



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Stephanie Goodrich, Senior Planner
DATE: 3/18/2019
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
March 28, 2019 MEETING
2/12/2019 to 3/18/2019

NORMAL MAINTENANCE

None

MINOR WORK – COA ISSUED

COA: 19-022

Application Date: 2/14/19

Approval Date: 2/14/19

Prop Owner: Dana Dahlgren

Address: 35 Shaw Road

LRK# 24844

Applicant: Araya Outdoor

Request: Pool Fence

Standards and Guidelines: 1.6.3.7

COA: 19-023

Application Date: 2/21/19

Approval Date: 3/18/19

Prop Owner: Pinecrest Inn

Address: 25 Community Road

LRK# 24636

Applicant: Same

Request: Handrail

Standards and Guidelines: 1.6.3.9

COA: 19-024

Application Date: 3/7/19

Approval Date: 3/8/19

Prop Owner: Brooks Carribra

Address: 15 Page Road

LRK# 22524

Applicant: Longlife Fence

Request: Fence

Standards and Guidelines: 1.6.3.7



RECEIVED
MAR 07 2019

BY: Application for
Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): Ed and Ginger Monroe
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 76 Fields Road
Mailing Address (if different): 280 Highland Road, Southern Pines
Phone #: 910-603-0525 Mobile #: 910-603-7280
Zoning District: R10 LRK #: 00018170 PIN #: 856205170692

Applicant/Contractor Data

Name: Bruce McFadden
Contractor License #: 63223 (McFadden Homes, Inc.)
Phone #: 910-295-1093
E-mail Address (optional): McFaddenHomeBuilders@gmail.com
Mailing Address: P.O. Box 881, Pinehurst, NC 28370
Estimate Cost of Construction: \$ 75,000

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☒ No: ☐



Application for Local Historic District

Description of Project:

- Conversion of existing screened porch into master closet and bath (335 sf)
- Addition of new master bedroom behind existing screend porch (242 sf)
- New covered rear porch (at site of existing patio)
- New patio at master bedroom addition



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Cedar siding (match existing)	BM 0C-17 White Dove
Rear Elevation	Cedar siding (match existing)	BM 0C-17 White Dove
Right Elevation	Cedar siding (match existing)	BM 0C-17 White Dove
Left Elevation	Cedar siding (match existing)	BM 0C-17 White Dove
Trim	Wood (to match existing)	BM 0C-17 White Dove
Windows	Aluminum clad (match existing)	(white)
Chimney	Stone (existing to remain)	--
Foundation	Stone	(new to match existing)
Front Door	Wood/existing to remain	Farrow & Ball: Studio Green
Shutters	n/a	--
Garage Door	(existing to remain)	BM 0C-17 White Dove
Roof	Asphalt shingle; Metal on new rear porch	Match existing; Metal: Charcoal grey
Roof Exhaust Vents	n/a	--
Front Porch	(existing to remain)	--
Deck	n/a	--
Patio	New rear patios: salted concrete	(natural)
Sidewalk	n/a	--
Sky Lights	n/a	--
Driveway	(existing to remain)	--
House Number	(existing to remain)	--

Signature: Ginger Monroe Date: 3/1/19

**LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA: 19-025	76 Fields Road	Parcel ID # 18170
Partial Demolition of Rear Porch and rebuild as a master suite		PIN # 855205170692

APPLICANT: **Bruce McFadden, McFadden Homes**
PROPERTY OWNER(S): **Ed & Ginger Monroe**

RECEIVED: **3/07/2019**
MEETING DATE: **3/28/2019**

ZONING DISTRICT: **R-10**
LHD STATUS: **Non-Contributing, year built 2006**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL**

NATURE OF PROJECT:

- **Alteration to the rear of the structure including selective demolition of a porch and rebuild into a master suite.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 76 Fields Road has a build date in the property records as 2006.

A. SECTION 1.6.4.7 MAJOR WORK – *New construction or additions not considered to be minor.*

1. This request is considered to be major work because it involves minor work items that **were/were not** approved by the Village Planner.

ADDITION TO MAIN DWELLING:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS – *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous and **will/will not** be on the rear elevation.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS – *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.
3. The proposed work/structures **will/will not** be compatible with neighboring buildings.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS – *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.4 ADDITIONS STANDARDS – *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **will/will not** be similar to those in the original building.

F. **SECTION 3.1.2.5 ADDITIONS STANDARDS** – *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

G. **SECTION 3.1.2.6 ADDITION STANDARDS** – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

DEMOLITION OF:

H. **SECTION 3.5 DEMOLITION** – *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The section of the structure proposed to be removed **does/does not** contribute to the historic character of the Village of Pinehurst.
2. The section of the structure proposed to be removed **does/does not** cause the owner undue financial hardship if the demolition request is delayed 365 days.



LOCATION

**LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA: 19-026 10 Chinquapin Road Parcel ID # 18997
ATM Replacement on rear- Includes window alterations PIN # 855212968441

APPLICANT: Chubb Construction for First Bank
PROPERTY OWNER(S): Nancy Gouger-Smith

RECEIVED: 3/14/2019
MEETING DATE: 3/28/2019

ZONING DISTRICT: VC
LHD STATUS: Contributing

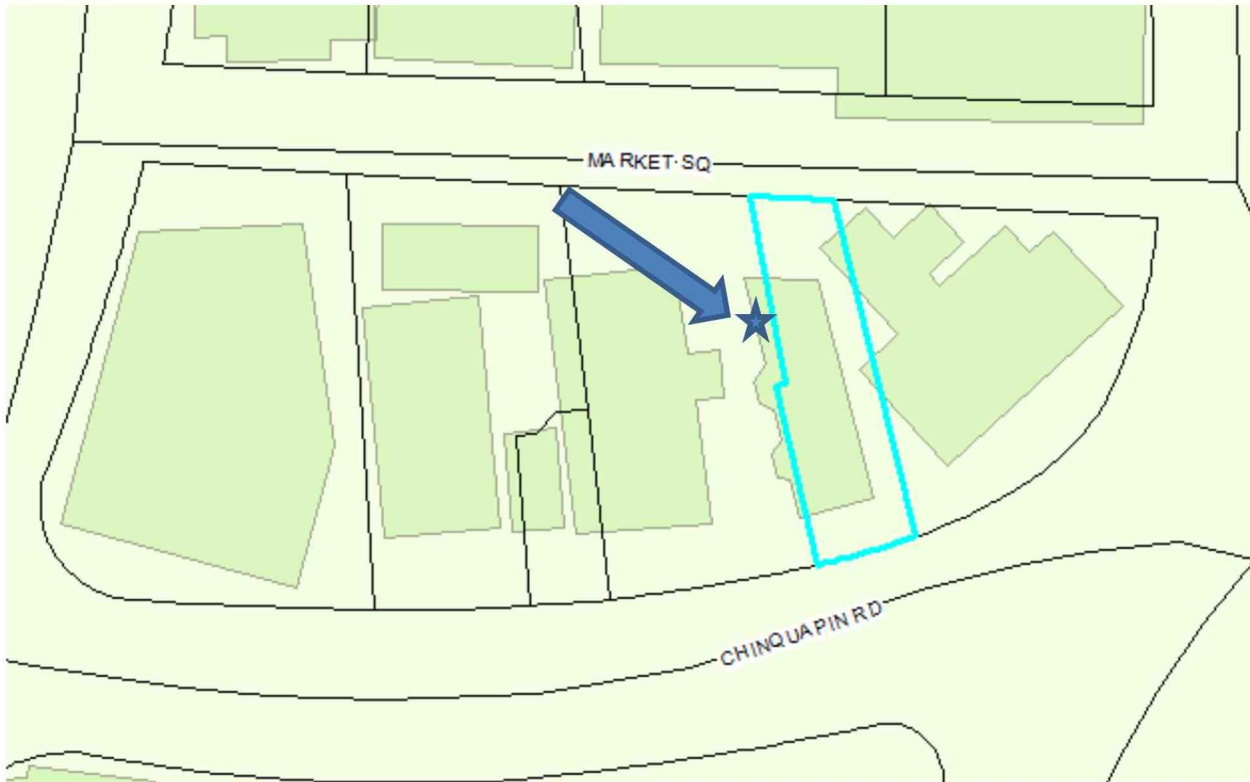
ADDITIONAL APPROVALS/PERMITS NEEDED:
✓ BUILDING OFFICIAL

- NATURE OF PROJECT:
- Alteration to the ATM window- replace machine
 - Frame new opening
 - Cover, trim and paint exterior

FACTS
APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: 10 Chinquapin Road is a commercial, contributing building to both the National Historic Landmark District and the Pinehurst Local Historic District. The ATM Machine is located on the rear façade, but visible from Market Square.

- A. SECTION 1.6.4.7 MAJOR WORK** – *New construction or additions not considered to be minor.*
1. This request is considered to be major work because it involves minor work items that **were/were not** approved by the Village Planner.
- B. SECTION 2.4.2.1 WINDOWS AND DOOR STANDARDS** – *Adding or changing original window and door openings shall not be permitted on the principal facade. If new uses for the structure require an additional door or a window, these shall be located where they are not visible from a principal street*
1. The original window opening **is/is not** on the principal facade.
- C. SECTION 2.4.2.2 WINDOWS AND DOORS STANDARDS** – *Windows and doors of existing buildings shall retain their original size and dimension*
1. The proposed ATM opening **is/is not** the same as the original size and dimension as the original window.



LOCATION

- NOTES
1.

WORK SHALL CONFORM TO LOCAL BUILDING CODES.
2.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY.
3.

THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
4.

THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES. ALL REQUIRED DRAWINGS MUST BE PRESENT ON SITE FOR BUILDING INSPECTORS.
5.

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSMIT ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
6.

ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
7.

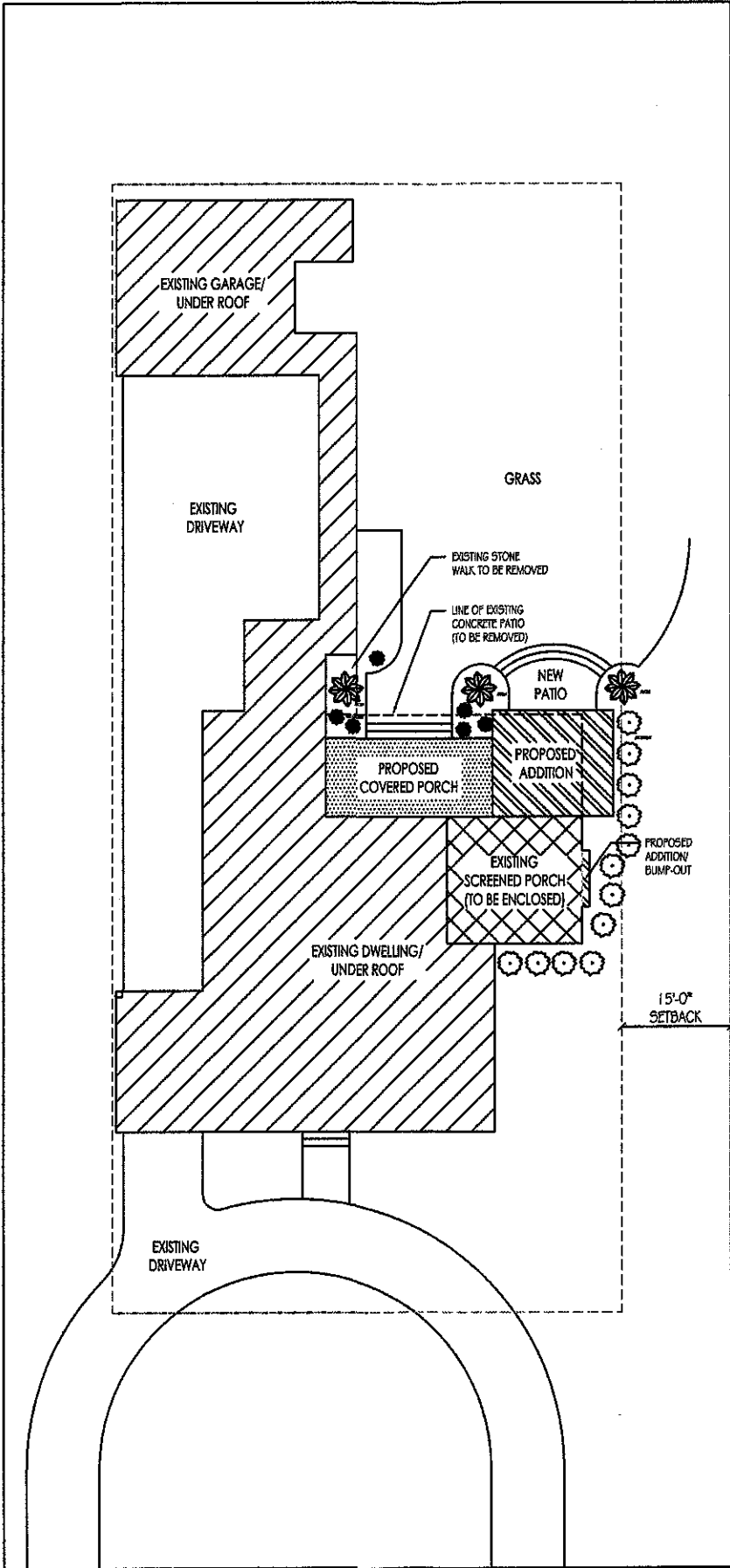
THE CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THESE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE DRAWINGS.

SYMBOLS LEGEND

DRAWING TITLE	DRAWING TITLE SCALE
SECTION	
ELEVATION	
WINDOW NUMBER	
DOOR NUMBER	
CEILING/ELEVATION HEIGHT	CH. #"

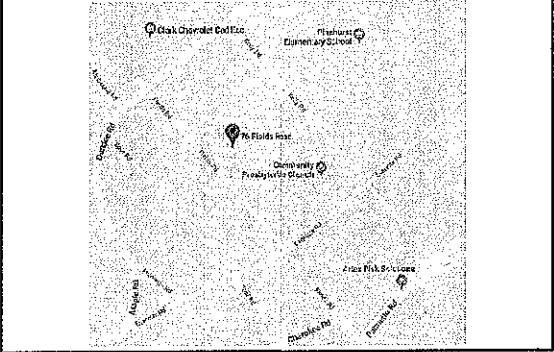
ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
DIA	DIAMETER
DWG	DRAWING
EQ	EQUAL
FLR	FLOOR
GLS	GLASS
GYP	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OPP	OPPOSITE
PT	PAINT
SIM	SIMILAR
SF	SQUARE FEET
SHT	SHEET
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WD	WOOD



1 SITE PLAN

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



2 LOCATION MAP

AO N.T.S.

PROJECT INFORMATION

ZONE	R10
SETBACKS:	
FRONT	35 FT
RIGHT SIDE	15 FT
LEFT SIDE	15 FT
REAR	25 FT
AREAS:	
NEW BUILDING FOOTPRINT:	242 SF
TOTAL BUILDING FOOTPRINT	3,946 SF
LOT AREA	21,500 SF
NEW TOTAL UNDER-ROOF	18 %

DRAWING LIST

A0	COVERSHEET & SITE PLAN
A1	FOUNDATION PLAN, FLOOR PLAN & ROOF PLAN
A2	EXTERIOR ELEVATIONS
L1	LANDSCAPE & HARDSCAPE PLAN

161 E. NEW HAMPSHIRE AVE.
SOUTHERN PINES, NC
910.692.8850
www.markwesleyparson.com

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PARSON, INC. NO PART OF THESE
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USED IN ANY MANNER WITHOUT THE WRITTEN
PERMISSION OF MARK WESLEY PARSON,
INC. CONTRACTOR SHALL VERIFY ALL
DIMENSIONS, SETBACKS AND ZONING
PRIOR TO CONSTRUCTION. MARK WESLEY
PARSON, INC. WILL NOT BE LIABLE FOR
DAMAGES OR EXPENSES INCURRED AFTER
CONSTRUCTION BEGINS.

MONROE RESIDENCE

76 FIELDS ROAD
PINEHURST, NC

DATE: MARCH 7, 2019

REVISIONS:

COVER SHEET
SITE PLAN

SHEET NUMBER

A0

MONROE RESIDENCE
76 FIELDS ROAD
PINEHURST, NC

DATE: MARCH 7, 2019

REVISIONS:

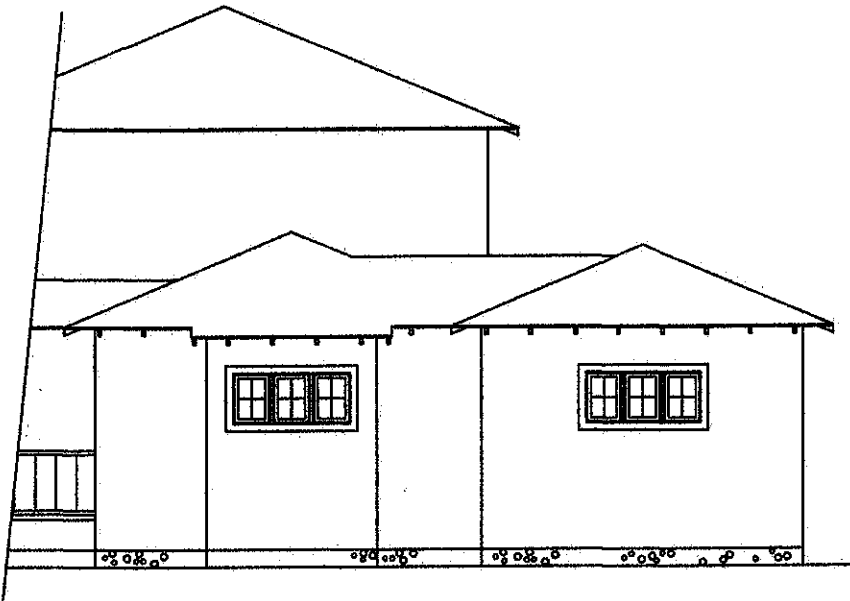
ELEVATIONS

SHEET NUMBER

A2



1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"

FIRST BANK



**LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

COA: 19-027

Lot 219-A McCaskill Road

Parcel ID # 13990

New Single Family House

PIN # 855208883157

APPLICANT:

Craig Decker and Onyinyechi Agbara

PROPERTY OWNER(S):

Craig Decker and Onyinyechi Agbara

RECEIVED:

3/14/2019

MEETING DATE:

3/28/2019

ZONING DISTRICT:

R-30

LHD STATUS:

Non-Contributing, undeveloped

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL

NATURE OF PROJECT:

- New single family dwelling

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

STAFF ANALYSIS: The corner of Graham and McCaskill is undeveloped. It is inside the local historic District boundary. This request is to build a new main dwelling on the site.

A. SECTION 1.6.4.7 MAJOR WORK - *New construction or additions not considered to be minor.*

1. This request is considered to be major work because it involves minor work items that **were/were not** approved by the Village Planner.

