



**HISTORIC PRESERVATION COMMISSION
MARCH 28, 2024
ASSEMBLY HALL**

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

- I. Call to Order
- II. Approval of Minutes
 - A. 01.25.2024 Regular Meeting Minutes
 - B. 01.25.2024 Work Session Minutes
 - C. 02.22.2024 HPC Work Session Minutes
- III. Public Hearing
 - A. COA-2024-00018 (100 Beulah Hill Rd S)
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 windows at 100 Beulah Hill Rd. S. The property is identified as Moore County PID Number 00025800. The property owner is Pinehurst LLC and the applicant is Calvin Burkley.
 - B. COA-2024-00021 (100 Fields 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 at 100 Fields Rd. The property is identified as Moore County PID Number 00020116. The property owners are Dale and Mary Carey and the applicant is Cribbs Construction Company, LLC.
 - C. COA-2024-00027 (97 McKenzie Rd W)
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 an in-ground pool and modifications to the dwelling at 97 McKenzie Rd. W. The property is identified as Moore County PID Number 00021446. The property owners and applicants are Robert and Tracey Noble.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's issued 1/16/2024 - 3/14/2024
- V. Next Meeting Date
 - A. 04-25-2024 HPC 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.



**01.25.2024 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shelby Grow

CC:

Pamela Graham, Michael Mandeville, Maria Carpenter

DATE OF MEMO:

2/12/2024

MEMO DETAILS:

Attached is a draft copy of the Regular Meeting Minutes.

ATTACHMENTS:

Description

▣ 01-25-2024 HPC Regular Meeting Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 25TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Roxanne Vaitkus
David Herring
Angelique Fabiani

Members Absent:

Cara Mathis, Vice Chair

Staff Present:

Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Josh Dockery, IT Technician

Approximately 12 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:00 PM. Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff.

II. Approval of Minutes

A. 12-21-2023 Regular Meeting Minutes

Ms. Vaitkus moved to approve the minutes of the December 21st, 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

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

The Commission members stated they had visited all sites and did not have any ex parte communication. Mr. Herring stated he did not visit the sites and had no ex parte communication.

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

A. COA-2023-00492 (230 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 painting the exterior, and removing/replacing windows and doors at 230 Midland Rd. The

property is identified as Moore County PID Number 00016936. The property owner is William Thomas and the applicant is Daniel Farrell.

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

The Commission thanked Ms. Carpenter for her presentation.

Sarah Farrell, on behalf of Dan Farrell, the original applicant, and homeowner William Thomas were sworn into the Public Hearing.

Ms. Farrell stated the door they are proposing to remove, also referred to as the potting room door, will be replaced with brick and painted to look seamless. Ms. Farrell added that the sliding glass doors on the back of the house that are being converted to fixed windows will match the appearance externally and internally of the windows that flank the left and right sides as depicted in the images. Ms. Farrell shared a rendering of the potting room door being removed along with the sliding glass doors being converted to windows which were submitted into evidence as Exhibit X. Ms. Vaitkus thanked the applicant for submitting the additional renderings.

The Commission had no deliberation.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00492) and find the proposed Major Work at 230 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.

B. COA-2023-00493 (50 Everett Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to previously approved COA-2022-00088 at 50 Everett Rd. The property is identified as Moore County PID Number 00018777. The property owners are Timothy and Carol Wright and the applicant is Mark Wesley Parson Design.

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

The Commission thanked Ms. Carpenter for her presentation.

Mr. Vincent verified with Ms. Carpenter that the dormer connecting to the bunk room was needed for egress.

Mark Parson and Amanda Jacoby, representing Mark Wesley Parson Design as the applicant, introduced themselves and were sworn into the Public Hearing.

Mr. Parson and Ms. Jacoby clarified the need for the egress window, stating that it is needed for any habitable space per building code, and the proposed dormer will match the existing egress window on the front of the house.

Mr. Parson discussed the need for re-shingling the entire the roof, replacing the cedar shake roof with asphalt shingles as a more affordable option. Mr. Vincent verified with the applicants that this request was not in the original application, but the applicants would like approval for this change today. The Commission and Ms. Carpenter discussed cedar shakes no longer being proposed for the roofing material, due to cost factors, and asphalt shingles being used instead.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

The Commission had no further deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00493) and find the proposed Major Work at 50 Everett 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. This motion includes substituting asphalt shingles as presented in the meeting in lieu of cedar shakes for the entire roof including the dormers. Seconded by Ms. Fabiani. Approved by a vote of 5-0.

Ms. Fabiani 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 12/11/2023 – 01/15/2024.

The Commission had no comments on Minor Work items.

The Commission and Ms. Carpenter discussed continuing the Work Session until the next scheduled meeting date of 02/22/2024.

V. Next Meeting Date

A. 02-22-2024 Regular Meeting

VI. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 5-0 at 04:27 PM.

Respectfully Submitted,

Shelby Grow
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.



**01.25.2024 WORK SESSION MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shelby Grow

CC:

Pamela Graham, Michael Mandeville, Maria Carpenter

DATE OF MEMO:

2/12/2024

MEMO DETAILS:

Attached is a draft copy of the 01-25-2024 Work Session Minutes.

ATTACHMENTS:

Description

01-25-2024 HPC Work Session Draft Minutes



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, JANUARY 25TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
3:00 PM**

Members Present:

Richard Vincent, Chair
Angelique Fabiani
David Herring
Roxanne Vaitkus

Members Absent:

Cara Mathis, Vice Chair

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Josh Dockery, IT Technician

Approximately 2 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Special Meeting to order at 03:06 PM.

Mr. Vincent 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-B (Exterior Walls & Trim) and Section III-C (Windows & Doors).

Changes to the proposed revisions of III-B.1-5, III-C.1-4 were suggested. The Commission and Staff agreed further revisions are needed before any changes to the Standards can be agreed upon.

III. Motion to Adjourn

Ms. Vaitkus adjourned the Work Session meeting at 03:57 PM. Seconded by Ms. Fabiani. Approved by a vote of 4-0.

Respectfully Submitted,

Shelby Grow
Administrative Specialist
Village of Pinehurst

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DRAFT



**02.22.2024 HPC WORK SESSION MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shelby Grow

CC:

Pamela Graham, Michael Mandeville, Maria Carpenter

DATE OF MEMO:

3/18/2024

MEMO DETAILS:

Attached is a draft copy of the 02-22-2024 HPC Work Session minutes.

ATTACHMENTS:

Description

02-22-2024 HPC Work Session Draft Minutes



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, FEBRUARY 22ND, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
3:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis, Vice Chair
Angelique Fabiani
David Herring
Roxanne Vaitkus

Members Absent:

Staff Present:

Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Paul Conners, IT Technician

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

I. Call to Order

Mr. Vincent called the Special Meeting to order at 3:00 PM.

Mr. Vincent 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 Sections III-C (Windows & Doors), and III-D (Storm Doors and Windows). The Commission decided that Section III-E (Shutters and Awnings) will be reviewed at a later Work Session Meeting, once Mr. Herring has been able to look it over and make the proposed revisions. The Commission and Staff also discussed changes to Section III-F (Chimneys). The Commission recommended the proposed revisions to strengthen the Commission's standing when making determinations, including some changes to the language or terms used throughout these Sections.

III. Motion to Adjourn

Mr. Vincent adjourned the Work Session meeting at 4:51 PM.

Respectfully Submitted,

Shelby Grow
Administrative Specialist
Village of Pinehurst

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

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DRAFT



COA-2024-00018 (100 BEULAH HILL RD S)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of windows at 100 Beulah Hill Rd. S. The property is identified as Moore County PID Number 00025800. The property owner is Pinehurst LLC and the applicant is Calvin Burkley.

FROM:

mcarpenter@vopnc.org

CC:

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

DATE OF MEMO:

3/20/2024

MEMO DETAILS:

Please see attached materials related 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: Pam Graham, Planning Supervisor
 Michael Mandeville, Senior Planner
 Shelby Grow, Administrative Specialist
Date: March 20, 2024
Subject: Major COA Request for 100 Beulah Hill Rd. S

Applicant:	Calvin Burkley
Owners:	Pinehurst LLC
Property Location:	100 Beulah Hill Rd. S
Land Use:	Office & Professional
PID#	00025800
COA#:	2024-00018

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of windows at 100 Beulah Hill Rd. S. The property is further identified as Moore County PID Number 00025800. The structure was built between 1922 - 1926 and is located on +/- 69.73 acres in size.

The applicant proposes to add two (2) windows to the east elevation and one (1) window to the west elevation. All windows will match existing windows.

