



**Historic Preservation Commission
Agenda for Regular Meeting of December 19, 2024
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. 11-21-2024 HPC Regular Meeting Minutes

3. Public Hearing

- A. COA-2024-00156 (190 Saville Row)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the installation of an in-ground pool at 190 Saville Row. The property is identified as Moore County PID Number 20200544. The property owners are Jeffrey Carroll and Elizabeth Lukes and the applicant is Jeffrey Tucker.

- B. COA-2024-00158 (5 McIntyre Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for additions at 5 McIntyre Rd. The property is identified as Moore County PID Number 00020793. The property owner is Tater Barn Tavern and Cigar Bar, LLC and the applicant is Enrique Artiga of Artiga Design.

4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 11/15/2024 - 12/12/2024
5. Next Meeting Date
 - A. 01-23-2025 HPC Regular Meeting

6. Motion to Adjourn

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



11-21-2024 HPC Regular Meeting Minutes

ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 12/09/2024

MEMO DETAILS

ATTACHMENTS

1. 11-21-24 HPC Draft Minutes - Copy



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, November 21st, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis, Vice Chair
Angelique Fabiani
Joe Iverson
Justin Bramlage

Members Absent:

David Herring

Staff Present:

Michael Mandeville, Senior Planner
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist

Approximately 1 member of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:01 PM. Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff.

II. Approval of Minutes

A. 10-24-2024 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the October 24th, 2024, Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 5-0.

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

III. Public Hearing

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

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

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

A. COA-2024-00150 (150 Linden Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of roofing with a different material and style, replace three (3) windows, replace eave fascia with the new hardie fascia, and the replacement of the gutter system at 105 Beulah Hill Rd N. The property is identified as Moore County PID Number 00024434. The property owner and applicant is Breen Condon

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

Mr. Vincent thanked Mr. Mandeville for his presentation.

The Commission members did not have questions for Staff.

Mr. Condon, the homeowner, and Mr. Donnee the contractor, were sworn into the Public Hearing.

Mr. Donnee made the clarification the windows that will be replaced are constructed of steel clad not wood.

Ms. Fabiani asked the applicant why he was requesting to use architectural asphalt shingles instead of replacing with the original material, slate. Mr. Condon explained that due to the amount of damage, the roof is not repairable and must be replaced. The decision for asphalt shingles to be used is due to the cost of slate. Mr. Donnee asked to show a picture of the slate beside the sample of shingles. Mr. Mandeville entered the additional picture into the record.

Ms. Mathis asked if synthetic slate was an option. Mr. Donnee explained he provided Mr. Condon several options, however the synthetic slate is just as costly as real slate.

Mr. Vincent asked for a sample of the proposed shingle. Mr. Vincent asked Mr. Donnee, in his professional opinion, if the proposed shingle is the the closest color match to the original slate. Mr. Donnee confirmed it was the best match. Mr. Donnee expressed he had been with the company for 15 years and advised with the amount of extensive damage and the cost to replace slate, the asphalt shingle is the better decision for Mr. Condon.

Ms. Fabiani asked Mr. Donnee if he had ever replaced a slate roof. Mr. Donnee confirmed he had replaced slate roofs. Ms. Fabiani asked Mr. Donnee if he

recommends replacing slate roofs with architecture shingles. Mr. Donnee explained it depends on the individual's budget.

Mr. Vincent asked if the Commission had further questions for the applicant or Mr. Donnee.

Mr. Vincent asked if anyone present in the audience would like to make comments.

The Commission began deliberation. Mr. Bramlage expressed his opinion of wanting to keep the integrity of the slate however feels the asphalt shingles would not be incongruous with the historic district. Ms. Mathis advised there is always the possibility at some point in the future someone could go back to slate, but understands due to the damage the roof needs to be replaced immediately. Ms. Fabiani expressed her understanding of the reason to use the asphalt shingles and does not think the change will be incongruous. Mr. Vincent reiterated the mission statement of the Historic Preservation Committee.

Mr. Bramlage moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00150) and find the proposed Major Work at 105 Beulah Hill Rd N. 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. Iverson. The motion approved by a vote of 5-0.

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

IV. Regular Business

A. Approval of the 2025 HPC Meeting Schedule

Mr. Iverson moved to approve the 2025 HPC Meeting Schedule. Seconded by Ms. Mathis. Approved by a vote of 5-0.

