Historic Preservation Commission
Agenda for Regular Meeting of June 26, 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 05-22-2025 HPC Regular Meeting Minutes

3. Public Hearing

   A. COA-2025-00022 (120 Saville Row)

   The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition to the rear façade at 120 Saville Row. The property is identified as Moore County PID Number 20190033. The property owners are Sean and Janet Suggs and the applicant is Bartlett Construction, LLC.

   B. COA-2025-00037 (50 Orange 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 pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Rd. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust and the applicant is SCKA Properties.

   C. COA-2025-00065 (160 Cherokee Rd)

   The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition in the rear yard at 160 Cherokee Rd. The property is identified as Moore County PID Number 00024565. The property owner is Jean Rae Hinton and the applicant is James Secky.

   D. COA-2025-00070 (35 Short 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 Short Rd. The property is identified as Moore County PID Number 00021315. The property owner and applicant is Timothy Wright.

   E. COA-2025-00072 (15 Muster Branch 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 detached

garage at 15 Muster Branch Rd. The property is identified as Moore County PID Number 00017750. The property owners are David and Janet Bell and the applicant is Huntley Design Build.

F. COA-2025-00066 (785 Morganton Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for changes to an accessory building at 785 Morganton Rd. The property is identified as Moore County PID Number 00025799. The property owner and applicant is Pinehurst LLC.

G. COA-2025-00073 (1 Carolina Vista)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to approved COA-2024-00142 at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.

4. Review of Normal Maintenance and Minor Work items

   A. Minor Work COAs Issued 5/15/2025 - 6/14/2025

5. Next Meeting Date

   A. 07-24-2025 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 05-22-2025 HPC Regular Meeting Minutes

ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 06/19/2025

MEMO DETAILS

ATTACHMENTS

1. 05-22-25 HPC Draft Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 22nd, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	Members Absent:	Staff Present:
Richard Vincent, Chair	Justin Bramlage	Michael Manville, Senior Planner
Cara Mathis	Angelique Fabiani	Maria Klein, Senior Planner
Joe Iverson	Paul Roberts	Jeanann Dawson, Administrative Specialist
David Herring		

Approximately 2 members of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:01 PM, explained the purpose of the meeting, and each Commission member introduced themselves. Mr. Vincent confirmed a quorum and noted the absences of Angelique Fabiani, Paul Roberts, and Justin Bramlage. He then introduced the Staff in attendance.

II. Approval of Minutes

A. 03-27-2025 Regular Meeting Minutes

Mr. Iverson moved to approve the minutes of the March 27th, 2025, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 4-0.

Ms. Mathis moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 4-0.

III. Public Hearing

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

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

Mr. Mandeville was sworn into the Public Hearing and testified as follows.

A. COA-2025-00049 (15 Page Road)

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.

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

Mr. Vincent and Mr. Mandeville discussed the proposed work, noting that it primarily involves exterior alterations, most of which are eligible for approval at staff level. To streamline the process, a decision was made to submit a single application that combines both minor and major work items. The Commission will specifically review and make a decision on the proposed garage door and front door modifications.

No further questions were raised for Staff.

Michael Sorenson, General Contractor, was sworn into the public hearing.

Mr. Sorenson explained that the homeowner's goal is to improve the overall aesthetic and curb appeal of the home. He noted that the existing garage door is wooden and painted, and the homeowner would like to replace it with a new wooden garage door. Additionally, the homeowner is proposing a custom walnut front door.

Mr. Sorenson requested a modification to the application concerning the front door. The original door includes sidelights on both sides. The homeowner now proposes to install a larger front door with a single sidelight on the right side only.

The Commission, along with Mr. Sorenson and Mr. Mandeville, discussed whether the requested change required a formal modification to the application and whether the case should be continued until the following month. After discussion, the Commission agreed they had a clear understanding of the proposal and felt confident that the conditions could be clearly stated in the motion.

DRAFT

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

Mr. Vincent closed the evidentiary portion of the Public Hearing.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00049) and find the proposed Major Work at 15 Page Road is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. The following conditions apply: To allow one additional modification not shown in the photographs or drawings. The front door will be replaced with a new, larger front door. The new door hinges will be all the way to the left of the brick opening. The remaining area of the brick opening will be filled with a single piece of glass sidelight to the right of the larger door. Seconded by Mr. Iverson. Approved by a vote of 4-0.

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.

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

The Commission did not have any questions for Mr. Mandeville.

John Strickland, Property Owner, was sworn into the public hearing.

Mr. Strickland stated the intention of removing the trees is to increase sunlight on the property, which will promote the healthy growth of grass and shrubs. Mr. Strickland initially requested the removal of a total of three trees, 2 trees in the island and a tree adjacent to the front left corner of the house. Since submitting the application and consulting with landscapers, Mr. Strickland request to revise the application. He proposed to preserve one of the 2 trees located in the front island designated for removal and remove a tree along the right side of property line. Mr. Strickland confirmed that the total number of trees to be removed will not exceed three.

The Commission had no further questions for Mr. Strickland.

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

Mr. Vincent closed the evidentiary portion of the Public Hearing.

The Commission entered deliberation.

Ms. Mathis and Mr. Herring expressed their opinion that the removal of the proposed trees would not affect the canopy. The Commission discussed both options presented by Mr. Strickland, and all were in favor of either option, however they agreed to make a condition that makes the motion clear.

Mr. Iverson moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00053) and find the proposed Major Work at 6 Village Lane 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. The following conditions apply: To preserve one (1) of the two (2) trees located in the front island designated for removal, the applicant instead opts to remove a tree along the right-side property line. The applicant must not have more than three (3) trees removed. Seconded by Ms. Mathis. Approved by a vote of 4-0.

C. COA-2025-00057(65 Kelly Road)

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

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

Mr. Herring asked whether the applicant is replacing only the existing siding or simply adding new siding to the addition. Mr. Mandeville confirmed the applicant will be replacing all existing siding and the new addition will be siding.

The Commission had no further questions for Staff.

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

Scot Brown, General Contractor, and David Raff, Property Owner were sworn into the Public Hearing.

Mr. Brown did not have anything to add to the presentation but stated he was available to answer any questions from the Commission.

Mr. Herring inquired about the existing siding material. Mr. Brown advised that it will be upgraded from vinyl to Hardie Plank.

The Commission began discussing the front-facing garage and the proposal to paint it black. Mr. Brown clarified that was a mistake and that the garage will be painted the same color as the siding-Feather Down.

Mr. Herring wanted to ensure that Mr. Brown was aware of the standards regarding shutter replacement. Mr. Brown clarified that the shutters will only be painted, not replaced.

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

Mr. Vincent closed the evidentiary portion of the Public Hearing.

Ms. Mathis moved the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00057) and find the proposed Major Work at 65 Kelly Road 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 findings of fact. Note: The application states the garage door will be black, however that was an error and will be Feather Down. Seconded by Mr. Herring. Approved by a vote of 4-0.

Ms. Mathis moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 4-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 3/15/2025-5/14/2025.

Ms. Mathis inquired why the construction of a restroom at the Harness Barn Restaurant is considered Minor Work. Ms. Klein explained it is an accessory structure located in the rear yard on the Harness Track, therefore can be approved by staff.

V. Next Meeting Date

06-26-2025 Regular Meeting

VI. Motion to Adjourn

Mr. Iverson moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0 at 4:48 PM.

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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DRAFT

COA-2025-00022 (120 Saville Row)

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 an addition to the rear façade at 120 Saville Row. The property is identified as Moore County PID Number 20190033. The property owners are Sean and Janet Suggs and the applicant is Bartlett Construction, LLC.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/13/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits

EXHIBIT S-1.1

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: June 18, 2025
Subject: **Major COA Request 120 Saville Row**

Applicant:	Bartlett Construction, LLC
Owners:	Sean & Janet Suggs
Property Location:	120 Saville Row
Land Use:	Single Family Residential
PID#	20190033
COA#:	2025-00022

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for an addition to the rear façade at 120 Saville Row. The property is further identified as Moore County PID Number 20190033. The primary structure was built in 2020 and the property is +/- 0.86 acres in size.

The applicant is proposing to construct an addition which would be attached to the existing dwelling with a breezeway, in the rear yard. All materials including the brick, roofing, doors, windows, and colors will match what is on the existing structure.

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 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
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 is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26, 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 an addition to the rear façade at 120 Saville Row. The property is identified as Moore County PID Number 20190033. The property owners are Sean and Janet Suggs and the applicant is Bartlett Construction, LLC.

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

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

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



0 137.5 275 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

June 26, 2025
Historic Preservation Commission
120 Saville Row Major COA Request

1895 Village of Pinehurst

N W E S

KILPATRICK, DAVID J
9 VARDON RD
PINEHURST,NC,28374-8975

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

SUGGS, SEAN M
11651 CORONADO TRL
FRISCO,TX,75034

OSIER, SAMUEL P
285 DIAMONDHEAD DR SOUTH
PINEHURST,NC,28374

WHITE DOVE INVESTMENTS LLC
1170 PEACHTREE STREET NE
ATLANTA,GA,30309

DUNSON, BRETT
1039 PARC LN E
DECATUR,GA,30033

COA-2025-00022 - 120 Saville Row - Addition

Menu Help

File Date: 02/25/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Addition to 120 Saville Row - Suggs

Application Name: 120 Saville Row - Addition

Address: 120 SAVILLE ROW, PH, 28374

Owner Name: SUGGS, SEAN M

Owner Address: 11651 CORONADO TRL, FRISCO, TX 75034

Parcel No: 20190033

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Bartlett Construction LLC	Bartlett Constr...	Applicant		Active
Bartlett Construction LLC	Bartlett Constr...	Business Owner		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Addition	Addition	Vacant
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Medium 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
Brick	Northampton	Brick	Northampton

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Northhampton	Brick	Northampton

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Northampton	Brick	Northampton

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Northampton	Brick	Northampton

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Mirtec	Crisp Linen	Mirtec	Crisp Linen

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Pella - Casement	Fossill	Pella - Casement	Fossill

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Northampton	Brick	Northampton

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	Mahagony		

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
Board & Batten	Brown		

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
Steel	Brown		

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Shingles	Pewter	Shingles	Pewter

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
Concrete	Natural		

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
Concrete	Natural		

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	02/25/2025	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

Documents:

File Name	Document Group	Category	Description	Type	Docum
Front of the home.pdf	PLN_HIST	Photo	Front of the existi...	application/pdf	Uploac
Suggs 2.18.25.pdf	PLN_HIST	Site Plan	landscape plan	application/pdf	Uploac
Guest House Exterior M...	PLN_HIST	Other	Addition Material B...	application/pdf	Uploac
addition plans/elevations	PLN_HIST			application/pdf	Uploac
updated survey	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

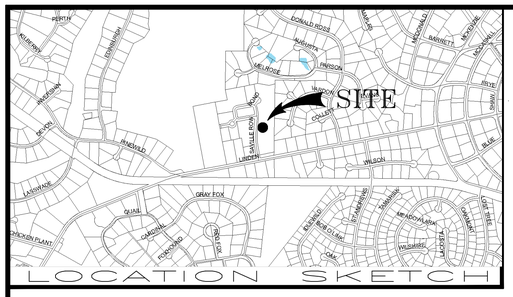
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2.1



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

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

REFERENCE:
DEED BOOK 5093, PAGE 591
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

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR

S. R. SHEFFIELD, PLS NO. 1365

DATE: APRIL 28, 2025

UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
sq.ft. = SQUARE FOOTAGE
▲ = POWER SERVICE STUB
Ⓢ = SEWER SERVICE STUB
Ⓣ = TELEPHONE SERVICE STUB
Ⓒ = CABLE TV SERVICE STUB
⊞ = WATER METER
▽ = FIRE HYDRANT
MH = SANITARY SEWER MANHOLE
= UTILITY POLE
-o-o-o- = FENCE

LINDEN CLOS, LLC

SAVILLE ROW

TIE LINE
N04°56'15"E
126.71'

EASEMENT AS PER
PLAT CAB. 14, SL. 947

N87°35'04"E
258.17'

N04°54'25"E
81.95'

57.4'

32.2'

32.1'

22.8'

22.84

20.0'

30.0'

PROPOSED ADDITION

1-STORY
BRICK
DWELLING

HOUSE

APPROXIMATE
LIMITS OF
CONSTRUCTION

HW

PAVEMENT

S00°12'03"W
140.12'

40.0'

36,924 Sq. Feet
0.85 Acre

21.1'

21.1'

267.42'

S87°33'00"W

TIE LINE
S00°02'08"E
9.65'

EASEMENT AS PER
PLAT CAB. 14, SL. 947
LINDEN CLOS, LLC

A 59.10'
R 740.00'
B N02°38'09"E
C 59.08'

DAVID L. KILPATRICK
544/445

NORTH
RECORD MAP

AREA IN:
PROPOSED ADDITION=1675 sq.ft.±
HOUSE=5150 sq.ft.±
DRIVE =3232 sq.ft.±
WALKS/PATIO =888 sq.ft.±
TOTAL IMPERVIOUS=10,945 sq.ft.±
TOTAL DISTURBED= 3630 sq.ft.±

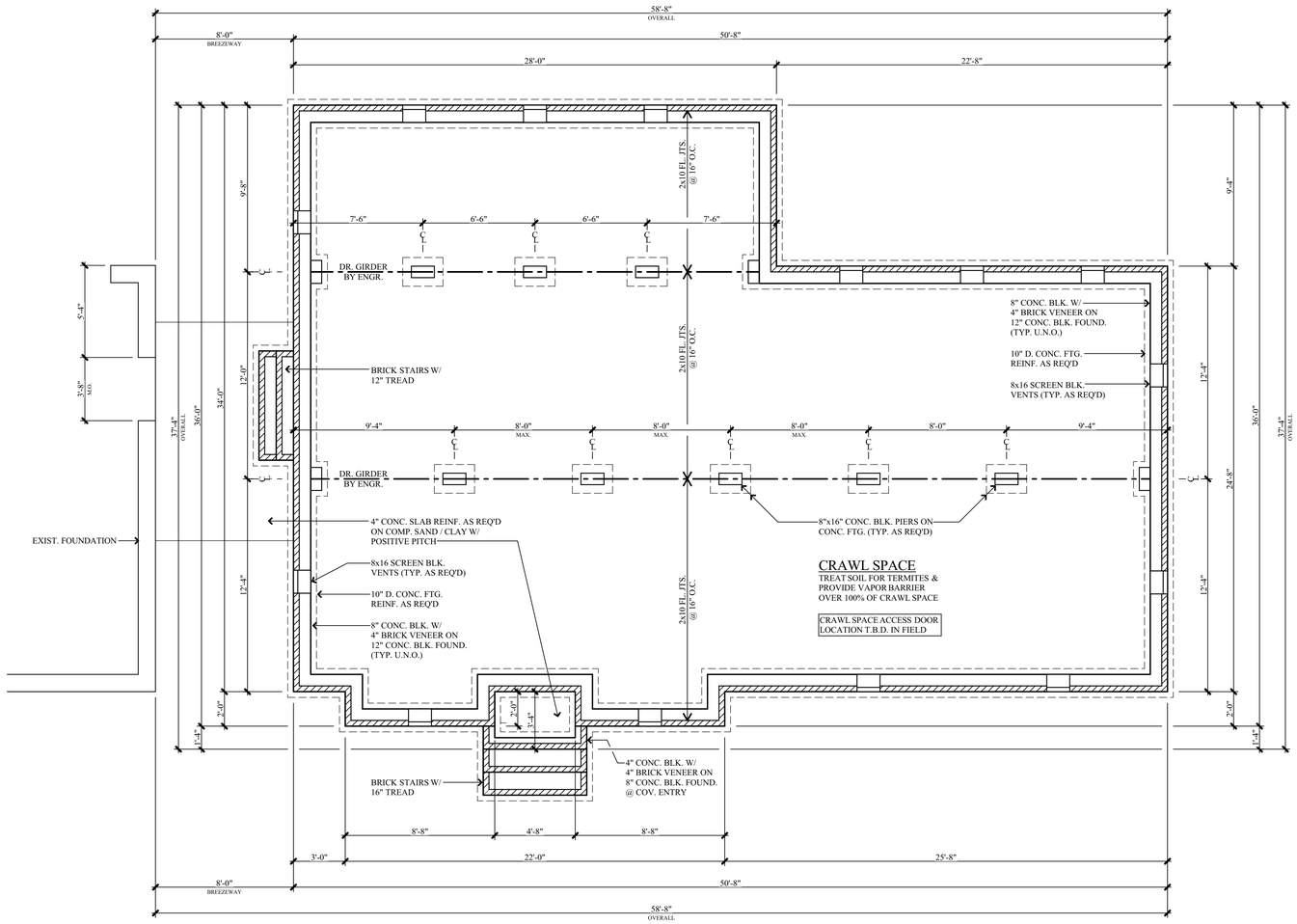
TOTAL IMPERVIOUS= 10,945 sq.ft.± = 29.6% COVERAGE BY
36,924 SQ FT OF LOT IMPERVIOUS SURFACE

REVISED: 04-28-2025 TO REVISE PROPOSED ADDITION.
REVISED: 03-27-2025 TO REVISE SITE PLAN.
REVISED: 02-23-2025 TO SHOW SITE PLAN.
REVISED: 01-23-2025 TO SHOW PROPOSED ADDITION

SURVEY & SITE PLAN FOR
SEAN SUGGS
AND WIFE
JANET SUGGS
LOT NO. 3, PHASE 2
LINDEN CLOS
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
APRIL 15, 2021 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA

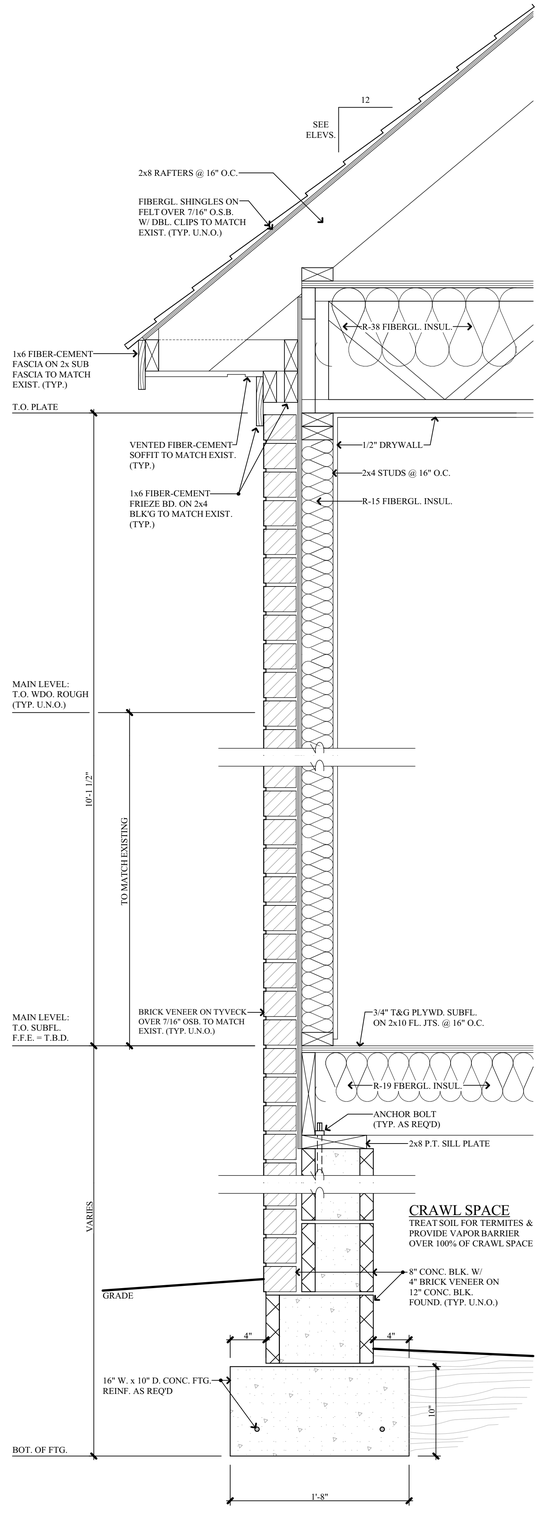
0 20 40 60

EXHIBIT A-2.2



1 A1.1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE:
DBL. FL. JTS. @ ADJACENT STAIR WALL LOCATIONS



2 A1.1 TYPICAL WALL SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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CLIENTS REVIEW & APPROVEL
DATE: ___/___/___
NAME:
NAME:

CONTACT:
WEBSITE: parenthomedesigns.com
EMAIL: contact.phdllc@gmail.com
PHONE: (609)864-5228

PARENT HOME DESIGNS, LLC

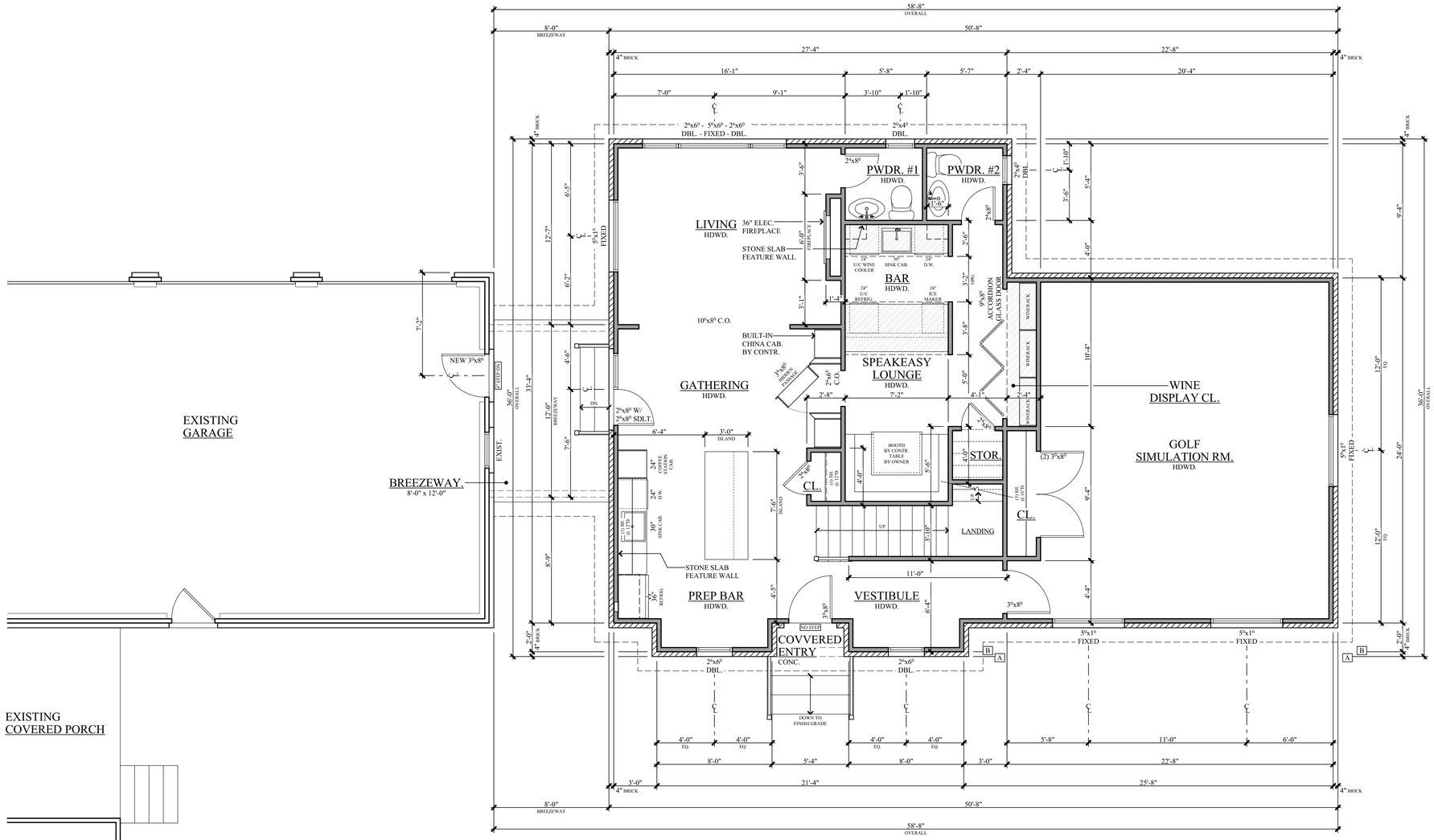
ADDITIONS & ALTERATIONS FOR
SEAN & JANET SUGGS
"CUSTOM"
ADDRESS:
120 SAVILLE ROW
PINEHURST, NC
28374

DATE: 31 JAN. 2025
SCALE: AS NOTED
DRAWN BY: ARP
PLAN ID: 2025-02

SHEET CONTENT:
FOUNDATION PLAN & TYPICAL WALL SECTION DETAIL
SHEET No:
A1.1

CONSTRUCTION SET

EXHIBIT A-2.3



1 / A2.1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

DENOTES DR. SOFFIT CLG. @ +8'-4" TO ROUGH

EXISTING COVERED PORCH

EXISTING SCREENED PORCH

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NAME: _____

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EMAIL: contact.phdllc@gmail.com
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PARENT HOME DESIGNS, LLC

CONSTRUCTION SET

ADDITIONS & ALTERATIONS FOR
SEAN & JANET SUGGS
"CUSTOM"
ADDRESS:
120 SAVILLE ROW
PINEHURST, NC
28374

DATE: 31 JAN. 2025
SCALE: AS NOTED
DRAWN BY: ARP
PLAN ID: 2025-02

SHEET CONTENT: MAIN LEVEL FLOOR PLAN
SHEET No: A2.1

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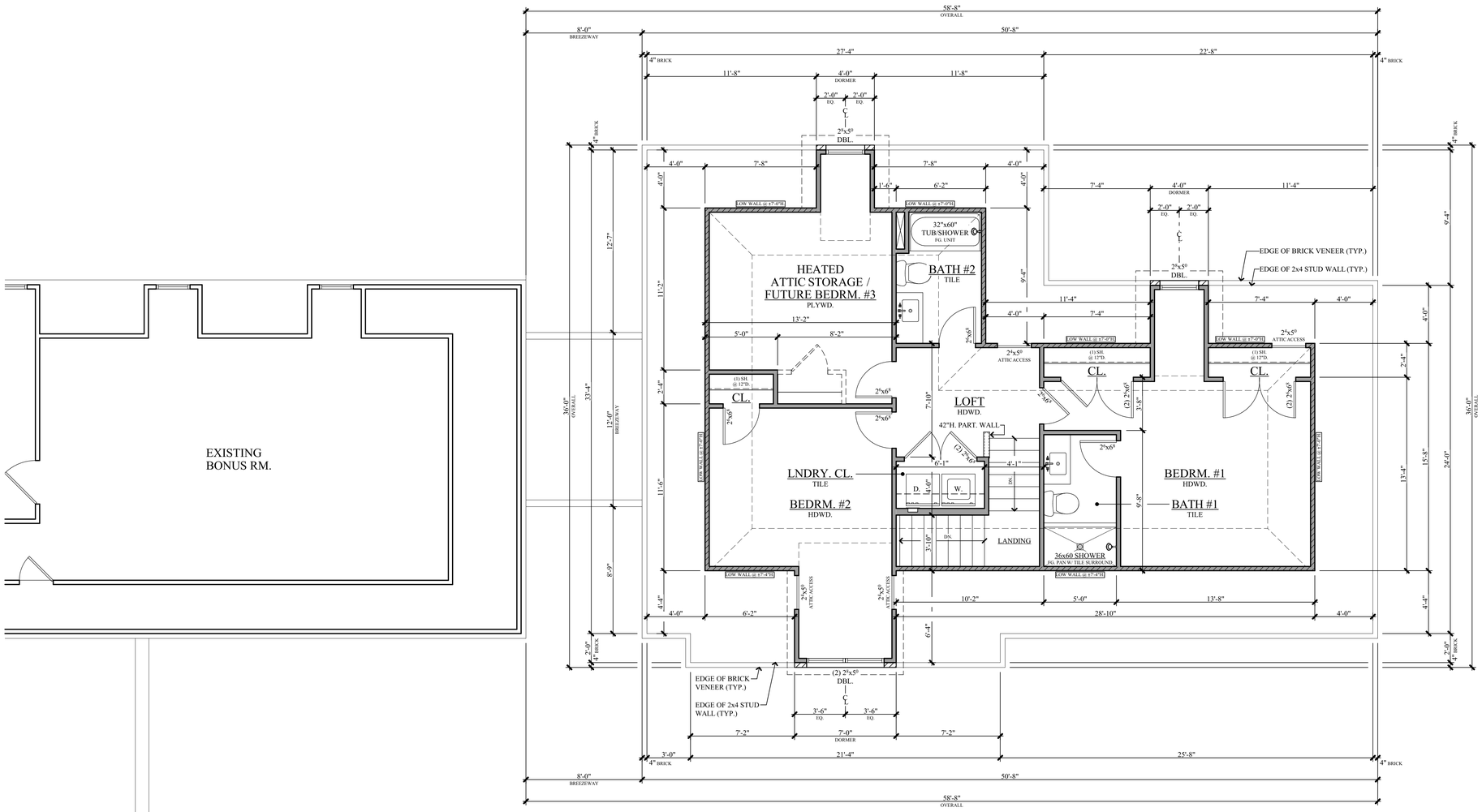
EXHIBIT A-2.4



