



**Historic Preservation Commission  
Agenda for the Regular Meeting of June 25, 2026  
Assembly Hall  
395 Magnolia Road  
Pinehurst, North Carolina  
4:00 PM**

1. Call to Order
2. Approval of Minutes
  - A. Approval of 05-28-2026 HPC Regular Meeting Minutes

3. Public Hearing

- A. COA-2026-00078 (10 McLeod 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 replacement of roofing from asphalt shingles to stone-coated metal roofing at 10 McLeod Rd. The property is identified as Moore County PID Number 00023674. The property owner is Anthony Neaverth and the applicant is Erie Construction Mid-West, LLC.*

- B. COA-2026-00093 (40 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 extension of the roofline in the rear yard and Minor Work items not approved by the Village Planner at 40 Campbell Rd. The property is identified as Moore County PID Number 00028144. The property owners are William and Patricia Ebbs, and the applicant is Legacy Porch and Patio, LLC.

4. Review of Normal Maintenance and Minor Work items
  - A. Minor Works COA's Issued 5/15/2026 - 6/14/2026
5. Next Meeting Date
  - A. 07-23-2026 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 05-28-2026 HPC Regular Meeting Minutes**  
**ADDITIONAL AGENDA DETAILS:**

**FROM:** Jeanann Dawson, Administrative Specialist  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 06/15/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. 5-28-2026 HPC Draft Minutes -



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, May 28th, 2026  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**  
Joe Iverson, Chairman  
Joe Rosario  
Angelique Fabiani  
Lollie Addleman  
David Herring

**Members Absent:**  
Paul Roberts

**Staff Present:**  
Maria Klein, Senior Planner  
Michael Mandeville, Senior Planner

Approximately eleven members of the public were in attendance.

**I. Call to Order**

Mr. Iverson called the Regular Meeting to order at 4:00 PM, explained the purpose of the meeting, and asked each Commission member to introduce themselves. Mr. Iverson noted the absence of Mr. Roberts, confirmed a quorum was present, introduced staff in attendance, and presented a proposed agenda change.

Mr. Herring moved to amend the agenda to hear COA-2026-00070 (20 Shaw Rd. SW) as the first case. Seconded by Mr. Rosario. Approved by a vote of 5-0.

**II. Approval of Minutes**

**A. 04-23-2026 Regular Meeting Minutes**

Mr. Herring moved to approve the minutes of the April 23rd, 2026, Regular Meeting. Seconded by Ms. Addleman. Approved by a vote of 5-0.

Ms. Fabiani moved to open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 5-0.

**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.

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

**A. COA-2026-00070 (20 Shaw Rd. SW)**

*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 an addition, inground pool, and pergola at 20 Shaw Rd. SW. The property is identified as Moore County PID Number 00022224. The property owners are Joshua and Shannon Ammons and the applicant is Huntley Design Build.*

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.

Will Huntley, President of Huntley Design Build, and Mark Parson, representative to discuss pool and landscaping, were sworn into the Public Hearing.

Mr. Huntley stated that the adjacent lot was combined with the property to prevent future development and preserve the existing trees and buffer along Highway 5. He noted that the proposal was redesigned as an addition to the existing home rather than a separate structure.

Mr. Iverson inquired about tree preservation and landscape buffering. Mr. Huntley stated that most existing trees, including the pine buffer along the roadway, would remain. Only a magnolia and possibly a cedar tree would be removed. Mr. Parson added that the landscaping around the pool area would provide additional screening of the proposed pool and fence, helping to minimize visibility from surrounding properties and the roadway.

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 necessary.

***Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00070) and find that the proposed Major Work at 20 Shaw Rd. SW is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. Seconded by Mr. Rosario. Approved by a vote of 5-0.***

**B. COA-2026-00047 (75 McCaskill Rd. W.)-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 removal of trees at 75 McCaskill Rd. W. The property is identified as Moore County PID Number 00025750. The property owner is William Fulton and the applicant is Juliano Belo of Eagle Home Renovations.*

This was a continued case. During the previous hearing, the Commission requested a landscape rendering. Ms. Klein reviewed the submitted rendering as part of her presentation and provided a brief overview of the proposed work. She submitted the Staff Report with attachments and exhibits, the staff presentation, the application and the applicant's materials and exhibits. Mr. Iverson accepted the submitted materials into evidence.

Mr. Juliano Belo, general contractor, Eagle Home Renovations and Delette Straus, outdoor living designer, were sworn into the Public Hearing. They had no additional information to add to Ms. Klein's presentation, and the Commission had no 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 then entered into deliberation.

During deliberation, Mr. Herring expressed concern that the proposed landscaping plans would not adequately replace the existing tree canopy. Mr. Rosario agreed with those concerns. Ms. Straus requested to address the Commission, and Mr. Iverson requested a motion to reopen the evidentiary portion of the Public Hearing.

Mr. Herring moved to reopen the evidentiary portion of the Public Hearing. Seconded by Ms. Addleman. The motion carried unanimously.

After the evidentiary hearing was reopened, Ms. Straus explained that the requested removal of two pine trees was necessary to improve driveway functionality and safety. She stated that one tree created a pinch point along the driveway and had been struck by vehicles on multiple occasions, while the second tree prevented the driveway from being widened and reconfigured to improve vehicle circulation.

During questioning by the Commission, Ms. Straus acknowledged concerns regarding the loss of tree canopy and agreed to revise the landscape plan to include a pine tree in place of a proposed dogwood tree to help offset the removal of the two pines.

***Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2026-00047) and find that the proposed Major Work at 75 McCaskill Rd. W. is not consistent with the Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact subject to the condition that two longleaf pine trees be added behind the proposed forest pansy redbud tree. Seconded by Ms. Fabiani. Approved by a vote of 5-0.***

**C. COA-2026-00065 (105 Magnolia Rd.)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for changing a door to a window on a detached garage at 105 Magnolia Rd. The property is identified as Moore County PID Number 00023821. The property owner is Richard Moore and the applicant is Mark Wesley Parson Design.*

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.

Amanda Jacoby, designer and representative of the property owner, was sworn into the Public Hearing.

Ms. Jacoby explained that the project involves the renovation of a former carriage house located at the rear of the property and accessed by an alley. The owner proposes to convert the space into a home office with a sitting area and an accessible bathroom. She stated that the proposed exterior modifications are limited to the alley-facing façade, while the building footprint and the remaining three façades will remain unchanged except for routine refurbishment. Ms. Jacoby noted that the replacement window will match the existing mullion pattern, and all proposed materials and colors will match the existing structure.

The Commission had no questions. Mr. Iverson asked whether any member of the public wished to speak in support of or in opposition to the application. No one came forward. Following the close of the evidentiary portion of the Public Hearing, no deliberation was necessary.

***Mr. Rosario moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00065) and find that the proposed Major Work at 105 Magnolia Rd. is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 5-0.***

**D. COA-2026-00073 (204 Dundee 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 addition of a bathroom at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pamela Markiewicz, and the applicant is Mark Markiewicz.*

Mr. Mandeville 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 Mr. Mandeville into evidence.

Mr. Herring inquired if gutters would be installed. Mr. Mandeville confirmed that no gutters were proposed.

Mr. Mark Markiewicz, property owner, and Mr. Scott Haulsee, general contractor, were sworn into the Public Hearing.

Mr. Markiewicz stated the proposed addition was designed to be consistent with the addition constructed in 2023.

Mr. Herring inquired whether the foundation of the proposed addition would match the existing foundation. Mr. Haulsee confirmed it would match the existing foundation.

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 necessary.

***Ms. Addleman moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00073) and find that the proposed Major Work at 204 Dundee Rd. is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 5-0.***

**E. COA-2026-00078 (10 McLeod Rd.)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacement of roofing from asphalt shingles to stone-coated metal roofing at 10 McLeod Rd. The property is identified as Moore County PID Number 00023674. The property owner is Anthony Neaverth and the applicant is Erie Construction Mid-West, LLC.*

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

materials / exhibits. Mr. Iverson accepted the materials submitted by Ms. Klein into evidence.

The Commission had no questions for Ms. Klein.

Dan Vickery, representative of Erie Home, was sworn into the Public Hearing.

Mr. Vickery stated that although the proposed roof design differs from the existing ranch-style home, similar architectural variations and metal roofing materials can be found throughout the area. He noted that ranch homes evolved through several stylistic interpretations, including Mediterranean influences, and argued that the proposed roof would be compatible with the surrounding neighborhood and consistent with other nearby homes featuring metal roofs.

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, the Commission discussed the proposed red metal roof and its compatibility with the Historic District Standards. Several Commissioners expressed concern that the Spanish red color was not consistent with the approved color palette for metal roofs and would be visually prominent within the surrounding neighborhood. Other Commissioners commented that the roof appeared to be a high-quality material and added architectural character to the home. The Commission discussed whether the proposal, while not fully consistent with the Historic District Standards, could nevertheless be considered congruous with the Pinehurst Historic District.

Mr. Vickery requested to address the Commission, and Mr. Iverson requested a motion to reopen the evidentiary portion of the Public Hearing.

Mr. Herring moved to reopen the evidentiary portion of the Public Hearing. Seconded by Mr. Rosario. The motion carried unanimously.