V. Next Meeting Date

A. 12-19-2024 Regular Meeting

VI. Motion to Adjourn

Ms. Fabiani moved to adjourn the Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 5-0 at 4:31 PM.

Respectfully Submitted,

Jeanann Dawson
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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

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

Values: Service, Initiative, Teamwork, and Improvement.



COA-2024-00156 (190 Saville Row)

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 installation of an in-ground pool at 190 Saville Row. The property is identified as Moore County PID Number 20200544. The property owners are Jeffrey Carroll and Elizabeth Lukes and the applicant is Jeffrey Tucker.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 12/11/2024

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Senior Planner
 Maria Klein, Senior Planner
CC: Jeanann Dawson, Administrative Specialist
Date: December 19, 2024
Subject: Major COA Request for 190 Saville Row

Applicant:	Jeffrey L. Tucker
Owners:	Jeffrey P. Carroll and Elizabeth M. Lukes
Property Location:	190 Saville Row
Land Use:	Single Family Residential
PID#	20200544
COA#:	2024-00156

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of an in-ground swimming pool in the rear yard at 190 Saville Row. The property is further identified as Moore County PID Number 20200544. The existing structure was built in 2021, and the property is +/- 0.97 acres in size.

The applicant is proposing to construct an in-ground swimming pool with a surrounding stone paver patio and 4' black wrought iron fencing in the rear yard.

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, installation of in ground swimming pools is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

VII. SITE FEATURES

A. FENCES AND WALLS

1. SECTION VII.A.9 – Metal fences should be painted to resemble wrought iron.
2. SECTION VII.A.14 - Rear and side yard fences must not be taller than six (6) feet in height.

D. SWIMMING POOLS

1. SECTION VII.D.1 - In-ground swimming pools, hot tubs and spas must be located in the rear yard and must not be visible from the street.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The fencing does meet the Standards and could be approved by Staff. The Commission will need to determine if the in ground pool and fence is congruous with the Historic District and if they meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

December 4, 2024

Dear Property Owner(s),

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

Thursday, December 19th, 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 installation of an in-ground pool at 190 Saville Row. The property is identified as Moore County PID Number 20200544. The property owners are Jeffrey Carroll and Elizabeth Lukes and the applicant is Jeffrey Tucker.

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://pinehurstnc.portal.civicclerk.com/>.