NEW CONSTRUCTION:

B. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS - *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*

1. The proposed new construction **will/will not** blend with the Local Historic District.

C. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS - *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture.*

1. The proposed new construction **will/will not** be of similar scale as existing structures in the neighborhood.
2. The proposed new construction **will/will not** be of similar style as other dwellings in the district.
3. The proposed new construction **will/will not** be of similar materials as other dwellings in the district.
4. The proposed new construction **will/will not** be of similar colors as other dwellings in the neighborhood and **are/are not** in the Village of Pinehurst Color Palette.
5. The proposed new construction **will/will not** be of similar texture as historic structures around the subject property.

D. SECTION 3.2.2.3 NEW CONSTRUCTION STANDARDS – *Consideration is often given to using or simplifying the details from neighboring buildings. This technique is used to "blend" the new structure with its neighbors. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.*

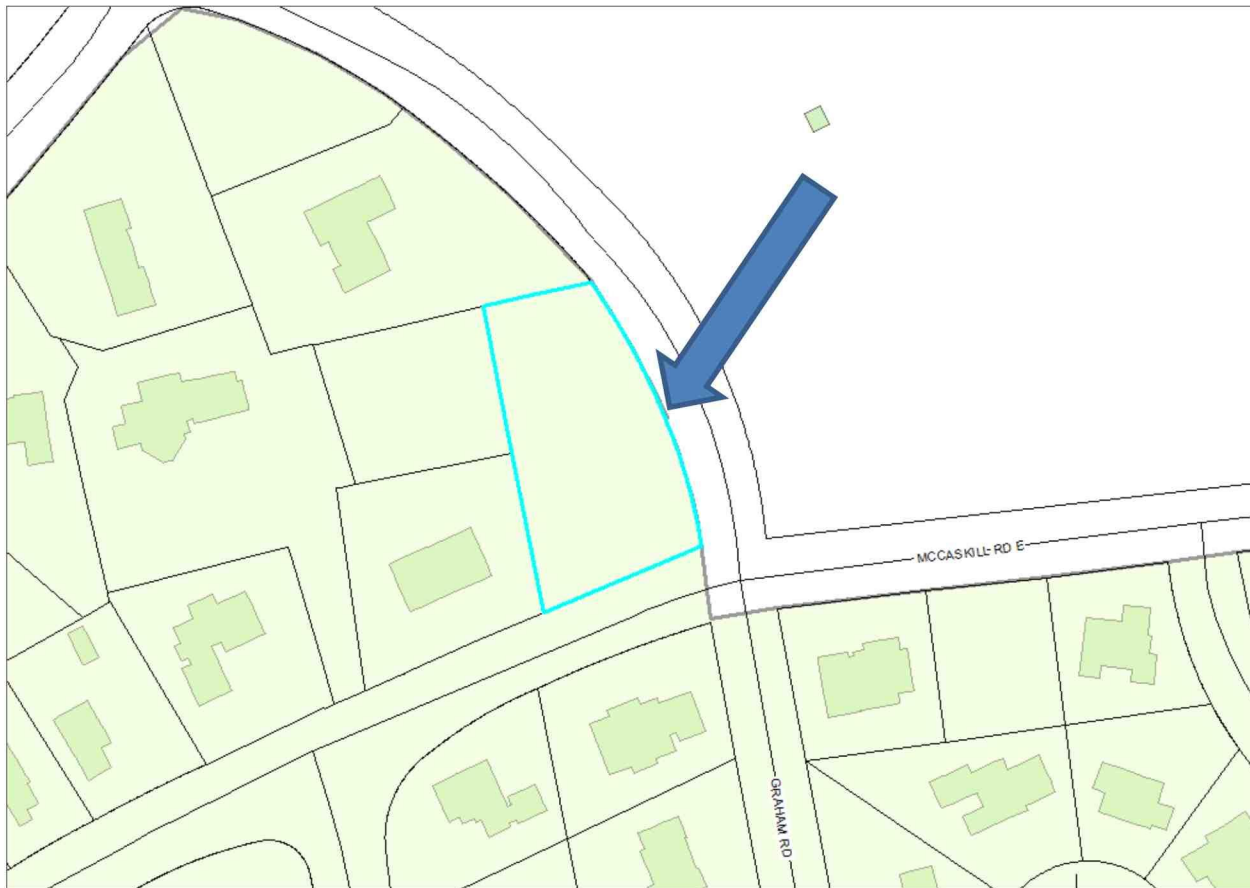
1. The proposed new construction **will/will not** blend with its neighboring buildings.

E. SECTION 3.2.3.1 PROJECT PLANNING AND SITE DESIGN – *New infill housing is very appropriate and very desirable in the Village of Pinehurst area. The designs shall follow the basic Design Standards and shall also repeat the same relationships of house to street and house to lot as their historic neighbors. Table 3.2.3.1 is a table of Architectural Styles to be used as a reference for Architecture found in the Local Historic District and will be used by the Commission and staff to determine if a proposal is consistent with the neighborhood.*

1. The proposed new architecture **is/is not** consistent with historic neighbors in the neighborhood.

F. SECTION 2.9.2.1 PAINT AND COLOR STANDARDS – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst Color Palette;*

1. The proposed colors for the new house **will/will not** be appropriate for the building and district and **are/are not** in the Village of Pinehurst Color Palette.



LOCATION



Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): Nancy G. Smith

Business Name (if applicable): N/A

Tenant Name (if applicable): First Bank

Physical Address: 10 Chinquapin Rd, Pinehurst, NC

Mailing Address (if different): Same as above

Phone #: 910-295-1659 (Nancy) Mobile #: _____

Zoning District: VC LRK #: _____ PIN #: 855212968441

Applicant/Contractor Data

Name: Clubb Construction

Contractor License #: 24220

Phone #: 7048629940

E-mail Address (optional): _____

Mailing Address: 141 W 8th Ave, Gastonia, NC, 28052

Estimate Cost of Construction: \$ 4600.00

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic District

Description of Project:

- Remove glass from above existing ATM opening
- Frame opening for new ATM and AHD
- ** Branch to specify new opening size. May want smaller glass.
- Cover, Trim and paint exterior
- Cover, Trim and paint interior

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org
Page 2 of 4



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation	PVC Board	White
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: Cathy Wilkerson Date: 3/14/2019



**Application for
Local Historic District**

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org

McCaskill Road

219

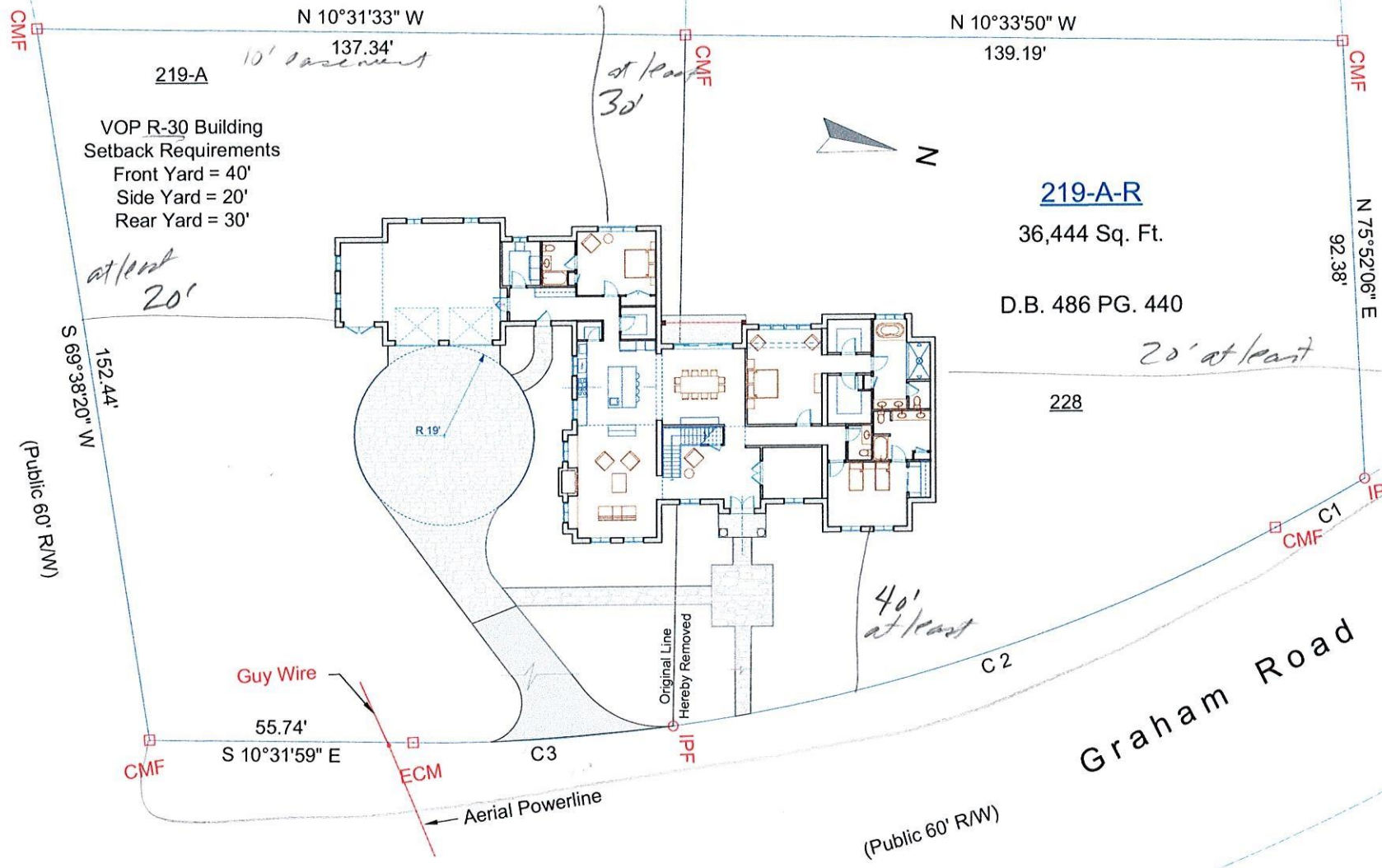
"Donald W. Jorgensen"
and wife
"Anne R. Jorgensen"
Book 3711 Page 446

220

"Hannah A. England,"
Trustee
2012E/197
D.B. 360 PG. 598

N 75°54'06" E
155.09'

By Coordinate Method



Notes: This map is prepared for recording
in accordance with GS 47-30.

