HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JUNE 22ND, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
John Taylor, Chair		Alex Cameron, Planning Director
Richard Vincent, Vice Chair		Pamela Graham, Planning Supervisor
Karl Ecker		Maria Carpenter, Planner
Cara Mathis		Shannon Konstantinou, Clerk to the Board
Roxanne Vaitkus		Lori Hercules, IT Technician
Angelique Fabiani		Paul Conners, IT Technician
David Herring		

Approximately 5 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 03:59 PM.

Mr. Cameron introduced Ms. Pamela Graham, the new Planning Supervisor. Mr. Cameron gave a brief background of Ms. Graham's experience.

Mr. Taylor introduced Ms. Angelique Fabiani, the new Historic Preservation Commission member. Ms. Fabiani gave a brief background of her experience and interest in service to the community.

Mr. Taylor explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff.

II. Approval of Minutes

A. 05-25-2023 Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the May 25th, 2023 Regular Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 6-0.

Ms. Mathis moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Ecker. Approved by a vote of 7-0.

III. Public Hearing

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

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

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

A. COA-2023-00179 (20 Muster Branch Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition, new driveway and rear patio, fencing, and pool at 20 Muster Branch Rd. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Conrad Nurge.

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 areas of the application where colors are missing meaning the colors to be used will match the existing, the need for the Commission to discuss the use of Scottsdale brick with the Applicant, and the grids on the windows matching the existing.

Mr. Conrad Nurge (Contractor), Mr. Kevin Reed (Consultant), and Mr. Kyle Behringer (Owner) were sworn into the public hearing.

Mr. Behringer thanked the Commission, stated the project is a labor of love and legacy for his family, his family is in the process of relocating from Chicago, and the hope is the property will be something that adds to the Village and the Club.

The Commission, Ms. Carpenter, Mr. Nurge, Mr. Reed, and Mr. Behringer discussed Scottsdale brick being the closest replacement for the original Phoenix Tumbled brick, which is no longer in production; the Scottsdale brick only being used on the back with salvaged brick from areas where changes are being made being used on the front and only filling in with Scottsdale brick if necessary; the use of Feeney Cable Rail in a vertical pattern not being typical, traditional, used at other properties within the Historic District, nor paintable as stated in the Standards; the tree and vegetation removal from the rear of the property not being within the scope of the Commission's review due to the removal occurring on a non-street facing elevation (the removal work was discussed with Village Staff prior to being done); the boundary of the property as depicted in Exhibit A-2.1 being very close to the cart path (this depiction is accurate and was done by a surveyor); some of the trees depicted in Exhibit A-2.1 being property of the Resort; both Village Staff and the Resort having given permission for tree removal in the rear elevation of the property; the overgrowth of the property resulting from neglect and causing issues with the dwelling; a landscape architect has been hired to re-design the property; and most of the large, mature trees along the cart path that are on Resort property remaining (were not removed).

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 use of artificial turf within the Historic District and this use being outside of the Commission's purview.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00179) and find the proposed Major Work at 20 Muster Branch 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. Ecker. Approved by a vote of 7-0.

B. COA-2023-00226 (55 Graham Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of two trees at 55 Graham Rd. The property is identified as Moore County PID Number 00028912. The property owner and applicant is Gail Maynard Wells.

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 intention behind removal of the trees.

Ms. Gail Wells (Owner) was sworn into the public hearing.

Ms. Wells stated the intention behind removal of the trees is to provide an area where vehicles may turn around in order to avoid having to back out onto Graham Rd. (which is a safety concern given the narrowness of the road and the speed with which vehicles travel the road), additionally the trees cause drainage issues and pose a safety concern being so close to the dwelling, and the other trees and vegetation on the property would develop to fill in any gap in the canopy the removal of the two trees would cause.

The Commission did not have any questions for the applicant.

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 whether a turn around could be achieved by removing only one of the two trees (it could not), the potential for other trees on the property to flourish and fill in the gap in the canopy the removal of the two trees would cause, and the Commission taking into consideration the position of the tree in relation to the dwelling when making a decision on tree removal.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00226) and find the proposed Major Work at 55 Graham 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. Ecker. Approved by a vote of 6-1, with Mr. Herring voting "Nay".

The Commission debated whether the motion should be amended to be "not consistent but congruous" and it was determined the motion should stand.

Mr. Vincent moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 5/12/2023 - 6/13/2023.

V. Next Meeting Date
07-27-2023 Regular Meeting

The Commission discussed setting a date and time for another Work Session and determined to have a Work Session meeting at 03:00 PM on July 27, 2023 prior to the Regular Meeting.

The Commission and Ms. Carpenter discussed potential topics for the upcoming Work Session.

VI. Motion to Adjourn
Mr. Ecker moved to adjourn the meeting. Seconded by Ms. Fabiani. Approved by a vote of 7-0 at 05:00 PM.

Respectfully Submitted,

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

DRAFT

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.

DRAFT

[redacted]

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 19, 2023
Subject: **Major COA Request for 15 Fields Road**

Applicant:	James Secky
Owners:	Joseph and Amy Iverson
Property Location:	15 Fields Rd.
Land Use:	Single Family Residential
PID#	00029479
COA#:	2023-00246

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for changes to previously approved COA-2022-00039 at 15 Fields Rd. The property is further identified as Moore County PID Number 00029479. The structure was built in 2022, and the property is +/- 0.45 acres in size.

Changes to the previously approved COA include the addition of windows on the East elevation, the elimination of windows on West elevation, change to the roof line on the East elevation, as well as changing some of the siding materials.

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, and changes to roof lines are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

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

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.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.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the changes to the previously approved elevations, such as the addition of windows and the change in roof line on the East elevation, are congruous with the Historic District and meet the Historic District Standards.

[redacted]

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 12, 2023

Dear Property Owner(s),

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

Thursday, July 27th, 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 changes to previously approved COA-2022-00039 at 15 Fields Rd. The property is identified as Moore County PID Number 00029479. The property owners are Joseph and Amy Iverson and the applicant is James Secky.

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

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

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

Public Hearing Notification

[redacted]

0 155 310 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

6/29/2023

July 27, 2023
Historic Preservation Commission
15 Fields Rd. Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

KING, MARK H & LESLIE W
12 OYSTER LANDING RD
HILTON HEAD ISLAND,SC,29928

DUNCAN, BRUCE JAMES
10 FIELDS ROAD
PINEHURST,NC,28374

MILLER, RUSSELL RAYMOND III
255 CHEROKEE ROAD
PINEHURST,NC,28374

MORLAND, GILBERT ROBIN
505 S VALLEY RD
SOUTHERN PINES,NC,28387

AIKENS, CLIFFORD C
20 FIELDS DR
PINEHURST,NC,28374

IVERSON, JOSEPH PATRICK
6701 FOLGER DR
CHARLOTTE,NC,28270

TUFTS, RICHARD WALKER
234 PINECREST COUNTRY ROAD
ABERDEEN,NC,28315

PLANNING AND INSPECTIONS DEPARTMENT

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

REPORT OF STAFF APPROVALS
JULY 27, 2023 MEETING
06/14/23 – 07/14/23

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2023-00240	Replace siding, window, paint	06/13/2023	06/14/2023	6 Village Ln	John Strickland
COA-2023-00247	Signage	06/26/2023	06/28/2023	100 Beulah Hill Rd S	Resorts of Pinehurst
COA-2023-00250	Shed	06/27/2023	07/12/2023	80 McCaskill Rd	Cara Mathis
COA-2023-00251	Generator	06/28/2023	06/28/2023	87 Short Rd	Judy Davis
COA-2023-00252	Replace siding	06/29/2023	06/29/2023	105 Rattlesnake Trl	Pine Ridge Properties
COA-2023-00253	Replace deck boards	06/30/2023	07/05/2023	60 Laurel Rd	John McKeithen

[redacted]

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Shannon Konstantinou, Administrative Specialist
Date: July 19, 2023
Subject: **Major COA Request for 85 Shaw Road**

Applicant:	Frank Cheney
Owners:	James and Karen Gleason
Property Location:	85 Shaw Rd.
Land Use:	Single Family Residential
PID#	00014388
COA#:	2023-00244

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the addition of a front porch, enclosing a rear porch, adding a driveway, painting the brick façade, and adding a spa and pavilion in rear yard at 85 Shaw Rd. The property is further identified as Moore County PID Number 00014388. The structure was built in 1955, and the property is +/- 0.499 acres in size.