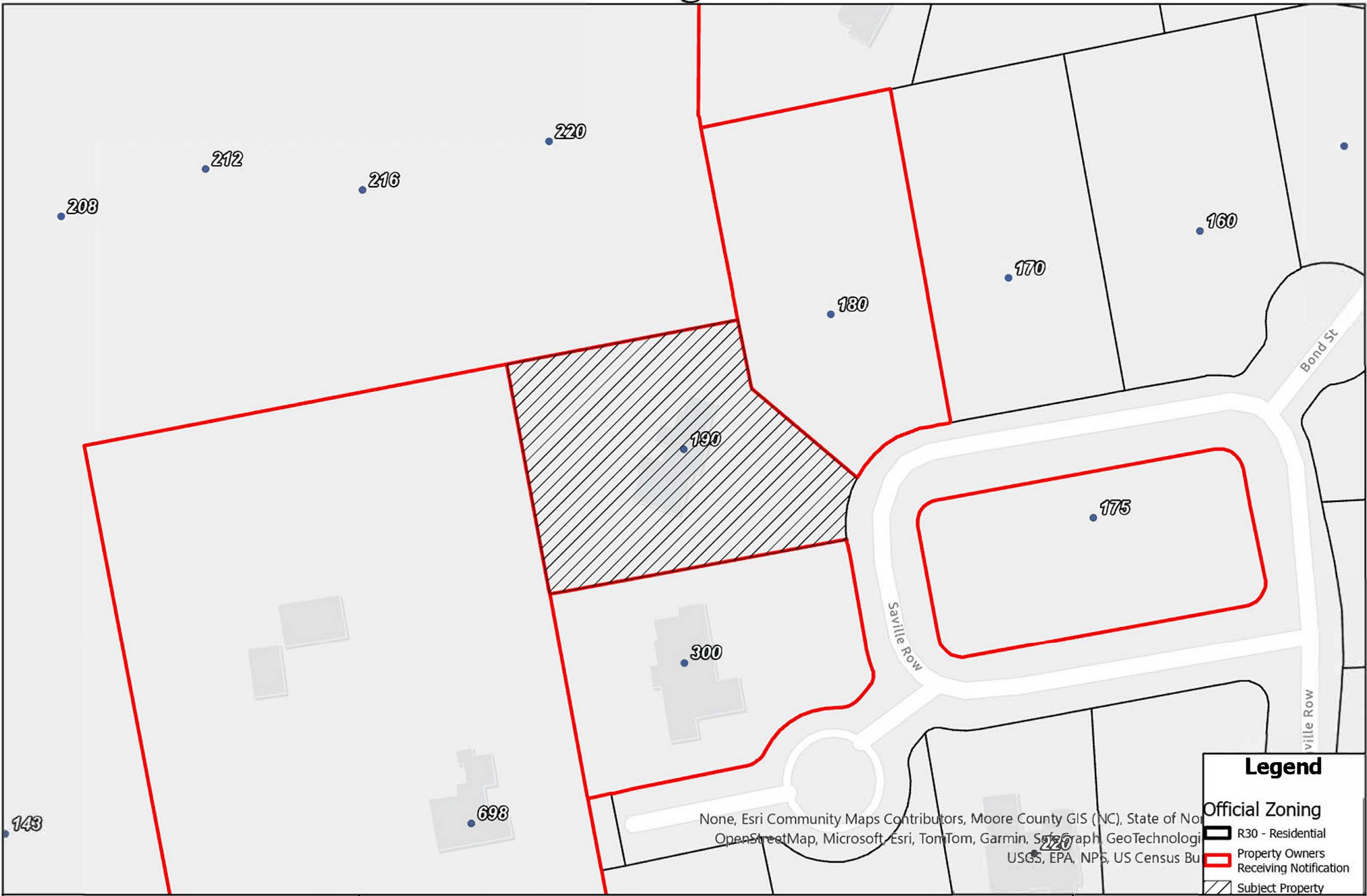
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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



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).

12/13/2024

December 19, 2024
Historic Preservation Commission
190 Saville Row COA Request



THOMPSON, STEVE CURTIS II &
698 LINDEN RD
PINEHURST,NC,28374

AEP PINEWILD HOLDING, LLC
PO BOX 3369
PINEHURST,NC,28374

LINDEN CLOS, LLC
75 MCCASKILL RD W
PINEHURST,NC,28374

HAINLINE, MARK R
300 NOTTINGHILL GATE
PINEHURST,NC,28374

JUDD, JOANIE
135 LAKE FOREST DRIVE
PINEHURST,NC,28374

COA-2024-00156 - Carroll Pool

Exhibit A-1.1

Menu Help

File Date: [11/14/2024](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [14x21 in ground fiberglass pool](#)

Application Name: [Carroll Pool](#)

Address: [190 SAVILLE ROW PH 28374](#)

Owner Name: [CARROLL, JEFFREY P](#)

Owner Address: [9100 STRATFORD XING, BROOKLYN PARK, MN 55443](#)

Parcel No: [20200544](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Jeffrey L Tucker		Applicant	Business, 965 Old US H...	Active
	Jeffrey L Tucker		Applicant	Business, 965 Old US H...	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
	single family home	New	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
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	11/15/2024	Kimberly Stepnoski

Task	Assigned To	Status	Status Date	Action By
Review for Completeness		Application ...	12/10/2024	Michael Mandeville
Review Distribution		In Review	12/10/2024	Michael Mandeville
Historic Review		Approved	12/10/2024	Michael Mandeville
Planning Review		Approved	12/10/2024	Michael Mandeville
Review Consolidation		Review Complete	12/10/2024	Michael Mandeville
HPC Public Hearing Notice		HPC Hearing ...	12/10/2024	Michael Mandeville
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
	12lindenclos-siteplan.pdf	PLN_HIST	Site Plan	site plan	application/pdf	Uploaded	11/14/2024
	FG_0001s_0003_Aruba-sp...	PLN_HIST	Photo	pool drawing	image/jpeg	Uploaded	11/14/2024
	IMG_4973.jpg	PLN_HIST	Photo	yard photo	image/jpeg	Uploaded	11/14/2024
	IMG_4974.jpg	PLN_HIST	Photo	pavers example	image/jpeg	Uploaded	11/14/2024
	IMG_4975.jpg	PLN_HIST	Photo	yard photo	image/jpeg	Uploaded	11/14/2024
	Jeff Carroll Landscape...	PLN_HIST	Other	landscape plan	application/pdf	Uploaded	11/14/2024
	Your application COA-1...	PLN	Email		application/octet-s...	Uploaded	11/15/2024
	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:

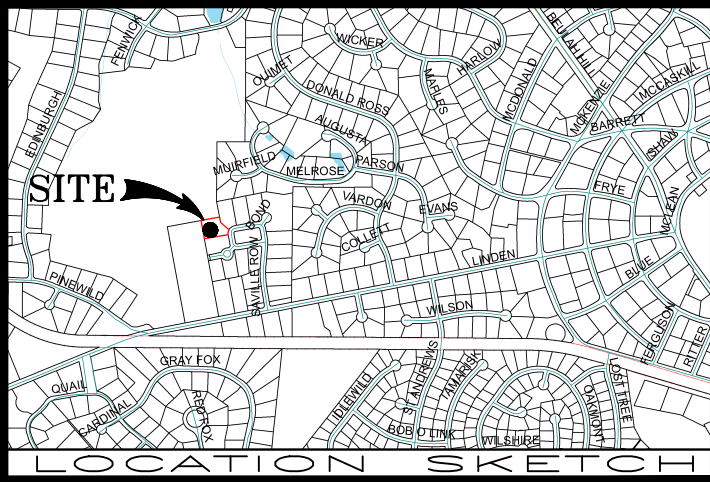


Exhibit A-1.4

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.

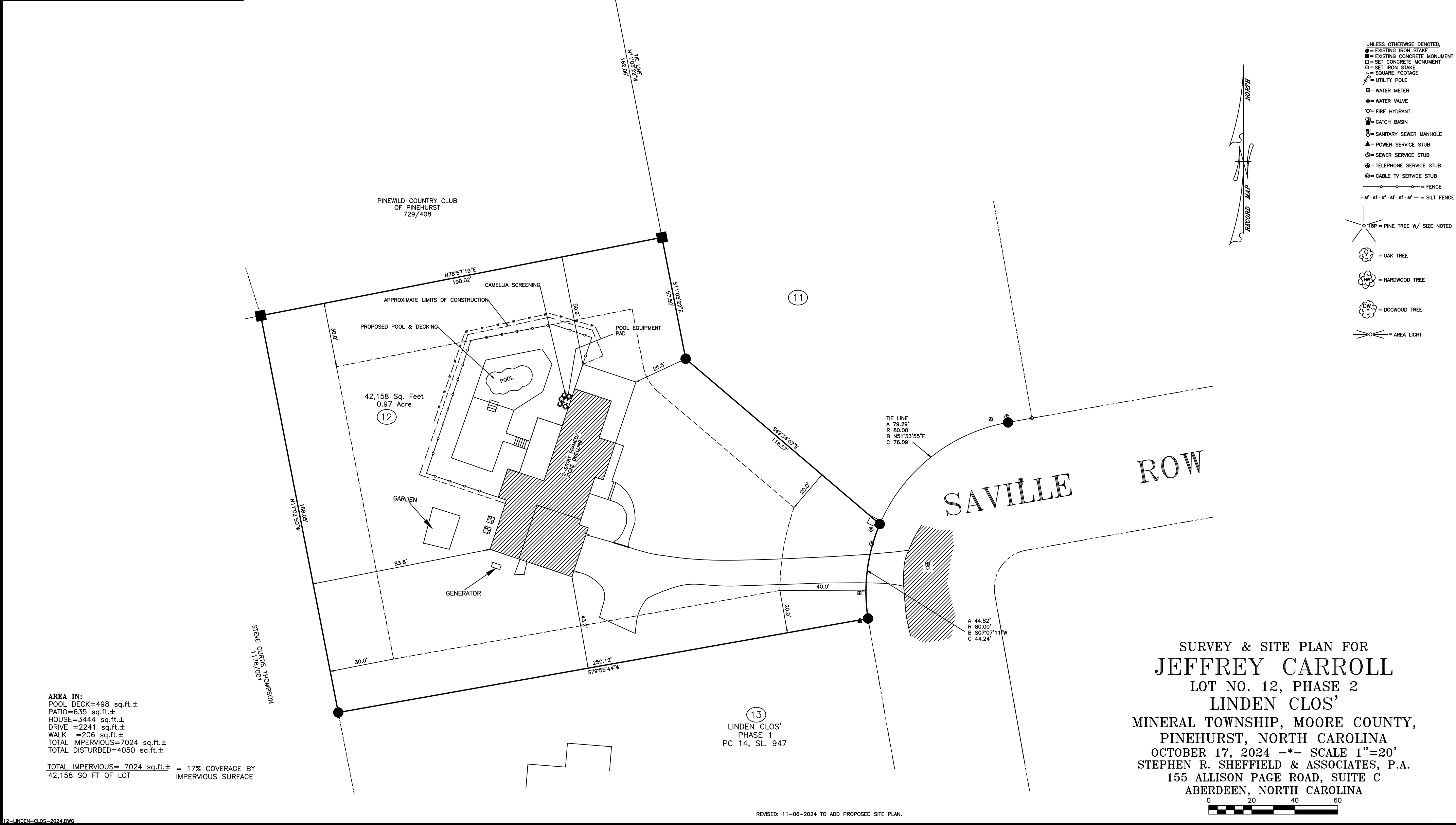
REFERENCE:
PLAT CAR. 16, SL. 609
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987

