



**Historic Preservation Commission
Agenda for Regular Meeting of March 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 02-27-2025 HPC Regular Meeting Minutes
3. Public Hearing
 - A. 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 Lisa Purrington and the applicant is Ronald Davidson.
 - B. COA-2025-00004 (240 Everette Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a screen porch addition in the rear yard at 240 Everette Rd. The property is identified as Moore County PID Number 00025331. The property owner and applicant is Sarah Clarke.
 - C. COA-2025-00020 (35 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 modifications to the façade at 35 Magnolia Rd. The property is identified as Moore County PID Number 00023877. The property owners and applicants are David and Anne Townsend.
 - D. COA-2025-00025 (14 Village Ln)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single family dwelling at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development Design/Build.
 - E. COA-2025-00026 (52 McIntyre Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new mixed-use building at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Precision Aesthetics, PLLC and the applicant is Bogle Firm Architecture.

4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 2/15/2025 - 3/14/2025
5. Next Meeting Date
 - A. 04-24-2025 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 02-27-2025 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 03/17/2025

MEMO DETAILS

ATTACHMENTS

1. 02-27-25 HPC Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, February 27, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Richard Vincent, Chair

Staff Present:

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

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 noted Richard Vincent and Angelique Fabiani were absent. Ms. Mathis confirmed a quorum and introduced Staff.

Approval of Minutes

A. 01-23-2025 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the January 23, 2025, Regular Meeting, Seconded by Mr. Iverson. Approved by a vote of 5-0.

Mr. Herring moved to recess the Regular Meeting and enter the Public Hearing, Seconded by Mr. Roberts. Approved by a vote of 5-0.

Ms. Mathis announced Ms. Fabiani joined the meeting.

II. Public Hearing

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

All Commission members stated they had visited both sites and did not have any ex parte communication. Mr. Herring stated he introduced himself to the homeowner of 280 Linden Rd.

Ms. Klein was sworn into the public hearing.

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 00017327. The property owner is Lori McGough and the applicant is Pinehurst Homes.

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 and asked if the Commissioners had questions for Ms. Klein.

Mr. Herring noted the elevation between the photograph and drawing appears the same and request clarification.

Ms. Klein advised she would let Mr. Herring address questions with the applicant.

Mr. Brandon Haddock, Pinehurst Homes Contractor, was sworn into the hearing.

Mr. Haddock began by clarifying that the door is not an addition but will be replacing the door unit with four panels instead of five panels, the size will not change. The existing transom window will be removed, and the door level will be elevated to match the door on the right.

Mr. Herring noted the drawing and photograph differed. Mr. Haddock explained the photograph is existing and the drawing represents the proposal with the door unit being changed to four panels.

The Commission went into deliberations. No one had any comments to make.

Ms. Mathis asked if any member of the public would like to offer evidence in support or opposing the request to come forward. No members of the public came forward.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00164) and find the proposed Major Work at 45 Campbell Rd 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. Iverson. Approved by a vote 6-0.

B.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 Lisa Purrington 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. Klein amended the property owner to Lisa Purrington from Kate McWherter. Ms. Mathis accepted the materials submitted by Ms. Klein into evidence and asked if the Commissioners had questions for Staff.

Ms. Mathis asked for clarification regarding the minor work not being approved by the Village Planner. Ms. Klein explained that the color of paint is an approved color.

Mr. Ron Davidson, contractor was sworn into the hearing.

Mr. Davidson explained the reasons for wanting to remove the marked trees were due to damage, undergrowth and location of those trees.

Ms. Mathis asked if the Commissioners had any questions for Mr. Davidson.

Mr. Herring asked if the shutters were going to be replaced and if they would remain the same size. Mr. Davidson confirmed the shutters would be replaced and remain the same size.

Ms. Mathis asked if the Commission had an influence over the color of shutters. Ms. Klein advised the color in the application is an approved color according to the Historic Standards.

Mr. Roberts asked for the total number of trees and the location of the trees to be removed. Mr. Davidson advised the approximate total of trees on the property is fifty-three trees, ten of those trees being in the right of way. Mr. Davidson stated he is requesting nine trees in the front and two in the back to be removed. Mr. Roberts asked how many trees were deemed damaged or considered a risk by the arborist. Mr. Davidson advised out of the 9 requested to be removed, four are damaged.

Ms. Mathis asked if any members of the public would like to present evidence in support or opposing the request to come forward. No members of the public came forward.

The Commission began deliberations. Each member gave their views and discussed the importance of maintaining a canopy, yet agreeing some trees needed

to be removed due to damage. The Commission began discussing the language and interpretation of painted brick according to the Historic Standards. The Commission deliberated whether the style and color of brick provide character, and if by painting, whether or not the brick would be damaged.

Mr. Herring moved that the Historic Preservation approve with conditions a Certificate of Appropriateness (COA-2024-00167) and find the proposed Major Work at 280 Linden Rd is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the finding of fact.

Conditions: The brick cannot be painted and all trees marked except the ones labeled 4,5, and 6 on the site plan can be removed. Seconded by Ms. Fabiani. The vote resulted in a tie. Mr. Herring, Mr. Bramlage, and Ms. Fabiani vote Yes. Mr. Iverson, Ms. Mathis and Mr. Roberts vote No.

The Commission went back into deliberation. The members that voted no stated their reason. The Commission continued to discuss the interpretation of the Historic Standards.

Ms. Mathis moved that the Historic Preservation approve with conditions a Certificate of Appropriateness (COA-2024-00167). And find the proposed Major Work at 280 Linden Rd is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact.

Conditions: The trees labeled 4,5, and 6 on the site plan must remain, all other marked trees are approved to be removed.

Seconded by Mr. Iverson. The vote resulted in a tie. Ms. Mathis, Mr. Iverson, and Mr. Roberts vote Yes. Mr. Herring, Ms. Fabiani and Mr. Bramlage vote No.

Discussions began about continuing the case, but have it heard prior to next month's meeting. Ms. Klein advised for the case to be continued a date must be set.

Mr. Herring moved to continue the public hearing to March 27, 2025. Seconded by Mr. Bramlage. Approved by a vote of 6-0.

Mr. Herring asked if only the discussion of the paint would be continued. Ms. Klein advised the entire application will be presented. Ms. Purrington, homeowner asked if she could proceed with the tree removal and wait for decision regarding the painting of brick.

Discussion was brought up about withdrawing Mr. Herrings motion. Mr. Cameron advised that it would not be allowed since a vote was taken.

Ms. Mathis made motion for a 10-minute recess.

Mr. Cameron confirmed a motion, and votes were made to continue the case.

Mr. Roberts moved to close the public hearing and re enter the Regular meeting.
Seconded by Mr. Herring. Approved by a vote 6-0.

Review of Normal Maintenance and Minor Work Items

A. Minor COA's Approved 01/15/2025 to 2/14/2025

**III. Next Meeting Date
3-27-2025 Regular Meeting**

IV. Motion to Adjourn

Ms. Fabiani moved to adjourn the Regular Meeting. Seconded by Mr. Herring.
Approved by a vote of 6-0 at 5:13 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-2024-00167 (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 Lisa Purrington and the applicant is Ronald Davidson.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/04/2025

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),

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 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.

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.

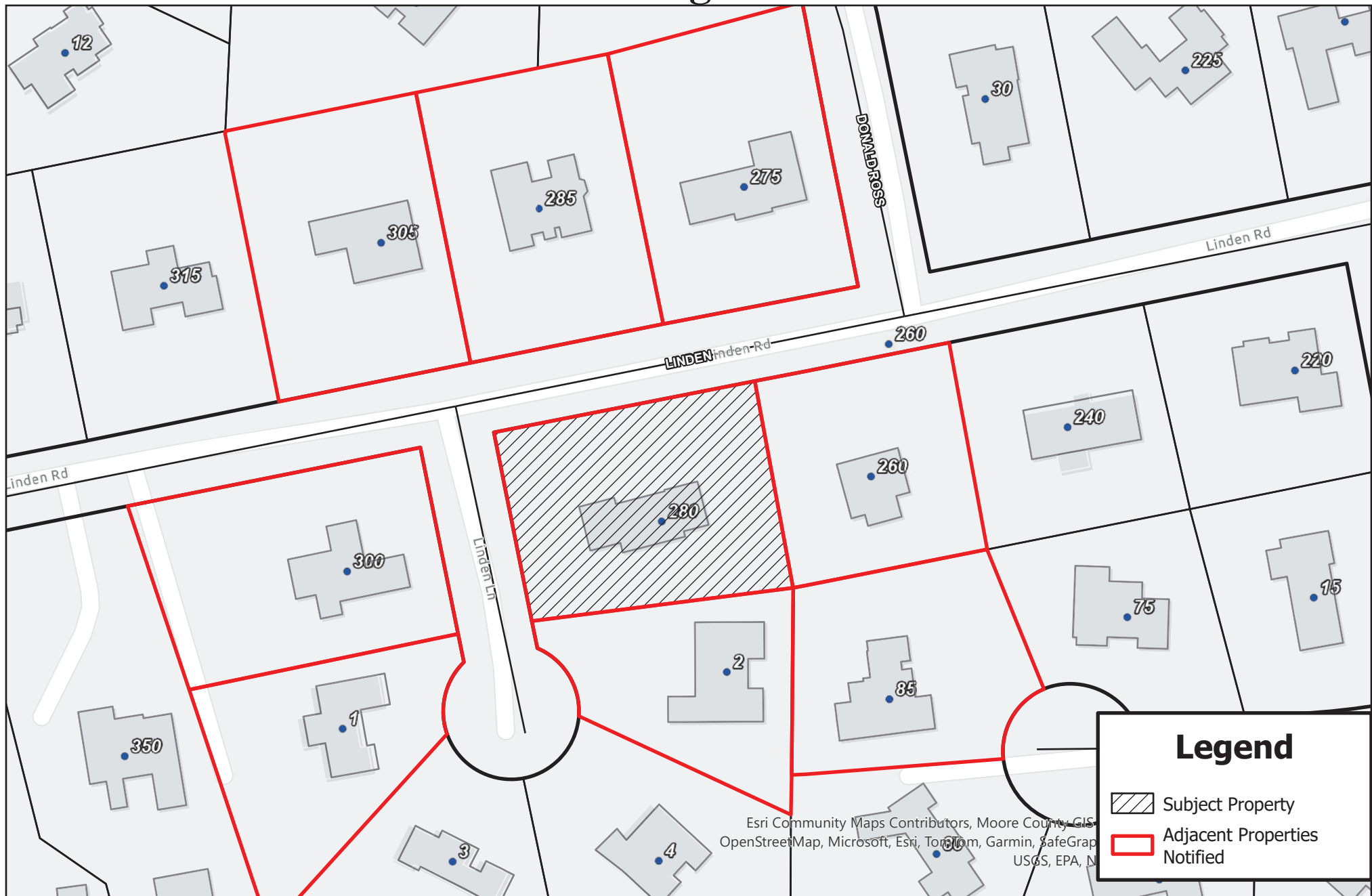
For more information, please call (910) 295-1900.

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. Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet).

1/23/2025

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
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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
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HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
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OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Gutters: Aluminum	Beige	Same	White
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
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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
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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
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:

UPPER
BOXING
TERRAZZO
GREEN

SIDING
WHITE

GUTTERS
WHITE

BRICK
WHITE

SHUTTERS
HUNTER
GREEN



SCANNED

mm
11/20/2024

Tenny Town
Green
Boxing
Hunter
Green
Gutter
White

Windows
Siding
White

Brick
White

Boxing
Hunter
Green

Siding
White



SCANNED



Door Surround
Hunter Green
Terrytown Green
Shutters

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

TERRYTOWN
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.

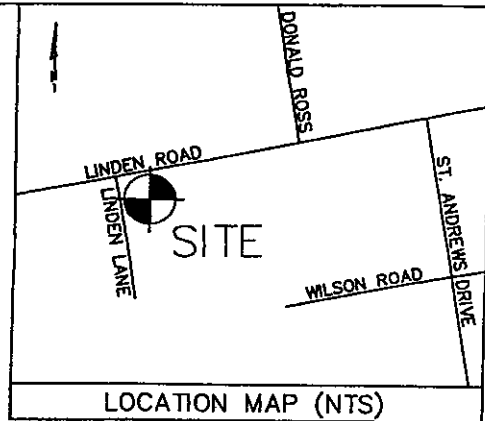
RATIO OF PRECISION = 1/7,500

ZONING: R-30

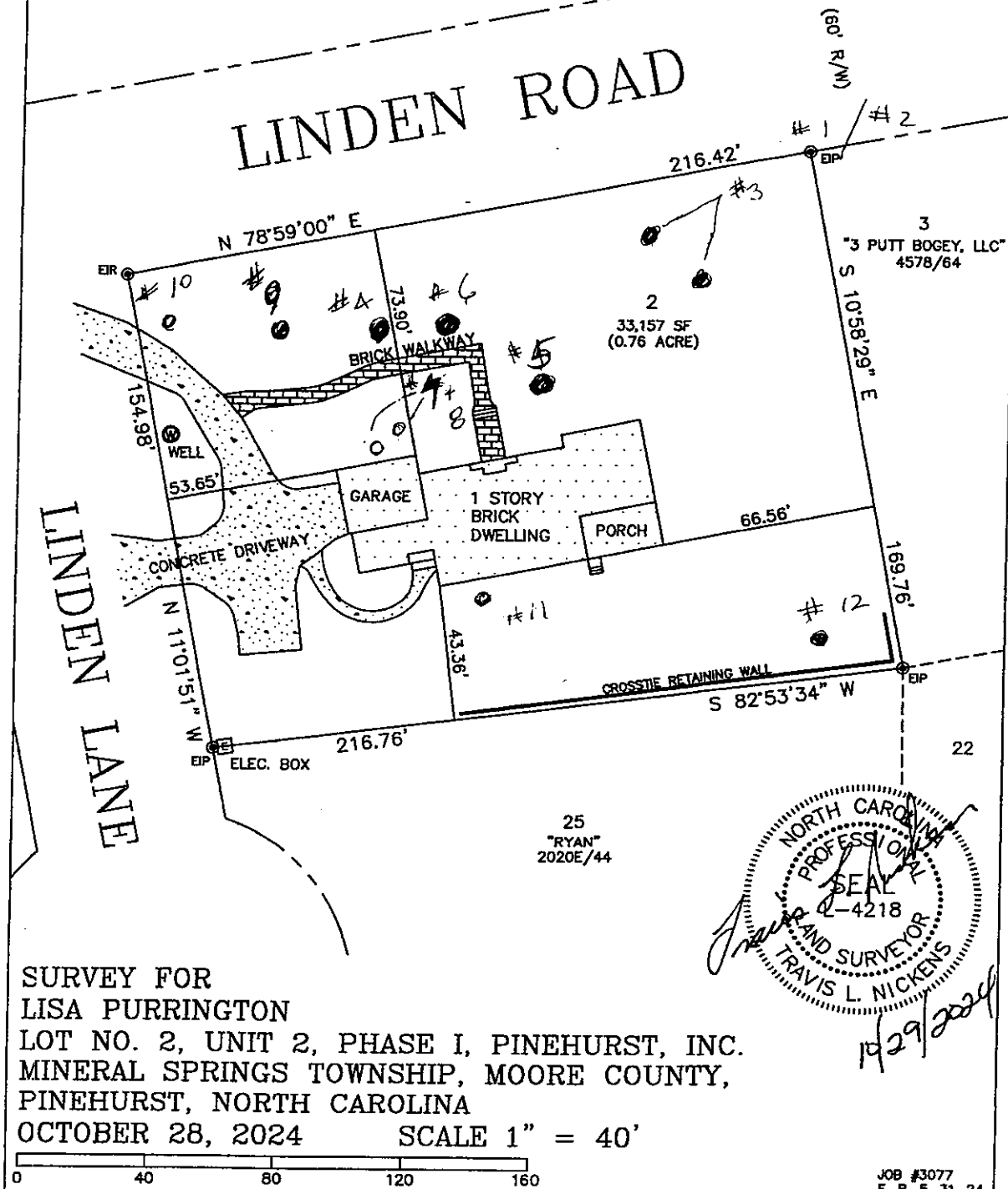
LEGEND

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

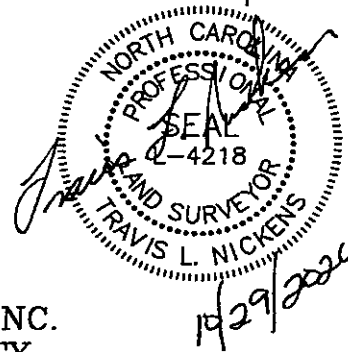
RECORD MAP



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



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



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

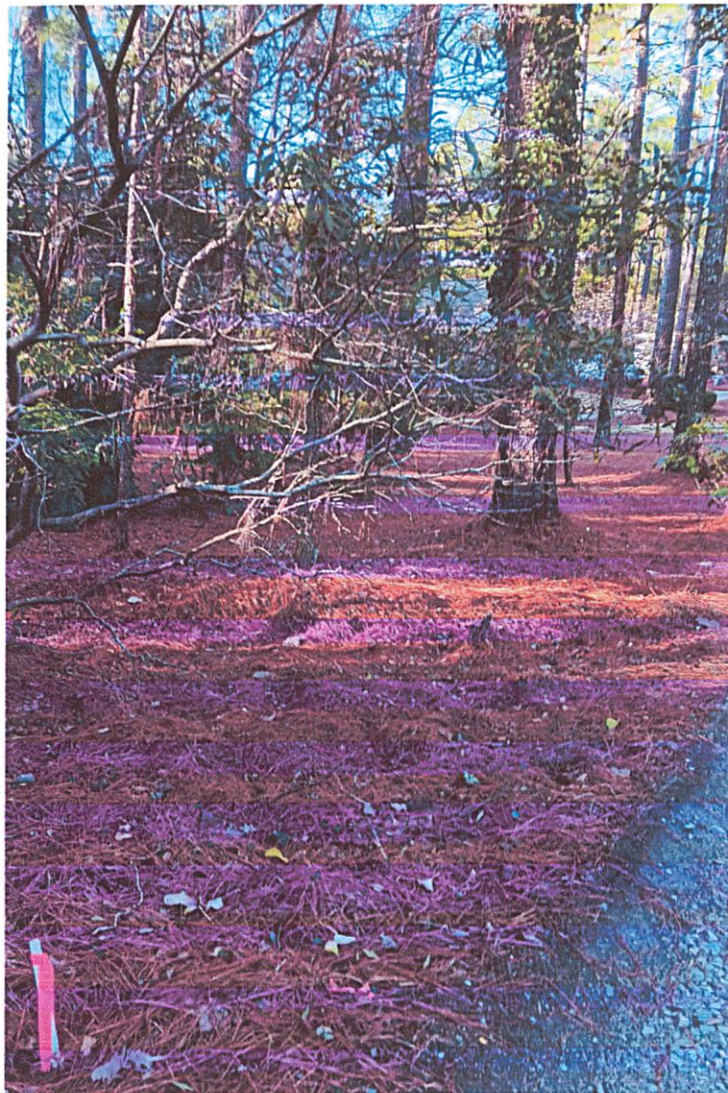


1

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



COA-2025-00004 (240 Everett Rd)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a screen porch addition in the rear yard at 240 Everett Rd.

The property is identified as Moore County PID Number 00025331. The property owner and applicant is Sarah Clarke.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/04/2025

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: March 19, 2025
Subject: **Major COA Request 240 Everett Rd.**

Applicant:	Sarah Clarke
Owners:	Sarah Clarke
Property Location:	240 Everett Rd.
Land Use:	Single Family Residential
PID#	00025331
COA#:	2025-00004

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a screen porch addition in the rear yard at 240 Everett Rd. The property is further identified as Moore County PID Number 00025331. The primary structure was built in 1960 and the property is +/- 0.733 acres in size.

The applicant is proposing to rebuild the existing screened porch and add 13 feet for a total of 18x14 feet. The materials will include hardie plank siding and trim with colors to match the grey and white on the existing dwelling, along with roofing to match the existing.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the

burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

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.

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.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. 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.
5. 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 addition to the screened porch is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 12, 2025

Dear Property Owner(s),

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

Thursday, March 27, 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 a screen porch addition in the rear yard at 240 Everette Rd. The property is identified as Moore County PID Number 00025331. The property owner and applicant is Sarah Clarke.

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. Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet).

