HISTORIC PRESERVATION COMMISSION
JANUARY 26, 2023
ASSEMBLY HALL

PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

A. 12-15-22 Regular Meeting Minutes

III. Public Hearing

A. COA-2022-00223 (20 Orange Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to the principal dwelling to include an addition on the back and the construction of a detached garage in the rear yard at 20 Orange Rd. The property is identified as Moore County PID Number 00017848. The property owner and applicant is Timothy Drabik.

B. COA-2022-00228 (190 McCaskill 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 painting the brick exterior and re-roofing at 190 McCaskill Rd W. The property is identified as Moore County PID Number 00027864. The property owner is Sonja Rothstein and applicant is Baker Roofing Company.

C. COA-2022-00240 (40 McCaskill 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 replacing windows, adding doors and renovations at 40 McCaskill Rd W. The property is identified as Moore County PID Number 00026264. The property owners are Robert and Mary Anne Heino, and the applicant is R.G.S. Builders, Inc.

D. COA-2022-00246 (44 McKenzie 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 a modification to previously approved COA-2021-00122, the elimination of a window, at 44 McKenzie Rd E. The property is identified as Moore County PID Number 00024541. The property owners are Philip and Emily McCarty, and the applicant is Mitchell Harris, Harris & Son Construction.

E. COA-2022-00247 (24 Rattlesnake Trl)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to previously approved COA-2021-00159 at 24 Rattlesnake Trail. The property is identified as Moore County PID Number 00021712. The property owner is Atlas Inspections, Inc. and the applicant is Rhetson Companies, Inc.

IV. Review of Normal Maintenance and Minor Work items

A. Minor Work COA's issued 12/8/2022 - 1/17/2023

V. Next Meeting Date

A. 02-23-23 Regular Meeting

VI. Motion to Adjourn

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

12-15-22 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

FROM:
Shannon Konstantinou

CC:
Maria Carpenter; Alfred Cassidy

DATE OF MEMO:
1/19/2023

MEMO DETAILS:
Attached is a draft copy of the 12-15-22 Regular Meeting minutes for your review.

ATTACHMENTS:

	Description
🗋	12-15-22 Regular Meeting Minutes

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 15TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
John Taylor, Chair	Richard Vincent	Alfred Cassidy, Senior Planner
Tom Schroeder, Vice-Chair		Maria Carpenter, Planner
Cara Mathis		Shannon Konstantinou, Clerk to the Board
Terry Lurtz		Josh Dockery, IT Technician
David Herring		

Approximately 7 member(s) of the public in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 11-17-2022 Regular Meeting Minutes and 11-09-2022 Special Meeting Minutes

Mr. Lurtz moved to approve the minutes of the November 17th, 2022 Regular Meeting and the minutes of the November 09th, 2022 Special Meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

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

III. Public Hearing

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

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

Mr. Schroeder clarified a majority of the seated Commission members is needed to pass a motion. Mr. Taylor verified 4 votes would be needed to pass a motion due to only 6 of the 7 Commission seats being filled.

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

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A. COA-2022-00211 (90 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 addition of a cupola, removal of a tree, and changes to previously approved COA-2022-00002 at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Wenmark Properties, LLC.

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

The Commission and Ms. Carpenter discussed the Commission needing to verify with the Applicant the height of the existing structure and the details of the proposed staircase.

Mr. Schroeder clarified with Ms. Carpenter that the mention of the Pinehurst Development Ordinance (PDO) during her presentation was a mistake and Ms. Carpenter intended to mention the Pinehurst Historic District instead. Ms. Carpenter verified the intention was to mention the Pinehurst Historic District.

Mr. William Huckabee and Ms. Katharine Pate were sworn into the public hearing.

The Commission, Ms. Carpenter, Mr. Huckabee, and Ms. Pate discussed the proposed overall height increase to the garage of 22", relocation of the proposed interior staircase to the exterior, the relocation of the proposed staircase not having an impact on setbacks, no changes being proposed to the pool house, the removal of 1 additional tree, the current height of the garage being 23' 6" with a primary dwelling height of 35' and the current height difference between the two being approximately 12', and the colors of the proposed new design elements matching the color palette from the previously approved COA's.

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

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

The Commission discussed the impact of the proposed tree removal to the existing canopy and determined the removal would not materially impact the canopy.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00211) and find the proposed Major Work at 90 Linden 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. Schroeder. Approved by a vote of 5-0.

Mr. Huckabee thanked the Commission for continuing to consider the proposals of the Applicant and Owner.

B. COA-2022-00212 (45 Woods Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations and changing the doors (front, side, and rear) at 45 Woods Road. The property is identified as Moore County PID Number 00019728. The property owner is Peter Kavanagh and applicant is Angela Gorman of Druther Home Investment.

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

The Commission and Mr. Cassidy discussed the proposal to cut a larger opening in the dwelling where two windows are to install French doors, the locations of the proposed door installations, the Commission needing to approve a proposed pergola, the Commission not having jurisdiction over porch swings, and the Applicant needing to discuss the lattice work as shown in the photographs but missing in the proposal of work.

Mr. Peter Kavanagh and Mr. Joseph Druther were sworn into the public hearing.

The Commission, Mr. Cassidy, Mr. Kavanagh, and Mr. Druther discussed the photographs submitted being 2 years old and the lattice work having been removed prior to Mr. Kavanagh purchasing the property (Mr. Kavanagh does not intend to re-install the lattice work), Mr. Kavanagh and Mr. Druther submitted into evidence Exhibit A-4.1 (which is a floor plan of the proposed changes to the dwelling) and discussed the locations and styles / colors of the proposed door installations, Mr. Kavanagh and Mr. Druther submitted into evidence Exhibit A-4.2 (which is an example of the proposed pergola) and discussed the proposed color palette for the pergola not being part of the approved color palette for the Historic District (Mr. Kavanagh agreed to select a similar color to what is proposed from the approved color palette) and the proposed pergola location being on the left side of the dwelling and in the rear yard, discussed the HVAC system being relocated to the side of the dwelling but still within the existing fence line, discussed the design elements and dimensions of the pergola (design will match Exhibit A-4.2 and will be approximately 15-20' in size), and discussed the current step at the rear door as shown in the photographs being under the proposed pergola.

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

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

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00212) and find the proposed Major Work at 45 Woods Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

C. COA-2022-00204 (40 Dundee Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to demo the existing detached garage, remove a tree in the rear, and build a new detached garage at 40 Dundee Road. The property is identified as Moore County PID Number 00019908. The property owners are Roger and Nicole Worley and applicant is John Bortins.

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

The Commission and Mr. Cassidy discussed the Commission verifying the details of the proposed garage and driveway with the Applicant, and the tree removal not being part of the proposal before the Commission due to the tree being diseased and removal being subject to Staff approval.

Mr. John Bortins and Mr. Hunter Worley were sworn into the public hearing.

The Commission, Mr. Cassidy, Mr. Bortins, and Mr. Worley discussed ownership of the property as listed being incorrect (the correct ownership is Mr. William [Bill] Wood), the location of the proposed driveway, the proposed materials and length of the driveway, the size of the proposed lean-to on the side of the garage being approximately 6' x 10' with a 16" overhang (for storage of a golf cart), everything proposed matching the existing structure in terms of colors / design style / materials / etc., the proposed accessory structure size staying under the 35% of the main dwelling size requirement (intention is to keep the proposed accessory structure to approximately 708 square feet in size), the removal of the existing accessory structure / lean-to on the property during demolition of the existing garage, the tree proposed for removal being dead and the removal allowing for cleanup of surrounding vegetation, the existing windows on the dwelling being 1/1 and custom windows being installed that will match what is existing, all proposed details / materials to match the existing with the exception of the support for the lean-to, the

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existing fence will either be relocated to abut the proposed new garage or stepped back from the proposed new garage, clarified the ownership of the property being Mr. William (Bill) Wood, the only items proposed for approval by the Commission being the demolition of the existing garage and the construction of a new garage and driveway, the location of the proposed driveway essentially being where the existing garage is located and the location of the proposed new garage being to the right of the proposed new driveway / existing garage, and the setback as shown in Exhibit A-3.1 being 20'.

Mr. Taylor noted there were no audience members present to provide testimony either in favor of or opposition to the proposed Major Work.

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

The Commission discussed making separate motions for the demolition of the existing garage and for the proposed Major Work and debated delaying demolition of the existing garage for up to one year to allow for retrieval of any historic elements. It was determined the Commission would make two separate motions and no delay of demolition was needed as the garage proposed for demolition is unlikely to contain historic elements.

Mr. Schroeder moved that the Historic Preservation Commission approve the proposed Demolition at 40 Dundee Rd. and find it is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

Mr. Schroeder moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00204) and find the proposed Major Work at 40 Dundee Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 11/10/2022 – 12/08/2022

V. Next Meeting Date

01-26-2023 Regular Meeting

The Commission and Staff discussed the possibility of a Work Session prior to the next Regular meeting to discuss further revisions to the Standards. It was decided Staff would research scheduling a Work Session for January 26, 2023 at 03:00 PM (prior to

the start of the Regular meeting) and would notify the Commission whether it would be possible to hold a Work Session at that time.

Mr. Taylor noted Mr. Lurtz and Mr. Schroeder would be departing the Commission at the end of January as both of their terms are set to expire. Mr. Taylor thanked both Mr. Lurtz and Mr. Schroeder for their service and time on the Commission.

VI. Motion to Adjourn

Mr. Lurtz moved to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-0 at 05:13 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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

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COA-2022-00223 (20 ORANGE 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 renovations to the principal dwelling to include an addition on the back and the construction of a detached garage in the rear yard at 20 Orange Rd. The property is identified as Moore County PID Number 00017848. The property owner and applicant is Timothy Drabik.

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

DATE OF MEMO:
1/18/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-2

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2023
Subject: **Major COA Request for 20 Orange Rd.**

Applicant:	Timothy Drabik
Owners:	Timothy & Cynthia Drabik
Property Location:	20 Orange Rd.
Land Use:	Single Family Residential
PID#	00017848
COA#:	2022-00223

Request and Background: ☐ **Contributing** ☒**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for the addition of a detached garage and an addition with porch on the rear of the house, a stacked wall, as well as other renovations. The property is further identified as Moore County PID Number 00013897. The structure was built circa 1950 and the property is +/- 0.307 acres in size.

The applicant proposes to construct a detached 24x20 garage in rear yard, and a 16x40 addition with 6x40 porch on the back of the cottage which will require increasing the height of the roof and changing the ridge location to maintain the existing pitch. Materials used will be architectural shingle and metal roofing and James Hardie Board in the same colors as existing on cottage. The front porch overhang will be redone to match original style and will have a metal roof overhang. The existing flagstone patio will be reconstructed, windows, doors, and roof will be replaced to repair/update as needed. A grey stacked stone wall will be built along front of the property to match the stone wall on the adjacent property.

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

Standards of Review

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

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

Applicable Standards:

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.5 - Metal roofs are allowed but the material must be compatible with the existing structure and the metal **must** be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, dark silver or black.

C. WINDOWS AND DOORS

1. SECTION III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**.
2. SECTION III.C.9 - New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

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.

H. DECKS AND PATIOS

1. SECTION III.H.1 - The addition of a deck or patio **must** not obscure, damage, or destroy character-defining features of a primary or accessory structure.

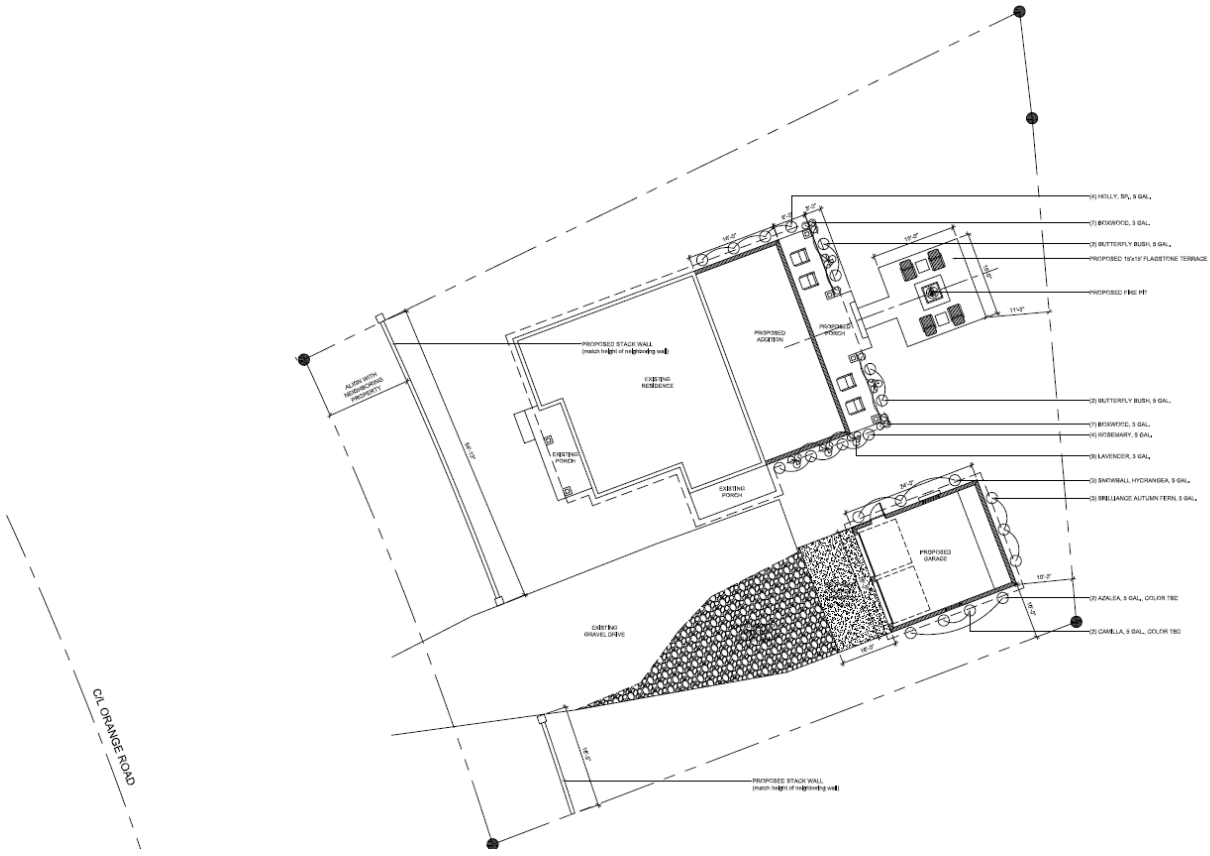
I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.7 - The height of an accessory building **must** not be taller than the primary structure and must be smaller in scale than the primary structure.
4. SECTION III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
5. 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.

6. SECTION III.I.10 - An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
7. SECTION III.I.12 - Attached or detached garages *should* open to the rear or side of the primary structure.

N. PAINT

1. SECTION III.N.8 - Paint and stain colors for exterior walls, architectural elements or details, decks, and porches **must** be compatible with the architectural character of the structure, **must** be congruous with the Pinehurst Historic District, and must be in the Village of Pinehurst Color Palette. Darker colors are recommended for trim and accents only.