Mr. Rosario asked whether the examples cited by the applicant were ranch homes with Spanish-style roofs located within the Pinehurst Historic District, noting that examples outside the district would have limited relevance. Mr. Vickery responded that ranch-style homes with Spanish-style roofs are common throughout the United States and argued that the proposed roof was compatible with the area based on previously approved roof materials and colors. He also offered to present alternative roof color options for the Commission's consideration.

During deliberation, several Commissioners expressed concerns regarding both the color and style of the proposed roof, stating that they did not believe it was congruous with the character of the Pinehurst Historic District. Commissioners noted that a change in color alone would not fully address their concerns. In response, the Commission suggested that the applicant consider a continuance to allow time to discuss alternative design options with the property owners.

*Mr. Herring moved that the Historic Preservation Commission continue the hearing for COA-2026-00078 to the next meeting, June 25<sup>th</sup>, 2026, at 4:00 PM. Seconded by Mr. Rosario. Approved by a vote of 5-0.*

**IV. Review of Normal Maintenance and Minor Work Items**  
**A. Minor Work COA's Issued 04-15-2026 - 05-14-2026**

Ms. Klein announced that tonight was Mr. Herring's final meeting. She thanked him for his time, dedication, and service to the community and expressed appreciation for his contributions during his tenure.

**Next Meeting Date**  
**06-25-2026 Regular Meeting**

**V. Motion to Adjourn**

Mr. Herring moved to adjourn the meeting at 5:01 PM. Seconded by Ms. Fabiani. Approved by a vote of 5-0.

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)*

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

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



**COA-2026-00078 (10 McLeod 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 replacement of roofing from asphalt shingles to stone-coated metal roofing at 10 McLeod Rd. The property is identified as Moore County PID Number 00023674.*

*The property owner is Anthony Neaverth and the applicant is Erie Construction Mid-West, LLC.*

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 06/08/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Exhibit X-1
2. Staff Exhibits
3. Applicant Exhibits



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Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

Existing Roof



Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

Original Request



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Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

Original Request



Examples of Original Request



Examples of Original Request



Although a red barrel vault roof is not prevalent in the Historic District of Pinehurst Village a barrel vault roof has been allowed. This allowance has set precedent.

Any precedent opens the door for like materials and installations.

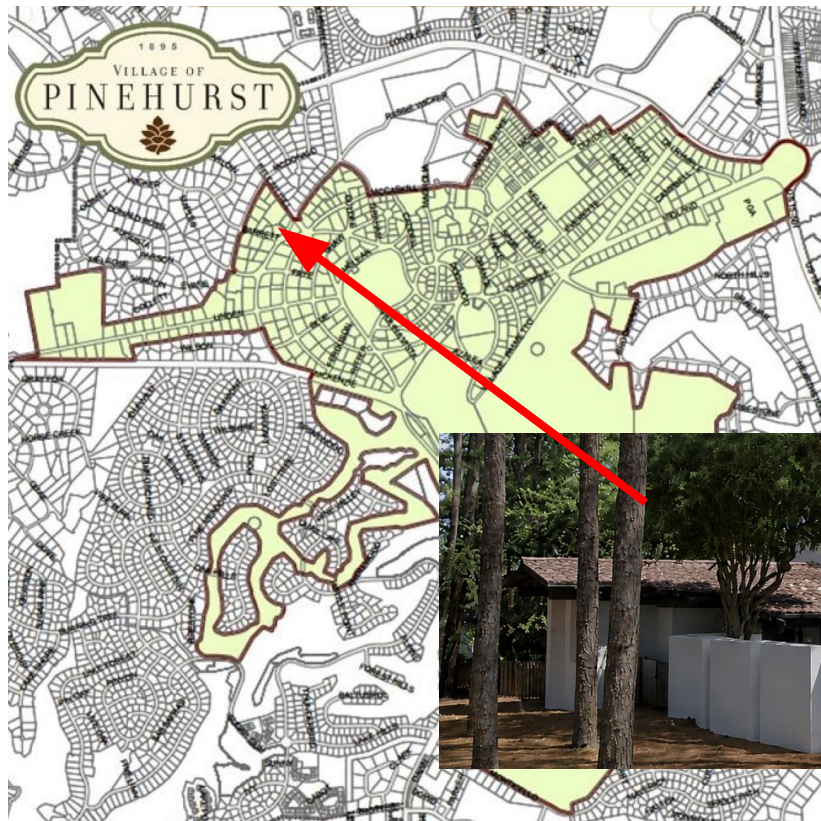
To deny this could be prejudice.

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55 Barrett Rd W., Pinehurst, NC 28374

Existing home in Village of Pinehurst

# Existing home in Village of Pinehurst With Tile Roof in Red



55 Barrett Rd W., Pinehurst, NC 28374

Although a red barrel vault roof is not prevalent in the Historic District of Pinehurst Village a barrel vault roof has been allowed. This allowance has set precedent.

Any precedent opens the door for like materials and installations.

To deny this could be prejudice.

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Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

Homeowner's Preference  
Black mixed with red



Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

# Homeowner's Preference AI rendered street view



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Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

## Homeowner's Second Option Eliminating Red if Color is Objection



Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

# Homeowner's Second Option AI rendered street view



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Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

## Homeowner's Last Resort

If shape and color cannot be  
resolved

Traditional tile shape and sand  
color



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Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374

## Homeowner's Second Option AI rendered street view



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Anthony and Renate Neaverth  
10 McLeod Rd, Pinehurst, NC 28374




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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:** May 20, 2026  
**Subject:** Major COA Request 10 McLeod Rd.

<b>Applicant:</b>	Erie Construction Mid-West LLC
<b>Owners:</b>	Anthony Neaverth
<b>Property Location:</b>	10 McLeod Rd.
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00023674
<b>COA#:</b>	2026-00078

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for replacing asphalt shingles roofing with stone coated metal roofing at 10 McLeod Rd. The property is further identified as Moore County PID Number 00023674. The primary structure was built in 1977 and the property is +/- 0.448 acres in size.

The applicant is proposing to replace the existing asphalt shingle roof with stone coated metal roofing in Spanish Red.

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 roofing with a different material or style 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.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.

**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 of roofing style and color is congruous with the Historic District and meets the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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May 13, 2026

Dear Property Owner(s),

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

Thursday, May 28th, 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 replacement of roofing from asphalt shingles to stone-coated metal roofing at 10 McLeod Rd. The property is identified as Moore County PID Number 00023674. The property owner is Anthony Neaverth and the applicant is Erie Construction Mid-West, LLC.*

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

The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live).

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.3.1.F.5 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



0 155 310 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).  
5/11/2026

May 28, 2026  
**Historic Preservation Commission**  
**10 McLeod Rd Major COA Request**



MEADE, KIMBERLY D  
165 PAGE RD  
PINEHURST,NC,28374

PELLERITO, PETER M  
20 MCLEOD ROAD  
PINEHURST,NC,28374

BOWEN, RALPH JR  
15 MCLEOD RD  
PINEHURST,NC,28374-8817

NEAVERTH, ANTHONY J  
10 MCLEOD ROAD  
PINEHURST,NC,28374

MAIDES, DABNEY R  
303 WOODWAY DR  
GREER,SC,29651-6838

CAPPUCCINO, NICHOLAS ANTHONY  
5 MCLEOD RD  
PINEHURST,NC,28374

# COA-2026-00078 - R018-143473 Neaverth

EXHIBIT A-1.1

Menu Help

**File Date:** [04/30/2026](#)

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

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

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

**Description of Work:** [Erie to remove existing roofing and properly dispose. Erie to furnish and install ice and water shield where applicable. Erie to furnish and install stone-coated metal roofing. Erie to furnish and install all accessories that may include drip edge, pipe boots, and flashing. Erie to furnish and install Premium Synthetic Underlayment. Erie to vent roof properly. Erie to furnish and install decking with OSB where applicable.](#)

**Application Name:** [R018-143473 Neaverth](#)

**Address:** [10 MCLEOD, PH, 28374](#)

**Owner Name:** [NEAVERTH, ANTHONY J](#)

**Owner Address:** [10 MCLEOD ROAD, PINEHURST, NC 28374](#)

**Parcel No:** [00023674](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Natasha White</a>	<a href="#">ERIE CONSTRUCTI...</a>	Applicant	<a href="#">3516, GRANITE CIRCLE O...</a>	Active
	<a href="#">Natasha White</a>	<a href="#">ERIE CONSTRUCTI...</a>	Applicant		Active

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

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

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

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

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

**Custom Fields: GENERAL INFORMATION**

Description of Changes to the Structure	Type of Work	Existing Use
<a href="#">ERIE IS CHANGING SHINGLES FROM ASPHALT TO BARREL V</a>	<a href="#">Alteration</a>	<a href="#">Single Family Medium Density</a>
<a href="#">AULT TILE SPANISH RED</a>		
Proposed Use	Includes Demolition?	Includes Tree Removal?
<a href="#">Single Family Medium 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

**TRIM**

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ASPHALT GRAY METAL BARREL VAULT SPANISH RED

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance</a>		Accepted	04/30/2026	Maria Klein
	<a href="#">Review for Completeness</a>		In Progress	04/30/2026	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
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Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	<a href="#">image (1).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (10).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (11).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (12).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (13).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (14).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (15).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (16).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (17).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
	<a href="#">image (18).jpg</a>	PLN_HIST	Photo	PHOTO OF CURRENT ROOF	image/jpeg	Uploaded	04/30/2026
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	<a href="#">R018-143473 - Anthony...</a>	PLN_HIST	Site Plan	CONTRACT AND SPEC S...	application/pdf	Uploaded	04/30/2026
	<a href="#">Tony - eagle view (1).pdf</a>	PLN_HIST	Other	EAGEL VIEW SHOWING ...	application/pdf	Uploaded	04/30/2026
	<a href="#">WESTLAKE BARREL VAULT ...</a>	PLN_HIST	Other	DESCRIPTION OF NEW ...	application/pdf	Uploaded	04/30/2026

