



**HISTORIC PRESERVATION COMMISSION
DECEMBER 21, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

I. Call to Order

II. Approval of Minutes

A. November 16, 2017

III. Public Hearing

A. COA 17-094

A request for new windows, new roof, new steps and railings, new driveway material, pool, pergola and fence at 100 Midland Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00016765. The applicant is Jim Secky Design & Build, LLC and the property owners are Patrick & Roberta Dewar.

B. COA 17-095

A request for a front porch addition, rear porch addition and an addition to the left elevation to the home at 40 Woods Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00024685. The applicant is Mark Wesley Parson, Inc. & Sherill Britt and the property owners are Kelly & Jane Dawkins.

IV. Review of Normal Maintenance and Minor Work items

A. Report for 11/10/17 - 12/15/17

V. Next Meeting Date

A. January 25, 2018

VI. Comments from Attendees

VII. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



NOVEMBER 16, 2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 November 16, 2017



**HISTORIC PRESERVATION COMMISSION
NOVEMBER 16, 2017
ASSEMBLYHALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

MINUTES

Commission Members in Attendance:

Jim Lewis, Chair
Judy Davis, HPC Member
Christine Dandeneau, HPC Member
Bob Farren, HPC Member
Molly Gwinn, HPC Member
Tom Schroeder, HPC Member

Commission Member not in Attendance:

Jim McChesney, HPC Member

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission 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

Tom Schroeder made a motion to approve the September 28, 2017 minutes; Bob Farren seconded the motion, which was unanimously approved.

III. Sworn In:

The following were sworn in: Alex Cameron, Planner; DeAnna Burgess, Quality Built Advantage; Sean Butler, Butler Constructs Design & Builds, LLC; Dave Gendron, Resident; and Gregory Bryant, Applicant and Property Owner.

IV. Public Hearing

- A.** A request for new construction of a 1,858 square foot single-family residence at 105 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015753. The applicant and the property owner is DGH Management, LLC.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

DeAnna Burgess, Quality Built Advantage was present to answer any questions or address any concerns of the Commission.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness to construct a new single family residence at 105 Medlin Road and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.

- B.** A request for a sunroom addition, new screened in porch and demolition of a storage building at 115 Short Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00016223. The applicant is Butler Constructs Design & Builds LLC and the property owner is Abidin Investments LLC.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Sean Butler, Butler Constructs Design & Build, LLC was present to answer any questions or address any concerns of the Commission.

Dave Gendron, Resident spoke against the additions to the home.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness amending the request for the screen porch to be an addition and not a detached accessory building and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

Sean Butler agreed with amending the screen porch to be an addition and not a detached accessory building.

- C.** A request for the addition of dormers, remove entrance, new windows and paint the home at 85 Shaw Rd. SW, Pinehurst, NC. This property can be identified as Moore County LRK# 00014388. The applicant and the property owners are Gregory and Maria Bryant.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Gregory Bryant, Applicant and property owner was present to answer any questions or address any concerns of the Commission.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness, removing the shutters from the request and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

Gregory Bryant agreed with removing the shutters from the application.

V. Review of Normal Maintenance and Minor Work Items

A. Report for 9/22/2017 – 11/9/2017

The Commission Members did not have any comments.

VI. Next Meeting Date:

A. December 21, 2017

VII. Item for Discussion

A. Small Cell Wireless

Chair Lewis informed the Commission that he is on the sub-committee for Small Cell Wireless, representing the Historic Commission. The sub-committee will determine what can or cannot be regulated and Chair Lewis will bring the recommendations before the Commission as new language will need to be added to the current Guidelines.

VIII. Motion to Adjourn

With no further discussion, Christine Dandeneau made a motion to adjourn. Tom Schroeder seconded the motion, which was unanimously approved. The meeting was adjourned at 5:45 p.m.

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COA 17-094

ADDITIONAL AGENDA DETAILS:

A request for new windows, new roof, new steps and railings, new driveway material, pool, pergola and fence at 100 Midland Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00016765. The applicant is Jim Secky Design & Build, LLC and the property owners are Patrick & Roberta Dewar.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application
- ☐ Site Plan
- ☐ Elevations
- ☐ Floor Plan

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

COA: 17-094	100 Midland Rd.	Parcel ID # 16765
Pool, pergola, roof, windows, fence, steps, rails		PIN # 856210276230

APPLICANT: **Jim Secky Design & Build LLC**
PROPERTY OWNER(S): **Patrick & Roberta Dewar**

RECEIVED: **11/9/17**
MEETING DATE: **12/22/17**

ZONING DISTRICT: **R-20**
LHD STATUS:

ADDITIONAL APPROVALS/PERMITS NEEDED:

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

NATURE OF PROJECT:

- **Addition of a pool and pergola**
- **New fencing**
- **New windows**
- **New roofing**
- **New second story rear porch roof**
- **New garage doors**
- **New steps and railings**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 & 7 MAJOR WORK – *New construction or additions not considered to be minor & minor work items not approved by the Village Planner;*

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

POOL:

B. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES AND OUTBUILDING GUIDELINES – *Locate new garages and outbuildings in rear yards and in traditional relationship to the main buildings;*

1. The proposed new accessory structure (pool) **will/will not** be in the rear yard.

PERGOLA:

C. SECTION 2.19.2.6 VEGETATION/ LANDSCAPING STANDARDS – *Arbors, trellises, and pergolas should be constructed in a manner that is congruous with the architecture of the structure; if attached to the existing structure, it shall be done in a way which does not materially affect the façade if removed in the future.*

1. The proposed pergola **is/is not** congruous with the structure.

FENCING:

D. SECTION 2.17.1.3 FENCE GUIDELINES – *Brick walls may be permitted if compatible with the architecture of the home and neighborhood;*

1. The proposed brick walls **are/are not** compatible with the home and neighborhood.

- E. **SECTION 2.17.1.5 FENCE GUIDELINES** – *All fences and walls should be compatible with the architecture of the structure(s) on the property;*
1. The proposed fence **is/is not** compatible with the architecture of the structures on the property.
- F. **SECTION 2.17.1.6 FENCE GUIDELINES** – *Back and side yard fences shall not be taller than 6' in height and front yard fences shall not be taller than 3.5';*
1. The proposed back and side yard fence **is/is not** taller than 6'.
- G. **SECTION 2.17.1.7 FENCE GUIDELINES** – *Side yard fences greater than 3.5' in height should be at least 1 foot back from the front facade;*
1. The proposed side yard fencing **will/will not** set back 1 foot from the front facade.
- H. **SECTION 2.17.1.8 FENCE GUIDELINES** – *Fences over 3.5' in height shall be screened with native landscaping on sides visible from the street;*
1. The proposed fencing **will/will not** be screened with native landscaping on sides visible from the street.

DRIVEWAY, DECKING, PATIO, RETAINING WALL:

- I. **SECTION 2.19.2.5 VEGETATION/LANDSCAPING STANDARDS** – *Pre-cast landscape cement block of a commercial nature is disallowed in residential areas;*
1. The proposed pool decking, driveway and other flat surface work **are/are not** congruous with the architecture of the structure.

WINDOWS:

- J. **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 new windows on the rear elevation **will/will not** retain its original size and dimension.
- K. **SECTION 2.4.2.3 WINDOWS AND DOORS STANDARDS** – *The number and size of panes, mullion, and muntin, and all window and door hardware shall be the same or similar to those of the original windows and doors.*
1. The hardware of the proposed windows **will/will not** be the same or similar to the original.
- L. **SECTION 2.4.2.4 WINDOWS AND DOORS STANDARDS** – *Windows and door surrounds and trim shall match the original door or window surrounds and trim.*
1. The trim for the proposed windows **will/will not** match the original.

REAR ROOF:

- M. **SECTION 2.8.2.1 ROOF STANDARDS** – *Any changes to the configuration of any existing roof shall be consistent with the original house.*
1. The proposed new rear porch roof **will/will not** be consistent with the original house.

RAILINGS & STEPS:

- N. **SECTION 2.3.2.1 ARCHITECTURAL METALS STANDARDS** – *Retain and preserve architectural metal features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as roofing, flashing, storefronts, cornices, railings, hardware, casement windows, and fences.*
1. The proposed new railings **will/will not** retain the architectural features of the building.

- O. **SECTION 2.6.2.2 PORCHES, ENTRANCES AND BALCONIES STANDARDS** – *Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.*
1. The proposed new steps and railings **will/will not** retain original architectural characteristics.