Site Plan



Existing Front of Cottage



Existing Rear of Cottage



Original Front of Cottage



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

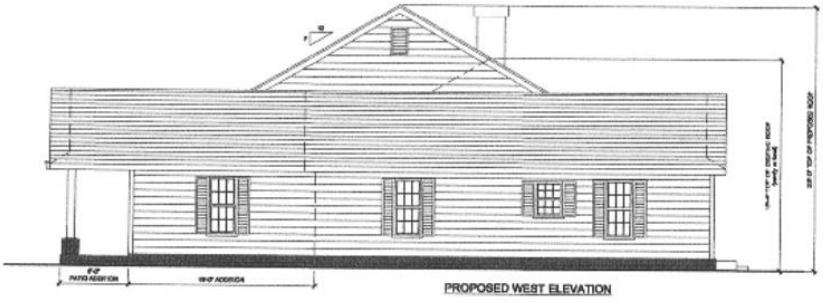
Existing & Proposed Front Elevation



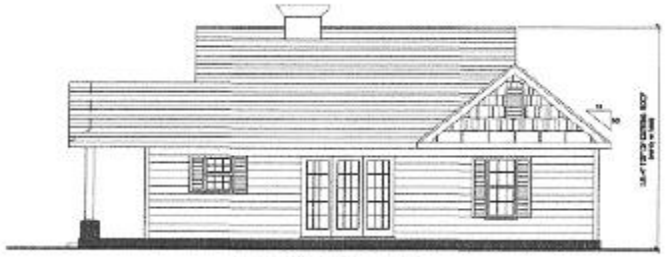


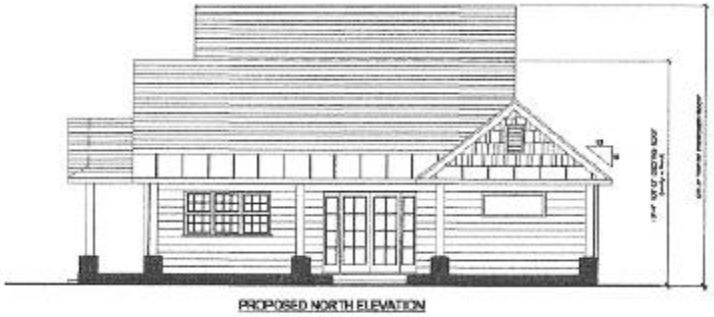
Existing & Proposed Rear Elevation





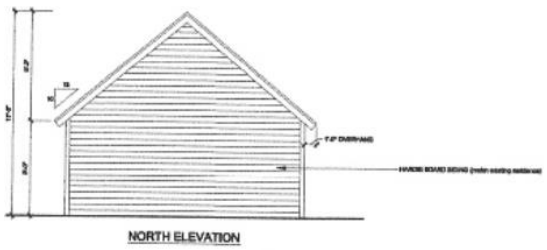
Existing & Proposed West Elevation



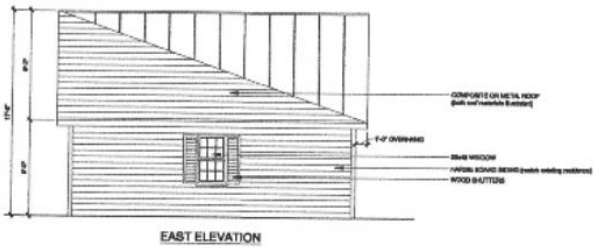


Existing & Proposed North Elevation









Proposed Detached Garage Elevations























Proposed Materials & Colors



Proposed Garage Door



Proposed Stacked Stone Wall

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the proposed addition, detached garage, and other exterior changes meet the Pinehurst Historic District Standards and if the changes are congruous with the Historic District.

EXHIBIT S-1.11

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2023

Dear Property Owner(s),

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

Thursday, January 26th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations to the principal dwelling to include an addition on the back and the construction of a detached garage in the rear yard at 20 Orange Rd. The property is identified as Moore County PID Number 00017848. The property owner and applicant is Timothy Drabik.

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.

Public Hearing Notification

EXHIBIT S-1.12



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).

12/14/2022

January 26, 2023
Historic Preservation Commission
20 Orange Road Major COA Request

VILLAGE OF PINEHURST 1895

N W E S

EXHIBIT S-1.13

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

O'HARA, ROBERT JAMES
30 ORANGE ROAD
PINEHURST,NC,28374

SOWELL, BRANDON
40 LASSWADE DRIVE
PINEHURST,NC,28374

DRABIK, TIMOTHY
5220 BRIDLE PATH LANE
LEWISTON,NY,14092

COCCO, PAUL
140 ELM AVE
HERSHEY,PA,17033

SHAW, CHARLES D
25 MAPLE ROAD
PINEHURST,NC,28374

O'CONNOR, THOMAS J &
11220 ANGUS PL
POTOMAC,MD,20854

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	20 Orange Road
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	1502

Owner Information			
Name	Tim and Cindy Drabik	Home Phone #	
Street Address	20 Orange Rd	Mobile Phone #	716-830-1244
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	tsdrabik@gmail.com		

Applicant			
Name	Tim and Cindy Drabik	Other Phone #	
Email	tsdrabik@gmail.com	Street Address	20 Orange Road
Mobile Phone #	716-830-1244	City, State, Zip Code	Pinehurst, NC 28374

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	Owner as contractor.
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	Construction of an accessory building/garage in the back right corner of our parcel. Construction of an addition on the back of the existing cottage.		
Type of Work	☐ Addition	☐ Alteration	■ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ■ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ■ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ■ No	
Includes Tree Removal		■ Yes ☐ No	

EXHIBIT A-1.3

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Hardie Board	Hardie Board	Desert Tan	Desert Tan
Rear Elevation Siding	Hardie Board	Hardie Board	Desert Tan	Desert Tan
Right Elevation Siding	Hardie Board	Hardie Board	Desert Tan	Desert Tan
Left Elevation Siding	Hadie Board	Hardie Board	Desert Tan	Desert Tan
Trim	Wood	Wood	White	White
Windows	)ouble Hung Vin	)ouble Hung Viny	White	White
Chimney	Brick	Brick	Grey	Grey
Foundation	Concrete	Concrete	Grey	Grey
Front Door	Wood	TBD	Red	rown or Blue-gree
Shutters	Vinyl-Louvered	Vinyl-Louvered	Blue-green	Blue-green
Garage Door	N/A	TBD	N/A	rown or Blue-gree
Roof	Asphalt	Asphalt/Metal	Grey	Grey
Awning	N/A	N/A	N/A	N/A
Fence	N/A	N/A	N/A	N/A
Front Porch	Wood	Metal	White/Grey	White /Grey
Deck	Stacked Stone	Stacked Stone	Grey	Grey
Patio	Stacked Stone	Stacked Stone	Grey	Grey
Sidewalk	Stacked Stone	Stacked Stone	Grey	Grey
Sky Lights / Solar	N/A	N/A	N/A	N/A
Driveway	Gravel	Gravel	Grey	Grey
Signage	N/A	N/A	N/A	N/A
Other: Landscaping	N/A	tacked Stone Wa	N/A	Grey
Other:				

Required Documents

☒ Site Plan/Survey or Sketch	☒ Elevation Drawings	☒ Photos of Existing Site
☐ Floor Plans	☐ Landscaping Plan	

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____ Date: 12-1-22

Planning and Inspections Department

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: 12-1-22

EXHIBIT A-1.5

TIMOTHY S. DRABIK
Attorney and Counselor at Law
PGA Tour Player
Manager/SLM

20 Orange Road
Pinehurst, NC 28374

716-830-1244

tsdrabik@gmail.com

December 1, 2022

Historic Preservation Commission (HPC)
Village of Pinehurst
395 Magnolia Road
Pinehurst NC 28374

Re: Certificate of Appropriateness for 20 Orange Road

Dear Ladies and Gentleman of the Commission:

My Wife and I own the home at 20 Orange Road in the Village of Pinehurst We are beginning restorations and are requesting a Certificate of Appropriateness to restore the original front porch, repair the damaged roof, windows and doors, construct an addition on the back of the cottage and construct a garage on the back right corner of the property (See Exhibit A).

Subject Property:

20 Orange Road, Lot 1502, Parcel ID 00017848 (See Exhibit A). Upon information and belief the existing home was updated prior to 2004, and then again, on or about 2004, by then owner, David Connelly (See Exhibit B).

Historic Considerations of New Structure:

Our restoration would begin by building a 24X20 garage, in the back right corner of the parcel. Windows, doors, shutters and roof, all to be compatible with the existing cottage. The structure will have electricity to be sourced from the cottage breaker box. Plumbing will be limited to a hose bib inside the new garage (See Exhibit C).

Thereafter, our restoration will focus on the existing cottage and will seek to repair the damaged roof, porches, windows, doors and basement flooding, while expanding the cottage and making the same more habitable. To address the same, we propose to build a 16x40 single floor, addition on the back of the cottage. With this addition, we propose increasing the height of the roof and changing the ridge location in order to maintain the existing pitch of the original roof. Material will be architectural shingle/metal and James Hardie Board, and will be the same color as the existing cottage. The existing windows (double hung vinyl) and doors will be updated, same location, same material and same color, as the existing cottage. We also propose restoring the original front porch with a grey metal roof overhang. The existing 11x10 grey flagstone patio will be reconstructed, adjacent to a 6X40, white pillared back porch, with grey metal roof overhang (See Exhibit C).

Lastly, as and for a landscaping enhancement, and in keeping with the character of the other properties located on Orange Road, we propose the construction of a grey stacked stone wall, along the front of the property, on both sides of the gravel driveway, stretching to our property boundary, same location, same height and width, as the existing stone wall located next door at 30 Orange Road (See Exhibit C).

We would like to begin with construction of the garage and once the same is complete, then the addition. We have reviewed the enclosed application for COA with the Village of Pinehurst Planning Staff and we look forward to your consideration and approval of the same. Please advise should you have any questions. Your time, consideration and cooperation are most appreciated.

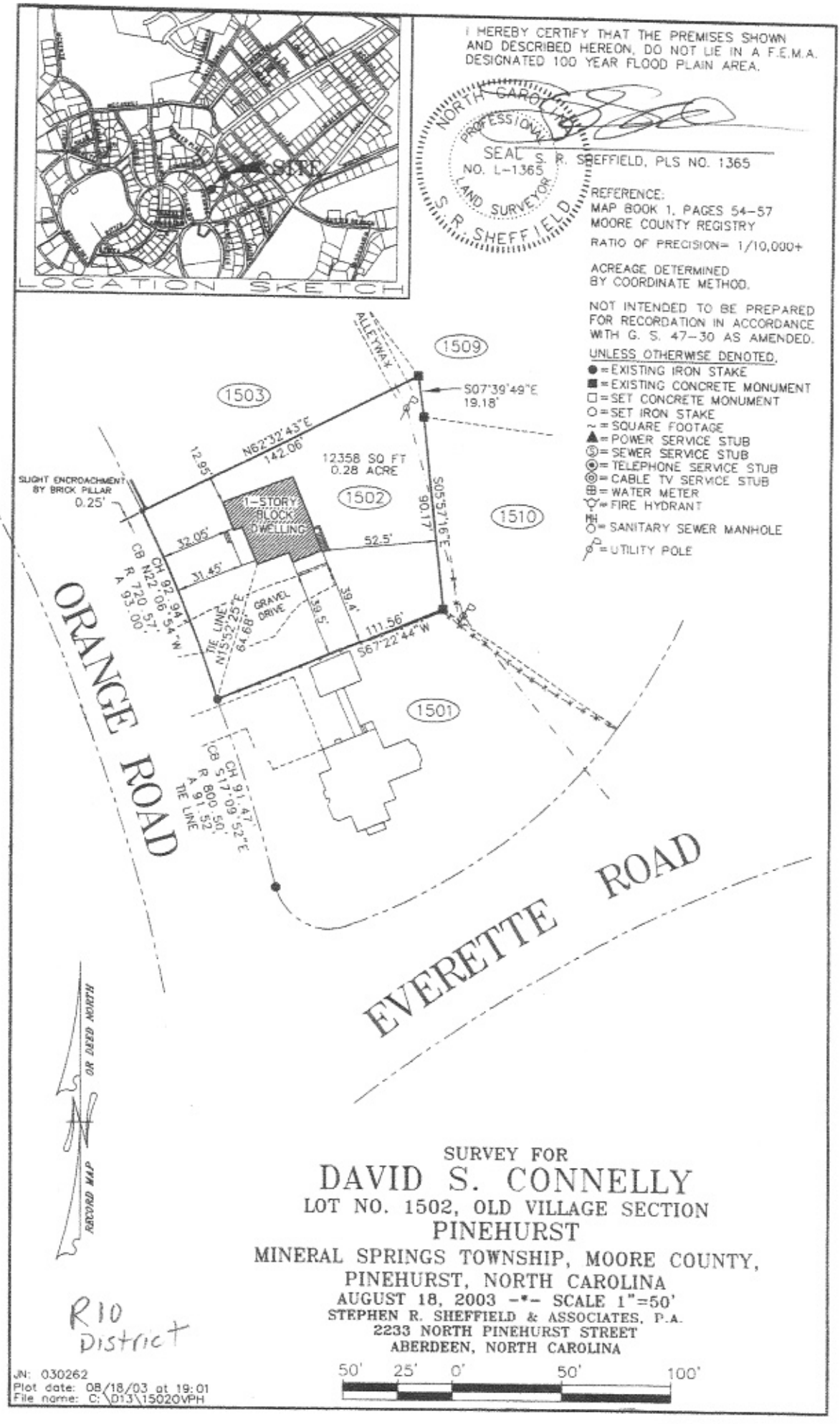
Very truly yours,

Timothy S. Drabik

Enc.

EXHIBIT A

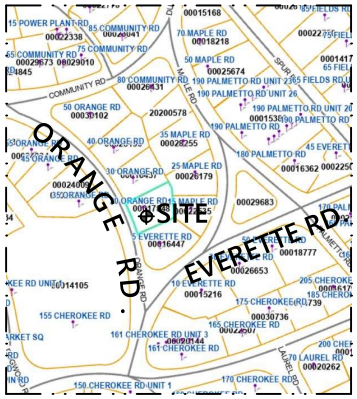
EXHIBIT A-1.8



A

R10
District

EXHIBIT A-1.9



VICINITY MAP NOT TO SCALE

— OHP — OHP — OVERHEAD POWER

— — — LINES TAKEN FROM DEEDS

LEGEND
IRF= IRON ROD FOUND
IPF= IRON PIPE FOUND
EIS= EXISTING IRON STAKE
IRS= IRON ROD SET
CMF= CONC. MON. FOUND

LOT AREA
0.28 Acres

NOTE:THIS PLAT WAS NOT PREPARED FOR RECORDATION IN ACCORDANCE WITH G.S.47-30.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	720.57'	93.01'	92.95'	S 22°10'07" E	7°23'45"

18.64% CURRENT IMPERVIOUS PERCENTAGE
37.13% PROPOSED TOTAL IMPERVIOUS PERCENTAGE
NOTE: SEE PLANS FOR DIMENSIONS OF PROPOSED STRTUCTURES.

PARCEL ID No. 00016437
ROBERT O'HARA
5291/386

PROPOSED HOME ADDITION AND PORCH

OHP
OHP
OHP
POWER POLE
CMF
L2
CMF
IRF
5304/183-187
S 05°47'13" W
7.99' TIE LINE ONLY

PARCEL ID No. 00026179
CHARLES D. SHAW
5304/183-187

RECORD PLAT

12.8'
S 62°33'07" W
142.06'

DWELLING
CELLAR
PROPOSED PATIO
11.25'
L1
10'
CMF
10'

ORANGE ROAD
C1
WALKWAY
GRAVEL DRIVEWAY
111.48'
N 67°22'40" E
PROPOSED GARAGE
IPF

PARCEL ID No. 00022535
PAUL COCCO
5816/76

SETBACKS:
FRONT: 30'
REAR: 25'
SIDES: 15'

LINE	BEARING	DISTANCE
L1	N 05°57'16" W	90.11'
L2	N 07°37'58" W	19.22'

OWNER:
TIMOTHY DRABIK
PARCEL ID No. 00017848
DEED BOOK 4526 PAGE 150

ZONED R-10

PARCEL ID No. 00016447
BRANDON SOWELL
5034/526

IMPERVIOUS SURFACE EXISTING= +/-2,274 Sq. Ft.
PROPOSED ADDED IMPERVIOUS SURFACE= +/- 2,255 Sq. Ft.
PROPOSED TOTAL = 4,529 Sq. Ft.

