HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
JANUARY 27TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
02:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	Terry Lurtz	Alex Cameron, Planning Supervisor
Tom Schroeder, Vice Chair		Shannon Konstantinou, Clerk to the Board
Anne Lucey		
David Herring		
Richard Vincent		
John Taylor		

Approximately 0 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order at 02:05 PM and explained the purpose of this meeting for the Historic Preservation Commission.

II. General Business

A. Discussion and Consideration of Revisions to the Historic District Standards

Mr. Von Salzen opened discussion of the proposed revisions to the Historic District Standards. Mr. Cameron and the Commission reviewed and discussed the documents submitted by Staff outlining proposed changes to sections of the Historic District Standards dealing with the Exterior Materials, and Windows and Doors sections along with revisions to Major and Minor Work.

Mr. Cameron discussed the objectives of the Standards revisions and the process moving forward.

Ms. Lucey questioned whether further revisions to the Signage section of the Standards are needed. Mr. Cameron stated revisiting the Signage section would provide the opportunity to include more specific language to the Standards.

Mr. Taylor verified with Mr. Cameron that the redline document is presented for approval of language revisions, not for formal approval or adoption of the Standards.

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The Commission and Mr. Cameron discussed the Minor Works section of the Standards and suggested revisions as shown in the redline document.

The Commission and Mr. Cameron discussed the requirement for conformity of the Standards with the Pinehurst Development Ordinance (PDO). The Commission agreed the PDO is the minimum requirement for the Standards and the Standards may only deviate from the PDO when the Standards are establishing more rigid requirements than the PDO not less.

The Commission and Mr. Cameron discussed the importance of the language in the Standards that gives Staff the discretionary authority to refer a Minor Work to the Commission for approval.

The Commission and Mr. Cameron discussed whether moving certain items to Minor Work lessens the impact of the Standards on preservation of the Historic District. Mr. Von Salzen stated moving certain items to Minor Work actually serves the community better by making the burdens of owning a property in the Historic District more reasonable.

Mr. Cameron reviewed the new way of viewing meeting agendas with the Commission.

The Commission and Mr. Cameron discussed the quality of materials submitted in support of applications.

III. Motion to Adjourn

Mr. Schroeder made a motion to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0 at 03:28 PM.

Respectfully Submitted,

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

A videotape of this meeting is available on the Village website at www.vopnc.org.

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

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HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JANUARY 27TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	Terry Lurtz	Alex Cameron, Lead Planner
Tom Schroeder, Vice-Chair		Shannon Konstantinou, Clerk to the Board
Anne Lucey		
Richard Vincent		
John Taylor		
David Herring		

Approximately 10 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 03:59 PM and explained the purpose of this meeting for the Historic Preservation Commission.

II. Approval of Minutes

A. 12-16-2021 Special Meeting Minutes

Mr. Taylor moved to approve the minutes of the December 16th, 2021 Special Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

B. 12-16-2021 Regular Meeting Minutes

Mr. Taylor moved to approve the minutes of the December 16th, 2021 Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Vincent moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Taylor. Approved by a vote of 6-0.

III. Public Hearing

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

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

Mr. Cameron, Planning Supervisor, was sworn into the public hearing and testified as follows.

A. COA-2021-00214 (5 CHINQUAPIN ROAD)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications 5 Chinquapin Road. Modifications include the replacement of existing siding, soffit, fascia and windows. The property is identified as Moore County PID Number 00024677. The property owner and applicant is Peyton Gentry of Gentry Holdings, LLC.

Mr. Peyton Gentry was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission and Mr. Gentry reviewed a sample of the type of siding and soffit to be used in the proposed work. Mr. Gentry stated the same type of siding was used on the Pinehurst Resort Spa, which was built a few years ago. Mr. Gentry discussed his ownership history of the property, the original siding material of the building being wood, the intention behind the proposed work, and stated Mr. Jake Burns of Carolina Siding was going to attend but was unable due to possible COVID symptoms, however, Mr. Brian Bennett of Lansing Building Parts, who will be supplying the materials for the proposed work, was in attendance.

Mr. Vincent asked Mr. Gentry for clarification on the type of replacement windows to be used. Mr. Gentry referred to Mr. Bennett.

Mr. Brian Bennett was sworn into the public hearing.

Mr. Bennett verified the type of replacement windows to be used will be exactly the same as the existing windows (6 over 1 and white) with the only exception being the material will be vinyl instead of wood.

Mr. Herring asked Mr. Gentry and Mr. Bennet for clarification on the type of muntins to be used. Mr. Bennett verified the muntins will be contained between the pieces of glass. No muntins will be placed on the outside or inside of the glass.

Mr. Taylor asked Mr. Gentry and Mr. Bennett for clarification on whether the fire suppression system shown in Exhibits A-2.18 and A-2.19 will be changed. Mr.

Gentry stated the building has two fire suppression systems, one wet system inside and one wet system outside. Mr. Gentry stated the pipes will be painted to match the siding once all of the siding work was done to clean up the appearance of the pipes.

Mr. Gentry stated the front double doors will not be replace, rather cleaned up and painted as they are the original doors put in place in 1896. Mr. Gentry stated the existing windows are the original windows that the previous owner had put storm windows over making the windows virtually impossible to clean or open, and that the replacement windows will be the highest quality vinyl windows produced.

Mr. Herring suggested Mr. Gentry consider a simulated, divided light window instead of an in between the glass due to the simulated, divided light window being more historically accurate. Mr. Gentry stated he was interested in getting the best looking window possible to replace the existing windows. Mr. Von Salzen stated Mr. Gentry could take Mr. Herring's advice as a recommendation unless the Commission votes to make the style of divided light a Condition.

Mr. Schroeder asked Mr. Gentry and Mr. Bennett for clarification on the style of replacement door and transom to be used to replace the door and transom shown in Exhibit A-2.11. Mr. Gentry verified the replacement door and transom would be the exact same style as the existing door and transom.

Mr. Schroeder asked for clarification on the configuration of the replacement lap siding. Mr. Bennett verified the configuration would have a bigger, 7 inch exposure but overlap in the same manner as the existing siding.

Mr. Schroeder asked for clarification on whether both the existing vinyl and original wood sidings would be removed or just the vinyl siding. Mr. Gentry stated the original wood siding underneath the vinyl siding has never been seen and the removal of the original wood siding would depend on the condition of the wood. Mr. Gentry stated the proposed replacement siding would cover or overlay the original wood siding even if it is not removed so that no existing siding will be visible. Mr. Bennett verified the type of replacement siding is referred to as a straight lap siding.

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

*Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2021-00214**) and find the proposed Major Work at **5 Chinquapin Rd.** is **not consistent** with Historic District Standards **but** is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the*

material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Von Salzen clarified with Mr. Herring that the motion allows that the Applicant may choose to follow Mr. Herring's recommendation regarding the replacement windows, which was that the new windows be a six over six design with either grids between the glass or on the outside of the glass.

B. COA-2022-00002 (90 LINDEN ROAD)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 90 Linden Road. Modifications include a rear kitchen addition, addition of vent-less fireplace, outdoor fireplace at pool house and detached garage addition. The property is identified as Moore County PID Number 00014733. The property owner and applicant is Katharine Pate.

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

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Mr. Taylor asked for clarification on the tree removal referenced on page 2 of 4 of the application. Ms. Pate stated a recommendation letter written by Mr. Kevin Hart of Southern Landscape Group had been submitted stating the reason why the two trees referenced for removal in the application and on the site survey need to be taken out. Mr. Cameron stated the tree removal information Ms. Pate referenced was not included as part of this submittal but that the tree removal would be able to be discussed at a later time.

Mr. Taylor asked whether tree removal is required for the proposed construction at the site. Mr. Cameron stated it appears all of the proposed construction would be done within the existing hard surface area of the site so no additional tree removal would be required. Ms. Pate stated one very large pine tree marked on the survey near the right front corner of the garage will need to be removed due to the tree obstructing the growth of a "Manning Era" hemlock, which is worth saving, and the large pine tree not remaining viable once the trimming of the root system for construction of the new driveway is done.

Mr. Cameron iterated the requirements any tree removal would have to meet in order for the Applicant to need a Major Work approval from the Commission.

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Mr. Von Salzen stated the Commission is only able to consider material submitted as part of the application for the public hearing and Ms. Pate must decide whether to move forward with approval of the application for construction only or to recess the public hearing to a later time in order to receive approval for both the construction and tree removal. Ms. Pate stated she wished to move forward with approval for the application as submitted, which will be limited to construction only, as the tree removal would not be happening anytime soon and she would be willing to come before the Commission again at a later date to seek approval for tree removal should the Commission's approval be required.

Mr. Taylor verified with Mr. Cameron that approval of the material submitted, excluding tree removal, is permissible.

Mr. Taylor asked for clarification on how the proposed kitchen addition shown in Exhibit A-2.1 and Exhibit A-2.2 will impact the rear elevation of the dwelling. Ms. Pate stated the proposed kitchen addition would stop short of the dining room and the dining room would remain as original. Mr. Cameron verified the proposed rear elevation of Exhibit A-2.2 is correct, the site plan drawing of Exhibit A-2.1 is not correct, and the proposed kitchen addition would extend 6 feet out from the existing dwelling and run 24 feet in length.

Ms. Lucey asked for clarification on how the proposed work complies with the Accessory Structure Standard in terms of height of the proposed garage addition versus the height of the primary dwelling. Mr. Cameron verified the proposed work complies with the Accessory Structure Standard and reviewed the additional requirements the Accessory Structure must meet according to the Pinehurst Development Ordinance.

Ms. Lucey asked for clarification on how the proposed work complies with the Accessory Structure Standard in terms of location of accessory structures being in an inconspicuous area of the side or rear yards. Mr. Cameron verified the proposed work complies with the Accessory Structure Standard and reviewed the site plans depicting the location of the proposed garage in relation to the primary dwelling.

Ms. Pate stated a neighbor expressed concern over the size of the garage doors to be installed on the rear of the garage as part of the proposed work. While the doors to be installed are the existing doors from the front of the garage, Ms. Pate stated she would be willing to reduce the size of the doors to be installed on the rear of the garage as these doors would only be used for golf carts. Ms. Lucey asked Mr. Cameron to clarify the Standard relating to garage door sizes. Mr. Cameron stated the Standard Ms. Lucey was referring to discussing multiple front facing garage doors would not be applicable to the proposed work as the garage doors would be rear facing, but, the Standard could be read or interpreted in a way that it potentially could be applicable.

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Mr. Vincent asked for clarification regarding the foundation shown in the Exhibit depicting the Pool House fire place. Ms. Pate stated the Exhibit depicting the rear elevation of the Pool House where the fire place is to be installed is incorrect as the fire place will require a footing and cannot be placed directly on the existing surface. Mr. Huckabee stated the footing or foundation will not be visible as it will all be installed under the existing surface and below the proposed fire place.

Mr. Schroeder asked for further clarification on whether the Applicant would need to seek a Major Work approval from the Commission in order to do any tree removal work. Mr. Cameron reiterated the requirements any tree removal would have to meet in order for the Applicant to need a Major Work approval from the Commission. The Commission, Mr. Huckabee, and Mr. Cameron discussed the recommendation of Mr. Hart from Southern Landscape Group regarding the tree removal mentioned in the application and debated continuing the case or ruling on the case as presented. The Commission and Ms. Pate agreed to continue with a ruling on the case as presented.

Mr. Herring asked for clarification on the proposed shutters. Ms. Pate stated the proposal is to change the shutters from a louvered to a board and batten, which will allow the shutters to operate and be the correct size of shutters. Ms. Pate stated the intention is to get the dwelling back to more of the original cottage style. Mr. Herring and Ms. Pate discussed the proposed shutters for the proposed windows on the rear of the garage addition.

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

The Commission discussed the uniqueness of the type of windows on the dwelling and how the style and size of shutters required by the Standards would be applied to the type of windows particular to the dwelling. Ms. Pate stated the primary dwelling was built in 1917, the garage was built in the 1940's, and the windows must have been change to the existing style of windows sometime in the 1970's. Mr. Cameron reviewed the Standards applicable to shutters. Mr. Herring asked Ms. Pate what her intentions were for the dwelling. Ms. Pate stated her intentions were to make the dwelling more original or cottagey looking. The Commission, Ms. Pate, Mr. Huckabee, and Mr. Cameron agreed that proposed shutters for the proposed windows on the rear of the garage addition would be either two shutters ½ the size of the window, one shutter the full size of the window, or no shutters at all.

Mr. Taylor moved that the Historic Preservation Commission ***approve with conditions*** *a Certificate of Appropriateness (****COA-2022-00002****) and find the proposed Major Work at* ***90 Linden Rd.*** *is* ***not consistent*** *with Historic District*

*Standards **but** is deemed **congruous** with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. The following Conditions apply: No tree removal included with this request and shutters are not required to be installed but may be as indicated on the submitted material.*

The Commission, Ms. Pate, and Mr. Huckabee discussed the proposed garage door size on the rear of the existing structure and clarified what is covered by the approval of the Major Work application.

Mr. Taylor amended the Conditions of the motion to read: No tree removal included with this request and shutters are not required to be installed but may be as indicated on the submitted material and the rear doors on the detached garage may not be larger than proposed and can be reduced in size. Seconded by Mr. Herring. Approved by a vote of 6-0.

Mr. Von Salzen recessed the Public Hearing for a 10 minute break at 05:18 PM.

Mr. Von Salzen reconvened the Public Hearing at 05:28 PM.

C. COA-2022-00005 (125 KELLY ROAD)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the change of garage doors from two separate doors to one large door, screened porch at the front of the dwelling, and screened porch at the rear of the dwelling at 125 Kelly Road. The property is identified as Moore County PID Number 00014377. The property owner is Charles Anthony Mucciolo and the applicant is Step One Design.

Mr. Dan Degre was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Ms. Lucey asked for clarification on screening porches as referenced in the Standards. Mr. Cameron reviewed the section of the Standards relating to screened porches. Ms. Lucey asked Mr. Degre what the screen would be made of. Mr. Degre stated fiberglass, black and barely visible.

Mr. Taylor asked whether there was any depiction of what the screening would look like. Mr. Cameron stated the screening would simply run from the previously approved porch columns and would not have any additional framing or columns.

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Mr. Degre stated the intention behind changing from two single garage doors to one large, double door is due to the tight turning radius when entering the garage. Mr. Degre stated the intention behind screening the previously approved porches is to keep bugs out and make the porches more usable. Mr. Von Salzen asked if the doors to the breakfast nook off of the front porch would be opened. Mr. Degre said the doors would open if the screening of the porch was approved.

Mr. Taylor asked for clarification on the location of the front door to the house. Mr. Degre verified the front door is not located under the front porch proposed to be screened in but to the left of this porch.

Ms. Lucey asked if Mr. Degre had a sample of the screening material to be used. Mr. Degre stated the type of screening material is Screenies.

Mr. Schroeder asked for clarification regarding any change in size to the opening for the garage door when switching from two single to one double. Mr. Degre stated the opening will actually decrease from 20' to 18' due to double garage doors not being made in 20' widths.

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

*Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2022-00005**) and find the proposed Major Work at **125 Kelly 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 6-0.*

D. COA-2022-00006 (35 ORANGE ROAD)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the demolition of an existing accessory structure and construction of a new detached garage at 35 Orange Road. The property is identified as Moore County PID Number 00028352. The property owner and applicant is Thomas O'Connor.

Mr. Thomas O'Connor was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Mr. Taylor verified with Mr. Cameron the required setback for the proposed new garage is 10'.

Mr. Schroeder verified two motions were needed, one for demolition and one for the proposed new garage structure.

Mr. O'Connor stated photographs of the primary structure are available should the Commission wish to view them to verify the design of the proposed new garage structure will be consistent with the primary structure.

Mr. Herring asked for clarification on the difference of the windows depicted in the submitted sketch (3 high and 2 wide) and the windows on the existing primary structure (2 high and 3 wide). Mr. O'Connor stated he intended for the sketch provided to mirror the existing primary structure.

Mr. Herring asked for clarification on the second story opening for the proposed new garage structure. On the primary structure there are louvers but on the sketch of the proposed new garage structure there are windows. Mr. O'Connor stated he would change the windows to louvers to match the existing primary structure.

Mr. Herring clarified with Mr. O'Connor the second paragraph of page 2 of the letter submitted is superseded by the 10' setback. Mr. O'Connor verified the second paragraph should be removed from consideration.

Mr. Herring clarified with Mr. O'Connor the last paragraph of page 2 of the letter submitted references solar batteries yet no solar panels were listed in the application. Mr. O'Connor stated he was unsure of the power source at the time of application but asked this paragraph be removed from consideration as drawing power from the box will be the easiest route to pursue.

Mr. Herring clarified with Mr. O'Connor the listing of proposed exterior materials stated the windows will be "composite" but should read "vinyl". Mr. O'Connor verified the application should be amended to read "vinyl".

Mr. Herring verified with Mr. O'Connor the side door to the garage will be a solid wood door.

Mr. Vincent asked for clarification on what the garage doors will look like. Mr. O'Connor stated pairs of carriage doors will be used. Mr. Vincent asked for further clarification on the situation and type of material being used for a driveway. Mr. O'Connor stated there is gravel running up to the side of the primary structure but not back to the proposed new garage area, which is earth. Mr. O'Connor stated the driveway will remain in this state for now, however, should any need for changes to

the driveway arise in the future, Mr. O'Connor will apply for approval from the Commission.

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

Mr. Taylor verified with Mr. Cameron that two motions will be needed, one for demolition of the existing structure and one for the proposed new garage structure.

The following amendments to the application apply: Change the proposed window material referenced in Exhibit A-1.3 from "composite" to "vinyl", remove reference to "solar batteries" from the end of the first paragraph of Exhibit A-5.2, remove the second paragraph referencing the proposed building footprint of Exhibit A-5.2, and the renderings submitted as Exhibits A-3.5 and A-3.6 be amended to reflect a louver and not a window in the second story to match that of the existing cottage.

*Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2022-00006**) and find the proposed Demolition of the existing structure at **35 Orange 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 6-0.*

*Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (**COA-2022-00006**) and find the proposed Major Work at **35 Orange 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. Vincent. Approved by a vote of 6-0.*

Mr. Von Salzen reviewed the fact that there are certain requirements regarding coordination with Staff when demolishing a structure in the Historic District.

Mr. Schroeder moved to close the Public Hearing. Seconded by Mr. Taylor. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 12-11-21 to 01-19-22

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The Commission and Mr. Cameron discussed the need for another Work Session to continue work on the Standards revisions and what topics should be covered during the next Work Session. It was agreed to tentatively schedule a Work Session meeting for before the next Regular Meeting of 02-24-22 but not officially set until the case load for the next Regular Meeting was determined. The Commission and Mr. Cameron discussed the process for submitting Standards revisions to Council and possibly setting deadlines for Standards revisions sections.

V. Next Meeting Date

A. Regular Meeting February 24th, 2022

VI. Motion to Adjourn

Mr. Von Salzen made a motion to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 6:14 PM.

Respectfully Submitted,

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

A videotape of this meeting is available on the Village website at www.vopnc.org.

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

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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	75 Dundee Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	n/a

Owner Information			
Name	Kristina Zeidler	Home Phone #	
Street Address	75 Dundee Road	Mobile Phone #	630 749 8483
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	kristinamzeidler@gmail.com		

Applicant			
Name	Kristina Zeidler	Other Phone #	
Email	kristinamzeidler@gmail.com	Street Address	75 Dundee Road
Mobile Phone #	630 749 8483	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	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure			
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(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Vinyl siding	Vinyl siding	Grey blue	Grey
Rear Elevation Siding	Vinyl siding	Vinyl siding	Grey blue	Grey
Right Elevation Siding	Vinyl siding	Vinyl siding	Grey blue	Grey
Left Elevation Siding	Vinyl siding	Vinyl siding	Grey blue	Grey
Trim	Vinyl	Vinyl	Grey blue	White
Windows	Vinyl	Vinyl	White	White
Chimney				
Foundation				
Front Door	Wood	Remove	Red	n/a
Shutters	Vinyl	Vinyl	Navy blue	Navy blue
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck	Wood	Partial removal	White	n/a
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: Entrance / walkway	Cement	Partial removal	blue and grey	n/a
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: Kristina M Zeidler Digitally signed by Kristina M Zeidler DN: cn=Kristina M Zeidler, o, ou, email=kristinamzeidler@gmail.com, c=US Date: 2022.02.09 14:58:40 -05'00' Date: February 9, 2022

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: Kristina M Zeidler Digitally signed by Kristina M Zeidler DN: cn=Kristina M Zeidler, o, ou, email=kristinamzeidler@gmail.com, c=US Date: 2022.02.09 15:49:59 -05'00'

Date: February 9, 2022


LACQUER THINNER


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Styrofoam
VECTOR SECURITY


EXHIBIT 24
©2021 NCRMLS

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☒ 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).

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	15 Beulah Hill Road North
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	855212857072

Owner Information			
Name	Craig & Margaret Ellis TTEE	Home Phone #	
Street Address	15 Beulah Hill Rd N	Mobile Phone #	626-710-7151
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	megannellis@aol.com		

Applicant			
Name	MegAnn Ellis	Other Phone #	
Email	megannellis@aol.com	Street Address	15 Beulah Hill Rd N
Mobile Phone #	626-710-7151	City, State, Zip Code	Pinehurst, NC 28374

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	57027
Name	Michael's Construction Co, Inc.
Street Address	704 Hoffman Road
City, State, Zip	West End NC
Phone #	910-315-4957
Email	mccimike@gmail.com

General Information

Description of Changes to the Structure	Modification to COA-2021-00100 See Attached		
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

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Brick	White	Brick	White
Rear Elevation	Brick	White	Brick	White
Right Elevation				
Left Elevation				
Trim	Wood	White	Wood	White
Windows	Vinyl/Wood	White	Vinyl/Wood	White
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door	Vinyl	White	Vinyl	White
Roof				
Roof Exhaust Vents				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights				
Driveway	Gravel	Grey	Gravel	Grey
House Number				
Other:_____				

Required Documents

- ☐ Site Plan/Survey or Sketch
- ☒ Floor Plans
- ☒ Elevation Drawings
- ☐ 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: Meghan Ellis Date: 4/4/2022

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

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: Ila Ellis

Date: 2/2/2022

15 Beulah Hill Road North

This application is being submitted for modifications to plans originally approved by the Board on July 22, 2021. COA-2021-00100 was issued at that time.

Modification to Back Addition

The original placement of the back addition with approximately 6'8" to the north of a 5' hallway resulted in the new addition jutting out into the sightline of the existing back bedroom window. To remedy this, we are taking that footage and putting it on the south side of the addition. We are not increasing the size of the addition. We are changing the placement of the addition to extend 6'8" to the south by eliminating the 6'8"to the north. The addition will remain within the established setback requirements of the Village. *The Village Planner approved this modification.*

The interior of this addition will be rearranged and the bathroom will become an ensuite bath and a separate powder room. As such, the window placement will change.

The window on the north wall of the access hallway will be deleted. Two windows in this small space is too much window space.

The window that had been on the south wall which is like all of the existing double hung 6 over 6 windows will be moved to the north wall (street view of the side of our house). The molding detail for this window will match the molding of all of the other windows visible on the front and the side of the residence. This window, like the existing windows facing north (the side of our house) will not have shutters.

The smaller, 24"x38" bathroom window that was on the north facing wall will move to the south side of the addition.

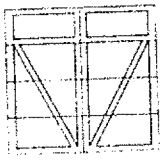
We would also like to add an additional 24"x38" window on the west side of the building in the small powder room. This window would not be visible from the street.

Modification to the Front Addition

We would like to modify the addition to the front of the property to include a small garage.

The garage would be added to the southeast corner of the addition with the door facing Beulah Hill Road. As such, the garage door would not be visible from the street.

The garage door will be white in a style to match the existing garage doors.



The access to the garage will be a pathway roughly 7' wide utilizing a portion of the existing drive. The remainder of the drive will be eliminated once the addition is completed.

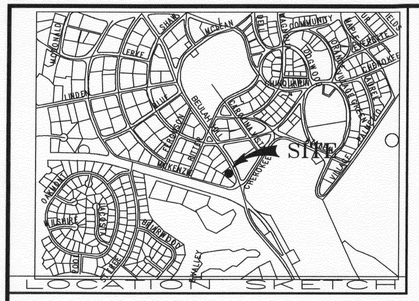


EXHIBIT A-2

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

Further:

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

REFERENCE:
MAP BOOK 1, PAGE 64
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

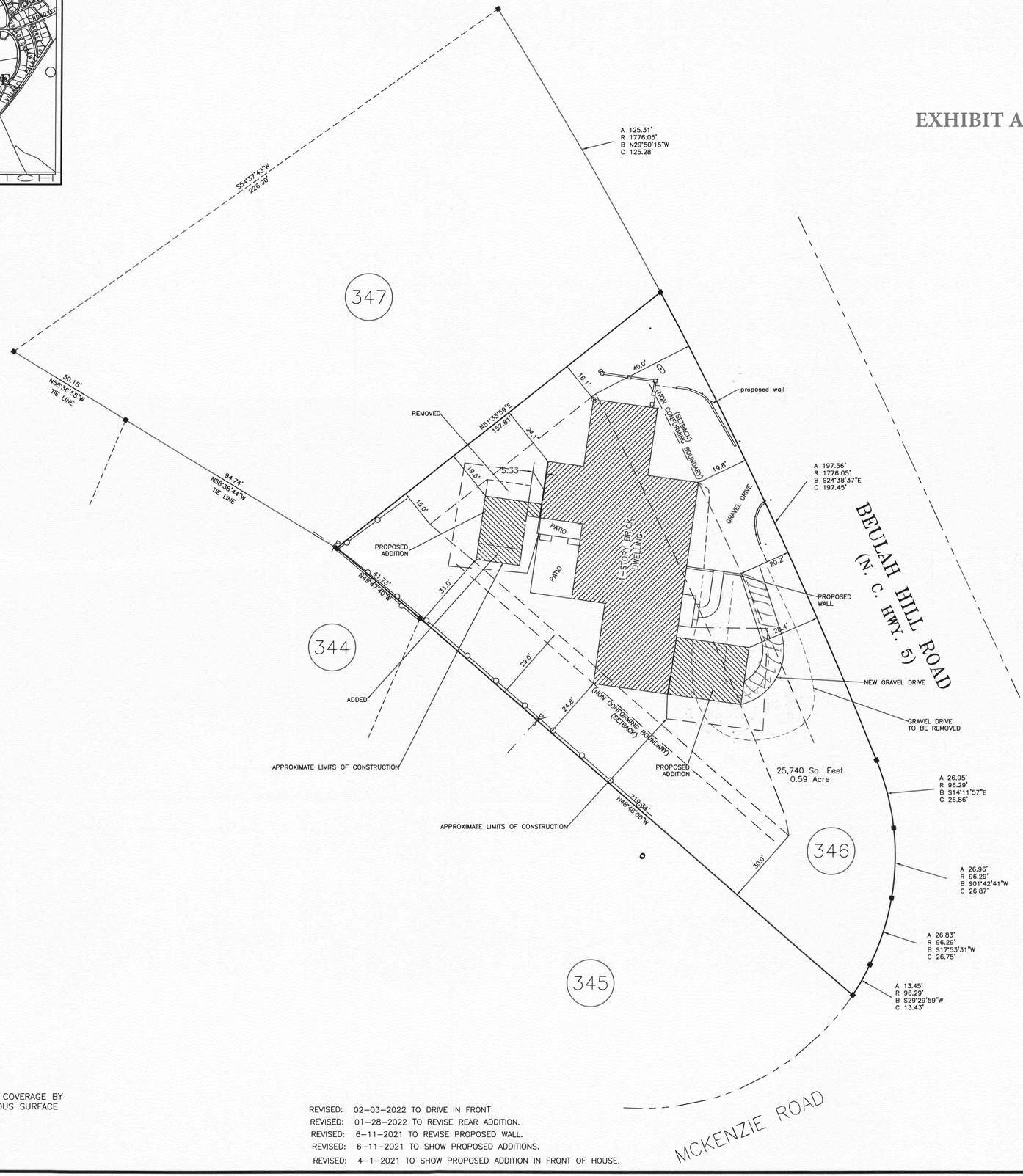
NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR STEPHEN R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: FEBRUARY 3, 2022



NORTH
BEARING MAP

UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- O = SET IRON STAKE
- ~ = SQUARE FOOTAGE
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- CB = CATCH BASIN
- SS = SANITARY SEWER MANHOLE
- PSS = POWER SERVICE STUB
- SSS = SEWER SERVICE STUB
- TSS = TELEPHONE SERVICE STUB
- CSS = CABLE TV SERVICE STUB
- = FENCE
- -sf-sf-sf-sf-sf-sf- = SILT FENCE
- TRP = PINE TREE W/ SIZE NOTED
- = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT

AREA IN:
ADDITIONAL GRAVEL DRIVE=430 sq.ft.±
RET. WALLS=38 sq.ft.±
PATIOS=531 sq.ft.±
ADDITIONS=1094 sq.ft.±
HOUSE=4011 sq.ft.±
DRIVE =1918 sq.ft.±
WALK =91 sq.ft.±
TOTAL IMPERVIOUS=8113 sq.ft.±
TOTAL DISTURBED=2420 sq.ft.±

TOTAL IMPERVIOUS= 8113 sq.ft.± = 32.% COVERAGE BY IMPERVIOUS SURFACE
25,740 SQ FT OF LOT

REVISED: 02-03-2022 TO DRIVE IN FRONT
REVISED: 01-28-2022 TO REVISE REAR ADDITION.
REVISED: 6-11-2021 TO REVISE PROPOSED WALL.
REVISED: 6-11-2021 TO SHOW PROPOSED ADDITIONS.
REVISED: 4-1-2021 TO SHOW PROPOSED ADDITION IN FRONT OF HOUSE.

SURVEY & SITE PLAN FOR
CRAIG ALLEN
& WIFE
# MARGARET ANN ELLIS
LOT NO. 346, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 3, 2021 -*- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

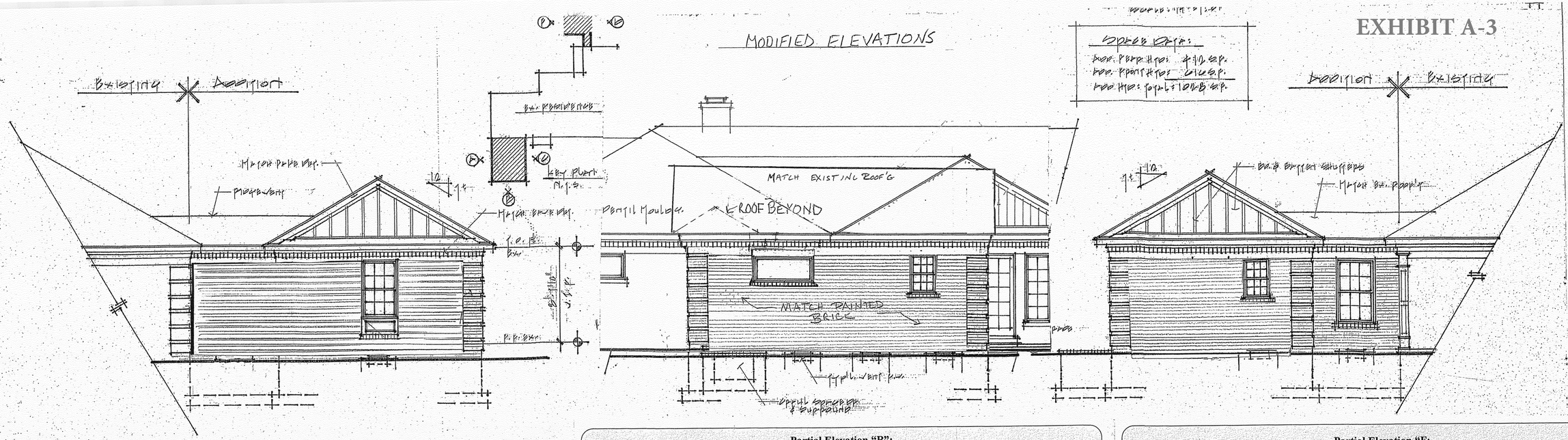
0 20 40 60

346OTPH2015.DWG

D:\Carlson Projects\346-OTPH2021.dwg, 2/3/2022 3:40:13 PM

EXHIBIT A-3

MODIFIED ELEVATIONS

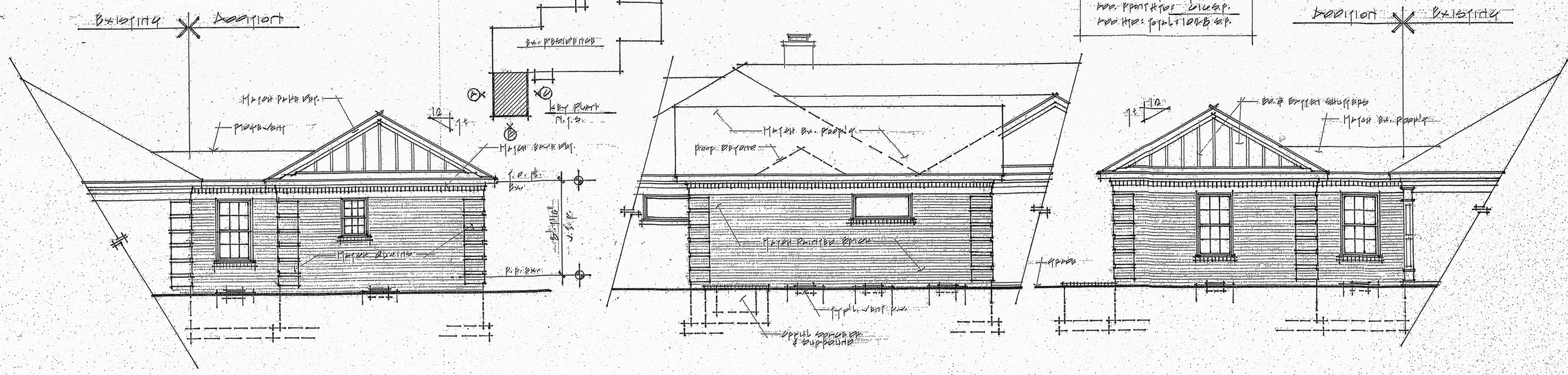


Partial Elevation "D":
This elevation shows the north facing wall of the new addition which includes an access hall and a bedroom wall.
These additions are now contiguous. As such, the brick quoins would not be appropriate.
The large hall window was removed and the small bathroom window was replaced with the double hung that matches the primary windows in the existing house in size and molding details. This window was on the south wall in the original drawings without the molding detail.