The applicant proposes to add a porch to the front of the house, add a new gravel driveway and additional parking pad to existing driveway, paint the brick house white and add shutters, enclose an existing porch on the rear of the house using materials and colors to match existing, and add a pavilion, and hot tub in the rear yard.

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

Standards of Review

Per the adopted Historic District Standards, eliminating or adding windows and/or doors, new construction not considered to be Minor Work, and Minor Work items not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

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.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.

E. SHUTTERS AND AWNING

1. SECTION III.E.1 - New shutters **must** be compatible with the character of the structure and **must** be in the Village of Pinehurst Color Palette.
2. SECTION III.E.2 - Each shutter **must** be equal to the height of the window opening, **must** be one half the width, and *should* appear to cover the whole window should they be closed.
3. SECTION III.E.7 - Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted.

G. PORCHES, ENTRANCES AND BALCONIES

1. SECTION III.G.1 - New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street- facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
2. SECTION III.G.3 - New porches and entrances on the street-facing elevations **must** be compatible in height and architectural character with the existing structure, and based on historical evidence that a porch is appropriate to the structure or the style of structure.
    a. The height of the porch *should* align with the first floor level of the structure.
    b. Porch posts, columns, and railings *should* be compatible in composition, dimension, shape, color, pattern and texture with the structure.
    c. New porches **must** be in the Village of Pinehurst Color Palette.

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.

IV. RESIDENTIAL NEW CONSTRUCTION

E. ACCESSORY FEATURES AND STRUCTURES

1. SECTION IV.E.1 - All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and must be congruous with other accessory structures in the Pinehurst Historic District.

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.2 - New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. Some changes such as the addition of the pergola and hot tub and driveways, could be approved by Staff. The Commission will need to determine if the changes are congruous with the Historic District and meet the Historic District Standards.

[redacted]

1895 VILLAGE OF PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 12, 2023

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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 adding a front porch and rear patio, enclosing a patio area, adding a driveway, and other modifications at 85 Shaw Rd. SW. The property is identified as Moore County PID Number 00014388. The property owners are James and Karen Gleason and the applicant is Frank Cheney.

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/.

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Public Hearing Notification

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6/29/2023

July 27, 2023
Historic Preservation Commission
85 Shaw Rd SW Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

GOLF ESTATES NC, LLC
5 FOX HOUND RUN
PINEHURST,NC,28374

GOLF ESTATES NC, LLC
5 FOX HOUND RUN
PINEHURST,NC,28374

GREAVES, PAUL CHRISTOPHER
40 RITTER RD
PINEHURST,NC,28374

CORDELL, CHARLES L
PO BOX 10
PINEHURST,NC,28374-0010

MILLS, STUART L & HELEN PROBST
PO BOX 1479
PINEHURST,NC,28370-1479

FOLEY, HUGH W &
15 W RITTER ROAD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

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

COA-2023-00244 - Gleason Residence

Menu Help

File Date: 06/21/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: 1. Paint existing house. 2. Adding front porch to existing residence. 3. Enclosing existing open porch to incorporate porch area into body of existing house. 3. Add covere

Application Name: Gleason Residence

Address: 85 SW Shaw Rd, Bldg# Pinehurst, NC 28374

Owner Name: James and Karen Gleason

Owner Address: 1211 Pine Point Road, Singer Island, Riviera Beach, FL 33404

Parcel No: 303

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Frank Cheney		Applicant	Home, 5409 Eastern Sho...	Active
Frank Cheney	Frank R Cheney,...	Contact		Active
Karen Gleason		Contact		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Paint existing brick. Add front porch to existing house. Enclose existing porch to increase adjasent bedroom size.	Addition	Single Family Low Density
Proposed Use	**Includes Demolition?**	**Includes Tree Removal?**
Single Family Low Density	No	No
COA Number	**Conditions of COA (If Any)**	
–	–	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	06/23/2023	Kimberly Stepnoski
Review for Completeness	Maria Carpenter	Application ...	07/05/2023	Maria Carpenter
Review Distribution		In Review	07/05/2023	Maria Carpenter
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docun
rear porch enclosure	PLN_HIST			application/pdf	Uploac
pavillon on patio	PLN_HIST			application/pdf	Uploac
preliminary site plan	PLN_HIST			application/pdf	Uploac
site plan for driveway	PLN_HIST			application/pdf	Uploac
front elevation	PLN_HIST			application/pdf	Uploac
pavillion example	PLN_HIST			application/pdf	Uploac
pictures of house, col...	PLN_HIST			application/pdf	Uploac
site plan	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

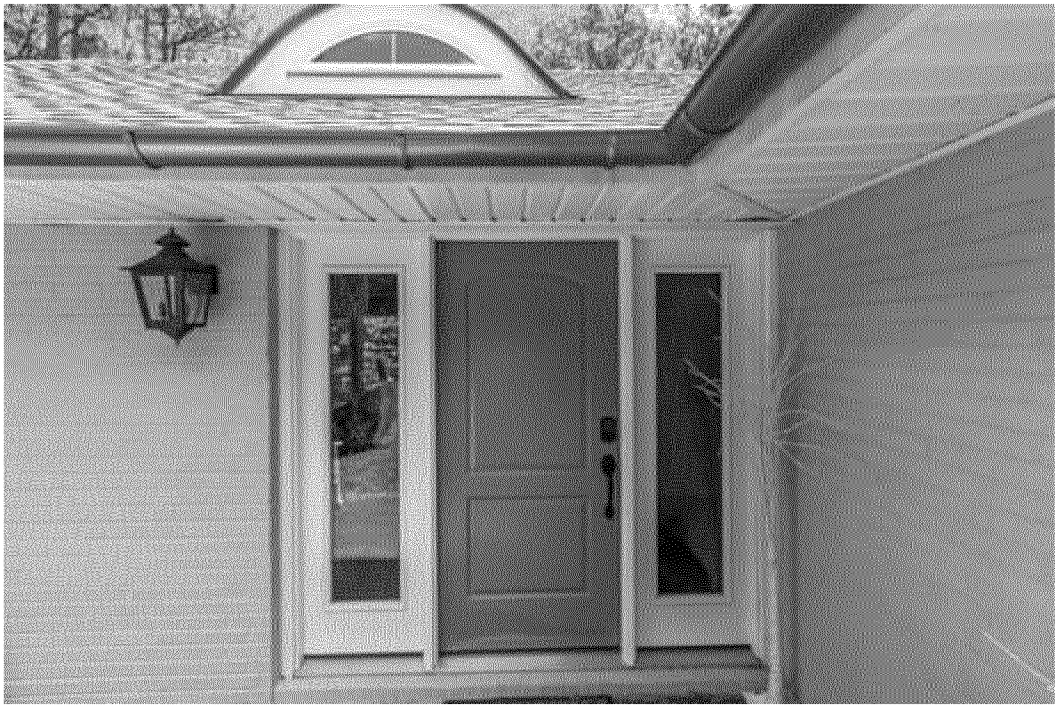
Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

[redacted]

[redacted]

[redacted]



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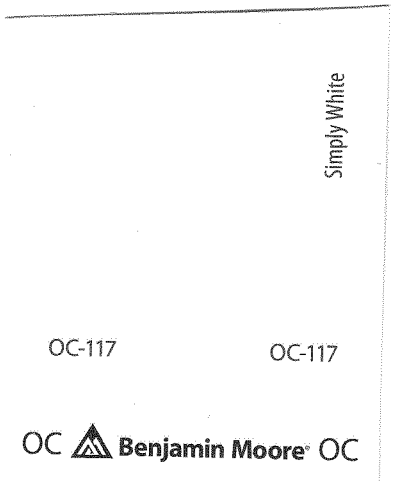
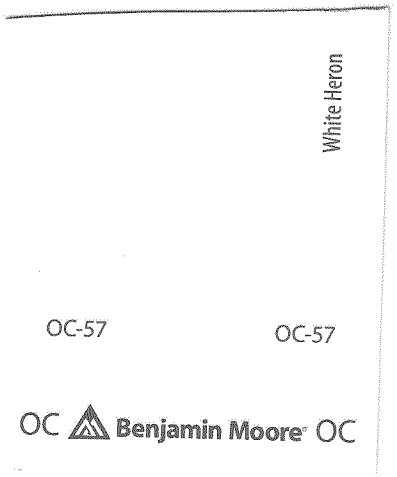
[redacted]



