



**HISTORIC PRESERVATION COMMISSION  
AGENDA FOR WORK SESSION OF OCTOBER 21, 2021  
395 MAGNOLIA RD.  
ASSEMBLY HALL  
PINEHURST, NORTH CAROLINA**

1. Call to Order.
2. Discuss and Consider Revisions to the Historic District Standards
3. Adjournment.

*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.*



**DISCUSS AND CONSIDER REVISIONS TO THE HISTORIC DISTRICT  
STANDARDS  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Alex Cameron & Alexandria Rye

**CC:**

Darryn Burich

**DATE OF MEMO:**

10/14/2021

**MEMO DETAILS:**

Staff will present recommended changes to the Historic District Standards for review and consideration of the Historic Preservation Commission (HPC). Staff is proposing revisions of the classifications of Basic Work, Minor Work and Major Work. Also, in order to carry out some of the proposed classification changes, staff is proposing revisions to the actual design standards of sections including; Pools/Spas/Hot Tubs, Fences and Walls, Shutters and Awnings and decks and Patios. If the classifications of work are changed, the corresponding standards may also need to be revised especially for those classified as Minor Work. Staff also proposes to establish or change the enumeration of these sections for better reference

Attached are the proposed changes to these items and sections beside the current document language. Items in red are items staff would like to discuss further with the HPC.

If time allows, staff and the HPC can discuss other sections including Exterior Materials, Windows and Doors and Roofs.

**ATTACHMENTS:**

Description

- Staff Proposed Revisions
- COA Matrix January 2020-August 2021

## **Agenda**

1. Basic, Minor, Major Category changes
2. Revised Standards ; Pool, Spa, Hot Tub
3. Revised Standards; Fence, Wall
4. Revised Standards; Shutters and Awnings
5. Revised Standards; Decks and Patios
6. Discuss Next Meeting Date and Topics

## Existing Basic Work Section

### B. BASIC WORK AND ROUTINE MAINTENANCE

**Basic Work and Routine Maintenance require no approval** from the Village Planner or Historic Preservation Commission. Basic Work and Routine Maintenance includes, but is not limited to the following:

- Installation of address numbers and mailboxes
- Replacement of broken or damaged glass, as long as the replacement matches the existing glass
- Replacement or refinishing of existing signage to match existing
- Caulking and weather stripping
- Repair in-kind of gutters and downspouts
- Replacement of gutters and downspouts where replacement materials match the existing materials in detail and color
- Replacement of light fixtures with new fixtures that are compatible with the primary structure
- Installation of life safety equipment (e.g., automated external defibrillators, fire extinguishers, etc.) or items for special events (e.g., tents, displays, storage pods, etc.) that are congruous with the Pinehurst Historic District
- Installation of foundation vents and replacement of access doors
- Replacement of mechanical equipment, including HVAC units, that does not change from existing location/appearance/screening
- Removal of existing fencing
- Repairs to fences, decks, and driveways as long as replacement materials match the existing materials in detail, style, dimensions, and color
- Repairs to walks and patios, as long as the replacement matches the existing walks and patios
- Repair of existing street and/or yard lighting
- Repair or replacement of masonry foundations where the existing foundation material is retained or where new material matches the existing foundation
- Repointing and other masonry repairs when the color and composition of the mortar matches the existing mortar and new brick or stone matches the existing masonry as closely as possible
- Removal of lighting
- Removal of storm windows and storm doors
- Minor landscaping, including vegetable and flower gardens, and shrubbery
- Removal of screening from screened-in porches
- Removal of dead or diseased trees along the street front that are not in the right-of-way

## Proposed Basic Work Section

	CATEGORY	DESCRIPTION OF WORK
1	Address Numbers & Mailboxes	Installation of address numbers and mailboxes
2	Caulking & Weather Stripping	All work considered basic and routine
3	COA Changes	Changes to an approved COA prior to the work being completed, except in cases when those changes do not meet the standards
4	COA Extension	Six-month extension of an approved Certificate of Appropriateness
5	Deck	Repair or replacement materials to match the existing materials in detail, style, dimensions, and color
6	Driveway & Walkways	Repair or replacement materials to match the existing materials in detail, style, dimensions, and color
7	Fence, Walls, & Columns	Repair or replacement materials to match the existing materials in detail, style, dimensions, and color Removal of existing fencing
8	Foundation	Repair or replacement materials to match the existing materials in detail, style, dimensions, and color Installation of foundation vents and replacement of access doors
9	Glass	Replacement of broken or damaged glass, as long as the replacement matches the existing glass
10	Gutter and Downspouts	Repair in-kind; replacement materials match the existing materials in detail and color
11	Landscaping and Trees	Minor landscaping, including vegetable and flower gardens, and shrubbery. Removal of dead or diseased trees along the street front that are not in the right-of-way
12	Light Fixtures & Lighting	Replacement of light fixtures with new fixtures that are compatible with the primary structure. Repair or removal of existing street and/or yard lighting. Removal of lighting
13	Life Safety	Installation of life safety equipment (e.g., automated external defibrillators, fire extinguishers, etc.) that are congruous with the Pinehurst Historic District
14	Masonry	Repointing and other masonry repairs when the color and composition of the mortar matches the existing mortar and new brick or stone matches the existing masonry as closely as possible
15	Mechanical Equipment	Replacement of mechanical equipment, including HVAC units, that does not change from existing location, screening, or appearance
16	Patio	Repair or replacement materials to match the existing materials in detail, style, dimensions, and color
17	Screened Porch	Removal of screening from screened-in porches
18	Signage	Replacement or refinishing of existing signage to match existing
19	Special Events	Installation of items for special events which are congruous with the Historic District (e.g. tents, displays, storage pods etc.)
20	Storm Windows & Doors	Removal of storm windows and storm doors