Partial Elevation "B":
The addition has shifted to the south, 6'8".
This elevation shows the west facing wall of the new addition which includes the back wall of a bedroom and the side wall of a powder room. The bathrooms are now on the south side of the bedroom.
The long 5' window that was in the original plan, has been centered on the bedroom that shifted north.
A small bathroom window was added.

Partial Elevation "F:
This elevation shows the back wall of a bathroom and a powder room.
The large window in the original elevation has been replaced with the small bathroom window that had been on the north facing wall in the original submission. This window is not centered because of its placement in the bathroom.

ORIGINAL SUBMISSION



Partial Elevation "D"
Scale: 1/4"=1'-0"

Partial Elevation "B"
Scale: 1/4"=1'-0"

Partial Elevation "F"
Scale: 1/4"=1'-0"

Revisions:
Scale: As noted
Date: May 2021
Plan No: 2113
Sheet No:
A1

Attachments:

Original Floor Plans as Approved

Revised Back Floor Plan

Revised Front Floor Plan

Front Elevation as approved

Revised Front Elevation

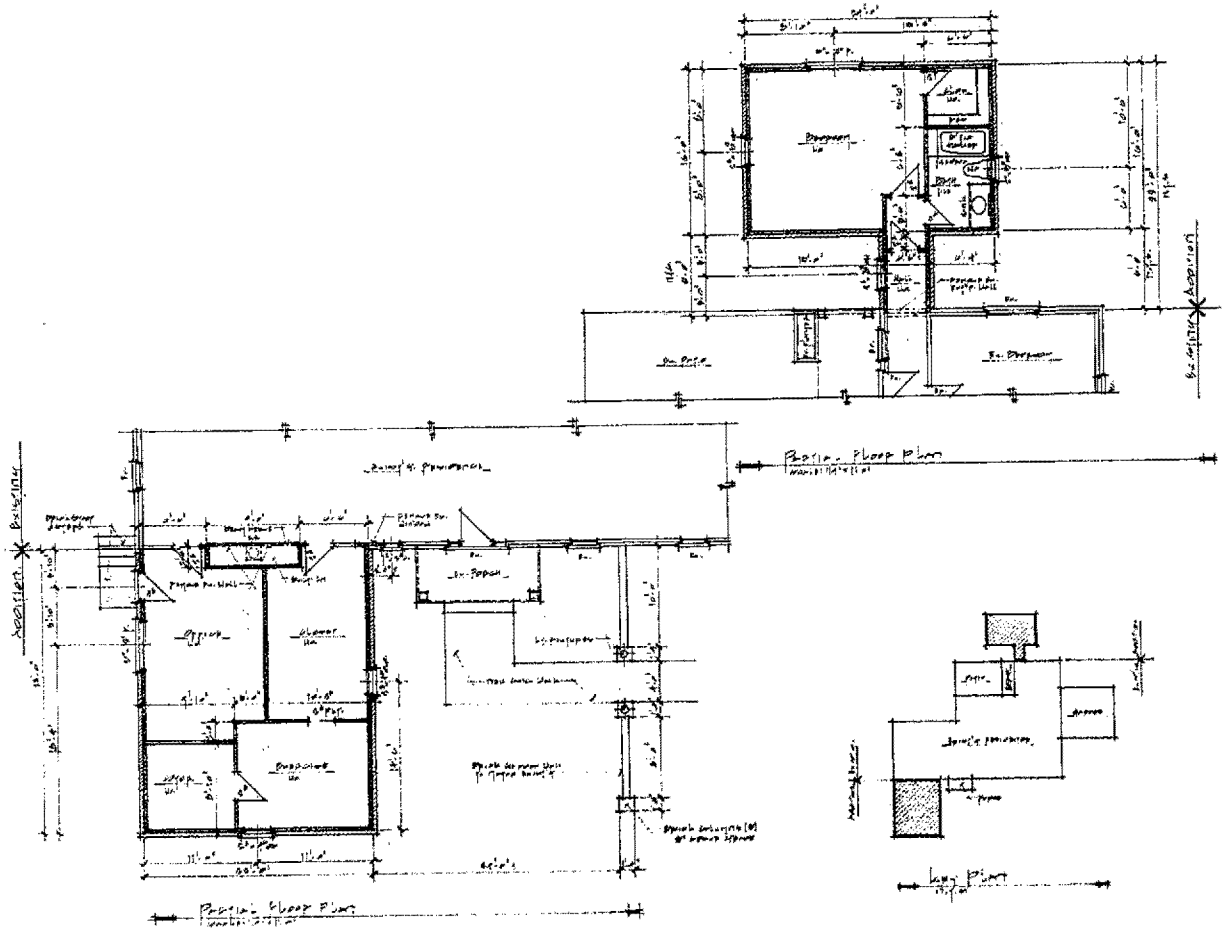
North South and West Elevations as submitted and revised

Site Plan

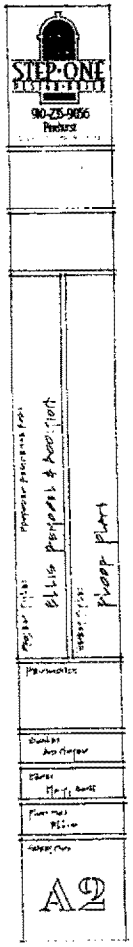
EXHIBIT A-4.2

FLOOR PLANS As Approved

BACK ADDITION

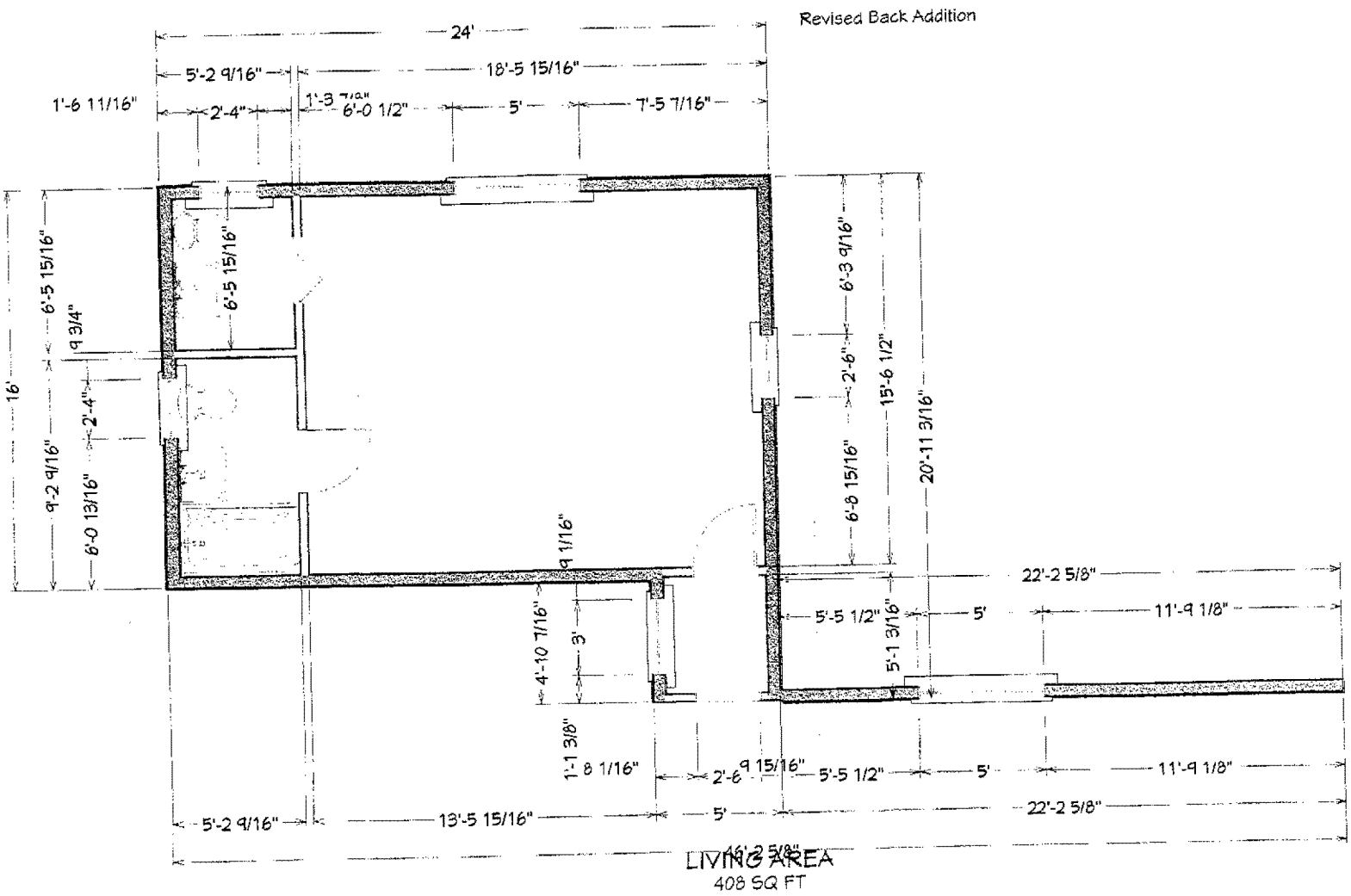


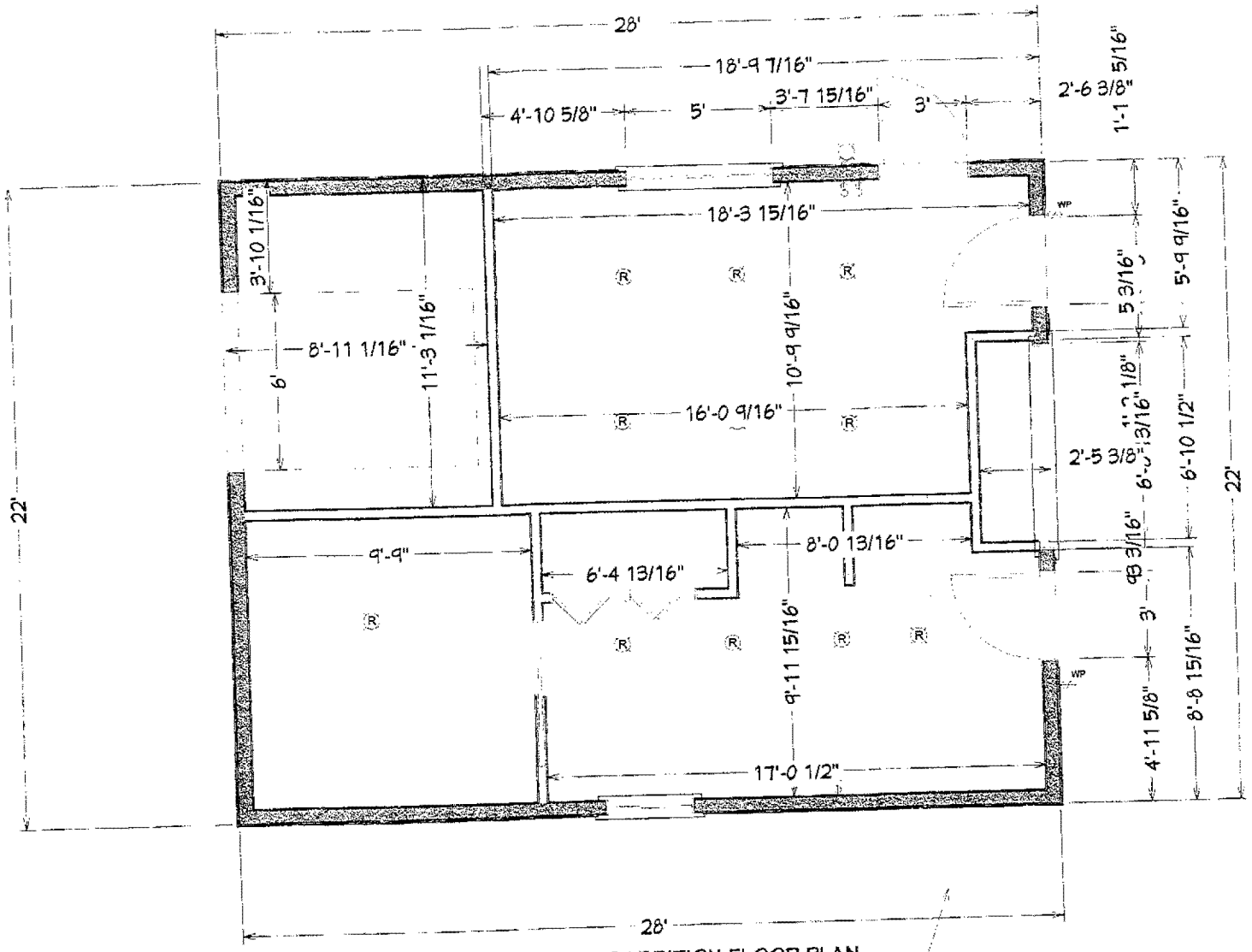
FRONT ADDITION



[redacted]

EXHIBIT A-4.3

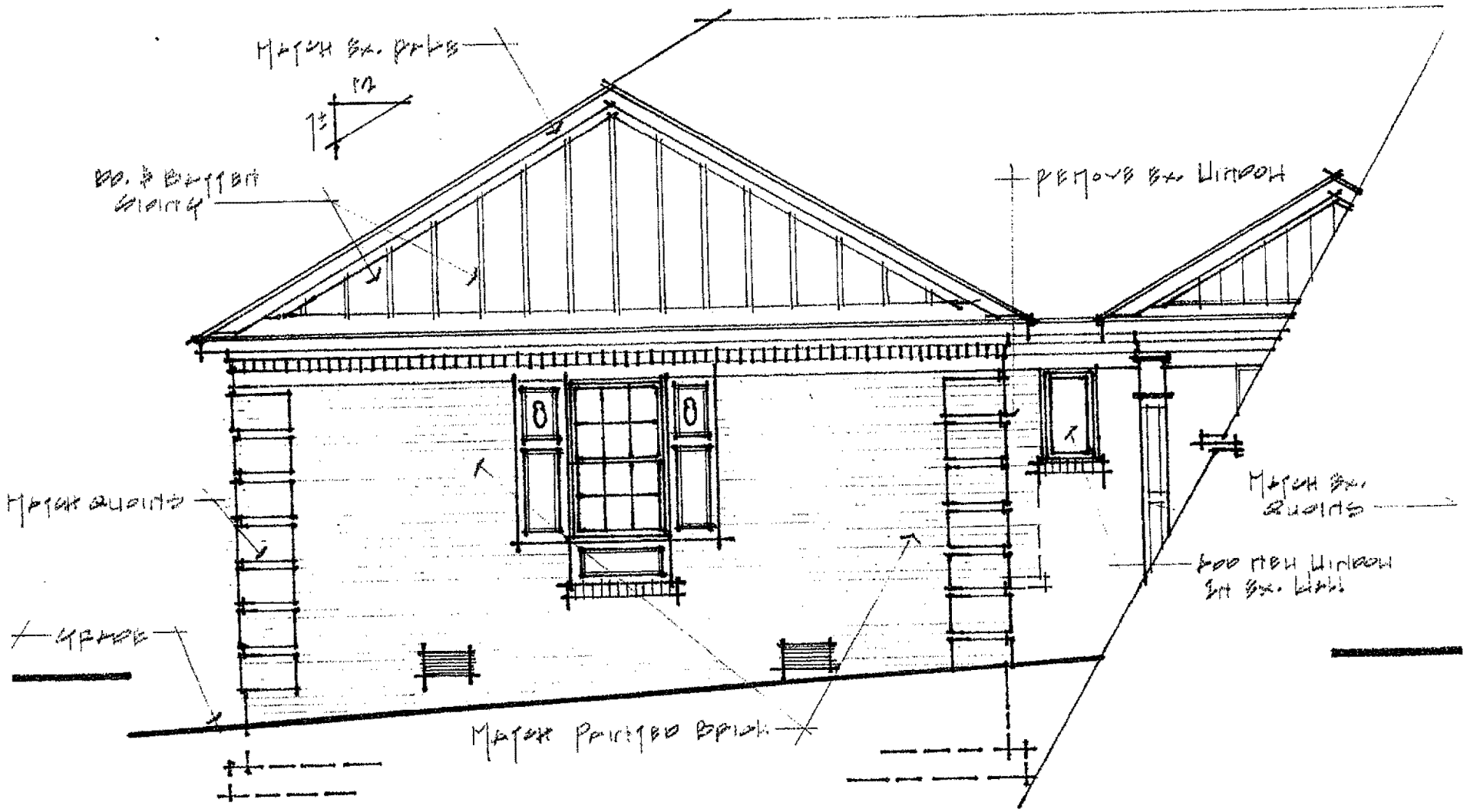

Revised Back Addition
24'
5'-2 9/16"
18'-5 15/16"
1'-6 11/16"
2'-4"
6'-0 1/2"
5'
7'-5 7/16"
16'
6'-5 15/16"
9 3/4"
2'-4"
9'-2 9/16"
6'-0 13/16"
6'-5 15/16"
6'-3 9/16"
2'-6"
15'-6 1/2"
6'-8 15/16"
20'-11 3/16"
9 1/16"
22'-2 5/8"
5'-5 1/2"
5'
11'-9 1/8"
5'-1 3/16"
4'-10 7/16"
3'
1'-1 3/8"
1'-8 1/16"
2'-6 9 15/16"
5'-5 1/2"
5'
11'-9 1/8"
5'-2 9/16"
13'-5 15/16"
5'
22'-2 5/8"
LIVING AREA
408 SQ FT



REVISED FRONT ADDITION FLOOR PLAN

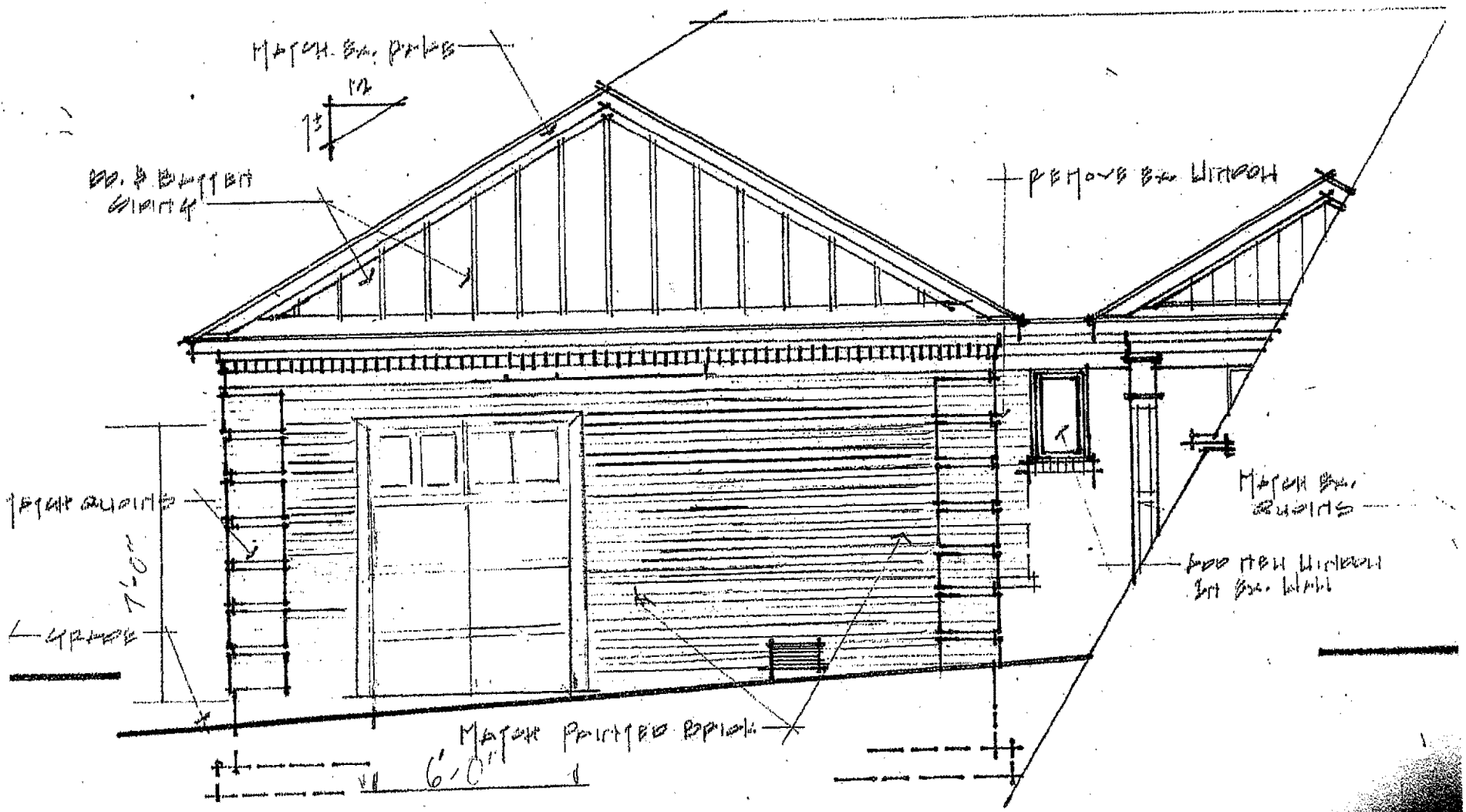
LIVING AREA

616 SQ FT



(B) PARTIAL ELEVATION "B"

FRONT ELEVATION
"AS APPROVED"



REVISED FRONT ELEVATION

(B) . . PARTIAL ELEVATION "B"

DocuSign Envelope ID: 49CDEC32-A2A1-4E63-9C38-935B8C646446

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☑ 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).

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	25 Dogwood Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00019887

Owner Information			
Name	Lin Hutaff	Home Phone #	
Street Address	25 Dogwood Rd	Mobile Phone #	910-528-6427
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	
Email	lin@linhutaff.com		

Applicant			
Name	Pinehurst Homes, Inc.	Other Phone #	910-295-5400
Email	admin@pinehursthomesinc.com	Street Address	PO Box 3190
Mobile Phone #		City, State, Zip Code	Pinehurst NC 28374

DocuSign Envelope ID: 49CDEC32-A2A1-4E63-9C38-935B8C646446

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	28728
Name	Pinehurst Homes, Inc.
Street Address	6895 NC Hwy 211
City, State, Zip	West End, NC 27376
Phone #	910-295-5400
Email	admin@pinehursthomesinc.com

General Information

Description of Changes to the Structure	Replace existing siding and roofing, remodel interior to studio, replace garage door with entry door and window.		
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	

DocuSign Envelope ID: 49CDEC32-A2A1-4E63-9C38-935B8C646446

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	Wood	White	Composite	White
Rear Elevation	Wood	White	Composite	White
Right Elevation	Wood	White	Composite	White
Left Elevation	Wood	White	Composite	White
Trim	Wood	Dark Green	Composite	Dark Green
Windows	Vinyl	White	Vinyl	White
Chimney	n/a	n/a	n/a	n/a
Foundation	n/a	n/a	n/a	n/a
Front Door	n/a	n/a	Fiberglass	White
Shutters	n/a	n/a	n/a	n/a
Garage Door	Metal	White	n/a	n/a
Roof	Asphalt	Grey	Asphalt	Grey
Roof Exhaust Vents	n/a	n/a	n/a	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	n/a	n/a	n/a	n/a
Sky Lights	n/a	n/a	n/a	n/a
Driveway	n/a	n/a	n/a	n/a
House Number	n/a	n/a	n/a	n/a
Other:_____				

Required Documents

☑ Site Plan/Survey or Sketch	☑ Elevation Drawings
☑ 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: 1/31/2022

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

DocuSign Envelope ID: 49CDEC32-A2A1-4E63-9C38-935B8C646446

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

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: Lin Hutaff 662D2259423C4B3...

Date: 1/31/2022

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

REFERENCE: DEED BOOK 5133, PAGE 239,
MAP BOOK 1, PAGE 64,
MOORE COUNTY REGISTRY.

THIS MAP IS NOT INTENDED TO BE RECORDED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

LRK #00019887

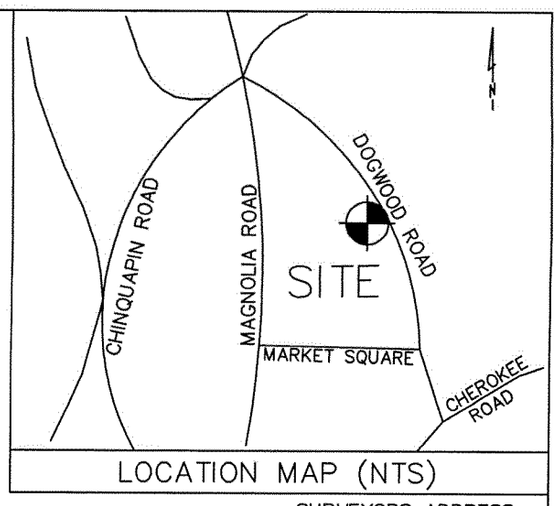
AREA DETERMINED BY COORDINATE METHOD.

RATIO OF PRECISION = 1/7,500+

ZONING: R10

RECORD MAP

N

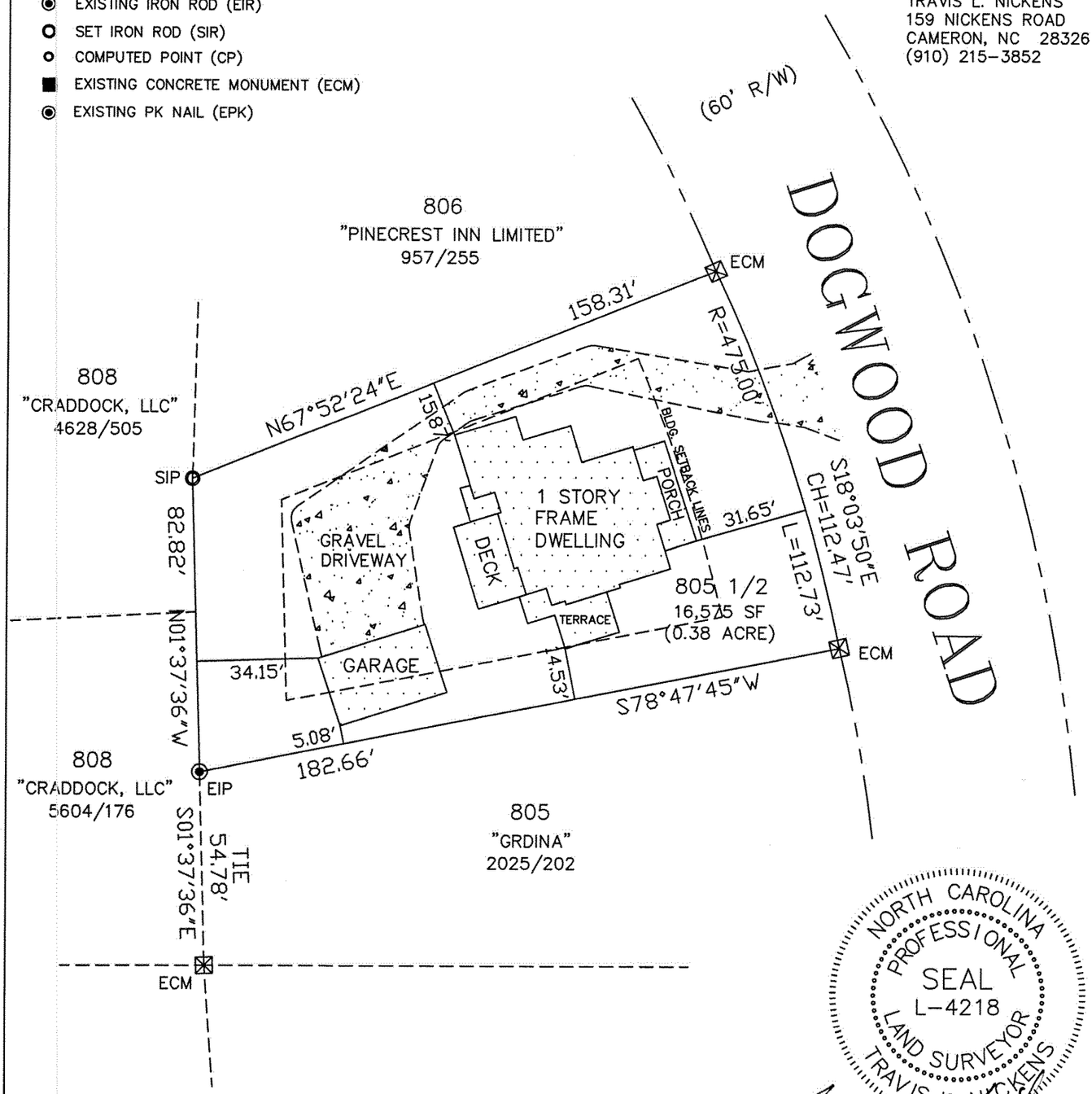


LOCATION MAP (NTS)

BLDG. SETBACKS:
FRONT = 30'
SIDE = 15'
REAR = 25'

LEGEND
- EXISTING IRON PIPE (EIP)
- EXISTING IRON ROD (EIR)
- SET IRON ROD (SIR)
- COMPUTED POINT (CP)
- EXISTING CONCRETE MONUMENT (ECM)
- EXISTING PK NAIL (EPK)

SURVEYORS ADDRESS:
TRAVIS L. NICKENS
159 NICKENS ROAD
CAMERON, NC 28326
(910) 215-3852



NORTH CAROLINA PROFESSIONAL SEAL L-4218 LAND SURVEYOR TRAVIS L. NICKENS

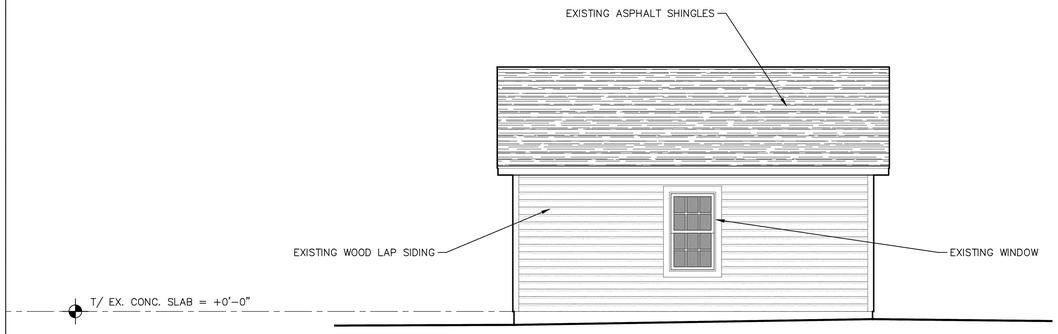
Travis L. Nickens

1/29/2022

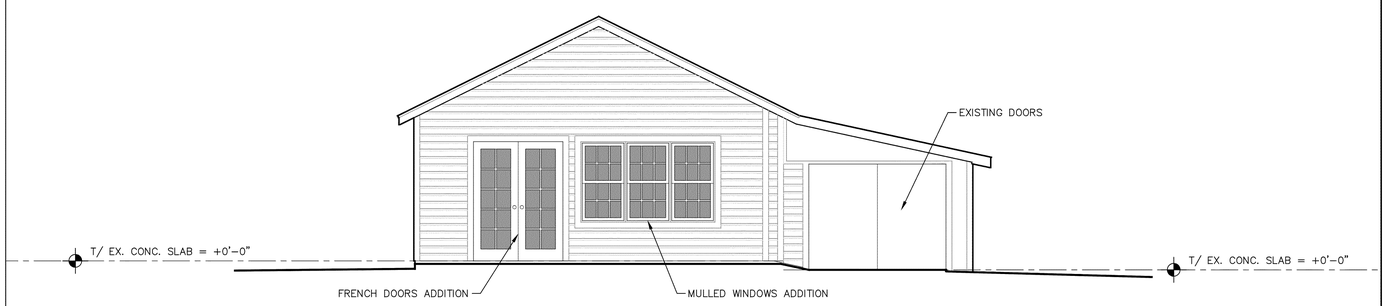
SURVEY FOR
PHILLIP G. HUTAFF AND WIFE LINDA J. HUTAFF
LOT NO. 805 1/2, OLD TOWN PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JANUARY 29, 2022 SCALE 1" = 40'

0 40 80 120 160

JOB #1977
F. B. 10-9-21



103 LEFT SIDE ELEVATION



104 FRONT ELEVATION

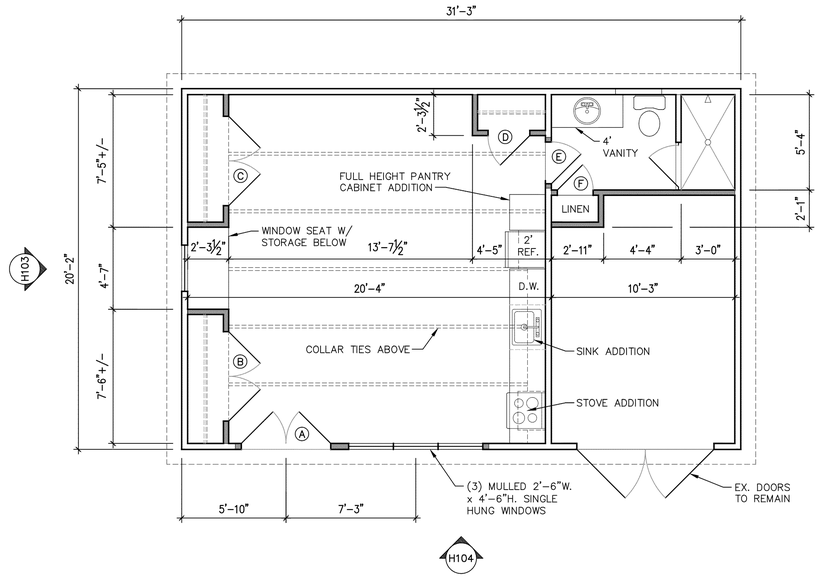
EXTERIOR ELEVATIONS SCALE: ¼" = 1'-0"

DOOR SCHEDULE

GROUND FLOOR

SYMBOL	SIZE (WxH)	TYPE	NOTES
Ⓐ	(2)2'-6" x 6'-8"	EXTERIOR DOOR PAIR	FULLY GLAZED
Ⓑ	(2)2'-6" x 6'-8"	INTERIOR DOOR PAIR	
Ⓒ	(2)2'-6" x 6'-8"	INTERIOR DOOR PAIR	
Ⓓ	2'-4" x 6'-8"	INTERIOR DOOR	
Ⓔ	2'-4" x 6'-8"	INTERIOR DOOR	
Ⓕ	2'-0" x 6'-8"	INTERIOR DOOR	

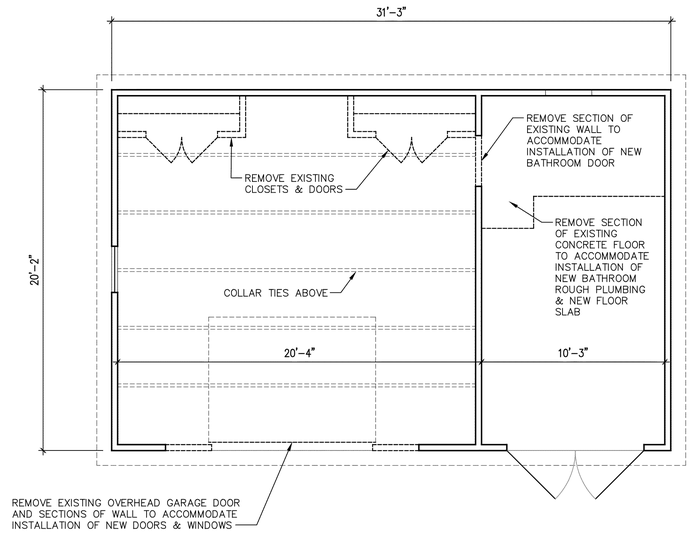
EXHIBIT A-2.2



102 RENOVATION FLOOR PLAN SCALE: ¼" = 1'-0"

DEMOLITION GENERAL NOTES

1. REMOVE EXISTING 1x6 T&G WOOD FINISH AT WALLS.
2. 1x6 T&G WOOD FINISH AT CEILING SHALL REMAIN.



101 DEMOLITION FLOOR PLAN SCALE: ¼" = 1'-0"

Imark Design
Mark Dean
(910)-986-5384
imark.drafting@yahoo.com

IMARK DESIGN ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS AND SPECIFICATIONS. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE THE PROJECT IS TO BE CONSTRUCTED. NO LICENSED ARCHITECTURAL OR STRUCTURAL ENGINEERING SERVICES ARE REPRESENTED OR IMPLIED IN THESE DRAWINGS AND SPECIFICATIONS.

