



**Historic Preservation Commission  
Agenda for Regular Meeting of May 22, 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 3-27-2025 HPC Regular Meeting Minutes
3. Public Hearing
  - A. COA-2025-00049 (15 Page Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacement of the garage door, front door, and painting of the house and trim at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Michael Sorenson.
  - B. COA-2025-00053 (6 Village Lane)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of three (3) trees at 6 Village Lane. The property is identified as Moore County PID Number 00028647. The property owner is John and Cynthia Strickland and the applicant is John Strickland.
  - C. COA-2025-00057 (65 Kelly Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a screen porch, deck, and sunroom at 65 Kelly Road. Additionally, the applicant is proposing to replace the roof, siding, street facing shutters, front door, and paint the garage door. The property is identified as Moore County PID Number 00025588. The property owner is David and Susan Raff and the applicant is Scot Brown.
4. Review of Normal Maintenance and Minor Work items
  - A. Minor Work COA's Issued 3/15/2025 - 5/14/2025
5. Next Meeting Date
  - A. 06-26-2025 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 3-27-2025 HPC Regular Meeting Minutes  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Jeanann Dawson, Administrative Specialist  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 05/15/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. 03-27-25 HPC Draft Minutes - Copy



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

**Members Present:**

Richard Vincent, Chair  
Cara Mathis, Vice Chair  
Justin Bramlage  
Joe Iverson  
David Herring  
Angelique Fabiani

**Members Absent:**

Paul Roberts

**Staff Present:**

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

Approximately 13 members of the public were in attendance.

**I. Call to Order**

Mr. Vincent called the Regular Meeting to order at 4:02 PM. Mr. Vincent explained the purpose of the meeting, each Commission Member introduced themselves. Mr. Vincent confirmed a quorum, noted the absence of Paul Roberts and introduced Staff.

**Approval of Minutes**

**A. 02-27-2025 Regular Meeting Minutes**

Mr. Bramlage moved to approve the minutes of the February 27, 2025, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 6-0.

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

**II. Public Hearing**

Mr. Vincent explained the procedures of a quasi-judicial public hearing.

Commission members, Mr. Vincent, Mr. Bramlage, Mr. Iverson, Mr. Herring, and Ms. Fabiani stated they had visited all sites and did not have any ex parte communication. Ms. Mathis visited all sites and acknowledged having communication with the owner of 14 Village Ln but affirmed that it would not influence her decision. Mr. Vincent announced he would be recusing himself from consideration of Case E (52 McIntyre

(COA-2025-00026) due to a conflict of interest and stated Ms. Mathis, vice Chairman would preside over the discussion.

Mr. Vincent explained the procedures of a quasi-judicial public hearing.

Ms. Klein was sworn into the public hearing and testified as follows.

**A. 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 the modifications to the facade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00017327. The property owner is Lisa Purrington and the applicant is Ronald Davidson.*

Ms. Klein continued the hearing by giving a summarization of the last meeting and submitted into evidence the Staff Report with attachments / exhibits, Presentation, Application and Applicant's material / exhibits. Mr. Vincent accepted the material submitted by Ms. Klein into evidence.

The Commission had no questions for Ms. Klein.

Ms. Mathis moved to reopen the evidentiary hearing for COA-2024-00167 280 Linden Rd to allow for the submission of additional evidence and testimony. Seconded by Ms. Fabiani. Approved by vote of 6-0.

The Commission went into deliberations. Mr. Herring gave a recap of the deliberations and vote count from the last meeting that resulted in a tie. All members agreed to allow the removal of trees but disagreed with the painting of the brick. Mr. Vincent shared his perspective that the standards function as guidelines rather than rules. A discussion ensued, during which members expressed their opinions and justified their votes.

The homeowner, Ms. Purrington, was sworn into the public hearing.

Ms. Purrington advised she would like to modify the application by removing the request to paint the brick.

Mr. Vincent asked if any member of the public would like to offer evidence in support or opposing the request to come forward. None came forward.

***Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-01167) and find the proposed Major Work at 280 Linden 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 Ms. Fabiani. Approved by a vote of 6-0.***

**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.*

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

The Commission had no questions for Ms. Klein.

The homeowner, Sarah Clark, was sworn into the public hearing.

Ms. Clark advised there was nothing further to add to the presentation but was available to answer questions.

Mr. Herring asked how the applicant would access the cellar. Ms. Clark stated a trap door would be used to access the cellar.

The Commission had no deliberation.

Mr. Vincent asked if any member of the public would like to offer evidence in support or opposing the request to come forward. None came forward.

***Mr. Bramlage moved that the Historic Preservation approve a Certificate of Appropriateness (COA-2025-00004) and find the proposed Major Work at 240 Everette 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 of 6-0.***

**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 the modifications to the façade at 35 Magnolia Rd. The property is identified as Moore County PID 00023877. The property owners and applicants are David and Anne Townsend.*

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

The Commission had no questions for Ms. Klein.

The homeowner, David Townsend, was sworn into the public hearing.

Mr. Townsend explained the purpose of the modifications is to increase the home's usable living space and enhance the home's historical appearance.

Mr. Herring inquired about the details of the metal roof, Mr. Townsend explained that it features a standing, squared seam. Mr. Herring then asked about the windows, Mr. Townsend confirmed that they will remain unchanged as they are original. Ms. Fabiani asked if there is currently a chimney on the house. Mr. Townsend replied that there is. Ms. Fabiani clarified that they are adding a chimney to the rear. Mr. Townsend confirmed that they are adding a chimney in the rear of the house.

Mr. Vincent asked if any member of the public would like to offer evidence in support of or opposing the request to come forward. None came forward.

The Commission had no deliberation.

***Ms. Mathis moved that the Historic Preservation approve a Certificate of Appropriateness (COA-2025-00020) and find the proposed Major Work at 35 Magnolia 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. Bramlage. Approved by a vote of 6-0.***

**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.*

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

The Commission had no questions for Ms. Klein

The Builder/Architect, Dean King, was sworn into public hearing.

Mr. King stated there was nothing further to add to the presentation but was available to answer questions.

Mr. Herring asked for clarification regarding the grids on the windows. Mr. King stated he will be using simulated divided lights.

Mr. Vincent asked if any member of the public would like to offer evidence in support of or opposing the request to come forward.

Patricia Welch, 45 McLean Rd, stated she lives across the street and expressed her approval of the home's design.

The Commission had no deliberation.

***Mr. Iverson moved that the Historic Preservation approve a Certificate of Appropriateness (COA-2025-00025) and find the proposed Major Work at 14 Village Ln. 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 Ms. Fabiani. Approved by a vote of 6-0.***

Mr. Vincent announced his recusal from the upcoming case due to personal conflict. Ms. Mathis assumed leadership for the proceedings.

**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.*

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 material submitted by Ms. Klein into evidence.

The Commission had no questions for Ms. Klein.

The applicant, Pete Bogle, Bogle Firm Architecture and Richard Vincent, representative for Bloom Precision Aesthetics, PLLC were sworn into the public hearing.

Mr. Bogle gave a brief presentation highlighting the historical elements of the proposed building that align with the standards of the Historic District. The applicant stated that the brick color had been changed from what was originally submitted in the application. Ms. Klein stated she would update the application using the pictures from the presentation.

Ms. Mathis asked whether there was any quoining on the side of the building. Mr. Vincent confirmed that there is none.

Mr. Herring requested clarification on the tree report and how many trees would be removed. Mr. Vincent stated that four trees would be removed.

Ms. Mathis reiterated that the discussion would be limited to facts relevant to determining whether the proposed work is congruous with the special character of Pinehurst. She also

noted that as the Chair of the Board, she has the authority to exclude testimony that is not relevant.

Ms. Mathis asked if any member of the public would like to offer evidence in support of or opposing the request to come forward.

Kelly Nelson, adjacent property owner, was sworn into the public hearing.

Ms. Nelson expressed concerns about the landscaping and stated she would like to have a pleasant view from her porch. Mr. Herring informed her this was not within their purview.

Tom Bailey, adjacent property owner, was sworn into the public hearing.

Mr. Bailey inquired about the request presented to the Planning and Zoning Board and had unanswered questions. Ms. Mathis clarified that was not within their purview and referred him to the Planning & Inspections director, Alex Cameron.

The Commission entered into deliberation, offering comments on the design and how it will integrate what will ultimately become Village Place.

***Ms. Fabiani moved that the Historic Preservation Commissions approve a Certificate of Appropriateness (COA-2025-00026) and find the proposed Major Work at 52 McIntyre 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. Herring. Approved by a vote of 6-0.***

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

**III. Review of Normal Maintenance and Minor Work Items**  
**A. Minor COA's Approved 02/15/2025 to 3/14/2025**

**IV. Next Meeting Date**  
**04-24-2025 Regular Meeting**

**V. 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](http://www.vopnc.org).*

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

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

Values: Service, Initiative, Teamwork, and Improvement.

DRAFT



**COA-2025-00049 (15 Page 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 replacement of the garage door, front door, and painting of the house and trim at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Michael Sorenson.

