



**Historic Preservation Commission
Agenda for Regular Meeting of February 27, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 1-23-25 HPC Regular Meeting Minutes
3. Public Hearing
 - A. COA-2024-00164 (45 Campbell Rd.) (Continued)

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 façade at 45 Campbell Rd. The property is identified as Moore County PID Number 00017327. The property owner is Lori McGough and the applicant is Pinehurst Homes, Inc.
 - B. COA-2024-00167 (280 Linden Rd.) (Continued)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owner is Katie McWherter and the applicant is Ronald Davidson.
4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 1/15/2025 - 2/14/2025
5. Next Meeting Date
 - A. 03-27-25 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 1-23-25 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 02/19/2025

MEMO DETAILS

ATTACHMENTS

1. 01-23-25 HPC Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, January 23, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Cara Mathis, Vice Chair
Angelique Fabiani
Justin Bramlage
Joe Iverson
David Herring
Paul Roberts

Members Absent:

Richard Vincent, Chair

Staff Present:

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

Approximately 2 members(s) of the public were in attendance.

I. Call to Order

Ms. Mathis called the Regular Meeting to order at 4:00 PM. Ms. Mathis explained the purpose of the meeting, each Commission Member introduced themselves. Ms. Mathis confirmed a quorum, noted the absence of Chair, Richard Vincent and introduced staff.

II. Approval of Minutes

A. 12-19-2024 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the December 19th, 2024. Regular Meeting, Seconded by Mr. Iverson. Approved by a vote of 6-0.

Ms. Klein introduced the new Historic Preservation Committee member, Paul Roberts. Mr. Roberts gave a brief statement detailing his background and experience.

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

III. Public Hearing

Ms. Mathis explained the procedures of a quasi-judicial public hearing.

All Commission members stated they had visited all sites and did not have any ex parte communication.

Ms. Klein was sworn into the public hearing.

Ms. Mathis noted a change to the agenda, **COA-2024-00164 (45 Campbell Rd)** will be moved from the last case to the first case.

A. COA-2024-00164 (45 Campbell 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 modifications to the facade at 45 Campbell Rd. The property is identified as Moore County PID Number 0001732. The property owners are Martin and Veraleen Kremer and the applicant is Pinehurst Homes.

Ms. Klein stated the applicant made a request to continue the Public Hearing until the next meeting.

Mr. Herring moved to continue the public hearing to February 27th at 4:00 PM in Assembly Hall. Seconded by Mr. Bramlage. Approved by a vote of 6-0.

B. COA-2024-00160 (75 McCaskill Rd E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a screened in porch at 75 McCaskill Rd E. The property is identified as Morre County PID number 00013907. The property owners are John and Joanne Kulka and the applicant is Jim Jones.

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

The Commission members did not have questions for Staff.

Mr. Jones, the applicant, was sworn into the Public Hearing.

Mr. Jones stated he did not have comments to make but was prepared to answer questions from the Commission.

Mr. Herring asked for clarification on where the screening would start. Mr. Jones advised the screening will start at the top of the existing wall.

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

The Commission had no deliberation.

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00160) and find the proposed Major Work at 75 McCaskill Rd E is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Roberts. Approved by a vote of 6-0.

C. COA-2024-00167(280 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 modifications to the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owner is Kate McWherter and the applicant is Ronald Davidson.

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

Mr. Herring asked Ms. Klein the reason for the tree removal, and stated when he did site visit more than two trees were marked for removal. Ms. Klein stated the documents submitted only showed two trees marked for removal and she would let the applicant state the reason for removal. Other members of the Commission agreed that more than two trees were marked for removal.

Mr. Davidson, the applicant, was sworn into the hearing.

Mr. Davidson explained there were about forty-three trees on the property, and the homeowner would like to remove ten of the trees. Mr. Davidson stated some of the trees were damaged, and by removing the trees this will allow more sunlight on the property.

The Commission asked Mr. Davidson if he had seen the documents that were presented showing only two trees marked for removal. Mr. Davidson confirmed he had seen the documents; however, he was under the impression Staff would go to the site to see all the trees marked. The Commission confirmed with Mr. Davidson that the homeowner's request was to remove the trees banded with blue tape.

Ms. Mathis asked Mr. Davidson if there were any other comments or clarifications he wanted to tell the Commission. Mr. Davidson stated the request is to remove the ten marked trees, paint the exterior brick, and to remove and replace the gutters and shutters.