NORTH CAROLINA PROFESSIONAL SEAL L-4224 LAND SURVEYOR
AARON J. McNEILL

AARON J. McNEILL PLS L-4224

AARON J. McNEILL
LAND SURVEYING
1147 UPPER ROAD
SEAGROVE, NC. 27341
(910) 690-3305

PROPOSED SITE PLAN FOR TIMOTHY DRABIK
20 ORANGE ROAD
PINEHURST, NC.

0 40 80 120

SCALE 1"=40' 10-07-22

EXHIBIT B


EXHIBIT A-1.11


EXHIBIT A-1-12


EXHIBIT A-1.13

EXHIBIT A-1.14



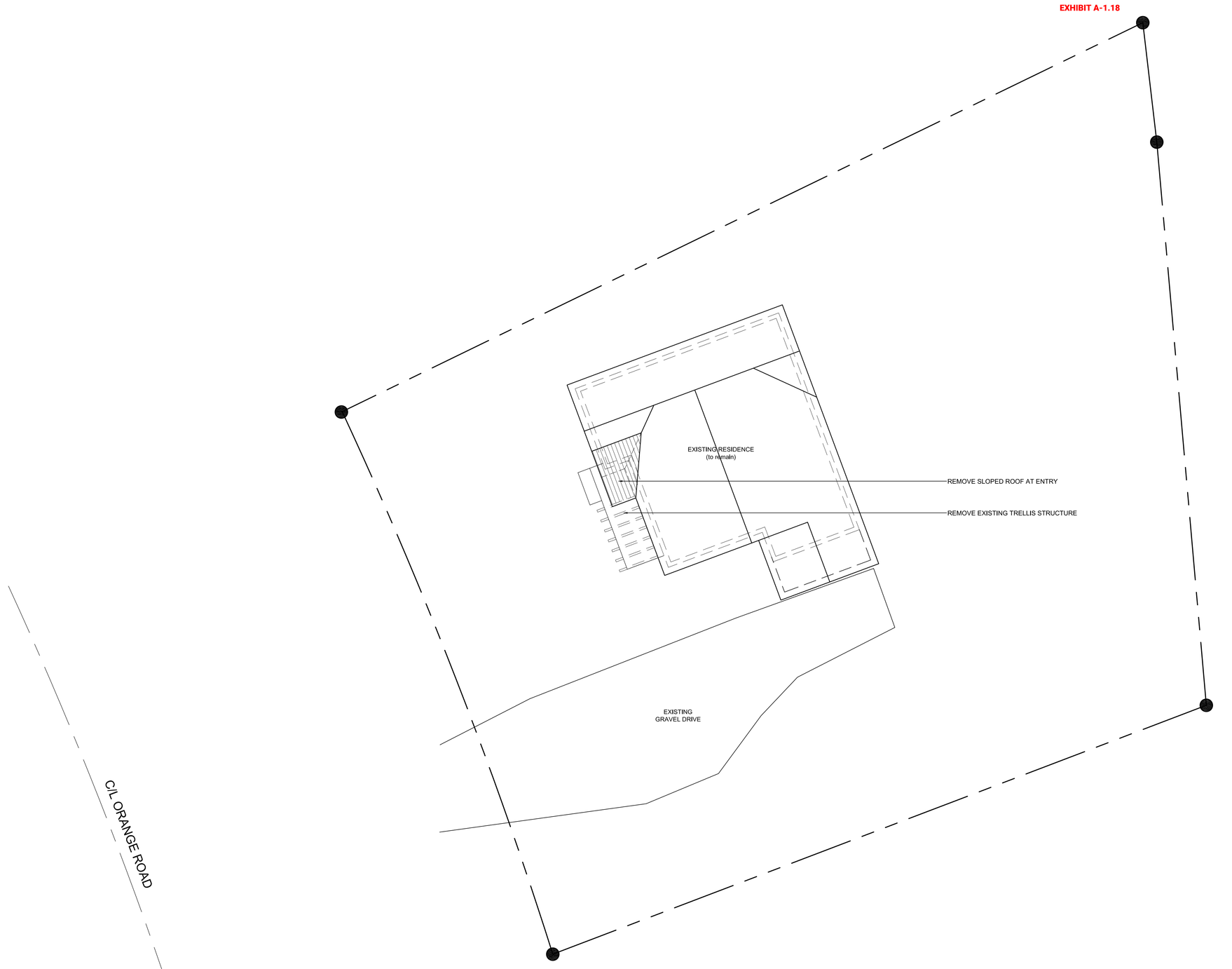
EXHIBIT A-1.15



EXHIBIT A-1.16

EXHIBIT C

EXHIBIT A-1.18



SCALE: 1/8" = 1'-0"

EXISTING/DEMOLITION SITE PLAN

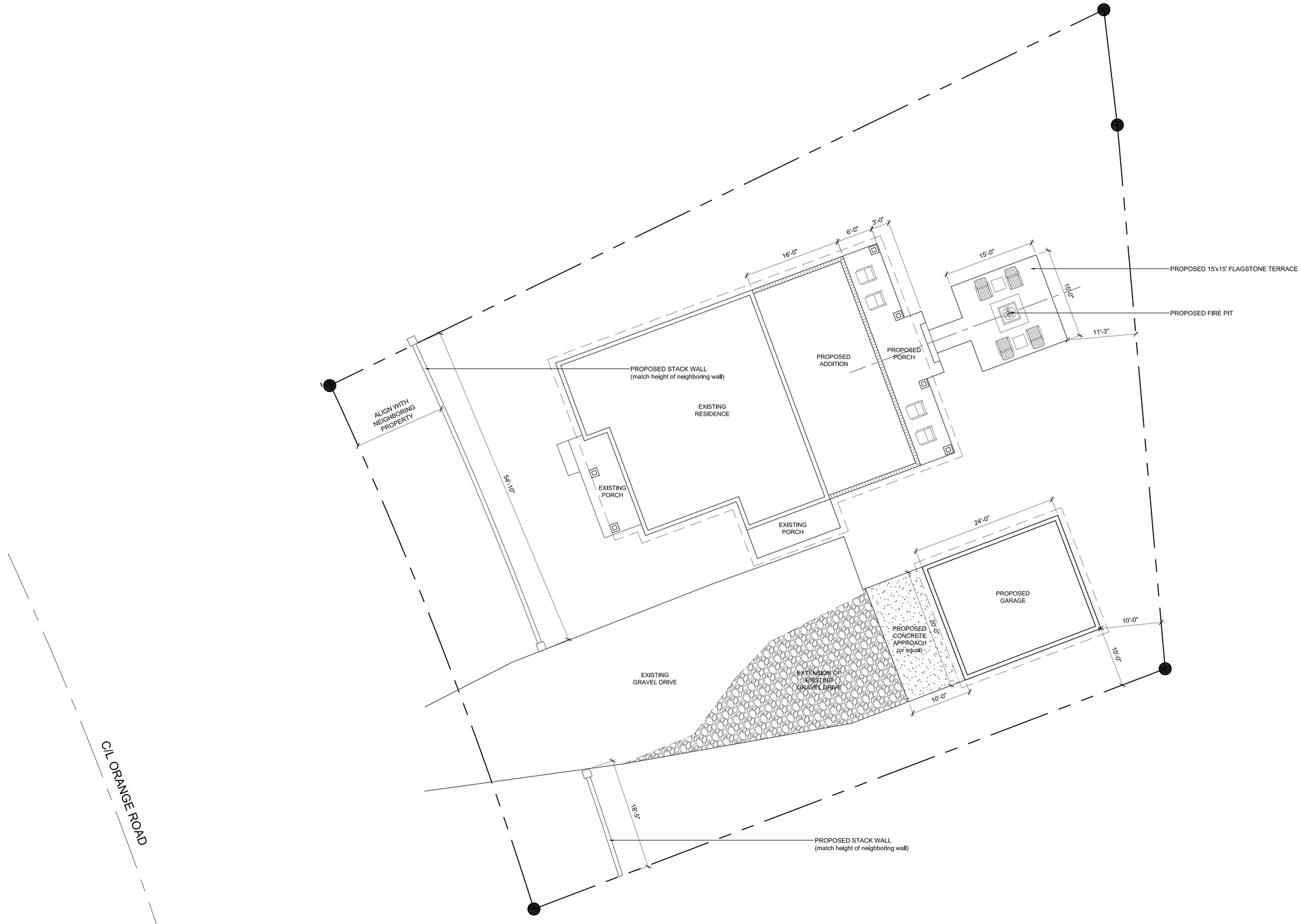
20 Orange Road
Pinehurst
North Carolina

△
△
△
△
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△

N

1

EXHIBIT A-1.19



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

20 Orange Road
Pinehurst
North Carolina

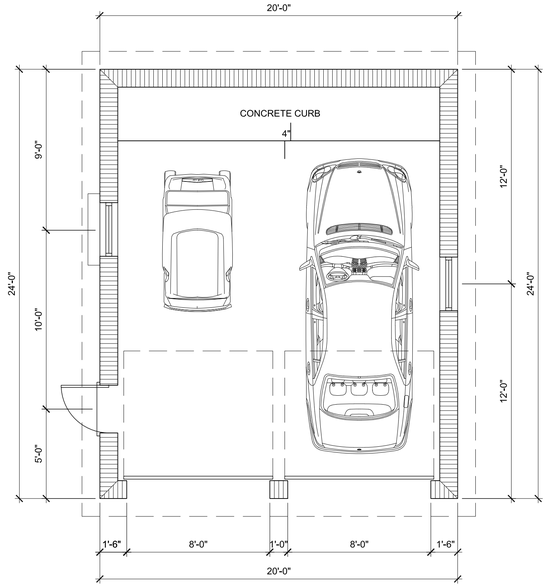
DATE ISSUED:
November 11, 2022

DATE PLOTTED:
November 11, 2022

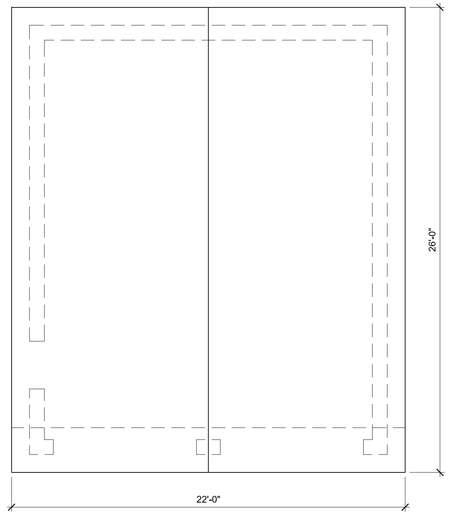
N

2

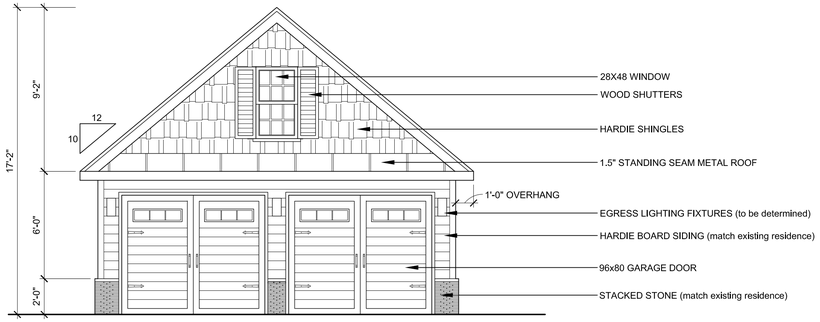
EXHIBIT A-1.20



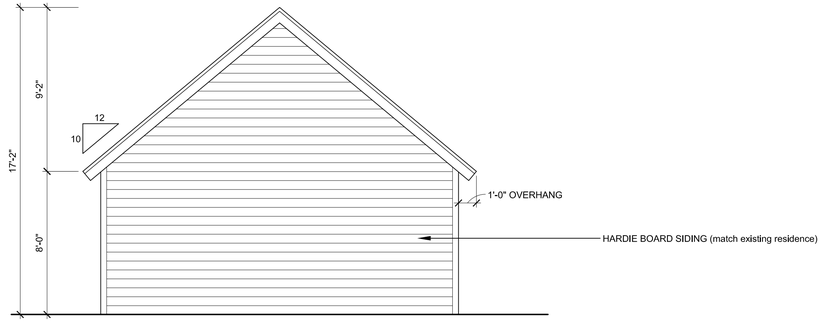
GARAGE PLAN



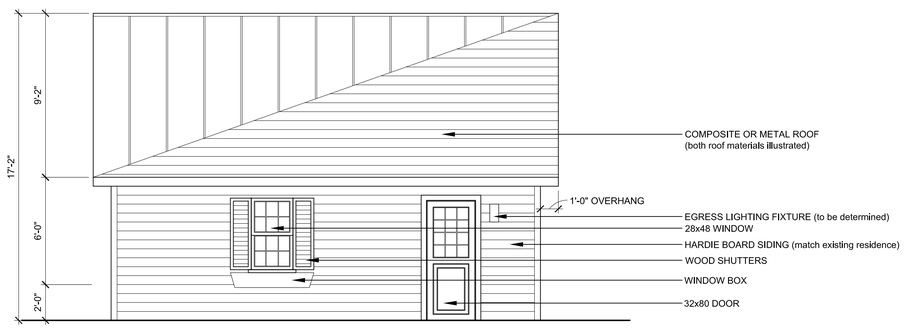
ROOF PLAN



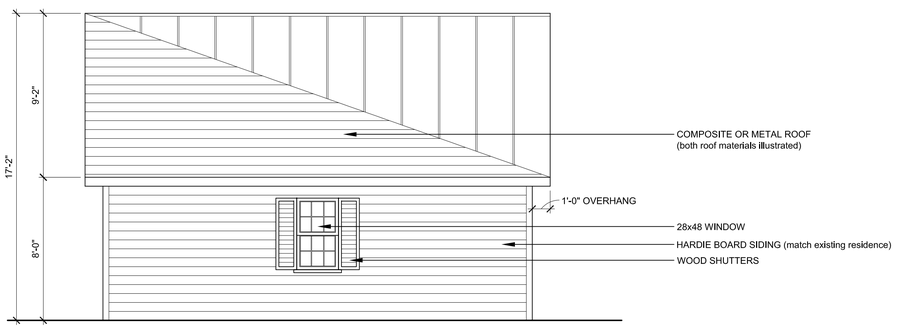
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

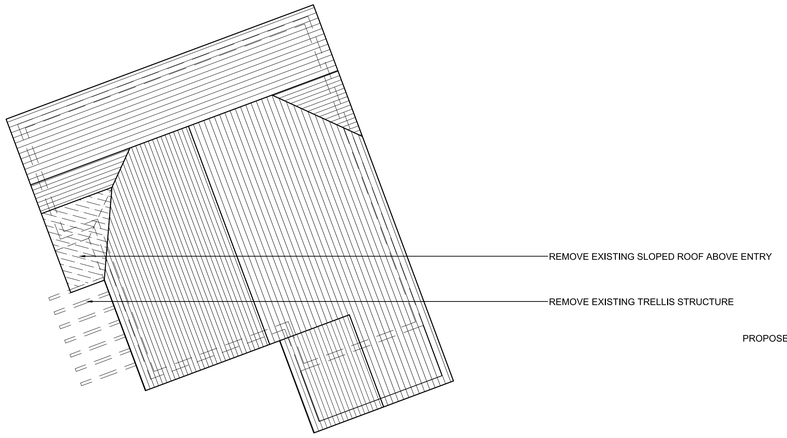
SCALE: 1/4" = 1'-0"