PINEHURST HOMES INC

HUTAFF RESIDENCE GARAGE RENOVATION

25 DOGWOOD DRIVE PINEHURST, NORTH CAROLINA

- DEMOLITION & RENOVATION PLANS / EXT. ELEVATIONS
- SCALE : ¼" = 1'-0"
- DATE : 12 / 23 / 2021

- DRAWING NO. :

H-1

EXHIBIT A-3.1



EXHIBIT A-3.2

EXHIBIT A-3.3



EXHIBIT A-3.4



EXHIBIT A-3.5



EXHIBIT A-3.6


VOP
Jeep
PINEHURST RESORT
FIRST IN FREEDOM
KNOWPHIL
NORTH CAROLINA
1895
4x4
LIMITED
LAREDO

EXHIBIT A-3.7



EXHIBIT A-3.8

EXHIBIT A-3.9



EXHIBIT A -3.10



EXHIBIT A-3.11

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planning Supervisor
DATE: 02/17/2022
SUBJECT: Minor Work COA's Issued

REPORT OF STAFF APPROVALS
FEBRUARY 24, 2022 MEETING
01/20/2022 – 02/17/2022

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00028	Side yard fence	01/21/2022	01/21/2022	40 Medlin Rd	Frye, David
COA-2022-00029	Chimney repair/restoration	01/25/2022	01/26/2022	80 Page Rd	Burnt Sienna Properties
COA-2022-00030	Replace fence screening dumpster/service area	01/26/2022	02/03/2022	40 Chinquapin Rd	JWS Property Holdings, LLC.
COA-2022-00031	Update sign	01/26/2022	02/09/2022	10 Chinquapin Rd	First Bank
COA-2022-00041	Rear yard fence	02/03/2022	02/03/2022	100 Saville Row	Munn, Donald
COA-2022-00043	Rear yard fence	02/03/2022	02/04/2022	100 Rattlesnake Trl	Pizzano, Robert
COA-2022-00060	Change driveway from bluestone to concrete	02/05/2022	2/17/2022	60 Everette Rd	Harris, William
COA-2022-00066	Side yard fence	02/14/2022	02/15/202	185 Cherokee Rd	Taylor, John

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: February 16, 2022
Subject: **Major COA Request for 25 Dogwood Road**

Applicant:	Pinehurst Homes, Inc.
Owners:	Lin Hutaff
Property Location:	25 Dogwood Road
Land Use:	Single Family Residential
PID#	00019887
COA#:	2022-00037

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

The applicant requests a Certificate of Appropriateness (COA) for exterior modifications to the detached garage at 25 Dogwood Road. The proposed modifications include replacing the existing siding and roofing, and changing the garage door with an entry door and window. The property is further identified as Moore County PID Number 00019887. The structure was built in 1895 and is located on +/- 0.371 acres.

The applicant requests to replace the existing wood siding and trim with a composite, fiber cement siding. The color is to remain the same, white and dark green respectively. The existing asphalt roofing is proposed to be replaced in kind as well as the windows. The existing metal garage door is proposed to be replaced with a vinyl window and a fiberglass entry door. The color will remain white. The applicant has provided photos depicting the condition of the existing materials and features of the detached garage building and the main dwelling.

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

Standards of Review

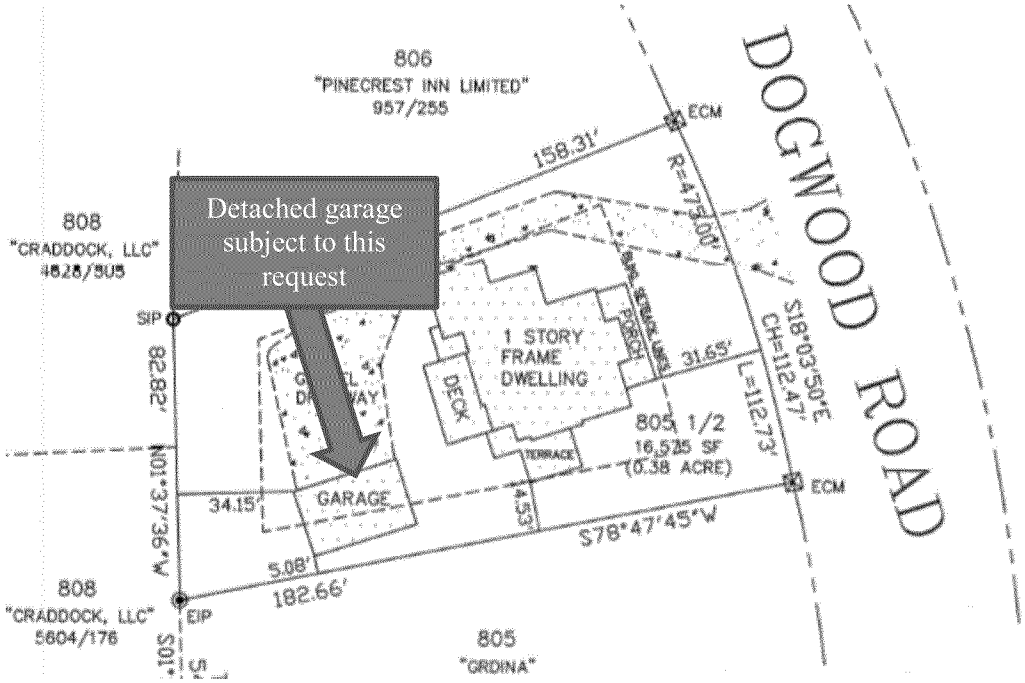
Per the adopted Historic District Standards, resurfacing buildings with different materials from that which was removed and eliminating or adding windows and doors are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

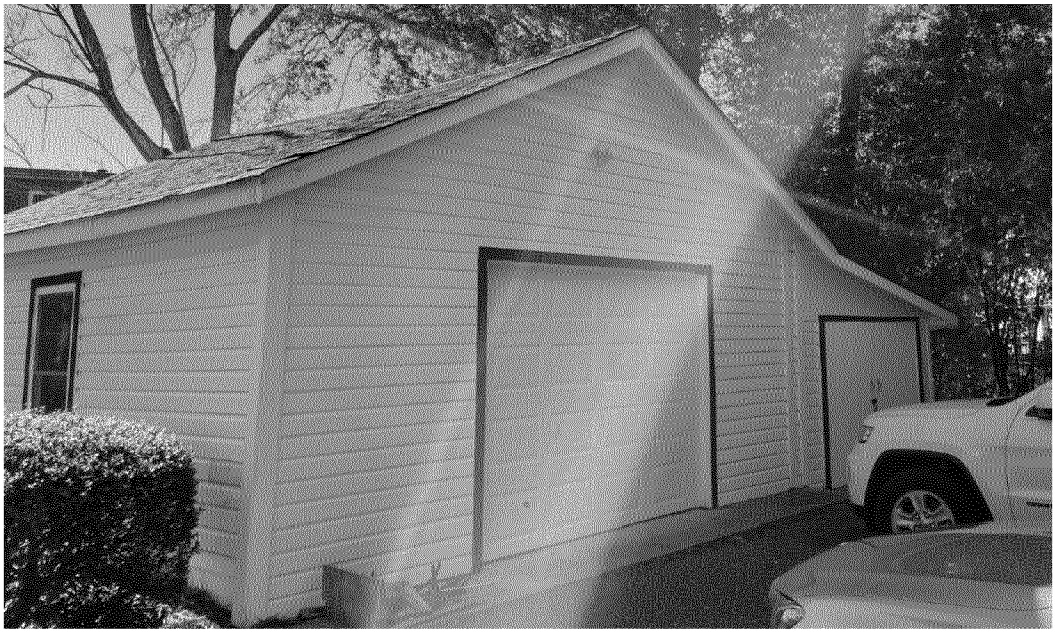
1. Section III.I.1 – Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved.
2. Section III.I.4 – Repair of a carriage house, garage or building feature or deteriorated detail or element *should* be limited to the minimal amount necessary and be replaced in kind.
    a. Compatible substitute material for repair *should* match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
3. Section III.I.5 – New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
4. 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.



Provided survey depicting location of the structures on the lot (Exhibit A-2.1)



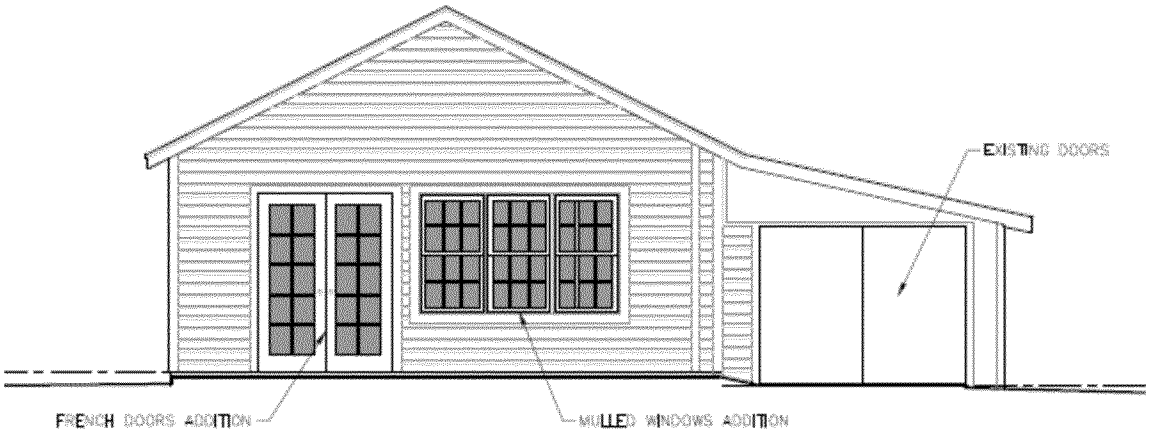
Photo of main residence (Exhibit A-3.1)



Existing garage door on outbuilding (Exhibit A-3.6)



Existing left side elevation and window (Exhibit A-3.8)



104 FRONT ELEVATION

Proposed front elevation with new entry door and windows (Exhibit A-2.2)

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The request to replace the existing wood siding and trim with a substitute composite material (fiber cement) lap siding and trim product appears to match the original in composition, dimension, size, shape, color, pattern and texture. Thus making it consistent with one of the standards. The roof and window change is consistent with the standards as well and could be approved as Minor Work. The removal of the garage door for a new entry door and windows would need to be deemed both compatible and similar with the primary structure by the Commission.

FINAL ORDER – MAJOR COA REQUEST 25 DOGWOOD RD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Pinehurst Homes, Inc. on behalf of Lin Hutaff, owner, requests a Certificate of Appropriateness for the replacement of existing siding and roofing, and replacement of the existing garage door with an entry door and window at the property 25 Dogwood Rd.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

Resurfacing buildings with different materials from that which was removed and eliminating or adding windows and doors are considered Major Work.

Background (of the property and the location within the district)

1. The structure was built in 1895.
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and proposed material statement.
3. The applicant indicates existing wood siding and trim is proposed to be replaced with fiber cement (Hardie ® or similar), existing roofing and windows are proposed to be replaced in kind, and the existing metal garage door will be replaced with a vinyl window and a new fiberglass entry door.

DRAFT

Conclusions of Law

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1 – Accessory buildings, including carriage houses, garages or other buildings and their features that contribute to the overall character of the primary structure *should* be retained and preserved. Section
2. Section III.I.4 – Repair of a carriage house, garage or building feature or deteriorated detail or element *should* be limited to the minimal amount necessary and be replaced in kind.
    a. Compatible substitute material for repair *should* match the original material in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.
3. Section III.I.5 – New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
4. 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.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
25 Dogwood Rd

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 25 Dogwood Rd:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 25 Dogwood Rd based on the following:

DRAFT

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 08, 2022

Dear Property Owner(s),

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

Thursday, February 24, 2022
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 exterior modifications to 25 Dogwood Rd. Modifications include the replacement of existing siding and roofing, and to replace garage door with entry door and window. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, 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. 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-1.11



0 20 40 80 120 160 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).
P:\esri\Base Map for Boards.mxd
2/10/2022

February 24, 2022
Historic Preservation Commission
25 Dogwood Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

RESORTS OF PINEHURST, INC ATTN: RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

PINE CREST INN LIMITED PARTNERSHIP
PO BOX 879
PINEHURST NC 28374

CRADDOCK, LLC
120 ST MELLIONS DRIVE
PINEHURST NC 28374

HUTAFF, PHILLIP G HUTAFF, LINDA J
PO BOX 2212
PINEHURST NC 28374

PINE CREST INN LIMITED PARTNERSHIP
PO BOX 879
PINEHURST NC 28374

GRDINA, SANDRA S TRUSTEE
973 GRAND VIEW LN
AURORA OH 44202-8845

WHITE, SYDNOR M JR & NANCY H
13012 MELVIN ARNOLD RD
RALEIGH NC 27613

PINEHURST HOMES, INC
PO BOX 3190
PINEHURST, NC 28374

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	15 CAROLINA VISTA DRIVE
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00029473

Owner Information			
Name	JAMES & ELIZABETH FISHER	Home Phone #	910-420-8060
Street Address	15 CAROLINA VISTA DR	Mobile Phone #	303-888-5243
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	
Email	jafisher@ballassociates.com		

Applicant			
Name	Teresita Chao Architect	Other Phone #	
Email	admin@stagaardchao.com	Street Address	P O Box 4840
Mobile Phone #	910-639-9296	City, State, Zip Code	Pinehurst, NC 28374

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 #	6344
Name	Teresita Chao Architect
Street Address	PO Box 4840
City, State, Zip	Pinehurst, NC 28374
Phone #	910-639-9296
Email	admin@stagaardchao.com

General Information

Description of Changes to the Structure	(1) ADD 6 FT. HIGH PRIVACY WALL TO THE EXISTING ARBOR (WITH GATES) WHICH IS LOCATED ON THE RIGHT SIDE OF THE PROPERTY & FACES SE SHAW ROAD. THESE PROPOSED SECTIONS OF WALL (ATTACHED TO THE LEFT & RIGHT OF THE ARBOR) ARE INTENDED TO REINFORCE THE VISUAL & NOISE BUFFER BETWEEN THE ADJACENT COURTYARD/PORCH AREAS & THE INCREASING VOLUME OF VEHICULAR TRAFFIC ON SHAW ROAD. (2) MOVE EXISTING 4 FOOT POOL FENCE & ADD NEW SECTIONS WHERE REQUIRED, TO IMPROVE THE GATHERING & OPEN SPACES AROUND EXISTING STRUCTURES ON THE PROPERTY. IT IS THE OWNER'S HOPE THAT THIS, IN CONJUNCTION WITH THE NEW PRIVACY WALL, WILL DISCOURAGE LOITERING OF PEDESTRIANS ONTO THE PROPERTY, CONSIDERING THE FACT THAT THERE WERE 2 INSTANCES OF VANDALISM & YARD ART THEFT WITHIN THE LAST 2 YEARS.

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

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	NO CHANGE	N.A.		
Rear Elevation Siding	NO CHANGE	N.A.		
Right Elevation Siding	NO CHANGE	N.A.		
Left Elevation Siding	NO CHANGE	N.A.		
Trim	NO CHANGE	N.A.		
Windows	NO CHANGE	N.A.		
Chimney	NO CHANGE	N.A.		
Foundation	NO CHANGE	N.A.		
Front Door	NO CHANGE	N.A.		
Shutters	----	----		
Garage Door	NO CHANGE	N.A.		
Roof	N.A.	N.A.		
Awning	----	----		
Fence	METAL	METAL	BRONZE	BRONZE
Front Porch	N.A.	N.A.		
Deck	----	----		
Patio	N.A.	N.A.		
Sidewalk	BRICK	BRICK	RED FLASH	RED FLASH
Sky Lights / Solar	----	----		
Driveway	NO CHANGE	N.A.		
Signage	----	----		
Other: ARBOR GATES	WOOD	WOOD & BORAL	WHITE	WHITE
Other: PRIVACY WALL	NONE	HARDIE LAP SIDING	----	WHITE

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: Jan, 20, 2022

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: See Submitted Letter

Date: _____

January 20, 2022

Alex Cameron

Principal Planner

Village of Pinehurst

395 Magnolia Road

Pinehurst, NC 28374

Dear Mr. Cameron:

Mrs. Teresita Chao, Architect, is submitting an Application for Major Work in order to obtain a Certificate of Appropriateness. This letter is acknowledging this application on our behalf.

Thank you in advance,

James A. Fisher

Elizabeth Y. Fisher

Homeowners: 15 Carolina Vista Drive, Pinehurst, NC 28374

EXHIBIT A-2.1

SE SHAW ROAD

PINE NEEDLES

EXISTING BRICK

GRAVEL

LAWN 80 SY

EXISTING GRAVEL

EXISTING

EX. BRICK WALK

PINE NEEDLES

STREET LAMP

EXISTING GARAGE

EXIST. HEDGE LINE

EXIST. LAWN

30' REAR ACCESSARY STRUCTURE SETBACK

30

10

EXISTING GARAGE

RAISED BED

EXIST. COVERED PORCH

EXIST. COVERED PORCH

EXIST. CAROLINA ROOM

EXISTING RESIDENCE

EXISTING TERRACE

EXISTING CARRIAGE HOUSE

EXISTING POOL

EXISTING TERRACE

EXIST. LANDSCAPE AREA

EXISTING LAWN

EXISTING HEDGE LINE APPROXIMATELY SHOWN

EXISTING LOG CABIN

EXISTING BRICK

EXISTING GRAVEL

EXISTING BRICK DRIVE

EX. BRICK WALK

S54°40'00"W 207.28'

40'

15'

90

>000

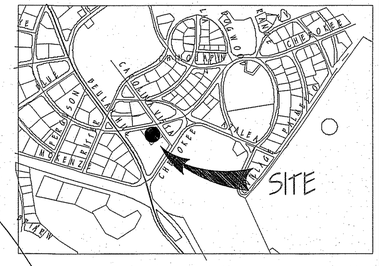
CAROLINA VISTA

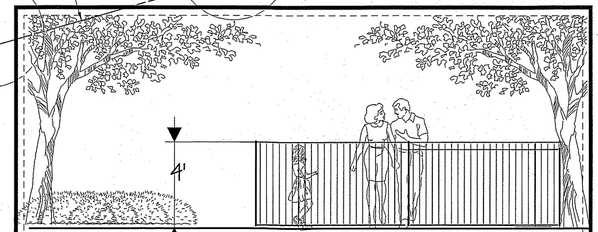
PRIVATE ROAD

OWNED BY PINEHURST, INC.

EXISTING IMPERVOIUS SURFACE INFORMATION

TOTAL LOT SQ. FT.	42217 SQ FT
DRIVE, PORCHES WALK:	6,853 SF Impervious
BUILDING: UNDER ROOF	5,009 SF Impervious
BUILDING PERCENTAGE:	11.9 PERCENT
TOTAL:	11,862 SF 28.1 PERCENT Impervious
PERCENT OF IMPERVIOUS SURFACES:	PERCENT OF IMPERVIOUS COVERAGE= 28.1 PERCENT
PERCENTAGE OF IMPERVIOUS ALLOWED PER ZONING:	35 PERCENT
ZONED:	R-20





4' TALL METAL POOL FENCE
(TYPICAL DETAIL)

RAMSEY LANDSCAPE ASSOCIATES, INC.
205 McGuire Road, suite 4
P.O. BOX 5828
PINEHURST, NORTH CAROLINA 28374
TEL: 910-295-5004
rla2@nc.rr.com

FISHER RESIDENCE

LOT 30IR OLD TOWN SECTION

PINEHURST, NORTH CAROLINA

NO.	REVISION	DATE
1	SITE PLAN	6/13/1
2	"ADD FENCE"	1/13/2
3		
4		
5		
6		
7		
8		
9		
10		

RAMSEY LANDSCAPE ASSOCIATES, INC. RETAINS THE RIGHT OF AUTHORSHIP FOR IDEAS EXPRESSED AS THEIR WORK, AND AS SUCH, ALL DRAWINGS AND SPECIFICATIONS REMAIN PROPERTY OF RAMSEY LANDSCAPE ASSOCIATES, INC. UNLESS AGREEMENT IS MADE BETWEEN DESIGNER AND OWNER.

DESIGNER: MAR

DRAWN/DATE: MAR 1.13.2022

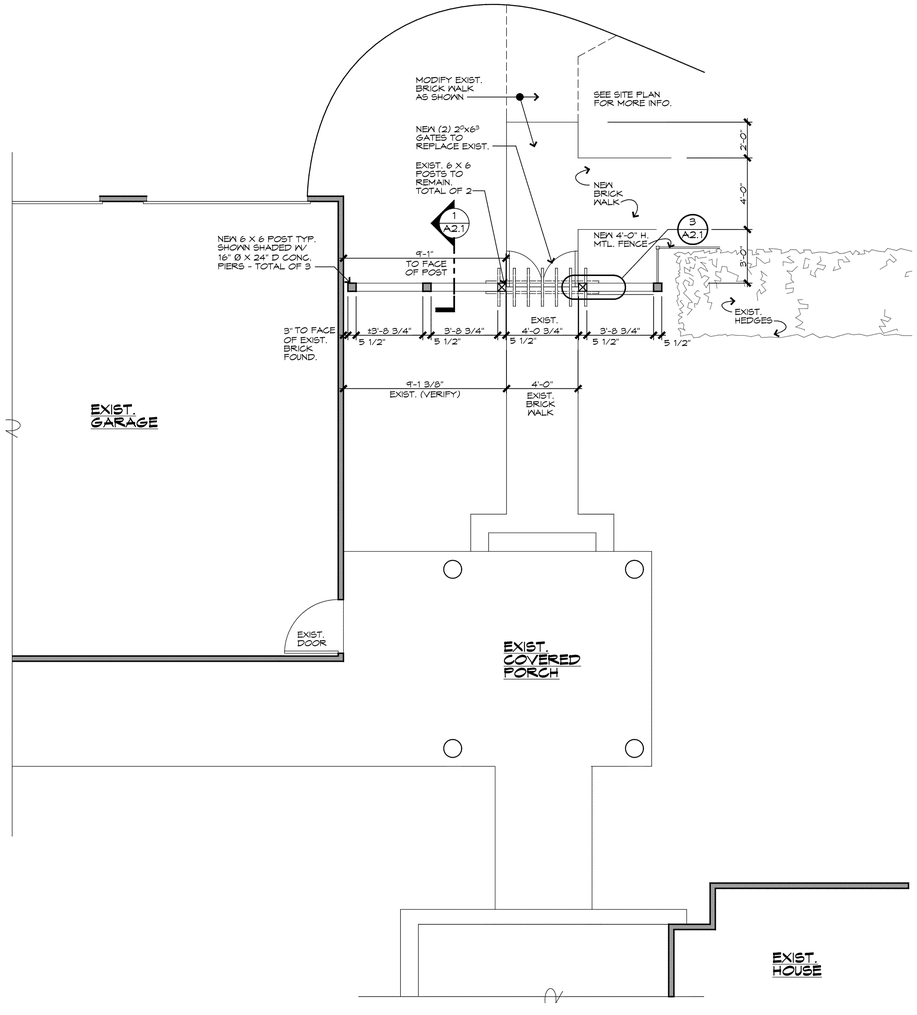
DATE: 1.13.2022

SCALE: 1"=10'

PLAN NUMBER: SP-1

SITE PLAN AND ADDITIONAL FENCE PLAN

EXHIBIT A-2.2



1 A1.1 **PRIVACY FENCE WALL FLOOR PLAN**

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

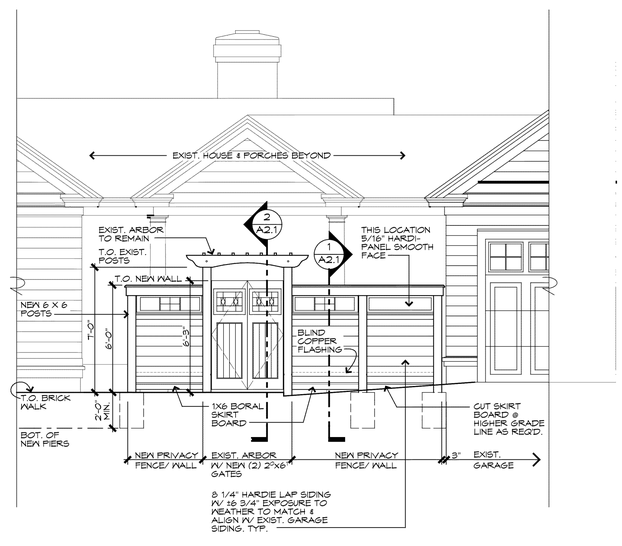
HARDWARE FOR GATES

ALL GATE HARDWARE TO BE METAL, EXTERIOR GRADE, RUST RESISTANT BLACK FINISH, BY NATIONAL HARDWARE OR APPROVED EQUAL. ITEMS LISTED BELOW ARE FOR PRICING PURPOSES ONLY. FINAL SELECTION TO BE VERIFIED WITH & APPROVED BY THE OWNER AND/OR THE ARCHITECT PRIOR TO PURCHASE.