Mr. Roberts asked Mr. Davidson if the proximity of the trees to the house was reason for the removal request. Mr. Davidson explained the property was overgrown and the homeowner wanted more sunlight.

Ms. Fabiani asked for the reason the owner wanted to paint the brick. Mr. Davidson explained the owner felt the brick was drab and wanted to brighten the home.

Ms. Mathis asked if the Commission has any further questions or if any member of the public wished to present evidence in support or in opposition to the request. There were none.

The Commission began deliberations. Mr. Herring stated the standards are clear that painting brick is not appropriate and removing the trees would compromise the existing tree canopy. Mr. Bramlage agreed standards states painting of brick is not appropriate, however it is congruous with Pinehurst. Mr. Roberts stated he felt the Commission should take safety of the home when making decision of the tree removal. Mr. Herring offered the suggestion to allow the applicant to request a continuation or he could take his chances, and they would proceed to vote and make a motion. Mr. Herring stated he personally would only vote for two or three trees to be removed. The Commission agreed to ask the applicant if he would like to continue. Mr. Davidson agreed to continue and will submit further documentation to support the removal of the ten requested trees.

Mr. Herring moved to continue the public hearing to February 27th, 2025, at 4:00 pm. Seconded by Mr. Iverson. Approved by a vote of 6-0.

Mr. Bramlage moved to close the public hearing and re enter the Regular meeting. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor COA's Approved 12/13/2024 to 1/14/2025

V. Next Meeting Date
2-27-2025 Regular Meeting

VI. Motion to Adjourn
Mr. Herring moved to adjourn the Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 6-0.0 at 4:37 p.m.

Respectfully Submitted,

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

A videotape of this meeting is located on the Village website: www.vopnc.org.

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Values: Service, Initiative, Teamwork, and Improvement.



COA-2024-00164 (45 Campbell Rd.) (Continued)

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 modifications to the façade at 45 Campbell Rd. The property is identified as Moore County PID Number 00017327. The property owner is Lori McGough and the applicant is Pinehurst Homes, Inc.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 02/17/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: February 19, 2025
Subject: Major COA Request 45 Campbell Rd.

Applicant:	Pinehurst Homes, Inc.
Owners:	Lori McGough
Property Location:	45 Campbell Rd.
Land Use:	Single Family Residential
PID#	00017327
COA#:	2024-00164

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to the façade at 45 Campbell Rd. The property is further identified as Moore County PID Number 00017327. The primary structure was built in 1993 and the property is +/- 0.986 acres in size.

The applicant is proposing to add a door and brick stairs to the rear of the dwelling. All materials to match the existing materials and colors.

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******C. WINDOWS AND DOORS***

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

L. MASONRY

1. SECTION III.L.1 - The addition of a masonry feature or the alteration of a distinctive masonry element or material must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if addition of the door and stairs is congruous with the Historic District and meets 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 23, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the modifications to the façade at 45 Campbell Rd. The property is identified as Moore County PID Number 00017327. The property owners are Martin and Veraleen Kremer and the applicant is Pinehurst Homes, Inc.

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

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

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

PLANNING & INSPECTIONS

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

Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet

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

1/21/2025

January 23, 2025
Historic Preservation Commission
45 Campbell Rd. Major COA Request



EDWARDS, MICHAEL L
75 DALRYMPLE DR
PINEHURST,NC,28374

EDWARDS, MICHAEL L
75 DALRYMPLE DR
PINEHURST,NC,28374

GENTRY, MARGUERITE D & RICK
25 CAMPBELL RD
PINEHURST,NC,28374

MCGOUGH, LORI J TRUSTEE
4 N 382 MARK TWAIN STREET
SAINT CHARLES,IL,60175

CALDWELL, LINDA R
60 FIELDS RD
PINEHURST,NC,28374

SLEDGE, SARA K
C/O SARA WHEELER
ATLANTA,GA,30305

EBBS, WILLIAM A
40 CAMPBELL ROAD
PINEHURST,NC,28374

ROBERTS, JOHN & DIANA
40 DALRYMPLE RD
PINEHURST,NC,28374

GAUTHIER, PAUL E
50 DALRYMPLE ROAD
PINEHURST,NC,28374

Menu Help

File Date: [12/05/2024](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [The project is a whole home renovation and will include the following exterior modifications: adding a stair to the rear entry of the home per plan and adding a door](#)

Application Name: [McGough](#)

Address: [45 CAMPBELL, PH, 28374](#)

Owner Name: [KREMER, R MARTIN & VERALEEN B](#)

