



**HISTORIC PRESERVATION COMMISSION  
DECEMBER 15, 2022  
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA  
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
  - A. 11-17-2022 Regular Meeting Minutes
  - B. 11-09-2022 Special Meeting Minutes
- III. Public Hearing
  - A. COA-2022-00211 (90 Linden Rd)

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a cupola, removal of a tree, and changes to previously approved COA-2022-00002 at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Wemmark Properties, LLC.*
  - B. COA-2022-00212 (45 Woods Rd)

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations and changing the doors (front, side, and rear) at 45 Woods Road. The property is identified as Moore County PID Number 00019728. The property owner is Peter Kavanagh and applicant is Angela Gorman of Druther Home Investment.*
  - C. COA-2022-00204 (40 Dundee Rd)

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to demo the existing detached garage, remove a tree in the rear, and build a new detached garage at 40 Dundee Road. The property is identified as Moore County PID Number 00019908. The property owners are Roger and Nicole Worley and applicant is John Bortins.*
- IV. Review of Normal Maintenance and Minor Work items
  - A. Minor Work COA's issued 11/10/2022 - 12/8/2022
- V. Next Meeting Date
  - A. 01-26-2023 Regular Meeting
- VI. 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.*



**11-17-2022 REGULAR MEETING MINUTES  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Shannon Konstantinou

**CC:**

Maria Carpenter; Alfred Cassidy

**DATE OF MEMO:**

11/29/2022

**MEMO DETAILS:**

Attached is a draft copy of the 11-17-2022 Regular Meeting minutes for your review.

**ATTACHMENTS:**

Description

▣ 11-17-2022 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, NOVEMBER 17<sup>TH</sup>, 2022  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**

Eric Von Salzen, Chair  
Cara Mathis  
John Taylor  
Terry Lurtz  
Richard Vincent

**Members Absent:**

David Herring  
Tom Schroeder, Vice-Chair

**Staff Present:**

Maria Carpenter, Planner  
Shannon Konstantinou, Clerk to the Board  
Lori Hercules, IT Technician

Approximately 10 member(s) of the public in attendance.

**I. Call to Order**

Mr. Von Salzen called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Von Salzen introduced Staff. Mr. Von Salzen noted the presence of Mayor John Strickland.

Mayor Strickland thanked Mr. Von Salzen for his service to the Historic Preservation Commission and announced Mr. Von Salzen's resignation from the Commission due to an upcoming relocation outside the Village of Pinehurst.

Mr. Von Salzen thanked Mayor Strickland for his kind words and iterated the fact that he has enjoyed his time on the Commission serving the community.

Mayor Strickland asked the community to consider applying not only for the upcoming vacancy on the Historic Preservation Commission but, also, the upcoming vacancy on the Planning & Zoning Board.

Mr. Von Salzen noted a change to the order of the agenda as published to include an approval of minutes prior to entering the Public Hearing.

**II. Approval of Minutes**

**A. 10-27-2022 Regular Meeting Minutes**

Mr. Taylor moved to approve the minutes as amended of the October 27<sup>th</sup>, 2022 Regular Meeting. Amendments: page 1 of 7, 6<sup>th</sup> line from the bottom – change with to from; page 3 of 7 – add a line to the first paragraph stating Mr. Taylor was chosen to act as chair during the hearing for COA-2022-00178 (38 Chinquapin Rd.) due to Mr. Von Salzen's recusal. Seconded by Mr. Vincent. Approved by a vote of 5-0.

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Taylor. Approved by a vote of 5-0.

### **III. Public Hearing**

All Commission members stated they had visited all sites with the exception of Mr. Vincent, who did not visit the site of 155 Cherokee Rd., and did not have any ex parte communication. Ms. Mathis stated she is familiar with one of the Applicants but the familiarity would not affect her ability to remain impartial in making a decision on the case.

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

Ms. Carpenter was sworn into the Public Hearing and testified as follows.

#### **A. COA-2022-00184 (95 Woods 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 dormer to the right side of the dwelling. The property is further identified as Moore County PID Number 00014565. The property owner and applicant is James Crawford.*

Mr. James Crawford was sworn into the public hearing.

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

The Commission, Ms. Carpenter, and Mr. Crawford discussed the proposed new dormer window being an extension of an existing dormer window (as noted in Exhibit A-1.2), the color will match the existing color (which is thought to be Benjamin Moore HC-191), and the decision to extend the dormer window on one side of the dwelling only is due to time constraints.

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

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

*Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00184) and find the proposed Major Work at 95 Woods Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-0.*

**B. COA-2022-00196 (80 Ritter 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 renovations to exterior and addition of a screened porch and deck at 80 Ritter Rd. The property is identified as Moore County PID Number 00015371. The property owner is Gestion Magb, Inc. and the applicant is Pinehurst Homes, Inc.*

Mr. Brandon Haddock was sworn into the public hearing.

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

The Commission, Ms. Carpenter, and Mr. Haddock discussed consideration being given to the design of the project to ensure the work will be in keeping with the character of the Historic District, correcting the existing chimney material to be stucco instead of brick, a portion of the existing circular driveway being removed / graded / covered over with straw, the two door colors as referenced in Exhibit A-3.1 being for the front entry storm door (black) and front entry main door (white), the parking pad located at the front of the property being the only parking area allowing access to the front of the dwelling, and the fact that the proposed stucco will be matched to the existing stucco.

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

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

The Commission debated the use of stucco and determined the use of stucco was allowed due to the stucco being chosen to match an existing material on the dwelling, being an exterior treatment, and not being a material used for stabilization.

***Mr. Taylor that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00196) and find the proposed Major Work at 80 Ritter Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Mathis. Approved by a vote of 5-0.***

**C. COA-2022-00197 (80 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 the replacement of*

*windows and relocation of a door at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The property owner is Resorts of Pinehurst Inc. and applicant is Pinehurst No. VII, LLC.*

Mr. Calvin Burkley, Mr. Daniel Burrow, and Mr. Randy Holmes were sworn into the public hearing.

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

The Commission, Ms. Carpenter, Mr. Burkley, Mr. Burrow, and Mr. Holmes discussed the rendering of the awning not being an accurate representation of the proposed awning (which will match the existing) and the intention behind the proposed work being to remove windows that were installed in the 1980's and are not compatible with the historic / original windows so historically accurate windows that match the original windows may be installed while maintaining all the existing trim, millwork, etc.

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

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

***Mr. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00197) and find the proposed Major Work at 80 Carolina Vista 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. Seconded by Mr. Lurtz. Approved by a vote of 5-0.***

**D. COA-2022-00189 (155 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 the replacement of roofing at 155 Cherokee Rd. The property is further identified as Moore County PID Number 00014105. The property owner is Resorts of Pinehurst Inc. and applicant is CentiMark Corp.*

Mr. Calvin Burkley was previously sworn in and is, also, representing the property at 155 Cherokee Rd.

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

materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

The Commission, Ms. Carpenter, and Mr. Burkley discussed the area in question being a roof that has started to experience leaks, the proposed material has proven to be highly effective and long lasting, and the proposed material will be white replacing white in an area not visible from the street level.

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

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

*Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00189) and find the proposed Major Work at 155 Cherokee Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 5-0.*

Mr. Lurtz moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 5-0.

**IV. Review of Normal Maintenance and Minor Work Items**  
**A. Minor Work COA's Issued 10/14/22-11/10/22**

The Commission discussed the recent revisions to the Standards and the need to review the page numbers as listed in the Table of Contents for accuracy.

**V. 2023 HPC Meeting Calendar**

Mr. Taylor moved to approve the 2023 HPC Meeting Calendar. Seconded by Ms. Mathis. Approved by a vote of 5-0.

**VI. Board Organizational Items**

**VII. Next Meeting Date**  
**12-15-2022 Regular Meeting**

**VIII. Motion to Adjourn**

Mr. Lurtz moved to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 5-0 at 04:53 PM.

Respectfully Submitted,

Shannon Konstantinou  
Clerk to the Board &  
Planning Administrative Specialist  
Village of Pinehurst

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://www.vopnc.org).*

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DRAFT



**11-09-2022 SPECIAL MEETING MINUTES  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Shannon Konstantinou

**CC:**

Maria Carpenter; Alfred Cassidy

**DATE OF MEMO:**

11/29/2022

**MEMO DETAILS:**

Attached is a draft copy of the 11-09-2022 Special Meeting Minutes for your review.

**ATTACHMENTS:**

Description

▣ 11-09-2022 Special Meeting Minutes



**HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING  
WEDNESDAY, NOVEMBER 09<sup>TH</sup>, 2022  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
5:00 PM**

**Members Present:**

Eric Von Salzen, Chair  
John Taylor  
David Herring  
Richard Vincent  
Cara Mathis

**Members Absent:**

Terry Lurtz  
Tom Schroeder, Vice Chair

**Staff Present:**

Alex Cameron, Planning Supervisor  
Kelly Chance, Village Clerk  
Lori Hercules, IT Technician

Approximately 3 member(s) of the public in attendance.

**I. Call to Order**

Mr. Von Salzen called the Special Meeting to order at 5:08 PM, explained the purpose of the meeting.

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

**II. Public Hearing**

**A. COA-2022-00177 (60-62 Cherokee Rd.) Continuation**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to install a metal roof to certain sections of the principal structure (single-family home) at 60 Cherokee Road and the guest cottage at 62 Cherokee Road. Both properties are identified as Moore County PID Number 00022043. The property owners are Wesley and Anna Smith and the applicant is Sean Butler of Butler Constructs Design.*

Mr. Sean Butler of Butler Constructs Design discussed the proposed work and submitted into evidence a Cherokee Roofing Modification Attachment. He noted the existing asphalt roof on the front of the house will change to metal in the designated area shown. He stated no construction changes would be made, only material.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work, to which there was no one who came forward.

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

Mr. Taylor made a motion that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00177) and find the proposed Major Work at 60-62 Cherokee Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. The motion was seconded by Mr. Vincent and approved by a vote of 4-0 with Ms. Mathis abstaining because she was not present at the prior hearing.

**III. Next Meeting Date**  
**11-17-2022 Regular Meeting**

**IV. Motion to Adjourn**

Mr. Taylor moved to adjourn the Special Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0 at 5:24 PM.

Respectfully Submitted,

Kelly Chance  
Village Clerk  
Village of Pinehurst

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**COA-2022-00211 (90 LINDEN 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 cupola, removal of a tree, and changes to previously approved COA-2022-00002 at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Wemmark Properties, LLC.*

**FROM:**

mcarpenter@vopnc.org

**CC:**

acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

**DATE OF MEMO:**

12/7/2022

**MEMO DETAILS:**

Please, see attached materials relating to this public hearing.

**ATTACHMENTS:**

Description

- ☐ Staff Exhibit S-1
- ☐ Applicant Exhibits A-1 to A-4



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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Historic Preservation Commission  
**From:** Maria Carpenter, Planner  
**CC:** Alex Cameron, Planning Supervisor  
Alfred Cassidy, Senior Planner  
Shannon Konstantinou, Administrative Specialist  
**Date:** December 8, 2022  
**Subject:** Major COA Request for 90 Linden Rd.

|                           |                           |
|---------------------------|---------------------------|
| <b>Applicant:</b>         | Wemmark Properties, LLC   |
| <b>Owners:</b>            | Katharine Pate            |
| <b>Property Location:</b> | 90 Linden Rd.             |
| <b>Land Use:</b>          | Single Family Residential |
| <b>PID#</b>               | 00014733                  |
| <b>COA#:</b>              | 2022-00211                |

**Request and Background:**      ☒ **Contributing**      ☐ **Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for adding a cupola to the poolhouse, removing a tree and changes to garage from previously approved COA-2022-00002. The property is further identified as Moore County PID Number 00014733. The structure was built in 1928 and the property is +/- 0.984 acres in size.

The applicant proposes to add a cupola to the poolhouse, remove a damaged tree, and modify the previously approved COA-2022-00002 by adding an exterior staircase and increasing the building height by 22 inches. The property is listed as contributing within the Pinehurst Historic District.

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

**Standards of Review**

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

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:*****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.7 - The height of an accessory building **must** not be taller than the primary structure and must be smaller in scale than the primary structure.

***K. WOOD***

1. SECTION III.K.1 – New wooden features or details or replacement of a missing feature or detail or element **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.K.6 - Wooden surfaces and features **must** be in colors that are in the Village of Pinehurst Color Palette.

***N. PAINT***

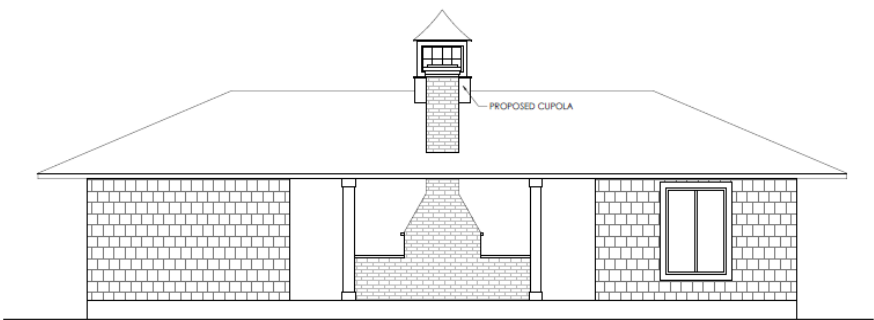
1. SECTION III.N.1 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and **must** be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.

