



**HISTORIC PRESERVATION COMMISSION
OCTOBER 26, 2023
ASSEMBLY HALL**

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

- I. Call to Order
- II. Approval of Minutes
 - A. 09-28-2023 Work Session Minutes
 - B. 09-28-2023 Regular Meeting Minutes
- III. Public Hearing
 - A. COA-2023-00274 (125 Graham Rd)(continued)
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling at 125 Graham Rd. The property is identified as Moore County PID Number 00020108. The property owners are David and Louise Parks and the applicant is Thomas Bradford.
 - B. COA-2023-00388 (38 Chinquapin Rd)
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for painting the brick façade white at 38 Chinquapin Rd. The property is identified as Moore County PID Number 00030476. The property owner is Conner Smith and the applicant is Daniel Brown.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's issued 9/15/2023 - 10/14/2023
- V. Next Meeting Date
 - A. 11-16-2023 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.*



**09-28-2023 WORK SESSION MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shelby Grow

CC:

Pamela Graham, Michael Mandeville, Maria Carpenter

DATE OF MEMO:

10/16/2023

MEMO DETAILS:

Please, see the attached materials relating to this item.

ATTACHMENTS:

Description

📎 09-28-2023 Work Session Minutes



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, SEPTEMBER 28TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
3:00 PM**

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Angelique Fabiani
David Herring
Roxanne Vaitkus

Members Absent:

Karl Ecker
Cara Mathis

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Village Clerk
Lori Hercules, IT Technician

Approximately 4 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Special Meeting to order at 03:00 PM.

Mr. Taylor provided background on the proposed revisions to the Historic District Standards to be discussed.

II. Discuss Proposed Revisions to the Historic District Standards

The Commission and Staff discussed proposed revisions to the Historic District Standards as submitted by Mr. Herring, which focused on Section III-A (Roofs).

Changes to the proposed revisions of III-A.5, III-A.7, and III-A.10 were suggested. The Commission and Staff agreed further revisions are needed to Section III-A (Roofs).

Mr. Taylor provided a handout to the Commission outlining concerns about Section II and the regulation of tree removal within the Historic District; and asked the Commission and Staff to consider the concerns and recommendations outlined in the handout.

III. Motion to Adjourn

Mr. Taylor adjourned the Work Session meeting at 03:55 PM.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

Village of Pinehurst

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

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DRAFT



**09-28-2023 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shelby Grow

CC:

Pamela Graham, Michael Mandeville, Maria Carpenter

DATE OF MEMO:

10/16/2023

MEMO DETAILS:

Please, see attached materials relating to this item.

ATTACHMENTS:

Description

📎 09-28-2023 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 28, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Roxanne Vaitkus
David Herring
Angelique Fabiani

Members Absent:

Cara Mathis
Karl Ecker

Staff Present:

Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician

Approximately 6 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:00 PM. Mr. Taylor explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted the absence of Ms. Mathis and Mr. Ecker.

II. Approval of Minutes

A. 08-24-2023 Regular Meeting Minutes

Ms. Vaitkus moved to approve the minutes of the August 24th, 2023 Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0.

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

III. Public Hearing

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

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

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

A. COA-2023-00274 (125 Graham Rd) (continued)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling at 125 Graham Rd. The property is identified as Moore County PID Number 00020108. The property owners are David and Louise Parks and the applicant is Thomas Bradford.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the front yard / elevation of the property being considered the portion of the property running along Graham Rd. and the need to discuss details of the elevations with the Applicant.

Mr. Thomas Bradford, Owner, was sworn into the public hearing.

Mr. Bradford stated he did not have any additional information to add and would answer any questions the Commission may have.

The Commission, Mr. Bradford, and Ms. Carpenter discussed the left and right elevations as depicted in the site plans submitted are reserved, the elevations on the site plans depicting shed roofs on the dormers (front and back) while the roof plans depict gable roofs, the actual type of roofs to be constructed for the dormers being shed roofs (front and back), the elliptical window depicted on the elevation to the right of the main gable will actually be round, the front steps and porch being brick (Mr. Bradford did not have a sample or information on the type and color of brick to be used), Mr. Bradford intended for the materials to change at each corner of the dwelling (from shake siding to lap siding, etc.), the foundation wall for the rear elevation actually being stone not brick as depicted, the steps on the rear elevation being brick, the use of wrought iron for any handrails required, the need to have specifics of the design and materials for inspection purposes, the roof plan (Exhibit A-2.2) incorrectly omitting the major gable over the front door of the front elevation, glass block not being a common design element in the Historic District and not being permitted on street facing elevations, the windows being Jeld-Wen vinyl clad in white with simulated divided light, the gutters matching the trim and being a typical half-round shape, the metal roof being black with a standing seam, the columns being 8" square with lattice in between, the style of the dwelling being more modern than is typically seen in the Historic District, the garage door being painted to match the trim colors and consisting of 4 panels with 4 simulated divided light windows along the top panel, and the mix of window and door styles being intentional to mimic other properties within the Historic District and other Historic properties outside Pinehurst.

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

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

The Commission deliberated whether the dwelling meets the Standard that outlines the preference for main dwellings to front / face the main street of the property, which would be Graham Rd. (Mr. Bradford stated there is a covenant attached to the property with more restrictive setback requirements than are required by the Village which prevent changing the orientation of the dwelling and the dwelling was designed to meet both the covenant and Village setback requirements), the number of trees proposed for removal that are outside of the building envelope and well away from the dwelling, whether the number of adjustments needed justifies continuing the case to the next Public Hearing on October 26th, 2023.

Mr. Herring moved to re-open the evidentiary portion of and to continue the case to the next Public Hearing of October 26th, 2023. Seconded by Ms. Fabiani. Approved by a vote of 5-0.

B. COA-2023-00301 (190 Midland Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to a detached garage at 190 Midland Rd. The property is identified as Moore County PID Number 00015636. The property owner is ZCT Properties No. 2, LLC and the applicant is William Haulsee.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission did not have any questions for Ms. Carpenter.

Mr. William Haulsee, Contractor, was sworn into the public hearing.

Mr. Haulsee stated the intention behind the proposed work is to improve the appearance of the property, make the structure more symmetrical, and allow for a vehicle to be parked under the structure.

The Commission, Mr. Haulsee, and Ms. Carpenter discussed the right-hand side of the structure being made to look like the left-hand side of the structure as seen in Exhibit A-2.1, and the use of the same materials and details as the existing so both sides of the structure will look exactly the same.

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

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

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00301) and find the proposed Major Work at 190 Midland 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. Vaitkus. Approved by a vote of 5-0.

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 08/15/2023 – 09/14/2023.

V. Next Meeting Date

10-26-2023 Regular Meeting

The Commission agreed to work on proposed revisions to the Standards and forward those proposed revisions to Mr. Taylor so he may compile a document for the Commission to review at a Work Session meeting on October 26, 2023 at 03:00 PM.

VI. Motion to Adjourn

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Fabiani. Approved by a vote of 5-0 at 04:54 PM.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk
Village of Pinehurst

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

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COA-2023-00274 (125 GRAHAM RD)(CONTINUED)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling at 125 Graham Rd. The property is identified as Moore County PID Number 00020108. The property owners are David and Louise Parks and the applicant is Thomas Bradford.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; pgraham@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:

9/20/2023

MEMO DETAILS:

Please, see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ Exhibit S-1
- ▣ Exhibits A-1 to A-4



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Shannon Konstantinou, Village Clerk
Date: September 20, 2023
Subject: Major COA Request for 125 Graham Road (continued)

Applicant:	Thomas Bradford
Owners:	Pear Tree Properties, LLC
Property Location:	125 Graham Rd.
Land Use:	Single Family Residential
PID#	00020108
COA#:	2023-00274

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for a new single-family dwelling at 125 Graham Rd. The property is further identified as Moore County PID Number 00020108. The property is currently vacant and is +/- 0.469 acres in size.

The applicant proposes to build a 3274 heated square foot, 2 story single family dwelling with garage, covered front porch, rear patio, driveway, and walkways.

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

Standards of Review

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

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

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

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

C. WINDOWS AND DOORS

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

E. ACCESSORY FEATURES AND STRUCTURES

12. Section IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

F. BUILDING MATERIALS

13. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
14. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
15. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.

- a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
- b. Plywood siding
- c. Vinyl siding or aluminum siding
- d. Plastic, sheet metal, or a similar material used as siding or panels
- e. Any treatment of material that imparts a glossy or reflective finish to the material
- f. Concrete, cinderblock, or glass block.
- g. Boxed chimneys

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

- 19. Section VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
- 20. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING AND VEGETATION

- 21. Section VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
- 22. Section VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

August 9, 2023

Dear Property Owner(s),

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

Thursday, August 24th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling at 125 Graham Rd. The property is identified as Moore County PID Number 00020108. The property owners are David and Louise Parks and the applicant is Thomas Bradford.

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/>.