1 A2.2 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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CLIENTS REVIEW & APPROVEL

DATE: ___/___/___

NAME: _____

NAME: _____

CONTACT:
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EMAIL: contact.phdllc@gmail.com
PHONE: (609)864-5228

PARENT HOME DESIGNS, LLC

CONSTRUCTION SET

ADDITIONS & ALTERATIONS FOR
SEAN & JANET SUGGS
"CUSTOM"
ADDRESS:
120 SAVILLE ROW
PINEHURST, NC
28374

DATE: 31 JAN. 2025
SCALE: AS NOTED
DRAWN BY: ARP
PLAN ID: 2025-02

SHEET CONTENT: UPPER LEVEL FLOOR PLAN
SHEET No: A2.2

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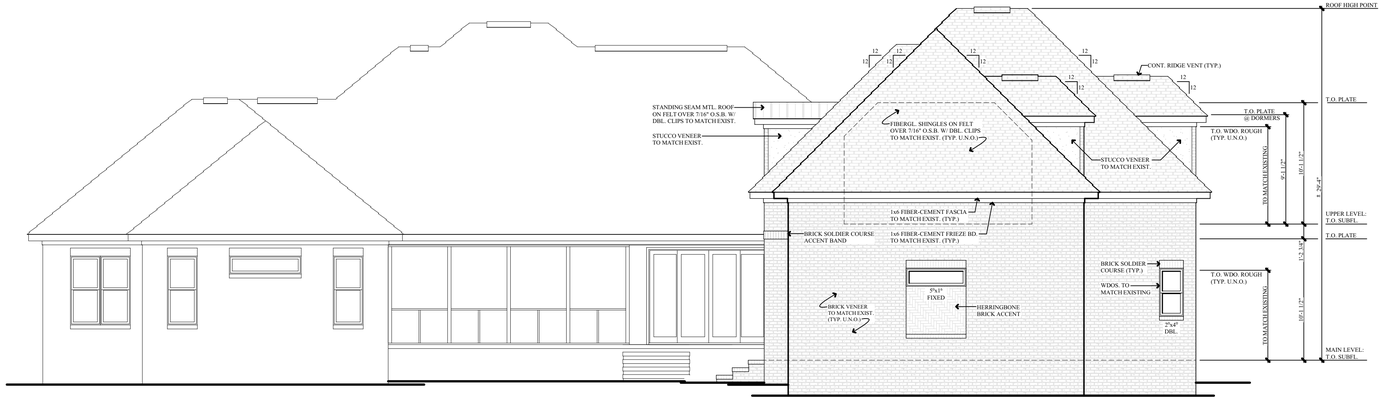
EXHIBIT A-2.5



1 A3.1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 A3.1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PARENT HOME DESIGNS, LLC

ADDITIONS & ALTERATIONS FOR
SEAN & JANET SUGGS
"CUSTOM"

ADDRESS:
120 SAVILLE ROW
PINEHURST, NC
28374

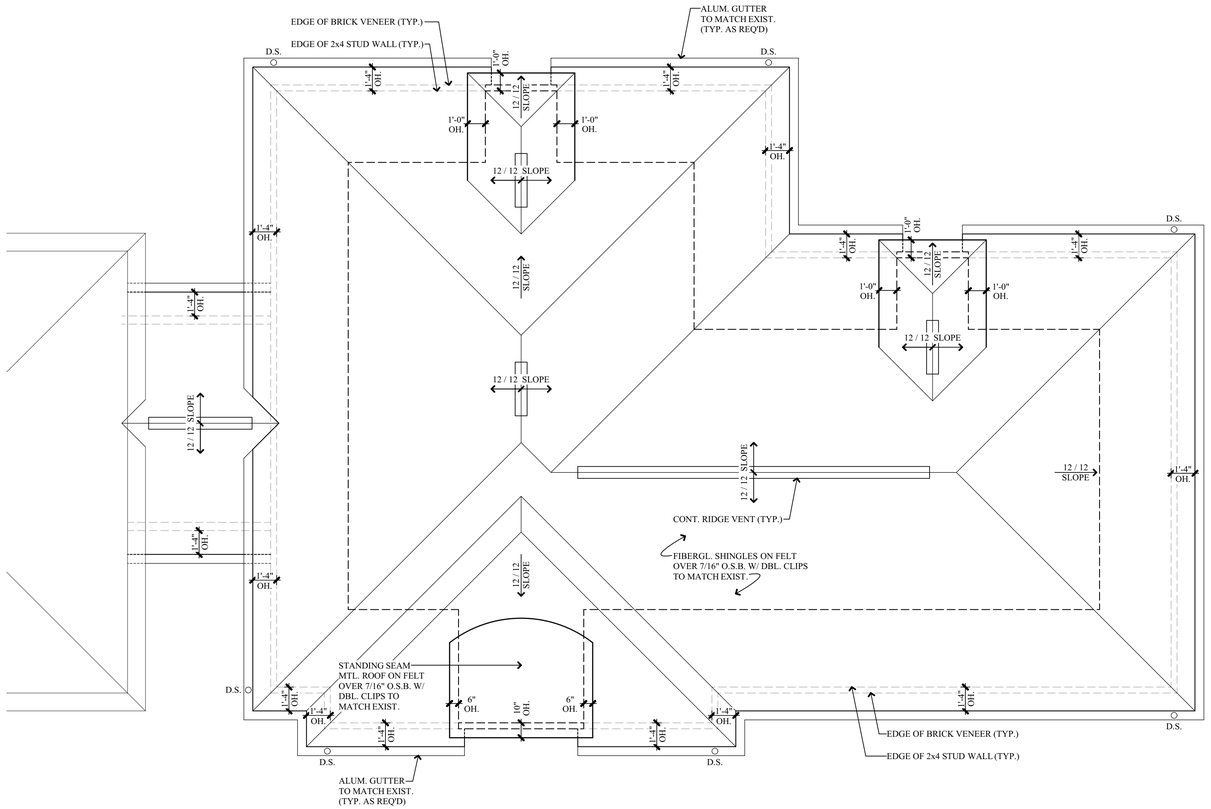
DATE: 31 JAN. 2025
SCALE: AS NOTED
DRAWN BY: ARP
PLAN ID: 2025-02

SHEET CONTENT: BUILDING ELEVATIONS

SHEET No: A3.1

CONSTRUCTION SET

EXHIBIT A-2.6



1 A4.1 ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL OVERHANGS TO MATCH EXISTING STRUCTURE W/ SIMILAR APPLICATIONS

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CLIENTS REVIEW & APPROVEL

DATE: ___/___/___

NAME: _____

NAME: _____

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EMAIL: contact.phdllc@gmail.com
PHONE: (609)864-5228

PARENT HOME DESIGNS, LLC

ADDITIONS & ALTERATIONS FOR
SEAN & JANET SUGGS
"CUSTOM"
ADDRESS:
120 SAVILLE ROW
PINEHURST, NC
28374

CONSTRUCTION SET

DATE: 31 JAN. 2025
SCALE: AS NOTED
DRAWN BY: ARP
PLAN ID: 2025-02

SHEET CONTENT: ROOF PLAN
SHEET No: A4.1

BARTLETT CONSTRUCTION LLC

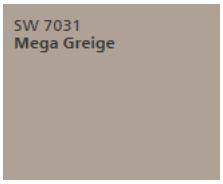
Sean & Janet Suggs
120 Saville Row
Pinehurst



PO Box 3013 Pinehurst, NC 28374 / 5228 HWY 211 West End, NC 27376
Bartlettconstructionllc.com
910-673-1511

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

Suggs Guest House
Lot 3 / 120 Saville Row

Materials	Sample
Brick Veneer: • Manufacturer: Triangle Brick o Color: Northampton • Motar Color: o Natural	
Roofing: • Manufacturer: CertainTeed o Color: Pewter	
Metal Roofing: • Manufacturer: Coastal Metal Svc o Color: Teak Brown	
Stucco: • Color: Sherwin Williams SW 7031 Mega Greige	
Soffit & Trim: • Manufacturer: Mirtec o Color: Sherwin Williams o SW 6378 – Crisp Linen	
Window Trim • Color: Sherwin Williams o A-SW 7032 Warm Stone o B-SW 7033 Brainstorm Bronze o C-SW 7514 Foothills	A.  B.  C. 

1

Bartlett Construction LLC
P: 910.673.1511
F: 910.673.1031
PO BOX 3013, Pinehurst, NC 28374
5228 HWY 211, West End, NC 27376
www.BartlettConstructionLLC.com

Suggs Guest House
Lot 3 / 120 Saville Row

Materials	Sample
Windows: • Manufacturer: Pella • Style: Casement o Color: Fossill	 
Door: • Manufacturer: DSA Tiffany TDL - Wood o Color: Mahagony	

COA-2025-00037 (50 Orange 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 pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Rd. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust and the applicant is SCKA Properties.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/17/2025

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1

Exhibit S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Senior Planner
CC: Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: June 18, 2025
Subject: **Major COA Request 50 Orange Rd.**

Applicant:	SCKA Properties
Owners:	Orange Road Trust
Property Location:	50 Orange Rd.
Land Use:	Single Family Residential
PID#	00030102
COA#:	2025-00037

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of an in-ground swimming pool, addition of a rear yard fence, and the removal of street side trees at 50 Orange Rd. The property is further identified as Moore County PID Number 00030102. The primary structure was built in 1950, and the property is +/- 0.542 acres in size.

The applicant is proposing to install a 29'8" X 12'6" in ground pool, surrounded by a 5' black metal fence. Additionally, the applicant proposes to remove eight (8) trees greater than 12" DBH on the street side of the property.

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 or side street of a property that are not located within the right-of-way, installation of in-ground swimming pools, 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

A. FENCES AND WALLS

1. SECTION VII.A.9 – Metal fences should be painted to resemble wrought iron.
2. SECTION VII.A.14 - Rear and side yard fences must not be taller than six (6) feet in height.

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.

D. SWIMMING POOLS

1. SECTION VII.D.1 - In-ground swimming pools, hot tubs and spas must be located in the rear yard and must not be 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 installation of an in-ground swimming pool and the removal of trees is congruous with the Historic District and meets the Historic District Standards. The installation of the rear yard fence is considered Minor Work and could be approved by staff.

Exhibit S-1.3

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26, 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 pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Rd. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust and the applicant is SCKA Properties.

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.

Public Hearing Notification

Exhibit S-1.4



0 145 290 Feet

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

June 26, 2025
Historic Preservation Commission
50 Orange Road Major COA Request

N W E S

WAGONER, DONALD & KAREN
PO BOX 1727
PINEHURST,NC,28374

MOSBROOK, JEAN N
55 ORANGE RD
PINEHURST,NC,28374

PINE CREST INN LIMITED
PO BOX 879
PINEHURST,NC,28374

BLUE PINES, LLC
1126 TAMWORTH HILL LANE
CARY,NC,27519

HAMILL, NORA TRUSTEE
440 TILBURY RD
BLOOMFIELD HILLS,MI,48301-2741

O'CONNOR, THOMAS J &
11220 ANGUS PL
POTOMAC,MD,20854

JK COMMUNITY, LLC
175 SHORT ROAD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374



Exhibit S-1.6



Exhibit S-1.7



Exhibit S-1.8


Exhibit S-1.9

Exhibit S-1.10


Exhibit S-1.11
55 COMMUNITY RD
00029673
65 COMMUNITY RD
00029010
POWER PLANT RD
COMMUNITY RD
#1
#2
#3
#4
#5&6
#7&8
80 COMMUNITY RD
50 ORANGE RD
00030102
40 ORANGE RD
00028196
55 ORANGE RD
00024034
45 ORANGE RD
00024009
00028352
00016437
30 ORANGE RD

COA-2025-00037 - 50 Orange Road Pool and Fence Installation w tree removal

Exhibit A-1.1

Menu Help

File Date: 03/26/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: 1. Leisure 29"8" wide by 12'6' long pool 4'11" flat bottom fiberglass leisure poolin ebony blue 2. black aluminum 5' fencing around rear of house, peremeter of pool with three locking gates 3. Removal of leaning, diseased trees in the rear and side of the house, determined to be a danger to the house due to leaning, unnecessary due to overcrowding, or diseased by landscape architect, gardener, and tree specialist that have visited the property. All trees maked with red X

Application Name: 50 Orange Road Pool and Fence Installation w tree removal

Address: 50 ORANGE, PH, 28374

Owner Name: ORANGE ROAD TRUST

Owner Address: 4441-106 SIX FORKS RD, PMB 259, RALEIGH, NC 27609

Parcel No: 00030102

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
SCKA Properties	SCKA Properties	Applicant	Business, 4441-106 Six...	Active
SCKA Properties	SCKA Properties	Applicant	Business, 4441-106 Six...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	**Type of Work**	**Existing Use**
pool install with fencing around perimeter	New	Single Family Low Density
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

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	04/01/2025	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...				

Exhibit A-1.2

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

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Orange, Supporting Doc...	PLN_HIST	Plan	pool and fence inst...	application/pdf	Uploaded	03/26/2025
Orange, Survey with Po...	PLN_HIST			application/pdf	Uploaded	05/05/2025
site plan	PLN_HIST	Site Plan		application/pdf	Uploaded	05/27/2025
tree photos	PLN_HIST	Photo		image/jpeg	Uploaded	06/09/2025
tree photos	PLN_HIST	Photo		image/jpeg	Uploaded	06/09/2025
tree photos	PLN_HIST	Photo		image/jpeg	Uploaded	06/09/2025
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tree photos	PLN_HIST	Photo		image/jpeg	Uploaded	06/09/2025
tree photos	PLN_HIST	Photo		image/jpeg	Uploaded	06/09/2025
tree photos	PLN_HIST	Photo		image/jpeg	Uploaded	06/09/2025
tree photos	PLN_HIST	Photo		image/jpeg	Uploaded	06/09/2025
fence	PLN_HIST	Photo		image/jpeg	Uploaded	06/12/2025

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

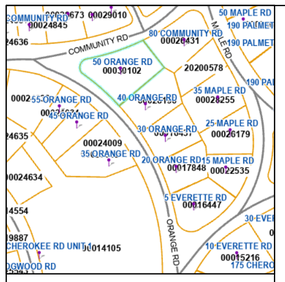
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Exhibit A-1.3



Vicinity Map – Not to Scale

Notes: This map is prepared for recording in accordance with GS 47–30.

Area by coordinate method.

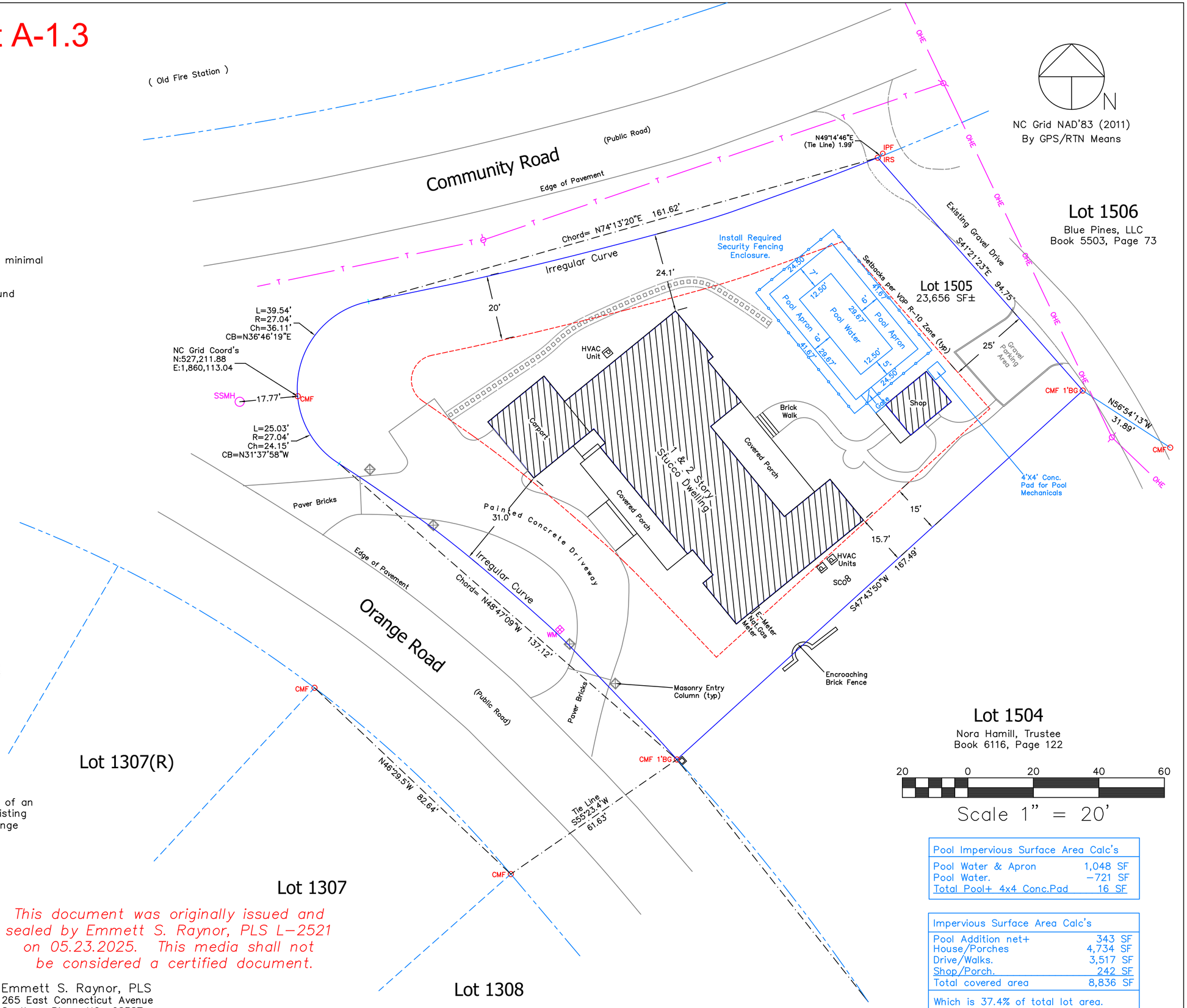
The property shown hereon lies within Zone X, minimal flood hazard area, per ncfloodmaps.com.

All distances shown hereon are horizontal ground distances unless otherwise noted.

Subject property is currently zoned R–10, and Village Center Overlay District.

Legend:
IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
1'BG= 1 foot below grade
⌀ = Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
FH= Fire Hydrant
SCO= Sewer Clean–out

Reference: Book 5770, Pages 426–430
Moore County Registry



I, Emmett S. Raynor, PLS, certify that this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book 5770, Page 426; that the boundaries not surveyed are indicated as drawn from information in Sheet 64, Wicker Maps; that the ratio of precision is better than 1:7500; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 23rd Day of May, 2025.

Emmett S. Raynor, PLS L–2521

This document was originally issued and sealed by Emmett S. Raynor, PLS L–2521 on 05.23.2025. This media shall not be considered a certified document.

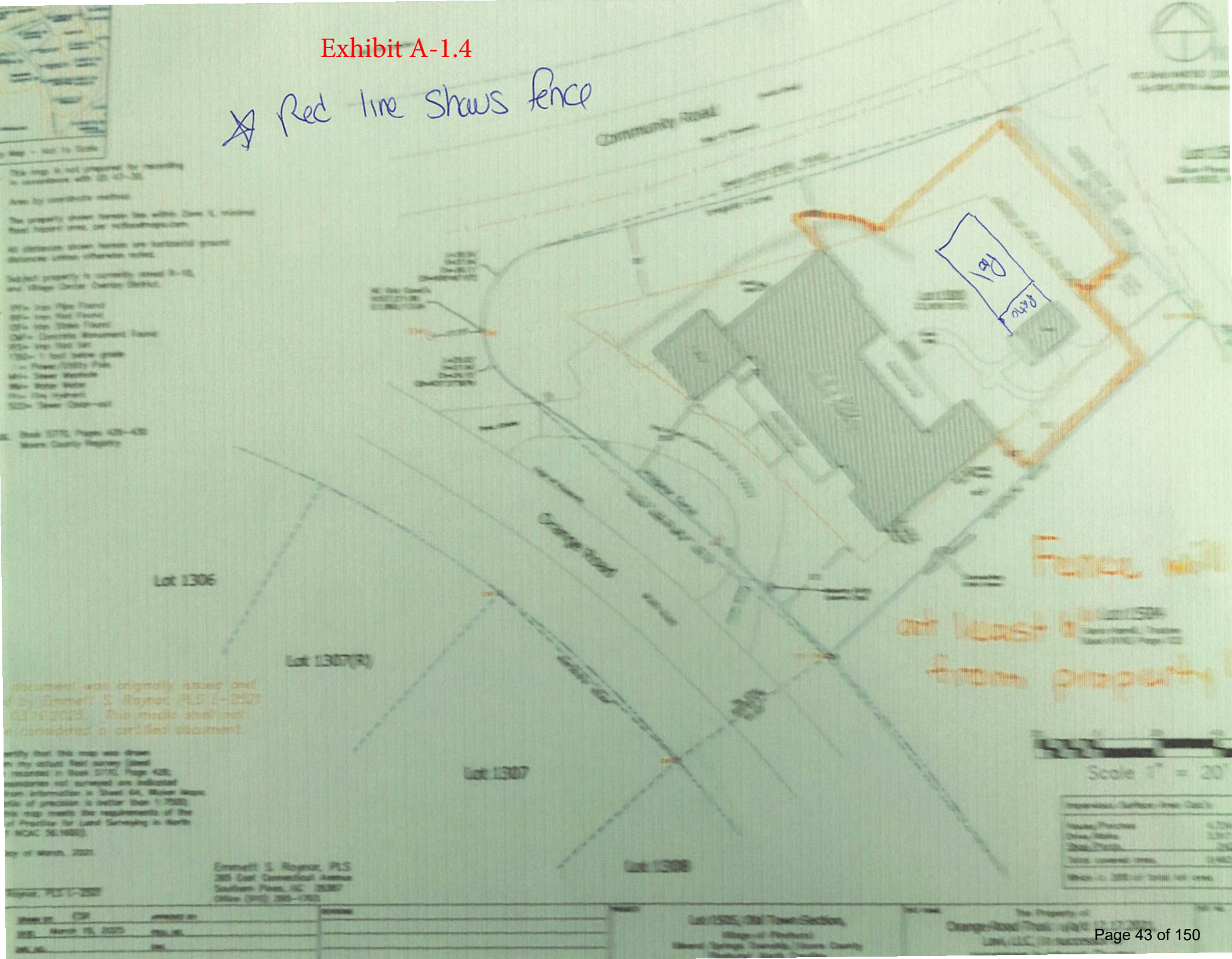
Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295–1703

Pool Impervious Surface Area Calc's	
Pool Water & Apron	1,048 SF
Pool Water.	–721 SF
Total Pool+ 4x4 Conc.Pad	16 SF

Impervious Surface Area Calc's	
Pool Addition net+	343 SF
House/Porches	4,734 SF
Drive/Walks.	3,517 SF
Shop/Porch.	242 SF
Total covered area	8,836 SF
Which is 37.4% of total lot area.	

DRAWN BY: ESR	APPROVED BY:	REVISIONS Corrected Side Street setback from 25' to 20' 05.12.2025.	PROJECT Corrected Replat of [P.C. 20, Slide 707] Lot 1505, Old Town Section, Village of Pinehurst Mineral Springs Township, Moore County Pinehurst, North Carolina	SHT. NAME The Property of Orange Road Trust u/a/d 12.17.2021, Lavi, LLC, its successor or successors in interest, Trustee	SHT. NO.
DATE: March 19, 2025	PROJ. NO.	04.16.2025 Added Proposed Swimming Pool, Apron & Mechanicals.			
DWG. NO.:	DWG. 1505 OT VOP FI 05.12.2025.dwg	05.23.2025 Revised Pool Location.			

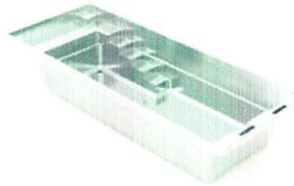
Exhibit A-1.4

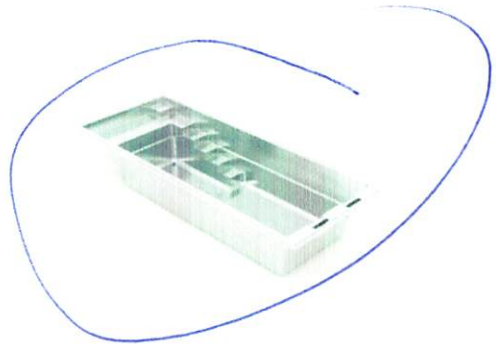

Red line shows fence
Community Road
Orange Road
Lot 1306
Lot 1307(R)
Lot 1307
Lot 1308
Fence will
at least be
from property
Scale 1" = 20'
Emmett S. Raynor, PLS

LEISURE POOLS

Pool Designs Colors Why Leisure Pools Get Inspired Wellness

Research Cost | Explore Blogs | Find Dealer





Elite™ 26

26' 4" Long by 12' 6" Wide

4' 11" Flat bottom depth

Elite™ 30

29' 8" Long by 12' 6" Wide

4' 11" Flat bottom depth

Find a Dealer | Get Brochure

View All Pool Styles >

Exhibit A-1.6

Ebony Blue Leisure pool




Exhibit A-1.7

Exhibit A-1.8

Exhibit A-1.9

Exhibit A-1.10

Exhibit A-1.11

Exhibit A-1.12

Exhibit A-1.13

Exhibit A-1.14

Exhibit A-1.15

COA-2025-00065 (160 Cherokee 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 an addition in the rear yard at 160 Cherokee Rd. The property is identified as Moore County PID Number 00024565. The property owner is Jean Rae Hinton and the applicant is James Secky.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/13/2025

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: June 18, 2025
Subject: **Major COA Request 160 Cherokee Rd.**

Applicant:	James Secky
Owners:	Jean Rae Hinton
Property Location:	160 Cherokee Rd.
Land Use:	Single Family Residential
PID#	00024565
COA#:	2025-00065

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for an addition to the rear façade at 160 Cherokee Rd. The property is further identified as Moore County PID Number 00024565. The primary structure was built in 1920 and the property is +/- 0.493 acres in size.

The applicant is proposing to increase the size of the breakfast room on the rear of the dwelling. Roofing will match the existing metal roofing, with paint colors from the approved color palette. Shed type roofs with decorative support brackets will also be added to the house on both sides of the new breakfast room.

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, and changes to roof lines 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.

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. - 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.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.
4. 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 change to the breakfast room is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26, 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 an addition in the rear yard at 160 Cherokee Rd. The property is identified as Moore County PID Number 00024565. The property owner is Jean Rae Hinton and the applicant is James Secky.

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.

Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet

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

6/2/2025

June 26, 2025
Historic Preservation Commission
160 Cherokee Rd. Major COA Request

1895 Village of Pinehurst

N W E S

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

HOLMBERG, JEAN RAE H
C/O JEAN RAE H HINTON
PINEHURST,NC,28374

HOLLY HOUSE PROPERTY OWNERS
C/O CAROLYN M SMITH
PINEHURST,NC,28374

RYAN, MATTHEW KEVIN
229 W LANVALE STREET
BALTIMORE,MD,21217

IVERSON, AMY KLINGENMEYER
PO BOX 3951
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

WAITE, CHARLES M
PO BOX 5888
PINEHURST,NC,28374-5888

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28370

SMITH, CAROLYN M
161 CHEROKEE RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28370

CARR, GEORGE E III &
4 GRANVILLE OAKS COURT
GREENSBORO,NC,27408

RUCINSKY, THOMAS J
161 CHEROKEE ROAD UNIT 4
PINEHURST,NC,28374

SMITH, CAROLYN M
161 CHEROKEE RD
PINEHURST,NC,28374

GEBHARD, LAURALEE
1795 QUENTIN RD
LEBANON,PA,17042

OWEN, MARGARET ROSE
170 CHEROKEE ROAD
PINEHURST,NC,28374

COA-2025-00065 - Hinton Residence 160 Cherokee Rd.

Menu Help

File Date: 05/24/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Remove small aged and Breakfast Room on South side of House. Wood Windows starting to fail Increase Breakfast Room size by 70 Square Feet Improve with delicate Vaulted ceiling inside New Construction will not increase the impervious area or go beyond the existing Brick Patio Improve the sight lines left and right of the new Breakfa Shed type roofs with decorative support Brackets. No changes to existing Landscape. We may move a few bushes if necessary and put them back. Plenty of beautiful pla existing standing seam roof as a color guide for new metal work Use siding colors to match existing Choose Historical color on finished exterior woodwork to complement required Repair Brick Patio Improve flashing @ Patio Reverse Garage door in Kitchen Natural Woodwork interior

Application Name: Hinton Residence 160 Cherokee Rd.

Address: 160 Cherokee Rd, Bldg# Pinehurst , NC 28374

Owner Name: Jean Rae Hinton

Owner Address: 160 Cherokee Rd, PINEHURST, NC 28374

Parcel No: 00024565

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
James Secky	Jim Secky Desig...	Applicant	Mailing, box 388 NC, S...	Active
James Secky	Jim Secky Desig...	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Remove old Breakfast Room and replace with larger structure. See previous description	Addition	Single Family Low Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	Yes	No
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
6" Lap Siding	White	No Change	No Change

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
6" Wood Lap siding	White	No Change	No Change

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
6" wood Lap siding	White	No Change	No Change

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
6" Wood Lap siding	White	No Change	No Change

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood Painted	White	No Change	No Change

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood with Grills	White	No Change	No Change

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Common Red	No Change	No Change

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick over Block	Red Common	No Change	No Change

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
Mahogany	Dark Stain	No Change	No Change
None	None	None	None

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
PVC	White	No Change	No Change

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Steel Standing seeam	Faded Hunter Green	Same	Same

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
PVC	Black	No Change	No Change

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood Plank	Light Stain	No Change	No Change

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Cut Face Std Red	No Change	No Change

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Cut Red Standard	No Change	No Change

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
None	None	None	None

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
Small Gravel 87'	Blue Gray	No Change	No Change

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Black	No Change	No Change

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	05/27/2025	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				

	Task	Assigned To	Status	Status Date	Action By
	Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docum
Binder 5.23.25.pdf	PLN_HIST	Building Elevat...	Building Elevations...	application/pdf	Uploac
Hinton Pinehurst Rep...	PLN_HIST	Correspondence	Owner Authorization	application/pdf	Uploac
Hinton Pinehurst 5 23...	PLN_HIST	Photo	South Elevation	image/jpeg	Uploac
Hinton Pinehurst Surve...	PLN_HIST	Correspondence	Survey Note	application/msword	Uploac
colors	PLN_HIST			application/pdf	Uploac
elevation	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

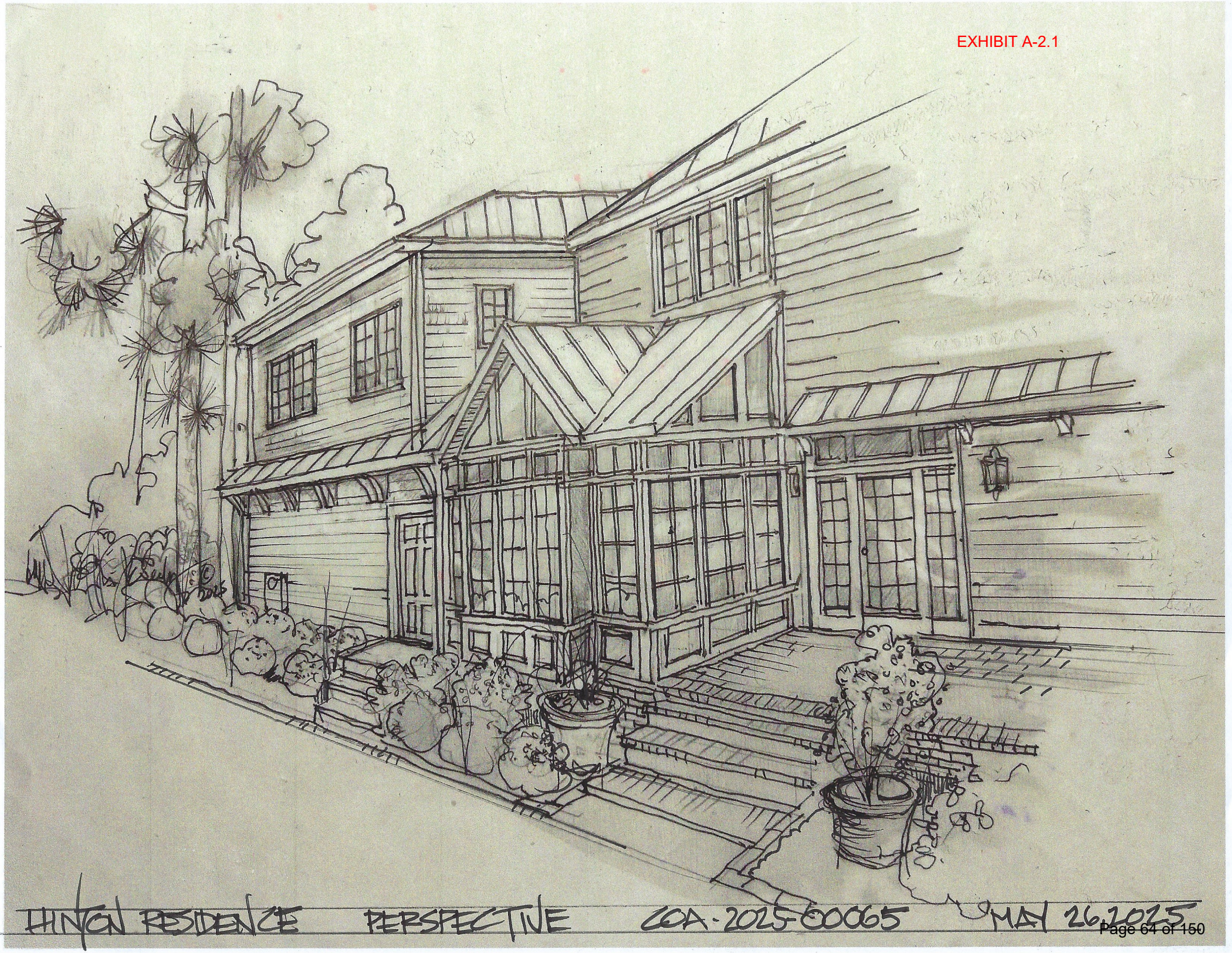
Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

EXHIBIT A-2.1



HINTON RESIDENCE PERSPECTIVE COA-2025-00065 MAY 26, 2025


HINTON RESIDENCE
PIN: 0002456S
160 CHEROKEE RD
PINEHURST NC 28374
SOUTH ELEVATION
BUMP OUT TO BE DEMO'D



MATCH EXISTING S.S. STEEL ROOF

Black Forest Green HC-187

SASH COLOR INCLUDES MUNTINS

Kennebunkport Green HC-123

FRAME & TRIM KNEEWALL

White Heron OC-57

MATCHES EXISTING TRIM

COLOR SELECTIONS COA-2025-00065

HINTON RESIDENCE
160 CHEROKEE RD.
PINEHURST, NC 28374

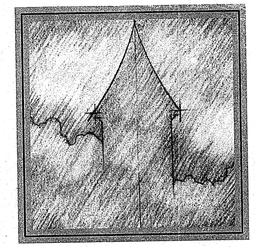
BREAKFAST ROOM ADDITION

MAY 26, 2025

IMG_4294.jpg

5/26/25, 3:28 PM

EXHIBIT A-2.4



SECKY DESIGN

JIM SECKY DESIGN & BUILD LLC

P.O. BOX 388
SOUTHERN PINES, NC 28388

TELE: 910-695-1121
CELL: 910-315-2787
EMAIL: seckyjim@gmail.com

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HINTON RESIDENCE

160 CHEROKEE
PINEHURST
NORTH CAROLINA
28374

DATE: MAY 10, 2025

SCALE: NOTED

DRAWN BY: J. SECKY

REVISED:

HISTORIC & BUILDING APPROVAL DOCUMENT

SOUTH & EAST ELEVATION

ID 000124565

1

PARTIAL BRACKET DETAIL

METAL ROOM MATCHES
BORAL TRIM BOARDS
FLUSH TO MATCH ROOF
DRIP EDGE BY ROOFER
PIC BEAD BOARD UNDER
SEE SECTION ABOVE

BRACKET DETAIL 1" = 1'-0"

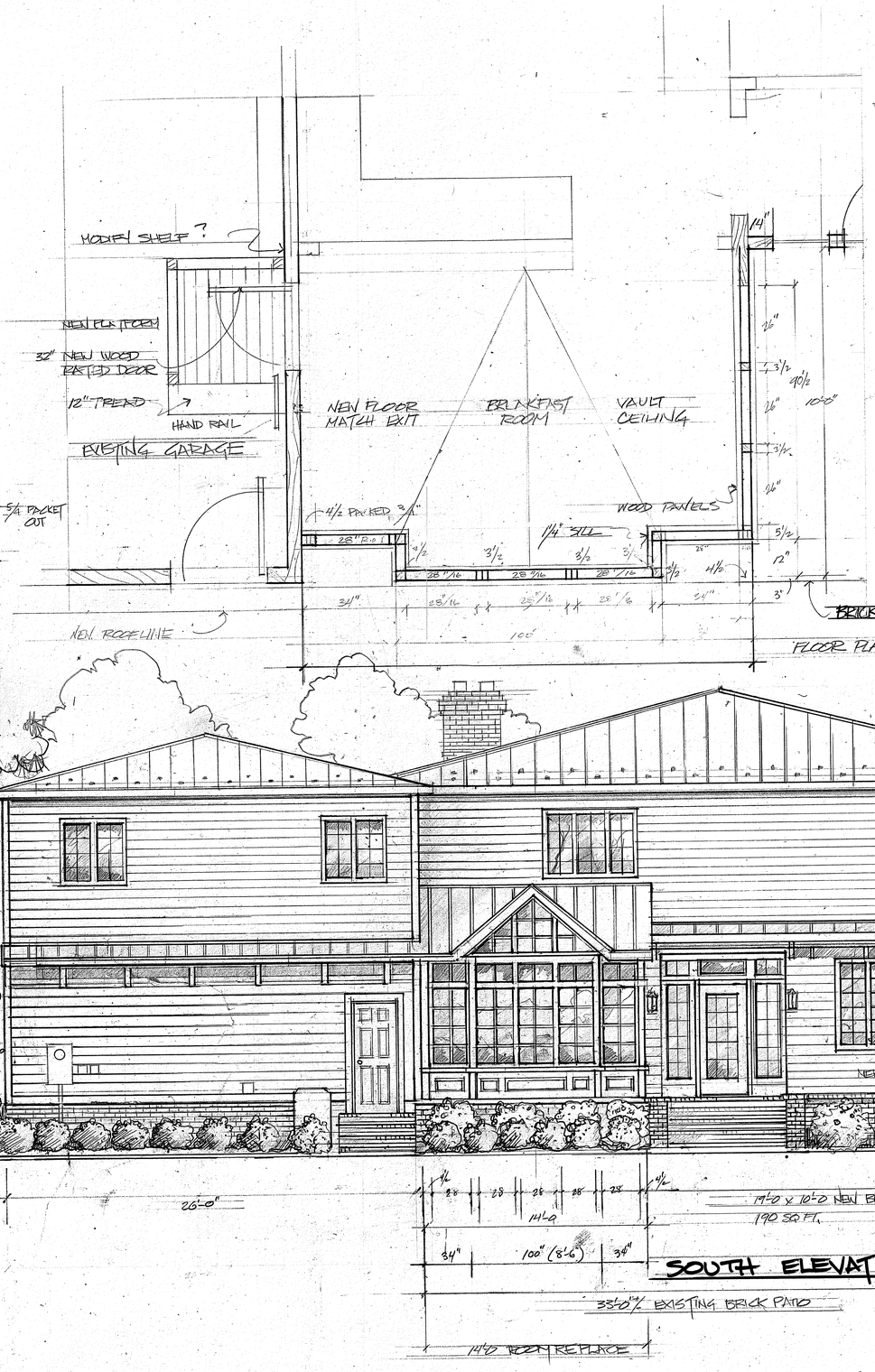
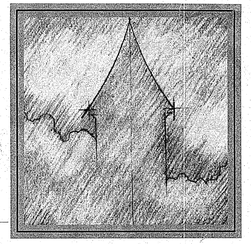




EXHIBIT A-2.5



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HINTEN RESIDENCE

160 CHEROKEE
PINEHURST
NORTH
CAROLINA
28374

DATE: MAY 25, 2025

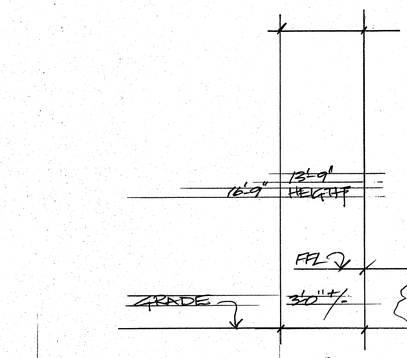
SCALE: NOTED

DRAWN BY: J. SECKY

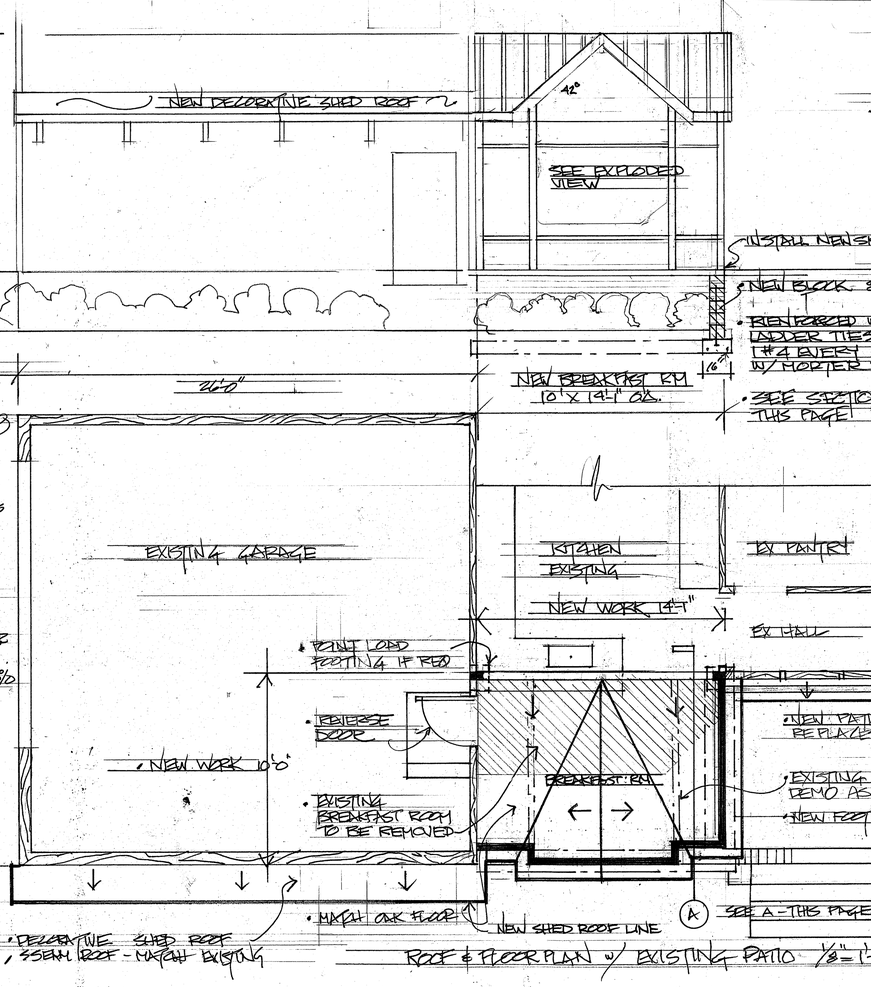
REVISED:

HISTORIC & BUILDING PERMIT DOCUMENTS

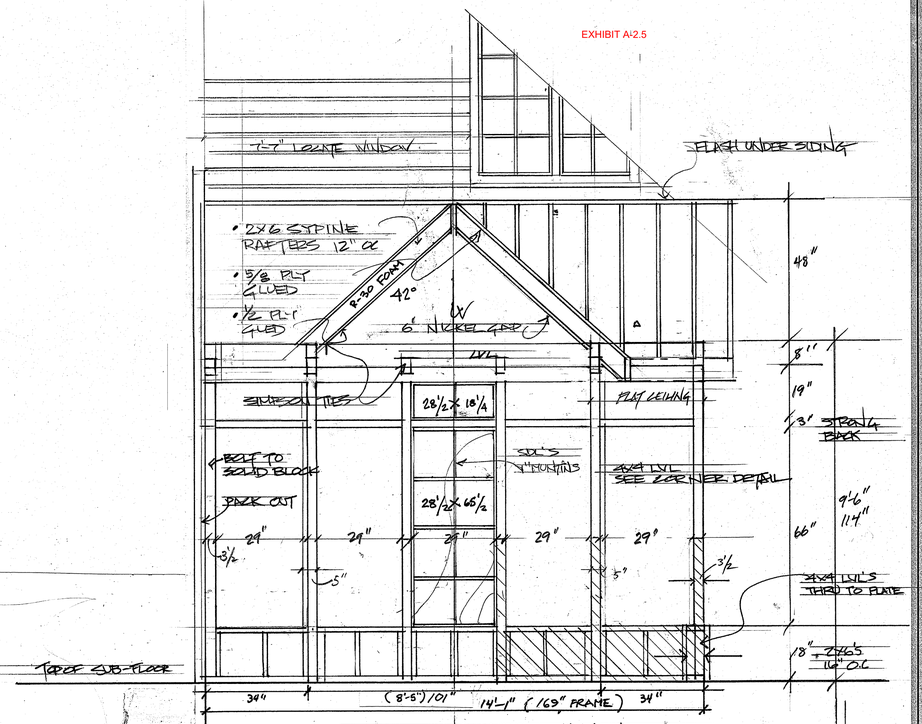
ID 00029565



FOUNDATION SECTION 1"=1'-0"



ROOF & FLOOR PLAN W/ EXISTING PATIO 1/8"=1'-0"

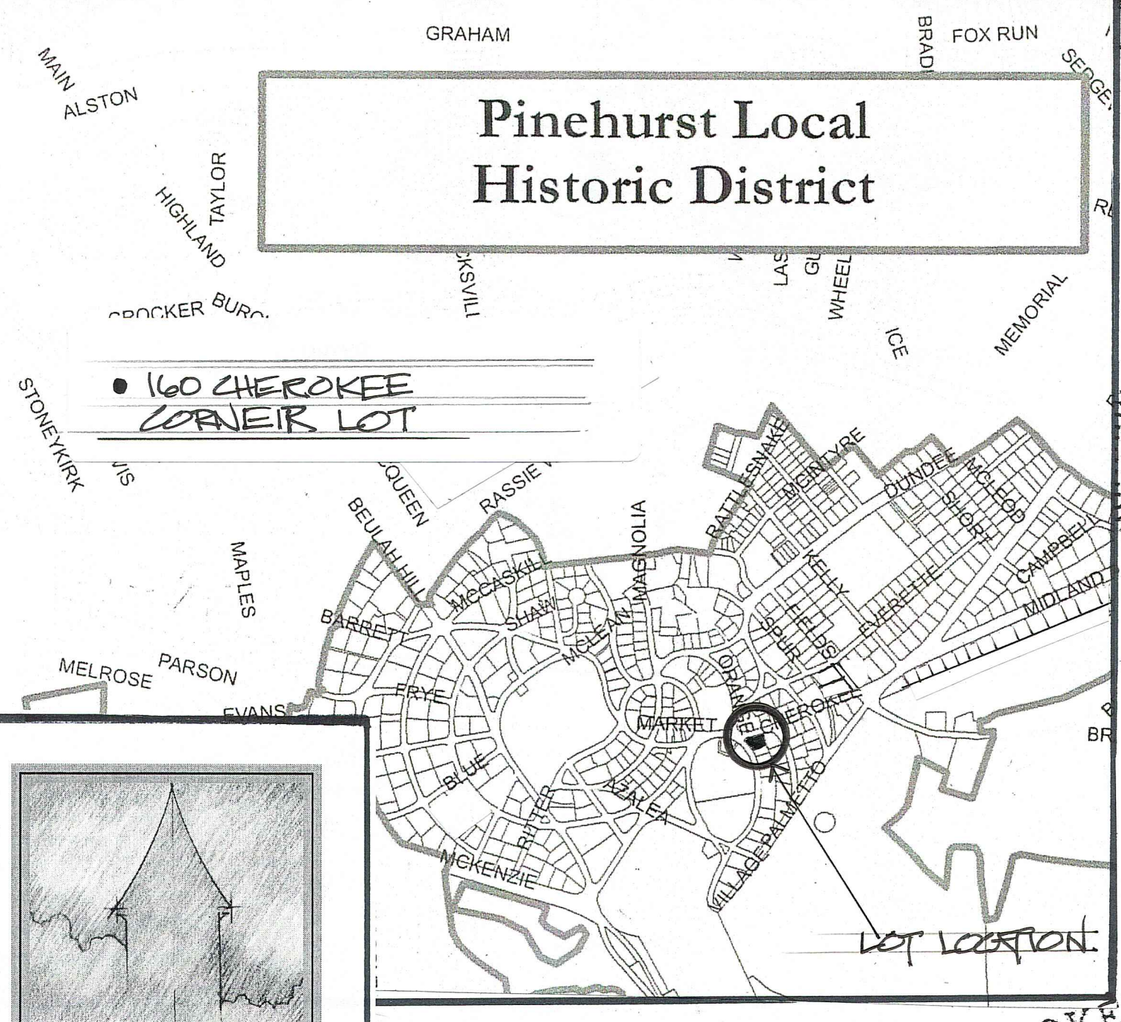


EXPLODED FRAME 1/2"=1'-0"

SECTION @ (A) SCALE 1/2"=1'-0"

2

EXHIBIT A-2.6



SECKY DESIGN

JIM SECKY DESIGN & BUILD LLC

P.O. BOX 388
SOUTHERN PINES, NC 28388

TELE: 910-695-1121
CELL: 910-315-2787
EMAIL: seckyjim@gmail.com

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HINTON
RESIDENCE
160 CHEROKEE
PINEHURST N.C.
28374

SUBMITTED BY
JIM SECKY
910-315-2787

DATE: MAY 25, 2025

SCALE: NOTED

DRAWN BY: JES

REVISED:

AREA MAP
SITE PLAN

LANDSCAPE PLAN

ID.00024565
HISTORIC APPROVAL

BUILDING APPROVAL

3

FB: 2-27-97
JOB # 980024

EXHIBIT "A"

I HEREBY CERTIFY THAT THE PREMISES SHOWN AND DESCRIBED HEREON, DO NOT LIE IN A F.E.M.A. DESIGNATED FLOOD PLAIN AREA

S. R. SHEFFIELD, RLS NO. 1365

NORTH CAROLINA REGISTERED SEAL NO. L-1365 SURVEYOR SHEFFIELD

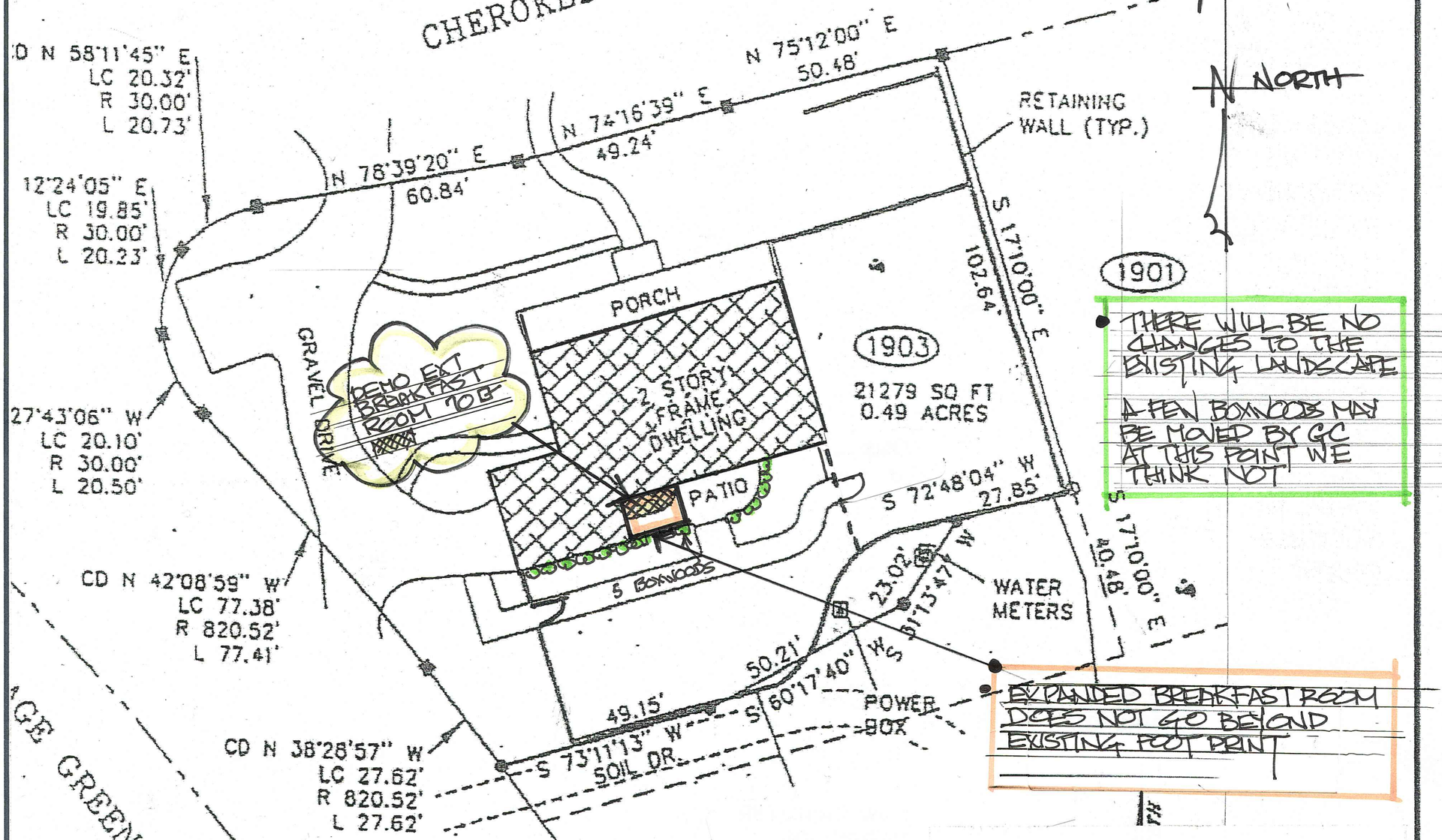
REFERENCE:
DEED BOOK 501, PAGE 694
DEED BOOK 505, PAGE 417
MOORE COUNTY REGISTRY

RATIO OF PRECISION= 1/7500

ACREAGE DETERMINED BY COORDINATE METHOD

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

UNLESS OTHERWISE DENOTED.
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
~ = SQUARE FOOTAGE
= UTILITY POLE



• THERE WILL BE NO CHANGES TO THE EXISTING LANDSCAPE

A FEW BOXWOODS MAY BE MOVED BY GC AT THIS POINT WE THINK NOT

EXPANDED BREAKFAST ROOM DOES NOT GO BEYOND EXISTING FOOT PRINT

SURVEY FOR
DAVID ABELL
& WIFE
JACQUELINE B. ABELL
PORTION OF LOT NO. 1903
OLD VILLAGE
MINERAL SPRINGS TOWNSHIP, MOORE COU
PINEHURST, NORTH CAROLINA
JANUARY 16, 1998 -*- SCALE 1"=20'
C. H. BLUE AND ASSOCIATES, P. A.
SOUTHERN PINES, NORTH CAROLINA

40' 20' 0' 40' 80'

NOTE

Re: Certificate of Appropriateness and Building Permit.

