



HISTORIC PRESERVATION COMMISSION

APRIL 25, 2024

ASSEMBLY HALL

PINEHURST, NORTH CAROLINA

4:00 PM

- I. Call to Order
- II. Approval of Minutes
 - A. 03.28.2024 Regular Meeting Minutes
- III. Public Hearing
 - A. COA-2024-00027 (97 McKenzie Rd. W) Continued

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.
 - B. COA-2024-00032 (170 Palmetto Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition to the home located at 170 Palmetto Road. The property is identified as Moore County PID Number 00021141. The owners are Patrick and Mary Joy Pizzella, Trustees, and the applicant is Cribbs Construction Company, LLC.
 - C. COA-2024-00033 (35 Laurel 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 removal of two (2) trees greater than 12" DBH in the front of the property located at 35 Laurel Rd. The property is identified as Moore County PID Number 00030715. The property owners and applicants are Joseph and Dorathy Black.
 - D. COA-2024-00044 (100 Ritter Rd. E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a covered outdoor kitchen at 100 Ritter Road E. The property is identified as Moore County PID Number 00025850. The property owners are Robert and Nancy Gooding and the applicant is Cribbs Construction Company, LLC.
- IV. Next Meeting Date
 - A. 05.23.2024 Regular Meeting
- V. 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.



**03.28.2024 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shelby Grow

CC:

Pamela Graham, Michael Mandeville, Maria Carpenter

DATE OF MEMO:

4/15/2024

MEMO DETAILS:

Attached is a draft copy of the 3-28-24 HPC Regular Meeting Minutes.

ATTACHMENTS:

Description

📎 3-28-24 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MARCH 28TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Cara Mathis, Vice Chair
Roxanne Vaitkus
David Herring

Members Absent:

Richard Vincent, Chair
Angelique Fabiani

Staff Present:

Pamela Graham, Planning Supervisor
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Josh Dockery, IT Systems Specialist

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

I. Call to Order

Ms. Mathis called the Regular Meeting to order at 03:59 PM. Ms. Mathis explained the purpose of the meeting, each Commission member introduced themselves, and Ms. Mathis introduced Staff.

II. Approval of Minutes

A. 01-25-2024 Regular Meeting Minutes

Ms. Vaitkus moved to approve the minutes of the January 25th, 2024, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 3-0.

B. 01-25-2024 Work Session Minutes

Mr. Herring moved to approve the minutes of the January 25th, 2024, Work Session Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 3-0.

C. 02-22-2024 Work Session Minutes

Ms. Vaitkus moved to approve the minutes of the February 22nd, 2024, Work Session Meeting. Seconded by Mr. Herring. Approved by a vote of 3-0.

Mr. Herring moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Vaitkus. Approved by a vote of 3-0.

III. Public Hearing

Ms. Mathis explained the procedures of a quasi-judicial public hearing.

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

Ms. Mathis addressed the Commission and applicants regarding the agenda adjustment to allow 100 Fields Rd. to present their case first at the applicant's request to which no one objected.

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

A. 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.

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

The Commission thanked Ms. Carpenter for her presentation.

Mr. Russ Cribbs, the builder for the project, was sworn into the Public Hearing.

Mr. Cribbs had nothing further to add to the presentation.

Ms. Mathis 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 deliberation.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00021) and find the proposed Major Work at 100 Fields Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 3-0.

B. 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.

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

materials / exhibits. Ms. Mathis accepted the materials submitted by Ms. Carpenter into evidence.

The Commission thanked Ms. Carpenter for her presentation.

Mr. Calvin Burkley, the Director of Projects for the Pinehurst Resort, was sworn into the Public Hearing.

Mr. Burkley thanked the Commission and stated the proposed windows will be needed for office spaces and a break room area due to recent renovations done to the interior space.

Ms. Mathis 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 deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00018) and find the proposed Major Work at 100 Beulah Hill Rd. S. 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 3-0.

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.

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

The Commission thanked Ms. Carpenter for her presentation.

Mr. Robert Noble and Ms. Tracey Noble, the homeowners, and applicants, were sworn into the Public Hearing.

Mr. Noble stated that the home was purchased due to the location but needed some updating to reflect New England architecture and style, adding that the roof line will not be changed, and the current metal roof has been laid directly over the existing asphalt shingles which is not to code. Mr. Noble stated that they plan on keeping the existing garage door and painting it with an approved color. Mr. Noble

stated that several trees they are proposing to remove are a potential hazard to the home, there are approximately 3-4 pines and 4 hardwoods needing to be removed for the pool, and one very close to the driveway, which upon removal, will allow an existing Magnolia tree to grow larger. Mr. Noble stated there are over 128 trees on the property over 12 inches in diameter and they would like to remove only 15. Ms. Noble stated one of the palladium windows on the second floor is broken, requiring it to be replaced and feels the rectangle style windows would be more appropriate for the home and match those already existing on the first floor.

Ms. Mathis thanked the applicants for their testimony, and asked if the Commission members had any questions.

Mr. Herring and Mr. Noble discussed painting the brick, which would allow the house to stand out and be more visible from the street. Mr. Herring stated he agreed replacing the roof with asphalt shingles to bring it up to code was necessary but did not feel that the design was New England style, more farmhouse. Mr. Herring stated that painting the brick will damage it over time, adding that The Historic District Standards state that painted brick is not appropriate. Mr. Herring and the applicants discussed the material of the existing back shade porch being black metal. Mr. Herring and Ms. Vaitkus stated they had no objection to the proposed tree removal considering the number of trees on the property, and the tree canopy will not be compromised. Ms. Vaitkus agreed that the proposed design does not reflect a New England style home but understands the reason for the request to paint the brick, so that it looks more appealing and consistent with the new design. Mr. Herring discussed continuing the case with the applicants, which would allow them more time to prepare and explain why the brick should be painted, to which they agreed. Ms. Mathis stated that limewashing could be an option and would not be as damaging to the brick and added that bricks made after a certain time period are less likely to suffer as much damage from painting. Mr. Herring reiterated that the Commission's duty is to make sure the applicants are adhering to the Standards. Ms. Noble stated that limewashing could be used for better preservation of the brick and did not know this was an option; they were trying to comply with the approved paint color palette in their application. The Commission discussed doing a straw poll vote to see where they stand at this time. The Commission, Applicants and Staff discussed continuing the case to present better evidence as to why the Commission should approve this design and how to preserve the existing brick. The applicants stated this is more of a cottage style design opposed to farmhouse, and that most New England style homes use shingles or clapboard siding which would be too costly. Ms. Vaitkus stated the front porch reflects a farmhouse style and is the focal point in the design. Ms. Vaitkus and Ms. Mathis gave examples of several homes in the Village they could look at to get some design and porch ideas. Ms. Noble stated the importance of the home to stand out, keeping with a cottage style design.

Mr. Herring moved to continue the case to the next Public Hearing date of April 25th, 2024. Seconded by Ms. Vaitkus. Approved by a vote of 3-0.

Ms. Vaitkus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 3-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 01/16/2024 – 03/14/2024.

The Commission and Staff members discussed scheduling a Work Session at the next meeting. Ms. Vaitkus asked if any candidates have been found to fill the vacancies. Ms. Carpenter stated there have been some interviews, but no decisions have been made yet.

V. Next Meeting Date
A. 04-25-2024 Regular Meeting

VI. Motion to Adjourn
Mr. Herring moved to adjourn the meeting. Seconded by Ms. Vaitkus. Approved by a vote of 3-0 at 04:49 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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COA-2024-00027 (97 MCKENZIE RD. W) 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 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:

4/18/2024

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: Pam Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Shelby Grow, Administrative Specialist
Date: April 17, 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 applicant has revised their application to remove the addition of the front porch and change the paint to a mineral paint for brick.

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

MenuHelp

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 #
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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

[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

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 Notice			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

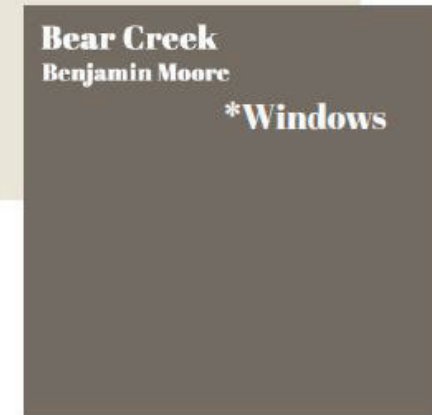
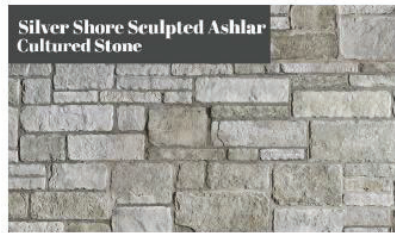
97 W. McKenzie
Front elevation | Proposed March 28, 2024



97 W. McKenzie
Front elevation | Revised April 25, 2024



Custom Design Elements and Paint Colors





20 Year Warranty

Romabio Masonry Paints are Italian designed mineral paint technologies that have been proven over time. They have a similar molecular structure to that of the brick and masonry surface, and are highly permeable (perm rating of 70+). This contributes to a breathable wall system which means water moisture contained in the parts of a structure or surface can diffuse outward without resistance, keeping walls dry and preventing structural damage over time.

They have extremely high-UV resistance and are naturally mold-resistant. [We guarantee they will last 20 years](#) with no peeling or chipping when applied properly as a 2 coat system.

Environmentally Friendly

Romabio Masonry Paints are BIO (bio-logical), made from nature. They are not acrylic or latex paints. They are mineral based products different than any other paints in the industry and are derived from sustainable materials to create a natural, breathable coating.

They go beyond just Zero VOC and are toxin-free, odorless, do not contribute to asthma, and hypoallergenic. You can trust our paint is safe for you, your family, and the environment.

– What colors are available for Masonry Paints?

Romabio Masonry Flat and Masonry Textured can be tinted to a wide range of colors. The two products come in white and transparent bases. To see Romabio curated color collections, visit [Young House Love Color Collection](#) + [Classico Color Collection](#), or you can have the products custom tinted at a participating [independent paint retailer](#). If there is no retailer in your area, please contact [Rings End](#) as they can custom tint and ship directly to you.



ROMABIO®

WHITES & NEUTRALS

Avorio White - #RomabioAvorioWhite

Bianco White - #RomabioBiancoWhite

Cristallo White - #RomabioCristalloWhite

Galleria White - #RomabioGalleriaWhite

Grace Note - #RomabioGraceNote

Nube Gray - #RomabioNubeGray

Richmond White - #RomabioRichmondWhite

Riposo Beige - #RomabioRiposoBeige

Silver Lining - #RomabioSilverLining

Tropea Beige - #RomabioTropeaBeige

Discover our most popular whites and neutrals from the Classico, Young House Love, Kindred Vintage, and Noting Grace Color Collections. You'll find a range of options from cool to warm tones.
Colors shown appear in alphabetical order.

REVO12822

Colors vary based on computer screen and device type.



97 W. McKenzie
Rear elevation | Current

97 W. McKenzie
Rear elevation | Proposed



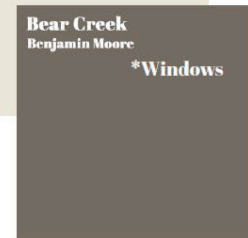
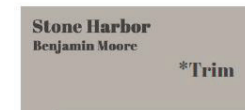
Custom Design Elements and Paint Colors



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



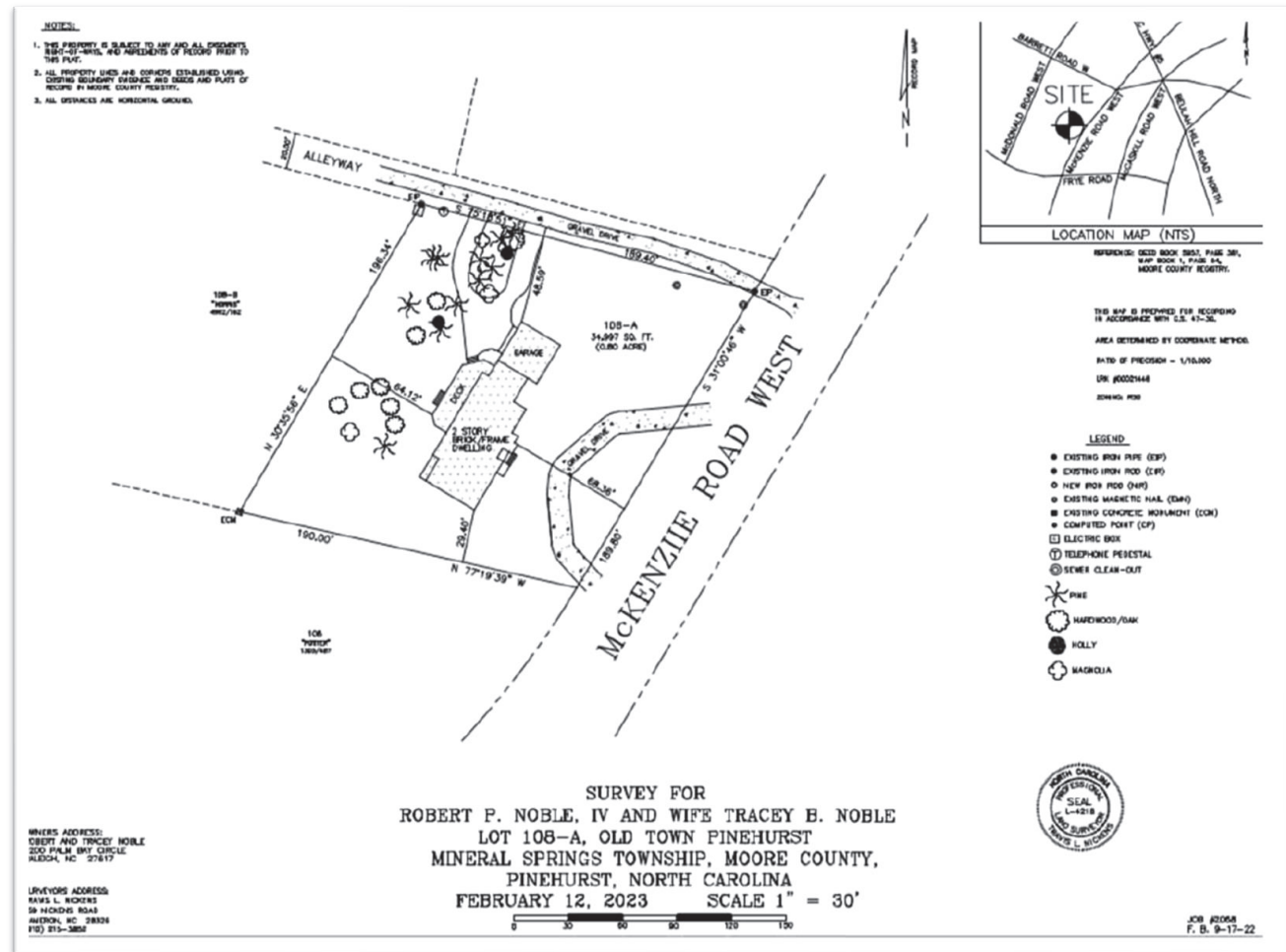
Spa offset on back left corner of pool, opposite of this example being back right