- P. **SECTION 2.7.1.6 DECK GUIDELINES** – *Design deck railings to be compatible in scale and detail with the historic building.*
1. The proposed new railings **are/are not** compatible with the historic building.



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): PAT & BOBBIE DEWAR
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 100 MIDLAND RD LOT F
Mailing Address (if different): 226 SINEGAR PL. STERLING VA. 20165
Phone #: 571-439-4608 Mobile #: 607-972-9705
Zoning District: R20 LRK #: 16765 PIN #: 856 2102 76230
HISTORIC

Applicant/Contractor Data

Name: JAMIE E SECKY - JIM SECKY DESIGN & BUILD LLC
Contractor License #: 75293
Phone #: 910-315-2787
E-mail Address (optional): seckyjim@gmail.com
Mailing Address: Box 388 SOUTHERN PINE, NC. 28388
Estimate Cost of Construction: \$ 300,000

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



Application for
Local Historic District

Description of Project:

- MAIN WORK INTERIOR — ALL NEW WINDOWS PER PLAN
90% TO MATCH EXISTING
- EXTERIOR
 - DEMO OLD BLUE STONE PATHS &
REPLACE W/ TUMBLED B. STONE — SEE A-3
 - NEW ROOF — ASPHALT TO MATCH EXT. COLOR
 - NEW POOL & PERGOLA — PAINTED WHITE
 - REMODEL GARAGE — MORE COACH HOUSE
LOOKING
 - REMOVE ASPHALT DRIVE — USE GRATE GRAVEL
— GRASS TURN AROUND
 - LANDSCAPE TO BE GRASS AS IS NOW
FLOWER BEDS LATER
 - NEW FENCE
 - NEW DECORATIVE RAILINGS
 - NEW SMALL ROOF ON SECOND FLR PORCH



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	EXISTING	EXISTING
Rear Elevation	↓	↓
Right Elevation		
Left Elevation		
Trim		
Windows	90% MATCH EXISTING	↓
Chimney	EXISTING	
Foundation	↓	
Front Door		
Shutters	↓	↓
Garage Door	NEW DOUBLE WOOD	WHITE
Roof	ASPHALT	ARCH SHINGLE MATCH EXISTING
Roof Exhaust Vents	—	—
Front Porch	—	—
Deck / RAILS	TILE	N/A
Patio / POOL CORE	BLUE STONE	PENN. BLUE
Sidewalk	BLUE STONE	PENN. BLUE
Sky Lights	—	—
Driveway	GRAVEL	GRANITE
House Number	N/A	N/A

Signature: _____

Date: _____

NOV 9, 2017



**Application for
Local Historic District**

Office Use Only

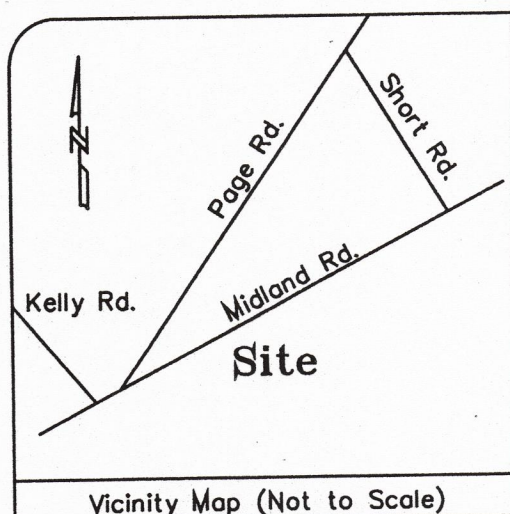
Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

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

Other required approvals: _____

Conditions: _____



Notes: This map is not in accordance with GS 47-30. Area by coordinate method. Dashed lines not surveyed, drawn from information as indicated. There are no visible encroachments other than those shown hereon. Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record. "Verify Minimum Building Setbacks Before Construction" Parcel ID #00016765, PIN #856210276230

Legend: IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
S = Sewer Manhole
F = Fire Hydrant
U = Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
L = Light Pole
B = Building Setback Line
OHU = Overhead Utilities
W = Water Meter
SSO = Sanitary Sewer Stub Out
E = Electrical Transformer
H = HVAC
12P = 12" Pine Tree(Typ.)
12HW = 12" Hardwood Tree(Typ.)
SS = Sanitary Sewer
O = Calculated Point

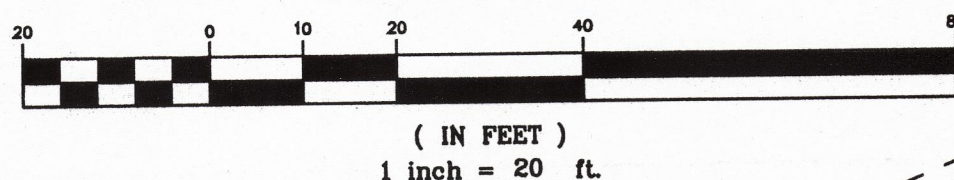
Reference: Map Book 1, Page 2
Deed Book 3147, Page 599
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision, and the description recorded in Book 3147, page 599, is correct. Boundaries not surveyed are clearly indicated as such, drawn from information as indicated. That the ratio of precision or positional accuracy is 1:20,000+; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)." This 2nd day of May, 2017.

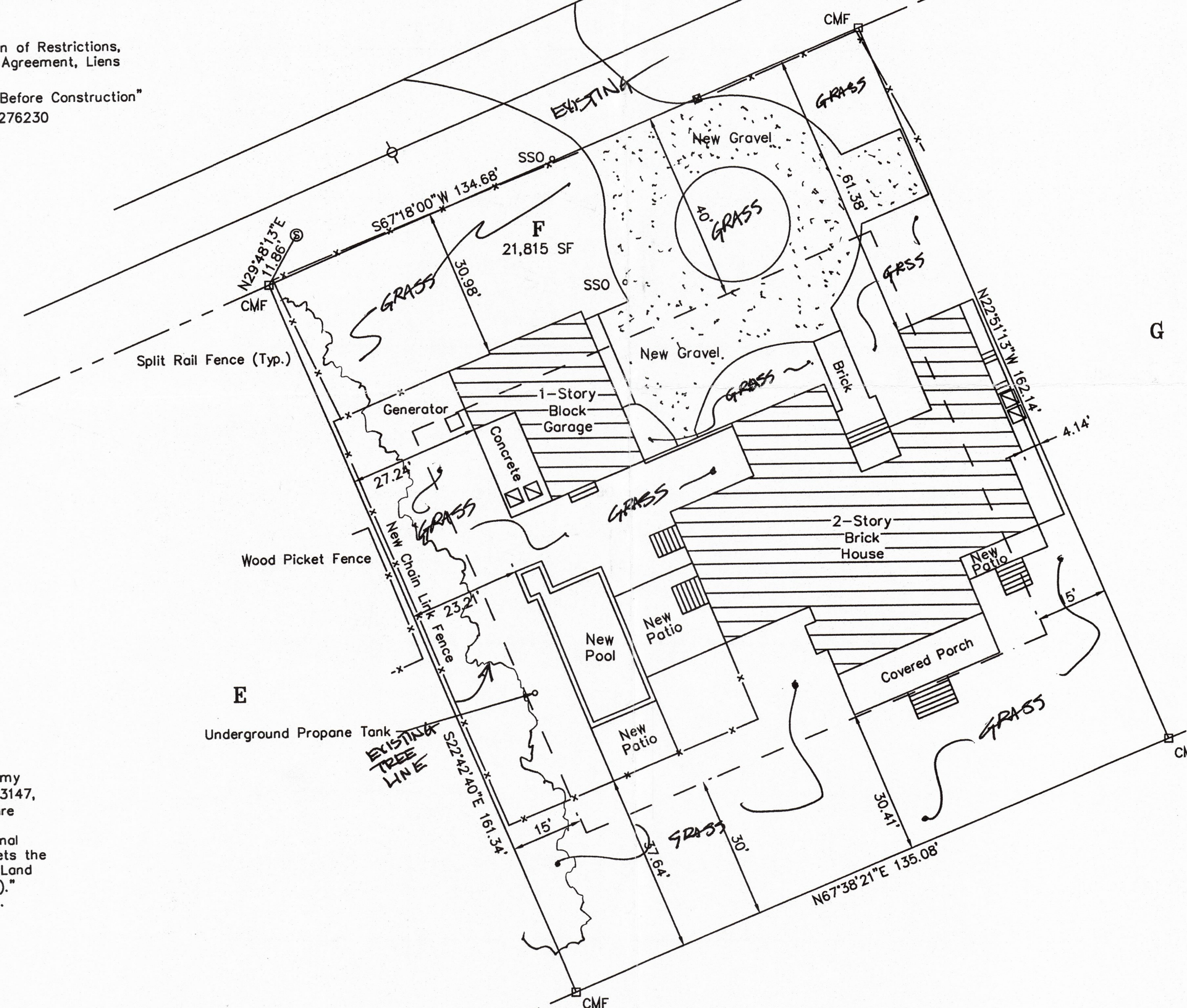
Ryan McBryde
Professional Land Surveyor

L-4394
Registration Number

GRAPHIC SCALE



Midland Road (120' R/W)



Per M.B. 1, PG 2
Moore County Registry

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property. No subsurface or environmental considerations affecting this property have been made by surveyor.