1. EXTRA HEAVY AUTO-CLOSE GATE HINGES #N342-592, 3-1/2", 1-1/2 PAIR PER LEAF
2. AUTOMATIC (SELF-LATCHING) GATE LATCH, INSTALL ON HOUSE/POOL SIDE

   OPTION #1 - LOKKLATCH DELUXE # N346-202, LATCH ON HOUSE/POOL SIDE, LOCKS & OPERATES FROM BOTH SIDES

   OPTION #2 - AUTOMATIC GATE LATCH #N109-020, WITH SPRING LOADED LATCH PULL #N109-070 ON DRIVEWAY SIDE. ADD SINGLE CYLINDER LOCKSET (TBD) ON HOUSE SIDE.
3. PULLS, PROVIDED BY OWNER, 1 PAIR PER LEAF
4. CANE BOLTS, PROVIDED BY OWNER, 1 PER LEAF
5. HOOK & EYE GATE HOLDER, PROVIDED BY OWNER, 1 SET PER LEAF



2 A1.1 **PRIVACY FENCE WALL ELEVATION**

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

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Teresita Chao Architect

PO BOX 4840
PINEHURST NC 28374
admin@stagaardchao.com

DATE

TERESITA CHAO REGISTERED ARCHITECT 6344 NORTH CAROLINA PINEHURST, NC

01-20-2022

TERESITA CHAO
CERT. NO. 6344

REVISIONS	DATE
PERMIT SET	01-20 2022

ARBOR SIDE ENTRY & POOL FENCE FOR
FISHER RESIDENCE
15 CAROLINA VISTA
LOT 310R OLD TOWN SECTION
PINEHURST, NC
PID#000294413

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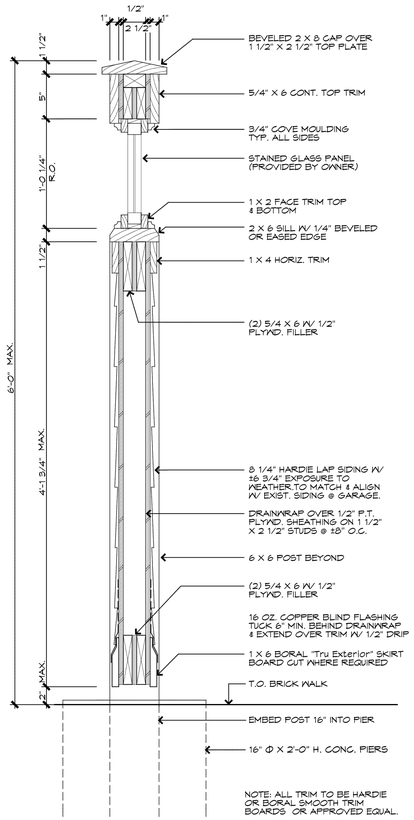
FLOOR PLAN & ELEVATION

DATE	20 JAN. 2022
SCALE	AS NOTED
BY	TRZ
JOB	2022-01

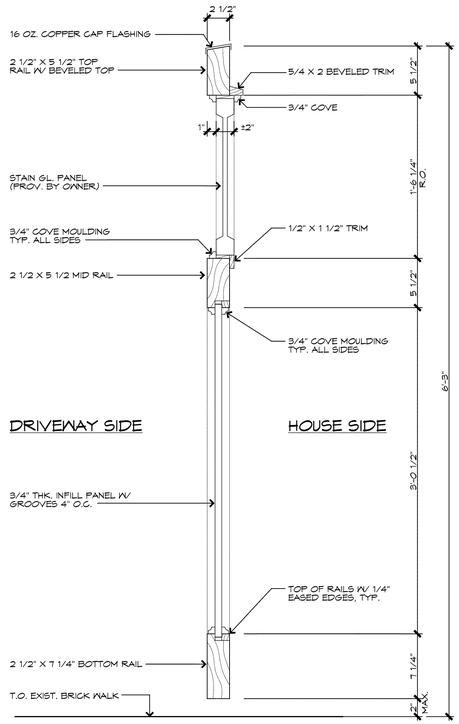
A1.1

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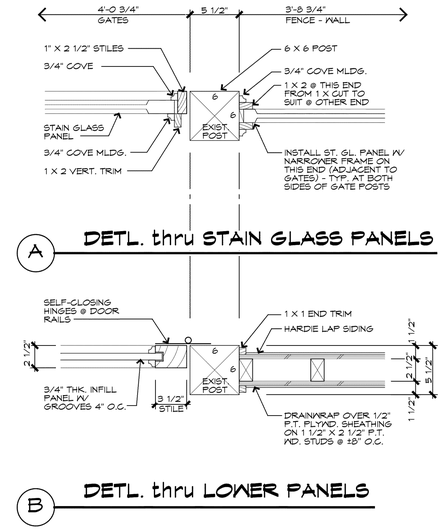
EXHIBIT A-2.3



1 / A2.1 CROSS SECT. DETL.
SCALE: 1 1/2" = 1'-0"



2 / A2.1 SECTION DETAIL OF GATES
SCALE: 1 1/2" = 1'-0"



A DETL. thru STAIN GLASS PANELS

B DETL. thru LOWER PANELS

3 / A2.1 PLAN SECTION DETAILS @ GATE & WALL
SCALE: 1 1/2" = 1'-0"

Teresita Chao Architect
PO BOX 4840
PINEHURST NC 28374
admin@stagaardchao.com

DATE

TERESITA CHAO REGISTERED LANDSCAPE ARCHITECT 6344 NORTH CAROLINA PINEHURST, NC

01-20-2022

TERESITA CHAO
CERT. NO. 6344

REVISIONS	DATE
PERMIT SET	01-20 2022

ARBOR SIDE ENTRY & POOL FENCE FOR
FISHER RESIDENCE
15 CAROLINA VISTA
LOT 3 OF OLD TOWN SECTION
PINEHURST, NC
PID#000024413

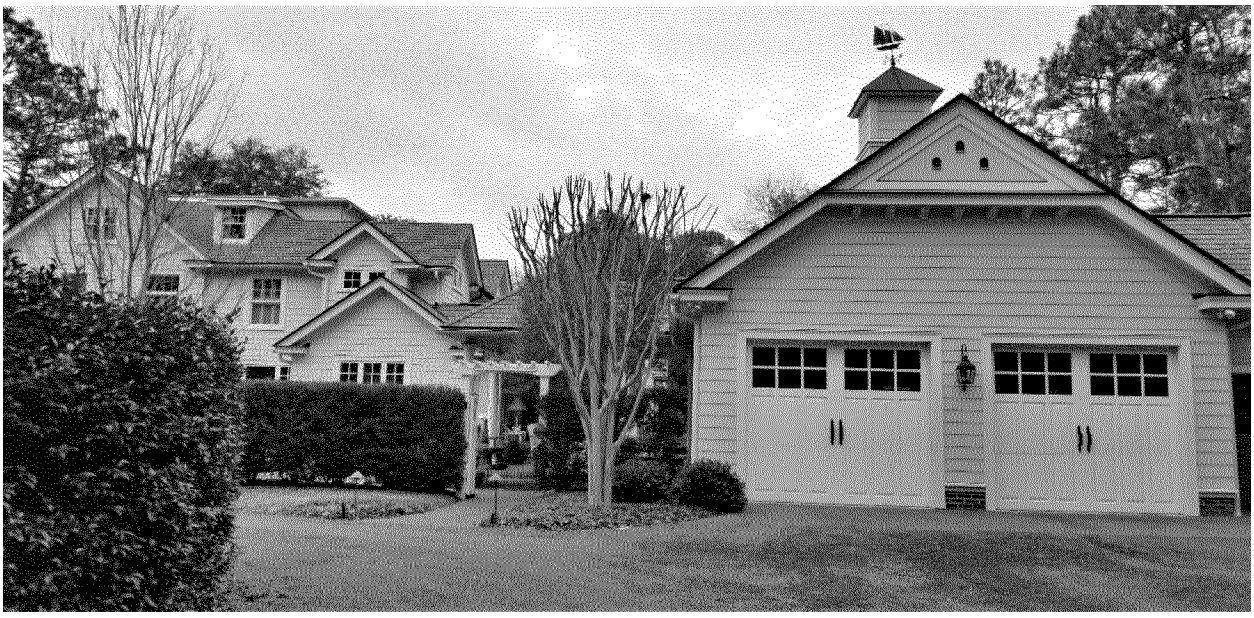
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WALL SECTION DETAILS

DATE	20 JAN. 2022
SCALE	AS NOTED
BY	TRZ
JOB	2022-01

A2.1

FISHER RESIDENCE



EXISTING RIGHT-SIDE (SE SHAW ROAD) VIEW FROM THE DRIVEWAY TOWARDS EXISTING ARBOR. GATES ARE IN THE OPEN POSITION WHEN PHOTO WAS TAKEN IN FEBRUARY 2021.

FISHER RESIDENCE : RIGHT SIDE/SHAW ROAD VIEW

EXISTING SIDE ARBOR with PROPOSED NEW PRIVACY WALL



CHARACTERISTICS OF THE PROPOSED NEW PRIVACY WALLS at EXISTING ARBOR with NEW GATES –

- ALL ELEMENTS & FEATURES OF THE PROPOSED PRIVACY WALL WILL INCORPORATE THE ARCHITECTURE, DETAILS, & THE FEEL OF THE EXISTING HOUSE, WITH CONSCIOUS INTENT **NOT** TO MAKE IT LOOK LIKE A FENCE BUT RATHER A PART OF THE EXISTING HOUSE STRUCTURE.
- ALL FINISH COLOR (WHITE) WILL MATCH THE MAIN HOUSE.
- NEW WOOD POSTS WILL MATCH EXISTING ARBOR POSTS IN SIZE & SHAPE.
- LOWER PORTION OF THE NEW PRIVACY WALLS WILL HAVE HORIZONTAL LAP SIDING TO MATCH THE HOUSE'S SIDING. THE NEW SIDING LINES WILL ALIGN WITH THE ADJACENT GARAGE SIDING LINES FOR A UNIFIED APPEARANCE.
- UPPER PORTION OF THE NEW PRIVACY WALL WILL HAVE RECLAIMED STAIN GLASS PANELS TO MAINTAIN THE SAME ARCHITECTURAL CHARACTER AS THE GATES.
- NEW GATES WILL REPLACE EXISTING ROTTED ONES. DOOR DESIGN TO MATCH EXISTING, INCLUDING REUSING THE EXISTING STAIN GLASS PANELS.
- EXISTING BRICK WALK IN FRONT OF THE GATES WILL BE MODIFIED TO HAVE A GENTLER SIDE APPROACH VERSUS THE CURRENT STRAIGHT DIRECTION TO THE GATE. THIS WILL ALSO ALLOW SPACE FOR ADDITIONAL BUFFER LANDSCAPING.
- **ADDITIONAL LANDSCAPING** - ROW OF CAMILIAS WILL BE ADDED ALONG THE EDGE OF THE EXISTING GRAVEL DRIVEWAY TO INCREASE PRIVACY AND THE VISIBILITY BUFFER BETWEEN THE HIGH TRAFFIC ON SHAW ROAD AND OUTDOOR LIVING AREAS BEHIND THE ARBOR. THESE EVERGREEN SHRUBS WILL SERVE AS A LAYER OF ADDITIONAL "GREEN" SCREENING AND WILL MAKE THE PRIVACY WALLS INCONSPICUOUS FROM THE STREET.



FISHER RESIDENCE

EXISTING ROTTED (2) GATES WITH STAIN GLASS PANEL. THESE WERE REMOVED FOR SAFETY REASONS AND CURRENTLY STORED ON SITE. THEY WILL BE REPLACED WITH MATCHING NEW ONES. THE STAIN GLASS PANEL WILL BE REUSED.

THERE ARE 2 STAIN GLASS PANELS (IN FRONT OF THE GATES ON THIS PHOTO) WHICH WILL BE USED & INSTALLED HORIZONTALLY ON THE NEW PRIVACY WALL. SEE PHOTO TITLED “NEW VIEW- RIGHT SIDE/SE SHAW ROAD”



FISHER RESIDENCE

VIEW THROUGH EXISTING ARBOR GATES & TOWARDS THE COVERED PORCH

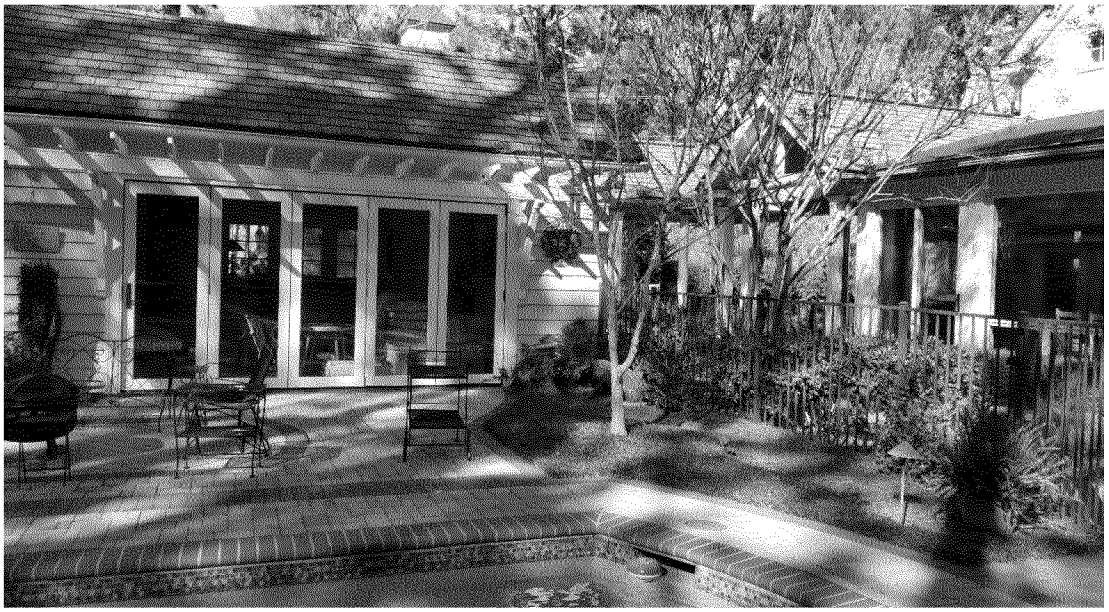




VIEW FROM GARAGE PORCH
SOUTHWARD TOWARDS POOL
AREA & LOG CABIN BEYOND.

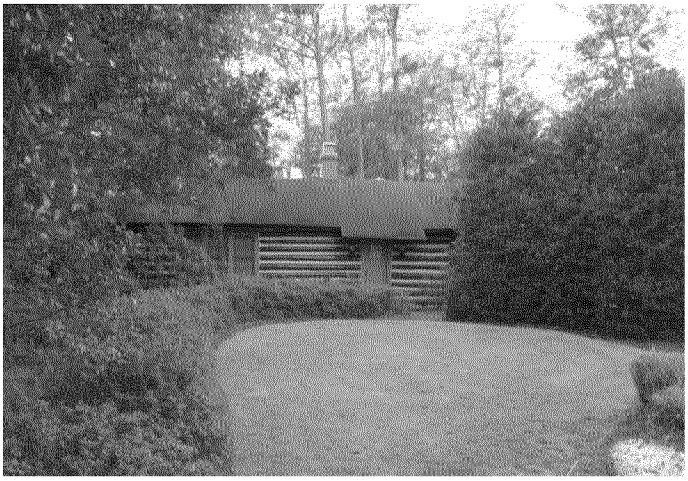
VIEW FROM COVERED PORCH
at CAROLINA ROOM WESTWARD
TOWARDS CARRIAGE POOL CABANA
& GARAGE No. 2 BEYOND.

POOL COURTYARD & CABANA



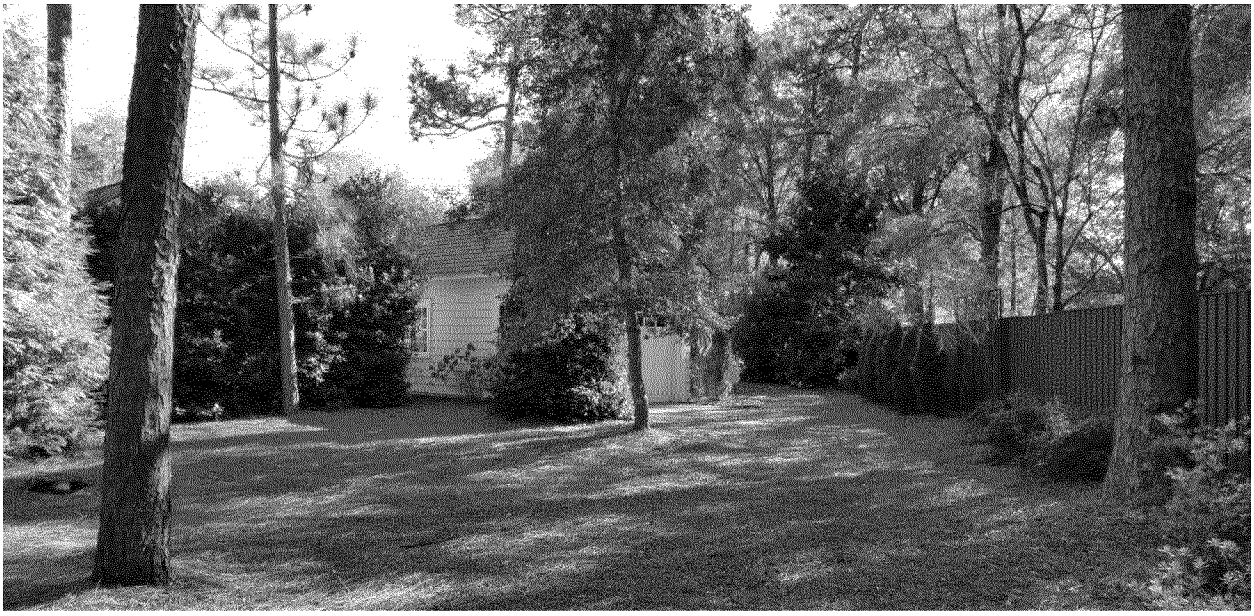


VIEW FROM EXISTING SIDEWALK at CAROLINA ROOM & POOL AREA TOWARDS FRONT DOOR OF THE LOG CABIN.



FRONT VIEW OF THE EXISTING LOG CABIN.

VIEW FROM SHAW ROAD LOOKING SOUTH TOWARDS THE REAR PROPERTY FENCE LINE & GARAGE NO. 2 NW CORNER









ABOVE PHOTOS: VIEWS FROM SHAW ROAD & CAROLINA VISTA



MID-PHOTO & RIGHT PHOTO: VIEWS FROM HOUSE COURTYARD SIDE THROUGH THE DRIVEWAY & TOWARDS SHAW ROAD.

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: February 17, 2022
Subject: **Major COA Request for 15 Beulah Hill Road North**

Applicant:	MegAnn Ellis
Owners:	Craig & Margaret Ellis, TTEE
Property Location:	15 Beulah Hill Road North
Land Use:	Single Family Residential
PID#	00015557
COA#:	2022-00040

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

The applicant requests a Certificate of Appropriateness for modifications to COA-2021-00100 at 15 Beulah Hill Road North. The proposed modifications include changes to the placement of a recently approved back addition, changes to the location and number of windows on the back addition, and the addition of a small garage door to the front addition. The property is further identified as Moore County PID Number 00015557. The structure was built in 1976 and is located on +/- 0.608 acres.

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 and adding windows and doors is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

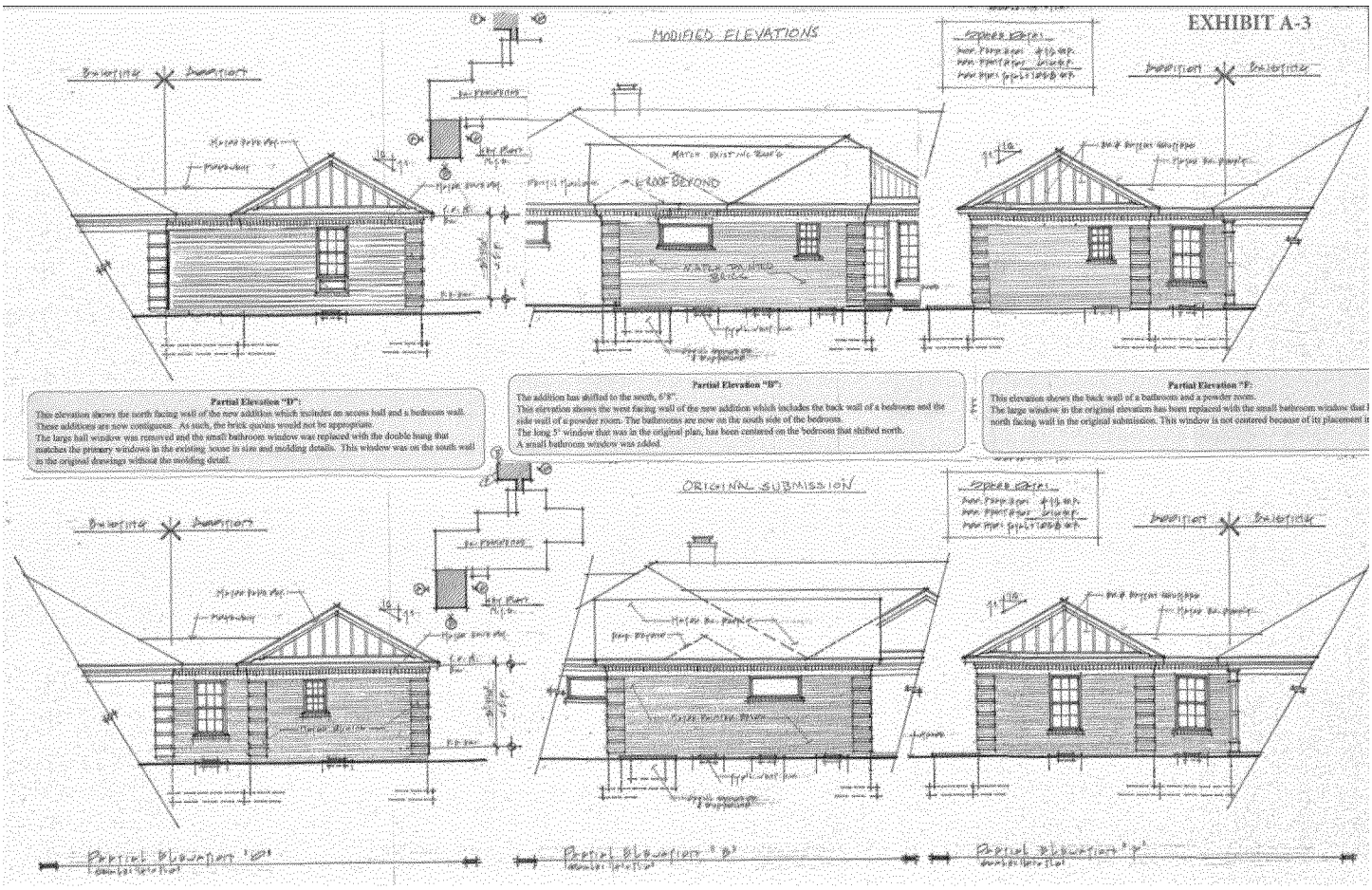
III. CHANGES TO EXISTING RESIDENCES

C. WINDOWS AND DOORS

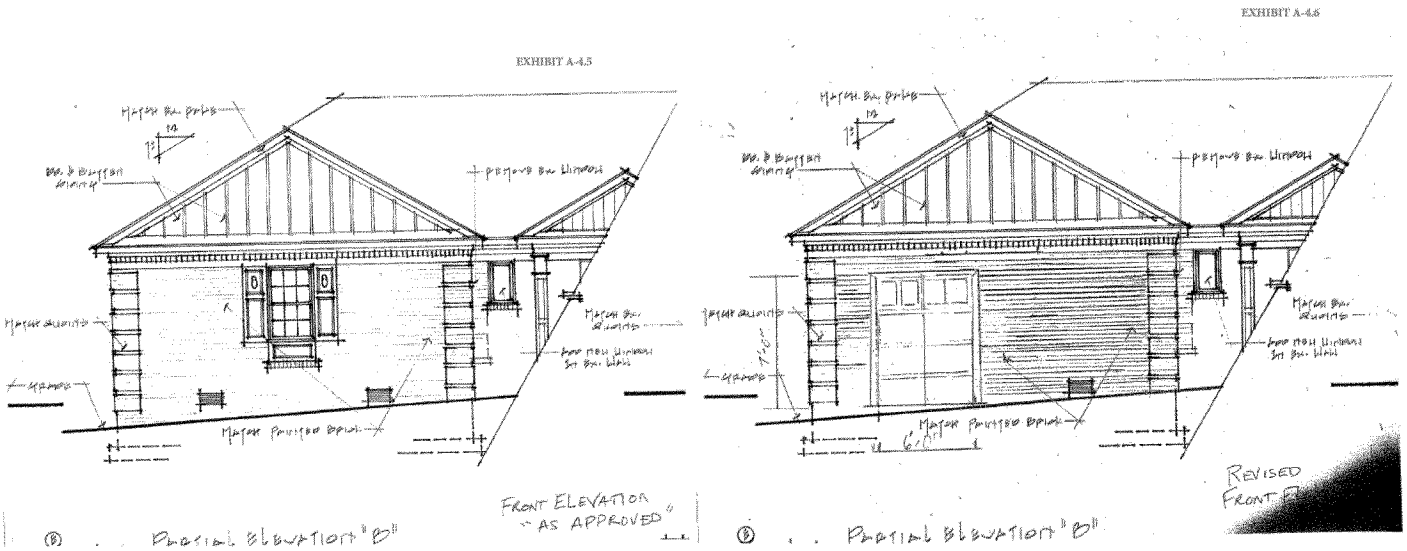
1. Section III.C.1 – Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.C.7 – The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
3. Section III.C.10 – 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.

I. ADDITIONS

5. Section III.I.5 – New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
6. 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.
7. 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.
8. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
9. Section III.I.12 – Attached or detached garages *should* open to the rear or side of the primary structure.



Proposed changes to the previously approved rear addition (Exhibit A-3)



Proposed change to previously approved front elevation (Exhibit A-4.6)

Staff Comments:

The applicant has submitted an application and provided additional documentation/material in an attempt to satisfy the burden of proof. The move of the rear addition approximately +/- 6'to the south would still keep the addition solely in the rear yard and not increase the size. The proposed changes to the windows on the rear addition appear to be similar of those on the primary structure and are consistent and match those that were previously approved. The Commission would need to determine if the changes compromise the architectural character of the primary structure and are congruous with the historic district.

FINAL ORDER – MAJOR COA REQUEST 15 BEULAH HILL RD NORTH
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

MegAnn Ellis on behalf of Craig & Margaret Ellis, TTEE, owners, requests a Certificate of Appropriateness for the modifications to COA-2021-00100 at the property 15 Beulah Hill Rd North.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

Eliminating and adding windows and doors is considered Major Work requiring review by the Historic Preservation Commission.

Background (of the property and the location within the district)

1. The structure was built in 1976.
2. The structure is listed as non-contributing to the District.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and proposed material statement.
3. The applicant indicates the modifications to COA-2021-00100 consist of changes to the placement of a back addition, changes to the location and number of windows on the back addition, and the addition of a small garage door to the front addition.

DRAFT

Conclusions of Law

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
C. WINDOWS AND DOORS

1. Section III.C.1 – Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.C.7 – The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
3. Section III.C.10 – 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.

I. ADDITIONS

5. Section III.I.5 – New features, such as windows or door openings, bays, vents, dormers, roof forms, balconies, chimneys, or other details *should* not be introduced on existing carriage houses, garages, or buildings if they are incompatible with the primary structure.
6. 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.
7. 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.
8. Section III.I.10 – An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.
9. Section III.I.12 – Attached or detached garages *should* open to the rear or side of the primary structure.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
15 Beulah Hill Rd North

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 15 Beulah Hill Rd North:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 15 Beulah Hill Rd North based on the following:

DRAFT

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 08, 2022

Dear Property Owner(s),

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

Thursday, February 24, 2022
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 modifications to COA-2021-00100 at 15 Beulah Hill Rd. Modifications include changes to the placement of a back addition, changes to the location and number of windows on the back addition, and the addition of a small garage door to the front addition. The property is identified as Moore County PID Number 855212857072. The property owners are Craig & Margaret Ellis, TTEE and applicant is MegAnn Ellis.

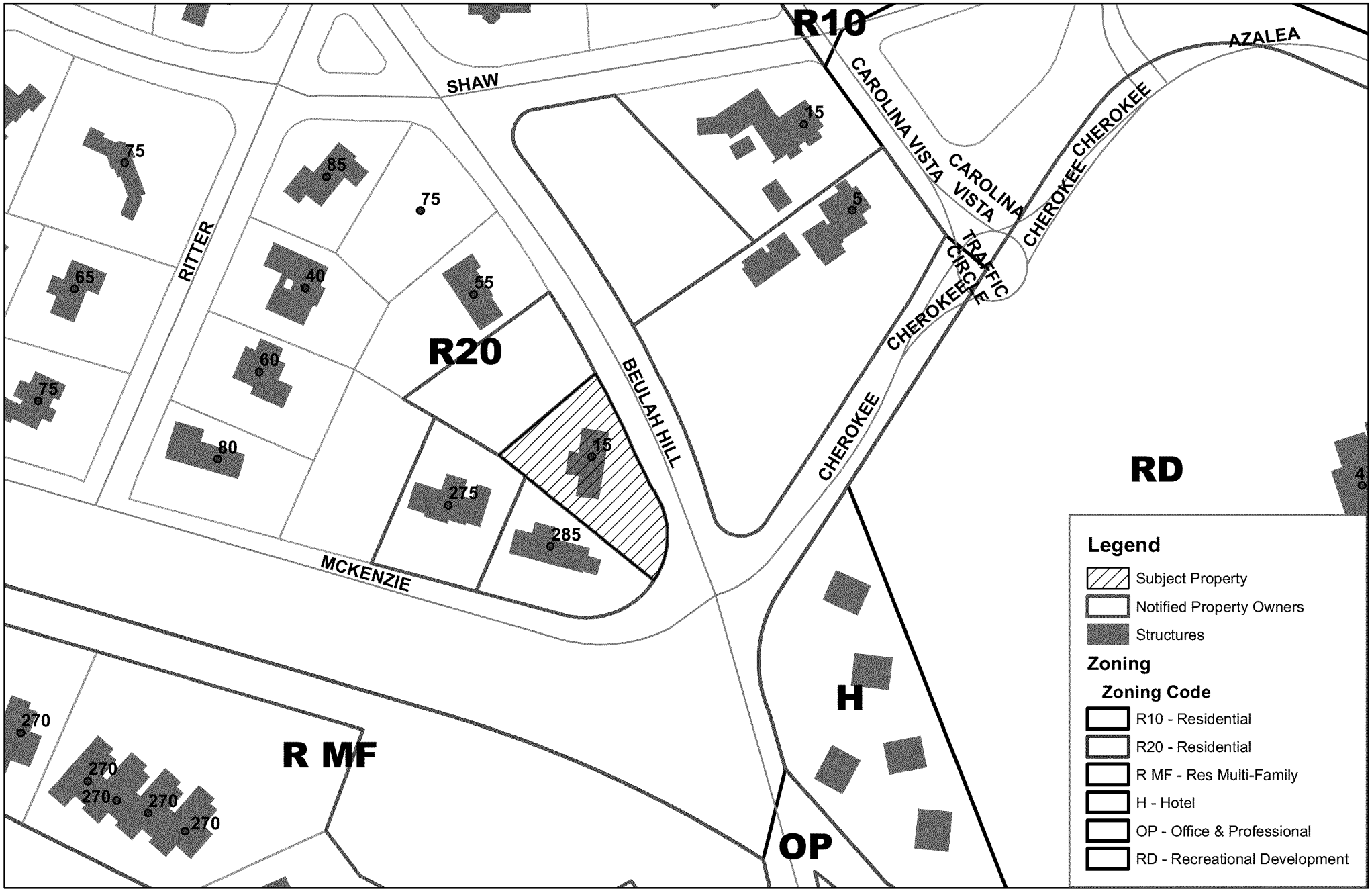
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information 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

EXHIBIT S-1.10



0 50 100 200 300 400 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).
P:\esri\Base Map for Boards.mxd
2/11/2022

February 24, 2022
Historic Preservation Commission
15 Beulah Hill Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

ELLIS, CRAIG ALLEN TRUSTEE ELLIS, MARGARET ANN TRUSTEE

15 BEULAH HILL ROAD NORTH

PINEHURST NC 28374

PRITCHARD, GILBERT JR & PRITCHARD, CHRISTINE TRUSTEES

PO BOX 931

PINEHURST NC 28370-0931

DYER, MATTHEW DYER, MARY H

275 MCKENZIE ROAD W

PINEHURST NC 28374

ELLIS, CRAIG ALLEN TRUSTEE ELLIS, MARGARET ANN TRUSTEE

15 BEULAH HILL ROAD NORTH

PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

PRITCHARD, GILBERT JR & PRITCHARD, CHRISTINE TRUSTEES

PO BOX 931

PINEHURST NC 28370-0931

FLATTERY, JEFFREY FLATTERY, PATRICIA

2874 CHESTNUT GROVE CHURCH ROAD

SPARTA NC 28675

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: February 16, 2022
Subject: **Major COA Request for 15 Carolina Vista**

Applicant:	Teresita Chao, Architect
Owners:	James & Elizabeth Fisher
Property Location:	15 Carolina Vista
Land Use:	Single Family Residential
PID#	00029473
COA#:	2022-00062

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

The applicant requests a Certificate of Appropriateness (COA) for the addition of a privacy or solid wall to be included with the existing arbor on the right (north) side of the dwelling. Also, the removal and relocation of existing 4' tall metal pool fencing and a minor brick walk extension is included with this request. The property is +/- one acre in size and is situated at the intersection of Carolina Vista and Shaw Road. The applicant indicates these requests are to help deter trespassing and negate impacts from traffic along Shaw Road. The home was built in 1920 and through the years has been remodeled, added on to, and parts removed.