Concrete Deck in diamond pattern

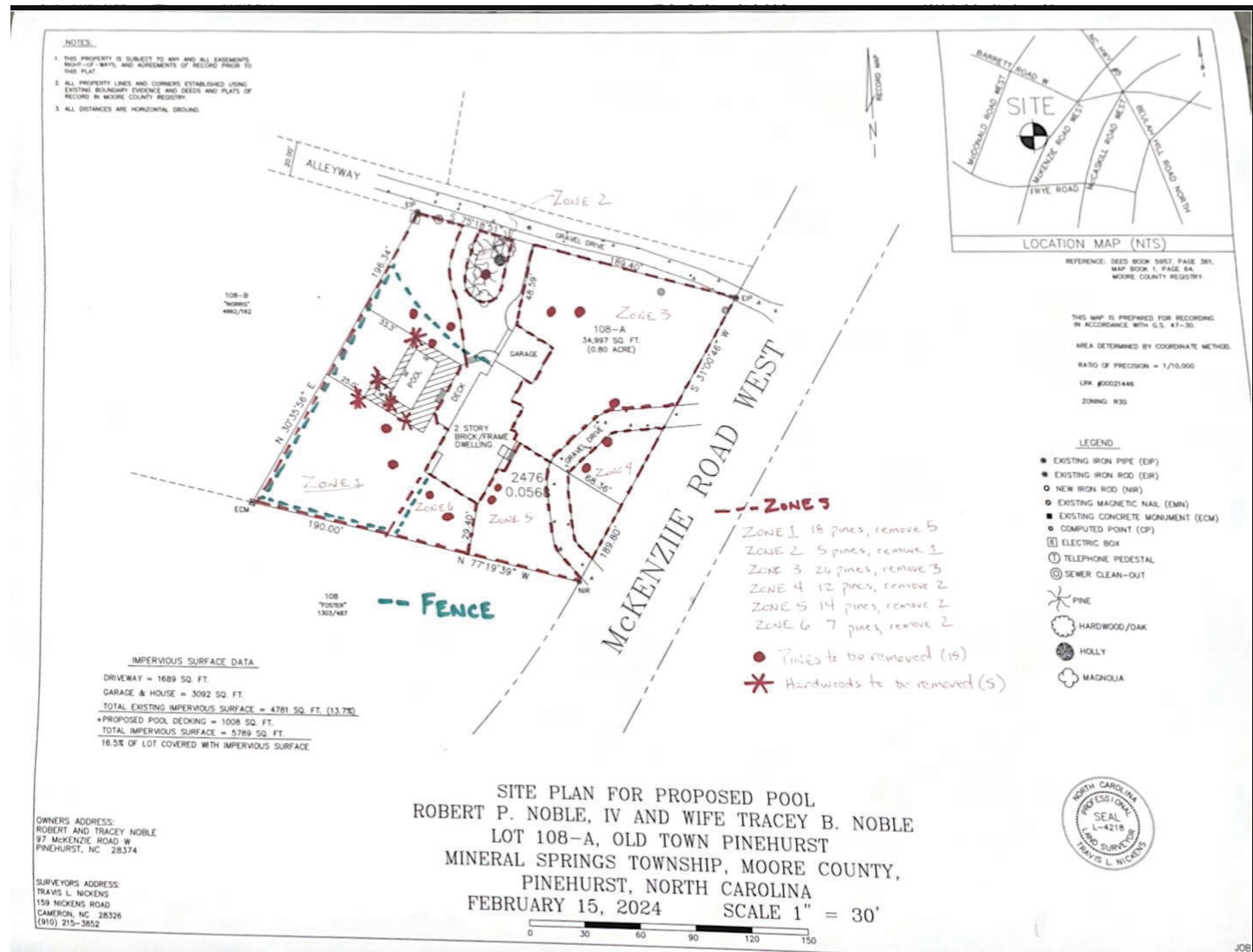
Survey 1

- 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'





COA-2024-00032 (170 PALMETTO RD.)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition to the home located at 170 Palmetto Road. The property is identified as Moore County PID Number 00021141. The owners are Patrick and Mary Joy Pizzella, Trustees, and the applicant is Cribbs Construction Company, LLC.

FROM:

pgraham@vopnc.org

CC:

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

DATE OF MEMO:

4/17/2024

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Exhibits
- ☐ Applicant's Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Pamela Graham, Planning Supervisor
CC: Alex Cameron, Planning Director
 Michael Mandeville, Senior Planner
 Maria Carpenter, Planner
 Shelby Grow, Administrative Specialist
Date: April 17, 2024
Subject: Major COA Request for 170 Palmetto Road

Applicant:	Cribbs Construction Company, LLC
Owners:	Patrick and Mary Joy Pizzella, Trustees
Property Location:	170 Palmetto Road
Land Use:	Single Family Residential
PID#	00021141
COA#:	2024-00032

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the construction of an addition to the home located at 170 Palmetto Road, attached to the east side of what appears to be an earlier addition to the residence. The proposed construction will consist of a 10'-3" x 12'-8" single-story addition that will serve as an office for the owner(s), and will be located along the side of the existing structure but shielded from the views of the front of the home by the earlier addition. The survey included in the applicant's exhibits shows the location of the addition. The property is further identified as Moore County PID Number 00021141. The structure was built in 1922 and is located on +/- 0.35 acres.

The application proposes to match the materials and design of the addition to existing features of the home and the applicant has provided additional information in this regard (included in the applicant's exhibits). In summary, the existing features that will be replicated for the project include:

- Wood lap exterior siding, painted white;
- Asphalt roof shingles in driftwood color on a gabled roof;
- Fascia and frieze board;
- Jeldwyn vinyl-clad wood windows, 9 panes with 3-pane transom;
- Brick steps and wooden handrail;
- Brick foundation, painted white;

- Existing exterior door will be re-used for the new entryway.

Demolition for the project will be limited to the removal of the existing exterior steps and door. The door will be preserved and re-used in the project. The applicant has provided two photographs of the facades of the existing home that will be altered to accommodate the new addition, and these are also included in the applicant's exhibits. Staff exhibits include an email communication between staff and the applicant, which clarifies the materials that are proposed for the project.

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

Standards of Review

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. Section III.A.1. – Any changes or additions to 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.6. – Vents, including soffit vents and low profile ridge vents should be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.

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.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. Section III.C.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.8 – The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. Section III.I.9 – Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed addition would feature materials, windows, doors, and colors compatible with the existing dwelling. The Commission will need to determine if the changes are compatible with the architectural character of the structure, congruous with the Historic District, and meet the Historic District Standards.

From: [Lynn Cribbs](#)
To: [Pamela Graham](#)
Subject: Re: 170 Palmetto Rd - Historic approval
Date: Wednesday, March 27, 2024 1:42:15 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yes, the new stairs/handrail will be the same as current set

On Wed, Mar 27, 2024, 1:40 PM Pamela Graham <pgraham@vopnc.org> wrote:

Lynn, one additional question came up as I am completing my staff report. Will the stair rail have the same type of post newels as what is there currently? The drawings don't show it and it may come up during the hearing.

From: Lynn Cribbs <lynncribbs3@gmail.com>
Sent: Monday, March 25, 2024 12:40 PM
To: Pamela Graham <pgraham@vopnc.org>
Subject: Re: 170 Palmetto Rd - Historic approval

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Correct

On Mon, Mar 25, 2024, 11:54 AM Pamela Graham <pgraham@vopnc.org> wrote:

I think so. I'm assuming that by vinyl-clad you mean vinyl over wood?

From: Lynn Cribbs <lynncribbs3@gmail.com>
Sent: Monday, March 25, 2024 11:49 AM
To: Pamela Graham <pgraham@vopnc.org>
Cc: Shelby Grow <sgrow@vopnc.org>
Subject: Re: 170 Palmetto Rd - Historic approval

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Great, thank you!

Do you have all the information you need from us?

On Mon, Mar 25, 2024, 10:47 AM Pamela Graham <pgraham@vopnc.org> wrote:

I sure hate that he has to do that, and I will request it. I don't think we have any other applications yet for that meeting; the deadline is Thursday, but with yours coming in early, we should be able to schedule it that way.

Shelby, this is COA-2024-00032.

From: Lynn Cribbs <lynncribbs3@gmail.com>
Sent: Monday, March 25, 2024 8:30 AM
To: Pamela Graham <pgraham@vopnc.org>
Subject: Re: 170 Palmetto Rd - Historic approval

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The Jeldwyn windows are vinyl clad - the same windows that are on the current home.

Russ (my husband) will be returning home from our vacation in order to present at the Historic meeting for this job. Is there any way he can be first on the agenda so he can leave to re-join his family for vacation?

Thanks so much!

On Fri, Mar 22, 2024, 4:16 PM Pamela Graham <pgraham@vopnc.org> wrote:

Lynn, do you know if the Jeldwyn windows are wood or a different material?

From: Lynn Cribbs <lynncribbs3@gmail.com>
Sent: Wednesday, March 20, 2024 9:54 AM
To: Pamela Graham <pgraham@vopnc.org>
Subject: Re: 170 Palmetto Rd - Historic approval

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I have supplied answers to your questions in red below and attached photos as requested.

If you need anything further please let me know.

1. Type of siding on the existing structure; **Wood lap siding**
2. Type of roofing on the existing structure; **Asphalt shingles in driftwood color**
3. Type of windows (material and pane structure, i.e., 3 over 9, or would you describe these as 9-pane windows each with a 3-pane clerestory window?); **Jeldwyn windows (same as existing) 9 panes with 3 pane transom at top**
4. Paint color of the existing structure; **White**
5. Photographs of each elevation of the part of the home that this addition will be adjacent to (appears to be an earlier addition that this one is being tacked onto); **Attached**
6. A description (by email is fine) of any demolition that will be necessary in order for the construction to take place; i.e., will existing windows or doors be removed and can any of these be re-used for the addition; **Only demo is current steps and current exterior door**
7. The materials, design, and color for what appears to be a new exterior door accessing the addition, and how closely it matches any existing exterior doors on the home; **We are re-using the current exterior door that is being removed**
8. The materials and color of the new steps and handrail accessing the addition. **See attached photos - steps will be same brick and handrail as current steps that are being removed**

Please let me know if you have any questions.

Thanks!

Lynn R. Cribbs

Cribbs Construction Company

910-528-2500

On Fri, Mar 15, 2024 at 4:15 PM Pamela Graham <pgraham@vopnc.org> wrote:

Hi Lynn,

I will be working with you on the residential addition proposal for Mayor Pizella's home, for the certificate of appropriateness requirements. We expect the Historic Preservation Commission to hear the proposal on April 25th at 4pm here at Village Hall.

I have spent some time reviewing the application for completeness and would like to ask for some additional visuals and descriptions that I believe will assist the Commission with their decision. The application describes new materials as matching existing, but I anticipate the Commission wanting to see more detail on this. They are tasked with determining that the proposal is both compatible with the existing structure as well as congruous with the character of the historic district. The home is certainly a wonderful example of the district's character, so meeting the first criterion will likely meet the second one as well. With that in mind, can you please provide the following:

1. Type of siding on the existing structure;
2. Type of roofing on the existing structure;
3. Type of windows (material and pane structure, i.e., 3 over 9, or would you describe these as 9-pane windows each with a 3-pane clerestory window?);
4. Paint color of the existing structure;
5. Photographs of each elevation of the part of the home that this addition will be adjacent to (appears to be an earlier addition that this one is being tacked onto);
6. A description (by email is fine) of any demolition that will be necessary in order for the construction to take place; i.e., will existing windows or doors be removed and can any of these be re-used for the addition;
7. The materials, design, and color for what appears to be a new exterior door accessing the addition, and how closely it matches any existing exterior doors on the home;
8. The materials and color of the new steps and handrail accessing the addition.

I am happy to answer any questions you may have on this and as we head towards the public hearing. My objective is to help you get to an easy "yes" and this

additional information will go a long way towards that. Hope you enjoy your weekend.

Pamela Graham
Planning Supervisor
Village of Pinehurst
395 Magnolia Rd, Pinehurst, NC 28374
910-295-8658 pgraham@vopnc.org www.vopnc.org

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, Improvement.