This Certified Site Survey is dated January 16, 1998. It was submitted with the approval of the Planning Department solely for the purpose of identifying the Building Site location, the location of the existing bump out to be demolished and the location of the new work.

A new Certified Site Survey is in process with Sheffield Associates and will be submitted we expect by June 10, 2025. Based on our field observation, with the exception of a small brick wall on the South East corner of the house, this Plot Plan is fundamentally the same as things are today.

There will be no Landscape work with the exception of having to temporarily move 5 small bushes which will be set aside and replaced. The amount of disturbed area is small and any earth that is removed during Demo will be either covered on site or taken off the property during construction. The site will be repaired as required.

Thank you

Jim Secky: Owner Representative and project Designer.

COA-2025-00070 (35 Short 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 Short Rd. The property is identified as Moore County PID Number 00021315. The property owner and applicant is Timothy Wright.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/13/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits

1895
VILLAGE OF
PINEHURST

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: June 18, 2025
Subject: **Major COA Request 35 Short Rd.**

Applicant:	Timothy Wright
Owners:	Timothy Wright
Property Location:	35 Short Rd.
Land Use:	Single Family Residential
PID#	00021315
COA#:	2025-00070

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to the façade at 35 Short Rd. The property is further identified as Moore County PID Number 00021315. The primary structure was built in 1958 and the property is +/- 0.621 acres in size.

The applicant is proposing to paint the brick façade and trim in BM Edgecomb Gray or SW Grecian Ivory and the shutters in SW Evergreen Fog. The existing asphalt shingle roof will be replaced with CertainTeed Heather Blend asphalt shingles.

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, 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.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.

L. MASONRY

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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The roof replacement does meet the Standards and could be approved as Minor Work by Staff. The Commission will need to determine if the painting of the brick façade, trim, and shutters is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26, 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 Short Rd. The property is identified as Moore County PID Number 00021315. The property owner and applicant is Timothy Wright.

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

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

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

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

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

Public Hearing Notification

EXHIBIT S-1.4



0 155 310 Feet

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

6/2/2025

June 26, 2025
Historic Preservation Commission
35 Short Rd. Major COA Request

1895 Village of Pinehurst

N W E S

SODERMANS, ANDRE WILHELM TRUSTEE
130 THUNDER RD
PINEBLUFF,NC,28373

RICHBERG, CHRISTOPHER ANDREW
25 SHORT ROAD
PINEHURST,NC,28374

KATAVOLOS, MADELEINE A
30 SHORT ROAD
PINEHURST,NC,28374

NORTON, JOHN M & BARBARA L
PO BOX 1616
DUNEDIN,FL,34697

KNIGHT, ALAN & KNIGHT, KEVIN &
8717 CARRIAGE TOUR LN
RALEIGH,NC,27615

BALLATO, ARTHUR D & MARGARET A
295 EVERETT RD
PINEHURST,NC,28374

BALLATO, ARTHUR & MARGARET
295 EVERETTE ROAD
PINEHURST,NC,28374

DIFRISCHIA, DANIEL S TRUSTEE
80 PAGE RD
PINEHURST,NC,28374

BLUE COMET REAL ESTATE
60 SHORT ROAD
PINEHURST,NC,28374

COA-2025-00070 - Wright Cottage

Menu Help

File Date: 05/28/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work:

Application Name: Wright Cottage

Address: 35 Short Rd, Pinehurst, NC 28374

Owner Name: Timothy R Wright

Owner Address: 4 Jib Rd, Wilmington, NC 28411

Parcel No: 00021315

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Timothy Wright		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
Yes	614-406-3587	Contractor	Timothy R Wright		

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
Paint house, trim and shutters.
Replace asphalt roof with asphalt.

Type of Work
Alteration

Existing Use
Single Family Medium Density

Proposed Use
Single Family Medium Density

Includes Demolition?
No

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
Brick	Red	Paint Brick	Grecian Ivory SW 7541

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Red	Paint Brick	Grecian Ivory SW 7541

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Red	Paint Brick	Grecian Ivory SW 7541

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Red	Paint Brick	Grecian Ivory SW 7541

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Wood	Grecian Ivory SW 7541

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Wood	Grecian Ivory SW 7541

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
Metal	White	Metal	Evergreen Fog SW 9130

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Wood	Evergreen Fog SW 9130

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	White	Metal	Grecian Ivory SW 7541

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Asphalt	Black Gray	Asphalt	Certain Teed Heather Blend

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	05/28/2025	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	Docum
materials/colors	PLN_HIST			application/pdf	Uploac
Photos of house	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date
MBREWER	Paint house, trim and shutters. Replace asphalt...	05/28/2025

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:

35 Short Road

Exterior Materials



Existing House

Proposed Brick & Trim
SW Grecian Ivory or
BM Edgecomb Gray



Proposed Shutter Color
SW Evergreen Fog



Proposed Roof Color
CertainTeed Heather Blend



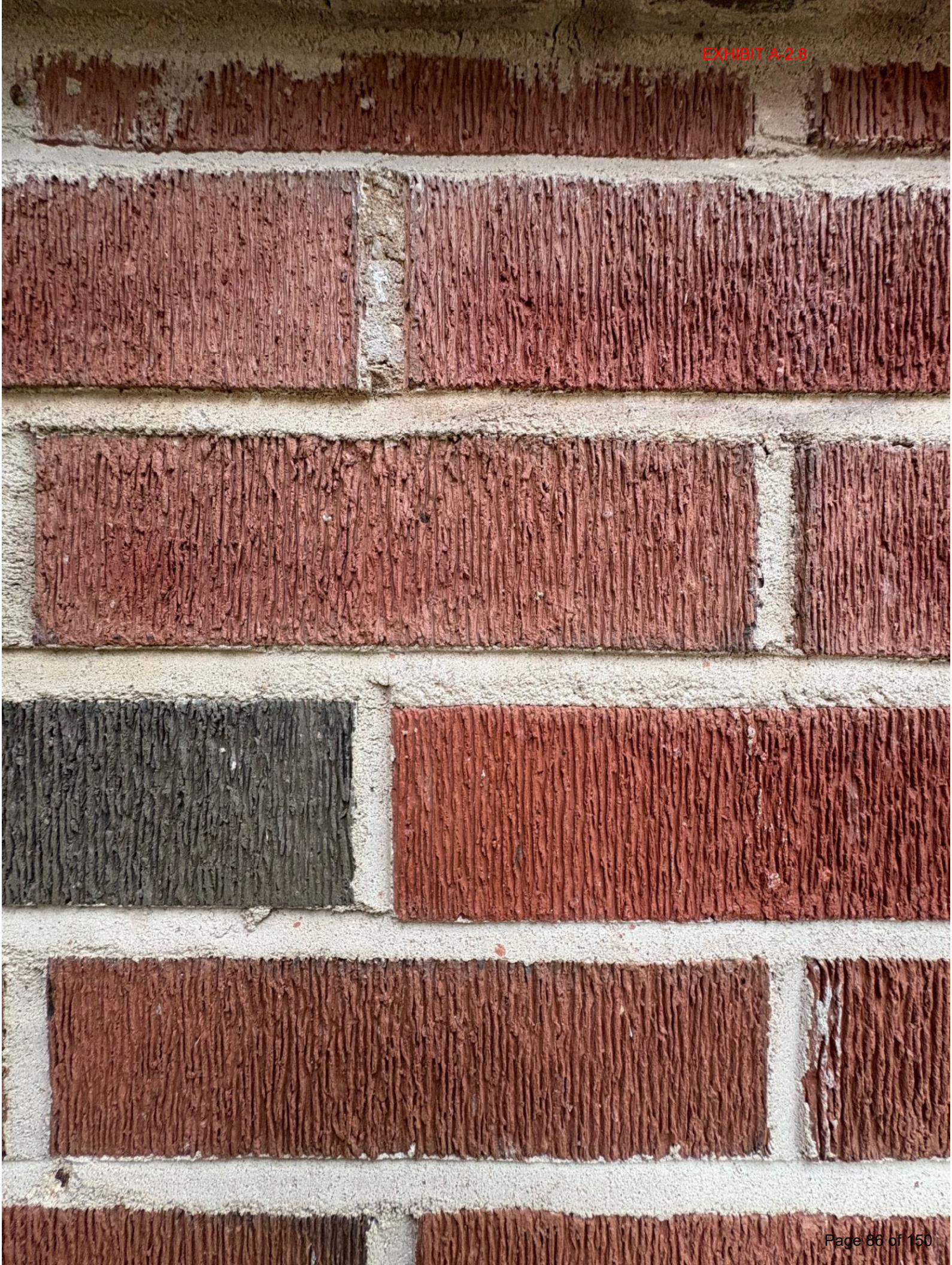







EXHIBIT A-2.6


EXHIBIT A-2.7



COA-2025-00072 (15 Muster Branch 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 detached garage at 15 Muster Branch Rd. The property is identified as Moore County PID Number 00017750. The property owners are David and Janet Bell and the applicant is Huntley Design Build.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/13/2025

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: June 18, 2025
Subject: **Major COA Request 15 Muster Branch Rd.**

Applicant:	Huntley Design Build
Owners:	David & Janet Bell
Property Location:	15 Muster Branch Rd.
Land Use:	Single Family Residential
PID#	00017750
COA#:	2025-00072

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for construction of a detached garage in the side yard at 15 Muster Branch Rd. The property is further identified as Moore County PID Number 00017750. The primary structure was built in 1920 and the property is +/- 2.34 acres in size.

The applicant is proposing to construct a detached garage in the side yard. Materials such as the brick, roofing, siding, windows, and colors will match those on the existing primary dwelling.

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 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

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.12 - Attached or detached garages *should* open to the rear or side of the 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 new garage is congruous with the Historic District and meets the Historic District Standards.

1895
VILLAGE OF
PINEHURST
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26, 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 detached garage at 15 Muster Branch Rd. The property is identified as Moore County PID Number 00017750. The property owners are David and Janet Bell and the applicant is Huntley 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.

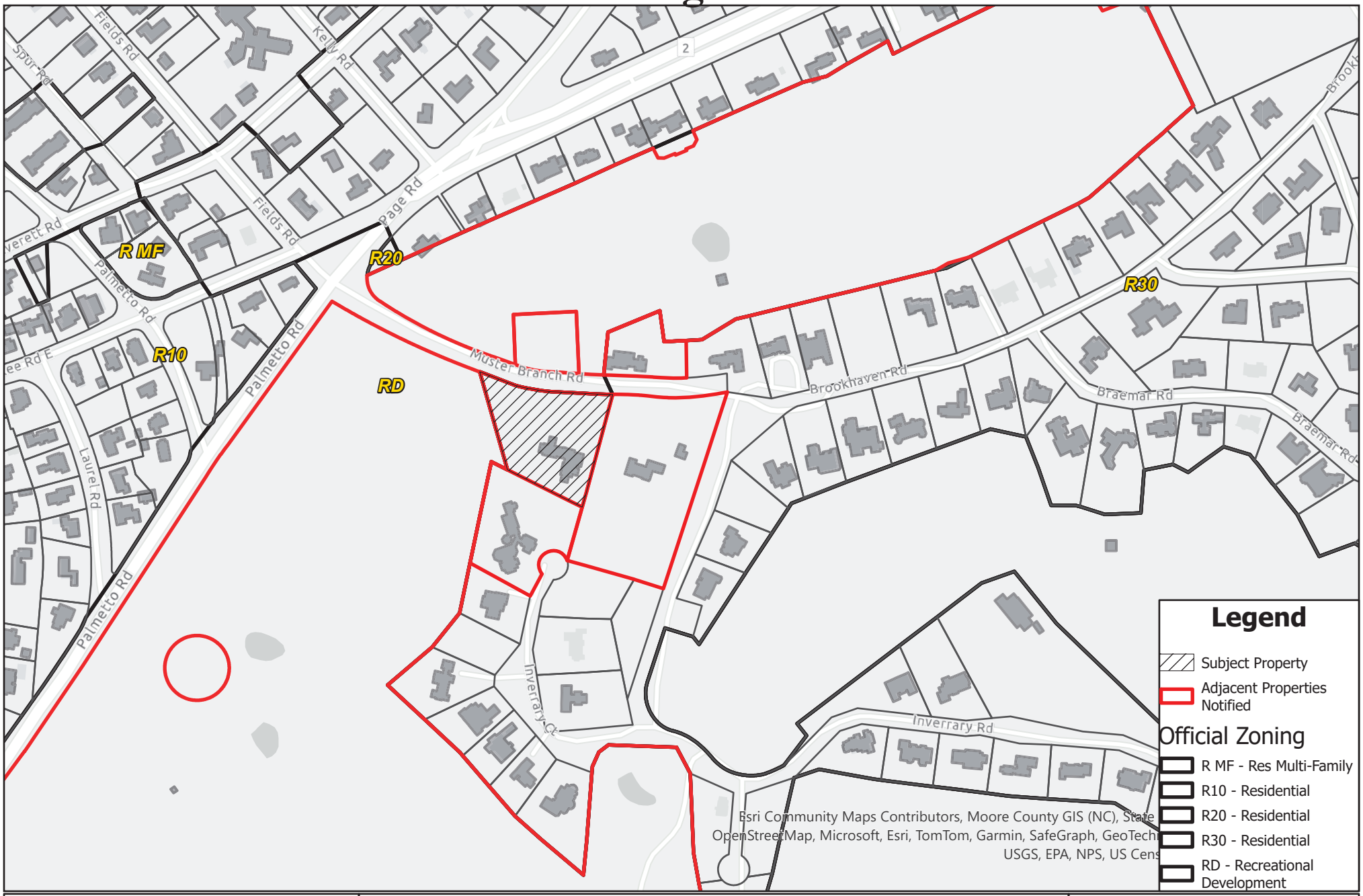
The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed 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

Public Hearing Notification

EXHIBIT S-1.4



0 500 1,000 Feet

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

6/2/2025

June 26, 2025
Historic Preservation Commission
15 Muster Branch Rd. Major COA Request

BELL, DAVID N
15 MUSTER BRANCH RD
PINEHURST,NC,28374-8742

AED MANAGEMENT LLC
771 PEYTONVILLE AVE
SOUTHLAKE,TX,76092

LEE, CLARENCE V III & EVELYN B
350 INVERRARY ROAD
PINEHURST,NC,28374

BEHRINGER, KYLE WILLIAM
21356 SADDLE LANE
MOKENA,IL,60448

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

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

COA-2025-00072 - Bell Garage

Menu Help

File Date: 05/28/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Detached Garage

Application Name: Bell Garage

Address: 15 MUSTER BRANCH, PH, 28374

Owner Name: BELL, DAVID N

Owner Address: 15 MUSTER BRANCH RD, PINEHURST, NC 28374 874

Parcel No: 00017750

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
-	-	Applicant		Active
-	-	Contact		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure
Add a detached Garage

Type of Work
New

Existing Use
Single Family Medium Density

Proposed Use
Single Family Medium 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
Wood	White	Hardie Lap Siding	White
		Brick	To Match House

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Hardie Lap Siding	White
		Brick	To Match House

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Hardie Lap Siding	White
		Brick	To Match House

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	White	Hardie Lap Siding	White
		Brick	To Match House

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Hardie Trim	White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Aluminum Clad	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick	To Match House

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
		Western Cedar	Dark Green

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Paneled Metal	Dark Green

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
		Asphalt	To Match Existing

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
		Asphalt	To Match House Drive

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	05/28/2025	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	Docum
BELL-HUNTLEY GARAGE FI...	PLN_HIST	Plan	Garage Plans	application/pdf	Uploac
Wentland Site Plan - 5...	PLN_HIST	Site Plan	Site Plan	application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

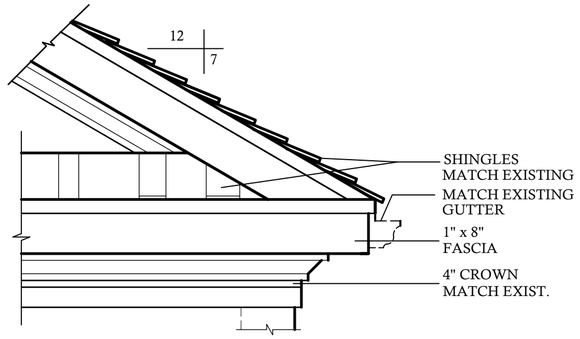
Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

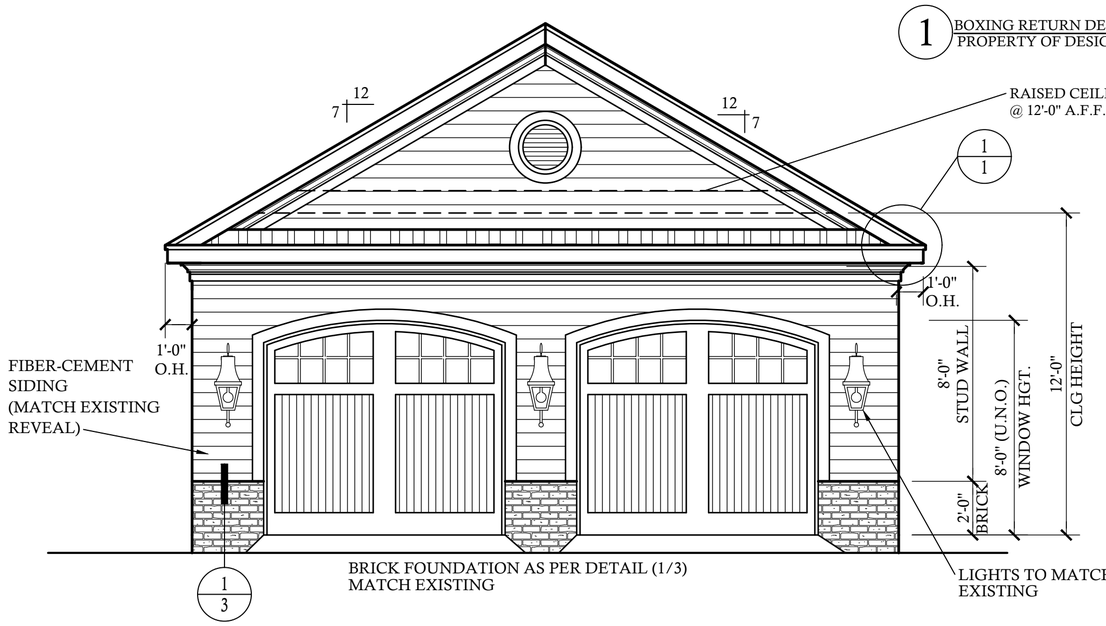
Required Inspections:

NOTE: PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.

EXHIBIT A-2.1

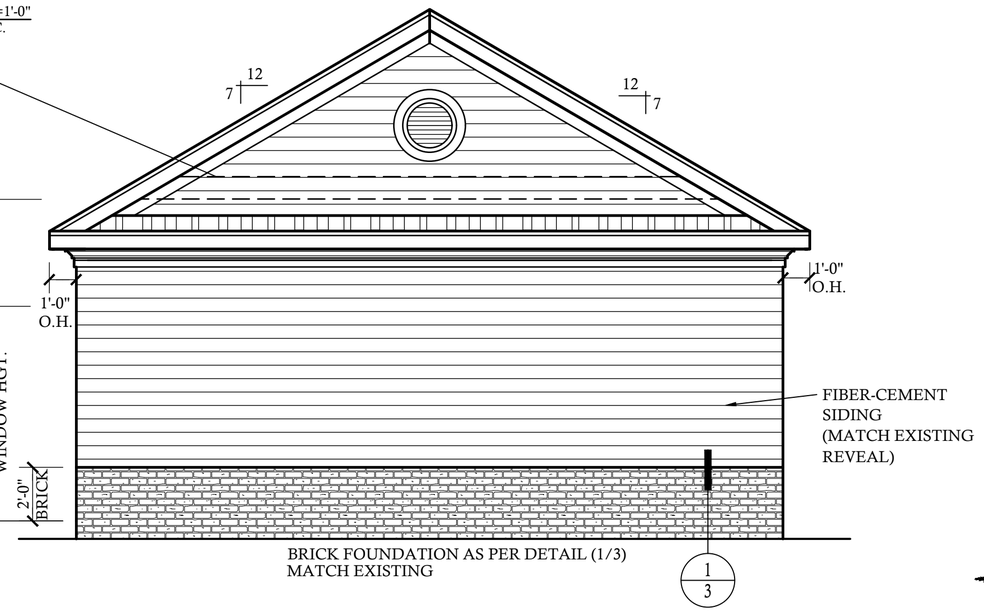


1 BOXING RETURN DETAIL @ 3/4"=1'-0"
PROPERTY OF DESIGN TECH INC.



FRONT ELEVATION

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



REAR ELEVATION

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

NOTE:
- OVERHANGS TO MATCH EXISTING
- BOXING AND TRIM TO MATCH EXISTING

NOTE:
-SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.

-GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.

ACCESSORIES LEGEND

PROVIDE BLOCKING FOR:

TB = TOWEL BAR
TP = TOILET PAPER
TR = TOWEL RING
MR = MAGAZINE RACK
MC = MEDICINE CABINET

NOTE:
SELECTION BY OWNER PER BUILDER CONTRACT SPECIFICATIONS

LIST OF ABBREVIATIONS

ABV. : ABOVE
C.O. : CASED OPENING
REFG. : REFRIGERATOR
D.W. : DISHWASHER
T.B.D.: TO BE DETERMINED
W.I.C. : WALK IN CLOSET
W : WASHER
D : DRYER
SHWR. : SHOWER
DN. : DOWN
K.S. : KNEE SPACE
TYP. : TYPICAL
CLG. : CEILING
HGT. : HEIGHT
D.O. : DOUBLE OVEN
WD. : WOOD
CONT.:CONTINUOUS
CONC. : CONCRETE
COL. : COLUMN
ELLIP. : ELLIPSE
W/ : WITH
TRANS. : TRANSOM
CANT. : CANTILEVER
M.O. : MASONRY OPENING
5S= 5 SHELVES
1R/1S = 1 ROD AND 1 SHELF
2R/2S =2 RODS AND 2 SHELVES
SD= SMOKE DETECTOR
CMD= CARBON MONOXIDE DETECTOR

GENERAL PLAN NOTES

1.) SEE CHAPTER 6 OF 2018 NCRC FOR WALL CONSTRUCTION.

2.) TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2018 NCRC SECTION R308.4.

3.) DWELLING/GARAGE FIRE SEPARATION SHALL PER TABLE 302.6 OF 2018 NCRC.

4.) ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2018 NCRC SECTIONS R303.1 AND R310

5.) ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

6.) VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.

7.) LOCATE DORMER FACE TO ALLOW 6" MIN. BELOW WINDOW FRAME.

8.) FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.

9.) ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH OWNER VIA SHOP DRAWINGS FROM CABINET MANUF.

10.) ALL FLOOR COVERINGS AND FINISHES BY OWNER/ BLDR. COORDINATE HEIGHTS DUE TO THICKNESS CHANGES.

11.) ALL WINDOW GLAZING TO HAVE 0.32 U-FACTOR MIN. SEE TABLE E-4A, E-4B

12.) FINISHES OF SCREEN PORCH COLUMNS,RAILS, FLOORS , CEILINGS ;SCREEN DOOR SYSTEM,AND DOOR TO PORCH BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

13.) FINISHES FOR CLOSET SHELVING AND ROD BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

14.) FINISHES OF ALL INTERIOR BASE BOARD , CLG. DETAIL / MOLDING ,OPENING DETAILS ,PASS-THRUS ,WAINSCOTTING DETAILS BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

AREA CALCULATIONS

OVERALL DIMENSION			
WIDTH:	26'-0"	GARAGE:	1040
DEPTH:	40'-0"	TOTAL: (UNHEATED)	1040

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PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NCRC.

REVISIONS:

DATE:	NAME:

DRAWN BY: TH
CHECKED BY: RKR
DATE: 4-21-2025
PLAN NO. 10-1040-DT

DESIGNTECH INC.
130 WIND CHIME CT.
UNIT-A
RALEIGH NC 27615
919-239-4972
WWW.DESIGN-TECH.COM

BELL GARAGE

15 MUNSTER BRANCH RD.
PINEHURST, NC

SHEET NO. 1 OF 6

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EXHIBIT A-2.2

NOTE:
SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.

