnolia Road, Pinehurst, NC 28374  
Pinehurst, North Carolina  
4:00 PM**

1. Call to Order
2. Approval of Minutes
  - A. Approval of 12-18-2025 HPC Regular Meeting Minutes

3. Public Hearing

- A. COA-2025-00175 (175 Linden Rd)

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of roofing, siding, gutters, and windows at 175 Linden Rd. The property is identified as Moore County PID Number 00025727. The property owners are Nathan and Jacqueline Spearing and the applicant is Matthew Booty.*

4. General Business

- A. 2026 Organizational Items

5. Review of Normal Maintenance and Minor Work items

- A. Minor Work COAs Issued 12/15/2025 - 1/14/2026

6. Next Meeting Date

- A. 02-26-2026 HPC Regular Meeting

7. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**Approval of 12-18-2025 HPC Regular Meeting Minutes  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Jeanann Dawson, Administrative Specialist  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 01/12/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. 12-18-2025 HPC Draft Minutes -



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, December 18th, 2025  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**

Joe Iverson, Chairman  
Lollie Addleman  
Justin Bramlage  
David Herring

**Members Absent:**

Paul Roberts  
Angelique Fabiani  
Joe Rosario

**Staff Present:**

Maria Klein, Senior Planner  
Jeanann Dawson, Administrative Specialist  
Alex Cameron, Planning & Inspections Director

Approximately 10 members of the public were in attendance.

**I. Call to Order**

Mr. Iverson called the Regular Meeting to order at 04:00PM, explained the purpose of the meeting, and asked each Commission member to introduce themselves. Mr. Iverson noted Joe Rosario, Angelique Fabiani and Paul Roberts' absence, confirmed a quorum and introduced the staff in attendance.

**II. Approval of Minutes**

**A. 11-20-2025 Regular Meeting Minutes**

Mr. Herring moved to approve the minutes of the November 20<sup>th</sup>, 2025, Regular Meeting. Seconded by Mr. Bramlage. Approved by a vote 4-0.

Mr. Bramlage moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 4-0.

**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 members confirmed visiting all sites and stated that they had no ex parte communications, except Mr. Herring who disclosed a brief conversation with the contactor at 15 Page Rd. But noted, nothing specific in nature related to the case was discussed.

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

**A. COA-2025-00153 (275 Magnolia Road)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single-family dwelling at 275 Magnolia Road. The property is identified as*

*Moore County PID Number 00030596. The property owner is Magnolia Properties Pinehurst, LLC and the applicant is F. Calvin Riddle.*

Mr. Cameron presented a brief overview of the proposed new single-family home with a detached garage. He reviewed the applicable standards, building materials, and site features and landscaping in accordance with the Pinehurst Development Ordinance and the Pinehurst Historic District requirements. Mr. Cameron requested to add Exhibit A2.5.1 into evidence. Mr. Cameron submitted the Staff Report, along with attachments and exhibits into the public record.

Mr. Iverson accepted the materials submitted by Mr. Cameron into evidence.

Mr. Herring asked whether any trees on the vacant lot would fall under the Commission's purview. Mr. Cameron responded that he was confident there were none; however, he stated he would review the site plan and allow the applicant to provide clarification.

Calvin Riddle, property owner and applicant, was sworn into the Public Hearing.

Mr. Riddle gave a brief overview of the proposed plan and site, reviewed the design details, and stated that he felt the proposal met the standards of the Historic District. Mr. Riddle stated he would answer questions from the Commission.

Mr. Herring referred to Exhibit A-2.1 and asked Mr. Riddle to clarify which trees would be removed. Mr. Riddle stated that the tree at the corner of the garage would be removed, the tree near the driveway was dead, and the tree at the front right corner, although covered in wisteria, would be preserved if possible. Mr. Herring also asked whether the shutters on the sides of the front door were operational, and Mr. Riddle confirmed that they were. 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. No one came forward.

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

No deliberation was needed.

Mr. Bramlage moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00153) and find that the proposed Major Work at 275 Magnolia Road **is consistent** with the Historic District Standards and is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 4-0.

**B. COA-2025-00158(120 Medlin Road)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of an*

*addition and minor work items not approved by the Village Planner at 120 Medlin Road. The property is identified as Moore County PID Number 20030328. The property owner is Shawn and Grace Driesbaugh and the applicant is Latitude Builders, LLC.*

Mr. Cameron discussed the proposed addition, reviewed the applicable standards and site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards. Mr. Cameron submitted the Staff Report, along with attachments and exhibits, as evidence into the record

Mr. Iverson accepted the materials submitted by Mr. Cameron into evidence.

The Commission did not have any questions for Mr. Cameron.

Tyler Cook, applicant and general contractor, was sworn into the Public Hearing.

Mr. Cook made no additional comments.

Mr. Bramlage asked why they chose pavers for the driveway. Mr. Cook explained to meet the impervious soil requirements.

Mr. Herring inquired of the type of window to be installed. Mr. Cook explained that the two existing windows in the master bedroom would be relocated to the addition at the back of the home.

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. No one came forward.

Deliberation was not needed.

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

Ms. Addleman moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00158) and find that the proposed Major Work at 120 Medlin Road **is consistent** with the Historic District Standards and is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 4-0.

### **C. COA-2025-00159(15 Page Road)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a patio that will be located in the rear yard, new construction or addition that is not considered minor work, and the installation of an in-ground swimming pool at 15 Page Road. 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.*

Ms. Klein discussed the proposed inground pool/spa installation, patio addition and extension of the roofline overhang to cover the existing patio. Ms. Klein reviewed the applicable standards and site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards. Ms. Klein submitted the Staff Report, along with attachments and exhibits, as evidence into the record

Mr. Iverson accepted the material submitted by Ms. Klein into evidence.

The Commission did not have any questions for Ms. Klein.

Alisa Sorenson, Soaring Sun, LLC representative, was sworn into the Public Hearing.

Ms. Sorenson clarified the dimensions are 7 feet by 8 feet and explained that it is a hot tub.

Mr. Herring inquired about a fence. Ms. Sorenson confirmed there is an existing fence on the property.

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. No one came forward.

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-2025-00159) and find that the proposed Major Work at 15 Page 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. Bramlage. Approved by a vote of 4-0.

#### **D. COA-2025-00163 (170 Everett Road)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of three (3) trees, twelve (12) inches or above in diameter at breast height at 170 Everett Road. The property is identified as Moore County ID Number 00019490. The property owner is Lee and Rebecca Pittman and the applicant is Lee Pittman.*

Ms. Klein discussed the request to remove three trees greater than 12" in diameter at breast height in the front yard. Ms. Klein reviewed the applicable standards and

site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards.

Mr. Iverson accepted the material submitted by Ms. Klein into evidence.

The Commission did not have any questions for Ms. Klein.

Lee Pittman, property owner, was sworn into the Public Hearing.

Mr. Pittman requested to enter two handouts into the record: one consisting of a photograph showing a fallen limb in the driveway, and the other a site plan illustrating the additional landscaping completed since they moved in.

Mr. Iverson entered the exhibits as Exhibit A-3 into the Public Hearing.

Mr. Pittman stated when he built the house in 2018, efforts were made to preserve as many trees as possible and that additional landscaping had since been added. He explained that one photograph was taken approximately six weeks ago and that a previous fallen limb caused damage to his vehicle, which is the reason for requesting the removal.

Mr. Bramlage inquired about the health of the trees. Mr. Pittman stated one has damage at the bottom. The other two are healthy but have become problematic due to falling limbs in the driveway.

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. No one came forward.

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

The Commission entered deliberation.

During deliberation, Mr. Bramlage noted that he felt the three trees compromise the front yard canopy and discussed that the standards address canopy reduction. Mr. Herring expressed concern about potential future limb trimming due to the nearby power line and was conflicted regarding adherence to the standards.

Mr. Cameron reminded the Commission that a Certificate of Appropriateness may be issued with conditions. Ms. Klein also noted that they may approve a Certificate of Appropriateness that is inconsistent as long as it's congruous with the historic district.

Mr. Herring moved that the Historic Preservation Commission **approve with conditions** a Certificate of Appropriateness (COA-2025-00163) and find that the proposed Major Work at 170 Everette Road **is not consistent** with the Historic District Standards but deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. **Condition:** A fourth dogwood needs to be added. Seconded by Ms. Addleman. **In**

**favor:** Mr. Herring, Mr. Iverson and Ms. Addleman **Opposed:** Mr. Bramlage.  
**Motion did not carry.**

Mr. Herring asked Mr. Bramlage if he would like to discuss the vote.

Mr. Bramlage stated he did not believe the dogwoods provide the same canopy as the Longleaf Pines. Mr. Herring stated he did not feel that three trees had that much of an impact on the front yard canopy.

Mr. Bramlage moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00163) and find that the proposed Major Work at 170 Everette Road **is not consistent** with the Historic District Standards but deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Iverson. Approved by a vote 4-0.

**E. COA-2025-00155 (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 the modifications to the approved elevations for approved COA-2025-00105 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 modifications to COA-2025-00105, which include adding a set of windows on the north elevation, gable windows on the north and east elevations and a half round window on the west elevation. Ms. Klein reviewed the applicable standards and site features in accordance with the Pinehurst Development Ordinance and Pinehurst Historic District Standards.

Mr. Iverson accepted the material submitted by Ms. Klein into evidence.

The Commission did not have any questions for Ms. Klein.

Calvin Burkley, Project Manager for Pinehurst Resorts, was sworn into the Public Hearing.

Mr. Burkley stated that after the last public hearing they took the comments into consideration and made some modifications.

Mr. Herring expressed his opinion, that the two proposed trapezoid windows appeared out of place and suggested using a large half-rounded window to match the building's existing window design.

Jeff Moore, Stagner Architecture was sworn into the Public Hearing.

Mr. Moore stated he would consider the suggestion but did not commit to making the change.

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. No one came forward.

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

No deliberation was needed.

Ms. Addleman moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00155) 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. Seconded by Mr. Bramlage. Approved by a vote of 4-0.

Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 4-0.

**IV. Review of Normal Maintenance and Minor Work Items**  
**A. Minor Work COA's Issued 11-15-2025-12-14-2025**

**Next Meeting Date**

**A. 01-22-2026 Regular Meeting**

**V. Motion to Adjourn**

Mr. Herring moved to adjourn the meeting at 5:08 PM. Seconded by Mr. Bramlage. Approved by a vote of 4-0.

Respectfully Submitted,

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

*A recording of this meeting is located on the Village website: [www.vopnc.org](http://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.



**COA-2025-00175 (175 Linden Rd)**

**ADDITIONAL AGENDA DETAILS:**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of roofing, siding, gutters, and windows at 175 Linden Rd. The property is identified as Moore County PID Number 00025727. The property owners are Nathan and Jacqueline Spearing and the applicant is Matthew Booty.*

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 01/13/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Staff Exhibits
2. Applicant Exhibits
3. Applicant Exhibit A-3.3




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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Historic Preservation Commission  
**From:** Maria Klein, Senior Planner  
**CC:** Michael Mandeville, Senior Planner  
 Jeanann Dawson, Administrative Specialist  
**Date:** January 14, 2026  
**Subject:** Major COA Request 175 Linden Rd.

<b>Applicant:</b>	Matthew Booty
<b>Owners:</b>	Nathan & Jacqueline Spearing
<b>Property Location:</b>	175 Linden Rd.
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00025727
<b>COA#:</b>	2025-00175

### **Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for the replacement of roofing, siding, gutters, and windows at 175 Linden Rd. The property is further identified as Moore County PID Number 00025727. The primary structure was built in 1935 and the property is +/- 1.67 acres in size.

The applicant is proposing to replace the existing shingle roofing with composite slate roofing, replace the existing aluminum covered wood siding with hardie plank siding in white to match the original color. The windows will be replaced with wood windows with aluminum exterior, also in white. The windows will match the existing windows. New gutters and downspouts will be in copper.

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*

*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 an 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.8 - Replacement gutters and downspouts *should* be coated with paint or a baked-enamel finish in a color in the Village of Pinehurst Color Palette, unless they are made of copper.

*B. EXTERIOR WALLS AND TRIM*

1. 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**.

*C. WINDOWS AND DOORS*

1. SECTION III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
2. SECTION III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
  - a. Wooden windows on street-facing elevations *should* be replaced in kind.
  - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
  - c. Windows *should* have true or simulated divided lights.
  - d. Snap-in muntins are **not appropriate**.
3. SECTION III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility
4. SECTION III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should not* alter the original trim.
5. SECTION III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.

*E. SHUTTERS AND AWNINGS*

1. SECTION III.E.2 - Each shutter **must** be equal to the height of the window opening, must be one half the width, and *should* appear to cover the whole window should they be closed.
2. SECTION III.E.4 - Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, *should* be retained and preserved.
3. SECTION III.E.5 - When replacing deteriorated or missing shutters, if the original shutter was operable, the replacement **must** be operable or appear to be operable.
4. SECTION III.E.7 - Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

**Staff Comments:**

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY \_\_\_\_\_

January 7, 2025

Dear Property Owner(s),

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

Thursday, January 22<sup>nd</sup>, 2026  
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 roofing, siding, gutters, and windows at 175 Linden Rd. The property is identified as Moore County PID Number 00025727. The property owners are Nathan and Jacqueline Spearing and the applicant is Matthew Booty.*

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](http://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.

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PLANNING & INSPECTIONS

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

# Public Hearing Notification

EXHIBIT S-1.5



**Legend**

- Subject Property
- Adjacent Properties Notified

**Official Zoning**

- R30 - Residential

None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, LLC, METI/NA37, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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

1/5/2026

## January 22, 2026 Historic Preservation Commission 175 Linden Rd. Major COA Request



BUCKMINSTER, GRETCHEN S (HRS)  
C/O JOHN BUCKMINSTER  
SHERRILLS FORD,NC,28673

CONGORAN, MARY MACHARG  
362 OLD HOLMES ROAD  
CONTOOCOOK,NH,03229

BRISSON, KAREN MEEKS  
180 FRYE ROAD  
PINEHURST,NC,28374

FORTI, BRENDA  
3 EVANS LANE  
PINEHURST,NC,28374

HILL, NOLAN C  
4 EVANS LANE  
PINEHURST,NC,28374-9781

HILL, NOLAN C  
4 EVANS LANE  
PINEHURST,NC,28374-9781

FASOLAK, TINA M  
170 LINDEN RD  
PINEHURST,NC,28374

SPEARING, B NATHAN  
175 LINDEN ROAD  
PINEHURST,NC,28374

DAHLEM, DAVID  
165 LINDEN ROAD  
PINEHURST,NC,28374

WOODWARD, STEPHEN M TRUSTEE  
180 LINDEN RD  
PINEHURST,NC,28374

CONGORAN, MARY MACHARG  
362 OLD HOLMES ROAD  
CONTOOCOOK,NH,03229

# COA-2025-00175 - 175 Linden Exterior Restoration

Menu Help

**File Date:** [12/19/2025](#)

**Application Status:** [In Review](#)

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

**Application Detail:** [Detail](#)

**Description of Work:** [The home has had very little maintenance work done over the last 100 years. The current scope is to replace the roof, siding, gutters, and windows. Additionally while siding is off we will repair any damaged or rotten framing that is exposed. The roof will go from some sort of shingle that it currently is to a composite slate roofing material. The siding is currently wood covered in aluminum. The intent is to add a new layer of sheathing after removing the old siding and replacing the siding with Hardie plank siding that has a cedar mill print and will be white to match the original color. The trim that is removed during the siding process will be put back in the same manner and any rotten trim will be replicated and replaced. The windows will be a new wood window with an aluminum exterior that will be white to match original. These will include grids to match existing historical windows that are removed. Any windows that are not replicable with a modern solution will be restored to original condition. Gutters are going to be all copper gutters and downspouts. Shutters that are currently on the home will be replaced as they are currently.](#)

**Application Name:** [175 Linden Exterior Restoration](#)

**Address:** [175 LINDEN, PH, 28374](#)

**Owner Name:** [SPEARING, B NATHAN](#)

**Owner Address:** [175 LINDEN ROAD, PINEHURST, NC 28374](#)

**Parcel No:** [00025727](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Matthew Booty</a>	<a href="#">Hutton Building...</a>	Applicant	<a href="#">Mailing, 209 S Academy...</a>	Active
	<a href="#">Matthew Booty</a>	<a href="#">Hutton Building...</a>	Applicant	<a href="#">Mailing, 209 S Academy...</a>	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
<a href="#">Roof to be replaced with slate composite, siding to be replaced with cement board siding, windows to be replaced with historic match wood windows with aluminum exterior, coppers to be repaired and replaced with copper gutters and downspouts.</a>	<a href="#">Alteration</a>	<a href="#">Single Family Low Density</a>
<b>Proposed Use</b>	<b>Includes Demolition?</b>	<b>Includes Tree Removal?</b>
<a href="#">Single Family Low Density</a>	<a href="#">Yes</a>	<a href="#">No</a>
<b>COA Number</b>	<b>Conditions of COA (If Any)</b>	
-	-	

**PERMIT DATES**

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

**FRONT ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Wood siding covered in aluminum</a>	White	cement board siding with cedar mill (hardie)	White

**REAR ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Wood Siding covered in aluminum</a>	White	Cement board siding with cedar mill (Hardie)	White

**RIGHT ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Wood siding covered in aluminum</a>	White	Cement board siding with cedar mill (Hardie)	White

**LEFT ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Wood siding covered in aluminum</a>	White	Cement board siding with cedar mill (Hardie)	White

**TRIM**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Original wood trim around windows, gutters, and doors</a>	White	Match existing	White

**WINDOWS**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Original single pane wood windows</a>	White	Wood interior aluminum exterior windows with grids to match existing historical windows	White

**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
<a href="#">Asphalt shingle</a>	Grey	Composite slate tile	natural slate colors vary from dark grey to light grey with some green or blue undertones. A sample will be provided.