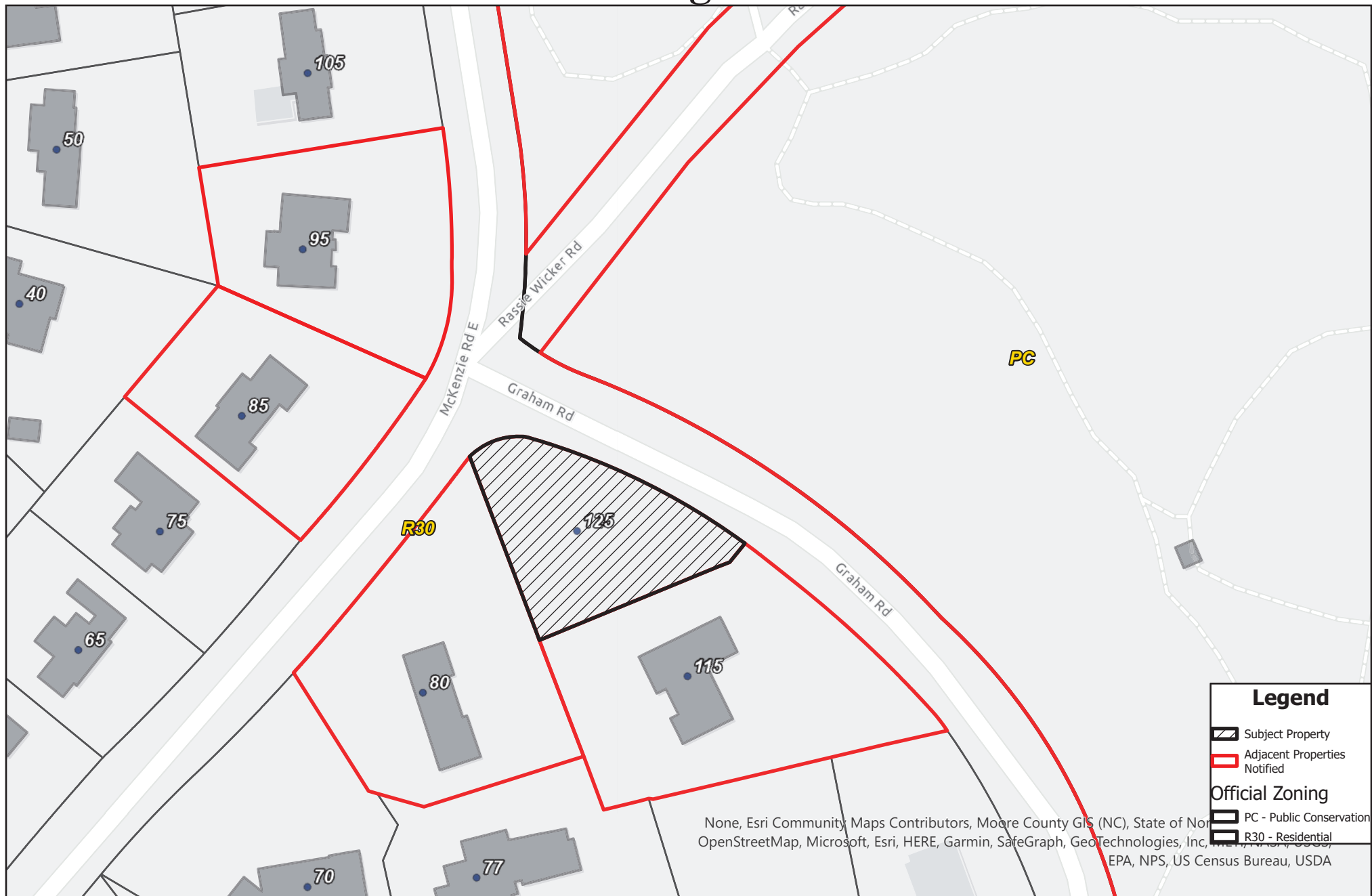
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

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

PLANNING & INSPECTIONS

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

Public Hearing Notification



Legend

- Subject Property
- Adjacent Properties Notified

Official Zoning

- PC - Public Conservation
- R30 - Residential

None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., NOAA, USGS, EPA, NPS, US Census Bureau, USDA

0 155 310 Feet

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

7/27/2023

August 24, 2023

Historic Preservation Commission

125 Graham Rd. Major COA Request



TISMAN, SIMON
85 MCKENZIE RD E
PINEHURST,NC,28374

RJ CLARKE GROUP LLC, THE
W4106 JERSEY HURST LANE
LAKE GENEVA,WI,53147

PARKS, LOUISE ALDRIDGE (HRS)
C/O DAVID PARKS
GREENSBORO,NC,27410

SCHOONOVER, CHARLES G
115 GRAHAM ROAD
PINEHURST,NC,28374

PARKS, DAVID L & LOUISE A
4334 FOUR FARMS RD
GREENSBORO,NC,27410

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

COA-2023-00274 - 125 Graham Road

Menu Help

File Date: [07/24/2023](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [New Residential single Family Home](#)

Application Name: [125 Graham Road](#)

Address: [125 Graham Rd, Pinehurst, NC 28374](#)

Owner Name: [PARKS, DAVID L & LOUISE A](#)

Owner Address: [GREENSBORO, NC 27410](#)

Parcel No: [00020108](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Thomas Bradford	Pear Tree Prope...	Applicant		Active
	Beth Perry	Bradford Builders	Contact		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

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

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

Balance: [\\$0.00](#)

Custom Fields:	GENERAL INFORMATION	Type of Work	Existing Use
	Description of Changes to the Structure	New	Vacant
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	No	Yes
	COA Number	Conditions of COA (If Any)	
	-	-	

PERMIT DATES	Permit Issued Date	Permit Expiration Date
Application Expiration Date	-	-

FRONT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

TRIM
Existing Material Existing Color Proposed Material Proposed Color

WINDOWS
Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY
Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION
Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR
Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS
Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	07/25/2023	Kimberly Stepnoski
	Review for Completeness		Additional I...	07/25/2023	Maria Carpenter
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docun
	RCW letter	PLN_HIST			application/pdf	Uploac
	GIS letter	PLN_HIST			application/pdf	Uploac
	Rendering of front	PLN_HIST			application/pdf	Uploac
	bldg.plans	PLN_HIST			application/pdf	Uploac
	foundation plan	PLN_HIST			application/pdf	Uploac
	Elevations	PLN_HIST			application/pdf	Uploac
	bldg.plan	PLN_HIST			application/pdf	Uploac
	Show all					

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

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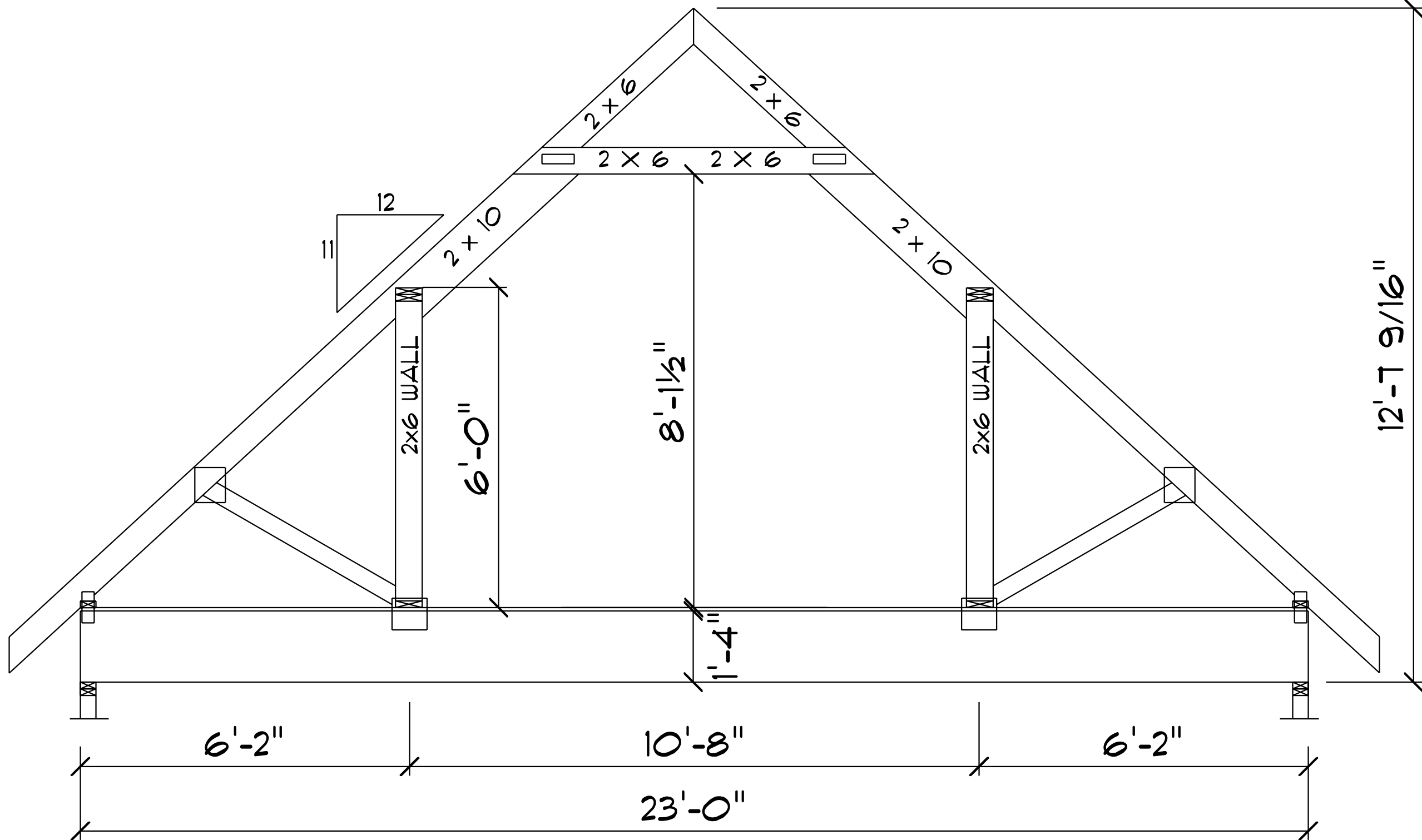
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:





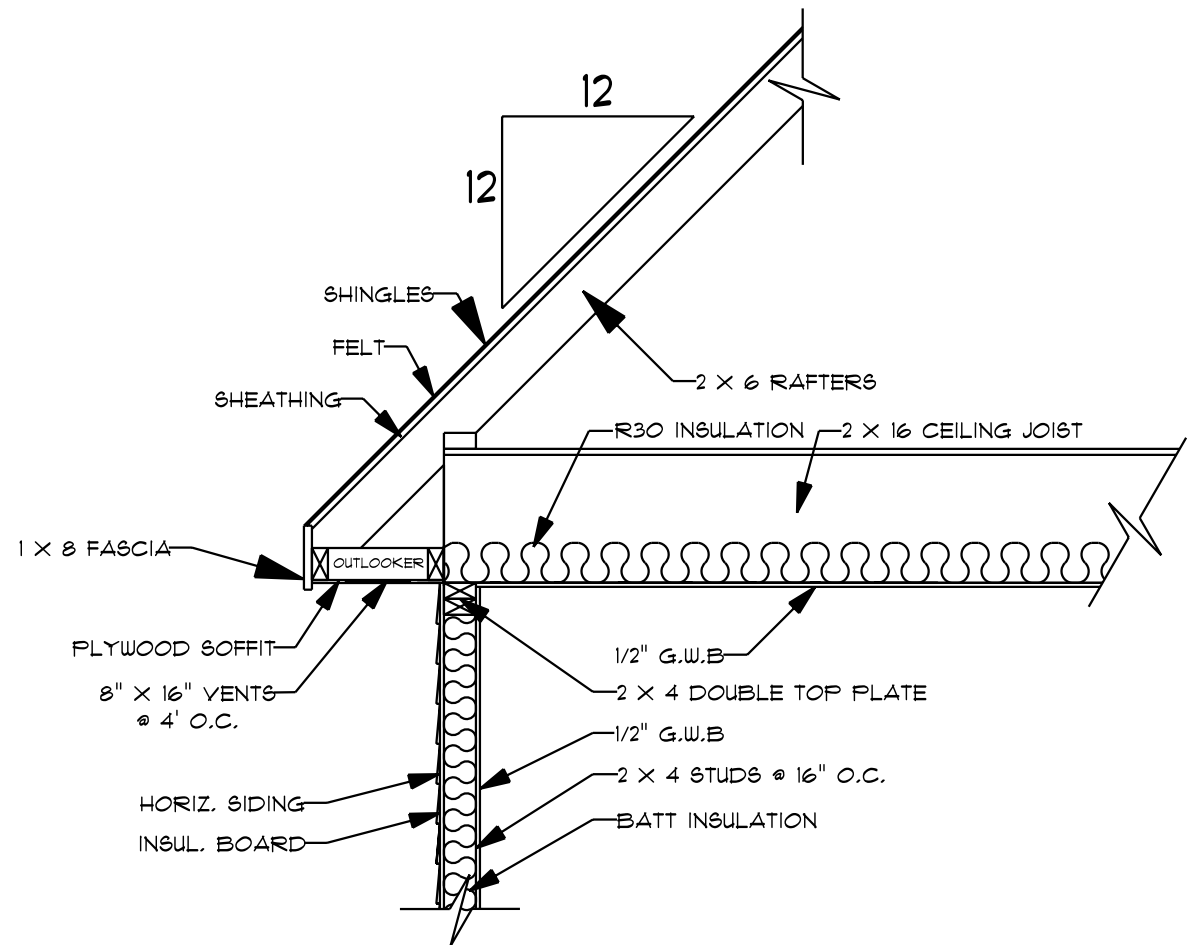
FRONT ELEVATION
SCALE: 1/4" = 1'