2/25/2025

March 27, 2025

Historic Preservation Commission

240 Everett Rd. Major COA Request



HYLAND, EDWARD J JR TRUSTEE
215 EVERETTE RD
PINEHURST,NC,28374-8647

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

HOFFMANN, MARGARET M
PO BOX 502
PINEHURST,NC,28370-0502

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

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

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

REICHART, DORIS
C/O DORIS JACOBSEN
PINEHURST,NC,28374

LUNDAY, STEVEN A
225 EVERETT RD
PINEHURST,NC,28374-8647

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

Menu Help

File Date: 01/13/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Rebuild of existing 5 X 14 screen porch to include extension of existing of 13 feet for a total screen porch of 18 X 14. All materials and design to maintain character of property. Property line off set with extension remains greater than 25 feet.

Application Name: Screen Porch Addition

Address: 240 EVERETTE, PH. 28374

Owner Name: CLARKE, SARAH ELIZABETH

Owner Address: 240 PRINCE GEORGE STREET, ANNAPOLIS, MD 21401

Parcel No: 00025331

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status	
	Sarah Clark		Applicant		Active	
Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	443-510-8139	Contractor	Sarah Clark		

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields:	GENERAL INFORMATION	Type of Work	Existing Use
	Description of Changes to the Structure Rebuild of existing 5 X 14 screen porch to include extension of existing of 13 feet for a total screen porch of 18 X 14. All materials and design to maintain character of existing structure. Screen Porch located at rear of property. Property line off set with extension remains greater than 25 feet.	Alteration	Single Family Low Density
	Proposed Use Single Family Low Density	Includes Demolition? Yes	Includes Tree Removal? 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
Screen and Knee Wall	Grey	See materials list	Grey

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Door and Siding	Grey	No change to existing	grey

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Screen / Knee wall	Grey	See materials list	Grey

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Screen / Knee Wall	Grey	See materials list	grey

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Hardy Board in line with existing	white

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
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CHIMNEY

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

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
-------------------	----------------	-------------------	----------------

GARAGE DOOR

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

ROOF

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

GAF Slate	Slate	Same - See materials list	slate
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ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT PORCH

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

DECK

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

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
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DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
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HOUSE NUMBER

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

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	01/14/2025	Kimberly Stepnoski
	Review for Completeness		Application ...	01/24/2025	Maria Klein
	Review Distribution		In Review	01/24/2025	Maria Klein
	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	
	Screen Porch Ext. Floo...	PLN_HIST	Plan	Screen Porch Ext. F...	application/pdf	
	Everette Materials List	PLN_HIST	Other	Everette Materials ...	application/pdf	

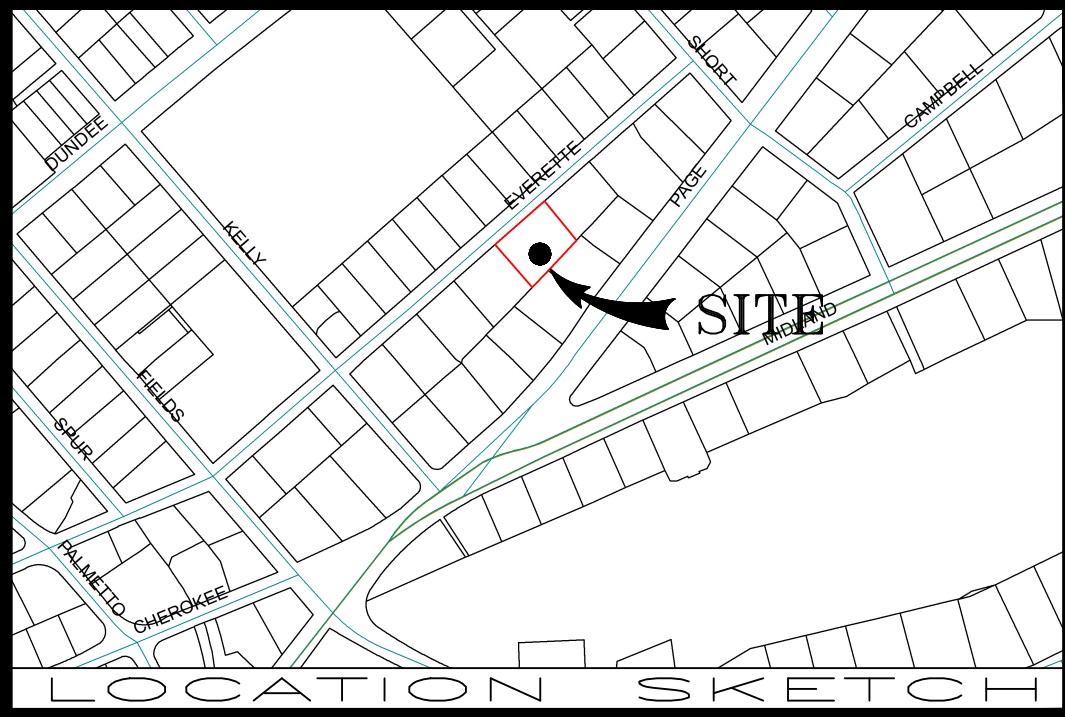
File Name	Document Group	Category	Description	Type
Screen Porch Front View	PLN_HIST	Plan	Screen Porch Front ...	application/pdf
Lot 2216 Land Plat	PLN_HIST	Other	Lot 2216 Land Plat	application/pdf
Show all				

Application Comments:	View ID	Comment	Date
	MBREWER	Screen Porch Addition Replaced Minor Applicat...	01/13/2025

Initiated by Product: AV360

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

Required Inspections:

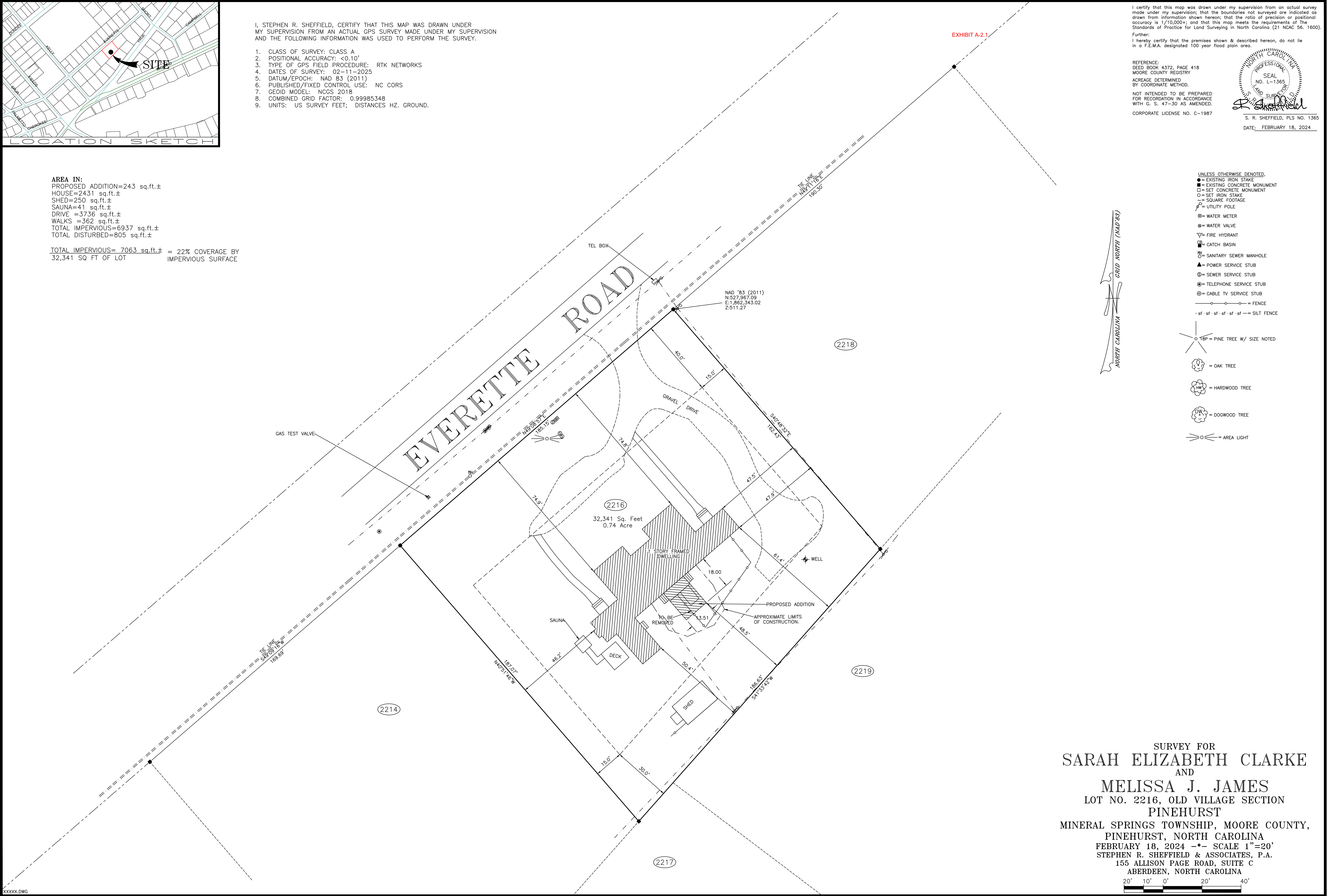


I, STEPHEN R. SHEFFIELD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.10'
3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
4. DATES OF SURVEY: 02-11-2025
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: NC CORS
7. GEOID MODEL: NCGS 2018
8. COMBINED GRID FACTOR: 0.99985348
9. UNITS: US SURVEY FEET; DISTANCES HZ. GROUND.

AREA IN:
PROPOSED ADDITION=243 sq.ft.±
HOUSE=2431 sq.ft.±
SHED=250 sq.ft.±
SAUNA=41 sq.ft.±
DRIVE =3736 sq.ft.±
WALKS =362 sq.ft.±
TOTAL IMPERVIOUS=6937 sq.ft.±
TOTAL DISTURBED=805 sq.ft.±

TOTAL IMPERVIOUS= 7063 sq.ft.± = 22% COVERAGE BY
32,341 SQ FT OF LOT IMPERVIOUS SURFACE

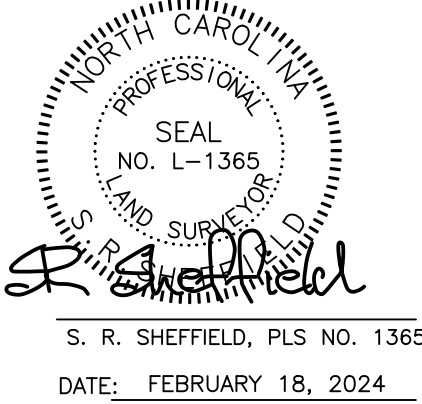


I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The 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 4372, PAGE 418
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



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

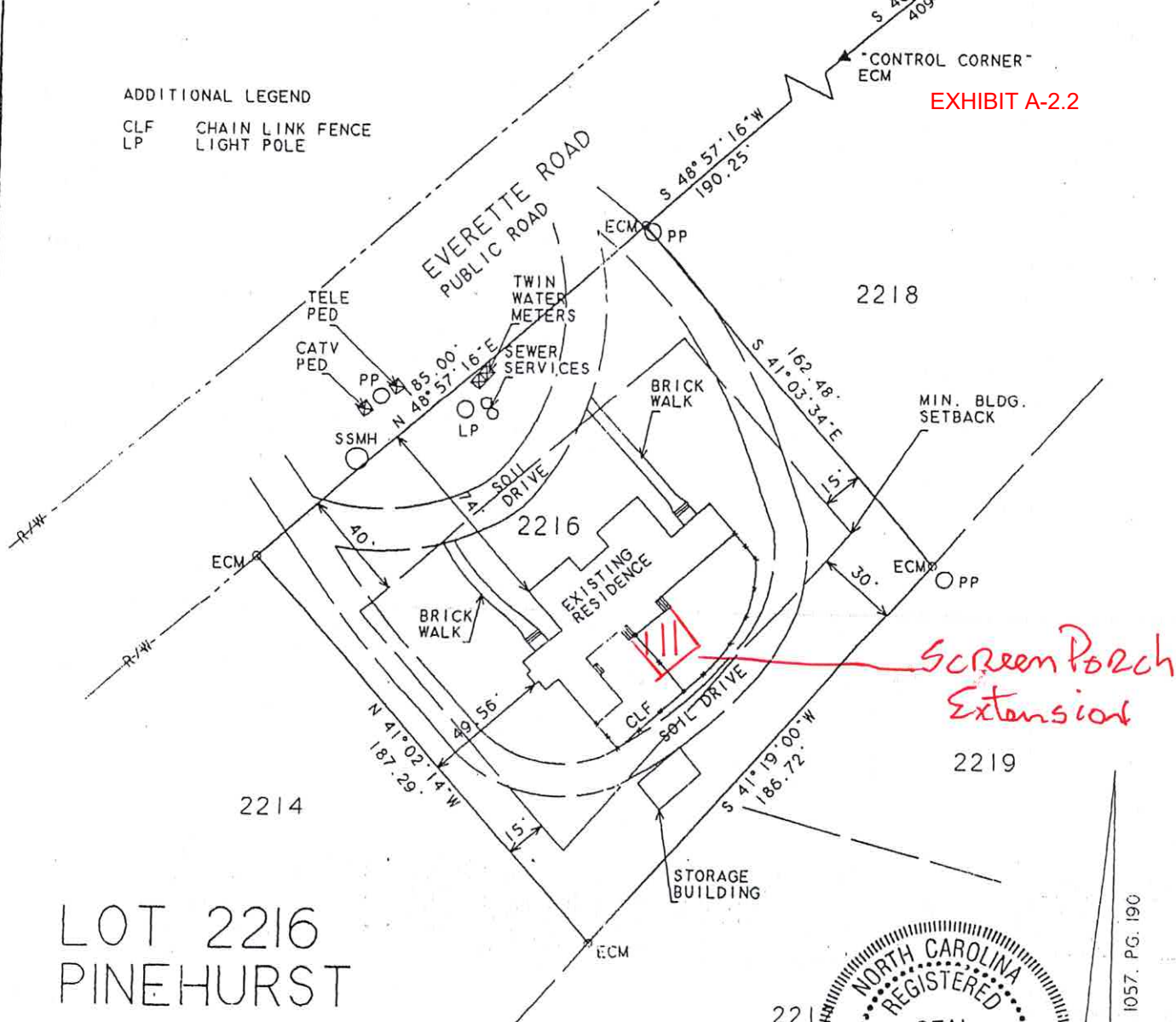
SURVEY FOR
SARAH ELIZABETH CLARKE
AND
MELISSA J. JAMES
LOT NO. 2216, OLD VILLAGE SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
FEBRUARY 18, 2024 -* SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA



ADDITIONAL LEGEND

CLF CHAIN LINK FENCE
LP LIGHT POLE

EXHIBIT A-2.2



LOT 2216 PINEHURST

MINERAL SPRINGS TWP., MOORE CO., N.C.

OWNER: M. DIANE HARRISON

DEED REFERENCE: DEED BOOK 1057, PAGE 190

MAP REFERENCE: MAP BOOK I, PAGE 64



NORTH BY D.B. 1057, PG. 190



LEGEND

- EIP EXISTING IRON PIPE
- CP CALCULATED POINT
- NIP NEW IRON PIPE
- ECM EXISTING CONCRETE MONUMENT
- NCM NEW CONCRETE MINUMENT
- EPN EXISTING P.K. NAIL
- NPN NEW P.K. NAIL
- ▲ CM CONTROL MONUMENT
- PP POWER POLE
- R/W RIGHT-OF-WAY
- E--- ELECTRIC LINE
- PL PROPERTY LINE
- CL CENTERLINE