GARAGE PLANS & ELEVATIONS

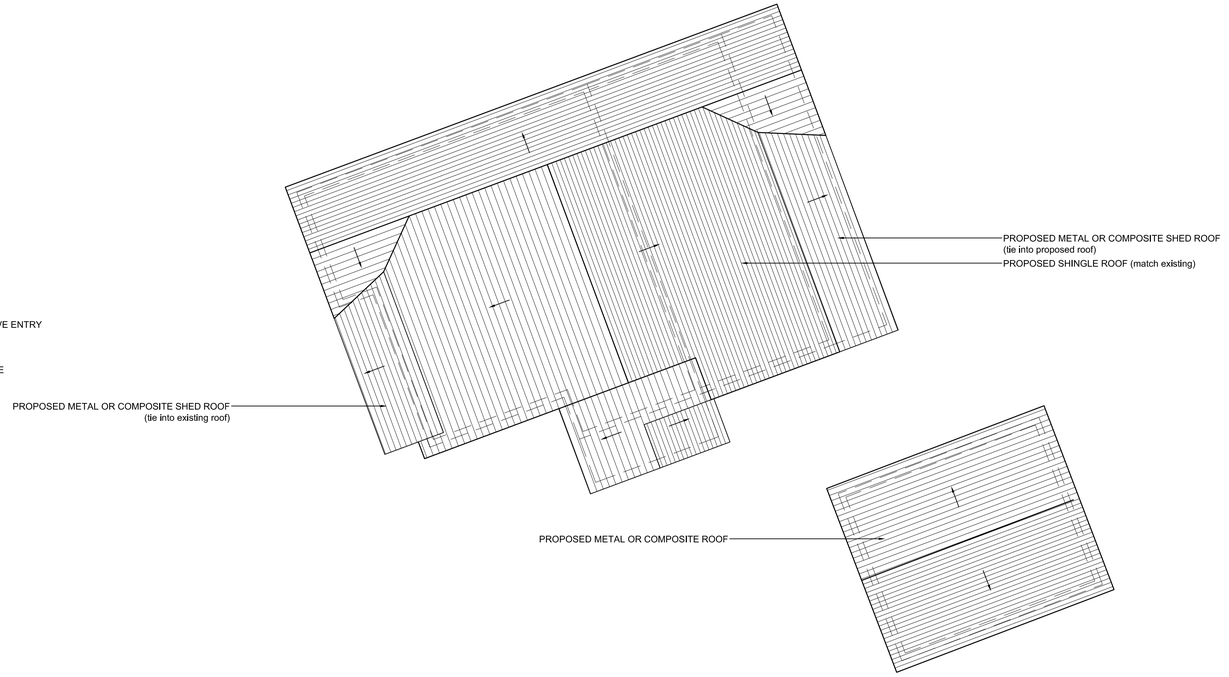
20 Orange Road
Pinehurst
North Carolina

3

EXHIBIT A-1.21



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

EXISTING & PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

20 Orange Road
Pinehurst
North Carolina

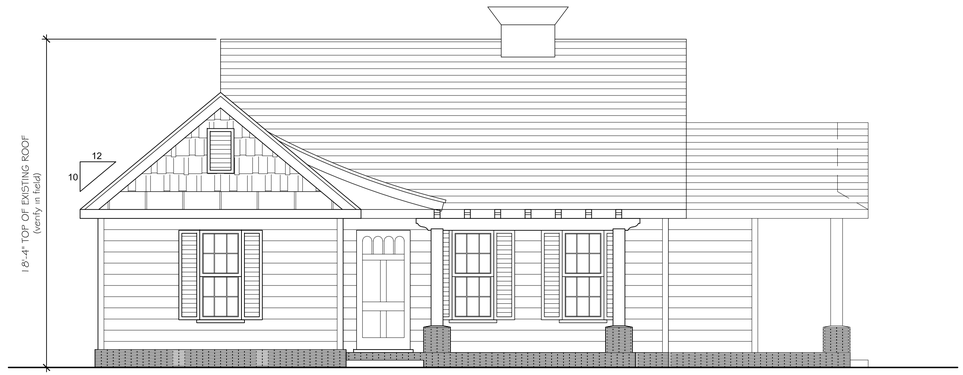
DATE ISSUED:
November 11, 2022

DATE PLOTTED:
November 11, 2022

N

4

EXHIBIT A-1.22



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

EXISTING/PROPOSED SOUTH ELEVATIONS

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

20 Orange Road
Pinehurst
North Carolina

DATE ISSUED:
November 11, 2022

DATE PLOTTED:
November 11, 2022

5

EXHIBIT A-1.23



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

EXISTING/PROPOSED WEST ELEVATIONS

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

20 Orange Road
Pinehurst
North Carolina

DATE ISSUED:
November 11, 2022

DATE PLOTTED:
November 11, 2022

6

EXHIBIT A-1.24



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

EXISTING/PROPOSED NORTH ELEVATIONS

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

20 Orange Road
Pinehurst
North Carolina

DATE ISSUED:
November 11, 2022

DATE PLOTTED:
November 11, 2022

7

EXHIBIT A-1.25



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

EXISTING/PROPOSED EAST ELEVATIONS

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

20 Orange Road
Pinehurst
North Carolina

DATE ISSUED:
November 11, 2022

DATE PLOTTED:
November 11, 2022

8

EXHIBIT A-2.1

Questions & Answers (8)

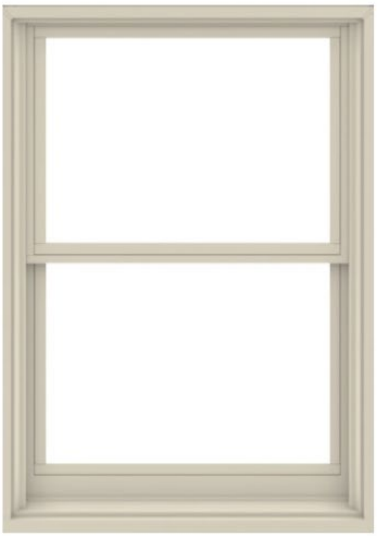


- James Hardie Sample with ColorPlus® Technology for en design
- Find the James Hardie Sample color that fits your dream h
- Call 866-496-1283 for design, contractor or product inform
- View More Details

Color/Finish: **Navajo Beige**



400 Series Double-Hung Window



Interior | Exterior

EXTERIOR OPTIONS

Exterior Window Color



White | Sandtone | Canvas | Terratone | Forest Green



Dark Bronze | Black

EXHIBIT A-2.2











DARK MAHOGANY

EXHIBIT A-2.4


Ash Gray
Bone White
Brandywine
Brite Red
Charcoal
Colonial Red




LANDMARK PRO | BETTER
Max Def Weathered Wood

EXHIBIT A-2.5





COA-2022-00228 (190 MCCASKILL RD W)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for painting the brick exterior and re-roofing at 190 McCaskill Rd W. The property is identified as Moore County PID Number 00027864. The property owner is Sonja Rothstein and applicant is Baker Roofing Company.

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

DATE OF MEMO:
1/18/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-3

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2023
Subject: **Major COA Request for 190 McCaskill Rd W.**

Applicant:	Baker Roofing
Owners:	Sonja Rothstein
Property Location:	190 McCaskill Road W.
Land Use:	Single Family Residential
PID#	00027864
COA#:	2022-00228

Request and Background: ☐ **Contributing** ☒**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for painting the brick façade white and re-roofing. The property is further identified as Moore County PID Number 00027864. The structure was built in 1980 and the property is +/- 0.87 acres in size.

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

Standards of Review

Per the adopted Historic District Standards, replacement of architectural details that changes the design or materials from the existing details is considered Major Work requiring review by the Historic Preservation Commission.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

1. 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.

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.

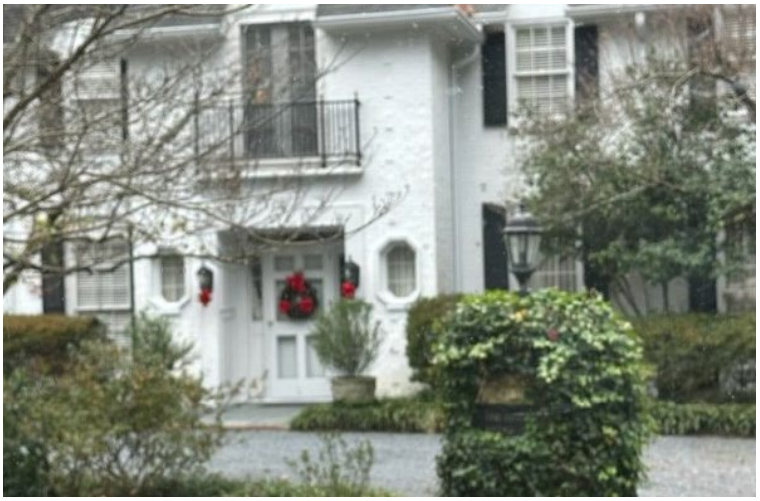


Existing Residence



SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2

Colors for roof and brick





Residences in Historic District with Painted Brick

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The re-roofing does meet the Standards, and is classified as Minor Work, therefore, could be approved by Staff. The Commission will need to determine if the proposed painting of the brick façade changes the overall character of the structure and if the change is congruous with other residences in the Historic District.

EXHIBIT S-1.5

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2023

Dear Property Owner(s),

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

Thursday, January 26th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for painting the brick exterior and re-roofing at 190 McCaskill Rd W. The property is identified as Moore County PID Number 00027864. The property owner is Sonja Rothstein and applicant is Baker Roofing Company.

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.

Public Hearing Notification

EXHIBIT S-1.6



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).

12/14/2022

January 26, 2023
Historic Preservation Commission
190 McCaskill Road W Major COA Request

VILLAGE OF PINEHURST

N W E S

EXHIBIT S-1.7

BAYLEAF HOLDINGS II, LLC
C/O ELIZABETH REDLEAF - NKSFB
GARDEN CITY,NY,11530

KLINGENMEYER, MADELINE
PO BOX 1892
PINEHURST,NC,28374

KLAUDER, DAVID S IV &
45 SHAW RD
PINEHURST,NC,28374-9486

ELPHICK, DOKIM
1305 BRIAR PATCH LN
RALEIGH,NC,27615

DRUM, KEVIN
41 SHAW ROAD SW
PINEHURST,NC,28374

CAFFES, JAMES J
75 FERGUSON RD
PINEHURST,NC,28374-9257

BADDOUR, JAMES MICHAEL
PO BOX 1595
PINEHURST,NC,28370

ROTHSTEIN, SONJA K
165 MCKENZIE RD W
PINEHURST,NC,28374

ENGELFRIED, A C & CHRISTIE
85 FERGUSON RD
PINEHURST,NC,28374-9257

Exhibit A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☐ Major Work	☒ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	190 McCaskill Road W
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00027864

Owner Information			
Name	Nitza Rothstien	Home Phone #	
Street Address	190 McCaskill Rd W	Mobile Phone #	910-527-3885
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	nitzarothstein@yahoo		

Applicant			
Name	Chad Petit	Other Phone #	
Email	cpetit@bakerroofing.com	Street Address	517 Mercury Street
Mobile Phone #	919-703-7255	City, State, Zip Code	Raleigh, NC 27603

Exhibit A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	5812
Name	Baker Roofing Company
Street Address	517 Mercury Street
City, State, Zip	Raleigh, NC 27603
Phone #	919-703-7255
Email	cpetit@bakerroofing.com

General Information

Description of Changes to the Structure	Replace the existing roof with a new like kind Owens Corning architectural shingle.Paint the existing brick white.(Alabaster White)		
Type of Work	☐ Addition	☒ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☒ Single Family Low Density	☒ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☒ No
Includes Tree Removal	☐ Yes ☒ No

Exhibit A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Brick	Brick	Brick	White Alabaster
Rear Elevation Siding	Brick	Brick	Brick	White Alabaster
Right Elevation Siding	Brick	Brick	Brick	White Alabaster
Left Elevation Siding	Brick	Brick	Brick	White Alabaster
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof	Arch. Shingle	Arch. Shingle	Brown	Green Chateau
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

☐ Site Plan/Survey or Sketch
☐ Floor Plans
☐ Elevation Drawings
☐ Landscaping Plan
☐ Photos of Existing Site

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____ Date: 10/25/22

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

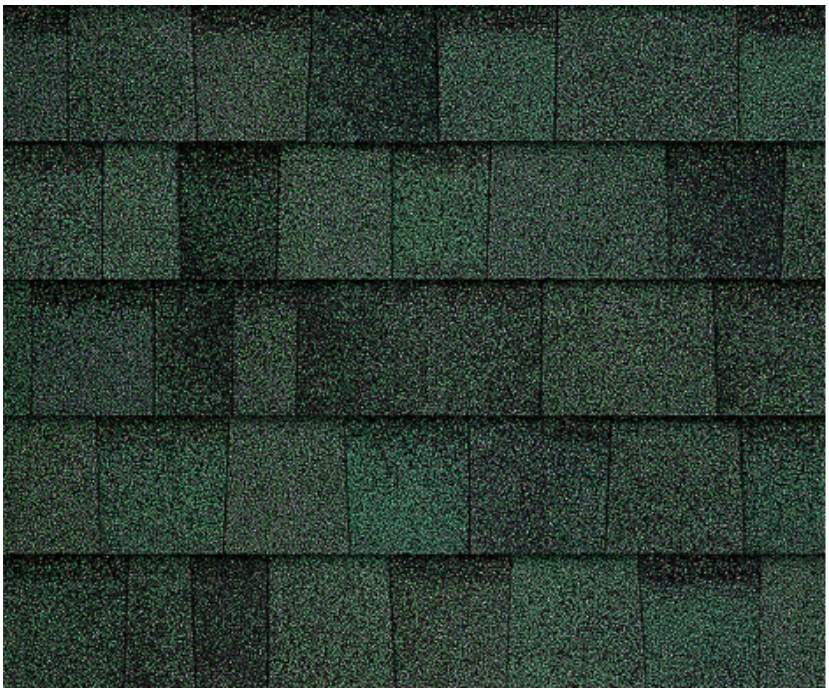
Owner / Owner's Representative Signature: Nilea Rothstein

Date: 11/1/2022

EXHIBIT A-2.1



EXHIBIT A-2.2



SW 7008

Alabaster

Interior / Exterior

Location Number: 255-C2

EXHIBIT A-3.1





EXHIBIT A-3.2







COA-2022-00240 (40 MCCASKILL RD W)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacing windows, adding doors and renovations at 40 McCaskill Rd W. The property is identified as Moore County PID Number 00026264. The property owners are Robert and Mary Anne Heino, and the applicant is R.G.S. Builders, Inc.

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

DATE OF MEMO:
1/18/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-3

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2023
Subject: **Major COA Request for 40 McCaskill Rd W.**

Applicant:	R.G.S. Builders, Inc.
Owners:	Robert and Mary Anne Heino
Property Location:	40 McCaskill Road W.
Land Use:	Single Family Residential
PID#	00026264
COA#:	2022-00240

Request and Background: ☒ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for replacing windows, adding doors, re-roofing flat roofs and adding decorative railings around top of roofs at 40 McCaskill Rd W. The property is further identified as Moore County PID Number 00026264. The structure was built circa 1925 and the property is +/- 0.763 acres in size.

The applicant proposes to replace windows, add French doors off rear of the house onto patio and from side of kitchen to patio, as well as replacing the flat roof with TPO roofing and adding decorative railings around the top of each flat roof.

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

Standards of Review

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

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.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.