Pre Construction/Existing Impervious Area

House, Porches	= 4,284 SF
Driveways, Walks, Patios	= 4,708 SF
Total	= 8,992 SF
Percentage Coverage	= 41%

New/Proposed Construction Impervious Area

House, Porches	= 4,374 SF
Driveways, Walks, Patios	= 4,114 SF
Total	= 8,488 SF
Percentage Coverage	= 39%

RYAN MCBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

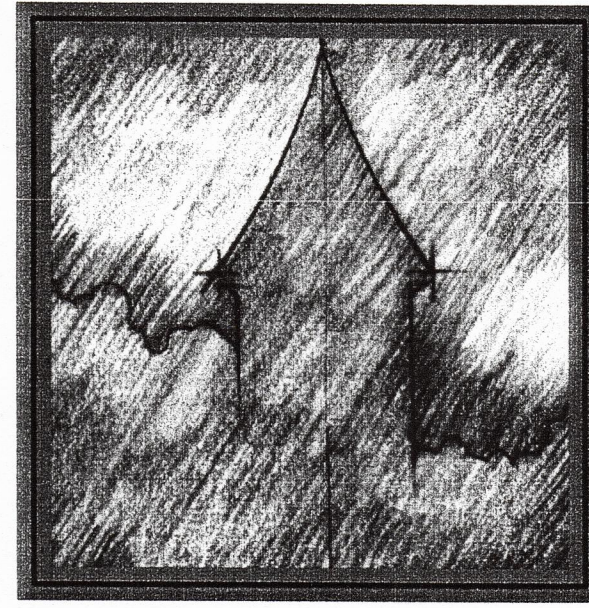
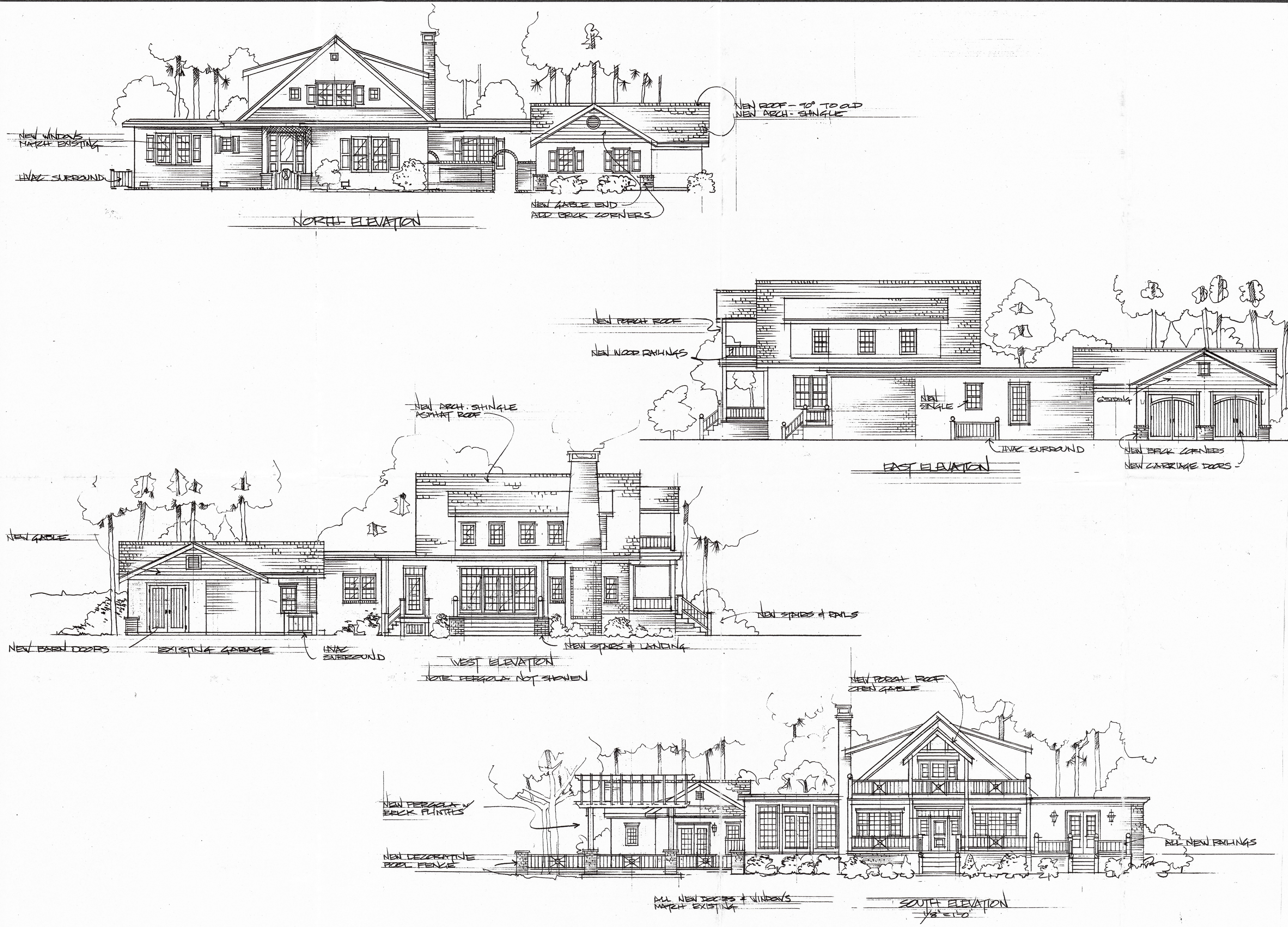
Survey For:
Dewar

Lot F, Old Town Village
P.B. O'Brien Land

Boundary/Improvement Survey
Mineral Springs Township, Moore County
Pinehurst, North Carolina
May 2, 2017 JOB# 170108

Revised 09/22/17: Added New Proposed Additions
Revised 11/07/17: Revised New Proposed Additions

"Golf Course"



SECKY DESIGN

JIM SECKY DESIGN & BUILD LLC

P.O. BOX 388
SOUTHERN PINES, NC 28388

TELE: 910-695-1121
CELL: 910-315-2787
EMAIL: seckyjim@gmail.com

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PROPOSED ELEVATIONS

DATE: 10.11.17

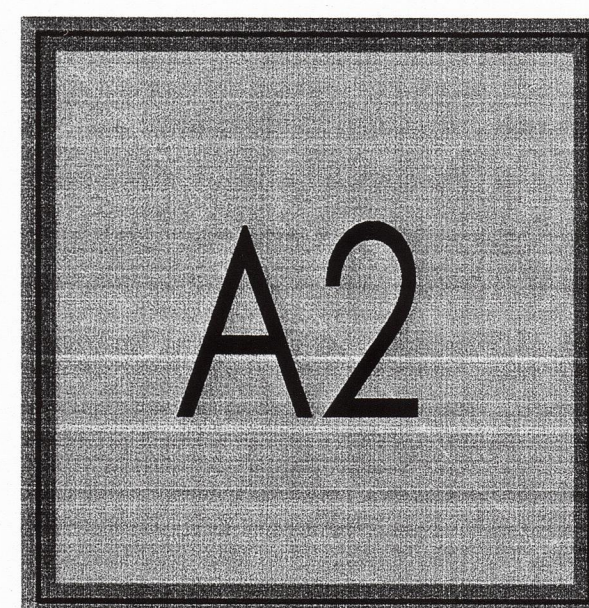
SCALE: 1/8" = 1'-0"