NOTE:
GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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SHEET NO.
2
OF
6

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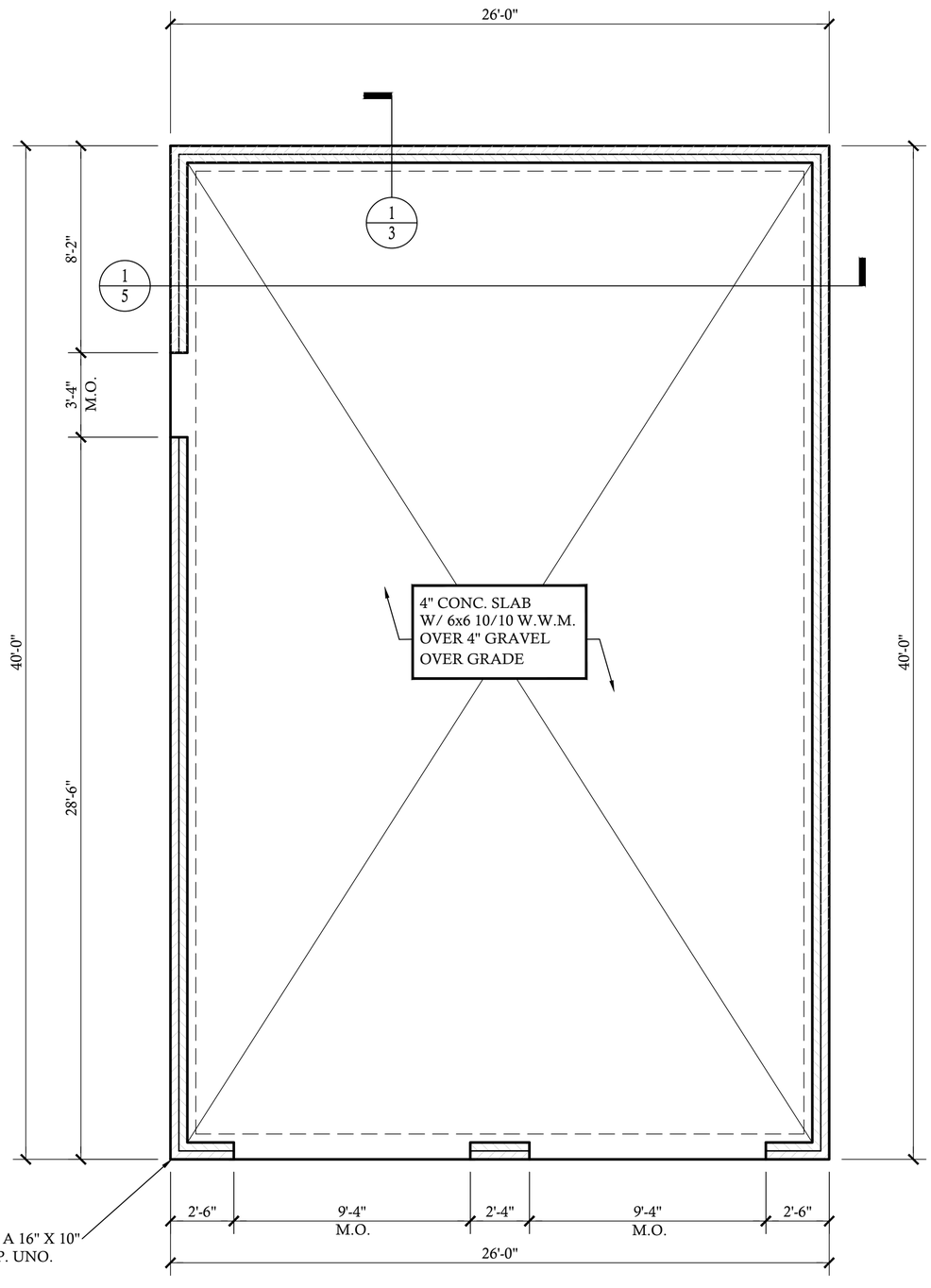
EXHIBIT A-2.3

MATERIAL REFERENCE

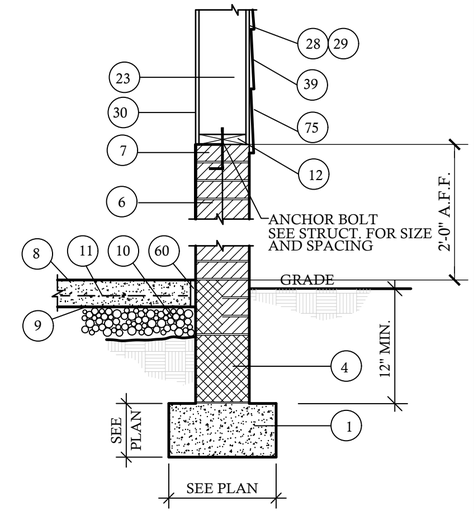
1. CONT. POURED CONC. FOOTING
2. 4 X 8 X 16 C.M.U.
3. 6 X 8 X 16 C.M.U.
4. 8 X 8 X 16 C.M.U.
5. 12 X 8 X 16 C.M.U.
6. BRICK
7. SOLID MASONRY CAP
8. 4" CONCRETE SLAB
9. 6 MIL VAPOR BARRIER
10. 4" STONE BASE
11. 6" X 6" 10-10 W.W.M.
12. 2 X 8 TREATED SILL PLATE
13. 2 X 6 TREATED SILL PLATE
14. 2 X 6 JOIST
15. 2 X 6 BAND
16. 2 X 8 JOIST
17. 2 X 8 BAND
18. 2 X 10 JOIST
19. 2 X 10 BAND
20. A.P.A. RATED SUB-FLOOR
21. A.P.A. RATED UNDERLAYMENT
22. 2 X 8 SOLE PLATE
23. 2 X 8 STUD WALL
24. DBL 2 X 8 TOP PLATE
25. 2 X 6 SOLE PLATE
26. 2 X 6 STUD WALL
27. DBL 2 X 6 TOP PLATE
28. EXTERIOR SHEATHING
29. SHEATHING PAPER
30. 1/2" DRY WALL
31. R-15 BATT INSULATION MIN.
32. BRICK VENEER
33. WALL TIE
34. WEEP HOLES @ 16" O.C. HORZ.
35. FLASHING AS REQ. PER CODE
36. SELF FURRING GALV METAL LATH
37. METAL BEAD
38. STUCCO PLASTER
39. SIDING AS SPECIFIED
40. TPL 2 X BLOCKING
41. WOOD FILLER
42. 1 X FRIEZE BOARD
43. NAILER
44. LOOKOUT
45. 3/8" EXT PLYWOOD SOFFIT
46. SOFFIT VENT
47. SUB FASCIA
48. 1 X FASCIA
49. METAL DRIP STRIP
50. SHINGLES AS SPECIFIED
51. 15 LB. FELT PAPER
52. A.P.A. RATED SHEATHING
53. 2 X 8 RAFTER
54. 2 X 6 RAFTER
55. R-38 BATT INSULATION MIN.
56. C.M.U. PIER
57. TREATED 2 X 6 SHIM PLATE
58. GIRDER SIZE PER PLAN
59. 2 X 2 LEDGER BOARD
60. 1/2" EXPANSION JOINT
61. 1 1/2" RIGID INSULATION (R 5.0 MIN)
62. WATERPROOFING
63. 4" PERFORATED DRAIN TILE (SLOPE TO DRAIN)
64. CRUSHED STONE W/ INFILTRATION BARRIER ABOVE
65. CONC. WASH
66. 2 X 4 RAFTER TIE BACKS PER ENG SPECS. AT MIN EVERY THIRD RAFTER
67. SEE STRUCTURAL SHEETS FOR FOR JOIST DIRECTION & SIZES
68. R-19 BATT INSULATION (MIN.)
69. POURED CONC. FND. WALL
70. OPT. TRIM SEE BLDR.
71. STONE VENEER
72. TRUSSES PER MANUFACTURER
73. STUCCO DRIP CAP
74. STUCCO ON CMU OR CONCRETE WALL
75. BAND W/ DRIP CAP
76. SOFFIT BED MOLD TRIM
77. 2 X 8 TREATED SILL PLATE
78. 2 X 12 JOIST
79. 2 X 12 BAND
80. 66 MIL. OF THRU WALL FLASHING

BRICK
CONC. MASONRY UNIT
CONCRETE
STEEL
EARTH
BATT INSULATION
RIGID INSULATION
STUCCO
WOOD
STONE
GRAVEL BED
WELDED WIRE MESH
DETAIL NUMBER / SHEET NUMBER
INT ELEV LETTER / INT ELEV NUMBER / SHEET NUMBER
SECTION NUMBER / SHEET NUMBER
ROOF PITCH RATIO
ROOM NUMBER



FOUNDATION PLAN

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



1 GARAGE WALL W/ SIDING @ 3/4"=1'-0"

PROPERTY OF DESIGN TECH INC.

DESIGNED FOR 100 MPH WINDS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF NO ENGINEERING DRAWINGS ARE PROVIDED, CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.
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REVISIONS:

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PLAN NO. 10-1040-DT

DESIGNTECH INC.
130 WIND CHIME CT.
UNIT-A
RALEIGH NC 27615
919-239-4972
WWW.DESIGN-TECH.COM

BELL GARAGE

15 MUNSTER BRANCH RD.
PINEHURST, NC

SHEET NO. 3 OF 6

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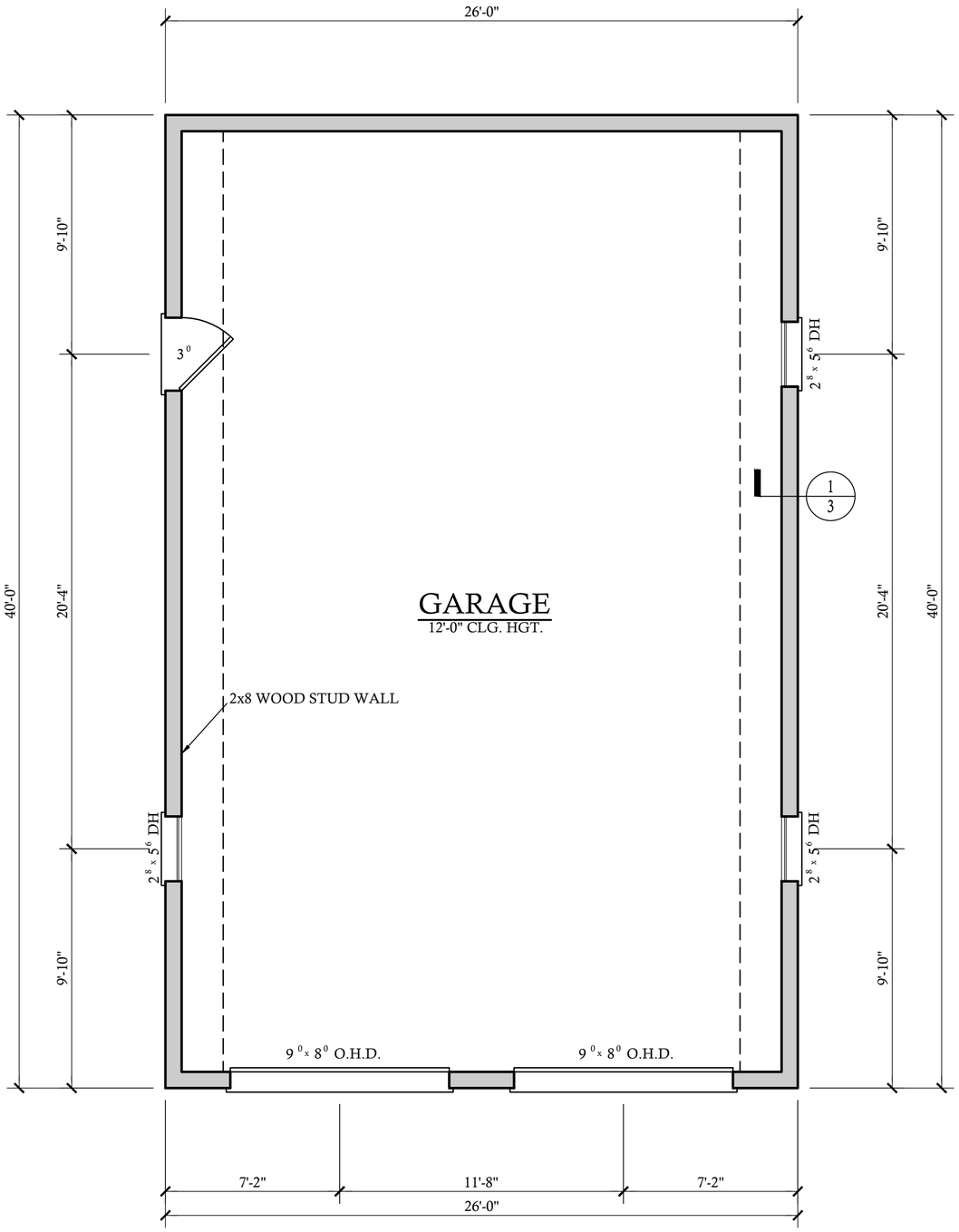
EXHIBIT A-2.4



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

FIRST FLOOR PLAN

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

9'-0" WALL. HGT. & 12'-0" CLG. HGT.
SET WINDOWS @ 8'-0" U.N.O.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF NO ENGINEERING DRAWINGS ARE PROVIDED, CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.
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10–1040–DT

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130 WIND CHIME CT.
UNIT-A
RALEIGH NC 27615
919-239-4972
WWW.DESIGN-TECH.COM

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PINEHURST, NC

A B D ®

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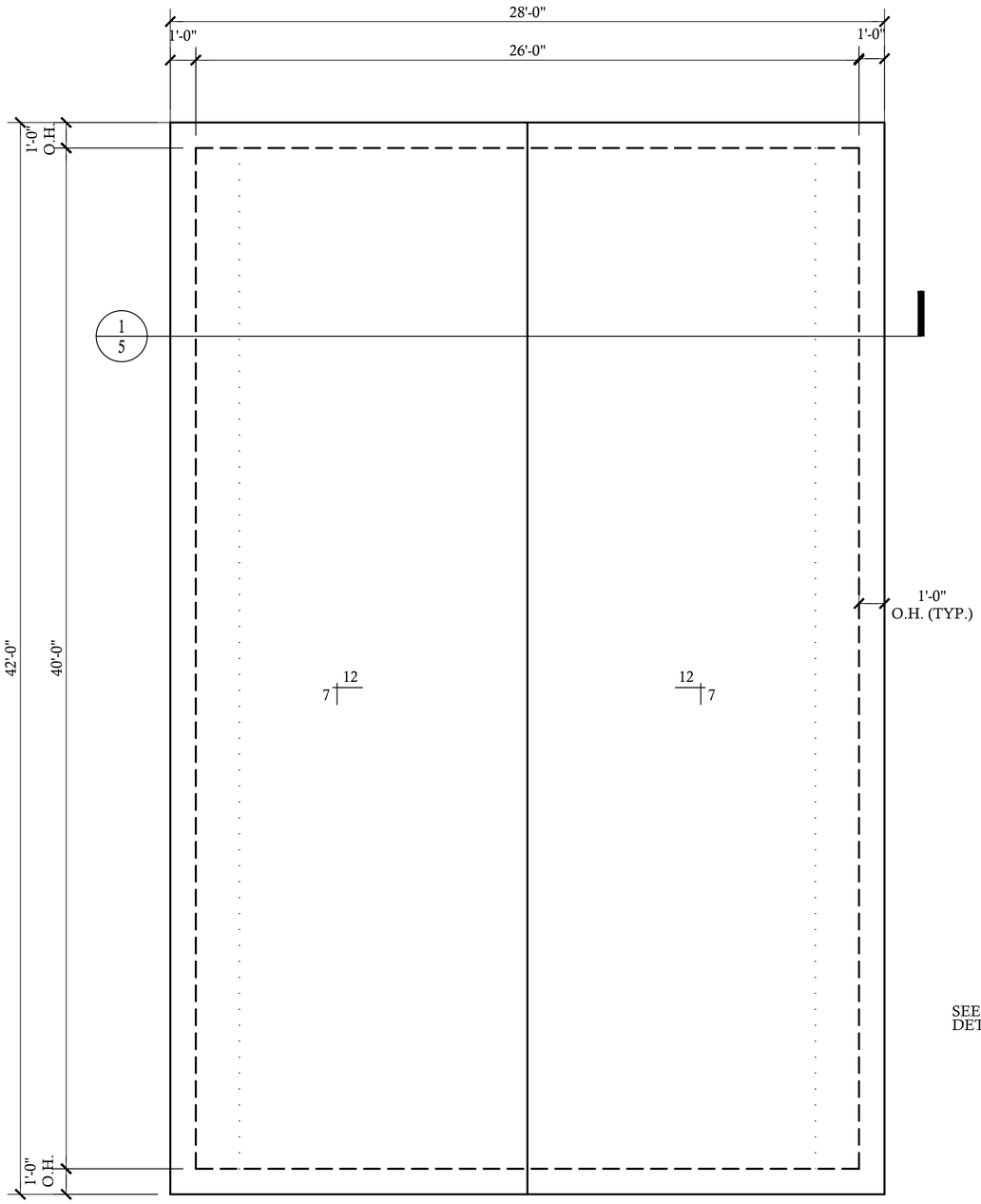
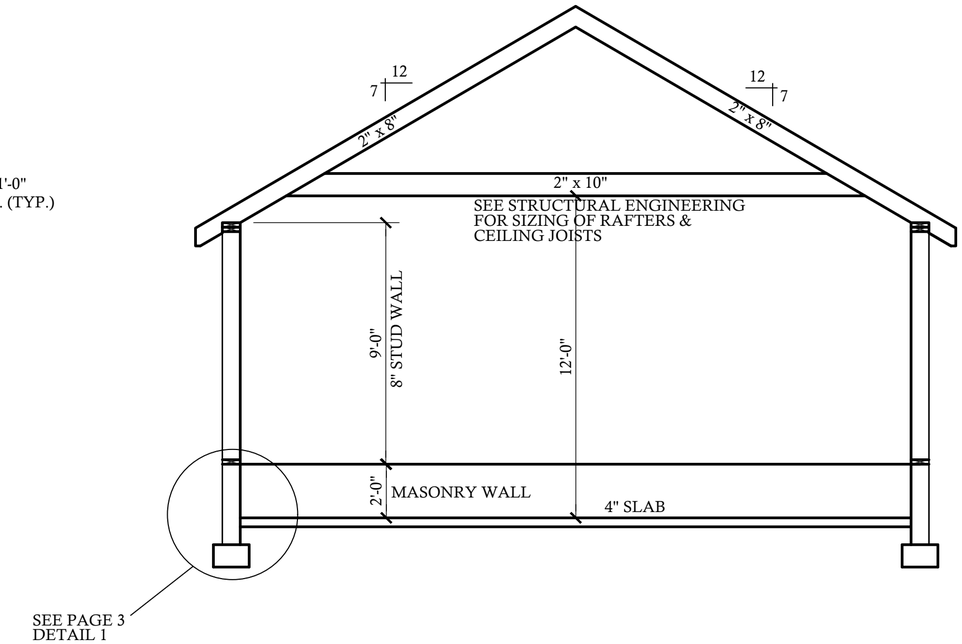


ROOF FRAMING PLAN

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



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

PROPERTY OF DESIGN TECH INC.

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130 WIND CHIME CT.
UNIT-A
RALEIGH NC 27615
919-239-4972
WWW.DESIGN-TECH.COM

BELL GARAGE

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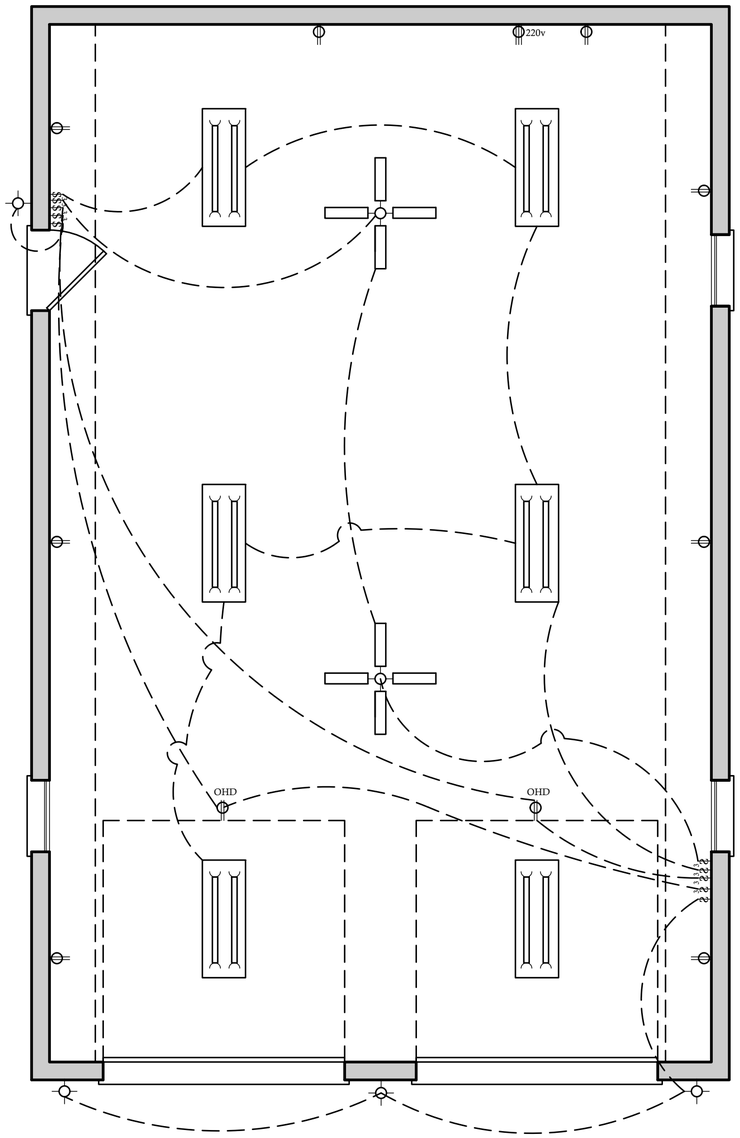
EXHIBIT A-2.6

ELECTRICAL LEGEND

- LIGHT FIXTURE
- FAN/LIGHT
- WP WATERPROOF OUTLET
- RECESSED LIGHTING
- CAN LIGHT W/ FAN
- $ SINGLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $D DIMMER SWITCH
- CMD CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR
- FLOOD LIGHTS
- EYEBALL SPOTS
- DUPLEX RECEPTACLE (110V)
- 220 VOLT RECEPTACLE
- SWITCHED RECEPTACLE (TOP WIRE ONLY)
- GFI GROUND FAULT CIRCUIT INTERRUPTOR
- CLG FAN/LIGHTS
- TRACK LIGHTS
- FLUORESCENT/LED LIGHTING
- CABLE OUTLET
- TELEPHONE OUTLET
- COMPUTER DATA OUTLET
- INTERCOM

NOTE:
ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NEC.



FIRST FLOOR ELECTRICAL PLAN

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919-239-4972
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BELL GARAGE
15 MUNSTER BRANCH RD.
PINEHURST, NC

SHEET NO. 6 OF 6

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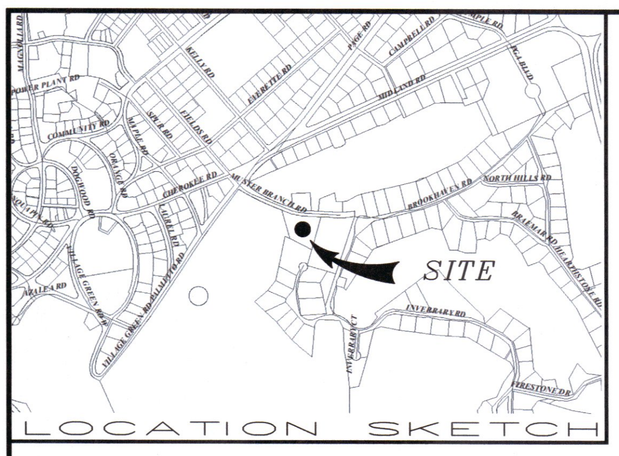


I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

NOTE:
BOUNDARY SURVEY & EXISTING IMPROVEMENTS TAKEN FROM A SURVEY BY STEPHEN SHEFFIELD, PLS NO. 1365, DATED 05/03/2016, AND NOT FROM A RECENT FIELD SURVEY. THE PURPOSE OF THIS PLAT IS TO ADD PARTIAL TOPOGRAPHY, PROPOSED GARAGE & DRIVE TO EXISTING SURVEY.

NORTH CAROLINA PROFESSIONAL SEAL NO. L-4312 LAND SURVEYOR C. D. WENTLAND

C. D. WENTLAND, PLS NO. 4312

DATE: MAY 1, 2025

UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
O = SET IRON STAKE
~ = SQUARE FOOTAGE
▲ = POWER SERVICE STUB
● = SEWER SERVICE STUB
◉ = TELEPHONE SERVICE STUB
◎ = CABLE TV SERVICE STUB
⊜ = WATER METER
⋈ = FIRE HYDRANT
Ⓦ = WELL
= AREA LIGHT
○ = BRICK COLUMN

REFERENCE:
DEED BOOK 2983, PAGE 573
PLAT CABINET 3, SLIDE 86
PLAT CABINET 3, SLIDE 88
MOORE COUNTY REGISTRY

ACREAGE DETERMINED BY COORDINATE METHOD.

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

NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE OR WATERSHED AREA.

AREA IN:
EXISTING HOUSE=6528 sq.ft.±
PROPOSED GARAGE =1040 sq.ft.±
EXISTING DRIVE=14748 sq.ft.±
PATIOS & WALKS=1880 sq.ft.±
PROPOSED DRIVE=835 sq.ft.±
TOTAL IMPERVIOUS=25031 sq.ft.±

PERCENT OF IMPERVIOUS COVERAGE=26%
PERCENT OF DWELLING COVERAGE=8%

SUBJECT PROPERTY IS ZONED "R-30".

15
"PLAT CAB. 3, SLIDE 86"

"MUSTER BRANCH ROAD"
(PRIVATE)

"PINEHURST NO. 2 GOLF COURSE"

LENGTH=400.87'
RADIUS=1902.75'
S 78°51'06" E
CH=400.13'

N 39°03'56" W
85.91'(TIE)

40.0'

174.0'

167.3'

EXISTING GRAVEL DRIVE

20.0'

10.0'

3099
96,755 Sq. Ft
2.22 Acres

LOCATED UTILITY MARKING PAINT FOR POWER

POWER BOX

OIL TANK

FLAG POLE

PROPOSED DRIVE ADDITION

PROPOSED GARAGE

BRICK COLUMNS & WALL

FLAG POLE

ALUM. FENCING

EXISTING TWO STORY FRAME DWELLING

POOL

343.65'
S 16°25'45" W

N 11°12'39" W
295.41'

56.15'(TIE)
N 63°56'41" W

"BENCHMARK"
TOP CONC. MONUMENT
ELEV.=506.2' (NAVD88)

BUILDING SETBACK LINE

ACCESSORY BUILDING SETBACK LINE

10.0'

39.0'

35.6'

42.0'

265.25'
N 63°46'37" W

PROPANE TANK

GRAVEL WALK

POOL EQUIPMENT

3100

16
"PLAT CAB. 3, SLIDE 88"

NORTH

RECORD MAP

PARTIAL TOPOGRAPHY & SITE PLAN FOR
DAVID N. BELL
& WIFE
# JANET L. BELL
LOT NO. 3099,
OLD TOWN SECTION
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MAY 1, 2025 -*- SCALE 1"=20'
CHRISTOPHER WENTLAND, PLS
LAND SURVEYING-LAND PLANNING
PINEHURST, NORTH CAROLINA

20' 10' 0' 20' 40'











COA-2025-00066 (785 Morganton 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 changes to an accessory building at 785 Morganton Rd. The property is identified as Moore County PID Number 00025799. The property owner and applicant is Pinehurst LLC.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/13/2025

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: June 18, 2025
Subject: **Major COA Request 785 Morganton Rd.**

Applicant:	Pinehurst LLC
Owners:	Pinehurst LLC
Property Location:	785 Morganton Rd.
Land Use:	Recreational Development
PID#	00025799
COA#:	2025-00066

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for changes to an accessory building at 785 Morganton Rd. The property is further identified as Moore County PID Number 00025799. The property is +/- 182.27 acres in size.

The applicant is proposing to replace the roof shingles, install boral trim on the facia, alter the existing columns by adding wood columns on a precast cap stone, and paint the brick façade. Proposed paint colors would be SW Cotton and SW Hammered Silver.

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, 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:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. *GENERAL STANDARDS*

1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.
3. SECTION V.A.4 - Paint colors **must** be in the Village of Pinehurst Color Palette.

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 changes to the accessory building are congruous with the Historic District and meet the Historic District Standards.

1895
VILLAGE OF
PINEHURST
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26, 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 changes to an accessory building at 785 Morganton Rd. The property is identified as Moore County PID Number 00025799. The property owner and applicant is Pinehurst LLC.