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 05/14/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. S-1
2. A-1




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**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
 Jeanann Dawson, Administrative Specialist  
**Date:** May 14, 2025  
**Subject:** Major COA Request 15 Page Rd.

<b>Applicant:</b>	Michael Sorenson
<b>Owners:</b>	David Osborne and Melizza Otero Cruz
<b>Property Location:</b>	15 Page Rd.
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00022524
<b>COA#:</b>	2025-00049

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for the replacement of the garage and front doors, and to paint the house and trim at 15 Page Rd. The property is further identified as Moore County PID Number 00022524. The primary structure was built in 1979, and the property is +/- 0.648 acres in size.

The applicant is proposing to replace the current garage and front doors. Additionally, they propose to paint the brick façade and trim of the residence in SW-7757 High Reflective White and SW-6258 Tricorn Black, which could be approved by Staff as Minor Work.

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 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*

*C. WINDOWS AND DOORS*

1. SECTION III.C.4- If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
2. Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the replacing of the front and garage doors is congruous with the Historic District and meets the Historic District Standards. The painting of the house exterior and trim is considered Minor Work and could be approved by staff.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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May 9, 2025

Dear Property Owner(s),

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

Thursday, May 22, 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 replacement of the garage door, front door, porch lights, and painting the house and trim at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Michael Sorenson.*

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

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

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

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

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PLANNING & INSPECTIONS

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

# Public Hearing Notification

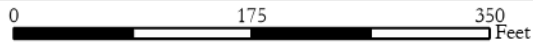
Exhibit S-1.4



**Legend**

-  Subject Property
-  Property Owners Receiving Notification

Esri, Community Maps Contributors, Moore County GIS (NC), State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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

**May 22, 2025**  
**Historic Preservation Commission**  
**15 Page Road Major COA Request**



PARSON, MARK W  
180 EVERETTE RD  
PINEHURST,NC,28374-9114

ANDERSON, RICHARD S & LOIS R  
150 EVERTTE RD  
PINEHURST,NC,28374

CURRAN, STEPHEN HARRY  
25 PAGE ROAD  
PINEHURST,NC,28374

TODD AND QUINN BREUER REVOCABLE  
8932 W CAMINO DE ORO  
PEORIA,AZ,85383

PITTMAN, R LEE  
170 EVERETTE ROAD  
PINEHURST,NC,28374

SCHROEDER, KENNETH MARTIN JR  
PO BOX 62  
PINEHURST,NC,28374

LAZZO, MICHAEL N  
74 MIDLAND RD  
PINEHURST,NC,28374

OSBORNE, DAVID  
CRUZ, MELISSA OTERO  
635 CHUCKAR CT  
VASS, NC, 28394

COA-2025-00049

Menu Help

File Date: [04/22/2025](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work:

Application Name:

Address: [15 Page Rd.](#)

Owner Name: [David Osborne](#)

Owner Address: [15 Page Rd Pinehurst, NC 28374](#)

Parcel No: [0022524](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Alisa Sorenson</a>		Applicant		Active
	<a href="#">Michael Sorenson</a>		Business Owner		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	<a href="#">L 82052</a>	Contractor	Michael Sorenson	SoaringSun LLC	

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

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

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

Balance: [\\$0.00](#)

Custom Fields:

GENERAL INFORMATION			
Description of Changes to the Structure	Type of Work	Existing Use	
<a href="#">Replace Garage Doors, Porch Lights, Paint House &amp; Trim, and ch</a>	<a href="#">Alteration</a>	<a href="#">Single Family Low Density</a>	
<a href="#">apgs front door</a>			
Proposed Use	Includes Demolition?	Includes Tree Removal?	
<a href="#">Single Family Low Density</a>	<a href="#">No</a>	<a href="#">No</a>	
COA Number	Conditions of COA (if Any)		
-	-		
PERMIT DATES			
Application Expiration Date	Permit Issued Date	Permit Expiration Date	
-	-	-	

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

TRIM

Existing Material Existing Color Proposed Material Proposed Color

[Keep Existing Material](#) Off White Same Material Black

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

[Steel](#) Black/Blue Wood Dark Brown

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

[Aluminum](#) Black Wood Dark Brown

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

[Exterior House - Remain Same](#) Off White Keep Same White

[Metal Porch Lights](#) Black Glass/Metal Porch Lights Black

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Acceptance</a>		Accepted	04/23/2025	Kimberly Stepnoski
<a href="#">Review for Completeness</a>		Additional I...	04/30/2025	Michael Mandeville

Task	Assigned To	Status	Status Date	Action By
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
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b> <b>Document Status Date</b>
	<a href="#">Front Door</a>	PLN	Photo	Front Door	image/x-png	Uploaded   04/22/2025
	<a href="#">Garage Door</a>	PLN_HIST	Photo	Garage Door	image/x-png	Uploaded   04/22/2025
	<a href="#">Porch Lights</a>	PLN_HIST	Photo	Porch Lights	image/x-png	Uploaded   04/22/2025
	<a href="#">15 page front door</a>	PLN_HIST			image/jpeg	Uploaded   04/24/2025
	<a href="#">15 Page garage door</a>	PLN_HIST			image/jpeg	Uploaded   04/24/2025
	<a href="#">color exhibits</a>	PLN_HIST			image/x-png	Uploaded   05/13/2025
	<a href="#">color exhibits</a>	PLN_HIST			image/x-png	Uploaded   05/13/2025
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date
	MBREWER	<a href="#">Replace Garage Doors, Porch Lights, Paint House...</a>	04/22/2025

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:

Exhibit A-1.3



Exhibit A-1.4





Exhibit A-1.5



Exhibit A-1.6



↑ UPLOAD A PHOTO

SW 6258

SW 6990

SW 6991

SW 6992

SW 6993

SW 6994

SW 7069

SAVE

Expert Pick


SW 6258


# Tricorn Black

FULL DETAILS

Smarten up your space with this trendy, never-boring black. Pair it with white for a classic contrast. Since it's a true black, it works with any undertone.

Get this color in a:

  
Color Sample

  
Paint Sample

  
Interior Paint

  
Exterior Paint

SW 7757

SW 7004

SW 7003

SW 7028

SW 7014

SW 7646

SW 7648

SAVE


SW 7757

# High Reflective White


FULL DETAILS

The brightest, cleanest white among Sherwin-Williams colors. Illuminate the dimmest corners in your home.

Get this color in a:



Color Sample



Paint Sample



Interior Paint



**UPLOAD A PHOTO**



**COA-2025-00053 (6 Village Lane)**

**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 removal of three (3) trees at 6 Village Lane. The property is identified as Moore County PID Number 00028647. The property owner is John and Cynthia Strickland and the applicant is John Strickland.

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 05/14/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. S-1
2. A-1



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**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
Jeanann Dawson, Administrative Specialist  
**Date:** May 14, 2025  
**Subject:** Major COA Request 6 Village Lane

<b>Applicant:</b>	John Strickland
<b>Owners:</b>	John and Cynthia Strickland
<b>Property Location:</b>	6 Village Lane
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00028647
<b>COA#:</b>	2025-00053

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for removal of three (3) trees in the front yard of the home located at 6 Village Lane. The property is further identified as Moore County PID Number 00028647. The primary structure was built in 1997, and the property is +/- 0.471 acres in size.

The applicant proposes to remove three (3) trees greater than 12” DBH along the front of the residence.

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 front 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:**

*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 removal of the trees is congruous with the Historic District and meets the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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May 9, 2025

Dear Property Owner(s),

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

Thursday, May 22, 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 removal of three (3) trees at 6 Village Lane. The property is identified as Moore County PID Number 00028647. The property owner is John and Cynthia Strickland and the applicant is John Strickland.*