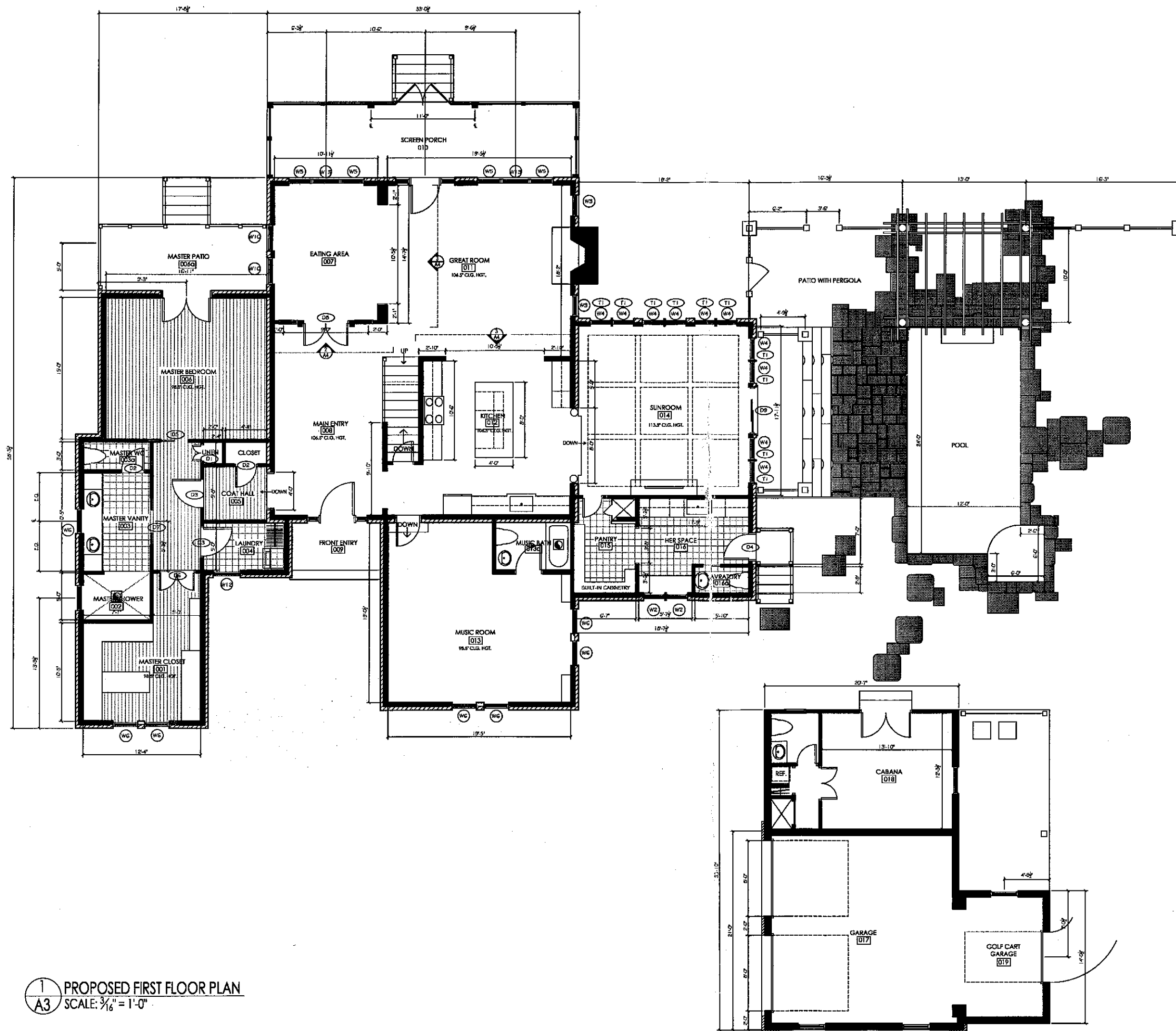
DRAWN BY:

REVISED:

DEWAR RESIDENCE

100 MIDLAND RD.
PINEHURST, NC 28374





1
A3 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SECKY DESIGN

JIM SECKY DESIGN & BUILD L

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SOUTHERN PINES, NC 28388

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DATE: 10.11.17

SCALE: 3/16" = 1'-0"

DRAWN BY: A. WELCH

REVISED:

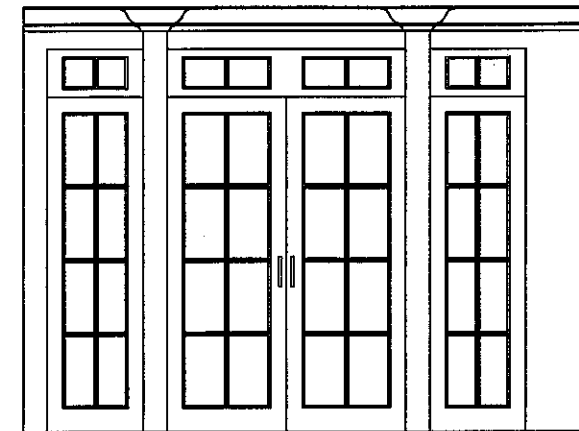
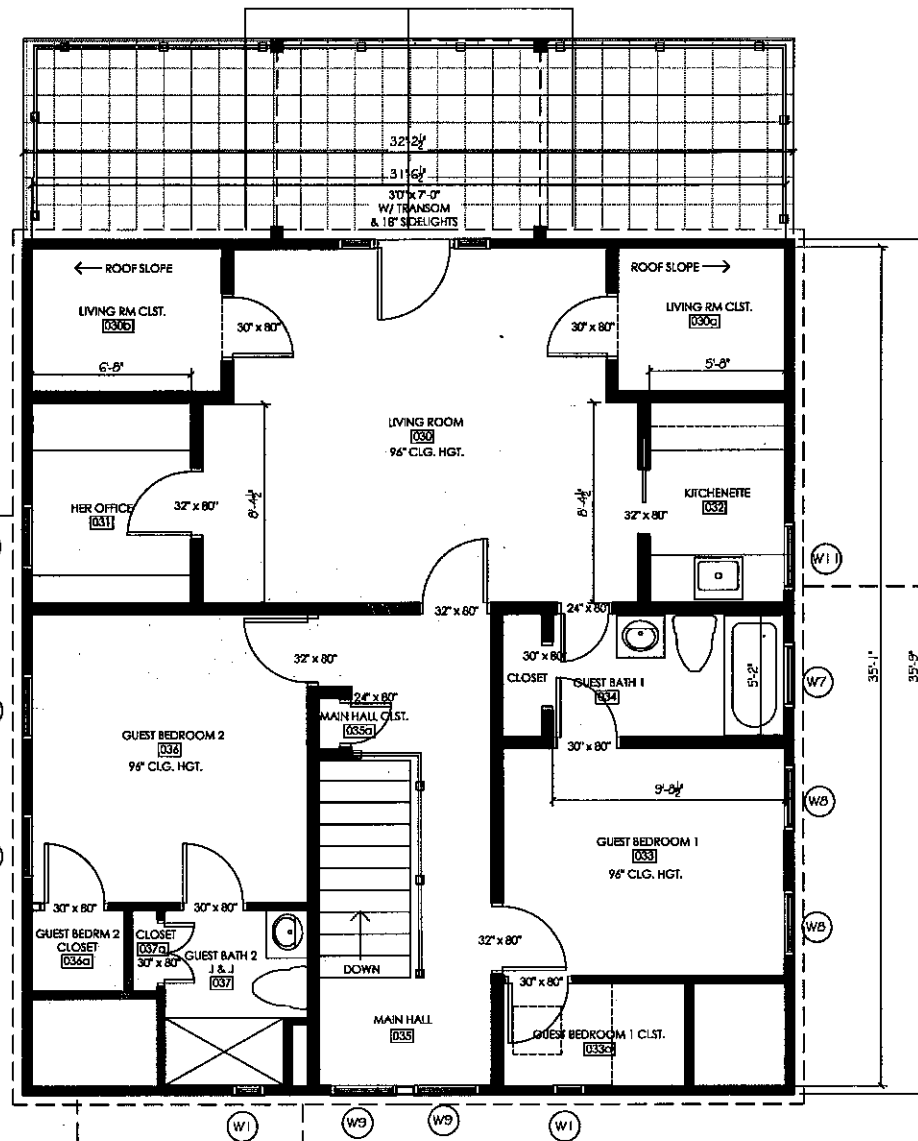
DEWAR RESIDENCE