GARAGE TRUSS
SCALE: 1/2" = 1'



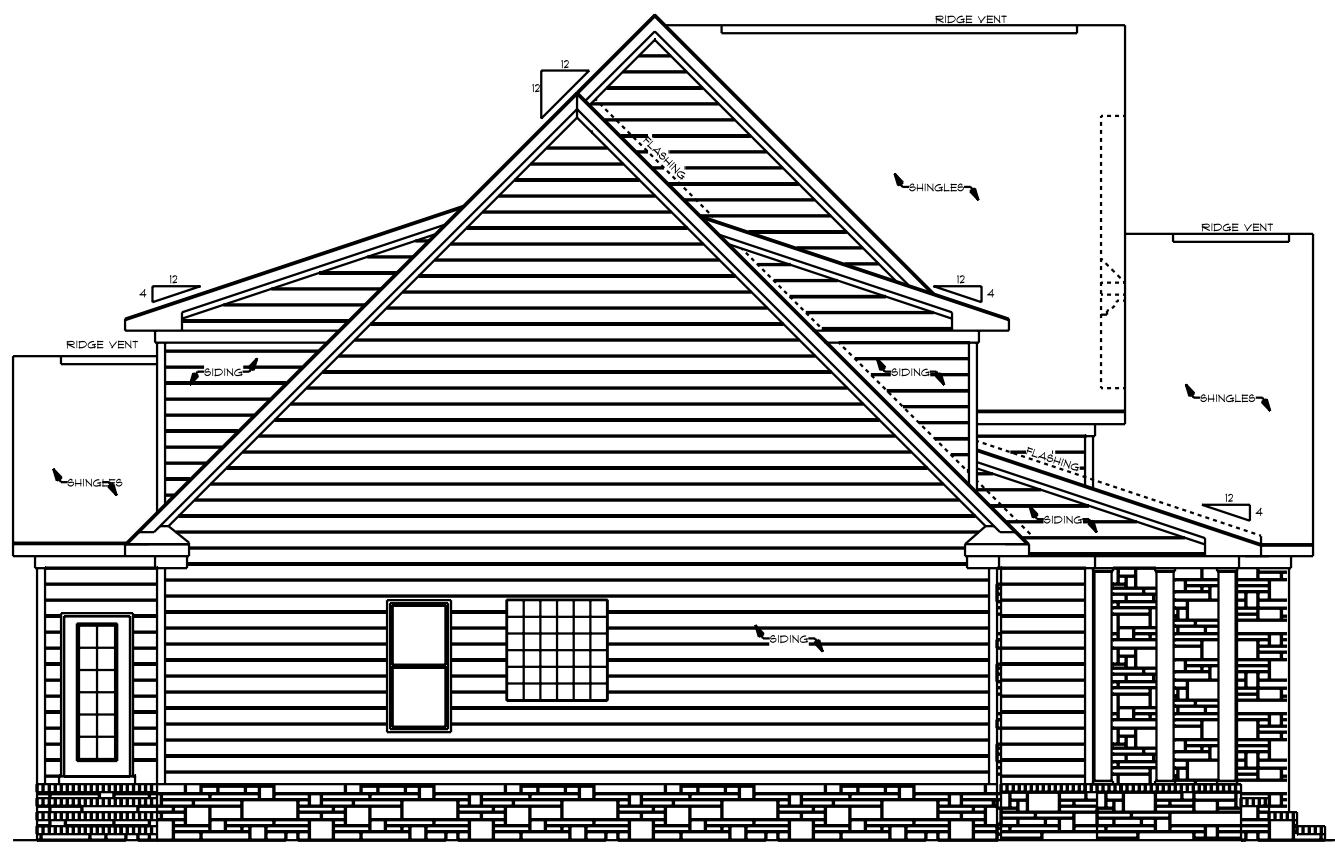
REAR ELEVATION
SCALE: 1/8" = 1'



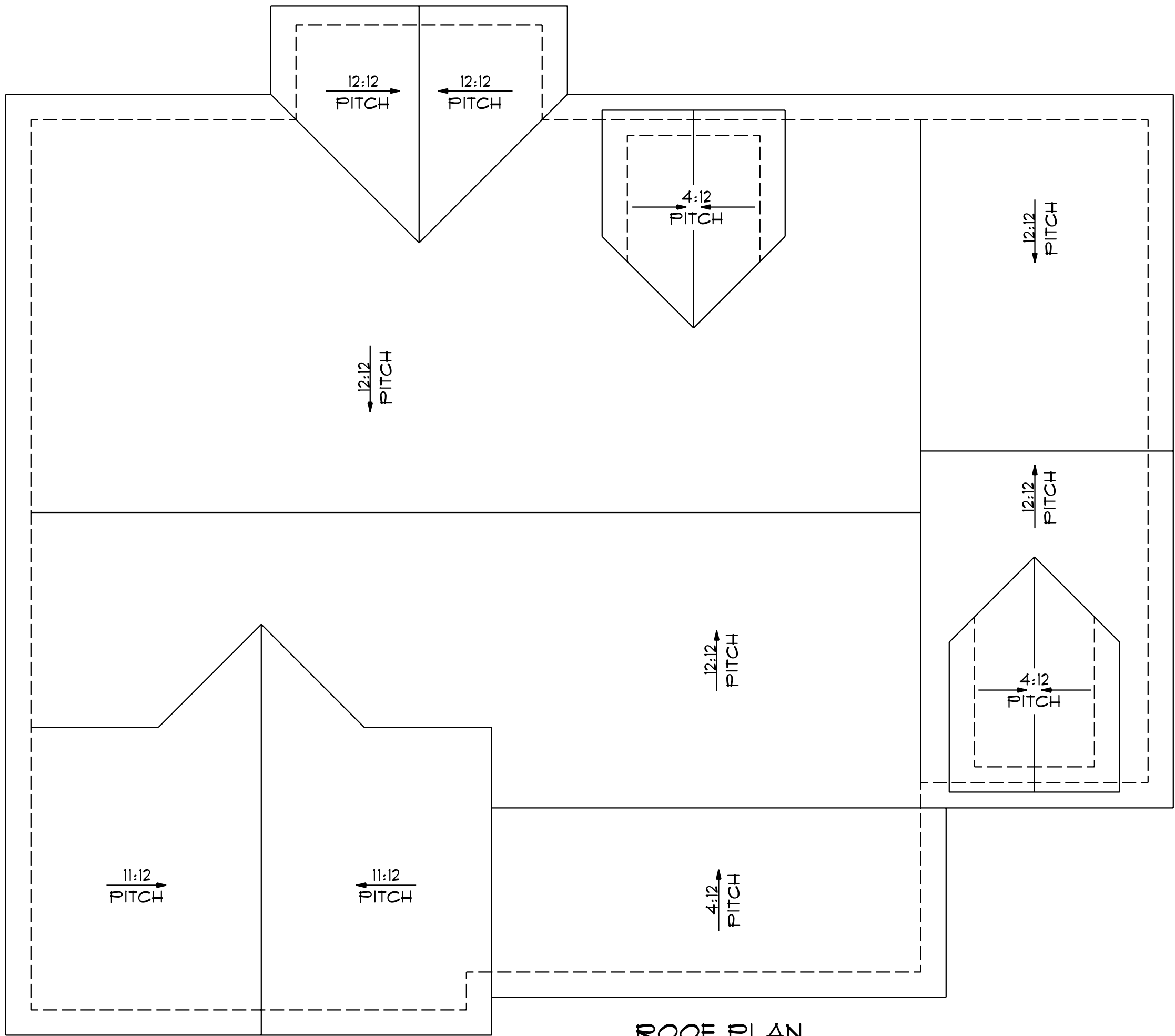
ROOF OVERHANG DETAIL
SCALE: 1/2" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'