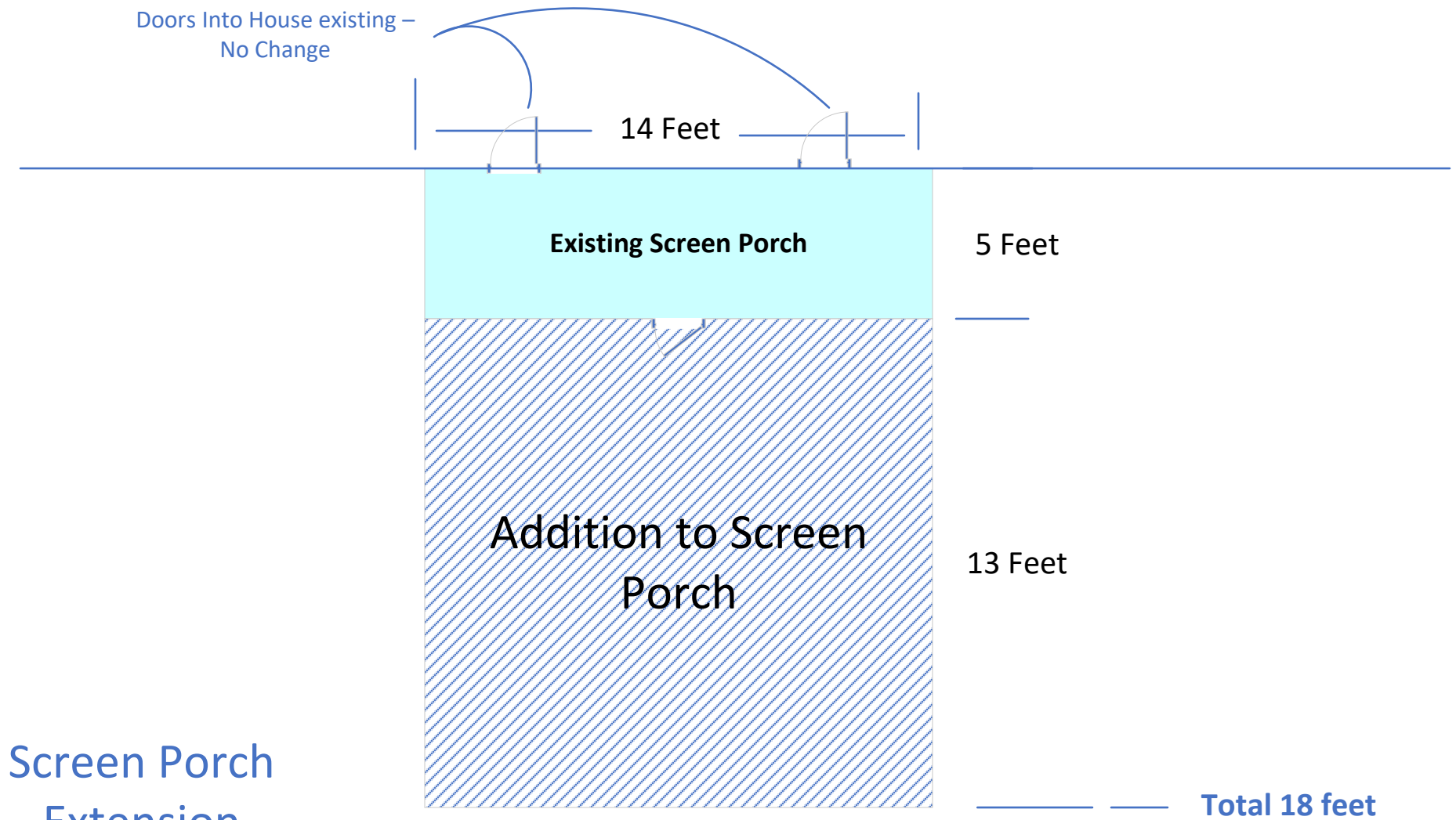
SURVEY FOR

LIZ CLARKE
240 EVERETTE ROAD
PINEHURST, N.C. 28374

DATE	5/22/96
FILE NO.	14096
SCALE	1" = 60'
PROJECT NO.	14096

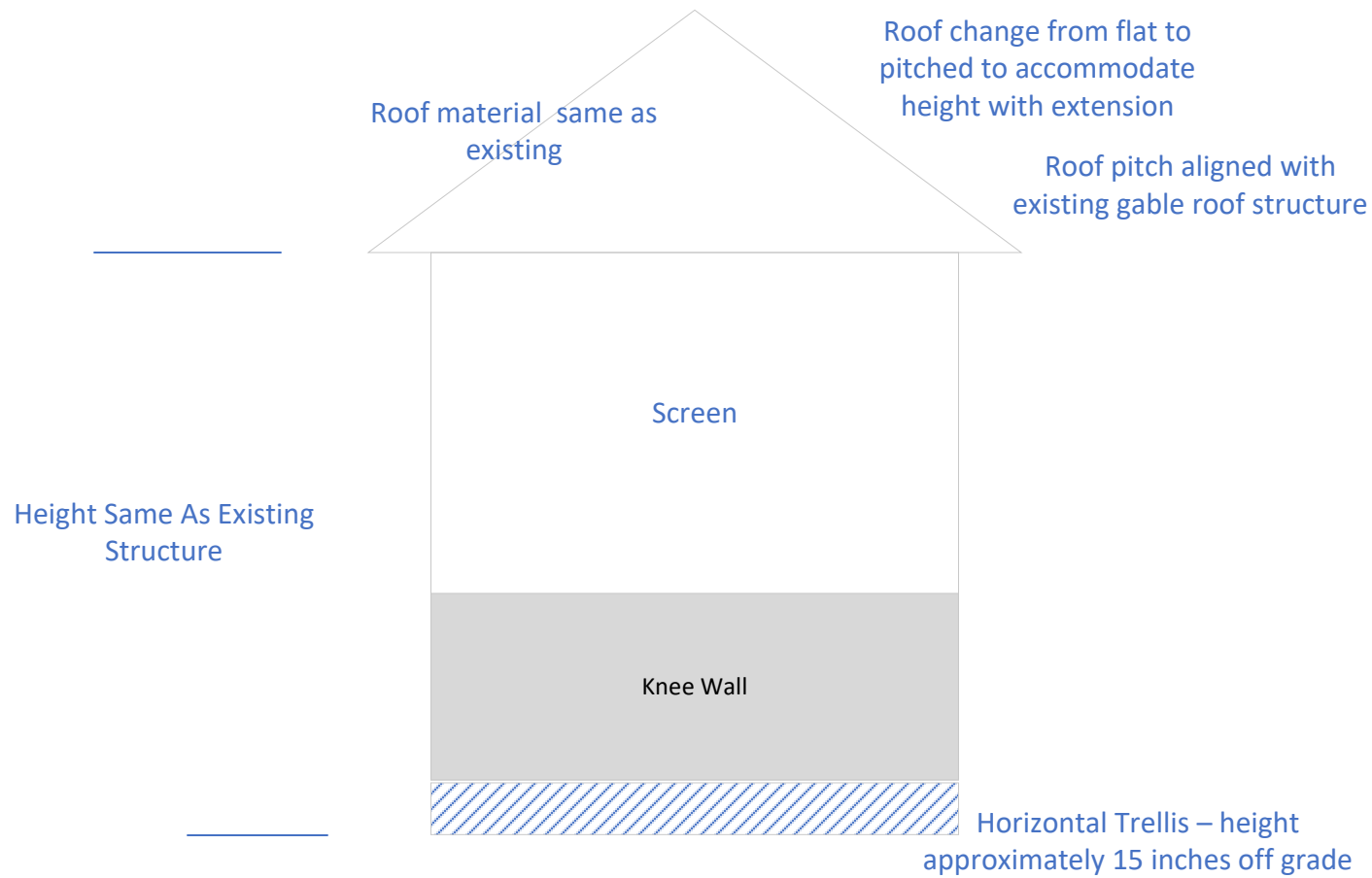
CENTRAL
CAROLINA
SURVEYORS, P.A.

C.C.S. BLDG., HWY. 211
P.O. Box 431
West End, North Carolina 27376
Phone: 910-673-0151



Screen Porch Extension

240 Everette Road Pinehurst, NC



240 Everett Road Screen Porch Extension

240 Everette Road – Pinehurst, NC – Screen Porch Extension

Materials List

Item	Description	Link
Roof	Same as Existing – Color Slate – Timberline HDZ	https://www.gaf.com/en-us/residential
Floor	Trex Enhance – Color Honey Grove	https://www.trex.com/products/decking/enhance
Screen	Westbury Screen Rail Systems	https://diggerspecialties.com/products/screenrail/screenrail-system/
Screen Doors	Westbury Screen Rail Systems	https://diggerspecialties.com/products/screenrail/screenrail-system/
Railing	Westbury Screen Rail Systems	https://diggerspecialties.com/products/screenrail/screenrail-system/
Knee Wall	Hardie Plank Smooth – Color - Pearl Gray	https://www.jameshardie.com/product-catalog/exterior-siding-products/















COA-2025-00020 (35 Magnolia 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 modifications to the façade at 35 Magnolia Rd. The property is identified as Moore County PID Number 00023877. The property owners and applicants are David and Anne Townsend.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/04/2025

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: March 19, 2025
Subject: Major COA Request 35 Magnolia Rd.

Applicant:	David & Anne Townsend
Owners:	David & Anne Townsend
Property Location:	35 Magnolia Rd.
Land Use:	Single Family Residential
PID#	00023877
COA#:	2025-00020

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to the façade at 35 Magnolia Rd. The property is further identified as Moore County PID Number 00023877. The primary structure was built in 1950 and the property is +/- 0.276 acres in size.

The applicant is proposing to add a roof over the existing deck, adding columns and a chimney. The chimney will be natural stone in Mojave Light. The roof will be flat with a railing around it. The applicant also proposes to replace the asphalt shingle roof with dark green metal roofing, and the white aluminum siding with white hardie board shake.

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

Standards of Review

Per the adopted Historic District Standards, replacement of architectural details that changes the design or materials from the existing details, changes to roof lines, and replacement of roofing with a different material or style are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

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

B. EXTERIOR WALLS AND TRIM

1. SECTION III.B.2 - Exterior walls that contribute to the historic form and character of a structure *should* be retained and preserved, including their functional and decorative features such as cornices, foundations, bays, quoins, arches, water tables, brackets, and entablatures.
2. SECTION III.B.4 - Repair or replacement of an entire exterior wall or wooden feature or deteriorated detail or element *should* be limited to the minimal amount necessary and **must** be replaced in kind or with a nonprohibited substitute material matching the original in composition, dimension, size, shape, color, pattern, texture and profile, but using the original material is preferred.
3. SECTION III.B.5 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.

F. CHIMNEYS

1. SECTION III.F.1 - New chimneys or chimney repairs and alterations *should* be compatible with the architectural character of the structure and **must** be congruous with chimneys in the Pinehurst Historic District.
2. SECTION III.F.7. - Exterior chimneys *should* have a masonry finish and *should* extend from grade level for additions.
3. SECTION III.F.9 - Chimney repairs and or additions *should* have masonry and bonding patterns, joints, texture, color, tooling profile, and details compatible with the structure and other masonry features.

H. DECKS AND PATIOS

1. SECTION III.H.3 - Decks, posts, and railings *should* be compatible in scale, design, material, and detail with the structure or previously existing features.

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 addition of the roof over the deck, and the changes to the siding and roofing materials are congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 12, 2025

Dear Property Owner(s),

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

Thursday, March 27, 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 at 35 Magnolia Rd. The property is identified as Moore County PID Number 00023877. The property owners and applicants are David and Anne Townsend.

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-1.5



0 110 220 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).

2/25/2025

March 27, 2025
Historic Preservation Commission
35 Magnolia Rd. Major COA Request



CASE, WILLIAM R
45 MAGNOLIA RD
PINEHURST,NC,28374

SMITH, NANCY GOUGER
PO BOX 1418
PINEHURST,NC,28374

TOWNSEND, DAVID D
35 MAGNOLIA RD
PINEHURST,NC,28374

HILL, PETER ARNOLD
311 SELKIRK TRAIL
SOUTHERN PINES,NC,28387

RADER, PATRICIA KELLY
20 MAGNOLIA RD
PINEHURST,NC,28374

ADVANTAGE PG, INC
6312 KINARD RD
DURHAM,NC,27703

Menu Help

File Date: [02/24/2025](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work:

Application Name:

Address: [35 Magnolia Rd, Pinehurst, NC 28374](#)

Owner Name: [David and Anne Townsend](#)

Owner Address: [35 Magnolia Rd, Pinehurst, NC 28374](#)

Parcel No: [00023877](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	David Townsend		Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	9196697264	Contractor	David Townsend		

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
	Overhang on back deck and stone fireplace	Alteration	Single Family Low Density
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	Yes	Yes
	COA Number	Conditions of COA (If Any)	
	00020	—	

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
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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
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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	Maria Klein	Accepted	02/25/2025	Maria Klein
	Review for Completeness				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type
	drawings	PLN_HIST			application/pdf
	COA	PLN_HIST			application/pdf
	Show all				

Application Comments:	View ID	Comment	Date
	RFITZGERALD	Fireplace/roof extension	02/24/2025

Initiated by Product: AV360

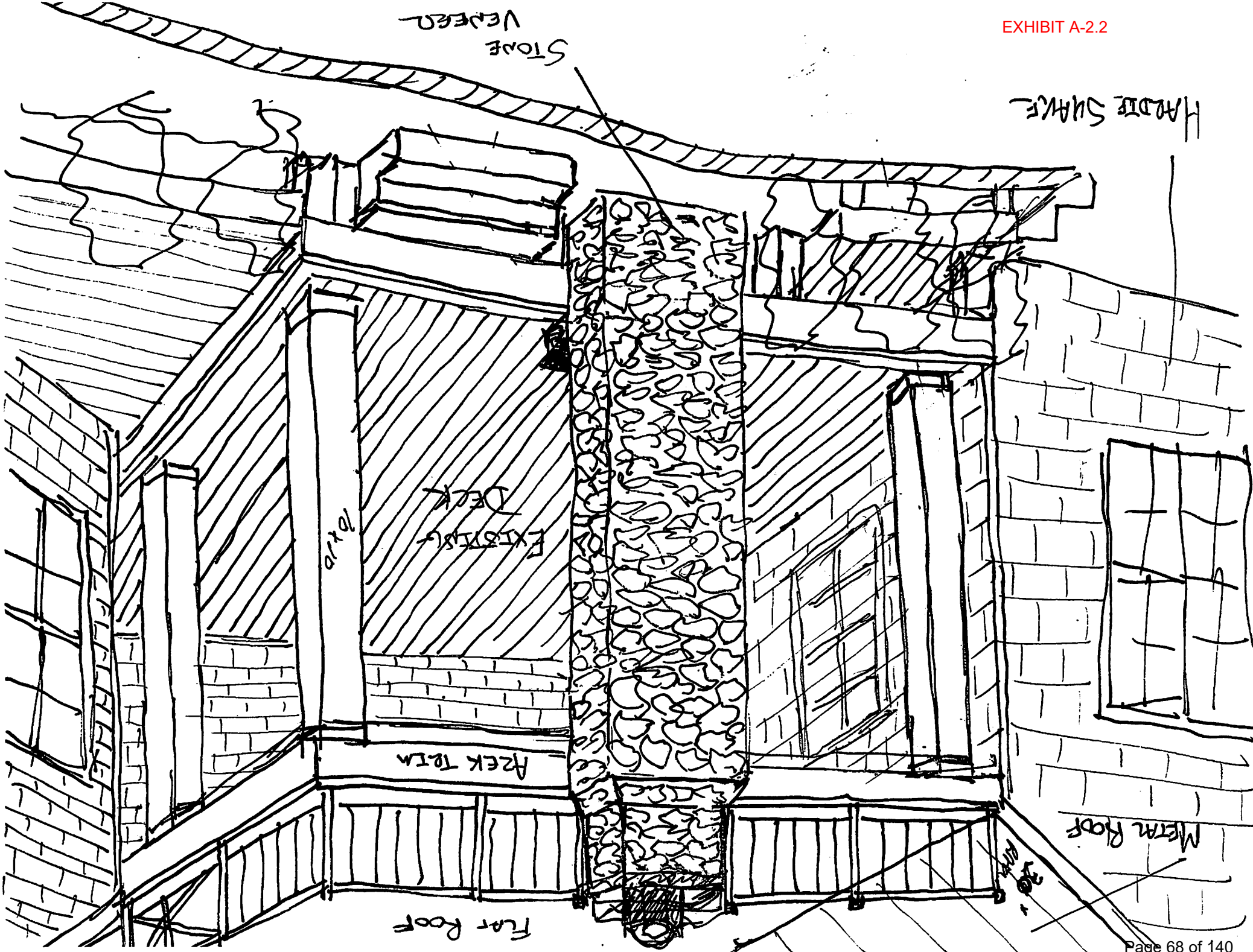
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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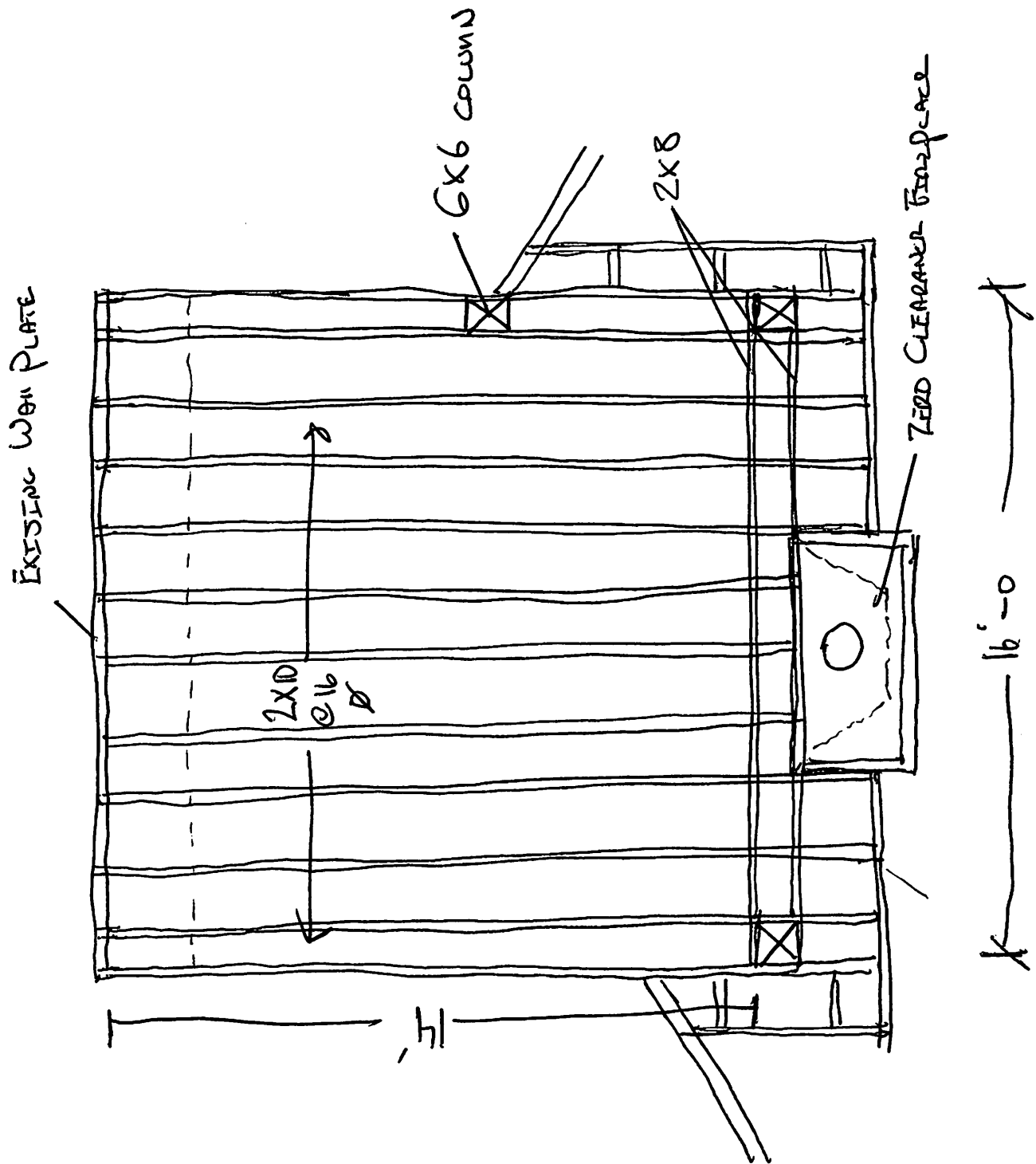
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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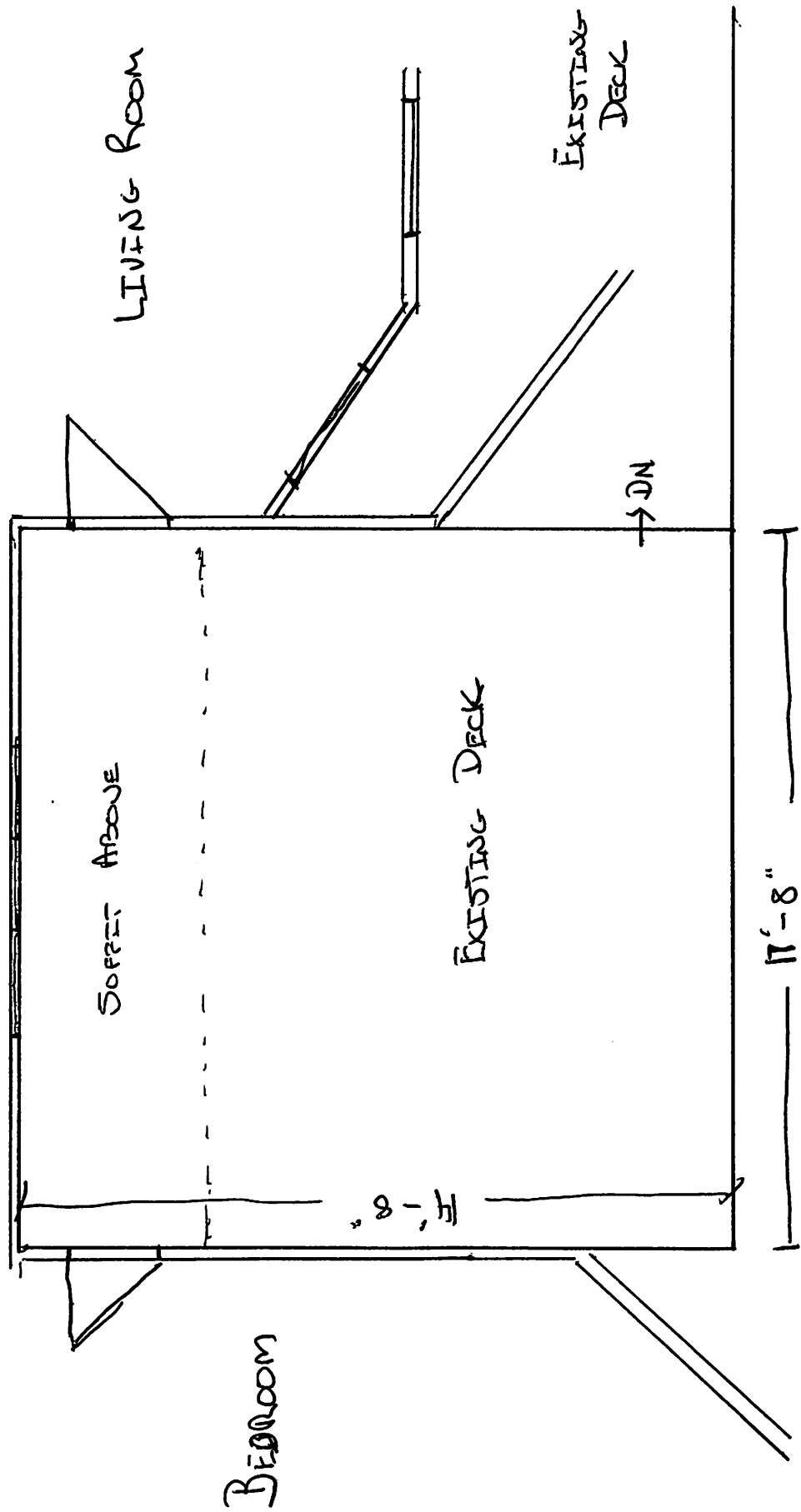
Required Inspections:



EXISTING
CONDITION
→







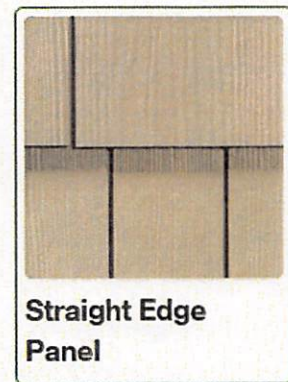
EXISTING DECK
35 MAGNOLIA RD.
PINEHURST N.C.

Hardie® Sh

Find your sty

Your home is a blank
Shingle styles, textur
ColorPlus® Technolo
masterpiece.