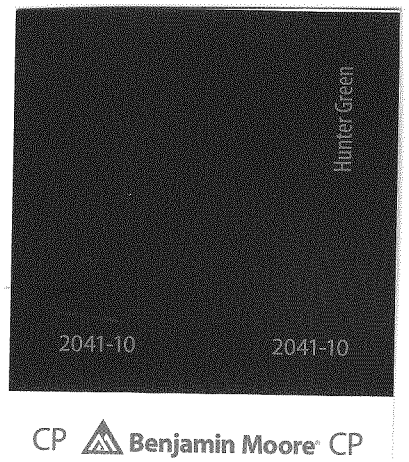
TRIM: SIMPLY WHITE

OC-117



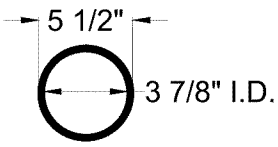
BRICK: WHITE HERON

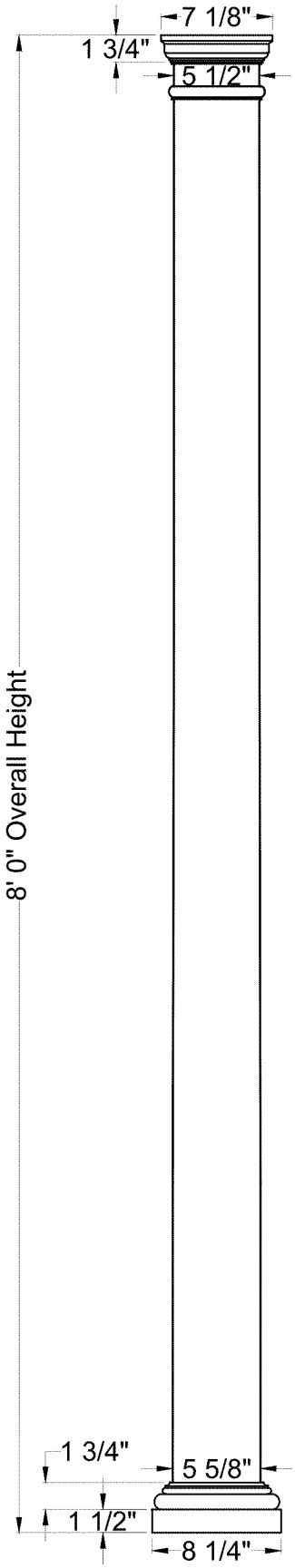
OC-57

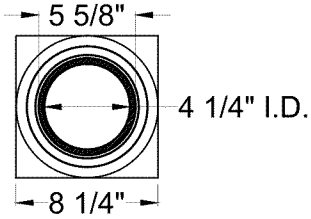


SHUTTERS: HUNTER GREEN

2041-10







Column Material: Fiberglass	
Quantity:	
Cap & Base: Roman Doric Polyurethane	
Plan Type: A	

APPROVED _____

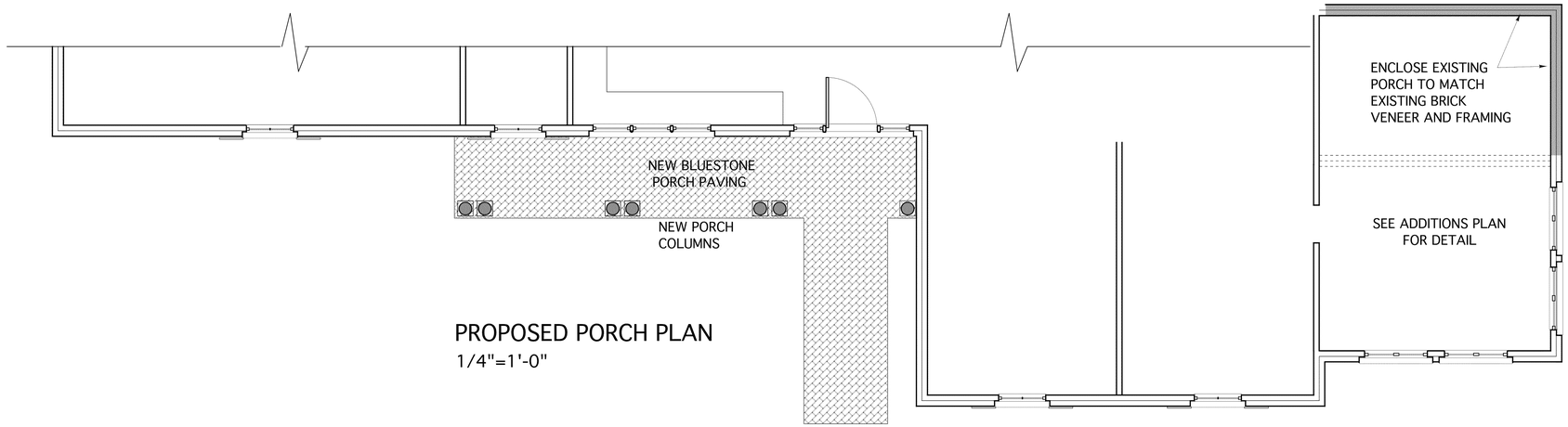
APPROXIMATE LEAD TIME ___WEEK(S)
AFTER APPROVED SHOP DRAWINGS

CHADSWORTH's 1.800.COLUMNS
277 North Front Street
Historic Wilmington, NC 28401

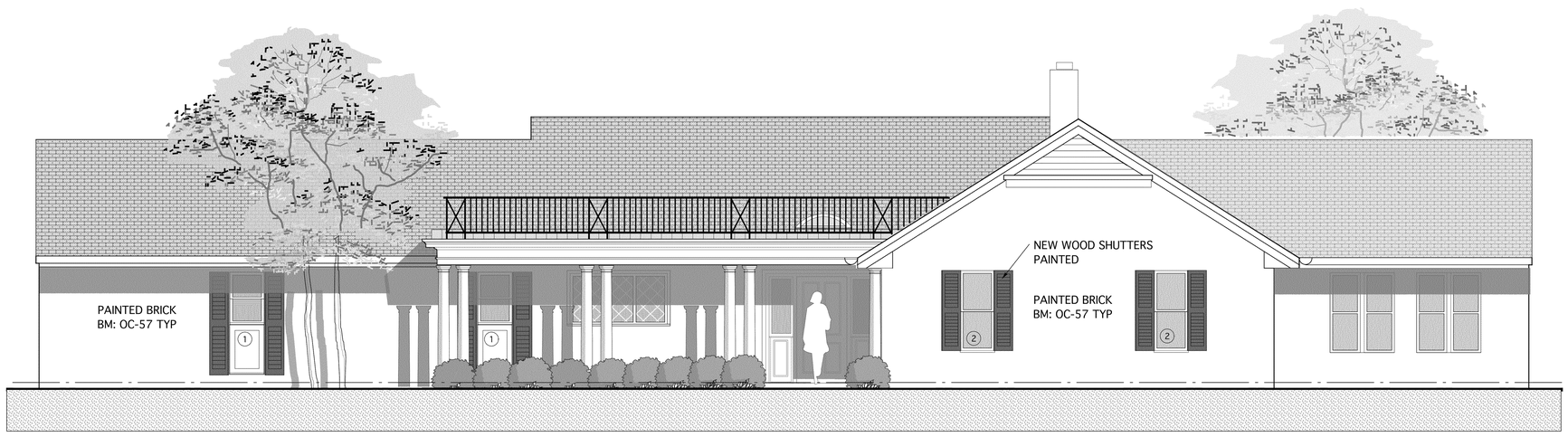
_____

CUSTOMER
_____

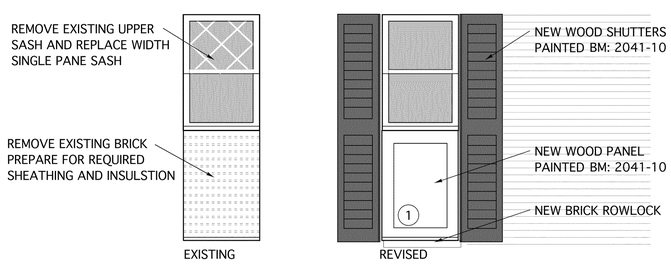
[redacted]



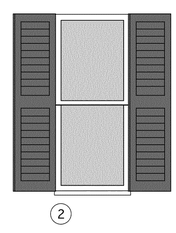
PROPOSED PORCH PLAN
1/4"=1'-0"



