



**Historic Preservation Commission  
Agenda for Regular of February 26, 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 01-22-2026 HPC Regular Meeting Minutes
3. Public Hearing
  - A. COA-2026-00007 (10 McCaskill Rd. E)  
*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to approved COA-2025-00090 at 10 McCaskill Rd E. The property is identified as Moore County PID Number 00015336. The property owner and applicant is Joanne Valdes.*
  - B. COA-2026-00015 (55 Palmetto Rd)  
*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a front door replacement at 55 Palmetto Rd. The property is identified as Moore County PID Number 00017735. The property owners and applicants are Randy Acres and Soek Yie Phan.*
4. Review of Normal Maintenance and Minor Work items
  - A. Minor Work COA's Issued 1/15/2026 - 2/14/2026
5. Next Meeting Date
  - A. 03-26-2026 HPC Regular Meeting
6. Motion to Adjourn

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



**Approval of 01-22-2026 HPC Regular Meeting Minutes**  
**ADDITIONAL AGENDA DETAILS:**

**FROM:** Jeanann Dawson, Administrative Specialist  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 02/16/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. 1-22-2025 HPC Draft Minutes -



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, January 22, 2026  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**

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

**Members Absent:**

David Herring

**Staff Present:**

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

Approximately 2 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 David Herring's absence, confirmed a quorum and introduced the staff in attendance.

**II. Approval of Minutes**

**A. 12-18-2025 Regular Meeting Minutes**

Mr. Bramlage moved to approve the minutes of the December 18th, 2025, Regular Meeting. Seconded by Ms. Fabiani. Approved by a vote 6-0.

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

**III. Public Hearing**

Mr. Iverson explained the procedures of a quasi-judicial public hearing and asked Commission members to disclose any ex parte communications. All members confirmed visiting all sites and stated that they had no ex parte communications.

Ms. Klein was sworn into the Public Hearing.

**A. COA-2025-00175 (175 Linden Road)**

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

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

The Commission had no questions for Ms. Klein.

Matthew Booty, applicant and general contractor, was sworn into the Public Hearing.

Mr. Booty explained that the only architectural detail of note is the integrated K-style copper gutter, which is built into the molding and currently painted white. Replacing the gutter with raw copper would result in a noticeable change in appearance. The property owners requested clarification on whether replacement gutters would be required to remain painted white or could be left as raw copper, noting the significant cost associated with copper. The owners indicated preference to leave copper unpainted if used, or alternatively, to substitute a more cost-effective material such as single-piece aluminum if painting is required.

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.

Mr. Booty provided more clarification on the gutter design. Explaining that crown molding along the gables integrates directly into the copper gutter beneath the roofline. The molding miters at the corners and is designed so the gutter appears as a continuation of the trim. If the copper gutter is left unpainted, there would be a visible transition between adjacent elements of the same profile- one painted white(molding) and one raw copper (gutter). The applicant emphasized that the gutter is not a separate U-style or box-style system but is intended to read visually as part of the home's molding.

The Commission discussed gutter materials, and finishes, noting that both unpainted copper and painted aluminum are acceptable and meet applicable standards.

Mr. Roberts moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00175) and find that the proposed Major Work at 175 Linden 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. Rosario. Approved by a vote of 6-0.

Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 6-0.

**IV. Review of Normal Maintenance and Minor Work Items**  
**A. Minor Work COA's Issued 12-15-2025-1-14-2025**

**Next Meeting Date**

**A. 02-26-2026 Regular Meeting**

**V. Motion to Adjourn**

Ms. Fabiani moved to adjourn the meeting at 5:21 PM. Seconded by Ms. Addleman.  
Approved by a vote of 6-0.

Respectfully Submitted,

Jeanann Dawson  
Clerk to the Board & Planning Administrative Specialist

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

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

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

*Values: Service, Initiative, Teamwork, and Improvement*



**COA-2026-00007 (10 McCaskill Rd. E)**

**ADDITIONAL AGENDA DETAILS:**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to approved COA-2025-00090 at 10 McCaskill Rd E. The property is identified as Moore County PID Number 00015336. The property owner and applicant is Joanne Valdes.*

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 02/13/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Staff Exhibits
2. Applicant Exhibits




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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:** February 18, 2026  
**Subject:** Major COA Request 10 McCaskill Rd. E

<b>Applicant:</b>	Joanne Valdes
<b>Owners:</b>	Joanne Valdes
<b>Property Location:</b>	10 McCaskill Rd. E
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00015336
<b>COA#:</b>	2026-00007

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for modifications to approved COA-2025-00090 at 10 McCaskill Rd. E. The property is further identified as Moore County PID Number 00015336. The primary structure was built in 1910 and the property is +/- 1.034 acres in size.

The applicant is proposing to change the previously approved single French door to a double French door on the left side of the addition, add a window to the front, and change the rear windows to more closely match what is on the existing dwelling. A whole house generator will also be added in the rear yard.

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

**Standards of Review**

Per the adopted Historic District Standards, eliminating or adding windows and/or doors is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

**Applicable Standards:**

*III. CHANGES TO EXISTING RESIDENCES*

*I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS*

1. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.

*J. UTILITIES AND OTHER MECHANICAL SYSTEMS*

1. SECTION III.J.2 - Vents and mechanical connections through walls *should* be located on non-character-defining elevations or inconspicuously on side or rear walls where they will not be visible from the street and should be screened, if possible.
2. SECTION III.J.3 - Mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks *should* be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The addition of the generator meets the Standards and could be approved by Staff. The Commission will need to determine if the changes to the previously approved elevations and the generator are congruous with the Historic District and meet the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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February 11, 2026

Dear Property Owner(s),

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

Thursday, February 26<sup>th</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 modifications to approved COA-2025-00090 at 10 McCaskill Rd E. The property is identified as Moore County PID Number 00015336. The property owner and applicant is Joanne Valdes.*

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.

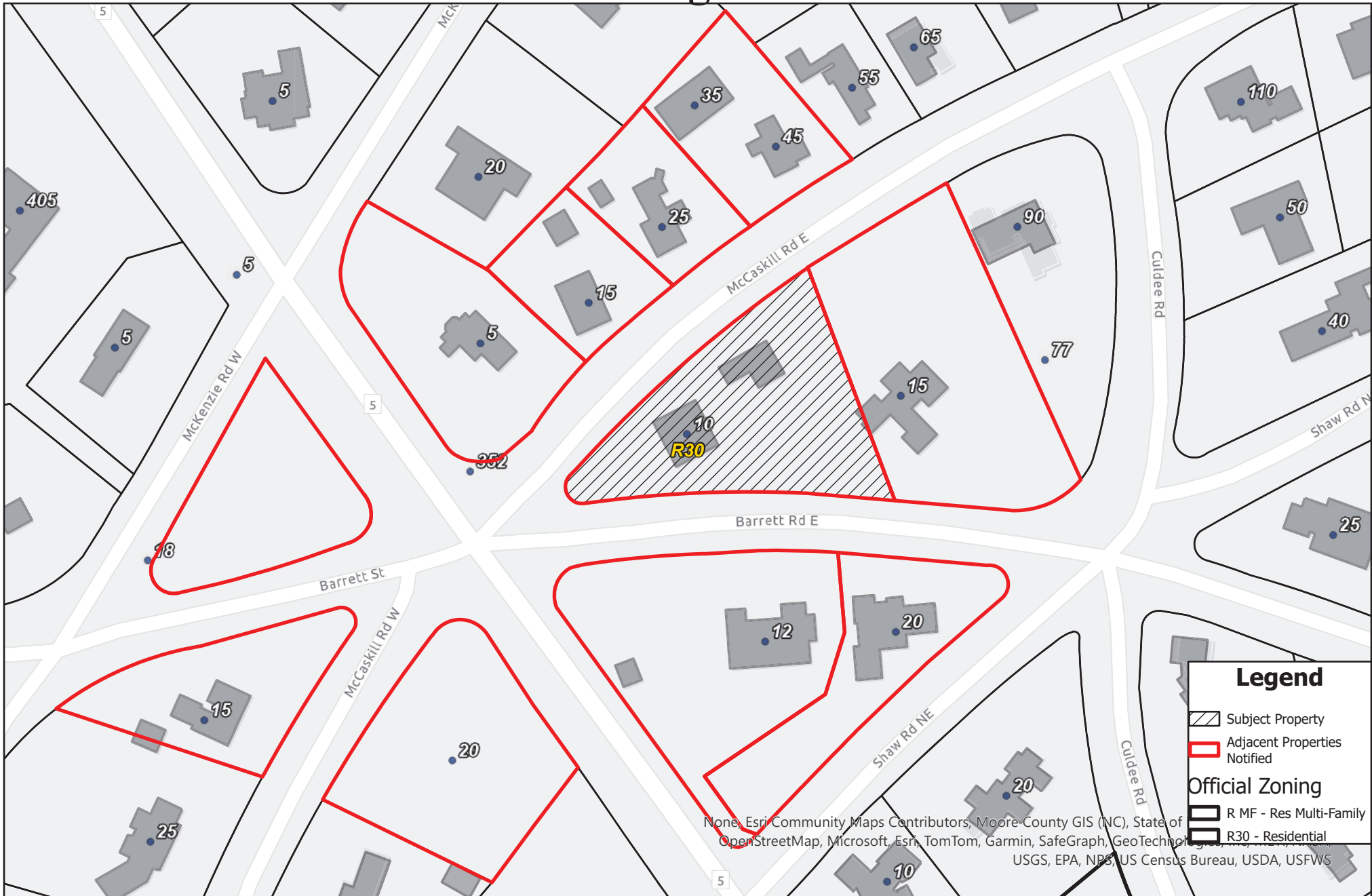
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PLANNING & INSPECTIONS

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-1.4



0 200 400 Feet  
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).  
8/11/2025

February 26, 2026  
**Historic Preservation Commission**  
**10 McCaskill Rd. E Major COA Request**