Select your siding t



Select your color co

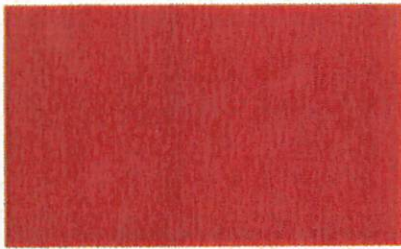
Statement	M
Collection®	H

Ⓜ Did not find the color you

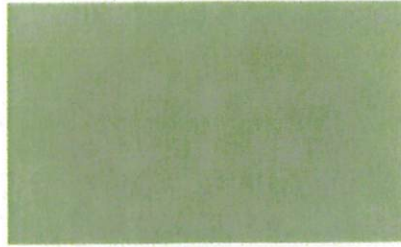
Primed for Paint offers un
exterior. Primed and ready
performance canvas for y



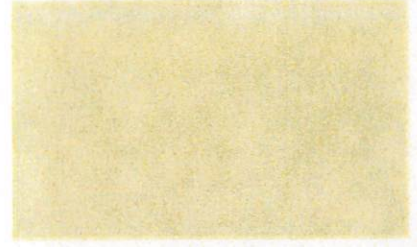
Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.



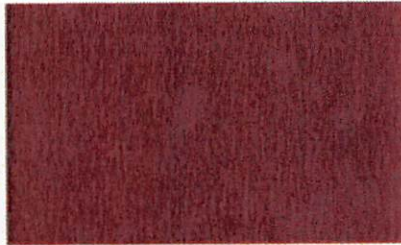
TERRA COTTA



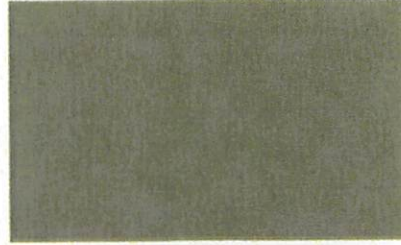
AGED COPPER



SOLAR WHITE +



COLONIAL RED +



PATINA GREEN



REGAL WHITE +



REGAL RED *



HEMLOCK GREEN *



STONE WHITE



BURGUNDY *



HARTFORD GREEN * +



SLATE BLUE



MATTE BLACK +



EVERGREEN +



REGAL BLUE * +

Metallic Colors



MOISTURE RESISTANT

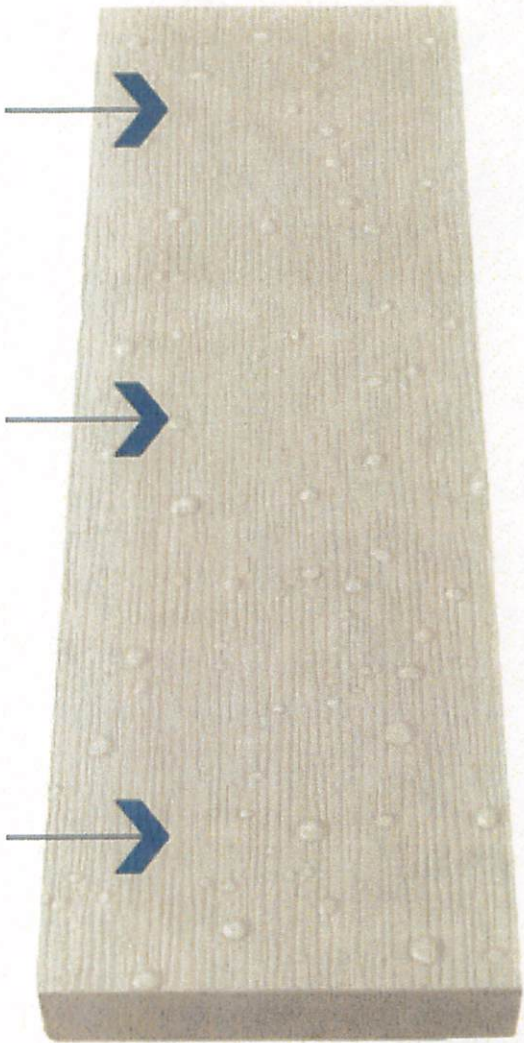
AZEK brands are 100% protected, inside and out, from both water exposure and absorption.

UNPRECEDENTED DURABILITY

Our flexible and durable engineered polymer prevents jobsite breakage and delivers long-lasting protection for homeowners.

ROT RESISTANT

Say goodbye to splitting, splintering, and rotting caused by constant exposure to the elements.



Stands up to the elements;
maintains a beautiful finish
even through harsh weather



Moisture-resistant; will
not rot, split, splinter,
warp, or swell from
excessive moisture



Insect-resistant;
unappetizing to
destructive pests



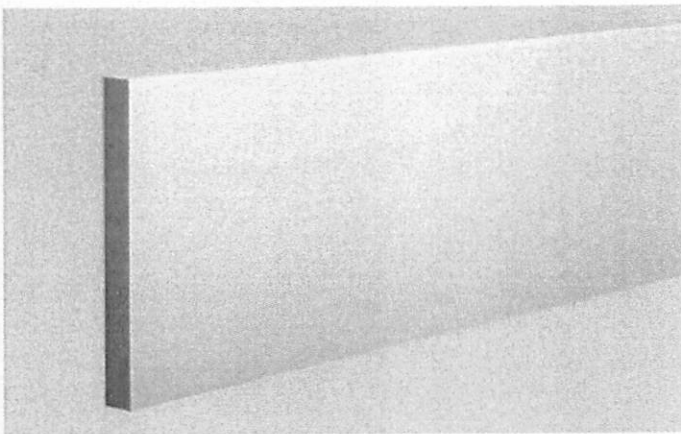
Durable, lasting beauty with less long-term maintenance

Lightweight; makes the transport on the job much easier.

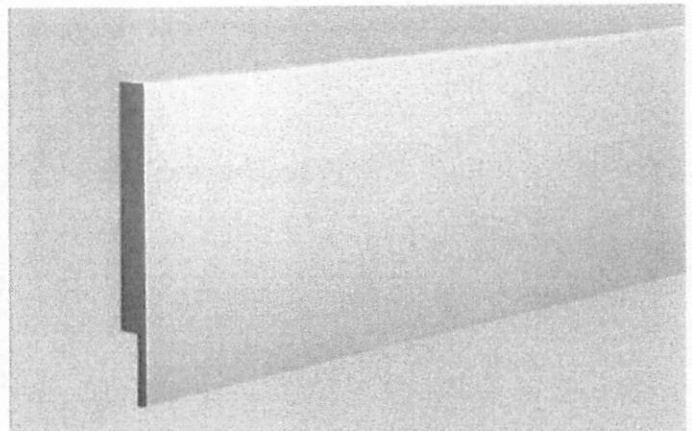
EXHIBIT A-2.8

THE PERFECT PROFILE FOR SITE-SPECIFIC APPLICATIONS

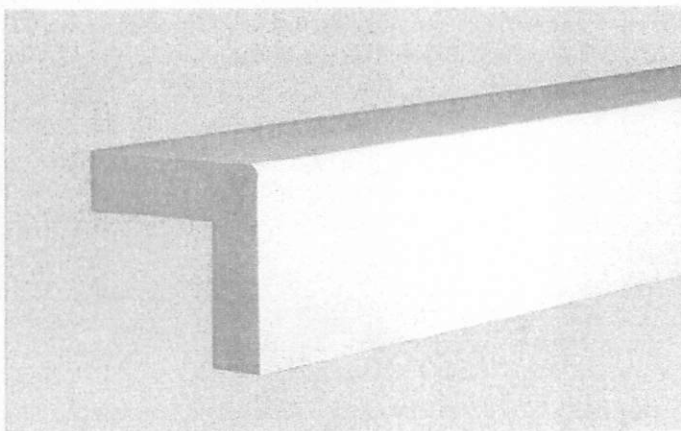
Our product offerings extend far beyond the basics. At AZEK, we engineer a wide variety of solution-based profiles designed to address specific installation challenges. For homeowners, this means less hassle and minimal maintenance with products engineered to last in those applications.



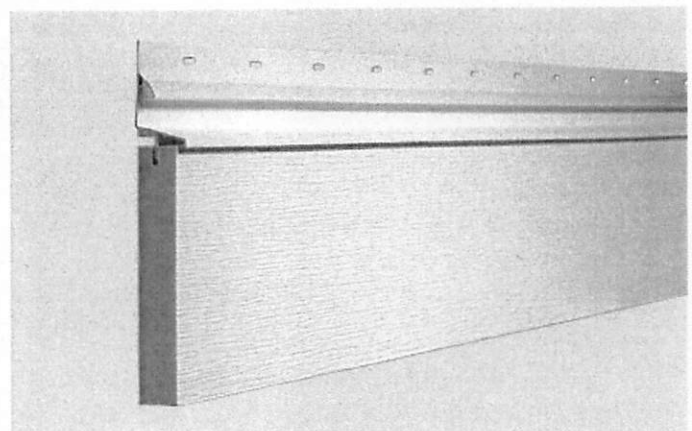
TRIM BOARDS >



RABBETED TRIM >



CORNERBOARDS >



SKIRT BOARDS >



BILD-0092-TN



Thin Stone Mojave Light

- Stone surfaces, particularly in lighter hues, reflect light and contribute to a bright and airy atmosphere.
- Enhances curb appeal, adding value to properties.
- Easy installation.

 **In Stock Nearby**
at
Raleigh
NC
#1125.

Check Other Stores

 **Price Alert:**
Price will vary based on product weight.
We will contact you with the final price.

 **Please note:** Product is subject to variation in color, texture, and pattern.

Check Other Stores

This item is not available at your branch, but is available nearby.

Purchase Nearby at Raleigh NC #1125

Description



COA-2025-00025 (14 Village Ln)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single family dwelling at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development Design/Build.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/04/2025

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: March 19, 2025
Subject: Major COA Request 14 Village Ln.

Applicant:	Pinnacle Development Design/Build
Owners:	Stephen & Deborah Beneduci
Property Location:	14 Village Ln.
Land Use:	Single Family Residential
PID#	00028649
COA#:	2025-00025

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the construction of a new single family dwelling at 14 Village Ln. The property is further identified as Moore County PID Number 00028649. The parcel is currently vacant and the property is +/- 0.32 acres in size.

The applicant is proposing to construct a new 2-story single family dwelling with associated driveways and walkways. Materials used will be hardie horizontal siding and shake siding in BM OC-17 White Dove, Hyde Park Ashlar Stone in Grey Beige Tan, hardie board trim in BM HC-23 Yorkshire Tan. Windows will be white aluminum clad and the front door will be solid mahogany stained dark brown. The roof will be done with black asphalt shingles with some metal roofing in burnished slate, a dark bronze color. The driveway to the garage in the rear will be concrete, and a bluestone gravel driveway with concrete aprons will be in the front of the house.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

1. SECTION IV.C.1 - Window and door openings must be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
2. SECTION IV.C.2 - Windows should feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are not appropriate.
3. SECTION IV.C.3 - Glass block windows are not allowed on street-facing elevations.
4. SECTION IV.C.4 - Applying paint, tint or darkening film to window or door panes is not appropriate on street-facing elevations.
5. SECTION IV.C.5 - Sliding doors are not allowed on street-facing elevations in the Pinehurst Historic District.

F. BUILDING MATERIALS

1. SECTION III.F.1 - The predominant materials and finishes for proposed new primary structures must be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. SECTION III.F.2 - Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are recommended.
3. SECTION III.F.3 - The following materials and treatments are not permitted for new residential construction in the Pinehurst Historic District.
 - a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Plywood siding

- c. Vinyl siding or aluminum siding
- d. Plastic, sheet metal, or a similar material used as siding or panels
- e. Any treatment of material that imparts a glossy or reflective finish to the material
- f. Concrete, cinderblock, or glass block.
- g. Boxed chimneys

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 construction of the new single family dwelling is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 12, 2025

Dear Property Owner(s),

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

Thursday, March 27, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single family dwelling at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development Design/Build.

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



0 245 490 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.

The maps have been created from information provided by various government and private sources at various levels of accuracy.

The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.

Any reliance on this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Generated on: North Carolina State Plane Coordinate System NAD83 (93)

2/27/2025

March 27, 2025
Historic Preservation Commission
14 Village Ln. Major COA Request



ROHR, JAMES P &
1 VILLAGE LN
PINEHURST,NC,28374

WARREN, HOWARD J. TRUSTEE
12 VILLAGE LANE
PINEHURST,NC,28374

WELCH, KEEFER D & PATRICIA A
45 MCLEAN RD
PINEHURST,NC,28374

CLOUGH, CHRISTIAN
1506 PLEASANT VIEW RD
COOPERSBURG,PA,18036

KASPER, FREDERICK TRUSTEE
8942 PERKINS DRIVE
MENTOR,OH,44060

PHILLIPS, RICK
PO BOX 1867
PINEHURST,NC,28370

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

DEWEY, MICHELE K
100 FRANCISCAN COURT
SOUTHERN PINES,NC,28387-2292

Menu Help

File Date: 02/26/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: SINGLE FAMILY DETACHED NEW CONSTRUCTION

Application Name: BENEDUCI RESIDENCE

Address: 14 VILLAGE Ln, PINEHURST, NC 28374

Owner Name: DEWEY, PAUL H & MICHELE K

Owner Address: 100 FRANCISCAN COURT, SOUTHERN PINES, NC 28387 229

Parcel No: 00028649

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Pinnacle Development D...	Pinnacle Develo...	Applicant	Mailing, PO box 55 NC...	Active
	Pinnacle Development D...	Pinnacle Develo...	Applicant	Mailing, PO box 55 NC...	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
	VACANT LAND	New	Vacant
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	No	Yes
	COA Number	Conditions of COA (If Any)	
	—	—	

PERMIT DATES		
Application Expiration Date	Permit Issued Date	Permit Expiration Date
—	—	—

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	HARDIE HORIZONTAL SIDING	WHITE DOVE OC-17
NA	NA	HARDIE SHAKE	WHITE DOVE OC-17
NA	NA	HYDE PARK ASHLAR STONE	GREY BEIGE TAN

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	HORIZONTAL SIDING	WHITE DOVE OC-17
NA	NA	HARDIE SHAKE	WHITE DOVE OC-17
NA	NA	HYDE PARK ASHLAR STONE	GREY BEIGE TAN

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	HORIZONTAL SIDING	WHITE DOVE OC-17
NA	NA	HARDIE SHAKE	WHITE DOVE OC-17
NA	NA	HYDE PARK ASHLAR STONE	GREY BEIGE TAN

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	HORIZONTAL SIDING	WHITE DOVE OC-17
NA	NA	HARDIE SHAKE	WHITE DOVE OC-17
NA	NA	HYDE PARK ASHLAR STONE	GREY BEIGE TAN

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	HARIDE BOARD TRIM YORKSHIRE	TAN HC-23

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	ALUMINUM CLAD	WHITE DOVE OC-17

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	HYDE PARK AHSLAR STONE	GREY BEIGE TAN

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	HYDE PARK ASHLAR STONE	GREY BEIGE TAN

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	SOLID MAHOGANY STAINED	DARK BROWN

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	ALUMINUM INSULATED	WHITE DOVE OC-17

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	ASPHALT SHINGLES 50 YR	BLACK SABLE

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	PVC	PAINTED TO MATCH ROOF

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	PENNSYLVANIA FIELD STONE	GREY BEIGE TAN

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	PENNSYLVANIA FIELD STONE	GREY BEIGE TAN

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
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SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	NA	NA

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	NA	NA

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	CONCRETE TO GARAGE DOOR	LIGHT GREY
NA	NA	FRONT CIRCLE DRIVE	BLUE STONE GREY BEIGE TAN

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
NA	NA	ALUMINUM	BLACK / BRONZED

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	02/26/2025	Maria Klein
	Review for Completeness				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	
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	A3.pdf	PLN_HIST	Plan	SECOND FLOOR PLAN	application/pdf	
	Screen Shot 2025-02-26...	PLN_HIST	Certificate of ...	STONE AT FOUNDATION...	image/x-png	
	PENNS STONE.jpg	PLN_HIST	Photo	FRONT PORCH AND REA...	image/jpeg	
	shake.jpeg	PLN_HIST	Photo	hardie board shake ...	image/jpeg	
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	Screen Shot 2025-02-26...	PLN_HIST	Photo	18' aluminum, insul...	image/x-png	
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	Screen Shot 2025-02-26...	PLN_HIST	Photo	horizontal hardie s...	image/x-png	
	original topo survey	PLN_HIST			application/pdf	
	REVISED site plan with...	PLN_HIST			application/pdf	
	Front & Rear elevations	PLN_HIST			application/pdf	
	left & right elevations	PLN_HIST			application/pdf	
	front & rear elevations	PLN_HIST			application/pdf	
	Show all					

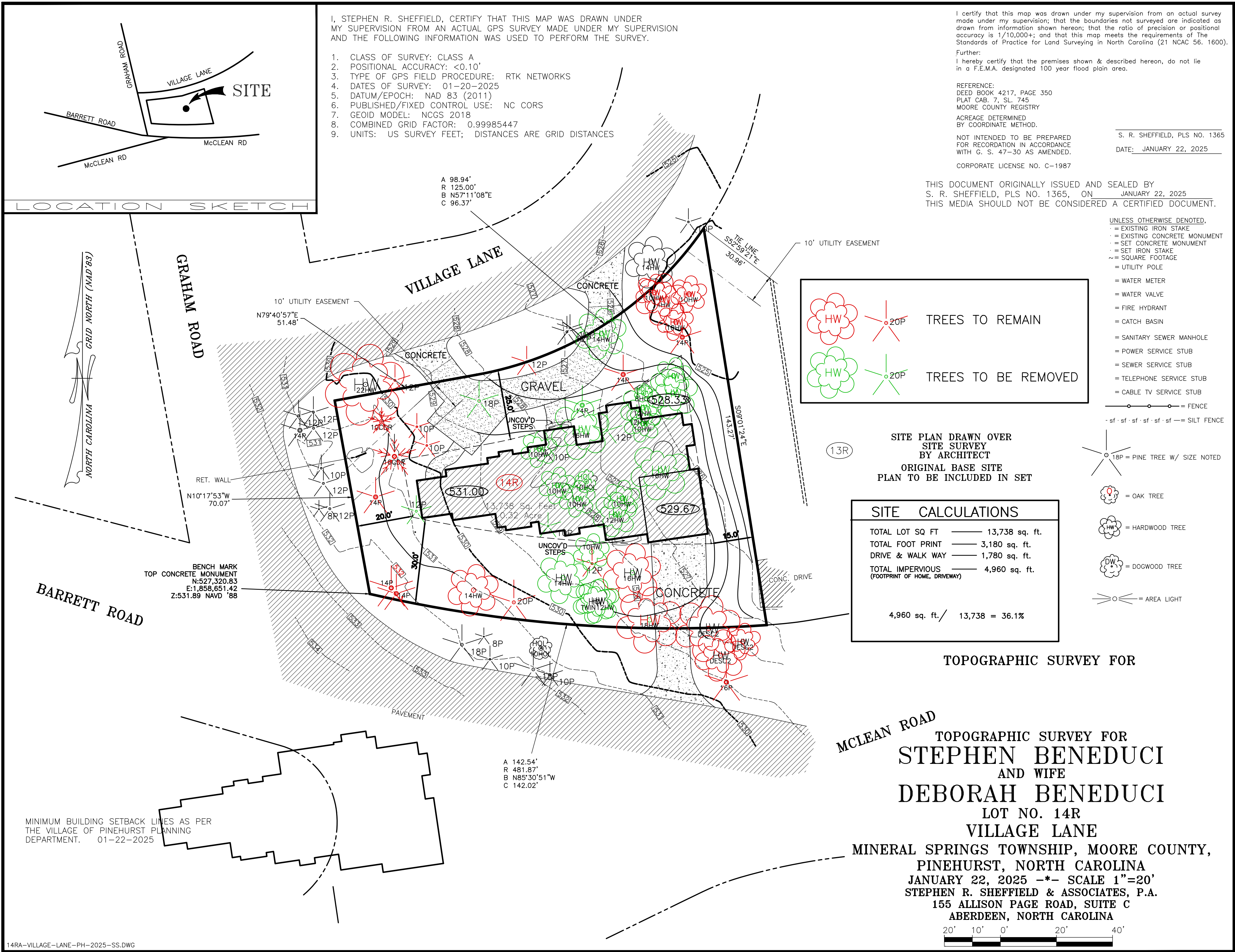
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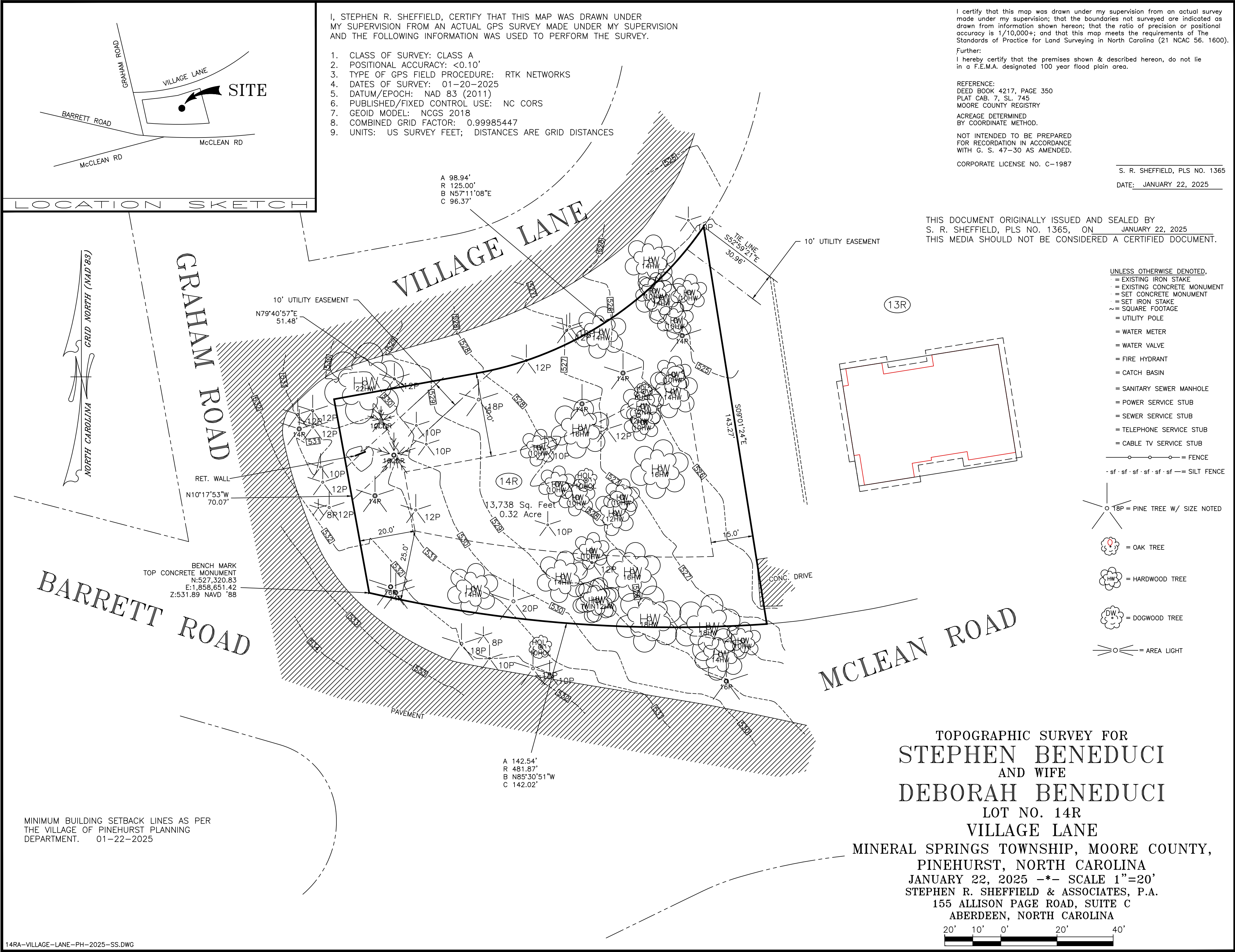
Initiated by Product: ACA