**ROOF EXHAUST VENTS**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Modernized aluminum roof vents</a>	Black	replace with like and kind	black

**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
	<a href="#">Application Acceptance</a>		Accepted	12/22/2025	Maria Klein
	<a href="#">Review for Completeness</a>		Application ...	01/05/2026	Maria Klein
	<a href="#">Review Distribution</a>		In Review	01/05/2026	Maria Klein
	<a href="#">Historic Review</a>		Approved	01/05/2026	Maria Klein
	<a href="#">Planning Review</a>		Approved	01/05/2026	Maria Klein
	<a href="#">Review Consolidation</a>		Review Complete	01/05/2026	Maria Klein
	<a href="#">HPC Public Hearing Notice</a>		HPC Hearing ...	01/07/2026	Maria Klein
	<a href="#">Property Owner Notific...</a>		Complete	01/07/2026	Maria Klein
	<a href="#">Staff Report</a>				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b> <b>Document Status Date</b>
	<a href="#">13Q3_HO_RFI_PDF_James...</a>	PLN_HIST	Other	Hardie reference do...	application/pdf	Uploaded   12/19/2025
	<a href="#">BRAVA-Slate-Brochure-6...</a>	PLN_HIST	Other	Composite slat roof...	application/pdf	Uploaded   12/19/2025
	<a href="#">Davinci_Inspire_4pg_Br...</a>	PLN_HIST	Other	Composite slat roof...	application/pdf	Uploaded   12/19/2025
	<a href="#">H3brochure_2024_Web_co...</a>	PLN_HIST	Other	Window option 1: Si...	application/pdf	Uploaded   12/19/2025
	<a href="#">PRT_B2BSpecSheet_Feb20...</a>	PLN_HIST	Other	Window option 2: Pe...	application/pdf	Uploaded   12/19/2025
	<a href="#">Lansmyr_House_Tufts_Ar...</a>	PLN_HIST	Photo	Historic documents....	application/pdf	Uploaded   12/19/2025
	<a href="#">Show all</a>					

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:

**SPORT SURFACE**

**Dunlop**  
**CHAMPIONSHIP**

**RUBBER CORPORATION**  
**VENUE, NEW YORK CITY, 18** **SPORTS DIVISION**

# The Dunes

**EXCLUSIVE SANDHILLS RENDEZVOUS**



**FRENCH CUISINE**

Dinner served from 6:00 P.M.

**Gene Terris' Band**

**DANCING AFTER 9 P.M.**

**CLUB, IN COMPLIANCE WITH**  
**AT CLOSING REQUEST OF THE FEDERAL**  
**MENT WILL DISCONTINUE SERVICE**  
**P. M. STARTING ON MONDAY NIGHT**  
**FEBRUARY 26TH.**

**OFFICERS AND CIVILIAN**

between Pinehurst and Southern Pine  
On Midland Road

GEORGE 4604 FOR RESERVATIONS

Mr. Wiseacre makes random comments which do not necessarily express the views of this paper.

...of my friends asked me to write what I was going to write about and I said I did not know. He said why don't you write about this guy Truman and I asked him what should I say about Truman and he said why not say that he is just one of the average Americans like the rest of us that we see every day on the street and for that reason may turn out to be a pretty good President.

Well, there it is. Further than that, there are a few things that President Truman has done which appeals to me mightily. He ordered the San Francisco conference to go ahead as planned and he decided to attend. That it should go ahead, there can be no doubt. But the President should not have there to start it off shows good sense, despite the fact that many urged him to attend. Truman is so much one of the people that he knows that his presence would not add to the success of the conference and he knows, too, that he is not expected to know all the ramifications that have been built up by his predecessor and others. He is satisfied to let people do the things that know most about it and that is the way our government should be run.

It is also the way the conference should be run. It has the well being of the whole world. It is being under way at a most opportune time—just when the aggressor nations are being beaten on their knees. And at the time when the whole world is more worried than ever before.

Why American should follow, the reports coming from San Francisco in order we may fully understand the implications of every phase of any plan that develops. We understand that this is not a peace table but, rather, an attempt to form a world organization before which all international matters can be discussed and brought to public view. The first form at the start is of great moment. The one important point is that some organization be formed that will have the authority to use any necessary means to see that peace is maintained.

since then has had many requests to repeat his show—the best in golf. Incidentally Joe plans to go on tour, starting in June, and he will entertain at army camps without recompense, doing a few commercial shows each week to pay expenses.

The Pinehurst Country Club will sponsor the second Kirkwood show and take up a collection for some worthy charitable cause.

## William J. Brewster Buys Linden Road House From Mrs. L. Warner

William J. Brewster of Bogota, New Jersey, has purchased Lansmyr on Linden road, from Mrs. Lansing B. Warner of Chicago. The house was built in 1930, by the late Lansing Warner. Since Mr. Warner's death, the family has spent little time in Pinehurst.

Mr. Brewster is president of George M. Brewster & Sons, general contractors. He has been a guest at The Carolina for the past two seasons and decided to become a Pinehurst house owner. Mr. Brewster will occupy Lansmyr in the fall.

The house is one of the largest in Pinehurst, containing seven bedrooms with baths, living room, library, two sun porches, kitchen and pantry and three maids' rooms. There is a three car garage and chauffeurs' quarters.

The property is now occupied by Col. and Mrs. J. Stillman Rockefeller, and Mrs. Rockefeller's father, Andrew Carnegie II.

The sale was made through Pinehurst Insurance and Realty Corporation of which Howard G. Phillips is President and Manager.

### WOMANS EXCHANGE SALE

The Sandhills Womens Exchange which closes Saturday for the season is having a sale on all the remaining merchandise with substantial reductions on the entire stock. Many lovely items are available, children's clothes, aprons, woven rugs, hooked rugs, toys and many other things as well as home canned goods.

## Mrs. Estelle L. Page Wins North-South For 7th Time

**A NEW RECORD**

As practically everybody anticipated, Mrs. Estelle Lawson Page of Chapel Hill won the 43rd annual North and South womens' golf championship without too much difficulty. Mrs. Page defeated Mrs. John (Annette Coar) Gessler of Philadelphia, 5 and 4 in the 18 hole final round over the number one course.

(Continued on page 7)

## Management Of Village Commended By Members At Annual Council Meet

The annual meeting of the Village Council was held last Tuesday, April 24th, in the General Office of Pinehurst, Inc. Richard S. Tufts, president of the corporation, presided. Mr. Tufts presented the annual report of public utilities operations, which showed some increase over the previous year. There was a slight profit on the operation of the village, before amortization of investment in permanent improvement and equipment used for public benefit.

(Continued on page 5)

## Pinehurst Has Had Busy Season; Look Forward To Interesting Summer

While another successful Pinehurst season is drawing to a close, this village is becoming more and more an all-year round colony. There is something doing all summer.

With only a short intermission following the close of the Tin Whistles and Silver Foils tournament season, The Yadkin Club takes over with weekly events.

Charles Picquet, Manager of The Carolina theater will pro-

(Continued on page 2)

*OL Vol 49 #4 p91 1945*  
*Lewis*











EXHIBIT A-2.6

Page 25 of 120

LANSMYR · 175 LINDEN ROAD · OLD TOWN · PINEHURST

- LANSMYR (NAME OF COTTAGE FROM LANSING AND MYRA)
- BUILT 1935
- 7458 SQUARE FEET
- 3.15 ACRES
- ARCHITECT – WILLIAM C. HOLLEYMAN, GREENSBORO NC
- BUILDER – REINECKE AND DIXON
- COLONIAL REVIVAL
- ORIGINAL OWNER – LANSING B. WARNER FROM CHICAGO

## HISTORY:

From the National Park Service Register of Historic Places: When insurance man Lansing B. Warner of Chicago announced his intention to build this house in Pinehurst, there was much excitement, for it was the first substantial winter home to be built in the village after the Depression. The expansive two-story frame house (now sheathed with aluminum siding) is Colonial Revival in design with a variety of handsome Georgian details. An interesting feature of the property is a sunken garden west of the house. It was created from the remains of a borrow pit from which road workers had for years taken clay for use with the local roads.

The cottage (on southern boundary near Linden Road) is considered a non-contributing building, built in the 1980's by owner David MacHarg for his son. It is a small, one-story frame cottage with broad gable roof.

Lansing B. Warner founded the insurance companies in 1909 in Chicago that became the Warner Group.

Greensboro architect, William C. Holleyman, Jr. also designed the Castle, another historic Pinehurst residence. He is considered well versed on the architectural style of the early twentieth century having designed a number of noteworthy North Carolina homes listed on the National Register of Historic Places. Among those listed are: The Herman Cone estate located in Irving Park in Greensboro, the William C. Verdery House in Cumberland County, and the J. Frank McCrary house in Asheboro.

## INTERIOR:

- Southern façade with bowed window detail on ground floor sunroom Palladian window on second floor.
- Bowed window in main dining room overlooking backyard.
- Fireplaces in dining room, downstairs study, living room, master bedroom, and guest bedroom for a total of five.
- Barrel vaulted ceiling in main hallway
- Two-story winding Chippendale staircase with semicircular second floor landing
- Paneled downstairs study, with built-in bookcases and half-bath
- Wide gallery hallway with cloak room and full bath (could function as a bedroom)
- Sunroom surrounded by windows opening to the front with a brick patio, to the rear onto a stone terrace (gazebo off terrace a recent addition to the property)
- Kitchen equipped with original cabinets and serviced by a large butler's pantry with large stainless steel sink for flower arranging. Large breakfast room off kitchen, originally a maids' dining room and later a children's dining room. From walk in pantry to numerous hall closets, there is a multitude of storage around the kitchen area.



- Second floor master suite features two bedrooms and a large sitting room with Palladian window, and two full bathrooms, one with shower the other with a tub.
- Three additional guests rooms with baths complete the main house section of the second floor. The maids' rooms, three smaller bedrooms with access to two baths are on the second floor section above the kitchen wing of the house and have a back stairway up. The chauffeurs room is above the three car garage and also has a full bath available.
- A walk up stairway connects to a full attic above the main section of the house. The attic is floored and houses four separate cedar closets and a whole house attic fan.
- The basement houses the laundry, heat and hot water systems and a walk-in safe. There is crawlspace on either end of the basement under both ends of the house.

#### EXTERIOR:

- Wooden clapboard siding covered with aluminum siding
- Wooden shutters on front replaced in 2013. Curved shutter on Palladian window repaired.
- Tile roof
- Brick foundation and fireplaces
- Small brick patio off sunroom
- Three car garage
- Stone patio and brick garden wall off western side of sunroom.
- Gravel drive
- Generator with propane tanks
- Oil fired hot water heater
- Central oil heat
- No air conditioning
- Public utilities



EXHIBIT A-2.10

Page 29 of 120

EXHIBIT A-2.11





EXHIBIT A-2.13







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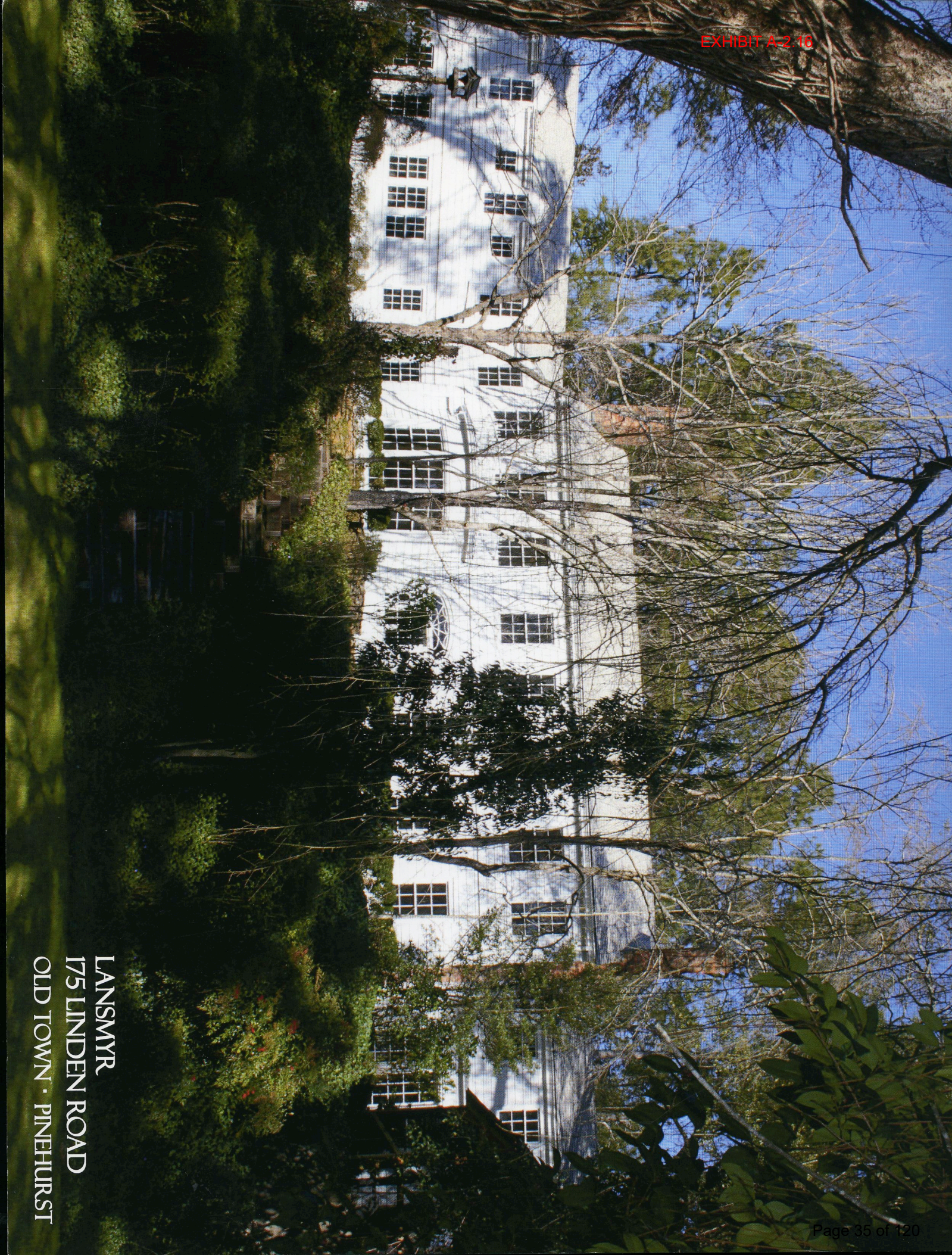


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105 W. ILLINOIS AVENUE, SOUTHERN PINES, NC 28387



LANSMYR  
175 LINDEN ROAD  
OLD TOWN · PINEHURST



DF 36.64.5  
file copy

175 Linden Rd.  
old town

EXHIBIT A-2.18

C

LANSMYR - Built by Lansing B. Warner 1934  
LINDEN Rd.

Outlook Nov. 1934-p. 6- Mr. Warner's New House -  
Georgian design, W. C. Holleyman of Greensboro is architect  
Reinicke and Dixon builders-first substantial winter home to  
be built in Pinehurst since the depression

Outlook Vol. 49 No. 44 p. 1 - Apr. 27, 1945 - ~~WWII~~

William J. Brewster of Bogota, N.J. buys Linden Road  
House from Mrs. L. Warner. House occupied at time of  
sale by M/M J. Stillman Rockefeller and Mrs. Rockefeller's  
father - Andrew Carnegie II

DE 36, 4, 5  
File Copy

Lansing

19

EXHIBIT A-2.19

The Pinehurst

Pinehurst, Incorporated. This is one of the most substantially built houses in Pinehurst, and its closeness to the Carolina makes it very desirable. Mrs. Helen Barns von Schrenk has leased it for the season.

MR. WARNER'S NEW HOUSE—

When Mr. Lansing B. Warner announced that through L. L. Biddle's office he had purchased the beautifully wooded lot next to the Harold Buckminster property, and would erect thereon a winter home, there was pleasant excitement throughout Pinehurst.

It was a signal for villagers to dance in the streets and church bells to ring, for it meant the first substantial winter home to be built in Pinehurst since the depression.

The Warner house, now partly completed, will be of clapboard, and of Georgian design. W. C. Holleyman of Greensboro is the architect, and Reinecke and Dixon are the builders. It is a large house, with eight bedrooms, and over an acre of ground.

An interesting feature is Mr. Warner's own idea. On the lot is an old "borrow pit," from which the road workers have for years borrowed clay to work the road. "Make it a sunken garden," said Mr. Warner, and a sunken garden it will be.

Mr. Warner first came to Pinehurst to visit his stepson, Bradford L. Tobey, who is a student at the University of North Carolina at Chapel Hill. Mr. and Mrs. Warner chose Pinehurst as the nearest convenient point for the visit; and liked it well enough to stay. Mr. Warner's business in Chicago is insurance, in which he has made a specialty of the accounts of the large canning companies. Mr. and Mrs. Warner are very cordially welcomed to the Pinehurst colony.