Owner Address: [45 CAMPBELL RD, PINEHURST, NC 28374](#)

Parcel No: [00017327](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active
	Pinehurst Homes, Inc.	Pinehurst Homes...	Applicant	Mailing, PO Box 3190 N...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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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	
	Adding a stair to the rear entry of the home per plan and adding a door.	Alteration	Vacant	
	Proposed Use	Includes Demolition?	Includes Tree Removal?	
	Single Family Low Density	Yes	No	
	COA Number	Conditions of COA (If Any)		
	-	-		

PERMIT DATES		
Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
-	-	-	-

REAR ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
-	-	-	-

RIGHT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
-	-	-	-

LEFT ELEVATION			
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Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Existing	Brick	to match existing as close as possible

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
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WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
window	existing	None	None

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
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FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
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SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
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GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
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ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
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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
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DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
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PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
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SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
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SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
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DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status: Task Assigned To Status Status Date Action By

[Application Acceptance](#) Accepted 12/05/2024 Maria Klein
[Review for Completeness](#) Application ... 01/13/2025 Maria Klein
[Review Distribution](#)
 Historic Review
 Planning Review
 Review Consolidation
 HPC Public Hearing Notice
 Property Owner Notific...
 Staff Report
 HPC Hearing
 COA Issued
 Inspection

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

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

[McGough Res. Exter. Re...](#) PLN_HIST Building Elevat... Proposed Rear Eleva... application/pdf Uploaded 02/06/2025
[Show all](#)

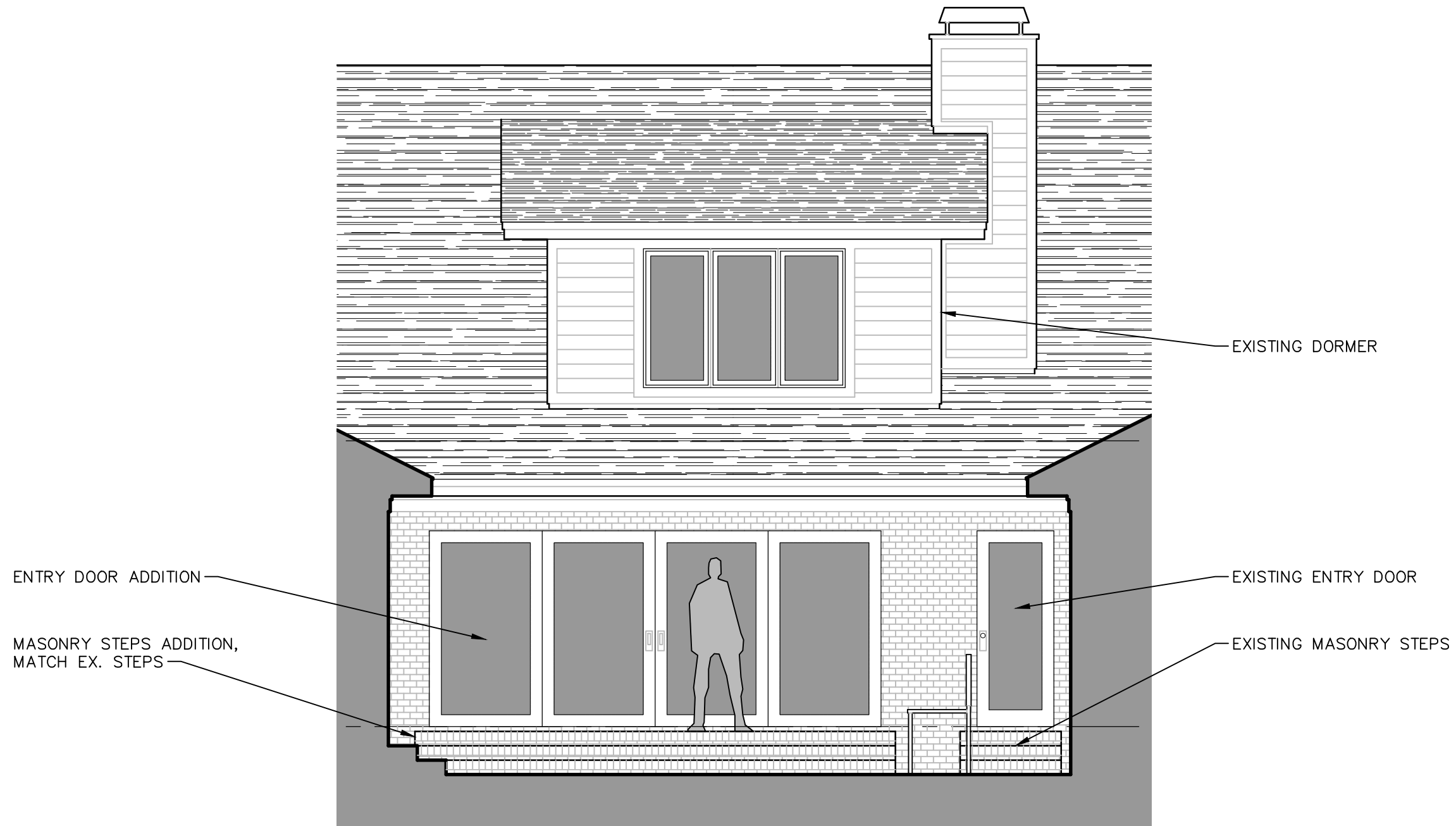
Application Comments: View ID Comment Date