B. EXTERIOR WALLS AND TRIM

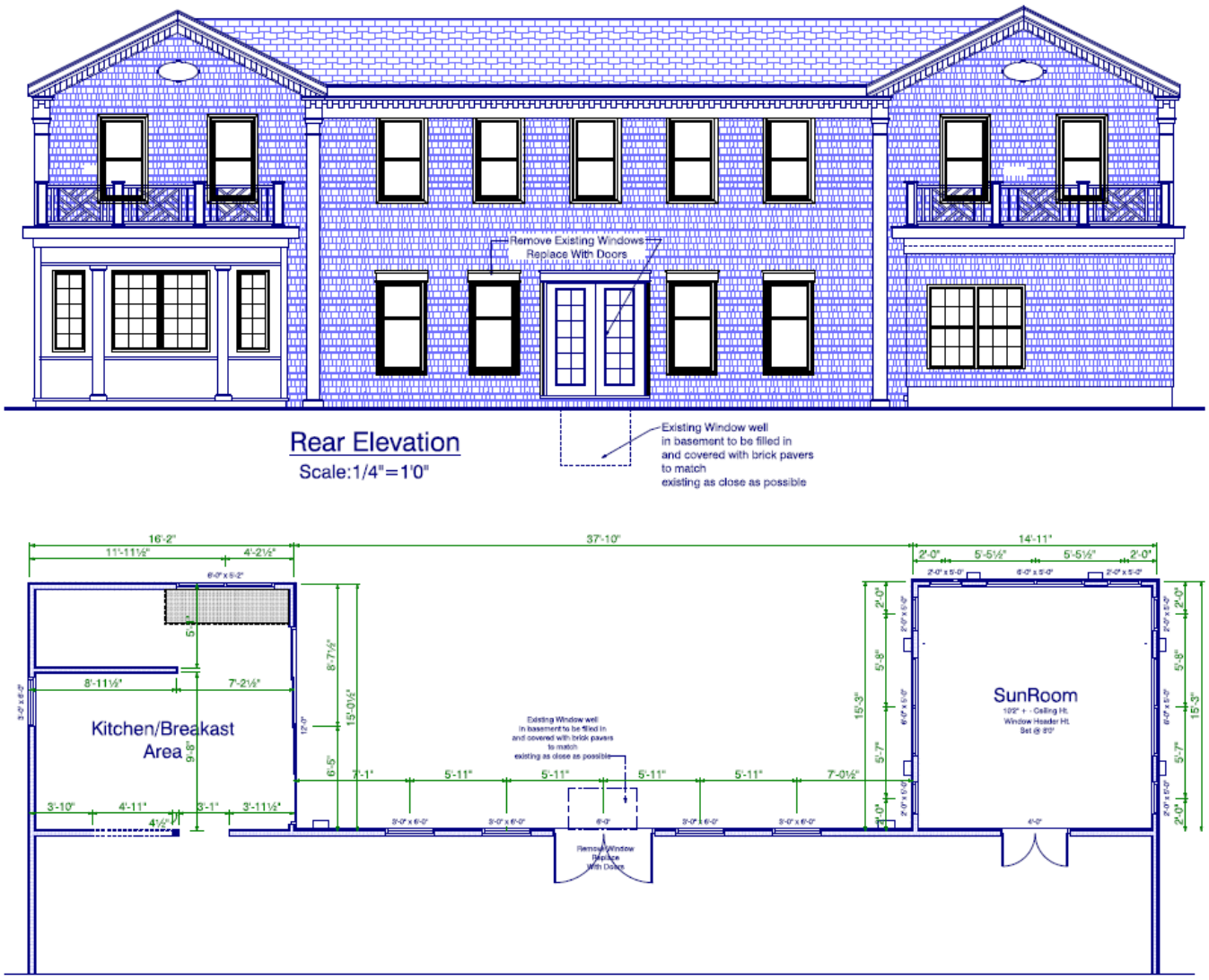
1. SECTION III.B.1 - Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, must be compatible with the architecture of the structure and must be congruous with the character of the Pinehurst Historic District.

C. WINDOWS AND DOORS

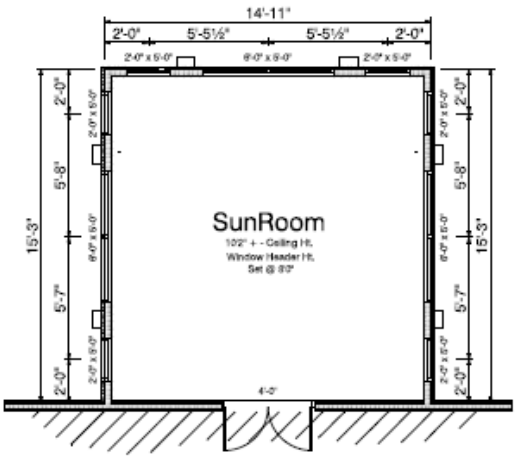
1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings should not compromise the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. SECTION III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it should be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations should be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation should be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows should have true or simulated divided lights.

K. WOOD

1. SECTION III.K.1 - New wooden features or details or replacement of a missing feature or detail or element must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.
2. SECTION III.K.6 - Wooden surfaces and features must be in colors that are in the Village of Pinehurst Color Palette.

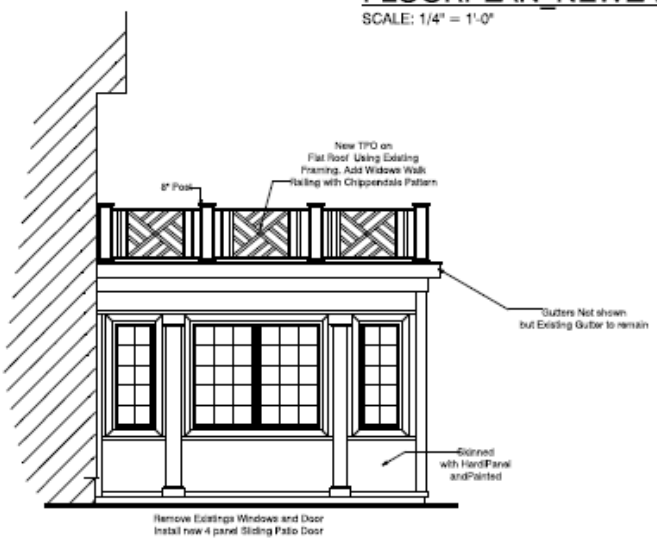


Rear of House with Proposed French Doors



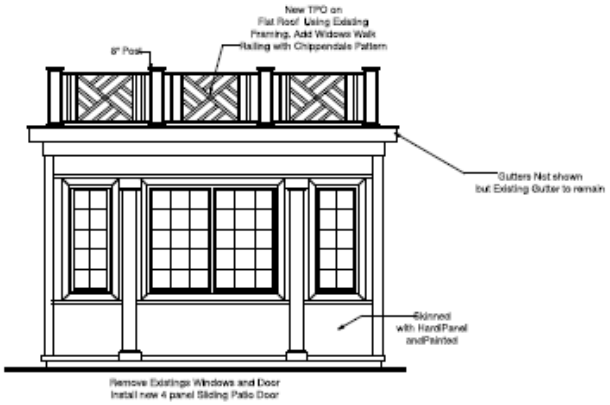
FLOORPLAN_NEWLAYOUT

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



Side_Elevation

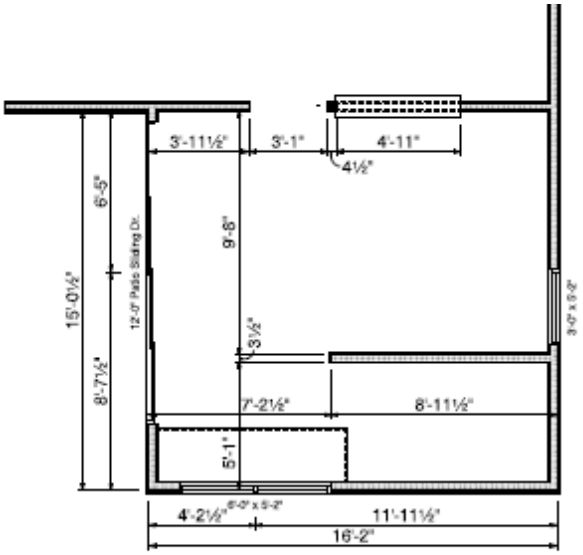
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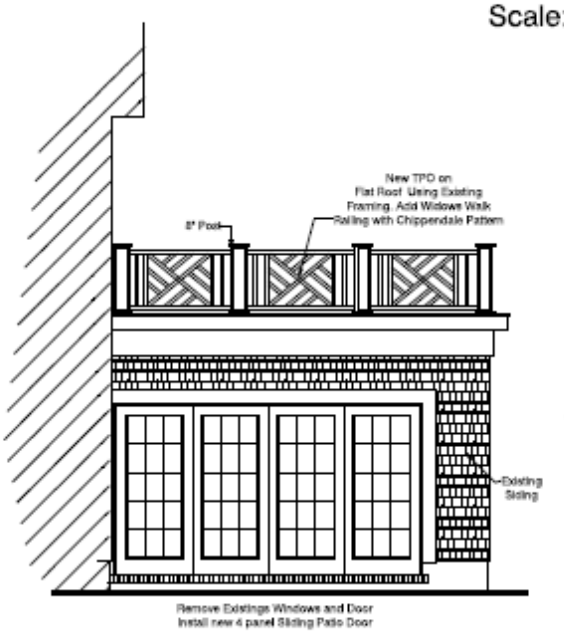
Rear_Elevation

Scale:1/4"= 1'0"

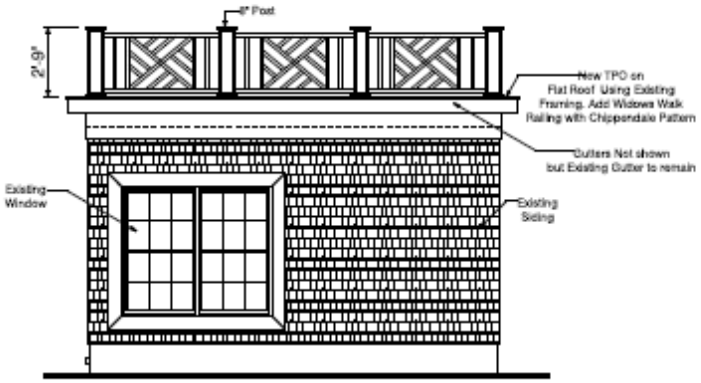
Proposed Sunroom Elevations



Layout_New
Scale:1/4"= 1'0"



Side_Elevation
Scale:1/4"= 1'0"



Rear_Elevation
Scale:1/4"= 1'0"

Proposed Kitchen Elevations





Existing Kitchen and Sunroom



Existing Sunroom

Staff Comments:

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

EXHIBIT S-1.8

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2023

Dear Property Owner(s),

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

Thursday, January 26th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacing windows, adding doors and renovations at 40 McCaskill Rd W. The property is identified as Moore County PID Number 00026264. The property owners are Robert and Mary Anne Heino, and the applicant is R.G.S. Builders, Inc.

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.

Public Hearing Notification

EXHIBIT S-1.9



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).

12/20/2022

January 26, 2023
Historic Preservation Commission
40 McCaskill Road W Major COA Request

VILLAGE OF PINEHURST

N
W E
S

EXHIBIT S-1.10

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

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

STANGEL, WILLIAM G
15 SHAW ROAD NORTH WEST
PINEHURST,NC,28374

HEINO, ROBERT
24 STONE TOWER LANE
BARRINGTON,RI,02806

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

ARCHES, LLC THE
PO BOX 689
SOUTHERN PINES,NC,28388

REPP, ALAN C
PO BOX 1035
PINEHURST,NC,28370-1035

YOUNGCLAUS, LISA B
50 MCCASKILL RD W
PINEHURST,NC,28374

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☑ Major Work ☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	40 McCaskill Rd W
City, State, Zip Code	Pinehurst NC 28374
Parcel ID #	26264

Owner Information			
Name	Robert + Mary Anne Heino	Home Phone #	
Street Address	24 Stone Tower Lane	Mobile Phone #	609-658-0426
City, State, Zip Code	Barrington, RI 02806	Business Phone #	
Email	mbheino@gmail.com		

Applicant			
Name	RGS Builders / Jeremy Strickland	Other Phone #	(910) 739-8000
Email	Jeremy@RGSBuilders.com	Street Address	78 Millbrook Lane
Mobile Phone #	(910) 733-5601	City, State, Zip Code	Lumberton, NC 28358

EXHIBIT A-1.2

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	41504
Name	R.G.S. Builders, Inc.
Street Address	78 Millbrook Lane
City, State, Zip	Lumberton NC 28358
Phone #	(910)733-5601
Email	Jeremy@RGSBuilders.com

General Information

Description of Changes to the Structure	Upgrade existing sunroom with new Pella windows so this room can be properly maintain conditioning space while replacing all rotted wood of lower section. The decorative chip and dale railings will be added on both lower level rear roofs. A Pella french door will be added rear center of home to provide access to back patio. Also a 12' Pella french door will be added to existing kitchen wall to provide access to patio from kitchen and providing more natural light into kitchen.		
Type of Work	☐ Addition	☑ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☑ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☑ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☑ Yes ☐ No	
Includes Tree Removal		☐ Yes ☑ No	

EXHIBIT A-1.3

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding	Wood siding	Wood siding	Alabaster	Alabaster
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows	Wood single pane	Pella - Wood window	White	White
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

☐ Site Plan/Survey or Sketch	☑ Elevation Drawings	☑ Photos of Existing Site
☑ Floor Plans	☐ Landscaping Plan	

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____ Date: 12/22/22

EXHIBIT A-1.4

1895 VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

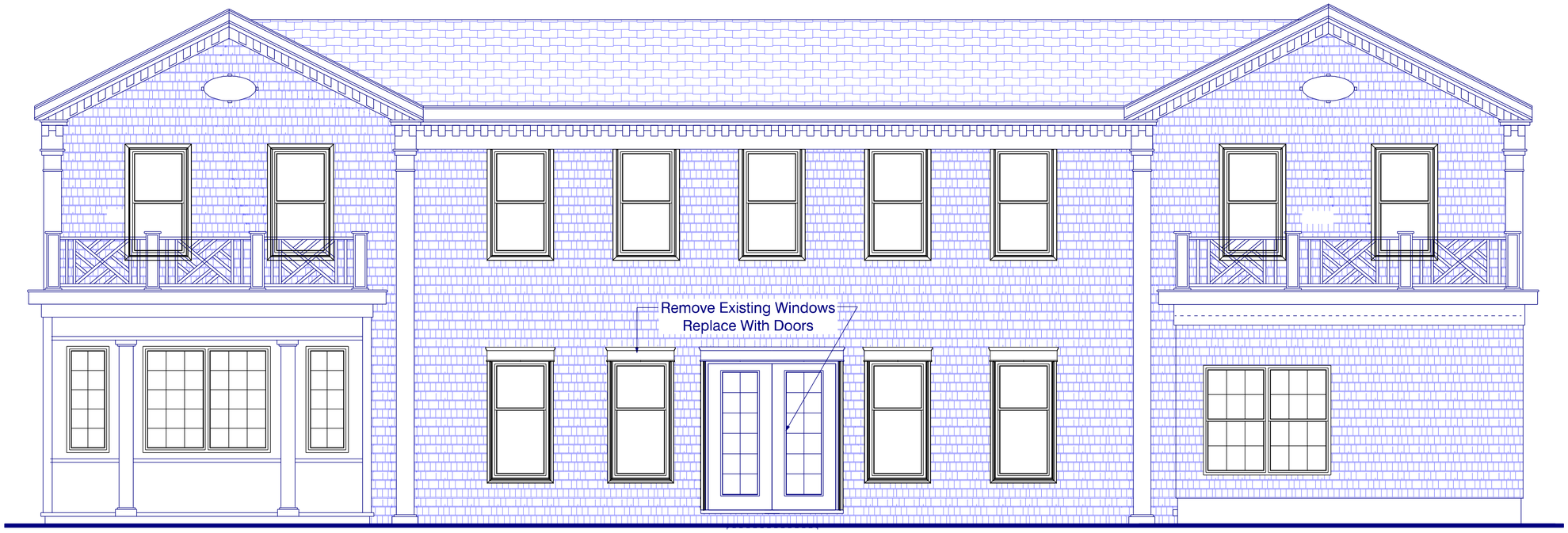
Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