OTHER BUILDINGS—

Mr. and Mrs. Nat Hurd are adding an upper story and a new wing to their country home at "Fuller Grove," south of Pinehurst. Mr. Razook's new building, the former O'Brien building with a change of face, and the new home of the Pinehurst volunteer fire department, a most attractive building, erected as a C. W. A. project, are notable additions to the beauty of the village.

RENTALS OF THE SEASON—

Last year practically every available home in Pinehurst was rented and this year approximately 25% more houses have been rented than at the same time last season. There is a greater demand this year for the larger houses. There are a few desirable places still to let, but it is probable that by the end of the present season every house will be taken.

Miss Elva Statler, of Boston and New York, has rented the Edgewood Cottage, owned by N. B. Hersloff, for the season. Miss Isabelle Baer, who was in college with Miss Statler at Radcliffe, will be her house guest for the season. Soon after her arrival this fall Miss Statler gave a delightful house-warming and is already at home in Pinehurst where she and

Jenks. Mrs. Graham Johnston, who is now at the Berkshire, lived in this cottage during the early fall season. Mrs. E. W. Hale is living in the Mussers' "Little House." E. W. Truesdale, of Huntington, N. Y., a guest of long standing at the Carolina, will occupy the "Adeoketon" for the season. Dr. and Mrs. J. H. Parmelee will be in the Addie Jones cottage on Midland Road. The E. B. Treats, Eagle's Mere, will be in "Overlinks," the home of Mr. and Mrs. Albert Tufts, who will be at the Carolina for the season.

SOCIETY—

The Village filled up earlier than ever before and to list the old friends returning would be almost a directory of winter residents. No sooner had old or new residents, too, opened their homes than they began a round of the informal, spontaneous entertaining which gives Pinehurst its character. Parties large and parties small, not for display or show or any particular reason but just for fun.



Gene Tunney, popular celebrity of Pinehurst's early season, hitting a good one.

Mrs. Dick Davidson's subscription dance at the Pinehurst Country Club on Friday, November 16, was the first large party of the season and was given for the benefit of Moore County's undernourished children. There were many small dinner parties before the dance and tables were reserved at the club by almost the entire cottage colony.

AFTERNOON TENNIS—

A mixed doubles tennis tournament in the opening weeks of the season, sponsored by Mrs. Richard Tufts and Mrs. John Drexel, Jr., was the forerunner of an informal tourney each Sunday afternoon. The mixed doubles tourney lasted two days and included Mr. and Mrs. Donald Parson, Mr. and Mrs. Richard Tufts, Mr. and Mrs. Herbert Vail, Mr. and Mrs. Richard Lovering, Mr. and Mrs. Nelson Hyde, Mrs. Reid Healy, Mrs. Beach Cooke, Mrs. L. L. Biddle II, Mrs. Edgar Fwing

LITTLE THEATRE—

The Sandhills Little Theatre house at Aberdeen, opened the season with a performance of "the occasion for several theatricals" and Mrs. Richard S. Tufts supper before the play. The Carolina Theatre at Pinehurst much entertaining, also. Amor has been Miss Elva Statler, v at dinner and the theatre M Harold Buckminster, Miss Isa house guest, Professor James of Harvard Law School, and Later they went to the dance a

Mrs. Andrews' Village Court an after-theatre rendezvous so those seen there have been s Camdens, the L. L. Biddles, th Mr. and Mrs. Hugh Cart Mrs. R. P. Davidson and M Beach Cooke. Dinner hosts at were Mr. and Mrs. Ernest G taining Mr. and Mrs. Walter Dr. and Mrs. Myron W. Marr. years practicing physician at the opened his winter home.

BRIDGE AND TEA—

Bridge teas have flourished as years. Among the early season been Mrs. H. H. Beckwith, at home, and Mrs. Frank Siebert, were Mrs. P. S. P. Randolph, Slocock, Miss Caroline Boga Helen Waring; and Mrs. Dor who entertained Mrs. J. Pryo Mrs. M. W. Marr, Mrs. Ge Mrs. Harriet C. Beall, Mrs. house, Mrs. Frank Keating, Waring, Mrs. Larry Seeman, Gamache, Miss Caroline Boga Helen Waring.

SOME EARLY SEASON GUESTS

House guests have been nun Miss Elva Statler, of New Yorl ing Miss Isabelle Baer, of Mi the season. Miss Betty Aberna burgh, a player in the North an nament for the last two years, is and Mrs. W. C. Fownes at th home. Miss Miriam Hopkins, N. Y., and Newark, N. J., Stearns, of Newark, are guests Mrs. George P. Hawes. Mr. an rence Barr, of Pittsburgh, have "Nidus" and have as their hous daughter, Mrs. Jeanne H. Gra wich, Conn.

Mrs. George Gordon King o is visiting her son, Edward King on Linden road. George Fennell, a student at Duke University father at the Bronx Club for a Bradford L. Tobey, student at t of North Carolina at Chapel H



BS

Beautifully sited on 3.15 secluded acres, historic "Lansmyr" is located on prestigious Linden Road in a neighborhood filled with turn of the century Old Town cottages. The property is a short walk to the Village of Pinehurst with its boutiques, fine restaurants, spa and Wellness Center. Nearby, also within walking distance, is the Pinehurst Country Club and the renowned Pinehurst No. 2 Golf Course, host of the Men's and Women's US Open Golf Championships in the summer of 2014.

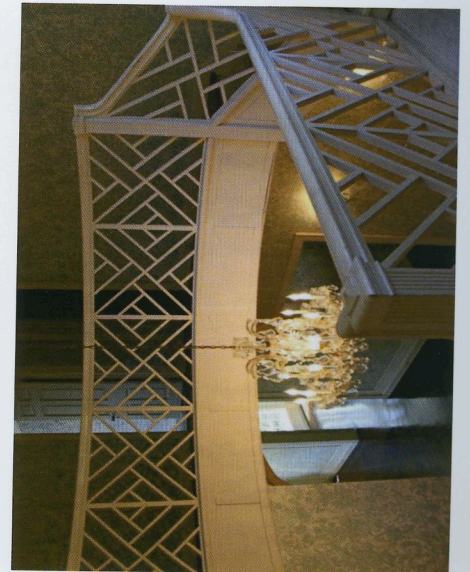




EXHIBIT A-2.21

Built in 1935 by Chicago insurance magnate Lansing B. Warner, the “winter home” was the first house constructed in Pinehurst after the Depression. Designed by architect William C. Holleyman of Greensboro, the two-story residence is a Colonial Revival exhibiting a variety of handsome Georgian details. Main floor features include a paneled study, dining and spacious sun room with floor-to-ceiling triple bowed windows, foyer wrapped by a Chippendale staircase and barrel vaulted ceiling. Exquisite details abound from the five fireplaces, beautiful hardwood floors downstairs to the floored walk-up attic with four large cedar closets for storage. The property features five spacious bedrooms on the second floor with three smaller bedrooms, former maids quarters, over the kitchen wing of the house. The exquisite grounds that terrace from the west side of the residence feature towering weeping cherry trees



EXHIBIT A-3.1




Brava Slate - Onyx



What's on the inside counts.



So what's on the outside matters.



Her first steps. That one mismatched recliner.  
Drawings up on the fridge, piano notes and an  
overfull bookcase. There are countless little  
things we treasure. So count on James Hardie to  
**protect everything inside,  
from everything outside.**

# Make inspired choices every step of the way.

Give your home a beautiful new beginning. From siding style options and color choices, down to the detailed selections of trim, soffit and fascia, find all the tools you need to create with confidence.

HardiePlank® Lap Siding Select Cedarmill® Evening Blue  
HardieShingle® Siding Straight Edge Panel Evening Blue  
HardieTrim® Boards Arctic White  
HardieSoffit® Vented Select Cedarmill® Arctic White



**THINK OF YOUR HOME AS A BLANK CANVAS. THE POSSIBILITIES ARE ENDLESS.**



HardieShingle® Siding Straight Edge Panel Light Mist  
HardieTrim® Boards Arctic White



HardieShingle® Siding Straight Edge Panel Light Mist  
HardieTrim® Boards Arctic White

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## The home you've always imagined? It's at your fingertips.

Sometimes, a project like this feels like a huge undertaking. But we promise it's easier than it seems. When picking the siding style for your home, there are a few things to keep in mind:

- 1 **Craft confidently.** This is an extension of you. Your personality. Your tastes. Reflect your lifestyle with siding materials and designs that reveal what you cherish.
- 2 **Look beyond the surface of the siding to see if the material is designed to withstand the rigors of the climate where you live.** While other sidings take a one-size-fits-all approach, only James Hardie® siding and trim are specifically engineered to stand up to the climate where they are used. The unique formulation of our fiber cement siding makes it a better all-around performer than wood-based or vinyl siding, delivering superior resistance to weather, fire and damage from pests.
- 3 **Take the long view.** Weighing costs? Re-siding your home returns more value than any other major home exterior project\*, making it a better investment for your home. High-performance fiber cement siding can help you spend less time and money maintaining your home. So you can enjoy more, and work less, over the many years to come.
- 4 **Browse the ColorPlus® Technology finish collections to find colors that complement your home's setting and your personality.** No other siding brand matches our combination of styles, textures and color finishes to capture the design you desire.
- 5 **Pick out the finishing details.** Make it truly yours. The trim, soffit and fascia will complete your home's exterior, giving your home instant curb appeal. When you select a James Hardie Complete Exterior™, the accent pieces work together to complement the siding in both style and performance. All backed by exceptional warranties from a single manufacturer.

## IT'S TIME TO ELEVATE YOUR HOME



"As we started looking at the house, we thought well maybe we should re-side it. Now I think it reflects more what's on the inside of our house. It looks like a different house—it looks like a new house."

Lisa and Mike H. used James Hardie® products to re-side their home.

NORTH AMERICA'S  
#1 BRAND  
OF SIDING

## Siding that stands up. For a house that stands out.

It's easy to get swept away by the James Hardie collection of profiles and products. The closer you look, the more you'll understand why over 8 million homeowners have chosen North America's most popular brand of siding.

HardiePlank® Lap Siding Stone Gray  
HardiePanel® Vertical Siding Stone Gray  
HardieTrim® Batten Boards Stone Gray  
HardieTrim® Boards Cobble Stone

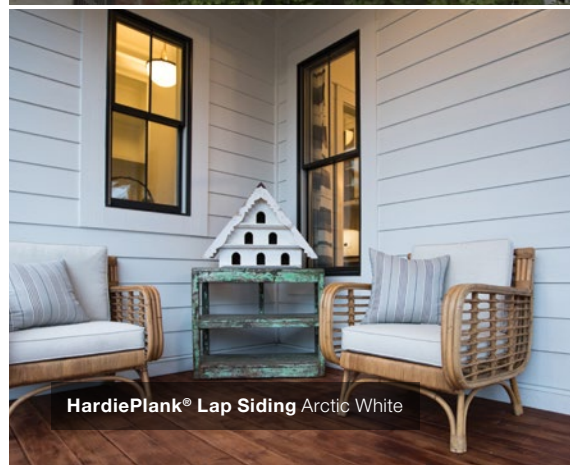
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HardiePlank® Lap Siding White Bungalow  
HardieTrim® Boards White House



## Captivating and timeless with a modern touch.

Wrap your home in clean, classic lines with the low maintenance HardiePlank® lap siding that fits the way you live now. Available in a variety of widths to capture different home styles, you can select the smooth lap siding for a more contemporary style, or enjoy the genuine warmth of wood grain texture. Select a beaded lap board to add detailed horizontal definition for a signature look.



HardiePlank® Lap Siding Arctic White



HardiePlank® Lap Siding Timber Bark

HARDIEPLANK® LAP SIDING  
REFLECTS THE COMFORTS OF HOME.  
WARM AND WELCOMING.



“James Hardie® siding was really able to provide the aesthetic I was going for. Now our home looks back to its original, ‘Gone with the Wind’ farmhouse look and feel.”

Holly W. used James Hardie® products to re-side her 1800s-era farmhouse.

## Charming and elegant with historic vibes.

Replicate the handcrafted look of cedar that's suggestive of a rustic cottage or grand Cape Cod-style home. Shingle siding adds instant charm to any home – whether it's located a stone's throw from the sea or many leagues away.



**HARDIESHINGLE® SIDING IS ENCHANTING,  
REMINISCENT OF SUNNY DAYS SPENT  
RELAXING AT THE SHORE.**

"Having something we knew would last and would still look good for a long time was a huge factor in our decision."

Chris and Minna Z. replaced fading and cracking cedar siding with James Hardie® siding with transformative results.

## Where rustic meets refined.

Traveling from the coast to the countryside, HardiePanel® vertical siding transforms homes into modern farmhouses that would feel right at home on the prairie or in the rolling hills. Add HardieTrim® boards for traditional board and batten accents or keep the design clean and contemporary with the panel's smooth texture.



HardiePanel® Vertical Siding Light Mist  
HardieTrim® Batten Boards Light Mist  
HardieTrim® Boards Arctic White

ACCENTUATE YOUR HOME'S INVITING  
FEATURES WITH HARDIEPANEL®  
VERTICAL SIDING.



HardiePanel® Vertical Siding Arctic White  
HardieTrim® Batten Boards Arctic White



HardiePanel® Vertical Siding Cobble Stone  
HardieTrim® Batten Boards Cobble Stone  
HardieTrim® Boards Arctic White



HardiePanel® Vertical Siding Evening Blue  
HardieShingle® Siding Straight Edge Panel Evening Blue  
HardieTrim® Boards Arctic White  
HardieSoffit® Select Cedarmill® Arctic White



HardiePlank® Lap Siding Smooth Gray Slate  
HardieTrim® Boards Arctic White



HardieShingle® Siding Straight Edge Panel Iron Gray  
HardieTrim® Boards Iron Gray



HardiePlank® Lap Siding Select Cedarmill® Khaki Brown  
HardieTrim® Boards Navajo Beige

Live colorfully  
ever after.

Color speaks to everyone differently. Some are drawn to light, clean colors, or bright, luscious hues, while others love dark, dramatic shades and neutral, earth tones. We have curated collections of ColorPlus® Technology finishes that can capture the look you love. Choose the right color combination with confidence using the dynamic Home Color Tool on our website. And James Hardie® siding and trim enhanced with ColorPlus® Technology can save you time, money and maintenance headaches down the road. The baked on color retains the look you love longer than house paint applied on site, helping your home look great for years to come.

EXPRESS YOUR  
PERSONALITY  
WITH INSPIRING  
COMBINATIONS.



## Durable in any season. Delightful on any home.

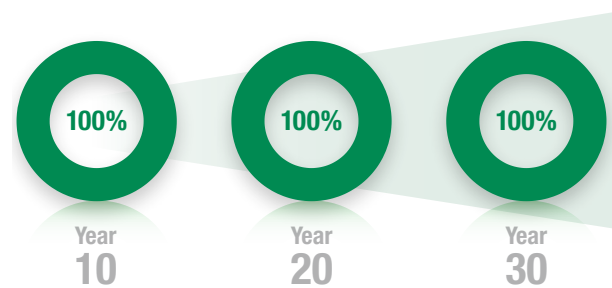
James Hardie® siding is made to withstand the harshest elements. Rain, wind, snow, sun — whatever Mother Nature throws at you. All while providing beauty built to last.

## Love your look, wherever you live.

As you get further into your journey, you'll discover the importance of style that endures. Only James Hardie® fiber cement siding and trim are specifically designed to perform beautifully wherever you live. Our HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. Our HZ10® products stand up to hot, humid conditions, blistering sun and more.

### Unlike other brands, James Hardie doesn't prorate its substrate warranties

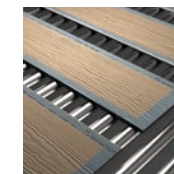
**30-year** non-prorated, limited siding warranty  
**15-year** non-prorated, limited trim warranty



HardiePlank® Lap Siding Smooth Night Gray  
 HardieTrim® Boards Arctic White

### Lasting beauty begins with the finish.

Siding and finish choices represent a major investment. Research which products will keep their good looks over time. James Hardie manufactures its siding and trim boards and applies ColorPlus® Technology finishes in the same factory. Compare that to wood-based siding that typically relies on third parties for painting. Our controlled, single-source process delivers a more consistent finish that performs better with less maintenance than paint on wood-based siding. Enjoy the peace of mind that comes with our 15-year limited finish warranty.



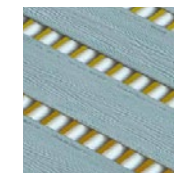
#### Exceptional finish adhesion

Our proprietary coating is applied to the surface and edges of our boards for durable performance.



#### Superior color retention

Our ColorPlus finish is baked onto James Hardie® products, enhancing resistance to peeling and chipping.



#### Superior UV resistance

ColorPlus finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.

# Superior siding — it's the easiest decision along the way.

Your home should be your rock. James Hardie designs superior strength into every fiber cement board to resist swelling, buckling, warping and splitting, despite what nature brings. No wood, wood-based, vinyl or other fiber cement siding can match our overall ability to protect your home's exterior from the elements. Before long, wood-based siding can show the effects of damage caused by weather, water, fire and pests. James Hardie® siding is specifically engineered to better resist the harsh conditions nature unleashes.