PROFESSIONAL SEAL
S. R. SHEFFIELD, PLS NO. 1365
DATE: NOVEMBER 06, 2024

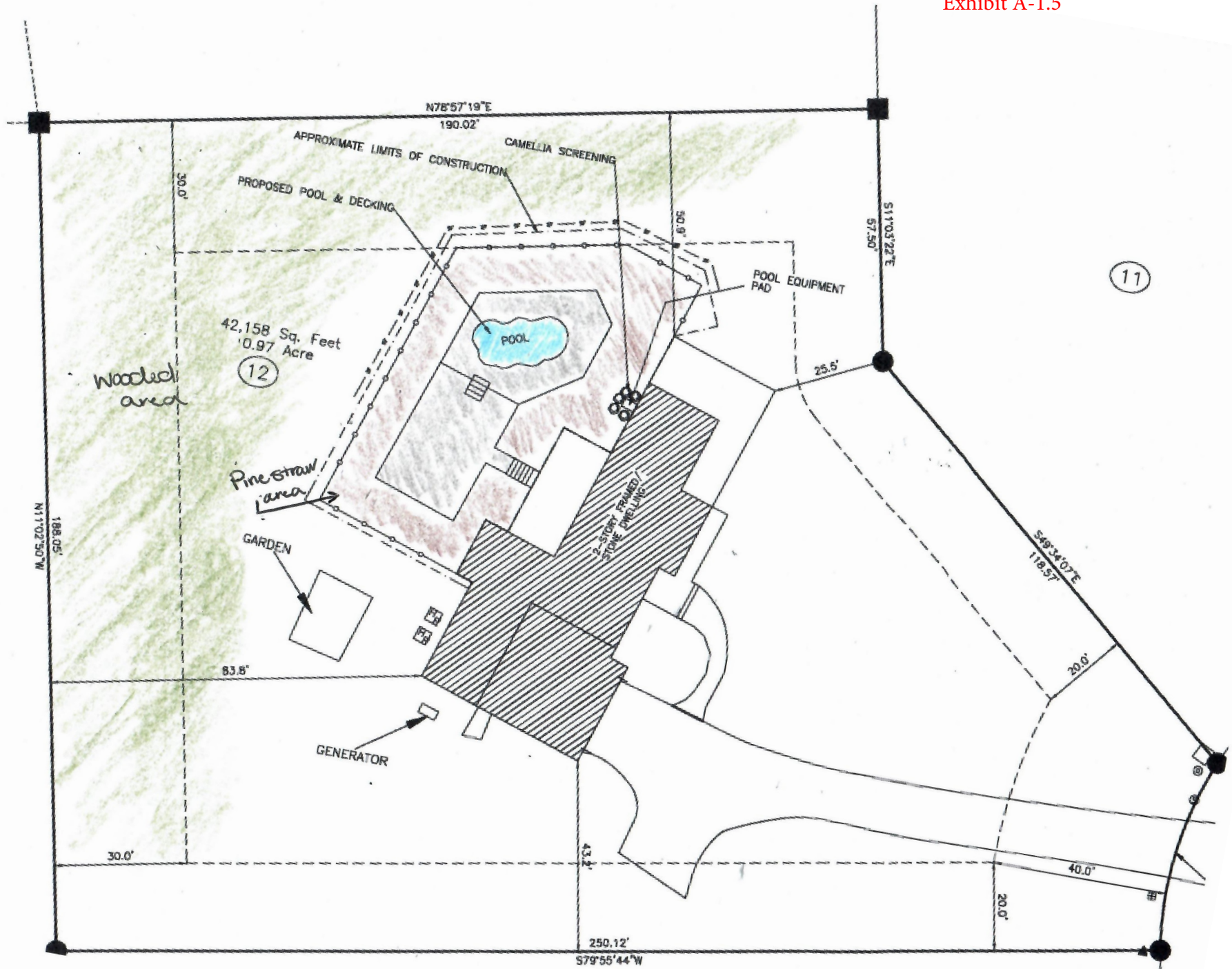
- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - ~ = SQUARE FOOTAGE
 - ⋈ = UTILITY POLE
 - ⊞ = WATER METER
 - ⊙ = WATER VALVE
 - ⋈ = FIRE HYDRANT
 - ⊞ = CATCH BASIN
 - ⊞ = SANITARY SEWER MANHOLE
 - ▲ = POWER SERVICE STUB
 - ⊙ = SEWER SERVICE STUB
 - ⊙ = TELEPHONE SERVICE STUB
 - ⊙ = CABLE TV SERVICE STUB
 - = FENCE
 - sf - sf - sf - sf - sf - = SILT FENCE
 - ⋈ = PINE TREE W/ SIZE NOTED
 - ⊙ = OAK TREE
 - ⊙ = HARDWOOD TREE
 - ⊙ = DOGWOOD TREE
 - ⊙ = AREA LIGHT