Area by coordinate method.

The property shown hereon lies within Zone
X, a minimal flood risk area.

Subject property is currently zoned R-30..

- Legend: IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
CMS= Concrete Monument Set
PP= Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
FH= Fire Hydrant
S/T= Sewer Tap

Reference: Map Book 8 Page 46
Plat Cabinet 5 Slide 233
Plat Cabinet 5 Slide 803
Book 4379 Page 72
Moore County Registry

221

"Patrick J. King"
Book 4657 Page 345

219-A-R

36,444 Sq. Ft.

D.B. 486 PG. 440

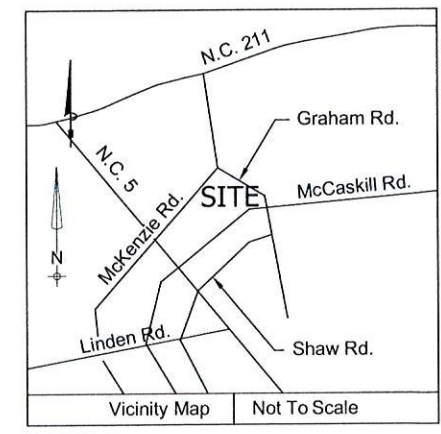
228

Graham Road

(Public 60' R/W)

NOT FOR CONSTRUCTION

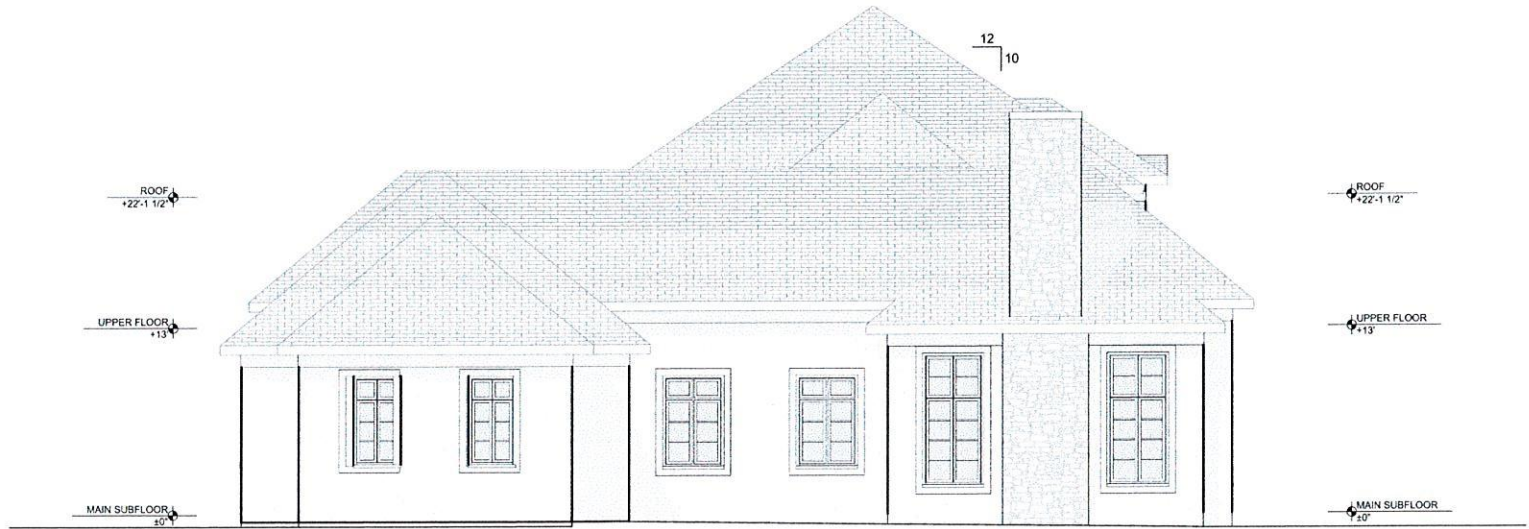
ALICE DODSON ARCHITECT, P.A.	
45 Lula Cove Road, Weaverville, NC 28787 828-712-9326 www.AliceDodsonArchitect.com	
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Preliminary Drawings	
SITE PLAN	
DATE: 3/14/2019	
REVISIONS:	
A New Residence for DECKER-AGBARA	
Graham Road	
SE	



1 SE
SCALE: 1" = 20'



1 EAST ELEVATION
A3 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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Preliminary Drawings

EAST & SOUTH ELEVATIONS

DATE: 3/14/2019

REVISIONS:
△
△
△
△

A New Residence for DECKER-AGBARA
Graham Road

A3

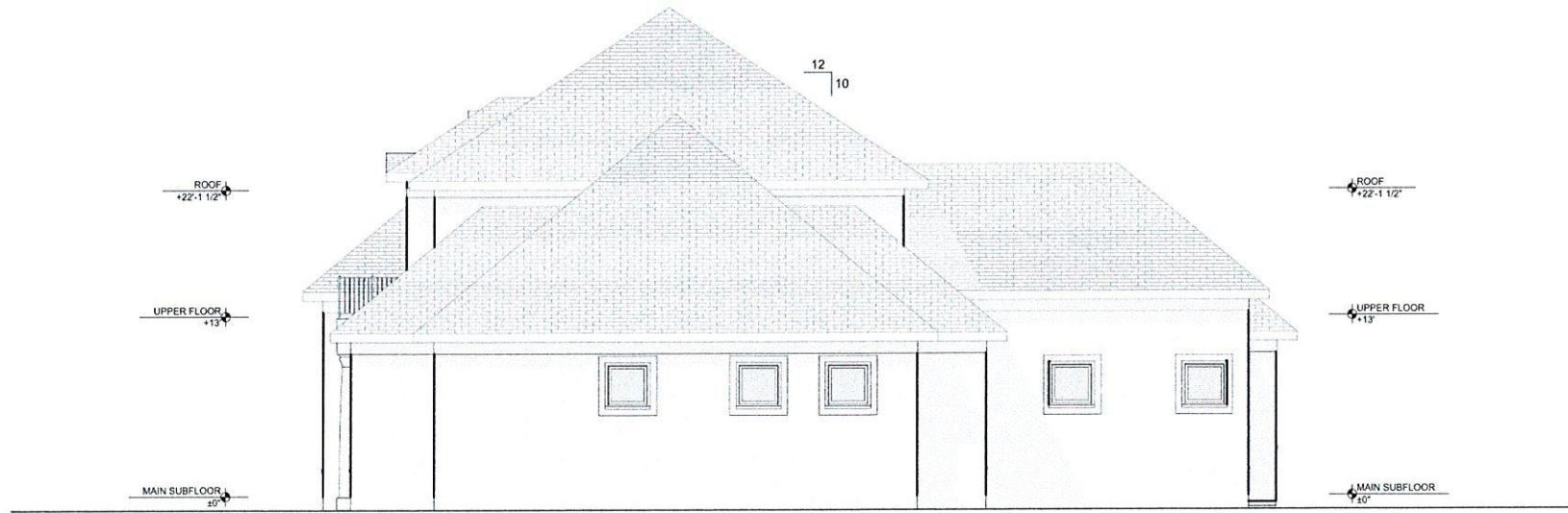
ALICE DODSON
ARCHITECT, P.A.