Initiated by Product: ACA

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

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments

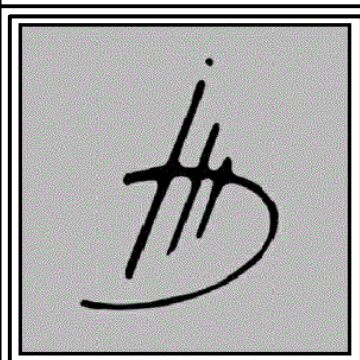
Required Inspections:



2/5/25

RENOVATION REAR EXTERIOR ELEVATION

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



Imark Design
Mark Dean
(910)-986-5384
imark.drafting@yahoo.com



McGough Residence Renovation

45 CAMPBELL ROAD, PINEHURST, NORTH CAROLINA 28374







COA-2024-00167 (280 Linden Rd.) (Continued)

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 the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owner is Katie McWherter and the applicant is Ronald Davidson.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 02/17/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: January 15, 2025
Subject: **Major COA Request 280 Linden Rd.**

Applicant:	Ronald Davidson
Owners:	Kate McWherter
Property Location:	280 Linden Rd.
Land Use:	Single Family Residential
PID#	00027982
COA#:	2024-00167

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to the façade and tree removal at 280 Linden Rd. The property is further identified as Moore County PID Number 00027982. The primary structure was built in 1984 and the property is +/- 0.89 acres in size.

The applicant is proposing to paint the brick façade and trim of the dwelling in BM (OC-57) White Heron and BM (HC-134) Tarrytown Green, as well as, remove two (2) trees from the front yard.

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

Standards of Review

Per the adopted Historic District Standards, removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a property that are not located within the right-of-way and Minor Work items not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

L. PAINT

1. SECTION III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure *should not* be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted. If painted brick is allowed it **must** be within the Village of Pinehurst Color Palette.

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

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

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 7, 2025

Dear Property Owner(s),

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Thursday, January 23, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owners is Robin Graham and the applicant is Ronald Davidson.

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.