VILLAGE OF PINEHURST  
1895

TYNER, JEFFREY  
5 MCCASKILL ROAD  
PINEHURST,NC,28374

WALKER, JAMES BENNING  
20 BARRETT RD EAST  
PINEHURST,NC,28374

ZALZNECK, ROBERT JOHN & SARA L  
324 PIEDMONT AVE  
ROCKY MOUNT,NC,27803

MAGEE, ERIN  
15 MCCASKILL RD E  
PINEHURST,NC,28374

VALDES, JOANNE S  
10 MCCASKILL ROAD EAST  
PINEHURST,NC,28374

THISTLE DHU NC, LLC  
PO BOX 3732  
PINEHURST,NC,28374

KUSHAY, CHRISTIAN CO/TRUSTEE  
15 BARRETT ROAD EAST  
PINEHURST,NC,28374

KNOWLTON, JANET M  
PO BOX 4693  
PINEHURST,NC,28370

SCHOO, JOHN L  
PO BOX 4201  
PINEHURST,NC,28374

VILLAGE OF PINEHURST  
395 MAGNOLIA RD  
PINEHURST,NC,28374

JAMISON, THOMAS R  
20 MCCASKILL RD W  
PINEHURST,NC,28374-9025

# COA-2026-00007 - Modification to windows and door CoA Record COA-2025-00090

Menu Help

**File Date:** [01/13/2026](#)

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

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

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

**Description of Work:** [Since presenting my plan to the HPC on August 28, 2025, I changed builders. My new builder urged me to change the window and French door plan to better match the existing house, as follows: 1. Modify the windows of HPC approved addition \(Record COA-2025-00090\) to match existing floor-to-ceiling \(2' x 7'\) windows in each room of existing home. There will be 5 windows. See diagram. 2. Add a transom window next to an already approved transom window to add light to the bathroom. See diagram 3. Modify approved single French door to double french doors to match original, existing rear French door. It will also provide adequate entry space for furniture. See diagram Add a whole house generator using existing natural gas connection. No propane tank required](#)

**Application Name:** [Modification to windows and door CoA Record COA-2025-00090](#)

**Address:** [10 E McCaskill Road East St, Pinehurst, NC 28374](#)

**Owner Name:**

**Owner Address:**

**Parcel No:** [326](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">joanne valdes</a>		Applicant	<a href="#">Home, 10 McCaskill Rd ...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	<a href="#">703-919-7794</a>	Contractor	Joanne Valdes		

**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="#">Modify existing HPC approved windows and door. Record COA-2025-00090 and add a whole house natural gas generator</a>	<a href="#">Addition</a>	<a href="#">Single Family Low Density</a>
Proposed Use	Includes Demolition?	Includes Tree Removal?
<a href="#">Single Family Low Density</a>	<a href="#">No</a>	<a href="#">No</a>
COA Number	Conditions of COA (if Any)	
-	-	

**PERMIT DATES**

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

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

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TRIM

Existing Material Existing Color Proposed Material Proposed Color

---

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

---

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

---

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

---

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

---

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

---

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

---

ROOF

Existing Material Existing Color Proposed Material Proposed Color

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ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

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FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

---

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

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SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

---

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

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HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

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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	02/06/2026	Maria Klein
	<a href="#">Review for Completeness</a>		Application ...	02/06/2026	Maria Klein
	<a href="#">Review Distribution</a>		In Review	02/06/2026	Maria Klein
	<a href="#">Historic Review</a>		Approved	02/06/2026	Maria Klein
	<a href="#">Planning Review</a>		Approved	02/06/2026	Maria Klein
	<a href="#">Review Consolidation</a>		Review Complete	02/06/2026	Maria Klein
	<a href="#">HPC Public Hearing Notice</a>				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	<a href="#">Modified rear and fron...</a>	PLN_HIST	Building Elevat...	This is the modifie...	application/pdf	Uploaded	01/13/2026
	<a href="#">Overview of modificati...</a>	PLN_HIST	Building Elevat...	This diagram shows ...	image/jpeg	Uploaded	01/13/2026
	<a href="#">rear elevation.jpg</a>	PLN_HIST	Building Elevat...	This shows the exis...	image/jpeg	Uploaded	01/13/2026
	<a href="#">Show all</a>						

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

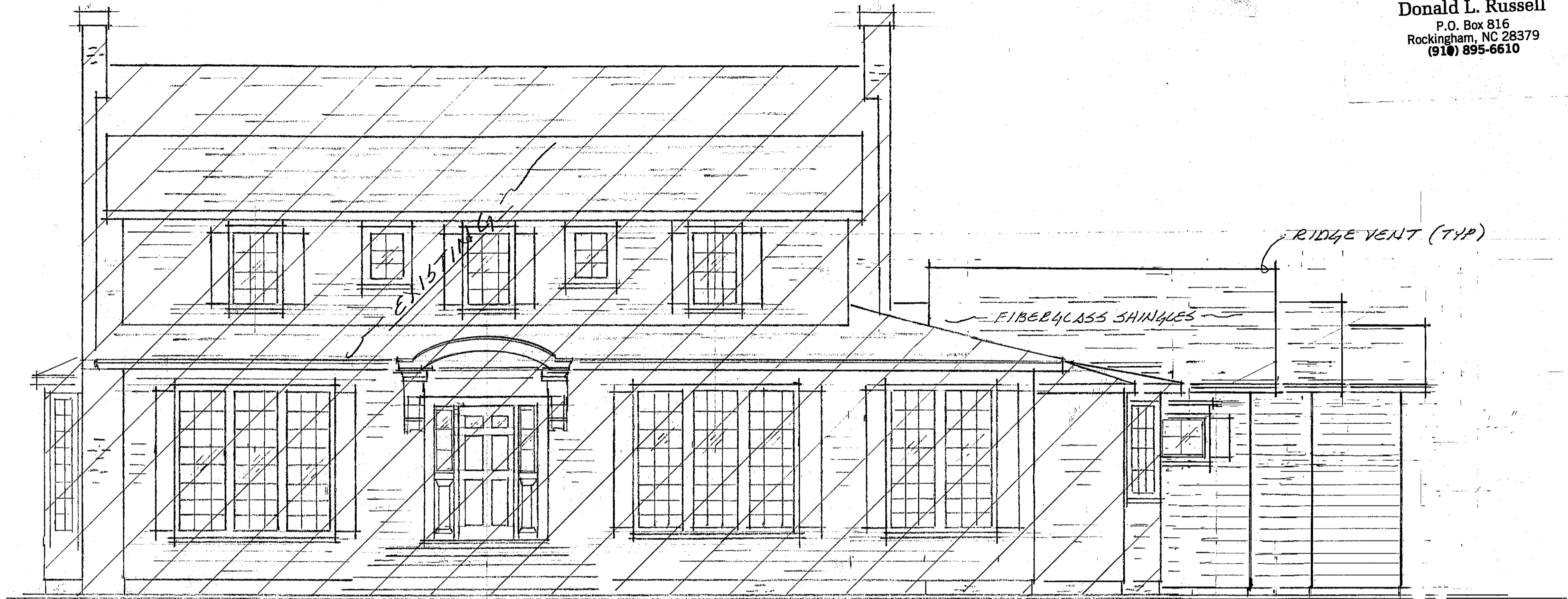
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:



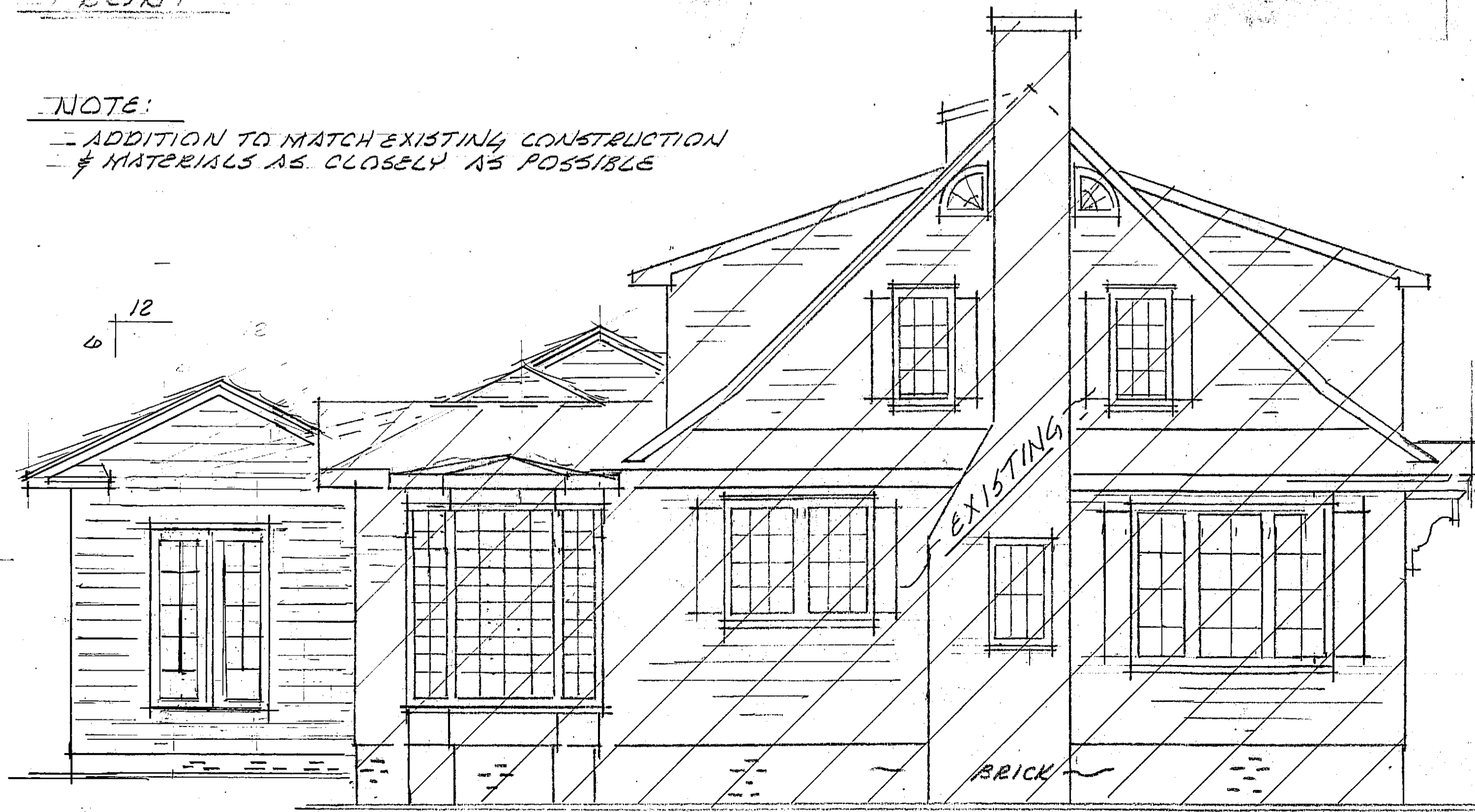
Donald L. Russell  
P.O. Box 816  
Rockingham, NC 28379  
(910) 895-6610



FRONT

NOTE:

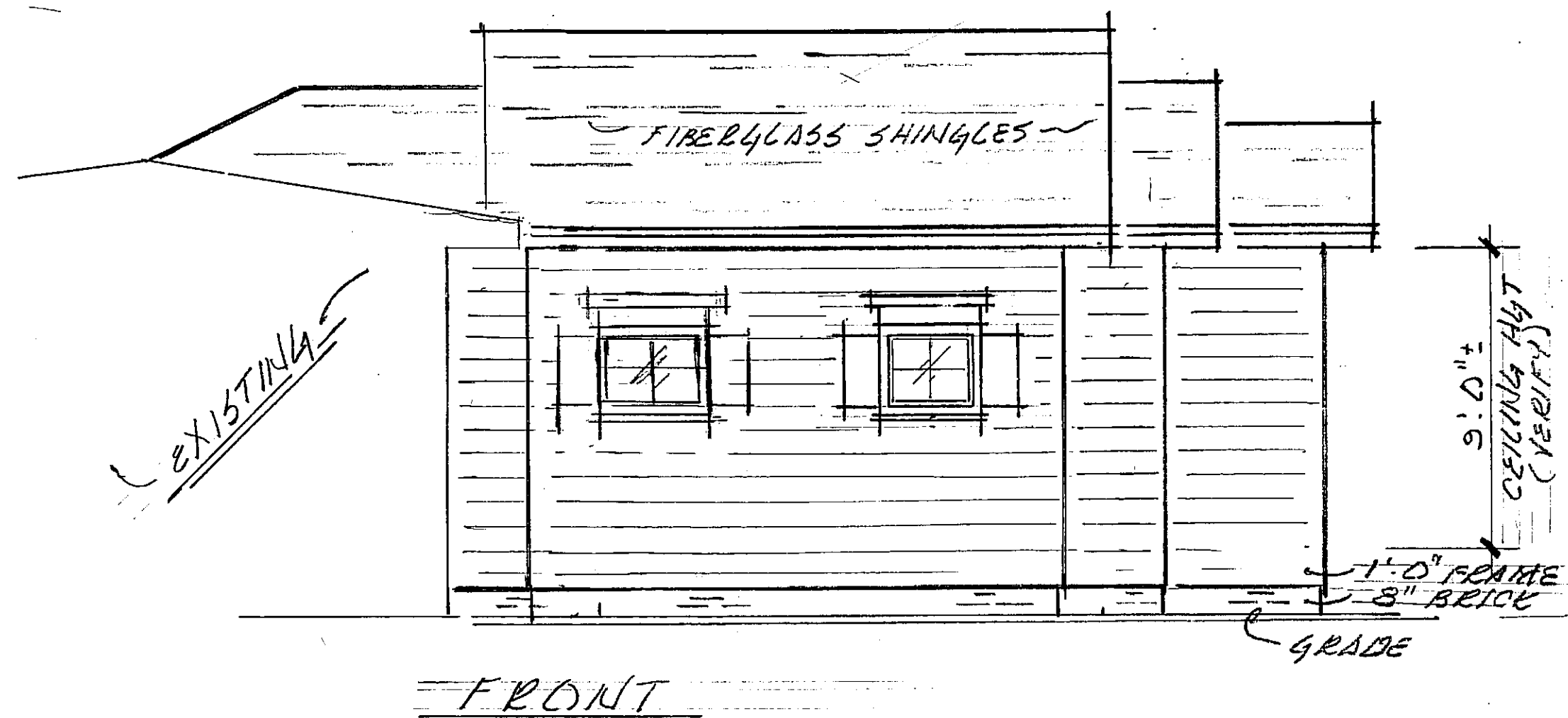
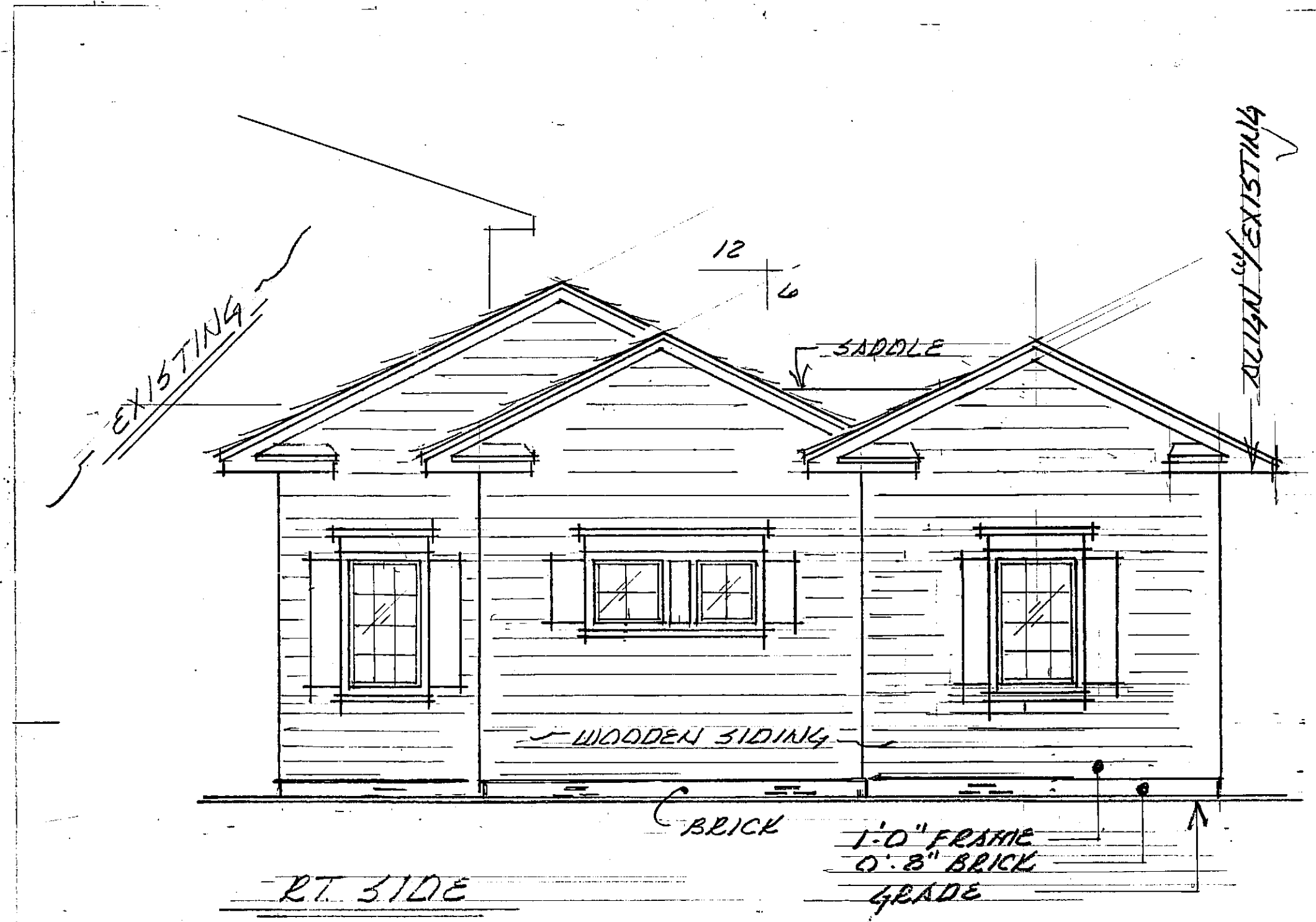
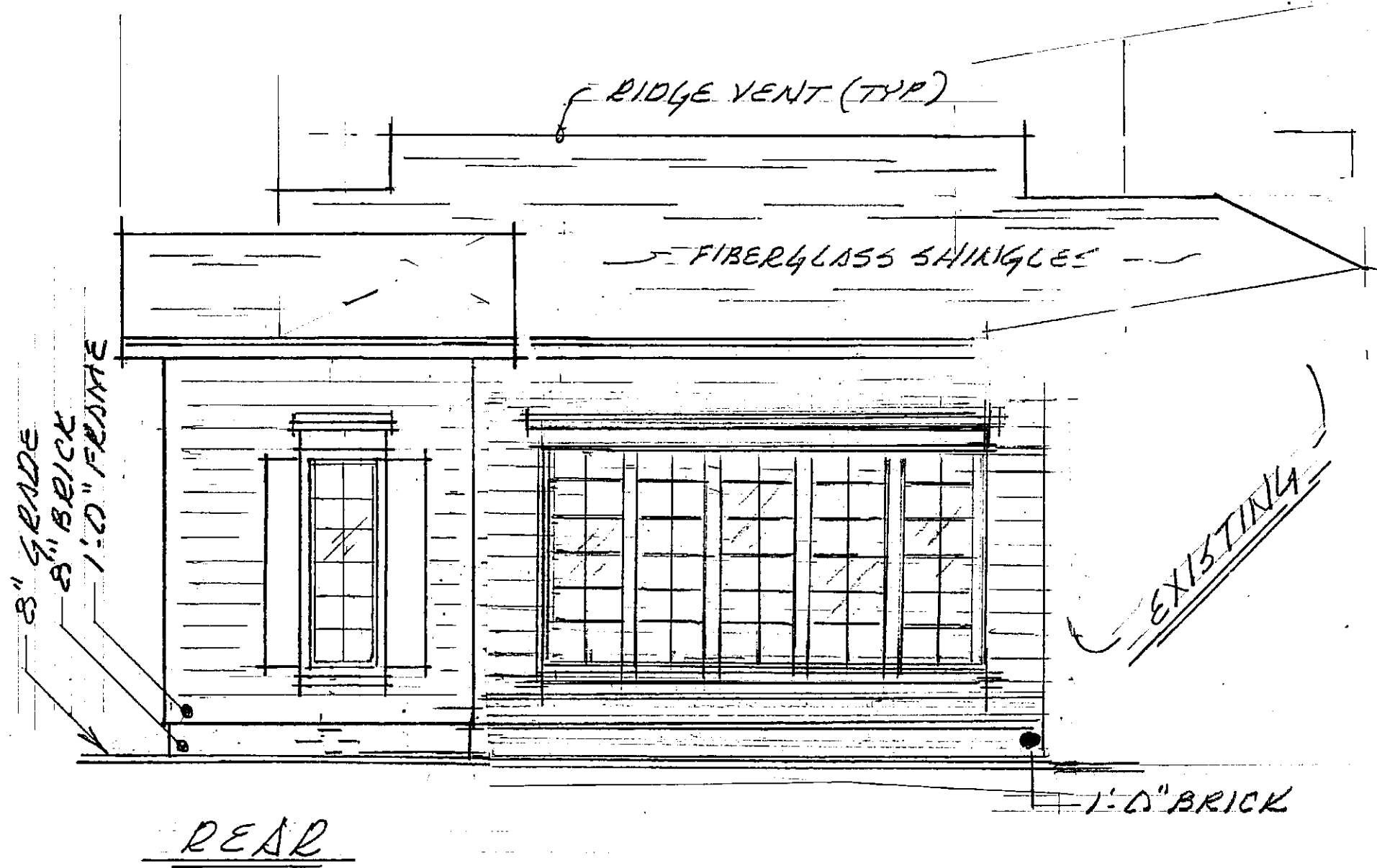
- ADDITION TO MATCH EXISTING CONSTRUCTION
- MATERIALS AS CLOSELY AS POSSIBLE



LEFT SIDE

EXISTING & ADDITION  
 #10 Mc CABELL RD (VALDES)  
 SCALE: 1/4" = 1'-0" DATE: 5/28/25 DRAWN BY: DR  
 7/4/25

# 1  
 1/3  
 \* 1/3



NOTE:  
 ADDITION CONSTRUCTION TO MATCH EXISTING CONSTRUCTION & MATERIALS AS CLOSELY AS POSSIBLE. ALIGN FLOORS, SOFFITS, ETC.