45 Lula Cove Road, Weaverville, NC 28787
828-712-3326 www.AliceDodsonArchitect.com



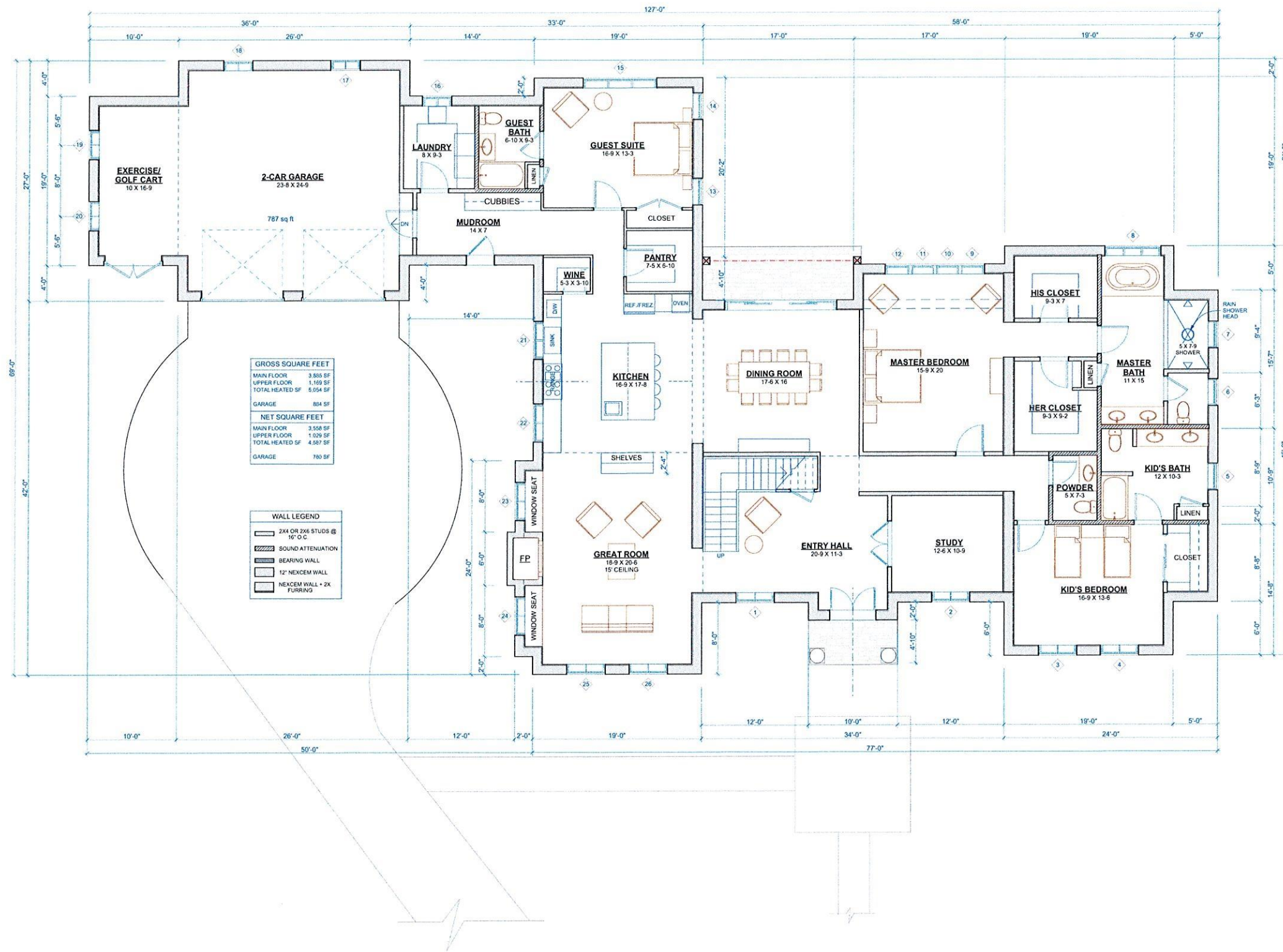
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

NOT FOR CONSTRUCTION

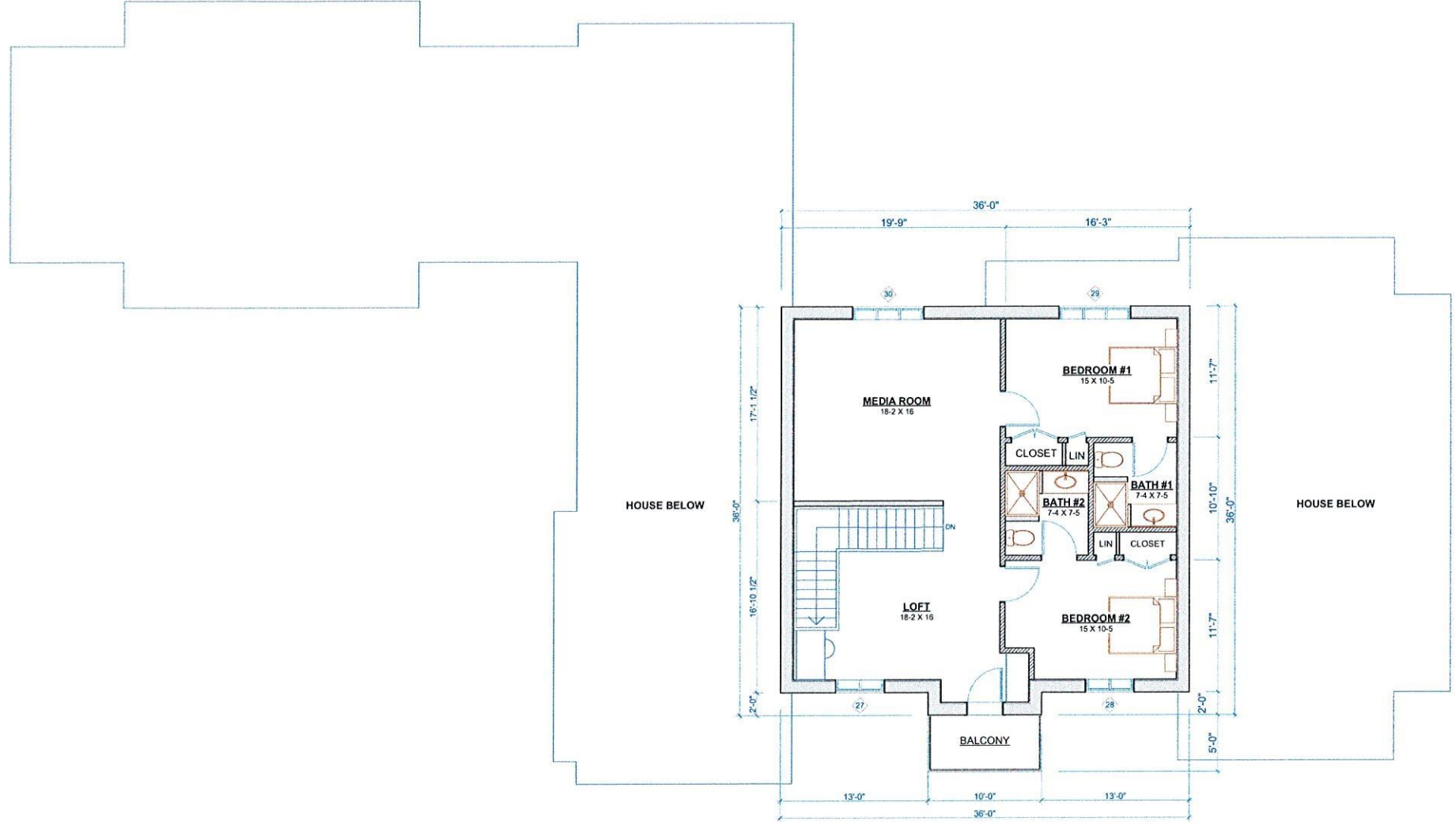
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Preliminary Drawings	
WEST & NORTH ELEV.	
DATE: 3/14/2019	
REVISIONS:	
▲	
▲	
▲	
▲	
▲	
▲	
A New Residence for DECKER-AGBARA	
Graham Road	
A4	



NOT FOR CONSTRUCTION

1
A1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

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	Preliminary Drawings	
MAIN FLOOR PLAN		
DATE: 3/14/2019		
REVISIONS:		
A New Residence for DECKER-AGBARA		
Graham Road		
A1		

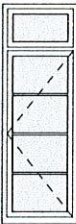


1
A2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

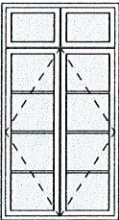
NOT FOR CONSTRUCTION

A2	A New Residence for DECKER-AGBARA Graham Road	DATE: 3/14/2019 REVISIONS: △ △ △ △	UPPER FLOOR PLAN	Preliminary Drawings	ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF ALICE DODSON ARCHITECT, P.A. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE COPIED OR USED ON ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.	 ALICE DODSON ARCHITECT, P.A.
						45 Lula Cove Road, Weaverville, NC 28787 828-712-9326 www.AliceDodsonArchitect.com

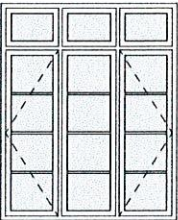
WINDOW TYPES:



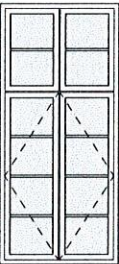
Single Casement
w/ 18" Transom



Double Casement
w/ 18" Transom



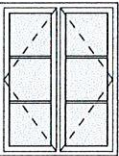
Triple Casement
w/ 18" Transom



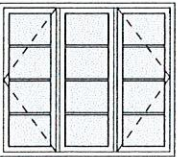
Double Casement
w/ 36" Transom



Single Awning



Double Casement



Triple Casement

WINDOW SCHEDULE						
NO.	SIZE		TYPE	Head Ht.	Sill Ht.	NOTES
	WIDTH	HEIGHT				
1	4'-0"	7'-6"	Double Casement w/ 18" Transom	9'-6"	2'-0"	
2	4'-0"	7'-6"	"	9'-6"	2'-0"	
3	4'-0"	7'-6"	"	9'-6"	2'-0"	
4	4'-0"	7'-6"	"	9'-6"	2'-0"	
5	3'-0"	3'-0"	Single Awning	9'-6"	6'-6"	
6	3'-0"	3'-0"	"	9'-6"	6'-6"	
7	3'-0"	3'-0"	"	9'-6"	6'-6"	
8	6'-0"	7'-6"	Triple Casement w/ 18" Transom	9'-6"	2'-0"	
9	2'-6"	7'-6"	Single Casement w/ 18" Transom	9'-6"	2'-0"	
10	2'-6"	7'-6"	"	9'-6"	2'-0"	
11	2'-6"	7'-6"	"	9'-6"	2'-0"	
12	2'-6"	7'-6"	"	9'-6"	2'-0"	
13	3'-0"	3'-0"	Single Awning	9'-6"	6'-6"	
14	3'-0"	3'-0"	"	9'-6"	6'-6"	
15	8'-0"	7'-6"	Triple Casement w/ 18" Transom	9'-6"	2'-0"	
16	3'-0"	5'-2"	Single Casement w/ 18" Transom	9'-6"	4'-4"	
17	3'-0"	6'-0"	Double Casement w/ 18" Transom	9'-6"	3'-6"	
18	3'-0"	6'-0"	"	9'-6"	3'-6"	
19	3'-0"	6'-0"	"	9'-6"	3'-6"	
20	3'-0"	6'-0"	"	9'-6"	3'-6"	
21	4'-0"	6'-2"	"	9'-6"	3'-4"	
22	4'-0"	6'-2"	"	9'-6"	3'-4"	
23	4'-0"	9'-0"	Double Casement w/ 36" Transom	11'-0"	2'-0"	14-1 1/2 Wall Ht.
24	4'-0"	9'-0"	"	11'-0"	2'-0"	"
25	4'-0"	9'-0"	"	11'-0"	2'-0"	"
26	4'-0"	9'-0"	"	11'-0"	2'-0"	"
27	4'-0"	5'-3"	Double Casement	8'-0"	2'-9"	
28	4'-0"	5'-3"	"	8'-0"	2'-9"	
29	6'-0"	5'-3"	Triple Casement	8'-0"	2'-9"	
30	6'-0"	5'-3"	"	8'-0"	2'-9"	