AREA IN:
POOL DECK=498 sq.ft.±
PATIO=635 sq.ft.±
HOUSE=3444 sq.ft.±
DRIVE =2241 sq.ft.±
WALK =206 sq.ft.±
TOTAL IMPERVIOUS=7024 sq.ft.±
TOTAL DISTURBED=4050 sq.ft.±

TOTAL IMPERVIOUS= 7024 sq.ft.± = 17% COVERAGE BY
42,158 SQ FT OF LOT IMPERVIOUS SURFACE

SURVEY & SITE PLAN FOR
JEFFREY CARROLL
LOT NO. 12, PHASE 2
LINDEN CLOS'
MINERAL TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
OCTOBER 17, 2024 *- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA





Width: 11'

Length: 22'



Depth: 3'-6" to 5'



Exhibit A-1.7



Exhibit A-1.8



Exhibit A-1.9





COA-2024-00158 (5 McIntyre 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 additions at 5 McIntyre Rd. The property is identified as Moore County PID Number 00020793. The property owner is Tater Barn Tavern and Cigar Bar, LLC and the applicant is Enrique Artiga of Artiga Design.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 12/03/2024

MEMO DETAILS

ATTACHMENTS

1. S-1
2. A-1



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: December 12, 2024
Subject: Major COA Request for 5 McIntyre Rd.

Applicant:	Enrique Artiga, Artiga Designs
Owners:	Tater Barn Tavern and Cigar Bar, LLC
Property Location:	5 McIntyre Rd.
Land Use:	Mixed-Use/Commercial
PID#	00020793
COA#:	2024-00158

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for additions at 5 McIntyre Rd. The property is further identified as Moore County PID Number 00020793. The primary structure was built in 1940 and the property is +/- 0.162 acres in size.

The applicant proposes to add a new covered entryway consisting of new metal roof, wood columns, with 3 new aluminum clad windows. An addition to the rear of the building with a side door will be added. On the west side a new awning, French doors, and window will be added. The awning on the east side will be changed to match the west side and the existing door will be replaced with a dutch door. Roofing and siding materials will match the existing, doors and windows will be black Pella Reserve Series.

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, and eliminating or adding windows and/or doors 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:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

B. STOREFRONTS

1. SECTION V.B.1 – Any changes or additions to the storefront or facades of commercial buildings **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.