## Existing Minor Work Section

### D. MAJOR WORK

**Major Work projects must be approved by the Historic Preservation Commission** in a public hearing before a Certificate of Appropriateness can be issued. In general, these are projects which involve a change in the appearance of a structure or landscape, are more substantial in nature than Minor Work projects, or Minor Work not approved by Planning Staff.

Certificate of Appropriateness applications for Major Work requiring HPC approval include, but are not limited to, the following:

- New construction or additions not considered to be Minor Work
- Relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 144 square feet
- Replacement of architectural details that changes the design or materials from the existing details
- Changes to roof lines
- Replacement of windows and doors that are not compatible with the existing window(s) and/or door(s)
- Eliminating or adding windows and/or doors
- Resurfacing buildings with different materials from that which was removed
- Replacement roofing with a different material or style from that being replaced
- Installation of structures that are not temporary and expected to be in place for one (1) year or greater, or potentially longer-term structures or features that may not be permanently affixed to the structure (e.g., modular units)
- Removal of trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a residence
- Installation of in ground swimming pools
- Installation of freestanding ATMs or kiosks
- Installation of small/micro cell wireless facilities
- Minor Work items not approved by the Village Planner

## Proposed Minor Work Section

	CATEGORY	DESCRIPTION OF WORK	DESIGN STANDARD
1	Accessory Structures	Arbor, water feature, pavilion, pergola or trellis located in the rear yard	
2	Accessory Buildings and Additions	Additions and accessory buildings in the rear yard only	
3	Architectural & Structural Changes	Structural and/or architectural changes of which the design and/or materials are consistent with the standards. (examples: windows, siding, roof, shutters, exterior material, etc.)	
4	COA Expired	Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was initially approved	
5	Deck	Decks located in the rear yard	
6	Demolition	Demolition of small outbuildings that are 120 square feet or less	
7	Driveway, Walkways & Parking Areas	Installation or addition of driveways, walkways, and parking lots which are consistent with the standards.	
8	Fence, Wall, Column	Installation or addition of fences, walls, or columns which are consistent with the standards.	
9	Life Safety	Installation of life safety and accessibility features	
10	Mechanical Equipment	Installation of mechanical and utility equipment	
11	Paint Color	Painting consistent with Village of Pinehurst Color Palette	
12	Patio	Patios that will be located in the rear yard located in the rear yard	
13	Pool and Hot Tub & Spas	Installation of in-ground swimming pools and spa/hot tubs that are consistent with the standards Pool demolition or infill	
14	Porch	Screening-in an existing side or rear porch that is not visible from the street. Enclosure of rear non-street facing porches	
15	Signage	New signage	
16	Solar Panels and Skylights	Installation of skylights and solar panels not visible from the street	
17	Storm Windows and Doors	Installation of storm windows and doors	
18	Temporary or Short Term	Installation of structures or features that are short-term (less than 1 year) or intermittent in nature (e.g., construction trailer, television, temporary cellular facilities, mobile units, etc.)	
19	Wireless Facilities	Installation of small/micro cell wireless facilities that meet the standards	

## Existing Major Work Section

### C. MINOR WORK

Minor Work includes, but is not limited to, the following:

- Installation of additional mechanical and utility equipment in a new location including, but not limited to, heating and air conditioning units and private well enclosures and associated tanks that are screened from view with shrubbery or appropriate fencing.
- Installation of small/micro cell wireless facilities that meet the standards
- Replacement or removal of siding that covers original material, such as removal of asbestos (which must have an asbestos report submitted to the building inspector), asphalt, or other artificial siding when the original siding beneath is to be repaired and repainted or stained
- New parking areas, walks, and driveways
- Addition of shutters and awnings
- Addition of fences, walls, and columns
- Addition of decks and patios that will be located in the rear yard
- Installation of accessibility ramps and exterior fire exits
- Construction of an arbor, water feature (not including pools), pergola and/or trellis that will be located in the rear yard
- Addition of new signage
- Screening-in an existing side or rear porch that is not visible from the street
- New installation of gutters and downspouts
- Painting a surface a different color that is consistent with Village of Pinehurst Color Palette
- Installation of structures or features that are short-term (less than 1 year) or intermittent in nature (e.g., construction trailer, television, temporary cellular facilities, mobile units, etc.).
- Replacement of existing siding, trim, porch flooring, steps, shutters, awnings, etc., as long as replacement materials match the original or existing materials in detail and color
- Replacement of roofing material of the same style, size, and color
- Replacement of doors and windows that are the same style, material, size, and color as the existing doors and windows
- Replacement of missing details, including missing or deteriorated siding and trim, porch floors, ceilings, columns, balustrades, or other architectural details, with new materials that are compatible with existing details
- Installation of storm windows and doors
- Installation of skylights and solar panels not visible from the street
- Installation of accessory buildings with no dimension greater than 12 feet
- Demolition of small outbuildings that are 144 square feet or less
- Six-month extension of an approved Certificate of Appropriateness
- Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was initially approved
- Minor work changes to an approved COA prior to the work being completed, except in cases when those changes fall under the category

## Proposed Major Work Section

	CATEGORY	DESCRIPTION OF WORK	DESIGN STANDARD
<b>1</b>	Accessory Structures	Arbor, water feature, pavilion, pergola or trellis located in the side or front yard	
<b>2</b>	Accessory Buildings and Additions	Additions and accessory buildings in the side or front yard.	
<b>3</b>	Architectural & Structural Changes	Structural and/or architectural changes of which the design and/or materials are not consistent with the standards. (examples; windows, siding, roof, shutters, exterior material, etc.)	
<b>4</b>	Decks	Decks located in the side yard	
<b>5</b>	Demolition	Relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 120 square feet	
<b>6</b>	Minor Work Not Approved	Minor Work items not approved by the Village Planner	
<b>7</b>	New Construction	New construction not considered to be Minor Work	
<b>8</b>	Patio	Patios located in the front or side yard	
<b>9</b>	Solar Panels and Skylights	Installation of skylights or solar panels visible from the street facing or principal facades	
<b>10</b>	Trees	Removal of trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a residence	
<b>11</b>	Wireless Facilities	Installation of small/micro cell wireless facilities	

Revised Standards;

**Existing Standards;**

D. SWIMMING POOLS

1. New in-ground swimming pools **must** be congruous with the landscape of the Pinehurst Historic District.
2. In-ground swimming pools must not be easily visible from the street.
3. Above ground pools are not permitted in the Pinehurst Historic District.

Proposed Standards;

SWIMMING POOLS & SPAS/HOT TUBS

In-ground swimming pools, hot tubs & spas are allowed in the rear or side yard in the Pinehurst Historic District, but must comply with the requirements of the Pinehurst Development Ordinance and North Carolina State Building Code.

**STANDARDS**

1. In-ground swimming pools and hot tubs & spas are most appropriate in the rear yard and must not be visible from the street.
2. In-ground swimming pools and hot tubs & spas are allowed in the side yard and must not be visible from the street.
3. Above ground hot tubs & spas cannot exceed XXX feet in any dimension or XXX square footage.
4. Pool equipment must be screened with landscaping material or fencing so as to be seventy-five percent (75%) opaque.
5. Above ground swimming pools are not permitted in the Pinehurst Historic District.

**Existing Standards;****A. FENCES AND WALLS**

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.
2. If repair or partial replacement of an existing fence or wall is necessary, new material should match the existing material in composition, size, shape, color, pattern and texture if available. If a non-conforming fence is replaced, the replacement **must** comply with the Pinehurst Historic District Standards and the Pinehurst Development Ordinance.
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.
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.
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.
6. Metal fences should be painted to resemble wrought iron.
7. Brick and stacked stone walls are permitted.
8. Existing unpainted brick walls or fences should not be painted or otherwise coated.
9. Vinyl and chain link fencing are **not permitted** on residential properties.
10. Solid wooden fences are **not permitted** in the Pinehurst Historic District.
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.
    - ii. Fences **must not** be placed on a golf course or lake fronting side of a property, unless required to fence in a pool.
  - B. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.
  - C. Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal thick.