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

Standards of Review

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

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

Applicable Standards:***V. CHANGES TO EXISTING COMMERCIAL STRUCTURES******A. GENERAL STANDARDS***

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

B. STOREFRONTS

1. SECTION V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
(This standard was included as storefronts and facades of non-residential buildings appear to be considered the same within the Standards. The Commission may decide whether this standard is applicable to this request.)

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

March 13, 2024

Dear Property Owner(s),

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

Thursday, March 28th, 2024
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 windows at 100 Beulah Hill Rd. S. The property is identified as Moore County PID Number 00025800. The property owner is Pinehurst LLC and the applicant is Calvin Burkley.

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.

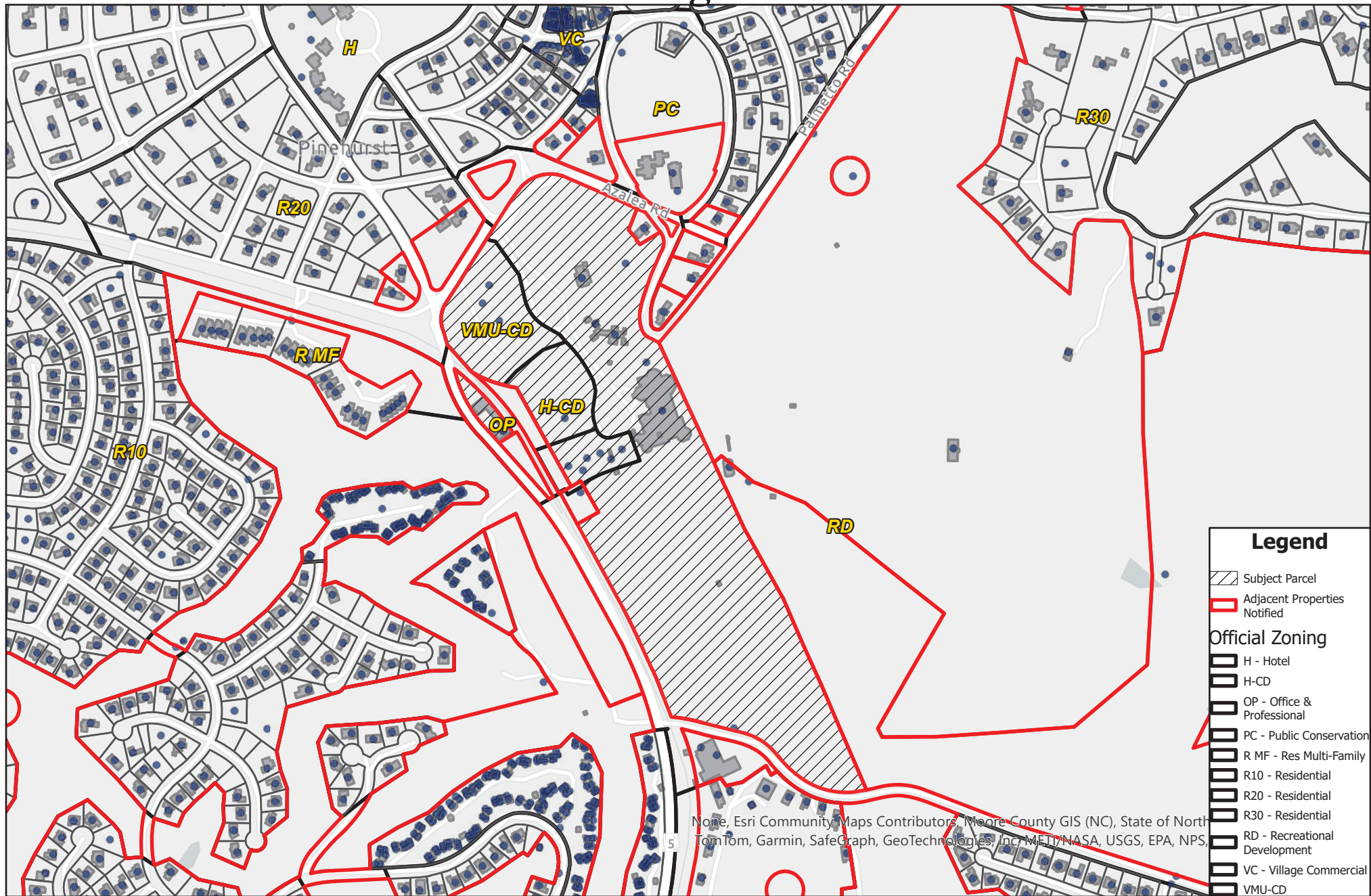
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

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

Public Hearing Notification

EXHIBIT S-1.4



None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, etc.

0 1,000 2,000 Feet

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

2/12/2024

March 28, 2024
Historic Preservation Commission
100 Beulah Hill Rd. S Major COA Request