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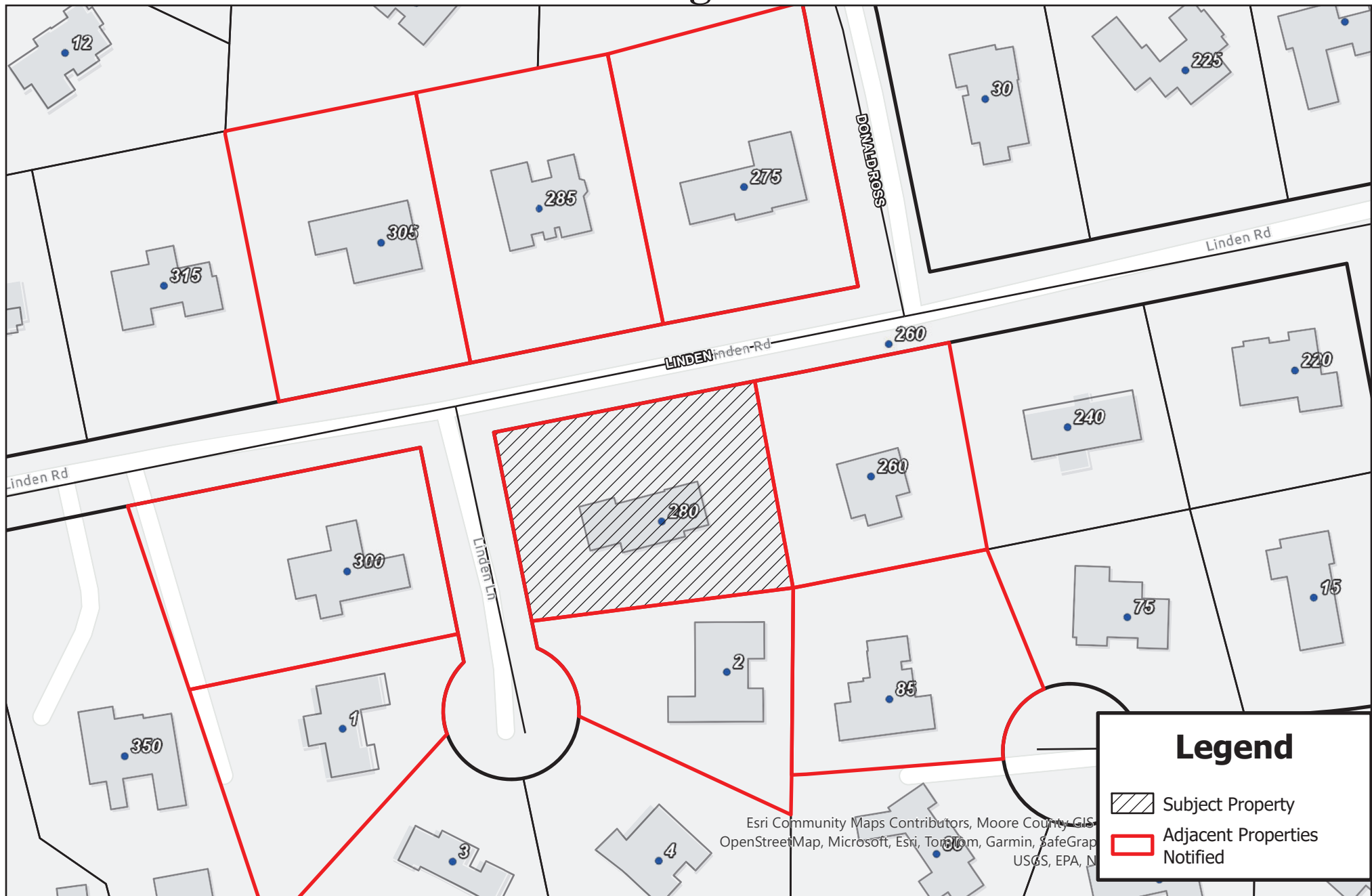
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

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

Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet

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1/2/2025

January 23, 2025
Historic Preservation Commission
280 Linden Rd. Major COA Request



LOWERY, ROBERT H
300 LINDEN RD
PINEHURST,NC,28374

WILFORD, KATHLEEN C
305 LINDEN RD
PINEHURST,NC,28374

MOUNTCASTLE, WILLIAM A
275 LINDEN ROAD
PINEHURST,NC,28374

RYAN, RAYMOND
PO BOX 756
PINEHURST,NC,28370

MARSHALL, ROBERT C
100 RAMSEY WAY
BOALSBURG,PA,16827

GRAHAM, ROBIN P
280 LINDEN ROAD
PINEHURST,NC,28374

BLACK, RONALD W & ELIZABETH T
1101 N LAKE DESTINY RD, #475
MAITLAND,FL,32751

3 PUTT BOGEY, LLC
C/O TROY WHITTINGTON
SUMMIT,MS,39666

REALE, JAMES V
1 LINDEN LANE
PINEHURST,NC,28374

Menu Help

File Date: 12/20/2024

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work:

Application Name:

Address: 280 LINDEN, PH. 28374

Owner Name: GRAHAM, ROBIN P

Owner Address: 280 LINDEN ROAD, PINEHURST, NC 28374

Parcel No: 00027982

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Ronald Davidson		Applicant		Active
Licensed Professionals Info:	Primary	License Number	License Type	Name	Business License #
	Yes	40733	Contractor	DAVIDSON BLDG S...	

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

Gutters - change to White

House painted brick & siding to white

Upper Boxing / Soffit Fascia)

Tree marked in front

Proposed Use

Single Family Low Density

COA Number

-

Type of Work

Alteration

Includes Demolition?

No

Conditions of COA (If Any)

-

Existing Use

Single Family Low Density

Includes Tree Removal?