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

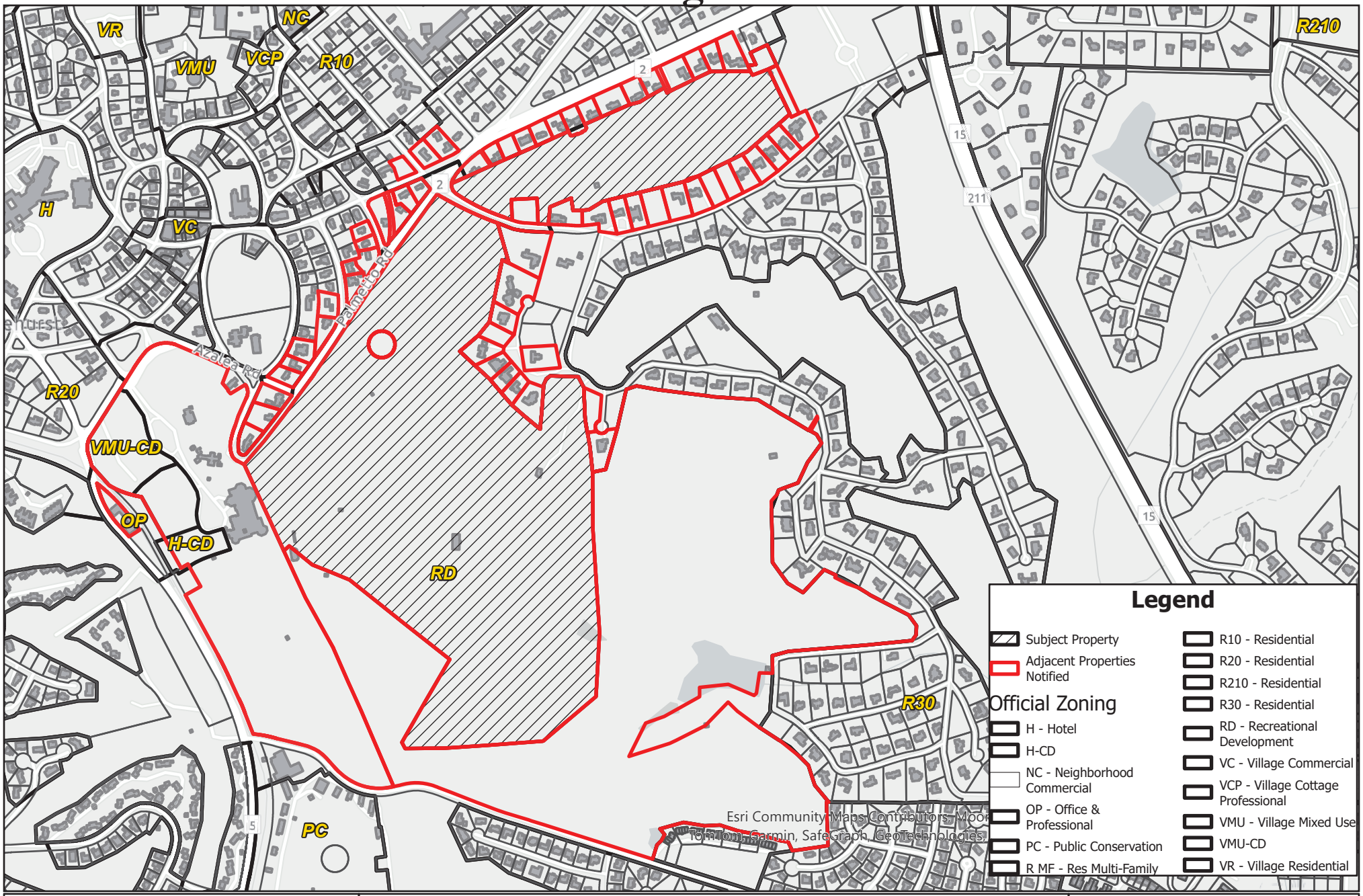
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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.

Public Hearing Notification

EXHIBIT S-1.4



0 1,250 2,500 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).

6/2/2025

June 26, 2025
Historic Preservation Commission
785 Morganton Rd. Major COA Request

1895 Village of Pinehurst

N W E S

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

THOMAS, WILLIAM M
15606 DUSK LIGHT TERRACE
MOSELEY,VA,23120

GRANVILLE, BLANCHARD
60 BROOKHAVEN ROAD
PINEHURST,NC,28374

SAIGOL, MELANIE KATHRYN
PO BOX 4480
PINEHURST,NC,28374

RUNK, BRIAN
1480 IVY HILL DR
FOREST,VA,24551-4513

GROSS, PETER K
80 BROOKHAVEN RD
PINEHURST,NC,28374

.COM PROPERTIES VI LLC
331 ROB HOOD RD SE
ROANOKE,VA,24014

VILLAGE GREEN EAST LLC
352 COURTYARD LN
FAYETTEVILLE,NC,28303

CRABTREE, CHARLES M &
90 BROOKHAVEN ROAD
PINEHURST,NC,28374

ZCT PROPERTIES NO 2, LLC
10205 US 15-501 HWY
SOUTHERN PINES,NC,28387

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

CIGICH, WILLIAM R
50 BROOKHAVEN ROAD
PINEHURST,NC,28374

KEYS, ROY & ANNE
10 MIDLAND ROAD
PINEHURST,NC,28374

BELL, DAVID N
15 MUSTER BRANCH RD
PINEHURST,NC,28374-8742

KARSCIG, JOHANNA
PO BOX 1823
PINEHURST,NC,28374-1823

JEFFERIS, ROBERT J
280 INVERRARY ROAD
PINEHURST,NC,28374

KING, MARK H & LESLIE W
12 OYSTER LANDING RD
HILTON HEAD ISLAND,SC,29928

PINE STRAW CABIN, LLC
335 JESSIE MARIE LAND
SAINT PETERS,MO,63376

SMITH, MARY CHRISTINE TRUSTEE
50 DOLPHIN DRIVE
SAINT PETERSBURG,FL,33706

THIRDHURST LLC
C/O SARAH KOWACK
SAN DIEGO,CA,92130

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

ZWICK, JOHANNES
SONNENBERGSTRASSE 74
,,

PARRISH, RODERICK DOYLE
3141 JOHN HUMPHRIES WYND
RALEIGH,NC,27612

LEE, CLARENCE V III & EVELYN B
350 INVERRARY ROAD
PINEHURST,NC,28374

KINNEY, DONALD FREDERICK &
340 INVERRARY ROAD
PINEHURST,NC,28374

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

ANDERSEN, WENDY J
160 BROOKHAVEN ROAD
PINEHURST,NC,28374

DEWAR, PATRICK M
100 MIDLAND ROAD
PINEHURST,NC,28374

PARKER, PATRICIA HOLT TRUSTEE
120 BROOKHAVEN ROAD
PINEHURST,NC,28374

MJOLSNESS, DAVID M
100 WILSON RD
SPRINGFIELD,NJ,07081-2180

GRIMSHAW, GREGORY R
30 VILLAGE GREEN ROAD
PINEHURST,NC,28374

FINSBURY PARK ADVISORY, LLC
11 HILLCREST DR
PELHAM,NY,10803

BAXTER, G STEVE & TRACI F
120 PALMETTO RD
PINEHURST,NC,28374

DUNCAN, BRUCE JAMES
10 FIELDS ROAD
PINEHURST,NC,28374

MOST, KEVIN P
920 BURNHAM COURT
AURORA,IL,60502

CHRODITOAN, LLC
C/O ANDERSON & REED, LLP ATTN: MIKE BELL
ROANOKE,VA,24016

KLUMPAR, DAVID I & PAGE H
PO BOX 1942
PINEHURST,NC,28370

GAYNOR, PAUL
7808 GROVEMONT DR
MC LEAN,VA,22102

SIMMONS, WILLIAM K
240 MIDLAND ROAD
PINEHURST,NC,28374

COPPLE, VINCENT BLAKE CO-TRUSTEE
15 INVERRARY CT
PINEHURST,NC,28374

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

SIMKO, GWEN
10 INVERRARY CT.
PINEHURST,NC,28374

MORLAND, GILBERT ROBIN
C/O THOMAS T WILLIAMS
SOUTHERN PINES,NC,28387

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

GREENBLATT, SCOTT C & TAMMY M
75 TROTTER HILLS CIRCLE
PINEHURST,NC,28374

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

UNITED STATES GOLF ASSOCIATION
77 LIBERTY CORNER ROAD
LIBERTY CORNER,NJ,07938

KEEFE, JOSEPH M TRUSTEE
150 BROOKHAVEN RD
PINEHURST,NC,28374

OAKLEY, WARD S JR
PO BOX 63
PINEHURST,NC,28374-0063

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

COPELAND, SARA ANN TRUSTEE
150 MIDLAND ROAD
PINEHURST,NC,28374

BEHRINGER, KYLE WILLIAM
21356 SADDLE LANE
MOKENA,IL,60448

PINEHURST, INC
PO BOX 4000
PINEHURST,NC,28374

IVERSON, JOSEPH PATRICK
PO BOX 3951
PINEHURST,NC,28374

PAGE, DON S
46397 SAPONA LN
NORWOOD,NC,28128

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

SWENSON, JAMES D
40 BROOKHAVEN RD
PINEHURST,NC,28374

LUCEY, ANNE
105 PALMETTO RD
PINEHURST,NC,28374

COLEY, WILLIAM A & JANE H
5010 SHARON RD
CHARLOTTE,NC,28210

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

SMITH, REGAN
320 INVERRARY ROAD
PINEHURST,NC,28374

MCPHERSON, KATHY S TRUSTEE
300 INVERRARY ROAD
PINEHURST,NC,28374

GOODSON, G ROYDEN
102 RIVERSIDE DRIVE
NEWPORT NEWS,VA,23606

BAXTER, G STEVE & TRACI F
120 PALMETTO RD
PINEHURST,NC,28374

OAKLEY, WARD S JR & NANCY E
PO BOX 63
PINEHURST,NC,28370

RUNK, BRIAN
1480 IVY HILL DR
FOREST,VA,24551-4513

BOWLES, DAVID RAY TRUSTEE
250 MIDLAND RD
PINEHURST,NC,28374

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

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

COA-2025-00066 - Halfway House on Course No. 2

Menu Help

File Date: 05/26/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: The project involves a change in the exterior of the halfway house on Course No. 2. We would replace the roofing shingles, install boral trim on the facia, alter the column stone and painting the brick exterior. We would also replace the soffit and ceiling material with a painted bead board.

Application Name: Halfway House on Course No. 2

Address: 785 MORGANTON, PH, 28374

Owner Name: PINEHURST, INC

Owner Address: PO BOX 4000, PINEHURST, NC 28374

Parcel No: 00025799

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Pinehurst LLC	Pinehurst LLC	Applicant		Active
Pinehurst LLC	Pinehurst LLC	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
The project involves a change in the exterior of the halfway house on Course No. 2. We would replace the roofing shingles, install boral trim on the facia, alter the columns by adding wood columns on a precast cap stone and painting the brick exterior. We would also replace the soffit and ceiling material with a painted bead board.	Alteration	Recreational

Proposed Use	Includes Demolition?	Includes Tree Removal?
Recreational	Yes	No

COA Number	Conditions of COA (If Any)
–	–

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Brown	Brick	Hammered Silver

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Brown	Brick	Hammered Silver

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Brown	Brick	Hammered Silver

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Brown	Brick	Hammered Silver

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Brown	Boral	Cotton

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Asphalt Shingles	Brown	Asphalt shingles	Driftwood

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
Brick columns	Brown	Brick/stone cap/poly	Hammered Silver and cotton

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	05/27/2025	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	Docum
5073 Course 2 Halfway ...	PLN_HIST	Building Elevat...	Presentation/plan set	application/pdf	Uploac
HistoricCOAMajorMinor ...	PLN_HIST	Other	Signed application	application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Pinehurst Resort

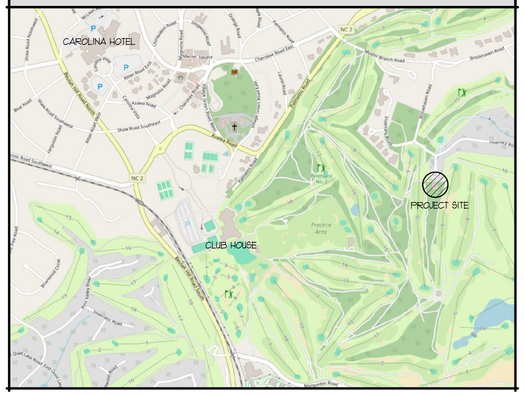
BUILDING RENOVATIONS

for:

#2 HALFWAY HOUSE

785 Morganton Rd. Pinehurst, North Carolina 28374

LOCATION MAP





GENERAL NOTES:

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PRICING OR BEGINNING ANY WORK. NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
2. DRAWINGS HAVE BEEN PREPARED AT FULL SCALE ON 22X34 SHEETS.
3. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL LOCAL FEES INCLUDING, BUT NOT LIMITED TO, PERMITS, WATER & SEWER TAPS, TEMPORARY POWER, ETC.
4. IT IS THE INTENT OF THESE DRAWINGS TO ILLUSTRATE A COMPLETED PROJECT SO THAT EVERY DETAIL WILL BE ACCOUNTED FOR IN THE FINAL CONSTRUCTION. OMISSION OF ANY OBVIOUSLY NEEDED ITEM OR SYSTEM COMPONENT FROM THE DRAWINGS SHALL NOT BE CONSTRUED AS THE RIGHT TO CLAIM AN EXTRA. SYSTEM COMPONENTS NORMALLY OR OBVIOUSLY NEEDED SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS PART OF THE ORIGINAL CONTRACT.
5. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.
6. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.

ABBREVIATIONS:

The following table of abbreviations is provided for the convenience of the contractor. It is not intended to serve as a complete list of all abbreviations to be found in the contract documents. Should the contractor require any clarification or interpretation hereof, he shall promptly so notify the architect.

ABV.	ABOVE	EXIST.	EXISTING	P.T.	PRESSURE TREATED
A.C.	ACOUSTICAL CEILING	F.E.C.	FIRE EXTINGUISHER CABINET	PTD.	PAINTED
A.F.F.	ABOVE FINISH FLOOR	FLR.	FLOOR	R.	RADIUS; RISER
BITUM.	BITUMINOUS	F.D.	FLOOR DRAIN	R.D.	ROOF DRAIN
BLDG.	BUILDING	GEN.	GENERAL	R.L.	RAIN LEADER
BLW	BELOW	GL.	GLASS	RM.	ROOM
BTM	BOTTOM	GWB.	GYPSUM WALLBOARD	R.S.	ROLLER SHADE
C.J.	CONTROL JOINT	H.C.	HANDICAPPED	S.A.T.	SUSPENDED ACOUSTICAL TILE
CLG.	CEILING	HT., HGT.	HEIGHT	SCHED.	SCHEDULE
CLR	CLEAR	H.M.	HOLLOW METAL	SHT.	SHEET
CMU	CONCRETE MASONRY UNIT	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CONC.	CONCRETE	H.P.L.	HIGH PRESSURE LAMINATE	SPEC.	SPECIFICATION
CONT.	CONTINUOUS	MACH.	MACHINE	SQ.	SQUARE
CPT.	CARPET	MAX.	MAXIMUM	S.S.	STAINLESS STEEL
C.T.	CERAMIC TILE	M.B.	MARKER BOARD	ST.	STAIR
DTL.	DETAIL	MDO	MEDIUM DENSITY OVERLAY	STD.	STANDARD
DIA.	DIAMETER	MIN.	MINIMUM	STL.	STEEL
D.W.	DISHWASHER	MFR.	MANUFACTURER	STO. RM.	STORAGE ROOM
DISP.	DISPOSAL	M.O.	MASONRY OPENING	SUSP.	SUSPENDED
DN.	DOWN	MTL.	METAL	T.	TREAD
D.F.	DRINKING FOUNTAIN	MT.(D)	MOUNT(ED)	T.B.	TACK BOARD
DWG.	DRAWING	N.I.C.	NOT IN GENERAL CONTRACT	TYP.	TYPICAL
EA.	EACH	N.T.S.	NOT TO SCALE	U.O.N.	UNLESS OTHERWISE NOTED
E.J.	EXPANSION JOINT	O.C.	ON CENTER (CENTER TO CENTER)	V.B.	VAPOR BARRIER
E.W.C.	ELECTRIC WATER COOLER	OPP.	OPPOSITE	VERT.	VERTICAL
ELEV.	ELEVATOR, ELEVATION	O.H.D.	OVERHEAD DOOR	V.C.T.	VINYL COMPOSITION TILE
EL.	ELEVATION	PCS.	PIECES	w/	WITH
EQ.	EQUAL	PL	PLATE	WD.	WOOD
EQUIP.	EQUIPMENT	PLYWD.	PLYWOOD		
EXP.	EXPANSION	P.S.	PROJECTOR SCREEN		
EXT.	EXTERIOR				

DRAWING INDEX:

PROJECT INFORMATION:

G1.1 COVER SHEET

EXHIBIT A-2.1

ARCHITECTURAL:

A1.0 AERIAL MAP VIEW
A1.1 FLOOR PLAN & REFLECTED CEILING PLAN
A1.2 ROOF PLAN & DETAILS
A2.1 EXTERIOR ELEVATIONS
A3.1 DETAILS
PH1.1 PHOTO SHEET
PS1.1 BUILDING PERSPECTIVES

SCOPE OF WORK:

THE WORK SHALL CONSIST OF THE FOLLOWING ITEMS AND ALL OTHER WORK AS SHOWN ON PLANS, IN THE PROJECT MANUAL, AND AS REQUIRED BY CODE

SW-1 PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE RENOVATION OF EXTERIOR OF EXISTING HALFWAY HOUSE.

SW-2 REMOVE ENTIRE BUILDING OF EXISTING ROOF SHINGLES AND FELT UNDERLAYMENT. INSPECT ROOF DECK WOOD SHEATHING. REPLACE ANY ROTTEN PLYWOOD SHEATHING. SECURE ALL LOOSE DECKING PRIOR TO INSTALLING NEW UNDERLAYMENT AND ROOF SHINGLES OVER ENTIRE BUILDING AREA.

SW-3 PROVIDE NEW RIDGE VENT WHERE NONE EXIST PRESENTLY.

SW-4 AT EXISTING PLUMBING VENT STACKS, REMOVE EXISTING BOOT FLASHING AND PROVIDE NEW BOOT FLASHING.

SW-5 REMOVE AND REPLACE EXISTING CONTINUOUS METAL DRIP EDGE FLASHING.

SW-6 PROVIDE NEW WATERPROOFING UNDERLAYMENT AT ALL EAVES.

SW-7 REMOVE ALL EXISTING METAL WRAP TRIM AT EAVE FASCIA AND PROVIDE NEW TRUEXTERIOR TRIM, PAINTED.

SW-8 REMOVE ALL EXISTING METAL WRAP TRIM AT HEADER BEAM AT COVERED PORCH AREA.

SW-9 REMOVE EXISTING LINEAR PERFORATED METAL SOFFIT PANELS AND PROVIDE NEW CEDAR BEAD BOARD SOFFIT BOARDS WITH CONTINUOUS 2-INCH WIDE ALUMINUM SOFFIT VENT.

SW-10 REMOVE EXISTING LINEAR SOLID METAL CEILING PANELS AT COVERED PORCH AREA AND PROVIDE NEW CEDAR BEAD BOARD CEILING BOARDS.

SW-11 POWERWASH ENTIRE EXTERIOR BRICK AREAS FROM GRADE TO SOFFIT. PRIME AND PAINT EXISTING BRICK VENEER FROM GRADE TO SOFFIT.

SW-12 REPAINT EXISTING EXTERIOR DOORS AND FRAMES COMPLETE.

SW-13 REMOVE TOP PORTIONS OF EXISTING BRICK COLUMNS AT COVERED PORCH AREA. PROVIDE NEW CRAFTSMAN STYLE SQUARE TAPERED COLUMNS UPON NEW PRECAST CONCRETE BASE UPON EXISTING BRICK THAT REMAINS. BRICK TO BE PRIMED AND PAINTED.

SW-14 REPAINT EXISTING RESTROOM WALLS AND CEILING COMPLETE.

SW-15 REMOVE AND REPLACE EXISTING LAVATORY WALL LIGHT FIXTURE WITH NEW FIXTURE.

SW-16 PROVIDE NEW INSULATED PROTECTION WRAP OVER ALL EXISTING PIPES BELOW EXISTING RESTROOM LAVATORIES.

SW-17 AT HANDICAP TOILET STALLS PROVIDE NEW 18-INCH LONG VERTICAL GRAB BAR TO MATCH EXISTING GRAB BARS.

PROVIDE ALL OTHER WORK AS SHOWN ON PLANS AND AS REQUIRED BY CODES AND THE LOCAL AUTHORITY HAVING JURISDICTION.

REVISIONS

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
BUILDING RENOVATIONS
for:
#2 HALFWAY HOUSE
785 Morganton Rd. Pinehurst, North Carolina

COVER SHEET

COMM. NO.	5073
DRAWN BY	JKM
CHECKED BY	DWS
DATE	MAY 28, 2025
SHEET NO.	G1.1

C:\My Files\01 Stogner Architecture\02 Pinehurst Country Club\5073 Pinehurst #2 Halfway House\Xcad\5073 Plot Sheets



1 AERIAL MAP VIEW
N.T.S.

NORTH

EXHIBIT A-2.2

AERIAL MAP VIEW

PINEHURST 1895

PINEHURST RESORT
INTERIOR RENOVATIONS
PHASE ONE
for:
THE SPA at PINEHURST
180 Barrett Road E.
Pinehurst, North Carolina

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

REVISIONS

COMM. NO. 8008
DRAWN BY JKM
CHECKED BY DWS
DATE MAY 26, 2025
SHEET NO. A1.0

EXHIBIT A-2.3

FLOOR PLAN KEYNOTES

F1. POWERWASH EXISTING EXTERIOR CONCRETE SLABS

F2. REPAINT EXISTING RESTROOM WALLS WITH EPOXY PAINT. PROTECT FLOOR, WALL BASE, TOILET PARTITIONS AND ACCESSORIES.

F3. REMOVE AND REPLACE EXISTING LAVATORY WALL MOUNTED LIGHT FIXTURE WITH LED FIXTURE BY WAC LIGHTING, MODEL: WS-180331-30-BN

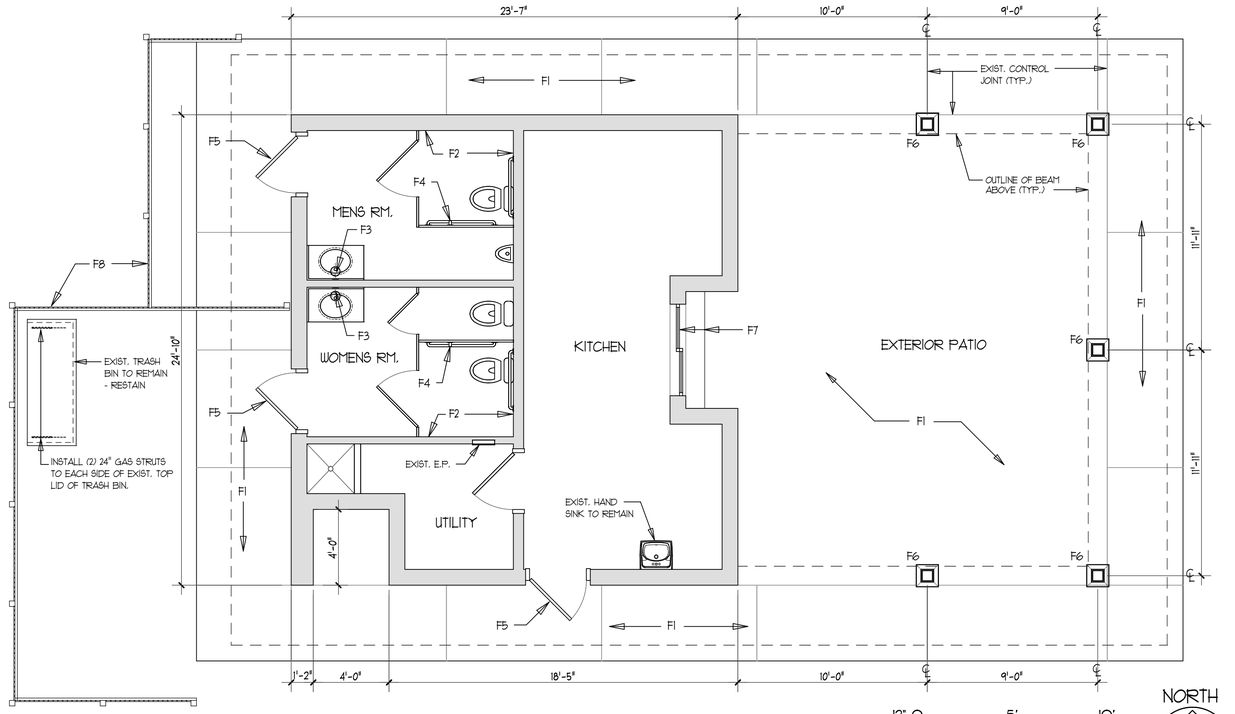
F4. PROVIDE NEW 11/2 ø x 18 LONG VERTICAL GRAB BAR TO MATCH EXISTING GRAB BARS. SEE DETAIL 3/A11

F5. REPAINT EXISTING EXTERIOR DOOR AND FRAME COMPLETE.

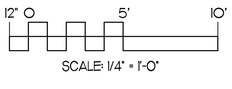
F6. EXISTING BRICK COLUMNS TO HAVE TOP PORTION OF BRICK REMOVED. INSTALL NEW PRE-CAST CONCRETE BASE CAP UPON BRICK BASE AND INSTALL NEW CRAFTSMAN STYLE SQUARE TAPERED FIBERGLASS COLUMN WRAPS. SEE DETAIL 3/A3.1

F7. EXISTING SERVICE WINDOW TO REMAIN. PROVIDE NEW H.P.L. ON EXTERIOR SERVICE COUNTER.

F8. EXISTING FENCE TO BE RESTAINED. COLOR TO BE SELECTED BY ARCHITECT/OWNER.