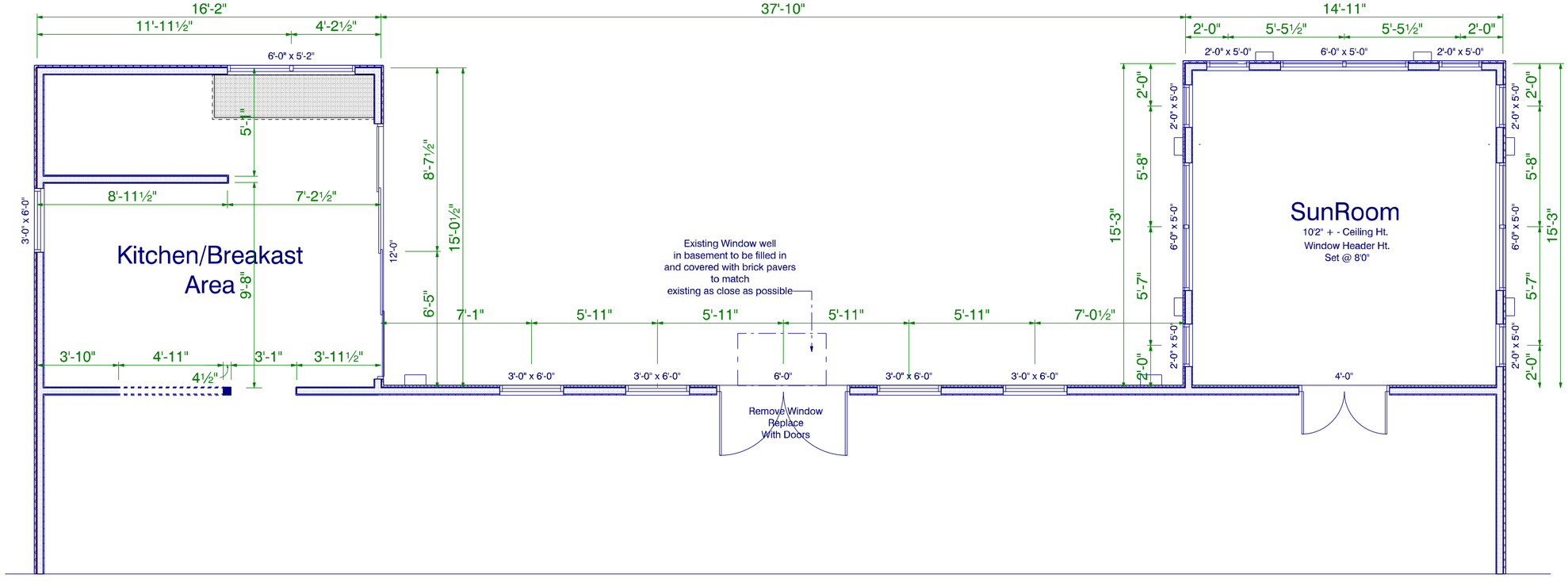
Date: 12/22/22

EXHIBIT A-2.1



Rear Elevation

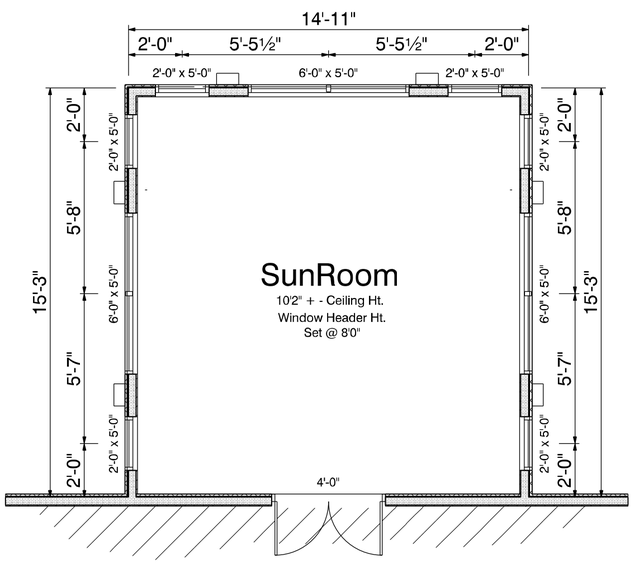
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Layout

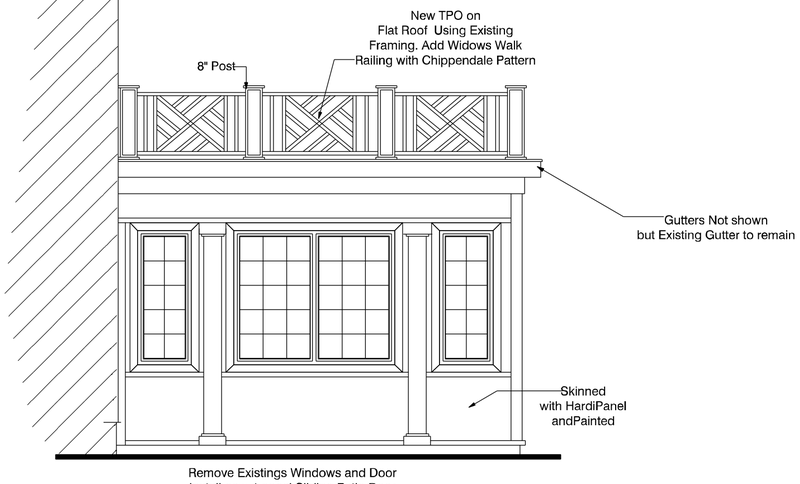
Scale:1/4"=1'0"

EXHIBIT A-2.2



FLOORPLAN_NEWLAYOUT

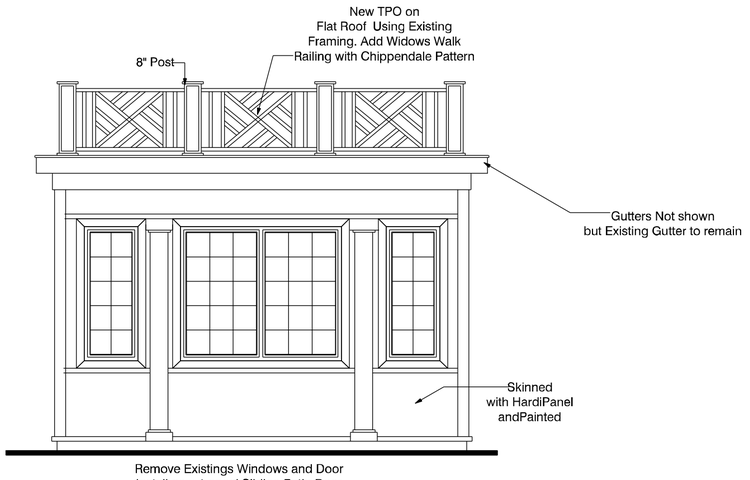
SCALE: 1/4" = 1'-0"



Remove Existings Windows and Door
Install new 4 panel Sliding Patio Door

Side_Elevation

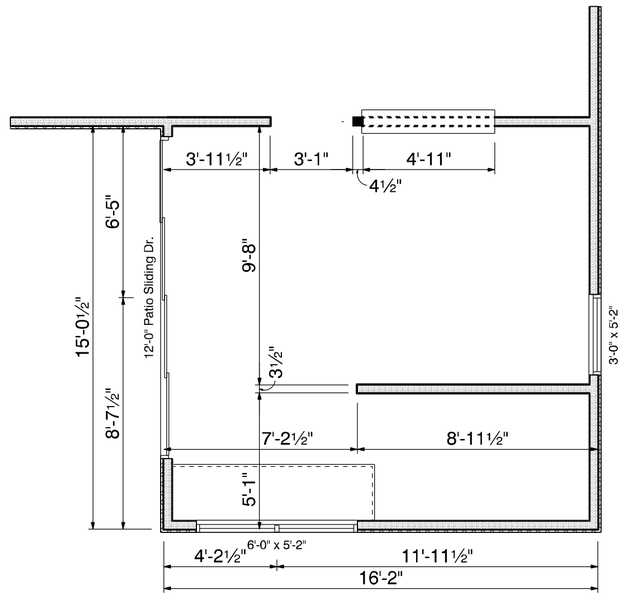
Scale:1/4"= 1'0"



Remove Existings Windows and Door
Install new 4 panel Sliding Patio Door

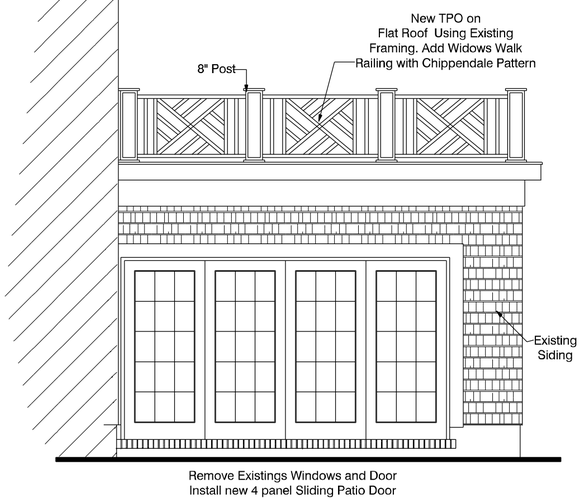
Rear_Elevation

Scale:1/4"= 1'0"



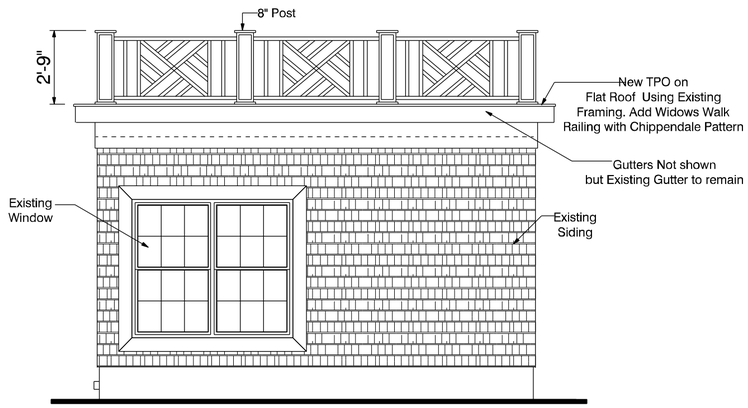
Layout_New

Scale:1/4"= 1'0"



Side_Elevation

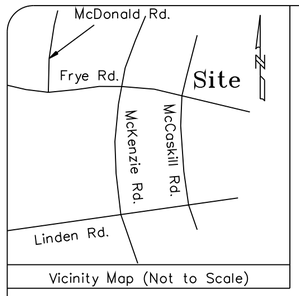
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Rear_Elevation

Scale:1/4"= 1'0"

EXHIBIT A-2.4

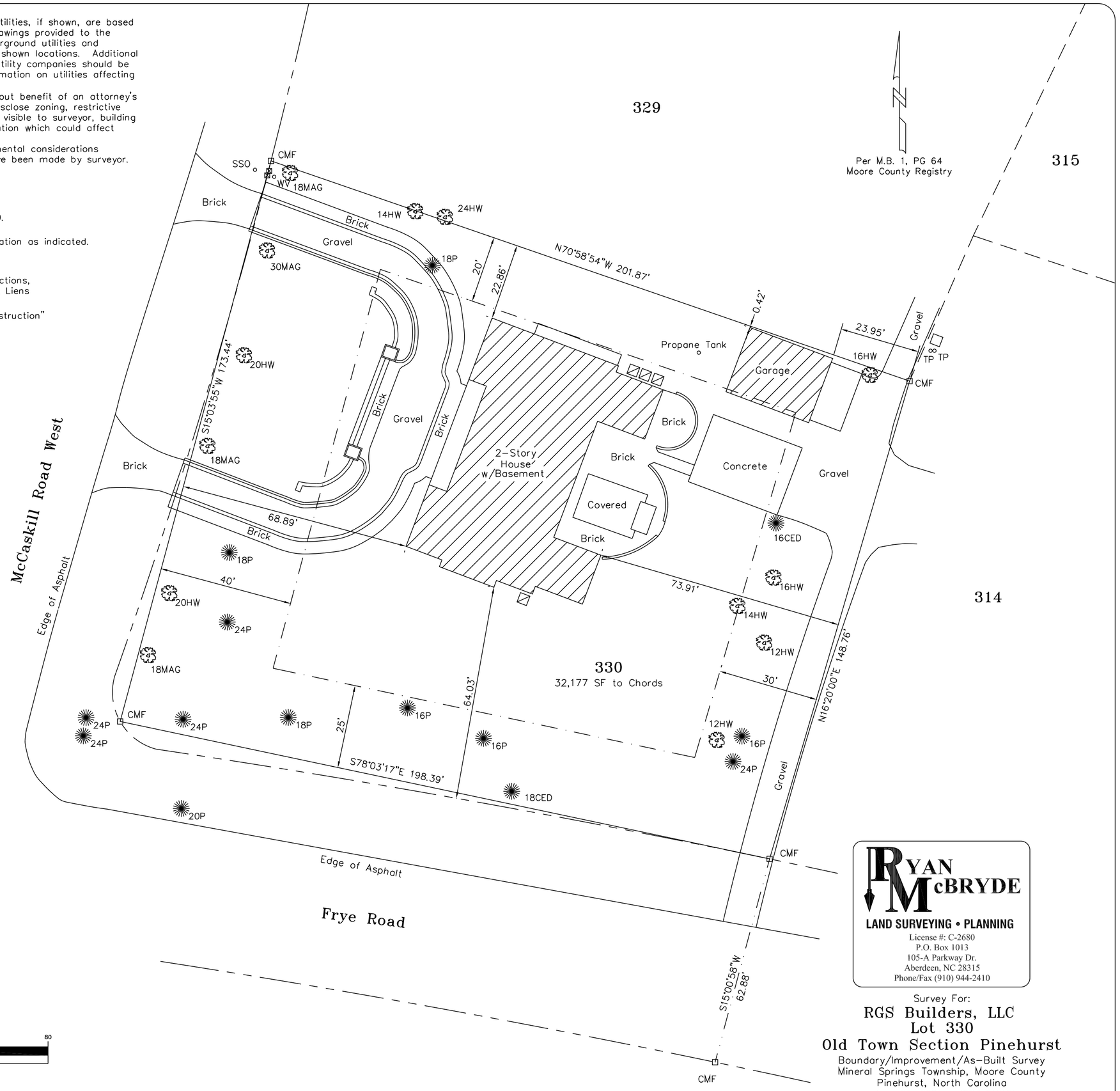


Vicinity Map (Not to Scale)

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.

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 #00026264, PIN #855211762941

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
O = Calculated Point



Reference: Map Book 1, Page 64
Deed Book 2728, Page 436
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 2728, page 436); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:200,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."
This 25th day of June, 20 21.

NORTH CAROLINA PROFESSIONAL SEAL L-4394 SURVEYOR RYAN D. McBRYDE

Professional Land Surveyor

L-4394
Registration Number

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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:
RGS Builders, LLC
Lot 330
Old Town Section Pinehurst
Boundary/Improvement/As-Built Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
June 25, 2021 JOB# 210181

EXHIBIT A-3.1





EXHIBIT A-3.2





COA-2022-00246 (44 MCKENZIE 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 a modification to previously approved COA-2021-00122, the elimination of a window, at 44 McKenzie Rd E. The property is identified as Moore County PID Number 00024541. The property owners are Philip and Emily McCarty, and the applicant is Mitchell Harris, Harris & Son Construction.

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

DATE OF MEMO:
1/18/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-3

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2023
Subject: **Major COA Request for 44 McKenzie Rd E.**

Applicant:	Mitchell Harris, Harris & Son Construction
Owners:	Philip & Emily McCarty
Property Location:	44 McKenzie Road E.
Land Use:	Single Family Residential
PID#	00024541
COA#:	2021-00246

Request and Background: ☐ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for a modification to previously approved COA-2021-00122. The property is further identified as Moore County PID Number 00024541. The structure was built in 2015 and the property is +/- 0.71 acres in size.