100 MIDLAND RD.
PINEHURST, NC 28374

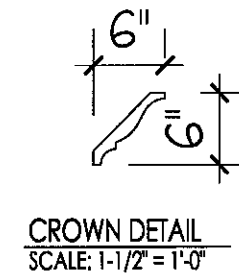
A3

1 SECOND FLOOR PLAN

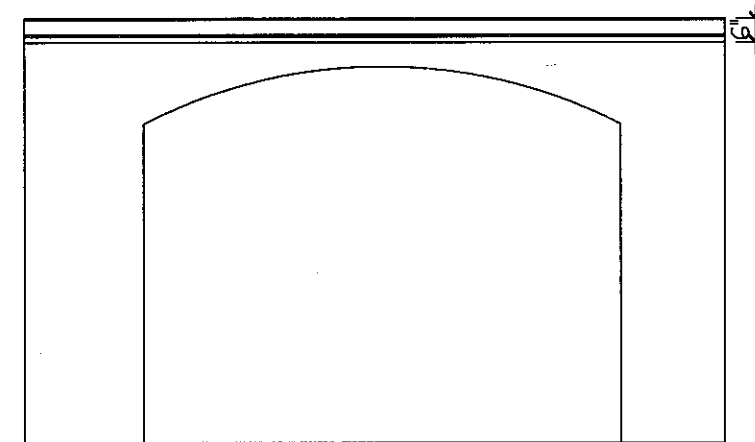
SCALE: 1/4" = 1'-0"



2 DINING ROOM WALL ELEVATION
SCALE: 1/2" = 1'-0"



CROWN DETAIL
SCALE: 1-1/2" = 1'-0"



3 DINING/KITCHEN ARCH WALL ELEVATION
SCALE: 1/2" = 1'-0"

PROPOSED DOOR SCHEDULE					
NO.	W	H	QTY.	STYLE/DESCRIPTION	NOTES
D1	2'-0"	6'-8"	1	HINGED DOUBLE	
D2	2'-0"	6'-8"	2	HINGED SINGLE	
D3	2'-0"	6'-8"	2	HINGED SINGLE	
D4	2'-0"	7'-0"	1	HINGED SINGLE - EXTERIOR	
D5	3'-0"	6'-8"	1	SINGLE POCKET	
D6	4'-0"	6'-8"	1	HINGED DOUBLE	
D7	5'-0"	6'-8"	1	DOUBLE POCKET	
D8	5'-0"	7'-0"	1	DOUBLE HINGED	FULL LIGHT TRENCH DOOR - SEE ELEVATION
D9	5'-0"	7'-0"	1	DOUBLE SLIDING EXTERIOR	FULL LIGHT

WINDOW SCHEDULE						
NO.	ROUGH OPENING DIMENSION (W x H)	MANUFACTURER	STYLE	DESCRIPTION	QTY.	LOCATION
W1	16' x 23'	TBD			2	GUEST BEDROOM CLST, BATH
W2	27' x 44.5'	TBD			2	HER SPACE
W3	27' x 41'	TBD			2	GREAT ROOM
W4	27' x 44.5'	TBD			6	SUNROOM
W5	30' x 41'	TBD			4	GREAT ROOM, EATING AREA
W6	31' x 41'	TBD			8	MUSIC ROOM, MASTER CLST, MASTER BATH
W7	33' x 20'	TBD			1	GUEST BATH 1
W8	33' x 40.5'	TBD			5	GUEST BEDROOM 1, 2
W9	33' x 33'	TBD			2	MAIN HALL 2ND FLOOR
W10	33 1/2' x 41'	TBD			2	EATING AREA
W11	34' x 38'	TBD			1	KITCHENETTE
W12	34.5' x 37'	TBD			1	LAUNDRY
W13	36' x 41'	TBD			2	GREAT ROOM, EATING AREA

TRANSOM SCHEDULE						
NO.	WIDTH	HEIGHT	MANUFACTURER	STYLE/DESCRIPTION	MATERIAL	FINISH
T1	2'-3"	10.5"	TBD			

WINDOW NOTES	
1	ALL WINDOW MEASUREMENTS ARE SASH OPENING TO SASH OPENING - PER EXISTING WINDOWS
2	

SECKY DESIGN

JIM SECKY DESIGN & BUILD L

P.O. BOX 388
SOUTHERN PINES, NC 28388

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DATE: 9.22.17

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

DRAWN BY: A. WELCH

REVISED:

DEWAR RESIDENCE

100 MIDLAND RD.
PINEHURST, NC 28374

A4



COA 17-095

ADDITIONAL AGENDA DETAILS:

A request for a front porch addition, rear porch addition and an addition to the left elevation to the home at 40 Woods Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00024685. The applicant is Mark Wesley Parson, Inc. & Sherill Britt and the property owners are Kelly & Jane Dawkins.

ATTACHMENTS:

Description

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- ☐ Application
- ☐ Site Plan
- ☐ Elevations
- ☐ Landscape Plan
- ☐ Foundation Plan
- ☐ Roof Plan
- ☐ Floor Plan
- ☐ Sections & Details

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

COA: 17-095
Additions

40 Woods Rd.

Parcel ID # 00024685
PIN # 856200194056

APPLICANT: Mark Wesley Parson Inc/Sherill Britt
PROPERTY OWNER(S): Kelly & Jane Claire Dawkins

RECEIVED: 12/1/17
MEETING DATE: 12/21/17

ZONING DISTRICT: R-10
LHD STATUS: Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL – PRIOR TO PERMITTING

NATURE OF PROJECT:

- Addition to the left elevation.
- Front porch addition.
- Rear porch addition.
- Driveway extension and rear patio.
- Detached garage.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK – *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves new additions that **is/is not** considered minor work.

LEFT ELEVATION ADDITION:

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.

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.

FRONT PORCH ADDITION:

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

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

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

3. The proposed addition **will/will not** be of similar scale and character as the existing building.
4. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

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

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

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

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

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

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

REAR PORCH ADDITION:

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

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

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

5. The proposed addition **will/will not** be of similar scale and character as the existing building.
6. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

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

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

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

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

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

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

DETACHED GARAGE:

R. SECTION 2.16.1.9 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS GUIDELINES – *Locate New garages and outbuildings in rear yards and in traditional relationships to the main buildings;*

1. The proposed detached garage **will/will not** be located in the rear yard and in a traditional relationship to the main building.

S. SECTION 2.16.2.2 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *Keep the proportion of new garages and outbuildings compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house;*

1. The proposed garage **will/will not** be smaller in scale than the main house.

T. SECTION 2.16.2.3 CARRIAGE HOUSES, GARAGES, AND OUTBUILDINGS STANDARDS – *New garages and outbuildings must use traditional roof forms, materials and details compatible with the main building or historic outbuildings in the district;*

1. The proposed garage **will/will not** have traditional roof forms, materials and details that are compatible with the main house.



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): Kelly and Jane Claire Dawkins
Business Name (if applicable): n/a
Tenant Name (if applicable): n/a
Physical Address: 40 Woods Road
Mailing Address (if different): _____
Phone #: 540-239-1714 Mobile #: 540-239-1714
Zoning District: R-10 LRK #: 00024685 PIN #: 856200194056

Applicant/Contractor Data

Name: Sherrill Britt
Contractor License #: 67646
Phone #: 910-585-1302
E-mail Address (optional): britthomes@embarqmail.com
Mailing Address: 4685 NC Hwy 73, West End, NC 27376
Estimate Cost of Construction: \$ TBD

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



Application for Local Historic District

Description of Project:

- New detached single car garage: 259 sf (unconditioned)
- Laundry/mudroom/master closet addition: 244 sf (conditioned space); 35 sf covered porch (unconditioned)
- Front porch extension/addition: 145 sf (unconditioned)
- Rear porch addition: 604 sf (unconditioned)
- Conversion/renovation of existing garage to family room/conditioned interior space: 508 sf

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	Fiber cement siding	(match existing)
Rear Elevation	Fiber cement siding	(match existing)
Right Elevation	Fiber cement siding	(match existing)
Left Elevation	Fiber cement siding	(match existing)
Trim	Fiber cement	(match existing)
Windows	(match existing)	(match existing)
Chimney	Brick	(match existing)
Foundation	Brick	(match existing)
Front Door	Wood/glass	(stained)
Shutters	n/a	n/a
Garage Door	Metal	(match existing)
Roof	Asphalt shingle	(match existing)
Roof Exhaust Vents	(match existing)	(match existing)
Front Porch	Concrete with brick	(match existing)
Deck	n/a	n/a
Patio	Concrete	(natural)
Sidewalk	Concrete with brick	(match existing)
Sky Lights	n/a	n/a
Driveway	Concrete	(match existing)
House Number	(existing)	(existing)