D. ADDITIONS

1. SECTION V.D.1 – Additions to commercial buildings must be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and must be congruous with the Pinehurst Historic District.
2. SECTION V.D.2 - Only minor changes should be made to public or primary elevations. To minimize the loss of materials and features, additions should be placed on secondary elevations.
3. SECTION V.D.3 - Additions should be avoided on primary elevations and placed in the least conspicuous location.

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 additions are congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

December 4, 2024

Dear Property Owner(s),

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

Thursday, December 19th, 2024
At 4:00 p.m.
At Pinehurst Village Assembly Hall
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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://pinehurstnc.portal.civicclerk.com/>.

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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



0 200 400 Feet

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12/2/2024

December 19, 2024
Historic Preservation Commission
5 McIntyre Rd. Major COA Request



CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

TATER BARN TAVERN AND
5 MCINTYRE RD
PINEHURST,NC,28374

PINEHURST PIZZA, LLC
1 CLARENDON LANE
PINEHURST,NC,28374

ATLAS INSPECTIONS, LLC
8 BRASSIE LANE
JACKSON SPRINGS,NC,27281

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

COA-2024-00158 - Tater Barn Renovation

EXHIBIT A-1.1

Menu Help

File Date: [11/15/2024](#)
Application Status: [In Review](#)
Application Type: [Historic Certificate of Appropriateness - Major](#)
Application Detail: [Detail](#)
Description of Work: [Addition of a front patio area along with storage on the rear. Addition of windows](#)
Application Name: [Tater Barn Renovation](#)
Address: [5 MCINTYRE, PH, 28374](#)
Owner Name: [TATER BARN TAVERN AND](#)
Owner Address: [5 MCINTYRE RD, PINEHURST, NC 28374](#)
Parcel No: [00020793](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Enrique Artiga	Artiga Design	Applicant	Business, 204 e. Main ...	Active
	TATER BARN TAVERN AND	TATER BARN TAVE...	Business Owner		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
Front porch addition	—		Services
Rear Storage Addition			
Proposed Use	Includes Demolition?		Includes Tree Removal?
Services	No		No
COA Number	Conditions of COA (If Any)		
—	—		

PERMIT DATES		
Application Expiration Date	Permit Issued Date	Permit Expiration Date
—	—	—

FRONT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION			
Existing Material	Existing Color	Proposed Material	Proposed Color

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
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HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
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OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	11/20/2024	Kimberly Stepnoski
	Review for Completeness		Application ...	12/03/2024	Maria Klein
	Review Distribution		In Review	12/03/2024	Maria Klein
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