JAMES HARDIE® SIDING

WOOD-BASED SIDING



VS



## Resists Weather

**James Hardie siding**  
Resists shrinking, swelling and cracking in changing weather

**Wood-based siding**  
Shrinks and swells with changes in moisture and humidity



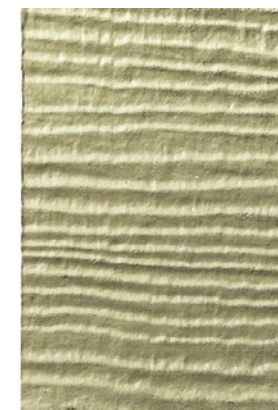
VS



## Resists Fire

**James Hardie siding**  
Won't burn and is recognized by fire departments nationwide†

**Wood-based siding**  
Will burn when exposed to a significant source of heat or flame



VS



## Resists Pests

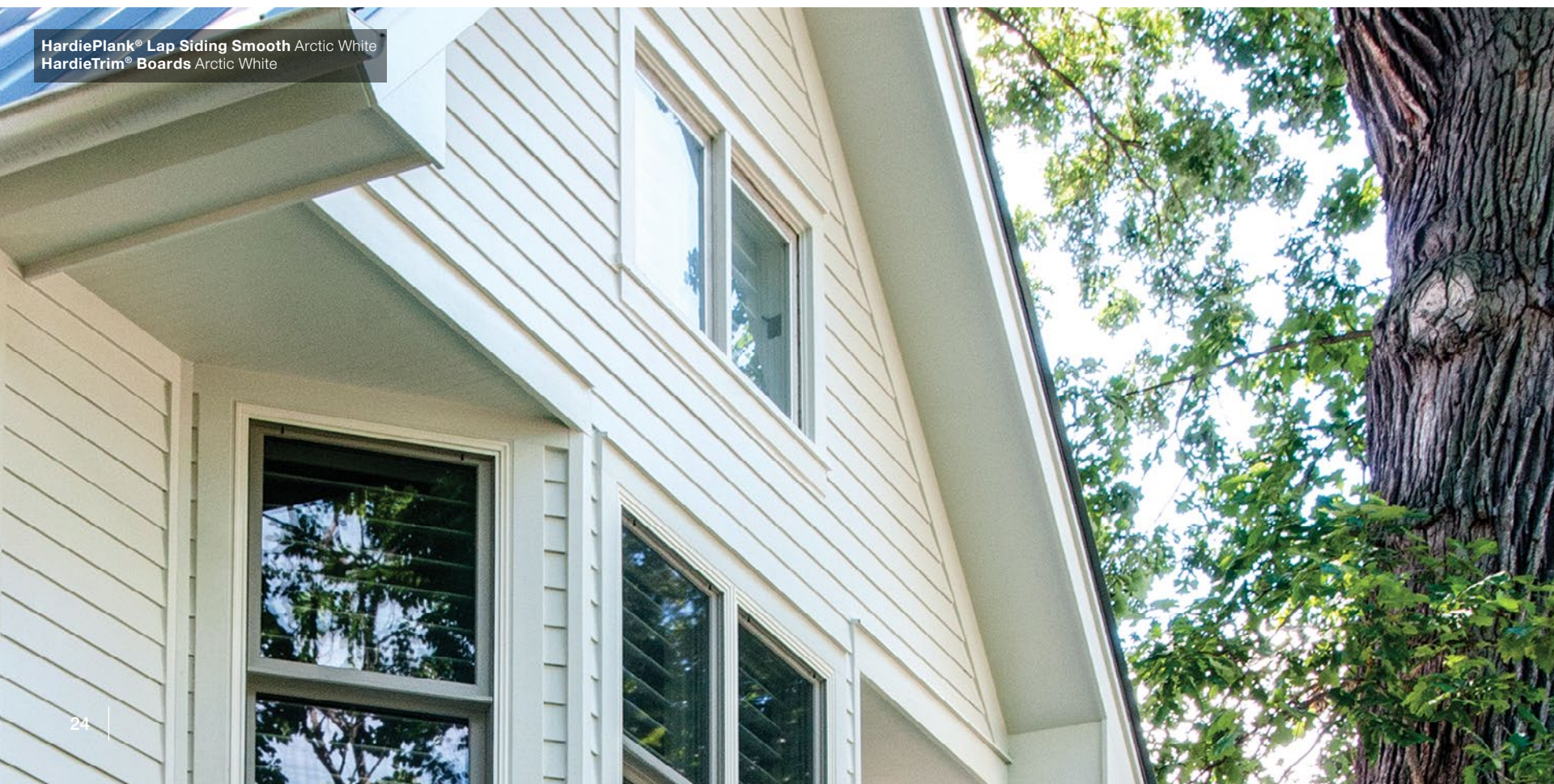
**James Hardie siding**  
Won't be eaten by woodpeckers and other pests

**Wood-based siding**  
Subject to damage from woodpeckers and other pests

\*The images illustrate samples of HardiePlank® lap siding and engineered wood both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. \*\*The images represent HardiePlank® lap siding and engineered wood siding samples exposed to a blowtorch flame for 90 seconds. †James Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. ††Images depict undamaged HardiePlank® lap siding and engineered wood exhibiting woodpecker damage.

# James Hardie® siding provides authentic design that vinyl siding can't match.

Our products are up to 5x thicker than vinyl siding, providing deeper shadow lines and a warmer wood grain texture with seams that are less visible. When investing in your home, don't be misled by vinyl siding's short term cost. Its color can be more susceptible to fading. Vinyl siding may also crack, buckle or sag with weather stress and time, possibly diminishing your home's charm and value.



## JAMES HARDIE® SIDING

## VINYL SIDING



vs



### Resists Weather

#### James Hardie siding

Resists damage from wind, rain, freezing temperatures and hail.

#### Vinyl siding

Can be damaged by hail and more prone to cracks, buckling or warping with extreme temperature changes.



vs



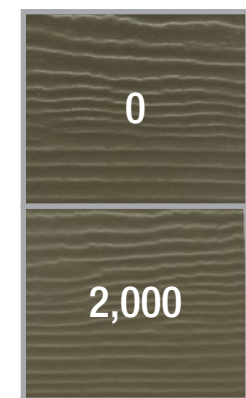
### Resists Heat

#### James Hardie siding

Noncombustible and resists damage from extreme heat.

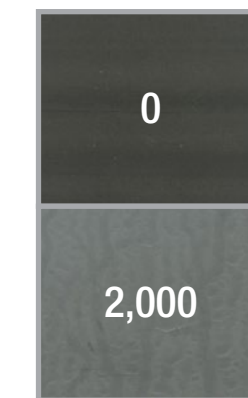
#### Vinyl siding

Vulnerable to melting caused by flame, grills and Low-E windows.



vs

Hours of UV light exposure



### Resists Fading

#### James Hardie siding

ColorPlus® Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter on homes.

#### Vinyl siding

Color stability varies with product quality, which can affect susceptibility to color change.

\*The images illustrate samples of HardiePlank® lap siding both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. Image of vinyl siding illustrates potential damage from hail or other impact. \*\* The images represent HardiePlank® lap siding sample exposed to a blowtorch flame for 90 seconds, and a vinyl siding sample heated to 140°F for 30 seconds. †Within a controlled lab environment, samples were exposed to an accelerated QUV test of 2,000 hours under ASTM G154-12a.



Prepare for your remodel with these helpful checklists.

### Important steps for a successful re-side

- Don't just cover up an existing problem. To fix a damaged exterior, the old siding should always be completely removed.
- Have your home inspected for moisture damage, mold, termites or rot. If any of these are found, address the problem to avoid future structural issues.
- Your contractor should apply a weather-resistant barrier, such as HardieWrap® weather barrier. In fact, most building codes now require this.
- Be sure your new siding is installed according to manufacturer's instructions for optimal product performance.

### Points to cover when meeting with a contractor

- Make sure the contractor's proposal includes everything you requested and the price is based on the entire project, start to finish.
- Focus on value rather than price – the credentials, attention to detail and provisions for maintaining a safe and tidy workspace are important factors that should also influence your contractor decision.
- Carefully read the contractor's workmanship warranty policy.
- Remember, the proposal is not a contract. Once you get a written contract, compare it to the proposal to ensure all your needs are met.

# For homes designed to be lived in, without looking that way.



HardieShingle® Siding Straight Edge Panel Evening Blue  
HardieTrim® Boards Arctic White

Finishing touches, down to the details. Complete your home's distinctive exterior design with trim and soffit that complement your siding and color choices in both style and performance. You can select James Hardie® products with confidence, knowing that they have earned the endorsements of trusted authorities across the building industry.

Discover why James Hardie is the recognized leader at [jameshardie.com/leader](http://jameshardie.com/leader)



HardiePlank® lap siding is backed by the **Good Housekeeping Seal**



Chosen by builders annually as a **Brand Leader in Builder Magazine**



**Green Builder Magazine** Readers' Choice, "**Most Sustainable Product**" 2019



Featured on the **DIY Network's Blog Cabin** every year since 2012



**Money Magazine** singles out HardiePlank® lap siding as a **great value**



Featured in **This Old House's Idea Home**, the Farmhouse at Emerson Green 2016

You can also check out more inspirational photos of gorgeous homes featuring our products on Houzz and Pinterest.

Explore your design options with our Home Color Tool at [jameshardie.com/color](http://jameshardie.com/color)

Siding colors shown in these images may deviate from actual ColorPlus® Technology colors. For best results in color selection, please refer to Statement Collection™ product samples or Dream Collection™ color fan decks.

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# UPGRADE YOUR EXPECTATIONS WITHOUT UPGRADING YOUR BUDGET



*High Tech Fusion Technology*

# STILL “THE MOST INNOVATIVE WINDOW OF THE YEAR.”





When we introduced our advanced H3 window, Window & Door magazine gave it the Crystal Achievement Award for innovation.

Since then, all we've done is make it even better.

At the core of the H3 is our patented Fusion Technology™. It integrates three perfect materials – extruded aluminum, vinyl and wood – into one perfect window. This unique fusion results in improved energy efficiency & performance, noticeably enhanced aesthetics, an extreme seal, and easier installation.

You'll also find our H3 FeelSafe product line making a name for itself in Zone III impact-prone locations. Add the continuous head and sill offered on all of our H3 products, and you'll see why our H3 Series remains a game changer.

## DESIGNED TO FIT EVERY VISION.

Sierra Pacific's H3 windows and doors come in a wide selection of operating styles. And the choices don't end there. You also get to select wood type, hardware style and finish, cladding color and texture, glazing preferences, grilles, screens and even more finishing touches. No matter what you choose, you get the superior performance only Sierra Pacific can deliver.



H3 DOUBLE HUNG



H3 CASEMENT



H3 HORIZONTAL SLIDER



H3 AWNING



H3 DIRECT SET

# NOBODY'S EVER BUILT A CASEMENT LIKE THIS BEFORE


## H3



### H3 AWNING WINDOW

Like all our products, Sierra Pacific awning windows are custom made, by hand, to your exact specifications. We think you'll notice the difference in how they look and how they perform.

Awning windows are a great choice when you want the fresh air of an open window even if it's raining. Our awning windows are commonly used alone or combined underneath a large picture window to provide ventilation.

Now available in our  FeelSafe impact line.

Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like some windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 7 other wood species.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Innovative snap-lock design means no unsightly screws or fasteners on the interior. Only minor nail holes to fill in the screen track.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot, and enhanced resistance to air or water leaks. No vinyl components are visible when window is closed.

Available with simulated divided lite grilles or our grilles between the glass.

Top of the line Encore handle and operating hardware are standard.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

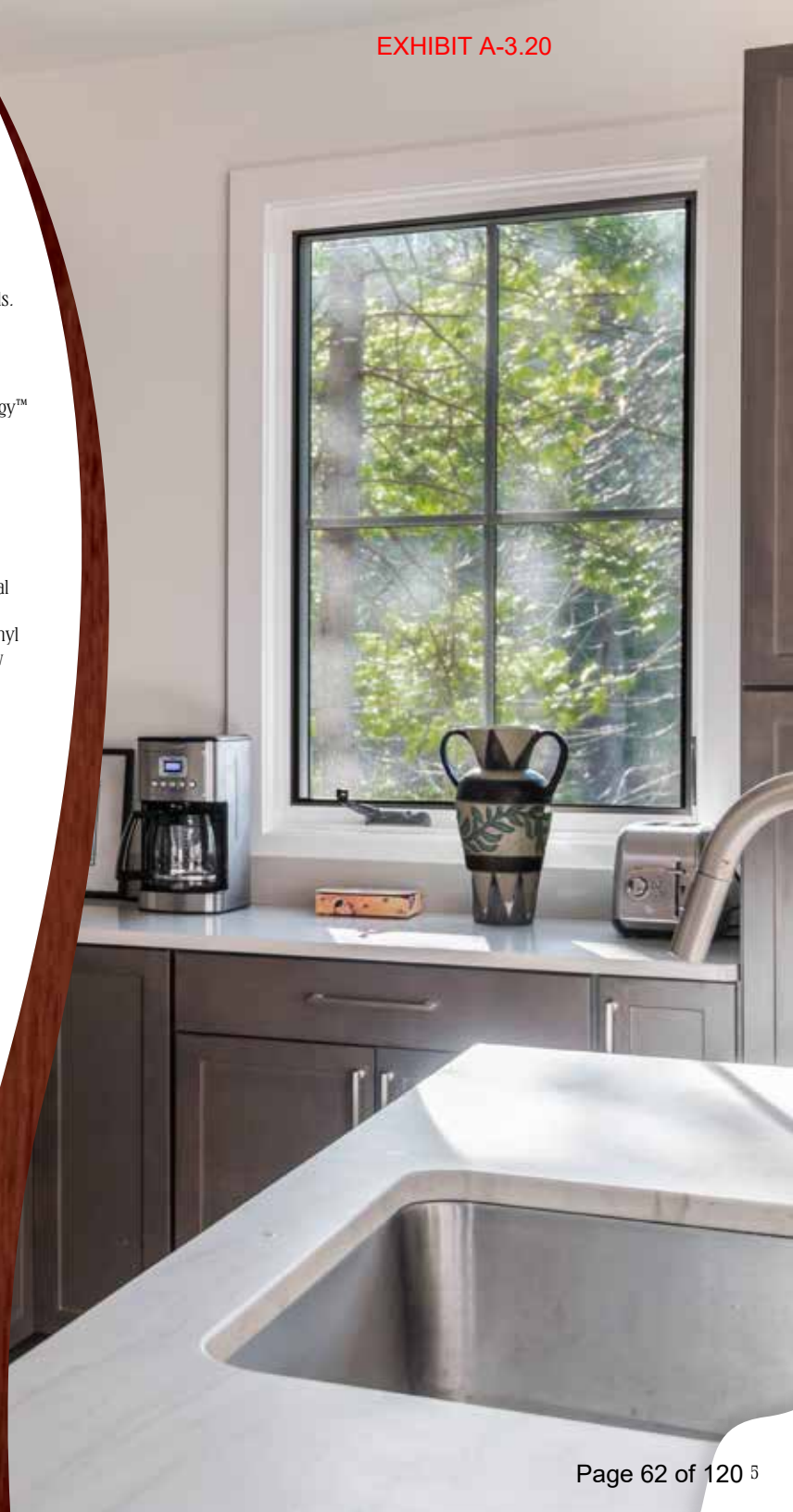
Premium weatherstripping.

Custom sizing to 1/8" available.

Mix and match the H3 with our premium line to help stay within budget.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Sash has sealed and mitered corners outside, non-mitered inside. Architectural sash setback of 7/8".



# NOBODY'S EVER BUILT A DOUBLE HUNG LIKE THIS BEFORE



Now available in our  FeelSafe impact line. 1/19/1

Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like other mid-priced windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 7 other wood species.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot and enhanced resistance to air or water leaks.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Innovative snap-lock design means no unsightly screws or fasteners on the interior.

Low profile surface mounted lock with easy to operate lever.

Constant force balance for smooth, easy operation.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Available for new construction applications with an integral nailing fin or as an insert or pocketing window for replacement applications.

Concealed jambliner just like on our custom built, high end windows.

Easy-tilt sash for easy cleaning.

Premium weatherstripping.

Custom sizing to 1/8" available.



Sash are sealed and mitered corners outside, non-mitered inside.

Available with simulated divided lite grilles or our grilles between the glass.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Mix and match the H3 with our premium line to help stay within budget.

# NOBODY'S EVER BUILT A SLIDER LIKE THIS BEFORE

## H3



Our H3 easy-glide slider is a welcome addition to our option-rich, easy-tilt double hung, and our casement and awning windows. Depending on design and operational preference, each is an exceptionally smart choice.

Our H3 horizontal slider comes with solid performance, plenty of glass & accessory options. Available in larger sizes.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Wood interior for warmth, beauty and thermal insulation. Not just a veneer like some windows.

Single or triple configurations.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Up to a 1" glass thickness for more glazing options; including triple IG.

Innovative snap-lock design means no unsightly screws or fasteners on the interior.

Available with simulated divided lite grilles or our grilles between the glass.

Mitered corners and narrow sash stiles & rails for a full vista view.

Select ponderosa pine is standard. Available natural, primed, or factory finished, and in eight other wood species.