***VII. SITE FEATURES******C. LANDSCAPING AND VEGETATION***

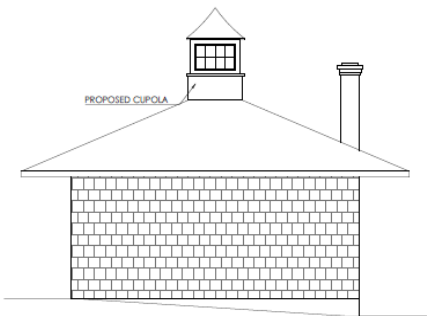
1. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.



1 FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



2 REAR ELEVATION  
SCALE: 3/8" = 1'-0"

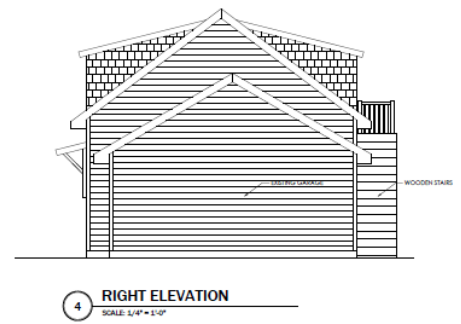
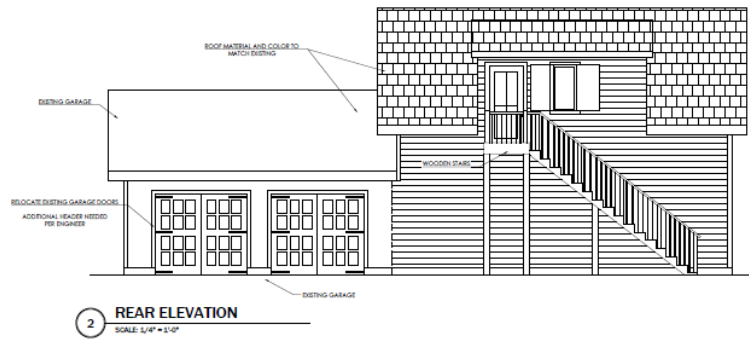
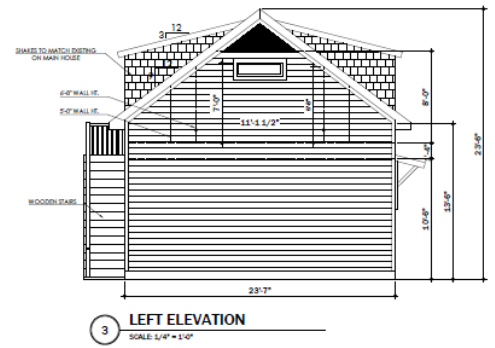


3 SIDE ELEVATION  
SCALE: 3/8" = 1'-0"

*Elevations for Pool House with Cupola*



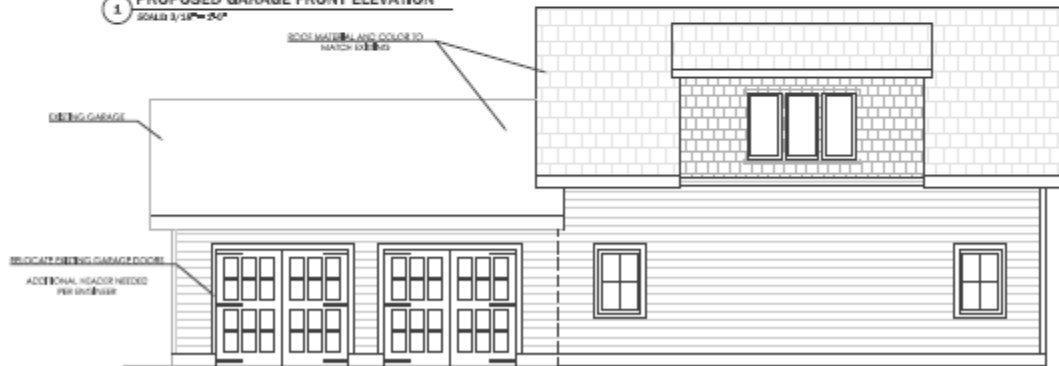
*Existing Pool House*



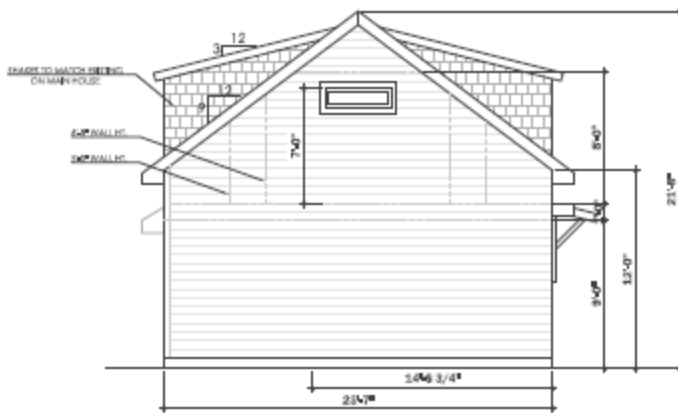
*Proposed Modifications to Elevations for Garage with Exterior Staircase*



1 PROPOSED GARAGE FRONT ELEVATION  
SCALE 1/16" = 1'-0"



2 PROPOSED GARAGE REAR ELEVATION  
SCALE 1/16" = 1'-0"



1 PROPOSED GARAGE LEFT ELEVATION  
SCALE 1/16" = 1'-0"



2 PROPOSED GARAGE RIGHT ELEVATION  
SCALE 1/16" = 1'-0"

*Previously Approved Elevations for Garage*



*Tree to be Removed*

**Staff Comments:**

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY\_\_\_\_\_

December 1, 2022

Dear Property Owner(s),

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

Thursday, December 15<sup>th</sup>, 2022  
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 cupola, removal of a tree, and changes to previously approved COA-2022-00002 at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Wenmark Properties, 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://pinehurst.novusagenda.com/agendapublic/>.

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

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

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

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PLANNING & INSPECTIONS

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

# Public Hearing Notification

EXHIBIT S-1.8



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).

11/23/2022

December 15, 2022  
**Historic Preservation Commission**  
**90 Linden Road Major COA Request**



EXHIBIT S-1.9

PATE, KATHARINE F  
90 LINDEN ROAD  
PINEHURST NC 28374

WEBSTER, JOHN A O TRUSTEE  
SEIFERT, ELIZABETH TRUSTEE  
140 WEST MCKENZIE ROAD  
PINEHURST NC 28374

POTYNSKY, JOHN DAVID  
100 W MCKENZIE RD  
PINEHURST NC 28374

MCKENZIE, COLIN S TRUSTEE  
405 PINECREST ST  
CARTHAGE NC 28327

BRENNER, DEBRA  
75 W MCCASKILL RD  
PINEHURST NC 28374

JOHAN HOLDINGS, LLC  
75 LINDEN ROAD  
PINEHURST NC 28374

CHANG, SHANNON THOMPSON TRUSTEE  
PO BOX 107  
POINT CLEAR AL 36564



## Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☐ Major Work☐ Minor Work

### Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at [www.vopnc.org/historicdistrict](http://www.vopnc.org/historicdistrict).

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at

<https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

**\*This application must be completed in full and submitted as supporting material to the online application.**

### Intake Information

| Property Address      |  |
|-----------------------|--|
| Street Address        |  |
| City, State, Zip Code |  |
| Parcel ID #           |  |

| Owner Information     |  |                  |  |
|-----------------------|--|------------------|--|
| Name                  |  | Home Phone #     |  |
| Street Address        |  | Mobile Phone #   |  |
| City, State, Zip Code |  | Business Phone # |  |
| Email                 |  |                  |  |

| Applicant      |  |                       |  |
|----------------|--|-----------------------|--|
| Name           |  | Other Phone #         |  |
| Email          |  | Street Address        |  |
| Mobile Phone # |  | City, State, Zip Code |  |



## Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

| Licensed Professionals (Optional)<br>(License #s must include all letters and numbers as filed with the NC Licensing Board) |  |
|-----------------------------------------------------------------------------------------------------------------------------|--|
| License #                                                                                                                   |  |
| Name                                                                                                                        |  |
| Street Address                                                                                                              |  |
| City, State, Zip                                                                                                            |  |
| Phone #                                                                                                                     |  |
| Email                                                                                                                       |  |

### General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of Changes to the Structure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Type of Work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> New                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services | <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |
| Includes Demolition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Includes Tree Removal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



## Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

### Exterior Materials and Colors

|                                                        | Existing Material(s) | Proposed Material(s) | Existing Color(s) | Proposed Color(s) |
|--------------------------------------------------------|----------------------|----------------------|-------------------|-------------------|
| Front Elevation Siding                                 |                      |                      |                   |                   |
| Rear Elevation Siding                                  |                      |                      |                   |                   |
| Right Elevation Siding                                 |                      |                      |                   |                   |
| Left Elevation Siding                                  |                      |                      |                   |                   |
| Trim                                                   |                      |                      |                   |                   |
| Windows                                                |                      |                      |                   |                   |
| Chimney                                                |                      |                      |                   |                   |
| Foundation                                             |                      |                      |                   |                   |
| Front Door                                             |                      |                      |                   |                   |
| Shutters                                               |                      |                      |                   |                   |
| Garage Door                                            |                      |                      |                   |                   |
| Roof                                                   |                      |                      |                   |                   |
| Awning                                                 |                      |                      |                   |                   |
| Fence                                                  |                      |                      |                   |                   |
| Front Porch                                            |                      |                      |                   |                   |
| Deck                                                   |                      |                      |                   |                   |
| Patio                                                  |                      |                      |                   |                   |
| Sidewalk                                               |                      |                      |                   |                   |
| Sky Lights / Solar                                     |                      |                      |                   |                   |
| Driveway                                               |                      |                      |                   |                   |
| Signage                                                |                      |                      |                   |                   |
| Other: <small>NO CHANGE IN MATERIALS OF COLORS</small> |                      |                      |                   |                   |
| Other:                                                 |                      |                      |                   |                   |

### Required Documents

☒ Site Plan/Survey or Sketch☒ Elevation Drawings☐ Photos of Existing Site☒ Floor Plans☐ Landscaping Plan

### Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature:

Date:

12 9 22

**Planning and Inspections Department**

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - [www.vopnc.org](http://www.vopnc.org)



## Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

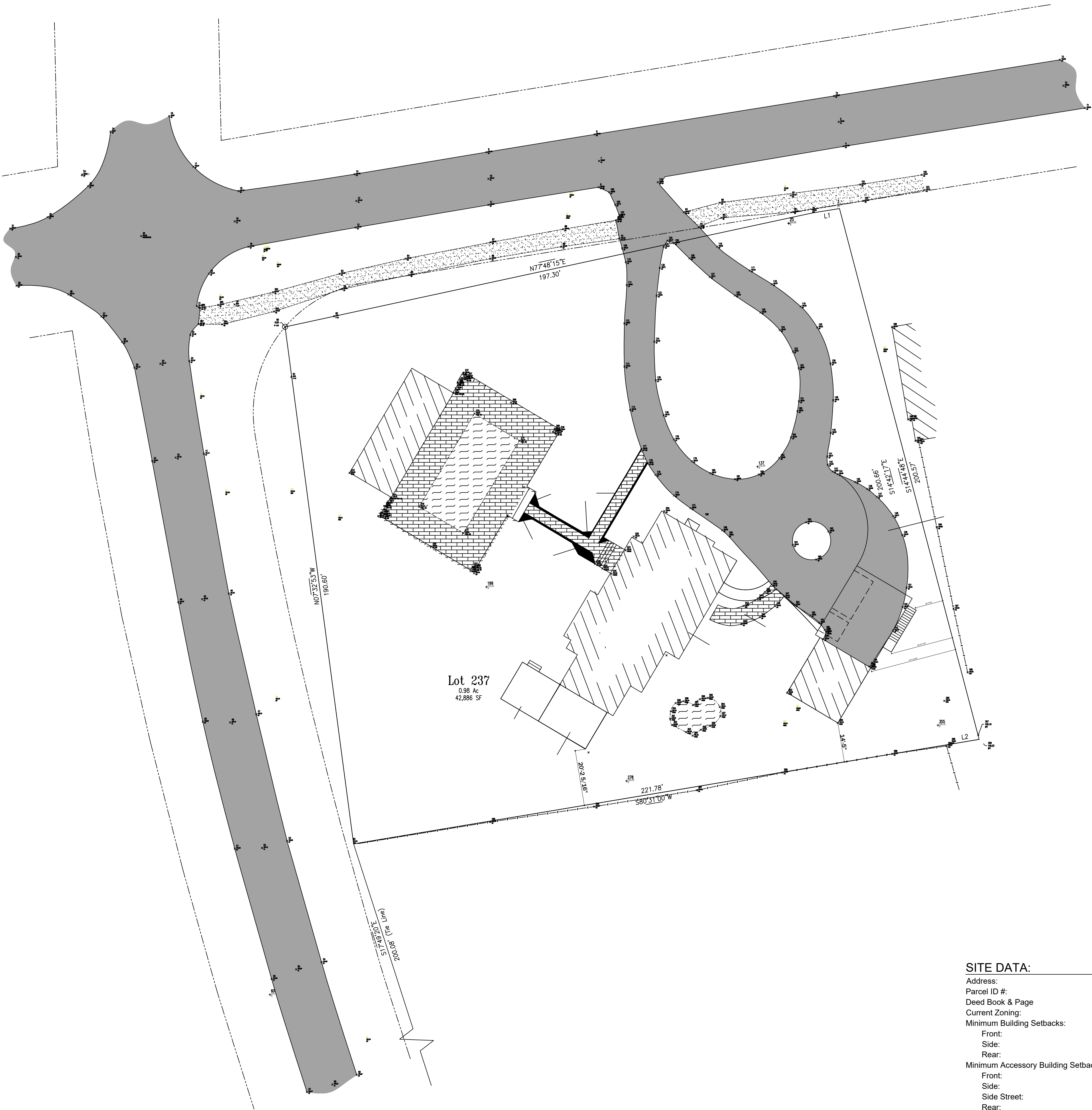
Fee: \$500 – Major

(Revised 01/2022)

### Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: Katherine F. TateDate: 12/9/22



SITE DATA:

|                                      |                                                                                                        |
|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Address:                             | 90 Linden Road                                                                                         |
| Parcel ID #:                         | 00014733                                                                                               |
| Deed Book & Page                     | Book 707, Page 200                                                                                     |
| Current Zoning:                      | R30                                                                                                    |
| Minimum Building Setbacks:           |                                                                                                        |
| Front:                               | 40'                                                                                                    |
| Side:                                | 20'                                                                                                    |
| Rear:                                | 30'                                                                                                    |
| Minimum Accessory Building Setbacks: |                                                                                                        |
| Front:                               | 20'                                                                                                    |
| Side:                                | 10'                                                                                                    |
| Side Street:                         | 20'                                                                                                    |
| Rear:                                | 10'                                                                                                    |
| Total Acreage                        | Tract 1 - 0.98 Acres (42,886 SF)<br>Tract 2 - 0.05 Acres (1,987 SF)<br>Total - 1.03 Acres (44,873 SF ) |

EXISTING IMPERVIOUS

|           |
|-----------|
| 751 SF    |
| PERMIABLE |
| 26,261 SF |
| PERMIABLE |
| 758 SF    |
| PERMIABLE |
| 3200 SF   |
| PERMIABLE |
| 154 SF    |
| PERMIABLE |
| 31,124 SF |
| PERMIABLE |
| 44,873 SF |
| LOT TOTAL |

13,749 SF IMPERVIOUS = 30.64% SF IMPERVIOUS

PROPOSED IMPERVIOUS

|           |
|-----------|
| 751 SF    |
| PERMIABLE |
| 26,674 SF |
| PERMIABLE |
| 684 SF    |
| PERMIABLE |
| 3200 SF   |
| PERMIABLE |
| 154 SF    |
| PERMIABLE |
| 31,463 SF |
| PERMIABLE |
| 44,873 SF |
| LOT TOTAL |

13,410 SF IMPERVIOUS = 29.88% SF IMPERVIOUS

NOTES

1. WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6. ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7. THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

DRAWING LIST

- A0 COVERSHEET & SITE PLAN
- A1 FOUNDATION PLAN
- A2 ROOF PLAN, BONUS PLAN & DETAILS
- A3 FLOOR PLAN
- A4 EXTERIOR ELEVATIONS
- A5 EXTERIOR ELEVATIONS
- A6 WINDOW AND DOOR SCHEDULE

BUILDING AREA

|                             |         |
|-----------------------------|---------|
| MAIN HOME                   |         |
| BASEMENT                    | 1874 SF |
| FIRST FLOOR                 | 2768 SF |
| SECOND FLOOR                | 2151 SF |
| TOTAL                       | 6793 SF |
| ACCESSORY STRUCTURES        |         |
| GARAGE 1ST FLOOR            | 1201 SF |
| GARAGE BONUS                | 408 SF  |
| POOL HOUSE (ENCLOSED)       | 428 SF  |
| TOTAL                       | 2037 SF |
| 29.98% OF MAIN RESIDENCE SF |         |

CONTACT:

1085 RITTER ROAD  
ROBINS, NC 27225  
910.988.7085  
ADDIEWELCHDESIGN@GMAIL.COM

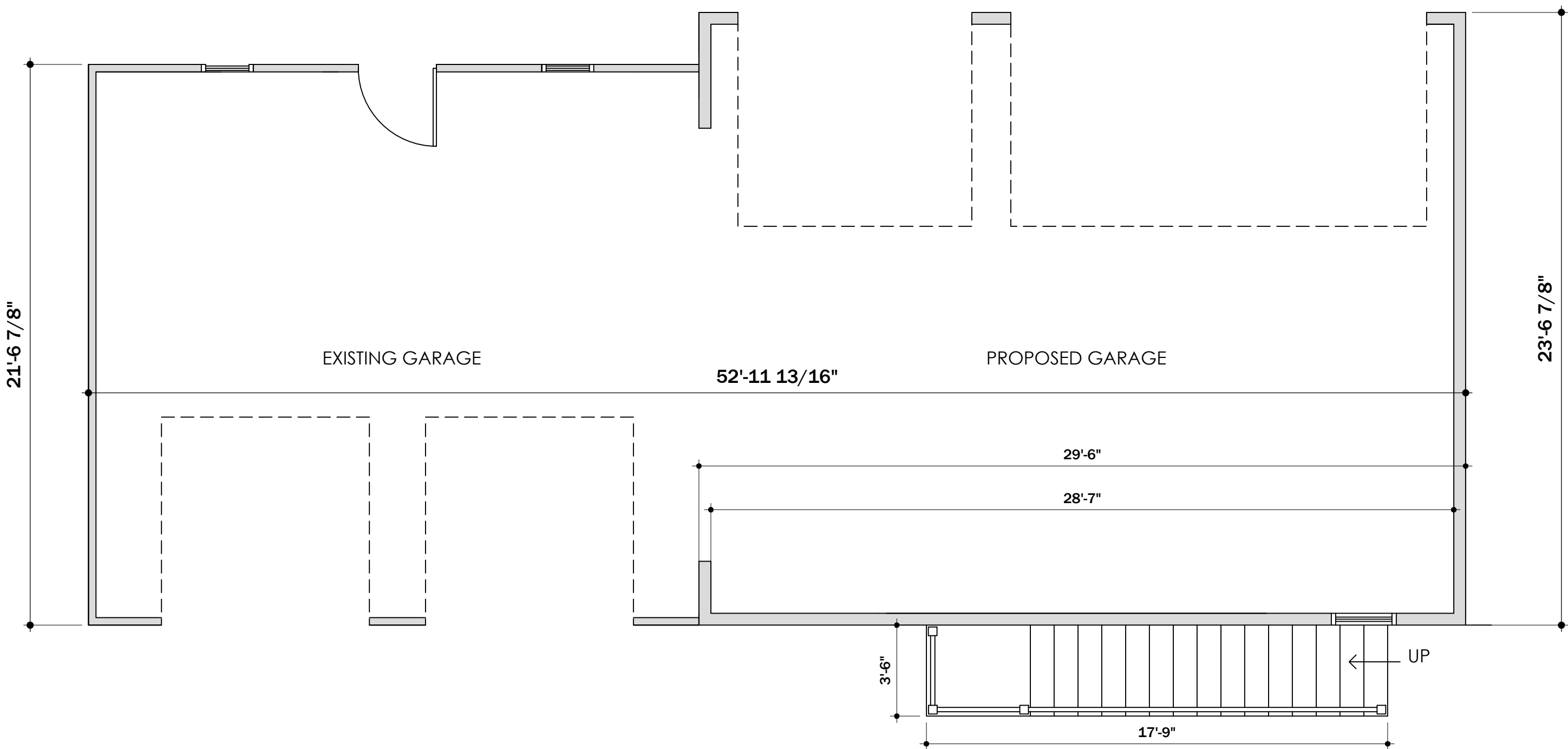
NOTE:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF ADDIE WELCH DESIGN. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR USED WITHOUT THE WRITTEN PERMISSION OF AWD. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS AND DRAWINGS PRIOR TO CONSTRUCTION. AWD WILL NOT BE LIABLE FOR CHANGES OR ERRORS MADE AFTER CONSTRUCTION BEGINS.

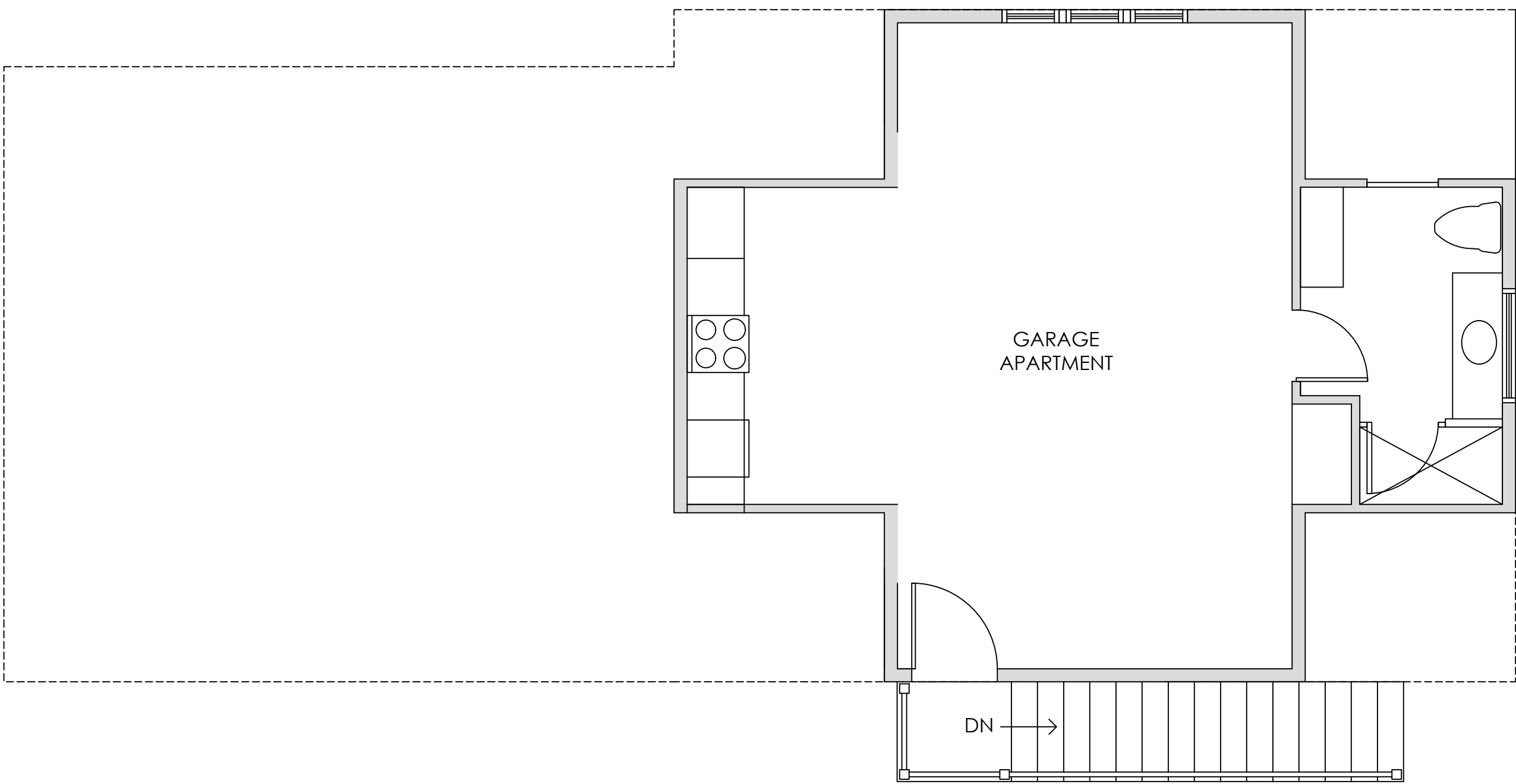
|                |       |
|----------------|-------|
| CREATION DATE: | 05.22 |
| REVISION       | DATE  |
| 1              |       |
| 2              |       |
| 3              |       |
| 4              |       |
| 5              |       |
| 6              |       |