## Proposed Standards;

**FENCES AND WALLS**

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. **(This is currently numbered as a standard. We don't think it should be)**

1. Historic fences and walls that contribute to the character of the Pinehurst Historic District should be retained and preserved.
2. 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.
3. If repair or partial replacement of an existing fence or wall is necessary, new material should match the existing material in composition, size, shape, color, pattern and texture if available. If a nonconforming fence is replaced, the replacement must comply with the Pinehurst Historic District Standards and the Pinehurst Development Ordinance.
4. Residential street side fences should be wood picket, brick, wrought iron or metal (such as aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
5. New picket fences should be substantially open in character. The pickets shall not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches and a maximum of four inches between pickets. Pickets must be at least one inch nominal thickness.
6. Shadow box fences must have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards must be at least three-quarter (3/4) inch nominal thick.
7. **Post and rail (or split rail) fences are permitted and the use of wire is optional provided that it's located on the inside of the fence and muted in color (black, green, or brown).**
8. **Fence rails shall be vertical and not horizontal.**
9. 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.
10. Metal fences should be painted **or coated** to resemble wrought iron.
11. Brick and stacked stone walls are permitted.
12. Existing unpainted brick walls or fences should not be painted or otherwise coated.
13. Brick and stacked stone walls on the residential street sides of the property must not be taller than two and a half (2.5) feet in height.
14. Residential front yard fences must not be taller than three and a half (3.5) feet in height.
15. **Rear and side yard fences must not be taller than six (6) feet in height.**
16. **Residential side yard fences taller than four (4) feet in height must be set back XXX feet from the front corner of the façade and must be screened with landscaping on sides visible from the street.**
17. Vinyl and chain link fencing are not permitted on residential properties.
18. Solid wooden fences are not appropriate in the Pinehurst Historic District.

## Existing Standards;

### E. SHUTTERS AND AWNINGS

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. Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, should be retained and preserved.
3. If a shutter or awning is missing or deteriorated and replacement is desired, it should be replaced with a new shutter or awning based on the original or a new design compatible with the character of the structure.
4. Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted.
  - a. If the original shutter was operable, the replacement should be operable or appear to be operable.
  - b. Each shutter must be equal to the height of the window opening, and one half the width.
  - c. Shutters on arched windows **must** have an arched head as well.
  - d. Shutter color should be compatible with the structure and should be in the Village of Pinehurst Color Palette.
5. Awnings should be based on historical awning profiles, styles, and shapes and be in a scale compatible with the building.
  - a. New awnings should not obscure windows, doors, porches, or other character-defining features or damage the original material.
  - b. It is preferable that awnings be canvas or a woven fabric.
  - c. Awning colors **must** be in the Village of Pinehurst Color Palette

## Proposed Standards;

### SHUTTERS AND AWNINGS

Before it was common (in the 1850's) to install storm windows and screens, window shutters were often used to provide interior shading in the summer and to protect windows during storms. With the advent of air conditioning, window shutters are more ornamental in design than practical. Over the years many original window shutters have been removed. Original shutters should be preserved and maintained. The addition of new shutters should only be of wood, of louvered or paneled design, and with dimensions which match the window opening.

Canvas awnings were often applied to windows, doors, and porches to provide shade during the summer. Awnings fell out of favor following the introduction of air-conditioning. However, in recent years the popularity of awnings has increased due to their attractiveness and energy savings. The application of canvas awnings is appropriate for St. Charles' historic dwellings. Awnings may not be appropriate for all window locations, such as a shaded north side. If you are considering adding awnings to your older house, avoid using modern, metal awnings, since they bear little resemblance to historic canvas awnings. Select an awning style that is appropriate for your older house.

## STANDARDS

1. Shutter color must should be compatible with the structure, but must be in the Village of Pinehurst Color Palette.
2. Each shutter must be equal to the height of the window opening and one half the width.
3. Shutters on arched windows must have an arched head as well.
4. Shutters that contribute to the overall historic form and character of a structure, including their functional and decorative features, must be retained and preserved.
5. Replace deteriorated or missing shutters and blinds to match original in size, dimension and design to insure ensure their fit and operability. If the original shutter was operable, the replacement must be operable or appear to be operable.
6. Shutters must be wood or have the appearance of wood in composition and texture and be appropriately mounted.
7. Awning colors must should be compatible with the colors of the structure, but must be in the Village of Pinehurst Color Palette.
8. Awnings must be based on historical awning profiles, styles, and shapes and be in a scale compatible with the building.
9. New awnings must not obscure windows, doors, porches, or other character-defining features or damage the original material.
10. Canvas or a woven fabric are allowable materials

Notes:

\*NEED TO PROVIDE EXAMPLES OF HISTORICAL AWNING PROFILES \*

## **Existing Standards;**

### H. DECKS AND PATIOS

1. The addition of a deck or patio **must not** obscure, damage, or destroy character-defining features of a primary or accessory structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. The height of a deck should align with the first floor level of the structure.
5. Decks and patios should be located on the rear or least character-defining elevation of the structure.
6. Deck framing should be screened by landscaping or skirt boards.
7. Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.

## **Proposed Standards;**

### DECKS AND PATIOS

The outdoor deck is a contemporary exterior feature frequently introduced in the residential historic districts. Essentially an uncovered, private version of a back porch, the deck can be compared functionally with a more traditional patio or terrace. To maintain a building's historic character, deck additions are generally located unobtrusively on the rear face. Decks are usually built on posts to align with the first-floor level of a residence and can consequently stand considerably above the ground. Like any addition to a historic building, a deck should be compatible with but differentiated from the building and constructed to be structurally independent so that it could be removed in the future without damage to the building. A deck should never be so large that it overpowers the building or the site. In setting a deck at least six inches from a building corner also helps to diminish its impact and differentiate it from the existing building.