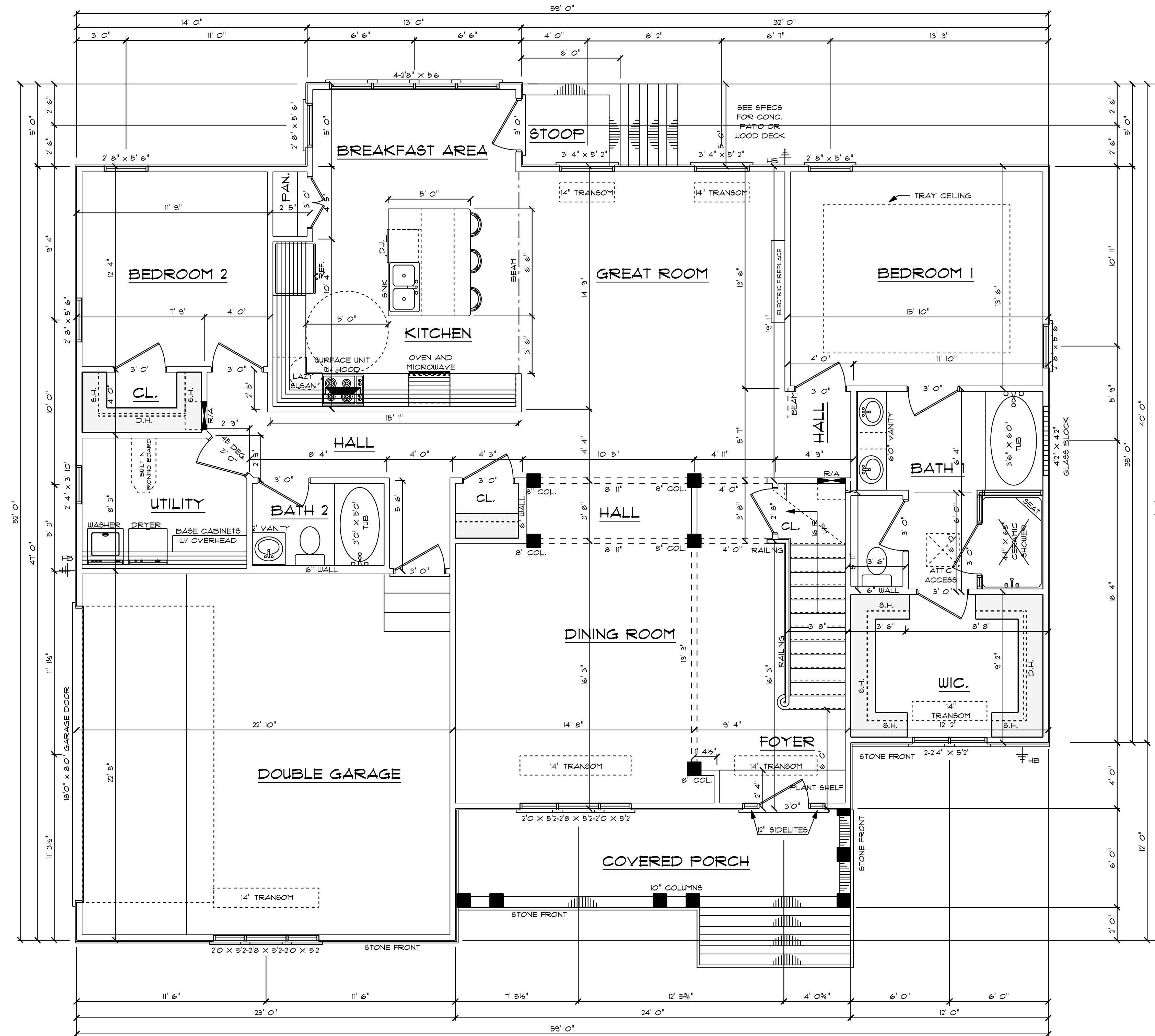


ROOF PLAN
SCALE: 3/16" = 1'

553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).



FIRST FLOOR

SCALE = 1/4" = 1'

SQUARE FOOTAGE:

FIRST FLOOR: 1995

SECOND FLOOR: 1279
(NOT INCLUDING OPEN AREAS)

GARGAE: 507

TOTAL HEATED: 3,274

553 S/F GARGAE

9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.

7'4" WINDOW HT WITHOUT TRANSOM.

8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

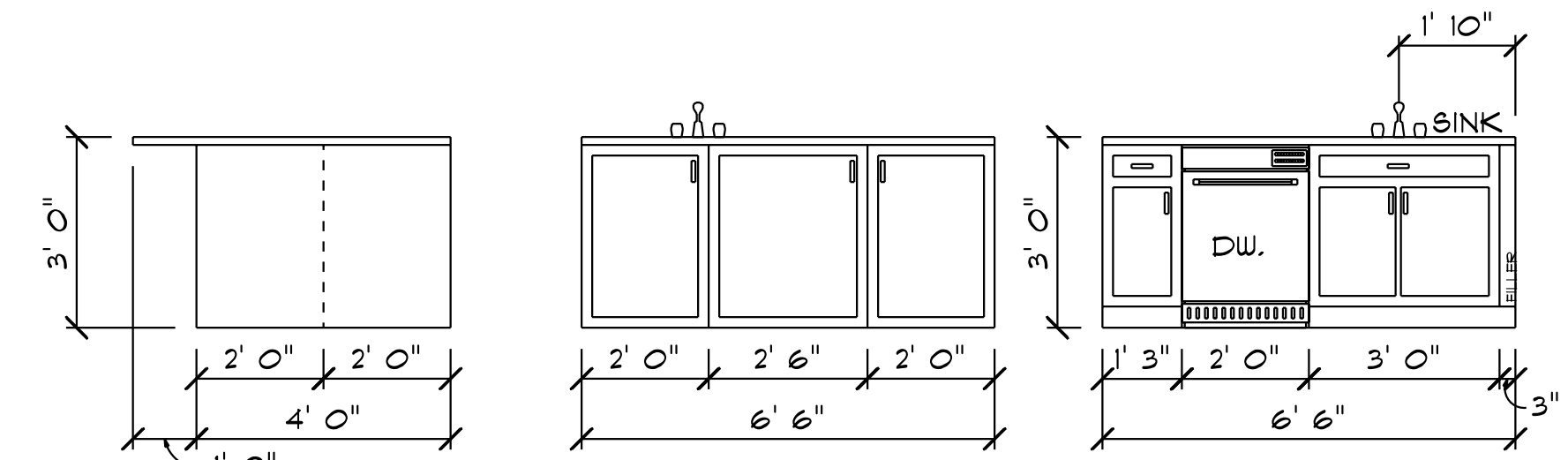
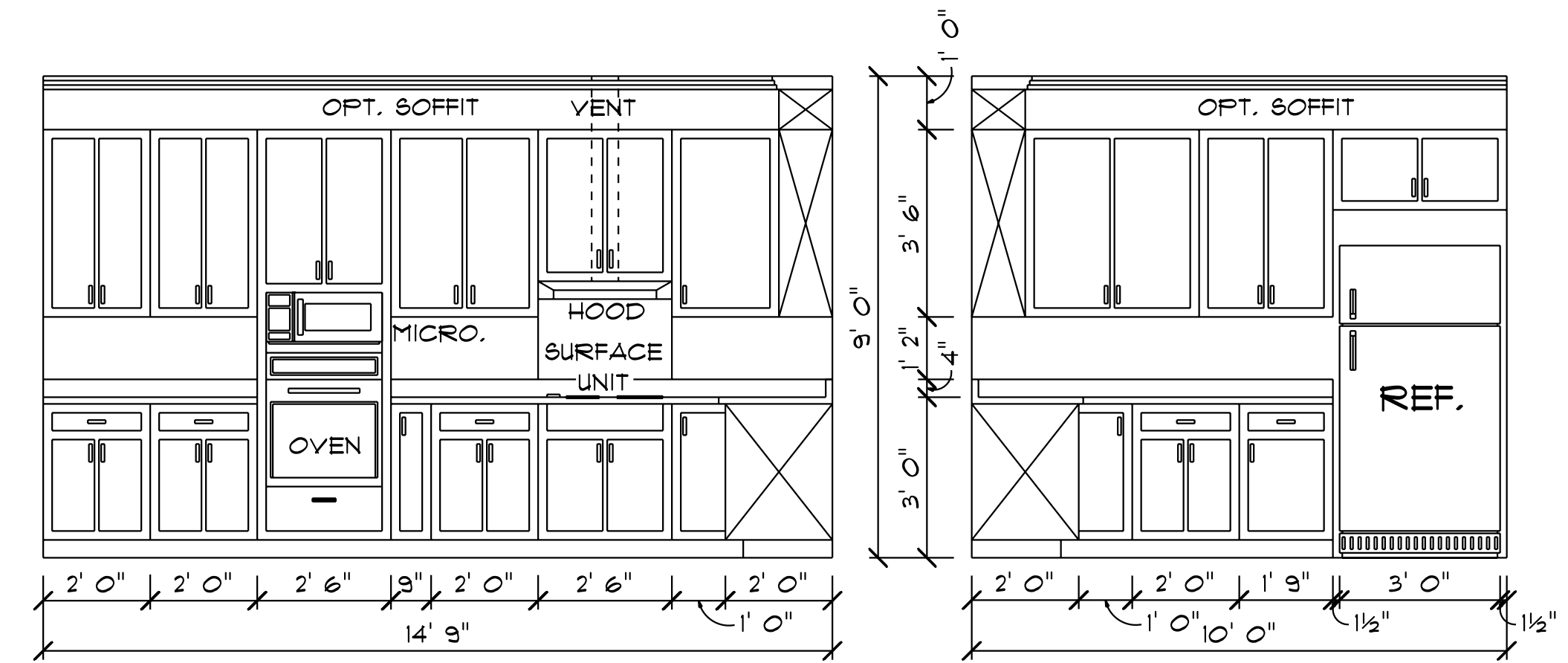
1995 S/F FIRST FLOOR

1279 S/F SECOND FLOOR

(NOT INCLUDING OPEN AREAS)

