



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
WEDNESDAY, NOVEMBER 09TH, 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

A videotape of this meeting is located on the Village website: www.vopnc.org.

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative, Teamwork, and Improvement.



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 17TH, 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 27th, 2022 Regular Meeting. Amendments: page 1 of 7, 6th 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.

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

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

Values: Service, Initiative, Teamwork, and Improvement.

DRAFT



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.

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 HEDGELAWN 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	• PAINT EXTERIOR - BUXTON BUE • PAINT EXTERIOR TRIM - SUPER WHITE • CHANGE BOTH DOORS • FRONT - STAINABLE MAHOGANY DUTCH DOOR • SIDE - IS PAINTED DOOR WHITE WOOD • ADDING FRENCH DOOR (GLASS MIDDLE/WHITE) TO MASTER BEDROOM - TO ACCESS BACK YARD • NEW APPLIANCE PACKAGE		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☒ Yes ☐ No	
Includes Tree Removal		☐ Yes ☒ No	

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - 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 SINKING
Deck	NA			
Patio	NA	CONCRETE	NA	ADD A WHITE PERGOLA
Sidewalk	NA			
Sky Lights / Solar	NA			
Driveway	NA			
Signage	NA			
Other:				
Other:				

Required Documents

- ☐ Site Plan/Survey or Sketch
☐ Floor Plans

- ☒ Elevation Drawings **BEING CREATED**
☐ Landscaping Plan

- ☐ Photos of Existing Site

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



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

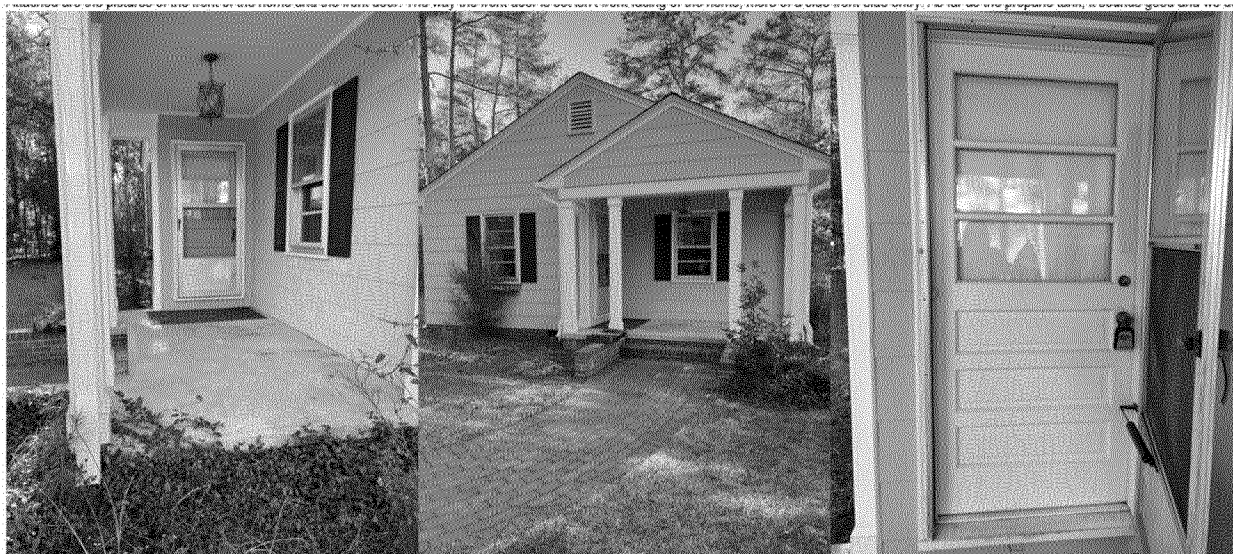




EXHIBIT A-2.5

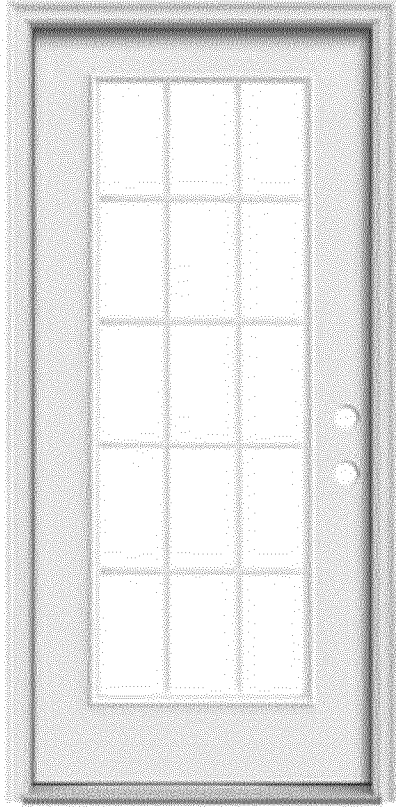
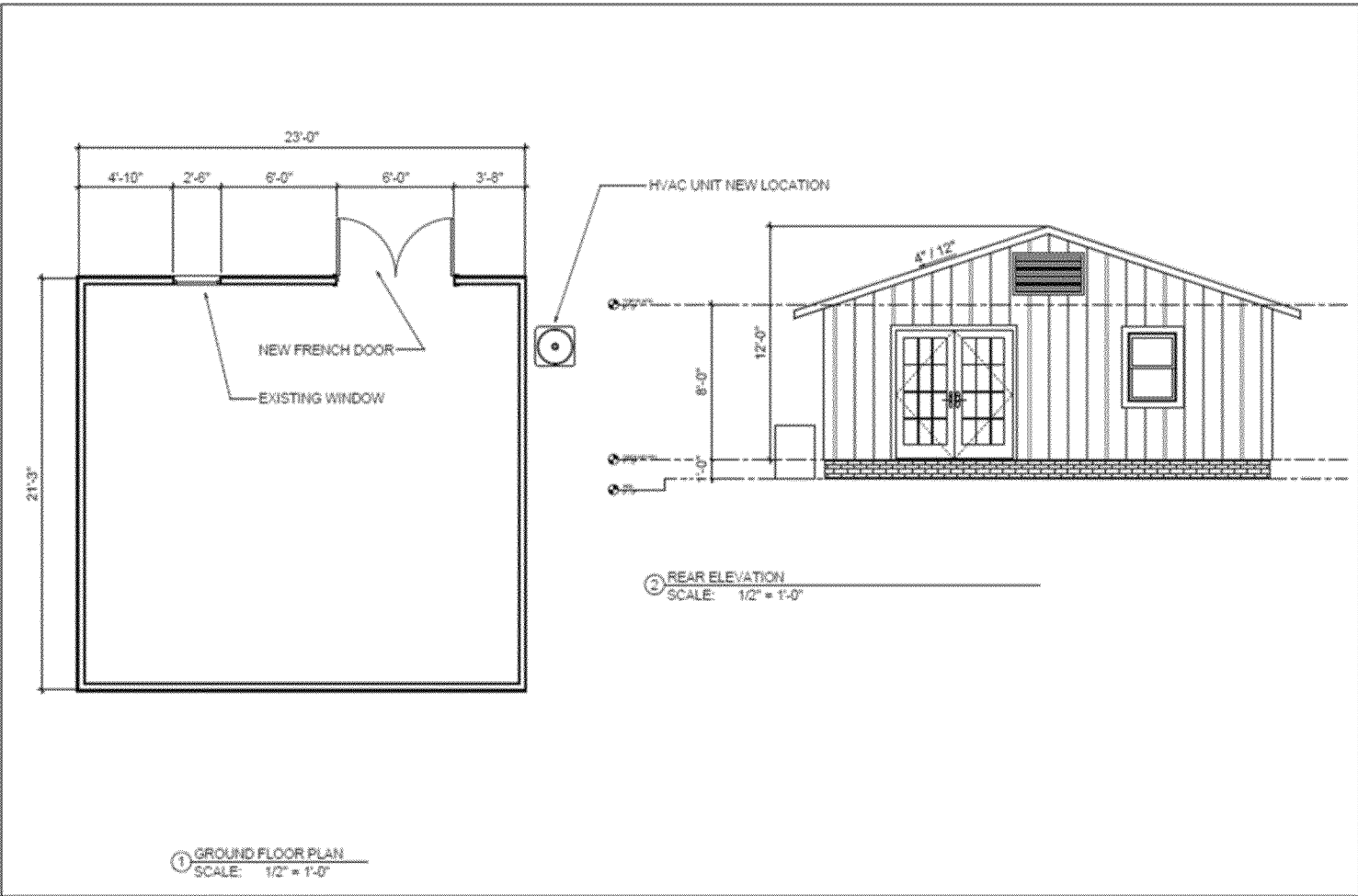


EXHIBIT A-2.6









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.