ELEVS SCALE: 1/4" = 1'-0"  
 #10 E. HWY CASKILL RD - J VALDES  
 DATE: 7/3/25 DRAWN BY: DLR  
 REV: 7/4/25  
 7/29/25  
 REV: 12/4/25

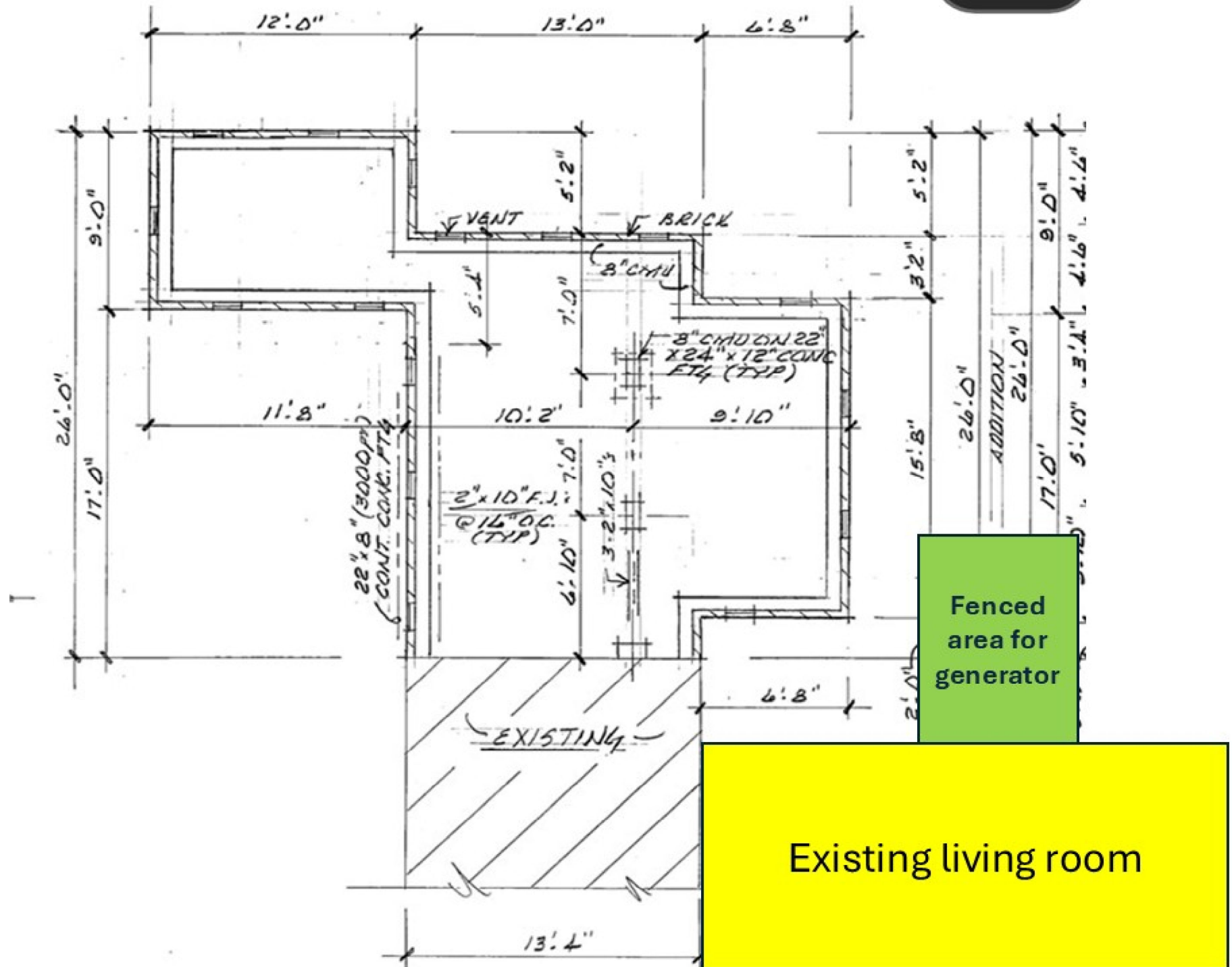
#2 ★

Addition windows showing (5) 7' windows next to existing.



Rear elevation showing original double French door and 7' windows.







Donald L. Russell  
P.O. Box 816  
Rockingham, NC 28379  
(910) 895-6610



FRONT



BRICK

EX157114  
SCALE: 1/4" = 1'-0"  
#10 Mc CASSELL RD (YACDES)  
DATE: 5/28/25  
DRAW BY: DLR

#1 EXISTING



REAR



"SHAKE" FASCIA

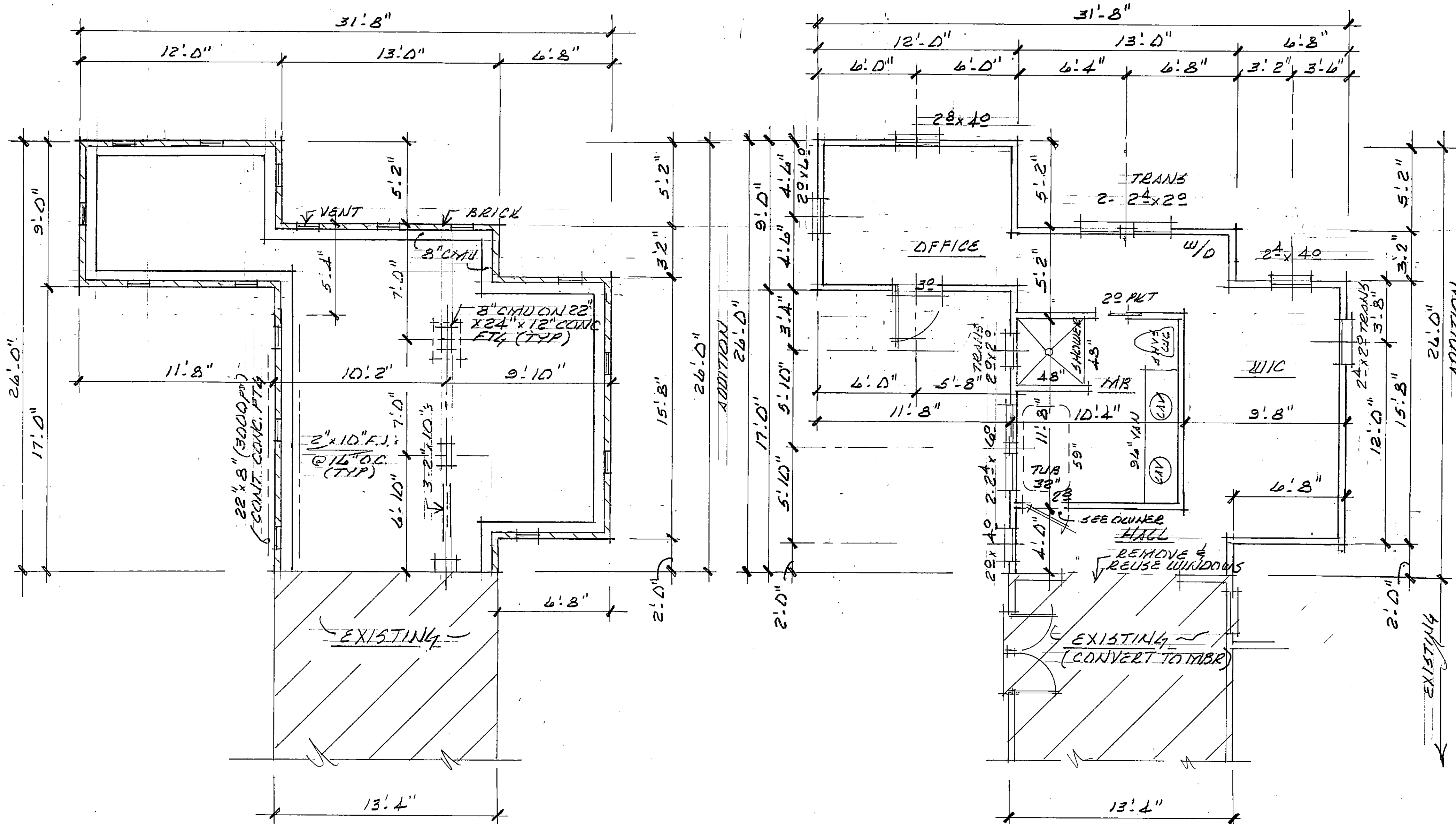
Roof

10'

10'