[Show all](#)

Application Comments:	View ID	Comment	Date
-----------------------	---------	---------	------

Initiated by Product: ACA

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

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

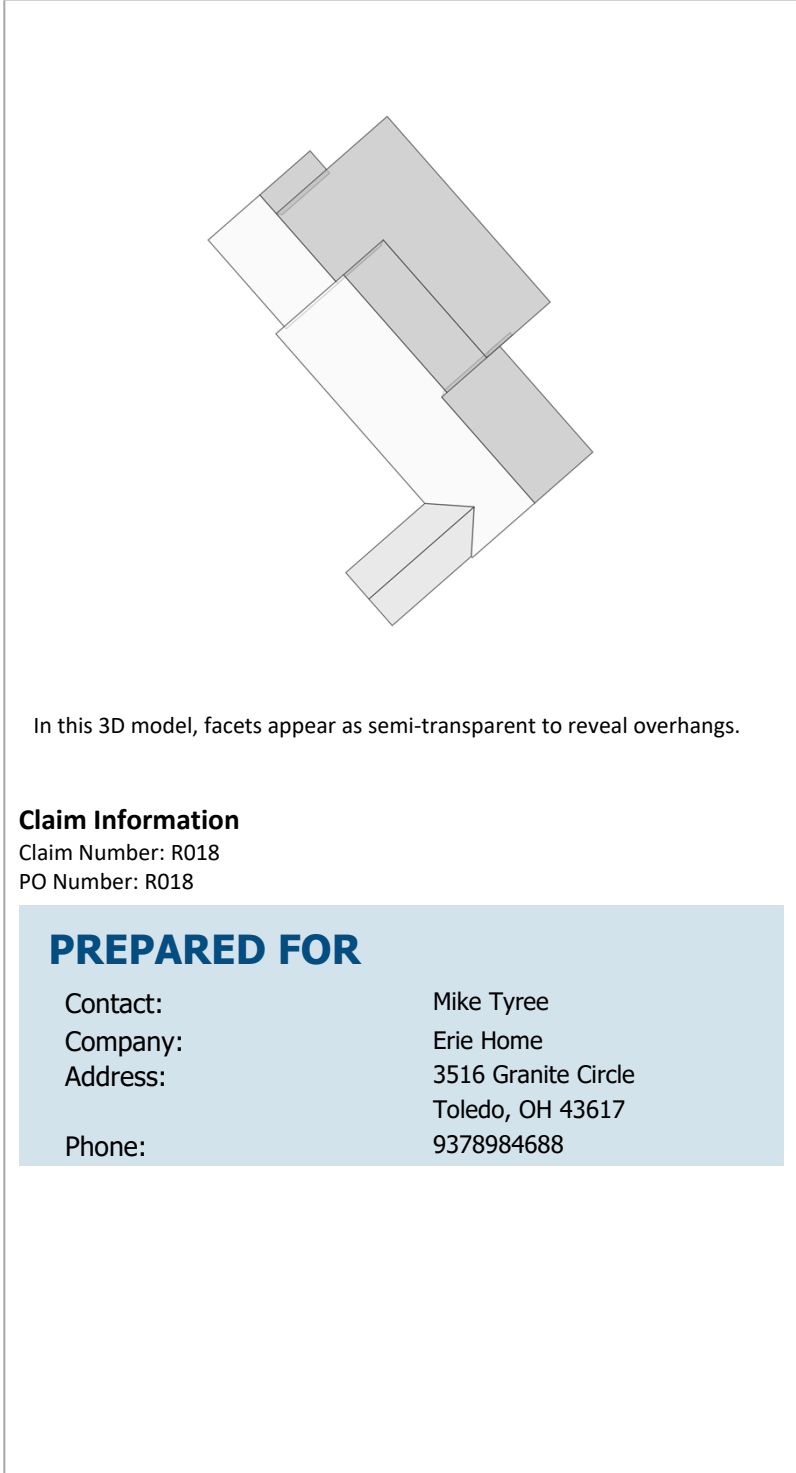
**Required Inspections:**



EXHIBIT A-22

EXHIBIT A-2.3

10 McLeod Rd, Pinehurst, NC 28374 Report: 70550121



In this 3D model, facets appear as semi-transparent to reveal overhangs.

**Claim Information**

Claim Number: R018  
PO Number: R018

**PREPARED FOR**

Contact: Mike Tyree  
Company: Erie Home  
Address: 3516 Granite Circle  
Toledo, OH 43617  
Phone: 9378984688

**TABLE OF CONTENTS**

Images ..... 1  
Length Diagram ..... 4  
Pitch Diagram ..... 5  
Area Diagram ..... 6  
Notes Diagram ..... 7  
Report Summary ..... 8

**MEASUREMENTS**

- Total Roof Area =3,984 sq ft
- Total Roof Facets =9
- Predominant Pitch =5/12
- Number of Stories <=1
- Total Ridges/Hips =114 ft
- Total Valleys =21 ft
- Total Rakes =182 ft
- Total Eaves =201 ft
- Estimated Attic=349 sq ft

Measurements provided by [www.eagleview.com](http://www.eagleview.com)



Certified Accurate

[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

## IMAGES

The following aerial images show different angles of this structure for your reference.