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

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

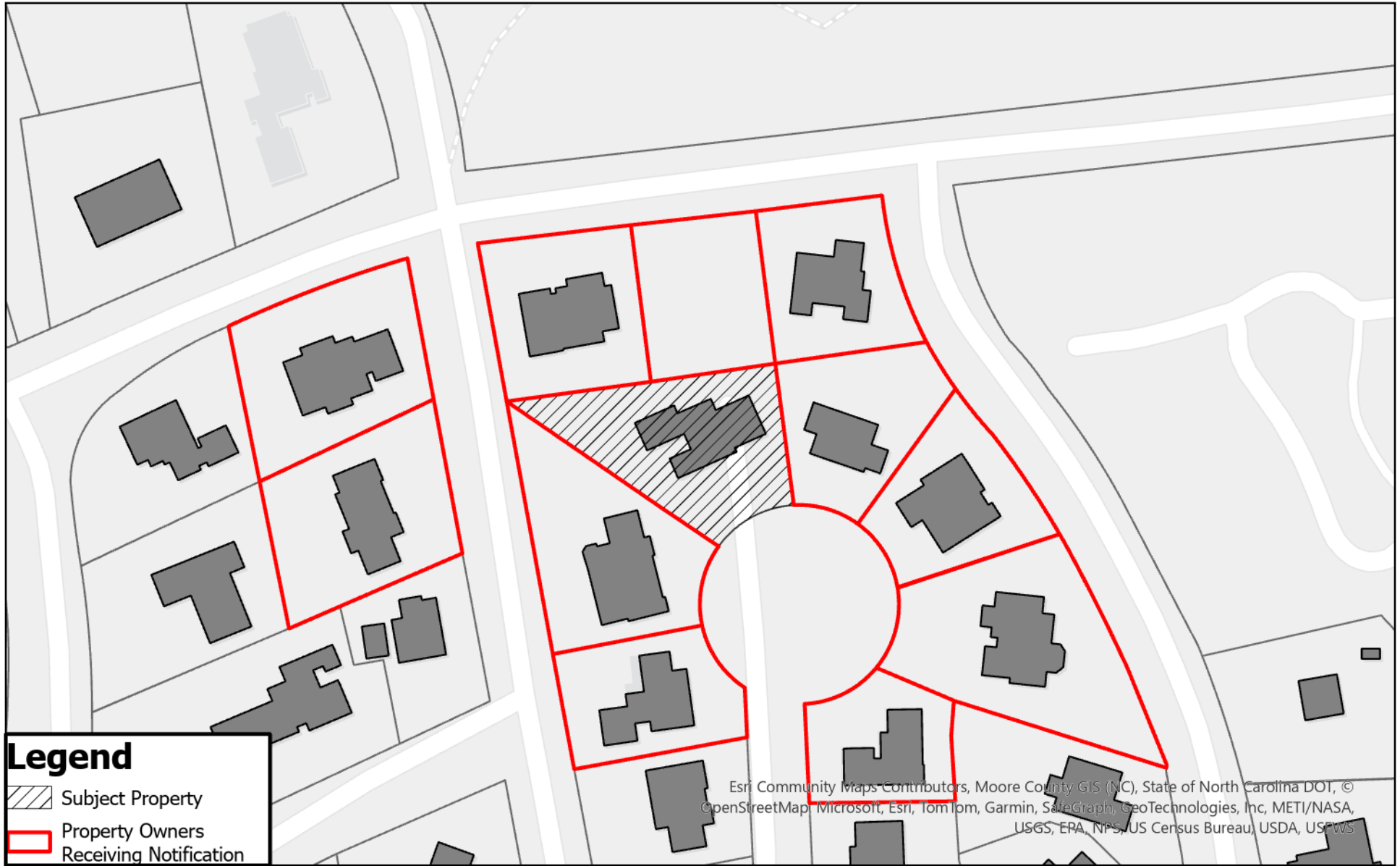
The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed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

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

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PLANNING & INSPECTIONS

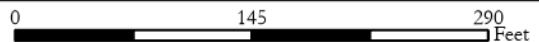
395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • [www.vopnc.org](http://www.vopnc.org)



**Legend**

-  Subject Property
-  Property Owners Receiving Notification

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**May 22, 2025**

**Historic Preservation Commission**

**6 Village Lane Major COA Request**



CAMPBELL, SCOTT G  
9 VILLAGE LANE  
PINEHURST,NC,28374

DORSEL, THOMAS N  
2 DOLPHIN POINT LANE  
HILTON HEAD,SC,29926

HAGE, JOHN C  
7 VILLAGE LANE  
PINEHURST,NC,28374

BULLOCK, STEPHEN BLAIR &  
120 RICHMOND RD  
SALISBURY,NC,28144

DAY, SHARON B  
PMB 335  
SOUTHERN PINES,NC,28387

NUZUM, ROBERT  
PO BOX 3901  
PINEHURST,NC,28374-3901

COLLINI, CHARLES W & OLIVIA C  
3 VILLAGE LANE  
PINEHURST,NC,28374

WINKLER, DAVID  
PO BOX 53  
OXFORD,OH,45056

VADEN, MICHAEL K  
4 VILLAGE LANE  
PINEHURST,NC,28374

COCHRAN, THOMAS E & PAMELA C  
PO BOX 1748  
PINEHURST,NC,28370-1748

STRICKLAND, JOHN C  
PO BOX 755  
PINEHURST,NC,28370

COA-2025-00053 - Tree removal and trimming

Menu Help

File Date: 04/24/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: remove 1 to 3 oak trees, and trim up other oak trees located in the landscaped oval in front of house and/or along the left driveway

Application Name: Tree removal and trimming

Address: 6 Village Lane, Pinehurst, NC 28374

Owner Name: Strickland

Owner Address: 6 Village Lane, Post Office Box 755, Pinehurst, NC 28374

Parcel No: 0028647

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	STRICKLAND, JOHN C		Applicant		Active
	STRICKLAND, JOHN C		Applicant		Active

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

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields:	GENERAL INFORMATION	Type of Work	Existing Use
	Description of Changes to the Structure none		Single Family Low Density
	Proposed Use Single Family Low Density	Includes Demolition? No	Includes Tree Removal? 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
REAR ELEVATION				
RIGHT ELEVATION				
LEFT ELEVATION				
TRIM				
WINDOWS				
CHIMNEY				
FOUNDATION				
FRONT DOOR				
SHUTTERS				
GARAGE DOOR				
ROOF				
ROOF EXHAUST VENTS				
FRONT PORCH				
DECK				
PATIO				
SIDEWALK				
SKY LIGHTS				
DRIVEWAY				
HOUSE NUMBER				
OTHER				

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	04/28/2025	Kimberly Stepnoski
	Review for Completeness		Additional I...	04/30/2025	Michael Mandeville
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				

Task	Assigned To	Status	Status Date	Action By
HPC Hearing COA Issued Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b> <b>Document Status Date</b>
	<a href="#">Tree info</a>	PLN_HIST			application/pdf	Uploaded 04/28/2025
	<a href="#">Tree photos</a>	PLN_HIST			image/jpeg	Uploaded 05/05/2025
	<a href="#">Tree photos</a>	PLN_HIST			image/jpeg	Uploaded 05/05/2025
	<a href="#">Tree photos</a>	PLN_HIST			image/jpeg	Uploaded 05/05/2025
	<a href="#">Tree locations</a>	PLN_HIST			image/x-png	Uploaded 05/13/2025
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

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

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

# Exhibit A-1.3



**April 24, 2025. Update for COA-2025-00053**

Village Lane in Pinehurst was developed in the late 1990's and is a cul du sac containing eleven homes, with a twelfth and final lot to be developed this year. The street and most lots are heavily treed, especially with multiple varieties of oaks but also magnolias, hollies, dogwoods, longleafs and loblolies.

When we purchased our land and home in 2005, the trees were mature and we enjoy the shady nature of our property. However, the trees have continued to grow and the overall extent of the tree canopy blocks sunlight sufficient to support landscaping on the property. In addition, deadwood is falling from the oak trees and is a danger to the house and vehicles on the property.

We intend to trim up a few trees to remove deadwood and bring in sunlight, but it will be necessary to remove one to three oak trees in order to bring more sunlight onto the property. It is difficult to identify exactly which trees may need to be removed in order to achieve our objective of maximum sun benefit with minimum tree removal. We are discussing that with tree removal companies. The trees to be trimmed and or removed are in a group of four in front of the property or others along the left driveway.

Thank you for your consideration of this request.



Trees to be removed

Exhibit A-1.5



Trees to be Removed

Exhibit A-1.6



Trees to be Removed

Exhibit A-1.7



**COA-2025-00057 (65 Kelly 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 addition of a screen porch, deck, and sunroom at 65 Kelly Road. Additionally, the applicant is proposing to replace the roof, siding, street facing shutters, front door, and paint the garage door. The property is identified as Moore County PID Number 00025588.

The property owner is David and Susan Raff and the applicant is Scot Brown.

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 05/14/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. S-1
2. A-1



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**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
Jeanann Dawson, Administrative Specialist  
**Date:** May 14, 2025  
**Subject:** Major COA Request 65 Kelly Rd.

<b>Applicant:</b>	Scot Brown
<b>Owners:</b>	David and Susan Raff
<b>Property Location:</b>	65 Kelly Road
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00025588
<b>COA#:</b>	2025-00057

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for modifications for an addition of a 16 x 16 ½ ft. screen porch, a 30 x 16 ft. sunroom, and a 40 x 6 ft. deck. Additionally, the applicant is proposing to replace the roof, siding, street facing shutters, the front door, and painting the garage door. The materials and colors are consistent with the Village of Pinehurst Historic District Standards. The property is further identified as Moore County PID Number 00025588. The primary structure was built in 1989, and the property is +/- 0.484 acres in size.

The painting of the garage door could be approved by staff as Minor Work, but all other work requires a Major COA.

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, replacement of roofing with a different material or style, new construction or additions not considered minor work, and Minor Work items not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

**Applicable Standards:**

*III. CHANGES TO EXISTING RESIDENCES*

*A. ROOFS*

1. SECTION III.A.1- Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.
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.

*B. EXTERIOR WALLS AND TRIM*

1. SECTION III.B.1- Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.
2. 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.

*C. WINDOWS AND DOORS*

1. SECTION III.C.4- If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
2. SECTION III.C.5- Windows and doors of existing structures should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.