## **STANDARDS**

1. The addition of a deck or patio must not obscure, damage, or destroy character-defining features of a primary or accessory structure.
2. Decks should be constructed so that they can be removed in the future with little damage to the existing structure.
3. Decks, posts, and railings should be compatible in scale, design, material, and detail with the structure or previously existing features.
4. The height of a deck should align with the corresponding floor level of the structure.
5. Decks and patios should be located on the rear or least character-defining elevation of the structure.
6. Deck framing should be screened by landscaping or skirt boards.
7. Decks should be painted, stained, or have a manufactured color compatible with the color of the structure and the Village of Pinehurst Color Palette.







Major - A / NC	3	13.64%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	0	0.00%
Minor	15	68.18%
<b>Total</b>	<b>22</b>	<b>100.00%</b>

<b>Accessory Structures COA's</b>		
Major - A / C	8	50.00%
Major - A / NC	4	25.00%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	1	6.25%
Minor	3	18.75%
<b>Total</b>	<b>16</b>	<b>100.00%</b>

\*Pavillion  
 \*Arbor  
 \*Pergola  
 \*Shed  
 \*Accessory Structure

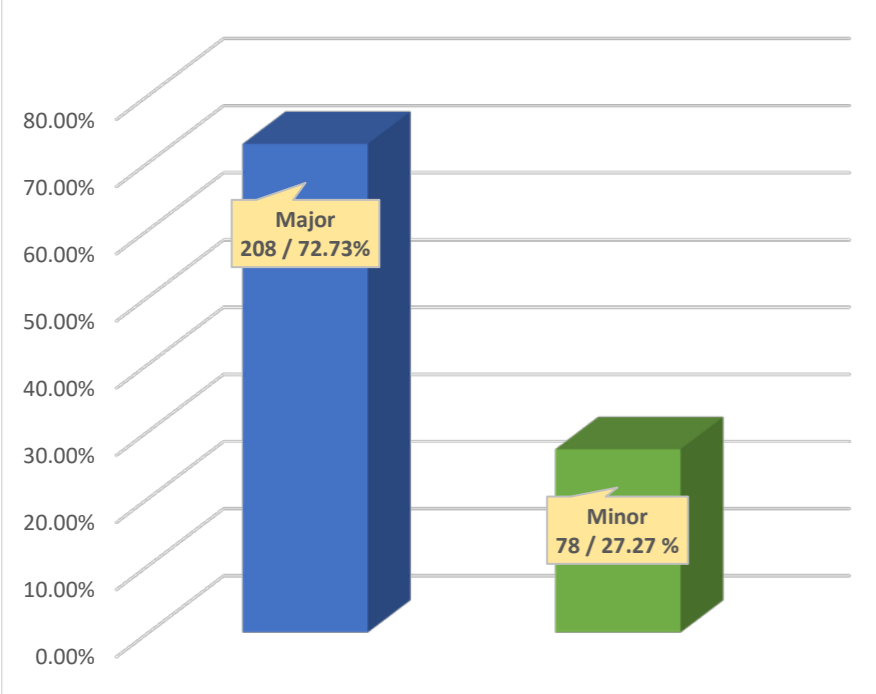
<b>Pool</b>		
Major - A / C	4	100.00%
Major - A / NC	0	0.00%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	0	0.00%
Minor	0	0.00%
<b>Total</b>	<b>4</b>	<b>100.00%</b>

<b>Siding</b>		
Major - A / C	8	40.00%
Major - A / NC	7	35.00%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	1	5.00%
Minor	4	20.00%
<b>Total</b>	<b>20</b>	<b>100.00%</b>

<b>Roofing</b>		
Major - A / C	8	30.77%
Major - A / NC	5	19.23%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	0	0.00%
Minor	13	50.00%
<b>Total</b>	<b>26</b>	<b>100.00%</b>