Pursuant to North Carolina General Statutes, Chapter 132, et.seq., this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 12, 2024

Dear Property Owner(s),

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

Thursday, April 25th, 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 construction of a building addition at 170 Palmetto Road. The property is identified as Moore County PID Number 00021141. The property owners are Patrick and Mary Joy Pizzella, Trustees 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-1.10



0 155 310 Feet

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

3/21/2024

April 25, 2024
Historic Preservation Commission
170 Palmetto Road Major COA Request



AMHERST DEVELOPMENT COMPANY
246 VALLEYFIELD LN
SOUTHERN PINES,NC,28388

BYRNE, JOHN W
333 SOUTH MAIN STREET
FUQUAY VARINA,NC,27526

BROOKS, PHILIP L TRUSTEE
67 NEW RHODODENDRON
CHAPEL HILL,NC,27517

CWM RESIDENTIAL PROPERTIES, LLC
PO BOX 41248
NORTH CHARLESTON,SC,29423

MILLS, JAMES D &
8160 SUNDANCE DR
MANSFIELD,TX,76063-7083

WRIGHT, TIMOTHY R
4 JIB RD
WILMINGTON,NC,28411-9234

WEBB, DEBBIE A
442 JOHN WEBB ROAD
ELLERBE,NC,28338

PIZZELLA, MARY JOY TRUSTEE &
170 PALMETTO RD
PINEHURST,NC,28374

WEBB, DEBBIE A
442 JOHN WEBB ROAD
ELLERBE,NC,28338

DUNCAN, DUANE S & CAROLINE R
820 FONTAINE ST
ALEXANDRIA,VA,22302

BYRNE, JOHN W
333 SOUTH MAIN
FUQUAY VARINA,NC,27526

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

SAHLMAN, CHRISTIAN F
115 BLOCK HOUSE RD
GREENVILLE,SC,29615

REESE, JENNIFER S TRUSTEE
111 DUNEDIN COURT
CARY,NC,27511

COLE, MELANIE M
PO BOX 2018
PINEHURST,NC,28370

CARRIAGE HOUSE PROPERTIES OF
10278 OLENTANGY RIVER RD
POWELL,OH,43065

PARKER, RYAN CHRISTOPHER
1005 CLARENDON ST
FAYETTEVILLE,NC,28305

Menu

Help

File Date: [03/08/2024](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Addition of 10'3" x 12'8" office](#)

Application Name: [Pizella Office Addition](#)

Address: [170 PALMETTO Rd, PINEHURST, NC 28374](#)

Owner Name: [PIZZELLA, MARY JOY TRUSTEE &](#)

Owner Address: [170 PALMETTO RD, PINEHURST, NC 28374](#)

Parcel No: [00021141](#)

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		
	Description of Changes to the Structure	Type of Work	Existing Use
	Addition of 10'3" x 12'8" office	Addition	Single Family Low Density
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	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

Match existing Match existing

TRIM

Existing Material Existing Color Proposed Material Proposed Color

match existing match existing

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

match existing match existing

CHIMNEY

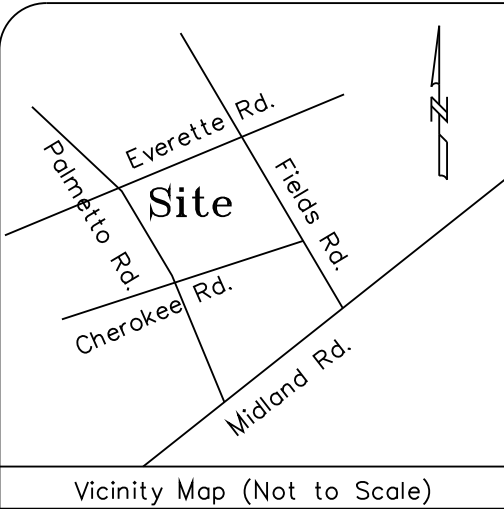
Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
FRONT DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
SHUTTERS			
Existing Material	Existing Color	Proposed Material	Proposed Color
GARAGE DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
		match existing	match existing
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
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	03/11/2024	Kimberly Stepnoski		
	Review for Completeness	Pamela Graham	Application ...	03/20/2024	Kimberly Stepnoski		
	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	Document Status	Document Status Date
	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:						



Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.

No subsurface or environmental considerations affecting this property have been made by surveyor.

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.02	N62°02'16"E
L2	15.07	N27°48'00"E
L3	11.65	N23°59'00"W

Per P.C. 6, SL 31
Moore County Registry

Notes: This map is not in accordance with GS 47-30. Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #00021141, PIN #856209160900

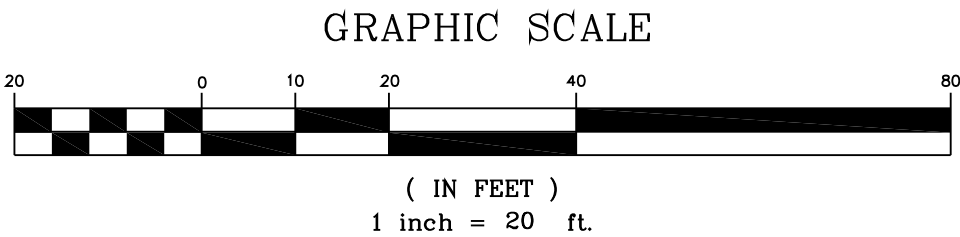
- Legend:
- IPF = Iron Pipe Found
 - IPS = Iron Pipe Set
 - IRF = Iron Rod Found
 - IRS = Iron Rod Set
 - CMF = Concrete Monument Found
 - ⊙ = Sewer Manhole
 - ⊕ = Fire Hydrant
 - = Utility Pole
 - CATV = Cable Television
 - PSO = Power Stub Out
 - TP = Telephone Pedestal
 - WV = Water Valve
 - ☆ = Light Pole
 - = Building Setback Line
 - OHU— = Overhead Utilities
 - ⊠ = Water Meter
 - SSO = Sanitary Sewer Stub Out
 - = Electrical Transformer
 - ▣ = HVAC
 - 12P = 12" Pine Tree(Typ.)
 - 12HW = 12" Hardwood Tree(Typ.)
 - SS— = Sanitary Sewer
 - = Calculated Point

Reference: Plat Cabinet 6, Slide 31
Deed Book 4025, Page 543
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision, (deed) description recorded in Book 543, page 4025, North Carolina, boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)." This 20th day of July, 2020.

Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

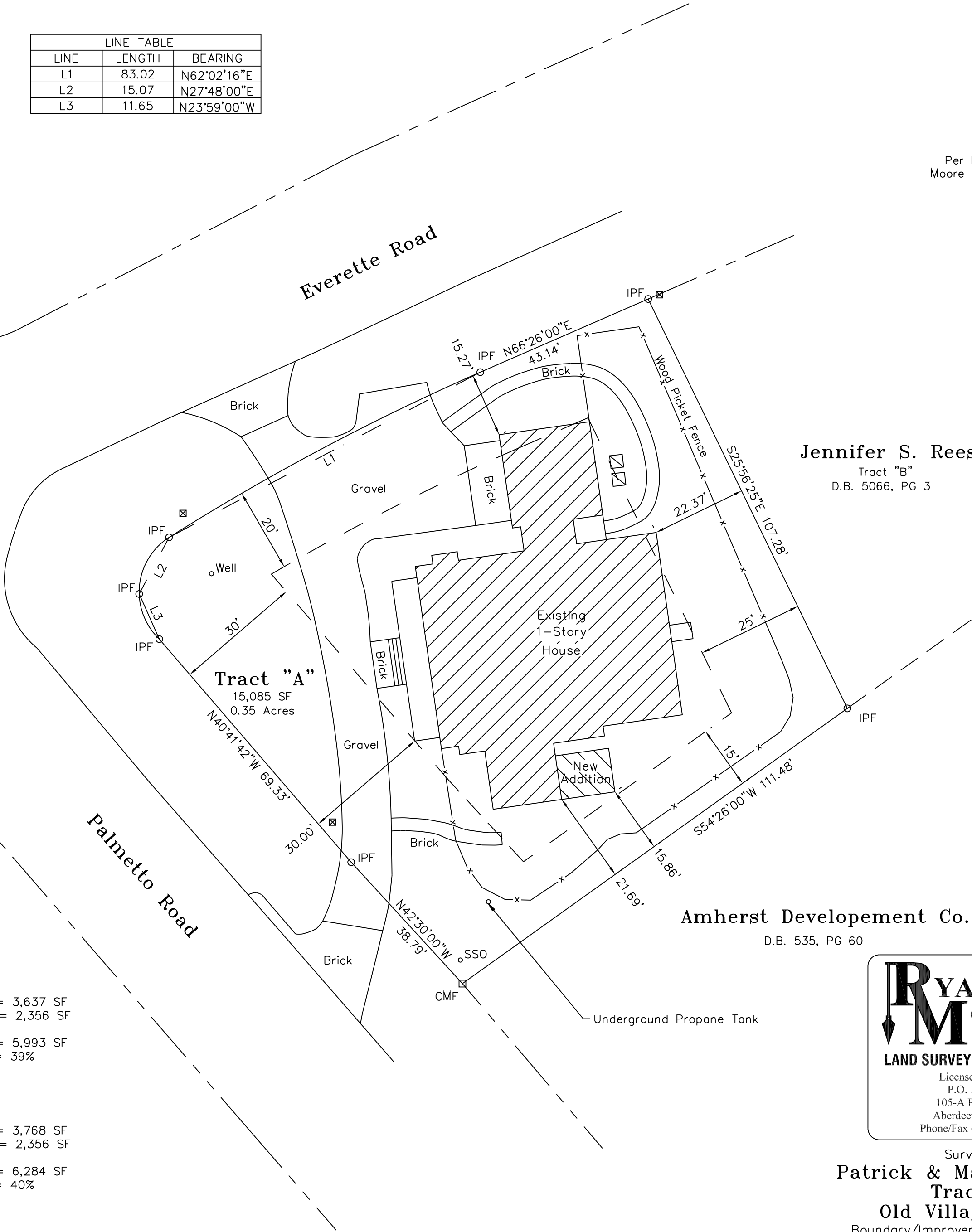


Existing Impervious Area

House, Porches	= 3,637 SF
Driveways, Walks, Patios	= 2,356 SF
Total	= 5,993 SF
Percentage Coverage	= 39%

Proposed Impervious Area

House, Porches	= 3,768 SF
Driveways, Walks, Patios	= 2,356 SF
Total	= 6,284 SF
Percentage Coverage	= 40%