Top View

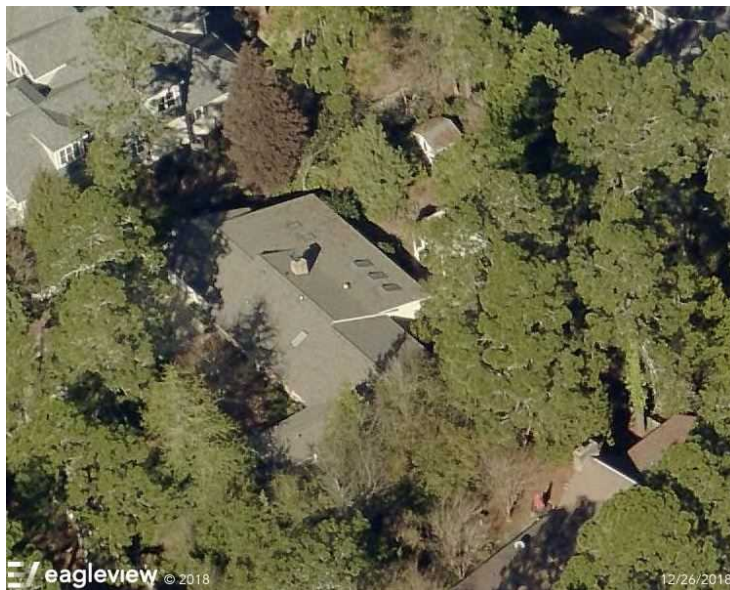


# IMAGES

North Side



South Side

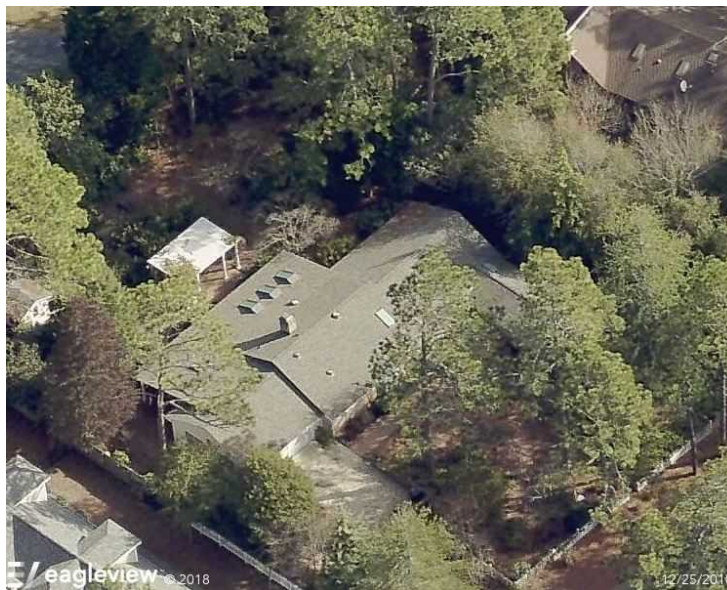


# IMAGES

East Side

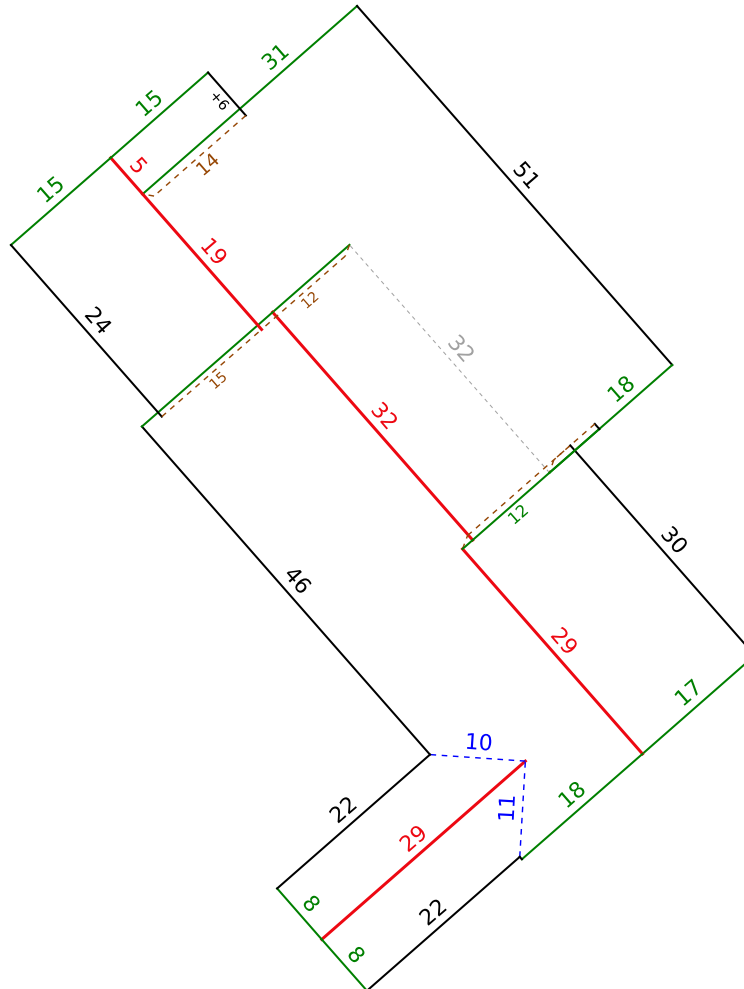


West Side

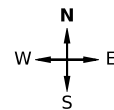


# LENGTH DIAGRAM

Total Line Lengths:

**Ridges = 114 ft**
**Hips = 0 ft**
**Valleys = 21 ft**
**Rakes = 182 ft**
**Eaves = 201 ft**
**Flashing = 0 ft**
**Step flashing = 69 ft**
**Parapets = 0 ft**


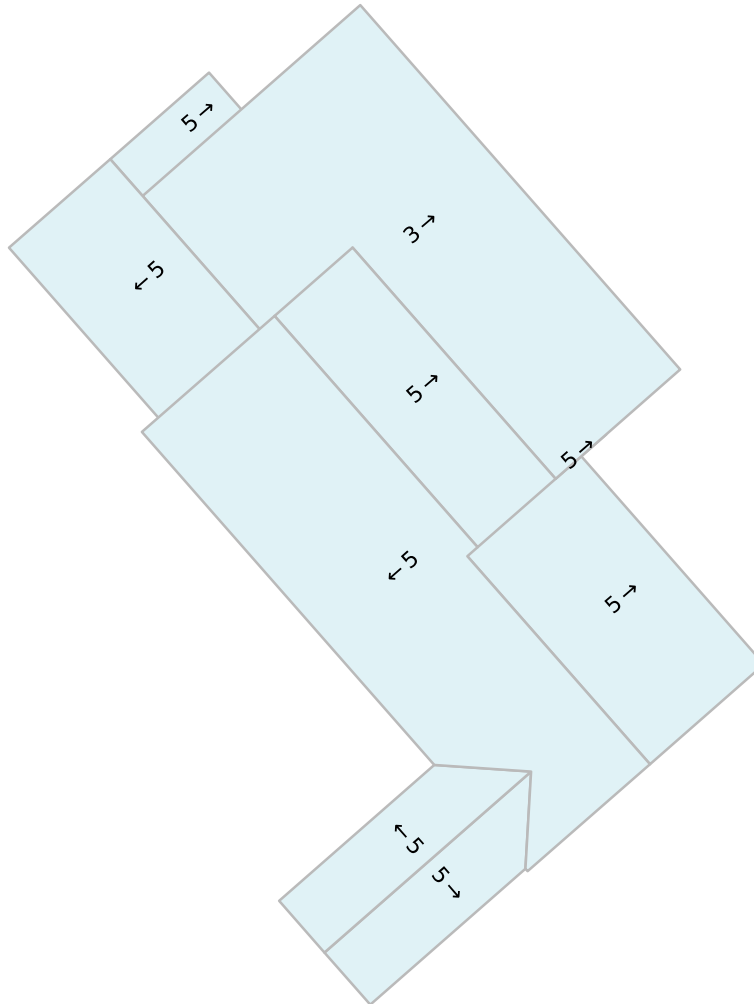
© 2026 Eagle View Technologies, Inc. All Rights Reserved



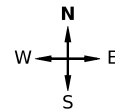
**Note:** This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

## PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 5/12



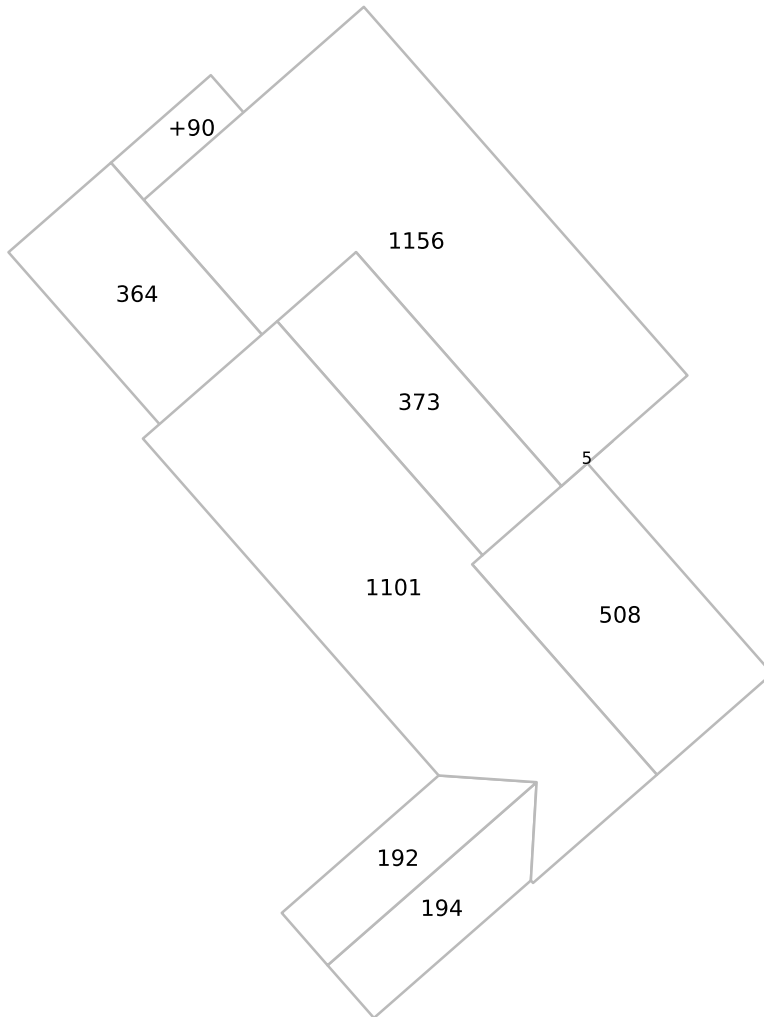
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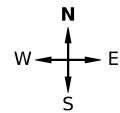
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

# AREA DIAGRAM

Total Area = 3,984 sq ft, with 9 facets.



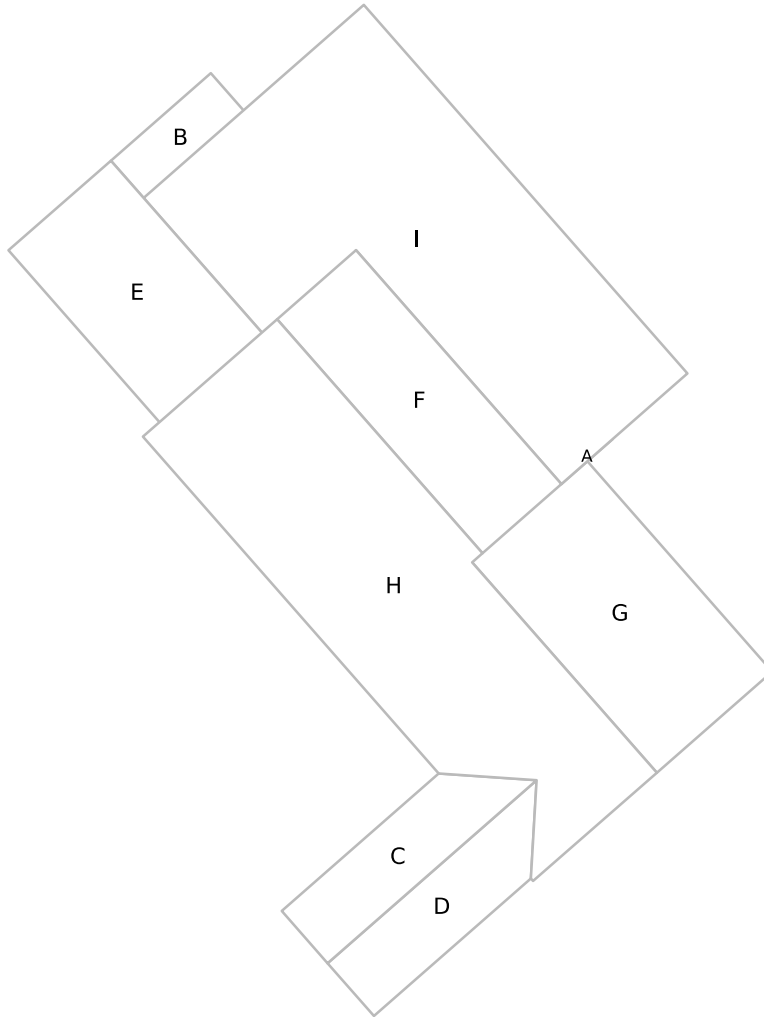
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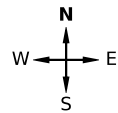
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

## NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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# REPORT SUMMARY

## All Structures

Areas per Pitch		
Roof Pitches	3/12	5/12
Area (sq ft)	1156.0	2827.7
% of Roof	29%	71%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

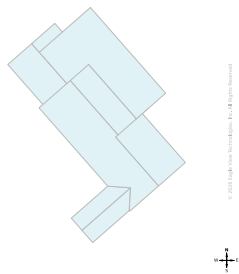
Structure Complexity		
Simple	Normal	Complex

Waste Calculation									
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the <b>Lengths, Areas, and Pitches</b> section below.									
Waste %	<b>0%</b>	2%	5%	<b>7%</b>	9%	12%	17%	22%	27%
Area (Sq ft)	<b>3984</b>	4064	4184	<b>4263</b>	4343	4463	4662	4861	5060
Squares *	<b>40.00</b>	40.66	42.00	<b>42.66</b>	43.66	44.66	46.66	48.66	50.66
	<b>Measured</b>			<b>Suggested</b>					

\* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

## All Structures Totals



Total Roof Facets = 9

### Lengths, Areas and Pitches

- Ridges = 114 ft (5 Ridges)
- Hips = 0 ft (0 Hips)
- Valleys = 21 ft (2 Valleys)
- Rakes<sup>†</sup> = 182 ft (13 Rakes)
- Eaves/Starter<sup>‡</sup> = 201 ft (9 Eaves)
- Drip Edge (Eaves + Rakes) = 383 ft (22 Lengths)
- Parapet Walls = 0 (0 Lengths)
- Flashing = 0 ft (0 Lengths)
- Step flashing = 69 ft (9 Lengths)
- Predominant Pitch = 5/12

**Total Area (All Pitches) = 3,984 sq ft**

### Property Location

Longitude = -79.4581410  
 Latitude = 35.2020560

### Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).  
 ‡ Eaves are defined as roof edges that are not sloped and level.

**10 McLeod Rd, Pinehurst, NC 28374****Report: 70550121****Online Maps**

Online map of property

[http://maps.google.com/maps?f=q&source=s\\_q&hl=en&geocode=&q=10+McLeod+Rd,Pinehurst,NC,28374](http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=10+McLeod+Rd,Pinehurst,NC,28374)

Directions from Erie Home to this property

[http://maps.google.com/maps?f=d&source=s\\_d&saddr=3516+Granite+Circle,Toledo,OH,43617&daddr=10+McLeod+Rd,Pinehurst,NC,28374](http://maps.google.com/maps?f=d&source=s_d&saddr=3516+Granite+Circle,Toledo,OH,43617&daddr=10+McLeod+Rd,Pinehurst,NC,28374)



10 McLeod Rd, Pinehurst, NC 28374

Report: 70550121

## IMPORTANT LEGAL NOTICE AND DISCLAIMER

### Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

EagleView Technologies makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose, usefulness, use or results to be obtained from the Copyrighted Materials.

Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.



## Product Information



<b>Product Name:</b>	BARREL-VAULT Tile - Spanish Red
<b>SKU Number:</b>	4DDP9732500
<b>Product Type:</b>	Ultra Light Weight
<b>Profile:</b>	Barrel-Vault Tile
<b>Color Description:</b>	Red
<b>Installation Type:</b>	Direct or Batten
<b>Pallet Layout:</b>	Left-to-Right (Only)
<b>Fastening:</b>	Through
<b>Batten Spacing:</b>	14 in (356mm)
<b>Available Regions:</b>	National
<b>Architectural Styles:</b>	Ranch, European, Farmhouse, Coastal, Eclectic
<b>Materials:</b>	Steel
<b>Style:</b>	High Barrel
<b>Weight:</b>	Ultra Light Weight
<b>Benefits &amp; Features:</b>	Cool Roof System Compatible, Class-4 Hail Impact Resistance, Class A Fire Rated, Hurricane Wind Performance Rated, CCMC Rated Product, VSH Hail Impact Resistance
<b>Brand:</b>	Unified Steel® Stone Coated Roofing

## Product Specifications

<b>Size:</b>	14 x 43.625 in (356 x 1108 mm)	<b>Panels per Container Size 20ft (6.1 M)</b>	
<b>Coverage:</b>	14 x 43.625 in (356 x 1108 mm)	<b>With Accessories:</b>	5400
<b>Approx. Installed Weight:</b>	132 lbs	<b>No Accessories:</b>	6120
<b>Panels per 100 Sq Ft:</b>	24	<b>Pallets per Container Size 20ft (6.1 M)</b>	
<b>Sq M per Panel:</b>	0.46	<b>With Accessories:</b>	13.5
<b>Panels per Pallet:</b>	360	<b>No Accessories:</b>	17
<b>Squares per Pallet:</b>	15		
<b>Sq M per Pallet:</b>	166		
<b>Approx. Weight per Pallet:</b>	2055 lbs		
<b>Pallets per Full Truck:</b>	15		
<b>Squares per Full Track:</b>	300		

## Cool Roof Tested Information

<b>Reflectivity:</b>	0.14
<b>Emissivity:</b>	0.89
<b>SRI:</b>	11

Internal lab results, not listed with the Cool Roof Rating Council (CRRC).









**COA-2026-00093 (40 Campbell 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 extension of the roofline in the rear yard and Minor Work items not approved by the Village Planner at 40 Campbell Rd. The property is identified as Moore County PID Number 00028144. The property owners are William and Patricia Ebbs, and the applicant is Legacy Porch and Patio, LLC.

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 06/15/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Staff Exhibits
2. Applicant Exhibits



**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
Jeanann Dawson, Administrative Specialist  
**Date:** June 17, 2026  
**Subject:** Major COA Request 40 Campbell Road

<b>Applicant:</b>	Legacy Porch and Patio, LLC
<b>Owners:</b>	William and Patricia Ebbs
<b>Property Location:</b>	40 Campbell Road
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00028144
<b>COA#:</b>	2026-00093

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for the extension of the roof line in the rear yard and Minor Work not previously approved by the Village Planner at 40 Campbell Rd. The property is further identified as Moore County PID Number 00028144. The primary structure was built in 1979 and the property is +/- 0.966 acres in size.

The applicant is proposing to replace the existing deck and add a 26'4" X 20' extension of the roof line in the rear yard. The total square footage of the roof extension will be +/- 520 square feet. The materials will include matching architectural roofing, and paint that will match the existing materials on the structure.

The deck replacement could be approved by staff as Minor Work; however, all other proposed work requires a Major Certificate of Appropriateness.

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, changes to roof lines 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*

*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.

*H. DECKS AND PATIOS*

1. SECTION III.H.1- The addition of a deck or patio **must not** obscure, damage, or destroy character- defining features of a primary or accessory structure.
2. SECTION III.H.2 - Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. SECTION III.H.3 - Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. SECTION III.H.4 - The height of a deck should align with the corresponding floor level of the structure.
5. SECTION III.H.5 - Decks and patios should be located on the side, rear or least character-defining elevation of the structure.
6. SECTION III.H.6 - Deck framing should be screened by landscaping or skirt boards.
7. SECTION III.H.7 - Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.

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

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
3. SECTION III.I.10 - An addition **must not** obscure, damage, or destroy the character-defining features of an historic primary structure.

**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 extension of the roof line and Minor Work items are congruous with the Historic District and meets the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

---

June 10, 2026

Dear Property Owner(s),

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

Thursday, June 25, 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 extension of the roofline in the rear yard at 40 Campbell Rd. The property is identified as Moore County PID Number 00028144. The property owners are William and Patricia Ebbs, and the applicant is Legacy Porch and Patio, LLC.*

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

The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live).