The applicant is requesting approval for the removal of windows on the rear left side of the house that were approved for an addition in COA-2021-00122.

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

Standards of Review

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

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

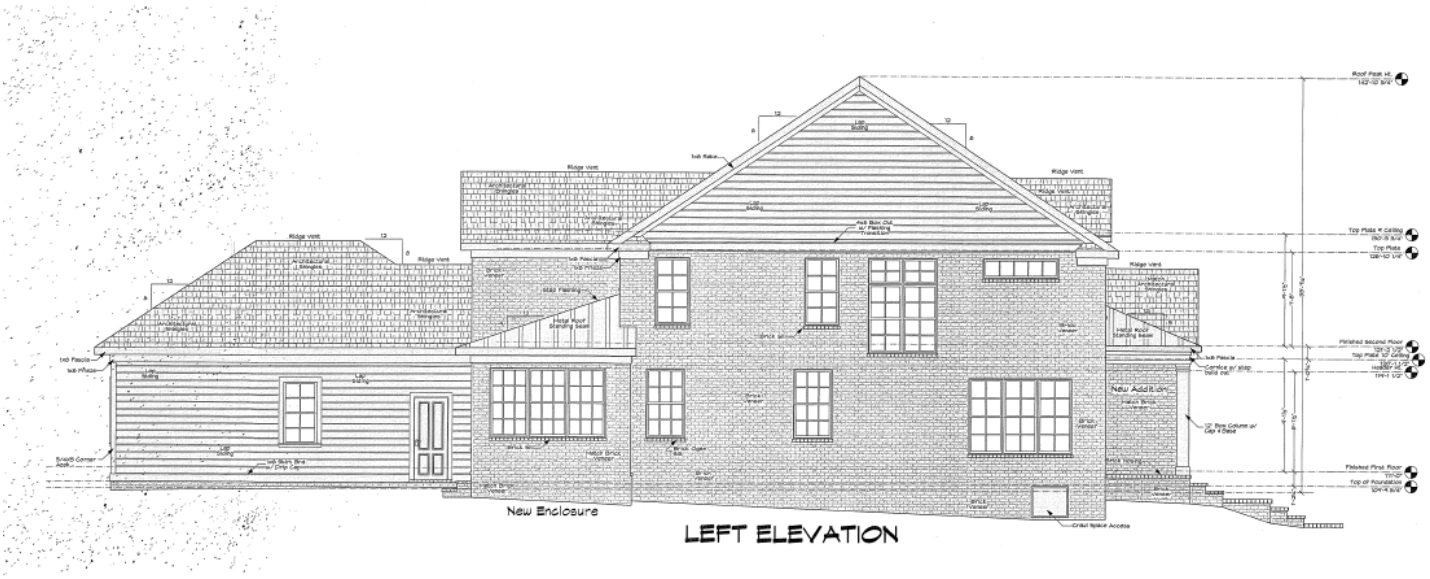
B. EXTERIOR WALLS AND TRIM

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.



Existing wall without windows

EXHIBIT S-1.3



Previously Approved Wall

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 elimination of the windows is consistent with the Historic District Standards and congruous with the Pinehurst Historic District.

EXHIBIT S-1.4

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2023

Dear Property Owner(s),

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

Thursday, January 26th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to previously approved COA-2021-00122, the elimination of a window, at 44 McKenzie Rd E. The property is identified as Moore County PID Number 00024541. The property owners are Philip and Emily McCarty, and the applicant is Mitchell Harris, Harris & Son Construction.

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.

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.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

12/29/2022

January 26, 2023
Historic Preservation Commission
44 McKenzie Road E Major COA Request

VILLAGE OF PINEHURST 1895

N W E S

EXHIBIT S-1.6

ZALZNECK, ROBERT JOHN & SARA L
324 PIEDMONT AVE
ROCKY MOUNT,NC,27803

ASHLEY COTTAGE PROPERTIES LLC
1041 CHEROKEE RD
WILMETTE,IL,60091

MUIR, FRANK F
25 MCKENZIE RD E
PINEHURST,NC,28374-8869

DEPOALO, RONALD
34 1/2 BEACON ST
BOSTON,MA,02108

MCCARTY, PHILIP A
44 MCKENZIE ROAD EAST
PINEHURST,NC,28374

QUALE, DEBORAH LINDSAY
35 E MCKENZIE RD
PINEHURST,NC,28374

WYATT, ANTHONY E & KATE S
PO BOX 4111
PINEHURST,NC,28374

SHELBY, DIANE M
70 MCKENZIE RD E
PINEHURST,NC,28374-8868

WEATHERSBY, SANDRA M
40 MCKENZIE RD E
PINEHURST,NC,28374-8868

SHELBY, DIANE M
70 MCKENZIE RD E
PINEHURST,NC,28374-8868

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	44 McKenzie Rd. E
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00024541

Owner Information			
Name	Phil McCarty	Home Phone #	
Street Address	1825 Kalorama St NW	Mobile Phone #	703-472-3462
City, State, Zip Code	Washington DC 20009	Business Phone #	
Email	pmccarty51@gmail.com		

Applicant			
Name	Harrisd Son Construction	Other Phone #	910-949-3459
Email	harrisandson79@gmail.com	Street Address	7720 Hwy 22 Unit C
Mobile Phone #	910-690-9666	City, State, Zip Code	Carthage NC 28327

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	23307
Name	Harris & Son Construction
Street Address	7720 Hwy 22 Unit C
City, State, Zip	Carthage, NC 28327
Phone #	910-690-8666
Email	harrisandson79@gmail.com

General Information

Description of Changes to the Structure	DELETED WINDOW SO THAT A FIREPLACE COULD BE ADDED. WALL IS COVERED WITH HARDIE SIDING.		
Type of Work	☑ Addition	☑ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☑ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☑ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ☑ No	
Includes Tree Removal		☐ Yes ☑ No	

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Hardie / BRICK	CREAM	Brick	FRENCH COUNTRY GRAY
Rear Elevation	Hardie / Brick	Cream	BRICK	" "
Right Elevation	" "	" "	" "	" "
Left Elevation	" "	" "	" "	" "
Trim	WHITE	" "	" "	" "
Windows	DELLA WHITE	" "	" "	" "
Chimney	N/A			
Foundation	BRICK	" "	" "	" "
Front Door	EA STAIN			
Shutters	WHITE VINYL	WHITE	MAHOGANY	BLACK
Garage Door	METAL	WHITE	METAL	WHITE
Roof	ASPHALT SHINGLE	ESTATE GRAY	" "	" "
Roof Exhaust Vents				
Front Porch	BLUE STONE	GRAY/BLUE	" "	" "
Deck	N/A			
Patio	CONCRETE	" "	" "	" "
Sidewalk	CONCRETE	" "	" "	" "
Sky Lights	N/A			
Driveway	CONCRETE	" "	" "	" "
House Number	14			
Signage				
Other: _____				
Other: _____				

Required Documents

- ☑ Site Plan/Survey or Sketch
- ☐ Floor Plans
- ☐ Elevation Drawings
- ☐ Landscaping Plan
- ☑ Photos of Existing Site

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____ Date: 1-3-23

EXHIBIT A-1.4

1895
VILLAGE OF
PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: 1-3-23

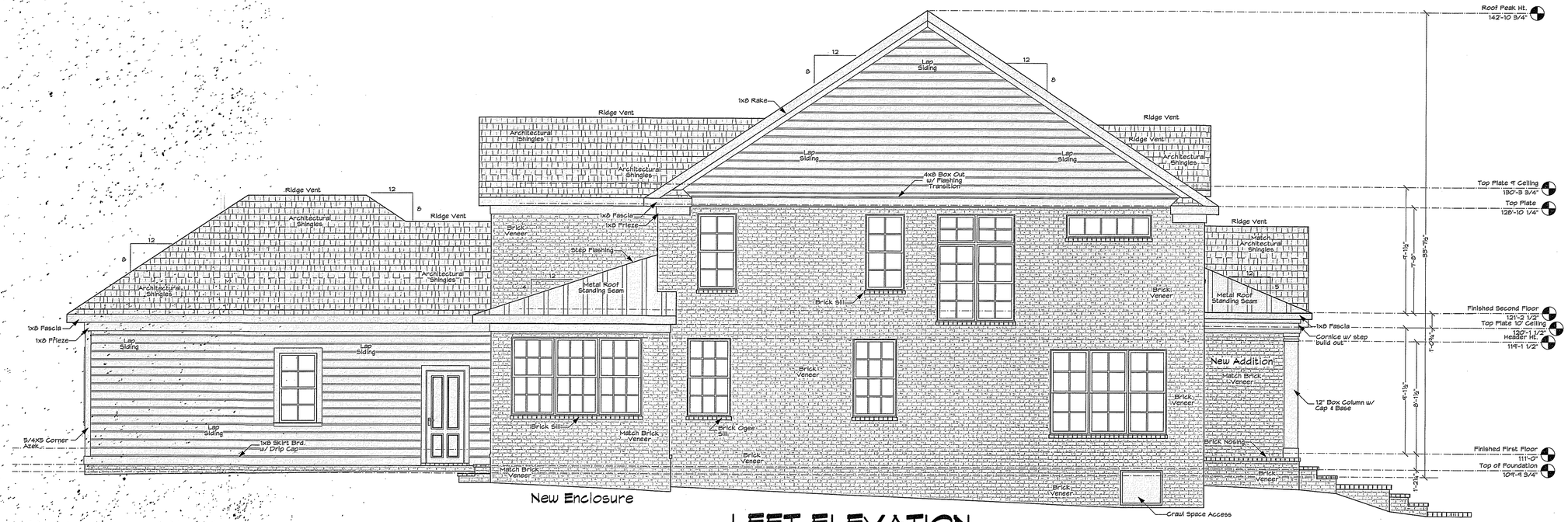
EXHIBIT A-2.1



EXHIBIT A-3.1



REAR ELEVATION



LEFT ELEVATION

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

CERTIFIED GREEN PROFESSIONAL™

Anderson Nichols Design assumes no liability for any home constructed from these plans. It is the responsibility of the purchaser to maintain the terms of the contract between Owner and Builder or contractor. Owner verify All Dimensions prior to proceeding with any work. Owner assumes responsibility for compliance with all building codes in the area where our home is to be located. 2) Plans indicate locations only; engineering aspects should be reviewed by a qualified professional.

Caution must be exercised in making any changes in structure. Only qualified Designer, Architect, Contractor or Structural Engineer should make changes. Anderson Nichols Design assumes no liability for changes made to our plans by others. The purchaser is responsible to make every attempt to ensure that these drawings meet or exceed all area and local codes.

Drawings and Specifications as instruments of service are and shall remain the property of Anderson 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 the subject except by written agreement with the owners.

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No.	Date	Issue Notes

Designed By	David A. Nichols
Drawn By	David A. Nichols
Checked By	WhiteNHarris
Reviewed By	M. Harris
Submitted By	Anderson Nichols Design
Project Manager	Steve Harris

Date	7/7/21
Revision	Revision
Project ID	Joseph - Paul Residence
Drawing Name	WNDS 2021
CAD File Name	Joseph - Paul Residence
Plot Date	07/07/2021

Design Firm: Anderson Nichols Design, 1744 NC Hwy 5 - Suite C, Aberdeen, NC 28315, 910-215-9901

Consultant: Harris & Son Construction, Steve & Mitchel Harris

Project Title: Lot No. 217C, Old Town, Pinehurst, Mineral Springs TWSP., Moore Co., Pinehurst, NC

Sheet Title: Rear Elevation, Left Elevation

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

Sheet No. A-1.5A of 8

These Blueprints are provided for the construction of a single home on a single lot. The design and plan are the property of Anderson Nichols Design, L.L.C. the "Copyright owner. The plan may not be copied in any form, to do so is in violation of the Architectural Works Copyright Protection Act of 1990. All violations will be prosecuted to the fullest extent of the Law.

ANDERSON NICHOLS DESIGN, L.L.C. PROPERTY OF ANDERSON NICHOLS DESIGN, L.L.C. PROTECTED BY FEDERAL COPYRIGHT LAW. UNAUTHORIZED USE OF THIS PLAN OR ELEVATION MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

COPYRIGHT PROTECTION

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OFFICIAL RED SEAL OF AUTHENTICITY

COA-2022-00247 (24 RATTLESNAKE TRL)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to previously approved COA-2021-00159 at 24 Rattlesnake Trail. The property is identified as Moore County PID Number 00021712. The property owner is Atlas Inspections, Inc. and the applicant is Rhetson Companies, Inc.

FROM:
mcarpenter@vopnc.org

CC:
acameron@vopnc.org; skonstantinou@vopnc.org; acassidy@vopnc.org

DATE OF MEMO:
1/18/2023

MEMO DETAILS:
Please see attached materials relating to this public hearing.

ATTACHMENTS:

	Description
🗋	Exhibit S-1
🗋	Exhibits A-1 to A-3

EXHIBIT S-1.1

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: January 19, 2023
Subject: **Major COA Request for 24 Rattlesnake Trail**

Applicant:	Rhetson Companies, Inc.
Owners:	Atlas Inspections, LLC
Property Location:	24 Rattlesnake Trail
Land Use:	Neighborhood Commercial
PID#	00021712
COA#:	2022-00247

Request and Background: ☐ **Contributing** ☒**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for the addition of one window on the right side of the building. The property is further identified as Moore County PID Number 00021712. The structure was built circa 1980 and the property is +/- 0.28 acres in size.

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

Standards of Review

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

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

Applicable Standards:

V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

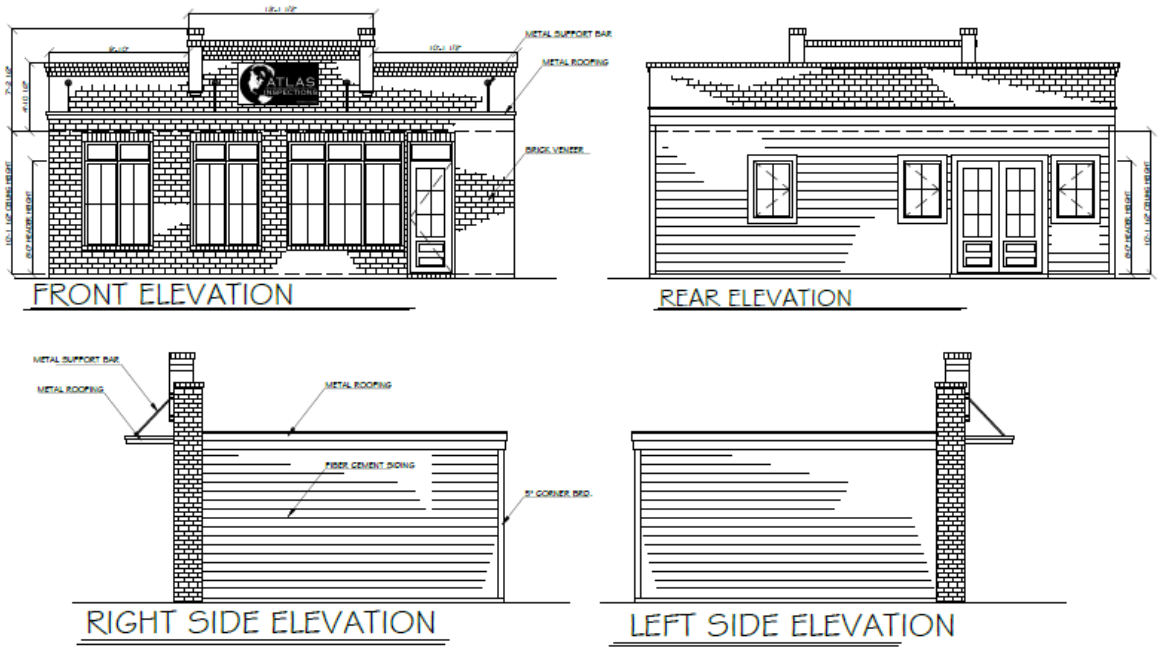
1. SECTION III.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.