Amherst Development Co.
D.B. 535, PG 60

RYAN MCBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

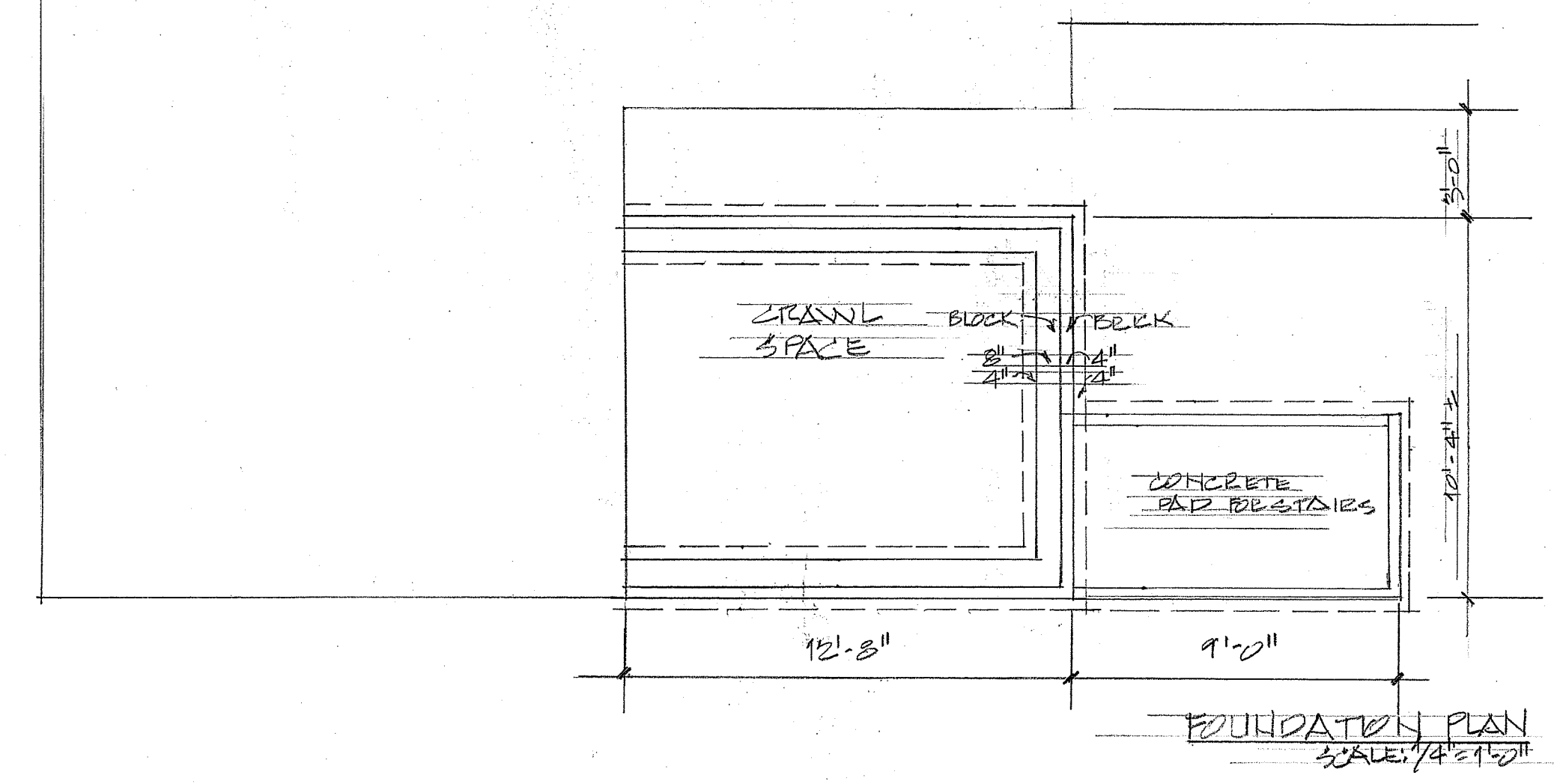
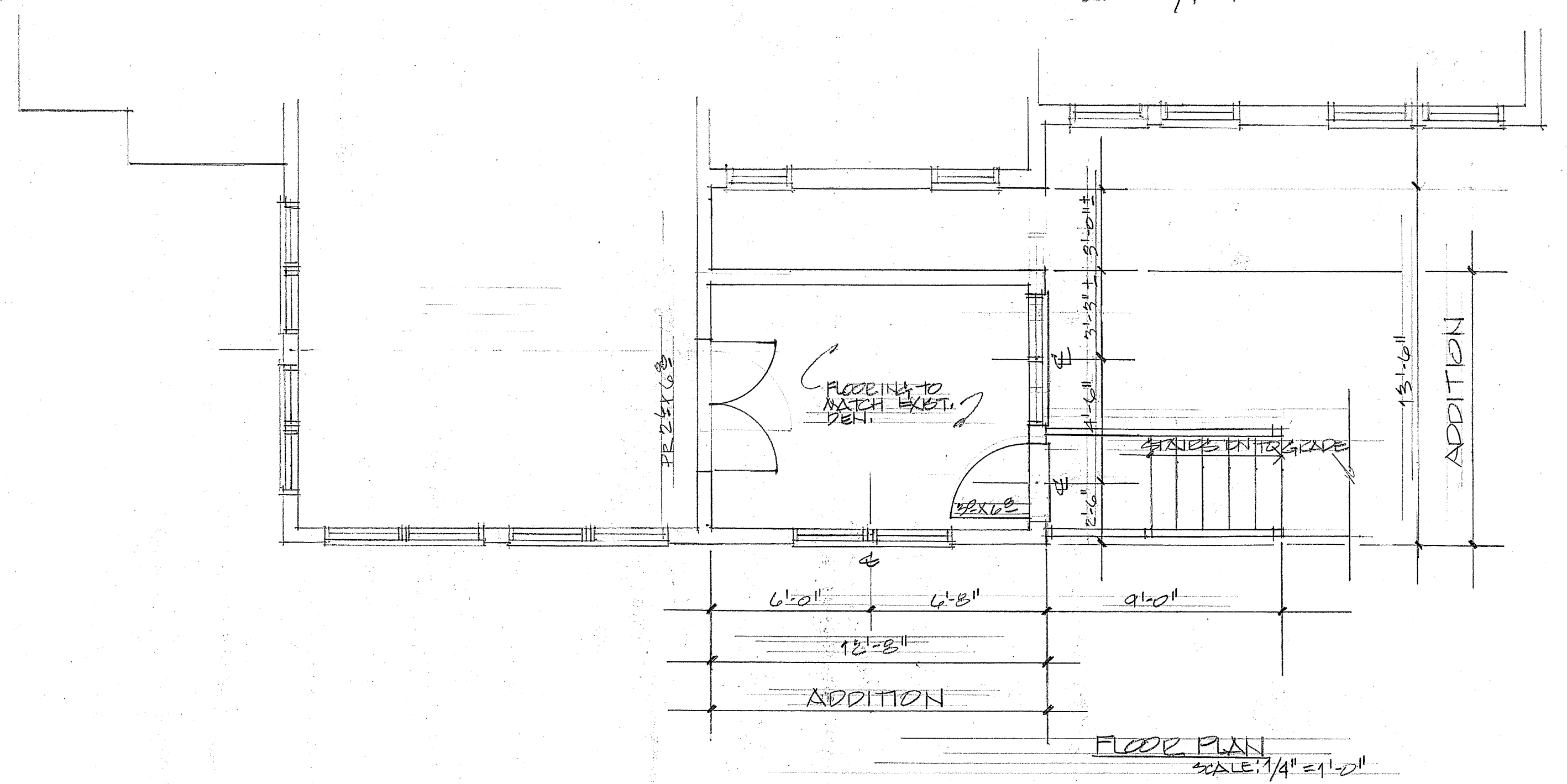
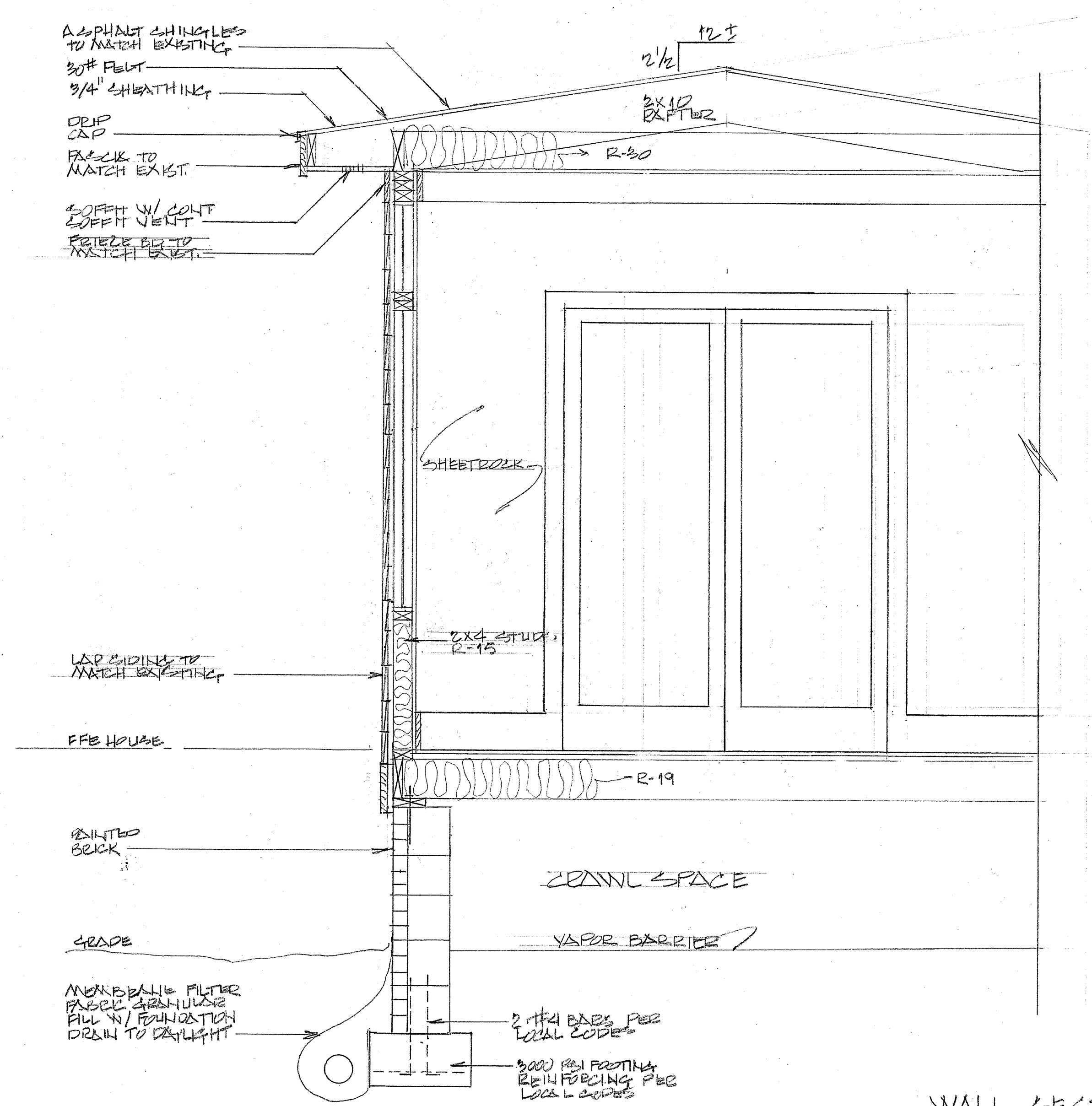
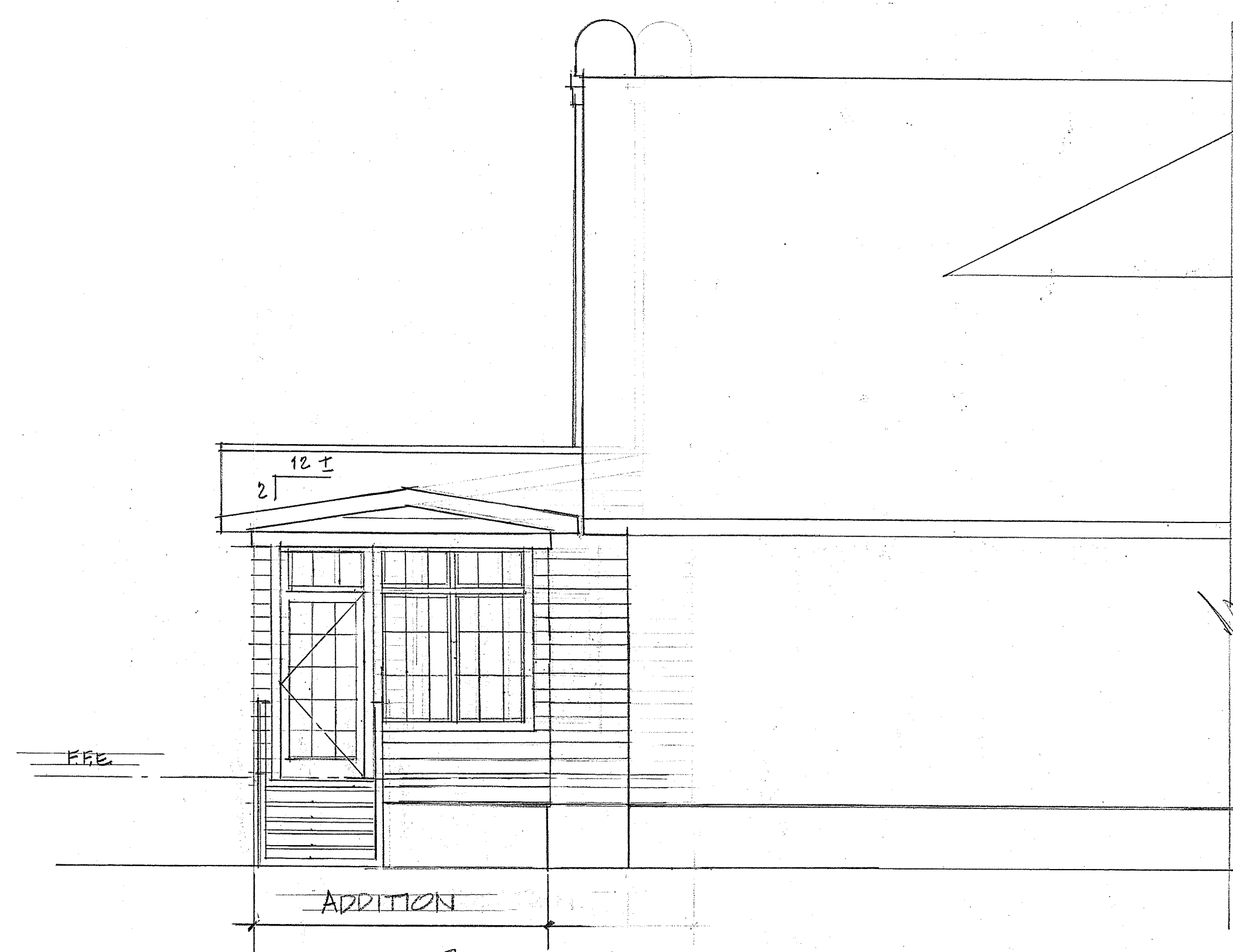
Survey For:
Patrick & Mary J. Pizzella
Tract "A"
Old Village section
Boundary/Improvement/As-Built Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
July 20, 2020 JOB# 200189

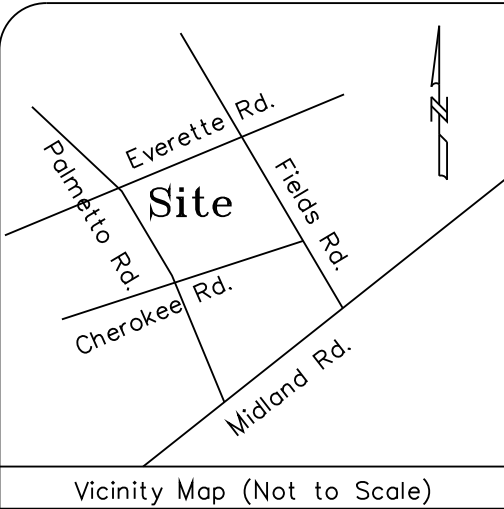
Revised 01/06/24: Added Proposed Addition & Impervious Calculations

DATE: 10-20-23
REVISIONS: 1-14-24
DRAWN BY: PCM
PROJECT NO.: PC-23

BOOK ADDITION FOR
M. J. AND PATRICK PIZELLA
LOT 1101A 110 ALKETTO ROAD
PINEHURST, NORTH CAROLINA 27960

DRAWING: 1
SCALE: AS NOTED





Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.

No subsurface or environmental considerations affecting this property have been made by surveyor.

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.02	N62°02'16"E
L2	15.07	N27°48'00"E
L3	11.65	N23°59'00"W

Per P.C. 6, SL 31
Moore County Registry

Notes: This map is not in accordance with GS 47-30. Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #00021141, PIN #856209160900

- Legend:
- IPF = Iron Pipe Found
 - IPS = Iron Pipe Set
 - IRF = Iron Rod Found
 - IRS = Iron Rod Set
 - CMF = Concrete Monument Found
 - ⊙ = Sewer Manhole
 - ⊕ = Fire Hydrant
 - = Utility Pole
 - CATV = Cable Television
 - PSO = Power Stub Out
 - TP = Telephone Pedestal
 - WV = Water Valve
 - ☆ = Light Pole
 - = Building Setback Line
 - OHU— = Overhead Utilities
 - ⊠ = Water Meter
 - SSO = Sanitary Sewer Stub Out
 - = Electrical Transformer
 - ▢ = HVAC
 - 12P = 12" Pine Tree(Typ.)
 - 12HW = 12" Hardwood Tree(Typ.)
 - SS— = Sanitary Sewer
 - = Calculated Point

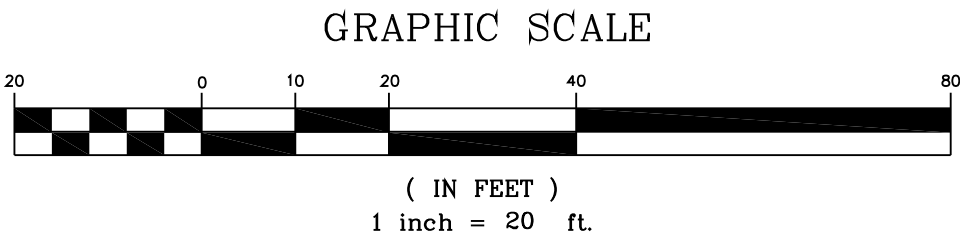
Landscaping Key
H = Holly
A = Azalea
HY = Hydrangea

Reference: Plat Cabinet 6, Slide 31
Deed Book 4025, Page 543
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision, (deed) description recorded in Book 543, page 4025, and that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)." This 20th day of July, 2020.

Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

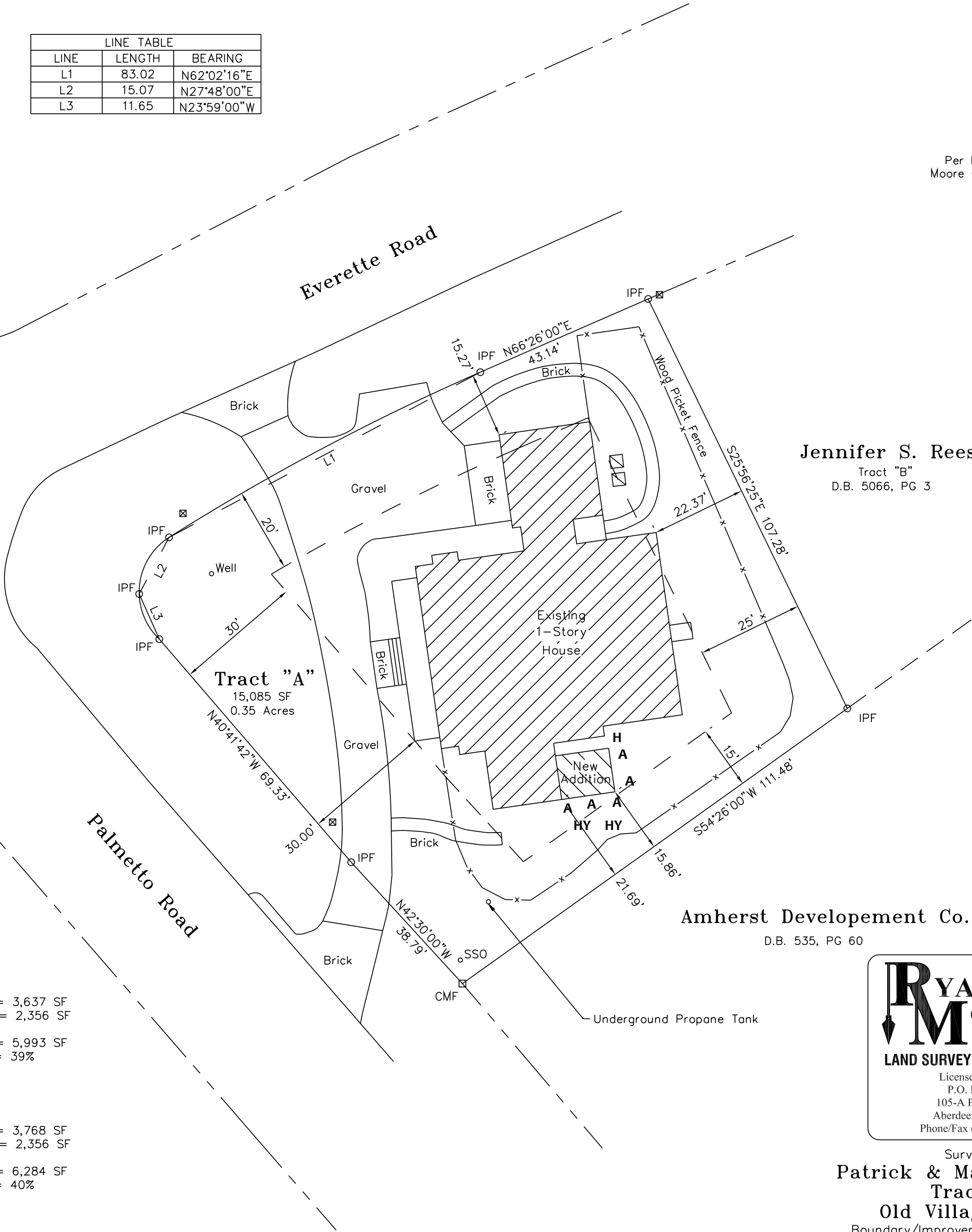


Existing Impervious Area

House, Porches = 3,637 SF
Driveways, Walks, Patios = 2,356 SF
Total = 5,993 SF
Percentage Coverage = 39%

Proposed Impervious Area

House, Porches = 3,768 SF
Driveways, Walks, Patios = 2,356 SF
Total = 6,284 SF
Percentage Coverage = 40%



Jennifer S. Reese
Tract "B"
D.B. 5066, PG 3

Amherst Development Co.
D.B. 535, PG 60

RYAN D. McBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Patrick & Mary J. Pizzella
Tract "A"
Old Village section
Boundary/Improvement/As-Built Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
July 20, 2020 JOB# 200189







COA-2024-00033 (35 LAUREL 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 removal of two (2) trees greater than 12" DBH in the front of the property located at 35 Laurel Rd. The property is identified as Moore County PID Number 00030715. The property owners and applicants are Joseph and Dorothy Black.

FROM:

mmandeville@vopnc.org

CC:

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

DATE OF MEMO:

4/17/2024

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ EXHIBIT S-1
- ▣ Applicant exhibits A-1 through A-2



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Senior Planner
CC: Alex Cameron, Planning Director
 Pamela Graham, Planning Supervisor
 Maria Carpenter, Planner
 Shelby Grow, Administrative Specialist
Date: April 17, 2024
Subject: Major COA Request for 35 Laurel Road

Applicant:	Joseph and Dorathy Black
Owners:	Joseph and Dorathy Black
Property Location:	35 Laurel Road
Land Use:	Single Family Residential
PID#	00030715
COA#:	2024-00033

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the for the removal of two (2) trees in the front yard of the home located at 35 Laurel Road. The property is further identified as Moore County PID Number 00030715. The structure was built in 1971 and is located on +/- 0.355 acres.

The applicant proposes to remove two (2) trees greater than 12" DBH along the front of the residence.

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

Standards of Review

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

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

Applicable Standards:

VII. SITE FEATURES

C. LANDSCAPING AND VEGETATION

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

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed addition would feature materials, windows, doors, and colors compatible with the existing dwelling. The Commission will need to determine if the changes are compatible with the architectural character of the structure, congruous with the Historic District, and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

April 12, 2024

Dear Property Owner(s),

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

Thursday, April 25th, 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 removal of two (2) trees greater than 12" DBH in the front of the property located at 35 Laurel Rd. The property is identified as Moore County PID Number 00030715. The property owners and applicants are Joseph and Dorothy Black.

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



0 140 280 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).

4/3/2024

April 25, 2024

Historic Preservation Commission

35 Laurel Road Major COA Request



DONALD, Nanci L
PO BOX 1254
PINEHURST,NC,28374

SPOONHOUR, JAMES M.
PO BOX 716
PINEHURST,NC,28370

FOWNES COTTAGE, LP
5956 SHERRY LANE SUITE 1800
DALLAS,TX,75225

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

DUNCAN, ERNEST STEPHEN SR
25 LAUREL RD
PINEHURST,NC,28374

HORNE, EUGENE B JR
PO BOX 1495
PINEHURST,NC,28370-1495

GOODMON, JAMES FLETCHER
719 LAKESTONE DRIVE
RALEIGH,NC,27609

COA-2024-00033 - tree removal

Menu Help

File Date: [03/11/2024](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [remove 2 trees](#)

Application Name: [tree removal](#)

Address: [35 Laurel Rd ,Pinehurst, NC 28374](#)

Owner Name: [Joseph M Black Jr & Dorothy B Black](#)

Owner Address: [35 Laurel Rd ,Pinehurst, NC 28374](#)

Parcel No: [856209068047](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Dottie Black	A Southern Land...	Applicant		Active
	Dottie Black		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	Type of Work	Existing Use
	Description of Changes to the Structure		
	None	Alteration	Single Family Low Density
	Proposed Use	Includes Demolition?	Includes Tree Removal?
	Single Family Low Density	No	Yes
	COA Number	Conditions of COA (If Any)	
	-	-	

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

FRONT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION
Existing Material Existing Color Proposed Material Proposed Color

TRIM
Existing Material Existing Color Proposed Material Proposed Color

WINDOWS
Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY
Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION
Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR
Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS
Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR
Existing Material Existing Color Proposed Material Proposed Color

ROOF
Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS
Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH
Existing Material Existing Color Proposed Material Proposed Color

DECK
Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	03/11/2024	Kimberly Stepnoski
	Review for Completeness				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:		Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
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:



35 Laurel Rd
Pinehurst, North Carolina
Google Street View
Aug 2023 See more dates

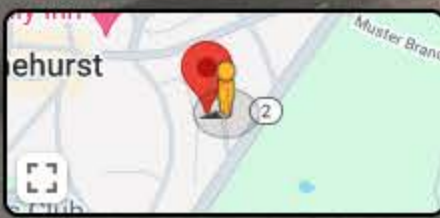




Exhibit A-2.3





COA-2024-00044 (100 RITTER RD. E)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a covered outdoor kitchen at 100 Ritter Road E. The property is identified as Moore County PID Number 00025850. The property owners are Robert and Nancy Gooding and the applicant is Cribbs Construction Company, LLC.

FROM:

mmandeville@vopnc.org

CC:

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

DATE OF MEMO:

4/17/2024

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ▣ EXHIBIT S-1
- ▣ Applicant exhibits A-1 through A-2



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Planning Supervisor
CC: Alex Cameron, Planning Director
 Pamela Graham, Planning Supervisor
 Maria Carpenter, Planner
 Shelby Grow, Administrative Specialist
Date: April 17, 2024
Subject: Major COA Request for 100 Ritter Road East

Applicant:	Cribbs Construction Company, LLC
Owners:	Robert and Nancy Gooding
Property Location:	100 Ritter Road East
Land Use:	Single Family Residential
PID#	00025850
COA#:	2024-00044

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the construction of a 14'4"x20' open outdoor kitchen located at 100 Ritter Road East, attached to an existing shop in the side yard of the residence. A new door leading to the outdoor kitchen will replace a window of the existing shop. The survey included in the applicant's exhibits shows the location of the addition. The property is further identified as Moore County PID Number 00025850. The structure was built in 1914 and is located on +/- 0.324 acres.

The application proposes to match the materials and design of the existing shop and the applicant has provided additional information in this regard (included in the applicant's exhibits).

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

Standards of Review

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 – Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.I.5 – New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details should not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
3. Section III.I.6 - Windows and doors in additions and accessory buildings should be similar to those in the existing primary structure in their proportions, spacing, and materials.
4. Section III.I.7 - The height of an accessory building must not be taller than the primary structure and must be smaller in scale than the primary structure.
5. Section III.I.8 – The foundation height of an addition or accessory building *should* align with that of the primary structure.
6. Section III.I.9 – Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
7. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed addition would feature materials, windows, doors, and colors compatible with the existing dwelling. The Commission will need to determine if the changes are compatible with the architectural character of the structure, congruous with the Historic District, and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 12, 2024

Dear Property Owner(s),

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

Thursday, April 25th, 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 construction of a covered outdoor kitchen at 100 Ritter Road E. The property is identified as Moore County PID Number 00025850. The property owners are Robert and Nancy Gooding 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.

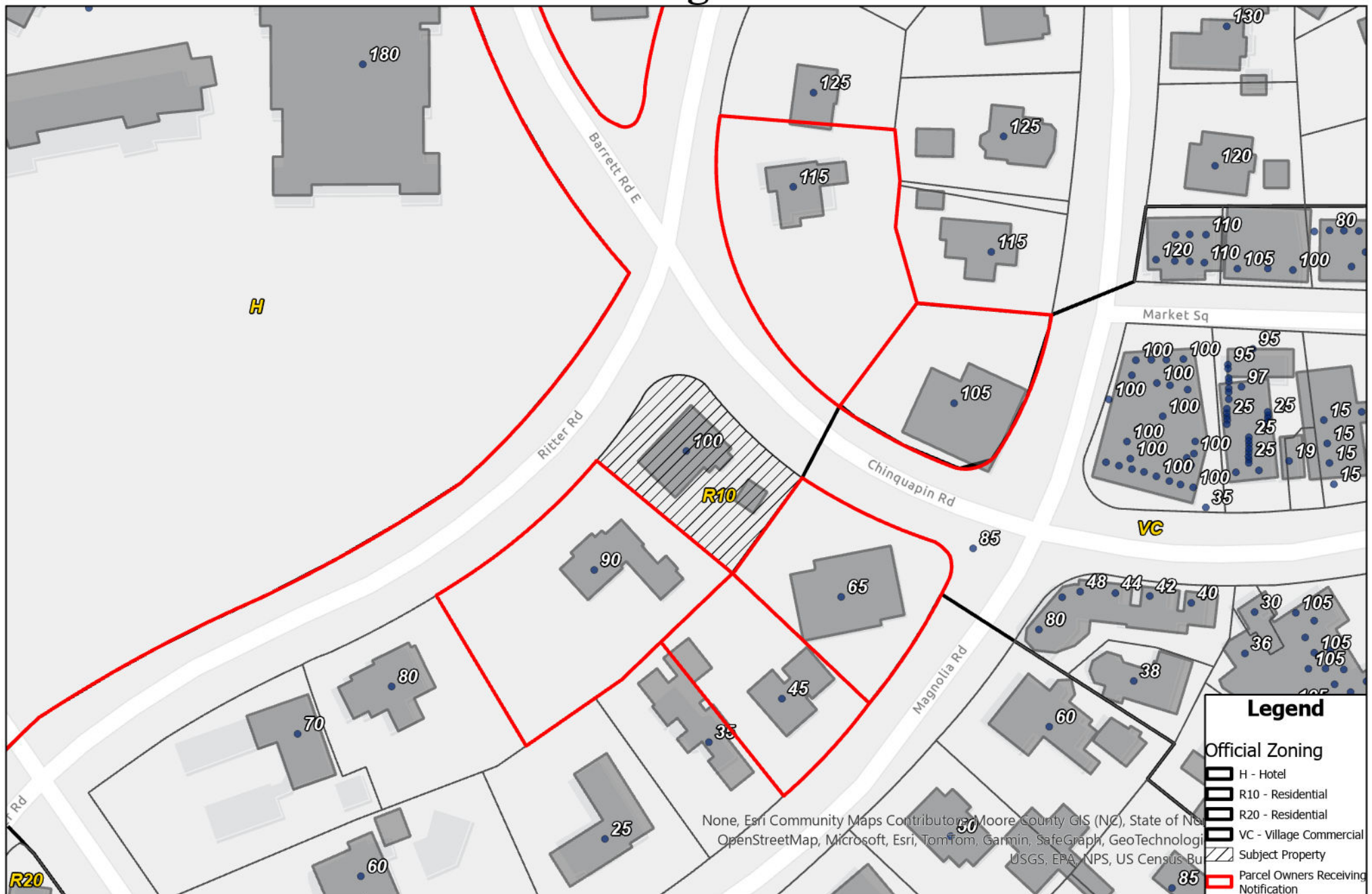
The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed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

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.
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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).

4/3/2024

April 25, 2024
Historic Preservation Commission
100 Ritter Road E. Major COA Request



WHITFIELD, LYNDA H
2802 SE DUNE DR., APT 1407
STUART,FL,34996

CASE, WILLIAM R
45 MAGNOLIA RD
PINEHURST,NC,28374

MOORE, RICHARD H
1917 LEWIS CIRCLE
RALEIGH,NC,27608

PINEHURST NO. VII, LLC
80 CAROLINA VISTA
PINEHURST,NC,28374

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

ADVANTAGE PG, INC
6312 KINARD RD
DURHAM,NC,27703

THOMPSON, JAMES W & THOMPSON, LYNNE C
211 FOALING ROUND LANE
CARTHAGE,NC,28327

COA-2024-00044 - Gooding Outdoor Kitchen

Menu Help

File Date: [03/27/2024](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Construction of a 14'4"x20' covered outdoor kitchen](#)

Application Name: [Gooding Outdoor Kitchen](#)

Address: [100 RITTER, PH, 28374](#)

Owner Name: [GOODING, ROBERT H & NANCY W](#)

Owner Address: [3417 HORSESHOE BEND, RALEIGH, NC 27613](#)

Parcel No: [00025850](#)

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

Description of Changes to the Structure	Type of Work	Existing Use
constructing a covered patio to house new outdoor kitchen which will be attached to the existing detached shop	Addition	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	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
-------------------	----------------	-------------------	----------------

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
Asphalt Shingles	Peppermill Gray Asphalt Shingles	Peppermill 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
n/a	n/a	Stamped Concrete	Gray
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	04/01/2024	Kimberly Stepnoski
	Review for Completeness				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
-------------------	------	----------------	--------	------------	----------	-----------

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	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:

I, STEPHEN R. SHEFFIELD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.10'
3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
4. DATES OF SURVEY: DT03-18-2024
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: NC CORS
7. GEOID MODEL: NCGS 2012B
8. COMBINED GRID FACTOR: 0.999827728
9. UNITS: US SURVEY FEET; HZ. GRND. DISTANCES.