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

MCKEE, CHRISTOPHER JOHN
1845 AUTUMNWOOD DR
STATE COLLEGE,PA,16801

NICHOLAS, DAVID P &
PO BOX 4385
PINEHURST,NC,28374

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

HOHNER, VERONICA
PO BOX 2323
PINEHURST,NC,28370

AARON, MARY LOUISE
PO BOX 3522
PINEHURST,NC,28374

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

LEWIS, STEPHEN M
115 COUNTRY CLUB CIR
SOUTHERN PINES,NC,28387

BROOKS, ELLEN C
PO BOX 83
PITTSBORO,NC,27312

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

FOX, LESTER &
69 DEERWOOD LANE
PINEHURST,NC,28374

KINNEY, DANIEL N
145 NORMAN CIRCLE
ABERDEEN,NC,28315

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

LOSAVIO, LUZ M
PO BOX 834
CORNELIUS,NC,28031

PHAN, THAO MINH
208 FARMHOUSE LN
CARTHAGE,NC,28327

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

BURICH, DARRYN L
PO BOX 3718
PINEHURST,NC,28374-3718

CHASE, DAVID & VALERIE
1244 LAUREL CT
VASS,NC,28394

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

PINECOAST PROPERTIES, LLC
PO BOX 98
MOUNT GILEAD,NC,27306

FOERSTER, MARK
6410 ALAMANCE COUNTY LINE RD
LIBERTY,NC,27298

PINE VALLEY
PO BOX 868
WEST END,NC,27376

BAKAYSA, EMERICK R
PO BOX 3715
PINEHURST,NC,28374

FOWLER, JACKIE K
PO BOX 4834
PINEHURST,NC,28374

CRISCOE, KEITH
143 DEERWOOD LANE
PINEHURST,NC,28374

FOWLER, JACKIE K
PO BOX 4834
PINEHURST,NC,28374

SCHROEN, GUY
25 SHAW RD NW
PINEHURST,NC,28374

TURGEON, THOMAS PATRICK
12702 CEDARBROOK LN
LAUREL,MD,20708

WARNER, BRUCE
14 SASSAFRAS LANE
PINEHURST,NC,28374

WHITMORE, PAULA A
302 BOTETOURT ST
NORFOLK,VA,23510

ATWELL, BEVERLY L
302 BOTETOURT STREET
NORFOLK,VA,23510

COHEN, COURTNEY M
85 PINE VALLEY ROAD, UNIT #69
PINEHURST,NC,28374

LENZINI, MICHAEL BERNARD TRUSTEE
1136 HEARTLAND GATE
LAKE IN THE HILLS,IL,60156

SEITZ, PETER
PO BOX 3431
PINEHURST,NC,28374

SULLIVAN, STEPHEN J &
17 HADLEY RD
METHUEN,MA,01844

MANGOLD, THOMAS E III
63 JACKSON ROAD
NEWPORT,RI,02840-5711

WALTER, WILLIAM R
121 BRAYTON AVE
CRANSTON,RI,02920

TE EXECUTIVES LLC
5104 OAKRIDGE DR
MIDLAND,MI,48640

WEISS, JOHN & ANNE
16 BEASLEY DR
PINEHURST,NC,28374-6868

WHALEN, TRENTON K TRUSTEE
449 UNION STREET, SOUTH
CONCORD,NC,28025

MARSH, JESSICA RAY TRUSTEE
170 LINDENHURST FARMS ROAD
ABERDEEN,NC,28315

MORGAN, CHARLES K
563 MEDORA LANE
FORT MILL,SC,29708

EVANS, JOHN D
1350 E TARTAN DR
NORTH LIBERTY,IA,52317

SEVENTY SEVEN CORP, THE
1113 TREETWOOD DR
AKRON,OH,44313

LOSAVIO, LUZ M
PO BOX 834
CORNELIUS,NC,28031

DULMAGE, KAREN ELIZABETH
175 SHORT ROAD
PINEHURST,NC,28374

HARRELL, KATHERINE PIERSON
840 CLUBHOUSE RD
BLACKSBURG,VA,24060

LOSAVIO, LUZ M
PO BOX 834
CORNELIUS,NC,28031

KIRBY, MATTHEW SCOTT
405 E VERMONT AVE
SOUTHERN PINES,NC,28387

WYNN, JOSEPH JOHN JR &
2220 EAST GAITHER AVE
LA CENTER,WA,98629

KATWALK LLC
1010 AUGUSTA CIRCLE
NORTH HUNTINGDON,PA,15642

85 PINE VALLEY 63 LLC
135 ISABELLA CT
WHISPERING PINES,NC,28327

KLUG, ROBERT J & BARBARA K
PO BOX 1511
PINEHURST,NC,28374-1511

WEISS, JOHN & ANN
16 BEASLEY DR
PINEHURST,NC,28374-6868

MARTIN, DOUGLAS J & P KELLEY
112 N CLIFF AVE
SAYVILLE,NY,11782-1839

HOMME, JOHN L TRUSTEE
3217 JAMES LN NE
ROCHESTER,MN,55906

WEISS, JOHN & ANN
16 BEASLEY DR
PINEHURST,NC,28374-6868

RILEY, GREGORY HAINES
877 CAROLINA RD
ABERDEEN,NC,28315

CUSHMAN, DAVID F & GLORIA R
131 CREST RD
SOUTHERN PINES,NC,28387

LYNE, GREG N & TAMMY O
PO BOX 4393
PINEHURST,NC,28374

PEARL PROPERTIES OF YADKIN VALLEY, LLC
3016 PILOT VIEW CHURCH RD.
YADKINVILLE, NC, 27055

DRZEWICKI, JANE
2395 LONGLEAF DR W
PINEHURST, NC, 28374-4225

JACKSON PATTERSON LLC
1876 VILLAGE CROSSING DRIVE
CHARLESTON, SC, 29492

KIVLEHAN, ANTHONY J
12560 GARLAND TREE CT
FAIRFAX, VA, 22033

AARON, MARTY LOUISE
PO BOX 3522
PINEHURST, NC, 28374

HENNICK, ELIZABETH J
6805 NE 163RD ST
KENMORE, WA, 98028

MACIA, NANETTE
7120 34TH AVE, APT 2B
FLUSHING, NY, 11372

MASON, JOSEPH R
168 KIMBALL RD
CONCORD, VA, 24538

JENSEN, KATHY P
1610 OLDE BEECHWOOD CT
MEBANE, NC, 27302

TURGEON, MARC D.
13134 ROYAL GEORGE AVENUE
ODESSA, FL, 33556

LINDSAY, KEVIN & LESA
130 EVERGREEN CT
PINEHURST, NC, 28374

TUTTLE, CARROLL
120 EASTWOOD PARK DRIVE SE
LENOIR, NC, 28645

PINEHURST INTERNATIONAL INVESTMENTS, LLC
8 APAWAMIS RD
PINEHURST, NC, 28374

VANOSTENBRIDGE, DANIEL &
1753 THISTLE WAY
MALVERN, PA, 19355

MARSH, JESSICA RAY TRUSTEE
170 LINDENHURST FARMS ROAD
ABERDEEN, NC, 28315

ABS FIVE, LLC
262 QUIET WATERS ROAD
BELMONT, NC, 28012

BARRANS, TIMOTHY
17826 83RD ST CT SW
LONGBRANCH, WA, 98351

BURNS, GREGORY
129 CIRCULAR STREET
SARATOGA SPRINGS, NY, 12866

KOHL, RALF
408 DUNDEE TRAIL
SOUTHERN PINES, NC, 28387

DAVIS, CHRISTOPHER
155 PENNSYLVANIA AVE
BRYN MAWR, PA, 19010

BEAUTIFUL HOLDINGS, LLC
27626 SIANDRA CREEK LANE
SPRING, TX, 77386

SLIETER, SCOTT
PO BOX 4705
PINEHURST, NC, 28374

SCHROEDER, BRANDON MICHAEL
85 PINE VALLEY RD, SUITE 62B
PINEHURST, NC, 28374

KUMAR, JAY N
31393 NW NORTH AVE
NORTH PLAINS, OR, 97133

ETTERS, PETER C
724 FORT FISHER BLVD N
KURE BEACH, NC, 28449

HARDER, SHIRLEY D
252 DAVIS LOVE DR
CHAPEL HILL, NC, 27517

GROOM, CALEB
1311 VISTA DEL RIO
SAN ANTONIO, TX, 78254

MORRIS, ROBERT C
P O BOX 175
GWYNEDD VALLEY, PA, 19437-0175

STONE, LINDA B
8620 MCQUEEN RD
LAURINBURG, NC, 28352

SHELLEY, MARSHALL
7721 RAMPART WAY
LITTLETON, CO, 80125

PINEHURST RESORTS CO
PO BOX 4000
PINEHURST,NC,28374

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

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

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

VILLAGE CHAPEL INC
10 AZALEA RD
PINEHURST,NC,28374

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

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

PINEHURST, LLC
PO BOX 4000
PINEHURST,NC,28374

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

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

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

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

Menu

Help

File Date: [02/10/2024](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [We propose to add windows to the East elevation \(rear\) and West elevation \(road facing\).](#)

Application Name: [General Office Building Window addition](#)

Address: [100 Beulah Hill Rd. S. Pinehurst, NC 28374](#)

Owner Name: [Pinehurst LLC](#)

Owner Address: [PO Box 4000, 80 Carolina Vista, Pinehurst, NC 28374](#)

Parcel No: [00025800](#)

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

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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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		
	Description of Changes to the Structure	Type of Work	Existing Use
	We would add windows to the building on the front and rear elevations.	Alteration	Office
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Office	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
brick	white	brick	match existing

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
brick	white	brick	match existing

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
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WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
aluminum	white	aluminum	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
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FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
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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	02/12/2024	Maria Carpenter
	Review for Completeness		Application ...	02/12/2024	Maria Carpenter
	Review Distribution		In Review	02/12/2024	Maria Carpenter
	Historic Review		Approved	02/12/2024	Maria Carpenter
	Planning Review		Approved	02/12/2024	Maria Carpenter
	Review Consolidation		Review Complete	02/12/2024	Maria Carpenter
	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	Docurr
	HistoricCOAMajorMinor ...	PLN_HIST	Other	Signed application	application/pdf	Upload
	GOB - Exterior Window ...	PLN_HIST	Plan	Site plan and eleva...	application/pdf	Upload
	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:



① WEST ELEVATION - BEFORE



① WEST ELEVATION - AFTER



AERIAL VIEW



② EAST ELEVATION - BEFORE



② EAST ELEVATION - AFTER



COA-2024-00021 (100 FIELDS RD)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a dormer at 100 Fields Rd. The property is identified as Moore County PID Number 00020116. The property owners are Dale and Mary Carey and the applicant is Cribbs Construction Company, LLC.

FROM:

mcarpenter@vopnc.org

CC:

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

DATE OF MEMO:

3/20/2024

MEMO DETAILS:

Please see attached materials related to this public hearing.

ATTACHMENTS:

Description

- ▣ Exhibit S-1
- ▣ Exhibits A-1 to A-3



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Pam Graham, Planning Supervisor
 Michael Mandeville, Senior Planner
 Shelby Grow, Administrative Specialist
Date: March 20, 2024
Subject: Major COA Request for 100 Fields Rd.

Applicant:	Cribbs Construction Company, LLC
Owners:	Dale and Mary Carey
Property Location:	100 Fields Rd.
Land Use:	Single Family Residential
PID#	00020116
COA#:	2024-00021

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of a dormer at Fields Rd. The property is further identified as Moore County PID Number 00020116. The existing structure was built in 2020 and the property is +/- 0.487 acres in size.

The applicant proposes to add a dormer to the second story to match the existing dormer. All colors and materials will match those on the existing dwelling.

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

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work 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 RESIDENCES******A. ROOFS***

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

B. EXTERIOR WALLS AND TRIM

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

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.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.

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.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
4. SECTION III.I.10 - An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 13, 2024

Dear Property Owner(s),

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

Thursday, March 28th, 2024
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 dormer at 100 Fields Rd. The property is identified as Moore County PID Number 00020116. The property owners are Dale and Mary Carey and the applicant is Cribbs Construction Company, 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.