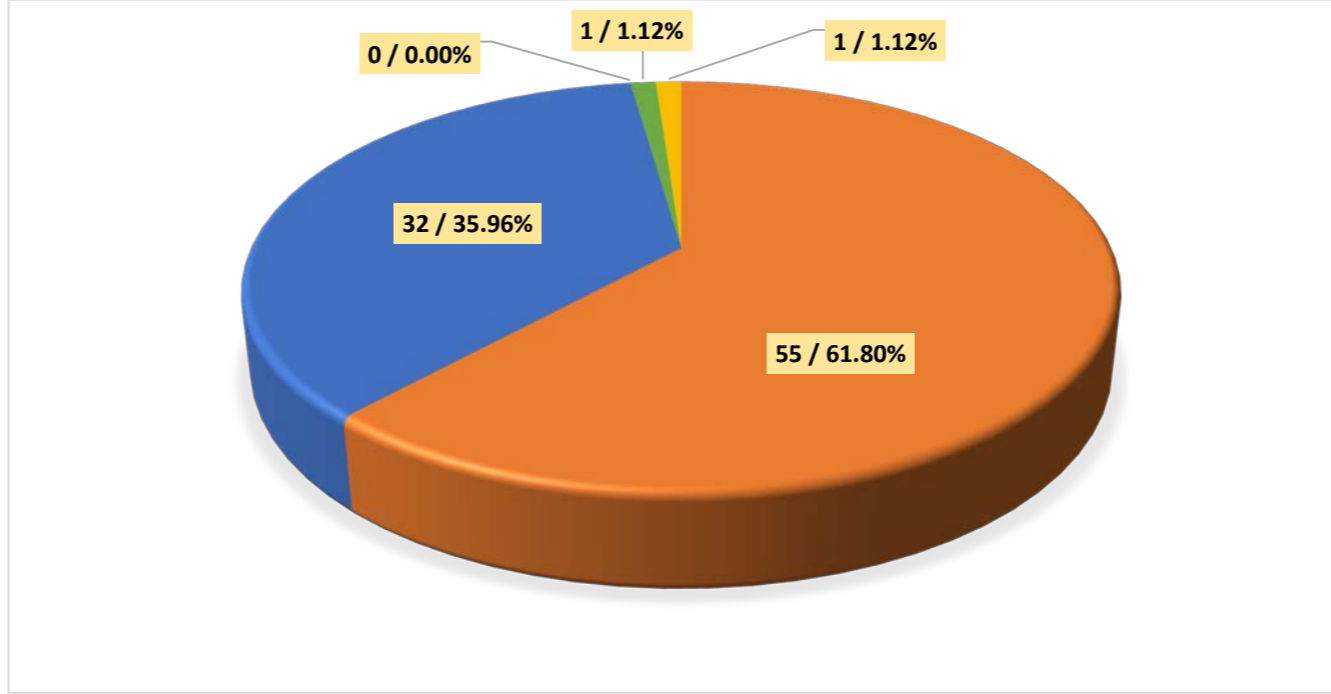
<b>Paint</b>		
Major - A / C	3	21.43%
Major - A / NC	1	7.14%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	1	7.14%
Minor	9	64.29%
<b>Total</b>	<b>14</b>	<b>100.00%</b>

**Major vs. Minor COA Approvals January 2020 - August 2021**

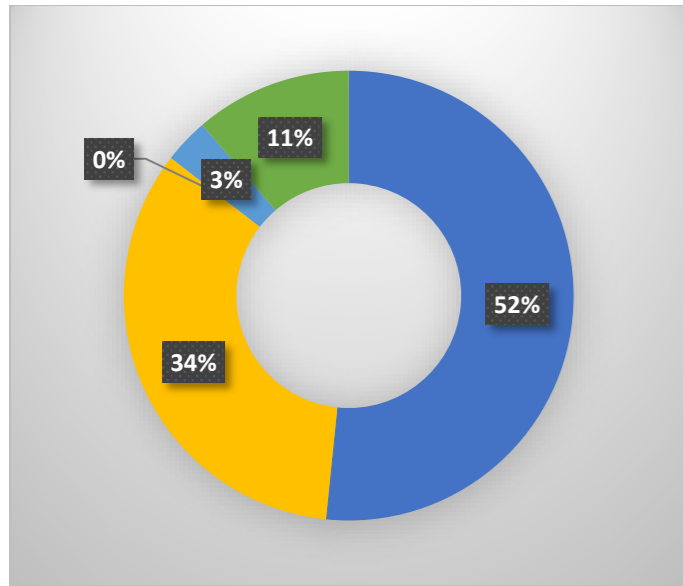


<b>Major:</b>	<b>208</b>	<b>72.73%</b>
<b>Minor:</b>	<b>78</b>	<b>27.27%</b>
<b>Total:</b>	<b>286</b>	<b>100.00%</b>