NOTES:
FOR R.O. SEE WINDOW MANUFACTURER'S SHOP DRAWINGS
WINDOWS ARE ALUMINUM-CLAD WOOD WINDOWS - DARK GRAY EXTERIOR
MARVIN, KOLBE OR EQUAL
LOW-E GLAZING FILLED WITH ARGON GAS

ALL BEDROOOM WINDOWS TO SATISFY EGRESS REQUIREMENTS

NOT FOR CONSTRUCTION

ALICE DODSON

ARCHITECT, P.A.

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF ALICE DODSON ARCHITECT, P.A. AND ARE NOT TO BE REPRODUCED OR COPIED OR USED ON ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

45 Lula Cove Road, Weaverville, NC 28787
828-712-9326 www.AliceDodsonArchitect.com

Preliminary Drawings

WINDOW SCHEDULE

DATE: 3/14/2019

REVISIONS:

A New Residence for DECKER-AGBARA

Graham Road

A5



Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): KRAIG DECKER / DR. ONYINYECHI AGBARA
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: LOT 219-A-R McCaskill RD E & GRAHAM ROAD (COMBINED LOTS 219 AND 228)
Mailing Address (if different): 240 HOLLY PINES DRIVE; PINEHURST, NC 28374
Phone #: 717-439-0599 (cell) Mobile #: 313-443-9707
Zoning District: VOP R-30 LRK #: _____ PIN #: SEE ATTACHED DOCS

Applicant/Contractor Data

Name: TBD
Contractor License #: _____
Phone #: _____
E-mail Address (optional): _____
Mailing Address: _____
Estimate Cost of Construction: \$ _____

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒



Application for Local Historic District

Description of Project:

The project is an approximately 4900 sf house on two levels.

The main floor is a slab on grade with in-floor heat and includes: Great room, dinning room, kitchen, master bedroom, kids suite, and a guest room. There is an office, laundry, mudroom, powder room, pantry, wine storage, and garage with golf cart entrance.

The partial upstairs has two bedrooms suites, a media room, and open loft area.

The house is designed with a hybrid blend of architectural features including, Colonial, Georgian, Federal, with a more heavily influenced French Country style.

The house will be built with Nexcem construction and will incorporate passive solar features.

The main exterior structural walls will be stucco in a sandy off white color with dark features that include, garage doors, front door, down spouts, and window frames.

Our intent is it leave as much natural surroundings as possible so that the structure will blend into the environment.

Alice Dodson Architect, PA is the principal design architect for this project. She is located near Asheville, NC.

Alice Dodson Architect, PA
45 Lula Cove Road
Weaverville, NC 28787
PH: 828-645-9326



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	STUCCO	OC-130 CLOUD WHT
Rear Elevation	STUCCO	"
Right Elevation	STUCCO	"
Left Elevation	STUCCO	"
Trim	METAL SPOUTS/WOOD	MATCH WINDOW FRAME
Windows	SEE WINDOW SCHEDULE	
Chimney	STONE	MIXED NAT'L GRAYS
Foundation	STUCCO	OC-130
Front Door	IRON	DARK BRONZE/BROWN
Shutters	NONE	
Garage Door	METAL	MATCH DARK TRIM
Roof	ASPHALT SHINGLE	LIGHT/DARK GRAY
Roof Exhaust Vents		MATCH SHINGLE COLOR
Front Porch		MATCH EXTERIOR WALL
Deck	NO DECK	
Patio	REAR ONLY	
Sidewalk	PAVER/CEMENT	SAME AS DRIVEWAY
Sky Lights	NONE	
Driveway	CEMENT/BRICK PAVER	LIGHT NAT STONE
House Number	? Metal	match trim