SITE PLAN

SCALE: AS NOTED



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



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



3 EXISTING GARAGE  
SCALE: 1/4" = 1'-0"

CONTACT:  
1055 RITTER ROAD  
ROBBINS, NC 27225  
910.986.7055  
ADDIEWELCHDESIGN@GMAIL.COM

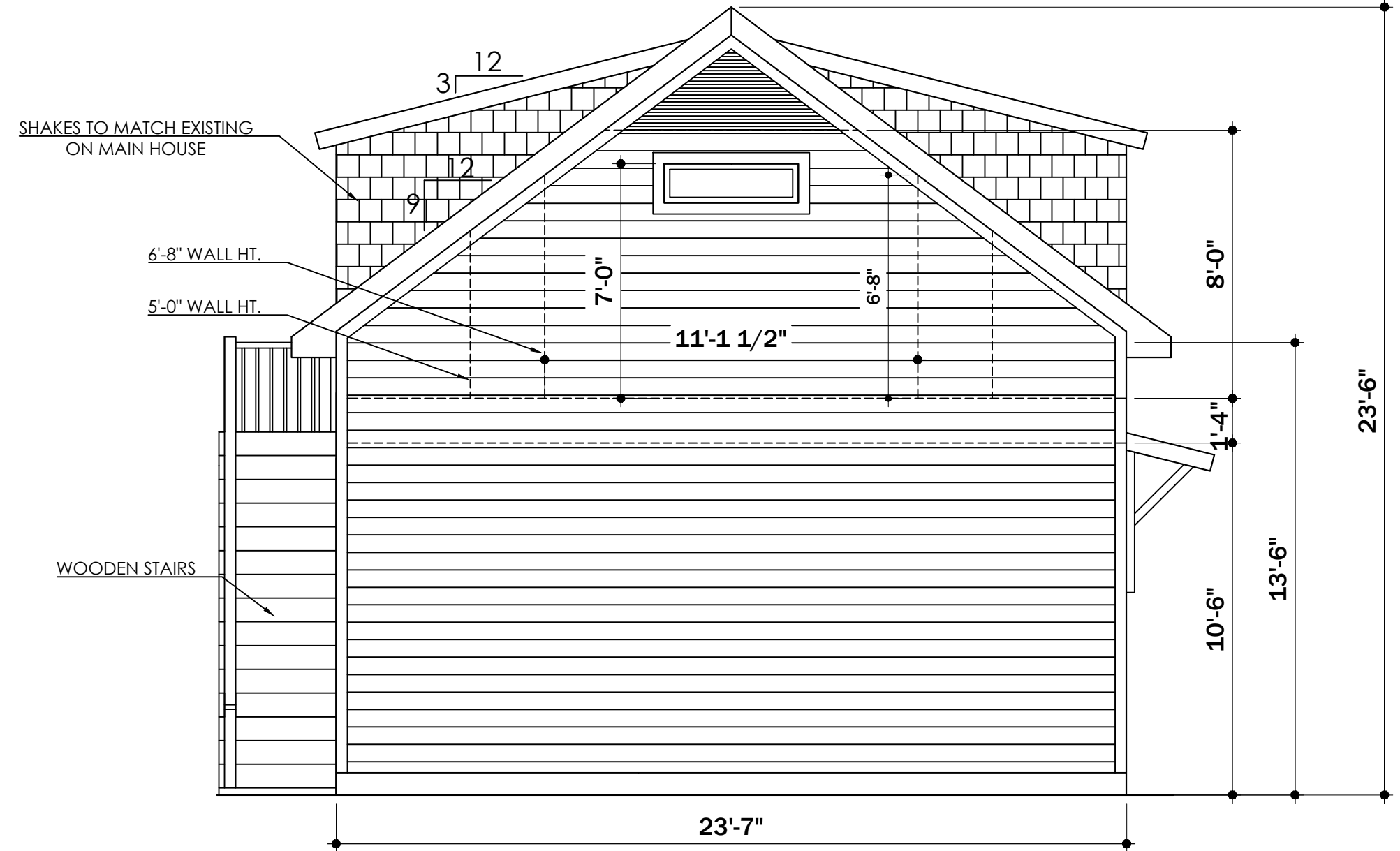
NOTE:  
ALL IDEAS, DESIGNS, ARRANGEMENTS  
AND PLANS INDICATED OR REPRESENTED  
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ARE THE PROPERTY OF ADDIE WELCH DESIGN  
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DRAWINGS MAY BE REPRODUCED OR  
USED WITHOUT THE WRITTEN  
PERMISSION OF AWD.  
CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS, DETAILS AND DRAWINGS  
PRIOR TO CONSTRUCTION. AWD WILL  
NOT BE LIABLE FOR  
CHANGES OR ERRORS MADE AFTER  
CONSTRUCTION BEGINS.

|          |       |
|----------|-------|
| CREATION |       |
| DATE:    | 10.22 |
| REVISION | DATE  |
| 1        |       |
| 2        |       |
| 3        |       |
| 4        |       |
| 5        |       |
| 6        |       |

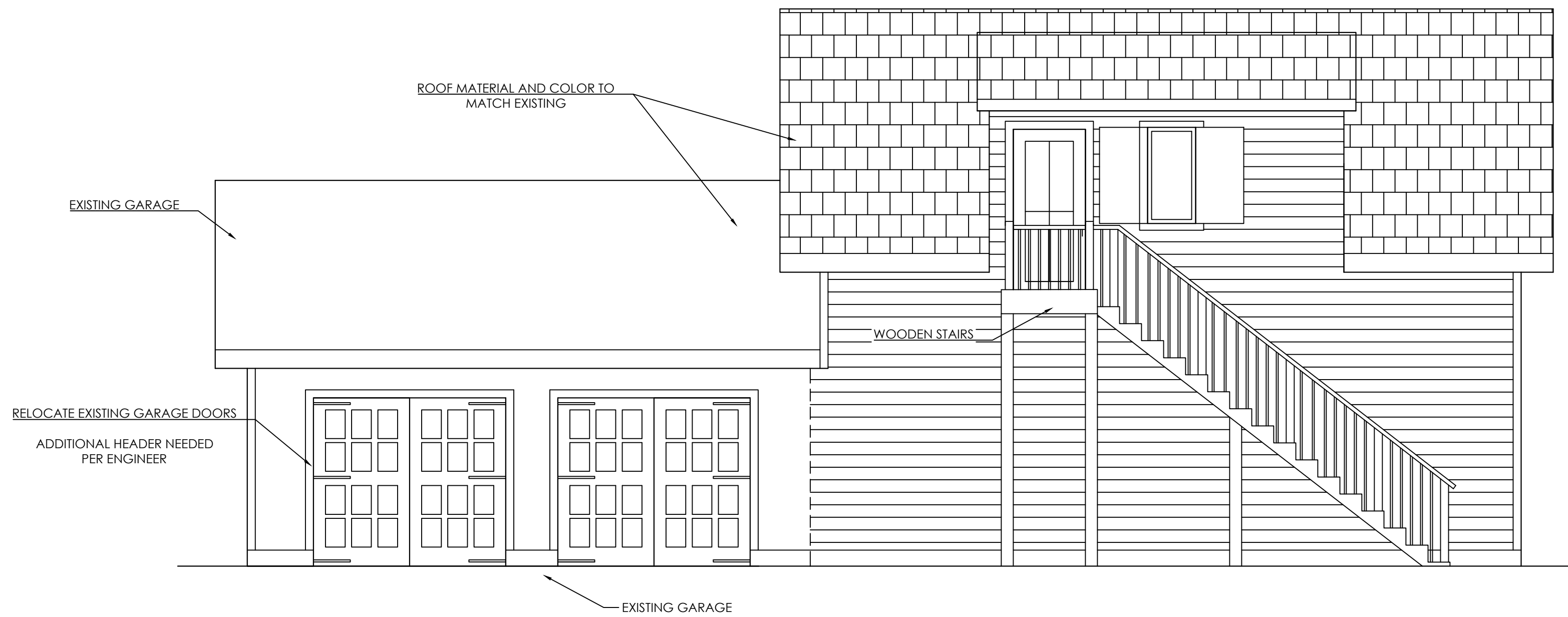
|          |       |       |
|----------|-------|-------|
| CREATION | DATE: | 10.22 |
| REVISION | DATE  |       |
| 1        |       |       |
| 2        |       |       |
| 3        |       |       |
| 4        |       |       |
| 5        |       |       |
| 6        |       |       |



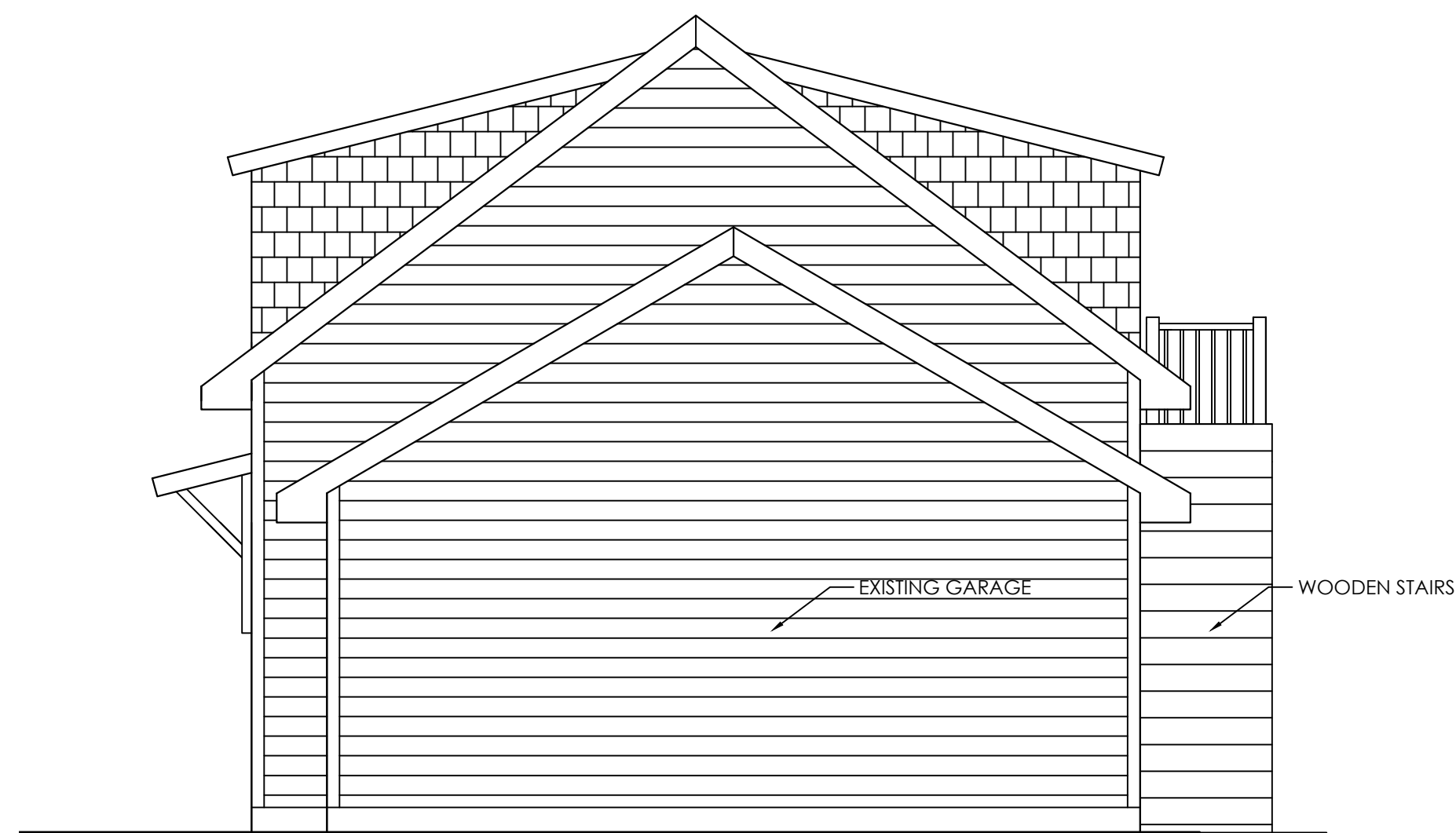
1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



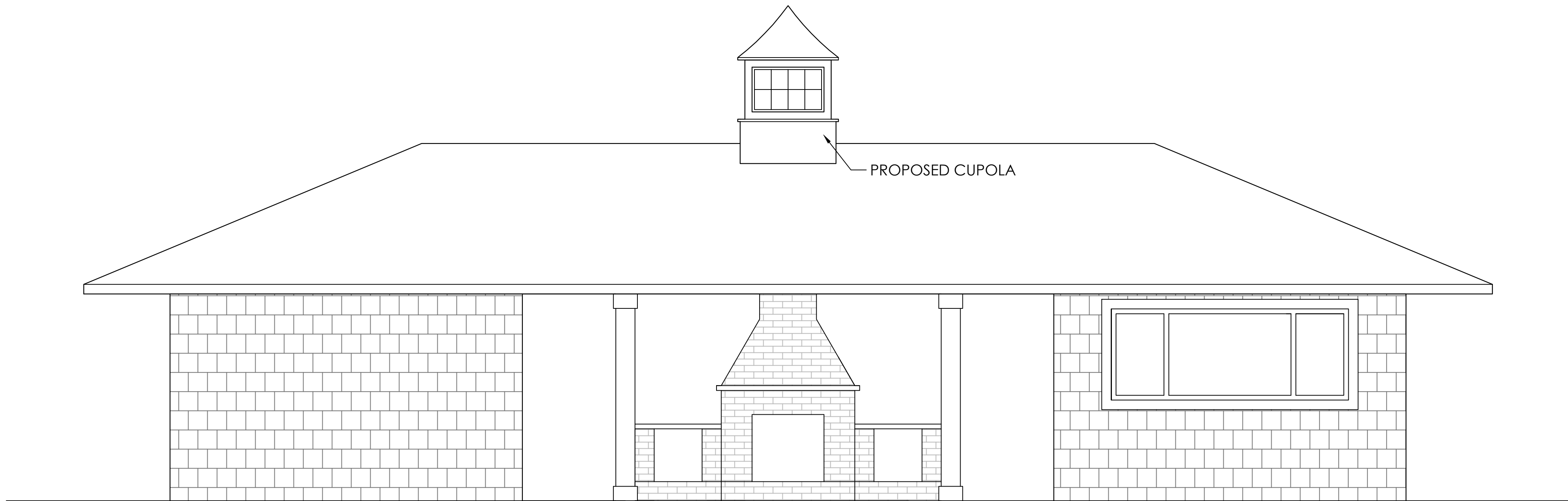
3 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