*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



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 10/2022)

Licensed Professionals			
(License #s must include all letters and numbers as filed with the NC Licensing Board)			
Contractor/Builder			
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	☐ Addition ☐ Alteration ☒ New		
Project Description	Garage Build		
Existing Use		Proposed Use	
☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☒ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition	☒ Yes ☐ No	Includes Tree Removal	☒ Yes ☐ No

Planning and Inspections Department

395 Magnolia Rd - Pinhurst, North Carolina 28374

(910) 295-1900 - 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 2. *Color Photo or Drawing of Proposed Material, Structure, or Site 3. Site Plan or Sketch Plan 4. Elevation Drawing 5. Landscape Plan 6. Floor Plan 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

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

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 10/2022)

Applicant Signature: _____

Date: _____

12/3/22**Planning and Inspections Department**

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-1900 - www.vopnc.org

EXHIBIT A-2.1



EXHIBIT A-2.2



EXHIBIT A-2.3



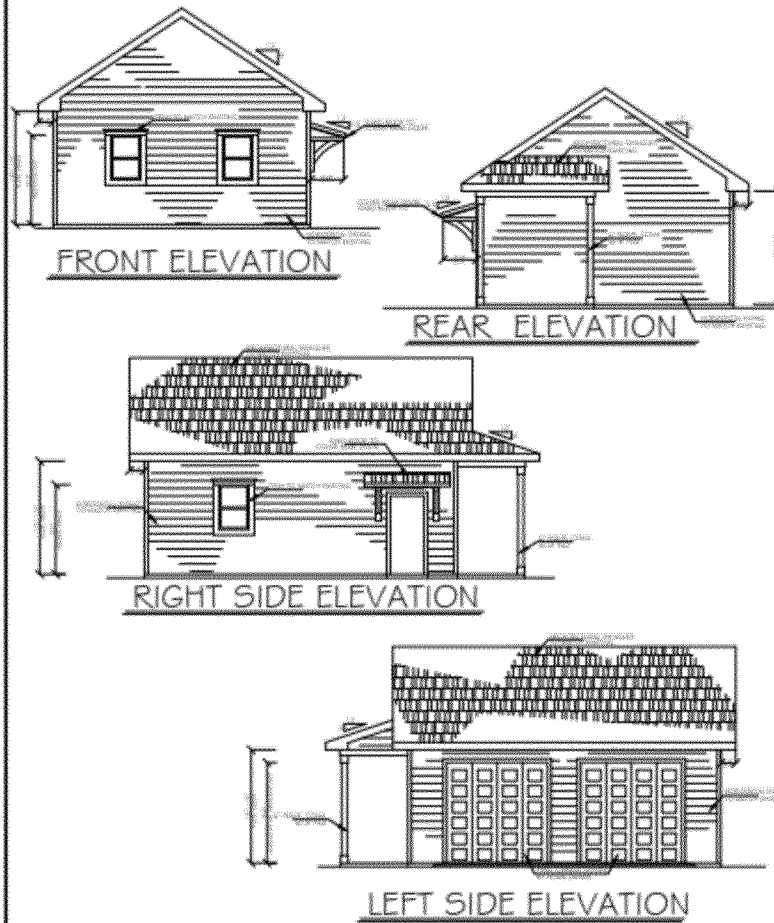
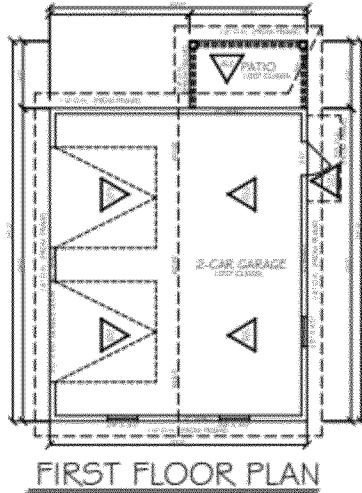
EXHIBIT A-2.4



EXHIBIT A-2.5



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W. J. Davidson, Pres.
Hawthorne, Cal. 92342

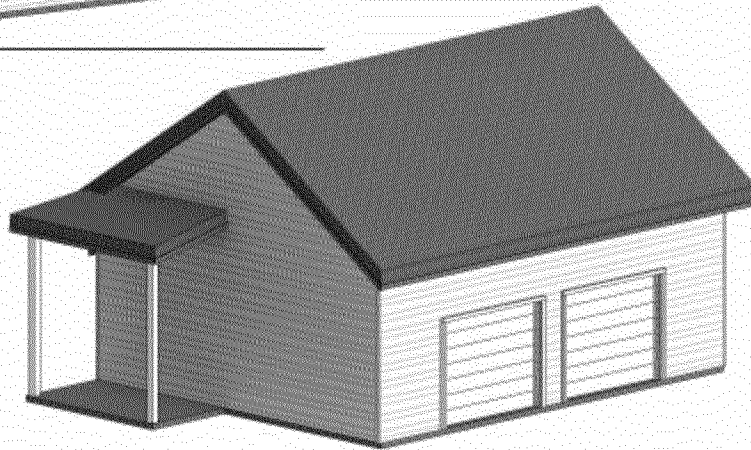
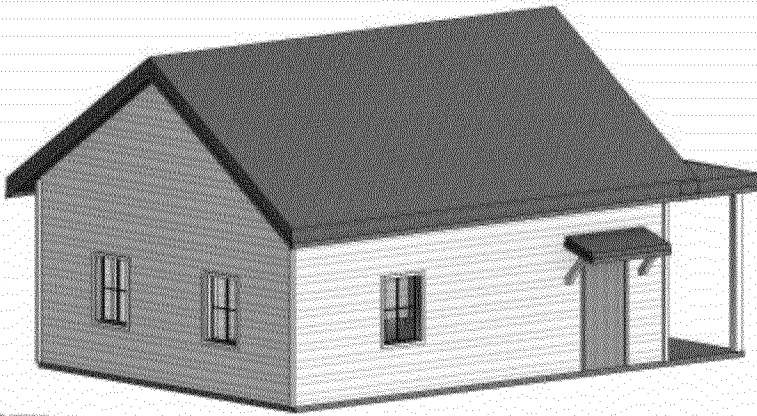
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所以, 当 α 取任意实数时, $\sin \alpha$ 都有意义, 且 $|\sin \alpha| \leq 1$.

[Signature]

Student Name: PLUCK, PLUCK
 Section: 2204-0102
 Date: 11/11/2017

of

[illegible]

Name: John Doe
 Username: JohnDoe
 Age: 25
 Address: 123 Main St, New York, NY 10001
 Phone: 555-1234
 Email: john.doe@example.com



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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.

Applicant:	Wemmark Properties, LLC
Owners:	Katharine Pate
Property Location:	90 Linden Rd.
Land Use:	Single Family Residential
PID#	00014733
COA#:	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.

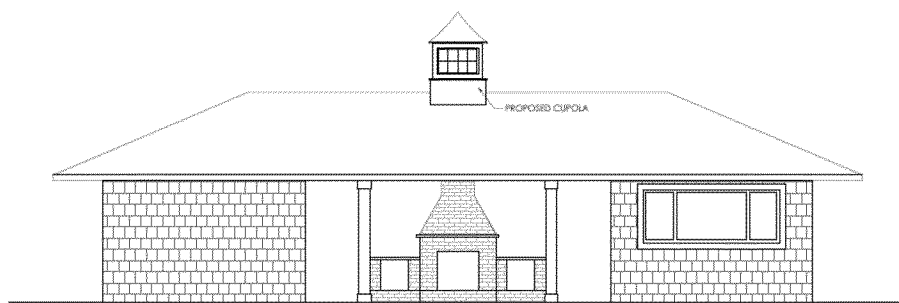
N. PAINT

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.