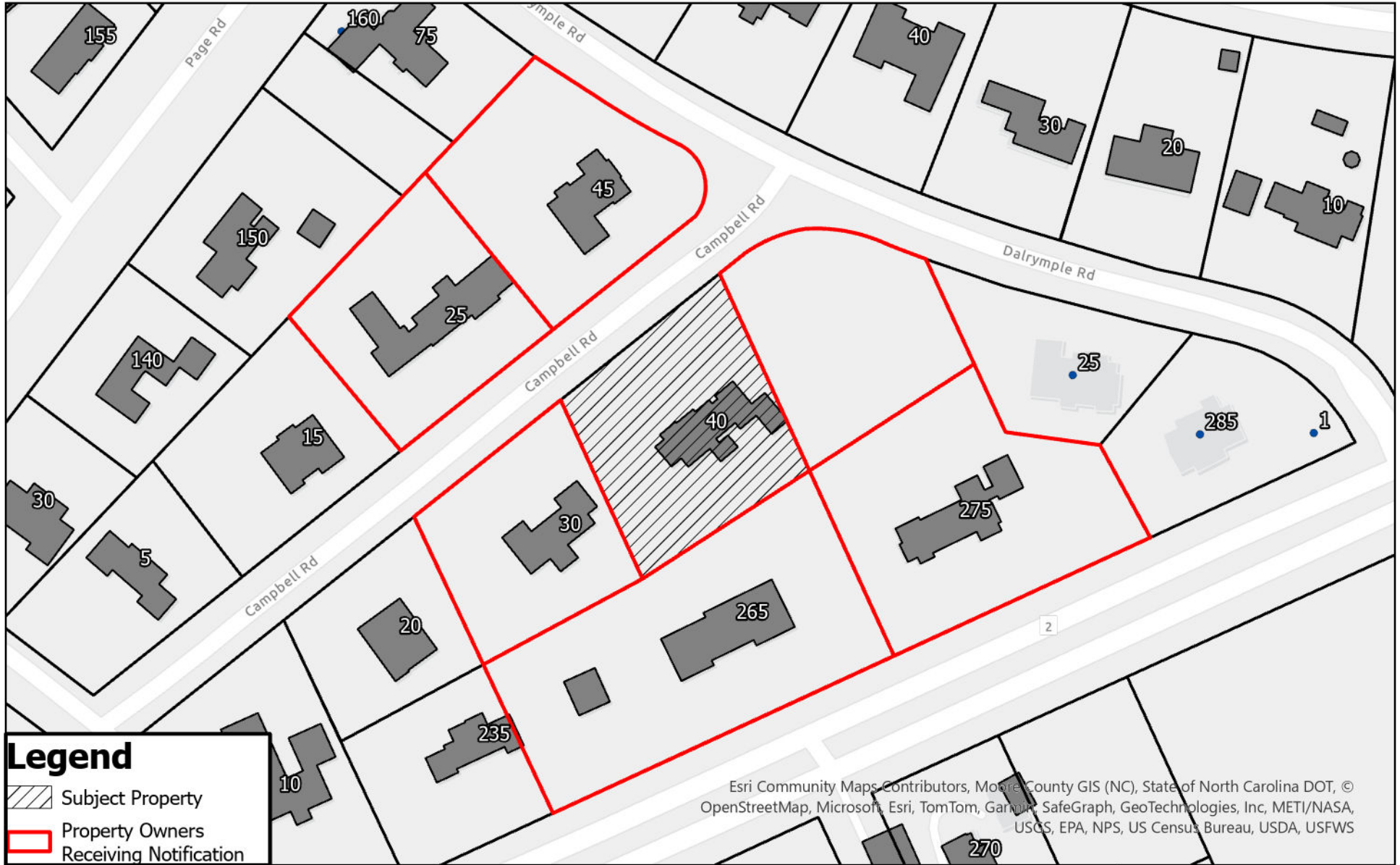
The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.3.1(F)5 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as 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](http://www.vopnc.org)



**Legend**

- Subject Property
- Property Owners Receiving Notification

0 175 350 Feet

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

**June 25, 2026**

**Historic Preservation Commission**

**40 Campbell Road Major COA Request**

VILLAGE OF PINEHURST

N  
W E  
S

## Exhibit S-1.5

BERGMAN, HEIDI MAY  
275 MIDLAND ROAD  
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

STRACHAN, WAYNE T & ELIZABETH  
265 MIDLAND ROAD  
PINEHURST,NC,28374

VOSS, PATRICIA E  
30 CAMPBELL RD  
PINEHURST,NC,28374-8822

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

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

# COA-2026-00093 - Covered Deck

Menu Help

**File Date:** [05/26/2026](#)

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

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

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

**Description of Work:** [Replacing the existing deck on the back of the home. Adding a roof covering to a portion off the deck. No portion of the new roofline will be visible from the front of the home stand in the back yard to see the change.](#)

**Application Name:** [Covered Deck](#)

**Address:** [40 CAMPBELL Rd, PH, NC 28374](#)

**Owner Name:** [EBBS, WILLIAM A](#)

**Owner Address:** [40 CAMPBELL ROAD, PINEHURST, NC 28374](#)

**Parcel No:** [00028144](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Legacy Porch and Patio...</a>	<a href="#">Legacy Porch an...</a>	Applicant		Active
	<a href="#">Legacy Porch and Patio...</a>	<a href="#">Legacy Porch an...</a>	Applicant		Active

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

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

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

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

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

**Custom Fields: GENERAL INFORMATION**

Description of Changes to the Structure	Type of Work	Existing Use
<a href="#">Replacing the existing deck on the back of the home. Adding a roof covering to a portion off the deck. Roof covering to be 26'4"x20'. No portion of the new roofline will be visible from the front of the home or from any adjacent streets. You must stand in the back yard to see the change.</a>	<a href="#">Addition</a>	<a href="#">Single Family Medium Density</a>
<b>Proposed Use</b>	<b>Includes Demolition?</b>	<b>Includes Tree Removal?</b>
<a href="#">Single Family Medium 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

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance</a>		Accepted	05/26/2026	Michael Mandeville
	<a href="#">Review for Completeness</a>				
	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
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Documents:	File Name	Document Group	Category	Description	Type	Docurr
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[Show all](#)

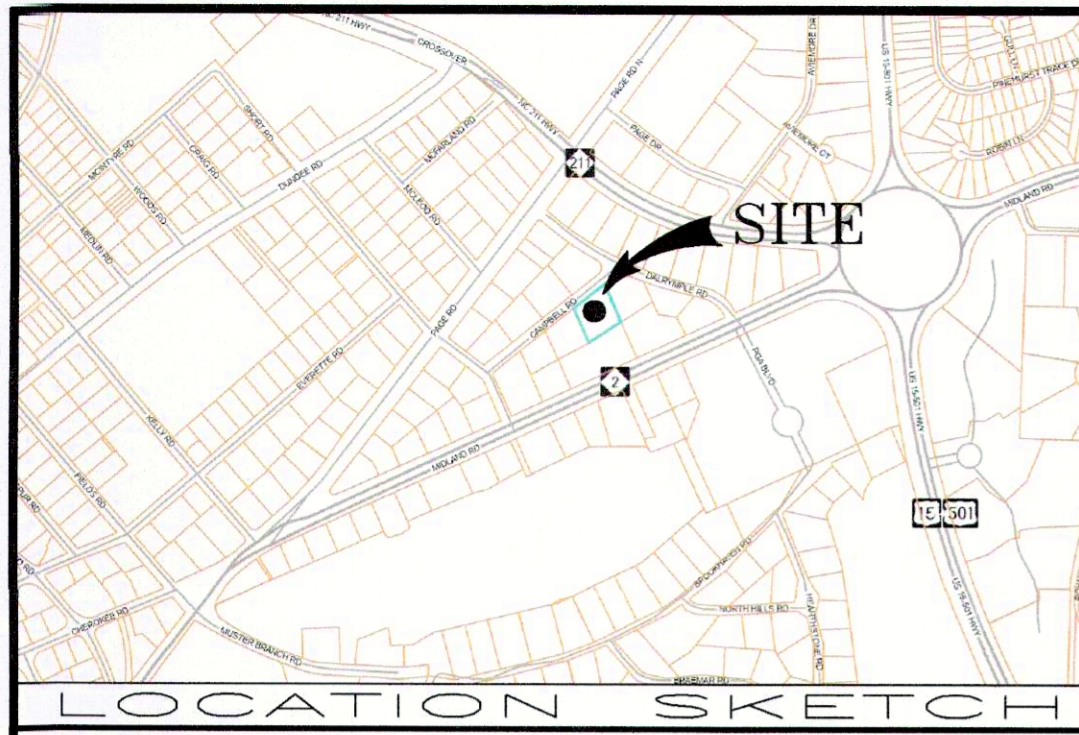
Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

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

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

Required Inspections:



PRE-CONSTRUCTION  
 AREA IN:  
 HOUSE=4,191 sq.ft.±  
 DRIVE =5,016 sq.ft.±  
 WALK =2,225 sq.ft.±  
 TOTAL IMPERVIOUS=11,432 sq.ft.±

TOTAL IMPERVIOUS=11,432 sq.ft.± =28% COVERAGE BY  
 40,796 SQ FT OF LOT IMPERVIOUS SURFACE

**Will change to:**  
**40796 sq ft lot**  
**11952 sq ft total impervious**  
**29.3% coverage by impervious surface**

Exhibit A-2.1

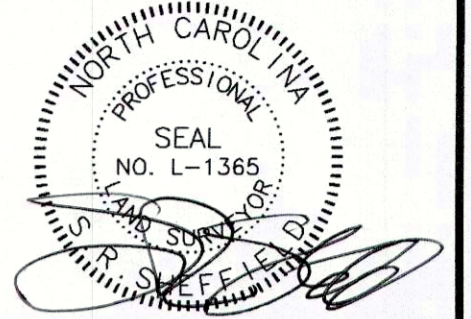
I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:  
 I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:  
 DEED BOOK 5239, PAGE 199  
 MOORE COUNTY REGISTRY  
 ACREAGE DETERMINED  
 BY COORDINATE METHOD.