I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

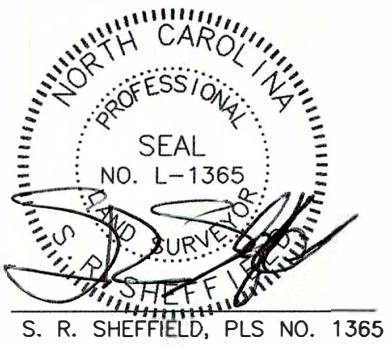
Further:

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

REFERENCE:
DEED BOOK 2073, PAGE 48
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

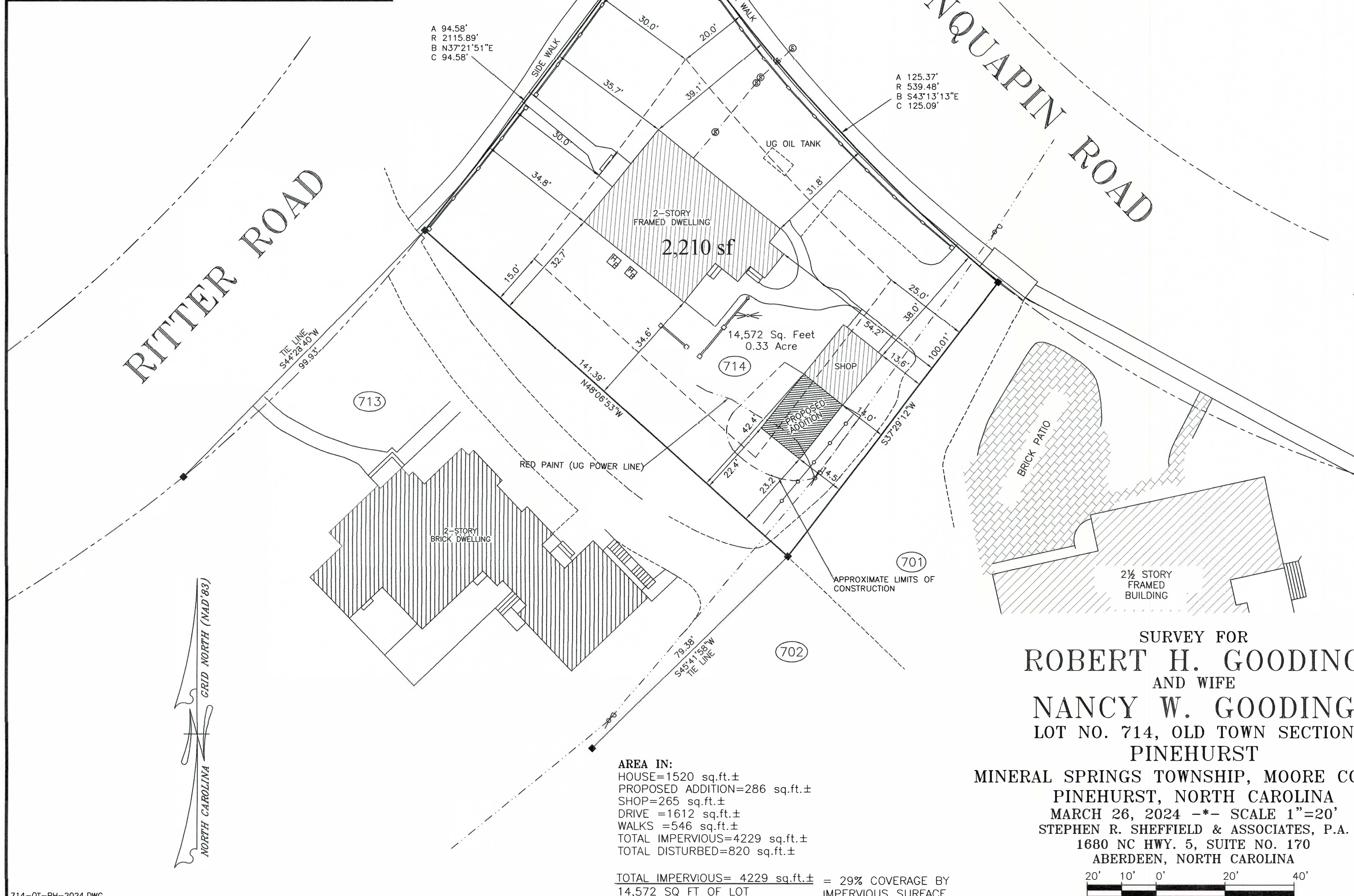
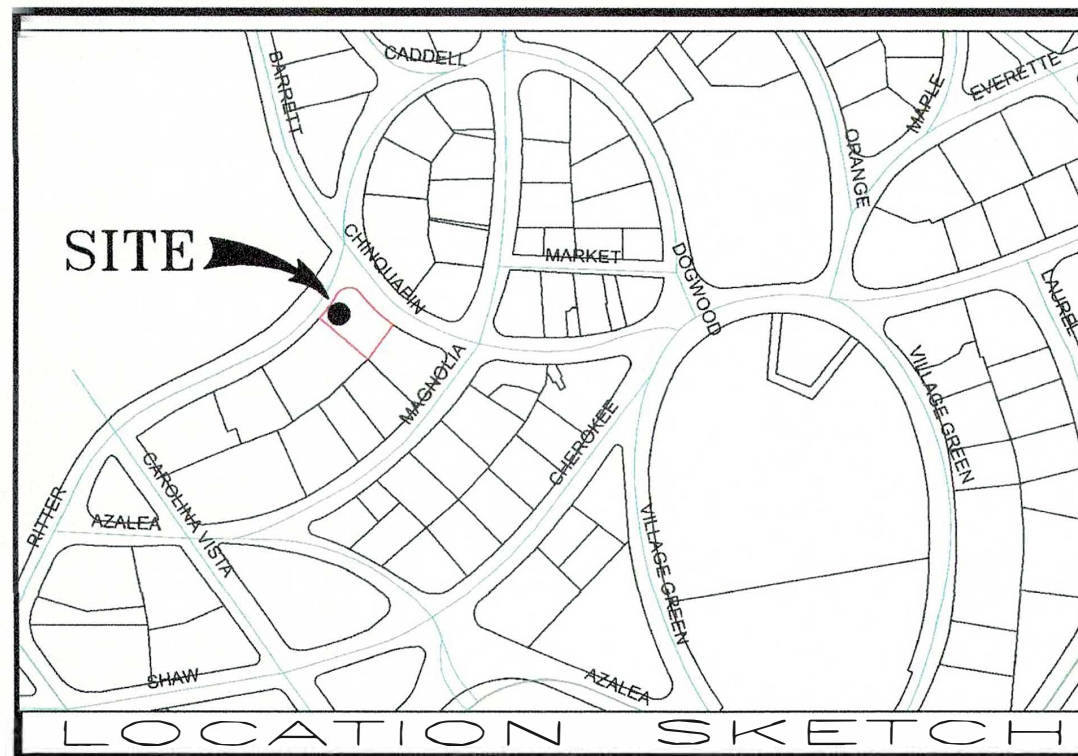
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987



DATE: MARCH 26, 2024

- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - ~ = SQUARE FOOTAGE
 - ⊙ = UTILITY POLE
 - ⊞ = WATER METER
 - ⊗ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - ⊞ = CATCH BASIN
 - ⊞ = SANITARY SEWER MANHOLE
 - ▲ = POWER SERVICE STUB
 - ⊞ = SEWER SERVICE STUB
 - ⊞ = TELEPHONE SERVICE STUB
 - ⊞ = CABLE TV SERVICE STUB
 - = FENCE
 - sf · sf · sf · sf · sf · sf - = SILT FENCE
 - ⊞ = AREA LIGHT



SURVEY FOR
ROBERT H. GOODING
AND WIFE
NANCY W. GOODING
LOT NO. 714, OLD TOWN SECTION
PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MARCH 26, 2024 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA



AREA IN:
HOUSE=1520 sq.ft.±
PROPOSED ADDITION=286 sq.ft.±
SHOP=265 sq.ft.±
DRIVE =1612 sq.ft.±
WALKS =546 sq.ft.±
TOTAL IMPERVIOUS=4229 sq.ft.±
TOTAL DISTURBED=820 sq.ft.±

TOTAL IMPERVIOUS= 4229 sq.ft.± = 29% COVERAGE BY
14,572 SQ FT OF LOT IMPERVIOUS SURFACE

SITE

LOCATION SKETCH

I, STEPHEN R. SHEFFIELD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.10'
3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
4. DATES OF SURVEY: DT03-18-2024
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: NC CORRS
7. GEOID MODEL: NCOS 2012B
8. COMBINED GRID FACTOR: 0.999827728
9. UNITS: US SURVEY FEET; HZ. GRND. DISTANCES.

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

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

REFERENCE:
DEED BOOK 2073, PAGE 48
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1887

S. R. SHEFFIELD, PLS NO. 1365

DATE: MARCH 20, 2024

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY

S. R. SHEFFIELD, PLS NO. 1365, ON

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

UNLESS OTHERWISE DENOTED,

- = EXISTING IRON STAKE
- = EXISTING CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = SET IRON STAKE
- = SQUARE FOOTAGE
- = UTILITY POLE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = CATCH BASIN
- = SANITARY SEWER MANHOLE
- = POWER SERVICE STUB
- = SEWER SERVICE STUB
- = TELEPHONE SERVICE STUB
- = CABLE TV SERVICE STUB
- = FENCE
- = SILT FENCE

SURVEY FOR
ROBERT H. GOODING
AND WIFE
NANCY W. GOODING
LOT NO. 714, OLD TOWN SECTION
PINEHURST

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MARCH 20, 2024 +/- SCALE 1"=15'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

20' 10' 0' 20' 40'

PRE CONSTRUCTION
AREA IN:
HOUSE=1520 sq.ft.±
SHOP=265 sq.ft.±
DRIVE =1612 sq.ft.±
WALKS =546 sq.ft.±
TOTAL IMPERVIOUS=3943 sq.ft.±
TOTAL DISTURBED=XX sq.ft.±

TOTAL IMPERVIOUS= 3943 sq.ft.±
14,572 SQ FT OF LOT

= 27% COVERAGE BY
IMPERVIOUS SURFACE

Total Square footage of Home is 2,210 sf

POST CONSTRUCTION
AREA IN:
HOUSE=1520 sq.ft.±
SHOP=265 sq.ft.±
DRIVE =1612 sq.ft.±
WALKS =546 sq.ft.±
TOTAL IMPERVIOUS=3943 sq.ft.±
TOTAL DISTURBED=XX sq.ft.±

TOTAL IMPERVIOUS= 3943 sq.ft.±
14,572 SQ FT OF LOT

= 27% COVERAGE BY
IMPERVIOUS SURFACE

New Covered Patio=287 sq.ft.±

NEW TOTAL IMPERVIOUS= 4230 sq.ft.±
14,572 SQ FT OF LOT

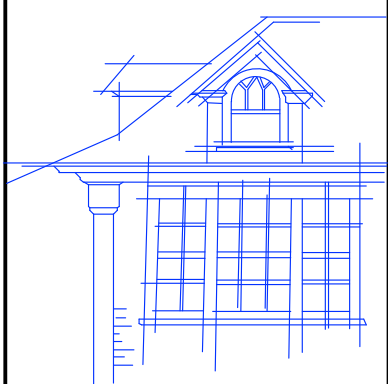
= 29% COVERAGE BY
IMPERVIOUS SURFACE

Exhibit A-2.2

MARCH 20, 2024

AREA LIGHT

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DAVID
NICHOLS
.DESIGN

E-Mail: David@davidnichols.design

David A. Nichols
Anderson Nichols Design
1744 NC Hwy 5
Suite C
Aberdeen, NC 28315
910-215-9901

Anderson Nichols Design and/or David A. Nichols assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to perform the following before beginning actual construction:
1) Builder or contractor must verify All Dimensions prior to proceeding with construction.

2) Contractor must verify compliance with all local building codes in the area where the home is to be constructed.
3) Plans indicate locations only; engineering aspects should incorporate actual site conditions.

Caution must be exercised in making any changes in this plan. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt modifications, as even minor changes in one area of the house could lead to major problems in another area. The designers have made every attempt to ensure that these drawings meet or exceed all state and local codes.

Drawings and Specifications as instruments of service are and shall remain the property of Nichols Design, whether the project for which they are intended is executed or not and may not be used on other projects or extensions of this project except by written agreement with the designer.