*E. SHUTTERS AND AWNINGS*

1. SECTION III.E.1- New shutters must be compatible with the character of the structure and must be in the Village of Pinehurst Color Palette.
2. SECTION III.E.2- Each shutter must be equal to the height of the window opening, must be one half the width, and should appear to cover the whole window should they be closed.
3. SECTION III.E.5- When replacing deteriorated or missing shutters, if the original shutter was operable, the replacement must be operable or appear to be operable.
4. SECTION III.E.7- Shutters should be wood or have the appearance of wood in composition and texture and be appropriately mounted.

*H. DECKS AND PATIOS*

1. SECTION III.H.1- The addition of a deck or patio must not obscure, damage, or destroy character-defining features of a primary or accessory structure.

2. SECTION III.H.2- Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
  3. SECTION III.H.3 - Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
  4. SECTION III.H.4 - The height of a deck should align with the corresponding floor level of the structure.
  5. SECTION III.H.5 - Decks and patios should be located on the side, rear or least character-defining elevation of the structure.
  6. SECTION III.H.6 - Deck framing should be screened by landscaping or skirt boards.
  7. SECTION III.H.7- Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.
- I. ADDITIONS AND ACCESSORY BUILDINGS- CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS*
1. SECTION III.I.1- Additions and new accessory buildings, such as carriage houses, garages, and other buildings, must be compatible with the character and scale of the primary structure and must be congruous with the character of the Pinehurst Historic District.
  2. SECTION III.I.5- New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
  3. 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.
  4. SECTION III.I.8- The foundation height of an addition or accessory building should align with that of the primary structure.
  5. 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.
  6. 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 replacement of architectural details that changes the design or materials from the existing details, replacement of roofing with a different material or style, new construction or additions not considered minor work is congruous with the Historic District and meets the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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May 9, 2025

Dear Property Owner(s),

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

Thursday, May 22, 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 addition of a screen porch, deck, and sunroom at 65 Kelly Road. The property is identified as Moore County PID Number 00025588. The property owner is David and Susan Raff and the applicant is Scot Brown.*

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

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

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

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

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PLANNING & INSPECTIONS

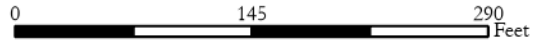
395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • [www.vopnc.org](http://www.vopnc.org)



**Legend**

-  Subject Property
-  Property Owners Receiving Notification

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## May 22, 2025

# Historic Preservation Commission

# 65 Kelly Road Major COA Request



MCLAUGHLIN, JOHN EDWARD  
80 FIELDS ROAD  
PINEHURST,NC,28374

WOOD, WILLIAM R  
40 DUNDEE ROAD  
PINEHURST,NC,28374

CAREY, DALE ALAN &  
206 FUNCHES ST  
RALEIGH,NC,27607

RAFF, DAVID H  
50 DUNDEE RD  
PINEHURST,NC,28374-8806

RAFF, DAVID H  
50 DUNDEE RD  
PINEHURST,NC,28374-8806

MOORE COUNTY BOARD OF  
PO BOX 1180  
CARTHAGE,NC,28327

RAFF, DAVID  
50 DUNDEE RD  
PINEHURST,NC,28374-8806

COA-2025-00057 - David & Susan Raff Addition

# Exhibit A-1.1

Menu Help

File Date: [04/29/2025](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Addition of screen porch, deck & sun room](#)

Application Name: [David & Susan Raff Addition](#)

Address: [65 Kelly Rd, Pinehurst, NC 28374](#)

Owner Name: [David & Susan Raff](#)

Owner Address: [65 Kelly Rd, Pinehurst, NC 28374](#)

Parcel No: [2323 & 2324](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Scott Brown</a>	<a href="#">Scott Brown Cons...</a>	Applicant		Active
	<a href="#">Scott Brown</a>	<a href="#">Scott Brown Cons...</a>	Business Owner		Active

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

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

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

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

Balance: [\\$0.00](#)

Custom Fields:

GENERAL INFORMATION	Type of Work	Existing Use
Description of Changes to the Structure <a href="#">Addition of sun room, screen porch &amp; deck</a>	<a href="#">Addition</a>	<a href="#">Vacant</a>
Proposed Use <a href="#">Single Family Low Density</a>	Includes Demolition? <a href="#">No</a>	Includes Tree Removal? <a href="#">No</a>
COA Number <a href="#">-</a>	Conditions of COA (if Any) <a href="#">-</a>	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Vinyl</a>	Khaki	Hardie plank siding	OC-6 Feather Down

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Vinyl</a>	Khaki	hardie Plank Siding	OC-6 Feather Down

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Vinyl</a>	Khaki	Hardie Plank Siding	OC-6 Feather Down

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Vinyl</a>	Khaki	Hardie Plank Siding	OC-6 Feather Down

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Vinyl</a>	Khaki	Hardie Plank Siding	OC-17 White Dove

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Vinyl</a>	White	Vinyl	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Metal Pipe</a>	Black	Metal Pipe	Black

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Parged Stucco</a>	Grey	Parged Stucco	Grey

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Fiberglass</a>	Hunter Green	Fiberglass	Creekside Green

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Wood</a>	Green	Wood	Coastal Sand Dune

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Vinyl</a>	White	Vinyl	Feather Down

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Shingles</a>	Brown	Shingles	Brown

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Pipe</a>	Black	Pipe	Black

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Pressure treated wood</a>	Natural Wood	Pressure treated wood	Natural Wood

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Pressure Treated Wood</a>	Natural Wood	Pressure Treated Wood	Natural Wood

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick Pavers	Red Brick

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick Pavers	Red Brick

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Glass</a>	Brown	Glass	Brown

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
Gravel	Blue Stone	Gravel	Blue Stone

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Black	Metal	Black

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance</a>		Accepted	04/30/2025	Kimberly Stepnoski
	<a href="#">Review for Completeness</a>	Michael Mandeville	Additional I...	05/05/2025	Michael Mandeville
	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
	<b>Documents:</b>					
	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b>
	<a href="#">20250410141816882.pdf</a>	PLN_HIST	Building Elevat...	Building Elevations...	application/pdf	Uploaded
	<a href="#">Raft_10_15_24_721.cdf</a>	PLN_HIST	Plan	Plans and Site Plan	application/pdf	Uploaded
	<a href="#">scan_20250429153107.pdf</a>	PLN_HIST	Other	Affidavit of Worker...	application/pdf	Uploaded
	<a href="#">65_kelly_photos</a>	PLN_HIST			image/jpeg	Uploaded
	<a href="#">65_kelly_photos</a>	PLN_HIST			image/jpeg	Uploaded
	<a href="#">65_kelly_photos</a>	PLN_HIST			image/jpeg	Uploaded
	<a href="#">65_kelly_photos</a>	PLN_HIST			image/jpeg	Uploaded
	<a href="#">65_kelly_photos</a>	PLN_HIST			image/jpeg	Uploaded
	<a href="#">materials</a>	PLN_HIST			application/msword	Uploaded
	<a href="#">Exterior Materials- 65...</a>	PLN_HIST			application/msword	Uploaded
	<a href="#">Exterior Materials- 65...</a>	PLN_HIST			application/msword	Uploaded
	<a href="#">Show all</a>					

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-1.3

I, DAVID R. ESSICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS 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: JUNE 20, 2024
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED FIXED-CONTROL USE: NC CORS
- (7) GEOID MODEL: ContinentalUS\_NGS2012B
- (8) COMBINED GRID FACTOR(S): 0.999985820
- (9) GPS / GNSS SCALE POINT: N: 527,971.6930 E: 1,861,109.7506 Z: 515.91
- (10) UNITS: US SURVEY FEET

I, DAVID R. ESSICK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 55.1600).