TOTAL HEATED: 3274

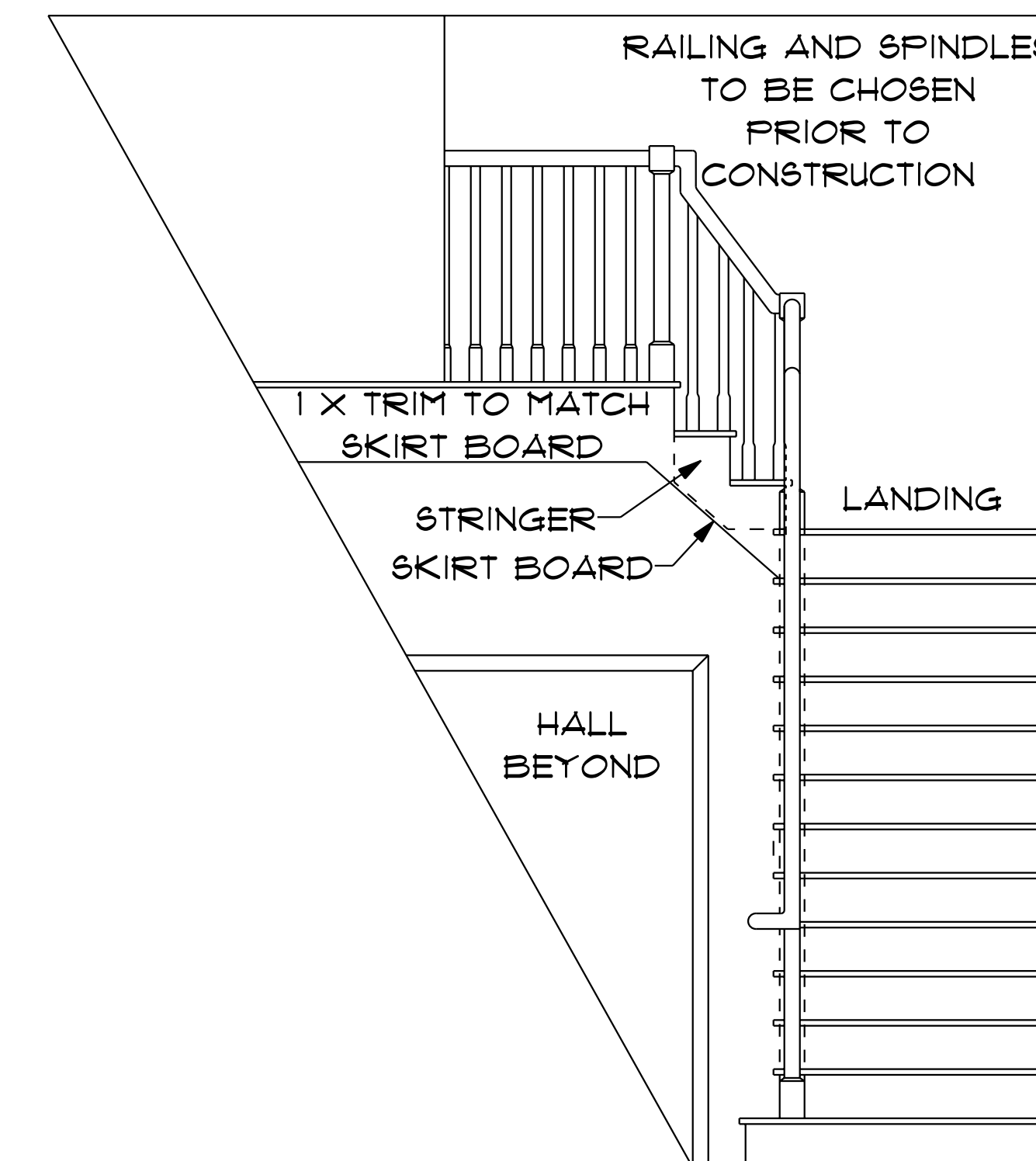
EXHIBIT A-2.3



KITCHEN CABINETS

SCALE 3/8" = 1"

CABINET DESIGNER TO CONFIRM
CABINET STYLE AND HARDWARE WITH OWNER



STAIR DETAIL

SCALE 1/2" = 1'0"

16 RISERS @ 7 29/32"

15 TREADS @ 9" + 1" NOSING

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).

Charles Smith Associates
Copyright 2023

DESIGNED BY:
BB-3260

CHARLES SMITH ASSOC.
FAYETTEVILLE NORTH CAROLINA

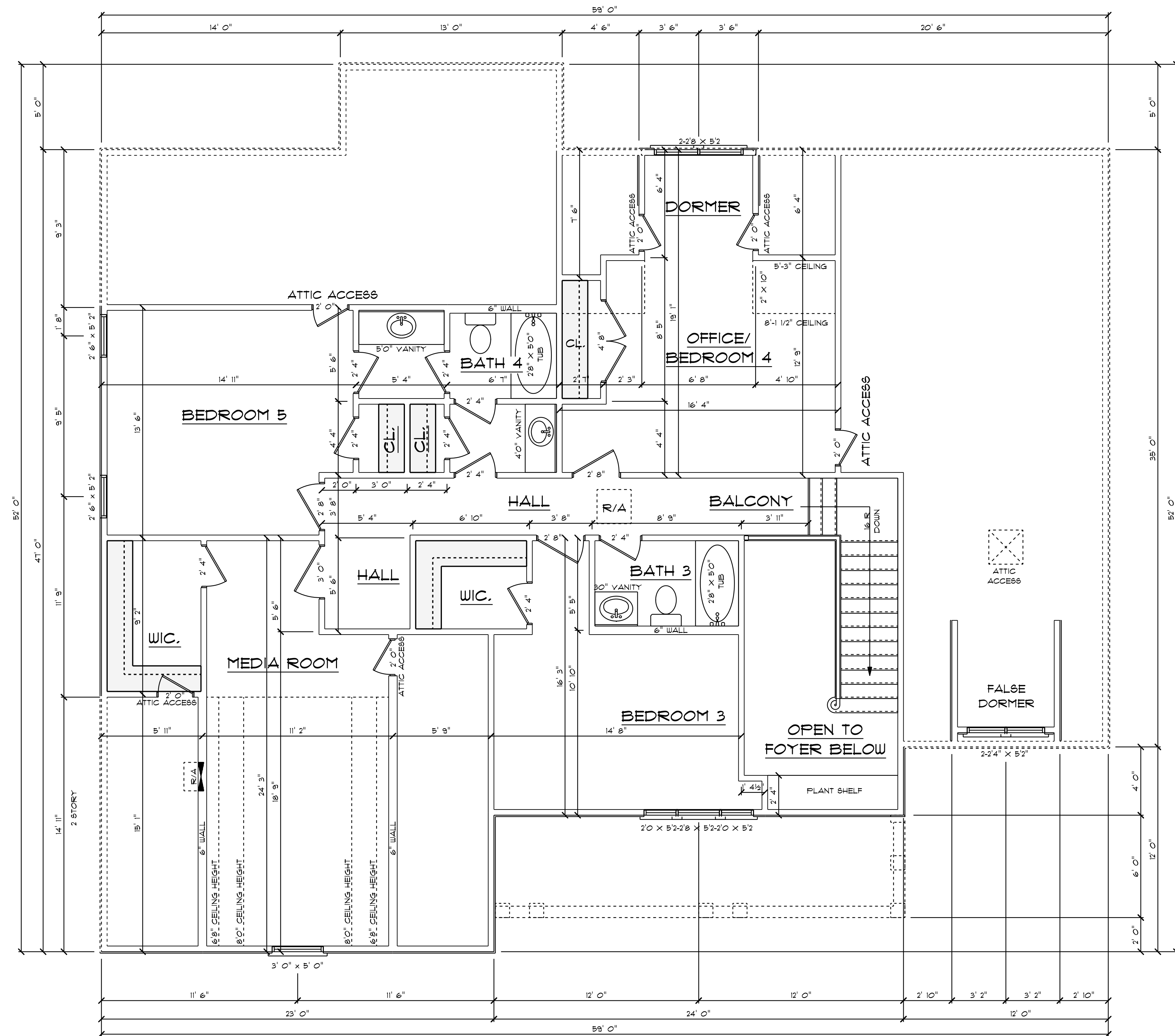
BRADFORD BUILDERS

FAYETTEVILLE, NORTH CAROLINA

SCALE: AS NOTED

DATE: AUG. 2023

DRAWN BY: HLH



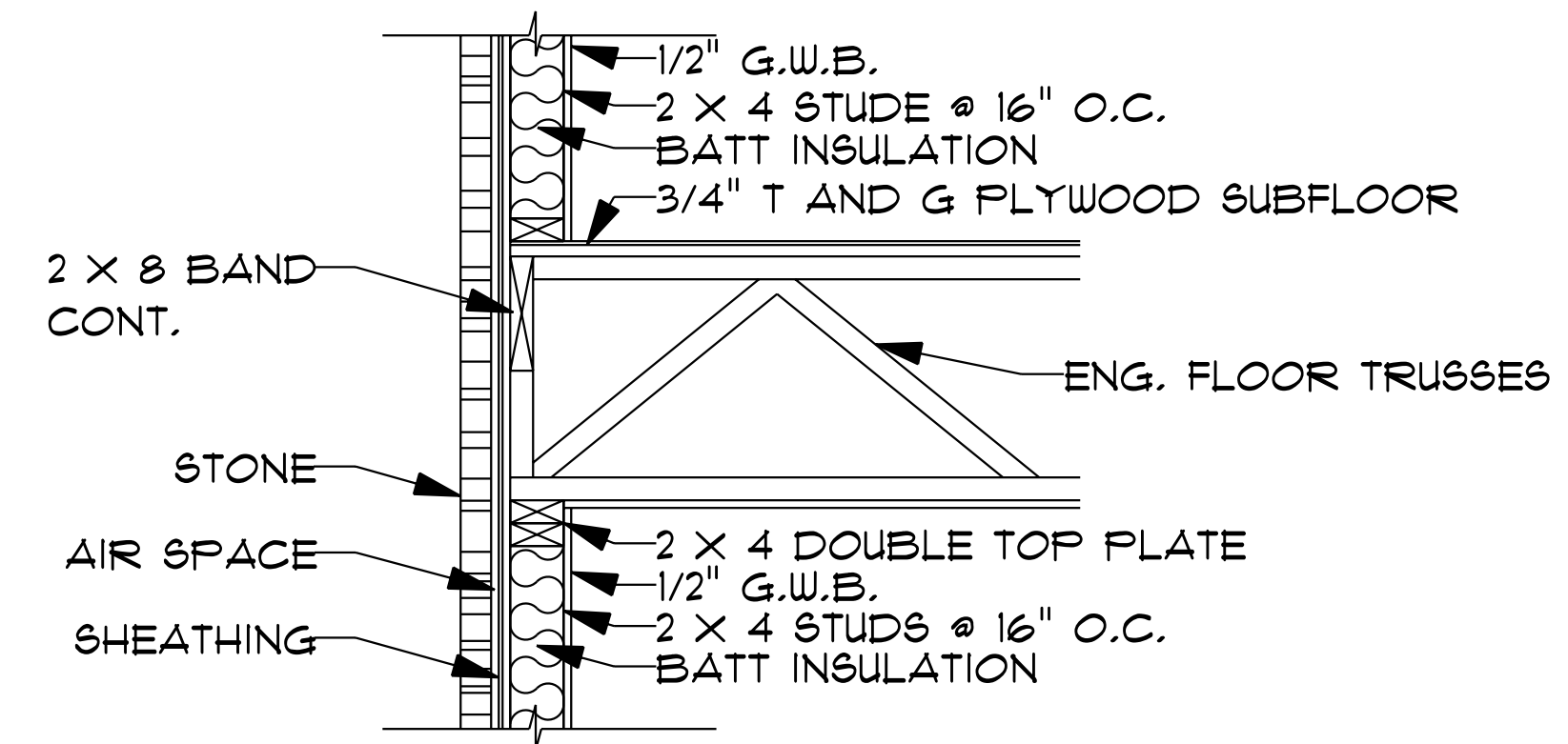
SECOND FLOOR

SCALE = 1/4" = 1'
SQUARE FOOTAGE:
FIRST FLOOR: 1995
SECOND FLOOR: 1265
(NOT INCLUDING OPEN AREAS)
GARGAE: 501
TOTAL HEATED: 3,260