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

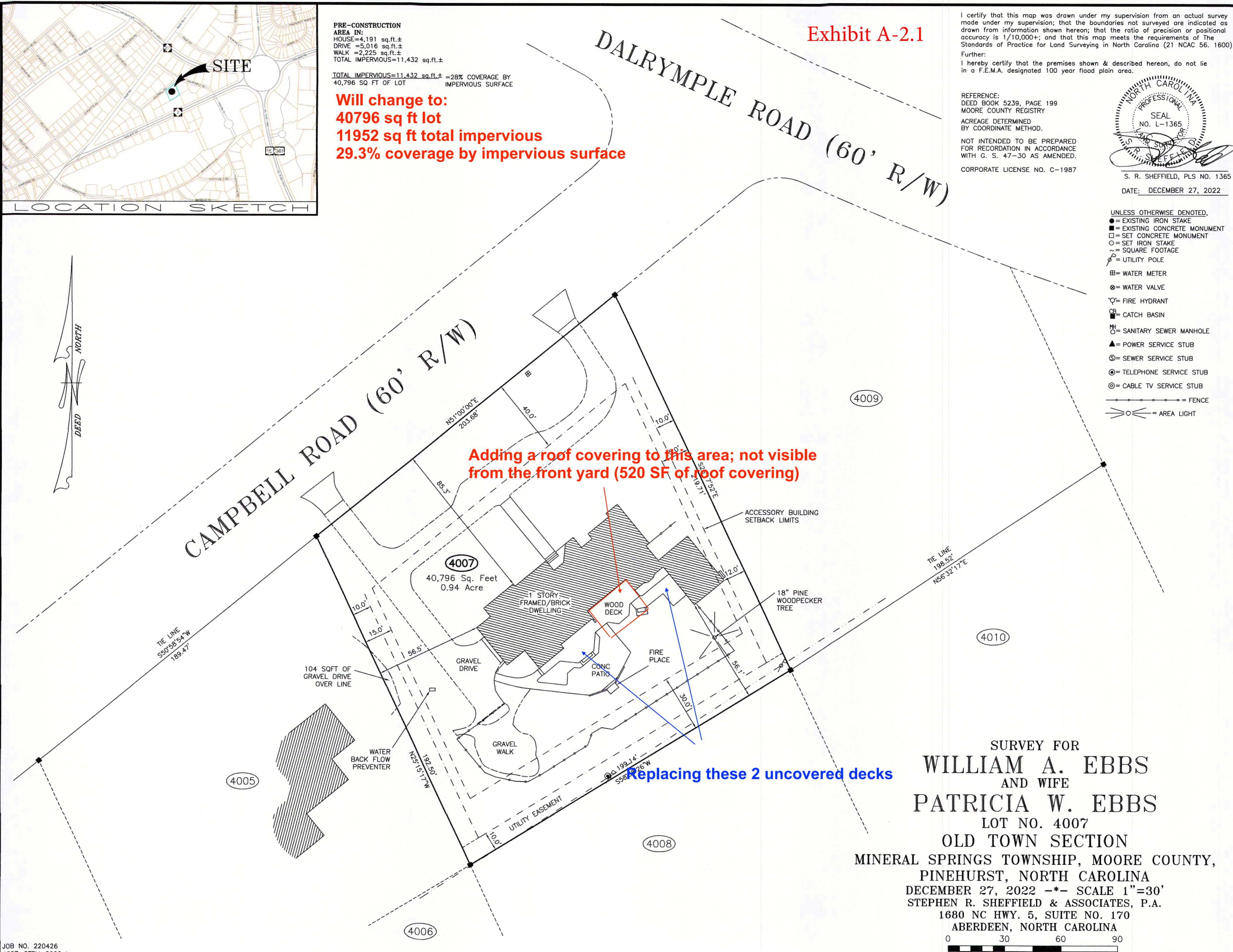
CORPORATE LICENSE NO. C-1987



S. R. SHEFFIELD, PLS NO. 1365

DATE: DECEMBER 27, 2022

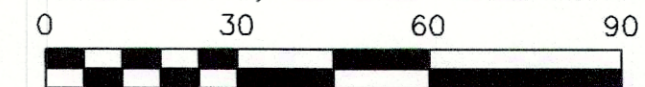
- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
  - = EXISTING CONCRETE MONUMENT
  - = SET CONCRETE MONUMENT
  - = SET IRON STAKE
  - ~ = SQUARE FOOTAGE
  - ⊕ = UTILITY POLE
  - ⊞ = WATER METER
  - ⊗ = WATER VALVE
  - ⊙ = FIRE HYDRANT
  - ⊠ = CATCH BASIN
  - ⊞ = SANITARY SEWER MANHOLE
  - ▲ = POWER SERVICE STUB
  - ⊙ = SEWER SERVICE STUB
  - ⊙ = TELEPHONE SERVICE STUB
  - ⊙ = CABLE TV SERVICE STUB
  - = FENCE
  - ⊙ = AREA LIGHT



**Adding a roof covering to this area; not visible from the front yard (520 SF of roof covering)**

**Replacing these 2 uncovered decks**

SURVEY FOR  
**WILLIAM A. EBBS**  
 AND WIFE  
**PATRICIA W. EBBS**  
 LOT NO. 4007  
 OLD TOWN SECTION  
 MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,  
 PINEHURST, NORTH CAROLINA  
 DECEMBER 27, 2022 -- SCALE 1"=30'  
 STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.  
 1680 NC HWY. 5, SUITE NO. 170  
 ABERDEEN, NORTH CAROLINA



**40 Campbell Rd  
Pinehurst, NC 28374**



**Current View of the back of the home**



**Proposed covered porch; Generated Image**

**Notes:**

- The proposed porch addition will not be visible from the front yard.
- The existing shingles on the home are Certaineed Landmark Weathered Wood; The new proposed porch will have the same shingles.
- The paint color on the exterior of the home is Benjamin Moore Revere Pewter. The trim is painted Dove white. The proposed covered porch will have the same color of paint to match the home.

**Exhibit A-2.3**

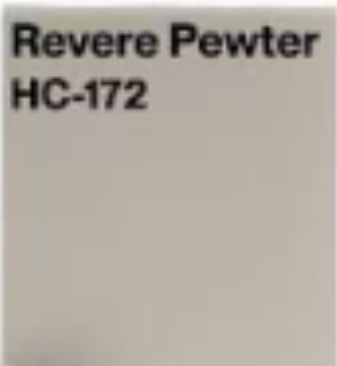
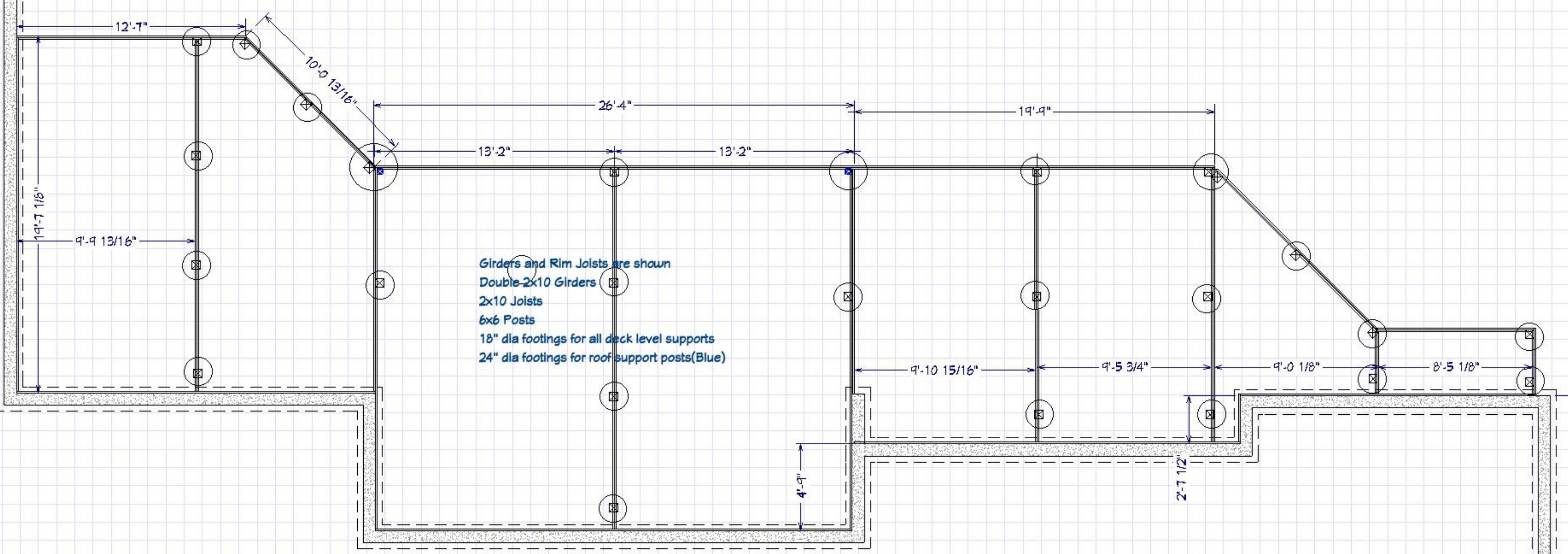
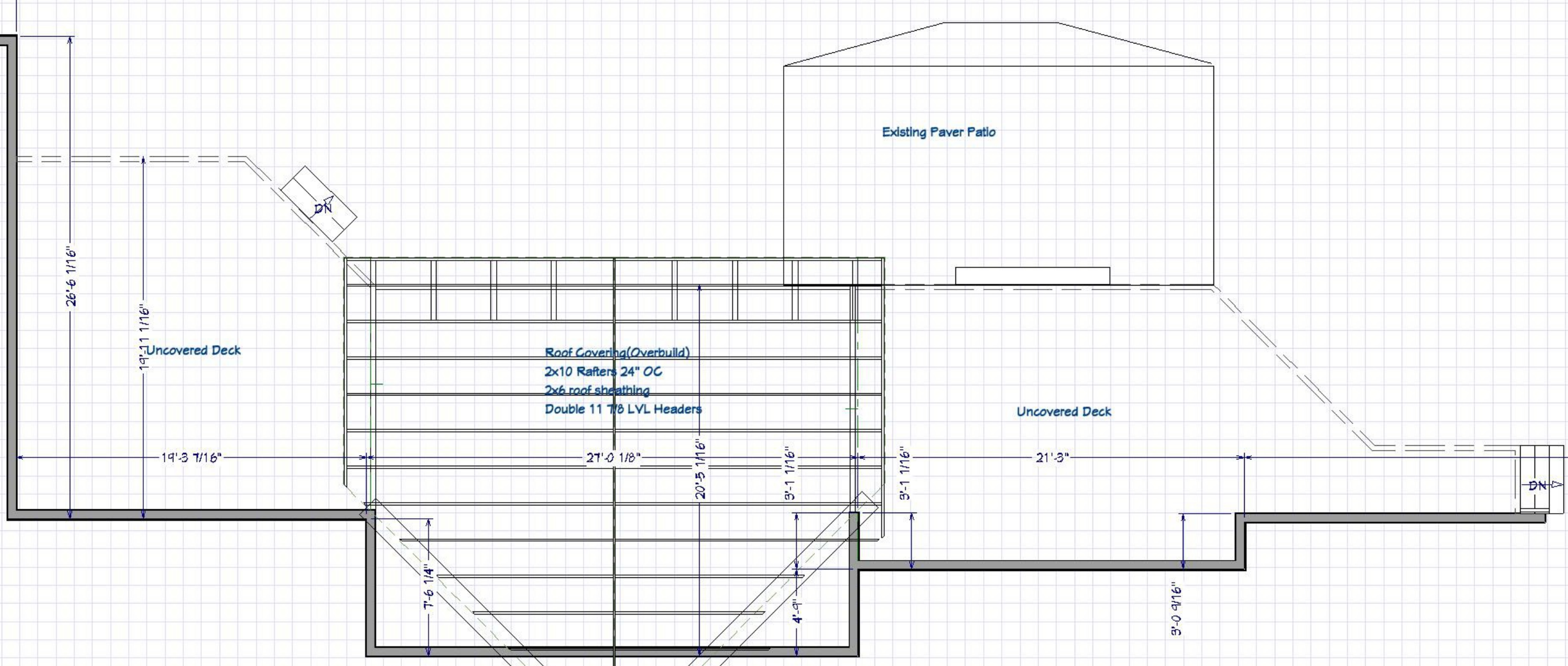