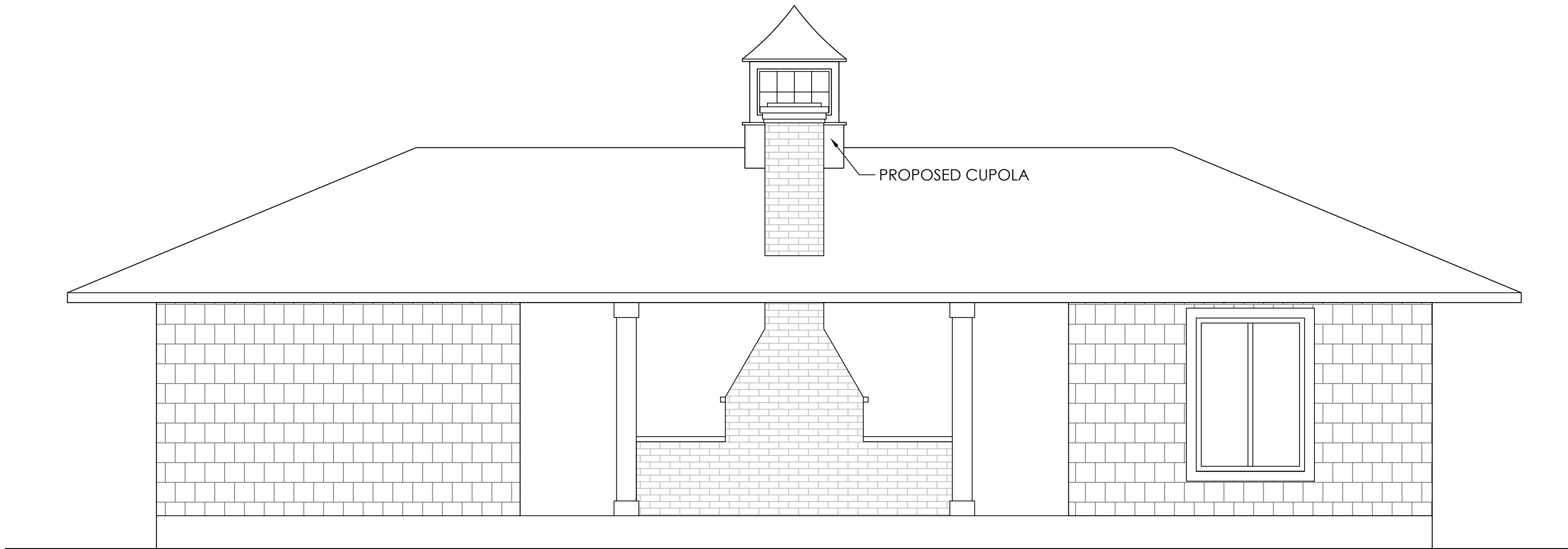
2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



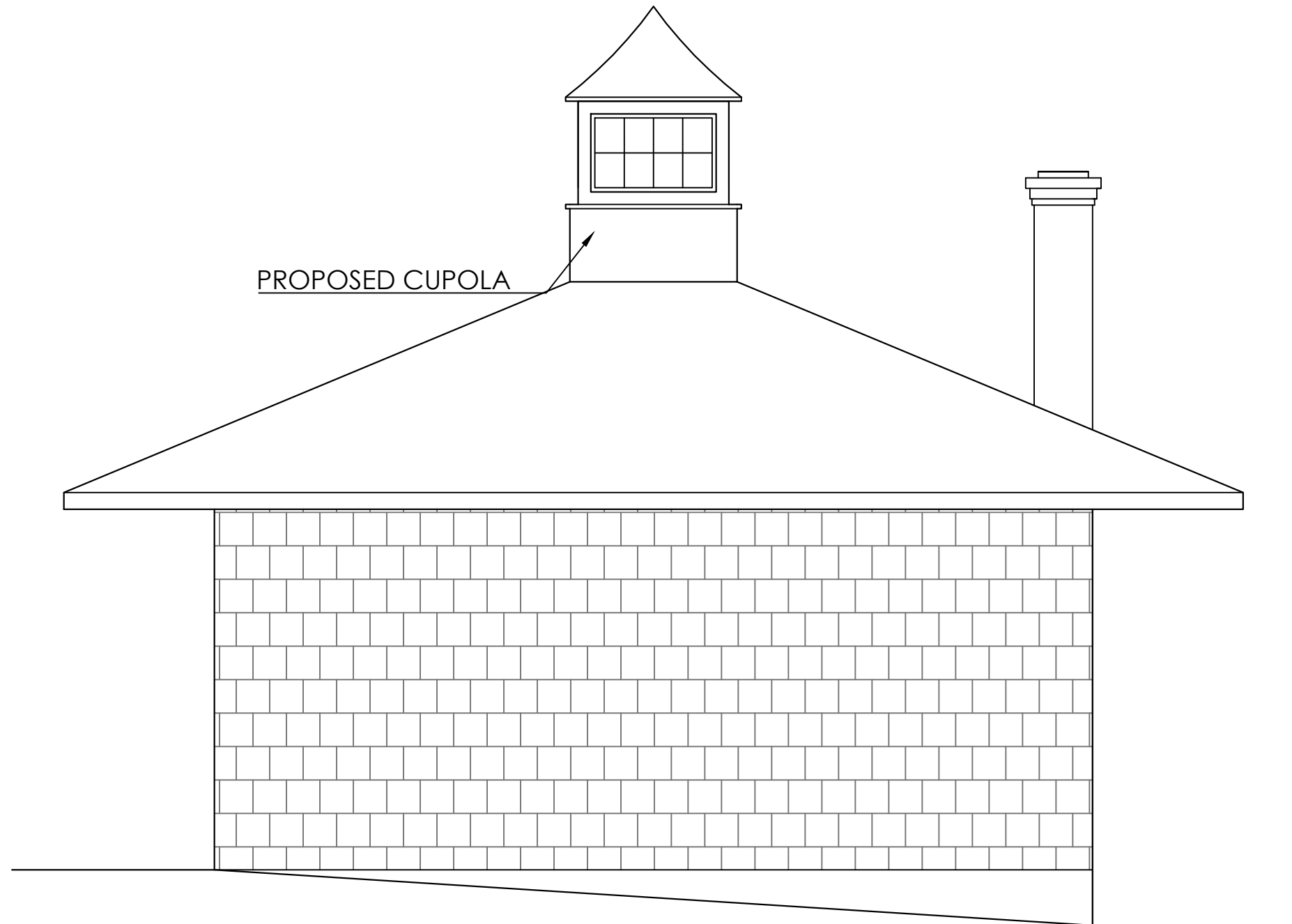
4 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



2 REAR ELEVATION  
SCALE: 3/8" = 1'-0"



3 SIDE ELEVATION  
SCALE: 3/8" = 1'-0"

9/11/15

11/21/22 08:09  
90 Linden Road  
Pinehurst



9111.12!



11/21/22 08:10  
90 Linden Road  
Pinehurst



11/21/22 08:08  
90 Linden Road  
Pinehurst



## AFFIDAVIT FOR THE REMOVAL OF TREES

Client: Katharine Pate

Date: November 22, 2022

Mailing Address: 90 Linden Road, Pinehurst, NC 28374

Project Address: 90 Linden Road, Pinehurst, NC 28374

Client Phone: \_\_\_\_\_ (843) 509-6266  
Home Work Cell

Client E-Mail: katharinefpate@gmail.com

Project Name: Pate Residence

There is one large Longleaf Pine tree along the right-rear of the renovated pool house that appears to have considerable canopy deterioration. It is also showing signs of eventual sloughing of larger lower branches. Both degradative conditions may lead to damage to the pool house roof and structure. The condition of this tree is irrecoverable and strongly recommended to be completely removed.

\_\_\_\_\_  
Kevin Hardt  
The Southern Landscape Group

\_\_\_\_\_  
11/22/2022  
Date



**COA-2022-00212 (45 WOODS 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 renovations and changing the doors (front, side, and rear) at 45 Woods Road. The property is identified as Moore County PID Number 00019728. The property owner is Peter Kavanagh and applicant is Angela Gorman of Druther Home Investment.*

**FROM:**

Alfred Cassidy

**CC:**

Maria Carpenter, Shannon Konstantinou

**DATE OF MEMO:**

12/8/2022

**MEMO DETAILS:**

Please, see attached materials relating to this public hearing.

**ATTACHMENTS:**

Description

- ☐ Staff Exhibit S-1
- ☐ Applicant Exhibits A-1 to A-3




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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Historic Preservation Commission  
**From:** Alfred Cassidy, Senior Planner  
**CC:** Alex Cameron, Planning Supervisor  
       Maria Carpenter, Planner  
       Shannon Konstantinou, Administrative Specialist  
**Date:** December 8, 2022  
**Subject:** Major COA Request for 45 Woods Road

|                           |                                          |
|---------------------------|------------------------------------------|
| <b>Applicant:</b>         | Angela Gorman of Druther Home Investment |
| <b>Owners:</b>            | Peter Kavanagh                           |
| <b>Property Location:</b> | 45 Woods Rd.                             |
| <b>Land Use:</b>          | Single Family Residential                |
| <b>PID#</b>               | 00019728                                 |
| <b>COA#:</b>              | 2022-00212                               |

**Request and Background:**
         
 ☐ **Contributing**
         
 ☒ **Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) to install three doors. The proposed installation of the doors will be located in the front, side, and rear of the property. The applicant is proposing to install a natural stained wood Dutch-style door to the front of the property. The applicant is proposing to install two French doors that will be located on the side and rear of the property. The proposed French door to the side of the property will be a single French door. The proposed French door to the rear of the property will be double French doors. In order to install the proposed French doors in the rear, the applicant will have to remove two windows in the rear. The applicant is also requesting to cut a section of the rear of the property to install the proposed double French door. The property is further identified as Moore County PID Number 00019728. The structure was built in 1954, and the property is +/- 0.177 acres in size.

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, elimination or adding of windows and doors are considered Major Work requiring review by the Historic Preservation Commission.

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.



*Front of the house*



*Front of the house – the front door entrance is located to the left of the property*

EXHIBIT S-1.3



*Picture of the proposed Dutch style door that will replace the front door:*



*Picture of the current door to the side of the property:*

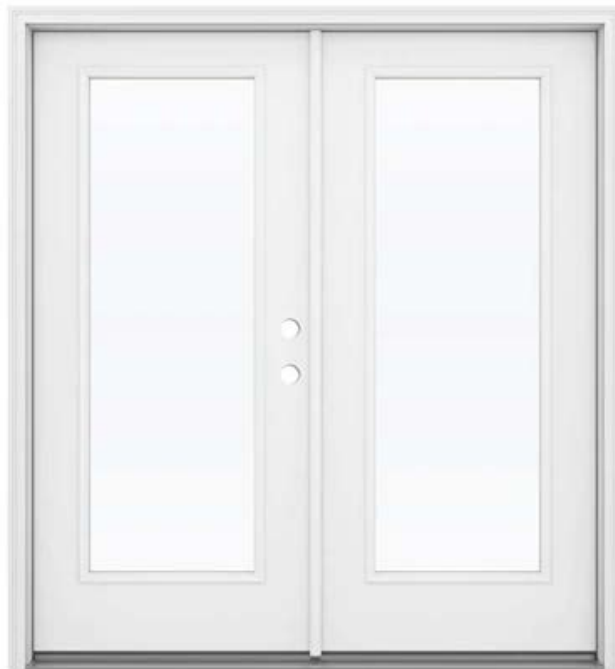


*Picture of the proposed French style door that will go the side of the property:*

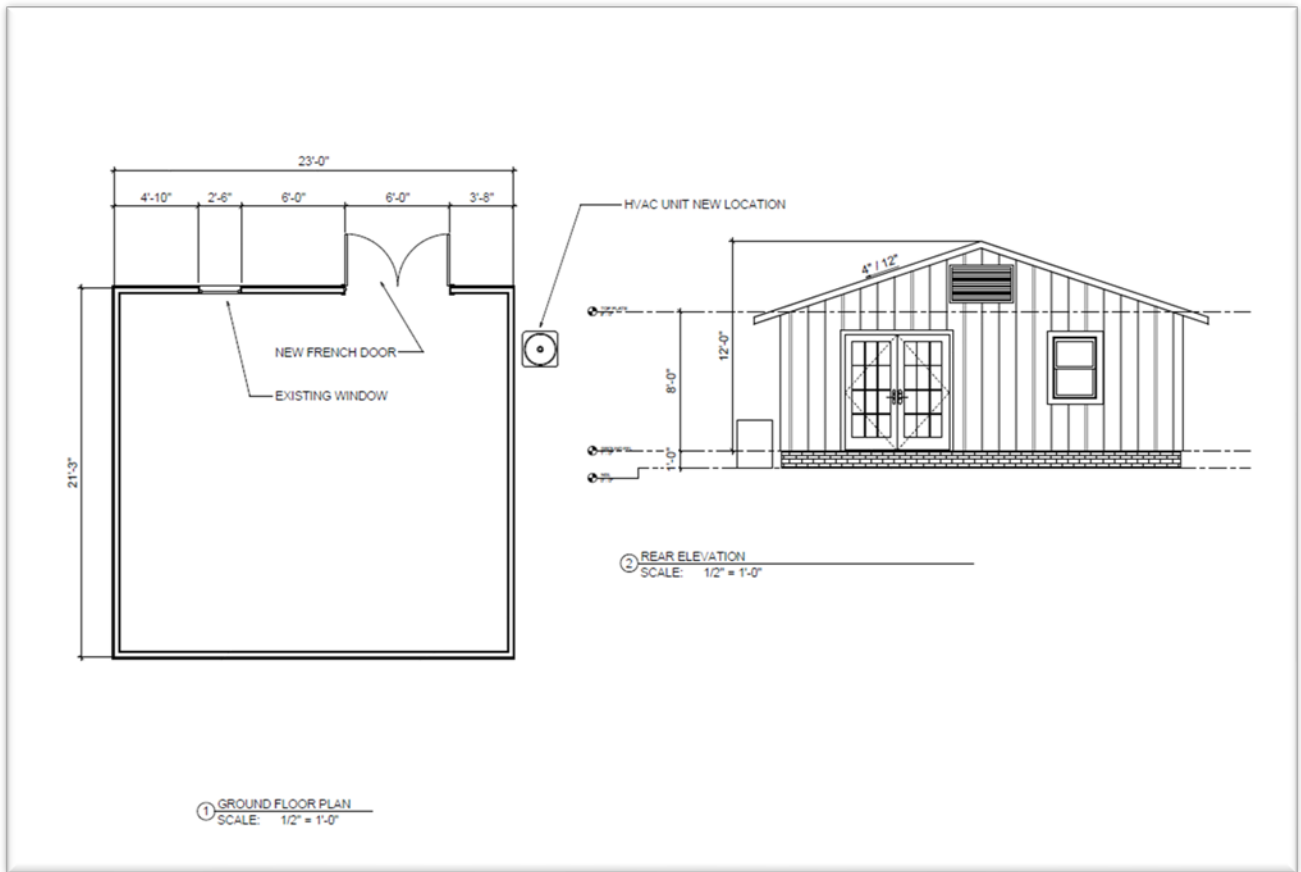
EXHIBIT S-1.4



*Picture of the rear of the property:*



*Picture of the proposed double French doors that will be installed in the rear of the property:*



Picture of the proposed rear elevations where the double French doors that will be installed:

### **Applicable Standards:**

#### **III. CHANGES TO EXISTING RESIDENCE**

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

1. SECTION III.C.1 – Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.2 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. SECTION III.C.5 – Windows and doors of existing structure *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
4. SECTION III.C.7 – The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
5. SECTION III.C.9 – New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.