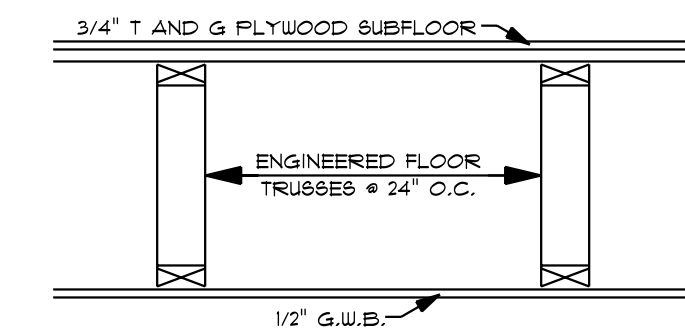
553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

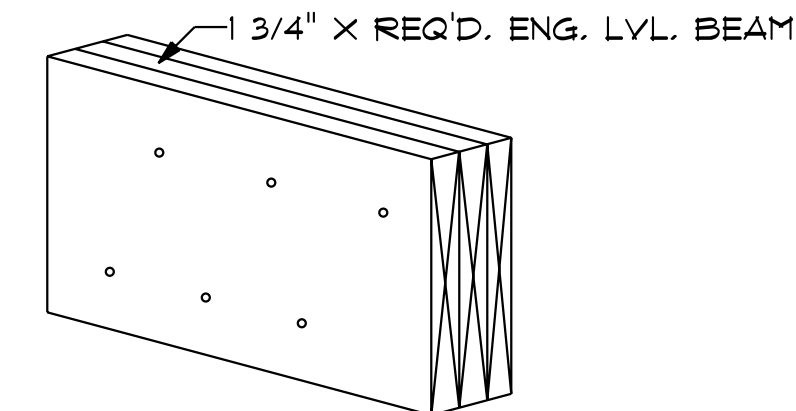
I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).



STONE TO STONE TRUSS SECTION
SCALE: 1" = 1'0"



TYP. FLOOR TRUSS SECTION
SCALE: 1" = 1'0"



LVL BEAM DETAIL

EXHIBIT A-2.4

Charles Smith Associates
Copyright 2023

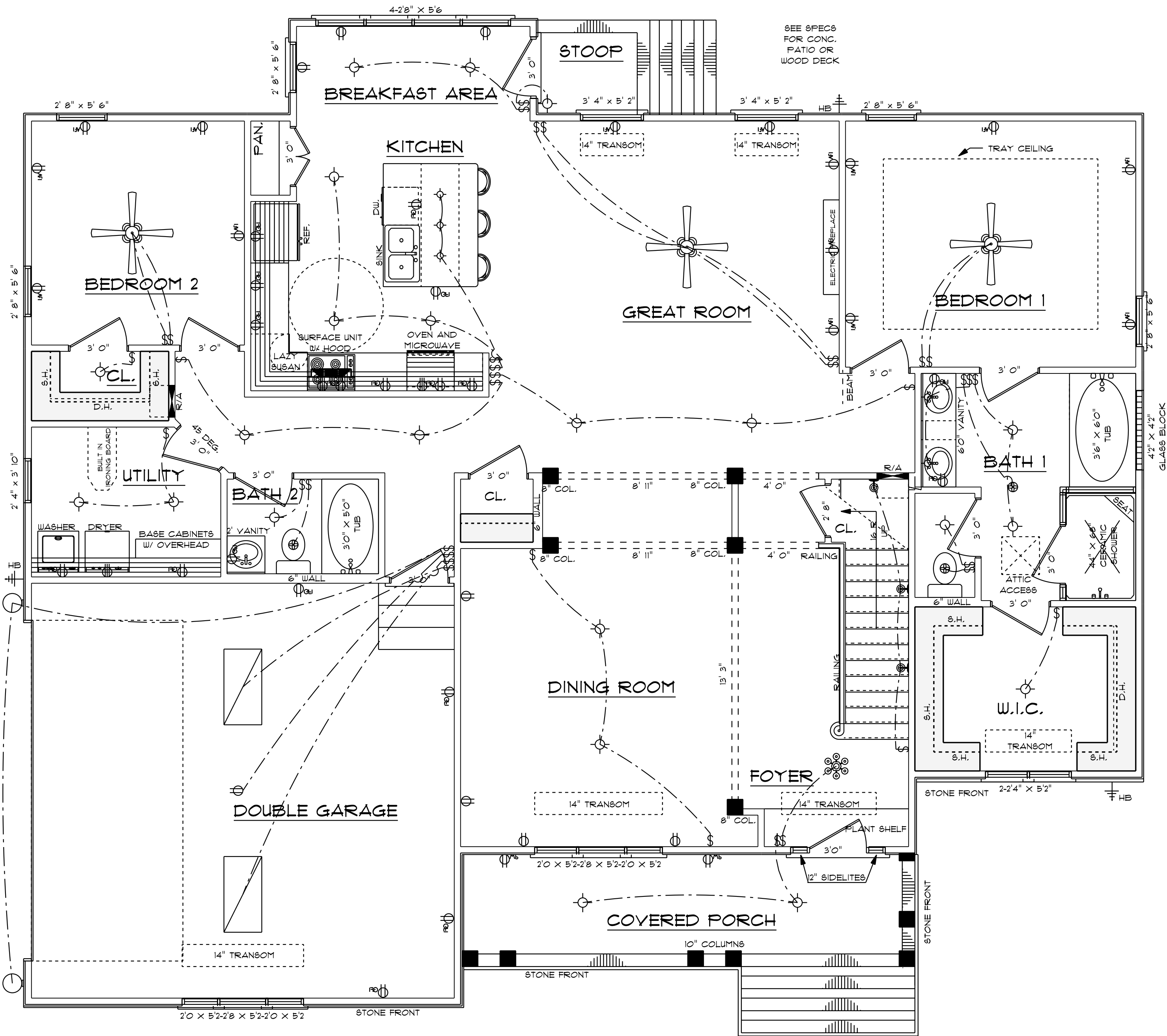
BRADFORD BUILDERS

SCALE: AS NOTED
DATE: AUG. 2023
DRAWN BY: HLH

DESIGNED BY:
CHARLES SMITH ASSOC.
FAYETTEVILLE NORTH CAROLINA

BB-3260

FAYETTEVILLE, NORTH CAROLINA

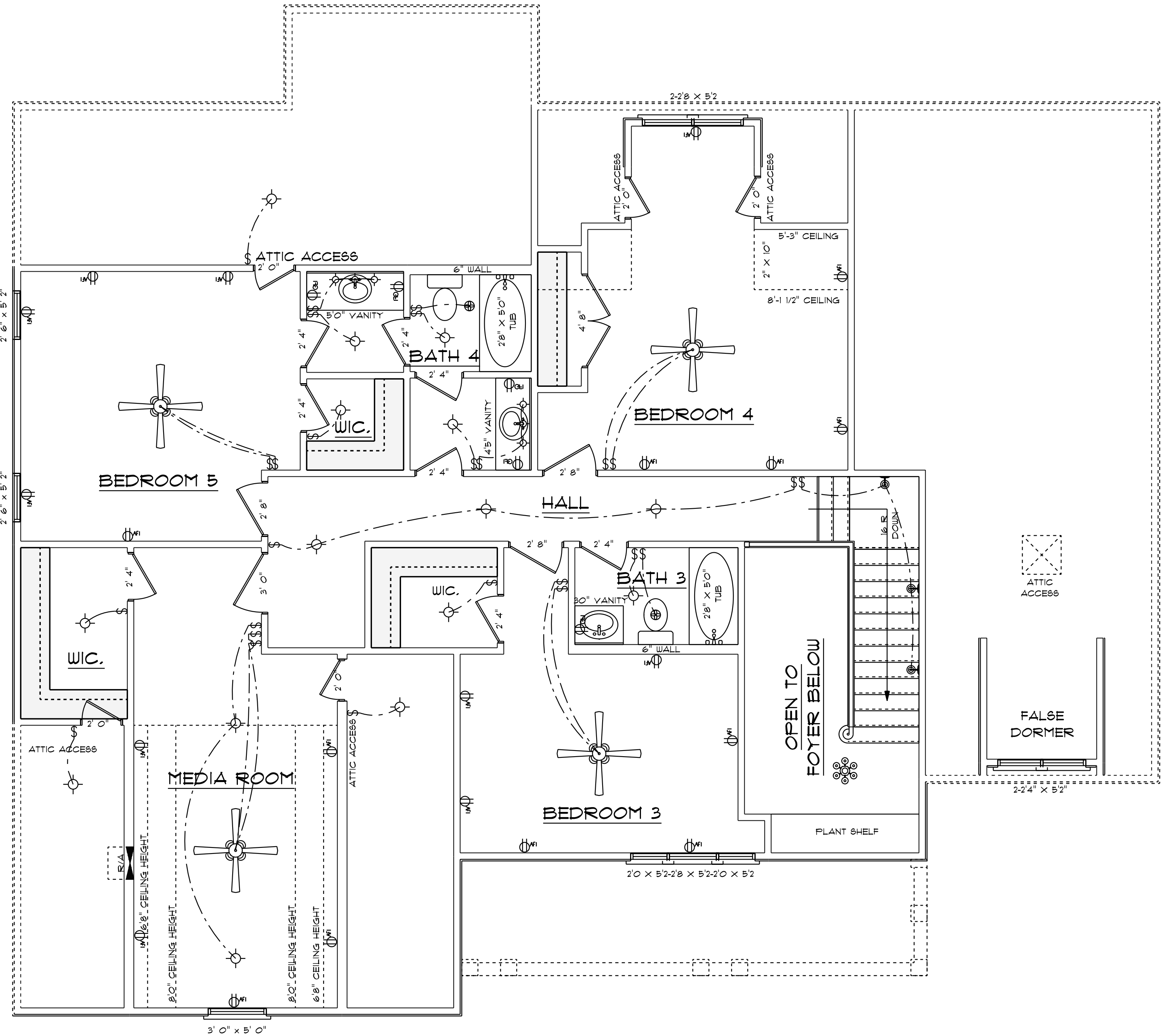


FIRST FLOOR ELECTRICAL
SCALE 1/4" = 1'0"

ELECTRICAL CONTRACTOR TO
CONFIRM LOCATION OF OUTLETS
AND STYLE OF LIGHTS WITH OWNER
ALL EXTERIOR FLOODLIGHTS
TO BE DETERMINED
ON SITE BY OWNER

ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 01	3	
chandelier 01	1	
fluorescent light 2 x 4	2	
exterior light 01	2	
fan	3	
light	27	
outlet	8	
outlet 220v	3	
outlet afi	15	
outlet gfi	18	
outlet wp	2	
switch	35	
wall mounted 03 1 light	3	

553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.