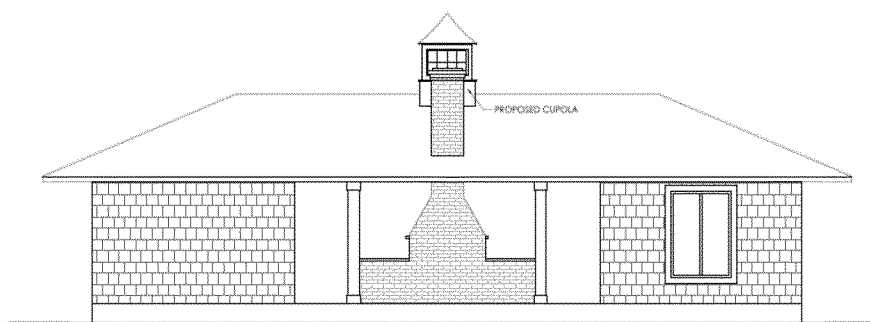
VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

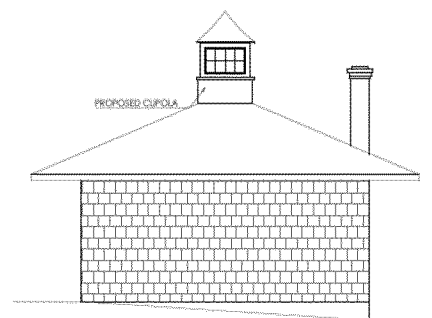
1. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.



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



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

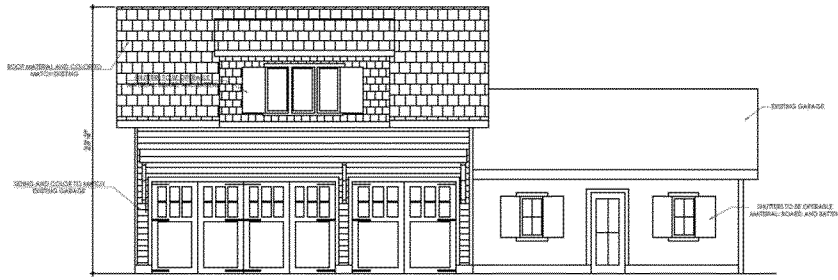


3 SIDE ELEVATION
SCALE: 3/8" = 1'-0"

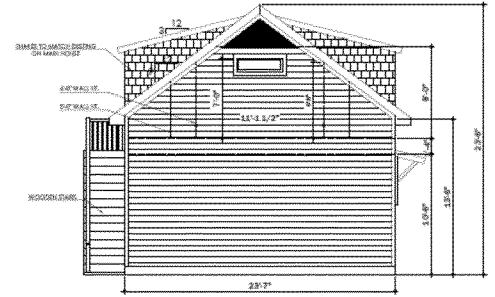
Elevations for Pool House with Cupola



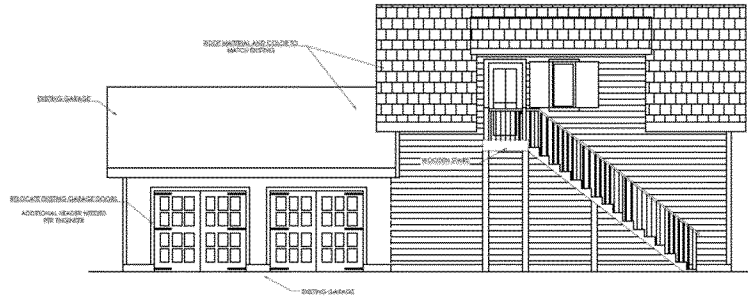
Existing Pool House



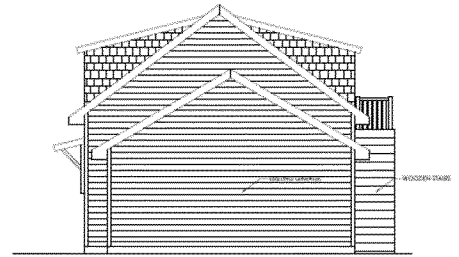
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Proposed Modifications to Elevations for Garage with Exterior Staircase



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 15th, 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.

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

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

PLANNING & INSPECTIONS

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



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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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

Applicant:	John Bortins
Owners:	Roger and Nicole Worley
Property Location:	40 Dundee Rd.
Land Use:	Single Family Residential
PID#	00019908
COA#:	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.



Front of the property – 40 Dundee Road:



Left side of the property – 40 Dundee Road:

EXHIBIT S-1.4



Rear of the property:

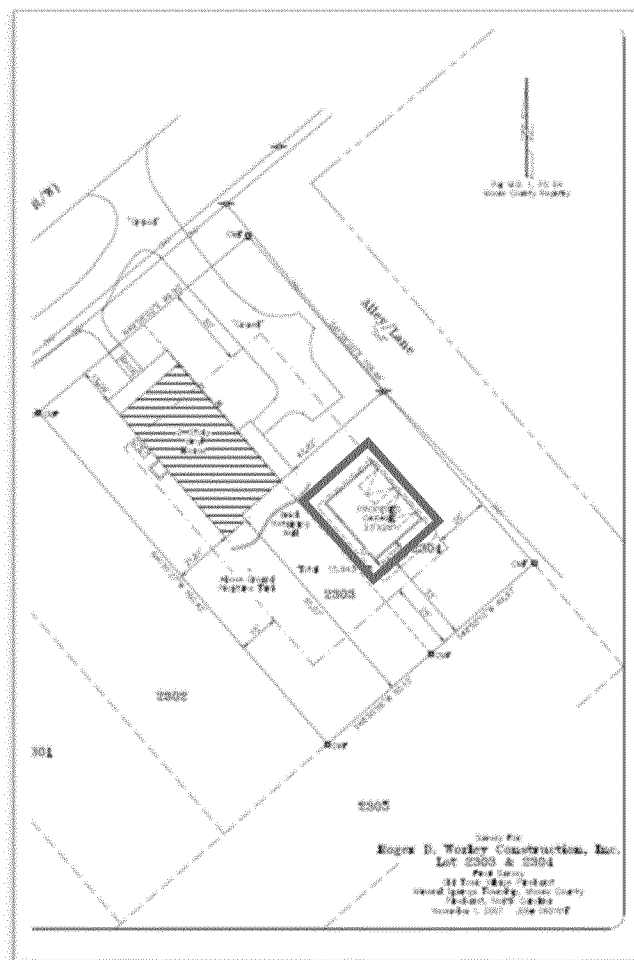


Garage that the applicant is proposing to demo:

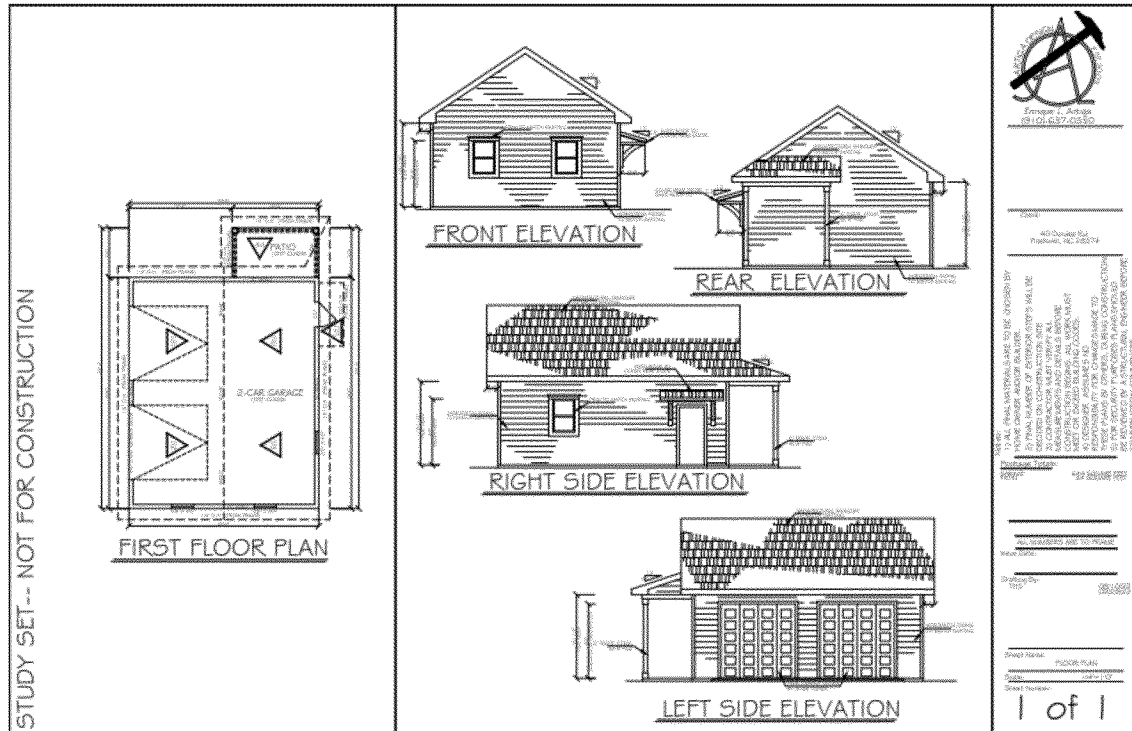
EXHIBIT S-1.5



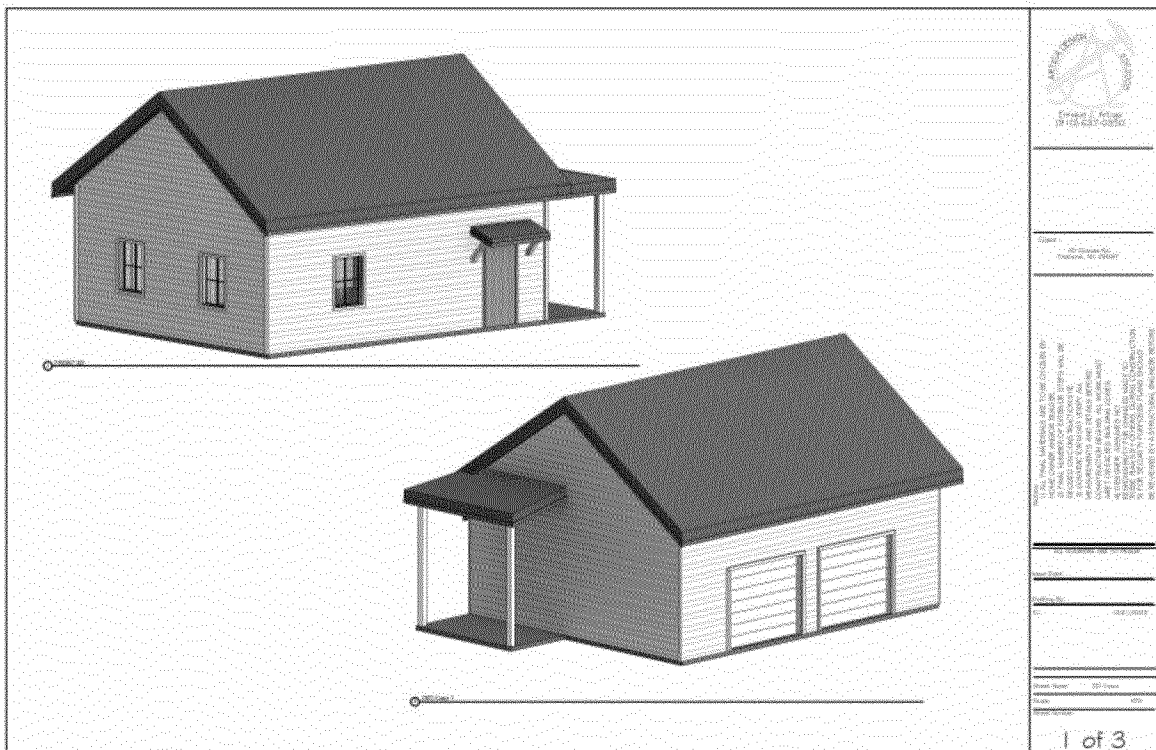
Proposed tree the application wants to remove:



Location of the proposed garage in blue:



Elevations 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.



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

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

Applicant:	Angela Gorman of Druther Home Investment
Owners:	Peter Kavanagh
Property Location:	45 Woods Rd.
Land Use:	Single Family Residential
PID#	00019728
COA#:	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

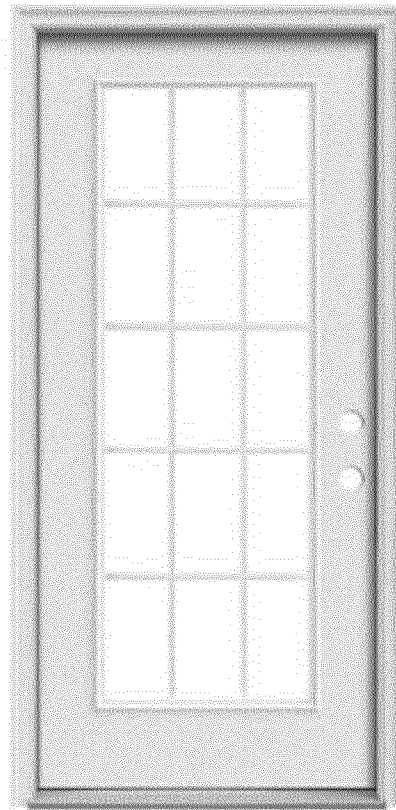
EXHIBIT S-1.3



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



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



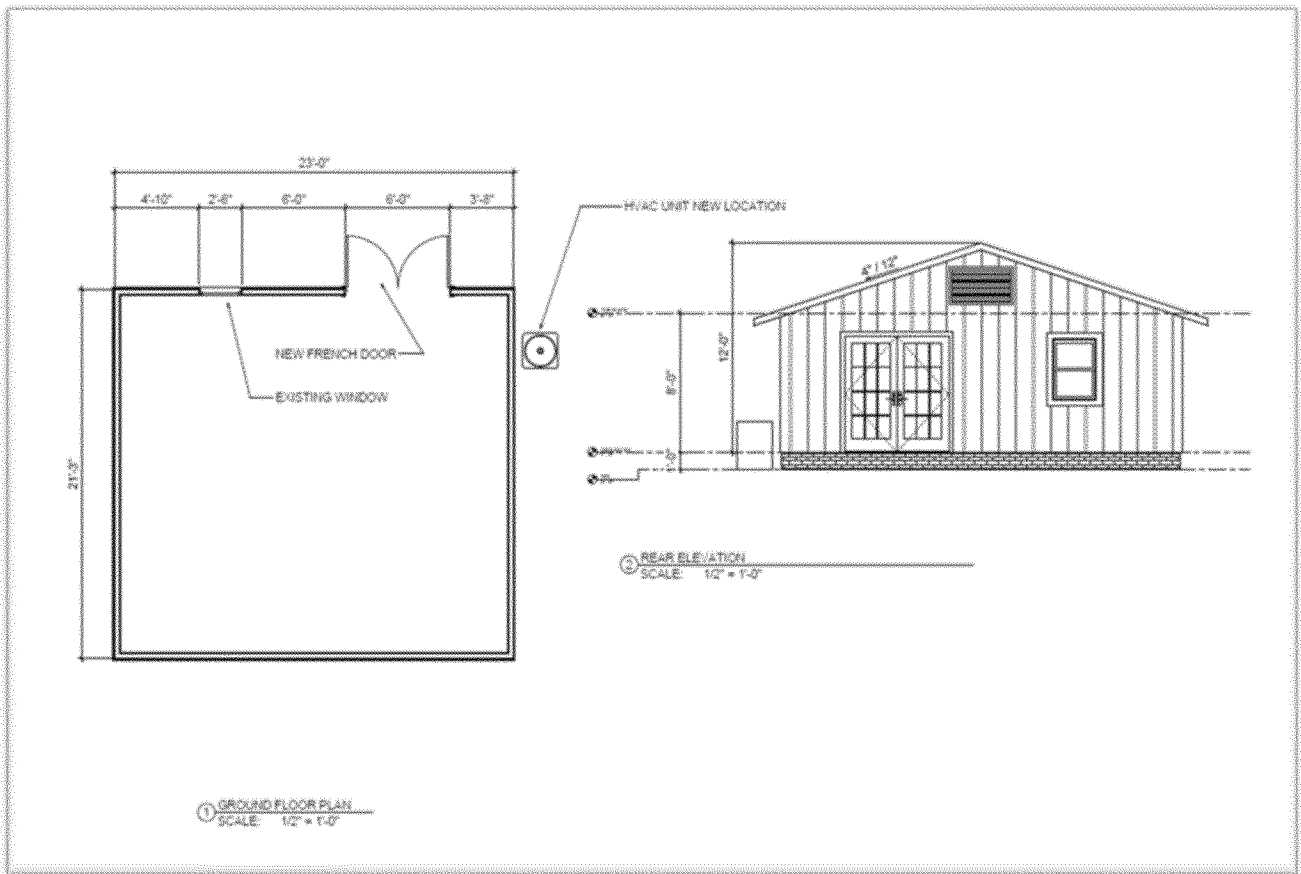
Picture of the proposed French style door that will go the side of the property:



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.