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, Minor Work items must meet all applicable standards in order to be approved by the Village Planner. Major Work includes Minor Work items that are not approved by the Village Planner. The proposed solid privacy wall does not meet the standard in Section VIII.A.11. (a), which limits side yard fencing to 4 feet in height. Also, Section VII.A.10 prohibits solid wooden fences. Although the proposed material is a fiber-cement product, staff interprets this request to be similar to wood as the fiber-cement product is meant to mimic wood. For these reasons, staff did not approve a Minor Work COA making the proposal a Major Work item and 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 satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

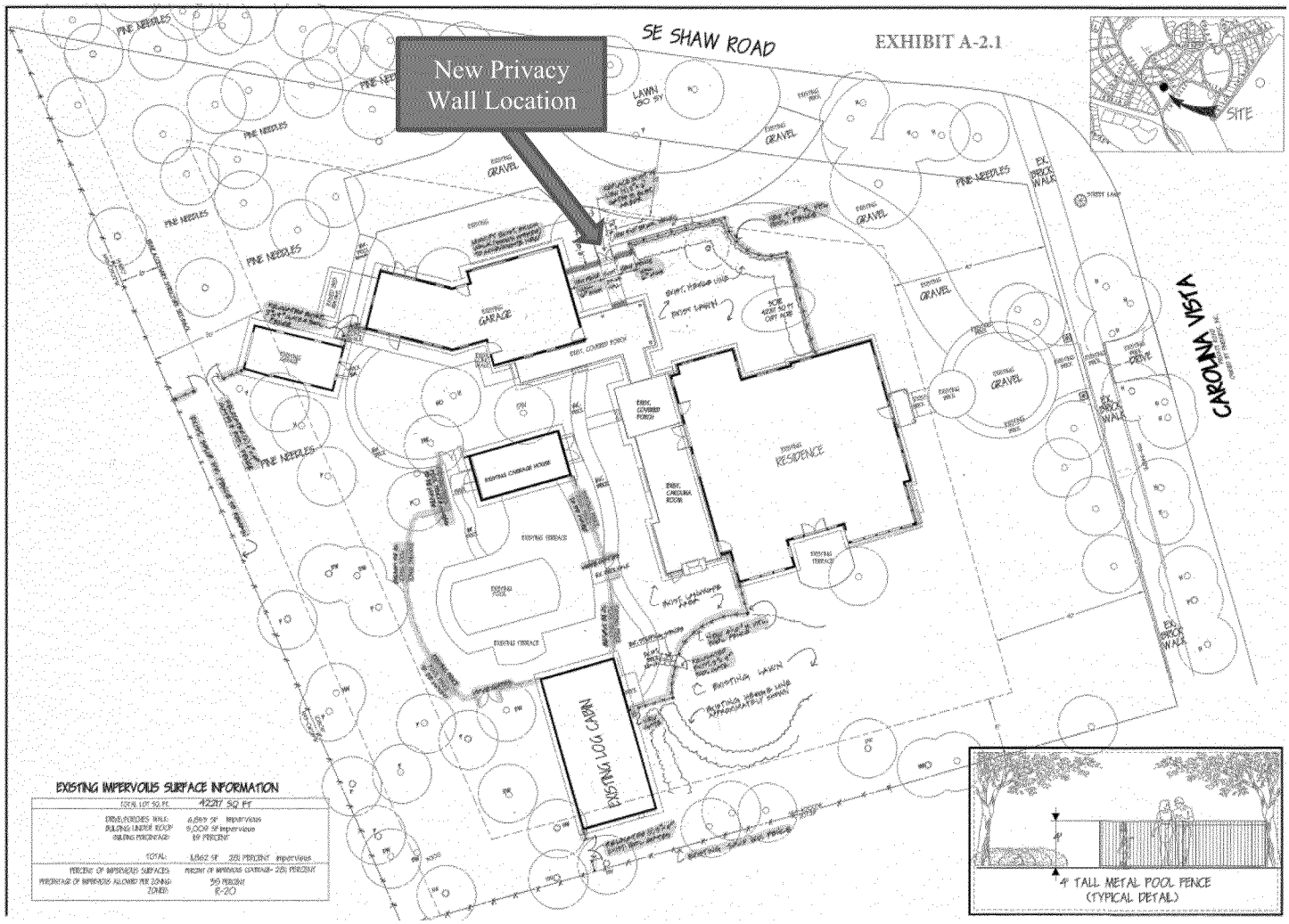
VII. SITE FEATURES

A. FENCES AND WALLS

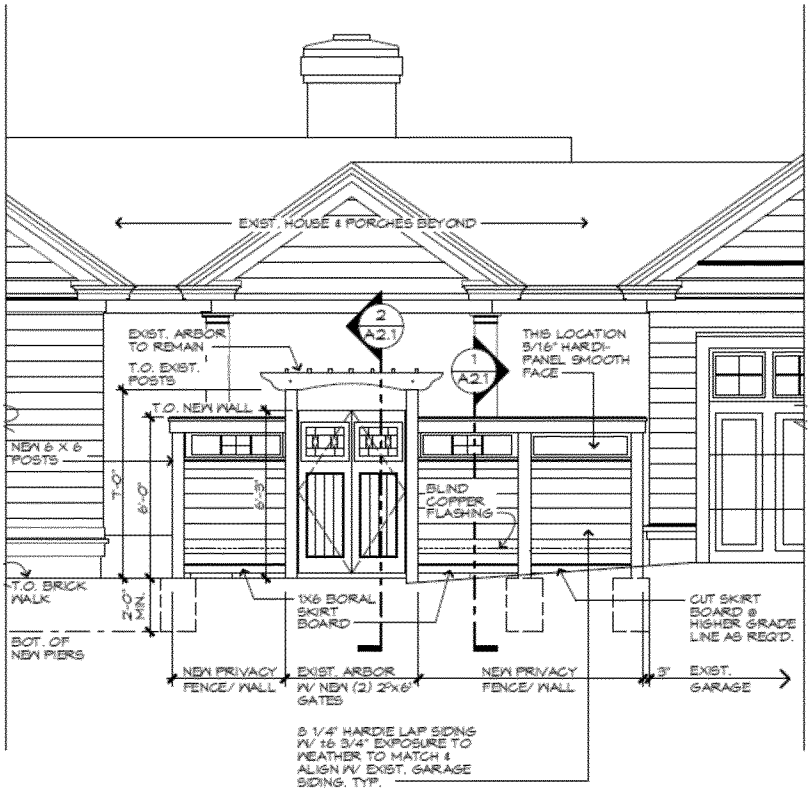
1. Section VII.A.10 – Solid wooden fences are **not permitted** in the Pinehurst Historic District.
2. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. side yard fences **must** not be taller than 4 feet in height

C. LANDSCAPING AND VEGETATION

1. Section VII.C.1 – Additions or alterations the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.



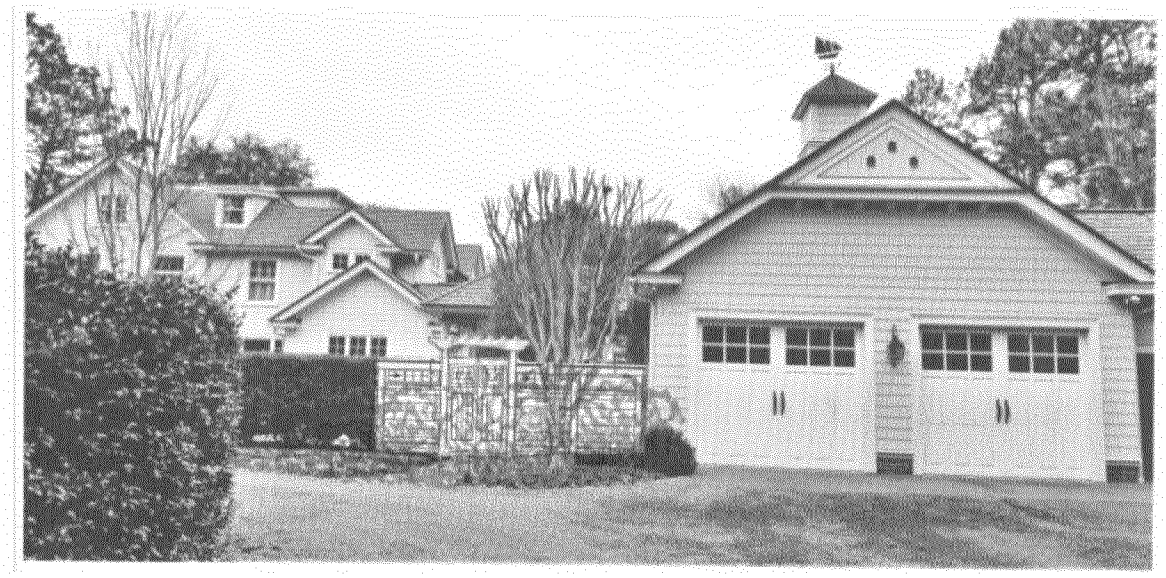
Provided site plan indicating location of privacy wall and pool fencing (Exhibit A-2.1)
Areas in blue are fencing to be removed, other areas are new 4' metal fence.



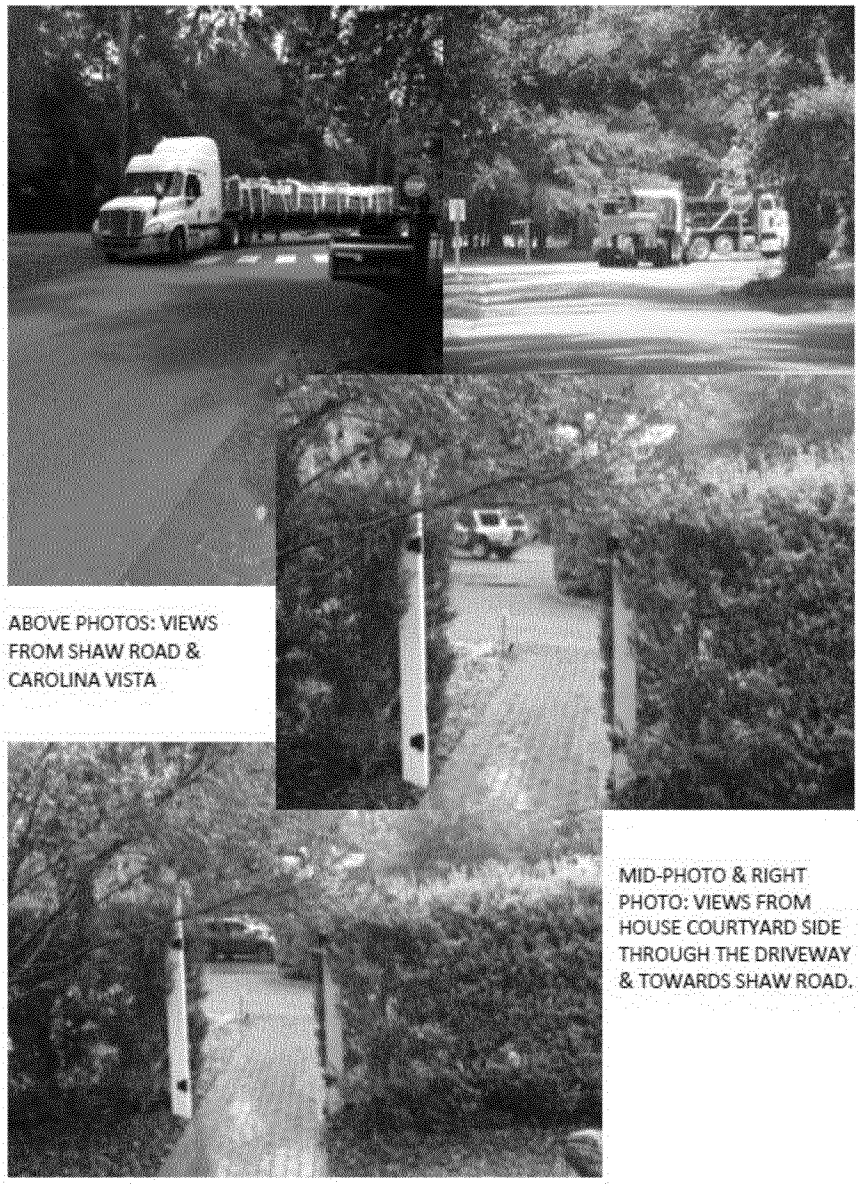
Proposed privacy fence detail (Exhibit A-2.2)

FISHER RESIDENCE : RIGHT SIDE/SHAW ROAD VIEW

EXISTING SIDE ARBOR with PROPOSED NEW PRIVACY WALL



Provided photo rendering looking to proposed wall from Shaw Road (Exhibit A-3.2)



Provided photos showing traffic (Exhibit A-3.7)

Staff Comments:

The applicant has submitted a complete application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed new metal pool fencing and brick walk meet the standards. The proposed new privacy wall would be of similar material and style to the existing structures on the site but does not meet the standards as stated above.

FINAL ORDER – MAJOR COA REQUEST 15 CAROLINA VISTA
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Teresita Chao, Architect on behalf of James & Elizabeth Fisher, owners, requests a Certificate of Appropriateness for the addition of a solid privacy wall, removal and relocation of 4' tall metal pool fencing, and extension of a minor brick walk at the property of 15 Carolina Vista.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

The proposed solid privacy wall does not meet the standard in Section VIII.A.11.(a), which limits side yard fencing to 4 feet in height or Section VII.A.10 which prohibits solid wooden fences. A Minor Work COA was not approved thus making the proposal Major Work.

Background (of the property and the location within the district)

1. The structure was built in 1920.
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, site plan, fence details, photographs and a rendering of the proposal.
3. The applicant indicates these requests are to help deter trespassing and negate impacts from traffic along Shaw Road as well as create a more useable area.

DRAFT

Conclusions of Law

Applicable Standards:

VII. SITE FEATURES
A. FENCES AND WALLS

1. Section VII.A.10 – Solid wooden fences are **not permitted** in the Pinehurst Historic District.
2. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. side yard fences **must** not be taller than 4 feet in height

C. LANDSCAPING AND VEGETATION

1. Section VII.C.1 – Additions or alterations the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
15 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 15 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 15 Carolina Vista based on the following:

DRAFT

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 08, 2022

Dear Property Owner(s),

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

Thursday, February 24, 2022
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 exterior modifications to 15 Carolina Vista. Modifications include the relocation of an existing 4' pool fence and gates, the addition of a new privacy fence wall to the existing arbor, and the modification of the related brick wall from the gates to the existing driveway. The property is identified as Moore County PID Number 00029473. The property owners are James and Elizabeth Fisher and applicant is Teresita Chao (Architect).

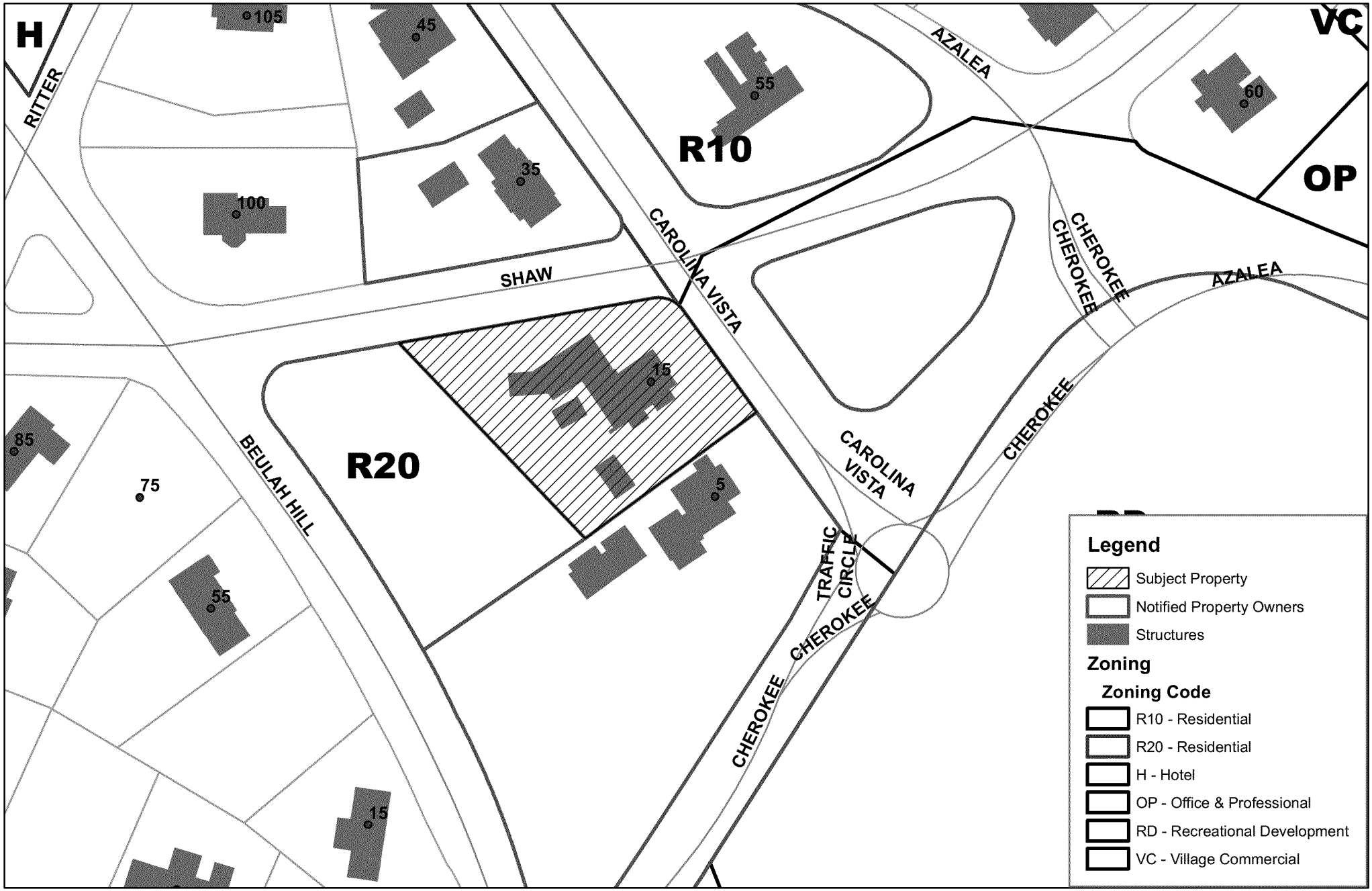
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information 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

EXHIBIT S-1.10



0 37.5 75 150 225 300 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).
P:\esri\Base Map for Boards.mxd
2/11/2022

February 24, 2022
Historic Preservation Commission
15 Carolina Vista Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

KRUSE, RICHARD S KRUSE, LISA H

PO BOX 1192

PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

PRITCHARD, GILBERT JR & PRITCHARD, CHRISTINE TRUSTEES

PO BOX 931

PINEHURST NC 28370-0931

CONNELLY, WILLIAM L III & KATHLEEN L

2121 KENILWORTH AVE

WILMETTE IL 60091

FISHER, JAMES A & ELIZABETH Y

PO BOX 4510

PINEHURST NC 28374

PRITCHARD, GILBERT JR & PRITCHARD, CHRISTINE TRUSTEES

PO BOX 931

PINEHURST NC 28370-0931

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: February 16, 2022
Subject: **Major COA Request for 15 Fields Road**

Applicant:	James Secky, Contractor
Owners:	Joseph Patrick Iverson
Property Location:	15 Fields Road
Land Use:	Single Family Residential
PID#	00029479
COA#:	2022-00039

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

The applicant requests a Certificate of Appropriateness for construction of a new single family dwelling at 15 Fields Road. The construction will consist of a two level, approximately 3,276 square foot dwelling. Other items include fencing, brick pathway and driveway. The property is approximately 0.45 acres in size and is located at the corner of Fields and Cherokee Roads. The original home, which was built circa 1954, was listed as contributing and demolished in 2018-2019. The outbuilding still exists on the 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 not considered Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

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

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Standards herein as appropriate to specific projects.
3. Section IV.B.3 - Color schemes **must** comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and *should* be compatible with the architecture of the structure.
4. Section IV.B.4 - Detailing on new primary structures *should* be compatible with its overall architectural style.
5. Section IV.B.5 - On the front and street facing elevations, posts and columns *should* be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.
6. Section IV.B.6 - Roof forms *should* be congruous with the Pinehurst Historic District.
7. Section IV.B. - A simple roofline frequently features gable, gambrel, or hip roof forms.

C. WINDOWS AND DOORS

8. Section IV.C.1 – Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
9. Section IV.C.2 – Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.
10. Section IV.C.3 –Glass block windows are **not allowed** on street-facing elevations.
11. Section IV.C.4 – Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.
12. Section IV.C.5 – Sliding doors are **not allowed** on street-facing elevations in the Pinehurst Historic District.

D. SHUTTERS

13. Section IV.D.1 – Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
14. Section IV.D.2 – Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
15. Section IV.D.3 – Each shutter **must** be equal to the height of the window opening and one half the width.
16. Section IV.D.4 – Shutters on arched windows **must** match and have an arched head as well.

E. ACCESSORY FEATURES AND STRUCTURES

17. Section IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

F. BUILDING MATERIALS

18. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
19. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.

20. Section IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
    a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
    b. Plywood siding
    c. Vinyl siding or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels
    e. Any treatment of material that imparts a glossy or reflective finish to the material
    f. Concrete, cinderblock, or glass block.
    g. Boxed chimneys

VII. SITE FEATURES

A. FENCES AND WALLS

19. Section VII.A.1 – The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
    a. Historic fences and walls that contribute to the character of the Pinehurst Historic District *should* be retained and preserved.
    b. All architectural features that are character-defining elements of existing fences and walls, including gates, pillars, hardware, decorative pickets, and rails *should* be retained and preserved.
20. Section VII.A.3 – Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
21. Section VII.A.4 – New picket fences *should* be substantially open in character. The pickets *should* not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
22. Section VII.A.5 – All other wooden fences *should* be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
23. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must** not be taller than three and a half (3.5) feet in height, side yard fences **must** not be taller than 4 feet in height and rear yard fences **must** not be taller than six feet in height.

B. DRIVEWAYS AND OFF-STREET PARKING

24. 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.
25. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING AND VEGETATION

26. Section VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
27. Section VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The request seems to be consistent with the Standards other than the main siding color. The proposed color, Garrison Red, matches an approved color for trim in the approved color palette but does not match or resemble an approved main siding color. Typically those are lighter and more muted than the approved trim colors. The Commission would need to determine if this request is congruous with the District and state specifically why for the record.

FINAL ORDER – MAJOR COA REQUEST 15 FIELDS RD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

James Secky on behalf of Joseph Patrick Iverson, owner, requests a Certificate of Appropriateness for the construction of a new single family dwelling at the property 15 Fields Rd.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

New construction not considered Minor Work is considered Major Work.

Background (of the property and the location within the district)

1. The lot is +/- 0.45 acres at the corner of Fields and Cherokee Rds.
2. The property is listed as contributing to the District.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and proposed material statement.
3. The applicant indicates the construction will consist of a two story, 3,276 square foot dwelling indicative of Craftsman Style homes built in the 1940's and 1950's.

DRAFT

Conclusions of Law

Applicable Standards:

IV. RESIDENTIAL NEW CONSTRUCTION
B. GENERAL STANDARDS

1. Section IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. Section IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Standards herein as appropriate to specific projects.
3. Section IV.B.3 - Color schemes **must** comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and *should* be compatible with the architecture of the structure.
4. Section IV.B.4 - Detailing on new primary structures *should* be compatible with its overall architectural style.
5. Section IV.B.5 - On the front and street facing elevations, posts and columns *should* be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.
6. Section IV.B.6 - Roof forms *should* be congruous with the Pinehurst Historic District.
7. Section IV.B. - A simple roofline frequently features gable, gambrel, or hip roof forms.

C. WINDOWS AND DOORS

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15. Section IV.D.3 – Each shutter **must** be equal to the height of the window opening and one half the width.
16. Section IV.D.4 – Shutters on arched windows **must** match and have an arched head as well.

DRAFT

E. ACCESSORY FEATURES AND STRUCTURES

17. Section IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.

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18. Section IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
19. Section IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
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    b. Plywood siding
    c. Vinyl siding or aluminum siding
    d. Plastic, sheet metal, or a similar material used as siding or panels
    e. Any treatment of material that imparts a glossy or reflective finish to the material
    f. Concrete, cinderblock, or glass block.
    g. Boxed chimneys

VII. SITE FEATURES

A. FENCES AND WALLS

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    a. Historic fences and walls that contribute to the character of the Pinehurst Historic District *should* be retained and preserved.
    b. All architectural features that are character-defining elements of existing fences and walls, including gates, pillars, hardware, decorative pickets, and rails *should* be retained and preserved.
20. Section VII.A.3 – Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
21. Section VII.A.4 – New picket fences *should* be substantially open in character. The pickets *should* not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
22. Section VII.A.5 – All other wooden fences *should* be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.

DRAFT

23. Section VII.A.11 – When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must** not be taller than three and a half (3.5) feet in height, side yard fences **must** not be taller than 4 feet in height and rear yard fences **must** not be taller than six feet in height.

B. DRIVEWAYS AND OFF-STREET PARKING

24. 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.
25. Section VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING AND VEGETATION

26. Section VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
27. Section VII.C.3 – Existing large trees and other significant landscape elements should be incorporated into plans for additions and new construction.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
15 Fields Rd

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 15 Fields Rd:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 15 Fields Rd based on the following:

DRAFT

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 08, 2022

Dear Property Owner(s),

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

Thursday, February 24, 2022
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 construction of a new single family dwelling at 15 Fields Rd. The construction will consist of a single story, 3,276 square foot dwelling located at the corner of Fields and Cherokee Rds. The property is identified as Moore County PID Number 00029479. The property owner is Joseph Patrick Iverson and applicant is James Secky.

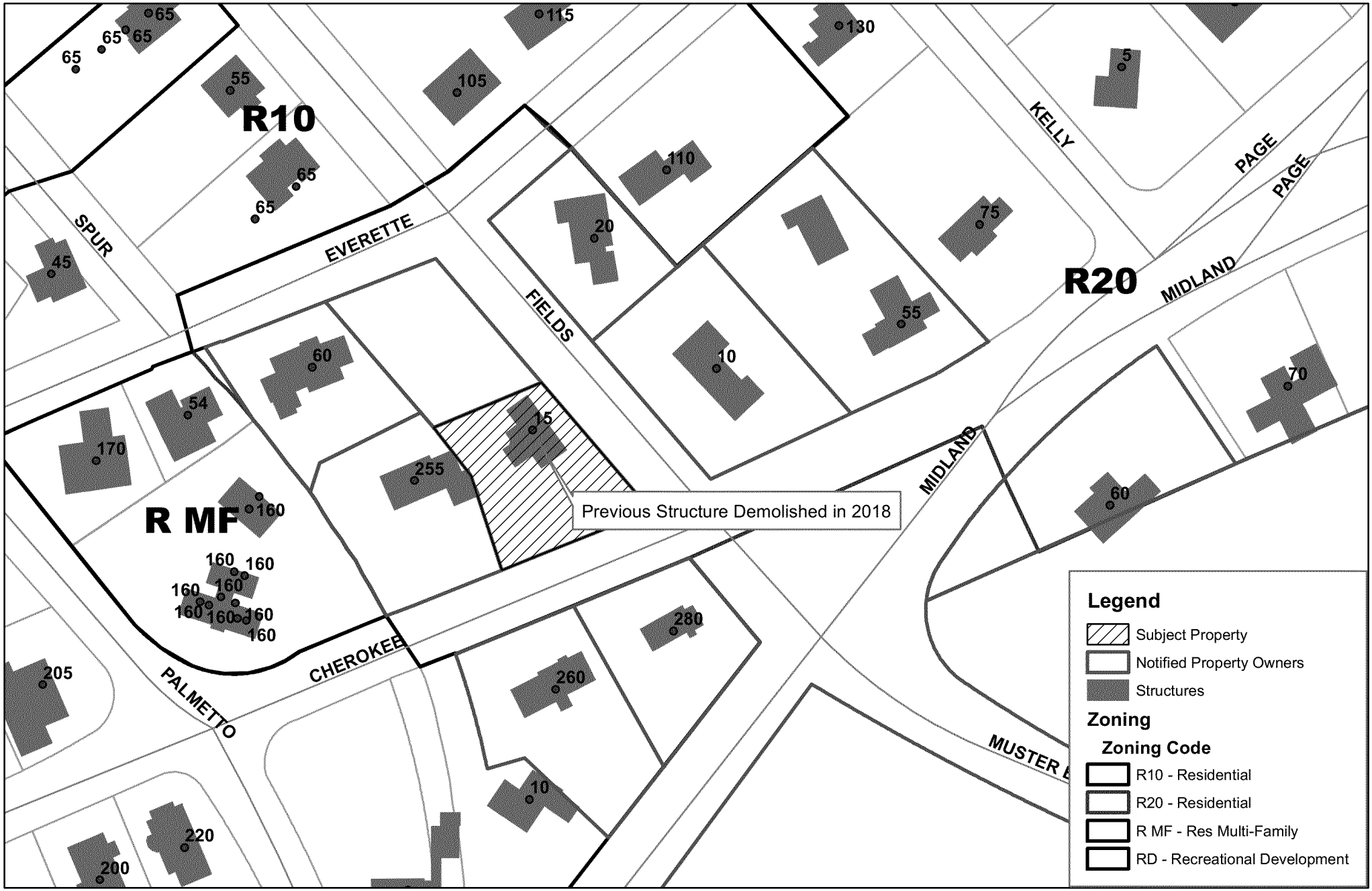
As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information 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

EXHIBIT S-1.12



0 37.5 75 150 225 300 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).
P:\esri\Base Map for Boards.mxd
2/10/2022

February 24, 2022
Historic Preservation Commission
15 Fields Road Major COA Request

1895 Village of Pinehurst

N W E S

HARRIS, WILLIAM K.
60 EVERETTE RD.
PINEHURST, NC 28374

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

MORLAND, GILBERT ROBIN C/O THOMAS T WILLIAMS
505 S VALLEY RD
SOUTHERN PINES NC 28387

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

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

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

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

TUFTS, RICHARD WALKER
234 PINECREST COUNTRY ROAD
ABERDEEN NC 28315

BOZIAN, SAMUEL RIGGS
60 MIDLAND RD
PINEHURST, NC 28374

KLUMPAR, DAVID I & PAGE H
PO BOX 1942
PINEHURST NC 28370

AIKENS, CLIFFORD C
20 FIELDS DR
PINEHURST NC 28374

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
Kelly Brown, Planning & Zoning Specialist
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: February 17, 2022
Subject: **Major COA Request for 75 Dundee Road**

Applicant:	Kristina Zeidler
Owners:	Kristina and Zachary Zeidler
Professional:	None Listed
Property Location:	75 Dundee Road
Land Use:	Single Family High Density
PID#	00019613
COA#:	2022-00038

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

The applicant requests a Certificate of Appropriateness for exterior modifications to the property located at 75 Dundee Road. The proposed modifications include removal of an exterior door, addition of a window, partial removal of a deck, removal of cement flower bed, stairs, and walkway, and addition of minor landscaping. The home was originally built in 1910. Previous COA's have been issued for the removal of two Bradford pear trees, addition of an eyebrow driveway, and replace siding and window trim like-for-like.

The applicant is requesting to remove an exterior door facing Kelly Road and replace it with a six-over-six window and navy blue shutters to match the existing windows in style, dimension, and color. The applicant states the purpose of removing the door is to repair and prevent water damage and to eliminate an unnecessary entrance. On the same elevation, the applicant is requesting to remove existing cement stairs, walkway, flower bed and deck boards and railings from the door to the corner of the house, to be replaced with minor shrubbery and pine straw.

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 doors is considered Major Work. The removal and installation of minor landscaping is considered Basic Work. The removal of

walkways, decks, railings, and stairs involves a change in the appearance of the structure more substantial than a Minor Work. Therefore, the listed items 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 satisfies the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

C. WINDOWS AND DOORS

1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. Section III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
4. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
5. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
6. Section III.C.10 - 0. 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.
7. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.



Existing side street elevation with door, steps, railings, deck, walkway, and flower bed proposed to be removed.

E. SHUTTERS AND AWNINGS

1. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.

2. Section III.E.4 - Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
    b. Each shutter **must** be equal to the height of the window opening, and one half the width.
    d. Shutter color *should* be compatible with the structure and *should* be in the Village of Pinehurst Color Palette.



Proposed window, shutter, and minor landscape installation. Railing behind shrubbery is to be removed.

G. PORCHES, ENTRANCES, AND BALCONIES

1. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
    a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim *should* be retained and preserved.
    b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim *should* be retained and preserved.
    c. An existing entrance or porch *should not* be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.

H. DECKS AND PATIOS

1. Section III.H.5 - Decks and patios *should* be located on the rear or least character-defining elevation of the structure.

IV. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. Section IV.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, must be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

Staff Comments:

The applicant has submitted a complete application and provided additional documentation to satisfy the burden of proof. Staff defines the street facing elevation in which the proposed changes are to take place as a side elevation, as opposed to a front elevation. The Commission may consider if the door removal affects the overall historic form and character of the structure and/or is historically accurate or compatible with the

architectural character of the structure. In addition, the Commission may consider if the window installation compromises the architectural character of the structure. The proposed window and shutter installation is compatible with existing windows, however the Commission must consider if the dimensions of the proposed shutters are congruous with the Standards. The removal of the cement walkway and flower bed and installation of shrubbery and pine straw is considered congruous and consistent with the Standards. The Commission may consider if the removal of the steps, railings, and decking are character defining elements that should be retained.

FINAL ORDER – MAJOR COA REQUEST 75 DUNDEE RD
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Kristina Zeidler, owner, requests a Certificate of Appropriateness for the removal of one entrance door, addition of a window, partial removal of a deck, and removal of a cement flower bed / set of stairs / walkway at the property 75 Dundee Rd.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

Eliminating or adding windows and doors is considered Major Work requiring review by the Historic Preservation Commission.

Background (of the property and the location within the district)

1. The structure was built in 1910.
2. The structure is listed as contributing to the district.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, photographs and proposed rendering.

DRAFT

Conclusions of Law

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
C. WINDOWS AND DOORS

1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. Section III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
4. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
5. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
6. Section III.C.10 - 0. 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.
7. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.

E. SHUTTERS AND AWNINGS

1. Section III.E.1 - New shutters **must** be compatible with the historic character of the structure and **must** be congruous with existing shutters in the Pinehurst Historic District.
2. Section III.E.4 - Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
    b. Each shutter **must** be equal to the height of the window opening, and one half the width.
    d. Shutter color *should* be compatible with the structure and *should* be in the Village of Pinehurst Color Palette.

G. PORCHES, ENTRANCES, AND BALCONIES

1. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure should be retained and preserved.
    a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim *should* be retained and preserved.
    b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim *should* be retained and preserved.
    c. An existing entrance or porch *should not* be removed from street-facing elevations unless historically accurate or compatible with the architectural character of the structure.

DRAFT

H. DECKS AND PATIOS

1. Section III.H.5 - Decks and patios *should* be located on the rear or least character-defining elevation of the structure.

IV. SITE FEATURES

C. LANDSCAPING AND VEGETATION

1. Section IV.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, must be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

DRAFT

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

DRAFT

Attachment A
Final Order
75 Dundee Rd

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 75 Dundee Rd:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 75 Dundee Rd based on the following:

DRAFT

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 08, 2022

Dear Property Owner(s),

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

Thursday, February 24, 2022
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 exterior modifications to 75 Dundee Rd. Modifications include the removal of one entrance door, addition of a window, partial removal of a deck, removal of a cement flower bed / set of stairs / walkway, and minor landscaping. The property is identified as Moore County PID Number 00019613. The property owner and applicant is Kristina Zeidler.