PROPOSED ELEVATION
1/4"=1'-0"



PROPOSED WINDOW REVISION #1
1/2"=1'-0"



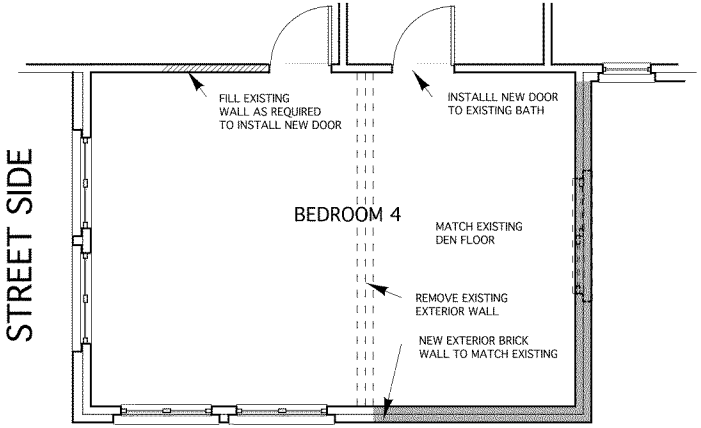
PROPOSED WINDOW REVISION #2
1/2"=1'-0"

FRANK R. CHENEY, AIA
1309 LATHAM ROAD
GREENSBORO, NC 27408
336-272-8686

Gleason Residence
Pinehurst, NC

06.18.23

[redacted]

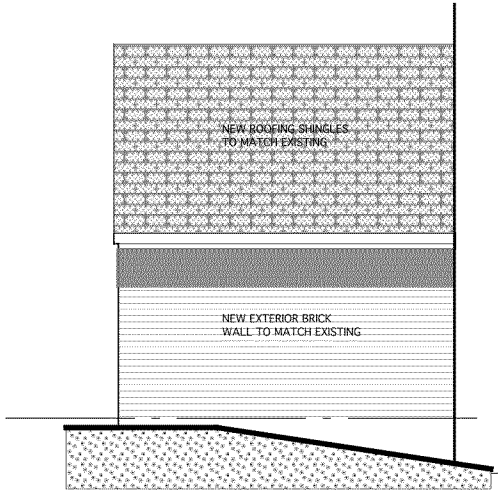


PROPOSED REVISED PLAN

1/8"=1'-0'

PROPOSED SOUTH ELEVATION

1/8"=1'-0'



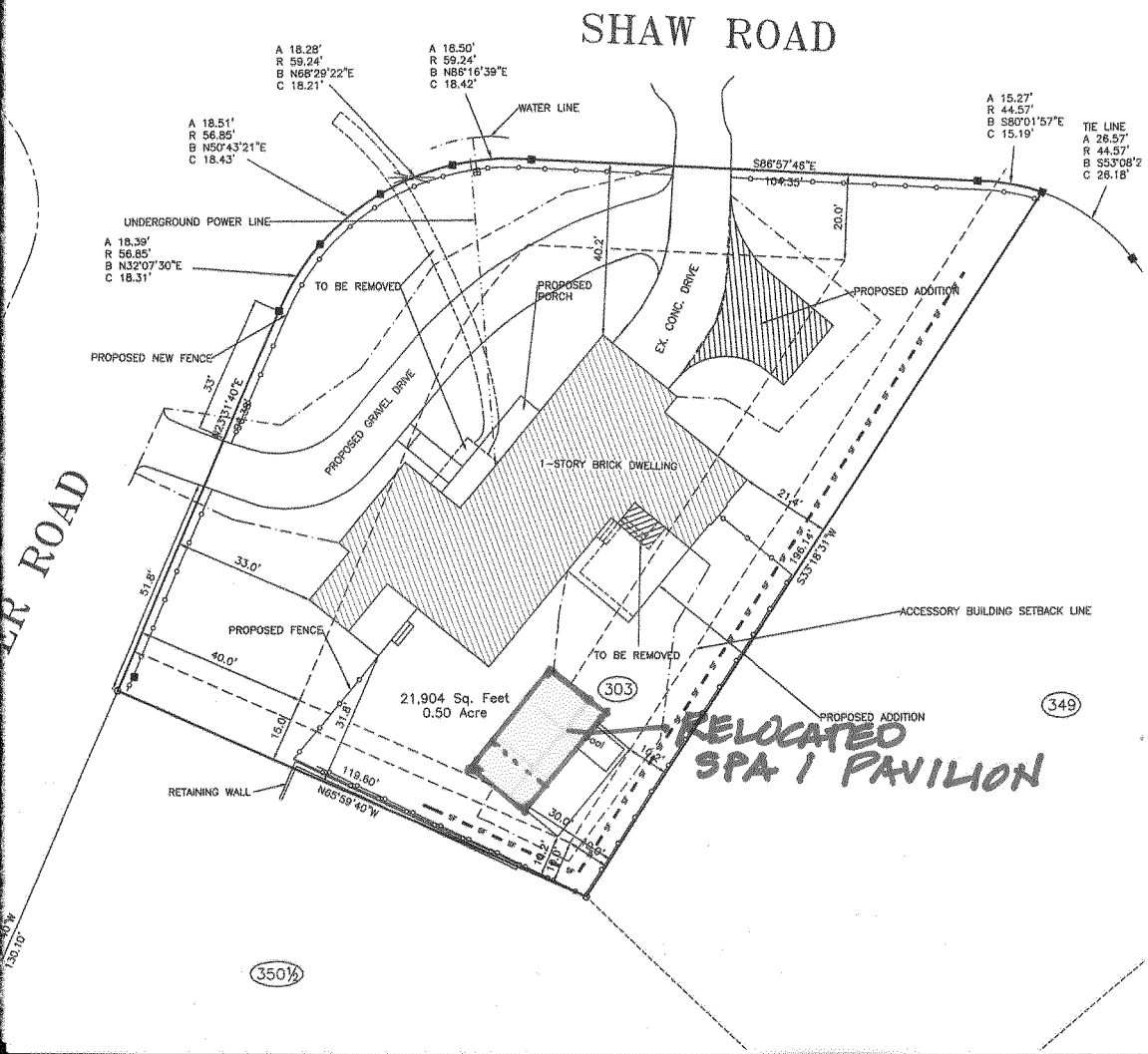
PROPOSED SOUTH ELEVATION

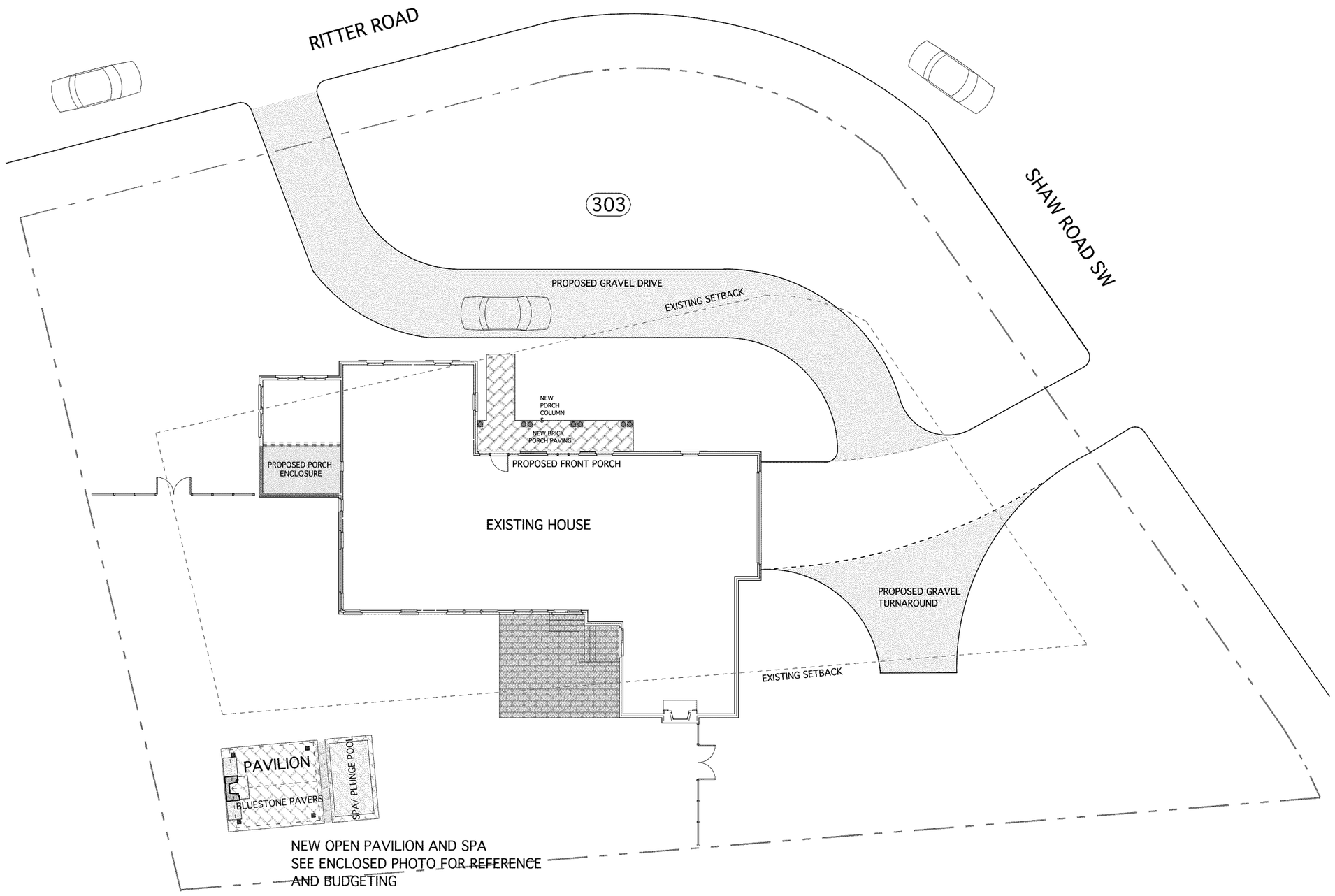
1/8"=1'-0'