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	90 Linden Road
City, State, Zip Code	Pinehurst, NC
Parcel ID #	00014733

Owner Information			
Name	Katharine Pate	Home Phone #	N/A
Street Address	90 Linden Rd	Mobile Phone #	843 509 6266
City, State, Zip Code	Pinehurst NC	Business Phone #	N/A
Email	katharinefpate@gmail.com		

Applicant			
Name	Wemmark Properties LLC	Other Phone #	N/A
Email	billhuck57@gmail.com	Street Address	30 Wilson Rd
Mobile Phone #	910 986 7468	City, State, Zip Code	Pinehurst, NC



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 #	73281
Name	Wemmark Properties, LLC
Street Address	30 Wilson Rd
City, State, Zip	Pinehurst, NC
Phone #	910 986 7468
Email	billhuck57@gmail.com

General Information

Description of Changes to the Structure	Garage (Permit #BLD-2022-00707) Increase over building height (roof ridge) by 22". Move originally planned interior stairway to the rear exterior.		
	Poolhouse (Permit #BLD-2021-02017) Add center-placed cupola (approx 3'x3') to roof ridge.		
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☒ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☒ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☒ No	
Includes Tree Removal		☐ Yes ☒ 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: NO CHANGE IN MATERIALS OF COLORS				
Other:				

Required Documents

- ☒ Site Plan/Survey or Sketch
☒ Floor Plans

- ☒ Elevation Drawings
☐ Landscaping Plan

- ☐ Photos of Existing Site

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



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

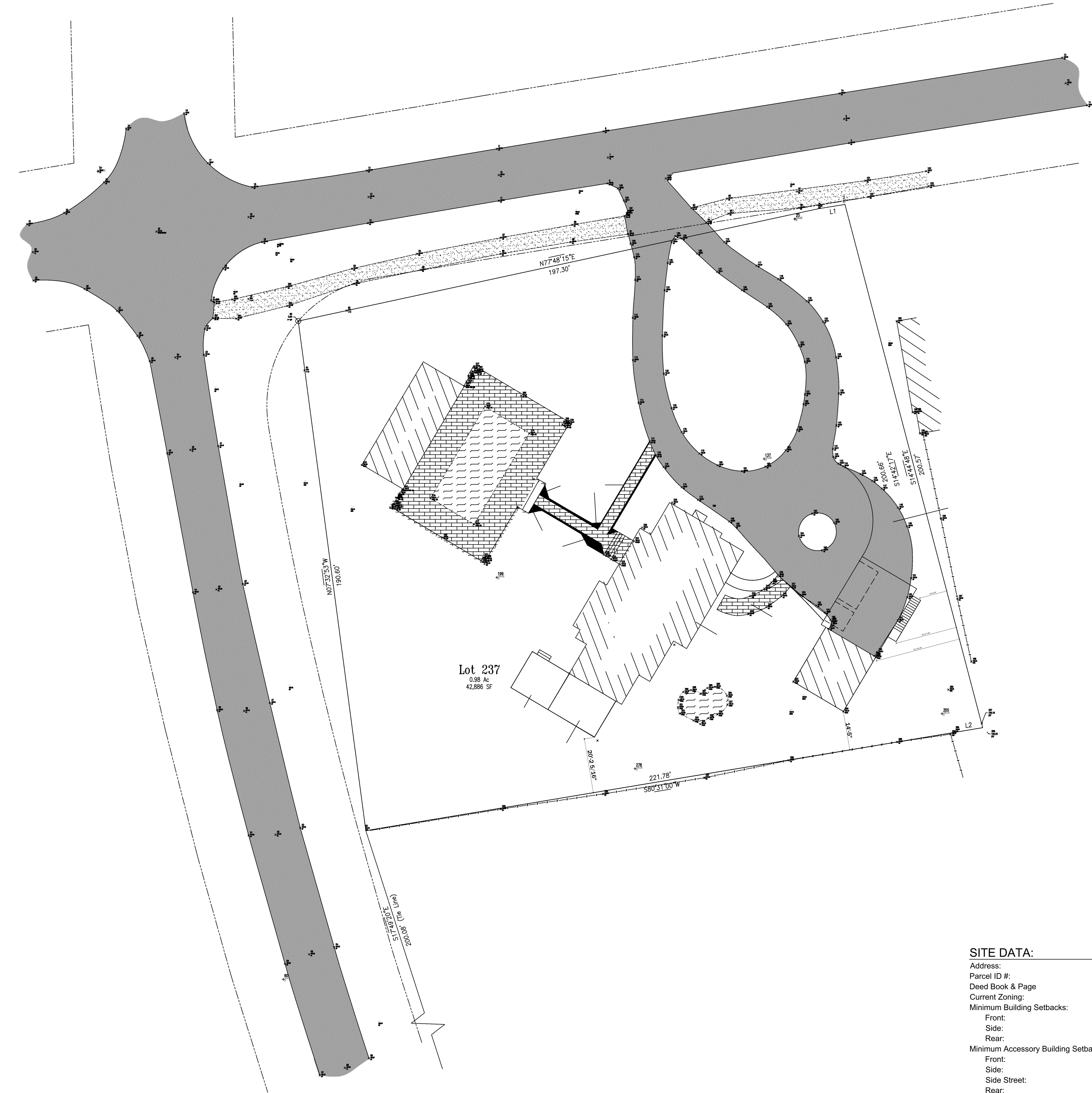
Fee: \$500 – Major

(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



1 PROPOSED SITE PLAN
SCALE: 1" = 20'

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) Tract 2 - 0.05 Acres (1,987 SF) 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
ROBBINS, NC 27225
910.885.7085
ADDIEWELCHDESIGN@GMAIL.COM

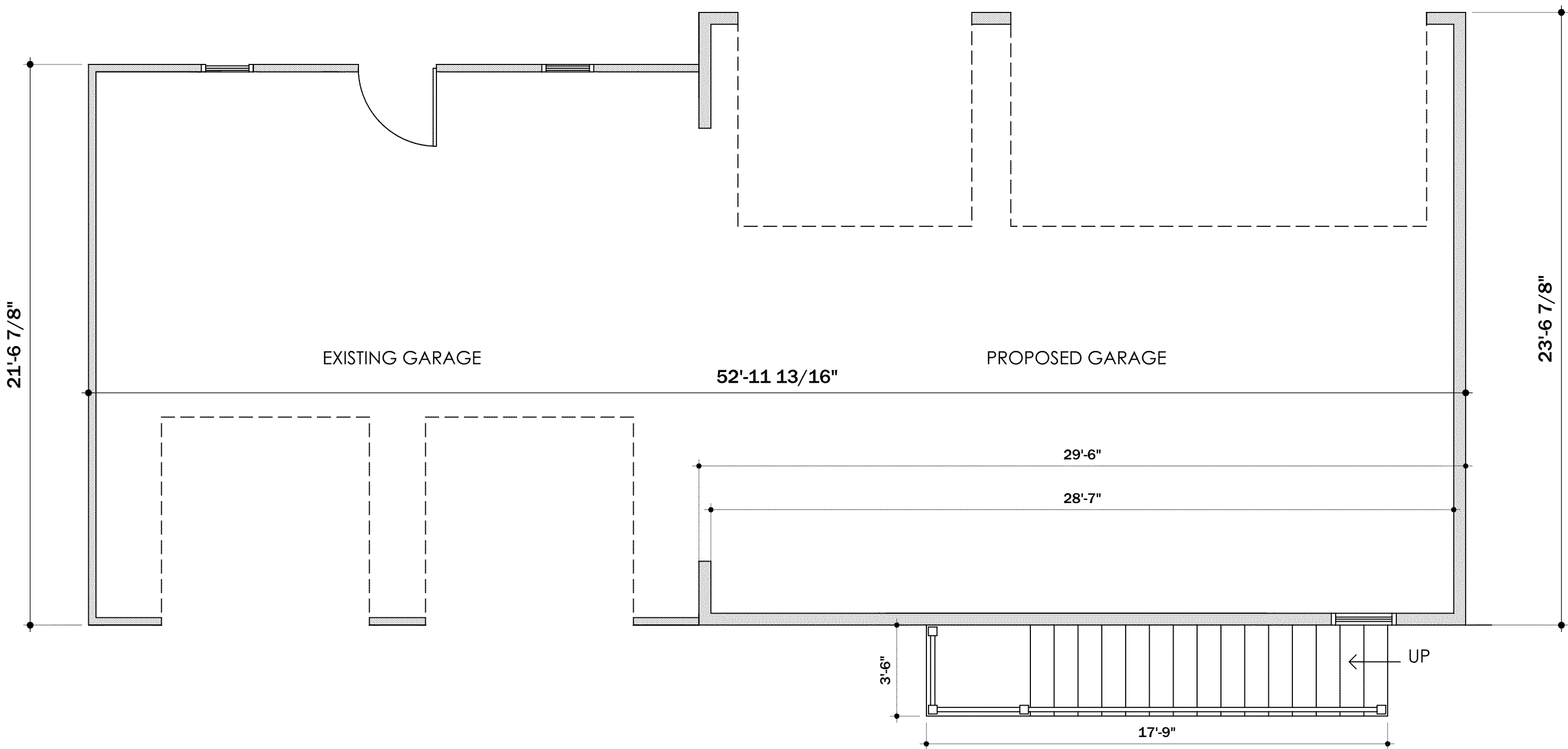
NOTE:
ALL IDEAS, DESIGNS, ARRANGEMENTS
AND PLANS INDICATED OR REPRESENTED
BY THIS DRAWING ARE OWNED BY AND
ARE THE PROPERTY OF ADDIE WELCH DESIGN.
NO PART OF THESE
DRAWINGS MAY BE REPRODUCED OR
USED WITHOUT THE WRITTEN
PERMISSION OF AWD.
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS, DETAILS AND DRAWINGS
PRIOR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