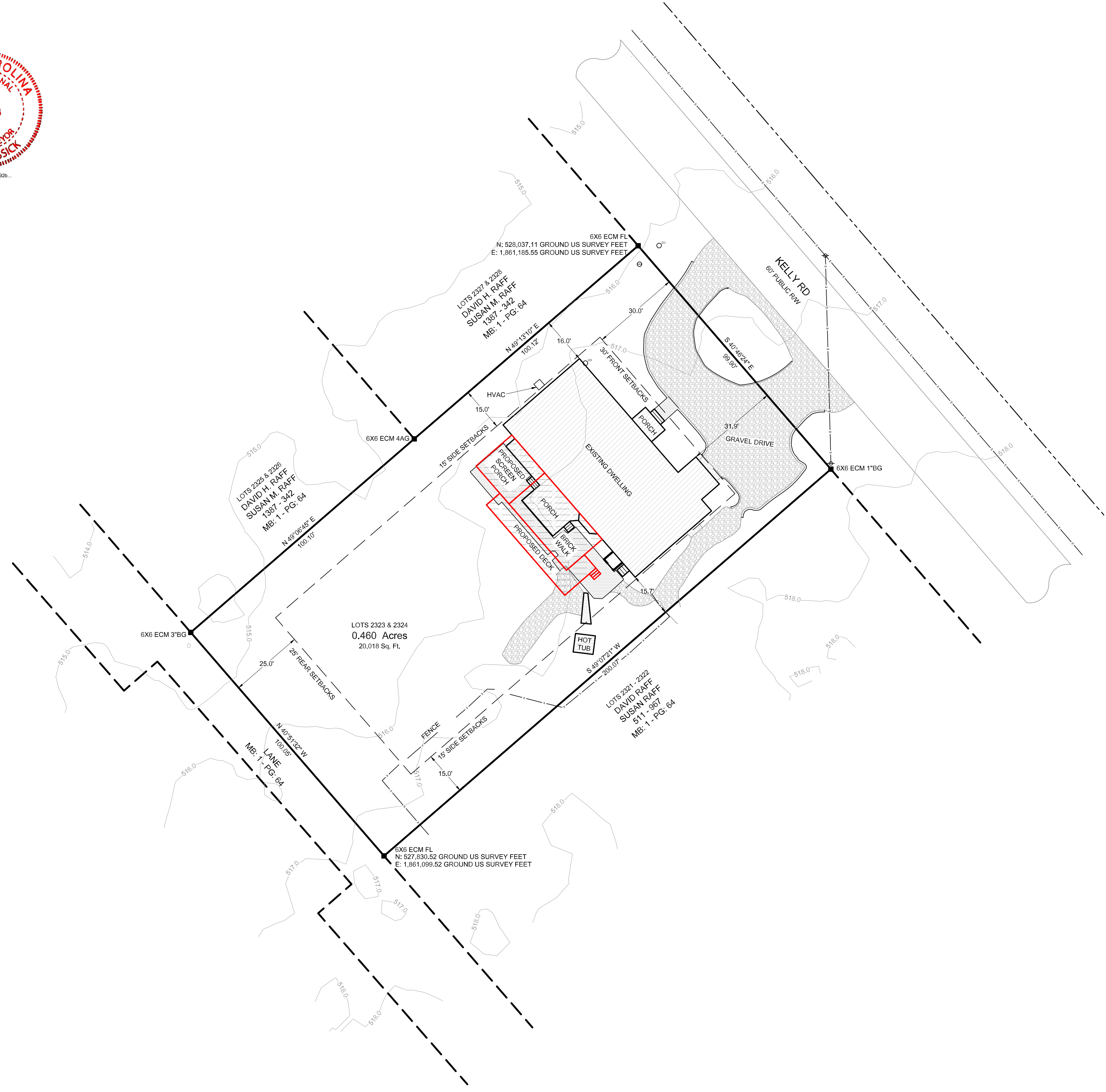
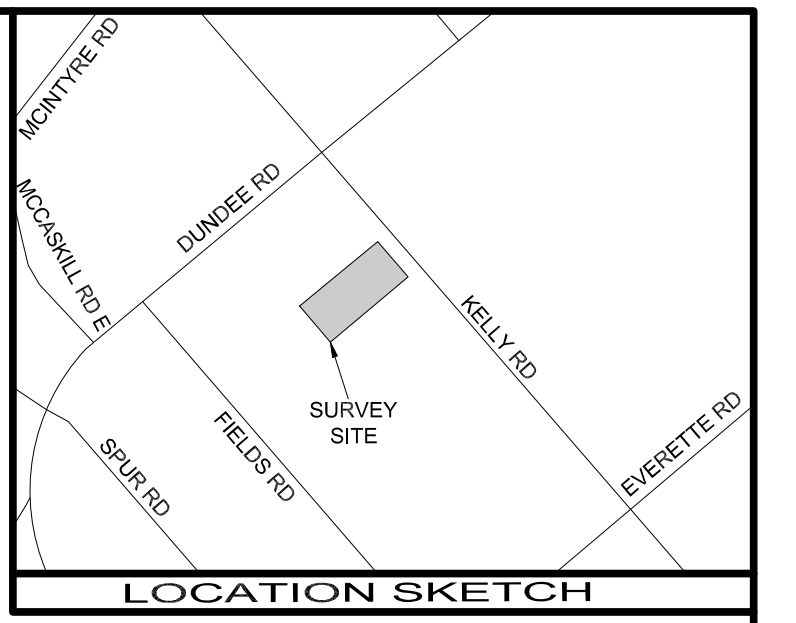
THIS 11<sup>TH</sup> DAY OF SEPTEMBER, A.D., 2024.

*David R. Essick*



PROFESSIONAL LAND SURVEYOR, L-5423

SignNow e-signature ID: 6214ed92b...  
06/13/2024 17:31:59 UTC



**LEGEND OF SYMBOLS AND ABBREVIATIONS**

CP	COMPUTED POINT
EA	EXISTING AXLE
ECM	EXISTING CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
●	FIRE HYDRANT
⊕	GAS VALVE
⊖	POWER POLE
⊙	LIGHT POLE
⊗	SANITARY SEWER MANHOLE
⊘	STORM MANHOLE
⊚	TELEPHONE PEDESTAL
⊛	TRANSFORMER
⊜	WATER METER
⊝	WATER VALVE
⊞	WELL
AG	ABOVE GRADE
BG	BELOW GRADE
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
EJB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
EMN	EXISTING MAG NAIL
EN	EXISTING NAIL
EOP	EDGE OF PAVEMENT
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
FO	FIBER OPTIC
FL	FLUSH WITH GRADE
ICV	IRRIGATION CONTROL VALVE
MBS	MINIMUM BUILDING SETBACKS
NF	NOW OR FORMERLY
NMN	NEW MAG NAIL
RCP	REINFORCED CONCRETE PIPE
RAW	RIGHT-OF-WAY
TBC	TOP BACK CURB
TOC	TOE OF CURB
YI	YARD INLET

**LEGEND OF LINE TYPES**

—	PROPOSED BUILDING ADDITION
—	SURVEYED PROPERTY BOUNDARY
—	COMPUTED ADJOINER PROPERTY LINE
---	RIGHT-OF-WAY
---	TIE LINE
---	SETBACK LINES
---	SANITARY SEWER LINE
---	STORM LINE
---	WATER LINE
---	FENCE
---	OVERHEAD ELECTRIC LINES
---	EASEMENTS

**SETBACKS:**  
FRONT = 30'  
SIDE = 15'  
REAR = 25'  
PER VILLAGE OF PINEHURST UDO

**SITE PLAN FOR:**  
**DAVID RAFF**  
SEPTEMBER 11, 2024  
LOTS 2323 & 2324 OF "THE LANDS OF LEONARD TUFTS, SHEET III" VILLAGE OF PINEHURST MINERAL SPRINGS TOWNSHIP MOORE COUNTY, NORTH CAROLINA

SCALE 1"=20'