Gleason Details

06.18.23

[redacted]


SHAW ROAD
A 18.28'
R 59.24'
B N68°29'22"E
C 18.21'
A 18.50'
R 59.24'
B N86°16'39"E
C 18.42'
WATER LINE
A 15.27'
R 44.57'
B S80°01'57"E
C 15.19'
TIE LINE
A 26.57'
R 44.57'
B S53°08'2
C 26.18'
A 18.51'
R 56.85'
B N50°43'21"E
C 18.43'
S86°57'46"E
104.35'
20.0'
UNDERGROUND POWER LINE
A 18.39'
R 56.85'
B N32°07'30"E
C 18.31'
40.2'
TO BE REMOVED
PROPOSED PORCH
EX. CONC. DRIVE
PROPOSED ADDITION
PROPOSED NEW FENCE
33'
N25°31'40"E
PROPOSED GRAVEL DRIVE
1-STORY BRICK DWELLING
21.4'
186.14'
S33°18'31"W
33.0'
51.8'
ACCESSORY BUILDING SETBACK LINE
PROPOSED FENCE
40.0'
TO BE REMOVED
303
21,904 Sq. Feet
0.50 Acre
15.0'
31.8'
PROPOSED ADDITION
349
RELOCATED
SPA / PAVILION
pool
16.2'
RETAINING WALL
119.60'
N65°59'40"W
30.0'
18.0'
6.1'
350½
130.10'



PROPOSED SITE PLAN

1"=20'

FRANK R. CHENEY, AIA
5409 EASTERN SHORE DR.
GREENSBORO, NC 27455
336-272-8686

Gleason Resisence

Pinehurst, NC

07.06.23

S 1

[redacted]

COA-2023-00246 - COA

Menu Help

File Date: 06/26/2023

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Need to meet with Historical regards to COA

Application Name: COA

Address: 15 Fields Rd, Pinehurst, NC 28374

Owner Name: Joe Iverson

Owner Address: 15 Fields, Pinehurst, NC 28374

Parcel No: 00029479

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
james secky		Applicant		Active
james secky		Applicant		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $500.00

Total Fee Invoiced: $500.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Change Windows Change Elevation Confirm Garage Doors	Alteration	Single Family Low Density

Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No

COA Number	Conditions of COA (If Any)
–	–

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
–	–	–

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Change Arch			
Change Arch			

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Change Window			
Change Window			

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Change window			

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Change siding			

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

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Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	06/27/2023	Kimberly Stepnoski
Review for Completeness		Application ...	07/05/2023	Maria Carpenter
Review Distribution		In Review	07/05/2023	Maria Carpenter
Historic Review				
Planning Review				
Review Consolidation				
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docun
old elevations	PLN_HIST			application/pdf	Uploac
changes	PLN_HIST			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

[redacted]

JIM SECKY DESIGN & BUILD LLC
P.O. BOX 388
SOUTHERN PINES, NC 28388

To: The Village of Pinehurst June 29, 2023
Attn: Maria Carpenter, Planner
Re: Historical Commission Presentation
Modifications to 15 Fields Road
Iverson Residence
CC: Alex Camron, Director, Amy and Joe Iverson

Dear Maria,

It was good meeting you and I'm glad the Village has a new official in a position to direct the most important aspect of the architectural work in Pinehurst. You have a great opportunity not only to absorb the character of a great town but to educate and direct designers, homeowners and builders as to the importance of maintaining the integrity that is Pinehurst.

Per your request, here is the support information for my application to have the Historical Commission review the changes / improvements I made to 15 Fields Road <u>after I received the original approval to build.</u> Please accept my apology for not seeking the Historic Commissions approval of the modifications I was making. While building, I realized I made a few oversights on the exterior balance of the original design and some interior details. I went ahead and made these improvements. I had to do this framing work without delay as getting the roof on and windows in is imperative.

In the end I trust the Historical Commission and the Planning Department will accept my apology and look at the house objectively. Our intent was to make sure 15 Fields Road appears to have been there for 100 years. Interestingly, several people who stopped by actually thought we were renovating an old house.

Per your inspection and our site meeting last week it is my understanding that the major issues are as follows.

East Elevation

1. Change shed roof over Laundry Room bump out to a gable end. Siding modification to enhance and balance that aspect of the house with the Garage. Eliminate one window and center two double hungs with shed roof and brackets.
2. Master Bedroom bump out. Change picture window to twin double hung.
3. Change and add window and shutters over Garage Doors. Install vintage (150 year old) soffit brackets
4. Wrong Garage doors. They will be the Carriage style as originally intended. Hopefully in 6 weeks. They were delivered wrong and I had to install them for security reasons

West Elevation

1. Eliminate window on Garage and carry Board and Batten " lower wall" siding to pick up the line of the brick corners.
2. Add vent for Garage attic
3. Install vintage (150 year old) soffit brackets.
4. Eliminate picture window in Dining Room and add old fashioned curved bump out with flat panel details.

South Elevation

1. Front porch railings just came in this week and are in place except for decorative element which we just fitted.
2. Modified arched entry to be larger and follow door glass exactly.

North Elevation

1. Change lower siding to board and batten to align with brick
2. Change Kitchen door style to Prairie
3. Garage door to be Carriage style as drawn

[redacted]

In addition to the Major changes, I listed several of the other enhancements made as the work developed. *I italicized the major changes noted on page 2.*

Photo 1 of 10 South

A. Add stone posts to match base of columns on house.
B. Lower Pitch of dormers to improve ridge line

Photo 2 of 10 South

A2 Change Path curve to be more graceful
B2 Change and enlarge arch to follow curve of entry door glass
C2 Railing Deign insert under construction

Photo 3 of 10 South

A3 Curve Flat panel to follow arch
B3 Add decorative element over doors
C3 Original curved eave bracket design with inset detail
D3 Add apron at base of column and two step capital up top.

Photo 4 of 10 South

A4 Add support beam overhang and embellish eave intersection
B4 Lower support beam to improve sight lines and ad step to beam detail

Photo 5 of 10 South

A5 Close up of step style on curved bracket . Note round base.
B5 Change shutter from louvered style to flat panel with square sticking.
Add hinges and shutter dogs to create illusion that the shutters function.