RT. SIDE

#2 EXISTING  
⊕



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

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

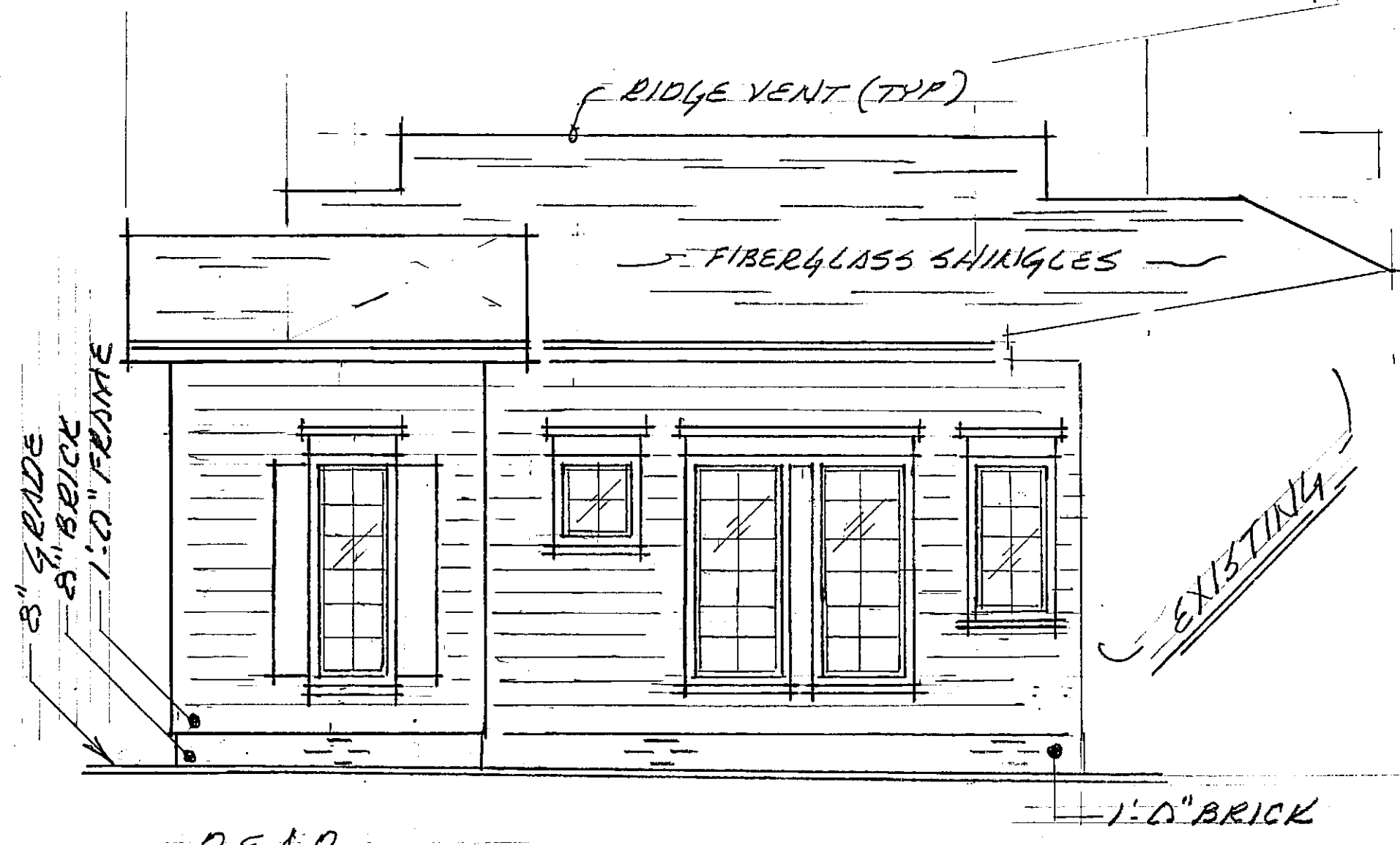
\* ALL CONSTRUCTION TO CODES (APPLICABLE) \*

PREP. BY:

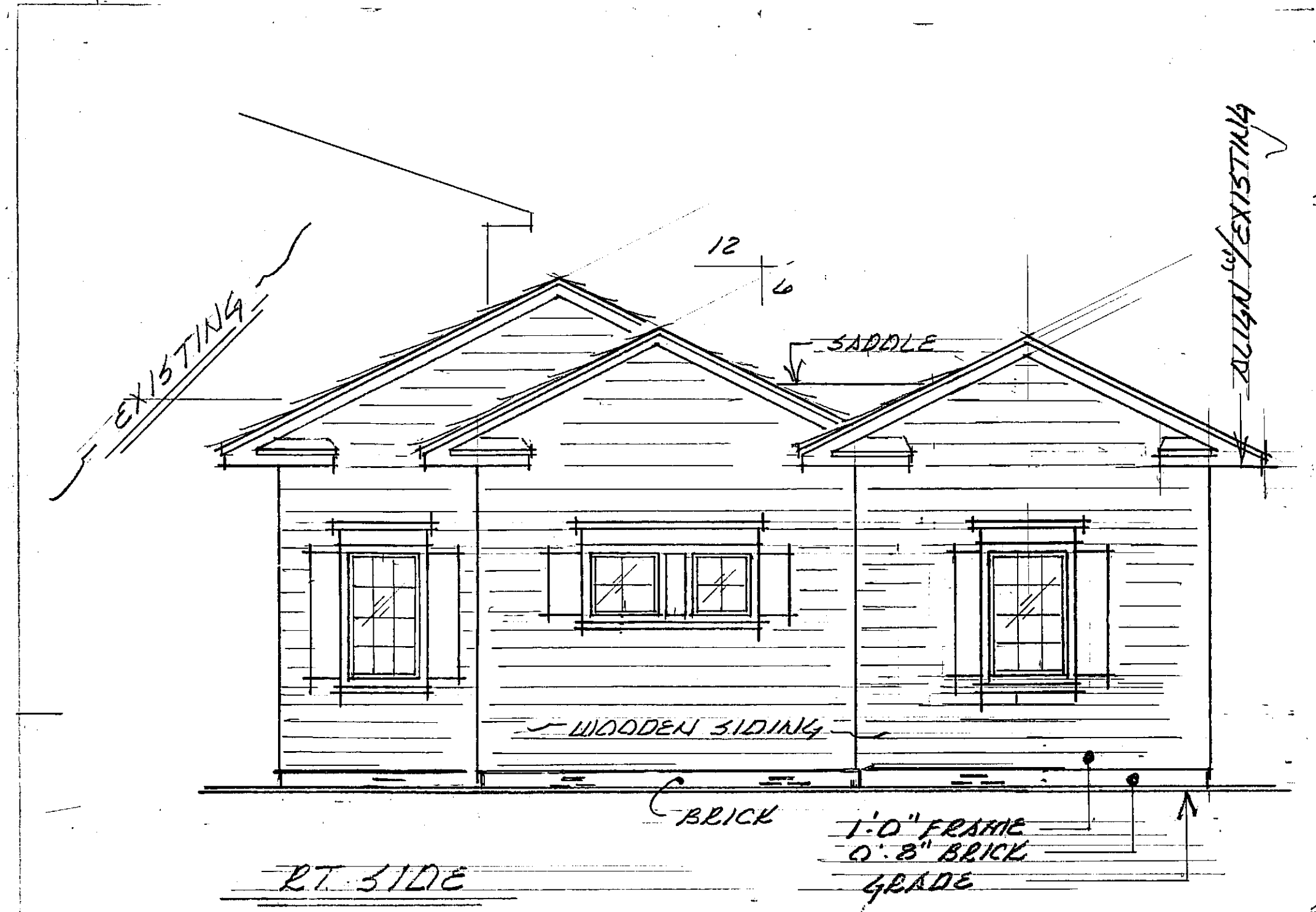
ADDITION TO:  
 #10 E. MCCASKILL RD - J. VALDES  
 HEATED SQ. FT.: 490 GLAZED SQ. FT.: 82  
 DATE: 7/3/25 REV: 7/4/25, 7/29/25

Donald L. Russell  
 P.O. Box 816  
 Rockingham, NC 28379  
 (910) 895-6610

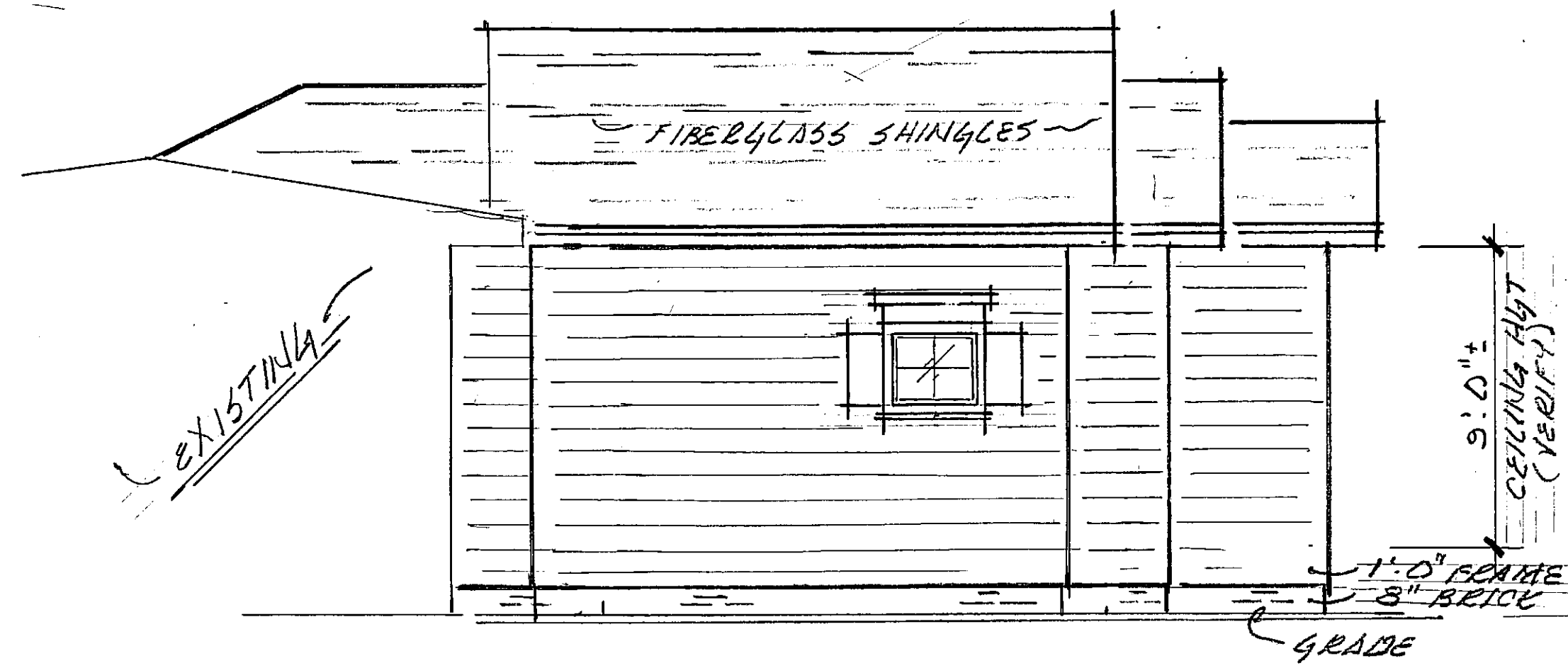
# 1



REAR



RT. SIDE



FRONT

NOTE:

ADDITION CONSTRUCTION TO MATCH EXISTING CONSTRUCTION & MATERIALS AS CLOSELY AS POSSIBLE. ALIGN FLOORS, SOFFITS, ETC.