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



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

NORTH

2 Pcs Gas Struts 24 Inch 150 lbs Prop Shock Lift Springs Rod Struts Dual Stroke Heavy Duty for Heavy-Duty Floor Hatch Truck Tonneau Cover Lift Supports Window Lift Support

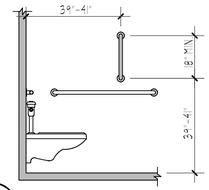


UPC	794471923288
Manufacturer	Dekalaii
Item Weight	2.99 pounds
Package Dimensions	21.2 x 2.3 x 1.2 inches
Item model number	f8a72fda-097a-416d-9c22-daa1283d0375
Manufacturer Part Number	DKDP200176XW

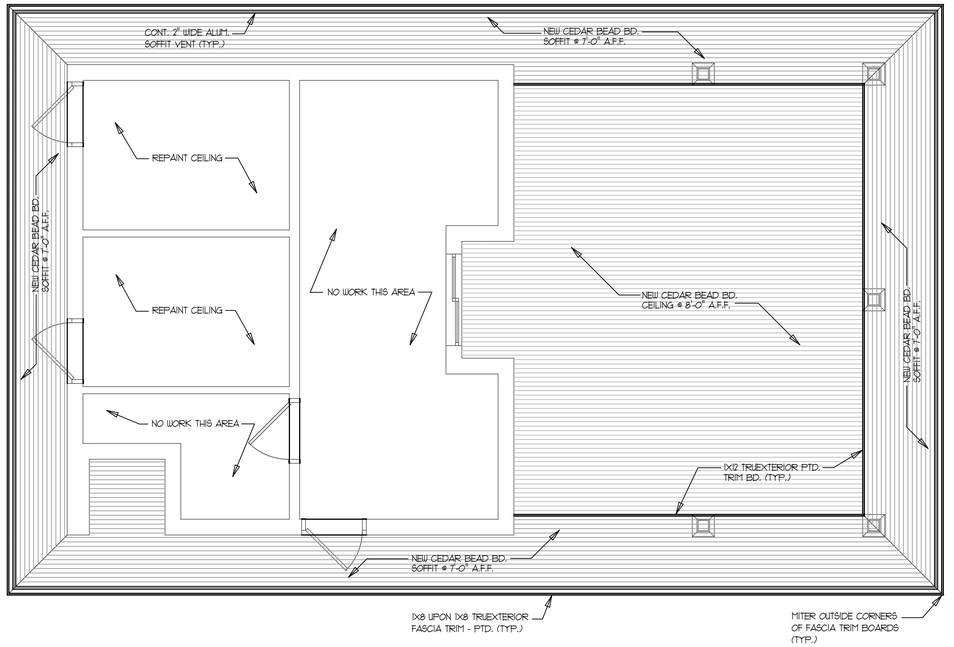
10MM Gas Spring Lift Strut Bracket Ball Stud Black, Mounting Bracket for Lift Support Prop, Pack of 4



Package Dimensions : 3.46 x 2.48 x 0.94 inches; 7.05 ounces
Item model number : Ball Stud Mounting Bracket
Date First Available : November 7, 2020
Manufacturer : Vepagoo
ASIN : B08MXM22Z3



3 SIDE WALL GRAB BAR @ WATER CLOSETS



2 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

REVISIONS

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
BUILDING RENOVATIONS
for:
#2 HALFWAY HOUSE
785 Morganton Rd. Pinehurst, North Carolina

FLOOR PLAN & REFLECTED CEILING PLAN

COMM. NO.	5073
DRAWN BY	JKM
CHECKED BY	DWS
DATE	MAY 28, 2025
SHEET NO.	A1.1

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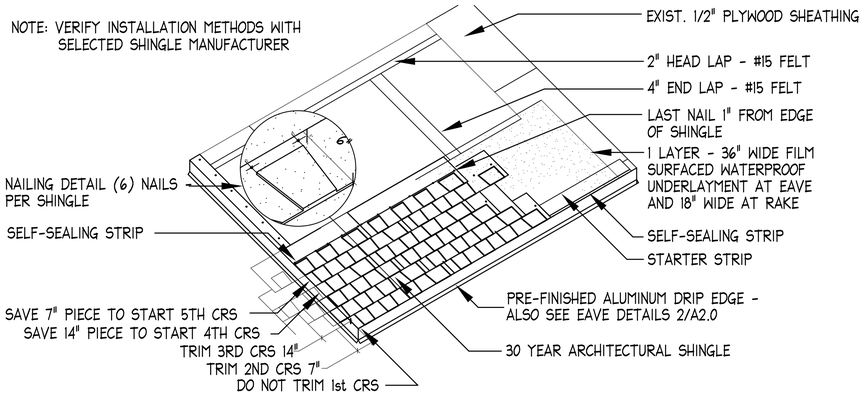
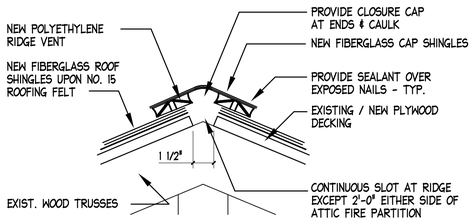
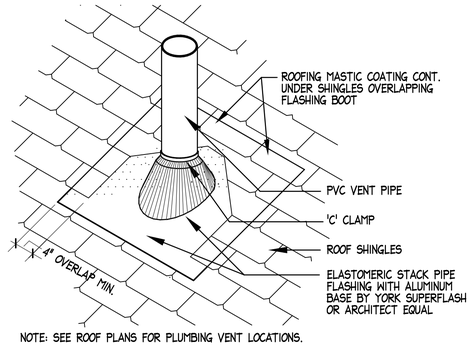
EXHIBIT A-2.4



2 TYPICAL ARCHITECTURAL SHINGLED ROOF DETAIL
N.T.S.

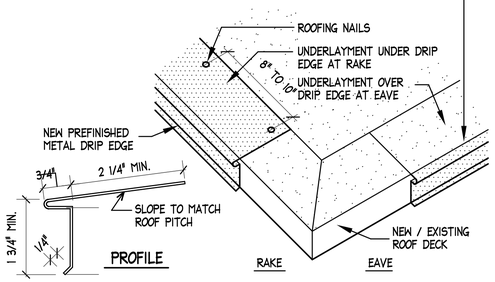


3 SECTION @ TYPICAL RIDGE VENT
N.T.S.

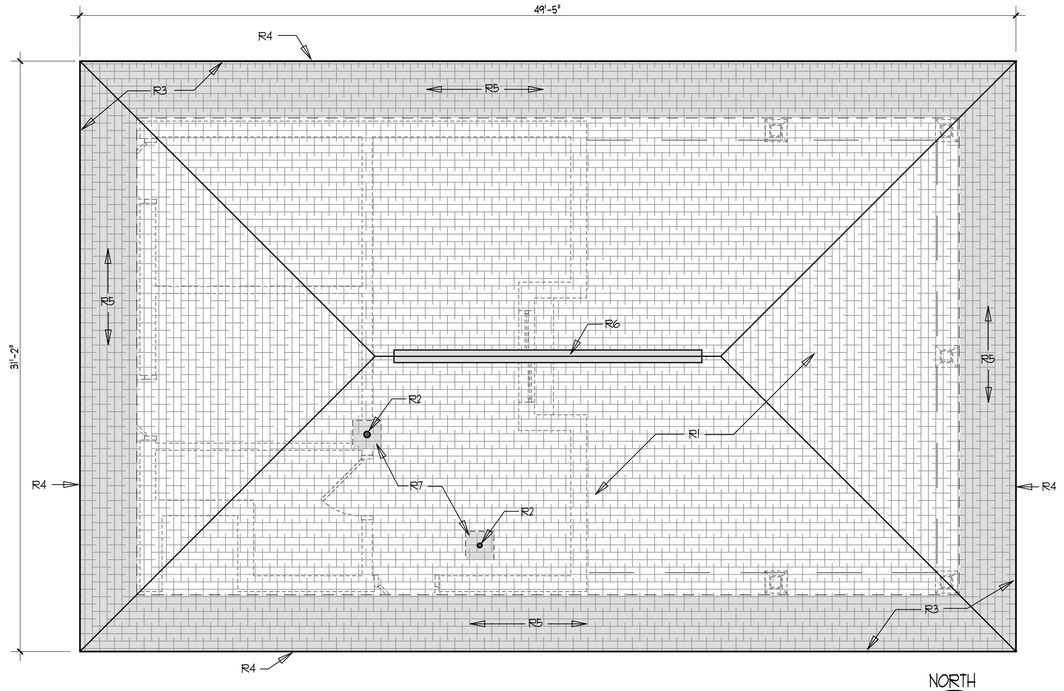


NOTE: SEE ROOF PLANS FOR PLUMBING VENT LOCATIONS.

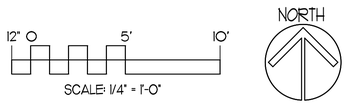
4 FLASHING for PVC VENT PIPE
N.T.S.



5 APPLICATION of METAL DRIP EDGE
N.T.S.



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



ROOFING GENERAL NOTES:

G1. ALL EXISTING FELT UNDERLAYMENT MUST BE COMPLETELY REMOVED TO INSPECT ROOF DECKING. REPLACE ROTTEN PLYWOOD DECKING AS NEEDED. ARCHITECT/OWNER TO VERIFY AS WORK PROCEEDS.

G2. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY EXACT DIMENSIONS.

G3. CONTRACTOR SHALL REMOVE ALL ROOF DEBRIS FROM PROJECT SITE AND DISPOSE OF LEGALLY.

G4. PROVIDE NEW 18"X18" WATERPROOF UNDERLAYMENT CENTERED ON ALL VENT PIPE LOCATIONS. (INSTALL BEFORE FELT)

G5. EXISTING ROOF DECK IS ASSUMED TO BE 1/2" PLYWOOD - GC SHALL FIELD VERIFY.

ROOFING KEYNOTES:

R1. REMOVE EXISTING ROOF SHINGLES AND FELT UNDERLAYMENT. INSPECT ROOF DECKING, REPLACE ANY ROTTEN PLYWOOD SHEATHING, SECURE ALL LOOSE DECKING PRIOR TO INSTALLING NEW UNDERLAYMENT AND ROOF SHINGLES. SEE DETAIL 1/A2.0

R2. REMOVE EXISTING PLUMBING VENT BOOT. PROVIDE NEW ELASTOMERIC STACK PIPE FLASHING WITH ALUMINUM BASE. SEE DETAIL 6/A1.2

R3. REMOVE EXISTING DRIP EDGE AT PERIMETER OF BUILDING. PROVIDE NEW PREFINISHED METAL DRIP EDGE FOR ENTIRE BUILDING. SEE DETAIL 2/A1.2

R4. EXISTING METAL FASCIA WRAP TO BE REMOVED INCLUDING BACKING WOOD TRIM AND REPLACED WITH NEW L.P. SMARTSIDE TRIM. SEE DETAIL X/A2.1

R5. PROVIDE NEW WATERPROOFING UNDERLAYMENT AT EAVE (3'-4" MIN.)

R6. CUT 11/2" WIDE OPENING IN ROOF DECK AT RIDGE WHERE NONE EXIST AND PROVIDE NEW POLYETHYLENE RIDGE VENT. SEE DETAIL 3/A1.2

R7. PROVIDE NEW 18"X18" WATERPROOF UNDERLAYMENT CENTERED ON EXISTING STACK VENT PIPE. (INSTALL BEFORE FELT)

REVISIONS

Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
BUILDING RENOVATIONS
for:
#2 HALFWAY HOUSE
785 Morganton Rd. Pinehurst, North Carolina

ROOF PLAN & DETAILS

COMM. NO.	5073
DRAWN BY	JKM
CHECKED BY	DWS
DATE	MAY 28, 2025
SHEET NO.	A1.2

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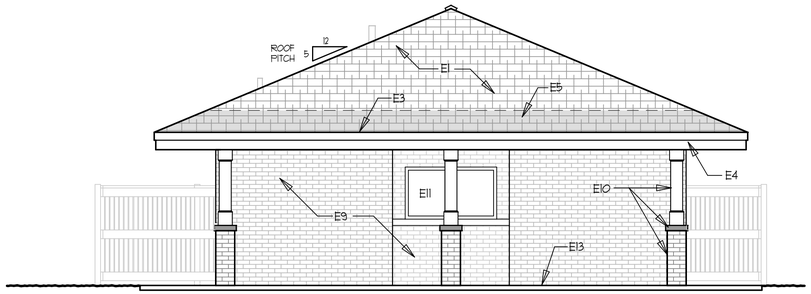
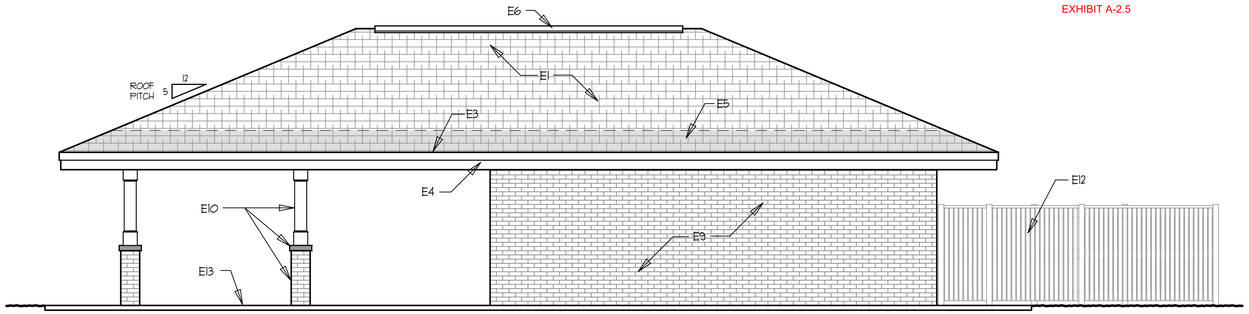
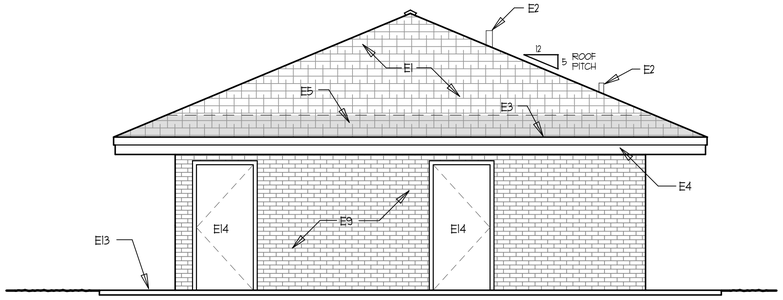
EXHIBIT A-2.5



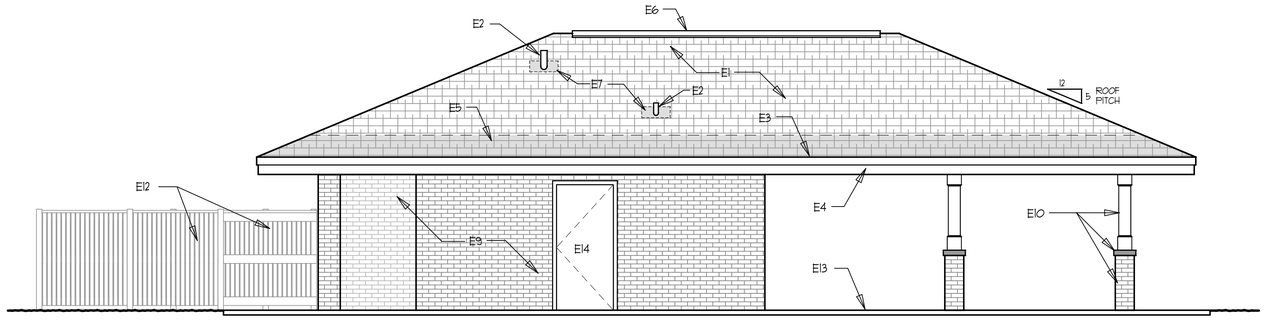
E EAST ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



N NORTH ELEVATION
SCALE: 1/4"=1'-0"



W WEST ELEVATION
SCALE: 1/4"=1'-0"



S SOUTH ELEVATION
SCALE: 1/4"=1'-0"

SW 9581
Cotton

Designer Color Collection

TRIM COLOR

SW 2840
Hammered Silver

BRICK COLOR

ELEVATIONS KEYNOTES:

E1. REMOVE EXISTING ROOF SHINGLES AND FELT UNDERLAYMENT. INSPECT ROOF DECKING, REPLACE ANY ROTTEN PLYWOOD SHEATHING. SECURE ALL LOOSE DECKING PRIOR TO INSTALLING NEW UNDERLAYMENT AND ROOF SHINGLES. SEE DETAIL 2/A2.0

E2. REMOVE EXISTING PLUMBING VENT BOOT. PROVIDE NEW ELASTOMERIC STACK PIPE FLASHING WITH ALUMINUM BASE. SEE DETAIL 4/A1.2

E3. REMOVE EXISTING DRIP EDGE AT PERIMETER OF BUILDING. PROVIDE NEW PREFINISHED METAL DRIP EDGE FOR ENTIRE BUILDING. SEE DETAIL 5/A1.2

E4. EXISTING METAL FASCIA WRAP TO BE REMOVED INCLUDING BACKING WOOD TRIM AND REPLACED WITH NEW L.P. SMARTSIDE TRIM. SEE DETAIL 6/A1.2

E5. PROVIDE NEW FLASHING AND WATERPROOFING UNDERLAYMENT AT EAVE (36" MIN.)

E6. CUT 11/2" WIDE OPENING IN ROOF DECK AT RIDGE WHERE NONE EXIST AND PROVIDE NEW POLYETHYLENE RIDGE VENT. SEE DETAIL 3/A1.2

E7. PROVIDE NEW 18"X18" WATERPROOF UNDERLAYMENT CENTERED ON EXISTING STACK VENT PIPE. (INSTALL BEFORE FELT)

E8. NOT USED.

E9. EXISTING EXTERIOR BRICK TO BE POWERWASHED, THEN PRIMED AND PAINTED FROM GRADE TO SOFFIT.

E10. EXISTING BRICK COLUMNS TO HAVE TOP PORTION OF BRICK REMOVED. INSTALL NEW PRE-CAST CONCRETE BASE CAP UPON BRICK BASE AND INSTALL NEW 8 IN. SQUARE FIBERGLASS COLUMN WRAPS. SEE DETAIL 1/A3.1

E11. EXISTING SERVICE WINDOW TO REMAIN. PROVIDE NEW SOLID SURFACE EXTERIOR COUNTERTOP.

E12. EXISTING FENCING AT BACK SIDE OF BUILDING TO BE POWERWASHED AND RESTAINED. COLOR TO BE SELECTED BY ARCHITECT/OWNER.

E13. EXISTING CONCRETE SLAB TO BE POWERWASHED.

E14. EXISTING EXTERIOR DOORS AND FRAME TO BE REPAINTED.

12" 0 5' 10'
SCALE: 1/4" = 1'-0"

REVISIONS

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-1111 Fax 910-895-6874

PINEHURST RESORT
BUILDING RENOVATIONS
for:
#2 HALFWAY HOUSE
785 Morganton Rd. Pinehurst, North Carolina

EXTERIOR ELEVATIONS

COMM. NO.	5073
DRAWN BY	JKM
CHECKED BY	DWS
DATE	MAY 28, 2025
SHEET NO.	A2.1

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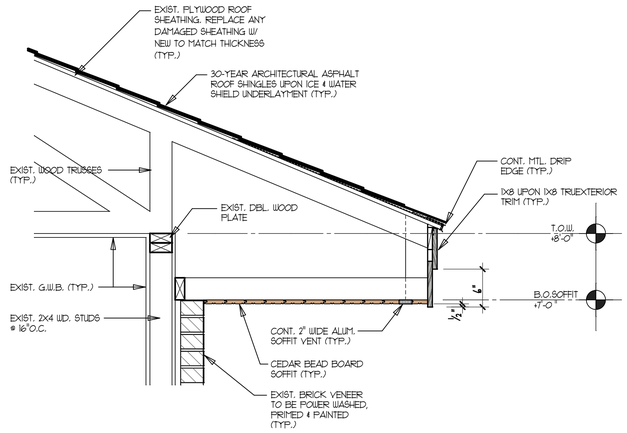
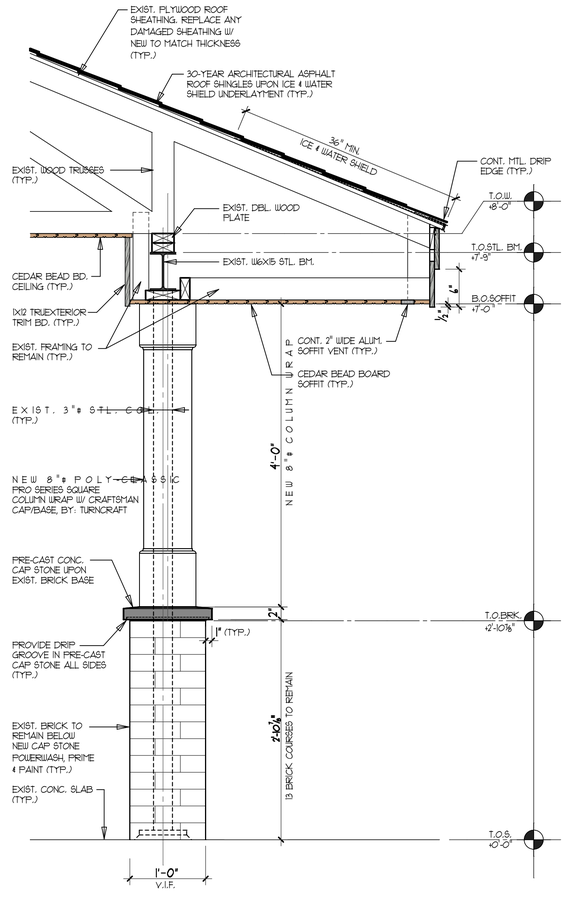
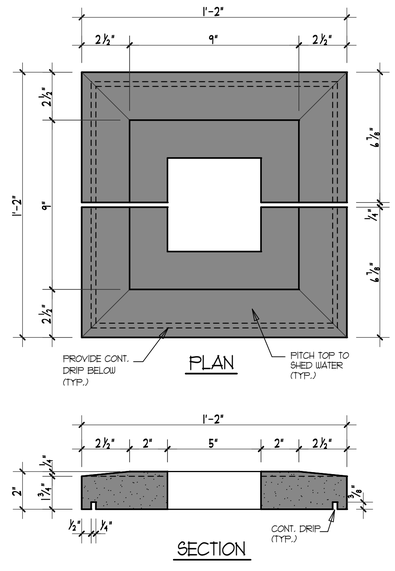
EXHIBIT A-2.6



2 TYPICAL EAVE DETAIL
SCALE: 1"=1'-0"



1 SECTION @ COLUMN
SCALE: 1"=1'-0"



3 PRE-CAST CAP STONE
SCALE: 3"=1'-0"

REVISIONS

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
BUILDING RENOVATIONS
for:
#2 HALFWAY HOUSE
785 Morganton Rd. Pinehurst, North Carolina

DETAILS

COMM. NO.	5073
DRAWN BY	JKM
CHECKED BY	DWS
DATE	MAY 28, 2025
SHEET NO.	A3.1

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PROVIDE NEW RIDGE VENT

REMOVE & REPLACE EXISTING ROOF SHINGLES w/ 30-YEAR ARCHITECTURAL ASPHALT SHINGLES

REMOVE EXISTING METAL WRAP TRIM COMPLETE. PROVIDE NEW TRUEXTERIOR TRIM - PAINTED

POWER WASH EXISTING BRICK FROM GRADE TO SOFFIT. PRIME AND PAINT BRICK.

REMOVE BRICK FROM TOP PORTION OF COLUMNS. PROVIDE NEW PRE-CAST CONCRETE CAP STONE UPON EXISTING BRICK WITH NEW 8" SQUARE COLUMN WRAP FROM CAP STONE TO SOFFIT. (TYP.)

PROVIDE NEW SOLID SURFACE COUNTER AT SERVICE WINDOW.

POWER WASH EXISTING CONCRETE SLABS COMPLETE.

A/PH-1.1 FRONT EXTERIOR



REMOVE & REPLACE EXISTING ROOF SHINGLES w/ 30-YEAR ARCHITECTURAL ASPHALT SHINGLES

REMOVE EXISTING METAL WRAP TRIM COMPLETE. PROVIDE NEW TRUEXTERIOR TRIM - PAINTED

REMOVE BRICK FROM TOP PORTION OF COLUMNS. PROVIDE NEW PRE-CAST CONCRETE CAP STONE UPON EXISTING BRICK WITH NEW 8" SQUARE COLUMN WRAP FROM CAP STONE TO SOFFIT. (TYP.)

POWER WASH EXISTING CONCRETE SLABS COMPLETE.

B/PH-1.1 FRONT EXTERIOR



REMOVE & REPLACE EXISTING ROOF SHINGLES w/ 30-YEAR ARCHITECTURAL ASPHALT SHINGLES

REMOVE EXISTING METAL WRAP TRIM COMPLETE. PROVIDE NEW TRUEXTERIOR TRIM - PAINTED

REPAINT ALL EXISTING EXTERIOR DOORS AND FRAMES COMPLETE.

POWER WASH EXISTING WOOD FENCE. RESTAIN ENTIRE FENCE

C/PH-1.1 EXISTING REAR FENCING



POWER WASH EXISTING WOOD FENCE. RESTAIN ENTIRE FENCE

EXISTING TRASH BIN TO BE POWER WASHED AND RESTAINED.

EXISTING HEAT PUMP TO REMAIN

D/PH-1.1 EXISTING TRASH BIN (CLOSED)



POWER WASH EXISTING WOOD FENCE. RESTAIN ENTIRE FENCE

INSTALL (2) NEW GAS STRUTS TO UNDERSIDE OF TRASH BIN TOP LID.

EXISTING TRASH BIN TO BE POWER WASHED AND RESTAINED.

E/PH-1.1 EXISTING TRASH BIN (OPEN)



REMOVE AND REPLACE EXISTING WALL MOUNTED LIGHT FIXTURE WITH NEW LED TYPE LIGHT FIXTURE. TYPICAL AT BOTH RESTROOMS.

REPAINT ALL WALLS AND CEILING OF RESTROOMS.

EXISTING MIRROR TO REMAIN

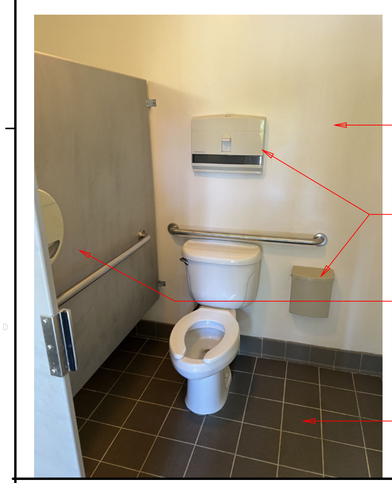
ALL EXISTING TOILET ROOM ACCESSORIES TO REMAIN

EXISTING LAVATORY AND FAUCET TO REMAIN.

PROVIDE NEW INSULATED PIPE GUARDS TO ALL UNDERCOUNTER PIPES

EXISTING FLOOR TILE AND WALL BASE TO REMAIN

F/PH-1.1 EXISTING RESTROOM LAVATORY



REPAINT ALL WALLS AND CEILING OF RESTROOMS.

ALL EXISTING TOILET ROOM ACCESSORIES TO REMAIN

ADD NEW 1½"ø X 18" VERTICAL GRAB BAR TO MATCH EXISTING GRAB BARS (TYPICAL AT BOTH RESTROOMS)

EXISTING FLOOR TILE AND WALL BASE TO REMAIN

G/PH-1.1 EXISTING H.C. WATERCLOSET

REVISIONS

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
BUILDING RENOVATIONS
for:
#2 HALFWAY HOUSE
785 Morganton Rd. Pinehurst, North Carolina

PHOTO SHEET

COMM. NO.	5073
DRAWN BY	JKM
CHECKED BY	DWS
DATE	MAY 28, 2025

SHEET NO.
PH1.1

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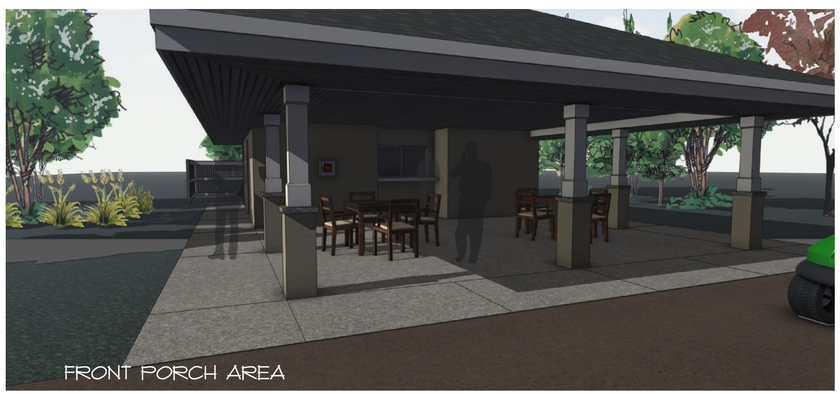
EXISTING PERSPECTIVES







NEW PERSPECTIVES

REVISIONS

Stogner Architecture, PA
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina 28379
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT
INTERIOR RENOVATIONS
PHASE ONE
for:
THE SPA at PINEHURST
180 Barrett Road E.
Pinehurst, North Carolina

EXISTING & NEW PERSPECTIVE VIEWS

COMM. NO.	8008
DRAWN BY	JKM
CHECKED BY	DWS
DATE	MAY 26, 2025
SHEET NO.	PS1.1

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COA-2025-00073 (1 Carolina Vista)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to approved COA-2024-00142 at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/13/2025

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: June 18, 2025
Subject: **Major COA Request 1 Carolina Vista**

Applicant:	Pinehurst LLC
Owners:	Pinehurst LLC
Property Location:	1 Carolina Vista
Land Use:	Recreational Development
PID#	00025800
COA#:	2025-00073

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to approved COA-2024-00142 at 1 Carolina Vista. The property is further identified as Moore County PID Number 00025800. The primary structure was built in 1922 and the property is +/- 69.73 acres in size.

The applicant is proposing to add a door and staircase to the northern side of the building, as well as replacing the windows on the northern and western sides.

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

Standards of Review

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

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

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. *GENERAL STANDARDS*

1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.

B. STOREFRONTS

1. SECTION V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the changes are congruous with the Historic District and meet the Historic District Standards.

1895
VILLAGE OF
PINEHURST
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

June 11, 2025

Dear Property Owner(s),

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

Thursday, June 26th, 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 approved COA-2024-00142 at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.