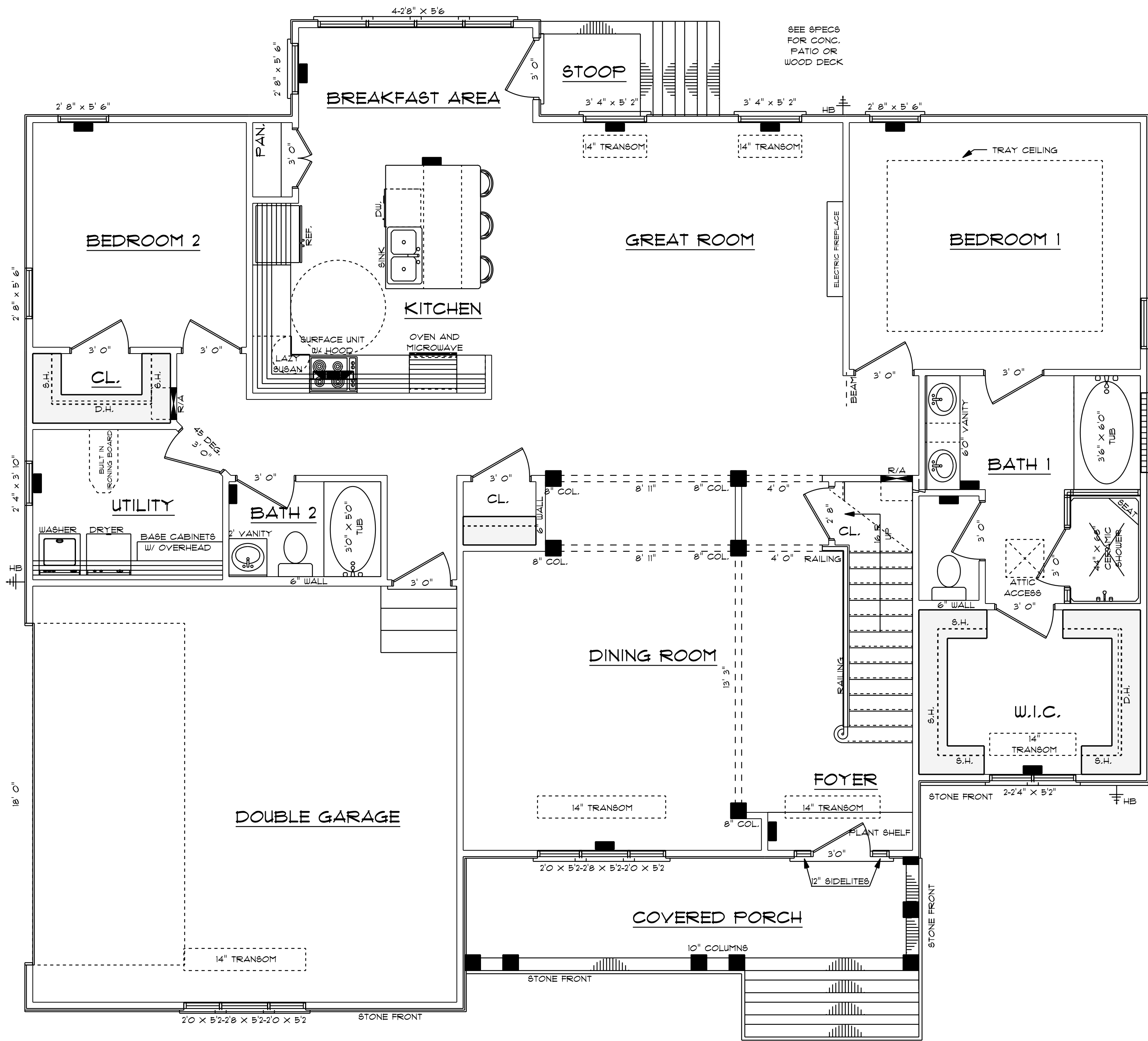
SECOND FLOOR ELECTRICAL
SCALE: 1/4" = 1'0"

ELECTRICAL CONTRACTOR TO
CONFIRM LOCATION OF OUTLETS
AND STYLE OF LIGHTS WITH OWNER
ALL EXTERIOR FLOODLIGHTS
TO BE DETERMINED
ON SITE BY OWNER

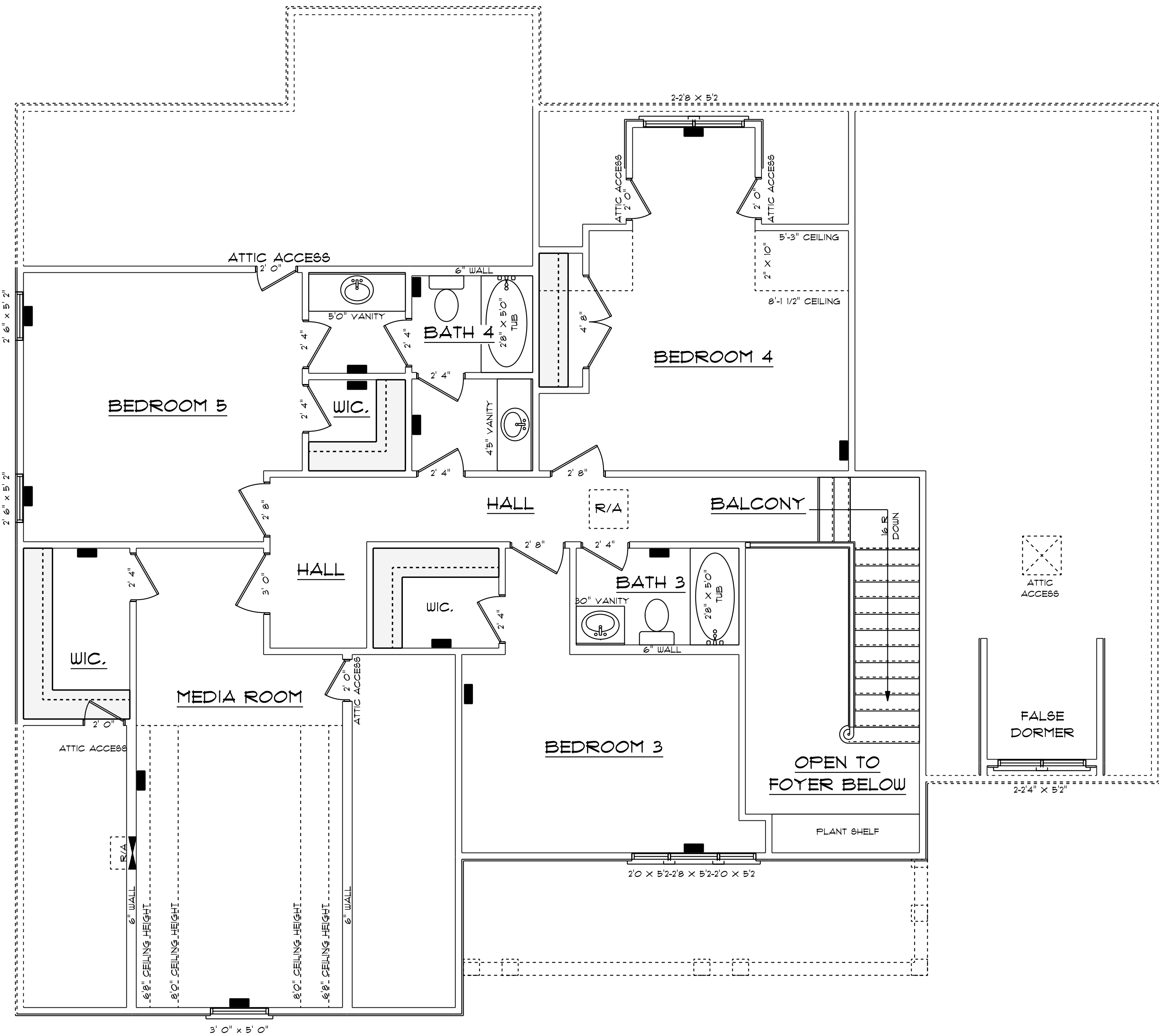
ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 01	4	
chandelier 01	1	
fan	2	
light	21	
outlet afi	21	
outlet gfi	5	
switch	26	
wall mounted 03 1 light	3	

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED
SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN
SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE
COUNCIL (2018 NORTH CAROLINA BUILDING CODE).



FIRST FLOOR HVAC
SCALE 1/4" = 1'0"



SECOND FLOOR HVAC
SCALE 1/4" = 1'0"

553 S/F GARGAE
9'0" CEILING. HT- FIRST FL. 6'10 WINDOW HEIGHT W/ TRANSOM.
7'4" WINDOW HT WITHOUT TRANSOM.
8'0" CEILING. HT- SECOND FL. 7'4" WINDOW. HT.

1995 S/F FIRST FLOOR
1279 S/F SECOND FLOOR
(NOT INCLUDING OPEN AREAS)
TOTAL HEATED: 3274

I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND AREA IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NORTH CAROLINA BUILDING CODE).