ELEVS

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

#10 E. MC CASKILL RD - J VALDES

DATE: 7/3/25

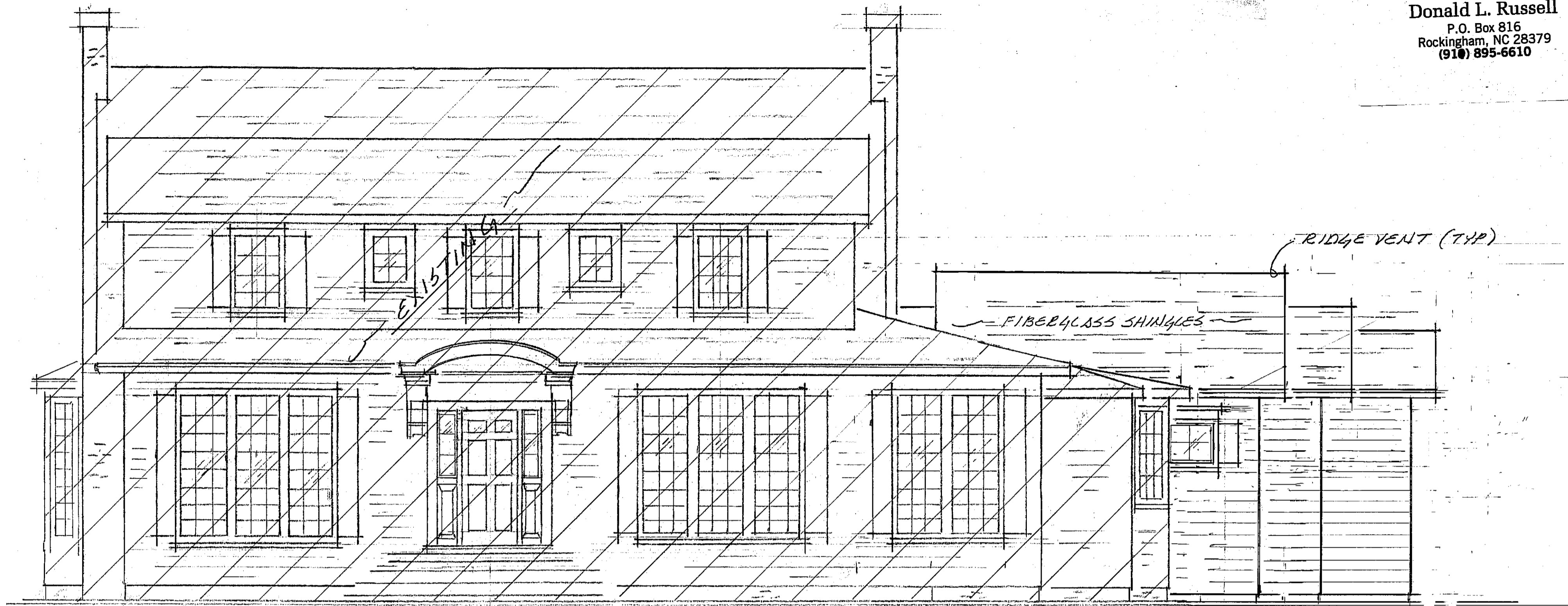
DRAWN BY: DLR

REV: 7/4/25  
7/29/25

#2 ★

Donald L. Russell

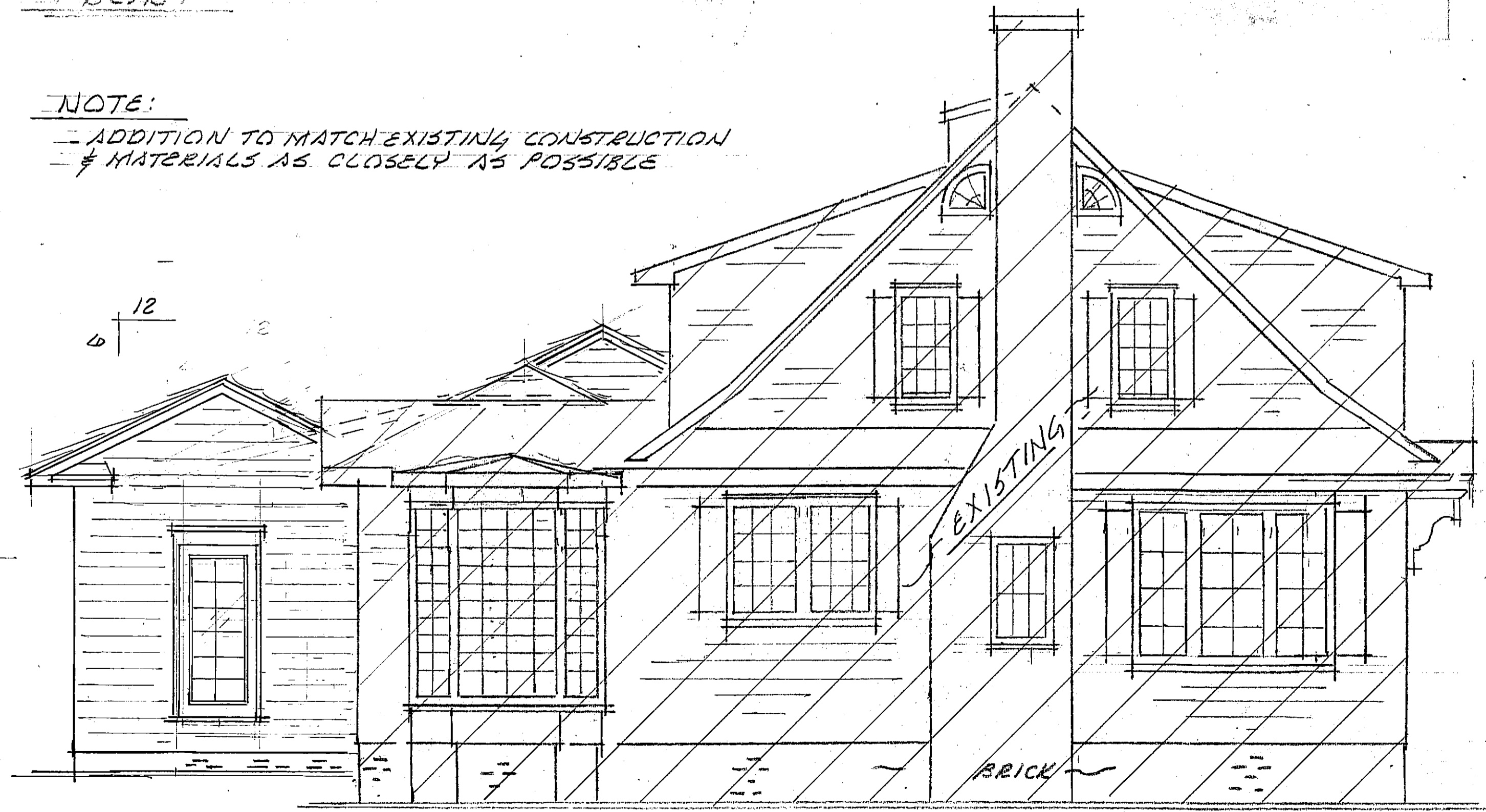
P.O. Box 816  
Rockingham, NC 28379  
(910) 895-6610



> FRONT

NOTE:

- ADDITION TO MATCH EXISTING CONSTRUCTION
- MATERIALS AS CLOSELY AS POSSIBLE



LEFT SIDE

EXISTING & ADDITION  
 #10 Mc CABELL RD (VALDES)  
 SCALE: 1/4" = 1'-0" DATE: 5/28/25 DWG BY: DLR  
 7/4/25

# 1  
 1  
 1  
 \*



REAR

1-0\"/>

REAR



RT. SIDE

BRICK

1-0\"/>

#2 EXISTING

EXISTING  
 SCALE: 1/4" = 1'-0"  
 #10 MC CASSELL RD (VALDES)  
 DATE: 5/28/25  
 DWG: AS MWD DWG 011



**COA-2026-00015 (55 Palmetto 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 a front door replacement at 55 Palmetto Rd. The property is identified as Moore County PID Number 00017735. The property owners and applicants are Randy Acres and Soek Yie Phan.*

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 02/13/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Staff Exhibits
2. Applicant Exhibits




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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:** February 18, 2026  
**Subject:** Major COA Request 55 Palmetto Rd.

<b>Applicant:</b>	Randy Acres & Soek Yie Phan
<b>Owners:</b>	Soek Yie Phan
<b>Property Location:</b>	55 Palmetto Rd.
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00017735
<b>COA#:</b>	2026-00015

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for the replacement of the front door at 55 Palmetto Rd. The property is further identified as Moore County PID Number 00017735. The primary structure was built in 1970 and the property is +/- 0.655 acres in size.

The applicant is proposing to change the existing white single front door with a mahogany double front door.

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**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.
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.

**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 change to the door is congruous with the Historic District and meets the Historic District Standards.*



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

February 11, 2026

Dear Property Owner(s),

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

Thursday, February 26<sup>th</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 a front door replacement at 55 Palmetto Rd. The property is identified as Moore County PID Number 00017735. The property owners and applicants are Randy Acres and Soek Yie Phan.*

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.