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

EXHIBIT S-1.11



0 25 50 100 150 200 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).
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2/10/2022

February 24, 2022
Historic Preservation Commission
75 Dundee Road Major COA Request

1895 VILLAGE OF PINEHURST

N W E S

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST NC 28374-1890

VOGT, CHRISTOPHER & MOLLY
1 SPYGLASS CT
PINEHURST NC 28374

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

ZEIDLER, KRISTINA & ZACHARY
116 KEITHWOOD LN
CARY NC 28374-8809

MEAD, DONALD MEAD, VALERIE
100 KELLY ROAD
PINEHURST NC 28374

MOORE COUNTY BOARD OF EDUCATION
PO BOX 1180
CARTHAGE NC 28327

PEARCE, RYAN MICHAEL PEARCE, JENNIFER ASHLEY
12224 N ECHO VALLEY DR
ORO VALLEY AZ 85755

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

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
Kelly Brown, Planning and Zoning Specialist
CC: Darryn Burich, Planning and Inspections Director
Shannon Konstantinou, Administrative Specialist
Date: February 17, 2022
Subject: **Major COA Request for 65 Carolina Vista**

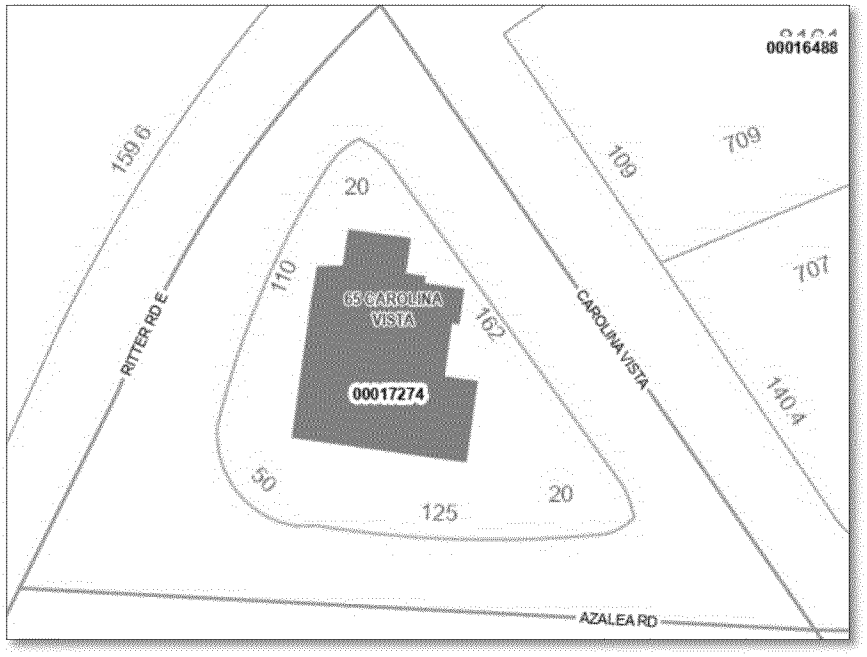
Applicant:	Robert Anderson, Anderson Architecture
Owner(s):	Joseph and Patricia Mosso
Property Location:	65 Carolina Vista
Land Use:	Single Family Residential
Parcel ID#:	00017274
COA#:	2022-00042

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

The applicant requests a Certificate of Appropriateness for the following exterior alterations:

1. Front (East) Elevation: Replace existing metal front door with new wooden door of same dimensions, sage green color, and new sidelights.
2. Rear (West) Elevation: Removal of existing brick steps and metal railing; installation of wood steps and PVC railing system; new screening-in of existing porch; remove wooden window and replace with wooden door.
3. Left (South) Elevation: Screening-in of existing porch; installation of PVC railing system.
4. Removal of existing 3.5' white picket fence along Ritter Road; installation of 6' white solid wood fence with battens along Ritter Road and Azalea Road.
5. Removal of existing paving in rear yard; addition of terrace with brick pavers.
6. Addition of an accessory structure for storage with cupola to match the house in color, style, and material.
7. Addition of two approximately 8' tall white wooden pergolas in the rear yard.
8. Removal of 6" hemlock tree and 12" red cedar tree.
9. Expansion of parking area.
10. Removal of three dwarf Burford hollies; addition of two dwarf Burford hollies.

The original home was built in 1895, is approximately 0.34 acres in size and is situated on a traffic island among Ritter Road East, Azalea Road and Carolina Vista. Due to this location, the property has three street facing yards. Previous COA's include changes to a patio in the side yard and modifications to the patio approval.



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, the following changes are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness:

- Replacement of architectural details that change the design or materials from the existing.
- Eliminating or adding windows and doors.
- Replacement of windows and doors not compatible with the existing window(s) and/or door(s).
- Removal of trees 12" and larger in diameter at breast height along the street side of a residence.
- Installation of accessory buildings with no dimension greater than 12 feet.
- Minor Work items not approved by the Village Planner including new solid wood fencing and screening in existing porches visible from the street.

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

Applicable Standards:

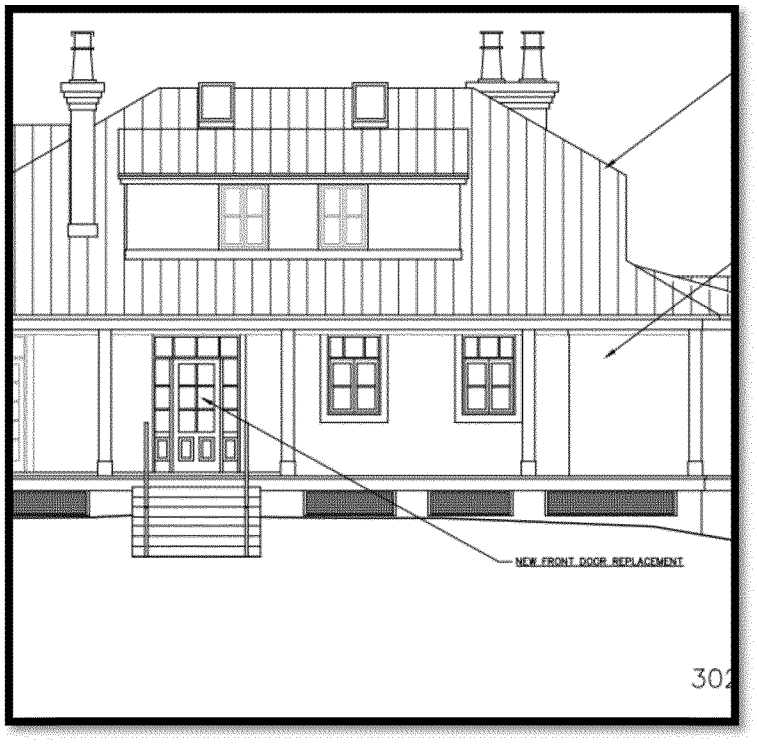
III. CHANGES TO EXISTING RESIDENCES

C. WINDOWS AND DOORS

1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. Section III.C.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.
4. Section III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
5. Section III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
6. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
7. Section III.C.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
8. Section III.C.10 - 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.
9. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
10. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.



Proposed Style of Front Door



Proposed Front Door Replacement

G. PORCHES, ENTRANCES AND BALCONIES

11. 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.
12. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure *should* be retained and preserved.
    a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps, railings, brackets, floors, ceilings, soffits, and trim *should* be retained and preserved.
    b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim *should* be retained and preserved.
    f. All decorative porch posts, railings, brackets, cornices and cornice trim *should* remain uncovered and preserved.
13. Section III.G.5 - If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used *should* match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.



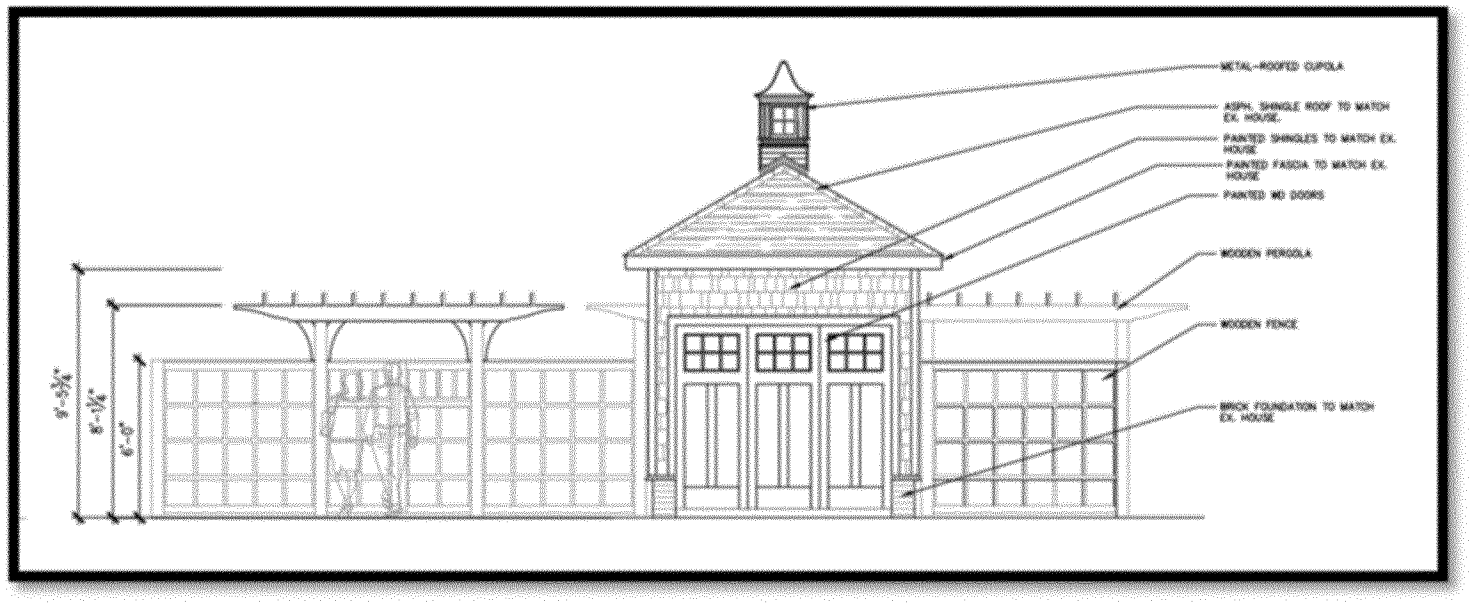


I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

14. 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.

15. 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.
16. 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.
17. Section III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
18. 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.



K. WOOD

19. Section III.K.4 - If repair or replacement of an entire wooden feature, deteriorated detail, or element 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. Substitute material *should* match the original material in composition, dimension, size, shape, color, pattern, texture and profile.

b. Painted wooden siding that is sound **should not** be replaced or covered.

20. Section III.K.6 - Wooden surfaces and features **must** be in colors that are in the Village of Pinehurst Color Palette.

N. PAINT

21. Section III.N.1 - 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.

IV. RESIDENTIAL NEW CONSTRUCTION (New detached garage/accessory building)
E. ACCESSORY FEATURES AND STRUCTURES

22. 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.
23. Section IV.E.2 – Accessory buildings **must** be equal or lower in height than the primary structure and the roof *should* have an equal or lower slope than the primary structure.

VII. SITE FEATURES

A. FENCES

24. Section VII.A.1 - The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
    a. Historic fences and walls that contribute to the character of the Pinehurst Historic District *should* be retained and preserved.
    b. All architectural features that are character-defining elements of existing fences and walls, including gates, pillars, hardware, decorative pickets, and rails *should* be retained and preserved.
25. Section VII.A.3 - Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
26. Section VII.A.5 - All other wooden fences *should* be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
27. Section VII.A.10 - Solid wooden fences are **not permitted** in the Pinehurst Historic District.
28. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.
        i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.

B. DRIVEWAYS AND OFF-STREET PARKING

29. Section VII.B.1 - The historic configuration and materials of existing driveways and alleys *should* be retained and preserved whenever possible.
30. 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.
31. Section VII.B.3 - Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING

32. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.

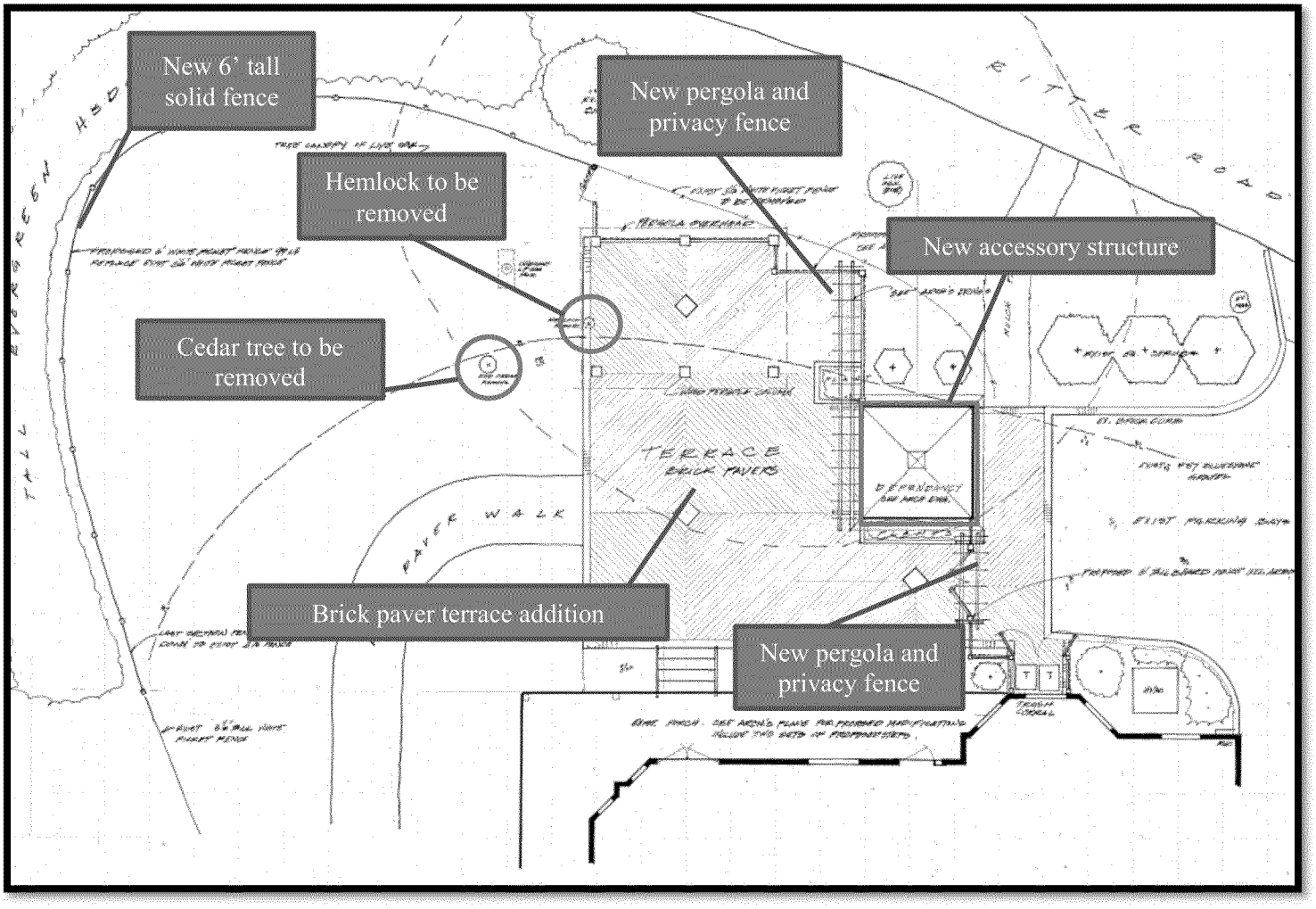
33. Section VII.C.2 - Landscaping that contributes to the character of the Pinehurst Historic District *should* be retained and preserved as much as possible.

    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.

    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved if possible.

34. Section VII.C.3 - Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.

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



Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof.

The proposed door change does appear to be compatible with the existing structure and others within the district but will be a change in color and slight design change. The screening in of the existing porch would be consistent with others in the district but will be visible from the street. The change from a window to a door on the rear porch appears to be compatible with the existing doors on the structure. The replacement railings would be compatible with the structure although a different material (cellular PVC) is a change from the existing wood material, color will match (white). These changes to the doors, windows and porches will need to be determined by the Commission to be compatible with the existing structure and congruous with the district.

The accessory structure appears to be compatible and of the same materials as the primary structure.

The proposed change in landscaping and hardscape is consistent with the standards and the district. The new pergola appears to be consistent with others in the district and is proposed to be of a substitute material (cellular PVC) for durability. The Commission would need to determine that this proposed change in material is compatible and congruous with the district.

The proposed privacy and solid fencing does not meet the standards for fence type, especially along street side property or for height. The standards do allow for a taller height (up to 6') in order to screen a residential property from a commercial parking area which is applicable in this case. The Commission would need to determine that the proposed fence type is compatible in style, material, decorative elements, and congruous with the district.

FINAL ORDER – MAJOR COA REQUEST 65 CAROLINA VISTA
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 24, 2022. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Robert Anderson, Architect on behalf of Joseph & Patricia Mosso, owners, requests a Certificate of Appropriateness for the following:

- Front (East) Elevation: Replace existing metal front door with new wooden door of same dimensions, new sage green color, and new sidelights.
- Rear (West) Elevation: Removal of existing brick steps and metal railing; installation of wood steps and PVC railing system; new screening-in of existing porch; remove wooden window and replace with wooden door.
- Left (South) Elevation: Screening-in of existing porch; installation of PVC railing system.
- Removal of existing 3.5' white picket fence along Ritter Road; installation of 6' white solid wood fence with battens along Ritter Road and Azalea Road.
- Removal of existing paving in rear yard; addition of terrace with brick pavers.
- Addition of an accessory storage structure with cupola to match the house in color, style, and material.
- Addition of two approximately 8' tall white wooden pergolas in the rear yard.
- Removal of 6" hemlock tree and 12" red cedar tree.
- Expansion of parking area.
- Removal of three dwarf Burford hollies; addition of two dwarf Burford hollies.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

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FINDINGS OF FACT

Concerning jurisdiction

The following changes are considered Major Work:

- Replacement of architectural details that change the design or materials from the existing.
- Eliminating or adding windows and doors.
- Replacement of windows and doors not compatible with the existing window(s) and/or door(s).
- Removal of trees 12" and larger in diameter at breast height along the street side of a residence.
- Installation of accessory buildings with no dimension greater than 12 feet.
- Minor Work items not approved by the Village Planner including new solid wood fencing and screening in existing porches visible from the street.

Background (of the property and the location within the district)

1. The structure was built in 1895 and is listed as contributing to the district.
2. The property is situated on a traffic island among Ritter Road East, Azalea Road and Carolina Vista.

For the Record

1. Adjacent property owners have been noticed and the property was posted.
2. The applicant has submitted an application, site plan, fence details, photographs and a rendering of the proposal.
3. The applicant indicates these requests are to help deter trespassing and negate impacts from the adjacent commercial parking area as well as create a more useable area.

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Conclusions of Law

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES
C. WINDOWS AND DOORS

1. Section III.C.1 - Adding new windows and door openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. Section III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. Section III.C.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.
4. Section III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
5. Section III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
6. Section III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
7. Section III.C.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
8. Section III.C.10 - 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.
9. Section III.C.11 - Glass Block windows are **not permitted** on street-facing elevations.
10. Section III.C.12 - Painted, tinted or filmed glass on windows or doors is **not appropriate** on street-facing elevations.

G. PORCHES, ENTRANCES AND BALCONIES

11. 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.
12. Section III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure *should* be retained and preserved.
    a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, steps,

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railings, brackets, floors, ceilings, soffits, and trim *should* be retained and preserved.

b. Porch, entrance, and balcony material, such as flooring, ceiling board, lattice, and trim *should* be retained and preserved.

f. All decorative porch posts, railings, brackets, cornices and cornice trim *should* remain uncovered and preserved.

13. Section III.G.5 - If repair or replacement of an entire porch, entrance or balcony or a feature or deteriorated detail or element is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in height, scale, proportion, roof shape, detail, material and color. Any substitute materials used *should* match the original in composition, dimension, size, shape, color, pattern and texture, but using the original material is preferred.

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

14. 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.
15. 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.
16. 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.
17. Section III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
18. 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.

K. WOOD

19. Section III.K.4 - If repair or replacement of an entire wooden feature, deteriorated detail, or element 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. Substitute material *should* match the original material in composition, dimension, size, shape, color, pattern, texture and profile.

b. Painted wooden siding that is sound **should not** be replaced or covered.

20. Section III.K.6 - Wooden surfaces and features **must** be in colors that are in the Village of Pinehurst Color Palette.

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N. PAINT

21. Section III.N.1 - 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.

IV. RESIDENTIAL NEW CONSTRUCTION (New detached garage/accessory building)
E. ACCESSORY FEATURES AND STRUCTURES

22. 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.
23. Section IV.E.2 – Accessory buildings **must** be equal or lower in height than the primary structure and the roof *should* have an equal or lower slope than the primary structure.

VII. SITE FEATURES

A. FENCES

24. Section VII.A.1 - The Village of Pinehurst traditionally considers streetscapes as a community asset, one that provides open views and vistas and creates a natural setting. Front yard fences are not recommended, but if fencing is desired, the resulting fence **must** be compatible in style, material, decorative elements, and features such as gates, pillars, and hardware, with the character of the Pinehurst Historic District.
    a. Historic fences and walls that contribute to the character of the Pinehurst Historic District *should* be retained and preserved.
    b. All architectural features that are character-defining elements of existing fences and walls, including gates, pillars, hardware, decorative pickets, and rails *should* be retained and preserved.
25. Section VII.A.3 - Residential street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
26. Section VII.A.5 - All other wooden fences *should* be stained, painted, or have a clear finished coating. Painting, staining or other finish **must** be completed within six (6) months of installation.
27. Section VII.A.10 - Solid wooden fences are **not permitted** in the Pinehurst Historic District.
28. Section VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
    a. Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences **must not** be taller than 4 feet in height and rear yard fences **must not** be taller than six feet in height.
        i. An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.

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B. DRIVEWAYS AND OFF-STREET PARKING

29. Section VII.B.1 - The historic configuration and materials of existing driveways and alleys *should* be retained and preserved whenever possible.
30. 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.
31. Section VII.B.3 - Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.

C. LANDSCAPING

32. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
33. Section VII.C.2 - Landscaping that contributes to the character of the Pinehurst Historic District *should* be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved if possible.
34. Section VII.C.3 - Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
35. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

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Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Standards. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the Standards, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2022.

_____ _____

Clerk to the Historic Preservation Commission Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

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Attachment A
Final Order
65 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision:

The following conditions apply to approval of the Certificate of Appropriateness for 65 Carolina Vista:

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 65 Carolina Vista based on the following:

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1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

February 08, 2022

Dear Property Owner(s),

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

Thursday, February 24, 2022
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 exterior modifications to 65 Carolina Vista. Modifications include the addition of a screen system, guardrails, stairs, and railings to an existing porch (replacing masonry stairs and wrought iron railings); the replacement of a front door (Azalea Rd. side); the replacement of a window with a new door at the rear (Ritter Rd. side); the addition of new and removal of existing fence sections in multiple locations; the addition of outbuilding; new (in a new location) and removal of existing paving in rear yard; addition of pergolas in rear yard; removal of existing trees; and the expansion of the parking area. The property is identified as Moore County PID Number 00017274. The property owners are Joseph & Patricia Mosso and applicant is Robert Anderson.

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

EXHIBIT S-1.19



0 25 50 100 150 200 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).
P:\esri\Base Map for Boards.mxd
2/11/2022

February 24, 2022
Historic Preservation Commission
65 Carolina Vista Major COA Request

1895 Village of Pinehurst

N W E S

ADKINS, KIRK S ADKINS, VICTORIA A
70 E CAROLINA VISTA
PINEHURST NC 28374

NEFF, ROBERT A & JULIE EBERS
PO BOX 577
PINEHURST NC 28370

FRIPP MANAGMENT, LLC
60 CAROLINA VISTA DR
PINEHURST NC 28374

MOSSO, JOSEPH A JR & PATRICIA A
P O BOX 1593
PINEHURST NC 28370-1593

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST NC 28374

CONNELLY, WILLIAM L III & KATHLEEN L
2121 KENILWORTH AVE
WILMETTE IL 60091

RICE, COREY JAMES RICE, CARICE GRUENHAGEN
PO BOX 3347
PINEHURST NC 28374


RITTER
CAROLINA VISTA
AZALEA
Side Yard
Street Facing
Street Facing
65
Rear Yard
Front Yard
Side Yard
Street Facing

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☐ 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).

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	65 CAROLINA VISTA
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00017274

Owner Information			
Name	JOE MOSSO & PAT McLEAN	Home Phone #	—
Street Address	PO BOX 1593	Mobile Phone #	(724) 787-0625
City, State, Zip Code	PINEHURST, NC 28370	Business Phone #	—
Email	JOSEPHMOSSOJR@AOL.COM		

Applicant			
Name	ROBERT ANDERSON	Other Phone #	—
Email	R@ANDERSONARCHITECTURE.NET	Street Address	PO BOX 1352
Mobile Phone #	910.690.0900	City, State, Zip Code	SP, NC 28388

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	5812 NC ARCHITECT
Name	ROBERT ANDERSON
Street Address	PO BOX 1352
City, State, Zip	SOUTHERN PINES, NC 28388
Phone #	910-690-0900
Email	RC@ANDERSONARCHITECTURE.NET

General Information

Description of Changes to the Structure	SEE ATTACHED		
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

MOSSO-MCILNAY RESIDENCE

Historic Certificate of Appropriateness Application

General Information Supplement – Description of Changes

House:

1. Addition of screen system to existing porch.
2. Addition of millwork guardrails to existing porch.
3. Addition of wood stairs and millwork railings to existing porch.
4. Replacement of masonry stairs (wrought iron railings) with wood and millwork to existing porch.
5. Replacement of Front Door (Azalea Road side.)
6. Replacement of window with new door at rear (Ritter Road side.)

Grounds:

1. Addition of fence sections.
2. Removal of some fence sections.
3. Addition of outbuilding "dependency": Roof, siding, windows, doors, and foundation to match existing house.
4. Removal of existing paving in rear yard.
5. Addition of new paving (new location) in rear yard.
6. Addition of pergolas in rear yard.
7. Replacement of low fence with a higher privacy fence (Ritter Road side.)
8. Removal of a hemlock 6" and red cedar tree 12".
9. Expansion of parking area.
10. Removal three dwarf Burford hollies and addition of two dwarf Burford hollies to accommodate expansion. Will transplant if feasible.

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	PNT. WD. SHING.	WHITE	NEW SCREEN	WHITE / GREY
Rear Elevation	"	"	"	"
Right Elevation	NO CHANGE	"	NO CHANGE	
Left Elevation	"	"	NEW SCREEN	"
Trim	WD.	"	WD, CEL PVC	"
Windows	WD.	"	NO CHANGE	"
Chimney	BRICK	RED/BROWN	"	
Foundation	"	"	"	
Front Door	WD / GL.	BUTTER YELLOW	WD / GL.	SAGE GREEN
Shutters	NONE			
~~Garage~~ Door, DEPENDENCY	NEW	NEW	WD / GL.	"
Roof	ASPH. SHING.	GREY	NO CHANGE	
Roof Exhaust Vents	LEAD	LD. COLOR	NO CHANGE	
Front Porch	WOOD	LT. GREY	"	
Deck	NONE			
Patio	CONC. PAV.	GREY		
Sidewalk	BRICK	RED/BRN.	NO CHANGE	
Sky Lights	ALUM / GL	BLK.	NO CHANGE	
Driveway	GRAVEL	BLUE GREY	SAME	
House Number			NO CHANGE	
Other:_____				

Required Documents

☐ Site Plan/Survey or Sketch	☐ Elevation Drawings
☐ 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: R E Anderson Date: 03 FEB 2022

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA) Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

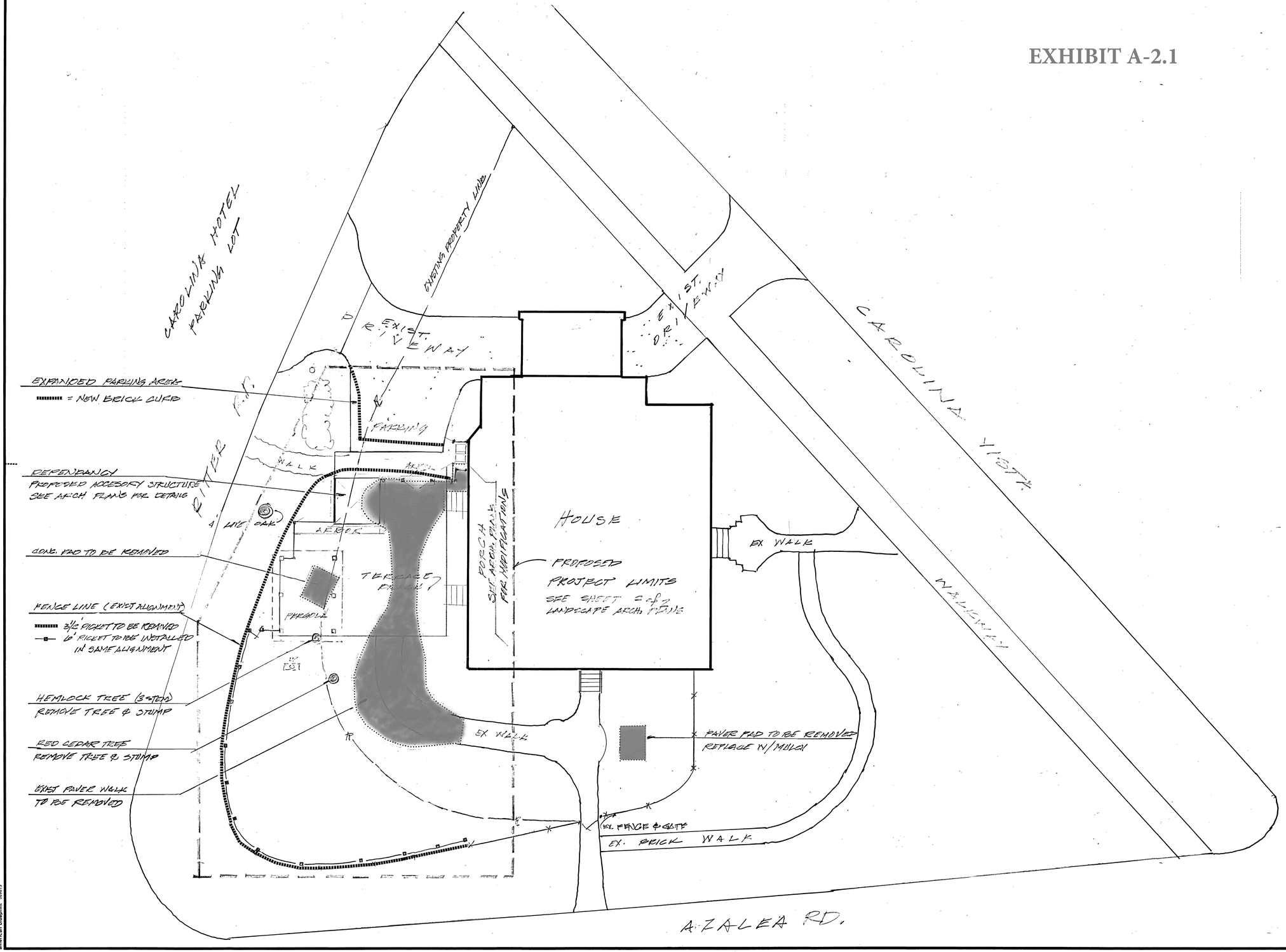
Property Owner Authorization

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: Joseph A. Flynn Jr.

Date: 2-3-22

EXHIBIT A-2.1



LANDSCAPE ARCHITECTURE

REAR YARD IMPROVEMENTS
PROJECT SITE LOCATION

MOSSO RESIDENCE
65 CAROLINA VISTA, PINEHURST, NC

Vince Zucchino associates
Southern Pines, NC.

NORTH

DRAFTING HISTORY
PROJECT LOCATION 2.3.22 VZ
REV. 2.16.22 VZ

SCALE 1" = 10'

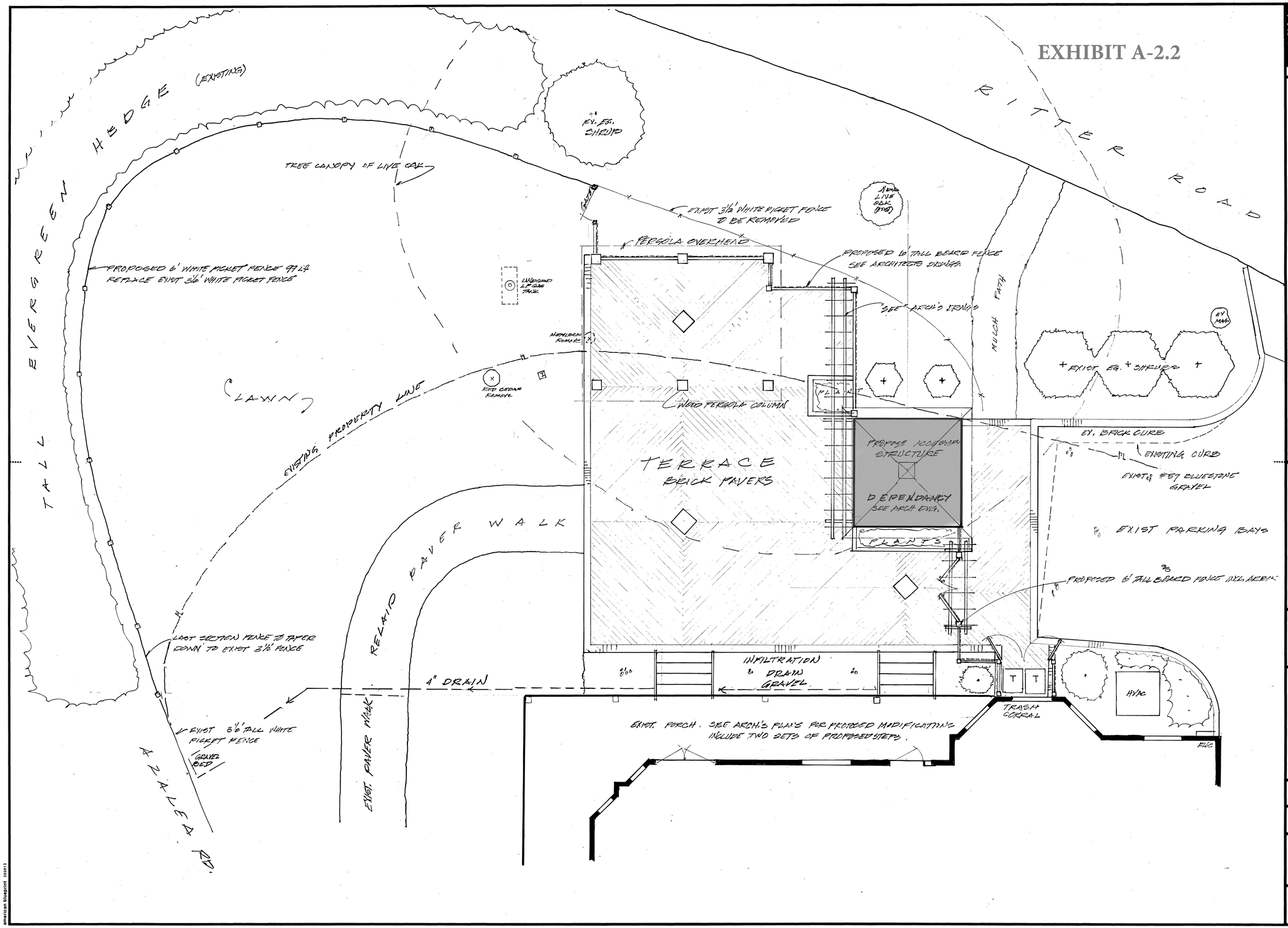
SHEET 1 OF 2

TITLE PROJECT LOCATION

CLIENT MOSSO

american blueprint 50813

EXHIBIT A-2.2



LANDSCAPE ARCHITECTURE

REAR YARD IMPROVEMENTS
TERRACE

MOSSO RESIDENCE
65 CAROLINA VISTA, PINEHURST, NC

Vince Zucchino associates
Southern Pines, NC.