Photo 6 of 10 East (North end)

A6 Add window
B6 Change siding to battens to follow brick
C6 Eliminate one window(there were 3) and center 2 double hung windows
D6 Add independent shed roof and brackets
E6 Change window grids to 8 Square panes vs 9 horizontal
F6 Change Garage door to Prairie style
G6 Increase skirt size, add larger cap detail and finish bottom of corner board
H6 Garage Doors to be Carriage style as planned
I6 Add gable end and crate siding panel detail
J6 Add architectural salvaged decorative bracket and move inboard
K6 Increase casing head size and casing width

Photo 7 of 10 West

A7 *Add curved bump out. Add curved flat panels, eliminate picture window*
B7 Add stone chimney flu cap
C7 Enlarge and embellish corner detail with flat panel. Add crown to sofit trim

Photo 8 of 10 North / West

A8 Eliminate window
B8 Add board and batten to align with brick
C8 Add round down pipes
D8 Add nice brackets to gable overhang
E8 Make several stepped areas on brick. Add bands on chimney, Add slope feature to brick chimney and incorporate new brick details.
F8 Increase height of flat panels on porch kneewall.

Photo 9 of 10 East

A9 Change shape of driveway and add pavers
B9 Add window and shutters
C9 Re- trim Shed
D9 Add gable end bump out
E9 Change window grills
F9 Remove picture window and add ganged double hung style
G9 Add brick border to drive.

Photo 10 of 10 North

A10 Doors to be Carriage style as planned
B10 Add board and batten to align with brick
C10 Round downpipes
D10 Add deep frieze board

As discussed, my approach to designing and building a Craftsman Style home (or any project for that matter) is done from an artistic standpoint. Design is natural process and qualified Design / Builders like myself need to approach their projects with a reasonable degree of freedom during construction. Building a home with historical character is a time consuming and expensive task particularly in an industry that has horrible supply issues, overpriced materials and limited qualified labor. Stopping a job mid stream to get something approved by committee has drawbacks and expensive consequences. Basically I do what the house is asking. It's three dimensional awareness that overrides even the best two dimensional plans.

It would be great if the Historical Commission could implement a method of monitoring progress on projects where Staff members can be involved on an ongoing basis in the field with the authority to approve modifications. In the end, the Staff and possibly a Commission member assigned to the work can look at the building and approve it for what it is. It either looks like it belongs or it does not.

Having a Historical Commission with high standards is a good thing. Having to put demands on their time for things that should and could be settled "out of court" seems more reasonable. Think of it this way, you guys are going to take all the unwanted bologna from owners, designers and builders anyway so why not be given to authority to take these matters into your own hands and solve building evolution issues as they occur. Plans are good but they are just plans.

When you and Kelly were out at the site a week or so ago it was great and I believe necessary to walk around with you and talk shop. It's good for you to hear why we do what we do and what it takes to achieve good work. You have important input and all I'm suggesting is the Village just get Staff a bit more involved with the process than waiting to the end.

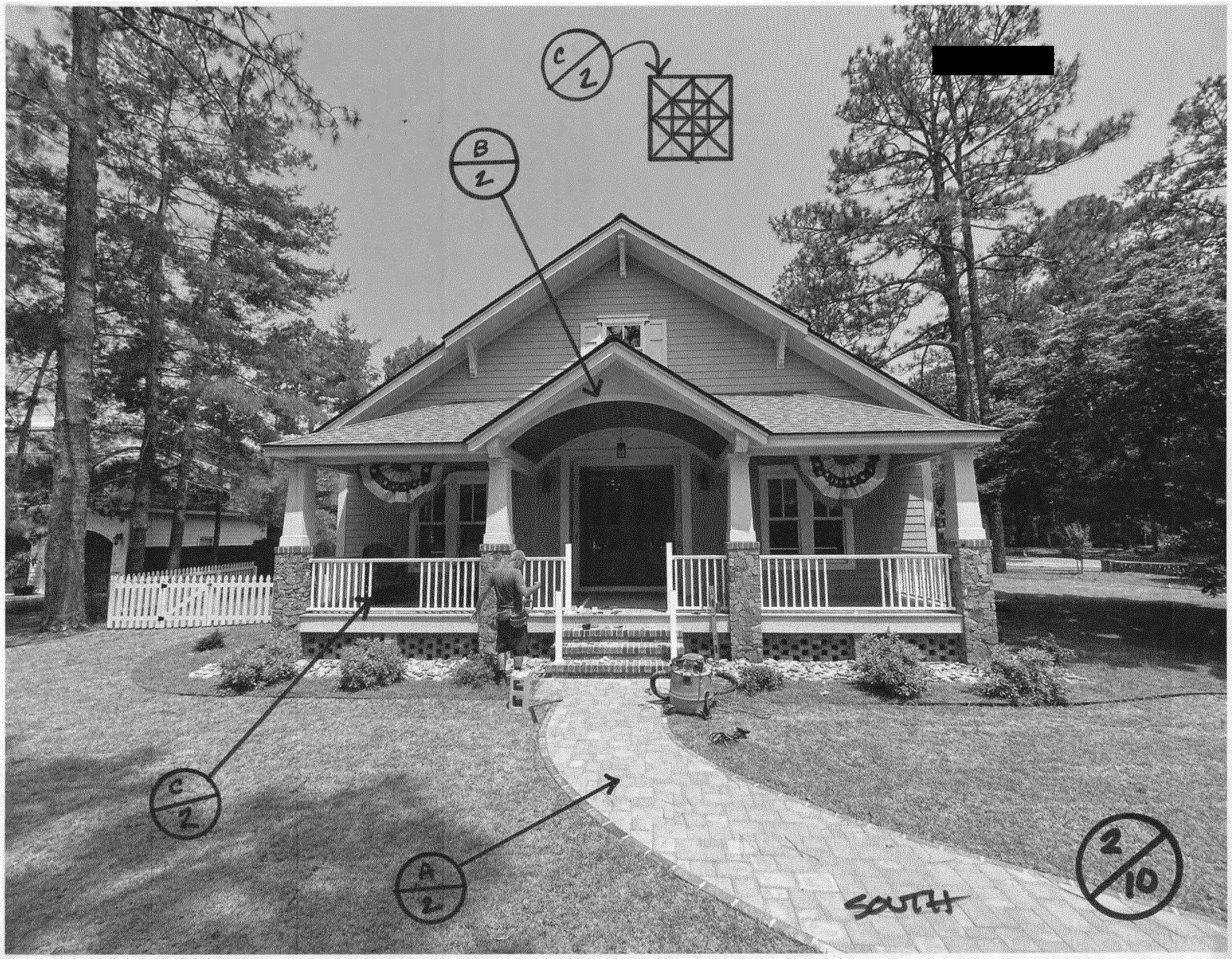
It took us 14 months to substantially finish 15 Fields Road and the only town official we see consistently is the Building Inspector. Scott is great and has great ideas. His experience is significant. You may want to consider setting up regular site visits because your experience and understanding is helpful.

I look forward to seeing you guys at the July 27th meeting. I'd appreciate being the last on the agenda in case we happen to go off on a tangent. I'm hoping the attached information and a site visit from a few Historic Committee members will be helpful in understand my approach to the work and the reasoning behind my actions. Thank you.

Sincerely,

Jim Secky
Licensed NC General Contractor
Owner Representive

[redacted]
B/1
1/10
A/1
1/10
SOUTH/EAST



[redacted]