PROPERTY ADDRESS:	65 KELLY RD
PINEHURST, NC 28374	
OWNER'S ADDRESS:	DAVID & SUSAN RAFF
50 DUNDEE RD	
PINEHURST, NC 28374	

REFERENCE TABLE:  
DEED BOOK 669, PAGE 173  
MAP BOOK 1, PAGE 64  
MOORE COUNTY REGISTRY

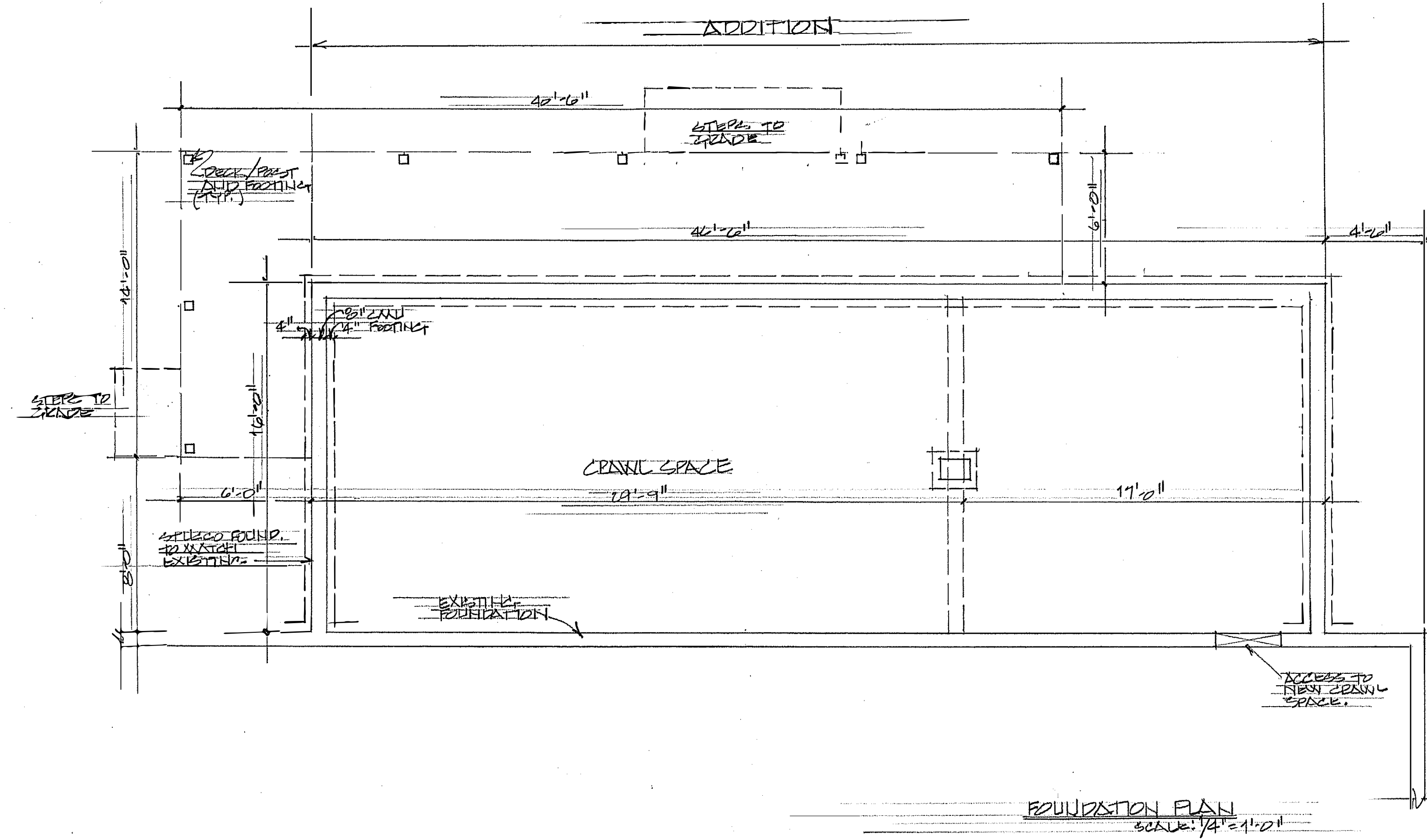
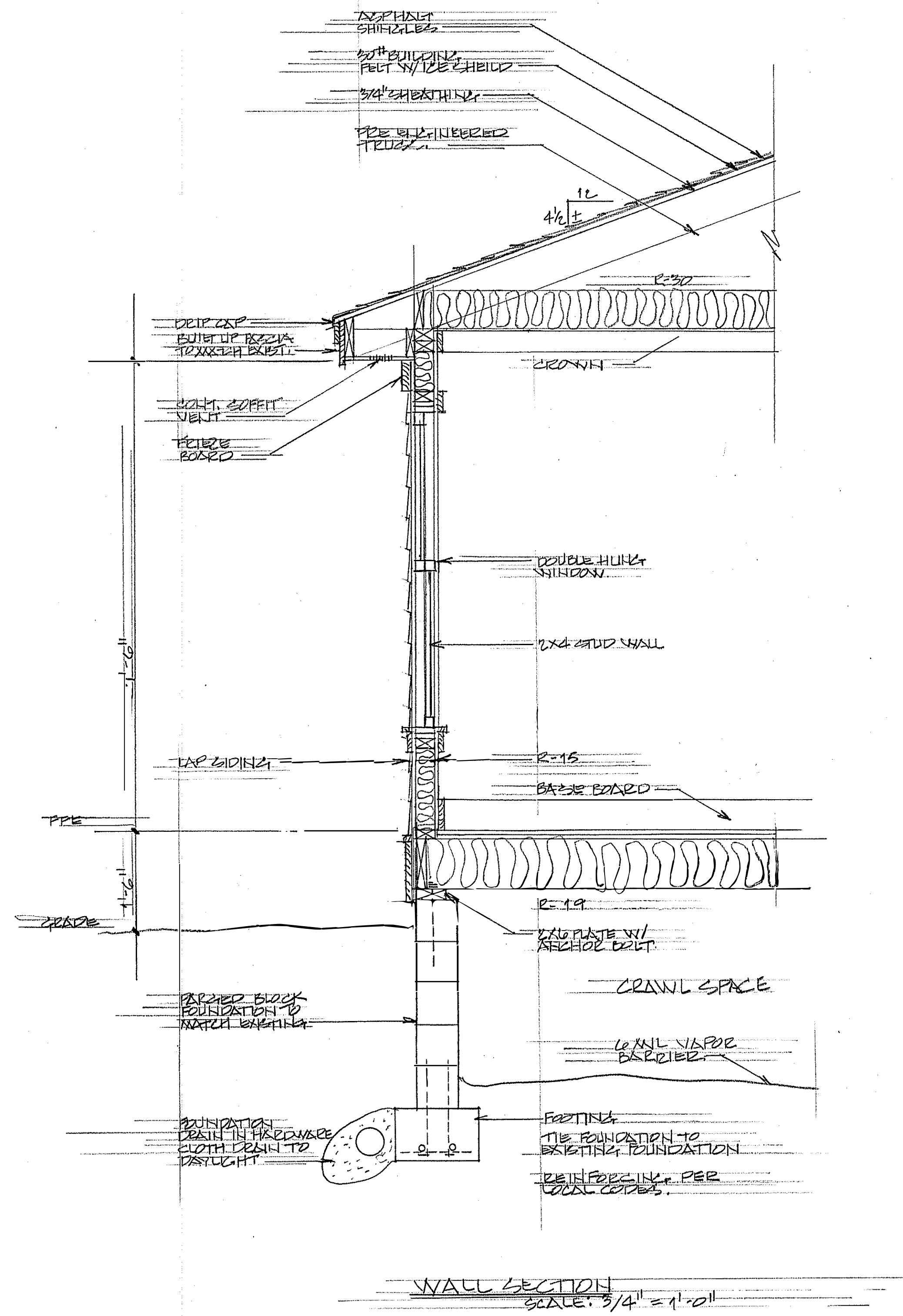
**DZT**  
LAND SURVEYING, PLLC NC FIRM P-2686  
SUITE 5 7500 NC HWY 15501 WEST END, NC 28376

- NOTES:**
1. THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER NCFRIS. MAP #: 371068200J EFFECTIVE DATE: 10/17/2006
  2. ACREAGE DETERMINED BY COORDINATE METHOD
  3. ALL LINES SURVEYED BY DZT LAND SURVEYING, PLLC ARE SHOWN BY BOLD LINES. ALL LINES NOT SURVEYED ARE INDICATED BY DASHED LINES.
  4. TAX PARCEL ID: 00325568
  5. ZONING: R10
  6. PUBLIC WATER SUPPLY WATERSHED: WS-IIIIP
  7. NO ATTEMPT WAS MADE BY THIS SURVEY TO LOCATE ALL UNDERGROUND UTILITIES NOR ANY OTHER EASEMENTS OR CONVEYANCES THAT WOULD BE REVEALED BY A TITLE SEARCH
  8. VERIFY MINIMUM BUILDING SETBACKS BEFORE CONSTRUCTION.
  9. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY.

**IMPERVIOUS SURFACE CALCULATIONS**

EXISTING		
EXISTING DWELLING:	2,829 SQ.FT.	14.1%
EXISTING DRIVEWALK/HOTTUB:	3,137 SQ.FT.	15.7%
TOTAL EXISTING:	5,966 SQ.FT.	29.8%
PROPOSED		
DWELLING WITH ADDITIONS:	3,581 SQ.FT.	17.9%
DRIVEWALK/HOTTUB:	2,564 SQ.FT.	12.8%
TOTAL PROPOSED:	6,145 SQ.FT.	30.7%