Signature: _____ Date: _____



Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

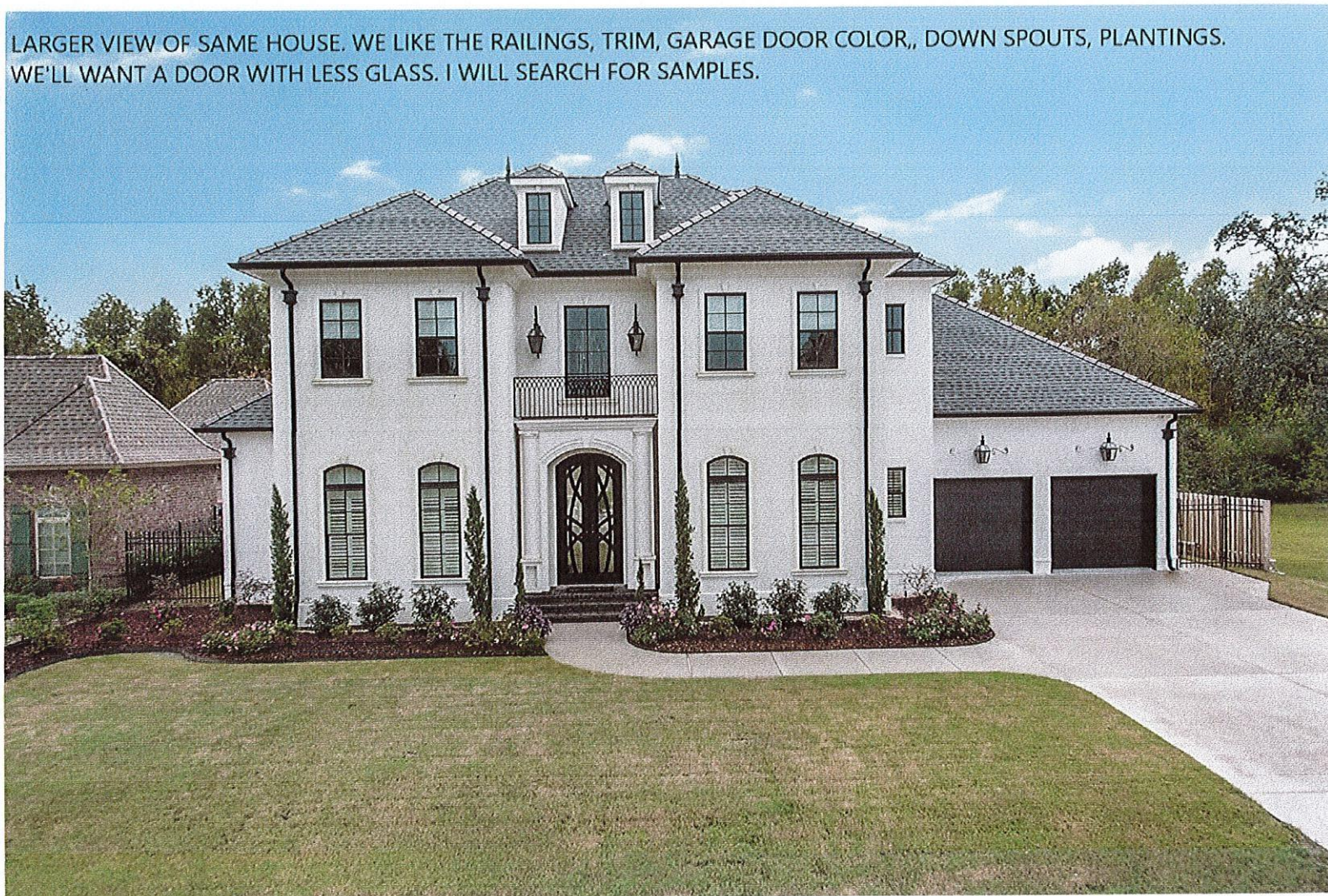
Conditions: _____

Planning and Inspections Department

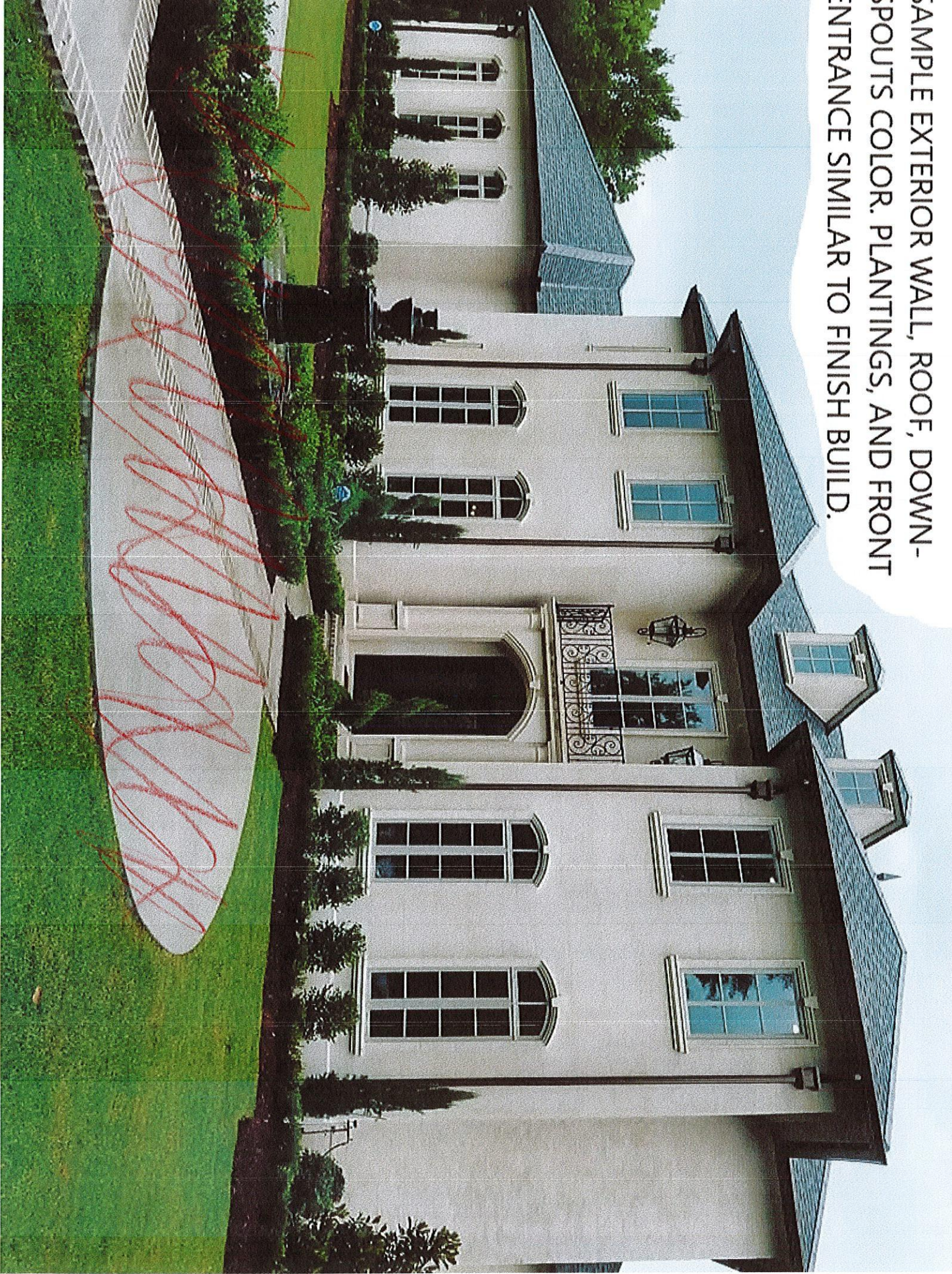
395 Magnolia Rd - Pinehurst, North Carolina 28374

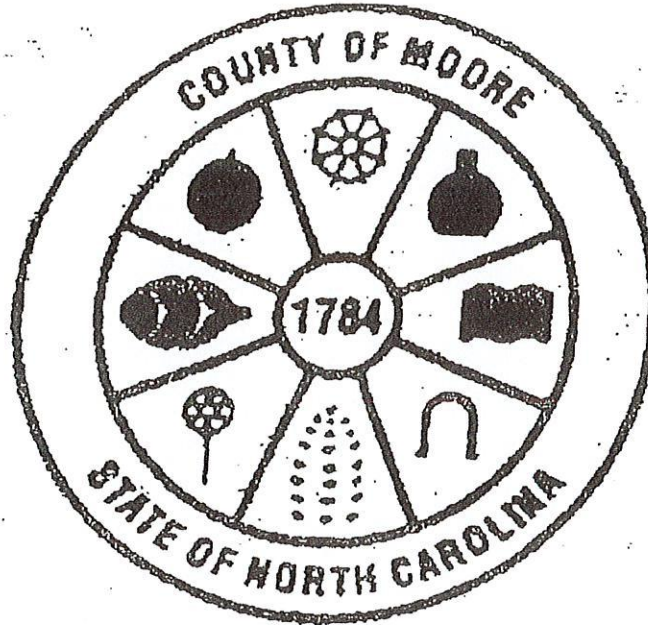
(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org

LARGER VIEW OF SAME HOUSE. WE LIKE THE RAILINGS, TRIM, GARAGE DOOR COLOR,, DOWN SPOUTS, PLANTINGS. WE'LL WANT A DOOR WITH LESS GLASS. I WILL SEARCH FOR SAMPLES.



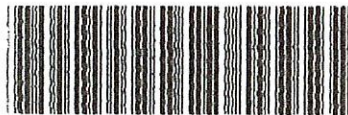
SAMPLE EXTERIOR WALL, ROOF, DOWN-
POUTS COLOR. PLANTINGS, AND FRONT
ENTRANCE SIMILAR TO FINISH BUILD.





Judy D. Martin
Register of Deeds
Moore County, North Carolina

PLAT



INSTRUMENT # 2017003477

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
March 14, 2017 04:13:39 PM
Book 17 Page 256-256
FEE: \$21.00
INSTRUMENT # 2017003477

NUMBER	CD	R	L	LC
C1	S 40°03'39" E	375.40	21.30	21.30
C2	S 29°16'24" E	375.40	134.76	134.04
C3	S 14°11'02" E	375.40	55.21	55.16

MRS. JUDY D. MARTIN
REGISTER OF DEEDS - MOORE COUNTY
CARTERSVILLE, NORTH CAROLINA 28327
PLAT CABINET 17 SLIDE 256
"Patrick J. King"
Book 4657 Page 345

2011 MAY 14:15
8:11 AM 14 P. 13

Per D.B. 642 Pg. 55
N 13°33'46"

NORTH CAROLINA, MOORE COUNTY
I, Emmett S. Royner, Professional Land Surveyor, do hereby certify that this map was drawn by me from my actual field notes and that the precision rate as determined by lotuses and theodolite is not less than 1:7200, that the survey was made per local description recorded in the instrument listed under "Reference" herein, and that this map was prepared in accordance with G.S. 47-30, as amended.
Witness my signature, seal, and registration number this 13th Day of March, 2017.
Emmett S. Royner
Surveyor, L-2521



Dorothy Dutton
of the State and County aforesaid, do hereby certify that the map or plat to which this certification is attached meets all statutory requirements for recording.
Review Officer
Date: 3/14/2017

I, EMMETT S. ROYNER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM MY ACTUAL FIELD NOTES AND THAT THE PRECISION RATE AS DETERMINED BY LOTUS AND THEODOLITE IS NOT LESS THAN 1:7200, THAT THE SURVEY WAS MADE PER LOCAL DESCRIPTION RECORDED IN THE INSTRUMENT LISTED UNDER "REFERENCE" HEREIN, AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
Emmett S. Royner
Surveyor, L-2521

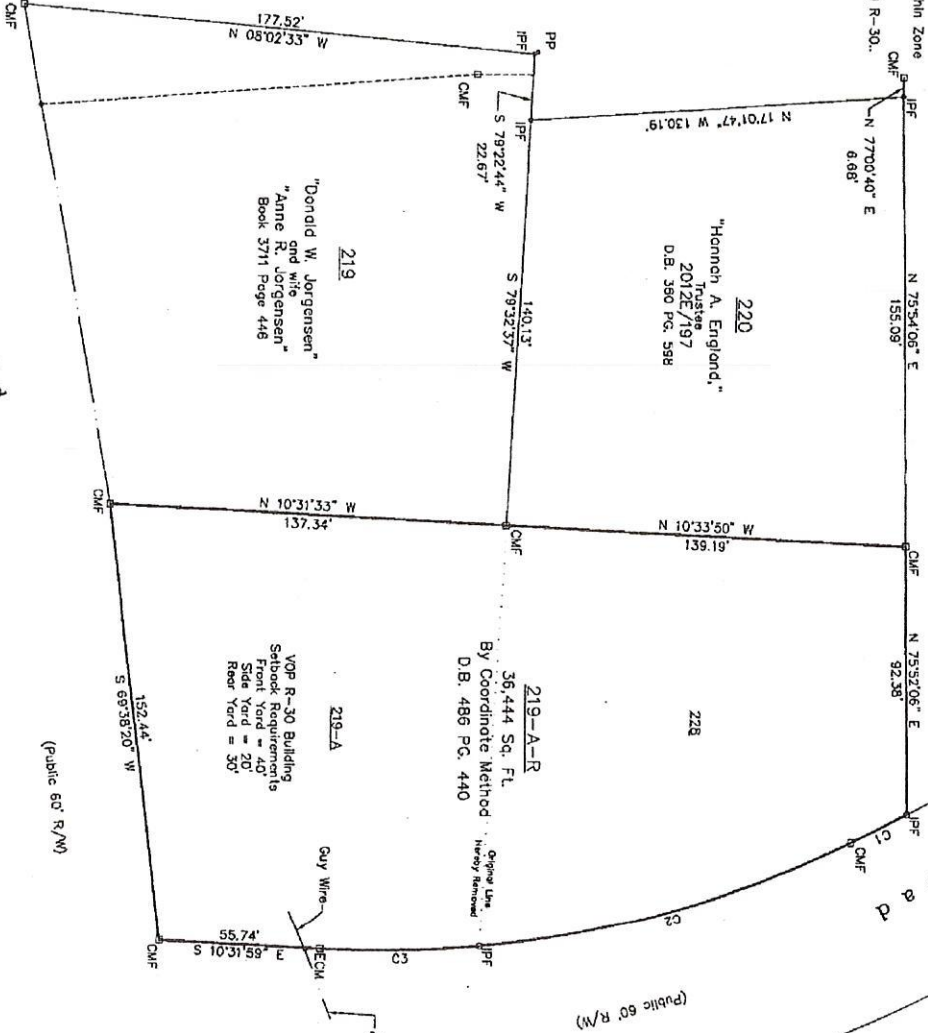
CERTIFICATE OF EXCEPTION FROM SUBDIVISION ORDINANCE
I certify that the plat is exempt from the subdivision ordinance under the definitions of subdivision contained in N.C. General Statute Section 217-37 and Section 21-14 of the Village of Pinhurst Ordinance for the following reason:
THE CONVEYANCE OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT LESS THAN THE ORIGINAL LOT IS EQUAL TO OR EXCEEDS THE STANDARDS SET FORTH IN THIS ORDINANCE.