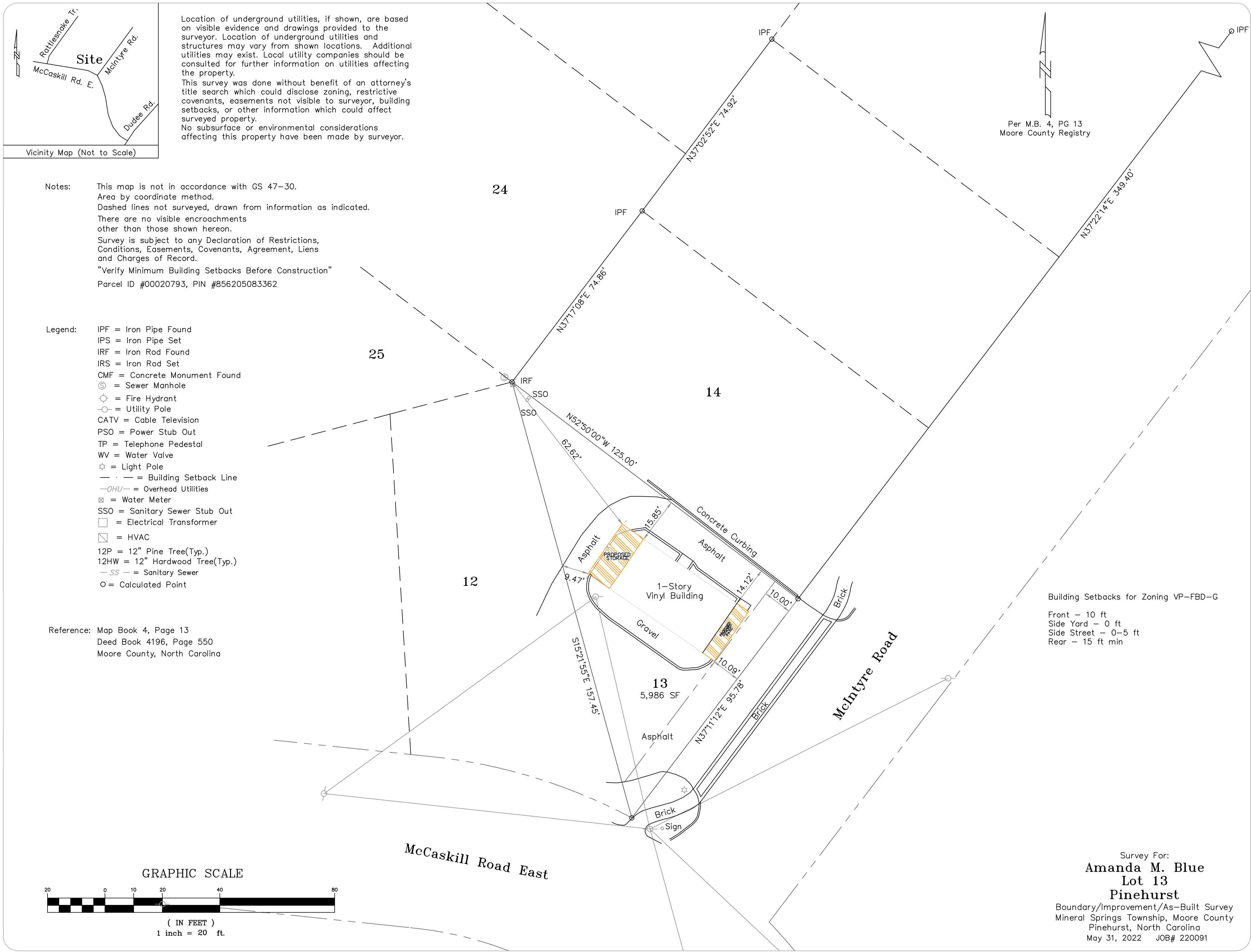
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By	
Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Tater Barn Proposed Si...	PLN_HIST	Site Plan	Site plan with the ...	application/pdf	Uploaded	11/19/2024
	TATER BARN_NOV_24.pdf	PLN_HIST	Plan	Floor plan and elev...	application/pdf	Uploaded	11/19/2024
	Image1 (6).png	PLN_HIST	Building Elevat...	3D Rendering	image/x-png	Uploaded	11/19/2024
	Image2 (3).png	PLN_HIST	Building Elevat...	3D Rendering	image/x-png	Uploaded	11/19/2024
	Image3_000.png	PLN_HIST	Building Elevat...	3D Rendering	image/x-png	Uploaded	11/19/2024
	Image4 (1).png	PLN_HIST	Building Elevat...	3D Rendering	image/x-png	Uploaded	11/19/2024
	Image5 (3).png	PLN_HIST	Building Elevat...	3D Rendering	image/x-png	Uploaded	11/19/2024
	Image6.png	PLN_HIST	Building Elevat...	3D Rendering	image/x-png	Uploaded	11/19/2024
	Revised Site Plan	PLN_HIST			application/pdf	Uploaded	12/03/2024
	Revised elevations	PLN_HIST			application/pdf	Uploaded	12/03/2024
	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
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:



























Pella® Reserve™ – Traditional

Wood Hinged Patio Door

Color: Black



Pella® Fiberglass Entry Doors

6 Panel

Color: Black



Pella® Lifestyle Series

Wood Casement Window

Color: Black



Pella® Fiberglass Entry Doors

Flush

Color: Black

Custom to create Dutch Door



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: December 12, 2024
SUBJECT: Minor Work COA's Issued 11/15/2024 – 12/11/2024

**REPORT OF STAFF APPROVALS
DECEMBER 19, 2024 MEETING
11/15/2024 – 12/11/2024**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2024-00154	Replace Windows, Door, Trim	11/14/2024	11/15/2024	5 Carolina Vista Dr	Gilbert Pritchard, Jr
COA-2024-00163	Shutters	12/3/2024	12/4/2024	30 Medlin Rd	William Huffstetler