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





APINNACLE DESIGN/BUILD

287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

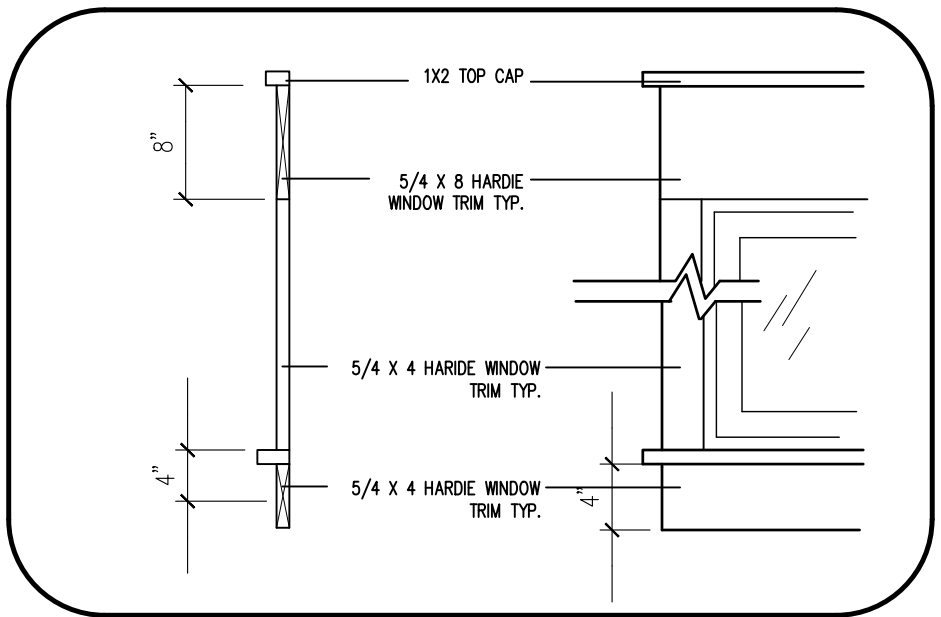


BENEDUCI RESIDENCE

LOT 14R
14 VILLAGE LANE
PINEHURST NC, 28374



② REAR ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL WINDOW/DOOR TRIM DETAIL



① FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DEAN KING
ARCHITECTURE
287 W Pennsylvania Ave.
Southern Pines, NC 28387
Tel: (910) 986-1311
www.Pdenc.com

PINNACLE
DESIGN/BUILD
287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

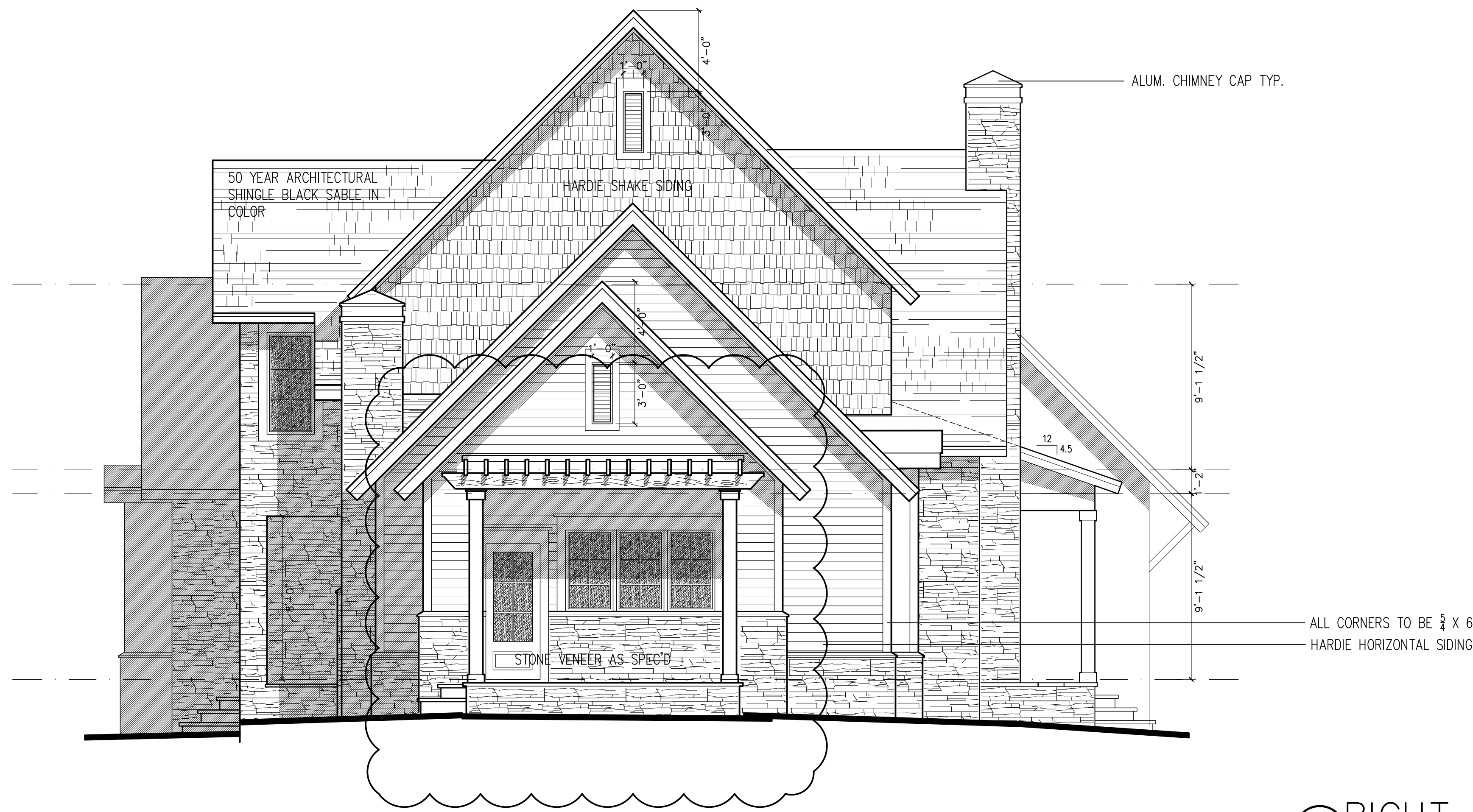
BENEDUCI RESIDENCE
14 VILLAGE LANE, PINEHURST NC. 28374

DATE: 01/19/25
DESIGN BY: DKA
CHECKED BY: DK
REVISED DATE: X
SCALE:

SHEET:
A4



② LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



① RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DEAN KING
ARCHITECTURE
287 W Pennsylvania Ave.
Southern Pines, NC 28387
Tel: (910) 986-1311
www.Pdenc.com

PINNACLE
DESIGN/BUILD
287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

BENEDUCI RESIDENCE
14 VILLAGE LANE, PINEHURST NC. 28374

DATE:	01/19/25
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

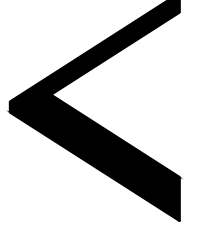
SHEET:
A5



DEAN KING
ARCHITECTURE

287 W Pennsylvania Ave.
Southern Pines, NC 28387

Tel: (910) 986-1311
www.Pdenc.com



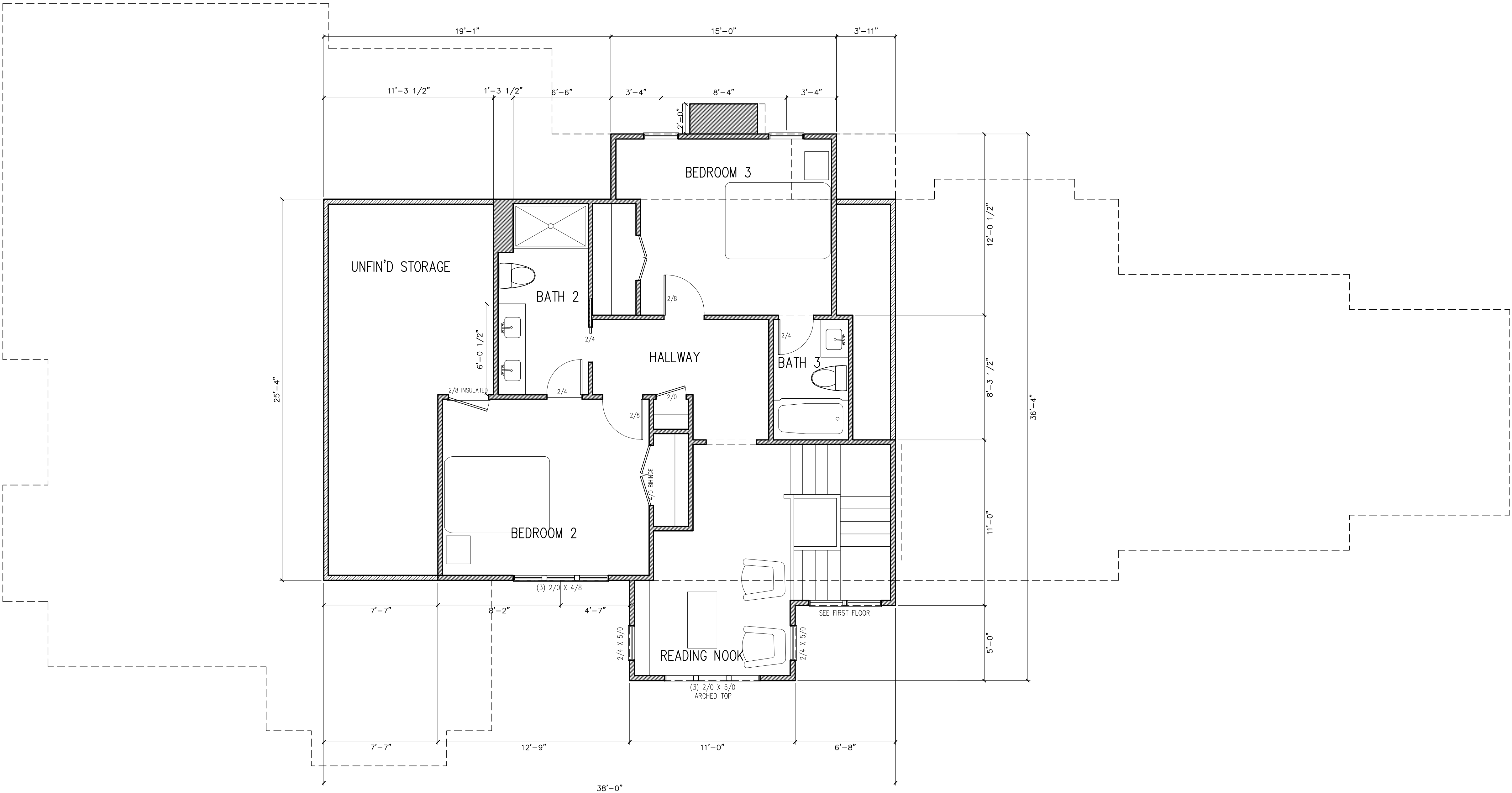
PINNACLE
DESIGN/BUILD

287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

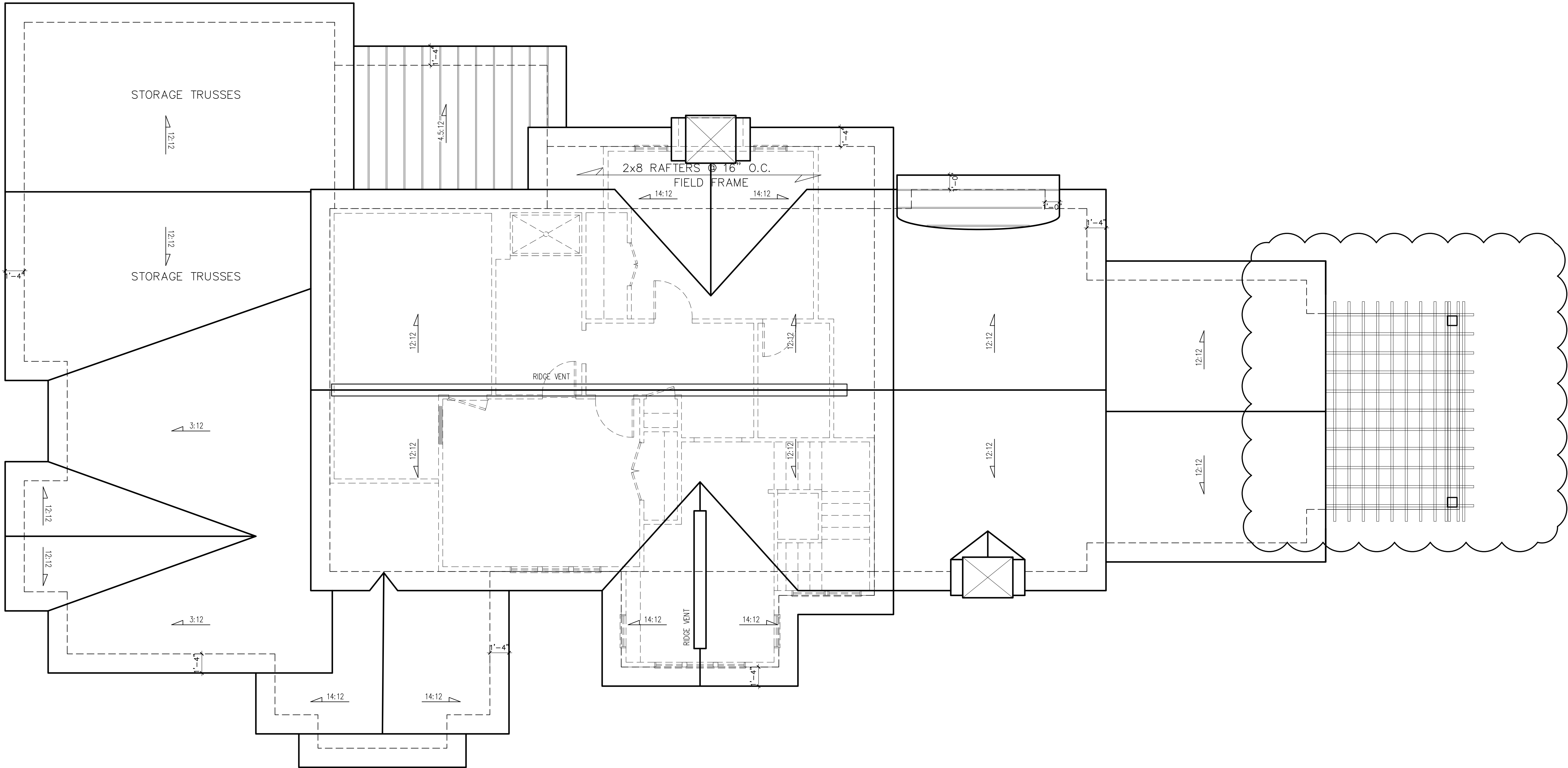
BENEDUCI RESIDENCE
14 VILLAGE LANE, PINEHURST NC. 28374