Yes

PERMIT DATES

Application Expiration Date

-

Permit Issued Date

-

Permit Expiration Date

-

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick/Gypsum

Lt. Brown

Same

White

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick/Gypsum

Lt. Brown

Same

White

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick/Gypsum

Lt. Brown

Same

White

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

Brick

Lt. Brown

Same

White

TRIM

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

Wood

Beige

Same

White

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

Brick

Lt. Brown

Same

White

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

Wood

Beige

Wood

Dk Green

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

Wood

Beige

Same

Dk Green

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

Aluminum

Beige

Same

Dk Green

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
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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
-------------------	----------------	-------------------	----------------

Gutters: Aluminum	Beige	Same	White
-------------------	-------	------	-------

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
------------------	------	-------------	--------	-------------	-----------

Application Acceptance			Accepted	12/23/2024	Maria Klein
Review for Completeness					
Review Distribution					
Historic Review					
Planning Review					
Review Consolidation					
HPC Public Hearing Notice					
Property Owner Notific...					
Staff Report					
HPC Hearing					
COA Issued					
Inspection					

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

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Application	BLD	Certificate of ...	Application	application/pdf	Uploaded	12/20/2024
	Plan	PLN_HIST	Plan	Plans	application/pdf	Uploaded	12/20/2024
	Show all						

Application Comments:	View ID	Comment	Date
	MBREWER	Gutters - change to White House painted brick &...	12/20/2024

Initiated by Product: AV/360

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

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

Required Inspections:

UPPER
BOXING
TERRAZZO
GREEN

SIDING
WHITE

GUTTERS
WHITE

BRICK
WHITE

SHUTTERS
HUNTER
GREEN



SCANNED

11/20/2024

Tenny Town
Green
Boxing
Hunter
Green
Gutter
White

Windows
Siding
White

Brick
White

Boxing
Hunter
Green

Siding
White



SCANNED



Door
Sunnor
~~Hunter~~
Terrytown
Green

SHUTTERS
HUNTER
GREEN

GUTTERS
WHITE
FASCIA
WHITE
Door
~~Hunter~~
GREEN
Terrytown

WINDOWS
WHITE

SCANNED



GUTTERS
WHITE →

SHUTTERS
HUNTER
GREEN →

DOWN
SPOUT
WHITE →

BRICK
WHITE →

SCANNED



CHIMNEY
WHITE

HARTTOWN
BOXING
HUNTER
GREEN

SIDING
WHITE

SHUTTERS
HUNTER
GREEN

BRICK
WHITE

SCANNED



Brick
White
Garage Door
White

Gutter
White
Shutters
Hunter Green

SCANNED

REFERENCE: DEED BOOK 5001, PAGE 187,
MAP BOOK 10, PAGE 10,
MOORE COUNTY REGISTRY.

THIS MAP IS NOT INTENDED TO BE RECORDED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED.

LRK #00027982

AREA DETERMINED BY COORDINATE METHOD.