Signature: _____ Date: 12/1/17



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

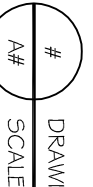
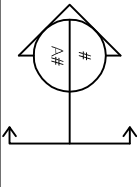
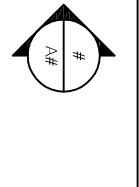
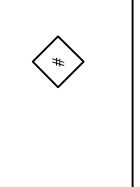
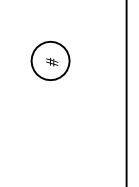
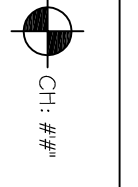
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NOTES

- WORK SHALL CONFORM TO LOCAL BUILDING CODES.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL INFORMATION ON DRAWINGS.
- 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.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TRANSFER ALL CODE-RELATED AND/OR BUILDING INSPECTION DEPARTMENT REQUIREMENTS TO THE APPROPRIATE CONTRACTORS OR SUBCONTRACTORS.
- ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND INDUSTRY STANDARDS.
- 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 NAME SCALE
SECTION	
ELEVATION	
WINDOW NUMBER	
DOOR NUMBER	
CEILING/ELEVATION HEIGHT	 CH: #/W

ABBREVIATIONS KEY

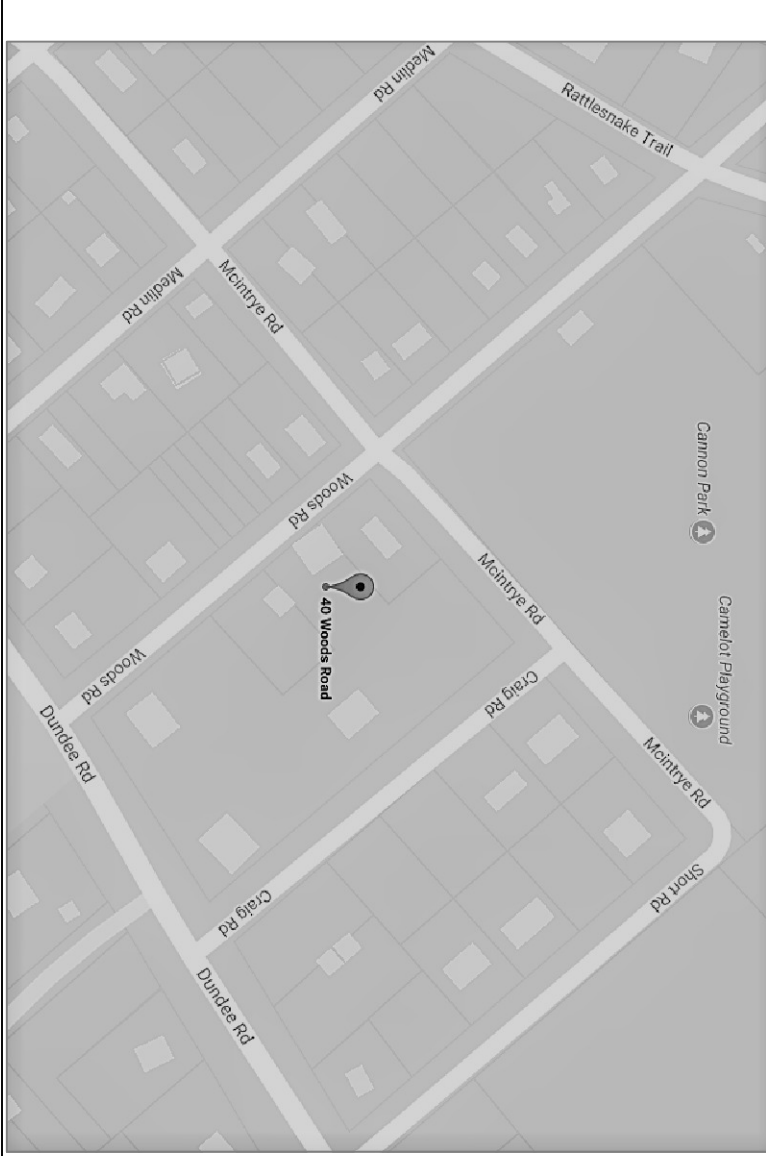
AFB	ABOVE FINISHED FLOOR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
DIA	DIAMETER
DWG	DRAWING
EQ	EQUAL
FLR	FLOOR
GLS	GLASS
GYP	GYPSUM BOARD
HVAC	HEATING, VENTILATION, AIR CONDITIONING
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NIS	NOT TO SCALE
OPP	OPPOSITE
PT	PAINT
SIM	SIMILAR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

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. The surveyor is not responsible for the accuracy of the location of underground utilities and structures. The surveyor is not responsible for the accuracy of the location of underground utilities and structures. This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property. No substance or environmental considerations affecting this property have been made by surveyor.

Per M.B. 11, Pg. 17
Moore County Registry

Survey For:
Sherrill Britt Custom Homes, LLC
Lot 2632 Unit 7, Phase 1
Pinehurst Final Survey
Mineral Springs Township, Moore County
March 15, 2014 JOB# 130171F

2 LOCATION MAP



PROJECT INFORMATION

ZONE:	R-10
SETBACKS (AS DRAWN):	
FRONT	30 FT
RIGHT SIDE	15 FT
LEFT SIDE	15 FT
REAR	25 FT
AREAS:	
EXISTING DWELLING (COND.)	2,933 SF
NEW HEATED AREA	825 SF
TOTAL PROPOSED (COND.)	3,758 SF
NEW GARAGE	259 SF
LOT AREA	14,899 SF
BUILDING FOOTPRINT	3,572 SF (UNDER ROOF)
DRIVE/ WALLS	2,326 SF
TOTAL IMPERVIOUS AREA	5,898 SF
% UNDER-ROOF	23.97%
TOTAL IMPERVIOUS	39%

DRAWING LIST

A0	COVERSHEET & SITE PLAN
A1	FOUNDATION PLAN
A2	ROOF PLAN, DEMOLITION PLAN
A3	FLOOR PLAN
A4	REFLECTED CEILING/LIGHTING PLAN
A5	EXTERIOR ELEVATIONS
A6	SECTIONS & DETAILS
L1	LANDSCAPE & HARDSCAPE PLAN


markwestley.parson

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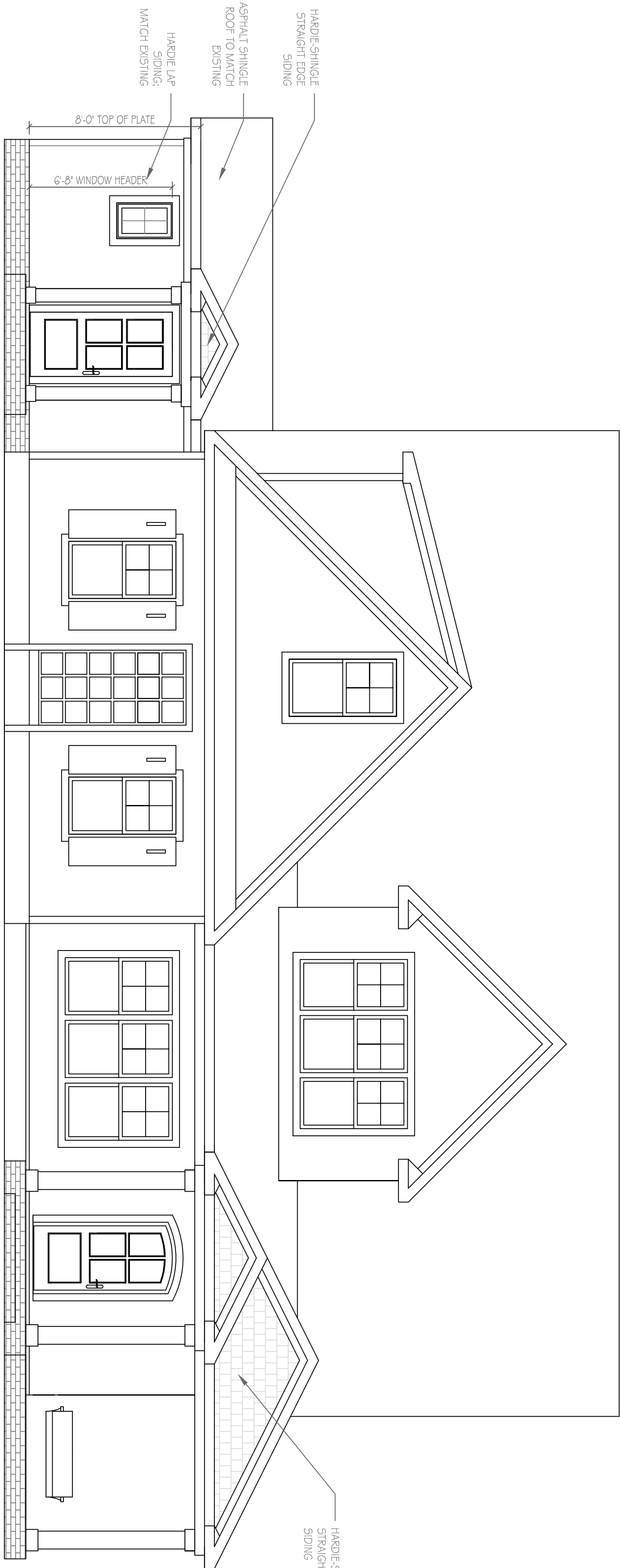
40 WOODS ROAD
PINEHURST, NC