# Exhibit A-1.4

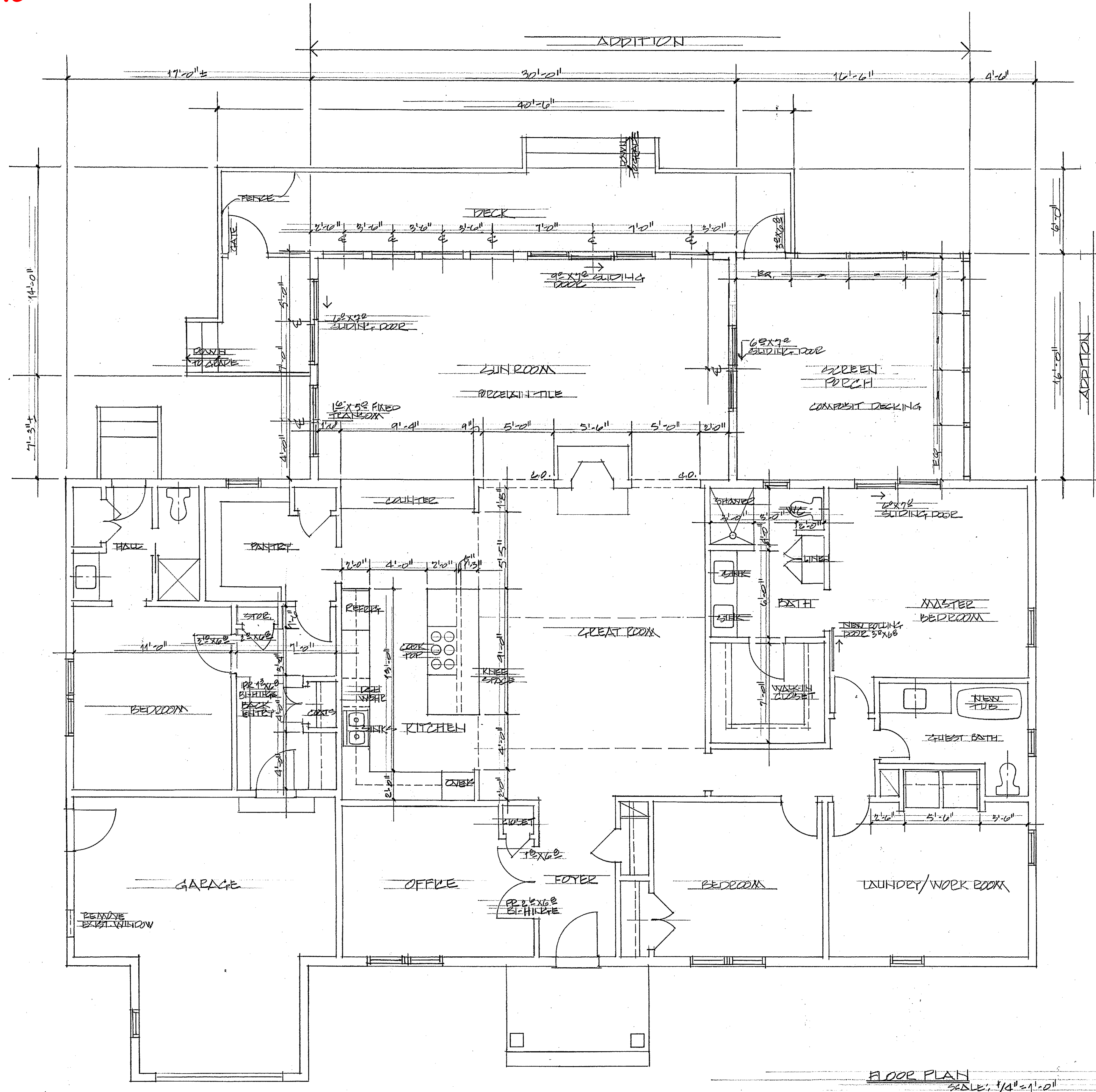


DATE: 9.30.24  
REVISIONS:  
DRAWN BY: CEM  
PROJECT NO: 22374

ADDITION TO RESIDENCE FOR  
DAVE AND SUSAN RAFF  
65 KELLY RD. FINEHURST, NC 28374

FOUNDATION PLAN  
WALL SECTION  
SCALE: AS NOTED

Exhibit A-1.5



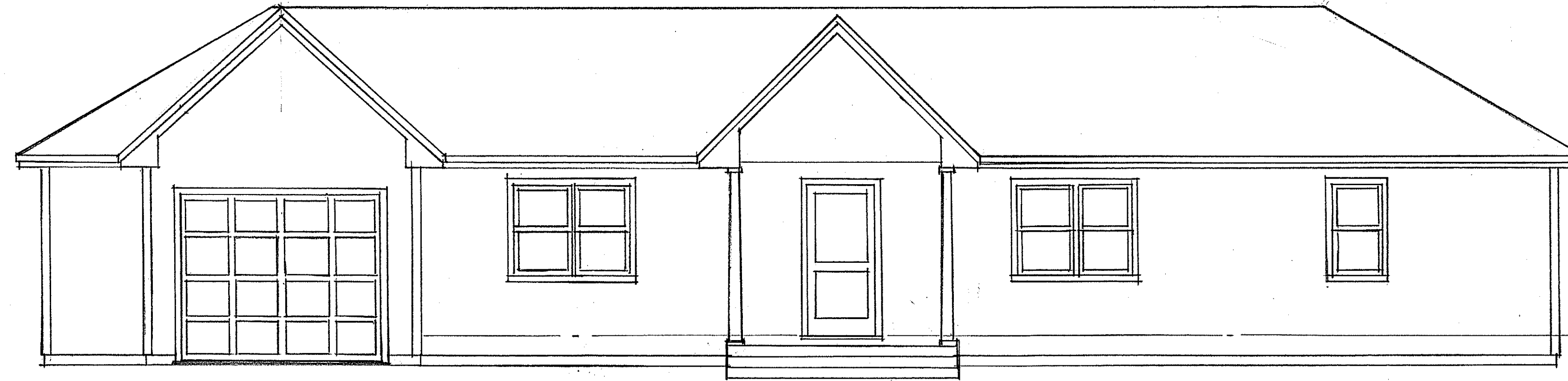
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DATE: 12-20-24  
 DRAWN BY: [Signature]  
 DESIGNED BY: [Signature]  
 PROJECT NO.: 24574

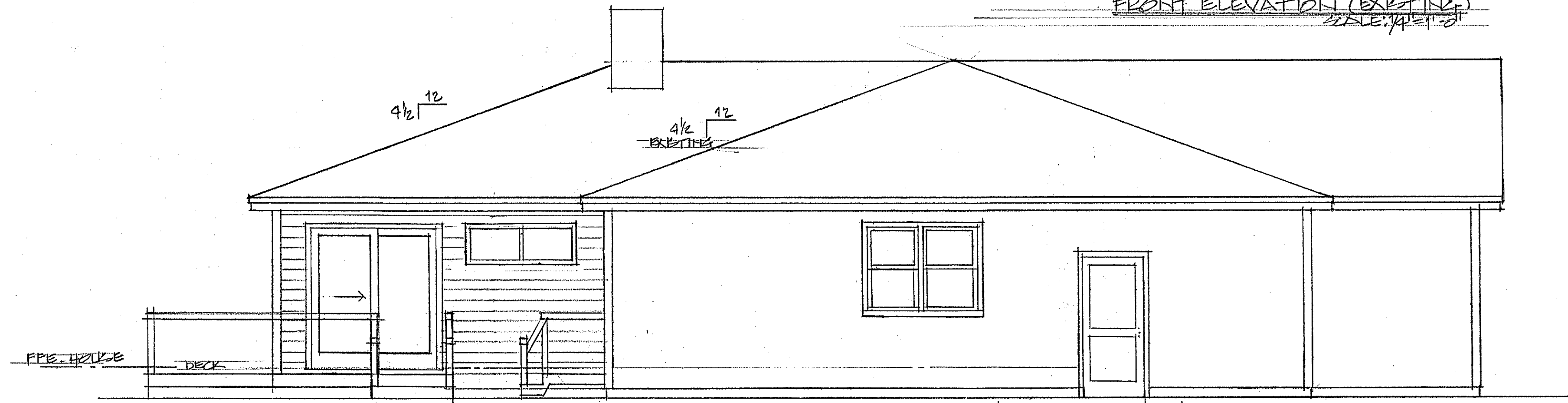
ADDITION TO RESIDENCE FOR  
 DAVE AND SUSAN RAFF  
 65 KELLY RD. PINEHURST, N.C. 28374