NORTH

DRAFTING HISTORY
TERRACE 01.31.22
REVISED 2.16.22

SCALE 1/4" = 1'

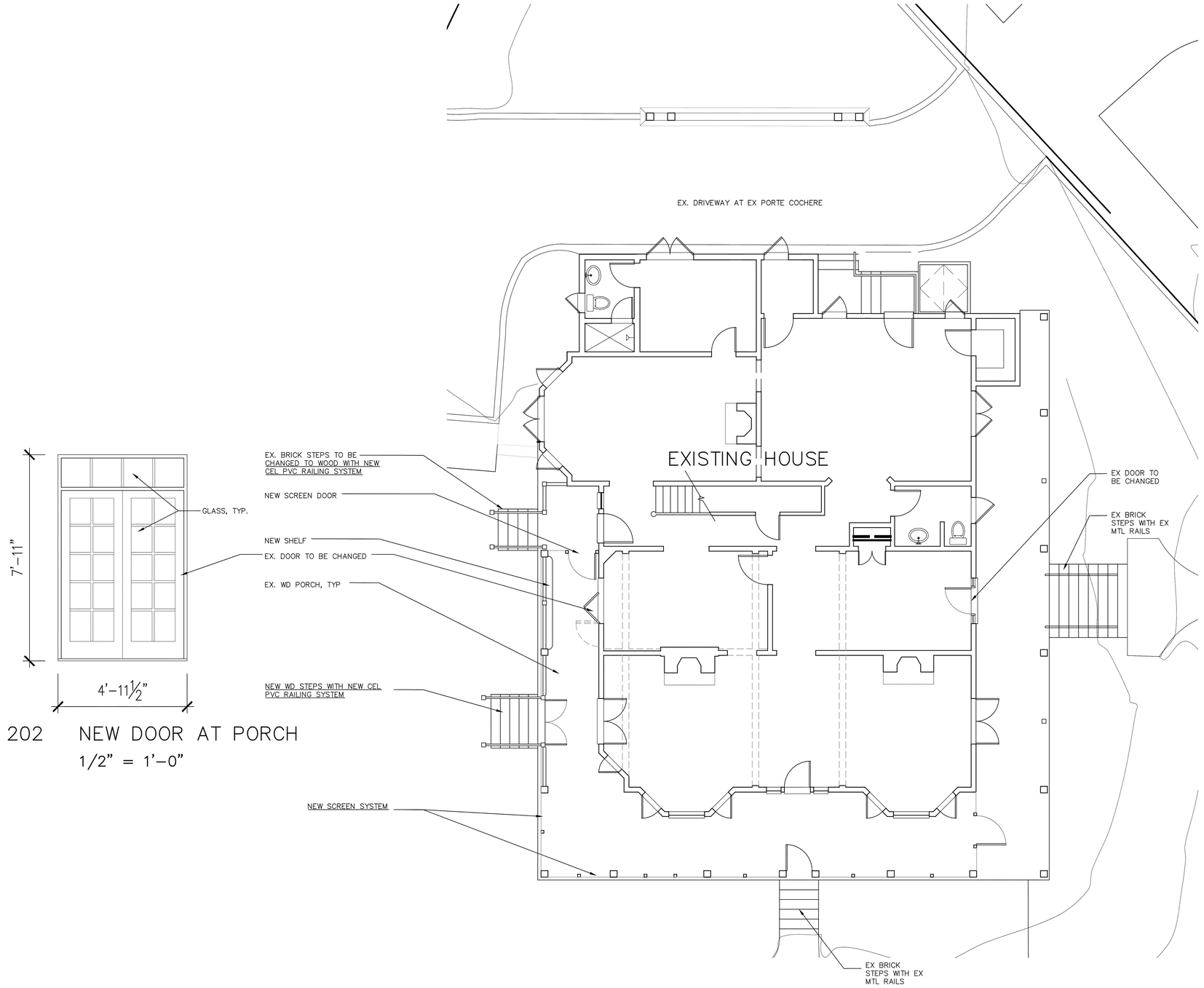
SHEET 2 / OF 2

TITLE TERRACE PLAN

CLIENT MOSSO

american blueprint 499913

EXHIBIT A-3.1



201 FLOOR PLAN 3/16" = 1'–0"

202 NEW DOOR AT PORCH

1/2" = 1'–0"

ANDERSON
ARCHITECTURE
135 W. Connecticut Avenue
Southern Pines, NC 28387
T: 910.692.7316 F: 910.692.7476

ANDERSON ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL COMPANY
51459
SOUTHERN PINES
NORTH CAROLINA

ROBERT E. ANDERSON
REGISTERED ARCHITECT
05812
NORTH CAROLINA
SOUTHERN PINES, NC

SEALS

CONSULTANTS

THESE DRAWINGS AND SPECIFICATIONS AND THE DESIGNS AND AGREEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

MOSSO/
McILNAY
Residential
Renovations

65 Carolina Vista,
Pinehurst,
North Carolina

- DATE: 02 FEB 2022
- PROJECT NO.: 21001
- DRAWN BY: R. ANDERSON
- REVISIONS:

- GROUND FLOOR PLAN
- SCALE: 3/16"=1'-0" UON

HSD 2

PLAN NORTH

EXHIBIT A-3.2



CAROLINA VISTA

302 EAST ELEVATION



301 NORTH ELEVATION 1/4" = 1'-0"

ANDERSON
ARCHITECTURE
135 W. Connecticut Avenue
Southern Pines, NC 28387
T: 910.692.7316 F: 910.692.7476

ANDERSON ARCHITECTURE, PLLC REGISTERED ARCHITECTURAL COMPANY 51459 SOUTHERN PINES NORTH CAROLINA

ROBERT E. ANDERSON REGISTERED ARCHITECT 05812 NORTH CAROLINA SOUTHERN PINES, NC

SEALS

CONSULTANTS

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MOSSO/
McILNAY
Residential
Renovations

65 Carolina Vista,
Pinehurst,
North Carolina

- DATE: 02 FEB 2022
- PROJECT NO.: 21001
- DRAWN BY: R. ANDERSON
- REVISIONS:

- ELEVATIONS
- SCALE:

HSD 3

EXHIBIT A-3.3



402 SOUTH ELEVATION



401 WEST ELEVATION 1/4" = 1'-0"

ANDERSON
ARCHITECTURE
135 W. Connecticut Avenue
Southern Pines, NC 28387
T: 910.692.7316 F: 910.692.7476

ANDERSON ARCHITECTURE, PLLC REGISTERED ARCHITECTURAL COMPANY 51459 SOUTHERN PINES NORTH CAROLINA

ROBERT E. ANDERSON REGISTERED ARCHITECT 05812 NORTH CAROLINA SOUTHERN PINES, NC

SEALS

CONSULTANTS

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MOSSO/
McILNAY
Residential
Renovations

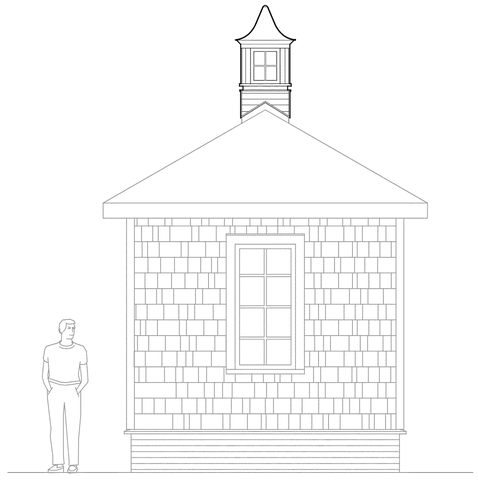
65 Carolina Vista,
Pinehurst,
North Carolina

- DATE: 02 FEB 2022
- PROJECT NO.: 21001
- DRAWN BY: R. ANDERSON
- REVISIONS:

- ELEVATIONS
- SCALE:

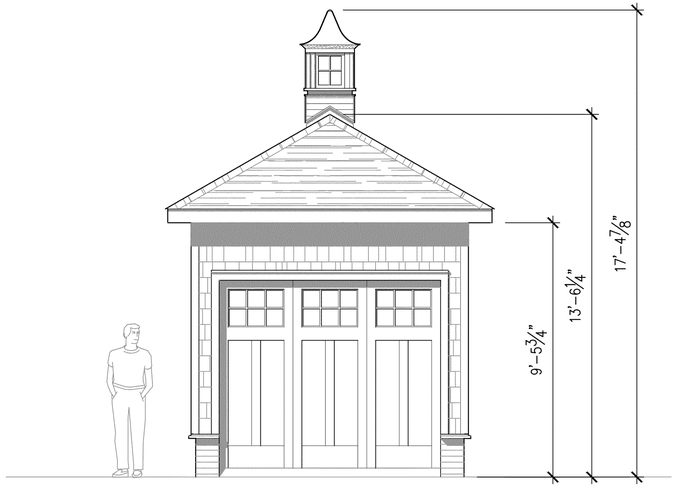
HSD 4

EXHIBIT A-3.4



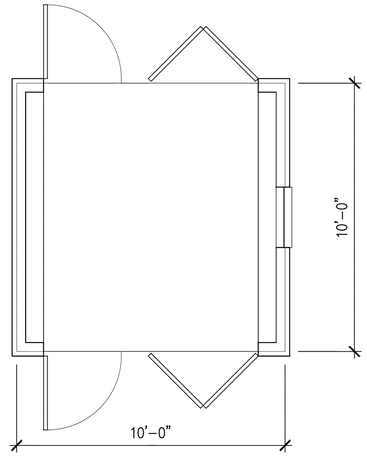
PERGOLA, FENCE NOT SHOWN FOR CLARITY

505 EAST ELEVATION

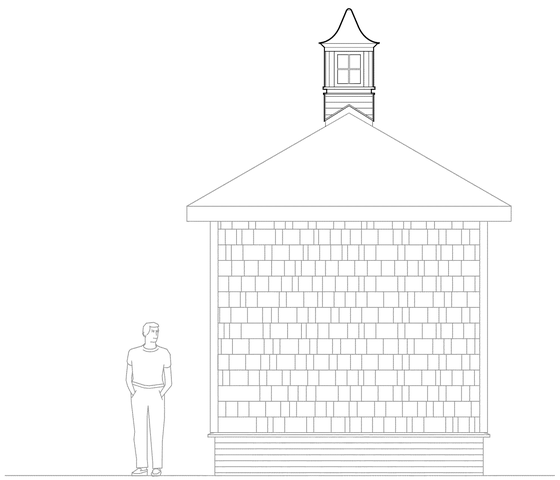


PERGOLA, FENCE NOT SHOWN FOR CLARITY

503 SOUTH ELEVATION

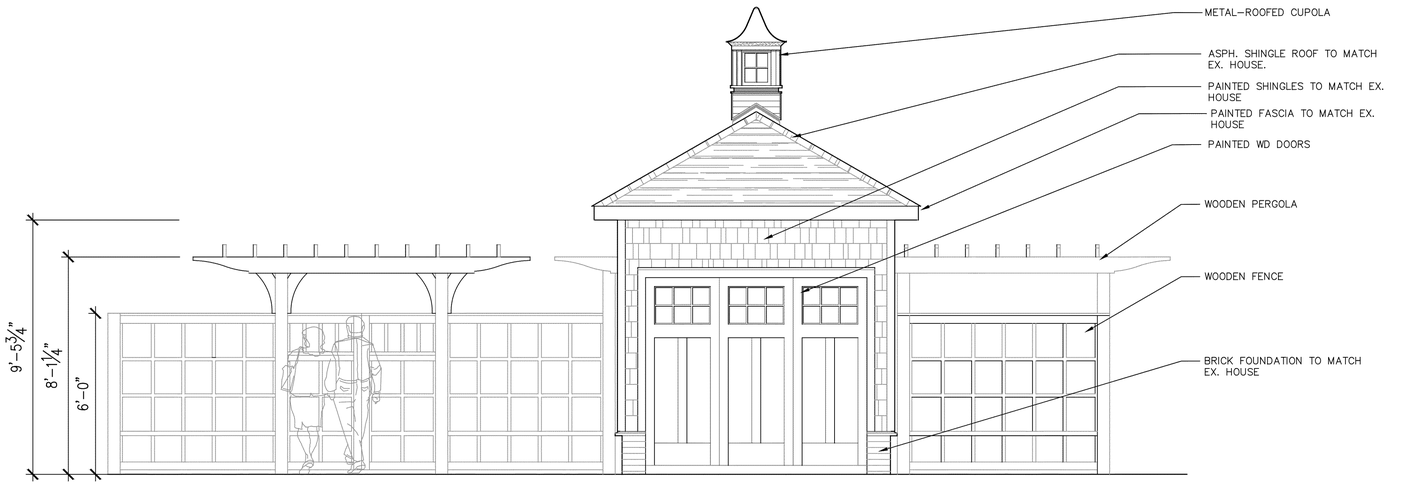


501 DEPENDENCY PLAN



PERGOLA, FENCE NOT SHOWN FOR CLARITY

504 WEST ELEVATION



502 NORTH ELEVATION

ANDERSON
ARCHITECTURE
135 W. Connecticut Avenue
Southern Pines, NC 28387
T: 910.692.7316 F: 910.692.7476

ANDERSON, ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL COMPANY
51459
SOUTHERN PINES
NORTH CAROLINA

ROBERT E. ANDERSON
REGISTERED ARCHITECT
05812
NORTH CAROLINA
SOUTHERN PINES, NC

SEALS

CONSULTANTS

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MOSSO/
McILNAY
Residential
Renovations

65 Carolina Vista,
Pinehurst,
North Carolina

- DATE: 02 FEB 2022
- PROJECT NO.: 21001
- DRAWN BY: R. ANDERSON
- REVISIONS:

- SCHEMATIC PLANS
- SCALE: 3/8"=1'-0" U.O.N.

HSD 5

PLAN NORTH

EXHIBIT A-3.5

THE DANCE TERRACE
SKETCH VIEW FROM HOUSE
MOSLO RESIDENCE
VIA 1/4"=1' 12-22-2021
REV. 2.3.22



EXHIBIT A-4.1


EXHIBIT A-4.2

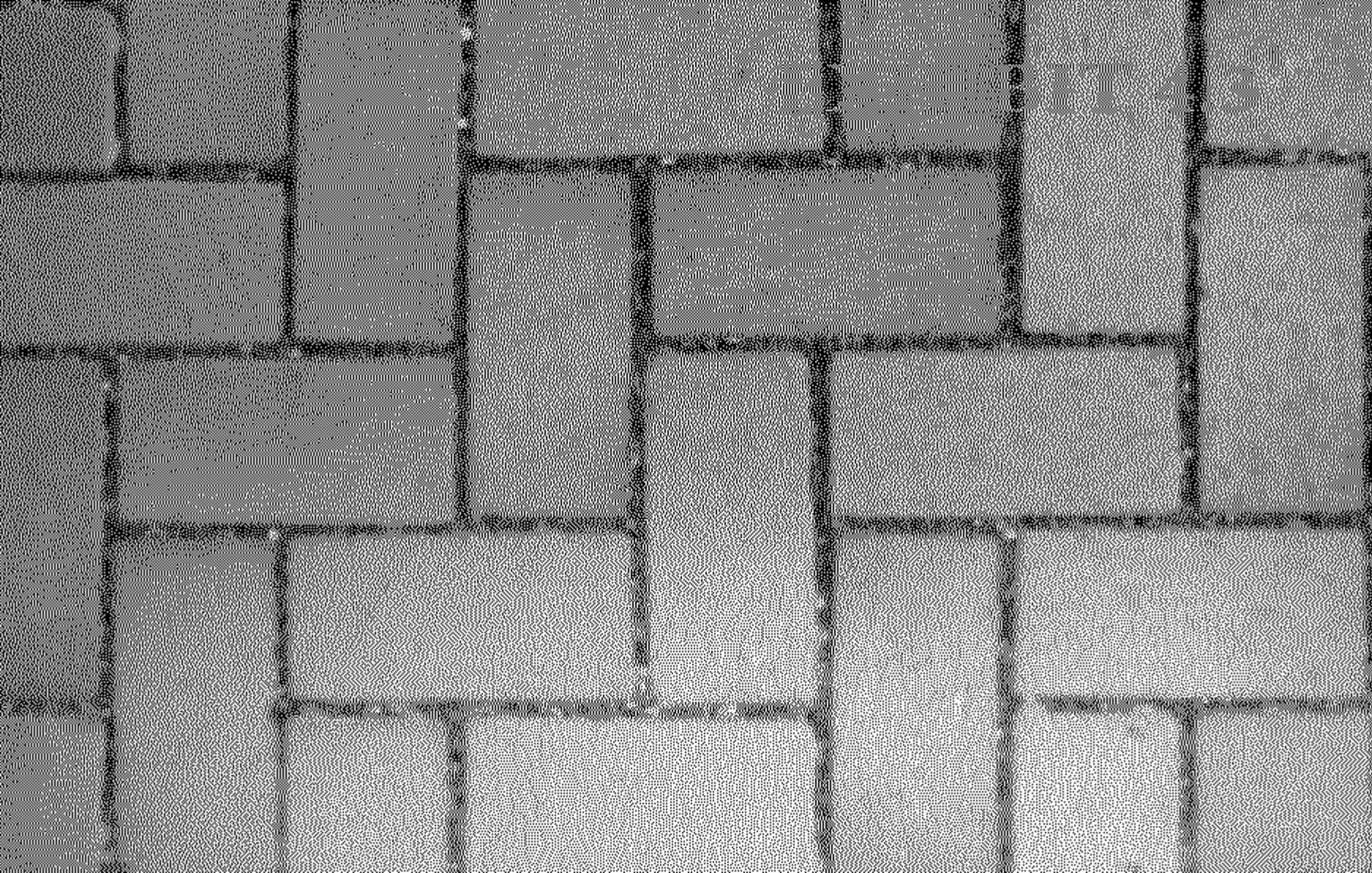


EXHIBIT 4.4





EXHIBIT 4.6

EXHIBIT 4.7

VILLAGE OF PINEHURST

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	15 Fields Rd
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00029479

Owner Information			
Name	Joseph Patrick Iverson	Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code	Charlotte, NC 28270	Business Phone #	
Email			

Applicant			
Name	James Secky	Other Phone #	910-695-1121
Email	seckyjim@gmail.com	Street Address	
Mobile Phone #		City, State, Zip Code	

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 #	75293
Name	Jim Secky
Street Address	Box 388,, (395 Yadkin Run La 28387)
City, State, Zip	Southern Pines
Phone #	910 315 2787
Email	seckyjim@gmail.com

General Information

Description of Changes to the Structure	Amy and Joe Iverson wish to construct a 3276 sq foot ~~one~~ **two** story home on the corner of Fields and Cherokee Rds. The main intent is have a Craftsman Style home indicative of several homes that were constructed in the early 1940s and 50s. The style is not uncommon to Pinehurst or even several of the other communities in central North Carolina.		
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

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		6" textured Hardi		BM Garrison Red
Rear Elevation Siding		same		same
Right Elevation Siding		same		same
Left Elevation Siding		same		same
Trim		4",6",8"		BM 2139-40 H Gray
Windows		Double Hung		Gray Frames
Chimney		Brick and Stone	See Photo	Match Front Wall
Foundation		Brick Veener		Match Front Wall
Front Door		Mahogony	Dark Brown	See Photos
Shutters		Wood Custom	See Drawing	Match Trim
Garage Door		Custom Carrage	See Drawing	Match Trim
Roof		Asphalt		Weatherd Wood
Awning		None		None
Fence		Picket	See Photo	White
Front Porch		Wood		See Photo
Deck		None		
Patio		Blue Stone and Brick		See Photo
Sidewalk		Existing		
Sky Lights / Solar		None		
Driveway		Granite Gravel	Gray Granite	See 100 Midland Rd
Signage		None		
Other: Metal Roof		SS Metal Roof		Dark Bronze
Other: Paths		Brick		See Photos

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: 2/1/22

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

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: 1/3/22

[redacted]

EXHIBIT A-2.1



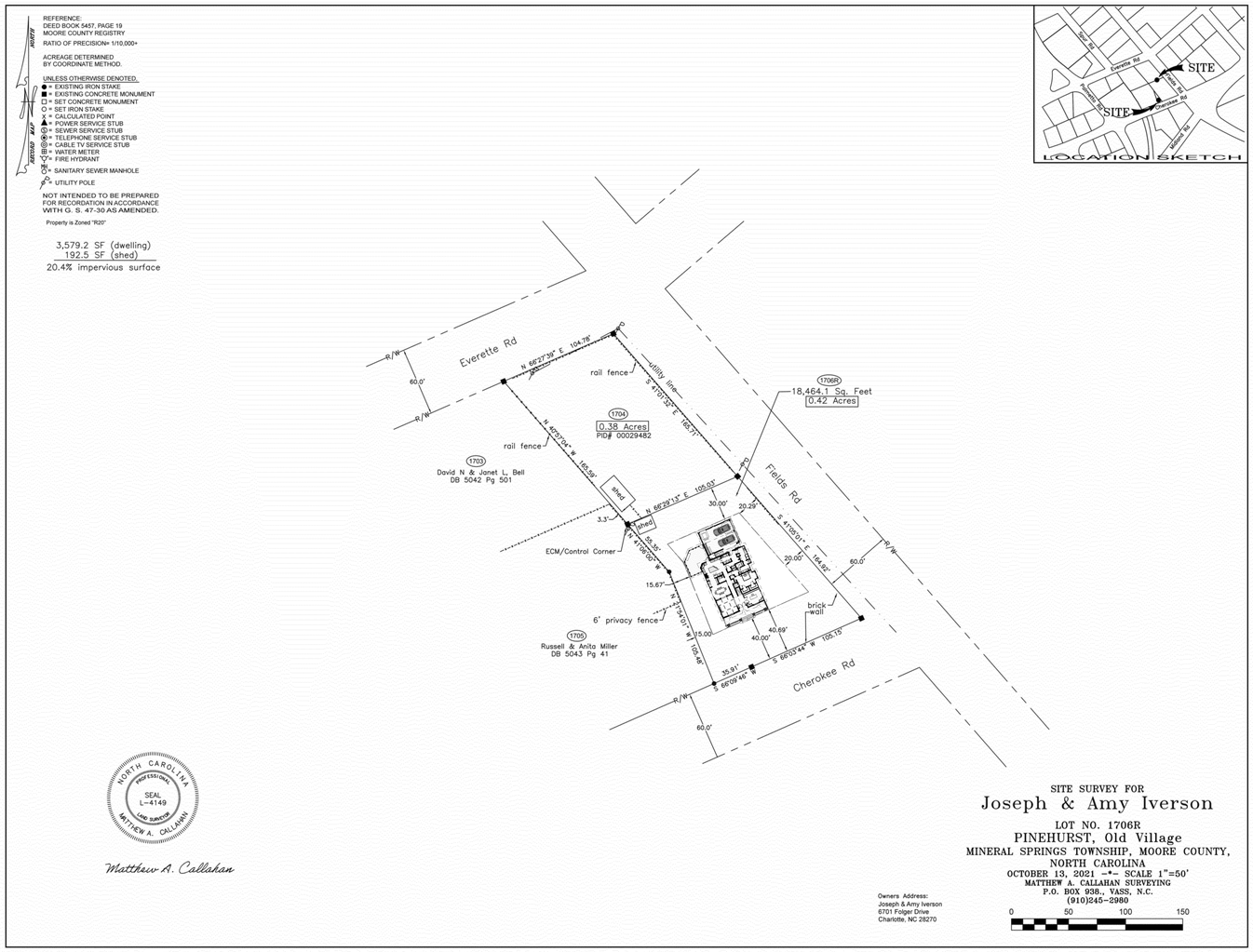
IVERSON

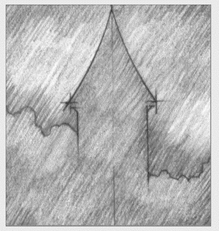
FIELDS 15 ROAD

PINEHURST N. CAROLINA

COA 1/11

EXHIBIT A-2.2





JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910-315-2787
seckyjim@gmail.com

15 FIELDS ROAD
PINEHURST NC
28374
PROPOSED RESIDENCE
for
Amy and Joe Iverson
Charlotte, North Carolina

THE DRAWINGS ARE PRELIMINARY IN NATURE USED ESTRICTLY FOR THE VILLAGE OF PINEHURST APPROVAL PROCESS

NOT FOR CONSTRUCTION

DATE:	07/05/21
SCALE:	1" = 50'-0"
DRAWN BY:	Author

REVISION	DESCRIPTION	DATE

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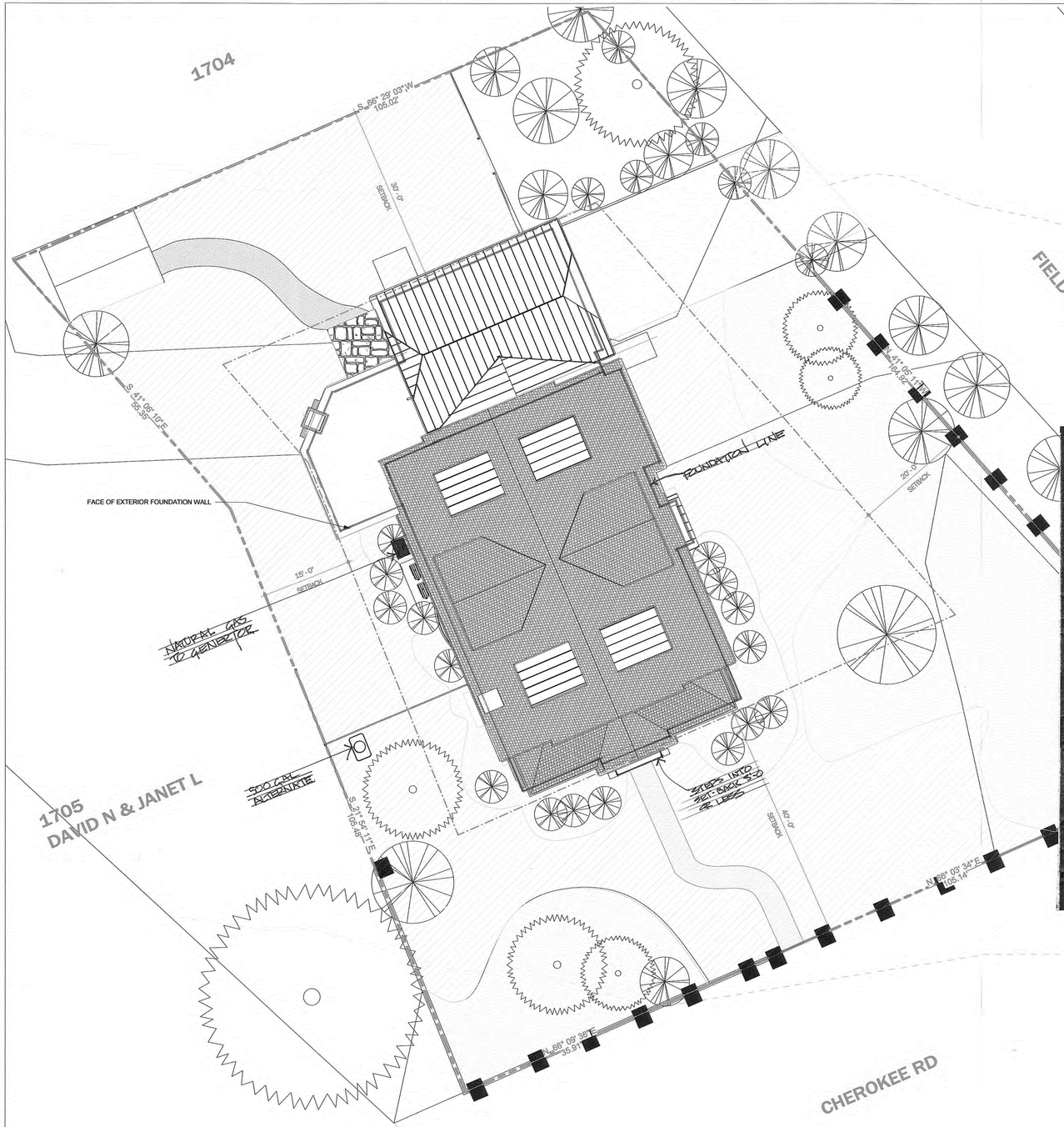
PINEHURST, NC
bito@flacorp.co

LAND SURVEY

C-2.0

NOTE:
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EXHIBIT A-2.3

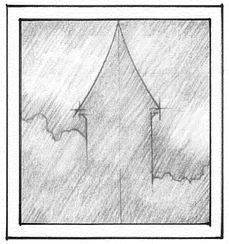


0. SITE

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



DESIRED CHARACTER OF RESIDENCE



JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910 315 2787
seckyjim@gmail.com

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SITE PLAN

C-1.0

COA 3/11

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EXHIBIT A-2.4



1 LANDSCAPE

SCALE: 3/32" = 1'-0"

GENERAL NOTES

APPLICABLE TO LANDSCAPE PLANS ONLY

1. BUFFER DEVELOPMENT REQUIREMENT
   - FRONT REMOVE 20" PINE
   - FRONT REMOVE 8" DOGWOOD
   - FRONT ADD 2 PINES
   - REAR ADD 4 PINES
   - SIDE ADD 3 PINES
   - STREET SIDE ADD 2 PINES
2. FOUNDATION PLANTINGS EVERY 6' BY ORDINANCE
3. WHITE PICKET FENCE
   - 4 FEET TALL
   - 4 INCHES PICKETS
   - 2 INCHES SPACING
   - 1 INCH NOMINAL / 3/4 INCH ACTUAL

LEGEND

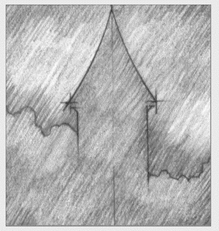
APPLICABLE LANDSCAPE PLANS ONLY

- H HOLLY
- C CAMILIA
- M MAGNOLIA
- B BRANDFORD POOR
- P PINE
- FOUNDATION PLANTINGS AZALIAS & FLOWERING BUSHES
- MAPLE
- REMOVE THESE TREES
- EXISTING BRICK WALL
- LAWN
- PINE STRAW OR WOOD CHIPS
- 4' WHITE FENCE
- STEPING STONE PATHS
- GREEN FENCE

SCHEDULE

QTY	DESCRIPTION
4	1G YELLOW LANTANA
4	1G PURPLE LANTANA
4	3G STAKED CAROLINA YELLOW JASMINE
4	3G STAKED CONFETERAT YELLOW JASMINE
4	3G LIGHT PURPLE BUTTERFLY BUSH
3	3G PHANTOM HYDRANGEA
2	15G ROSE OF SHARRON WHITE
8	3G COMPACT HOLLY
5	3G HELLERI HOLLY
5	3G ZEBRA GRASS
5	3G SWITCH GRASS
10	3G FROSTFROOF GARDENIA
1	15G NATCHEZ CRAPE MYRTLE WHITE
2	15G MUSKOGE CRAPE MYRTLE LT PINK
2	3G PREMIER BLUEBERRY
1	3G POMAGRANET
1	DELIVERY

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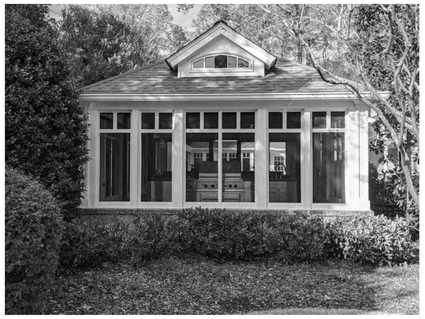
LANDSCAPE PLAN