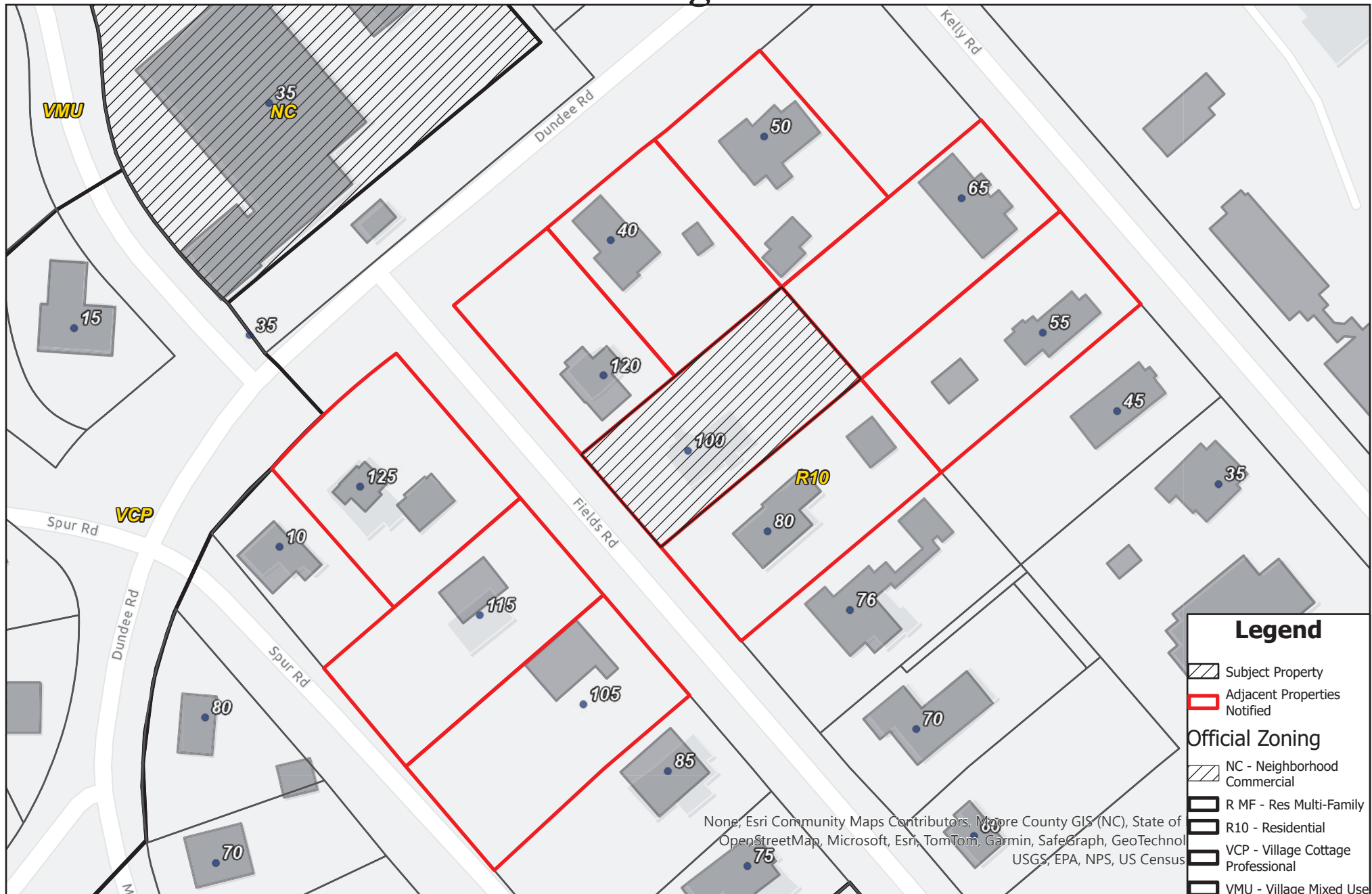
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

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

Public Hearing Notification

EXHIBIT S-1.5



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).

2/14/2024

March 28, 2024

Historic Preservation Commission

100 Fields Rd. Major COA Request



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

MOUNT EDEN PROPERTIES, LLC
39 FERN DR
JERICH0,NY,11753

BASINGER, JAY CODY
125 FIELDS ROAD
PINEHURST,NC,28374

SECONDINE, ANGELIQUE ELAINE
PO BOX 5250
PINEHURST,NC,28374

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

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

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

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

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

MONROE, CLEMENT D & KAMRON D
185 SHORT RD
PINEHURST,NC,28374-8815

COA-2024-00021 - Carey Bonus Room & Dormer

Menu Help

File Date: [02/12/2024](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Finish Bonus Room and add dormer to Bonus Room](#)

Application Name: [Carey Bonus Room & Dormer](#)

Address: [100 FIELDS Rd. PINEHURST, NC 28374](#)

Owner Name: [CAREY, DALE ALAN & CAREY, MARY HELENE](#)

Owner Address: [206 FUNCHES ST., RALEIGH, NC 27607](#)

Parcel No: [00020116](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Cribbs Construction Co...	Cribbs Construc...	Applicant	Mailing, 50 Royal Dubl...	Active
	Cribbs Construction Co...	Cribbs Construc...	Applicant	Mailing, 50 Royal Dubl...	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	Finish Bonus Room and add dormer to Bonus Room - FOOTPRIN	Single Family Low Density
	T NOT CHANGING		
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	No	No
	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
Hardie Siding	White	Hardie Siding	White

TRIM			
Existing Material	Existing Color	Proposed Material	Proposed Color
Hardie	White	Hardie	White

WINDOWS			
Existing Material	Existing Color	Proposed Material	Proposed Color
PlyGem Vinyl	White	PlyGem Vinyl	White

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			
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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
Metal	Gray	Metal	Gray
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	02/13/2024	Michael Mandeville
	Review for Completeness		Additional I...	02/13/2024	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
		Carey Addition Plans.pdf	PLN_HIST	Building Elevat...	Elevations, Floor P...	application/pdf
		Pics of existing	PLN_HIST			application/pdf
		Show all				

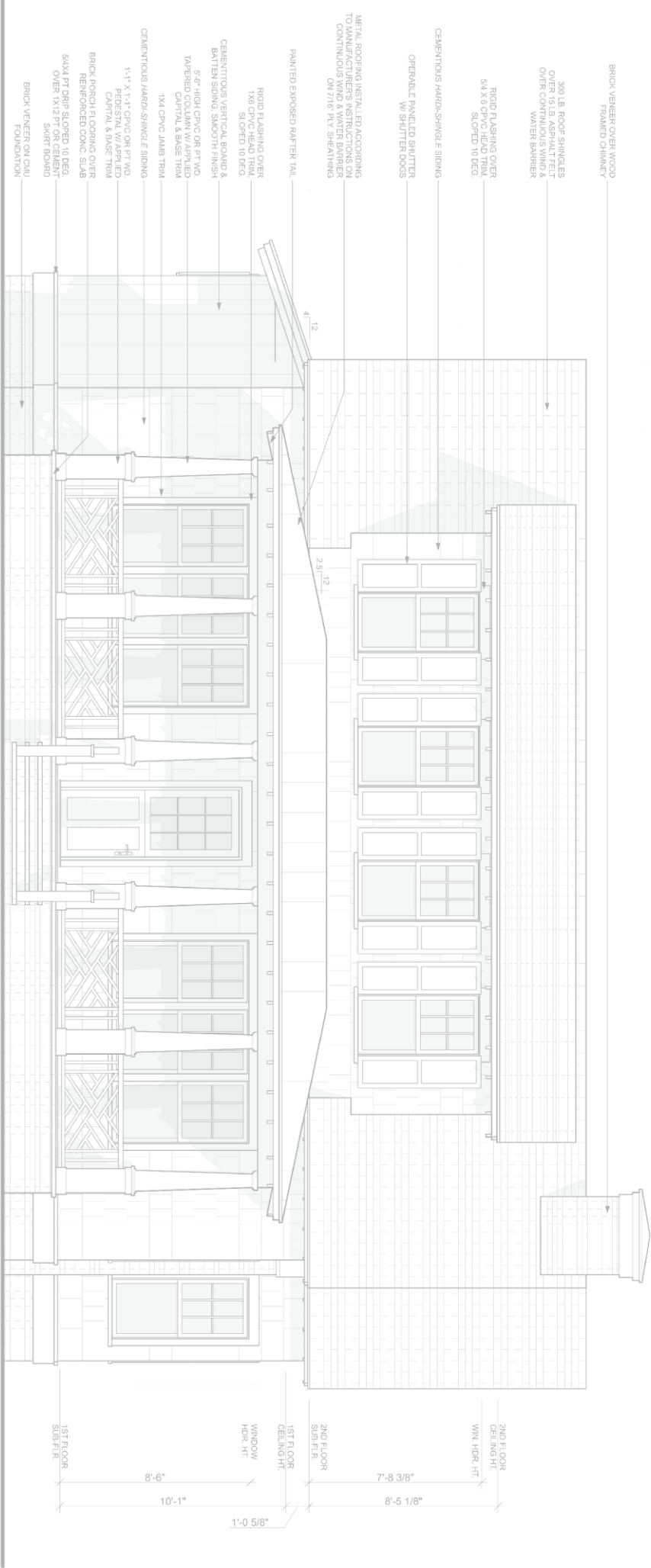
Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