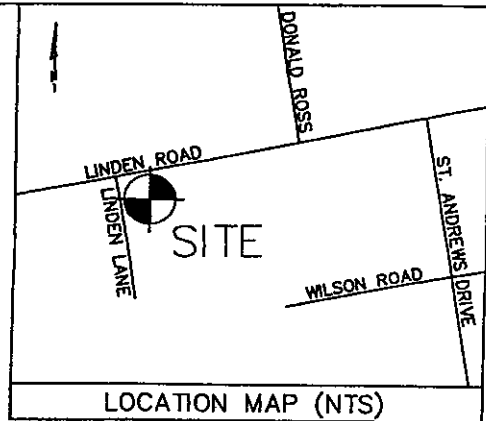
RATIO OF PRECISION = 1/7,500

ZONING: R-30

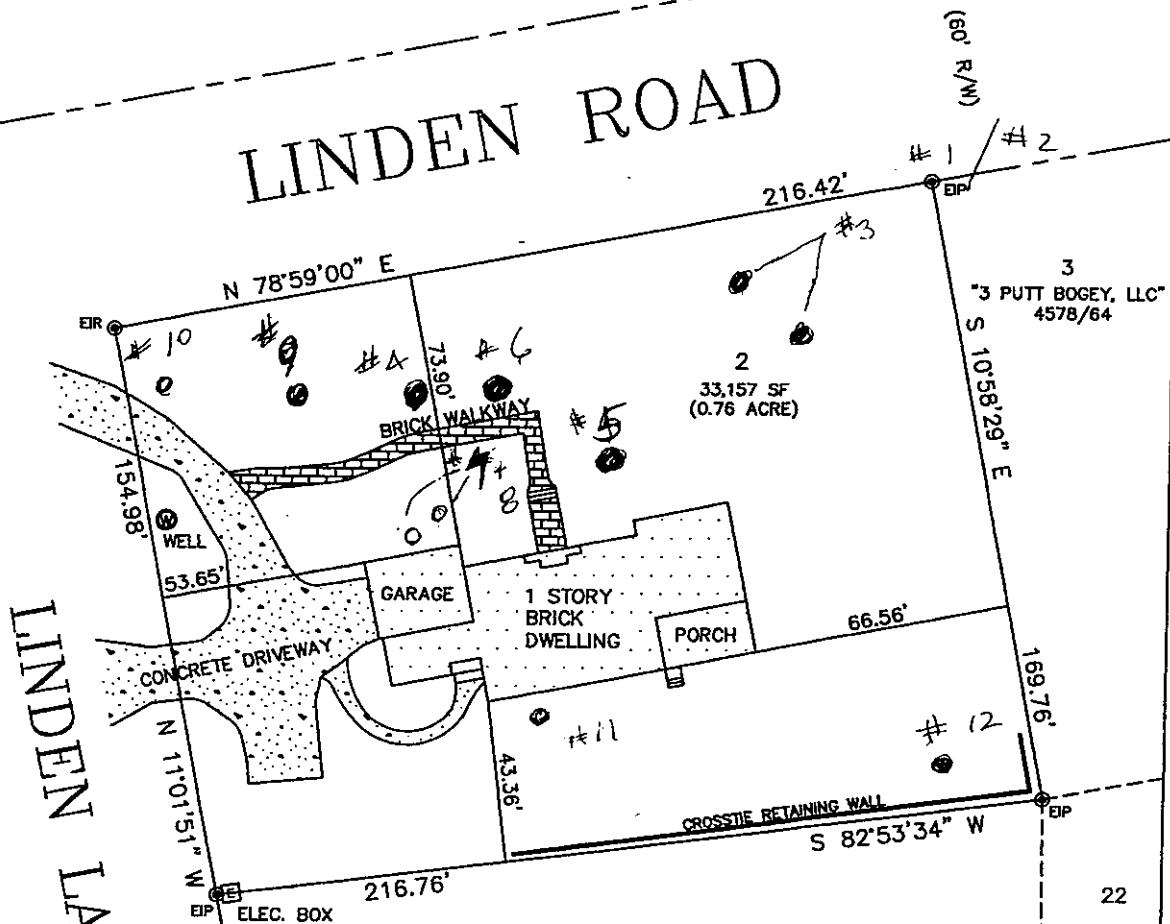
LEGEND

- ⊙ EXISTING IRON PIPE (EIP)
- ⊙ EXISTING IRON ROD (EIR)
- NEW IRON ROD (NIR)
- COMPUTED POINT (CP)

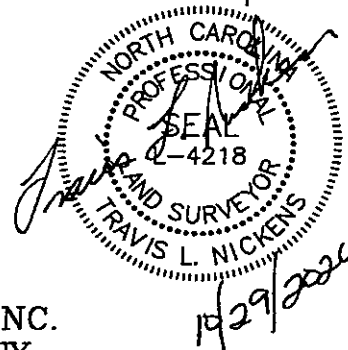
RECORD MAP



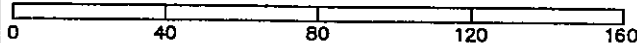
SURVEYORS ADDRESS:
TRAVIS L. NICKENS
159 NICKENS ROAD
CAMERON, NC 28326
(910) 215-3852



25
"RYAN"
2020E/44



SURVEY FOR
LISA PURRINGTON
LOT NO. 2, UNIT 2, PHASE I, PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
OCTOBER 28, 2024 SCALE 1" = 40'