Hardy planks & shake



SW Mega Greige

Trim



SW 9109
Natural Linen



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

Front door



SW 7040 Smoke House

Stone

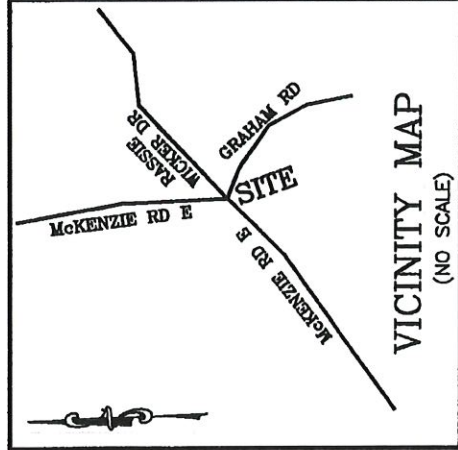


Stonecraft Heritage Bucktown Rubble

Shingles



Timberline HD Shingles - weathered wood



CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	51.52'	40.85'	48.17'	N69°51'21"E
C2	189.09'	580.00'	188.25'	S64°43'19"E

LEGEND

○

DEVOTES IRON PIPE OR BREAK IN LINE

△

DEVOTES CONTROL CORNER

BG

BELOW GROUND

REC

RECORDED

AG

ABOVE GROUND

MEAS

MEASURED

EPK

EXISTING PK NAIL

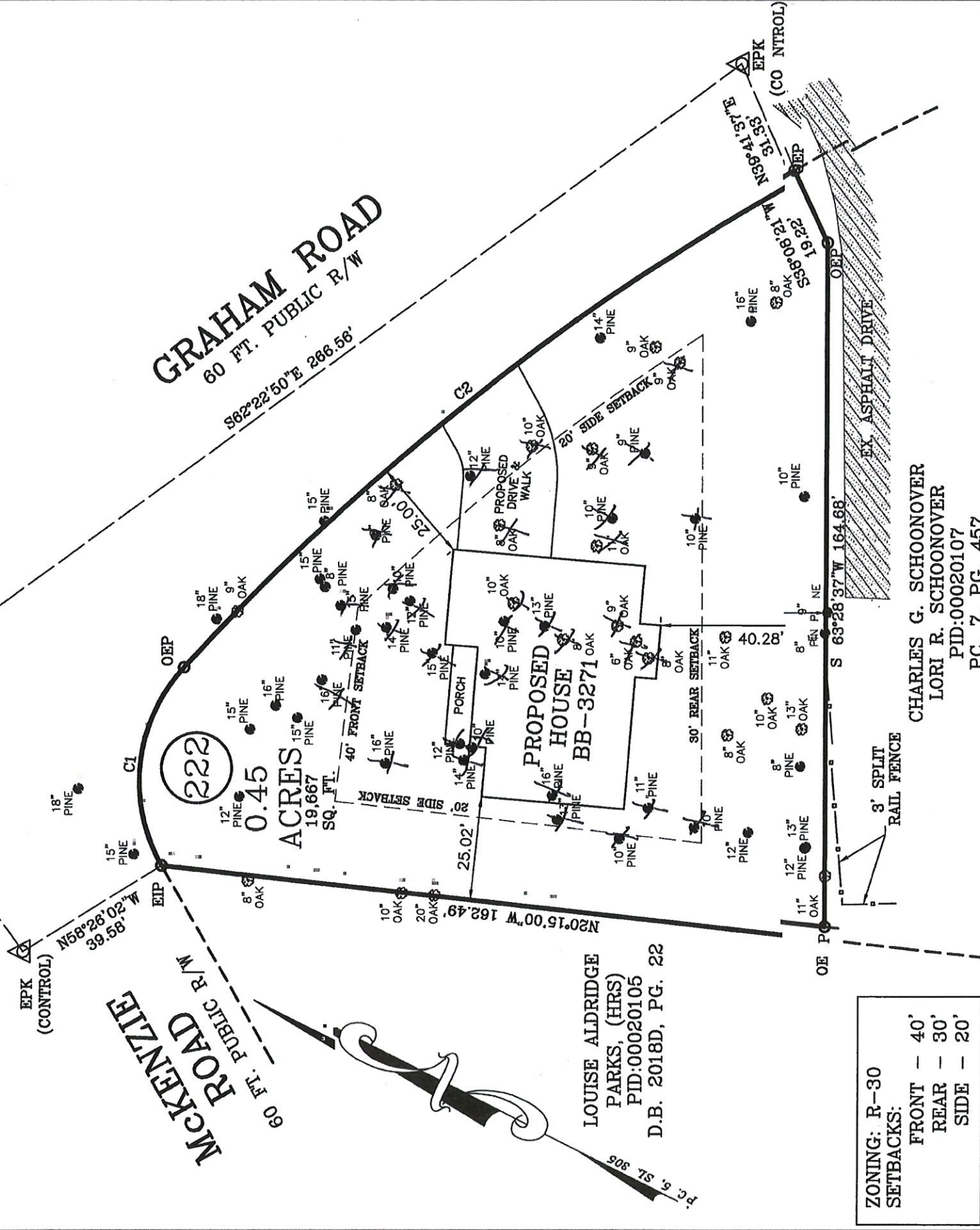
EIR

EXISTING IRON REBAR

SIR

SET REBAR

NOTE - 1/2" IRON REBAR SET FLUSH W/ THE GROUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



IMPERVIOUS AREA: 19%
HOUSE, PORCHES 2,646 SQ. FT.
DRIVEWAY, SIDEWALK 926 SQ. FT.
TOTAL 3,739 SQ. FT.

ZONING: R-30
SETBACKS:
FRONT - 40'
REAR - 30'
SIDE - 20'

TREE SURVEY W/ PROPOSED HOUSE

SURVEY FOR: BRADFORD BUILDERS
ADDRESS: GRAHAM ROAD
CITY OF: PINEHURST, NC
COUNTY OF: MOORE

TOWNSHIP OF: MINERAL SPRINGS
DATE: JULY 27TH, 2023
SCALE: 1" = 30'
REFERENCE: LOT 222
SMITH & SWOOPE
PROPERTY
P.C. 5, SL. 305



Larry King & Associates, R.L.S., P.A.

P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910) 483-4300
Fax: (910) 483-4052
www.LKandA.com
NC Firm License C-0887

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in P.C. 5, SL. 305 or other reference source as shown); that the boundaries not surveyed are indicated as drawn from information in Book and page as referenced above in the ratio of precision or positional accuracy is > 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)."

7-27-23
W. Larry King, Professional Land Surveyor
W. Larry King, Professional Land Surveyor L-1339



COA-2023-00388 (38 CHINQUAPIN 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 painting the brick façade white at 38 Chinquapin Rd. The property is identified as Moore County PID Number 00030476. The property owner is Conner Smith and the applicant is Daniel Brown.

FROM:

mcarpenter@vopnc.org

CC:

acameron@vopnc.org; pgraham@vopnc.org; mmandeville@vopnc.org; skonstantinou@vopnc.org

DATE OF MEMO:

10/18/2023

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ Exhibit S-1
- ▣ Exhibits A-1 to A-2



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
 Pam Graham, Planning Supervisor
 Michael Mandeville, Senior Planner
 Shannon Konstantinou, Village Clerk
Date: October 18, 2023
Subject: Major COA Request for 38 Chinquapin Road

Applicant:	Daniel Brown
Owners:	Connor Smith
Property Location:	38 Chinquapin Rd.
Land Use:	Village Commercial
PID#	00030476
COA#:	2023-00388

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) to paint the brick façade white at 38 Chinquapin Rd. The property is further identified as Moore County PID Number 00030476. The structure was built in 1950 and is +/- 0.12 acres in size.

The applicant proposes to paint the existing brick façade SW 7103 Whitetail. The brick façade is currently unpainted.

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

Standards of Review

Per the adopted Historic District Standards, Minor Work items not approved by the Village Planner 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 RESIDENTIAL

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, should be retained and preserved.
3. SECTION V.A.5 - Paint colors must be in the Village of Pinehurst Color Palette.

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

October 12, 2022

Dear Property Owner(s),

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

Thursday, October 26th, 2023
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 painting the brick façade white at 38 Chinquapin Rd. The property is identified as Moore County PID Number 00030476. The property owner is Conner Smith and the applicant is Daniel Brown.

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

EXHIBIT S-1.4



0 100 200 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy.

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

Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

10/5/2023

October 26, 2023

Historic Preservation Commission
38 Chinguapin Rd. Major COA Request



BROWN, SAM A
PO BOX 4042
PINEHURST,NC,28374

FRANKLIN FLATS, LLC
285 OLMSTED BLVD, STE M
PINEHURST,NC,28374

LAWSON, SHARON SALEMBIER
PO BOX 1536
PINEHURST,NC,28370

JWS PROPERTY HOLDINGS, LLC
345 INDIAN TRAIL DR
SOUTHERN PINES,NC,28387

ONE SWEET JOURNEY, LLC
211 FOALING ROUND LN
CARTHAGE,NC,28327

38 CHINQUAPIN HOLDINGS, LLC
C/O TANZANITE REALTY SERVICES, LLC
PINEHURST,NC,28374

Menu

Help

File Date: 09/27/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Scope of Work to Exterior Appearance of Building is that all Brick is to be painted White.

Application Name: 38 Chinquapin Rd. / 727 Club

Address: 38 chinquapin Rd. Bldg# Pinehurst, NC 28374

Owner Name: 38 Chinquapin Holdings LLC

Owner Address: 150 Brookhaven Rd. Pinehurst, NC 28374

Parcel No: 00030476

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Daniel Brown		Applicant		Active
	Conner Smith	Seven27 Club	Business Owner		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	\$0.00					
Total Fee Assessed:	\$500.00					
Total Fee Invoiced:	\$500.00					
Balance:	\$0.00					

Custom Fields:	GENERAL INFORMATION		
	Description of Changes to the Structure	Type of Work	Existing Use
	Painting the Exterior Brick White	Alteration	Services
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Services	No	No
	COA Number	Conditions of COA (If Any)	
	-	-	

PERMIT DATES			
Application Expiration Date	Permit Issued Date	Permit Expiration Date	
-	-	-	

FRONT ELEVATION

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

REAR ELEVATION

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

RIGHT ELEVATION

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

LEFT ELEVATION

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

ROOF

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

ROOF EXHAUST VENTS

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

FRONT PORCH

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

FOUNDATION

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

FRONT DOOR

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

SIDEWALKS

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

SCREENED DOOR

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

Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
WOODEN ROOFING EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
BRONZE PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
FOUNDATION			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALKS			
Existing Material	Existing Color	Proposed Material	Proposed Color
GARAGE DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	09/28/2023	Kimberly Stepnoski
	Review for Completeness		Application ...	10/13/2023	Maria Carpenter
	Review Distribution		In Review	10/13/2023	Maria Carpenter
	Historic Review		Approved	10/13/2023	Maria Carpenter
	Planning Review		Approved	10/13/2023	Maria Carpenter
	Review Consolidation		Review Complete	10/13/2023	Maria Carpenter
	HPC Public Hearing Notice		HPC Hearing ...	10/11/2023	Maria Carpenter
	Property Owner Notific...		Complete	10/11/2023	Maria Carpenter
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

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

Application Comments:	View ID	Comment	Date
-----------------------	---------	---------	------

Initiated by Product: ACA

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

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

Required Inspections:









PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: October 18, 2023
SUBJECT: Minor Work COA's Issued 9/15/2023 – 10/14/2023

**REPORT OF STAFF APPROVALS
OCTOBER 26, 2023 MEETING
9/15/2023 – 10/14/2023**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2023-00367	Color change	9/219/2023	9/20/2023	85 Short Rd	Latitude Builders, LLC
COA-2023-00374	Retaining wall	9/21/2023	9/26/2023	70 Carolina Vista	Latitude Builders, LLC
COA-2023-00387	Patio	9/27/2023	10/10/2023	135 Medlin Rd	Dave Navratil
COA-2023-00416	Paint porch ceiling	10/13/2023	10/13/2023	185 Cherokee Rd	John Taylor