CREATION	DATE:	05.22
REVISION	DATE	
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6		

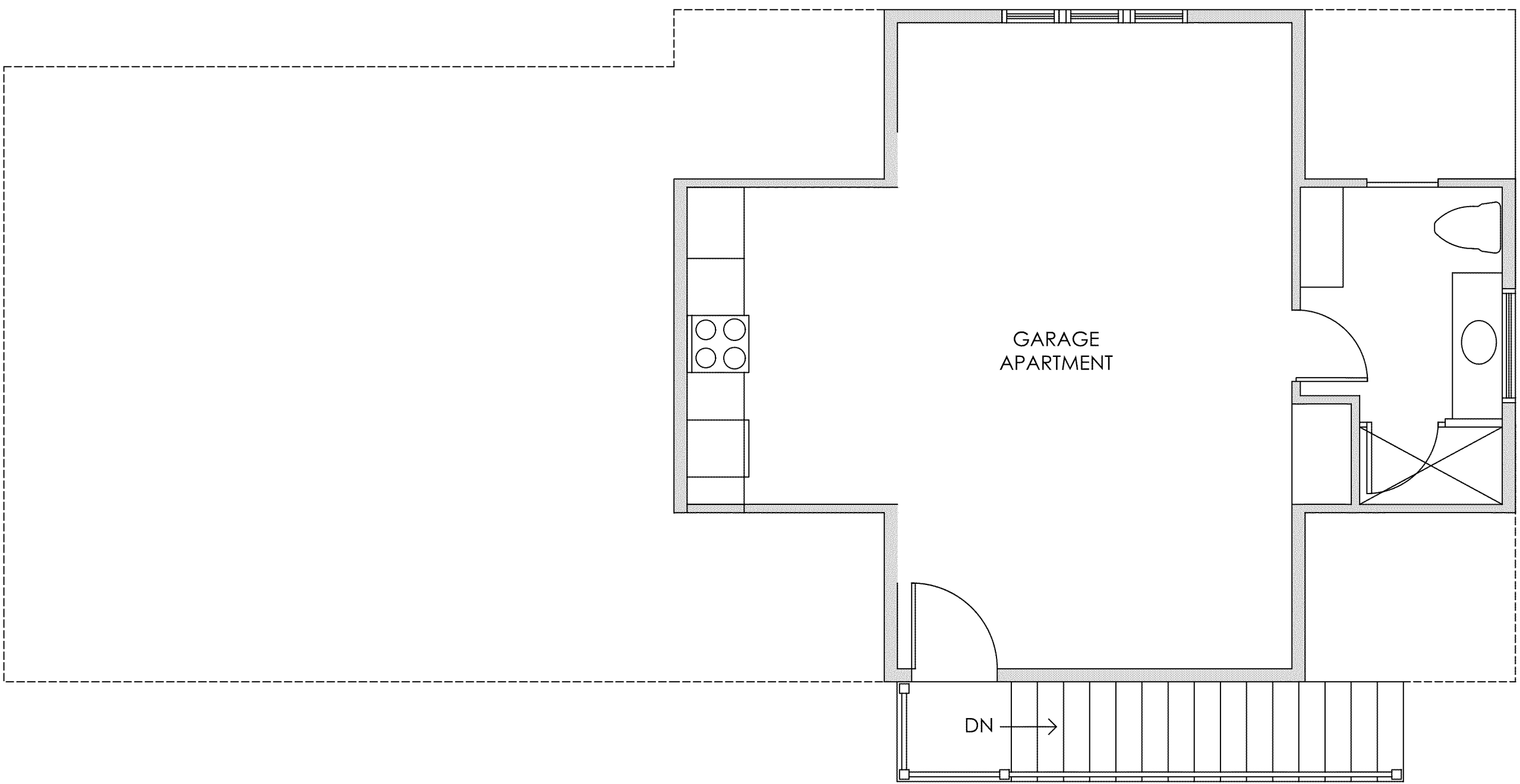
SITE
PLAN

SCALE: AS NOTED

DRAWN BY: ADDIE WELCH



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
910.986.7105
ADDIEWELCHDESIGN@GMAIL.COM

NOTE:
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CREATION	DATE:	10.22
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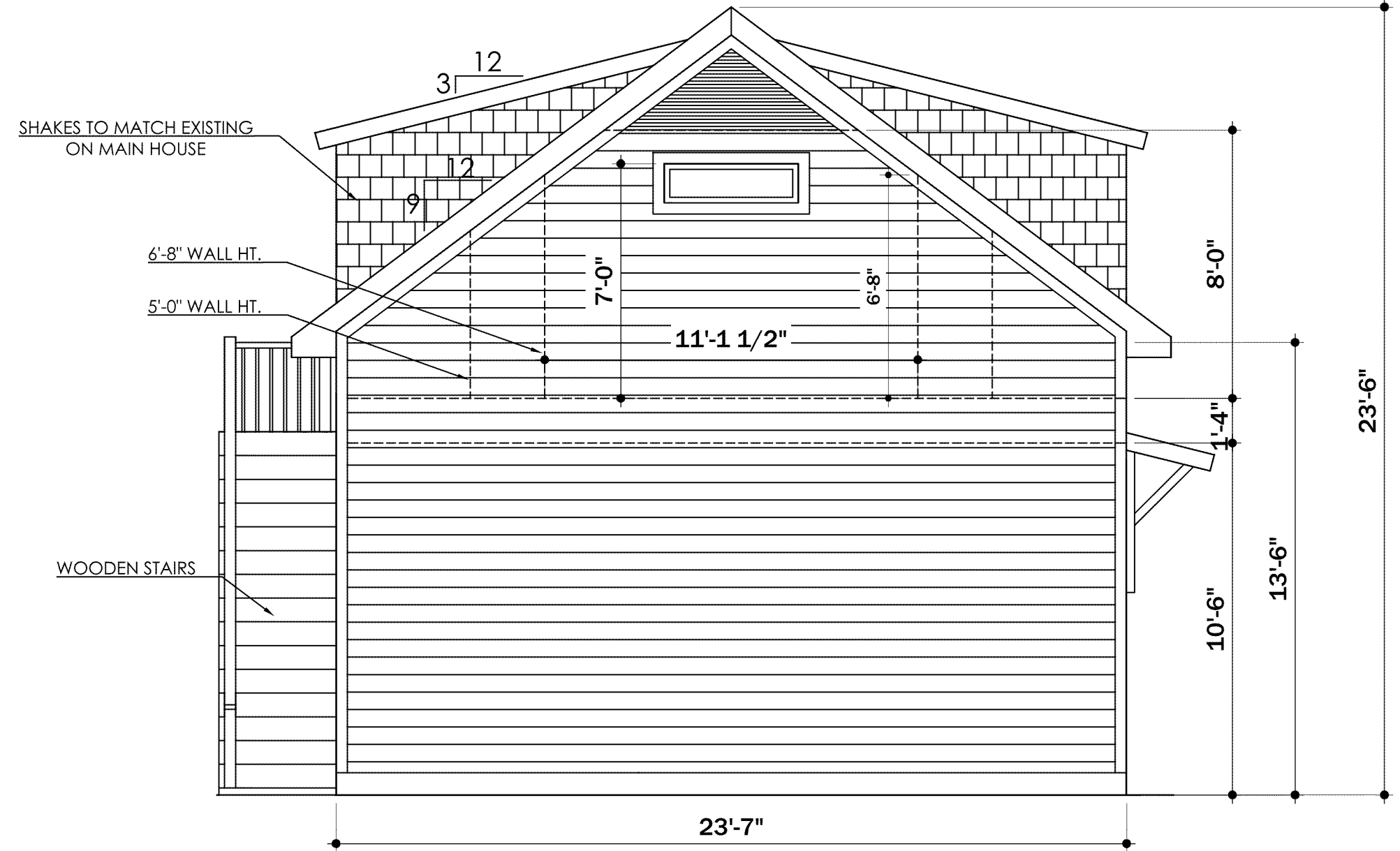
SCALE: AS NOTED