Exhibit A-2.4

Deck Level Framing



Roof Level Framing



General Notes

- \*Footings: minimum 18" Diameter Concrete; Concrete to have a minimum compressive strength of 3000 psi in 28 days; minimum 18" Depth from finished grade
- \*All Lumber to be PT Southern Yellow Pines #2
- \*6x6 Posts to be notched 1 1/2" Minimum to support Girders; Fastened w 2x 5/16 GRK Structural screw at each notched connection.
- \*Girders plys to be fastened together using 3 rows of 10d 3" Galvanized nails 16" OC
- \*Joists to be fastened using a minimum of (6) 12d 3" Galvanized nails AND 2x2 PT ledger strip, OR hot dipped Galvanized joist hangers.
- \*Stair stringer to be cut from 2x12 PT; Stringers spaced 12" OC; Stair height to be calculated in the field; Rise and run shall comply with the 2021 IRC.
- \*Railing on deck and stairs to comply with the 2021 IRC
- \*Decking Material: Composite(grey)
- Railing Material: Aluminum Powdercoat(black)

Disclaimer: All plans and illustrations on this document are property of Legacy Porch and Patio LLC. The use of these plans by any parties for construction, estimation and/or training is strictly forbidden. Any violation of this disclaimer will result in legal action.

Draft Overview

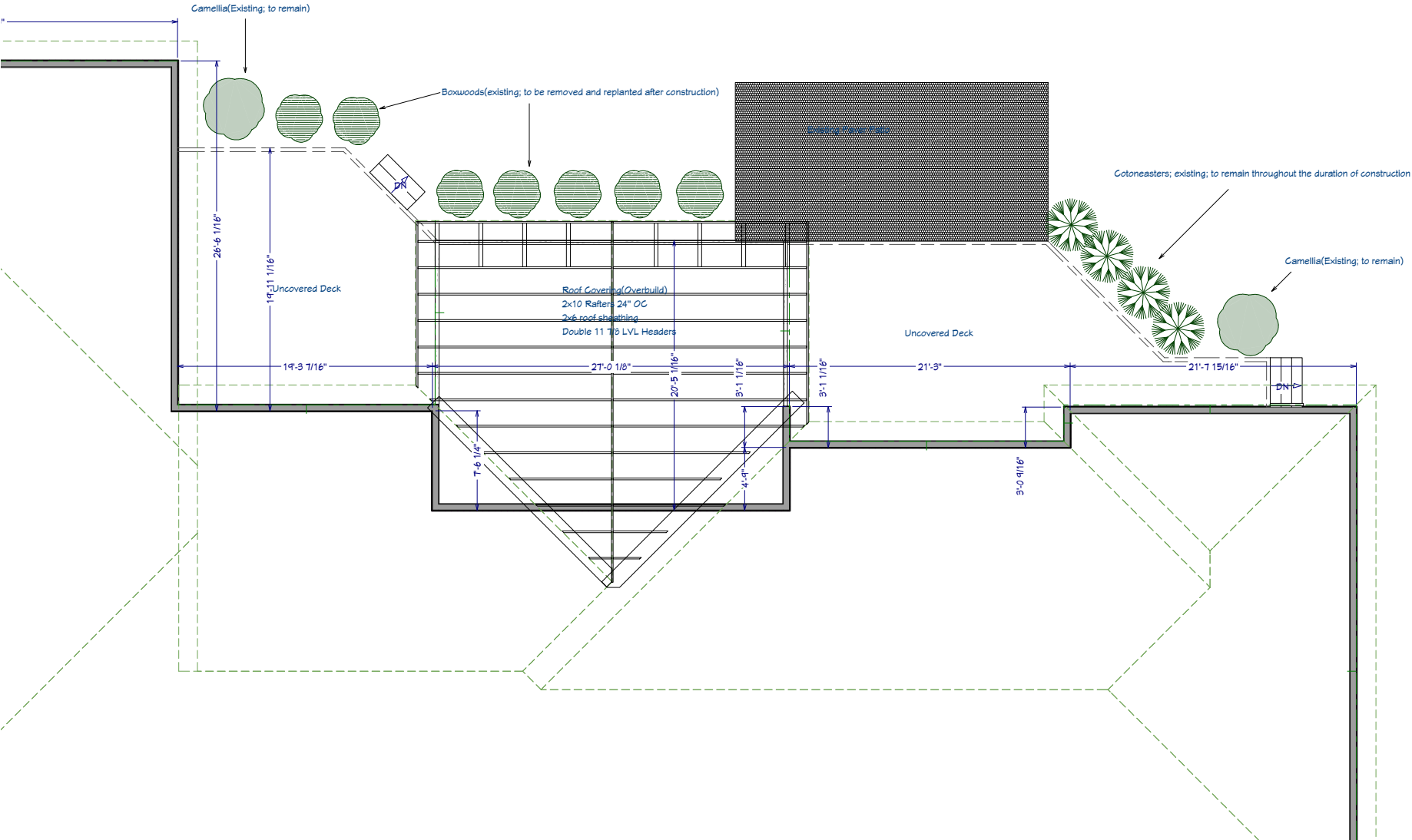
PROJECT DESCRIPTION:  
40 Campbell Rd  
Pinehurst, NC 28374

DRAWINGS PROVIDED BY:  
Legacy Porch and Patio

Customer  
Ebbs

DATE:  
APR 2026

Exhibit A-2.5





**Minor Works COA's Issued 5/15/2026 - 6/14/2026  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 06/15/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. Minor Work COA's Issued 5/15/2026 - 6/14/2026



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**PLANNING AND INSPECTIONS DEPARTMENT**

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**TO:** Pinehurst Historic Preservation Commission  
**FROM:** Maria Klein, Senior Planner  
**DATE:** June 17, 2026  
**SUBJECT:** Minor Work COA's Issued 5/15/2026 – 6/14/2026

**REPORT OF STAFF APPROVALS  
JUNE 25, 2026 MEETING  
5/15/2026 – 6/14/2026**

<b>Record #</b>	<b>Nature of Work</b>	<b>Application Date</b>	<b>Issued Date</b>	<b>Address</b>	<b>Property Owner</b>
COA-2026-00088	Sign	5/15/2026	6/3/2026	105 Market St	Diana Meyer LLC
COA-2026-00090	Paint garage door	5/15/2026	5/18/2026	15 Page Rd	David Osborne