DATE:	01/19/25
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

SHEET:
A3



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



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

**DEAN KING
ARCHITECTURE**
287 W Pennsylvania Ave.
Southern Pines, NC 28387
Tel: (910) 986-1311
www.Pdenc.com

**PINNACLE
DESIGN/BUILD**
287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

BENEDUCI RESIDENCE
14 VILLAGE LANE, PINEHURST NC. 28374

DATE:	01/19/25
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

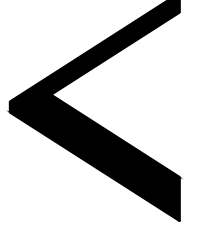
SHEET:
A6



DEAN KING
ARCHITECTURE

287 W Pennsylvania Ave.
Southern Pines, NC 28387

Tel: (910) 986-1311
www.Pdenc.com

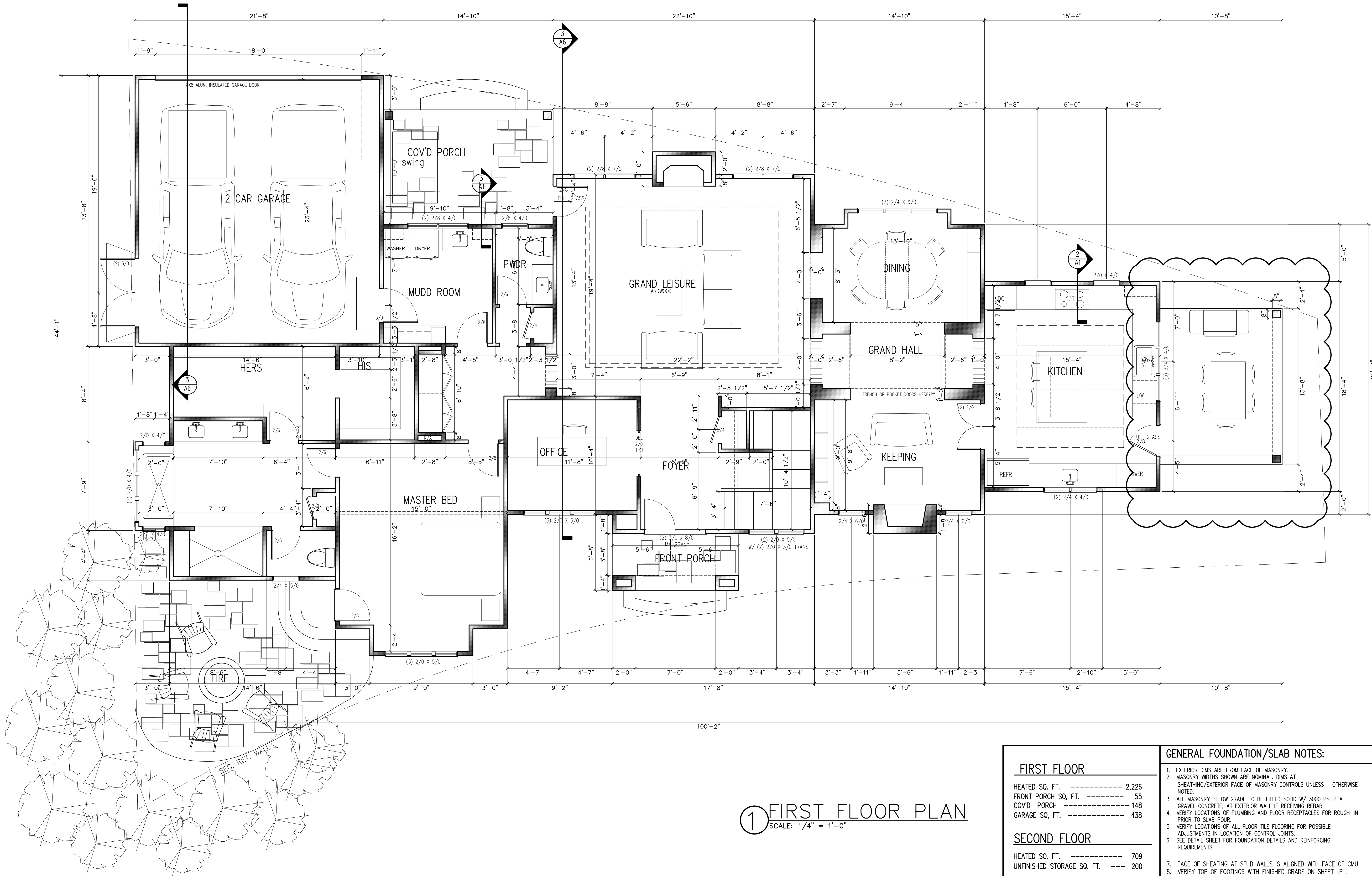


PINNACLE
DESIGN/BUILD

287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

BENEDUCI RESIDENCE

14 VILLAGE LANE, PINEHURST NC. 28374



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

FIRST FLOOR	
HEATED SQ. FT.	2,226
FRONT PORCH SQ. FT.	55
COVID PORCH	148
GARAGE SQ. FT.	438
SECOND FLOOR	
HEATED SQ. FT.	709
UNFINISHED STORAGE SQ. FT.	200
TOTAL HEATED SQ. FT.	2,935
TOTAL UNDER ROOF	3,776

- GENERAL FOUNDATION/SLAB NOTES:
- EXTERIOR DIMS ARE FROM FACE OF MASONRY.
 - MASONRY WIDTHS SHOWN ARE NOMINAL. DIMS AT SHEATHING/EXTERIOR FACE OF MASONRY CONTROLS UNLESS OTHERWISE NOTED.
 - ALL MASONRY BELOW GRADE TO BE FILLED SOLID W/ 3000 PSI PEA GRAVEL CONCRETE, AT EXTERIOR WALL IF RECEIVING REBAR.
 - VERIFY LOCATIONS OF PLUMBING AND FLOOR RECEPTACLES FOR ROUGH-IN PRIOR TO SLAB POUR.
 - VERIFY LOCATIONS OF ALL FLOOR TILE FLOORING FOR POSSIBLE ADJUSTMENTS IN LOCATION OF CONTROL JOINTS.
 - SEE DETAIL SHEET FOR FOUNDATION DETAILS AND REINFORCING REQUIREMENTS.
 - FACE OF SHEATHING AT STUD WALLS IS ALIGNED WITH FACE OF CMU.
 - VERIFY TOP OF FOOTINGS WITH FINISHED GRADE ON SHEET LPI.
 - COORDINATE THRU WALL SLEEVES FOR PLUMBING AND ELECTRICAL REQMTS.
 - ALL UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL CONSTRUCTION MATERIALS SHALL BE REMOVED PRIOR TO CONTRACTOR INSTALLING FLOOR ABOVE CRAWL SPACE. CRAWLSPACE TO BE CLEANED PRIOR TO BUILDING BEING OCCUPIED.

DATE:	01/19/25
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

SHEET:
A2

287 W Pennsylvania Ave.
Southern Pines, NC 28387

Tel: (910) 986-1311
www.Pdcnc.com

▲PINNACLE
DESIGN/BUILD
287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

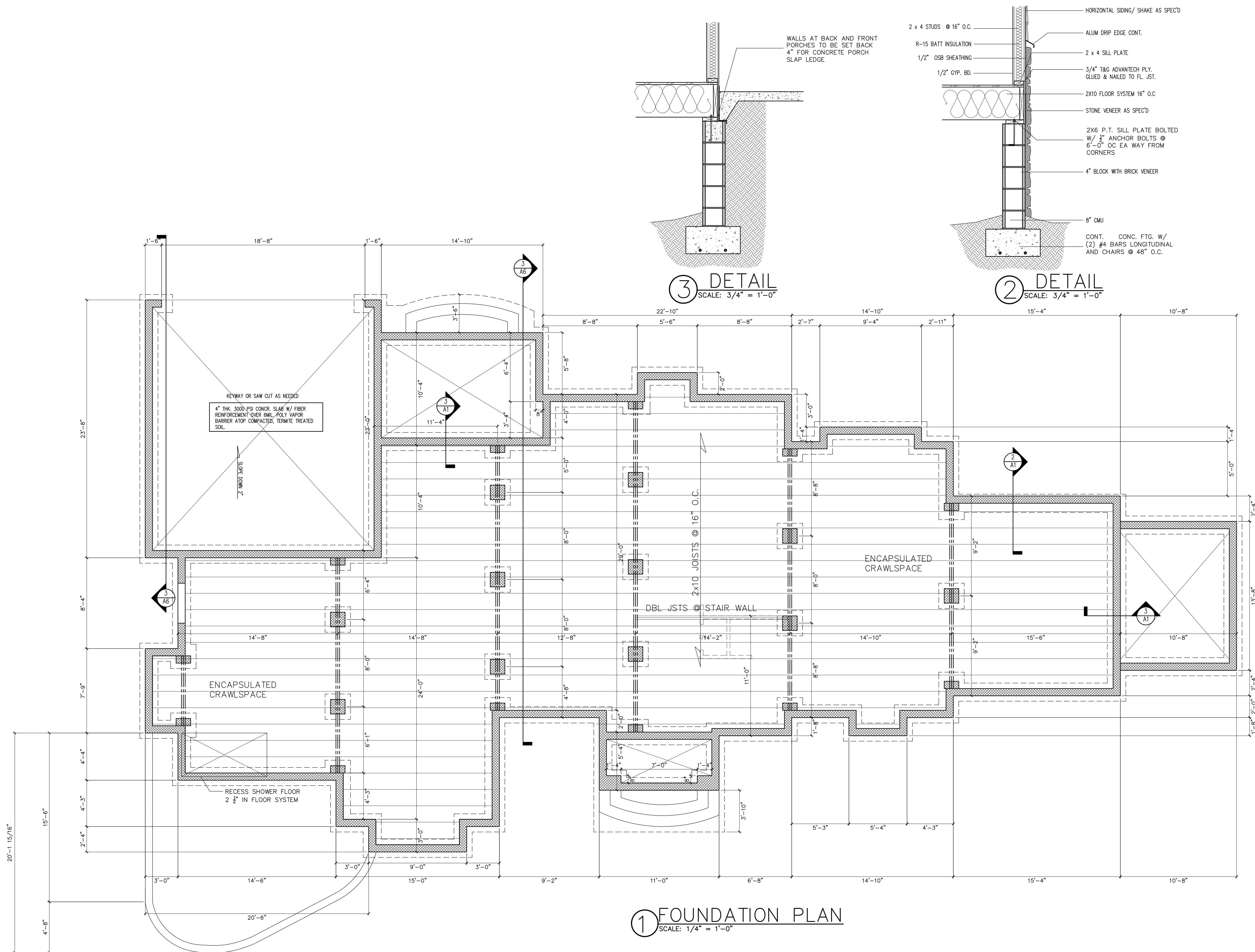
BENEDUCI RESIDENCE
14 VILLAGE LANE, PINEHURST NC. 28374

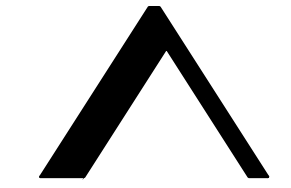
14 VILLAGE LANE, PINEHURST NC. 28374

DATE:	01/19/25
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

SHEET: _____

A1

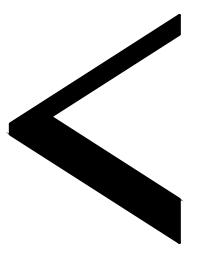




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287 W Pennsylvania Ave.
Southern Pines, NC 28387

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www.Pdenc.com



PINNACLE
DESIGN/BUILD

287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

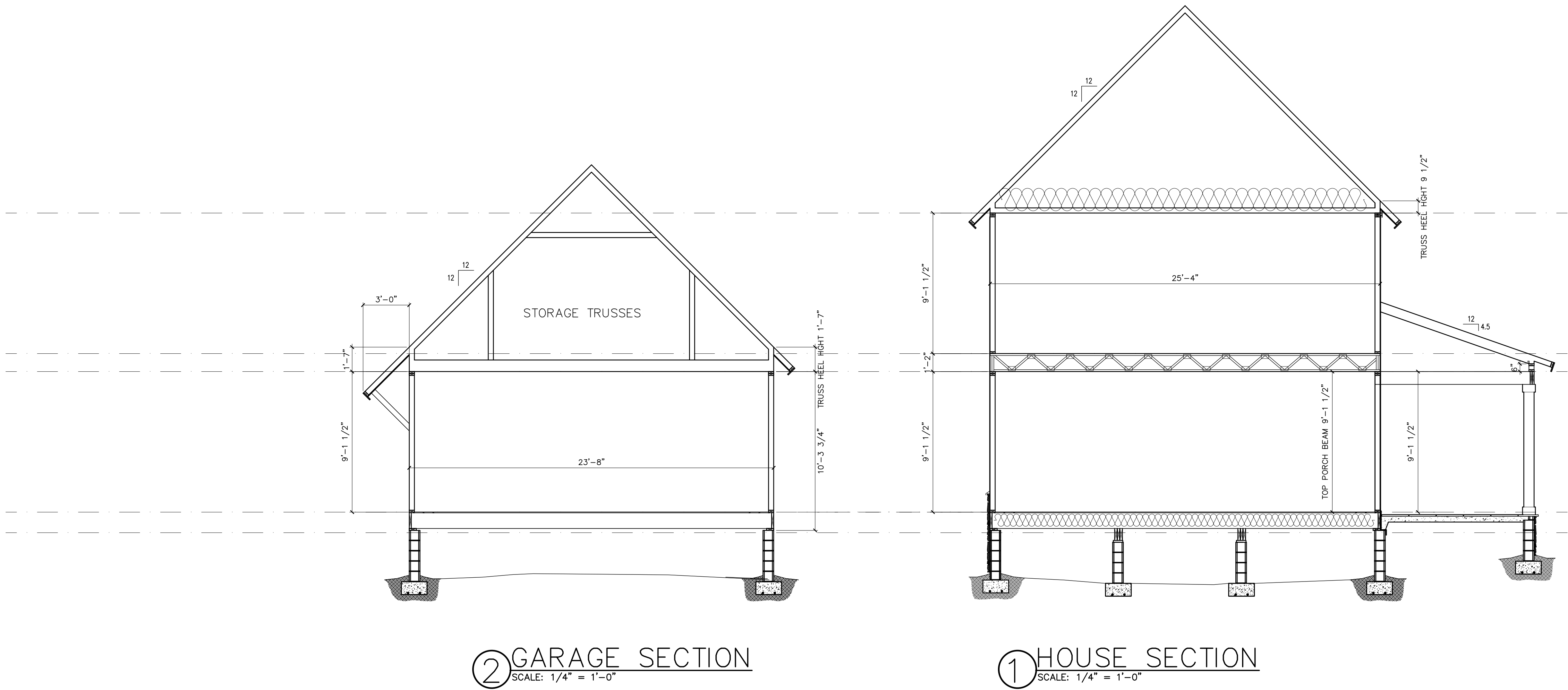
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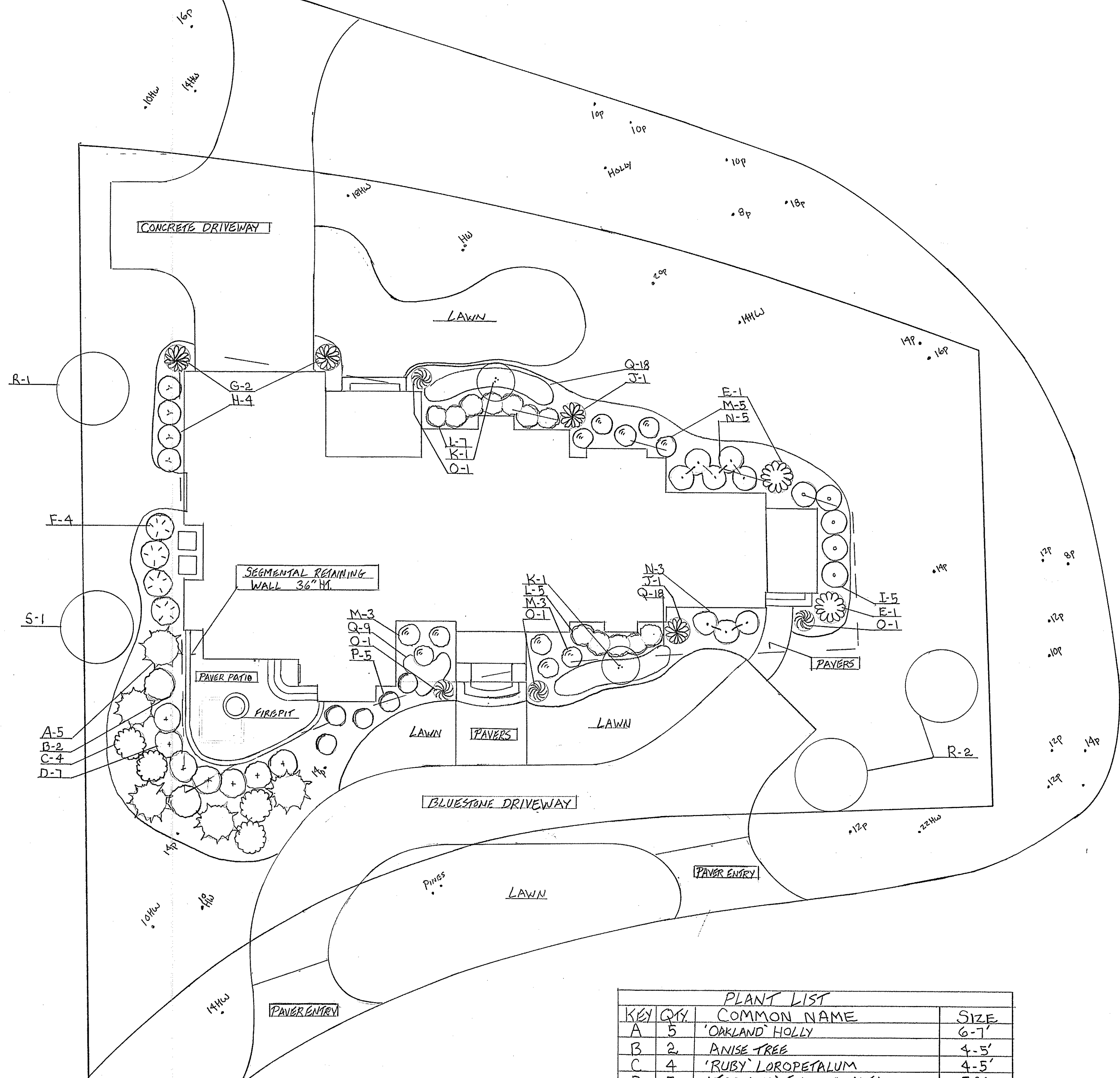
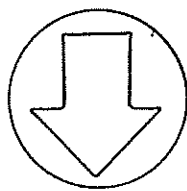
14 VILLAGE LANE, PINEHURST NC. 28374

DATE:	01/19/25
DESIGN BY:	DKA
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REVISED DATE:	X
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SHEET:

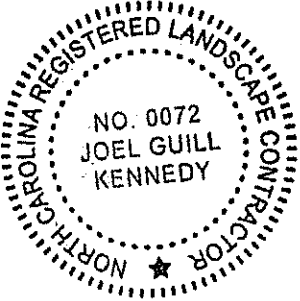
A7





PLANT LIST		
KEY	QTY	COMMON NAME
A	5	'OAKLAND' HOLLY
B	2	ANISE TREE
C	4	'RUBY' LOROPETALUM
D	7	'FORMOSA' INDICA AZALEA
E	2	'APRIL REMEMBERED' COMMON CAMELLIA
F	4	'WOODLAND RUBY' ANISE
G	2	'RUBY' SASANKUA CAMELLIA
H	4	'ROSE CREEK' ABELIA
I	5	'JUBILATION' GARDENIA
J	2	'ORCHID' SASANKUA CAMELLIA
K	2	'SNOW TOWER' DOGWOOD
L	12	'AUTUMN CHIEF' ENCORE AZALEA
M	11	'SOFT CARESS' MAHONIA
N	8	'FRAGRANT VALLEY' SWEETBOX
O	4	'EMPIRE' PIERIS
P	5	'RADIANCE' ABELIA
Q	45	'ROYAL PURPLE' LIRIOPE
R	3	'LONGLEAF' PINE
S	1	SERVICE BERRY