CONTACT:
1055 RITTER ROAD
ROBBINS, NC 27225
910.986.7105
ADDIEWELCHDESIGN@GMAIL.COM

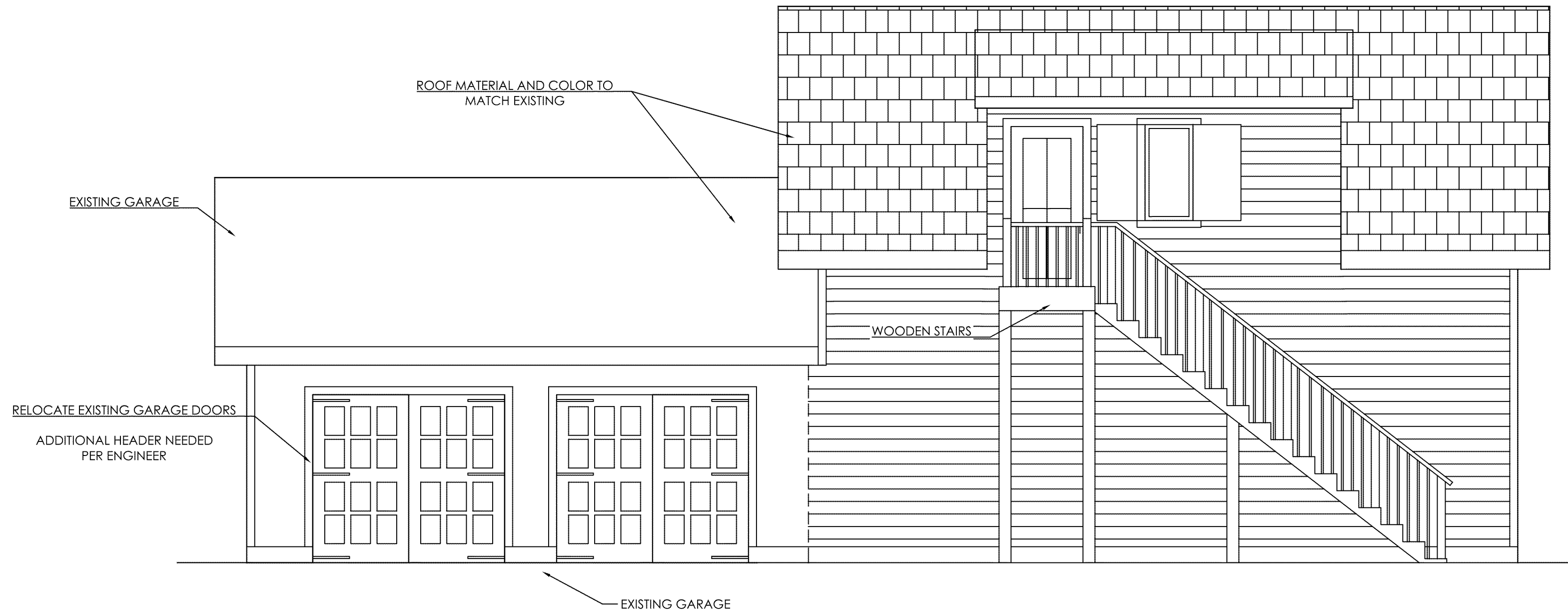
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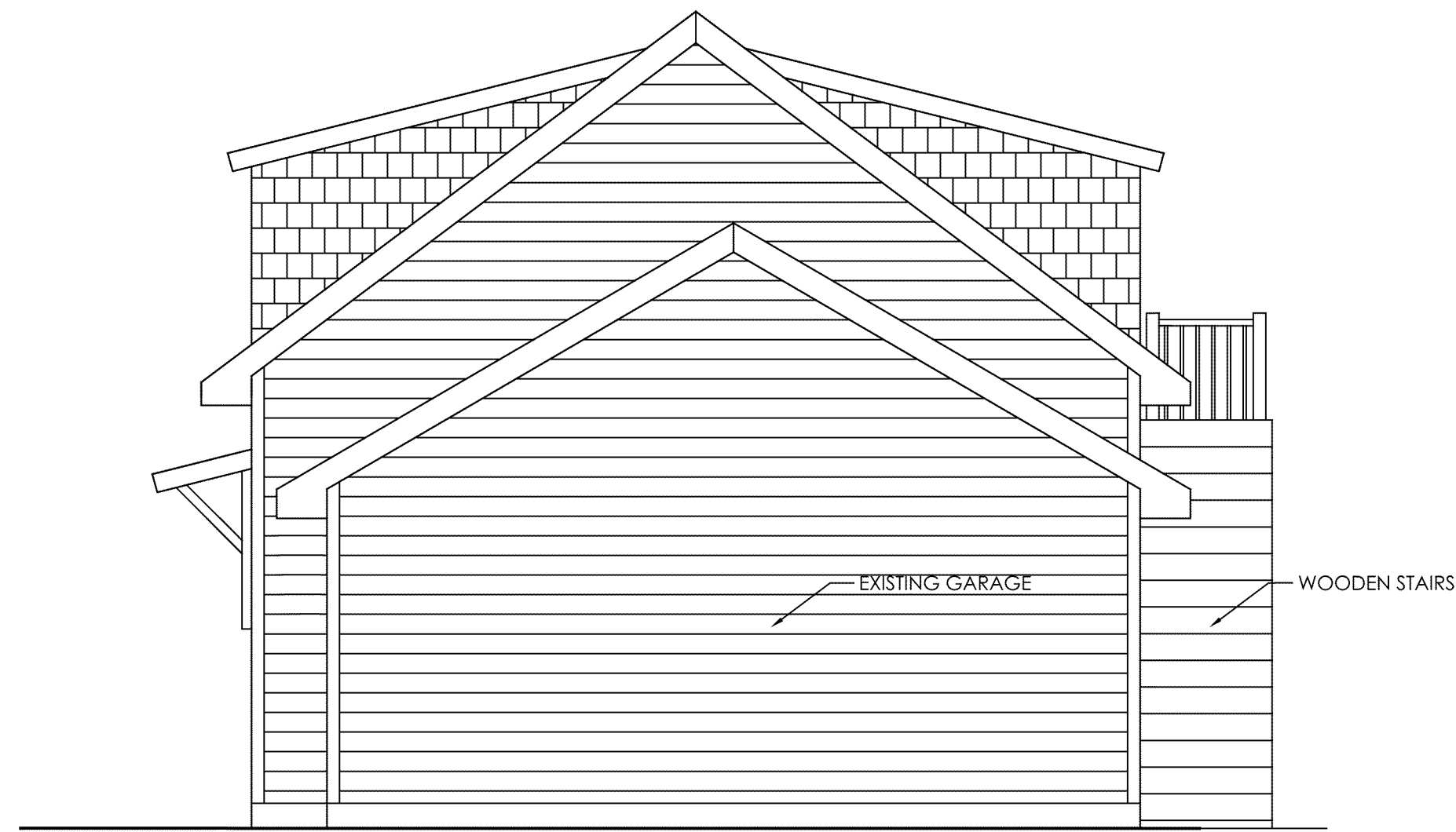
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