Professional Surveyor
Emmett S. Royner, L-2521
Date: 03.13.2017
Property Owner's Address
Onyinyechi B. Agbara and Kraig G. Decker
240 Holly Pines Drive
Pinhurst, NC 28374

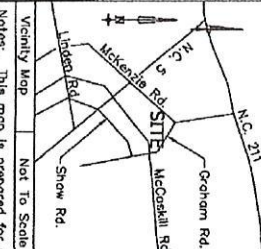
Scale 1" = 30'



McCaskill Road



Notice: This map is prepared for recording in accordance with G.S. 47-30.
Area by coordinate method.
The property shown hereon lies within Zone X, a minimal flood risk area.
Subject property is currently zoned R-30.
Legend:
IPF= Iron Pipe Found
IPR= Iron Rod Found
CIR= Concrete Monument Found
IRS= Iron Rod Set
CIR= Concrete Monument Set
PP= Power/Utility Pole
MH= Sewer Manhole
WH= Water Meter
FH= Fire Hydrant
S/T= Sewer Tap
Reference:
Map Book 8 Page 46
Plat Cabinet 5 Slide 233
Book 4378 Page 72
Moore County Registry



Emmett S. Royner, PLS
255 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703

DATE: 03/07/1995
APPROVED BY: ESR
PROJECT: RECOMBINATION OF LOTS 219-A & 228 MADE 03/13/2017
Mined Springs Township, Moore County, Pinhurst, North Carolina

The Property of
Onyinyechi B. Agbara
and
Kraig G. Decker

For Registration Register of Deeds
Judy D. Martin

Moore County, NC

Electronically Recorded

August 22, 2018 1:17:46 PM

Book: 5026 Page: 316 - 317 #Pages: 2

Fee: \$26.00 NC Rev Stamp: \$0.00

Instrument # 2018012428

This Instrument Prepared By:
H. Craig Phifer, III
Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
135 Applecross Road
Pinehurst, North Carolina 28374

**STATE OF NORTH CAROLINA
COUNTY OF MOORE**

GENERAL WARRANTY DEED

THIS DEED, made this 22nd day of August, 2018 by ONYINYECHI B. AGBARA and husband, KRAIG G. DECKER, of 240 Holly Pines Drive, Pinehurst, NC 28374, **GRANTOR**, to ONYINYECHI B. AGBARA and Husband, KRAIG G. DECKER, **GRANTEE**;

Tax Address: 240 Holly Pines Drive, Pinehurst, NC 28374.

W I T N E S S E T H:

That said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

BEING all of Lot 219-A-R as shown on a map entitled "Recombination of LOT 219-A-R, Old Town Section, Joining Lots 219-A and 288, Mineral Springs Township, Moore County, Pinehurst, North Carolina, The Property of Onyinyechi B. Agbara and Kraig G. Decker", revision dated March 13, 2017 and recorded in Plat Cabinet 17, Slide 256, Moore County Registry.

This conveyance is made subject to: (i) utility easements of record; (ii) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; and, (iii) unviolated restrictive covenants that do not materially affect the value of the property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4379, Page 72, Moore County Registry, Carthage, North Carolina.

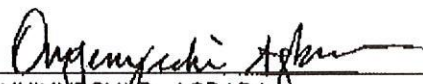
All or a portion of the property herein conveyed [] includes or [X] does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

 (SEAL)
ONYINYECHI B. AGBARA

 (SEAL)
KRAIG G. DECKER

=====

COUNTY OF MOORE
STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a [X] driver's license or _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): ONYINYECHI B. AGBARA and KRAIG G. DECKER.

Date: 8/22/2018

[OFFICIAL SEAL]





Notary Public

Homer Craig Phifer III
Printed or typed name of Notary Public

My Commission Expires: 27 Sept 2020



**HISTORIC PRESERVATION COMMISSION
FEBRUARY 28, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a Regular Meeting at 4:00 p.m., Thursday, February 28, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commission members were in attendance:

Molly Gwinn, Chair
Terry Lurtz, HPC Member
Jim McChesney, HPC Member
Mark Parson, HPC Member
Tom Schroeder, HPC Member
John Taylor, HPC Member
Eric Von Salzen, HPC Member

STAFF IN ATTENDANCE:

Stephanie Goodrich, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

Approximately 6 attendees were also in attendance.

I. Call to Order

Chair Molly Gwinn introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn stated that the overview of the Commission is to approve Certificates of Appropriateness for new construction and Major Work and to do so by conducting hearings and Findings of Fact when applications come before the Commission. The mission of the Historic Preservation Commission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Approval of Minutes

January 24, 2019

Upon a motion by HPC Member Tom Schroeder, seconded by HPC Member Eric Von Salzen the HPC Commission unanimously approved the January 24, 2019, Meeting Minutes, by a vote of 7-0.

III. Public Hearing

Upon a motion by HPC Member Jim McChesney, seconded by HPC Member Tom Schroeder, the Commission unanimously approved to recess the regular meeting and enter into a public hearing by a vote of 7-0.

The following individuals were sworn into the public hearing: Stephanie Goodrich, Senior Planner; Mark Parson, Mark Wesley Parson Design; Amanda Jacoby, Mark Wesley Parson Design, Mark Fosner, Moon Brothers Architect; John Hoffmann, Resident, and Glen Bunting, Resident.

A. COA 18-108

This public hearing is to consider a request to construct a new single-family dwelling and detached garage at 74 Midland Road. This hearing was postponed from the January 24, 2019 meeting.

Stephanie Goodrich, Senior Planner, read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Mark Fosner, Moon Brothers Architect, was present to answer any questions or address any concerns of the Commission.

Glen Bunting, Resident, expressed his concerns with the construction of the new single-family dwelling and detached garage at 74 Midland Road.

Upon a motion by HPC Member Tom Schroeder seconded by HPC Member Jim McChesney, the Commission unanimously approved to recess the public hearing and re-enter into the regular meeting by a vote of 7-0.

Upon a motion by HPC Member Tom Schroeder, seconded by HPC Member Terry Lurtz, the Commission unanimously adopted the Findings of Fact and issue a Certificate of Appropriateness by a vote of 7-0.

COA 19-021

This public hearing is to consider a request to construct a new 1 ½ story single-family dwelling and relocate a garage on the adjacent property (within the same parcel) at 195 Everett Road.

Stephanie Goodrich, Senior Planner, read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

HPC Member Mark Parson recused himself due to his affiliation with Mark Wesley Parson Design.

Mark Parson, Mark Wesley Parson Design and Amanda Jacoby, Mark Wesley Parson Design were present to answer any questions or address any concerns of the Commission.

John Hoffmann, Resident, shared his concerns with the Commission regarding the construction of the proposed new single-family dwelling at 195 Everett Road.

Upon a motion by HPC Member Tom Schroeder seconded by HPC Member Jim McChesney, the Commission unanimously approved to recess the public hearing and re-enter into the regular meeting by a vote of 6-0.

Upon a motion by HPC Member Eric Von Salzen, seconded by HPC Member Tom Schroeder, the Commission unanimously adopted the Findings of Fact and issued Certificate of Appropriateness by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

Review of Normal Maintenance and Minor Work Items

Stephanie Goodrich, Senior Planner, presented the Staff Approvals Report on Normal Maintenance and Minor Work Items for Local Historic District for the time period of January 11, 2019, to February 11, 2019. The HPC Commission Members did not have any comments.

V. Other Business

A. Discuss and Consider Approval of the Revised Historic District Guidelines

After discussion, Stephanie Goodrich, asked if the HPC Commission Members were ready to vote on the revised guidelines.

Upon a motion by HPC Member Tom Schroeder, seconded by HPC Member John Taylor, the Commission unanimously voted to approve the Revised Historic Guidelines by a vote of 7-0.

Stephanie Goodrich, Senior Planner, discussed that the updated guidelines would need to be reviewed by Village Council and staff is working on coordinating this and will let the Commissioners know which date Village Council will be meeting.

B. Election of Vice-Chair

Upon a motion by HPC Member Jim McChesney, seconded by HPC Member Eric Von Salzen, the Commission unanimously voted to elect HPC Member Tom Schroeder as Vice-Chair by a vote of 7-0.

VI. Next Meeting Date

Chair Molly Gwinn reminded the HPC Members that the next meeting date would be March 28, 2019.

VII. Comments from Attendees

Comments were made from attendees, John Hoffmann, Resident, and Glen Bunting, Resident.

VIII. Motion to Adjourn

Upon a motion by HPC Commission Member John Taylor, seconded by HPC Commission Member Jim McChesney, the HPC Commission unanimously approved to adjourn by a vote of 7-0. The meeting adjourned at 5:30 pm.

A recording and videotape of this meeting are available on the Village website at www.vopnc.org

Respectfully Submitted,

*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*

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.