6. SECTION III.C.11 – Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.

*G. PORCHES, ENTRANCES AND BALCONIES*

7. SECTION III.G.1 – New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street-facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
8. SECTION III.G.2 – Front porches, entrances, and balconies that contribute to the overall historic form and character of structure *should* be retained and preserved.
  - a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim *should* be retained and preserved.
  - b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim *should* be retained and preserved.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed new rear door modifications would not be visible from the public street view. The Commission would need to determine if this is compatible with the architectural character of the structure and congruous with the District and state specifically why for the record.*



## Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☒ Major Work☐ Minor Work

### Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at [www.vopnc.org/historicdistrict](http://www.vopnc.org/historicdistrict).

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at <https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

\*This application must be completed in full and submitted as supporting material to the online application.

### Intake Information

| Property Address      |                    |
|-----------------------|--------------------|
| Street Address        | 45 WOODS ROAD      |
| City, State, Zip Code | PINEHURST NC 28374 |
| Parcel ID #           |                    |

| Owner Information     |      |                  |  |
|-----------------------|------|------------------|--|
| Name                  | PETE | Home Phone #     |  |
| Street Address        |      | Mobile Phone #   |  |
| City, State, Zip Code |      | Business Phone # |  |
| Email                 |      |                  |  |

| Applicant        |                       |                       |                   |
|------------------|-----------------------|-----------------------|-------------------|
| Name             | DRUTHER HOME INV.     | Other Phone #         | 910 676 4245      |
| Email PROJECTS C | DRUTHERHOMEBUYERS.COM | Street Address        | 495 HEDGELAWN WAY |
| Mobile Phone #   | 912 470 6953          | City, State, Zip Code | S. PINES NC 28387 |



## Historic Certificate of Appropriateness (COA)

### Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

| Licensed Professionals (Optional)                                                      |                                |
|----------------------------------------------------------------------------------------|--------------------------------|
| (License #s must include all letters and numbers as filed with the NC Licensing Board) |                                |
| License #                                                                              |                                |
| Name                                                                                   | JOSEPH DRUTHER (CONTRACTOR)    |
| Street Address                                                                         | 495 HEDGEWANN WAY              |
| City, State, Zip                                                                       | SOUTHERN PINES NC 28381        |
| Phone #                                                                                | 912 410 6953 or 910 676 4245   |
| Email                                                                                  | PROJECTS@DRUTHERHOMEBUYERS.COM |

### General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Description of Changes to the Structure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• PAINT EXTERIOR - BUXTON BUE</li> <li>• PAINT EXTERIOR TRIM - SUPER WHITE</li> <li>• CHANGE BOTH DOORS               <ul style="list-style-type: none"> <li>• FRONT - STAINABLE MAHOGANY DUTCH DOOR</li> <li>• SIDE - IS PAINTED DOOR WHITE WOOD</li> </ul> </li> <li>• ADDING FRENCH DOOR (GLASS MIDDLE/WHITE) TO MASTER BEDROOM - TO ACCESS BACK YARD</li> <li>• NEW APPLIANCE PACKAGE</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |
| Type of Work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Addition                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> Alteration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> New |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                              |
| <input type="checkbox"/> Vacant<br><input type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> Vacant<br><input checked="" type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                              |
| Includes Demolition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
| Includes Tree Removal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |

### Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - [www.vopnc.org](http://www.vopnc.org)



## Historic Certificate of Appropriateness (COA)

### Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

### Exterior Materials and Colors

|                        | Existing Material(s) | Proposed Material(s)     | Existing Color(s) | Proposed Color(s)     |
|------------------------|----------------------|--------------------------|-------------------|-----------------------|
| Front Elevation Siding | VINYL                | SAME                     | GREEN             | BIXTON BLUE           |
| Rear Elevation Siding  | ↓                    | ↓                        | ↓                 | ↓                     |
| Right Elevation Siding | ↓                    | ↓                        | ↓                 | ↓                     |
| Left Elevation Siding  | ↓                    | ↓                        | ↓                 | ↓                     |
| Trim                   | WOOD                 | SAME                     | WHITE             | SUPER WHITE           |
| Windows                | WOOD TRIMMED         | SAME                     | WHITE             | SUPER WHITE           |
| Chimney                | NA                   |                          |                   |                       |
| Foundation             | BRICK                | NO CHANGE                |                   |                       |
| Front Door             | WHITE 4 PAYNE        | MAHOGANY WOOD DUTCH DOOR | WHITE             | NATURAL STAIN         |
| Shutters               | WOODEN               | SAME                     | BLACK             | SUPER WHITE           |
| Garage Door            | NA                   |                          |                   |                       |
| Roof                   | NA                   |                          |                   |                       |
| Awning                 | NA                   |                          |                   |                       |
| Fence                  | NA                   |                          |                   |                       |
| Front Porch            | CONCRETE             | SAME                     | GRAY              | - ADDING PORCH ENTING |
| Deck                   | NA                   |                          |                   |                       |
| Patio                  | NA                   | CONCRETE                 | NA                | ADD A WHITE PERGOLA   |
| Sidewalk               | NA                   |                          |                   |                       |
| Sky Lights / Solar     | NA                   |                          |                   |                       |
| Driveway               | NA                   |                          |                   |                       |
| Signage                | NA                   |                          |                   |                       |
| Other: _____           |                      |                          |                   |                       |
| Other: _____           |                      |                          |                   |                       |

### Required Documents

|                                                     |                                                                             |                                                  |
|-----------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Site Plan/Survey or Sketch | <input checked="" type="checkbox"/> Elevation Drawings <b>BEING CREATED</b> | <input type="checkbox"/> Photos of Existing Site |
| <input type="checkbox"/> Floor Plans                | <input type="checkbox"/> Landscaping Plan                                   |                                                  |

### Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

12.2.2022

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - [www.vopnc.org](http://www.vopnc.org)



## Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

---

### Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature

Date: 12.2.2022



EXHIBIT A-2.3



EXHIBIT A-2.4



EXHIBIT A-2.5

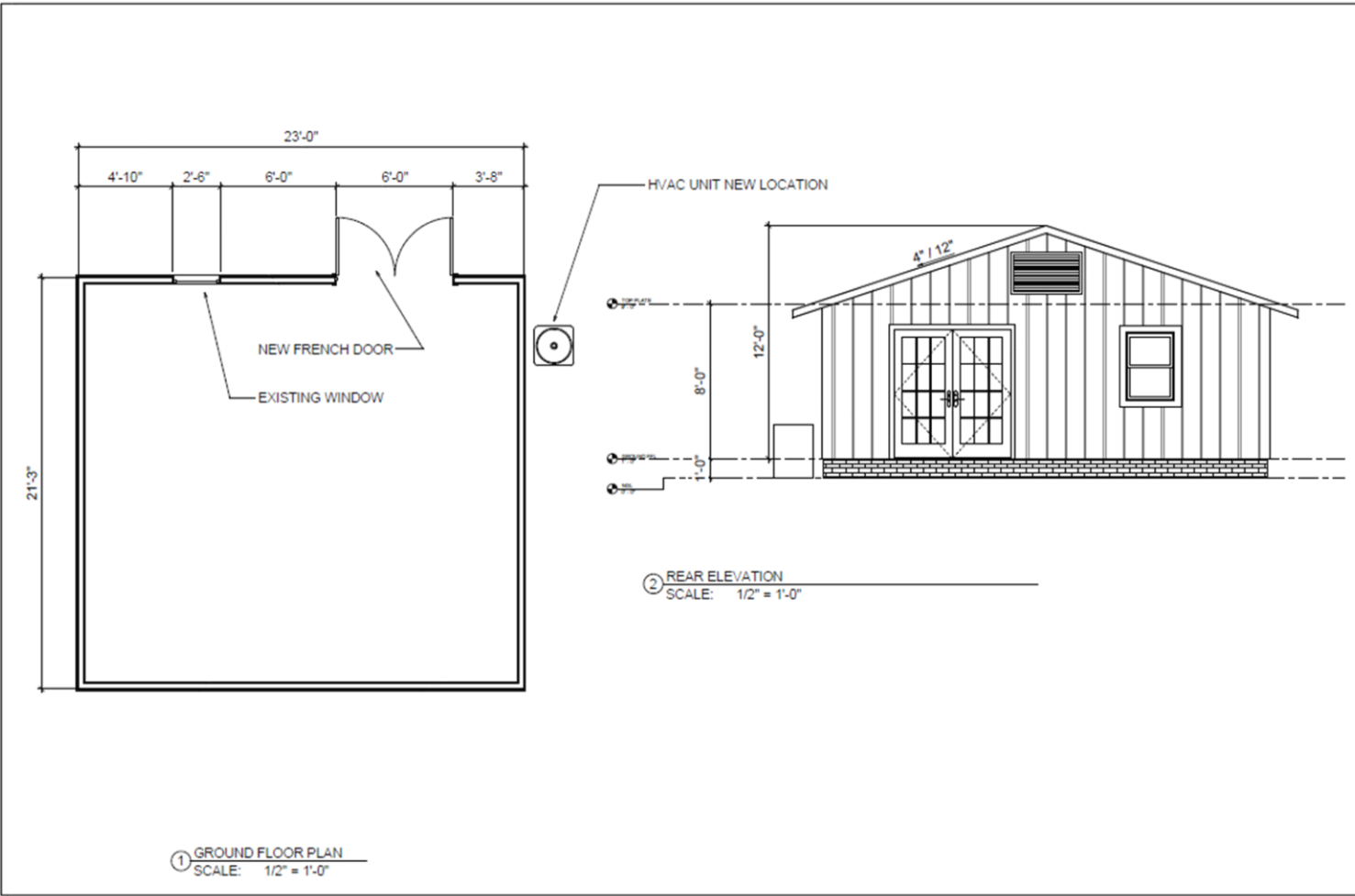


EXHIBIT A-2.6





EXHIBIT A-3.1





**COA-2022-00204 (40 DUNDEE 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 to demo the existing detached garage, remove a tree in the rear, and build a new detached garage at 40 Dundee Road. The property is identified as Moore County PID Number 00019908. The property owners are Roger and Nicole Worley and applicant is John Bortins.*

**FROM:**

Alfred Cassidy

**CC:**

Maria Carpenter, Shannon Konstantinou

**DATE OF MEMO:**

12/8/2022

**MEMO DETAILS:**

Please, see attached materials relating to this public hearing.

**ATTACHMENTS:**

Description

- ☐ Staff Exhibit S-1
- ☐ Applicant Exhibits A-1 to A-4




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## PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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**To:** Historic Preservation Commission  
**From:** Alfred Cassidy, Senior Planner  
**CC:** Alex Cameron, Planning Supervisor  
       Maria Carpenter, Planner  
       Shannon Konstantinou, Administrative Specialist  
**Date:** December 8, 2022  
**Subject:** Major COA Request for 40 Dundee Road

|                           |                           |
|---------------------------|---------------------------|
| <b>Applicant:</b>         | John Bortins              |
| <b>Owners:</b>            | Roger and Nicole Worley   |
| <b>Property Location:</b> | 40 Dundee Rd.             |
| <b>Land Use:</b>          | Single Family Residential |
| <b>PID#</b>               | 00019908                  |
| <b>COA#:</b>              | 2022-00204                |

**Request and Background:**
                    
 ☐ Contributing
                    
 ☒ Non-Contributing

The applicant requests a Certificate of Appropriateness (COA) to demo the detached garage in the rear of the property. The applicant is also requesting a Certificate of Appropriateness (COA) to construct a new garage and remove a tree in the rear of the property. The new garage will replace the current garage and be located in the same area as the existing garage if approved by the Historic Preservation Commission. The property is further identified as Moore County PID Number 00019908. The structure was built in 1930, and the property is +/- 0.42 acres in size.

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, demolition of accessory buildings that exceed 144 square feet is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

**Applicable Standards:**

*III. CHANGES TO EXISTING RESIDENCE*

*I. ADDITIONS AND ACCESSORY 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.2 – Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved. Removal or relocation of an accessory buildings **must** comply with the standards in Section VIII.
3. SECTION III.I.6 – Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
4. SECTION III.I.7 – The height of an accessory building **must not** be taller than the primary structure and **must** be smaller in scale than the primary structure.
5. SECTION III.I.8 – The foundation height of an accessory building *should* align with that of the primary structure.
6. 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.
7. SECTION III.I.11 – If building a new garage, carriage house, or other accessory buildings will require removal or demolition of an existing structure, that relocation or demolition **must** be approved prior to consideration of the new construction.