DATE: NOVEMBER 30, 2017
REVISIONS:

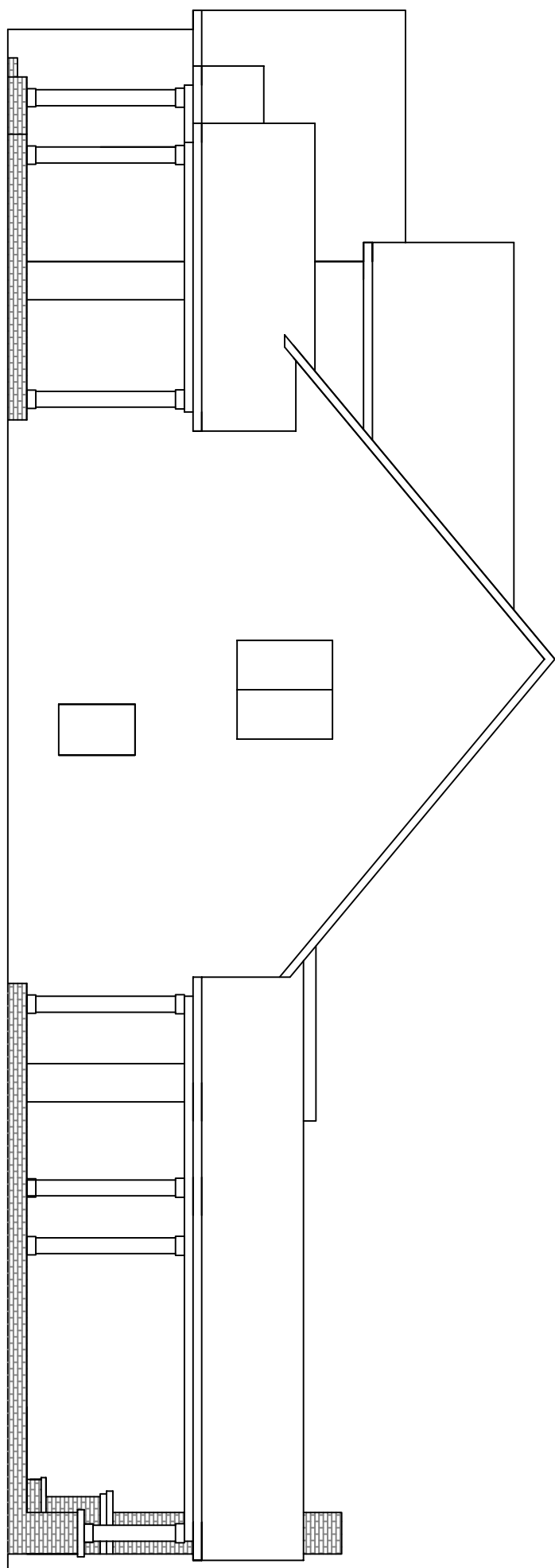
COVER SHEET
SITE PLAN

SHEET NUMBER

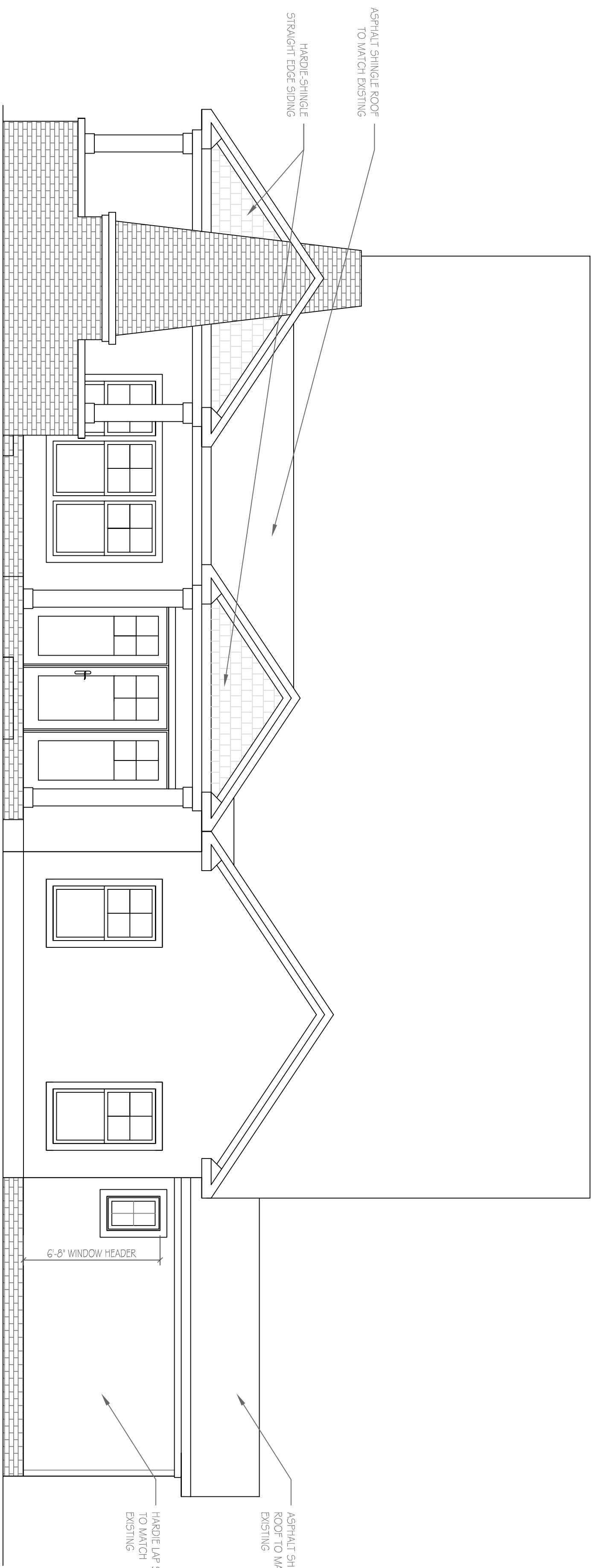
A0



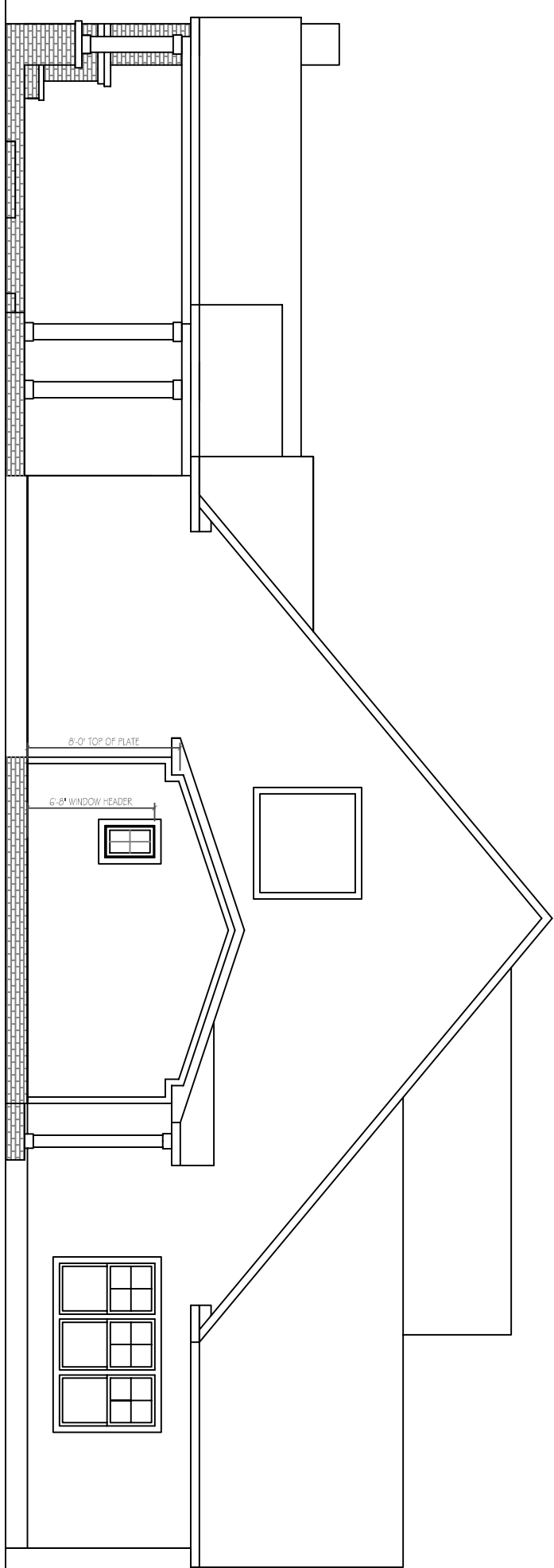
1 FRONT ELEVATION
A5 SCALE: 1/4" = 1'-0"