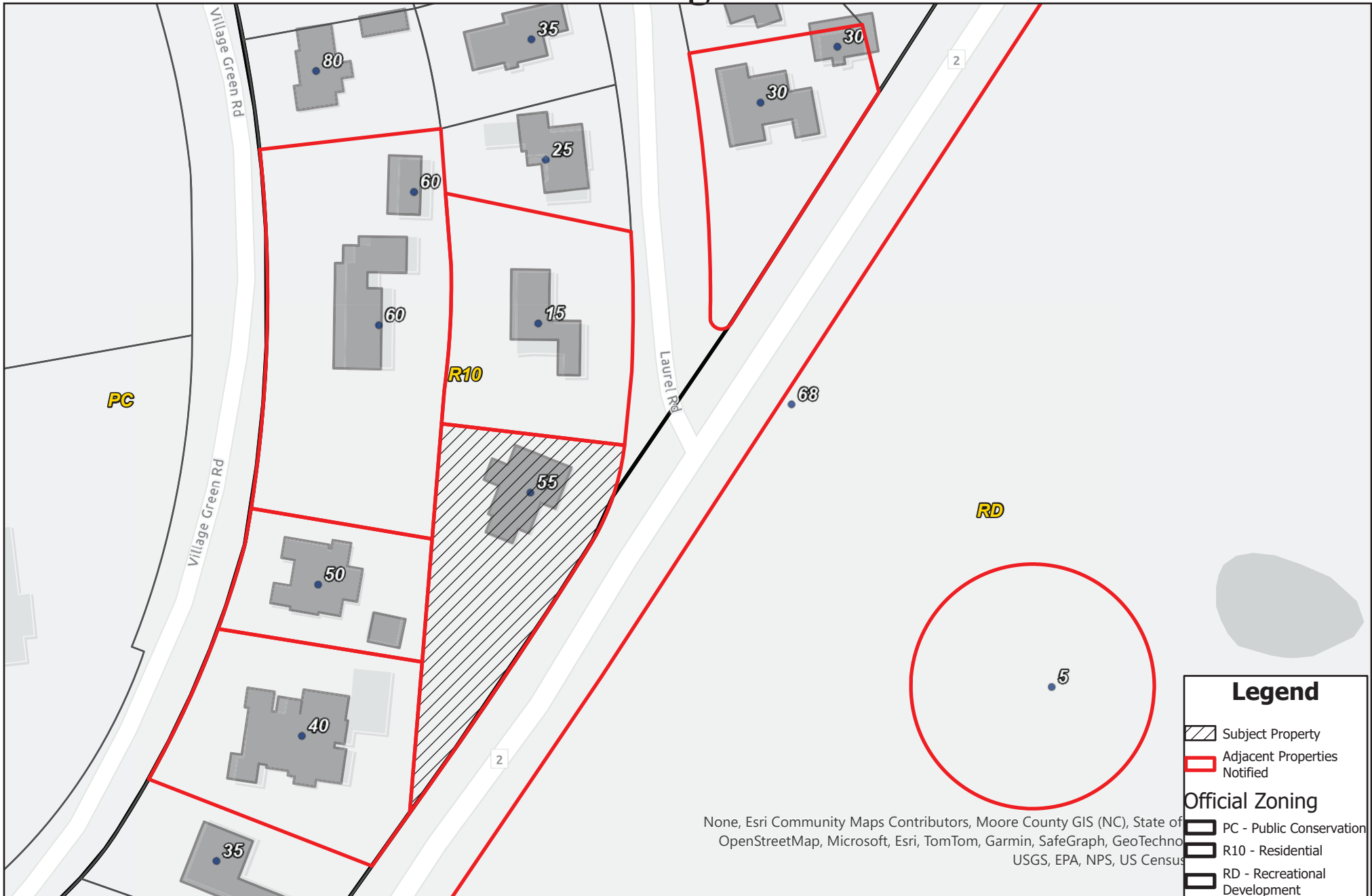
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PLANNING & INSPECTIONS

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-1.4



None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechno, USGS, EPA, NPS, US Census

0 160 320 Feet

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

1/29/2026

February 26, 2026  
Historic Preservation Commission  
55 Palmetto Rd. Major COA Request



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

PAUL, STUART WATSON & ALISON JANE  
EDINBURGH EH3 7TN

..

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

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

BILTZ, TIMOTHY G & KELLY K  
205 EVERETTE ROAD  
PINEHURST,NC,28374

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

WHITING, SUE MARGARET  
40 VILLAGE GREEN ROAD E  
PINEHURST,NC,28374

# COA-2026-00015 - Front door replacement

Menu Help

**File Date:** [01/22/2026](#)

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

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

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

**Description of Work:** [Home owner would like to replace an existing, aged front door \(approximately +50 years\) with a new door.](#)

**Application Name:** [Front door replacement](#)

**Address:** [55 PALMETTO, PH, 28374](#)

**Owner Name:** [ACRES, RANDY L](#)

**Owner Address:** [55 PALMETTO ROAD, PINEHURST](#)

**Parcel No:** [00017735](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Soek Yie Phan</a>		Applicant		Active
	<a href="#">Michael Shore</a>	<a href="#">Shore's Doors A...</a>	Business Owner		Active

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

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

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

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

**Balance:** [\\$0.00](#)

**Custom Fields: GENERAL INFORMATION**

Description of Changes to the Structure	Type of Work	Existing Use
<a href="#">No change to structure. Replacement of an existing door to a new Alteration door. Same size unit: 5'0" x 6'8". Exterior facing color changes from White to Mahogany.</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="#">No</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

**REAR ELEVATION**

Existing Material Existing Color Proposed Material Proposed Color

**RIGHT ELEVATION**

Existing Material Existing Color Proposed Material Proposed Color

**LEFT ELEVATION**

Existing Material Existing Color Proposed Material Proposed Color

**TRIM**

Existing Material Existing Color Proposed Material Proposed Color

**WINDOWS**

Existing Material Existing Color Proposed Material Proposed Color

**CHIMNEY**

Existing Material Existing Color Proposed Material Proposed Color

**FOUNDATION**

Existing Material Existing Color Proposed Material Proposed Color

**FRONT DOOR**

Existing Material Existing Color Proposed Material Proposed Color

[Steel door painted white](#) White Wood - Mahogany Mahogany

**SHUTTERS**

Existing Material	Existing Color	Proposed Material	Proposed Color
<b>GARAGE DOOR</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>ROOF</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>ROOF EXHAUST VENTS</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>FRONT PORCH</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>DECK</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>PATIO</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>SIDEWALK</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>SKY LIGHTS</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>DRIVEWAY</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>HOUSE NUMBER</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>OTHER</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance</a>		Accepted	02/06/2026	Maria Klein
	<a href="#">Review for Completeness</a>		Application ...	02/06/2026	Maria Klein
	<a href="#">Review Distribution</a>		In Review	02/06/2026	Maria Klein
	<a href="#">Historic Review</a>		Approved	02/06/2026	Maria Klein
	<a href="#">Planning Review</a>		Approved	02/06/2026	Maria Klein
	<a href="#">Review Consolidation</a>		Review Complete	02/06/2026	Maria Klein
	<a href="#">HPC Public Hearing Notice</a>				
	Property Owner Notific...				
	Staff Report				
	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>Doc</b>
	<a href="#">25 Laurel Road, Pinehu...</a>	PLN_HIST	Other	Google Map of proxi...	application/pdf	Uplo
	<a href="#">35 Laurel Rd, Pinehurs...</a>	PLN_HIST	Other	Google Map of proxi...	application/pdf	Uplo
	<a href="#">IMG 3920 55 Palmetto R...</a>	PLN_HIST	Photo	Photo of existing f...	image/jpeg	Uplo
	<a href="#">IMG 3921 55 Palmetto R...</a>	PLN_HIST	Photo	Front view of house...	image/jpeg	Uplo
	<a href="#">IMG 3922 25 Laurel Rd ...</a>	PLN_HIST	Photo	Photo of front of h...	image/jpeg	Uplo
	<a href="#">IMG 3923 25 Laurel Rd ...</a>	PLN_HIST	Photo	Photo of front door...	image/jpeg	Uplo
	<a href="#">IMG 3924 35 Laurel Rd ...</a>	PLN_HIST	Photo	Photo of front door...	image/jpeg	Uplo
	<a href="#">IMG 3925 35 Laurel Rd ...</a>	PLN_HIST	Photo	Photo of front of h...	image/jpeg	Uplo
	<a href="#">South Wood - Andalucia...</a>	PLN_HIST	Photo	Manufacturer's cata...	application/pdf	Uplo
	<a href="#">South Wood door specs ...</a>	PLN_HIST	Other	Manufacturer's Prod...	application/pdf	Uplo
	<a href="#">VOP House - front door...</a>	PLN_HIST	Photo	Additional photos o...	application/pdf	Uplo
	<a href="#">VOP House - front door...</a>	PLN_HIST	Photo	Additional photos o...	application/pdf	Uplo
	<a href="#">VOP House - front door...</a>	PLN_HIST	Photo	Additional photos o...	application/pdf	Uplo
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date
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**Initiated by Product:** ACA

<b>Scheduled/Pending Inspections:</b>	Inspection Type	Scheduled Date	Inspector	Status	Comments
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<b>Resulted Inspections:</b>	Inspection Type	Inspection Date	Inspector	Status	Comments
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**Required Inspections:**