Design Date	Revision	Project ID	Drawing Code	Gooding Addition	Project No
3/25/24	Revision		WVDS 2024		03/25/2024
Designed By	Drawn By	Checked By	Reviewed By	Submitted By	Project No
David Nichols	D. Nichols	R. Cribbs	Gooding	Anderson Nichols Design	
				Russ Cribbs	

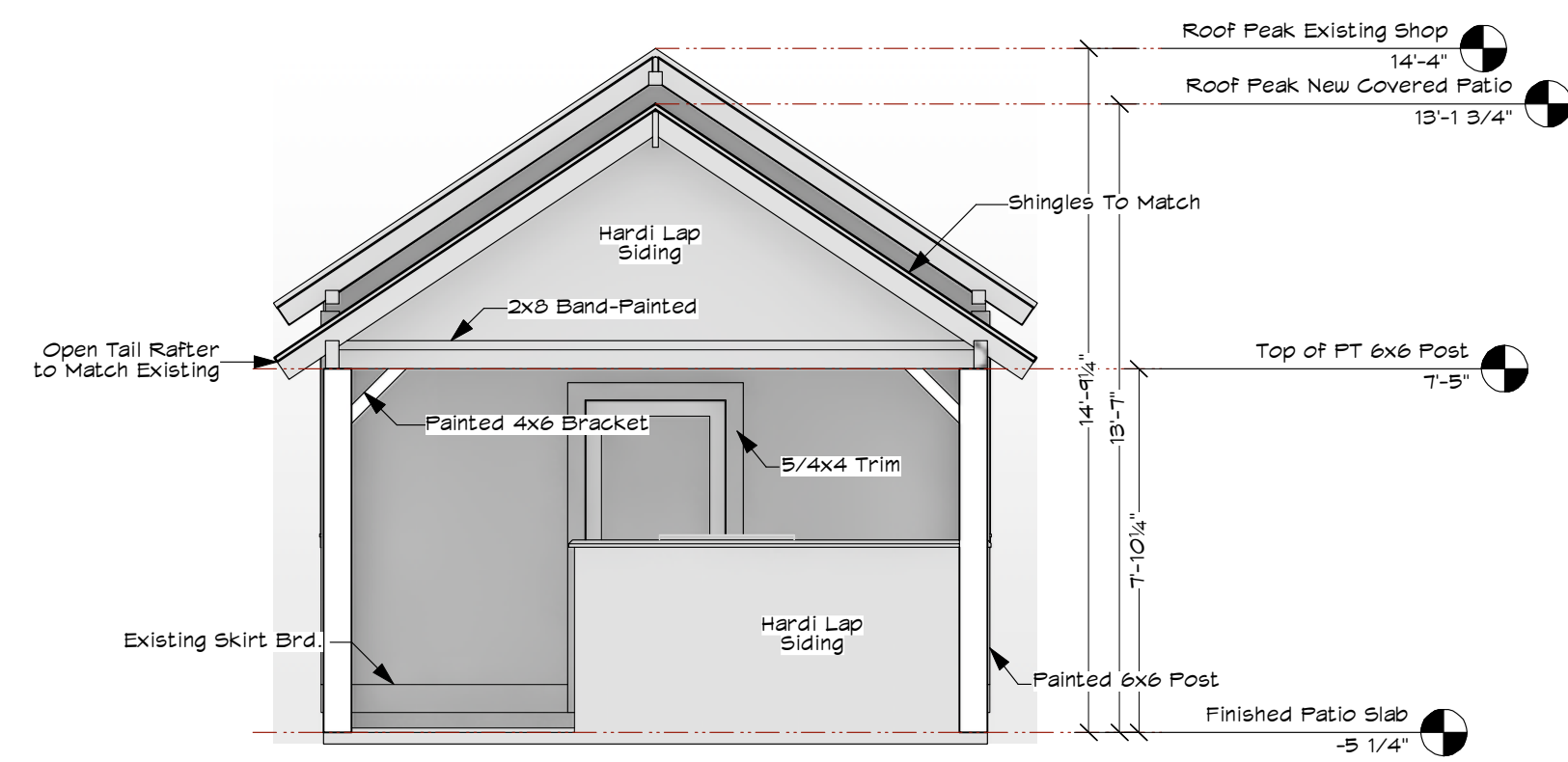
Design Firm	Consultant
David Nichols Design 115 Lazar Ln Southern Pines, NC 28387 910-315-9901	Russ Cribbs Cribbs Construction Co.

Project Title	Sheet Title
Lot No. 714, Old Town Section Pinehurst Mineral Springs TWSF, Moore Co. Pinehurst, NC	Proposed Site Plan - Lot Data Addition Location - Legend Impervious Data -

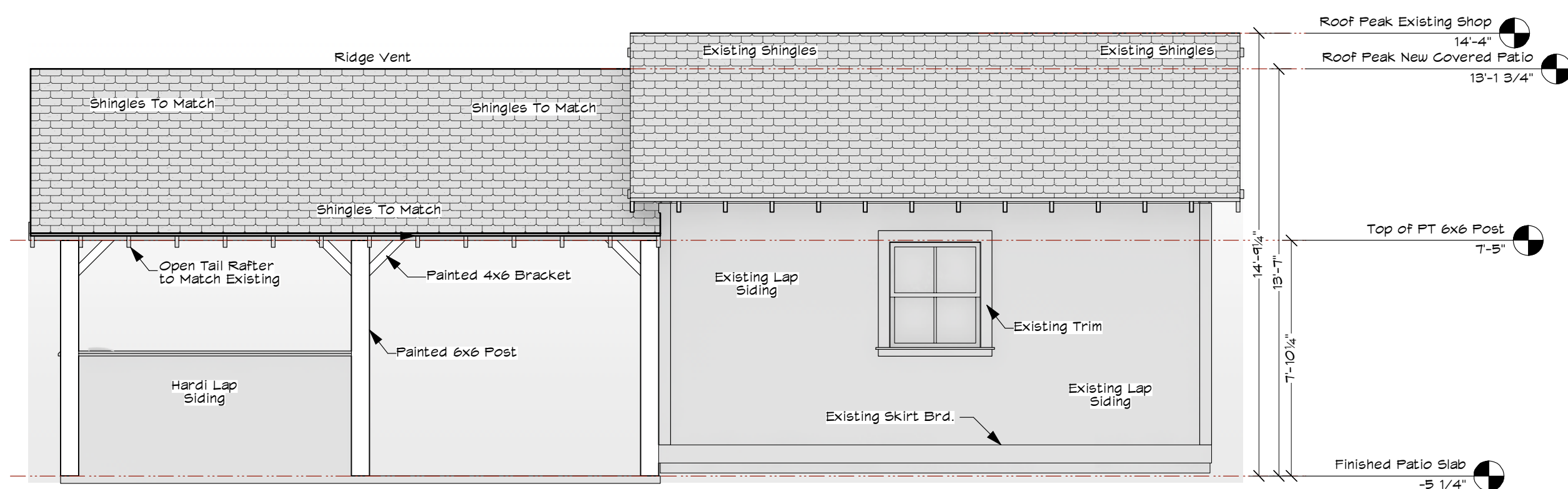
Scale	1"=15' - 0"
Sheet No.	C-1.1

of
2

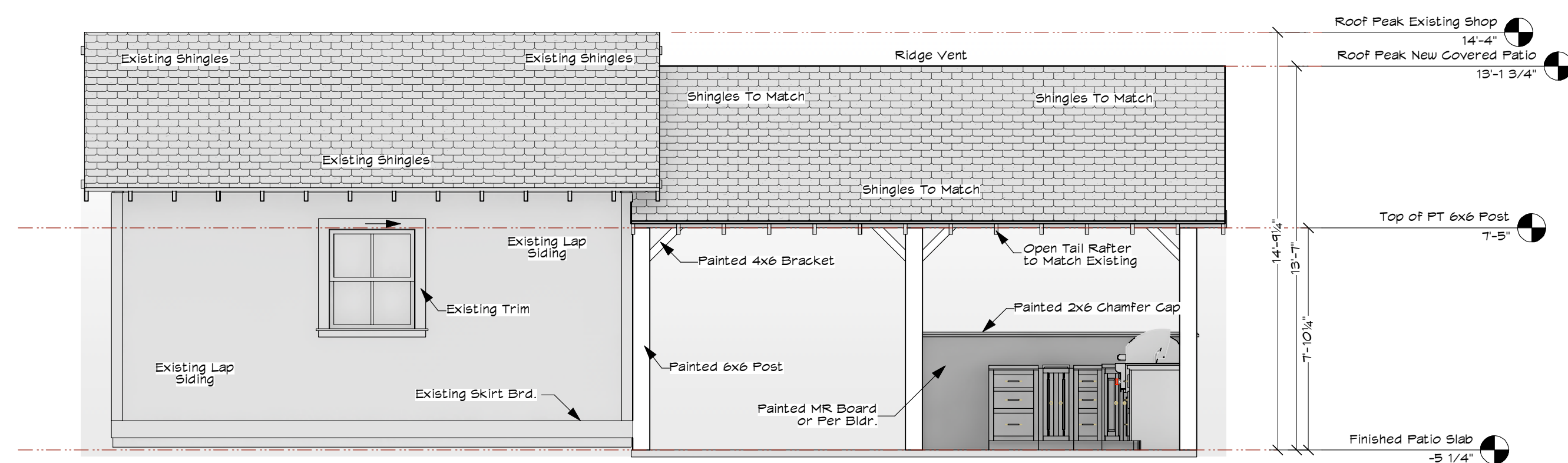




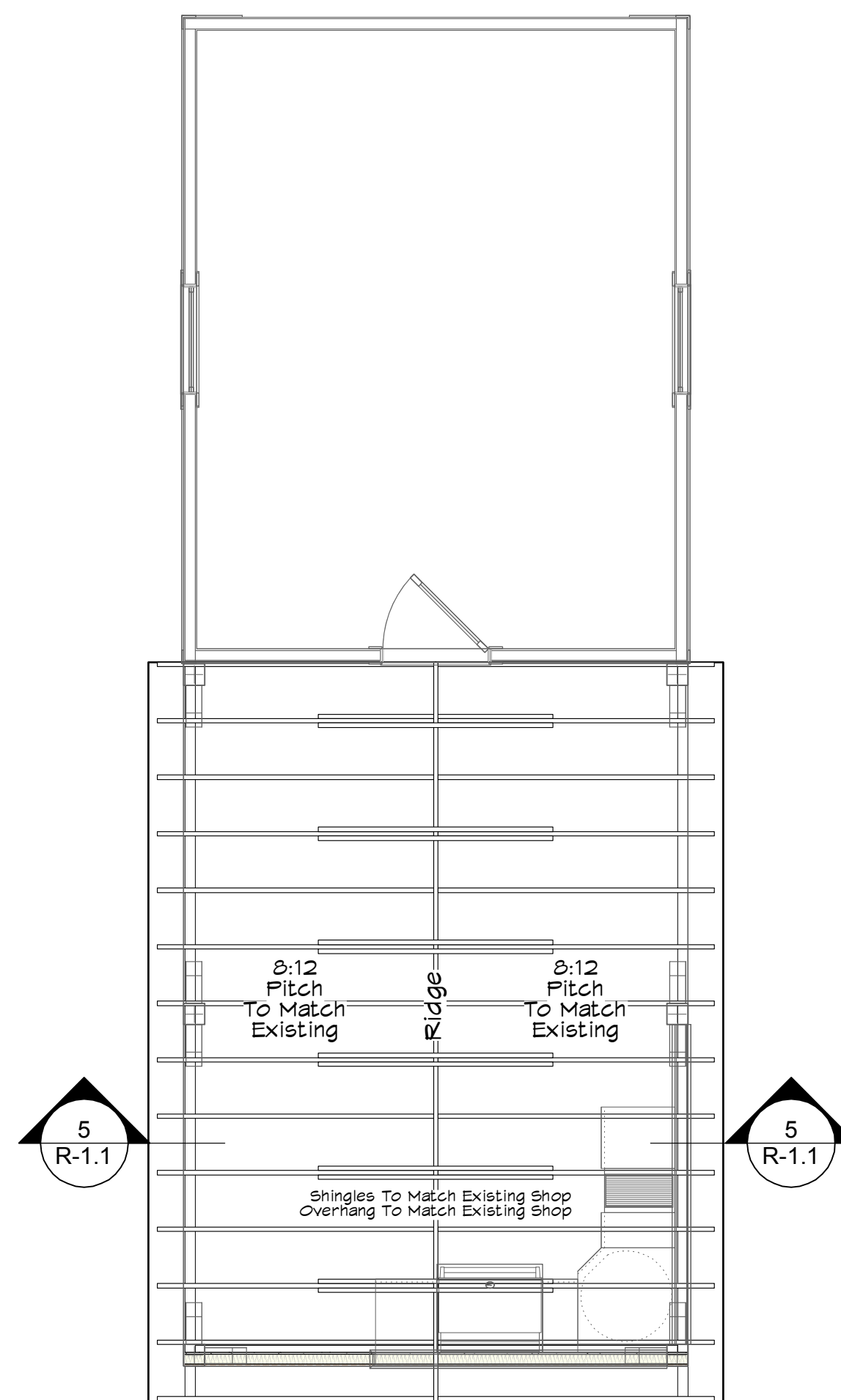
6	SOUTH WEST ELEVATION
R-1.1	Scale: 1/4" = 1'-0"



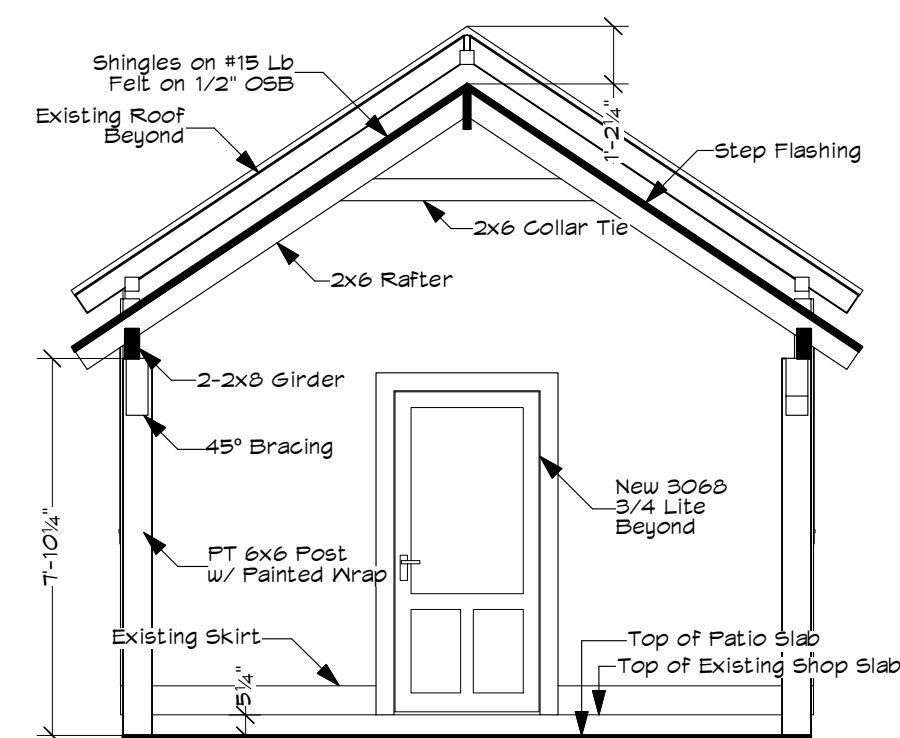
7	SOUTH EAST ELEVATION
R-1.1	Scale: 1/4" = 1'-0"