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

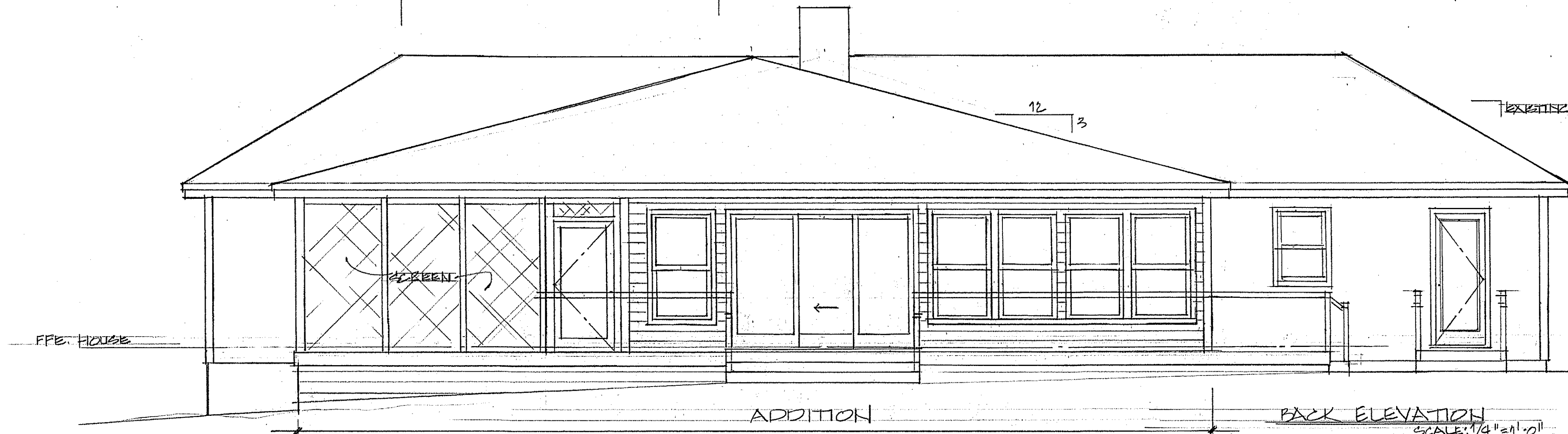
Exhibit A-1.6



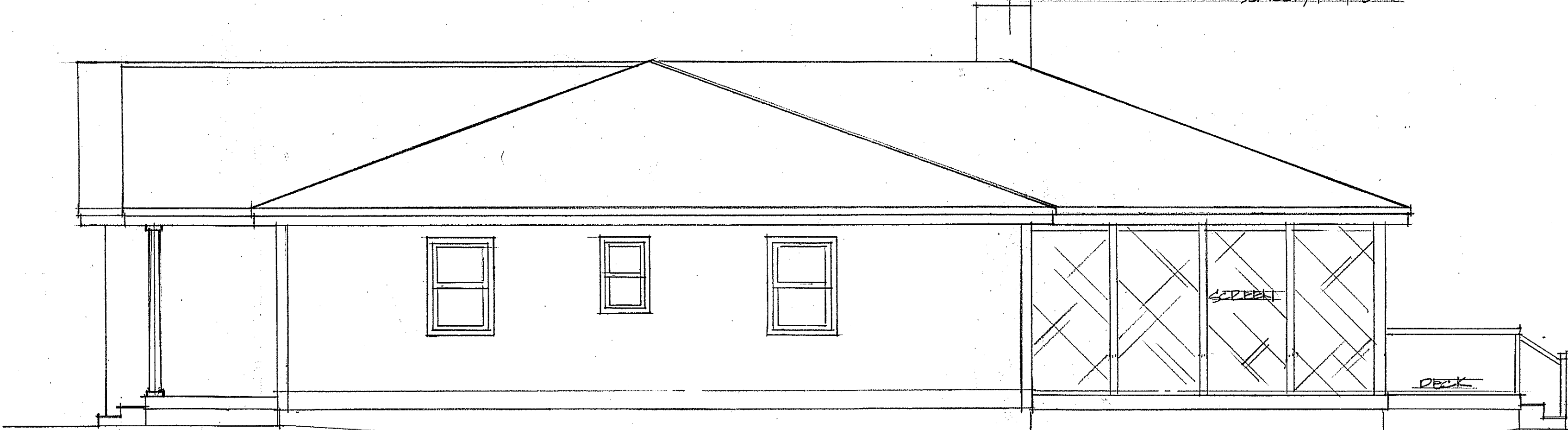
FRONT ELEVATION (EXISTING)  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (EXISTING)  
SCALE: 1/4" = 1'-0"



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



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

DATE: 01/20/24  
REVISIONS:  
DRAWN BY: DAK  
PROJECT NO: 24724

ADDITION TO RESIDENCE FOR  
DAVE AND SUSAN RAFF  
65 KELLY RD PINEHURST, N.C. 28374

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



Exhibit A-1.7

# Exhibit A-1.8





Exhibit A-1.10



# Dave & Susan Raff-

## 65 Kelly Rd Pinehurst NC 28374

Front Door- Fiberglass- Creekside Green

Shutters- Wood- Putnam Ivory

House-Hardie Plank Siding- Feather Down

Trim-Hardie Plank-Feather Down

Garage Door- Feather Down

Roof-Shingles-Black

Exhaust Vents-Black

Front Porch- Pressure treated wood with a brick walkway

Back Deck- Pressure treated wood

Patio- Red pavers (same as existing patio)

## Exhibit A-1.12

### Exterior Materials

65 Kelly Road Pinehurst NC

Windows – **Back of house only**- front windows will not change

Manufacturer: MI Vinyl

Style: Single Hung no grids

Color: White



Front

Door/Exterior

Doors

Manufacturer: Therma Tru

Color: Creek Side Green 2141-40



## Exhibit A-1.13

Horizontal Lap Siding

Manufacturer: Hardie Plank

Color: Feather Down -OC-6

Benjamin Moore



Soffit & Trim

Manufacturer: Hardie Plank

Color: Feather Down -OC-6

Benjamin Moore



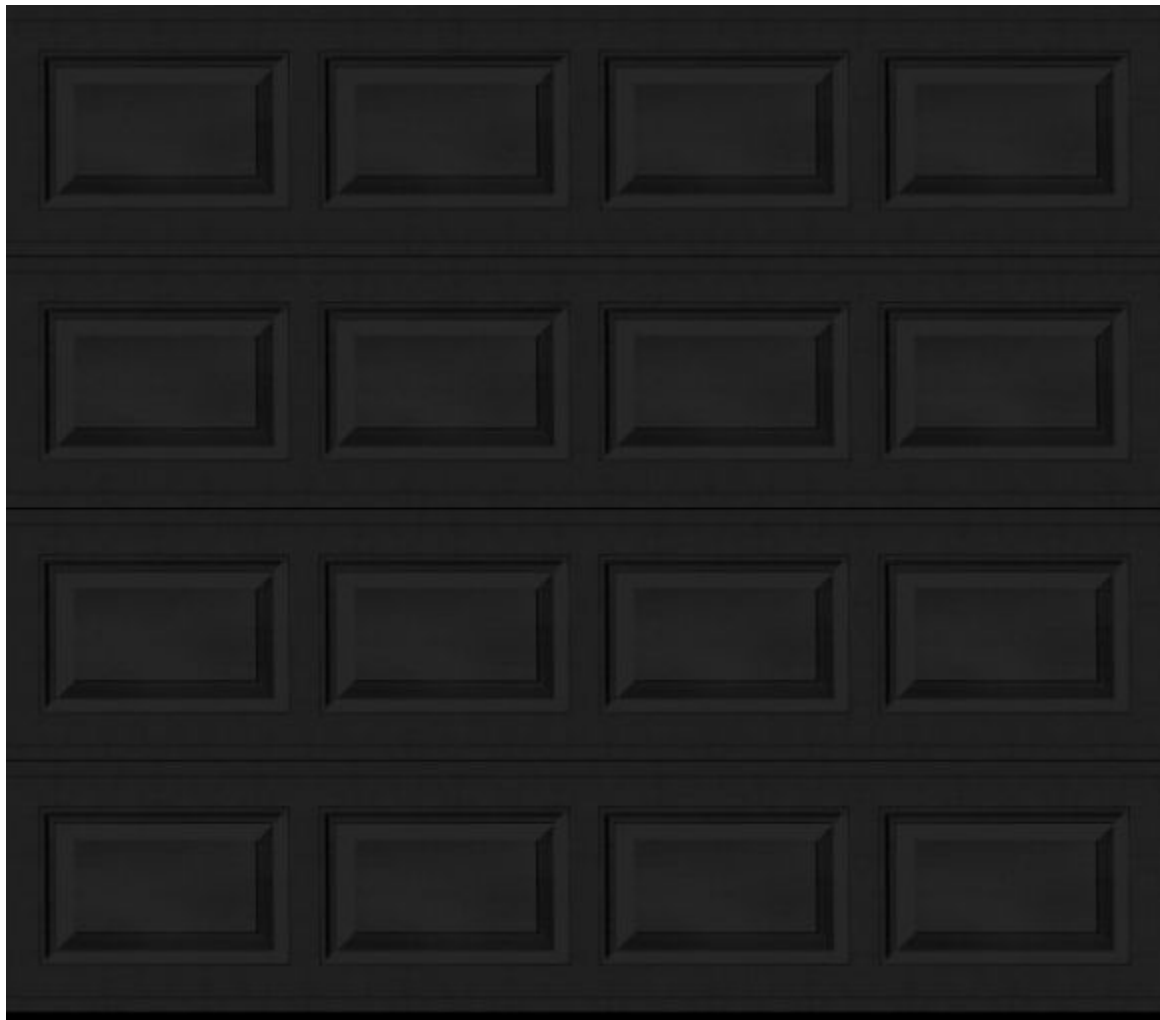
## Exhibit A-1.14

Garage Door

Manufacturer:

Style:

Color: Black



## Exhibit A-1.15

### Shutters

Material: Wood

Color: Putnam Ivory HC 39



### Roof

Manufacturer: Owens Corning

Oakridge 30 year architectural shingle

Color: Onyx Black



## Exhibit A-1.16

Deck

Material: Pressure Treated Wood

Clear Sealant





**Minor Work COA's Issued 3/15/2025 - 5/14/2025  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 05/15/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. 05222025 HPC Minor COA Staff Approvals




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**PLANNING AND INSPECTIONS DEPARTMENT**

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**TO:** Pinehurst Historic Preservation Commission  
**FROM:** Michael Mandeville, Senior Planner  
**DATE:** May 15, 2025  
**SUBJECT:** Minor Work COA's Issued

**REPORT OF STAFF APPROVALS**  
**May 22, 2025 MEETING**  
**3/15/2025 – 5/14/2025**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00039	Replace roof, gutters, shutters, and paint fence	4/01/2025	4/02/2025	40 Caddell Rd.	Bettye Marcum & John Mills
COA-2025-00043	Fence relocation	4/16/2025	4/24/2025	55 Palmetto Rd.	Randy Acres & Soek Phan
COA-2025-00051	Construct 17'X20' restroom	4/24/2025	4/25/2025	200 Beulah Hill Rd.	Village of Pinehurst
COA-2025-00059	Retention Wall	5/13/2025	5/13/2025	125 Graham Rd.	Bradford Investments, LLC.