Interior vinyl track mechanism is available in beige or white to blend seamlessly with a painted white interior.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

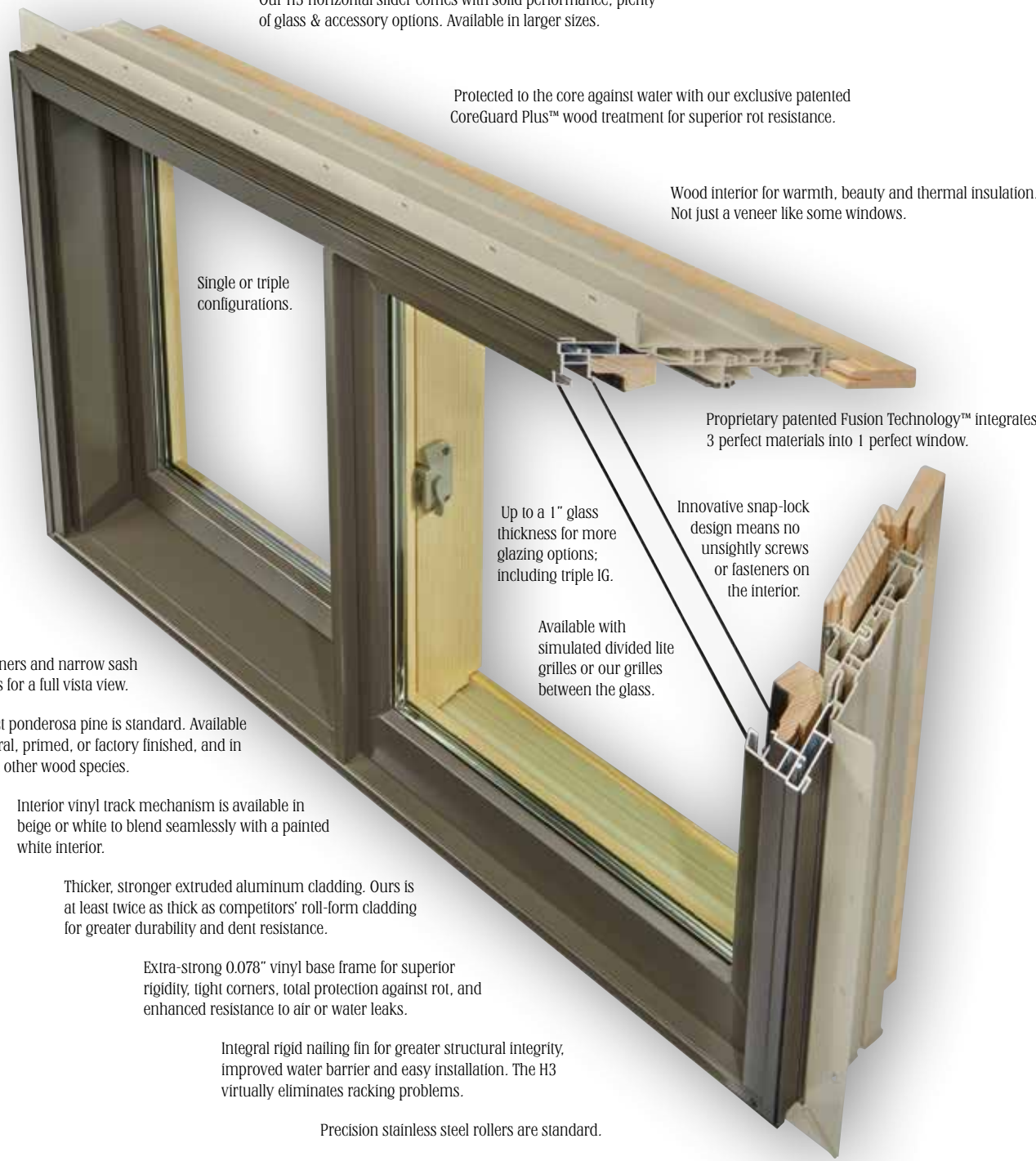
Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot, and enhanced resistance to air or water leaks.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Precision stainless steel rollers are standard.



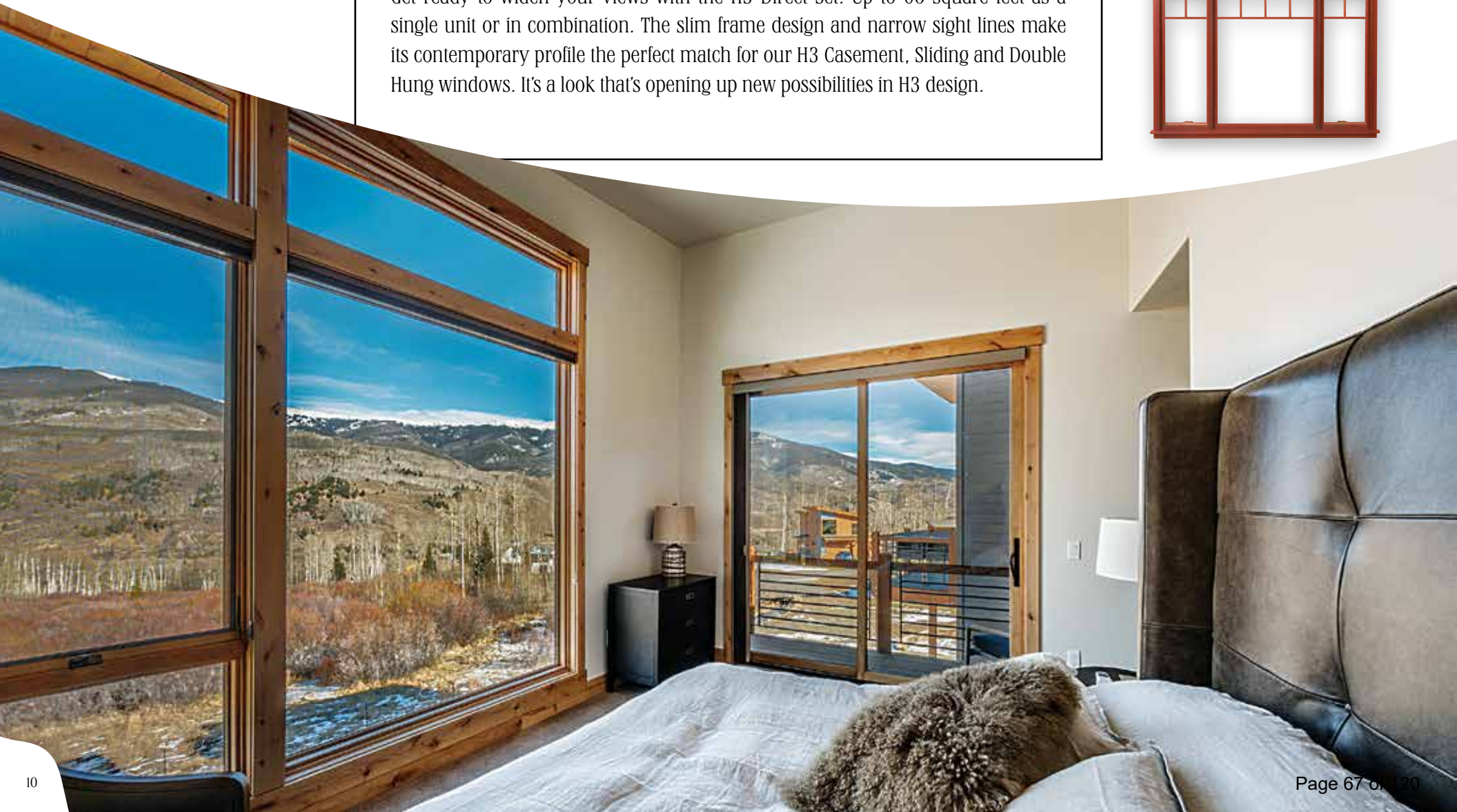
Kelly & Stone Architect | VINEYARD CUSTOM HOMES  
KTG Design | Kat Alves Photography





# EXPAND YOUR DESIGN CHOICES WITH DIRECT SETS

## H3

Get ready to widen your views with the H3 Direct Set. Up to 60 square feet as a single unit or in combination. The slim frame design and narrow sight lines make its contemporary profile the perfect match for our H3 Casement, Sliding and Double Hung windows. It's a look that's opening up new possibilities in H3 design.



Now available in our   
FeelSafe impact line. 

Choose from eight species of interior wood.

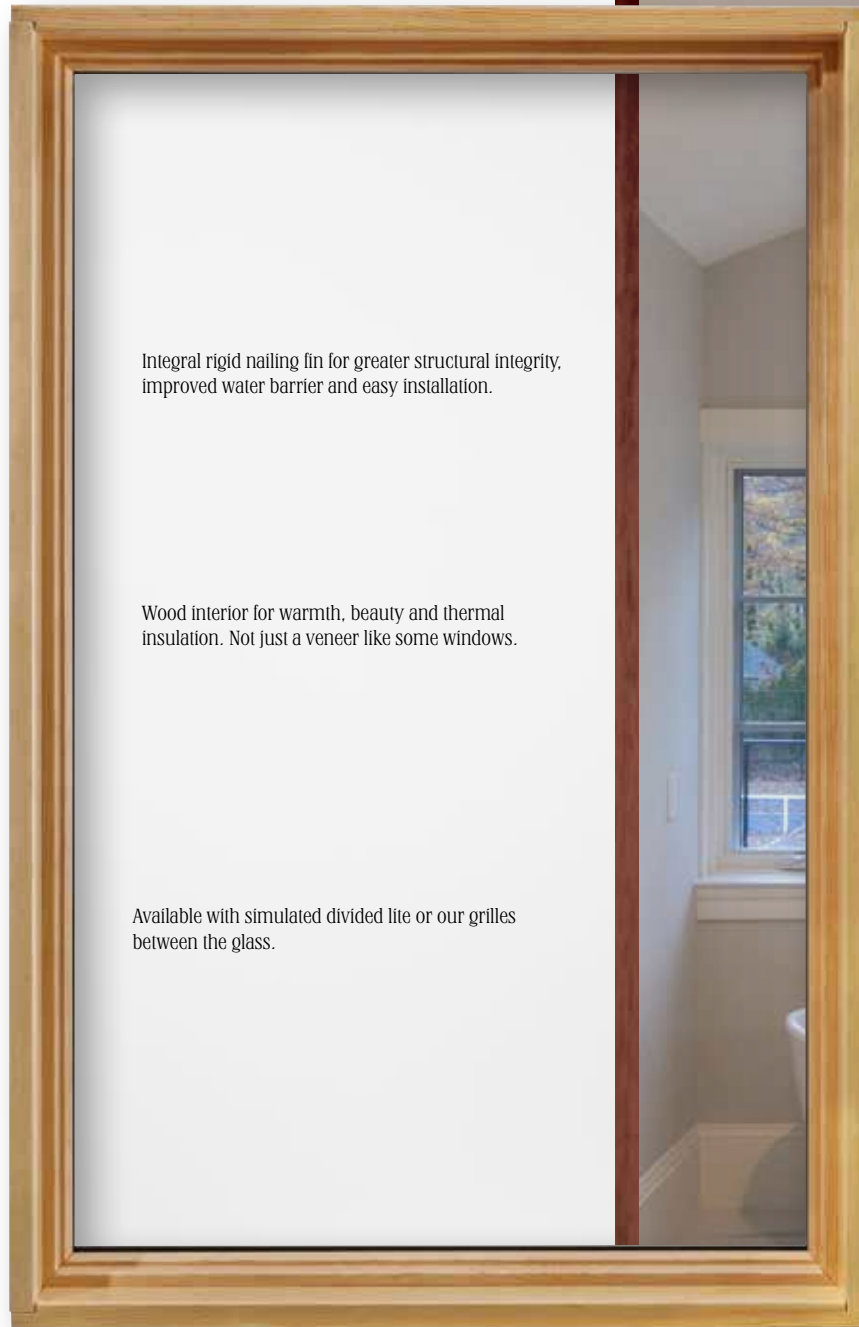
Integral rigid nailing fin for greater structural integrity,  
improved water barrier and easy installation.

Protected to the core against water with our  
exclusive patented CoreGuard Plus™ wood  
treatment for superior rot resistance.

Wood interior for warmth, beauty and thermal  
insulation. Not just a veneer like some windows.

Available with simulated divided lite or our grilles  
between the glass.

Thicker, stronger extruded aluminum cladding.  
Ours is at least twice as thick as competitors'  
roll-form cladding for greater durability and dent  
resistance.



# A TOP PERFORMER IN ZONE III AREAS

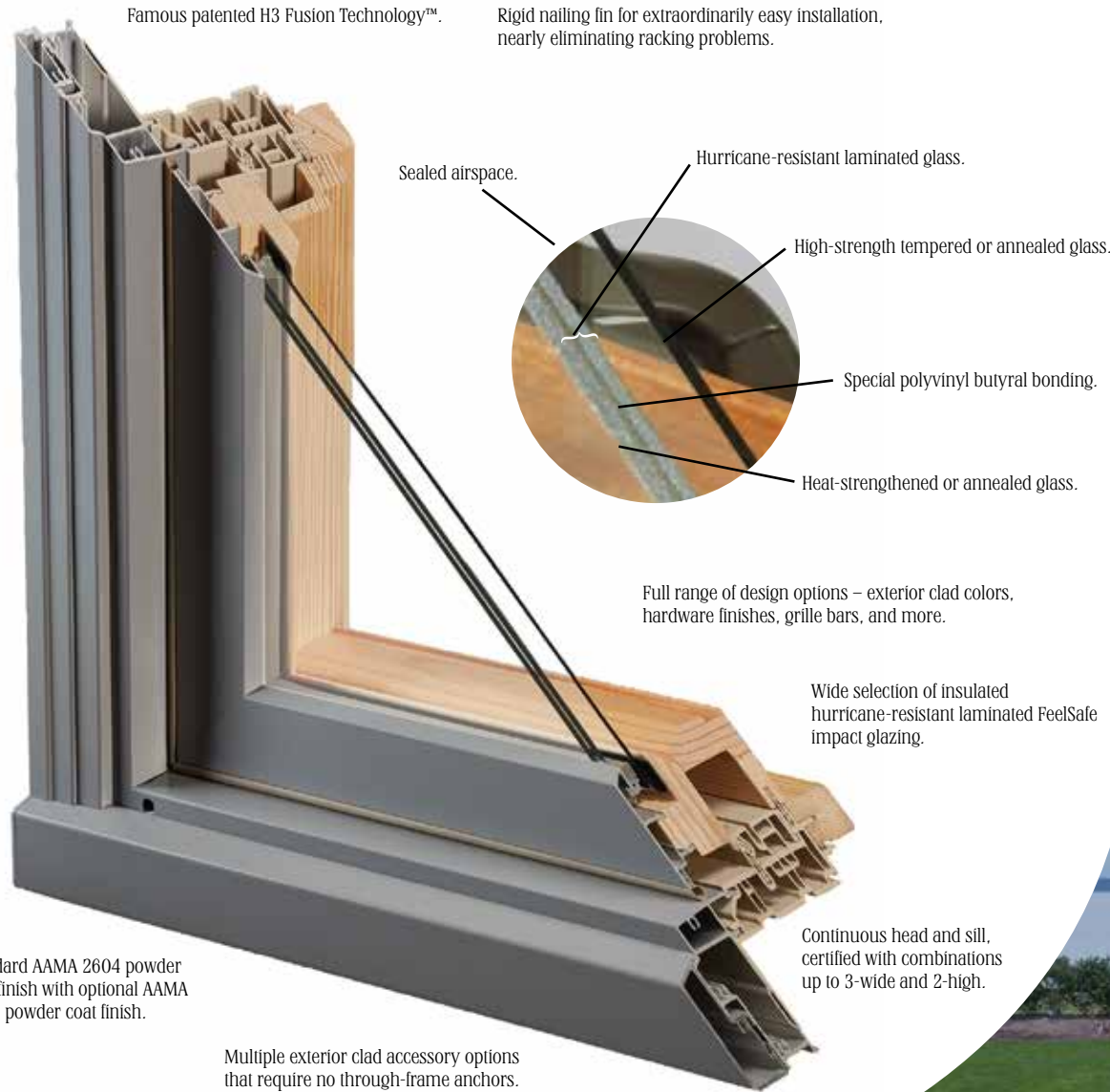


H3 Feelsafe products are available as casements, awnings, double hungs and direct sets, all with DP +50/-60 zone III rating.





H3 has long been a favorite with architects, builders and homeowners. With the addition of our hurricane resistant FeelSafe glazing, H3 FeelSafe is an amazing and often necessary choice for zone III homebuilders. Exceptionally easy to install and extremely energy efficient, choose from casements, awnings, double hungs and direct sets. Our full H3 FeelSafe line is perfect for coastal building challenges.



Standard AAMA 2604 powder coat finish with optional AAMA 2605 powder coat finish.

Multiple exterior clad accessory options that require no through-frame anchors.

ye-h photography | Prentiss + Balance + Wickline Architects



# HIGH PERFORMANCE GLAZING OPTIONS



## FINE TUNE YOUR WINDOWS FOR OPTIMAL PERFORMANCE.

What's the best glazing for your windows and patio doors?

Obviously, what's best for a freezing northern winter is not necessarily right for a hot southern summer. We have the answer. With one of the broadest selections of glazing options in the window industry, Sierra Pacific lets you choose exactly the right performance glass for your exact weather and environmental conditions.

You can choose glazing to improve your energy efficiency and lower your energy bills. You can capture the sun's heat, or reflect it. You can also reduce outside noise, block the sun's damaging UV rays, or even enhance your privacy.

Mandalay Homes



Acrylic barrier

Polymer structural foam

No-Metal TrueWarm® Edge Spacer.

## THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that make our H3 windows perform so well is our patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that's not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.