**Types of Approvals and Findings for Major January 2020 - August 2021**

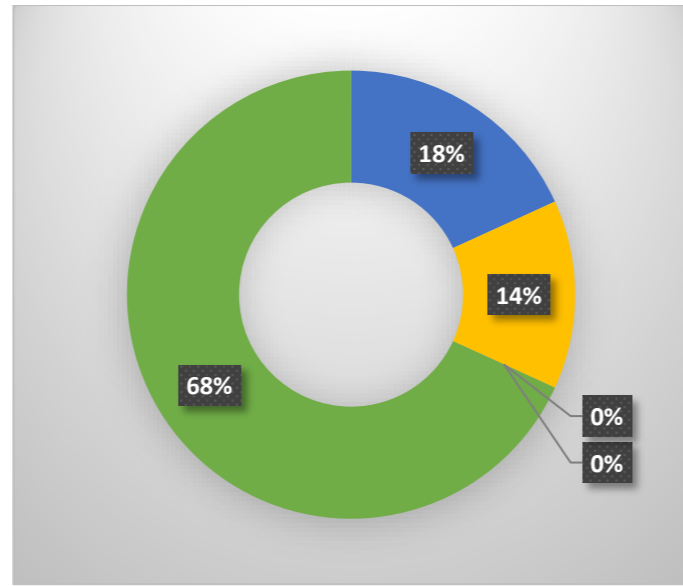


<b>Approved / Consistent</b>	<b>55</b>	<b>61.80%</b>
<b>Approved / Not Consistent but Congruous</b>	<b>32</b>	<b>35.96%</b>
<b>Approved w/Conditions / Consistent</b>	<b>0</b>	<b>0.00%</b>
<b>Approved w/Conditions / Not Consistent but Congruous</b>	<b>1</b>	<b>1.12%</b>
<b>Not Approved / Not Consistent and Not Congruous</b>	<b>1</b>	<b>1.12%</b>
<b>TOTAL</b>	<b>89</b>	<b>100.00%</b>

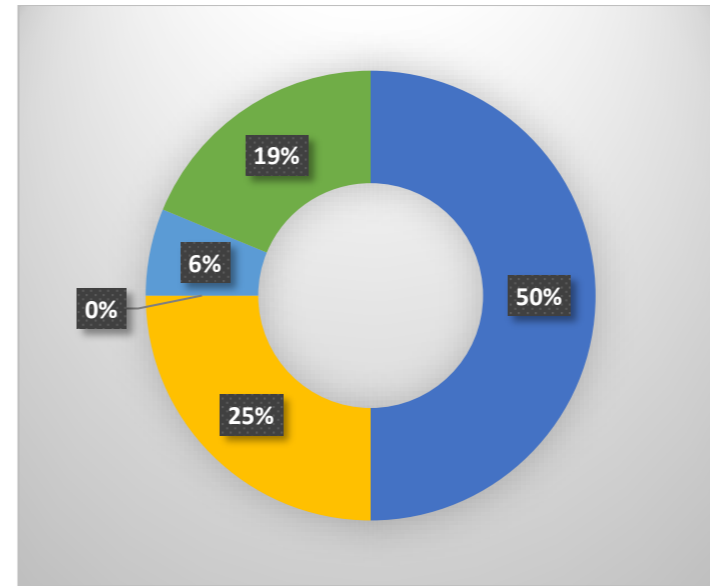


Doors & Windows		
Major - A / C	32	51.61%
Major - A / NC	21	33.87%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	2	3.23%
Minor	7	11.29%
<b>Total</b>	<b>62</b>	

\*Exterior Doors, Garage / Garage Doors, Windows

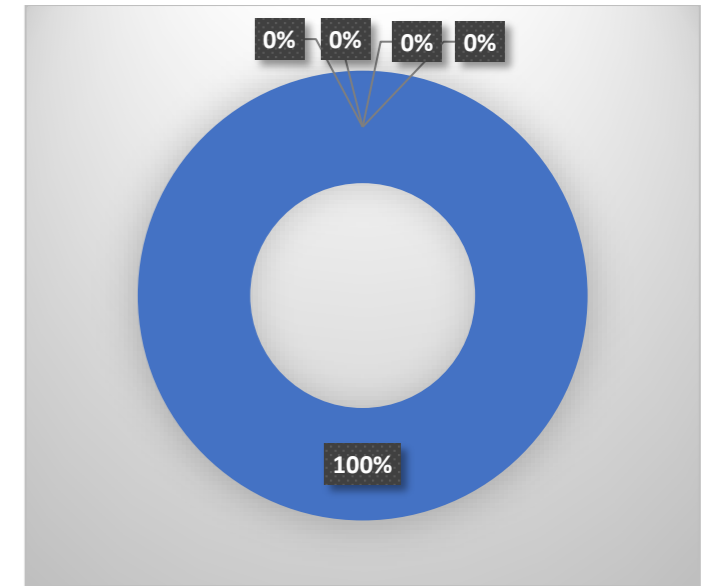


Fencing		
Major - A / C	4	18.18%
Major - A / NC	3	13.64%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	0	0.00%
Minor	15	68.18%
<b>Total</b>	<b>22</b>	