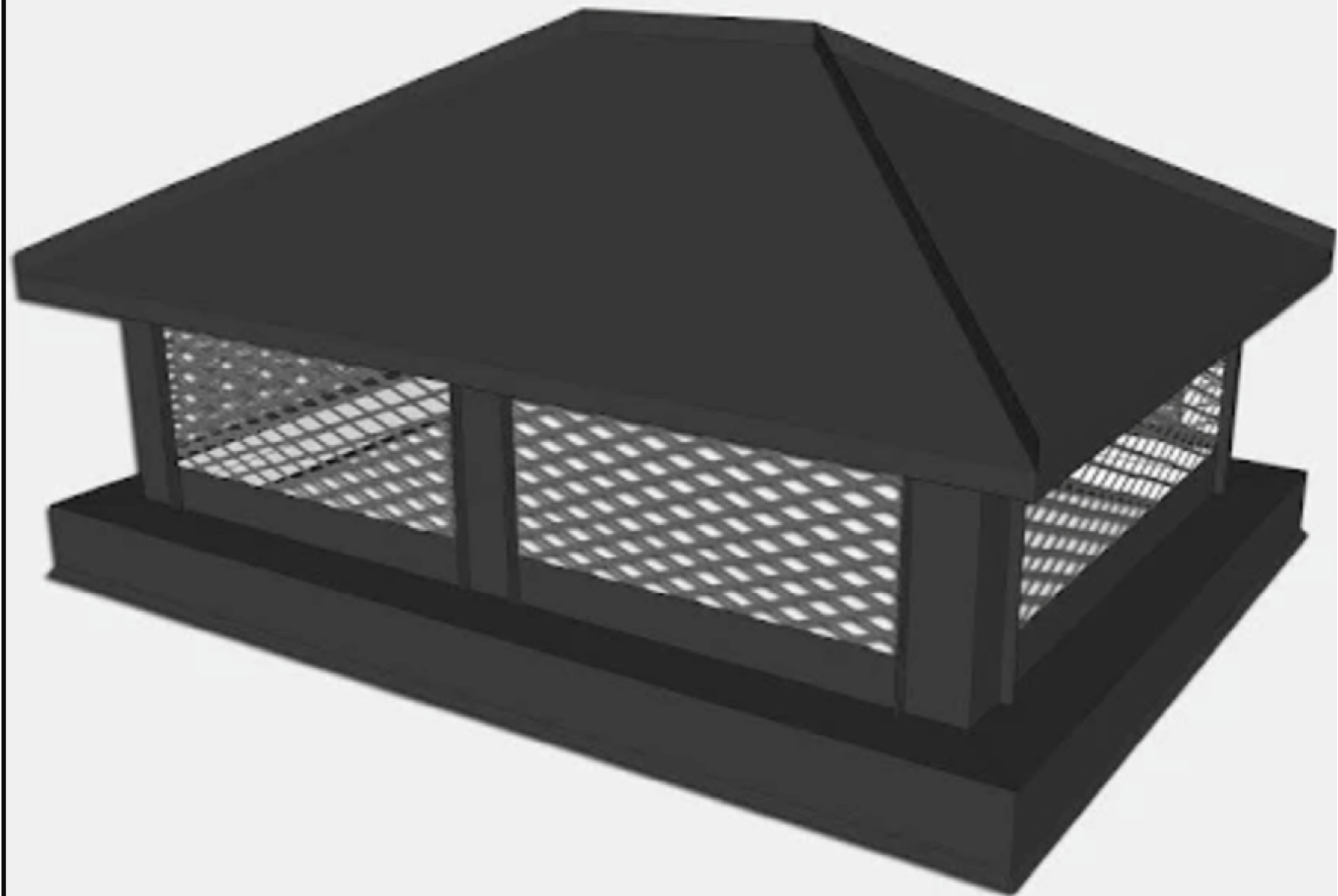
BUFFER TREE CALCULATIONS/REQUIREMENTS				
FRONT	145'-20' DRIVEWAY CREDIT	125/25 = 5 TREES	10HW 10HW 14p	2 TREES REQUIRED
REAR		145/25 = 5.8	6 TREES 14HW 18HW 20p 14p 16p	NONE REQUIRED
RIGHT		21/25	14p	NONE REQUIRED
LEFT		68/35 = 1.9	2 trees	2 TREES REQUIRED



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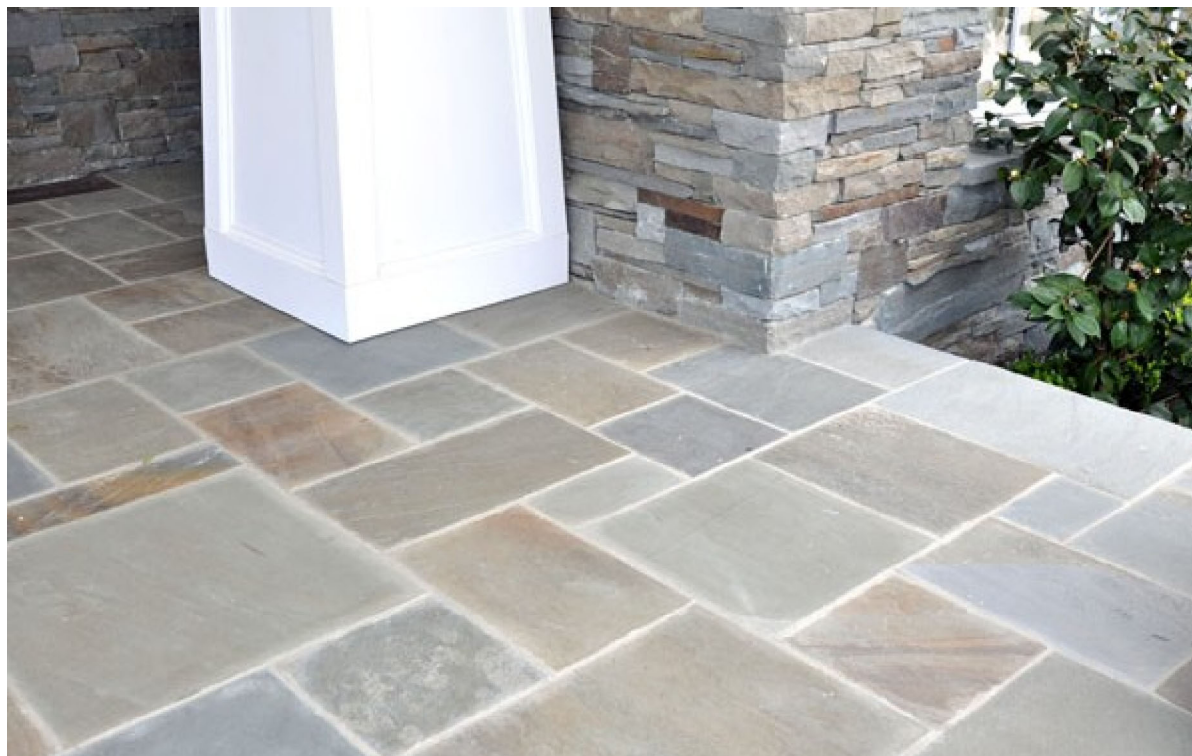




3610

Traditional Raised Panel







MIRA Double Hung Window

Finely Detailed Frame and Sash. Architecturally accurate design complements classic and contemporary homes.

Protection from the Elements. Aluminum cladding protects wood from rotting and insect damage.

Convenient In-Home Cleaning. Streamlined tilt latches easily release both sash to tilt into your home.

Increased Security. Elegant flush-mount cam locks are tested to the highest industry standards against forced entry.

Dependable Weather Barrier. Sash tightly overlap and interlock to protect your home from wind and rain.





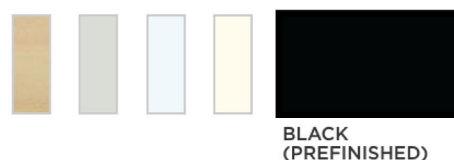
PLY GEM

MIRA Series Windows

NEW CONSTRUCTION — ALUMINUM-CLAD WOOD

If you are looking for the warmth and beauty of a wood window, with the durability and weather resistance of aluminum, the MIRA aluminum-clad series is the smart choice for your home.

5 Interior Color Options



3 Exterior Color Options



43 Signature and Radiance Exterior Color Options



Due to screen resolution limitations, product colors may not be exactly as shown.





COA-2025-00026 (52 McIntyre Rd)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new mixed-use building at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Precision Aesthetics, PLLC and the applicant is Bogle Firm Architecture.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/04/2025

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: March 19, 2025
Subject: Major COA Request 52 McIntyre Rd.

Applicant:	Bogle Firm Architecture
Owners:	Bloom Precision Aesthetics, PLLC
Property Location:	52 McIntyre Rd.
Land Use:	Mixed-Use
PID#	00018470
COA#:	2025-00026

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the construction of a new mixed-use building at 52 McIntyre Rd. The property is further identified as Moore County PID Number 00018470. The parcel is vacant and the property is +/- 0.704 acres in size.

The applicant is proposing to construct a new 2-story mixed-use building with parking lot. The 14,000sf building will consist of a brick façade with pre-cast stone accents, aluminum clad windows and doors in the storefront, and metal awnings. Colors will be Boylan Heights and Asheville for the brick, dark bronze for the windows/doors and awnings. The brick wall around the dumpster will be brick to match the building with metal gates matching the dark bronze accents.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

VI. COMMERCIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

1. SECTION VI.B.1 - New commercial construction **must** be congruous with the existing commercial buildings in the Pinehurst Historic District and *should* follow the architectural tradition of one and two-story structures.
2. SECTION VI.B.2 - New commercial construction *should* reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
3. SECTION VI.B.3 - Windows *should* be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
4. SECTION VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are **not permitted**.
5. SECTION VI.B.5 – Facade materials *should* consist of brick, shake, wood clapboard, or a similar compatible substitute material.
6. SECTION VI.B.6 – Entrances *should* reflect the character found on existing commercial buildings in the Pinehurst Historic District.
7. SECTION VI.B.7 – Roof forms *should* be congruous with those on existing commercial buildings in the Pinehurst Historic District.
8. SECTION VI.B.8 - New buildings **must** be in colors that are in the Village of Pinehurst Color Palette.

D. UTILITIES AND SERVICE AREAS

1. SECTION VI.D.1 - All roof and wall-mounted mechanical, electrical, skylights and solar panels, as well as vent pipes, **must** be screened from the public view.
2. SECTION VI.D.2 - Required service areas for a building *should* blend with the building and be screened so that they do not draw attention to the functionality of the area.

VII. SITE FEATURES

A. FENCES AND WALLS

1. SECTION VII.A.10 - Brick and stacked stone walls **are permitted**.

B. DRIVEWAYS AND OFF-STREET PARKING

2. SECTION VII.B.2 - New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
- SECTION VII.B.3 Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.4 - Commercial off-street parking areas *should not* be located in front yards or rights-of-ways.
4. SECTION VII.B.5 - Concrete driveway color *should* be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.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.
 - a. New construction *should* minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
2. SECTION VII.C.5 - Mechanical equipment such as air conditioners or heat pumps, *should* be located on non-character- defining elevations of the structure whenever possible. These systems *should* be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 12, 2025

Dear Property Owner(s),

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

Thursday, March 27, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new mixed-use building at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Precision Aesthetics, PLLC and the applicant is Bogle Firm Architecture.

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

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

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

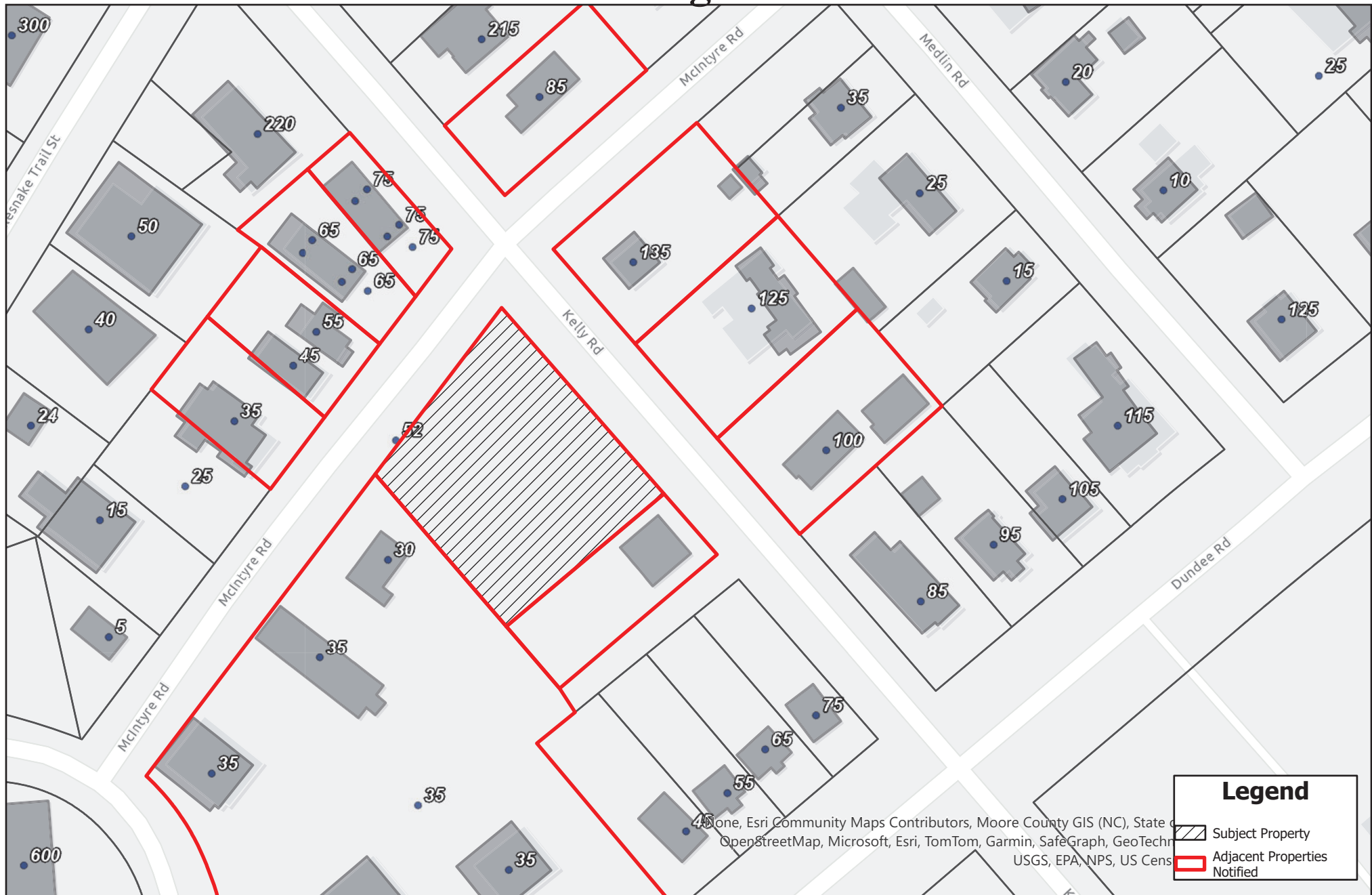
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

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

Public Hearing Notification

EXHIBIT S-1.5



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. Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet).

2/27/2025

March 27, 2025 Historic Preservation Commission 52 McIntyre Rd. Major COA Request



NELSON, MICHAEL
125 KELLY RD
PINEHURST,NC,28374

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

BLOOM PRECISION AESTHETICS, PLLC
90 CHEROKEE RD
PINEHURST,NC,28374

LIFESTYLE PROPERTY PARTNERS LLC
510 NW BROAD STREET
SOUTHERN PINES,NC,28387

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

DAWKINS, PRENTICE KELLY
40 WOODS ROAD
PINEHURST,NC,28374

MEAD, DONALD
100 KELLY ROAD
PINEHURST,NC,28374

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

Menu Help

File Date: [02/26/2025](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [New construction, 2 story, mixed use building, with 7,000 sf footprint \(total 14,000 sf\), including Retail / Office / and Medical on the 1st floor and Residential Ar](#)

Application Name: [52 McIntyre](#)

Address: [52 McIntyre Rd, 28374](#)

Owner Name: [BLOOM PRECISION AESTHETICS, PLLC](#)

Owner Address: [90 CHEROKEE RD, Suite A B, Pinehurst](#)

Parcel No: [00018470](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Bogle Firm Architecture	Bogle Firm Arch...	Applicant	Mailing, 110 N Main St...	Active
	Richard Vincent		Developer		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
	New Construction	New	Vacant
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Office	No	Yes
	COA Number	Conditions of COA (If Any)	
	—	—	

PERMIT DATES		
Application Expiration Date	Permit Issued Date	Permit Expiration Date
—	—	—

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown
N/A	N/A	Brick 2	tan-brown
N/A	N/A	Cast Stone Accents	Limestone

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown
N/A	N/A	Brick 2	tan-brown

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown
N/A	N/A	Brick 2	tan-brown
N/A	N/A	Cast Stone Accents	Limestone

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Brick 1	reddish-brown
N/A	N/A	Brick 2	tan-brown
N/A	N/A	Cast Stone Accents	Limestone

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Gutters/Downspouts	dark bronze / black
N/A	N/A	Alum Parapet Cap	dark bronze / black
N/A	N/A	Standing Seam Metal Awnings	dark bronze / black

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Aluminum Storefront	Anodized Dark Bronze
N/A	N/A	Alum. Clad Wood Windows	dark bronze

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
N/A	N/A	Aluminum Storefront	Anodized Dark Bronze

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
N/A	N/A	Low Slope Membrane	White (not visible from streets)

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
N/A	N/A	Brick Paver	match nearby
N/A	N/A	Concrete Sidewalk	Concrete

SKY LIGHTS

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

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
N/A	N/A	Asphalt	asphalt

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	02/27/2025	Kimberly Stepnoski
	Review for Completeness		In Progress	03/07/2025	Maria Klein
	Review Distribution				
	Historic Review				
	Planning Review				

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

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
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McIntyre Presentation ...	PLN_HIST	Other	Entire presentation...	application/pdf
Updated presentation	PLN_HIST			application/pdf
arborist report	PLN_HIST			application/pdf
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
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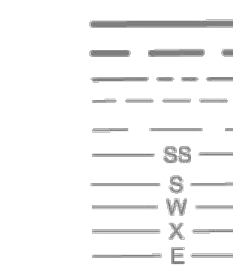
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:

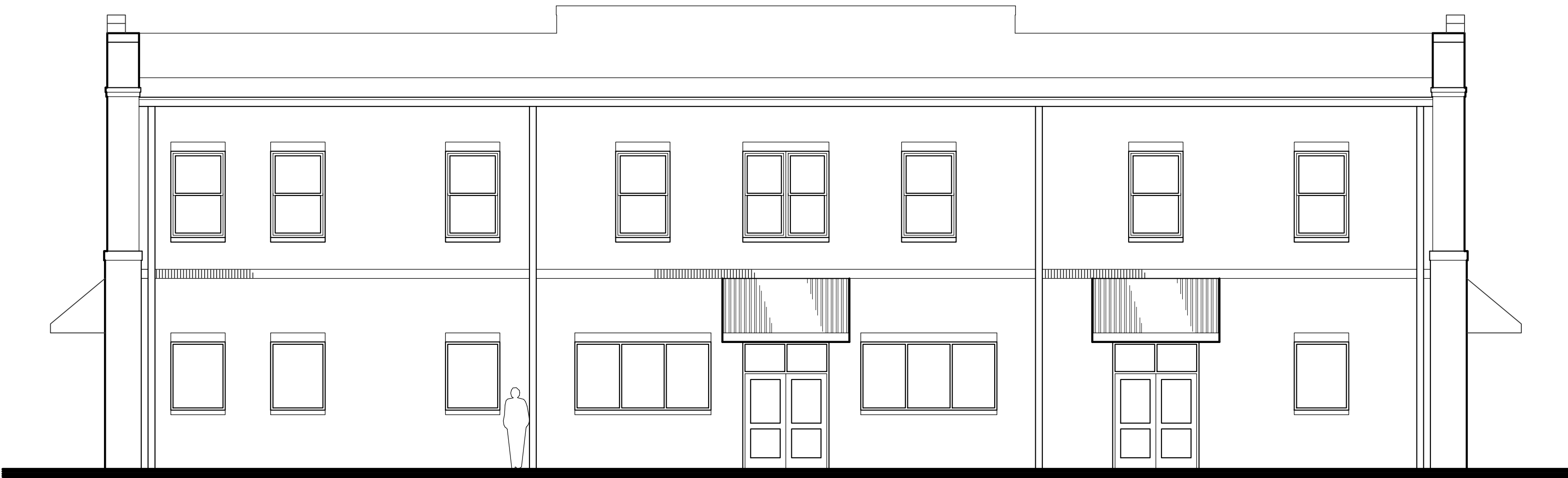
EXHIBIT A-2.1



THE **BOGLE FIRM,**
ARCHITECTURE



SUITE 5





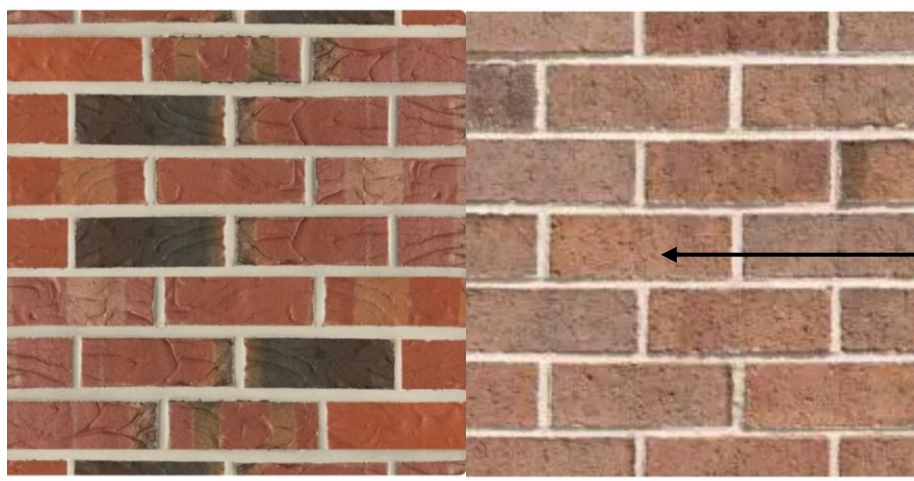






- Parapet Coping
- Brick 1
- Brick 2
- Precast Stone
- Aluminum Clad Windows
- Metal Awning
- Aluminum Storefront

EXHIBIT A-2.7



- Brick 1: Triangle Brick, Boylan Heights
- Brick 2: Triangle Brick, Asheville

Boylan Heights	Asheville
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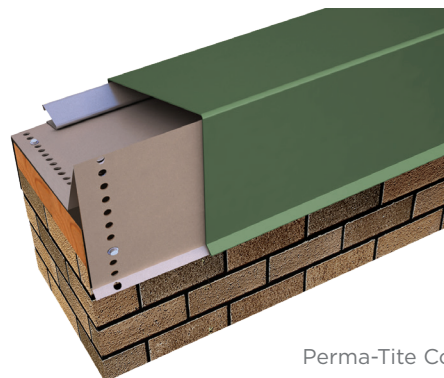
- Dark Bronze Anodized Aluminum
1st Floor Entries and Windows
- Metal Awning and Parapet Coping



Precast Stone (#3190)

PROVEN, TESTED DESIGN & QUALITY AT THE RIGHT PRICE

Continuing a tradition of innovative, rigorously tested roof edge systems, Perma-Tite® coping products are a fine complement to your building's natural aesthetics for parapet conditions. Available in variety of options, including standard and custom colors as well as anodized finishes, Perma-Tite coping is exactly what you need for your building: the right design, the right quality, the right price—and easy to install.