**Low-E 366**



Cardinal's triple layer silver product with their exclusive XL Edge Spacer for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27\* Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass.\*\*

**Low-E 366 with i89 Coating\*\***



The same superior performance as regular Low-E 366 (above), but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating.\*\*

**Low-E 340**



It has an amazingly low 0.18\* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and maximum glare control. Also available with Preserve protective film or with Preserve and Neat coating.\*\*

**Low-E 180 Passive Solar**



A very high (0.70\*) coefficient for capturing solar heat gain. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve protective film.\*\*

**Low-E 180 Passive Solar with i89 Coating\*\***



The same superior performance as regular Low-E 180 (above), but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film.\*\*

**Dual or Triple Pane Low-E**



Insulated for improved energy efficiency. Single surface Low-E coating to reduce solar heat gain and block UV rays.

**Insulated Glass**



For moderate climates. Basic glazing with basic performance.

**Sound Control**

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated. Triple pane or varying lite thickness can also provide smart sound control solutions.

**FeelSafe® Insulated Low-E with or without Sea Turtle Glazing**



Protect your home and our sea turtle population. FeelSafe windows and patio doors are engineered inside and out to resist hurricane-force winds, pounding rain, wind-borne debris, and rapid pressure changes that could implode your home or blow off the roof. Available in Low-E, Low-E 366 or Low-E 340.

Triple pane is available in multiple Low-E combinations to improve thermal performance.  
 \* All values shown are center of glass. \*\* Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation. \*\*\* Available when selecting Black Cardinal IG Spacer.

# THE WARMTH & BEAUTY OF SELECT WOODS



We happen to think that your windows should match your cabinets perfectly. So whether it's your den or your kitchen, or throughout the whole house, Sierra Pacific lets you choose from eight beautiful woods for your windows, patio doors and trim.



See your local representative for actual wood samples. Wood is a natural material with character, color, and grain patterns with varying densities. Wood veneer wrap may be used on select components of various species.



Prairie  
3-1/2" wide



Tradesman  
3-1/2" wide



Tradesman II  
3-1/2" wide



Craftsman  
3-1/2" wide



Continental  
3-1/2" wide



Colonial  
3-1/2" wide



Regal  
3-1/2" wide



Provincial  
3-1/2" wide



Tudor  
3-1/2" wide

# A PREMIUM FACTORY FINISH

Nothing beats a factory finish performed with state-of-the-art equipment under rigorously controlled, ultra-clean conditions.

Sierra Pacific gives you two premium options: Ultra Stain and Ultra Coat.

Ultra Stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat is a durable interior paint.

Ultra Coat and Ultra Stain finishes are a meticulous and advanced process to ensure maximum beauty of your wood window and door interiors. Yet, wood is a natural material with character, color, and grain patterns with varying densities, even in lumber taken from the same tree. Colors and stain absorption will vary widely based on the wood's natural character; therefore, results are not guaranteed by Sierra Pacific Window for color or grain consistency. While not always necessary, touch up in the field of the finish should be expected.

## ULTRA STAIN

Clear

Espresso

Toffee

## ULTRA COAT

Black

White

Accessible Beige

Creamy

Dried Thyme

Requisite Gray

Urbane Bronze

Iron Ore

Deep Forest Brown

Anchors Aweigh



Heritage  
2-3/4" wide



Heritage II  
2-3/4" wide



Traditional  
2-1/4" wide



Contemporary  
2-1/4" wide



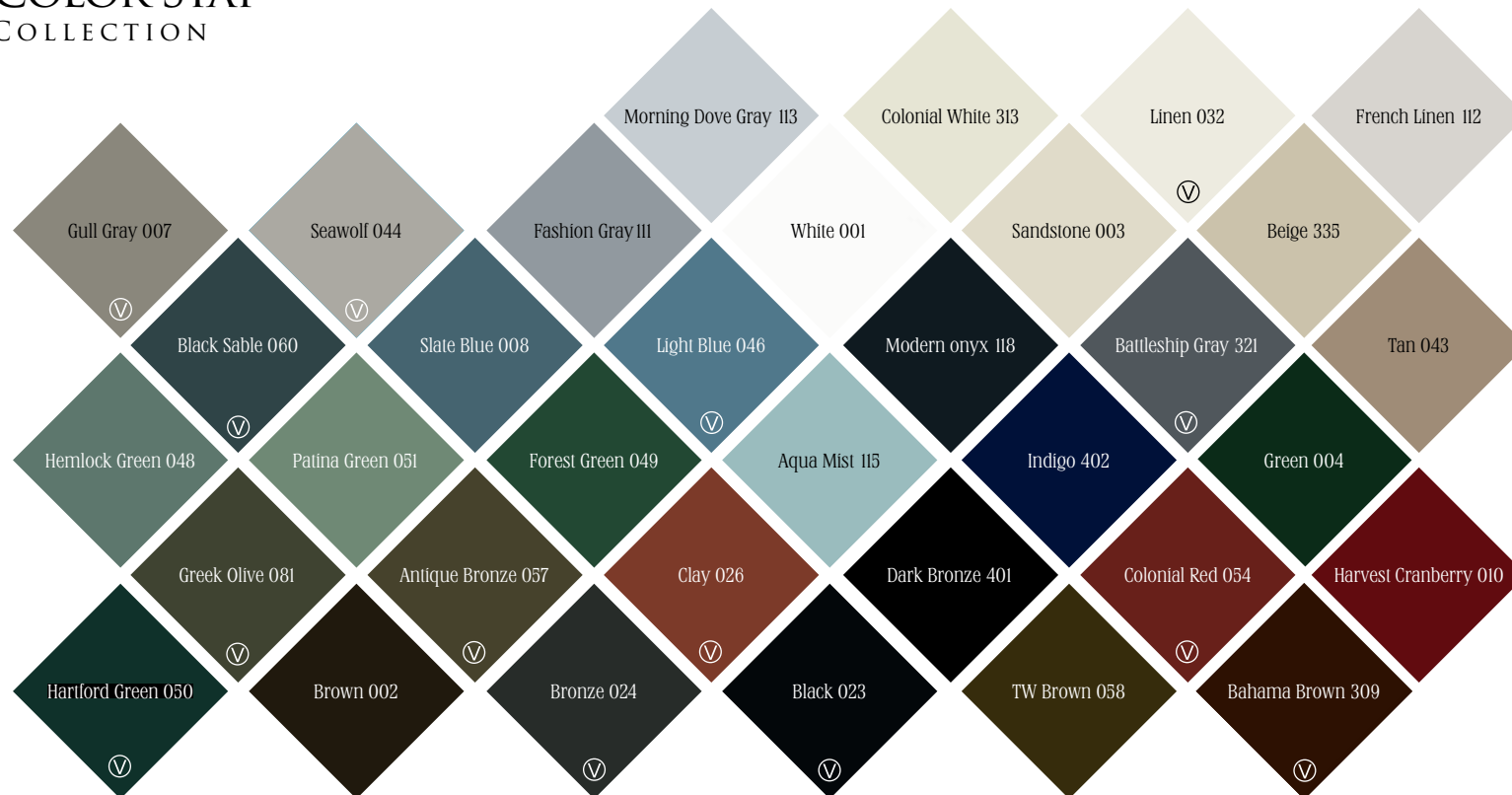
# CHOOSE CAREFULLY THESE COLORS STAY A LONG, LONG, LONG TIME

The exterior of Sierra Pacific H3 windows is fully encased in low maintenance, heavy-duty, extruded aluminum. Ours is at least twice as thick as our competitors' roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 50 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.

## COLOR STAY™ COLLECTION

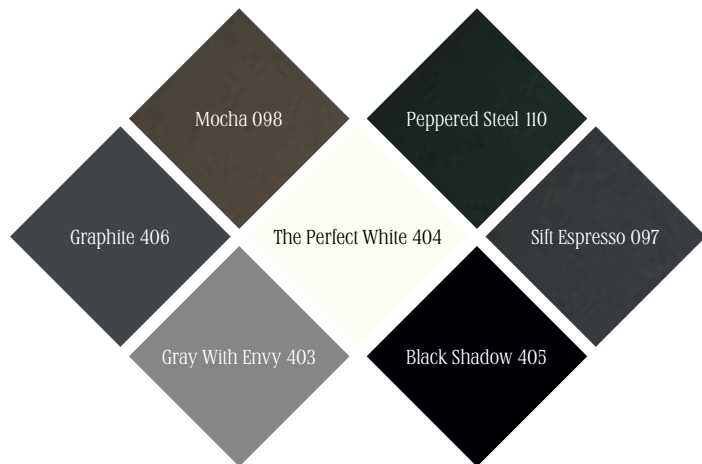


Ⓥ Available in vinyl.



## MATTE TEXTURED COLLECTION

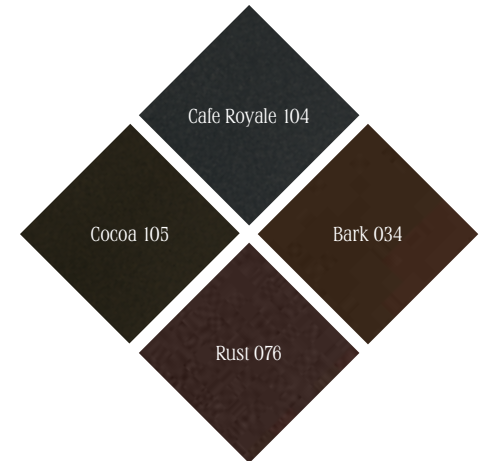
— Available AAMA 2604 only —



## METALLICS COLLECTION



## BLENDED COLLECTION



Pricing may vary by collection.

# MAKE OUR WINDOWS UNIQUELY YOURS

With our grille and hardware design options, you can make the look of your H3 windows truly complement your home—whether your décor is traditional, contemporary, or something in between.

## CASEMENT HARDWARE

Our standard handle is the Encore from Truth. It's the same high-end handle as on our premium casements. It folds out of the way of window treatments, and comes in beautiful hardware finishes.



## BEAUTIFUL FINISHES \*Special order. Extended lead-time.



## DOUBLE HUNG | SLIDING WINDOW HARDWARE

Easy-tilt latches make window cleaning a breeze. Available in multiple finishes.

\*Special order. Extended lead-time.



# CLASSIC APPEAL, MODERN EASE

Sierra Pacific offers two ways to achieve the classic appeal of traditional divided lights. Our newly expanded selection of simulated divided light profiles, with optional aluminum spacers between the glass, and our grilles between the glass, giving you the visual appeal you want without the grille ever getting in your way.

## SIMULATED DIVIDED LITE PROFILES

5/8"

7/8"

1"

1-1/4"

2"



Contemporary



Putty



Traditional

## GRILLES BETWEEN THE GLASS

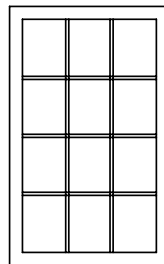
Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Available in 8 colors.

Two-tone grilles also available.

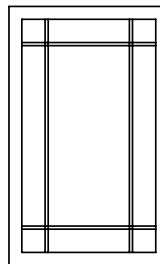


## GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal and prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



Equal



Prairie



Bronze spacer option shown



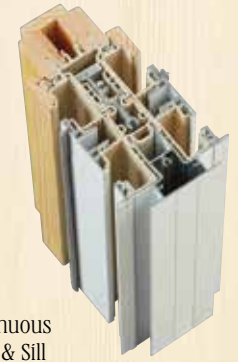
# MORE CUSTOMIZATION MADE REMARKABLY EASY

## CONTINUOUS HEAD & SILL ADVANTAGE

The continuous head & sill of our H3 windows makes installing multi-wide units much simpler. It also improves structural integrity and dramatically increases performance with a water-tight mull joint certified up to three-wide and two-high.



## MULLING OPTIONS



Continuous  
Head & Sill  
Mull Post



Tight Mull



Plate Mull



Whitney Kamman Photography | Adams Construction

## EXTERIOR TRIM PROFILES



2" Flat Casing



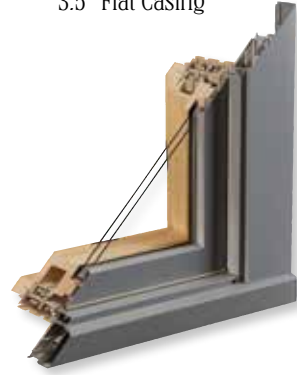
3.5" Flat Casing



2" Brickmould



2" Oval



One of the industry's top performers keeps getting design improvements to make it even easier to install, more efficient to own and more beautiful to look at.

Add-on clad profile gives homeowners the flexibility to choose the aesthetic they want.

# INDUSTRY-LEADING PROTECTION FOR WOOD

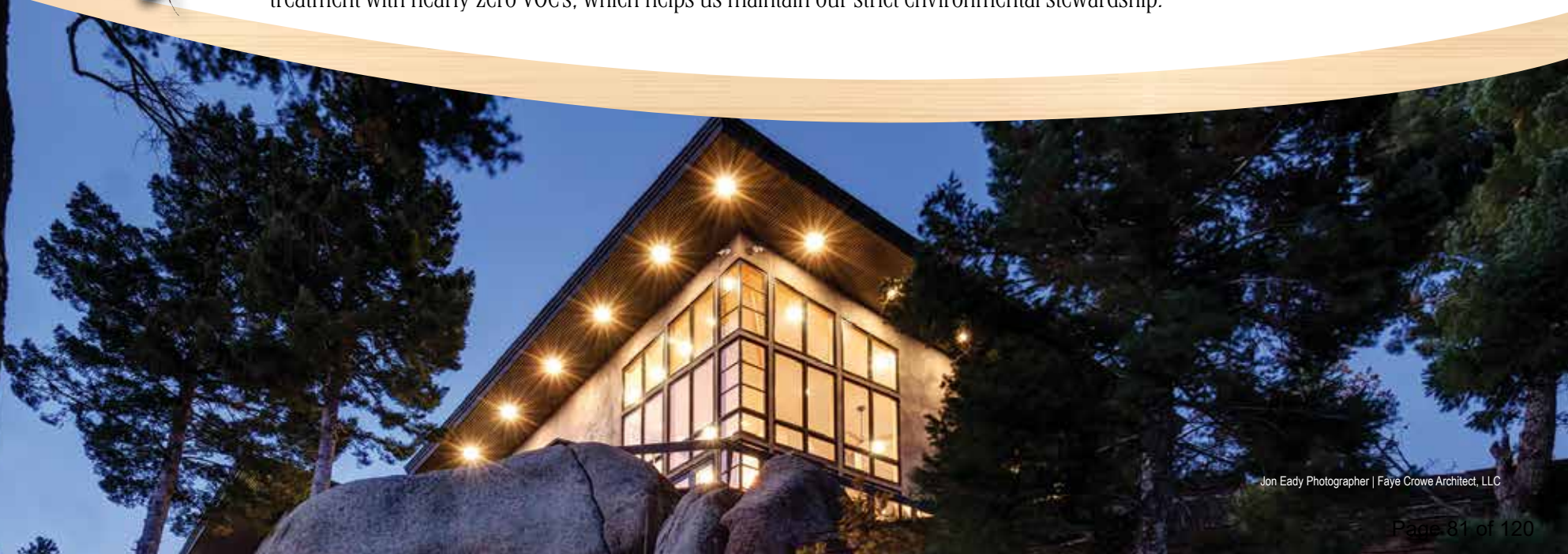
## COREGUARD PLUS™ WOOD PRESERVATIVE.



Thoroughly tested in Hawaiian rain forests against water, insects and rot.

Sierra Pacific wood windows and doors are protected by CoreGuard Plus™ wood treatment, a patented process that, when needed, penetrates wood right to the core to repel water, so our windows and patio doors are less likely to warp or swell and have superior dimensional stability.

In addition, CoreGuard Plus contains fungicides and insecticides to deeply protect all wood species from pests and rotting. Amazingly, this strong protection comes from a naturally organic, water-based treatment with nearly zero VOC's, which helps us maintain our strict environmental stewardship.



# INDUSTRY-LEADING WARRANTY

## A WARRANTY AS TOUGH AS THE PRODUCTS IT GUARANTEES

Sierra Pacific Windows and Doors are backed by our fully transferable 30/20 Limited Warranty (20/10 for commercial products). It provides 30 year residential AAMA 2605 clad exterior coating coverage, 20 year insulated glass coverage, 10 year parts coverage, 2 year labor coverage, and 10 year AAMA 2604 clad exterior coating coverage. For warranty specifics, please refer to [SierraPacificWindows.com](http://SierraPacificWindows.com).



# OUR INSTALLATION SECRET: TIME IS MONEY

The H3 isn't just remarkably advanced. It's also remarkably easy to install and finish. A rigid nailing fin is integral to H3 windows. It produces greater structural integrity, an improved water barrier and the virtual elimination of racking problems.

Plus, our innovative snap-lock design also means no unsightly screws or fasteners on the interior and fewer nail holes to fill. In fact, the only nail holes on the casement are in the screen track.

The bottom line is that you save time. And time is money.



# THE PERFECT COMPLEMENT TO YOUR H3 WINDOWS.

In addition to the remarkably advanced H3, Sierra Pacific also offers several complete lines of wood windows and patio doors. We build them with careful attention to detail, superb craftsmanship, innovative engineering, and the newest technology. Of course, they're designed to complement your H3 windows.