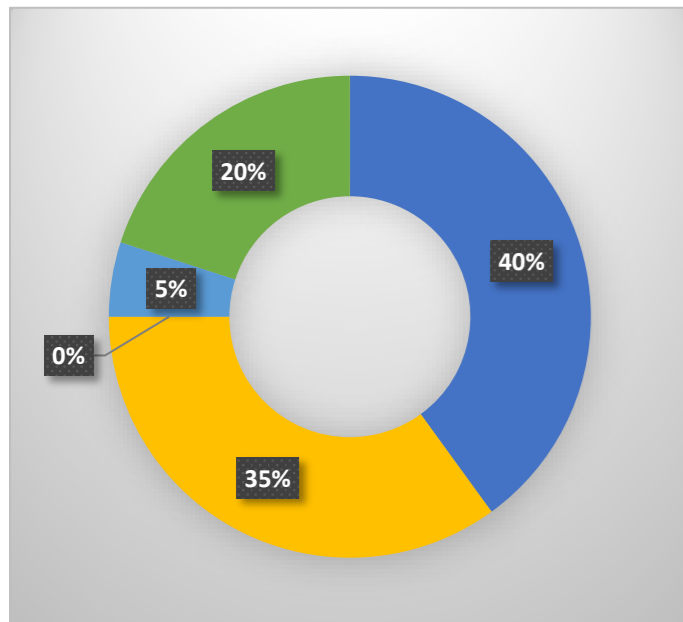


Accessory Structures		
Major - A / C	8	50.00%
Major - A / NC	4	25.00%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	1	6.25%
Minor	3	18.75%
<b>Total</b>	<b>16</b>	

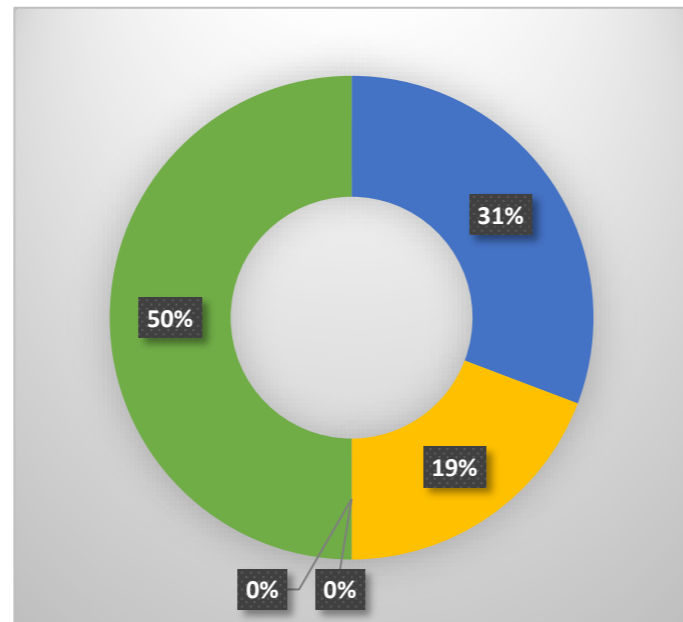
\*Pavillion, Arbor, Pergola, Shed, Accessory Structure



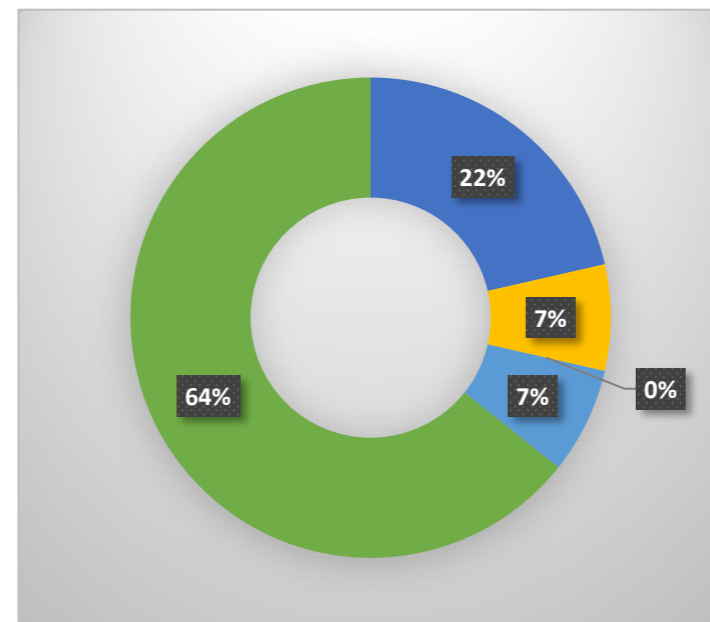
Pool		
Major - A / C	4	100.00%
Major - A / NC	0	0.00%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	0	0.00%
Minor	0	0.00%
<b>Total</b>	<b>4</b>	



Siding		
Major - A / C	8	40.00%
Major - A / NC	7	35.00%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	1	5.00%
Minor	4	20.00%
<b>Total</b>	<b>20</b>	



Roofing		
Major - A / C	8	30.77%
Major - A / NC	5	19.23%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	0	0.00%
Minor	13	50.00%
<b>Total</b>	<b>26</b>	



Paint		
Major - A / C	3	21.43%
Major - A / NC	1	7.14%
Major - A w/C / C	0	0.00%
Major - A w/C / NC	1	7.14%
Minor	9	64.29%
<b>Total</b>	<b>14</b>	