L-1.0

EXHIBIT A-2.5



1. BRICK PERIMETER WALL & LATTICE



2. EXAMPLE OF SCREEN PORCH WALL SYSTEM



3. SOFFIT DETAILS GABLES



4. PICKET FENCE DETAIL



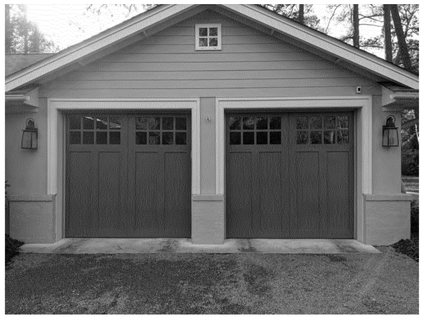
5. BRICK APRON ON FIELDS RD. APRON OPTION FOR GARAGE -LEFT SIDE OF PHOTO FOR BRICK PATHS



6. FRONT LANDING DETAIL



7. RED HOUSE IN VILLAGE
70 CADDLEL RD.
PINEHURST, NC



8. GARAGE DOOR STYLE



9. SIDING COLOR ROOF SHINGLE



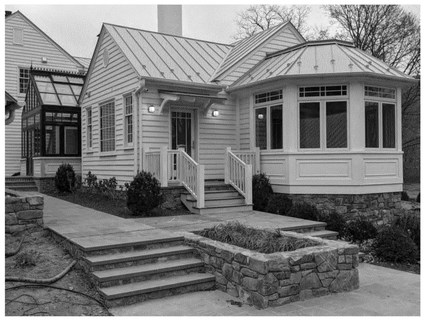
10. FRONT DECK DETAIL



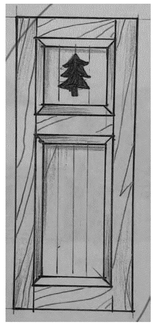
11. DRIVEWAY GRAVEL & CURB



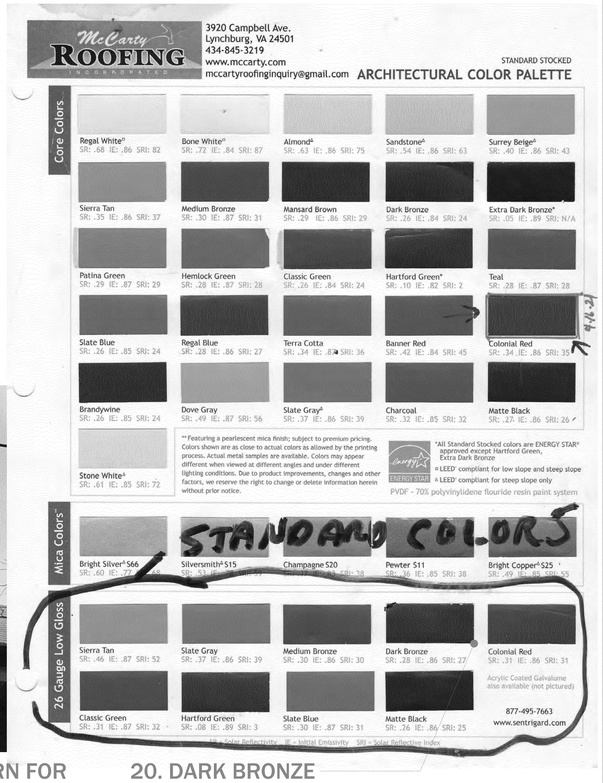
12. BRICK LATTICE FOUNDATION



13. STONE WALL AT ENTRANCE



14. SHUTTER STYLE
© JIM SECKY





15. TYPICAL GANGED WINDOW



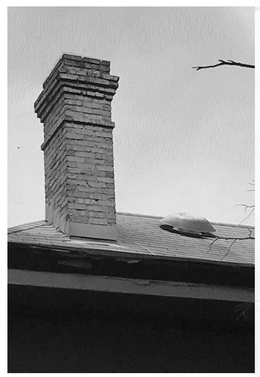
16. FRONT RAILING DETAIL



17. FRONT DOOR STYLE COLOR



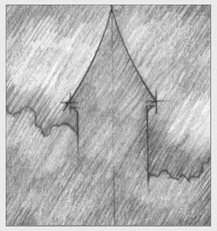
18. TYPICAL WINDOW 3 OVER 1 TYP.TRIM



19. BRICKSTYLE PATTERN FOR CHIMNEYS

20. DARK BRONZE

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SCALE:
DRAWN BY: Autor

REVISION	DESCRIPTION	DATE

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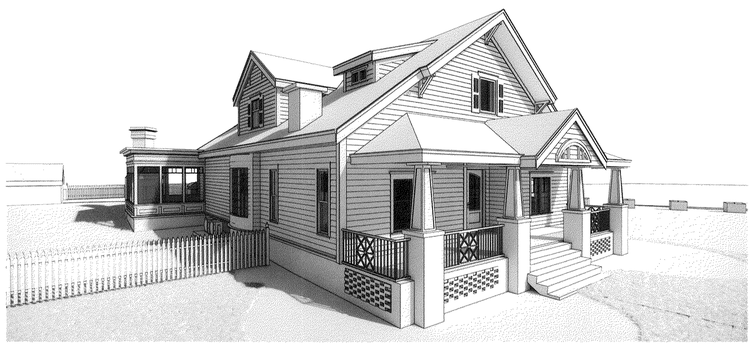
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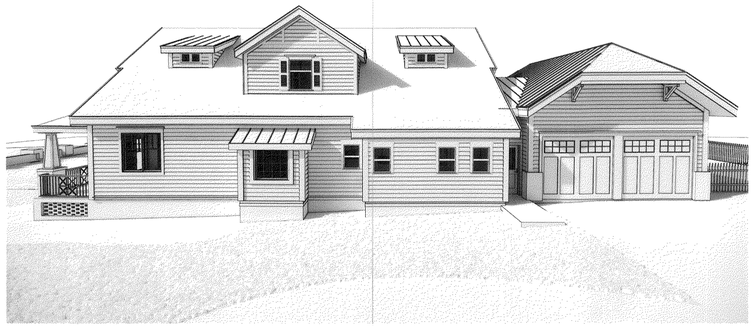
MATERIAL WORK

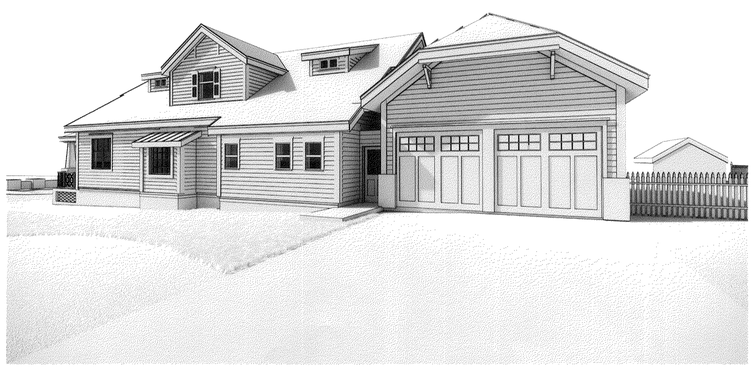
A-1.7

EXHIBIT A-2.6





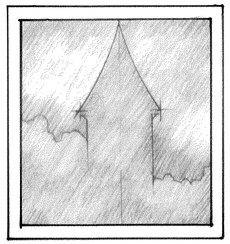






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SOUTHERN PINES
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DATE: 02/14/21
SCALE:
DRAWN BY: Author

REVISION	DESCRIPTION	DATE
--		--

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RENDERS

A-8.0

C.O.A 6/11

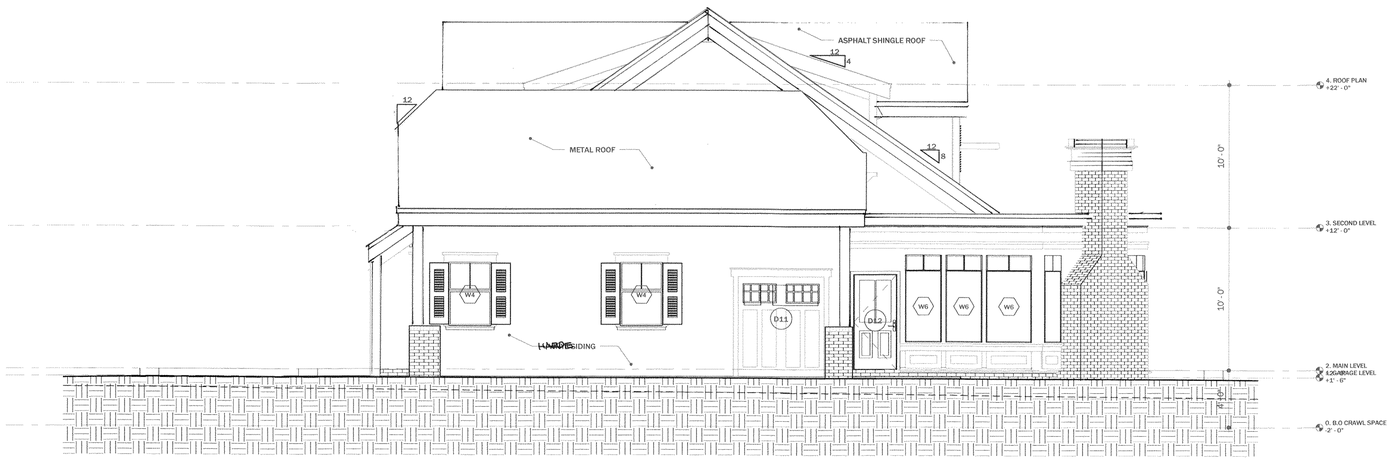
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EXHIBIT A-2.7

GENERAL NOTES

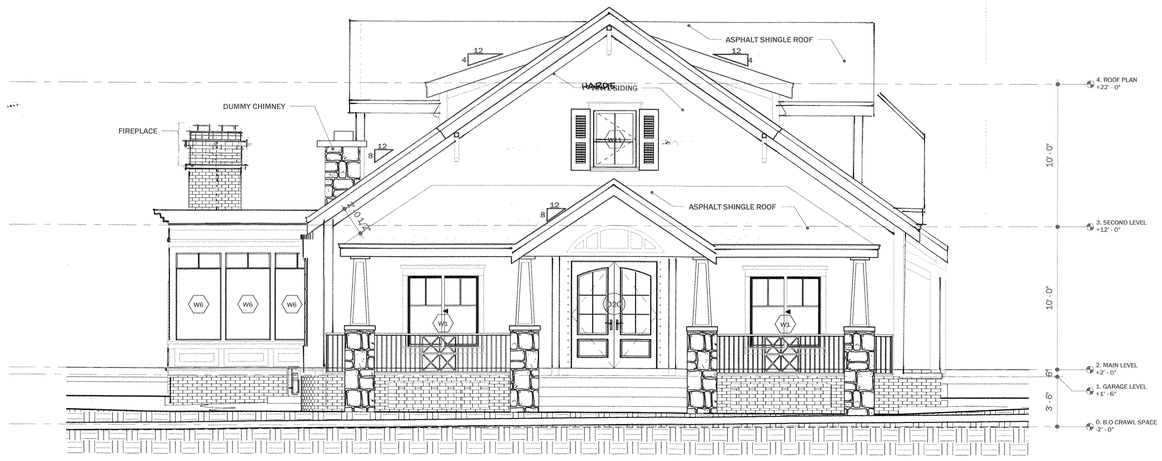
APPLICABLE TO ELEVATIONS & SECTIONS ONLY

1. DIMENSIONS ARE TAKEN TO THE FOLLOWING IN ORDER OF PRIORITY, UON:
2. WHERE "CLR" IS INDICATED, DIMENSIONS ARE TAKEN FROM FACE OF FINISH.
   1. FACE OF FINISH
   2. WORK POINTS
   3. GRID, FLOOR LINES
   4. FACE OF STUD, FRAMING
   5. FACE OF CONCRETE
   6. CENTERLINE
3. SAFETY GLAZING TO BE PROVIDED WHERE REQUIRED BY CODE.
4. NOTES SHOWN ON ELEVATIONS ARE TYPICAL FOR SIMILAR CONDITIONS.
5. WINDOW AND DOOR DETAILS CALLED OUT ARE TYPICAL FOR SIMILAR CONDITIONS AND SIMILAR WINDOW TYPES UON.
6. GRAPHIC SYMBOLS HAVE THE MEANING AS DEFINED IN THE LEGENDS.
7. ROOF VENTS MUST MEET WUI REQUIEREMENTS



1 **0. North**

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



2 **0. South**

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

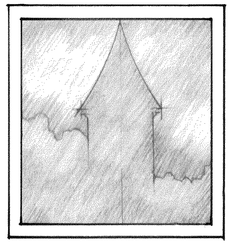
NOTE:
1 IF THIS SHEET IS SMALLER THAN 30"X42", THEN IT HAS BEEN REDUCED.
2 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

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0' 2' 4' 8' 16'

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



JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910 315 2787
seckyjim@gmail.com

15 FIELDS ROAD
PINEHURST NC
28374

PROPOSED RESIDENCE
for
Amy and Joe Iverson
Charlotte, North Carolina

THE DRAWINGS ARE PRELIMINARY IN NATURE USED STRICTLY FOR THE VILLAGE OF PINEHURST APPROVAL PROCESS

NOT FOR CONSTRUCTION

DATE: JAN 27 2022 02/14/21
SCALE: As indicated
DRAWN BY: Author

REVISION	DESCRIPTION	DATE

CREDITS

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NORTH & SOUTH ELEVATION

A-4.0

C.O.A 7/11

EXHIBIT A-2.8

GENERAL NOTES

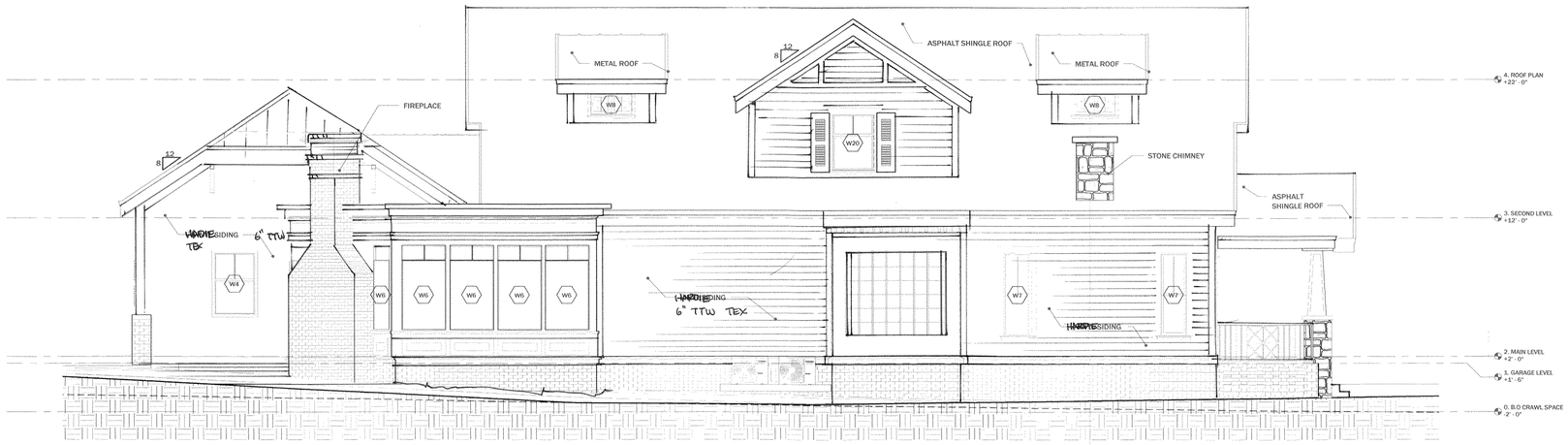
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   1. FACE OF FINISH
   2. WORK POINTS
   3. GRID, FLOOR LINES
   4. FACE OF STUD, FRAMING
   5. FACE OF CONCRETE
   6. CENTERLINE
3. SAFETY GLAZING TO BE PROVIDED WHERE REQUIRED BY CODE.
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5. WINDOW AND DOOR DETAILS CALLED OUT ARE TYPICAL FOR SIMILAR CONDITIONS AND SIMILAR WINDOW TYPES UON.
6. GRAPHIC SYMBOLS HAVE THE MEANING AS DEFINED IN THE LEGENDS.
7. ROOF VENTS MUST MEET WUI REQUIREMENTS



1 0. East

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



2 0. West

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

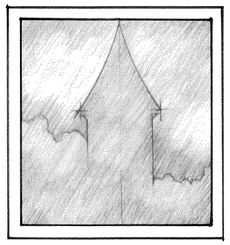
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0' 2' 4' 8' 16'

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

NOTE:
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JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910 315 2787
seckyjim@gmail.com

15 FIELDS ROAD
PINEHURST NC
28374
PROPOSED RESIDENCE
for
Amy and Joe Iverson
Charlotte, North Carolina

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DATE	02/14/21
SCALE:	As indicated
DRAWN BY	Author

REVISION	DESCRIPTION	DATE

CREDITS

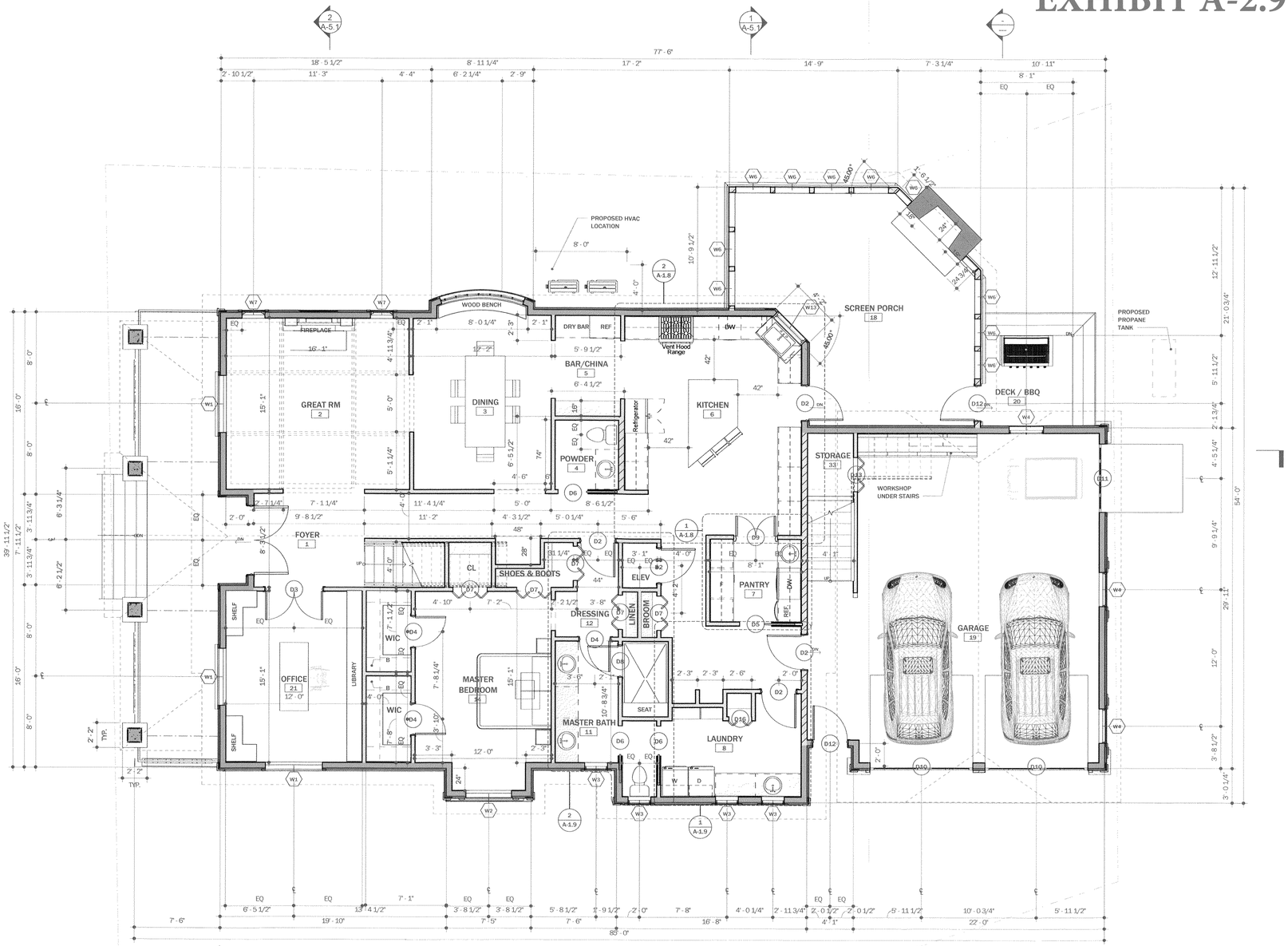
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EAST & WEST ELEVATION

A-4.1

C.O.A 8/11

EXHIBIT A-2.9



GENERAL NOTES

APPLICABLE TO FLOOR PLANS ONLY

1. DIMENSIONS ARE TAKEN TO THE FOLLOWING IN ORDER OF PRIORITY, UON.:
2. WHERE "CLR" IS INDICATED, DIMENSIONS ARE TAKEN FROM FACE OF FINISH.
   - A. WORK POINTS
   - B. GRID, FLOOR LINES
   - C. FACE OF STUD, FRAMING
   - D. FACE OF CONCRETE
   - E. FACE OF FINISH
   - F. CENTERLINE
3. GRAPHIC SYMBOLS HAVE THE MEANING AS DEFINED IN THE LEGENDS.
4. IDENTIFICATION PRIOR TO ITEMS BEING COVERED OR CONCEALED.
5. EXACT LOCATION OF SMOKE & CARBON ALARMS TO BE DETERMINED IN FIELD.
6. MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.

LEGEND

APPLICABLE FLOOR PLANS ONLY

- 2x6 INTERIOR PARTITION WALL / PLUMBING WALL
- 2X4 INTERIOR PARTITION WALL
- FIRE PLACE CHASE WALL
- 2X6 EXTERIOR WALL / SIDING WALL
- FILED BUILT - PAINT GRADE SHEVING
- CUSTOM BUILT-IN

BUILDING AREA 3 +/- 1%

40 X 52	HEATED	2080	1ST FLOOR
21 X 21	UNHEATED	441	PORCH
26 X 30	UNHEATED	780	GARAGE
52 X 23	HEATED	1196	2ND FLOOR

HEATED 3276
UNHEATED 1221
UNDER ROOF 4497 ☐'

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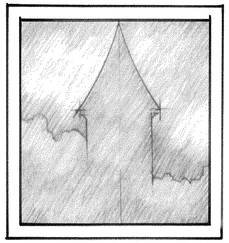
0' 2' 4' 8' 16'

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

1 **FIRST FLOOR PLAN**

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

NOTES:
1. IF THIS SHEET IS SMALLER THAN 36"X48" THEN IT HAS BEEN REDUCED
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JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910 315 2787
seckyjim@gmail.com

15 FIELDS ROAD
PINEHURST NC
28374
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DATE	02/14/21
SCALE	As indicated
DRAWN BY	Author

REVISION	DESCRIPTION	DATE

CREDITS

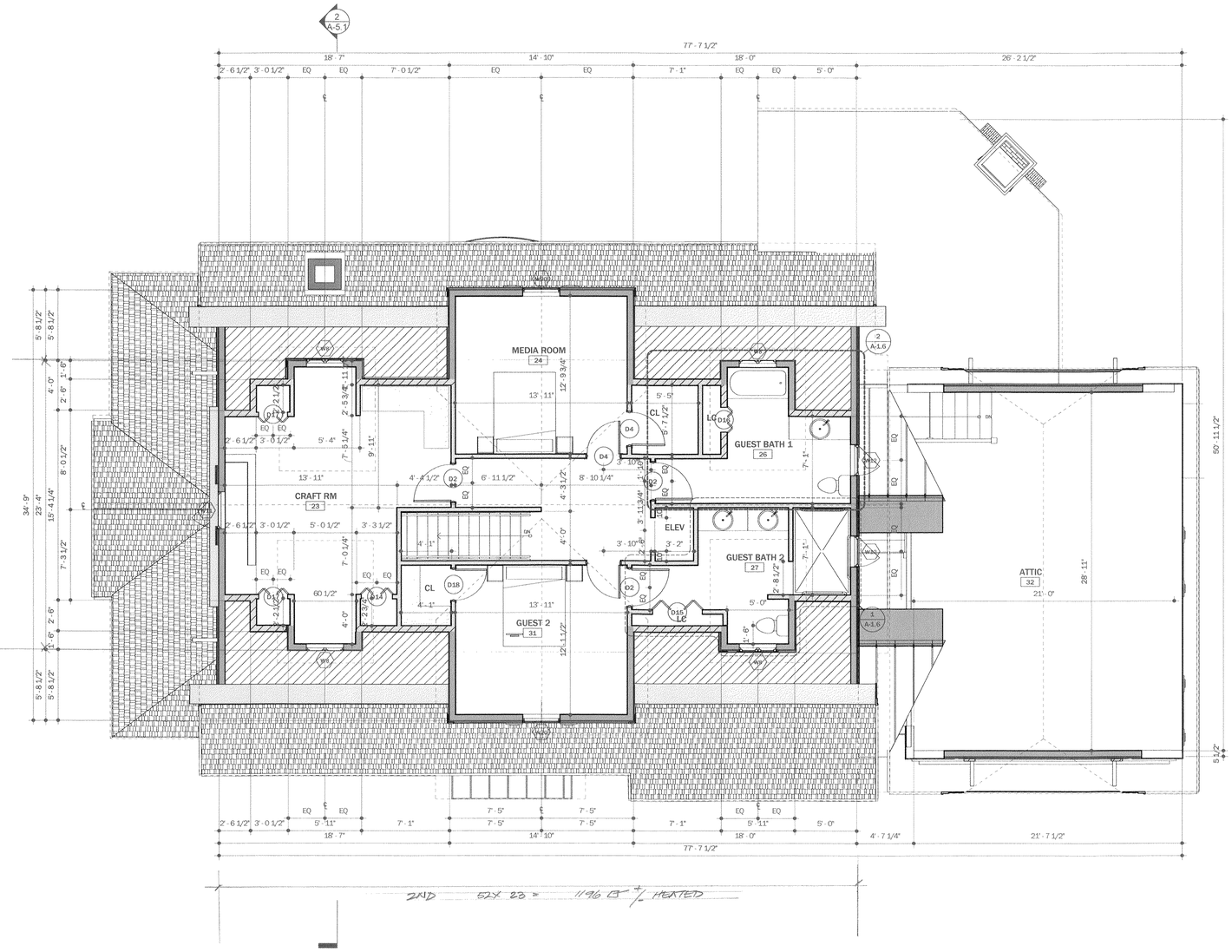
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FIRST FLOOR PLAN

A-1.1

C.O.A 9/11

EXHIBIT A-2.10



GENERAL NOTES

APPLICABLE TO FLOOR PLANS ONLY

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   - E. FACE OF FINISH
   - F. CENTERLINE
3. GRAPHIC SYMBOLS HAVE THE MEANING AS DEFINED IN THE LEGENDS.
4. IDENTIFICATION PRIOR TO ITEMS BEING COVERED OR CONCEALED.
5. EXACT LOCATION OF SMOKE & CARBON ALARMS TO BE DETERMINED IN FIELD.
6. MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.

LEGEND

APPLICABLE FLOOR PLANS ONLY

- 2x6 INTERIOR PARTITION WALL / PLUMBING WALL
- 2X4 INTERIOR PARTITION WALL
- FIRE PLACE CHASE WALL
- 2X6 EXTERIOR WALL / SIDING WALL
- FILED BUILT - PAINT GRADE SHEVING
- CUSTOM BUILT-IN

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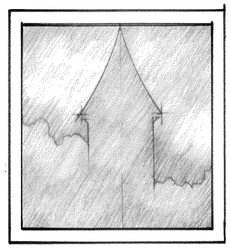
0' 2' 4' 8' 16'

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

1 **3. SECOND LEVEL**

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

NOTE:
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JIM SECKY
DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910 315 2787
seckyjim@gmail.com

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28374

PROPOSED RESIDENCE
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DATE	02/14/21
SCALE	As indicated
DRAWN BY	Author

REVISION	DESCRIPTION	DATE

CREDITS

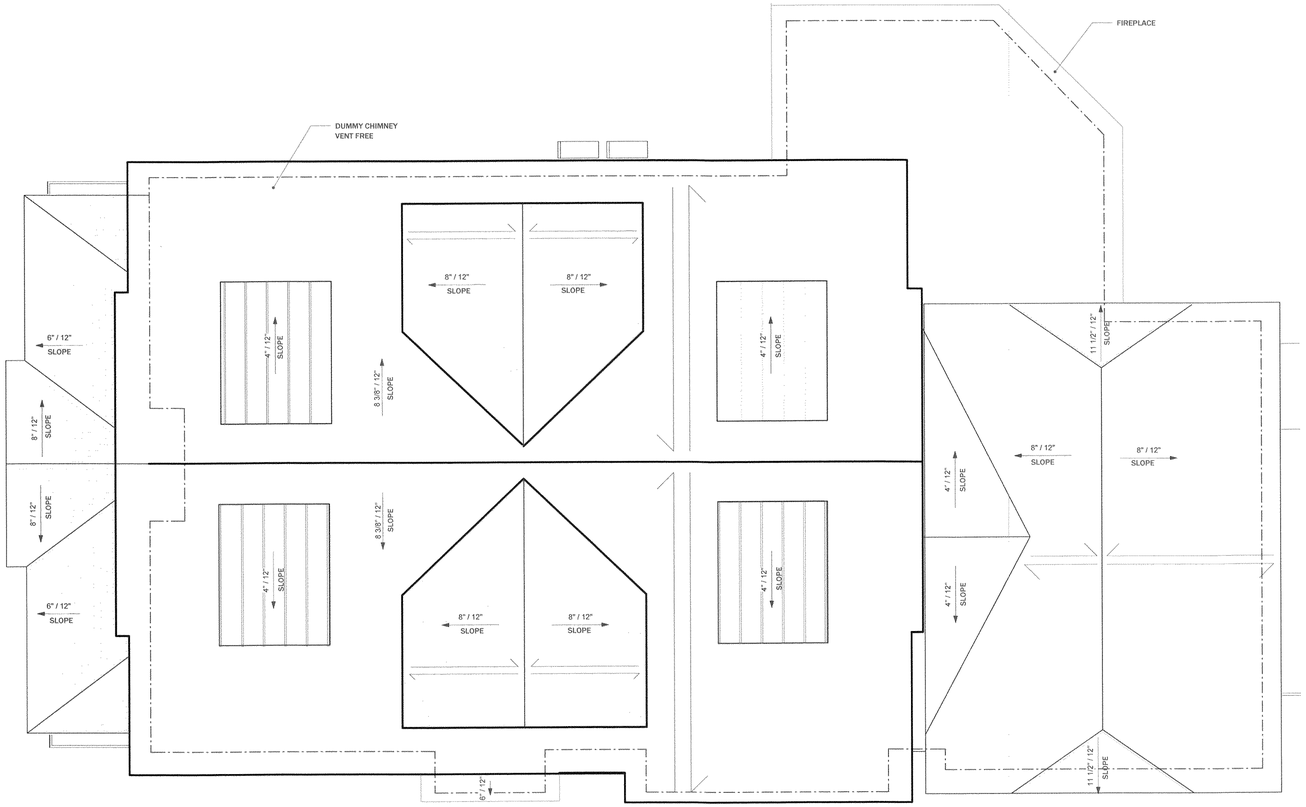
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SECOND FLOOR PLAN

A-1.2

C.O.A 10/11

EXHIBIT A-2.11



SHEET NOTES

APPLICABLE TO ROOF PLANS ONLY

1. ROOFING: COMP, ROOFING PER OWNERS/ BUILDERS SPECIFICATIONS INSTALL PER MANUFACTURER SPEC ON 1/2" PLYWOOD SHEATING ON PRE-ENGD TRUSS @ 24" O.C UON.
2. ROOF PITCH: 6/12 SLOPE
3. PROVIDE 2X, SOLID BLKG WITH 2X12 SCREENED VENTS @ 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT.
4. 24" OVERHANG AT EAVES UON.
5. PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA): THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIERED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION MAY BE REDUCED TO 1 TO 300 WHEN AA VEPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATING AT THE LOCATION OF THE VENT.
7. ROOF VENTILATION MUST MEET WUI REQUIEREMENTS

LEGEND

APPLICABLE FLOOR PLANS ONLY

- 6" / 12" SLOPE — SLOPE ROOF
- WALL BELOW
- TRUSS SYSTEM

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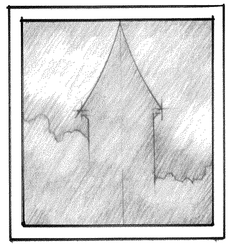
0' 2' 4' 8' 16'

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

1 **4. ROOF PLAN**

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

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DESIGN & BUILD LLC
BOX 388
SOUTHERN PINES
NORTH CAROLINA
28388

910 315 2787
seckyjim@gmail.com

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PINEHURST NC
28374
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for
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DATE	12/03/21
SCALE	As indicated
DRAWN BY	Autor

REVISION	DESCRIPTION	DATE

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ROOF PLAN

A-1.3

COA 11/21



EXHIBIT A-3.2