*VII. RELOCATION AND DEMOLITIONS*

*B. DEMOLITIONS*

9. SECTION VIII.B.2 – Demolition standards apply to all structures and site features within the Pinehurst Historic District, except those specified under Minor Work.
10. SECTION VIII.B.5 – Significant site features and adjacent properties *should* be protected during demolition. Also trees *should* be protected from damage due to compaction of the soil by equipment or materials.
11. SECTION VIII.B.6 – After demolition, all debris **must** be removed from the site within 30 days.

EXHIBIT S-1.3



*Front of the property – 40 Dundee Road:*



*Left side of the property – 40 Dundee Road:*

EXHIBIT S-1.4

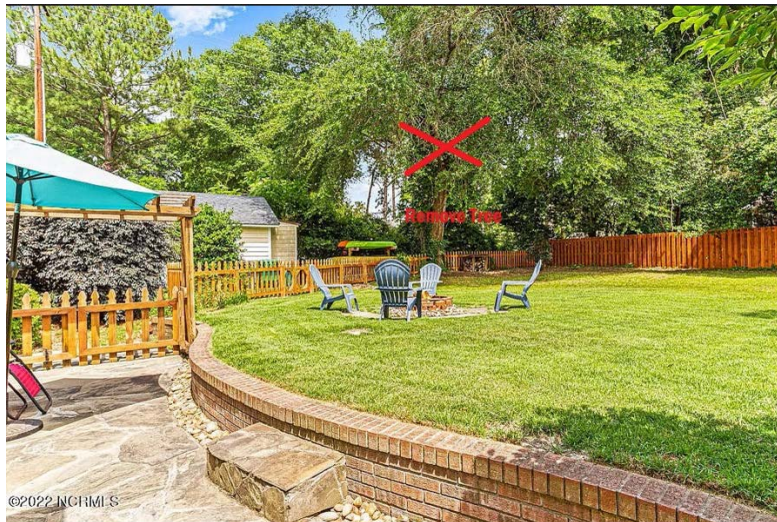


*Rear of the property:*

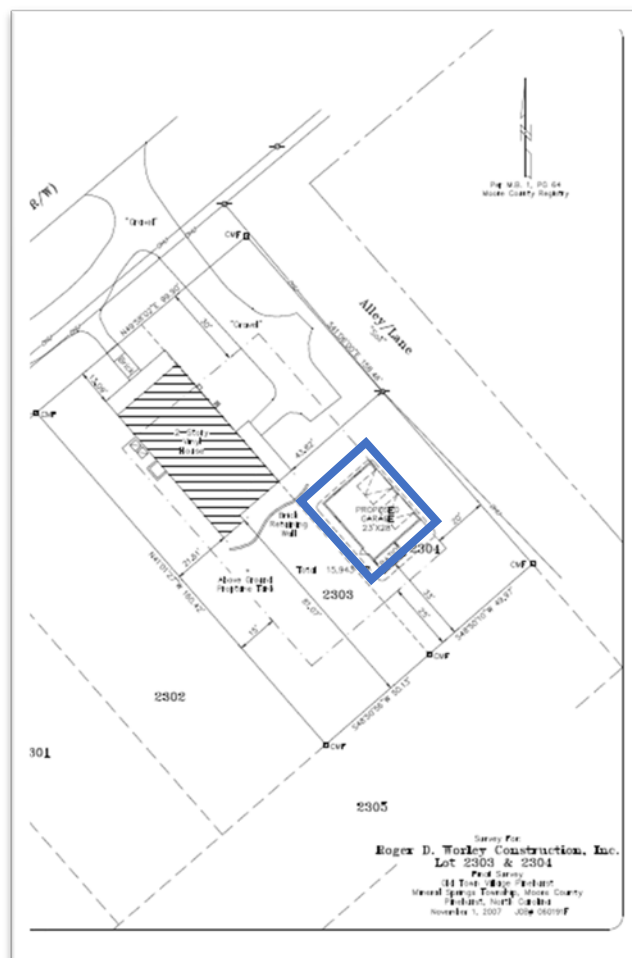


*Garage that the applicant is proposing to demo:*

EXHIBIT S-1.5

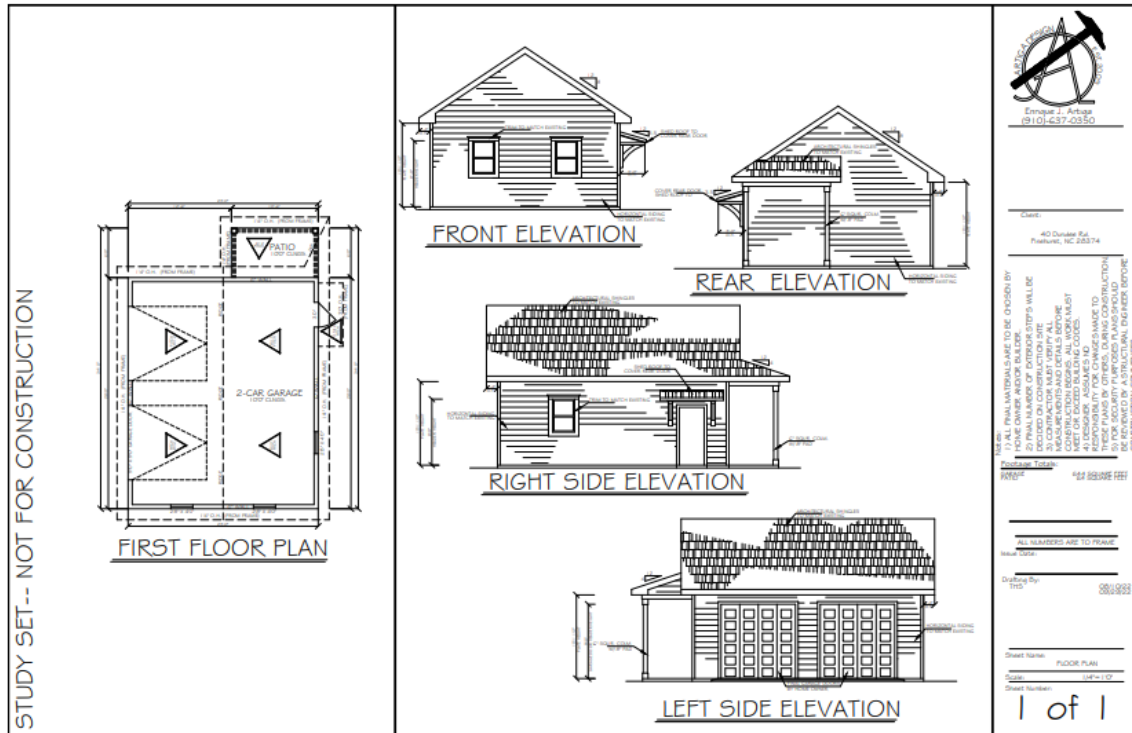


*Proposed tree the application wants to remove:*

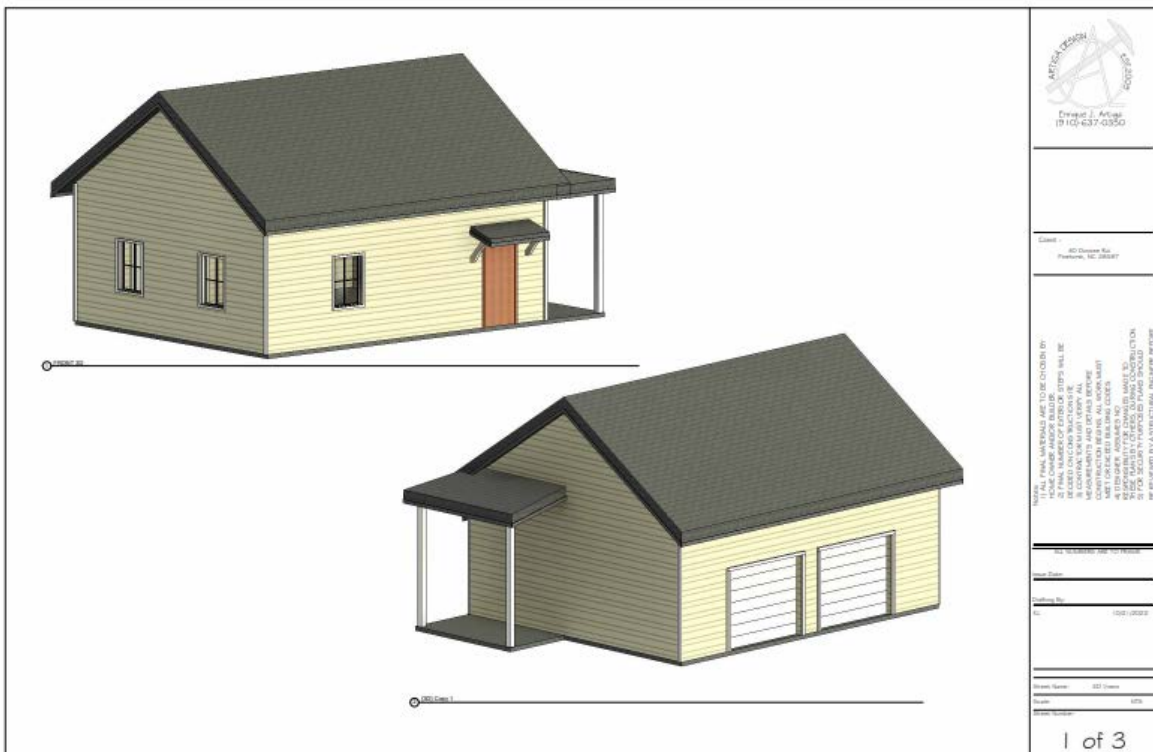


*Location of the proposed garage in blue:*

# EXHIBIT S-1.6



Elevations of the proposed detached accessory structure:



3D model of the proposed detached accessory structure:

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed accessory building will be constructed in the exact location where the current accessory building is located. The proposed construction of the accessory building will match the primary structure, meets the standards and could be approved as minor work. The proposed demolition of the accessory structure will need to be addressed prior to action on the new construction.*



## Historic Certificate of Appropriateness (COA)

### Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 10/2022)

☐ Major Work

☐ Minor Work

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at [www.vopnc.org/historicdistrict](http://www.vopnc.org/historicdistrict).

**\*This application must be completed in full and submitted as supporting material to the online application.**

| Property Address       |                                      | *Required Field |                               |
|------------------------|--------------------------------------|-----------------|-------------------------------|
| *Street Address        | 40 Dundee Rd                         |                 |                               |
| *City, State, Zip Code | Pinehurst NC                         |                 |                               |
| *Parcel ID             | 00019908                             |                 |                               |
| Property Owner         |                                      |                 |                               |
| *Name                  | William Wood                         |                 |                               |
| *Street Address        | 40 Dundee Rd                         |                 |                               |
| *City, State, Zip Code | Pinehurst NC                         |                 |                               |
| *Phone #               | 605-670-9892                         | Email           | coyoteconvenience@hotmail.com |
| Applicant              |                                      |                 |                               |
| *Name                  | John Bortins                         |                 |                               |
| Name of Business       | Bortins Construction Contracting LLC |                 |                               |
| *Street Address        | 303 John McQueen Rd                  |                 |                               |
| *City, State, Zip Code | Aberdeen, NC 28315                   |                 |                               |
| *Phone #               | 910-986-9437                         | *Email          | Bortinsconstruction@gmail.com |
| Contact                |                                      |                 |                               |
| *Name                  | John Bortins                         |                 |                               |
| Name of Business       | Bortins Construction Contracting LLC |                 |                               |
| *Phone #               | 910-986-9437                         | *Email          | bortinsconstruction@gmail.com |

### Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-1900 - [www.vopnc.org](http://www.vopnc.org)



## Historic Certificate of Appropriateness (COA)

### Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 10/2022)

| Licensed Professionals<br>(License #s must include all letters and numbers as filed with the NC Licensing Board)                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                               | <b>Contractor/Builder</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                     |
| License #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 71612                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | John Bortins                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| Street Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 303 John McQueen Rd                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| City, State, Zip                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Aberdeen, Nc 28315                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| Phone #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 910-986-9437                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| Email                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Bortinsconstruction@gmail.com                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| General Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| Type of Work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> New |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Garage Build                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| Existing Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                               | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                     |
| <input type="checkbox"/> Vacant<br><input checked="" type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                                                                                                               | <input type="checkbox"/> Vacant<br><input checked="" type="checkbox"/> Single Family Low Density<br><input type="checkbox"/> Single Family Medium Density<br><input type="checkbox"/> Single Family High Density<br><input type="checkbox"/> Multi-Family Development<br><input type="checkbox"/> Office<br><input type="checkbox"/> Retail<br><input type="checkbox"/> Lodging<br><input type="checkbox"/> Recreational<br><input type="checkbox"/> Institutional<br><input type="checkbox"/> Medical<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Services |                                                                     |
| Includes Demolition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                           | Includes Tree Removal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

### Planning and Inspections Department

395 Magnolia Rd - Pinhurst, North Carolina 28374

(910) 295-1900 - [www.vopnc.org](http://www.vopnc.org)