[redacted]
A
3
B
3
C
3
D
3
3
10
3
10
SOUTH

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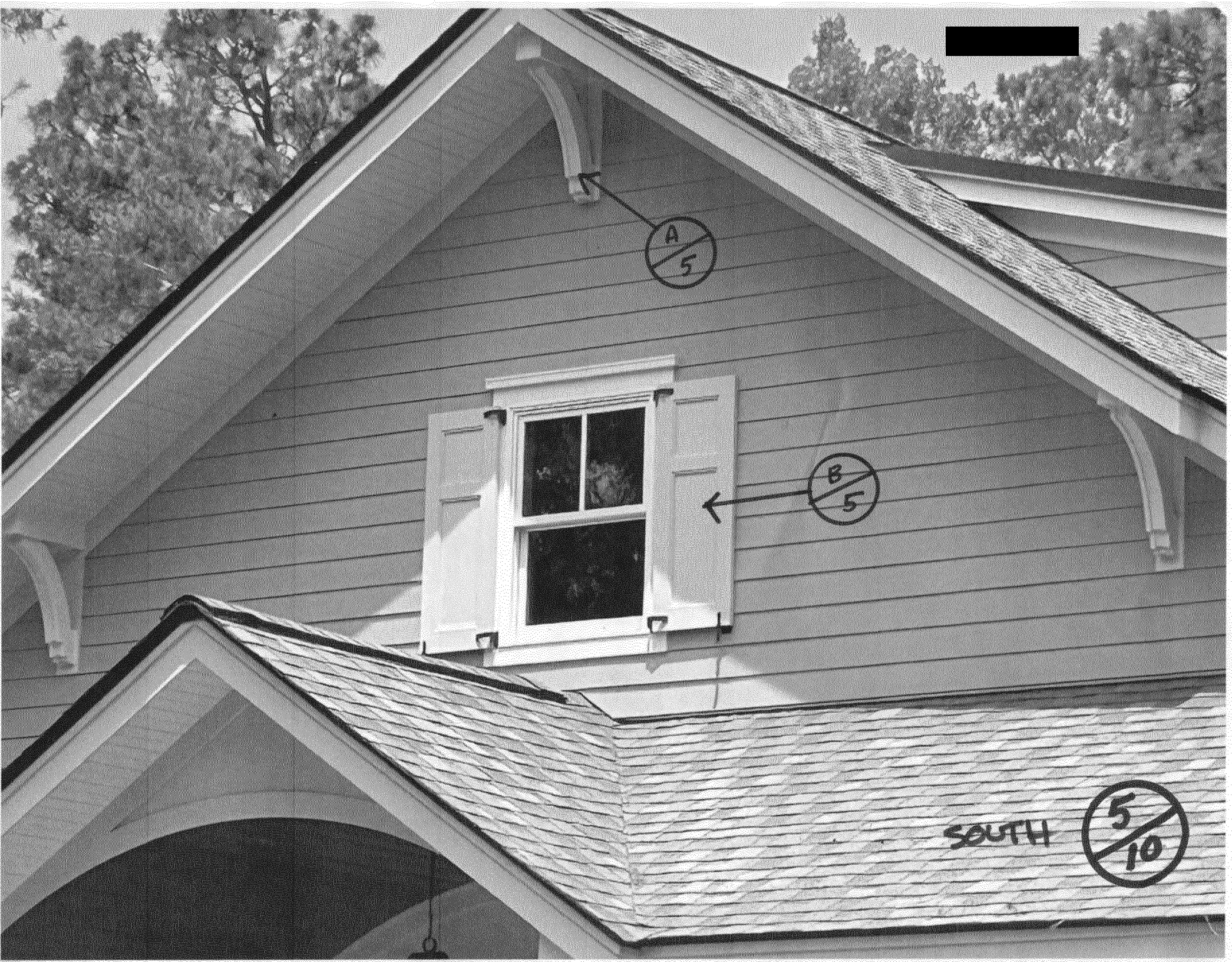
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B/5
SOUTH
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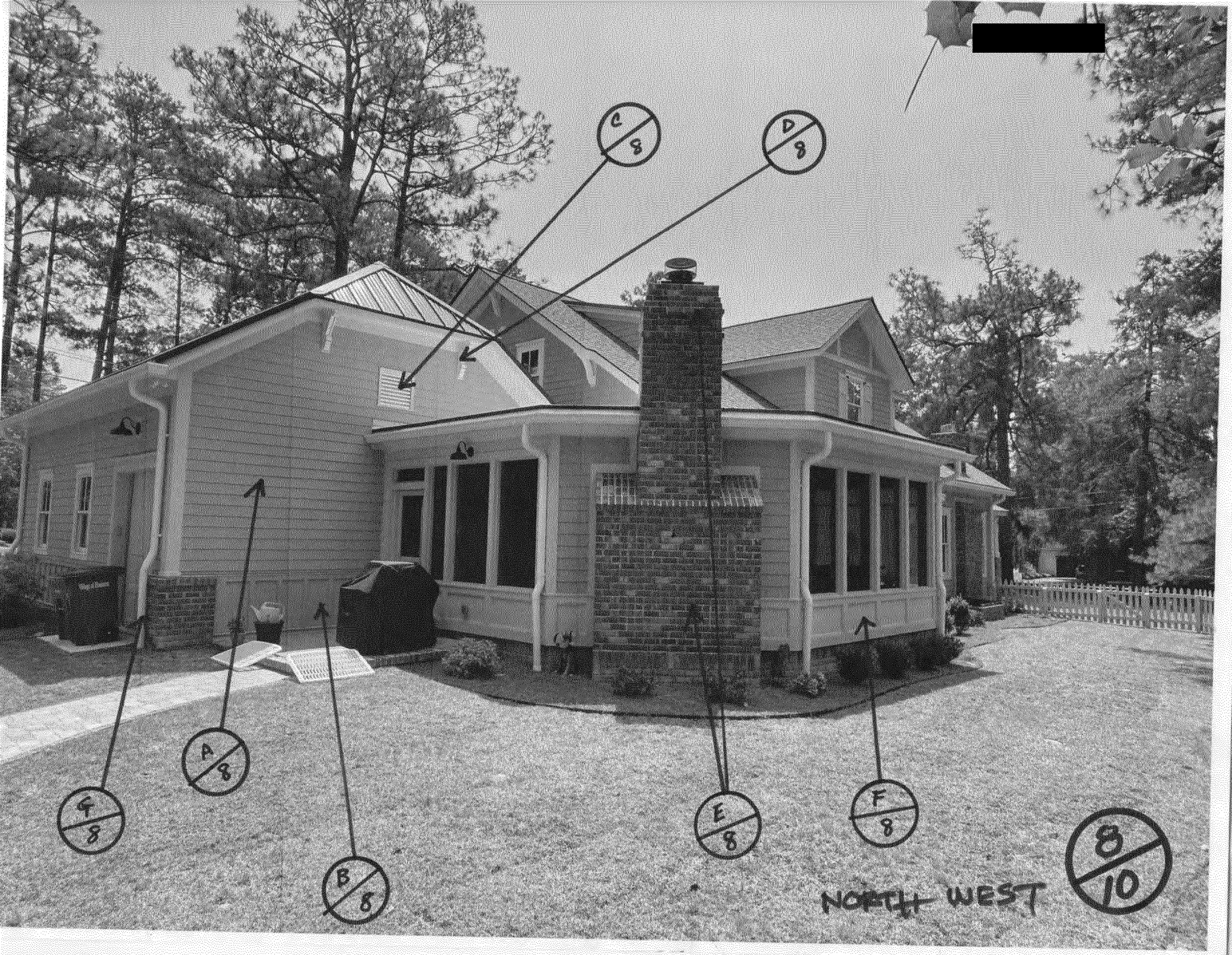
B
7
C
7
A
7
WEST
7
10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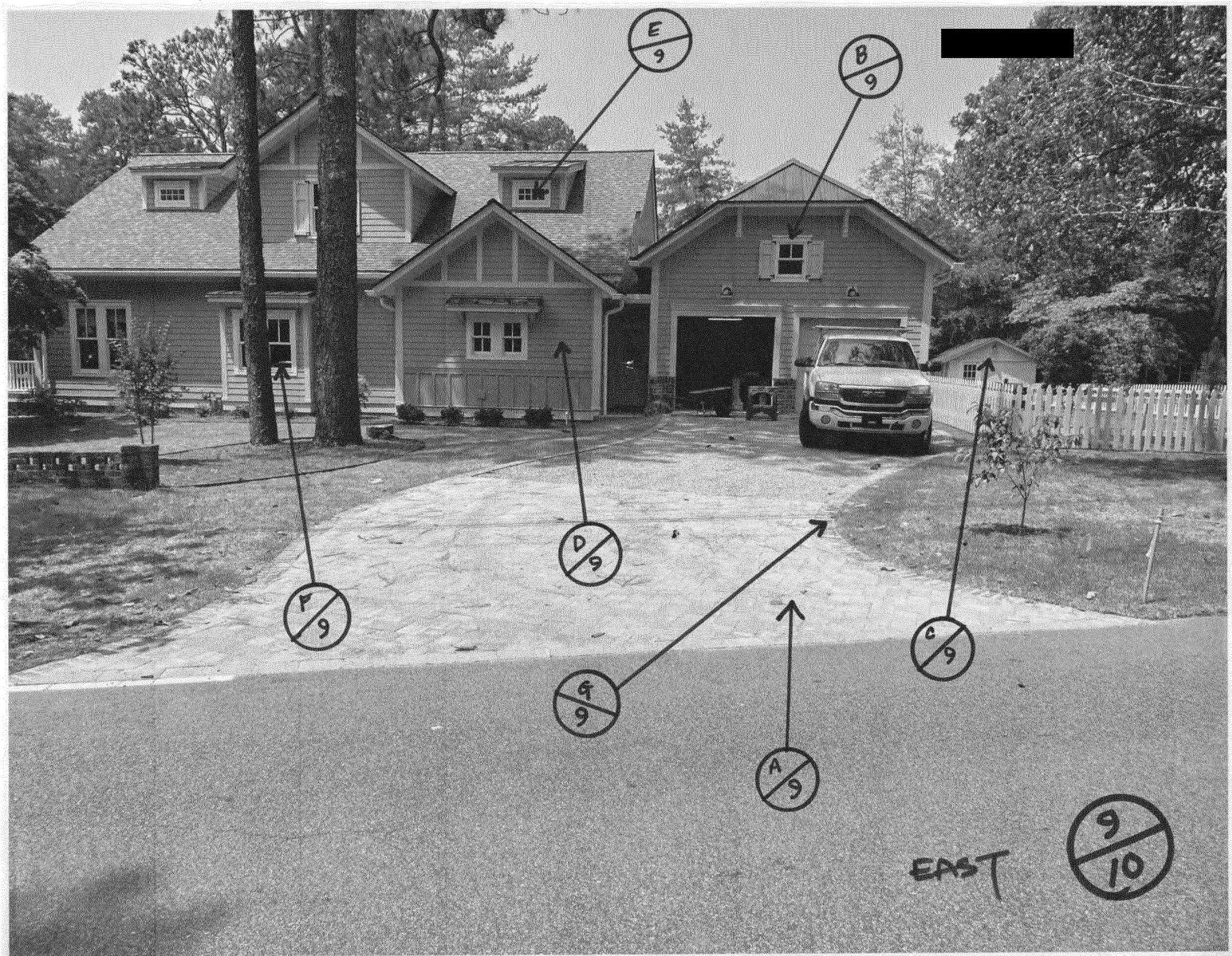
C/8
D/8
A/8
B/8
E/8
F/8
G/8
8/10
NORTH WEST