Perma-Tite Coping
(Tapered)

VERSIONS

- Tapered
- Flat
- Existing Slope
- Continuous Cleat
- Double Tapered*
- Arched*

STANDARD COVER MATERIALS

- | | |
|----------------|------------------|
| • 24 ga. Steel | • .040" Aluminum |
| • 22 ga. Steel | • .050" Aluminum |
| | • .063" Aluminum |

PERMA-TITE COPING AT-A-GLANCE

20 Year, 120 MPH Wind Warranty

ANSI/SPRI/FM 4435/ES-1 Tested

FM Approved for Wind Uplift Protection

Miami-Dade County Approved

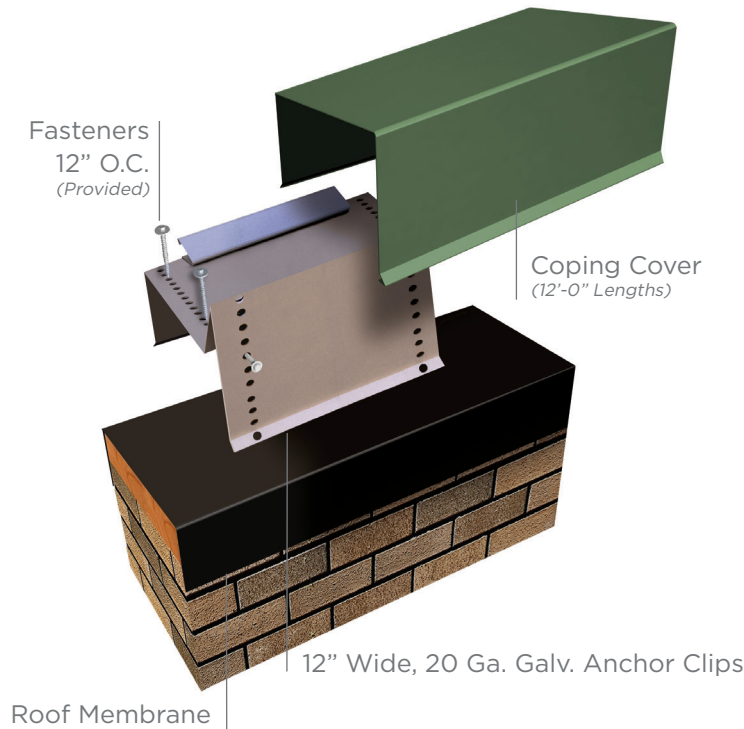
Custom Fabricated for Specific Req's

Easy Install = Decreased Labor Costs



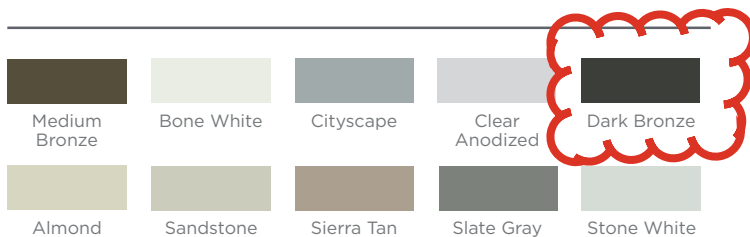
an MTL company

Perma-Tite Coping
(Tapered)



10 EXPRESS COLORS FOR QUICK SHIPPING

Express, standard, and premium colors and finishes are available to meet your job requirements and includes a 30-year Kynar 500® finish warranty on coil-coated standard colors. Custom colors are also available. For the most accurate color representation, contact us to request a paint chip.

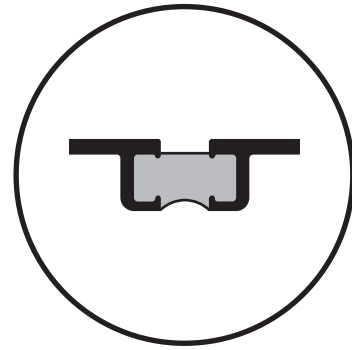
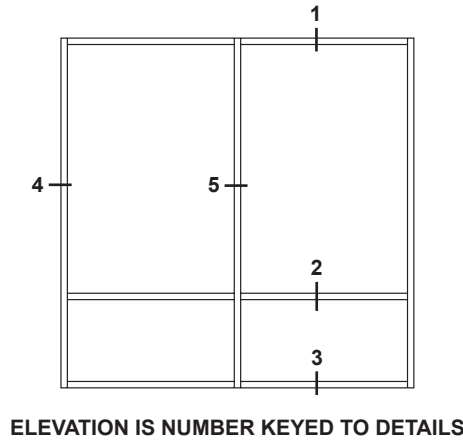


Also available in Mill Finish.

EASY, EFFICIENT INSTALLATION

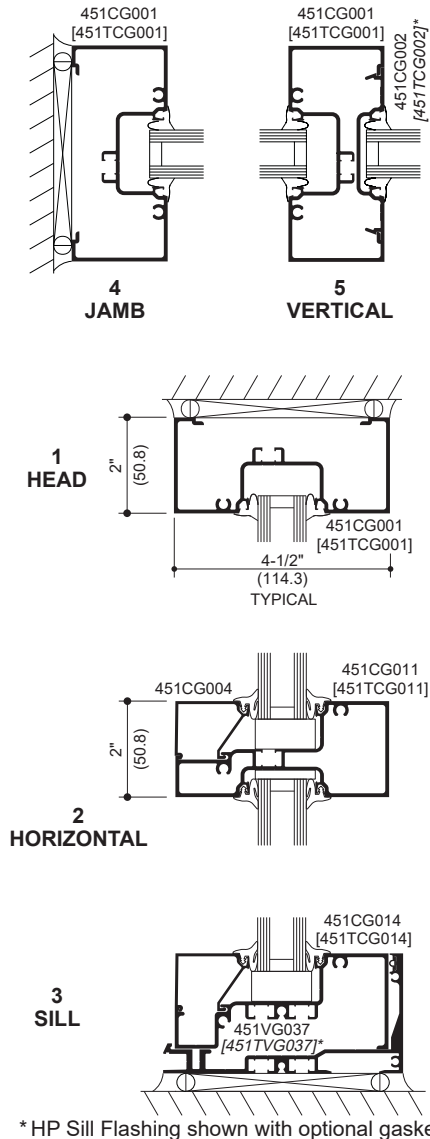
- Simple, snap-on design with no crimping
- Provided in 12'-0" lengths for quicker installation and lower labor costs
- Prefabricated miters and accessories to prevent need for field fabrication
- Pre-punched slotted fastening holes to ensure proper attachment and thermal movement
- Corrosion resistant, stainless steel springs attached to anchor clips provide long-term, positive spring loading

Additional information and CAD details are available at www.kawneer.com

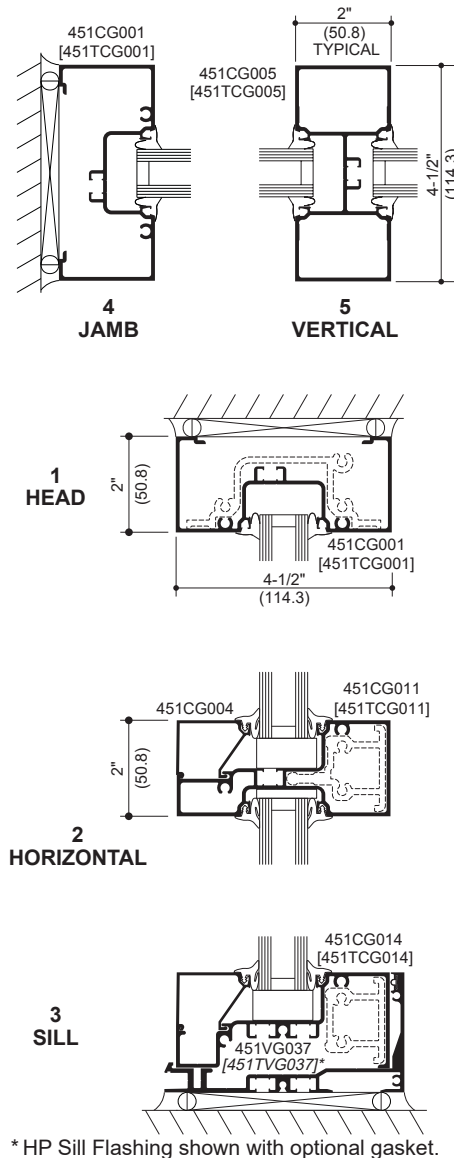


NUMBERS IN BRACKETS ARE
THERMALLY BROKEN MEMBERS

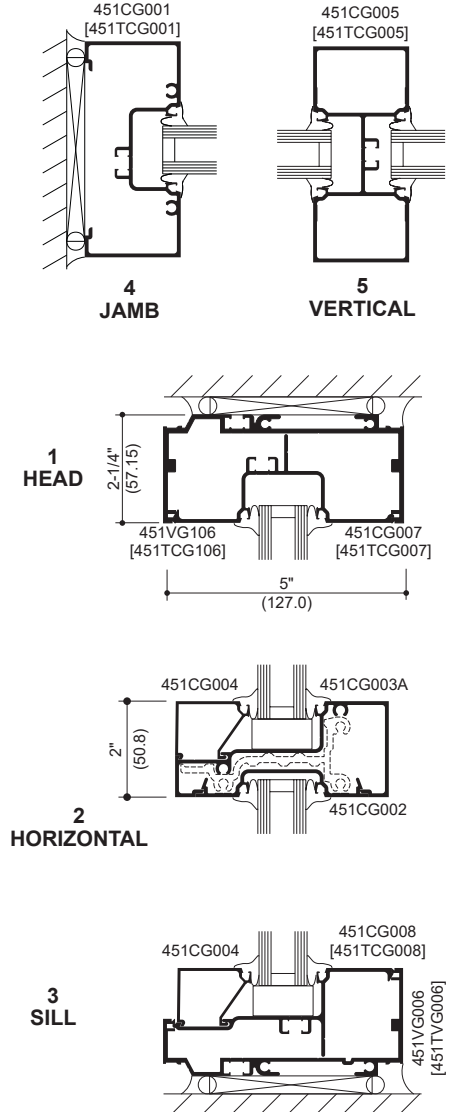
SCREW SPLINE



SHEAR BLOCK



STICK



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

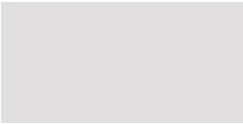
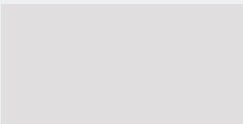
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

HISTORIC CHARM GOES MODERN

NEW WESTCHESTER
DOUBLE HUNG WINDOWS



SIERRA
PACIFIC
WINDOWS



AN UPGRADE
TO A TRUE CLASSIC.

Cover Photo
Builder: Justin Fletcher Homes
Architect: Bruce Butler / By Design
Photographer: Irvin Serrano Photography



Thermally broken
sash construction.

PG50 performance rating
on most standard sizes.

0.28 U-value with dual insulated
Lo-E 366 and argon.

Bottom sash tilt latch
for easy cleaning.

60"x108" maximum
size for 1-3/4" sash.

EXHIBIT A-2.13



This Old House | 2019 Idea House | Nat Rea

The tireless work of our engineers and designers has paid off. Introducing our new Westchester Double Hung windows, a huge improvement to a classic look.

Designed to bring back the original charm of windows hand-crafted over a century ago, they offer narrower check-rail sightlines with updated structural and thermal performance. You'll also find many new patent pending innovations, including a traditionally styled combination sash lock.

The Westchester is crafted with fully clad exteriors using durable extruded aluminum.

A RARE COMBINATION OF
CHARM AND TECHNOLOGY.



Innovating improvements to a timeless design, the Westchester is one of our highest performers, with structural and thermal performance ratings rarely found in the Double Hung market.

Yet each Westchester is built with historically accurate sash proportions, making it ideal for architecturally accurate renovations or for a touch of elegance in new construction projects.

Patent-pending sill end caps and drainage system.

EXHIBIT A-2.14

Use for both residential and commercial applications.

Integral aluminum nail fin.

Patent-pending multi-point tilt latch.

Patent-pending traditionally styled combination sash lock.

Protected by CoreGuard® Plus wood preservative.

EXTERIORS DESIGNED TO LAST.

Clad exteriors are fully encased in low maintenance, heavy-duty, extruded aluminum that's at least twice as thick as roll-form cladding.

What's more, nearly all color finishes feature our environmentally friendly AAMA 2605 powder-coating, which leads the industry in durability and environmental safety. Our Textured Collection uses AAMA 2604 powder-coating to retain its rich texture.

As for colors? An industry-leading 75 choices along with some sensational textures allow you to add warmth, a bright splash or a new statement to your designs. We'll also custom match any color you choose.



COLORS INSPIRED BY NATURE.



Pricing may vary by collection.



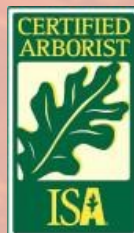
Tactical Trees NC, LLC
tacticaltrees.com
910.292.1036

Arborist Report

Prepared For:

Rhetson Companies, Inc. (Richard Vincent)
2075 Juniper Lake Road, West End, NC 27376
910-944-0881

Prepared By:



Andrew Boyd
ISA Certified Arborist©
CERT-ID: SO-11335A

Arborist Report for Rhetson Companies, Inc. @ Kelly Rd & McIntyre Rd.

DISCLAIMER

This arborist report has been compiled to the best of my professional ability with every effort made to provide accurate information. It is important to note that tree measurements, species identification, and condition assessments are not an exact science, particularly when performed entirely from ground level. Height, spread, and condition assessments presented in this document represent my best professional estimates using reasonable tools available at the time of inspection. Factors such as seasonal variations, weather conditions, and limited access may influence the precision of these assessments. This report reflects the conditions observed at the time of inspection and does not account for changes that may occur after the assessment date.

SUMMARY

Objective

The purpose of this assessment is to document the condition of four Water Oak (*Quercus nigra*) trees located on the property presented by Rhetson Companies, Inc. in Pinehurst, NC. These trees are labeled according to the “VOP Mixed Use Topo-Tree Survey.pdf”. The assessment provides information on the current size, condition, and structural characteristics of each tree. This report is intended to provide factual information about these trees without specific recommendations, as the property is planned for development.



Assessment

Four Water Oak (*Quercus nigra*) trees were assessed on the property. The trees range from 23" to 31" in diameter at breast height (DBH). Two of the trees (#2 and #3) are in good condition with no major defects, while the other two (#1 and #5) are in poor to very poor condition with significant structural issues, decay, and signs of disease. All trees are mature specimens with heights ranging from 30' to 60'.

Tree #5 shows the most concerning health issues with visible signs of fungal or bacterial infection and significant dieback. Tree #1 has evidence of a failed codominant stem with active decay. Both Trees #2 and #3 appear to be healthy with normal structural characteristics for mature Water Oaks.

The property is planned for development, which may impact retention decisions for these trees.

Arborist Report for Rhetsen Companies, Inc. @ Kelly Rd & McIntyre Rd.

Tree #1 (Tree #1 as per VOP Mixed Use Topo-Tree Survey)

Measurements and Basic Information:

- Species: Water Oak (*Quercus nigra*)
- DBH: 24 inches
- Height: Approximately 55 feet
- Canopy Spread: 15-20 foot radius
- Condition: Poor

Assessment: Tree #1 shows evidence of a failed codominant stem of approximately the same size as the one that currently remains. The area where the stem failed is actively rotting. There are additional locations on the remaining stem where sizable branches have broken off over time, creating decay pockets and holes where wood is decomposing. The canopy contains a significant amount of deadwood. The overall structure and health of this tree is compromised by the extensive decay.



Arborist Report for Rhetsen Companies, Inc. @ Kelly Rd & McIntyre Rd.

Tree #2 (Tree #2 as per VOP Mixed Use Topo-Tree Survey)

Measurements and Basic Information:

- Species: Water Oak (*Quercus nigra*)
- DBH: 23 inches
- Height: 55-60 feet
- Canopy Spread: 30-35 foot radius
- Condition: Good

Assessment: This tree is in better health than Trees #1 and #5. It appears to be healthy and free of major defects. There is some deadwood present in the canopy, but nothing out of the ordinary for a tree of this species and age. The trunk is singular and straight with no significant structural concerns observed.



Arborist Report for Rhetsen Companies, Inc. @ Kelly Rd & McIntyre Rd.

Tree #3 (Tree #3 as per VOP Mixed Use Topo-Tree Survey)

Measurements and Basic Information:

- Species: Water Oak (*Quercus nigra*)
- DBH: 31 inches
- Height: 55-60 feet
- Canopy Spread: 35-40 foot radius
- Condition: Good

Assessment: Tree #3 appears to be in good health similar to Tree #2. There is some deadwood and evidence of branch shedding, but this appears to be due to natural shading from the upper canopy rather than disease or decay issues. The holes where branches have fallen do not show signs of significant decay. No major structural defects were observed during the assessment.



Arborist Report for Rhetsen Companies, Inc. @ Kelly Rd & McIntyre Rd.

Tree #5 (Tree #5 as per VOP Mixed Use Topo-Tree Survey)

Measurements and Basic Information:

- Species: Water Oak (*Quercus nigra*)
- DBH: 29 inches
- Height: 30-35 feet
- Canopy Spread: 30 foot radius
- Condition: Very Poor

Assessment: This tree has a large codominant stem, with both leaders in very poor condition. The tree is showing significant dieback progressing from the top downward. There are clear signs of a fungal or bacterial infection as evidenced by black spots/weeping from various places on the trunk where decay has formed (could be *Phytophthora* bleeding canker, *Hypoxylon*, or another infection). The overall health and structural integrity of this tree is severely compromised. This tree, while outside the footprint of the planned building, will certainly not survive construction damage.





Minor Work COA's Issued 2/15/2025 - 3/14/2025
ADDITIONAL AGENDA DETAILS:

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/04/2025

MEMO DETAILS

ATTACHMENTS

1. Minor COA's Issued 2/15/25 - 3/14/25



PLANNING AND INSPECTIONS DEPARTMENT

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

**REPORT OF STAFF APPROVALS
MARCH 27, 2025 MEETING
2/15/2025 – 3/14/2025**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00016	Replace roof	2/10/2025	2/26/2025	525 McCaskill Rd	Carl Nines, Jr.
COA-2025-00017	Fence	2/13/2025	2/26/2025	80 Dalrymple Rd	Ann-Boyd Newman Trust
COA-2025-00019	Fence	2/24/2025	2/25/2025	130 Everette Rd	Mercedes Bitting
COA-2025-00021	Trellis	2/25/2025	2/26/2025	200 Midland Rd	Ward Oakley
COA02025-00024	Changes to driveway	2/25/2025	2/27/2025	50 Everette Rd	Tim & Carol Wright
COA-2025-00030	Replace garage door	3/5/2025	3/11/2025	80 Dalrymple Rd	Ann-Boyd Newman Trust
COA-2025-00033	Generator	3/11/2025	3/12/2025	170 Palmetto Rd	Patrick & Mary Joy Pizzella