Existing

EXHIBIT A-2.1



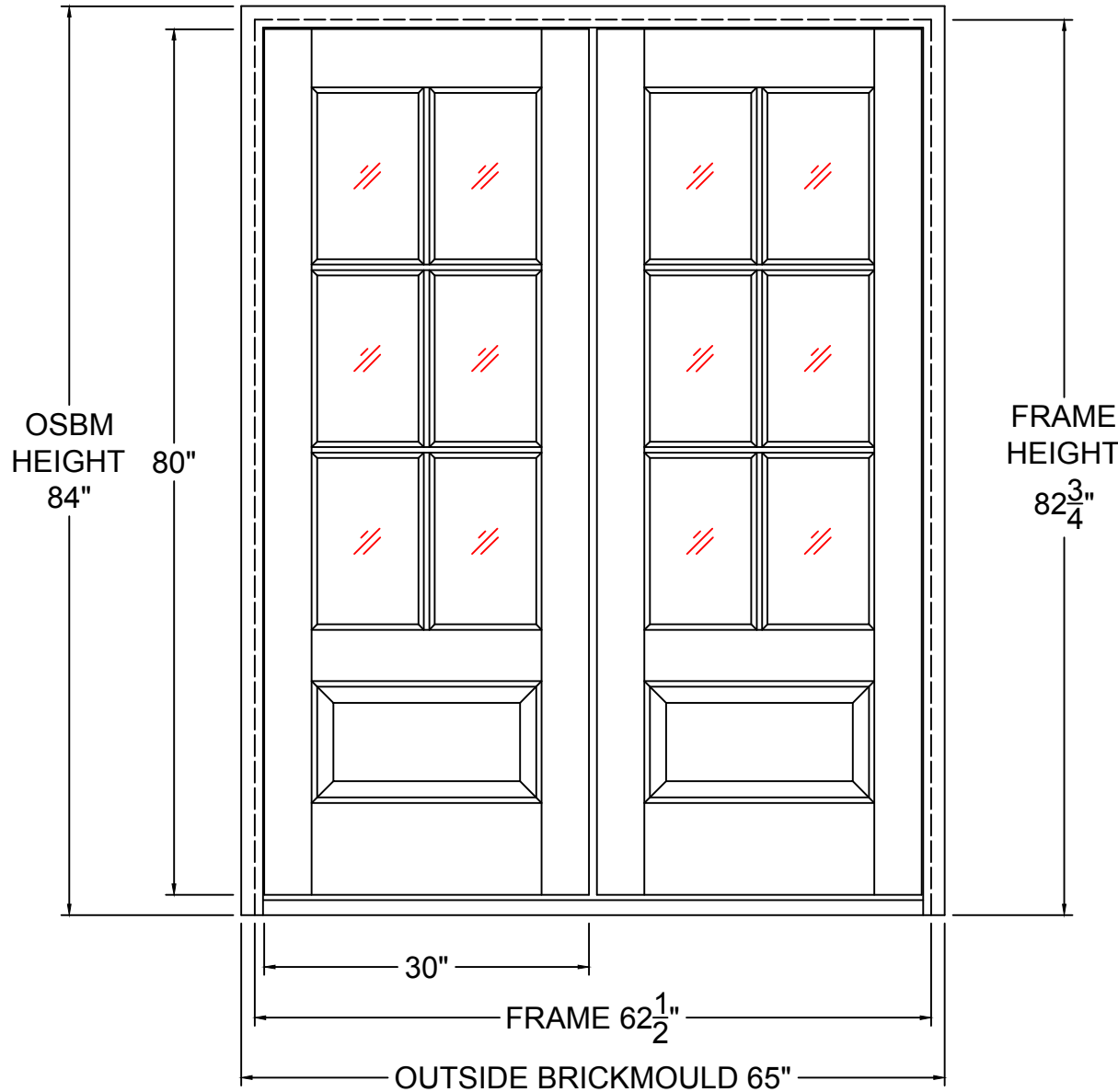
Existing

EXHIBIT A-2.2



Proposed Door

EXHIBIT A-2.3

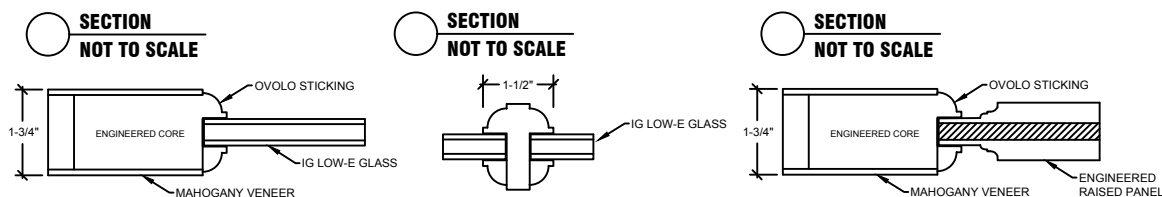


MAHOGANY 1-3/4" STAIN GRADE

RO: 63-1/2" X 83-1/2"

<b>GLASS</b>	CLEAR BEVEL <input type="checkbox"/> FLEMISH <input type="checkbox"/> OTHER (CUSTOM): _____
<b>JAMB SIZE</b>	4-9/16" <input type="checkbox"/> 6-9/16" <input type="checkbox"/> OTHER (CUSTOM): _____
<b>EXT TRIM</b>	(2") 180 BRICKMOULD APPLIED <input type="checkbox"/> LOOSE <input type="checkbox"/> (5/4 X 4) FLAT S4S EXT. TRIM (UPCHARGE APPLIES) APPLIED <input type="checkbox"/> LOOSE <input type="checkbox"/>
<b>HINGES</b>	ORB (BLACK) <input type="checkbox"/> SATIN NICKEL <input type="checkbox"/> OTHER: _____
<b>SILL</b>	BRONZE <input type="checkbox"/> NICKEL <input type="checkbox"/>
<b>LOCK PREP</b>	DOUBLE BORE (5-1/2" O.C.) <input type="checkbox"/> BACKSET: 2-3/8" G-U MULTIPOINT LOCK SYSTEM (UPCHARGE APPLIES) <input type="checkbox"/>
<b>SWING</b>	RH I/S <input type="checkbox"/> LH I/S <input type="checkbox"/> RH O/S <input type="checkbox"/> LH O/S <input type="checkbox"/>

NOTES:



**\*\*NOTE: ALL PANES OF GLASS WILL HAVE PERMANENT TEMPER STAMPS\*\***



Proposed Door

EXHIBIT A-2.4

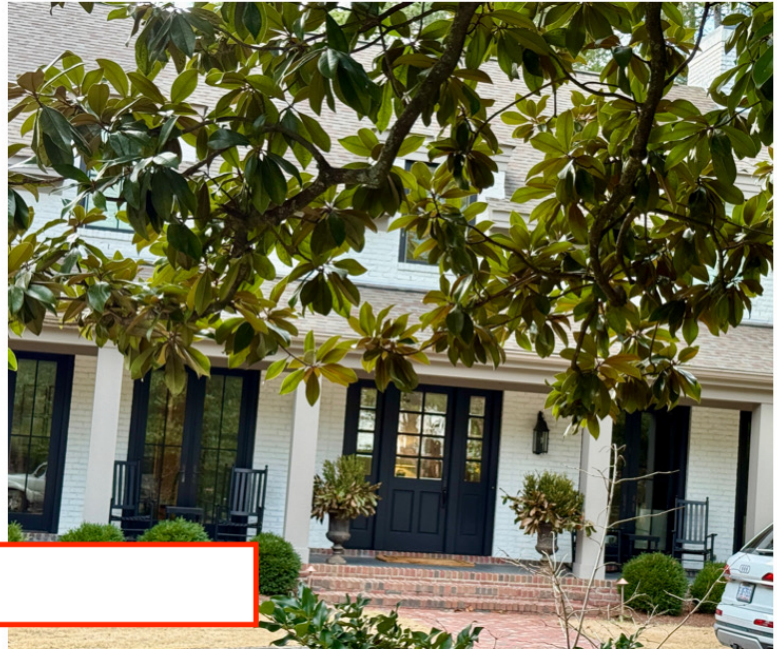




**265 Cherokee Road**



**53 Fields Road**



**75 Fields Road**





**115 Fields Road**



**65 Everette Road**



**50 Everette Road**





**30 Everett Road**

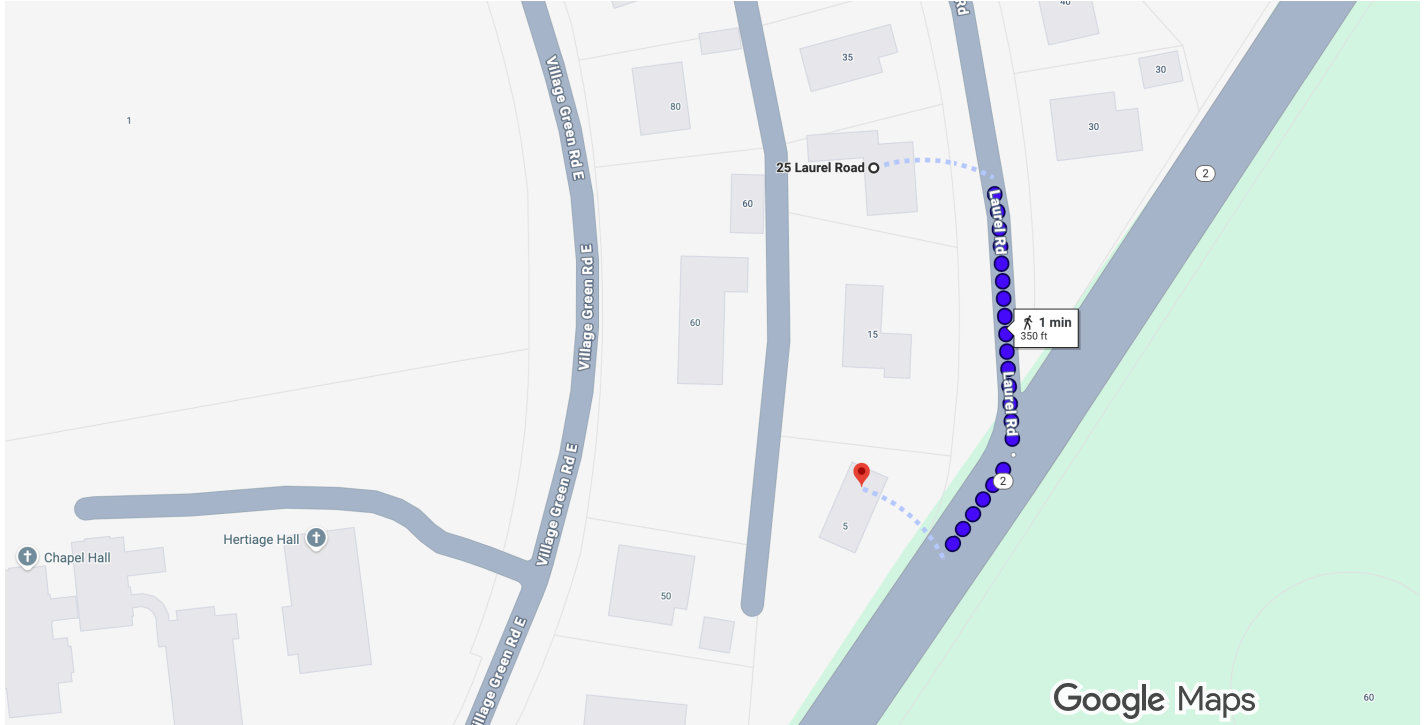


**10 Everett Road**





25 Laurel Road, Pinehurst, NC to 55 Palmetto Rd, Pinehurst, NC 28374 Walk 344 ft, 1 min



Imagery ©2026, Map data ©2026 Google 50 ft



via Laurel Rd and NC-2 W

1 min

344 ft

Mostly flat















**Minor Work COA's Issued 1/15/2026 - 2/14/2026  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 02/13/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Minor COA's approved




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**PLANNING AND INSPECTIONS DEPARTMENT**

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**TO:** Pinehurst Historic Preservation Commission  
**FROM:** Maria Klein, Senior Planner  
**DATE:** February 18, 2026  
**SUBJECT:** Minor Work COA's Issued 1/15/2026 – 2/14/2026

**REPORT OF STAFF APPROVALS  
 FEBRUARY 26, 2026 MEETING  
 1/15/2026 – 2/14/2026**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2026-00005	Fence	1/13/2026	1/13/2026	15 Chinquapin Rd	15 Chinquapin, LLC
COA-2026-00008	Adding pavers	1/15/2026	1/22/2026	165 McCaskill Rd W	Bayleaf Holdings II
COA-2026-00013	Replace fencing, shutters, extend driveway	1/21/2026	1/30/2026	40 Caddell Rd	Thomas Sophie
COA-2026-00014	Replace fence	1/22/2026	2/4/2026	100 Kelly Rd	Donald Mead
COA-2026-00016	Shed	1/23/2026	2/6/2026	90 Linden Rd	Katherine Pate
COA-2026-00018	Fence	1/29/2026	1/30/2026	170 Everette Rd	Lee & Rebecca Pittman