JOB #3077
F. B. 5-31-24

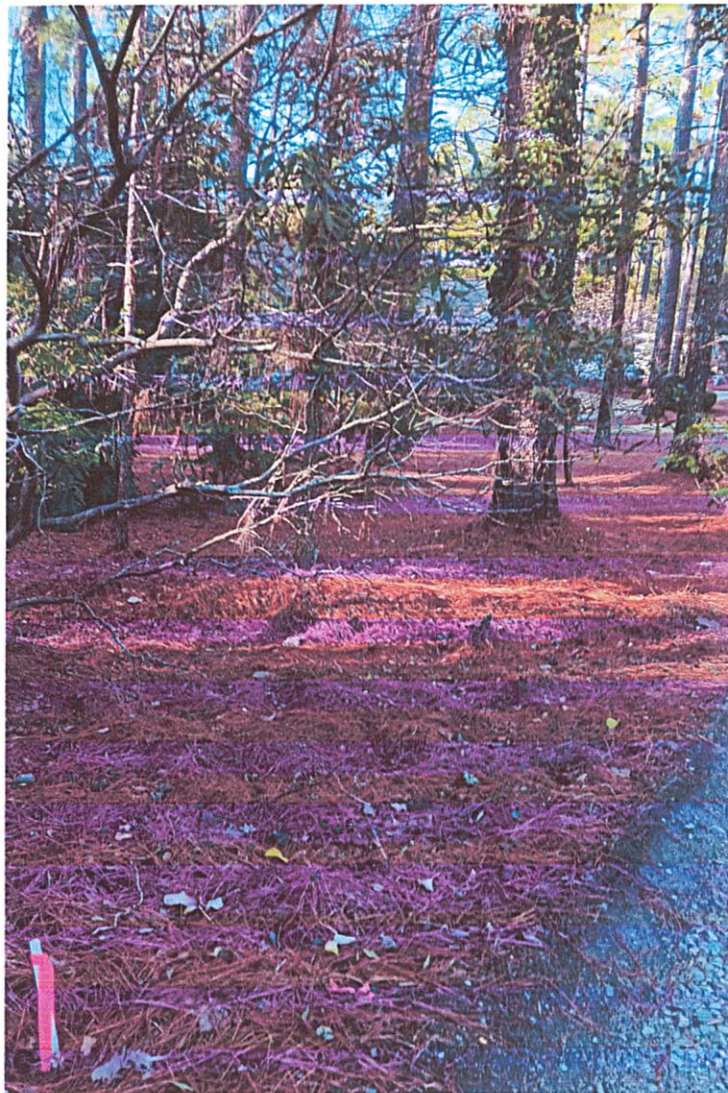


1

VIEW

FROM
LINDEN
Rd.

NORTH to EAST
PROPERTY LINE



#2

VIEW of
PROPERTY LINE
LINDEN Rd.
NORTH TO SOUTH



#3

2

SMALLER
pine trees

NO SUN



4

26"

←→

ICE
STORM

could
damage
house



5

27"

CANOPY
ALMOST
TO
ROOF
LINE

ICE
STORM
COULD
DAMAGE
HOUSE



6

| 26" |
← →

ICE
could
be
problem



7

2
trees
to
close
to
house

10'
13'



9

DAMAGED
TRUNK



9

trunk



#10

Split
trunk

Too
close

to
driveway



10

CLOSE to driveway

Split trunk



11

7'
from
REAR
of house

too
close
ice



12

Lightning
Damage

DAVIDSON BUILDING SERVICES, INC.

RONALD DAVIDSON
LICENSED NC GENERAL CONTRACTOR

EXHIBIT A-2.15

BRICK HOUSES PAINTED WERN

280 LINDEN RD.

615 LINDEN

285 LINDEN

135 BLUE RD

115 BLUE RD

40 FENGUSON

45 FENGUSON

30 RITTEN RD.

60 RITTEN RD.

15 RITTEN RD.

110 MCCASKILL

90 MCCASKILL

75 MCCASKILL

85 SHAW RD SW.

240 MCKENZIE

220 MCKENZIE



Minor Work COA's Issued 1/15/2025 - 2/14/2025
ADDITIONAL AGENDA DETAILS:

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 02/17/2025

MEMO DETAILS

ATTACHMENTS

1. 02272025 HPC Minor COA Staff Approvals



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: February 19, 2025
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
FEBRUARY 27, 2025 MEETING
1/15/2025 – 2/14/2025**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00006	Awning	1/14/2025	1/15/2025	3 Carolina Vista	Pinehurst Resort
COA-2025-00007	Shed	1/15/2025	1/28/2025	25 Muster Branch	Christine Davis
COA-2025-00010	Solar Panels	1/27/2025	1/27/2025	50 Orange Rd	Orange Road Trust
COA-2025-00011	Painting siding, trim	1/29/2025	1/31/2025	83 Short Rd	Joseph & Bettina Erardi
COA02025-00013	Fence	2/7/2025	2/14/2025	185 Cherokee Rd	John Taylor
COA-2025-00015	Paint	8/13/2024	2/7/2025	35 Shaw Rd	Dana Dahlgren