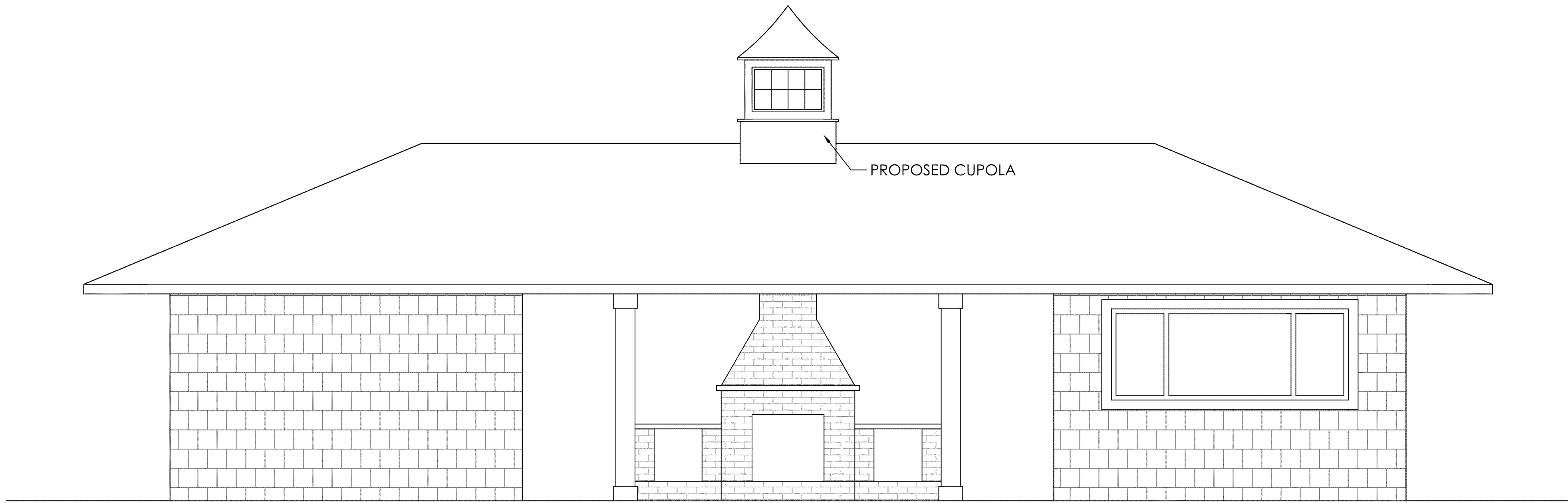


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

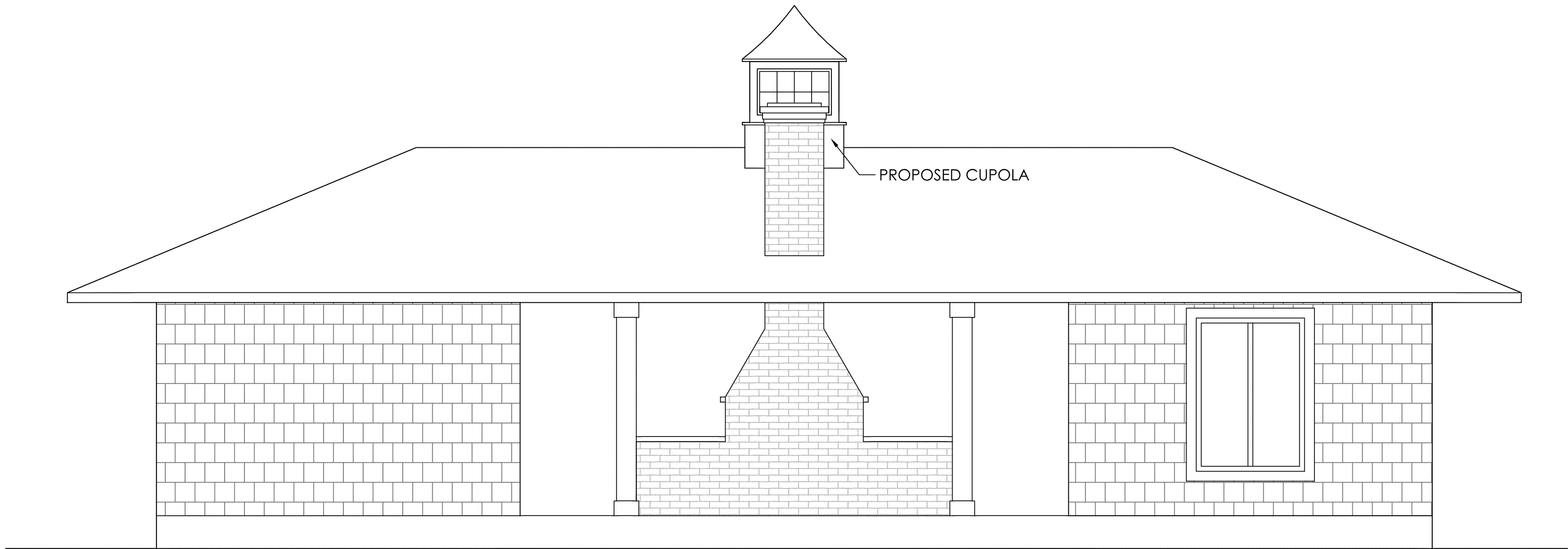


4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

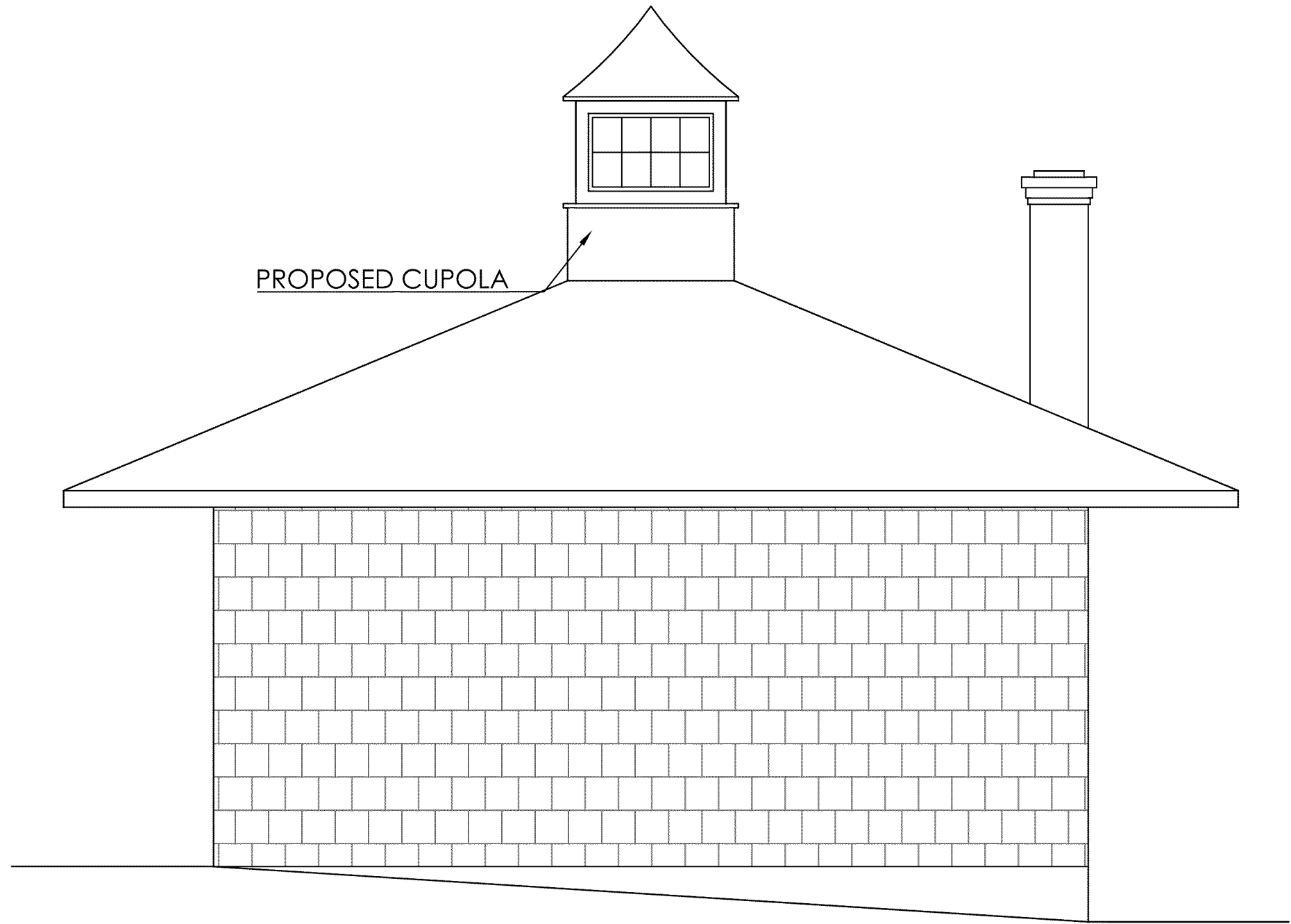
CREATION	DATE	10.22
REVISION	DATE	
1		
2		
3		
4		
5		
6		



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



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



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



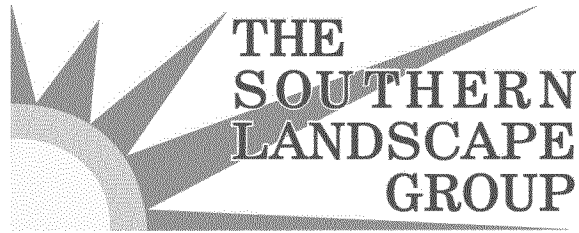
11/21/22 08:09
90 Linden Road
Pinehurst



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: katharinepate@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