Casement Window



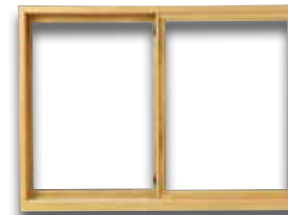
Double Hung Window



Single Hung Window



Awning Window



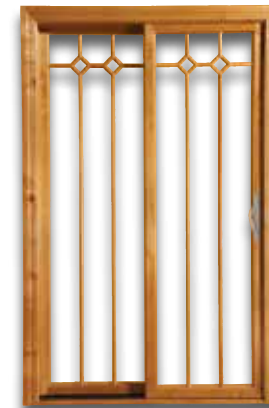
Horizontal Sliding Window



Bay or Bow Window



Swinging Patio Door



Sliding Patio Door



Geometric Shape Window

For support and answers to any questions, call 800-824-7744,  
or visit [SierraPacificWindows.com](http://SierraPacificWindows.com)

*Instagram* Follow us @SierraPacificWindows



Your Sierra Pacific product may contain inert gas, intended to improve thermal performance. Even the best manufacturing techniques cannot guarantee that the initial fill rate of the inert gas will be maintained during the product's lifetime, and Sierra Pacific makes no such guarantee. If the product is fitted with a breather or capillary tube system, it must be treated as if it is entirely air filled. Sierra Pacific does not guarantee the presence of inert gas or any thermal performance related to inert gas. See actual warranty for complete details.

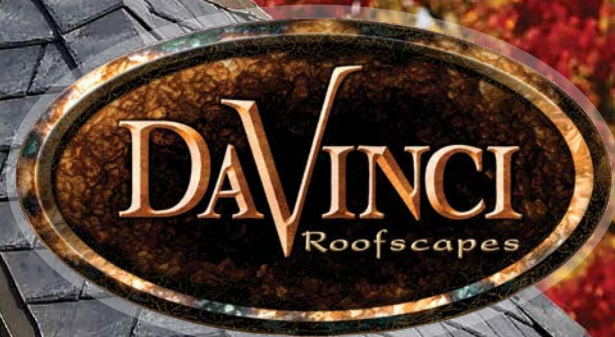
We reserve the right to change product specifications without notice. Photography used may not represent current product features and options. Sierra Pacific windows and doors are successful thanks in part to our unique patents. Visit [spi-ind.com/ip](http://spi-ind.com/ip) to learn more.



We're the company building the most uncompromising windows and doors possible for clients with the highest expectations, a fact we're proving one beautiful project at a time.

SCAN THE QR CODE TO SEE FOR YOURSELF.





INSPIRE<sup>®</sup>  
CLASSIC SLATE

*Classic looks & modern convenience*

# Set your sights higher with INSPIRE SLATE BY DAVINCI

Inspire® Slate by DaVinci is a lightweight single-width shingle that replicates the traditional look of weathered slate—in a carefully engineered form that delivers both the look and the performance that make DaVinci the first choice for fine homes everywhere.

## THE BEST

*of what's old.*

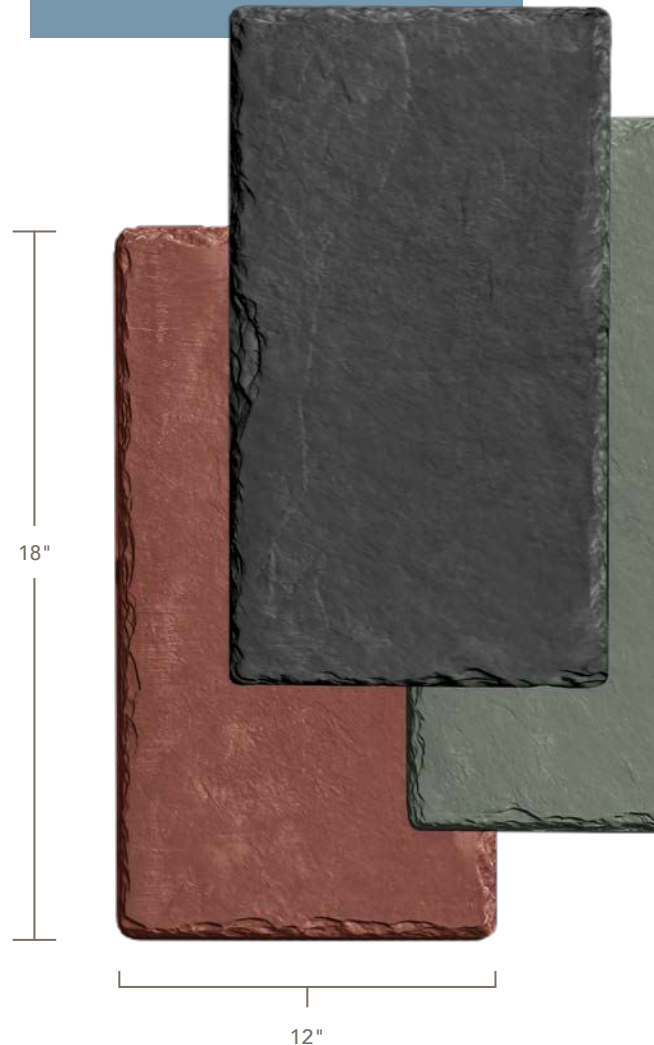
From Vermont to Louisiana, traditional slate roofs are a time-honored sign of quality and protection. Inspire Slate by DaVinci builds on this heritage, accurately capturing the look of historic single-width slate tile down to the details of its textured surface and deckled edge. But we didn't stop there—the beauty of Inspire Slate is much more than skin deep.

## IMPRESS

*with what's new.*

Inspire Slate delivers a level of performance that allows it to weather any climate in style. Advanced, environmentally conscious material technology and manufacturing processes produce uniform tiles that are remarkably thin, while standing strong against snow and rain, wind and hail, chips and cracks—and reducing maintenance.

*Compression molded using 100%-virgin resins with polymer blend UV blockers, Inspire Slate tiles hold up impressively under the sun, so the color stays rich and vibrant for years.*



*Inspire® Slate by DaVinci*

LENGTH	WIDTH	THICKNESS
18"	12"	1/4"
<i>Can be installed at 6" to 7.5" exposure</i>		

*Strikingly textured tiles that bring the feel of a classic roof to your home.*

Inspire Slate by DaVinci delivers the best of time-honored design in a range of colors that complement any home.

And when you choose a Cool Roof Color, you can reduce energy consumption by as much as 15 percent.



**BRING YOUR ROOF TO LIFE, WITH A PERFECT COLOR THAT'S MADE TO LAST A LIFETIME.**





## THROUGH THICK AND THIN

*it's the roof you can always count on.*

DaVinci is the composite roofing that others look up to. Our top-performing and impressive-looking Inspire Slate shingles give homeowners everywhere the freedom to dream big, knowing that their roofs will stand up to wind and rain and hail and freezing temperatures, with little maintenance—and even fewer worries, thanks to the Lifetime Limited Material Warranty.

	DAVINCI Roofscapes	ASPHALT	NATURAL SLATE	NATURAL SHAKE
WIND RESISTANT	●	●	●	●
FIRE RESISTANT	●	●	●	●
IMPACT RESISTANT	●	●	●	●
FREEZE/THAW RESISTANT	●	●	●	●
MAINTENANCE-FREE	●	●	●	●
COLOR-FADE RESISTANT	●	●	●	●
LIGHTWEIGHT	●	●	●	●

STRENGTH ● AVERAGE ● WEAKNESS ●

**Building Code & Testing Approvals:**  
 Class A & C Fire; UL2218 Class 4 Hail; TAS 100-95  
 Wind Uplift, 110 mph; Texas Department of Insurance  
 #RC404; Florida Building Code FL7409; CRRC 0217

### DAVINCI ROOFSCAPES

13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624

DAVINCIROOFSCAPES.COM



©2023 Westlake DaVinci Roofscapes, LLC

Printing reproduction of colors shown in this brochure may vary from actual product.

For product warranty details, please visit DVroof.com/warranty. The warranty found there is the sole warranty applicable to Inspire Classic Slate, 50-Year Limited Lifetime Warranty. Please refer to our website for installation guides.

\*Contact DaVinci Roofscapes for specific application requirements for UL Class A Fire rated systems.



Beautifully Authentic High-Performance Roofing

# Slate Roof Tile





Washington

# Build With BRAVA

Whether you're taking your first steps, navigating mountain trails, walking beach side under blue skies, or sharing laughs around a campfire, life's core memories bring us back to one place: home.

Make it a home *Built with BRAVA.*



# Inspiring Beauty

## Every BRAVA Roof Tile Is A Choice Tile.

Extraordinary color, superior mineral pigment throughout, variegation within each tile and super fine detail create an unparalleled natural stone look.

## Compression Molded

Compression molding makes our tiles stronger and more detailed.

## Thicker, More Material

The gauge of BRAVA material is thicker and provides more headlap than comparable synthetic roofing products. The finished roof is more durable and dimensional.

## Sustainable

We turn plastic destined for the landfill into a beautiful and durable roof made of recycled material that itself is fully recyclable.

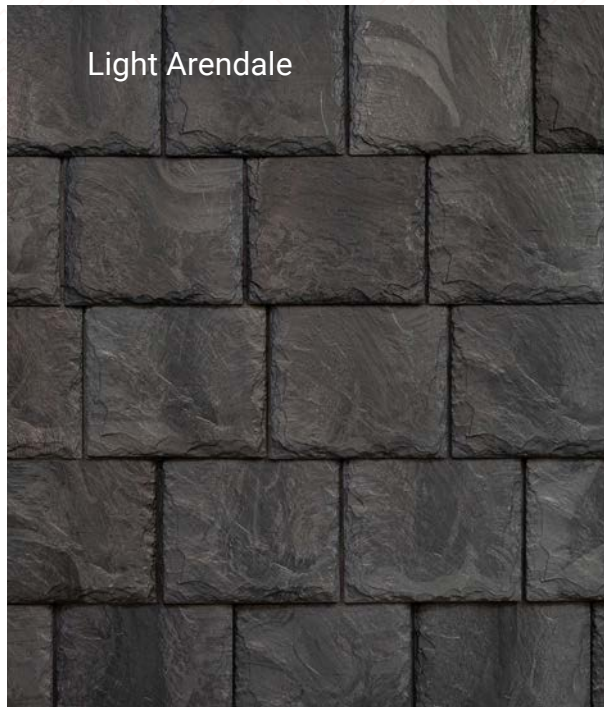
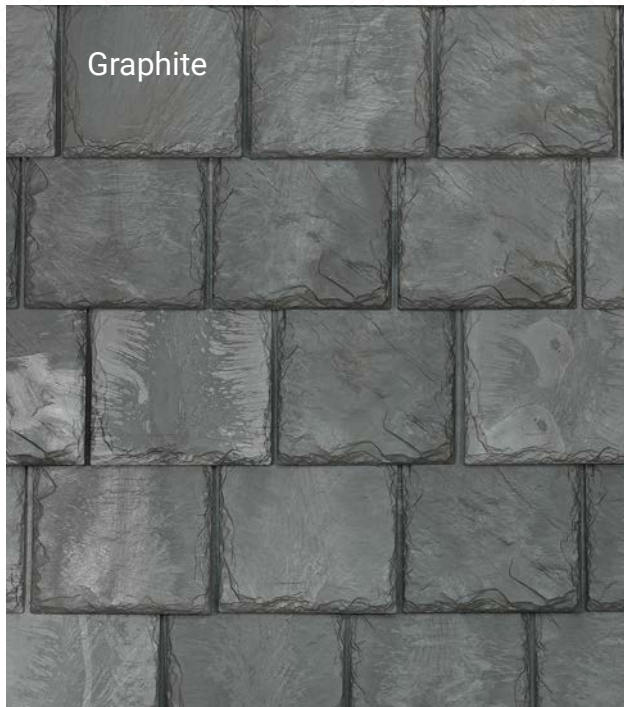
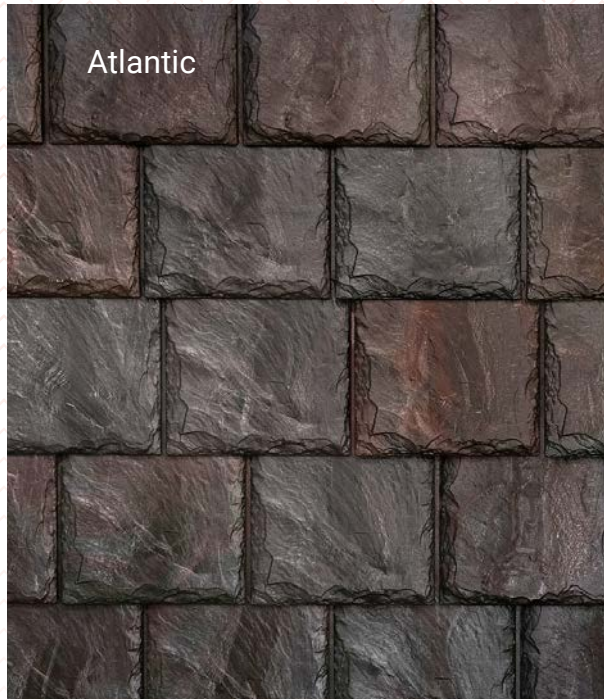
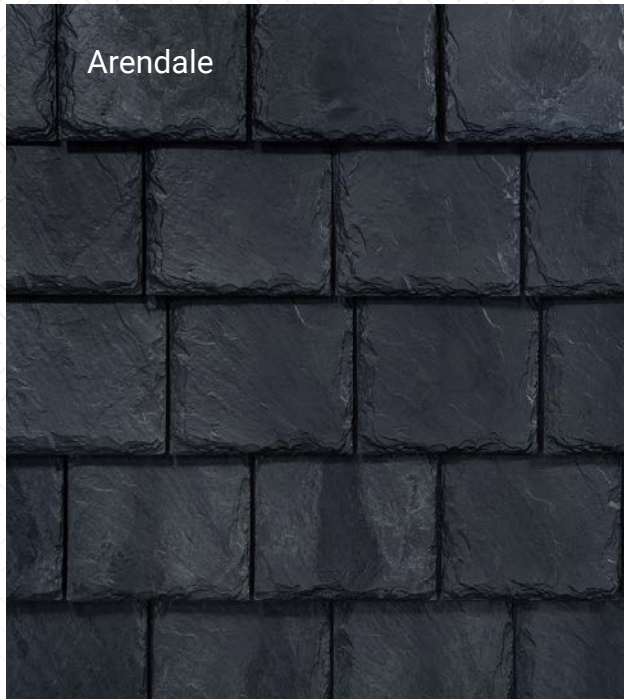
# Color For Life

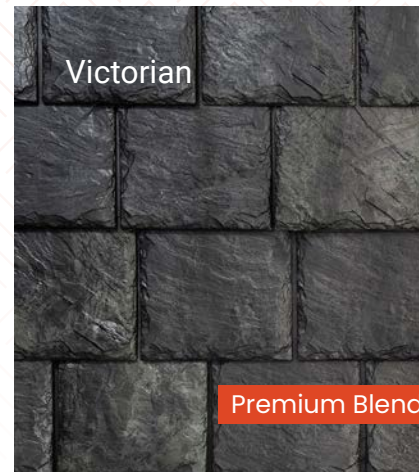
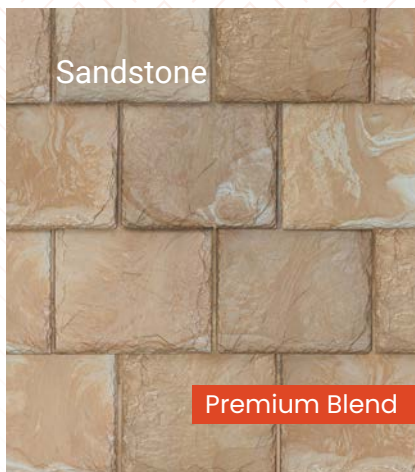


**Chemical or dye-based colorants get broken down by the sun over time** and they degrade as you see in old comic books or photographs.

**Pure mineral pigments keep a 3,000 year old wall colorful** and paintings that are hundreds of years old remain bright.

**BRAVA tiles are made with pure mineral pigments found in nature** – colorants that can last for centuries.



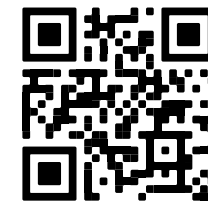


# Mother Nature Inspired Hues

**Standard** color line of natural color blends gives an authentic look of natural slate tile.

**Premium** striking color blends complimenting homes that strive for a luxurious look and feel.

**Cool Roof Colors** (Title 24 compliant) are perfect for any home looking for the benefits of increased energy efficiency.



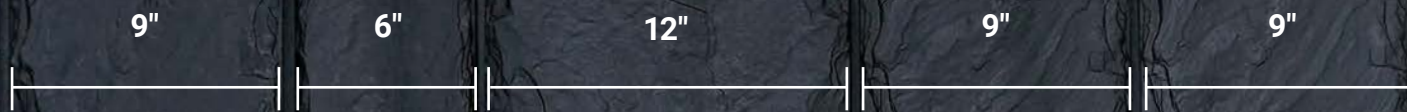
**VIDEO:** See how color changes throughout the day and access high resolution photos. **Scan QR Code.**

# Available in Single Width & Multi-Width



## Single Width

Single width is standard and presents a more uniform look with all field slates being 12" .



## Multi-Width

For a more traditional cottage style, our Multi-Width Slates are available in 6", 9", and 12" widths for greater variation across the roof.





## Lasting Color

Revolutionary fade-resistant technology ensures your roof will look stunning year after year.



# Lightweight

BRAVA materials are lightweight enough to be installed on homes without any structural reinforcement.