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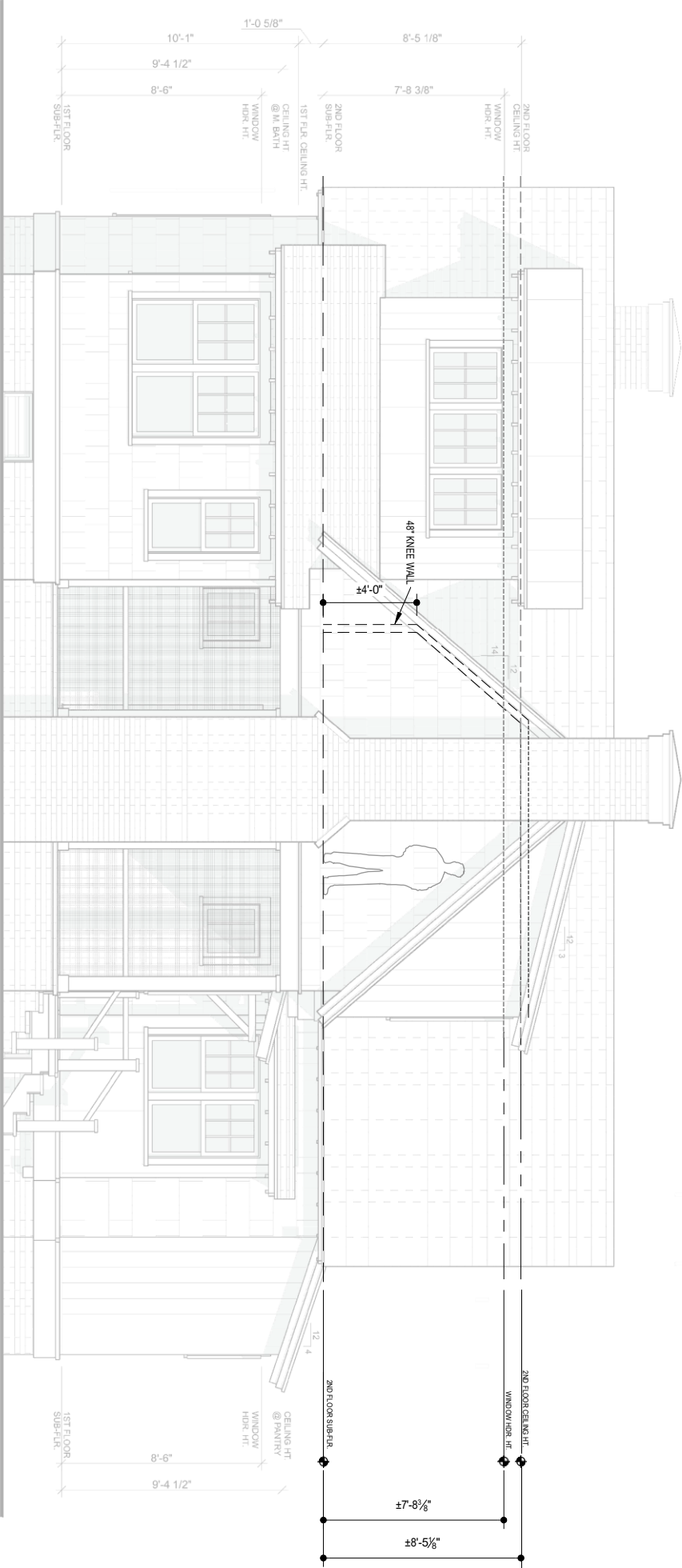
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:



FRONT ELEVATION

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



REAR ELEVATION

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

100 FIELDS ROAD
PINEHURST, NORTH CAROLINA

CAREY RESIDENCE
ADDITION

SHEET TITLE:
FRONT & REAR
ELEVATIONS

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

SHEET #:

A1.0

PREVIOUS PLANS PREPARED BY LIVEWELL,
HOME DESIGNS BY PAUL HARRIS
(DATED MAR. 26, 2020)



LEFT-SIDE ELEVATION

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



RIGHT-SIDE ELEVATION

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

100 FIELDS ROAD
PINEHURST, NORTH CAROLINA

CAREY RESIDENCE
ADDITION

SHEET TITLE:

LEFT & RIGHT
SIDE ELEVATIONS

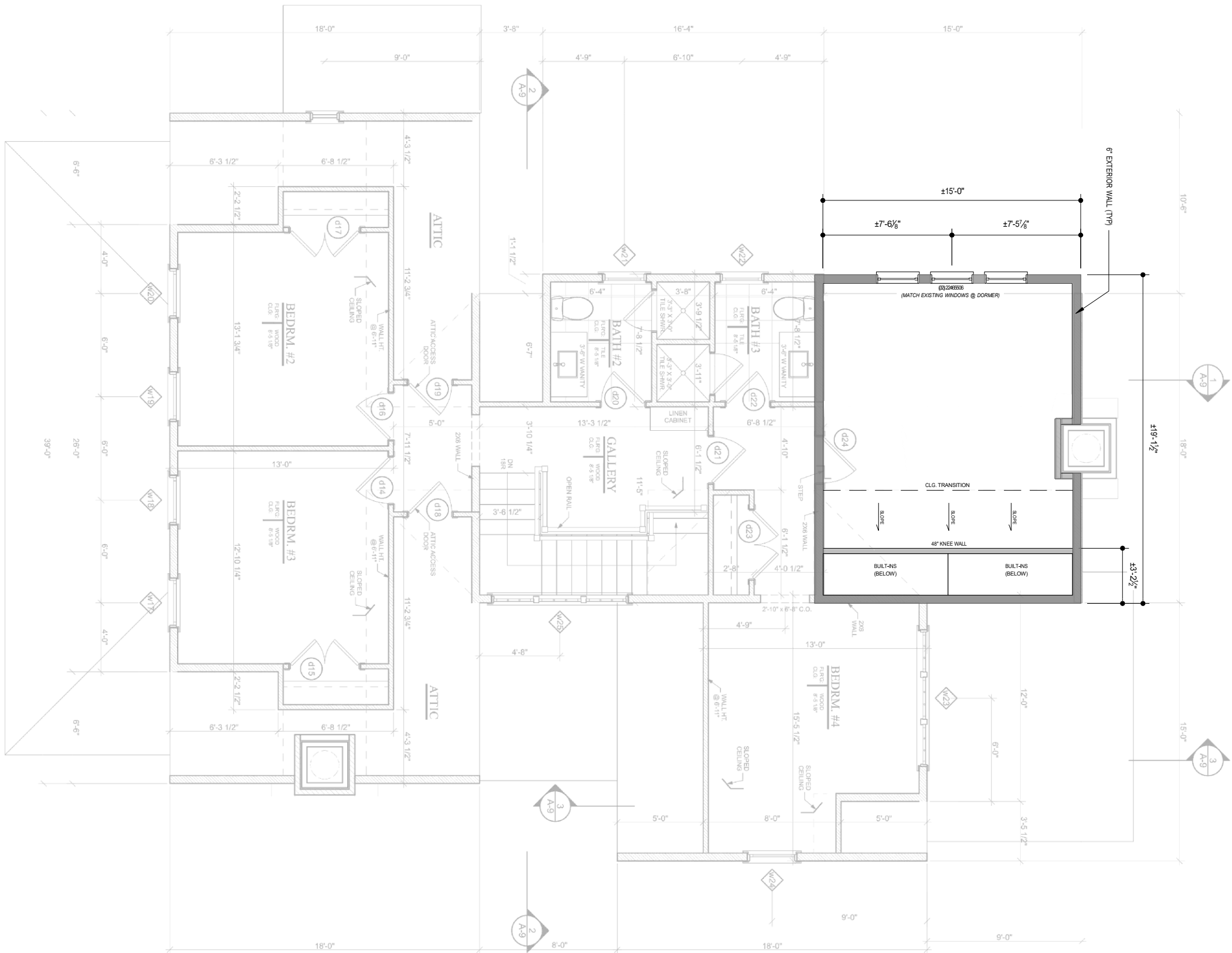
SHEET #:

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

A1.1

PREVIOUS PLANS PREPARED BY LIVENWELL,
HOME DESIGNS BY PAUL HARRIS
(DATED MAR 26, 2020)