## Historic Certificate of Appropriateness (COA)

### Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 10/2022)

| Project Details                                                                                                                                                                                                                                                                       |                      |                      |                   |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|-------------------|-------------------|
|                                                                                                                                                                                                                                                                                       | Existing Material(s) | Proposed Material(s) | Existing Color(s) | Proposed Color(s) |
| Front Elevation Siding                                                                                                                                                                                                                                                                | Vinyl Siding         | Vinyl Siding         | Yellow            | Yellow            |
| Rear Elevation Siding                                                                                                                                                                                                                                                                 | Vinyl Siding         | Vinyl Siding         | Yellow            | Yellow            |
| Right Elevation Siding                                                                                                                                                                                                                                                                | Vinyl Siding         | Vinyl Siding         | Yellow            | Yellow            |
| Left Elevation Siding                                                                                                                                                                                                                                                                 | Vinyl Siding         | Vinyl Siding         | Yellow            | Yellow            |
| Trim                                                                                                                                                                                                                                                                                  | Vinyl Siding         | Vinyl Siding         | White             | White             |
| Windows                                                                                                                                                                                                                                                                               | White Wood           | White Vinyl          | White             | White             |
| Chimney                                                                                                                                                                                                                                                                               | NA                   |                      |                   |                   |
| Foundation                                                                                                                                                                                                                                                                            | Block/Stucco         | Block/Stucco         | Gray              | Gray              |
| Front Door                                                                                                                                                                                                                                                                            | NA                   |                      |                   |                   |
| Shutters                                                                                                                                                                                                                                                                              | NA                   |                      |                   |                   |
| Garage Door                                                                                                                                                                                                                                                                           | NA                   | Dalton 1900          | White             | White             |
| Roof                                                                                                                                                                                                                                                                                  | Williamsburg Gray    | Williamsburg Gray    | Gray              | Gray              |
| Awning                                                                                                                                                                                                                                                                                | NA                   |                      |                   |                   |
| Fence                                                                                                                                                                                                                                                                                 | 4ft wood             | 4ft wood             | brown             | brown             |
| Front Porch                                                                                                                                                                                                                                                                           | NA                   |                      |                   |                   |
| Deck                                                                                                                                                                                                                                                                                  | NA                   |                      |                   |                   |
| Patio                                                                                                                                                                                                                                                                                 | NA                   |                      |                   |                   |
| Sidewalk                                                                                                                                                                                                                                                                              | NA                   |                      |                   |                   |
| Sky Lights / Solar                                                                                                                                                                                                                                                                    | NA                   |                      |                   |                   |
| Driveway                                                                                                                                                                                                                                                                              | Blue Stone           | Blue Stone           | Blue Stone        | Blue Stone        |
| Signage                                                                                                                                                                                                                                                                               | NA                   |                      |                   |                   |
| Other: _Entry Driveway Pad                                                                                                                                                                                                                                                            | Concrete             | concrete             | gray              | gray              |
| Other: _____                                                                                                                                                                                                                                                                          |                      |                      |                   |                   |
| Required Documents                                                                                                                                                                                                                                                                    |                      |                      |                   |                   |
| 1. *Color Photo of Existing Material, Structure, or Site<br>2. *Color Photo or Drawing of Proposed Material, Structure, or Site<br>3. Site Plan or Sketch Plan<br>4. Elevation Drawing<br>5. Landscape Plan<br>6. Floor Plan<br>7. Other Documentation as Required by Village Planner |                      |                      |                   |                   |

### Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

### Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-1900 - [www.vopnc.org](http://www.vopnc.org)



**Historic Certificate of Appropriateness (COA)**

**Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 10/2022)

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

12/3/22

EXHIBIT A-2.1



EXHIBIT A-2.2



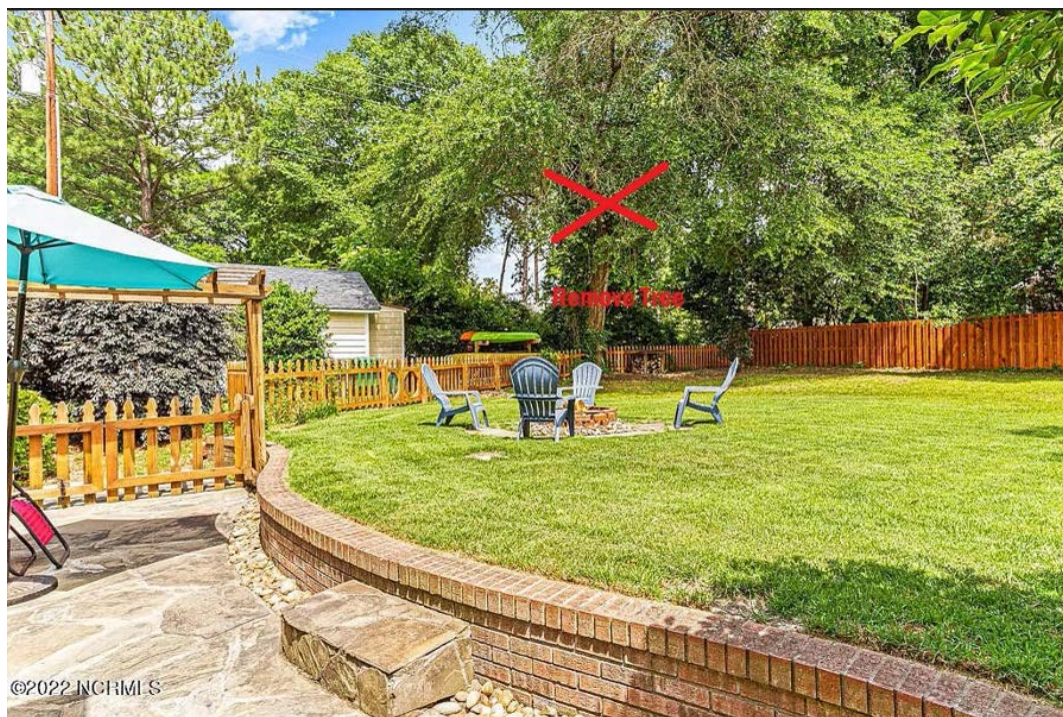
EXHIBIT A-2.3

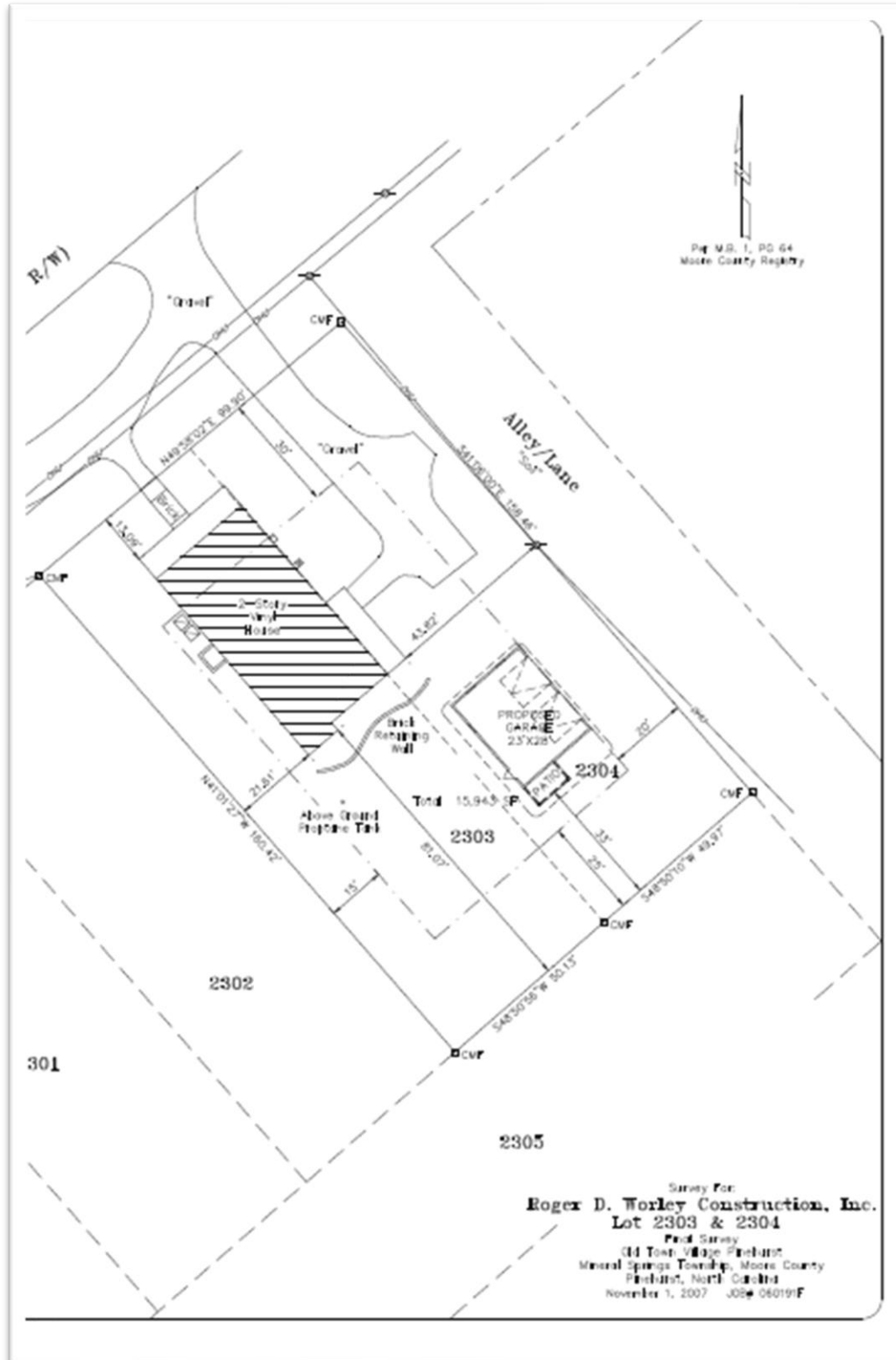


EXHIBIT A-2.4

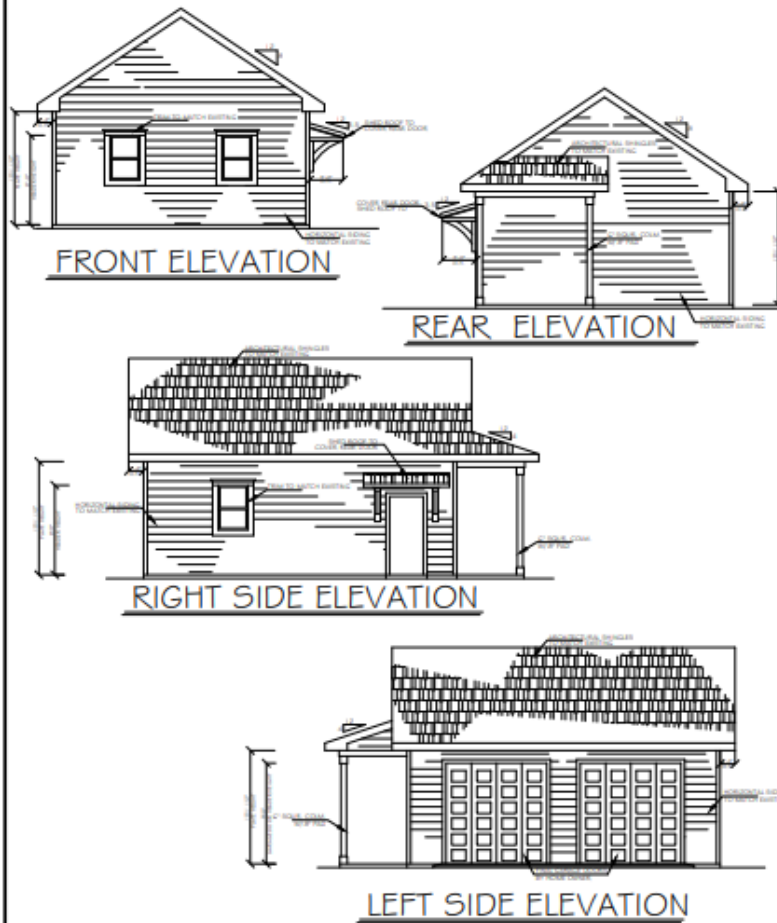
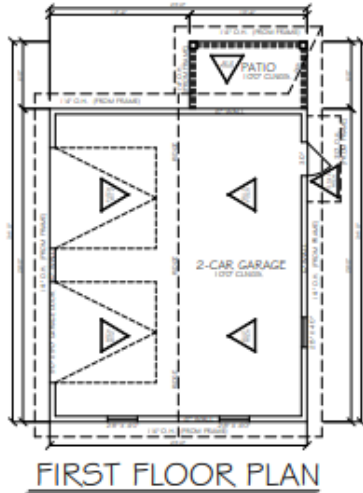


EXHIBIT A-2.5





STUDY SET-- NOT FOR CONSTRUCTION



Client:  
40 Dundas Rd.  
Pittsford, NC 28374

NOTES:  
1) ALL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.  
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.  
3) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.  
4) OWNER'S RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, DURING CONSTRUCTION, BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footprint Total: 424 SQUARE FEET  
TOTAL: 424 SQUARE FEET

ALL NUMBERS ARE TO REMAIN  
Issue Date:

Drafting By: TJD  
08/10/2023  
08/10/2023

Sheet Name: FLOOR PLAN  
Scale: 1/4" = 1'-0"  
Sheet Number:

1 of 1

## EXHIBIT A-4.1



Client :  
80 Dunbar Rd  
Fresno, CA 93727

[illegible]

Insurance Class: \_\_\_\_\_

Charging By: \_\_\_\_\_

No. \_\_\_\_\_ Date: \_\_\_\_\_

Student Name: \_\_\_\_\_  
Student Number: \_\_\_\_\_