## Mauchline Manor



**VIDEO:** See the full story of this historical project - scan QR Code.



Trusted By

# Historical & Landmark Buildings

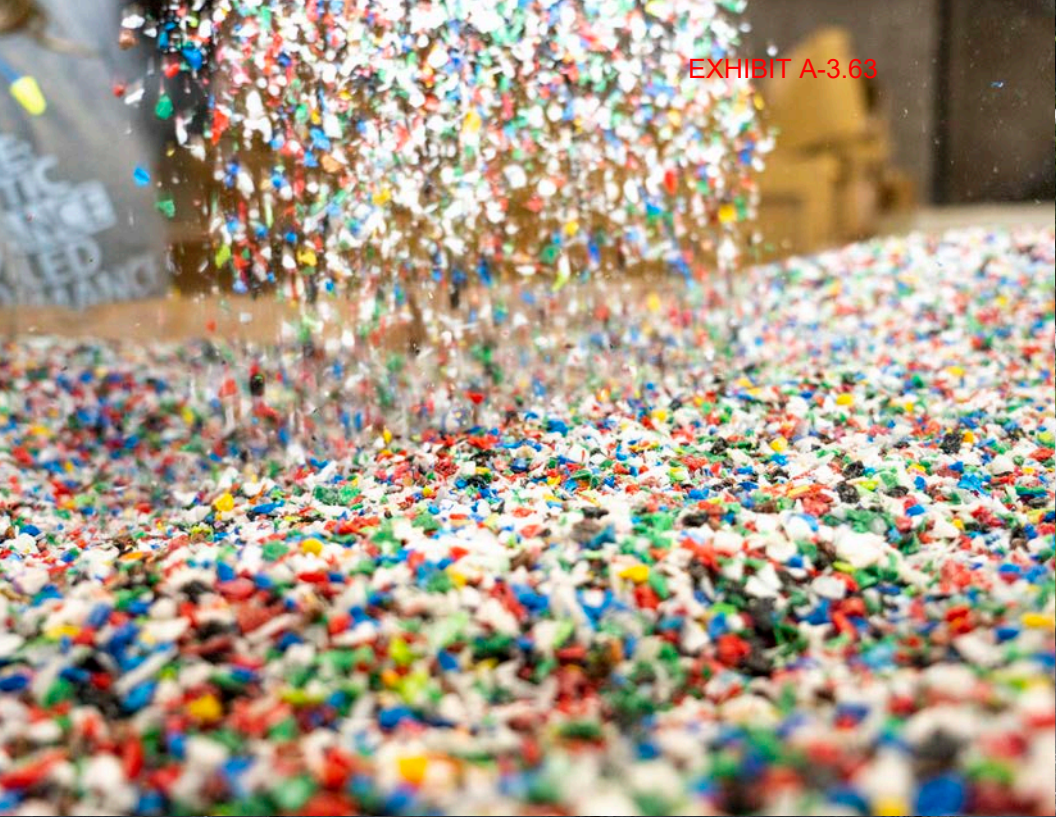
What we do is more than protecting homes. We set out to impact and inspire our communities.



New BRAVA  
Material

Original 100  
Year Old Material

Excellent Match for Historical Materials



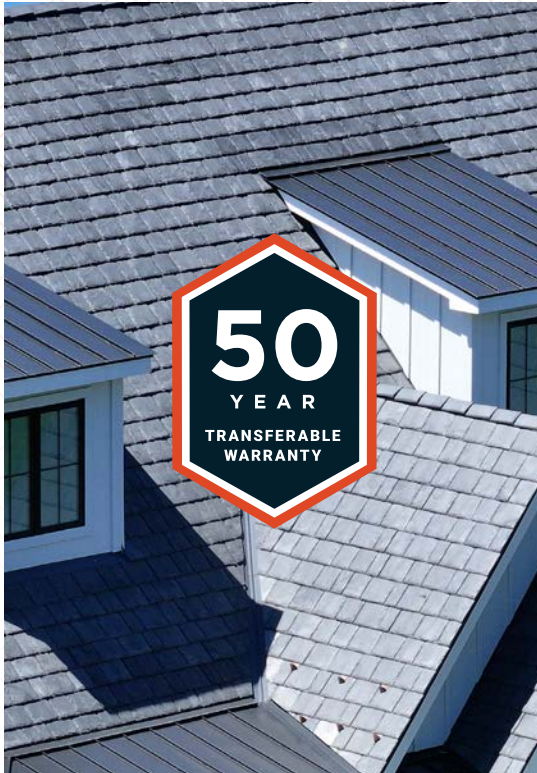
## Sustainable

We turn plastic destined for the landfill into a beautiful and durable roof made of recycled material that itself is fully recyclable.

## Trusted by Homeowner's Associations

When a community is developed, architecture and design are critical for success. Creating a cohesive and beautiful-looking community is easy with BRAVA roofing.

# Industry Leading Protection



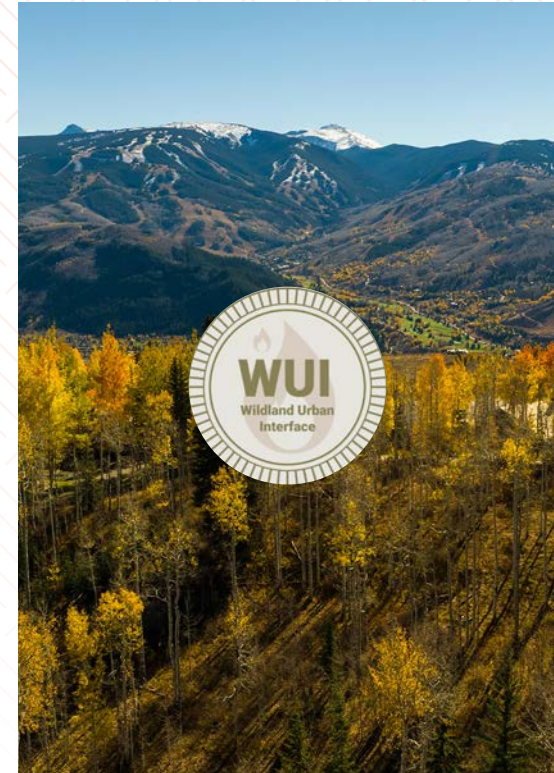
## Limited Lifetime Warranty

BRAVA offers a Limited Lifetime Warranty with a coverage period of 50-years making it one of the strongest warranties in the industry.



## Fortified Roof Program

Save money with grants and insurance policy discounts with FORTIFIED Roof™. See our website for program requirements and benefits **before** you start your project.



## Wildland Urban Interface

Some areas require compliance with the WUI code. BRAVA is a Class A fire rated roofing system and our products are WUI approved and reduce risk of wildfire spread.

# Installed by Factory-Trained Roofing Contractors

When you use a  
**BRAVA Preferred Contractor**  
you will be dealing with a  
qualified, dependable and  
professional contractor.

**Superior** workmanship.

Adequately **insured**.

**Passed** background check.

**Trained** by BRAVA.

Consistently shows **ethical**  
contracting practices in their area.

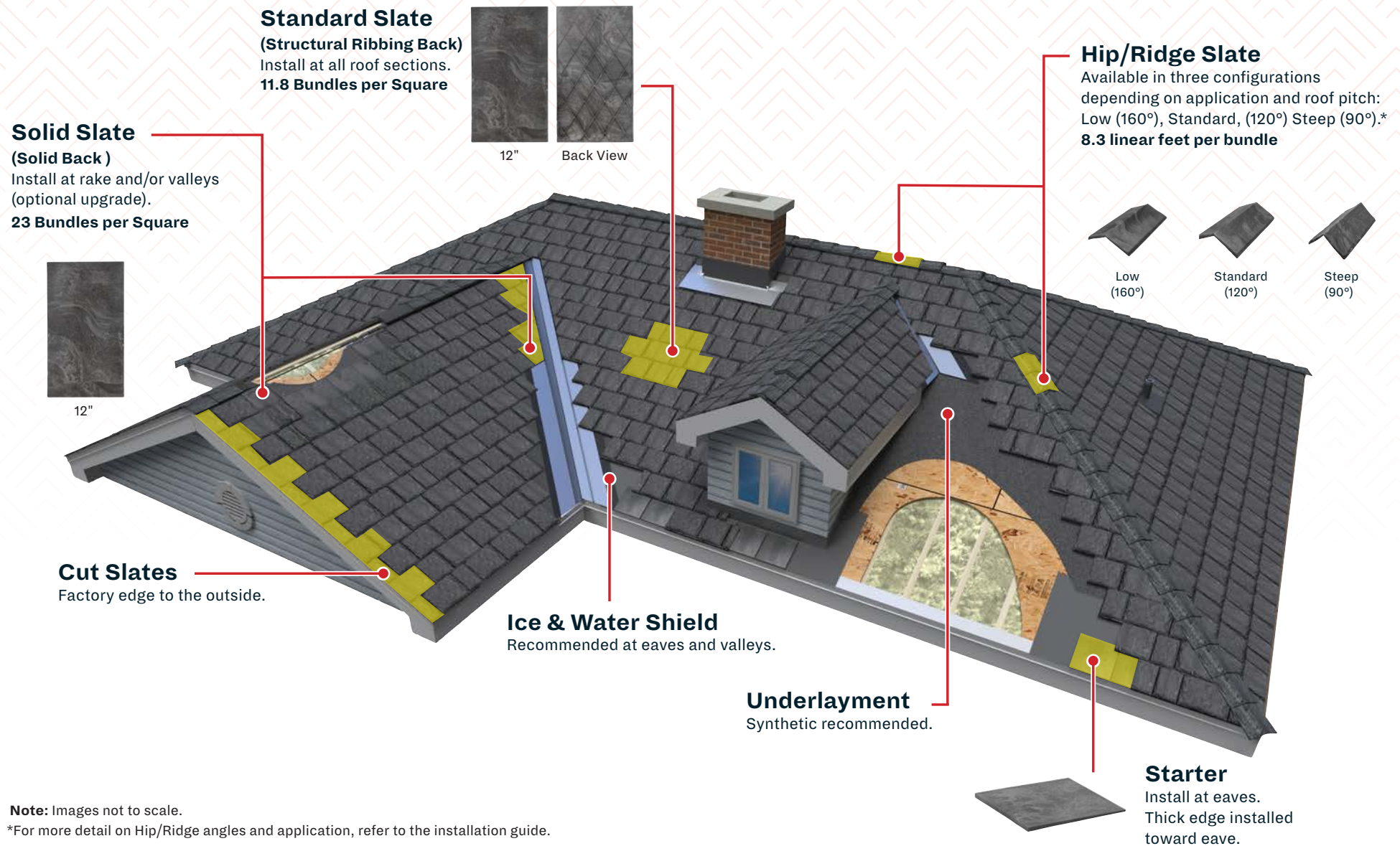
Committed to **ongoing training**.



BRAVA trains hundreds of installers each year.

# An Integrated System to Keep You Safe & Dry

## Slate Tile Roof System



# BRAVA Slate Roof Tile



Beautiful appearance that fits your home.



No maintenance costs.



50-year transferable warranty.

C L A S S



Class A fire rating.



C L A S S 4

Highest resistance rating against hail and storm damage.



Lightweight and strong. Does not require any structural changes.



Beautiful appearance that fits your home.



Must be inspected and repaired annually for cracked or slipped tiles, spalling, and fastener failures.



Natural slate is brittle and must be monitored and replaced by a specialist.

C L A S S



Class A fire rating.



More susceptible to hail and storm damage.



Heavyweight requires additional structural reinforcement.

# Traditional Quarried Slate



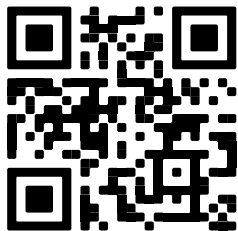
EXHIBIT A-3.69



# Build With Authenticity

We work hard every day to be the premier synthetic tile manufacturer in the United States. We're driven by creativity, customer satisfaction, and a commitment to a cleaner planet.

Our tiles support homes and spaces filled with memories, reflect the lives of our customers and are a promise to leave the world better than we found it.



**VIDEO: Tour our plant,**  
meet our people and see how  
BRAVA products are made -  
**scan this QR code!**





# Pella® Reserve™

## Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- Easy-to-learn Pella Steady Set™ interior installation system**  
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.
- Historical Details**  
 Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- Authentic hardware**  
 Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- Architectural interest**  
 Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- Virtually unlimited customization**  
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**  
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Intentional innovation**  
 The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- Durable interiors and extruded aluminum exteriors**  
 To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified<sup>3</sup>**  
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**  
 All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- Best limited lifetime warranty<sup>4</sup>**  
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>4</sup>

Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2,3,4</sup> See back cover for disclosures.

## Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-3/4"	13-3/4"	59"	59"	LC30 - CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set-; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Pocket Replacement
Precision Fit Double-Hung	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	
Monumental Hung	13-3/4"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-1/4"	50-1/2"	701-5/8"	119-1/2"	R15-LC25 <sup>3</sup>	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-3/4"	55-1/2"	312"	119-1/2"	R15-LC25 <sup>3</sup>	0.26-0.44	0.13-0.45	—	

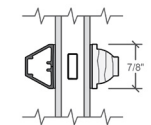
Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

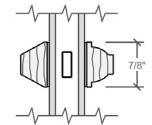
## Grilles

### Integral Light Technology<sup>®</sup>

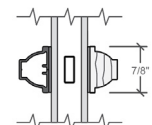
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior<sup>4</sup>  
7/8", 1-1/4" or 2"



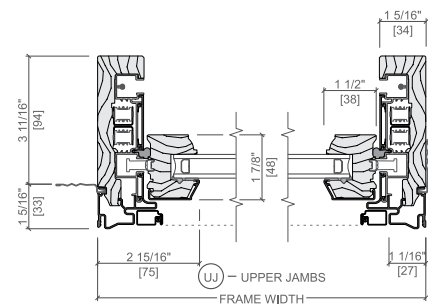
Putty Glaze Exterior with Ogee Interior<sup>4</sup>  
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior<sup>4</sup>  
7/8", 1-1/4" or 2"

## Cross Sections

### Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

<sup>3,4</sup> See back cover for disclosures.

## Window Hardware

EXHIBIT A-3.73

### Classic Collection

Get a timeless look with authentic styles in classic finishes.

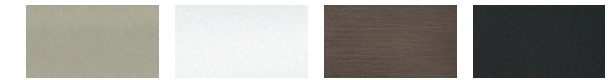


Fold-away Crank  
Antiek



Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

### Rustic Collection

Create a distinct and charming look with distressed finishes.

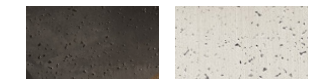


Fold-away Crank  
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

### Essential Collection

Select from popular designs and finishes to suit every style.

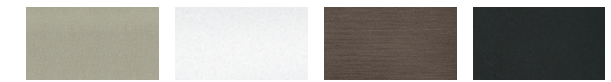


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

## Patio Door Hardware

### Classic Collection

Choose timeless pieces, created in collaboration with Baldwin<sup>®</sup> Hardware, for a look that will never go out of style.

### BALDWIN



Hinged & Bifold Patio Door Handle  
Virago



Sliding & Multi-Slide Patio Door Handle  
Ambrose



Multi-Slide Patio Door Handle<sup>5,6</sup>

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

### Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle  
Standard

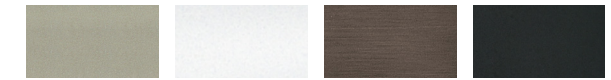


Sliding Patio Door Handle  
Standard



Multi-Slide Patio Door Handle<sup>5,6</sup>

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. Visit [PellaADM.com](http://PellaADM.com) for more information.

<sup>5,6</sup> See back cover for disclosures.

## Colors

### Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



### Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



### Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>7</sup>



Custom colors are also available.

## Screens

### Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

### Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window – appearing when you open the window and rolling out of sight when you close it.

### TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.<sup>8</sup> It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

\*All trademarks are property of their respective owners

### Flat

InView™ screens are clearer than conventional screens and come standard.



### The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty) or contact Pella Customer Service.

<sup>3</sup> Ratings are contingent on product configurations.

<sup>4</sup> Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

<sup>5</sup> Flush multi-slide handle is a Pella exclusive design.

<sup>6</sup> Flush multi-slide handle is not available in Champagne.

<sup>7</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

<sup>8</sup> Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.





**2026 Organizational Items  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Shannon Konstantinou, Village Clerk  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/22/2025

**MEMO DETAILS**

Annual Ethics Policy Acknowledgment and Conflict of Interest Disclosure.

**ATTACHMENTS**

None



**Minor Work COAs Issued 12/15/2025 - 1/14/2026  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 01/13/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Minor Work COAs Issued 12/15/2025 - 1/14/2026



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**PLANNING AND INSPECTIONS DEPARTMENT**

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**TO:** Pinehurst Historic Preservation Commission  
**FROM:** Maria Klein, Senior Planner  
**DATE:** January 14, 2026  
**SUBJECT:** Minor Work COA's Issued 12/15/2025 – 1/14/2026

**REPORT OF STAFF APPROVALS  
JANUARY 22, 2026 MEETING  
12/15/2025 – 1/14/2026**

<b>Record #</b>	<b>Nature of Work</b>	<b>Application Date</b>	<b>Issued Date</b>	<b>Address</b>	<b>Property Owner</b>
COA-2025-00170	Fence	12/02/2025	12/30/2025	100 Magnolia Rd	Claude Smith Enterprises, Inc.