SECOND LEVEL (ADDITION):	± 283 SF
HEATED & COOLED	



100 FIELDS ROAD
PINEHURST, NORTH CAROLINA

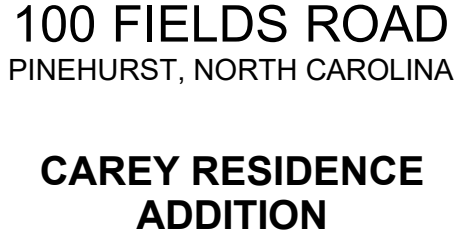
CAREY RESIDENCE
ADDITION

SHEET TITLE:
FLOOR PLAN
(SECOND LEVEL)

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

SHEET #:

A2.0

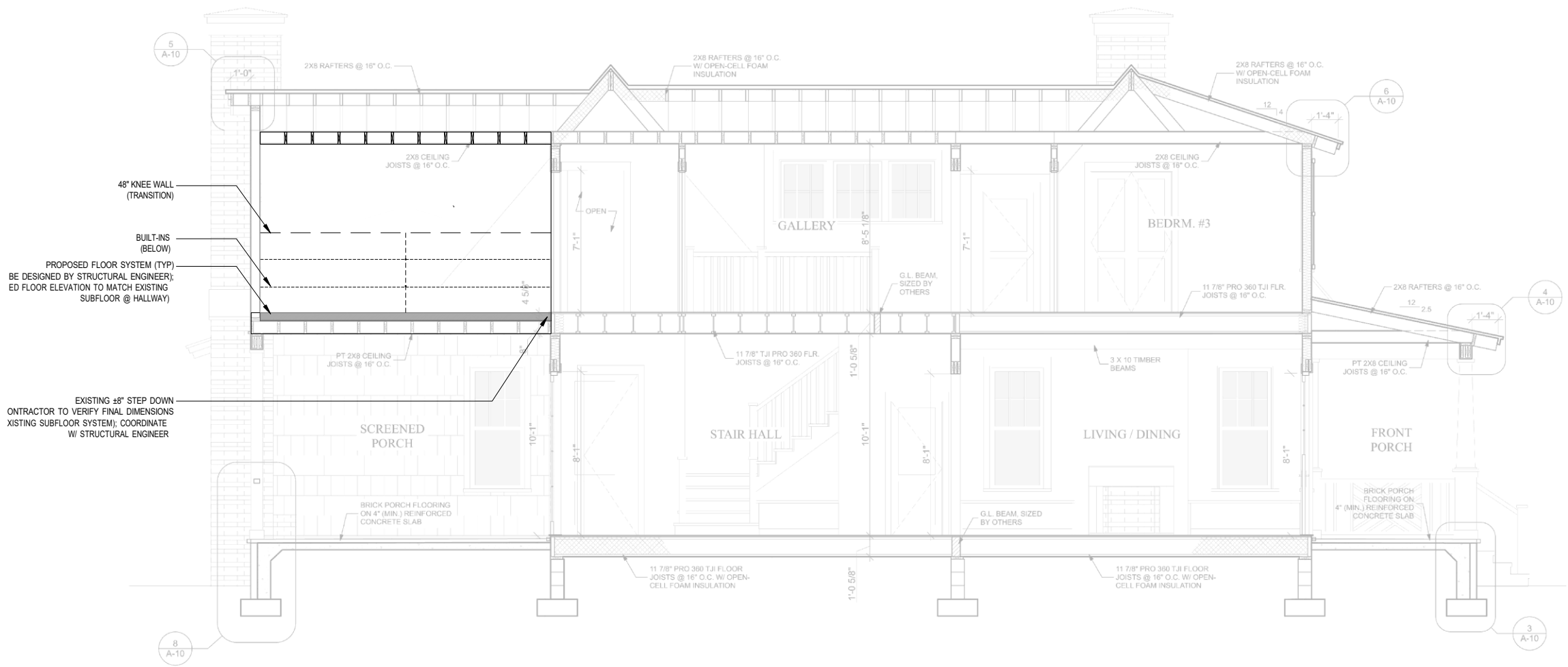


ROOF PLAN

A3.0

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

PREVIOUS PLANS PREPARED BY LIVEWELL,
HOME DESIGNS BY PAUL HARMS
(DATED: MAR. 26, 2020)



100 FIELDS ROAD
PINEHURST, NORTH CAROLINA

CAREY RESIDENCE ADDITION

SHEET TITLE:

CROSS
SECTION

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

SHEET #:

A4.0

EXHIBIT A-2.5













COA-2024-00027 (97 MCKENZIE RD W)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of an in-ground pool and modifications to the dwelling at 97 McKenzie Rd. W. The property is identified as Moore County PID Number 00021446. The property owners and applicants are Robert and Tracey Noble.

FROM:

mcarpenter@vopnc.org

CC:

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

DATE OF MEMO:

3/20/2024

MEMO DETAILS:

Please see attached materials related 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: Pam Graham, Planning Supervisor
 Michael Mandeville, Senior Planner
 Shelby Grow, Administrative Specialist
Date: March 20, 2024
Subject: Major COA Request for 97 McKenzie Rd. W.

Applicant:	Robert Noble
Owners:	Robert Noble
Property Location:	97 McKenzie Rd. W
Land Use:	Single Family Residential
PID#	00021446
COA#:	2024-00027

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of an in-ground pool and modifications to the dwelling at 97 McKenzie Rd. W. The property is further identified as Moore County PID Number 00021446. The existing structure was built in 1988 and the property is +/- 0.779 acres in size.

The applicant proposes to paint the brick façade, replace the existing siding with vertical siding, replace the existing metal roof with asphalt shingles, add a new front porch, change the front dormer windows from palladium style to rectangular to match the other front windows, add sky lights to rear roof, replace the back deck and add a roof, add an in-ground pool and hot tub, remove trees 12" or larger in diameter at breast height (DBH), and add fencing around rear and side yards.

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

Standards of Review

Per the adopted Historic District Standards, replacement of architectural details that changes the design or materials from the existing details, changes to roof lines, replacement of windows and doors that are not compatible with the existing window(s) and/or door(s), replacement of roofing

with a different material or style, removal of healthy trees twelve (12) inches or larger in diameter at breast height (DBH) along the street side of a property that are not located in the right-of-way, and installation of in ground swimming pools are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. SECTION III.A.1 - Any changes or additions to the configuration of an existing roof *shall* be compatible with the architectural style of the existing structure and must be congruous with the Pinehurst Historic District.
2. SECTION III.A.4 - If repair or replacement of an entire roof is necessary, the new material *should* match the existing material in composition, dimension, size, shape, color, pattern and texture.
3. SECTION III.A.10 - Skylights and skylight tubes *should* be placed as inconspicuously as possible on the rear roof surface and should have a flat profile.

B. EXTERIOR WALLS AND TRIM

1. SECTION III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.B.5 - Covering wall material, including wooden siding, wooden shingles, stucco, brick, and stonework, with coatings or materials such as vinyl or aluminum siding, is **not appropriate**.

G. PORCHES, ENTRANCES AND BALCONIES

1. 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.
2. SECTION III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a 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.
 - c. An existing entrance or porch *should* not be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.
 - d. A front porch or balcony *should* not be enclosed in any form unless historically

accurate or compatible with the architectural character of the structure.

3. SECTION III.G.3 - New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.
 - a. The height of the porch *should* align with the first floor level of the structure.
 - b. Porch posts, columns, and railings *should* be compatible in composition, dimension, shape, color, pattern and texture with the structure.
 - c. New porches **must** be in the Village of Pinehurst Color Palette.

E. DECKS AND PATIOS

1. SECTION III.H.2 – Decks *should* be constructed so that they can be removed in the future with little damage to the existing structure.
2. SECTION III.H.3 - Decks, posts, and railings *should* be compatible in scale, design, material, and detail with the structure or previously existing features.
3. SECTION III.H.7 - Decks *should* be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.

K. WOOD

1. SECTION III.K.7 - Use of vertical siding or authentic board and batten *should* be limited to accents and not be a primary siding. Plywood siding is **not permitted**.

L. MASONRY

1. SECTION III.L.8 - Masonry elements and terra cotta surfaces that contribute to the character of a structure *should not* be painted or coated. Painting a brick surface is **not appropriate** unless the surface was previously painted. If painted brick is allowed it **must** be within the Village of Pinehurst Color Palette.

Staff Comments:

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



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

March 13, 2024

Dear Property Owner(s),

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

Thursday, March 28th, 2024
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 an in-ground pool and modifications to the dwelling at 97 McKenzie Rd. W. The property is identified as Moore County PID Number 00021446. The property owners and applicants are Robert and Tracey Noble.

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

Public Hearing Notification

EXHIBIT S-1.5



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).