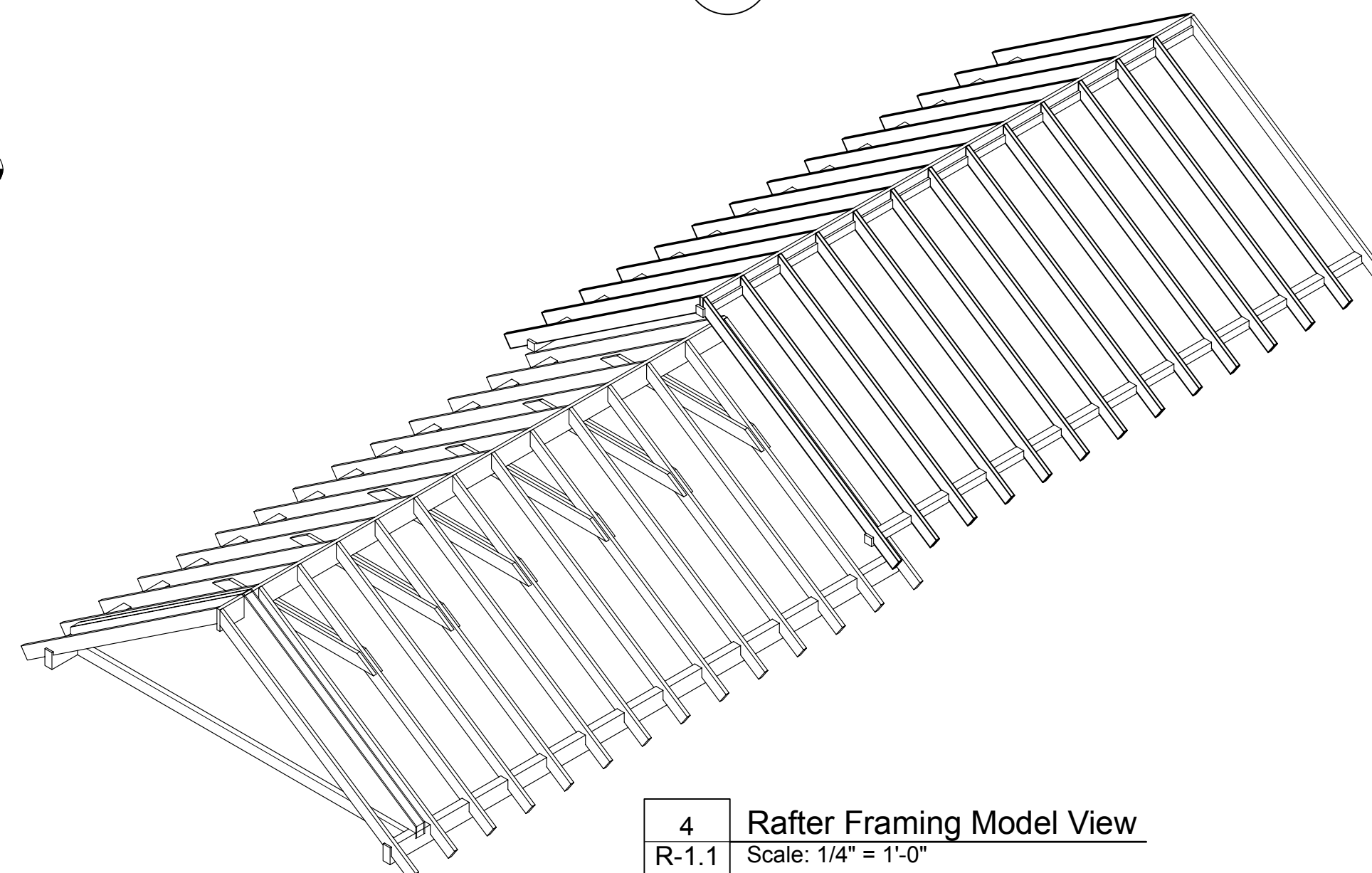
8	NORTH WEST ELEVATION
R-1.1	Scale: 1/4" = 1'-0"



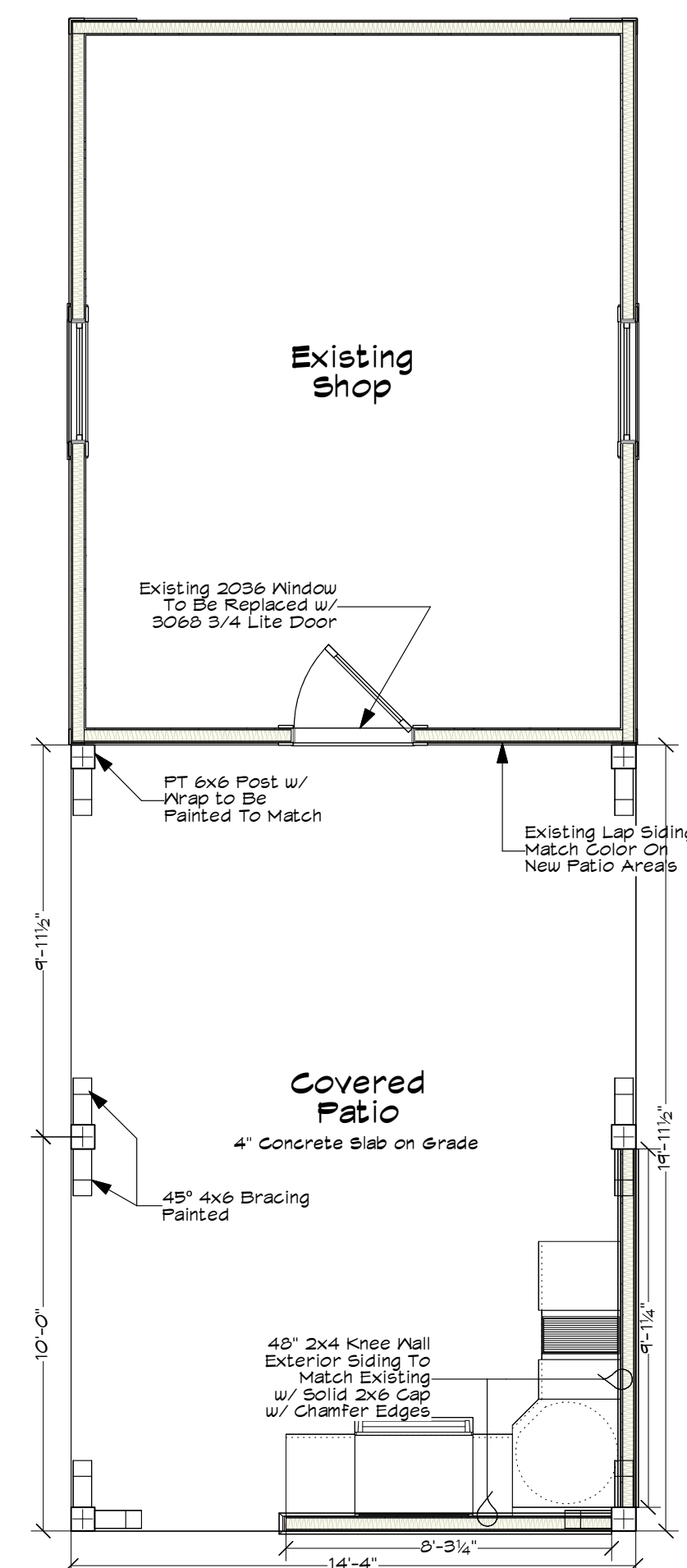
3	Roof Plan
R-1.1	Scale: 1/4" = 1'-0"



5 Roof Section
Scale: 1/4" = 1'-0"

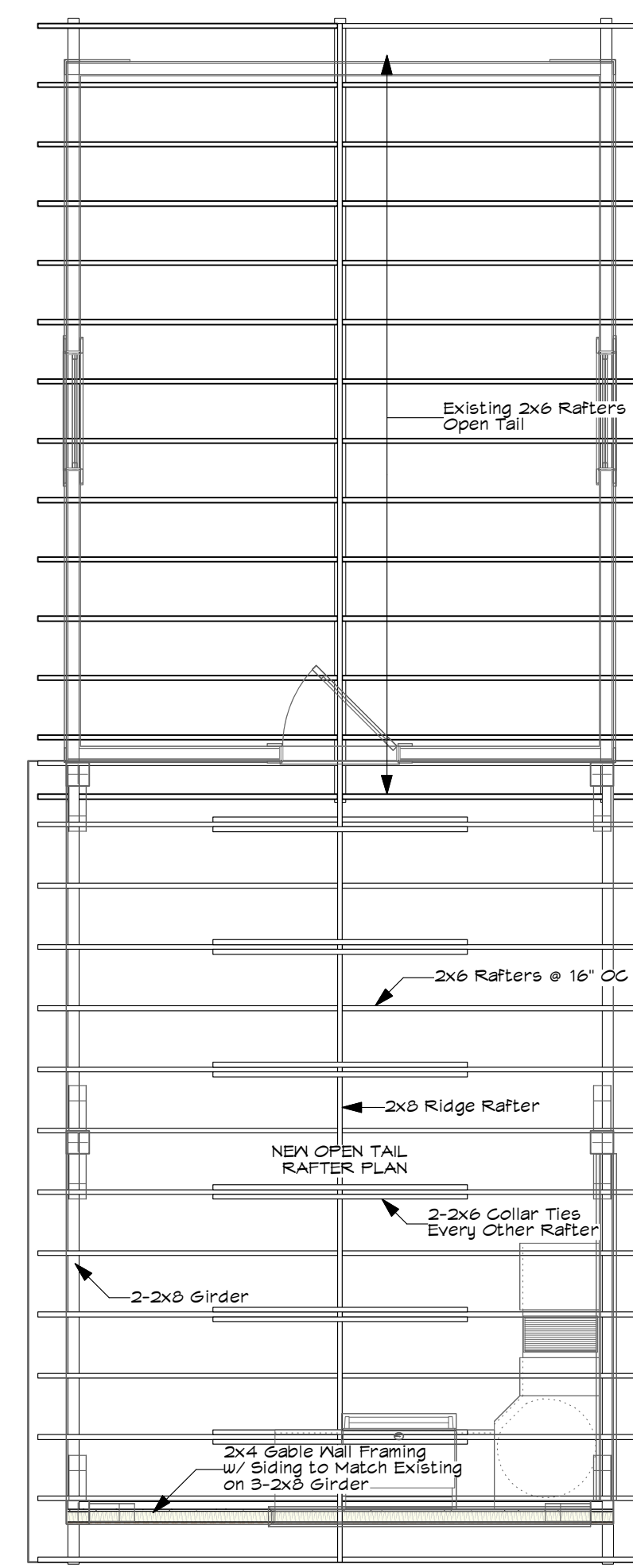


4	Rafter Framing Model View
R-1.1	Scale: 1/4" = 1'-0"



Patio Slab 287.00 Sq. Ft.

1	Foundation - Covered Patio
R-1.1	Scale: 1/4" = 1'-0"



2	Roof Framing Plan
R-1.1	Scale: 1/4" = 1'-0"



Exhibit A-2.4





Exhibit A-2.6



Exhibit A-2.7



Exhibit A-2.8

From: [Lynn Cribbs](#)
To: [Michael Mandeville](#)
Subject: Re: 100 Ritter Pinehurst Outdoor kitchen
Date: Friday, April 5, 2024 10:30:08 AM
Attachments: [Gooding Addition C-1-1 vop sf.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Site plan with notes attached.

Lynn R. Cribbs
Cribbs Construction Company
910-528-2500

On Fri, Apr 5, 2024 at 9:26 AM Michael Mandeville <mmandeville@vopnc.org> wrote:

Ok that works for me. Just so there's no confusion for the board when they review, could you make a note on these site plans indicating the floor area of 2210 sq ft.?

From: Lynn Cribbs <lynncribbs3@gmail.com>
Sent: Thursday, April 4, 2024 3:11 PM
To: Michael Mandeville <mmandeville@vopnc.org>
Subject: Re: 100 Ritter Pinehurst Outdoor kitchen

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That number reflects the impervious area percentage which only allots for the footprint of the house which is 1520 sf and does not include the 2nd floor. Changing that number messes up the impervious percentage. Please let me know if you have any other questions.

Thanks!

Lynn R. Cribbs
Cribbs Construction Company
910-528-2500

On Thu, Apr 4, 2024 at 3:06 PM Michael Mandeville <mmandeville@vopnc.org> wrote:

That looks great, but there's a dimensional table on the site plan and C-1-1 that still reflects 1520 sq ft. Could you update those to the 2210 sq ft and send them to me? I will be out of my office for the rest of the afternoon due to a meeting but will be back in first thing tomorrow morning.

Thanks,

Michael

From: Lynn Cribbs <lynncribbs3@gmail.com>
Sent: Thursday, April 4, 2024 2:33 PM
To: Michael Mandeville <mmandeville@vopnc.org>
Subject: Re: 100 Ritter Pinehurst Outdoor kitchen

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Here you go!

Lynn R. Cribbs

Cribbs Construction Company

910-528-2500

On Thu, Apr 4, 2024 at 1:04 PM Michael Mandeville <mmandeville@vopnc.org> wrote:

Great! That's what I was looking for. Could you please update the site plans to reflect this number and send them to me?

From: Lynn Cribbs <lynncribbs3@gmail.com>
Sent: Thursday, April 4, 2024 12:29 PM

Exhibit A-2.10

To: Michael Mandeville <mmandeville@vopnc.org>

Subject: Re: 100 Ritter Pinehurst Outdoor kitchen

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The total square footage of the house shows 2,210. Sorry for the confusion on that - I think I inadvertently put the footprint square footage on the application instead of the total.

Let me know if this helps and if you need anything further.

I should have read your request more carefully instead and sending you all the impervious info!

Thanks!

On Thu, Apr 4, 2024, 12:14 PM Lynn Cribbs <lynncribbs3@gmail.com> wrote:

Here are some photos of the current detached storage shed. The photo with the red door is the front of the structure and the 1st photo showing the fence is the back of the shed where the new covered patio will go.

The roof color and material will be the same as the house and current detached shed. Any siding will be Hardie lap siding which is also the same as the house and shed. The color of siding and trim will be white, the same as the house and shed. The proposed patio does not have a foundation, so no masonry will be needed for that.

I think we need to have a phone conversation to clear up the square footage concern. I am a little confused about what you want.

On Wed, Apr 3, 2024, 1:55 PM Michael Mandeville <mmandeville@vopnc.org> wrote:

|

Good afternoon,

I am working on the COA application for 100 Ritter Pinehurst. I have a few requests for your application. I need to see what types of materials that will be used....roofing, paint, trim, masonry, colors, etc. The board will want to know what it will look like and if it matches the primary structure. I also would like some pictures of the current lot before construction. Thank you and I'm looking forward to working with you.

Michael

Michael Mandeville
Senior Planner
Village of Pinehurst
395 Magnolia Rd., Pinehurst, NC 28374
910-295-8659 ☐ mmandeville@vopnc.org ☐ www.vopnc.org

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, Improvement.

Pursuant to North Carolina General Statutes, Chapter 132, et.seq., this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to requests for review.