Added Window



Added Window



Approved Elevations

Staff Comments:

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

EXHIBIT S-1.5

VILLAGE OF PINEHURST
1895
HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2023

Dear Property Owner(s),

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

Thursday, January 26th, 2023
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to previously approved COA-2021-00159 at 24 Rattlesnake Trail. The property is identified as Moore County PID Number 00021712. The property owner is Atlas Inspections, Inc. and the applicant is Rhetson Companies, Inc.

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/.

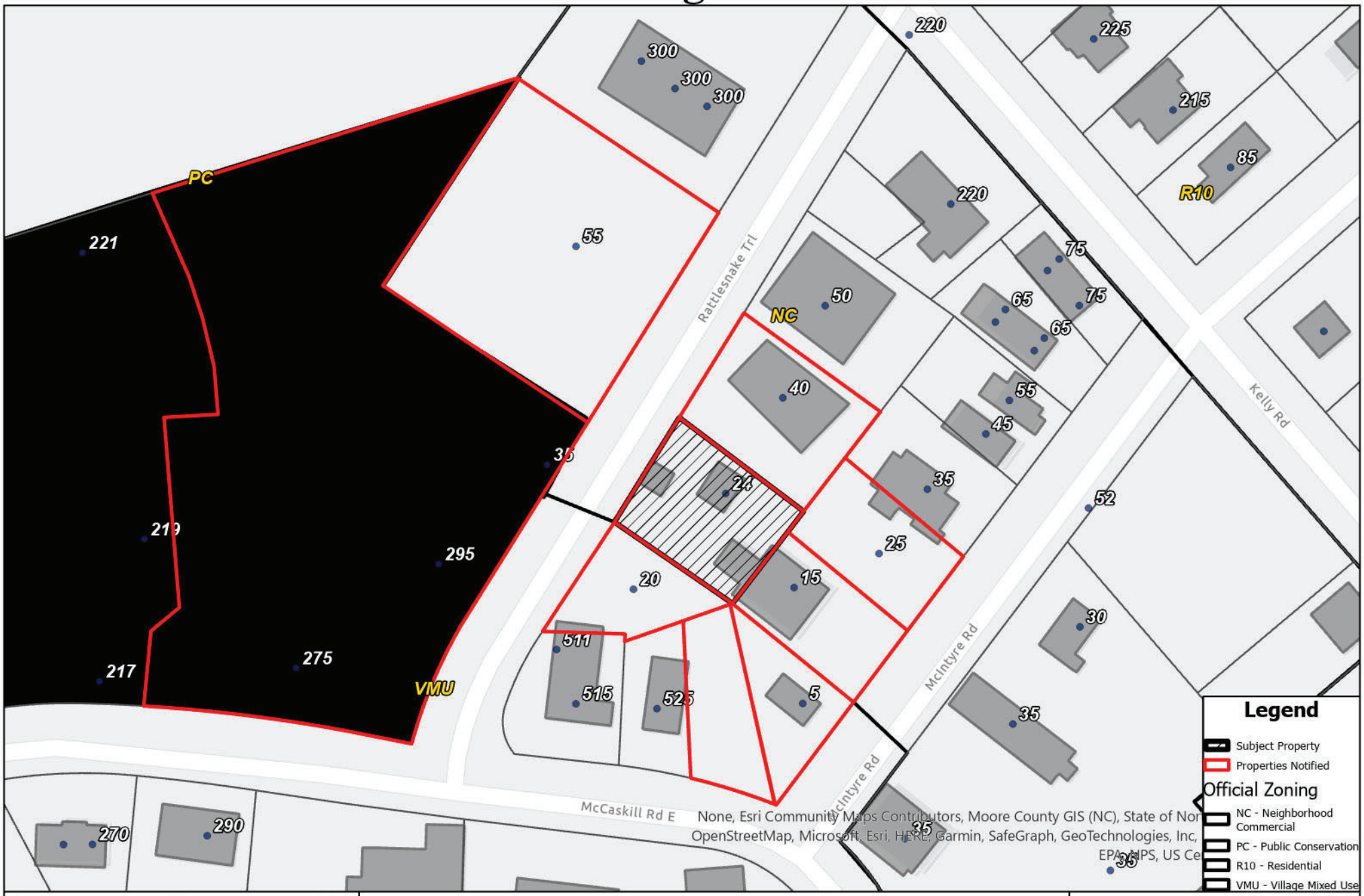
The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

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.

Public Hearing Notification

EXHIBIT S-1.6



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).

12/29/2022

January 26, 2023
Historic Preservation Commission
24 Rattlesnake Trail Major COA Request

VILLAGE OF PINEHURST 1895

N W E S

EXHIBIT S-1.7

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

MCKENZIE, CONNIE
500 LINDEN RD
PINEHURST,NC,28374-9074

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

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

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

490 BROAD, LLC
275 SE BROAD ST
SOUTHERN PINES,NC,28387

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

DocuSign Envelope ID: BA059787-A02E-4AD7-91AB-428767E209E2

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	24 Rattlesnake Trail
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00021712

Owner Information			
Name	Atlas Inspections, LLC	Home Phone #	
Street Address	8 Brassie Lane	Mobile Phone #	
City, State, Zip Code	Jackson Springs, NC 28281	Business Phone #	
Email			

Applicant			
Name	Rhetson Companies, Inc.	Other Phone #	910-944-0881
Email	jennifer@rhetson.com	Street Address	2075 Juniper Lake Road
Mobile Phone #		City, State, Zip Code	West End, NC 27376

DocuSign Envelope ID: BA059787-A02E-4AD7-91AB-428767E209E2

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	Additional window to meet glazing requirements of a street-facing facade, a window was requested at the pre-construction meeting for the renovation of this building. However, the plan was not updated at that time to reflect the one additional window on the side of the building.		
Type of Work	☐ Addition	■ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
■ Office	■ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ■ No
Includes Tree Removal	☐ Yes ■ No

DocuSign Envelope ID: BA059787-A02E-4AD7-91AB-428767E209E2

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Brick	N/A	Painted White	N/A
Rear Elevation Siding	Wood	N/A	White	N/A
Right Elevation Siding	Wood	N/A	White	N/A
Left Elevation Siding	Wood	N/A	White	N/A
Trim	Wood	N/A	Black	N/A
Windows	Encased windows	Encased window	Black	Black
Chimney	N/A	N/A	N/A	N/A
Foundation	Concrete	Gray	N/A	N/A
Front Door	Wood	Dark Stained	N/A	N/A
Shutters	N/A	N/A	N/A	N/A
Garage Door	N/A	N/A	N/A	N/A
Roof	Metal	Silver	N/A	N/A
Awning	Metal	Black	N/A	N/A
Fence	Maintaining existing fence	N/A	Maintaining existing fence	N/A
Front Porch	N/A	N/A	N/A	N/A
Deck	N/A	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A
Sidewalk	Existing along roadway	N/A	Existing along roadway	N/A
Sky Lights / Solar	N/A	N/A	N/A	N/A
Driveway	Maintaining existing driveway	N/A	Maintaining existing driveway	N/A
Signage	Maintaining existing building signage	N/A	Maintaining existing building signage	N/A
Other: N/A	N/A	N/A	N/A	N/A
Other: N/A	N/A	N/A	N/A	N/A

Required Documents

☐ Site Plan/Survey or Sketch
☐ Elevation Drawings
☐ Photos of Existing Site
☐ Floor Plans
☐ Landscaping Plan

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: DocuSigned by: 536D290F8F18483... Date: 1/3/2023

DocuSign Envelope ID: BA059787-A02E-4AD7-91AB-428767E209E2

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: DocuSigned by: A3F688DA34DC408...

Date: 1/3/2023

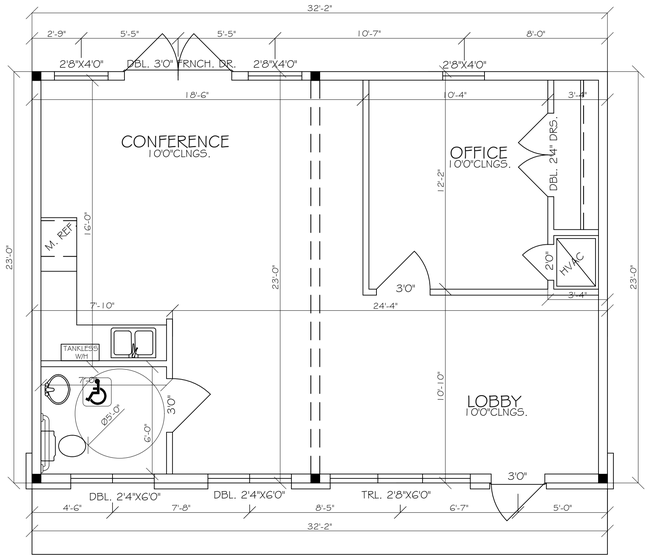
EXHIBIT A-2.1



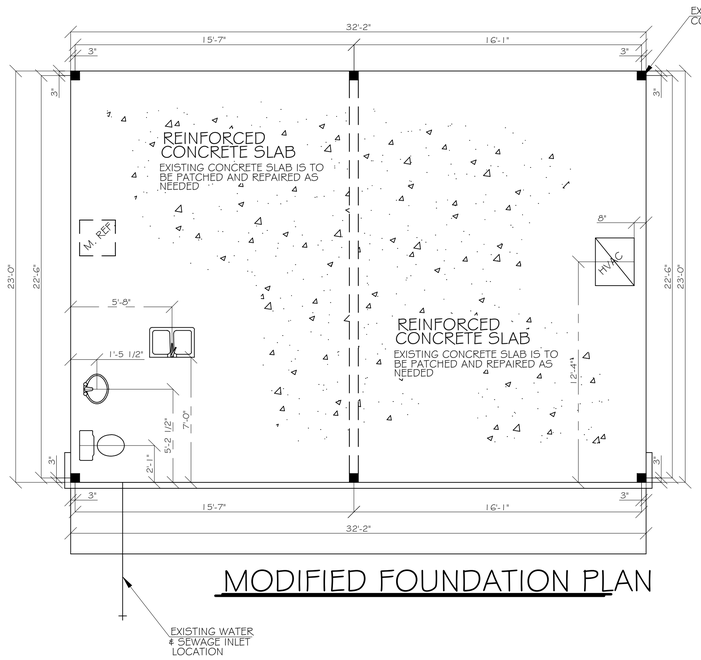
EXHIBIT A-2.2



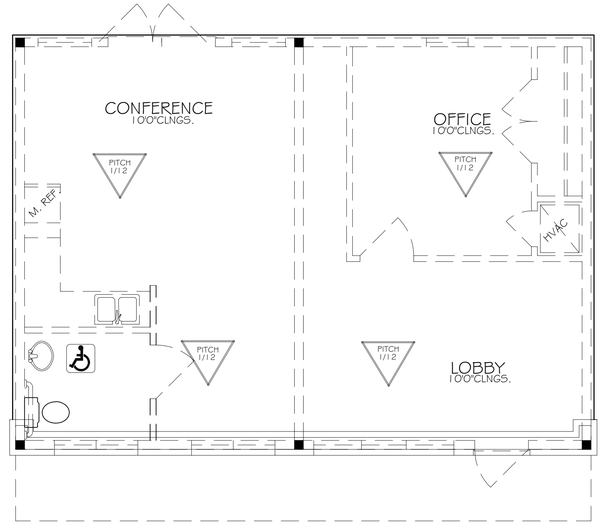
EXHIBIT A-3.1



MODIFIED FLOOR PLAN



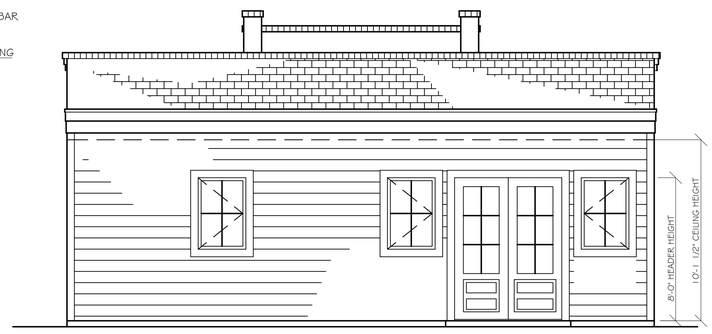
MODIFIED FOUNDATION PLAN



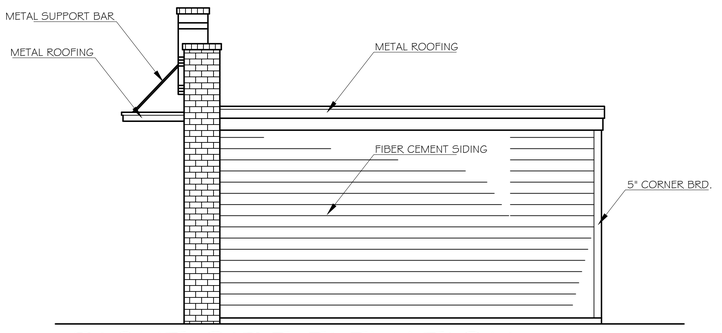
MODIFIED ROOF PLAN



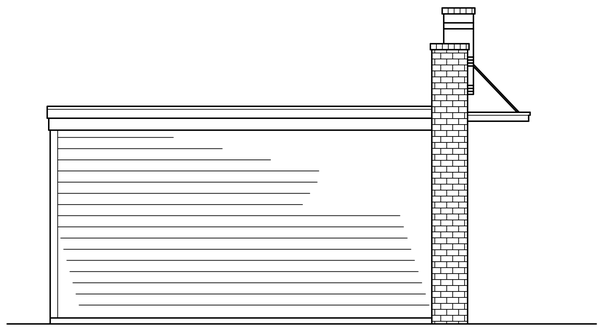
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SEVEN LAKES ENGINEERING SERVICES, INC.
2223 Seven Lakes South
Seven Lakes, NC 27376
Telephone: 910.673.0978
Email: cfarwell44@gmail.com

NORTH CAROLINA SEAL 10183 REGISTERED PROFESSIONAL ENGINEER CHARLES R. FARWELL 8/25/21

REVISIONS

	DATE/DESCRIPTION
	1/05/2020

Client:
ATLAS HOME INSPECTIONS
24 Rattlesnake Trail
Pinehurst, NC 28374

PROJECT NO: 21-115-548
DATE: 8/25/2021
DRAWN BY: EJA
SCALE: 1/4" = 1'0"
TITLE: PROPOSED RENOVATION
Sheet Number:

1 of 3

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: January 19, 2023
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
JANUARY 27, 2022 MEETING
12/8/2022 – 01/17/2023

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00232	Replace screens and wall one side of screen porch	12/14/2022	12/15/2022	2 Village Ln	John & Anna Hage
COA-2022-00235	Generator	12/16/2022	12/16/2022	120 Saville Row	Sean Suggs
COA-2022-00236	Generator	12/16/2022	12/16/2022	220 Saville Row	Heather Larsen
COA-2022-00237	Generator	12/16/2022	12/30/2022	75 Linden Rd	Jennifer Kitchen
COA-2022-00238	Generator	12/16/2022	12/19/2022	250 Midland Rd	David Bowles
COA-2022-00245	Generator	12/22/2022	12/22/2022	190 McCaskill Rd	Nitza Rothstein
COA-2022-00248	Deck	12/29/2022	12/29/2022	100 Rattlesnake Rd	Robert Pizzano
COA-2023-00003	Generator	1/4/2023	1/4/2023	30 Everette Rd	James Yardley