2/22/2024

March 28, 2024
Historic Preservation Commission
97 McKenzie Rd. W Major COA Request



JACOBSON, SEVERT HAROLD &
40 MCDONALD RD W
PINEHURST,NC,28374-8945

NORRIS, MATTHEW T
91 MCKENZIE ROAD W
PINEHURST,NC,28374

NOBLE, ROBERT P
9200 PALM BAY CIRCLE
RALEIGH,NC,27617

RAWLINGS, MARGOT MACKENZIE
45 MCCASKILL RD W
PINEHURST,NC,28374-9029

SUBIN, GLEN D & DIANE
25 MCCASKILL RD W
PINEHURST,NC,28374-9029

FOSTER, JANE H
PO BOX 1704
PINEHURST,NC,28370

WALSH, CHRISTOPHER G
40 BARRETT RD W
PINEHURST,NC,28374

COA-2024-00027 - 97 McKenzie remodel

Menu

Help

File Date: 02/21/2024

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Exterior remodel of front and rear elevations. Adding pool, replacing back deck with new covered deck, and adding front porch. Add perimeter fence for pool. Remove trees for pool and safety of house.](#)

Application Name: [97 McKenzie remodel](#)

Address: [97 W McKenzie Rd, Pinehurst, 28374](#)

Owner Name: [NOBLE, ROBERT P](#)

Owner Address: [9200 PALM BAY CIRCLE, RALEIGH, NC 27617](#)

Parcel No: [00021446](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Robert P Noble		Applicant	Mailing, 9200 Palm Bay...	Active
	Robert P Noble		Applicant	Mailing, 9200 Palm Bay...	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

[New exterior paint](#)

[Alteration](#)

[Single Family Low Density](#)

[New roof](#)

[New front porch](#)

[Changing front dormer windows from paladium style to rectangular like other front windows](#)

[Replace back deck and add covered roof](#)

[Add pool and hot tub](#)

[Add pool deck](#)

[Add fence to back and side yard to secure pool](#)

Proposed Use

Includes Demolition?

Includes Tree Removal?

[Single Family Low Density](#)

[Yes](#)

[Yes](#)

COA Number

Conditions of COA (if Any)

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PERMIT DATES

Application Expiration Date

Permit Issued Date

Permit Expiration Date

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FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Reddish	Same brick	Benjamin Moore Seapearl
Horizontal siding	Tan	Hardie Panel board and batten Benjamin Moore Seapearl	

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Reddish	Same brick	Benjamin Moore Seapearl
Dormer siding	Tan	Same	Benjamin Moore Seapearl
None	None	15'x32' rectangular fiberglass pool with 8'x8' spillover hot tub Shale gray	
None	None	Diamond pattern poured concrete pool deck	Gray

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Tan	Same brick	Benjamin Moore Seapearl

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Reddish	Same brick	Benjamin Moore Seapearl

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	Tan/cream	Same material	Benjamin Moore Stone Harbor

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Front dormer Anderson casement with paladium	Sandtone	Anderson casement without paladium	Sandtone

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Reddish	Same brick	Benjamin Moore Seapearl
None	None	Chimney cap	Black

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
Single hung paneled door	Coral	Andalucia 6-lite double door	Stained pecan

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
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GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Tan/cream	Same door	Benjamin Moore Bear Creek

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
Metal over existing asphalt shingles	Brown	GAF Stalentine shingles	Royal Slate
Metal gutters	Tan/cream	Same gutters	Black

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
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FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Reddish	Post and exposed beam	Stained pecan
None	None	Low pitched metal roof	Black
Brick	Reddish	Bucchel Stone front patio Bluestone flagstone	

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	Tan/cream	TimberTech legacy collection	Pecan
None	None	Exposed post and beam framing for covered roof	Pecan stain
None	None	Black metal railing with wood handrail	Black with pecan stained handrail
Wood	Tan/cream	Cutured Stone sculpted ashlar deck facing	Silver Shore
None	None	Metal roof for covered deck	Black

https://pinehurst-prod-av.accela.com/portlets/web/en-us/#/core/spacev360/pinehurst.coa202400027

1/2

PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Reddish	Concrete steps in natural crushed stone	Natural
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
None	None	2 Velux 21"x54" in great room visible from back of house	only Black
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Coral	10" metal circle	Black
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color
None	None	3 rail split rail fence with wire inside	Pecan stain

Workflow Status: Task		Assigned To	Status	Status Date	Action By		
Application Acceptance			Accepted	02/22/2024	Maria Carpenter		
Review for Completeness			Application ...	02/22/2024	Maria Carpenter		
Review Distribution			In Review	02/22/2024	Maria Carpenter		
Historic Review			Approved	03/14/2024	Maria Carpenter		
Planning Review			Approved	03/14/2024	Maria Carpenter		
Review Consolidation			Review Complete	03/14/2024	Maria Carpenter		
HPC Public Hearing Notice			HPC Hearing ...	03/13/2024	Maria Carpenter		
Property Owner Notific...			Complete	03/14/2024	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	Document Status	Document Status Date
97 McKenzie m exterior...		PLN_HIST	Building Elevat...	Complete overview o...	application/pdf	Uploaded	02/21/2024
RCW consultant ltr.pdf		PLN_HIST	Correspondence	Consultants letter ...	application/pdf	Uploaded	02/21/2024
RCW Review Request Let...		PLN_HIST	Correspondence	Review Request lett...	application/pdf	Uploaded	02/21/2024
US Fish Wildlife appro...		PLN_HIST	Correspondence	Approval from US FI...	application/pdf	Uploaded	02/21/2024
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:							



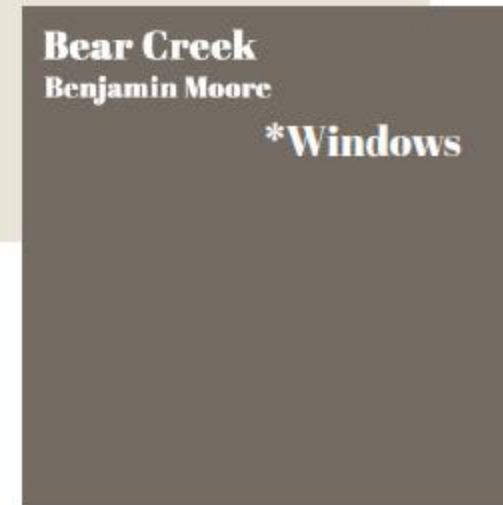
97 W. McKenzie
Front elevation | Current

97 W. McKenzie

Front elevation | Proposed



Custom Design Elements and Paint Colors





97 W. McKenzie
Rear elevation | Current

97 W. McKenzie

Rear elevation | Proposed

EXHIBIT A-2.5



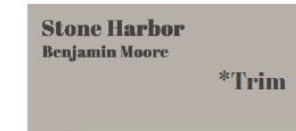
Custom Design Elements and Paint Colors



Velux Skylight
21" x 54"