E/9
B/9
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D/9
F/9
G/9
C/9
A/9
EAST
9/10

[redacted]

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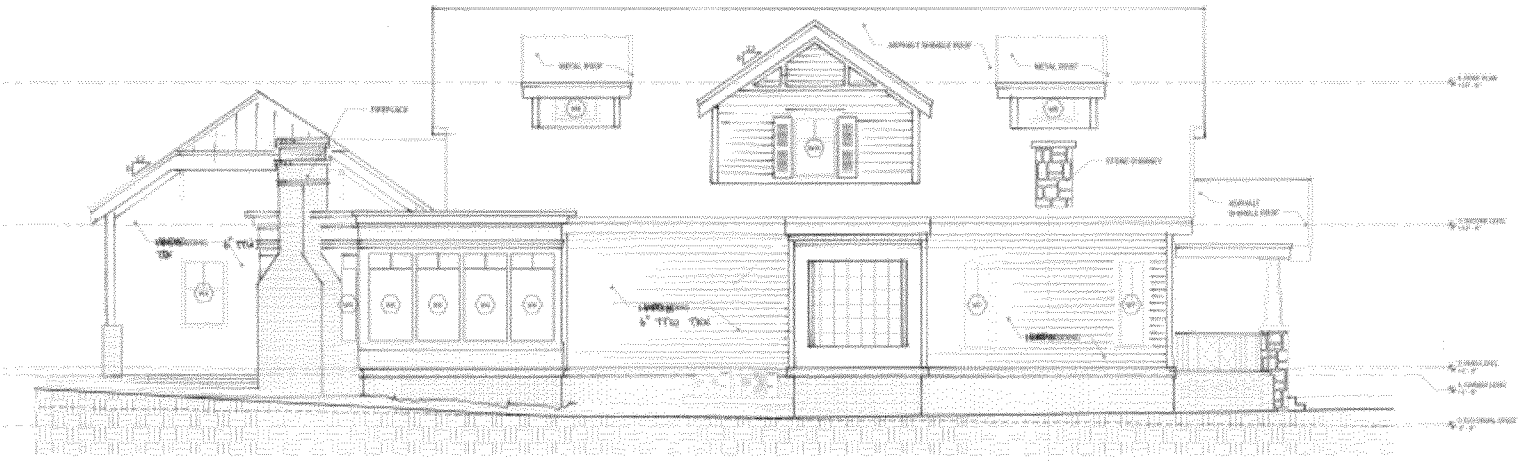
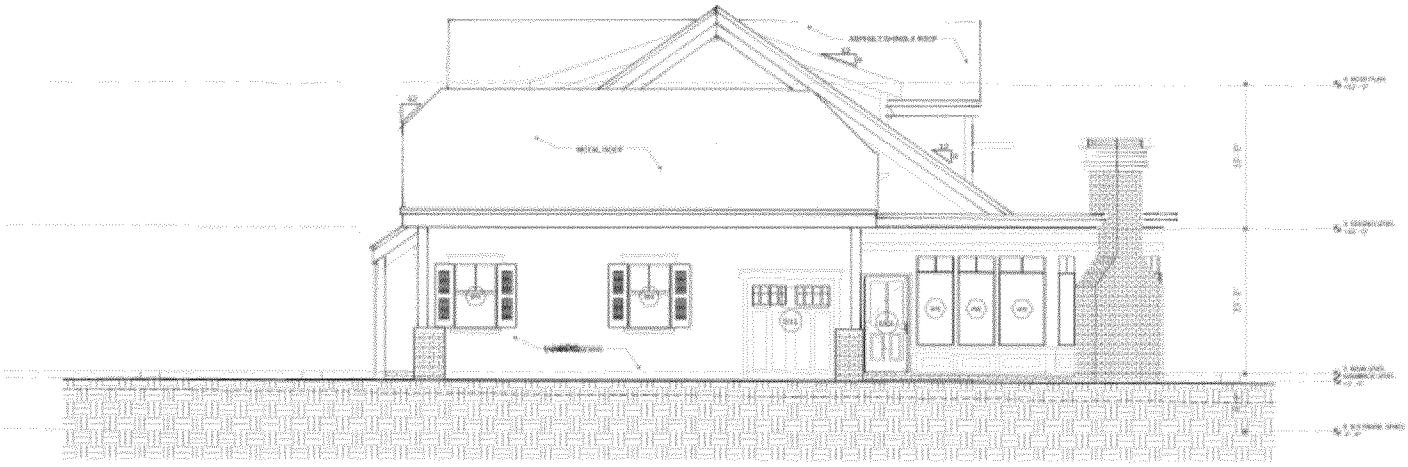
). East



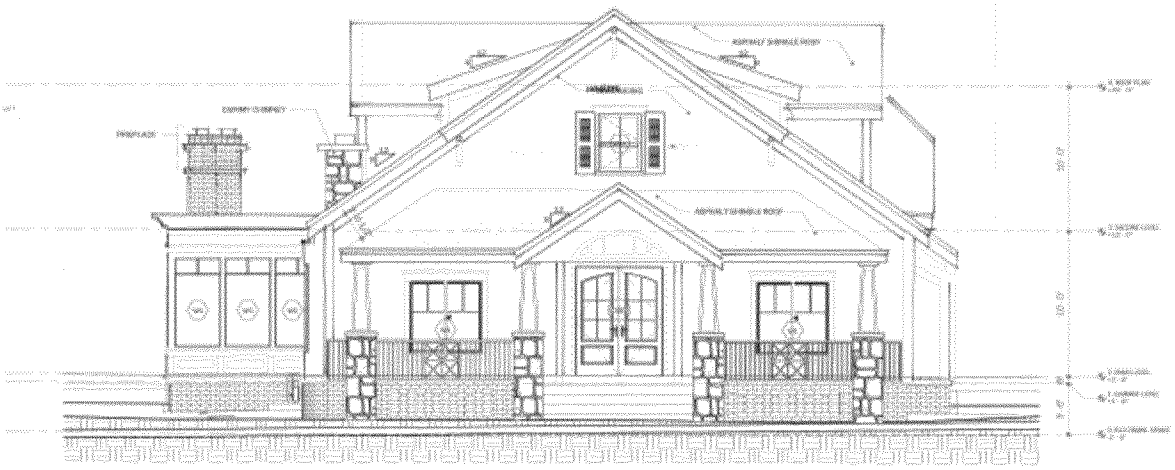
). West

[redacted]



1 **0. North**

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



2 **0. South**

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