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

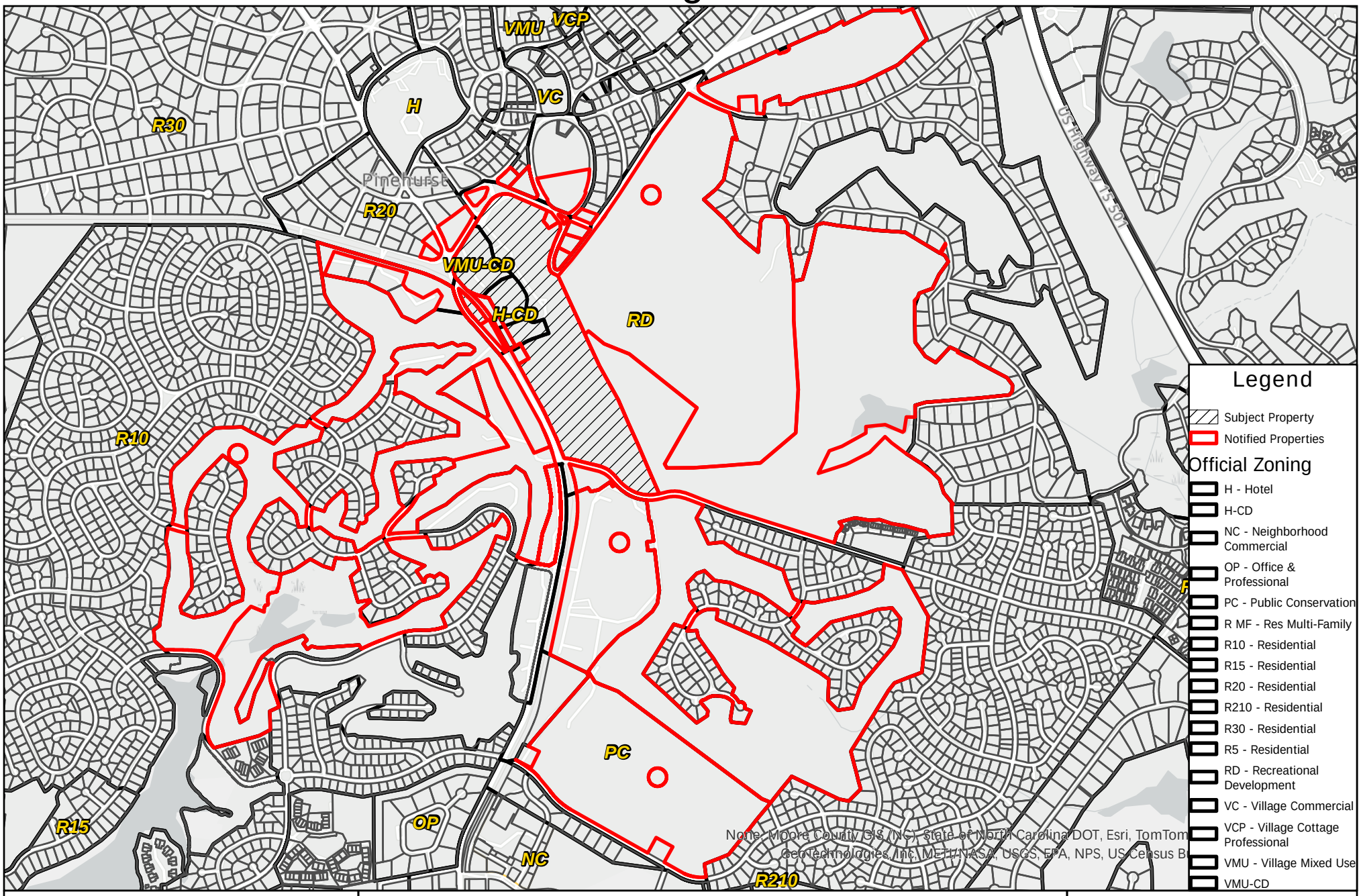
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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.

Public Hearing Notification

EXHIBIT S-1.4



0 2,000 4,000 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).

7/30/2024

June 26, 2025
Historic Preservation Commission
1 Carolina Vista Dr. Major COA Request

ELLIS, CRAIG ALLEN TRUSTEE
15 BEULAH HILL ROAD NORTH
PINEHURST,NC,28374

MYSTICO ENTERPRISES, LLC
1845 LAKE ROAD
SILVER CREEK,NY,14136

ALPENFELS, ERIC
170 QUAIL RUN
PINEHURST,NC,28374

VILLAGE GREEN EAST LLC
352 COURTYARD LN
FAYETTEVILLE,NC,28303

STOREY, MATTHEW A
108 TOWNSEND DRIVE
CLAYTON,NC,27527

J CHEEK BUILDERS, LLC
583 CARTHAGE ST
CAMERON,NC,28326-6383

FLATTERY, JEFFREY
2874 CHESTNUT GROVE CHURCH ROAD
SPARTA,NC,28675

WEGNER, PATRICIA VICERE TRSTEE
3622 REDFIELD DR
GREENSBORO,NC,27410-2830

METZGER, WALSON
2909 SKYE DR
FAYETTEVILLE,NC,28303-5928

SMITH, WESLEY M
60 E CHEROKEE ROAD
PINEHURST,NC,28374

KEENER, GAITHER MCDONALD
5500 BIRCHFIELD CIRCLE
WAXHAW,NC,28173

MALONEY, EMILY JUNE COUCH
12613 DOSTER AVE
CHARLOTTE,NC,28277-8163

GRIMSHAW, GREGORY R
30 VILLAGE GREEN ROAD
PINEHURST,NC,28374

WU, YANPING
3308 COTTON RD
RALEIGH,NC,27602

REX OIL CO
1000 LEXINGTON AVE
THOMASVILLE,NC,27360-3541

PRITCHARD, GILBERT JR &
PO BOX 931
PINEHURST,NC,28370-0931

DAVIS, KELLY
187 MAGNOLIA HILL DR
CARTHAGE,NC,28327

SCHORN, KAREN
5 PINE TREE RD #116
PINEHURST,NC,28374

FINSBURY PARK ADVISORY, LLC
11 HILLCREST DR
PELHAM,NY,10803

MURRAY, CHARLOTTE
425 BRIGHTWOOD DR
FAYETTEVILLE,NC,28303-5107

CAMP, DAVID GEORGE II
125 WILLIAM CHAMBERS JR DR
GLEN BURNIE,MD,21060

PINEHURST RESORTS CO
PO BOX 4000
PINEHURST,NC,28374

LIVENSPIRE, BRIAN
425 COLLIER RD
MERCER,PA,16137

PARKER AND PARKER PARTNERSHIP
1046 BURNING TREE DR
CHAPEL HILL,NC,27517

VILLAGE REAL ESTATE PARTNERS LLC
2075 JUNIPER LAKE ROAD
WEST END,NC,27376

BEACON MANAGEMENT CORP
408 BATTLEGROUND AVE
GREENSBORO,NC,27401

HIGASHIDE, NAOKO
508 JEFFERSON ST #101
RALEIGH,NC,27605

PRINCE MANOR PROPERTY
C/O CAS PINEHURST HOA
PINEHURST,NC,28374

ANTONICELLO, MICHAEL
518 GREGORY AVENUE, A305
WEEHAWKEN,NJ,07086

CHRISCOE, DAVID W
4691 NC HWY 73
WEST END,NC,27376-9146

SHERMAR PROPERTIES, LTD
5055 PEBBLEVALLEY DR
CINCINNATI,OH,45252

MCCORD, TIMOTHY
409 N WASHINGTON ST
TITUSVILLE,PA,16354

BIRON, EVE-LYNE
660 RABASTALIERE E
CANADA J3V653,,

SCULLY, EDWARD
2205 WINTON LN
HIGHTSTOWN,NJ,08520

WALSTON, ABE II
825 FOX RIDGE LN
WILMINGTON,NC,28405

NORIEGA, JOHN
5008 SUNSET FAIRWAYS DRIVE
HOLLY SPRINGS,NC,27540

BROWN, GEORGE T JR &
33 HEATHER HILL RD
CRESSKILL,NJ,07626

MARKS, JAIME
46 JUNIPER CREEK BLVD
PINEHURST,NC,28374

WALSH, MICHAEL J
40 PINE MEADOWS ROAD
PINEHURST,NC,28374

GAVIN, NORMA I &
720 TUSCAN WAY
WILMINGTON,NC,28411

BURNS, ROBERT E
15567 DUCK TRIAL LANE
SAINT PAUL,MN,55124

DROZEK, ARTHUR MICHAEL
357 BRIARWOOD LANE
PALATINE,IL,60067

WILLARD, CHRISTOPHER L
704 RUNNYMEDE RD
RALEIGH,NC,27607

BOLTON PROPERTY GROUP, LLC
25 GLEN MEADOW COURT
PINEHURST,NC,28374

EICK, ANGELA GALE
830 MAXWELL ST
ORLANDO,FL,32804

EASTERN REHAB PRODUCTS, LLC
717 BLOOMFIELD AVE
BLOOMFIELD,CT,06002

KINGSTON, RICHARD T & MARY L
2414 SCHOENERSVILLE RD
BETHLEHEM,PA,18017

BROWN, GEORGE T
33 HEATHER HILL RD
CRESSKILL,NJ,07626

GOMMER, HINDRIK
2271 TX VOORBURG
,,

ESSICK, MATTHEW C
P O BOX 3111
PINEHURST,NC,28374-3111

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

MCFATTER, DOUGLAS WAYNE
3542 TERRAULT DR
GREENSBORO,NC,27410

HAMERNICK, JAMES L &
20 THUNDERBIRD CIR
PINEHURST,NC,28374-8623

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

LOWRIE, MICHAEL A
106 WICKSHIRE CIRCLE
LITITZ,PA,17543

MARSH, ALLISON
PO BOX 4011
PINEHURST,NC,28374

UNITED STATES GOLF ASSOCIATION
77 LIBERTY CORNER ROAD
LIBERTY CORNER,NJ,07938

CONLEY, BRIAN C
11911 JENNIFER WAY
HOLLYWOOD,FL,33026

SCHMITT, TERRY J
7004 KIMI ROAD
WAKE FOREST,NC,27587-1700

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

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

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

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

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

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

CHRODITOAN, LLC
1515 FRANKLIN ROAD SW
ROANOKE,VA,24016

SANDHILLS WOMAN'S EXCHANGE
PO BOX 215
PINEHURST,NC,28370

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

COA-2025-00073 - Wiregrass

Menu Help

File Date: 05/29/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: The project involves a change in the exterior of the Northern and Western sides of the building but differs from a previously approved version of the exterior. On the Weste aluminum clad SDL windows with a change that mirrors the original windows in terms of style and mullion pattern. The Northern side of the building, a large portion of whi replacement of the windows but in a different rhythm from the current installation. This side would also receive a code required emergency egress stair, designed to matcl

Application Name: Wiregrass

Address: 1 Carolina Vista Rd, Pinehurst, NC 28374

Owner Name: Pinehurst, LLC

Owner Address: PO Box 4000, 80 Carolina Vista, Pinehurst, NC 28374

Parcel No: 00025800

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Pinehurst LLC	Pinehurst LLC	Applicant		Active
Pinehurst LLC	Pinehurst LLC	Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
The project involves a change in the exterior of the Northern and Western sides of the building but differs from a previously approved version of the exterior. On the Western side we would replace the windows with aluminum clad SDL windows with a change that mirrors the original windows in terms of style and mullion pattern. The Northern side of the building, a large portion of which is located in a utility court, would also see replacement of the windows but in a different rhythm from the current installation. This side would also receive a code required emergency egress stair, designed to match the juxtaposed building elements.	Alteration	Recreational

Proposed Use	Includes Demolition?	Includes Tree Removal?
Recreational	No	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
Stucco	Cream	Stucco	cream

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
Stucco	Cream	Stucco	cream

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
metal	cream color	wood	cream

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
vinyl	White	aluminum clad sdl	match existing

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick/Concrete	Red

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	05/29/2025	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	Docum
HistoricCOAMajorMinor ...	PLN_HIST	Other	Signed application	application/pdf	Uploac
2024-0925- Wiregrass a...	PLN_HIST	Plan	Presentation includ...	application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

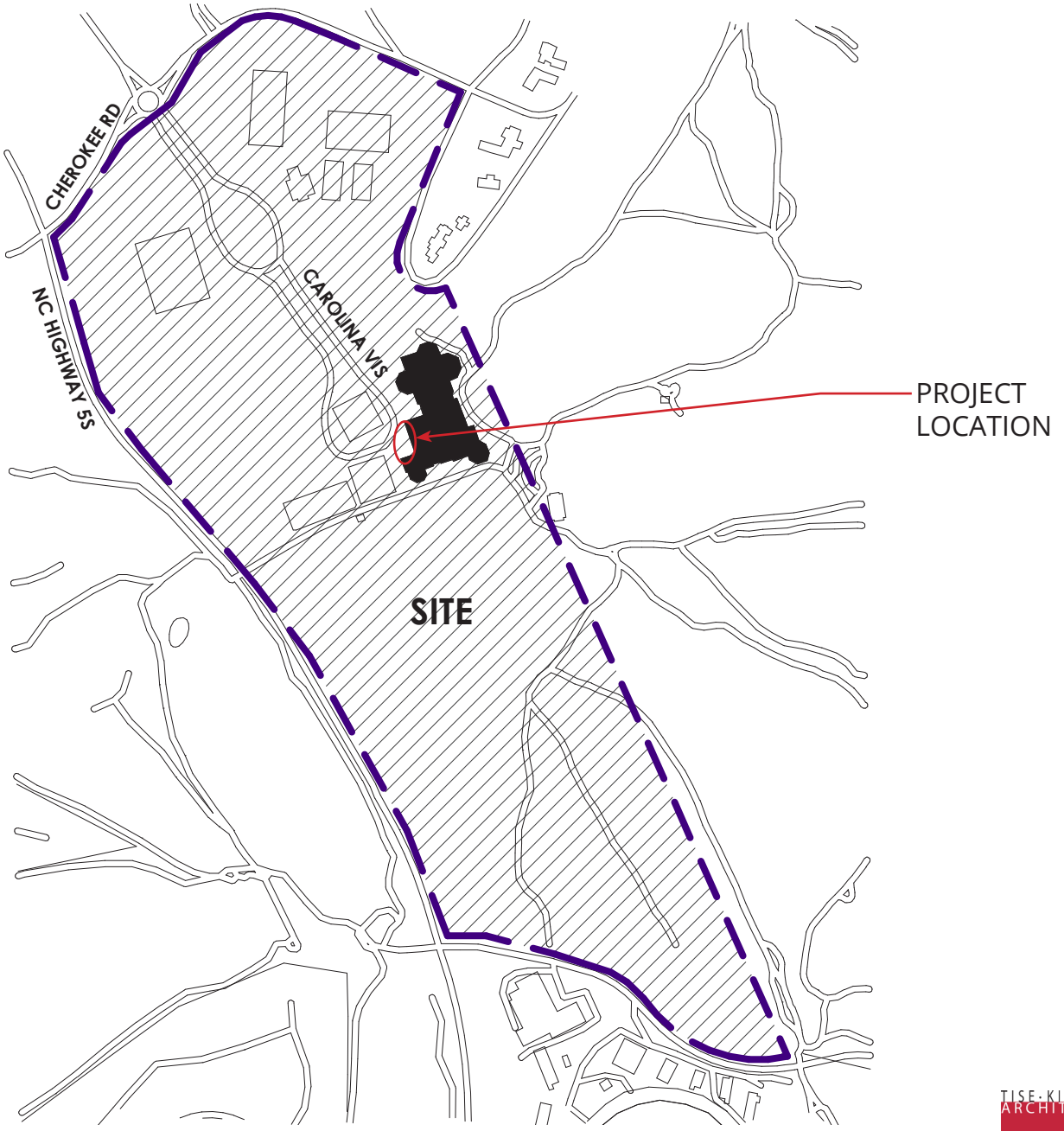
PINEHURST COUNTRY CLUB

WIREGRASS & RYE RESTAURANT EXTERIOR

HISTORIC PRESERVATION COMMISSION | 09/25/2024

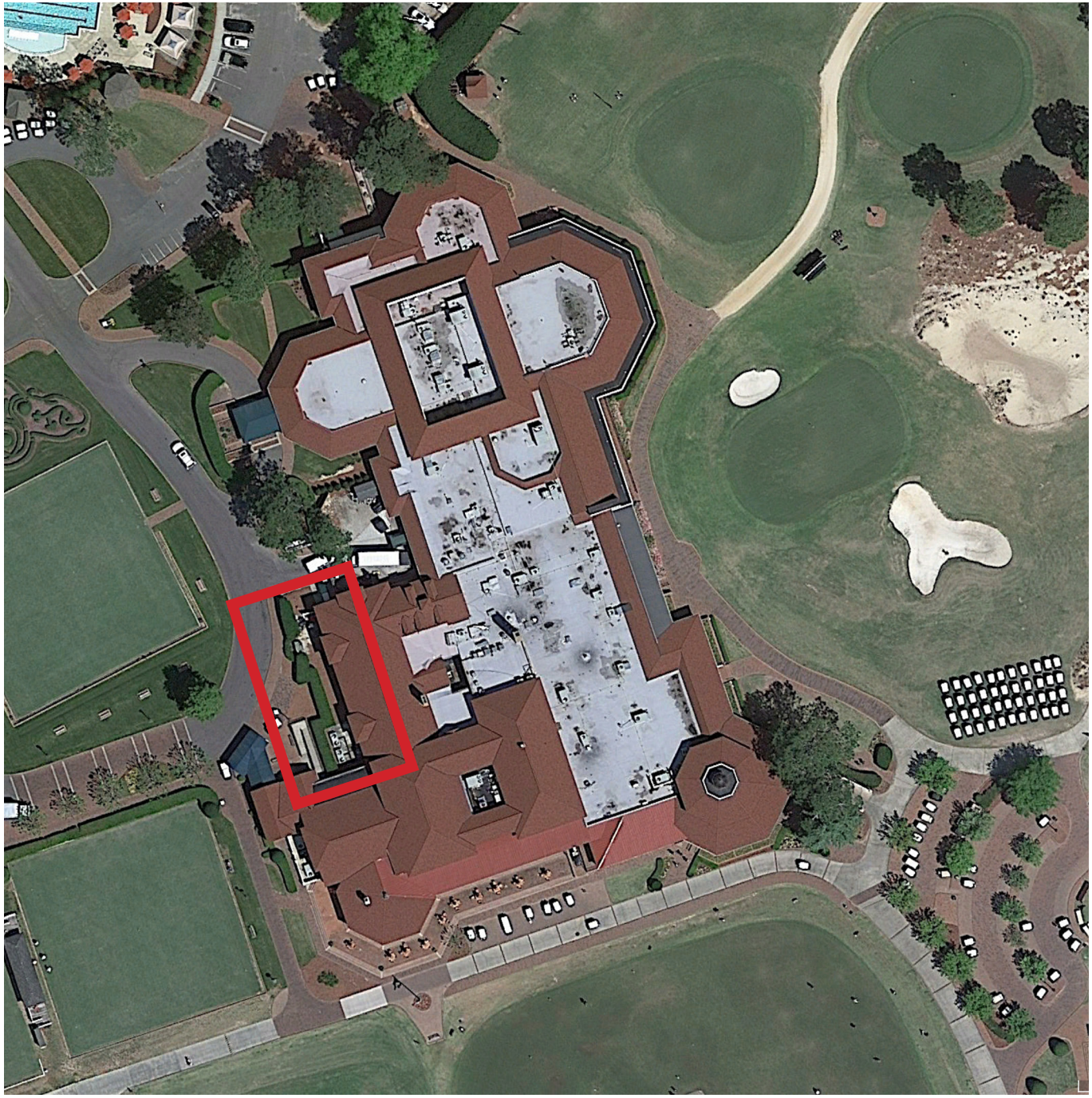
VICINITY MAP

1CAROLINA VISTA DR,
PINEHURST , NC 28374



TISE·KIESTER
ARCHITECTS

SITE PLAN



TISE·KIESTER ARCHITECTS

3D VIEW

EXISTING



TISE-KIESTER ARCHITECTS

3D VIEW

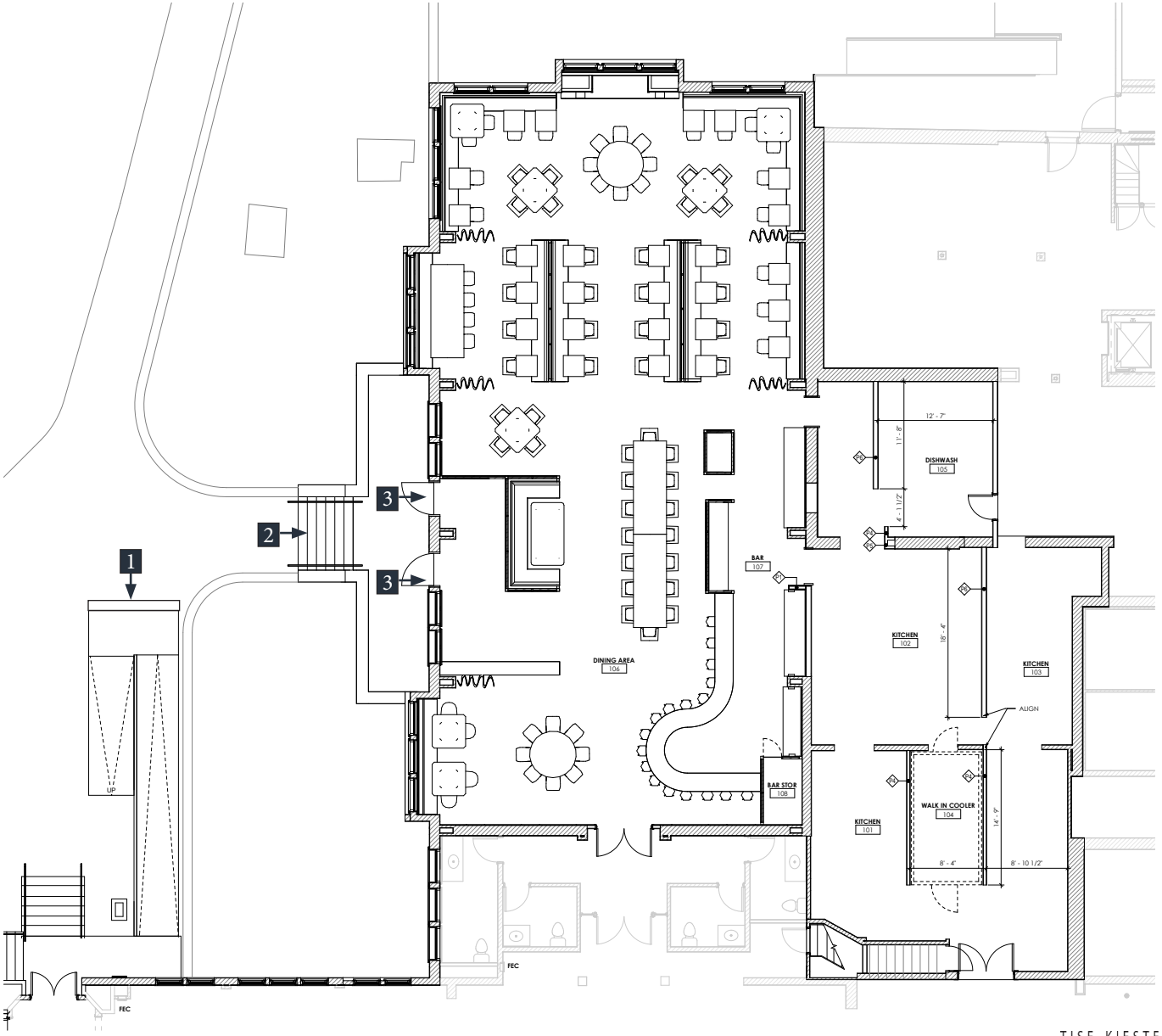
PROPOSED



TISE-KIESTER ARCHITECTS

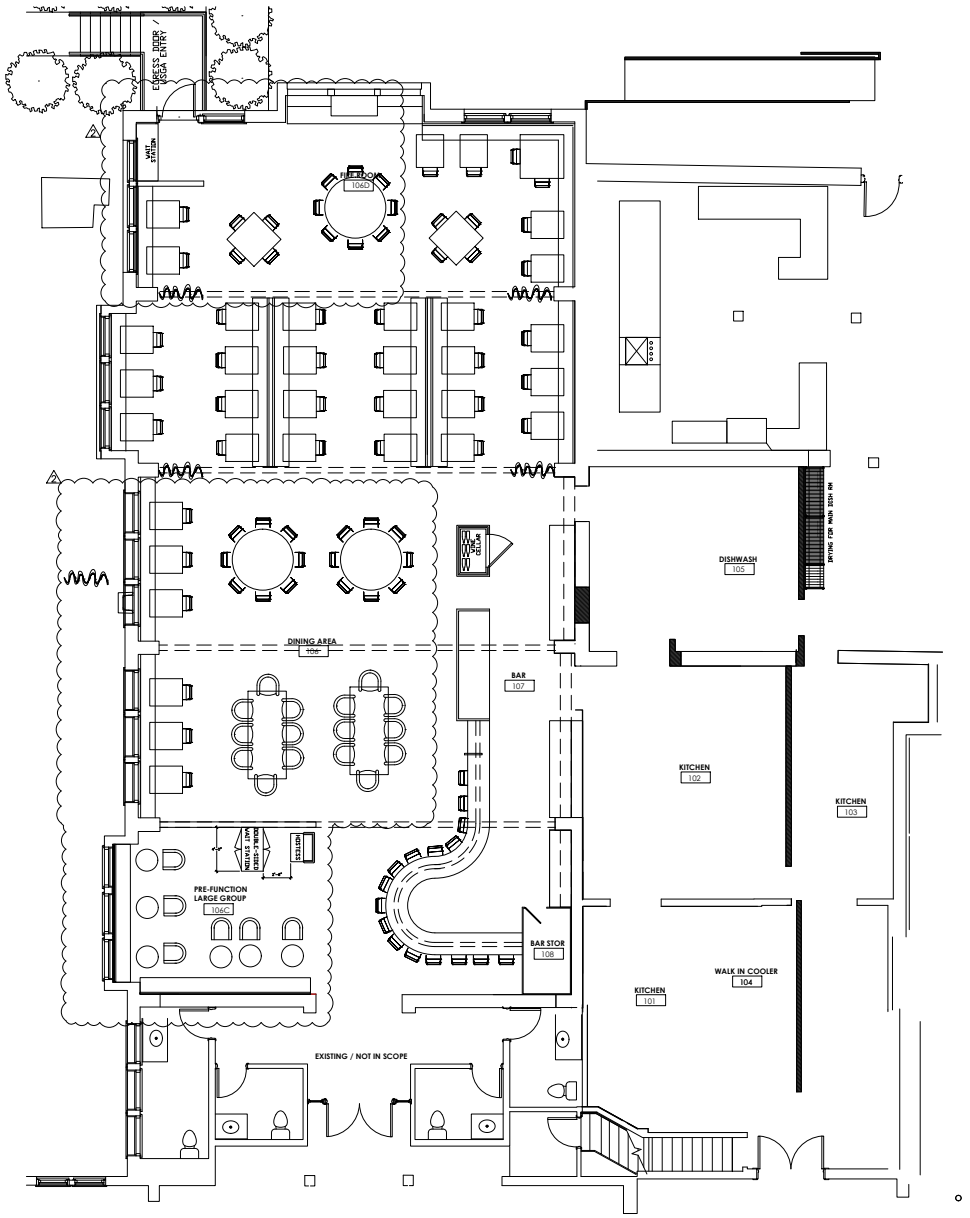
PLAN
PROPOSED

1. New half brick wall with signage
2. New stair
3. New restaurant entry doors



TISE·KIESTER ARCHITECTS

New Wiregrass Floor Plan May 2025



1 ID-4 FURNITURE / ELECTRICAL COORDINATION
SCALE: 3/16" = 1'-0"

DESIGN ENVIRONMENTS
DESIGN for LIFE

PINEHURST
WIREGRASS & RYE
80 CAROLINA VISTA
VILLAGE OF PINEHURST, NC 28374

PROJECT # 2417
DATE: JULY 10, 2024
DRAWN BY: EP/TSL
CHECKED BY:
REVISIONS:
△ 5/14/2025

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SHEET
ID-4
7 OF 8 SHEETS









Minor Work COAs Issued 5/15/2025 - 6/14/2025
ADDITIONAL AGENDA DETAILS:

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 06/13/2025

MEMO DETAILS

ATTACHMENTS
1. Minor Work COA's Issued 5/15/25 - 6/14/25

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: July 18, 2025
SUBJECT: Minor Work COA's Issued 5/15/2025 – 6/14/2025

REPORT OF STAFF APPROVALS
June 26, 2025 MEETING
5/15/25 – 6/14/25

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00067	Window replacement	5/24/2025	5/29/2025	20 Village Green	Chroditoan LLC
COA-2025-00077	Replace pergola	6/5/2025	6/9/2025	165 Frye Rd	Winfred Hasty
COA-2025-00078	Generator	6/9/2025	6/10/2025	30 Caddell Rd	Tufts Cottage LLC
COA-2025-00079	Replace roof	6/9/2025	6/11/2025	75 Fields Rd	Ed & Sherri Sabo