Viewrail black aluminum
rod rail style w/ stained
wood top to match deck



Black metal roof over porch,
31.17' x 12' ribbed panels

Pool Layout

Latham Corinthian 14' x 30' w/ 8' x 8' Spa



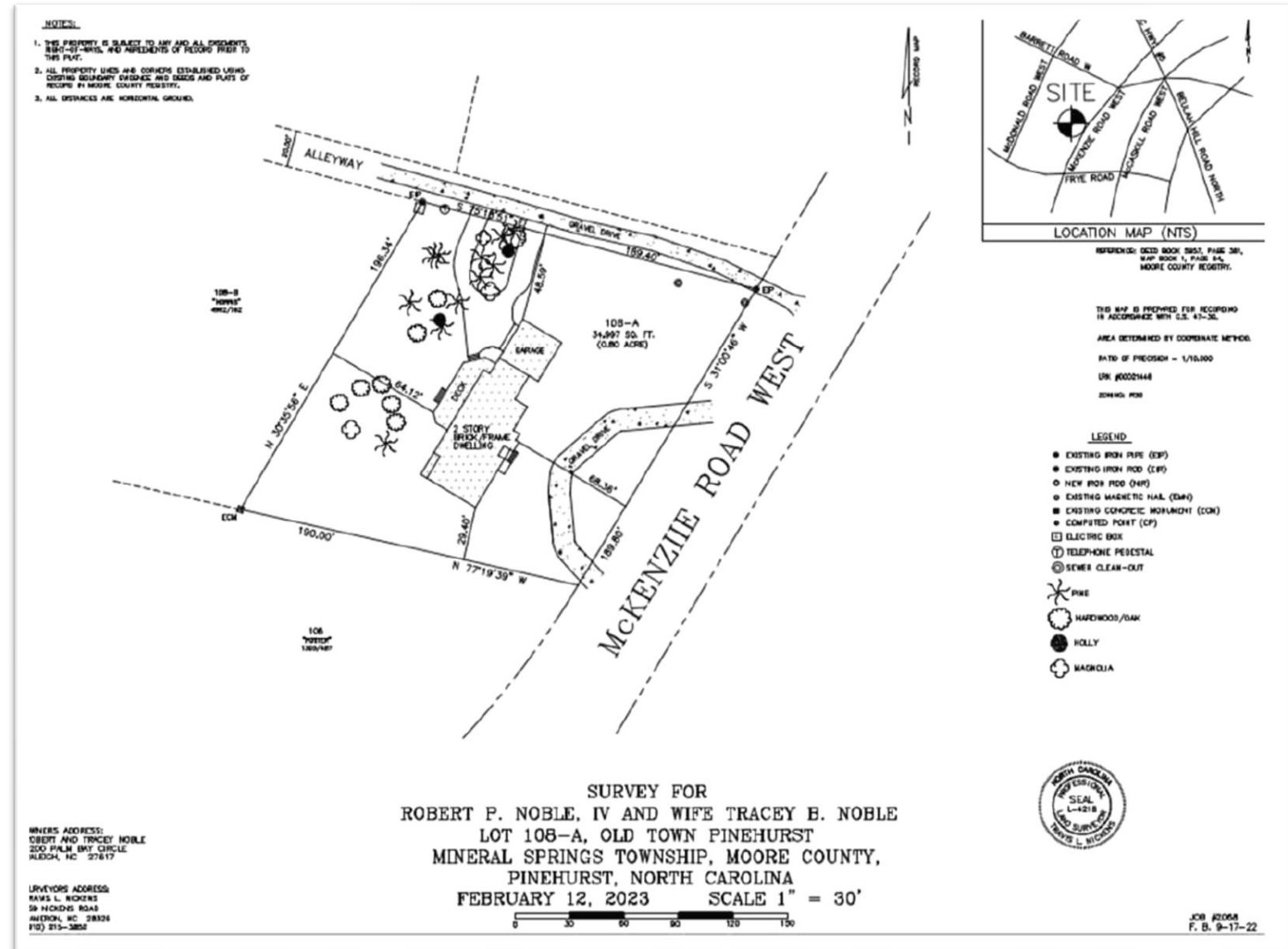
Spa offset on back left corner of pool, opposite of this example being back right



Concrete Deck in diamond pattern

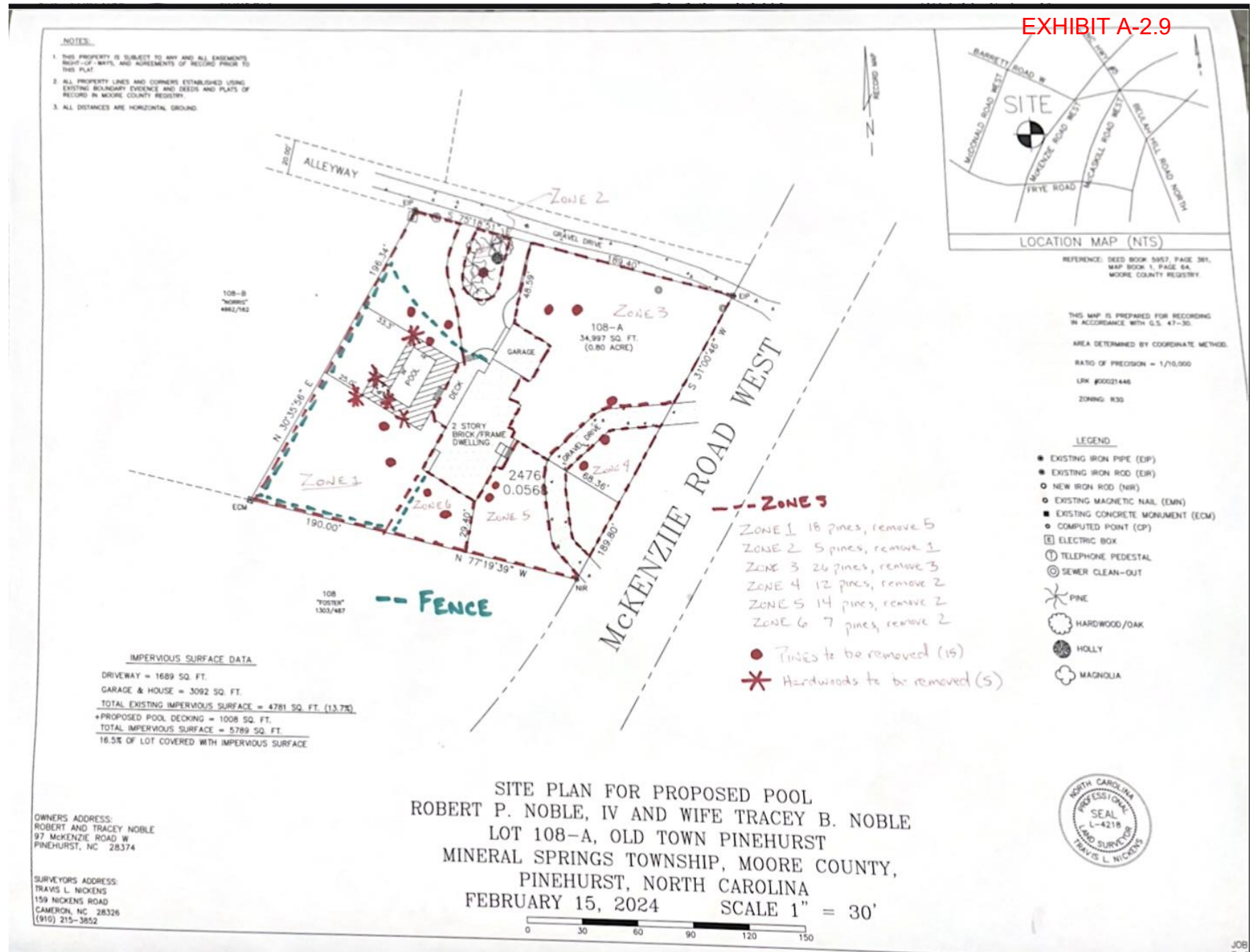
Survey 1

- Existing survey of lot before any modifications.



Survey 2

- Pool 15' x 32 with 8' x 8' spa added and perimeter pool decking
- Lot divided into 6 Zones
- Total count of Pine Trees 82
- Propose to remove 15
- Green Dotted line = Fence



Survey 3

Enlargement of previous survey

- Propose removing 15 of 82 Pine Trees over 12" in diameter
- Propose removing 5 hardwoods over 12" in diameter in immediate pool area



Tree Summary over 12" diameter

	Magnolia	Holly	Hardwood	Pines	Pines remove
Zone 1	4	1	12	18	5
Zone 2	2	2	0	5	1
Zone 3	3	5	1	26	3
Zone 4	1	0	5	12	2
Zone 5	5	0	1	14	2
Zone 6	3	1	0	7	2
Total	18	9	19	82	15

128 trees over 12" in diameter, propose to remove 15 pines and 5 hardwoods
 10 of the 20 trees to be removed are for the pool, balance for house safety.

Fence Style: Post and Rail



- 2 x 2 Wire installed inside
- Overall height 4'





PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: March 20, 2024
SUBJECT: Minor Work COA's Issued 1/16/2024 – 3/14/2024

**REPORT OF STAFF APPROVALS
MARCH 28, 2024 MEETING
1/16/2024 – 3/14/2024**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2024-00006	New gravel path, brick wall, replace brick pavers on driveway	1/10/2024	1/12/2024	65 McCaskill Rd	Barry Dunn
COA-2024-00013	Replace windows	1/24/2024	1/25/2024	75 Cherokee Rd	Thomas & Theresa Berry
COA-2024-00016	Generator	2/6/2024	2/7/2024	30 Campbell Rd	Patricia Voss
COA-2024-00017	Stairwell	2/10/2024	2/12/2024	1 Carolina Vista	Pinehurst LLC
COA-2024-00020	Trees in rear yard	2/12/2024	2/15/2024	110 Linden Rd	Shannon Thompson Chang
COA-2024-00024	Fence	2/14/2024	2/15/2024	9 Village Ln	Scott Campbell
COA-2024-00026	Deck material change/add patio	2/15/2024	2/22/2024	20 Muster Branch	Kyle & Jamey Behringer
COA-2024-00028	ADA Ramp	2/22/2024	2/23/2024	65 Magnolia Rd	Pinehurst No. VII, LLC
COA-2024-00030	Replace windows	3/1/2024	3/6/2024	10 E McCaskill Rd	Joanne Valdes
COA-2024-00031	Fence	3/6/2024	3/14/2024	5 McLeod Rd	Nicholas Cappuccino