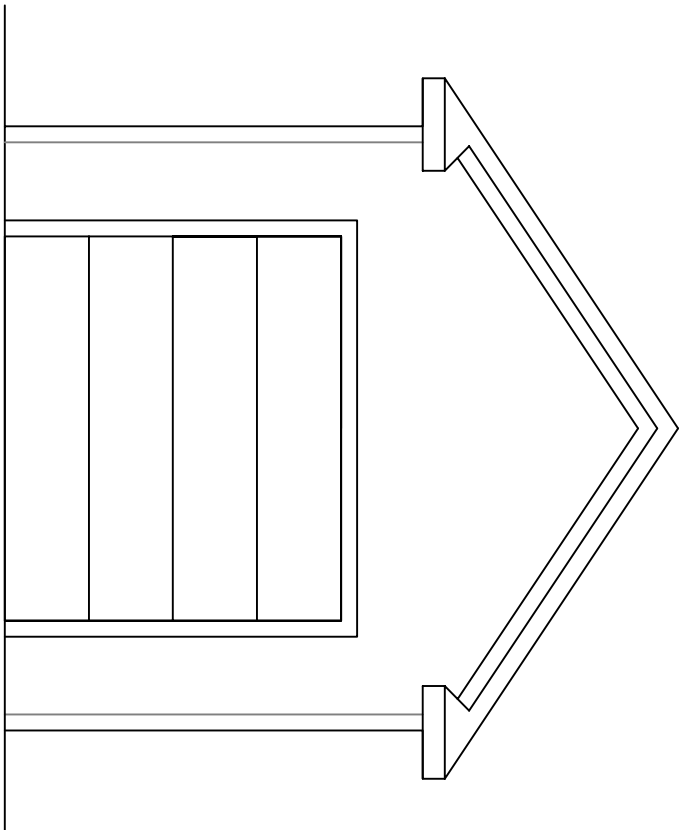
3 RIGHT SIDE ELEVATION
A5 SCALE: 1/8" = 1'-0"



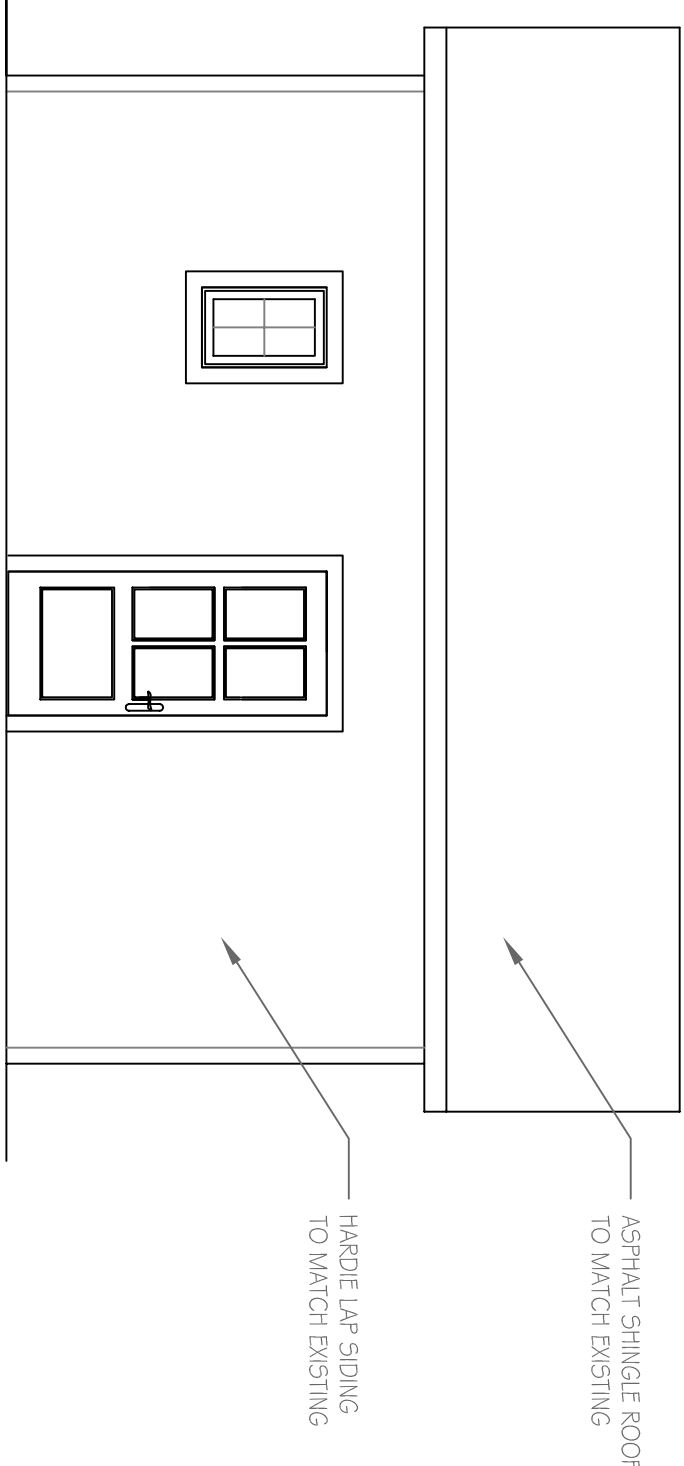
2 REAR ELEVATION
A5 SCALE: 1/4" = 1'-0"



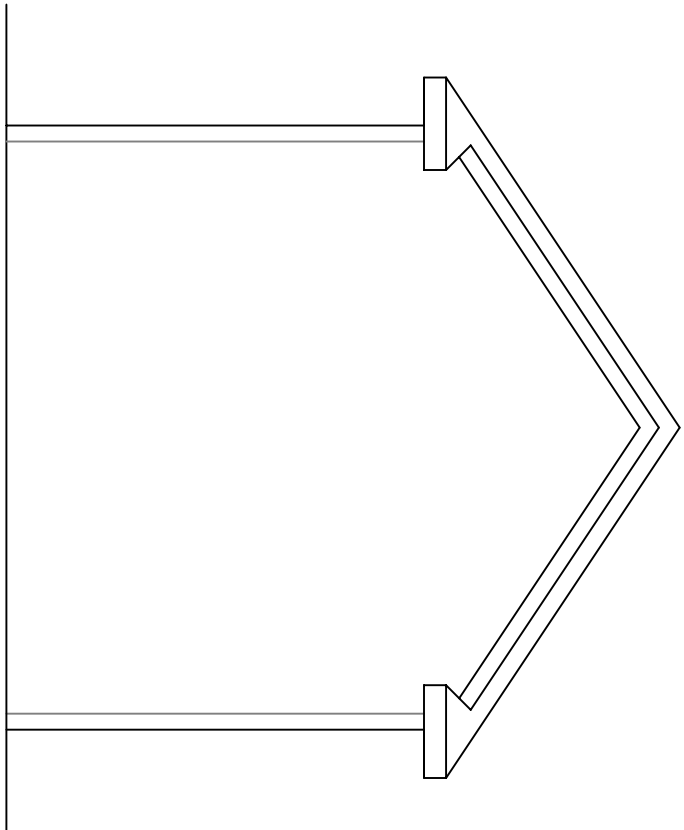
4 LEFT SIDE ELEVATION
A5 SCALE: 1/8" = 1'-0"



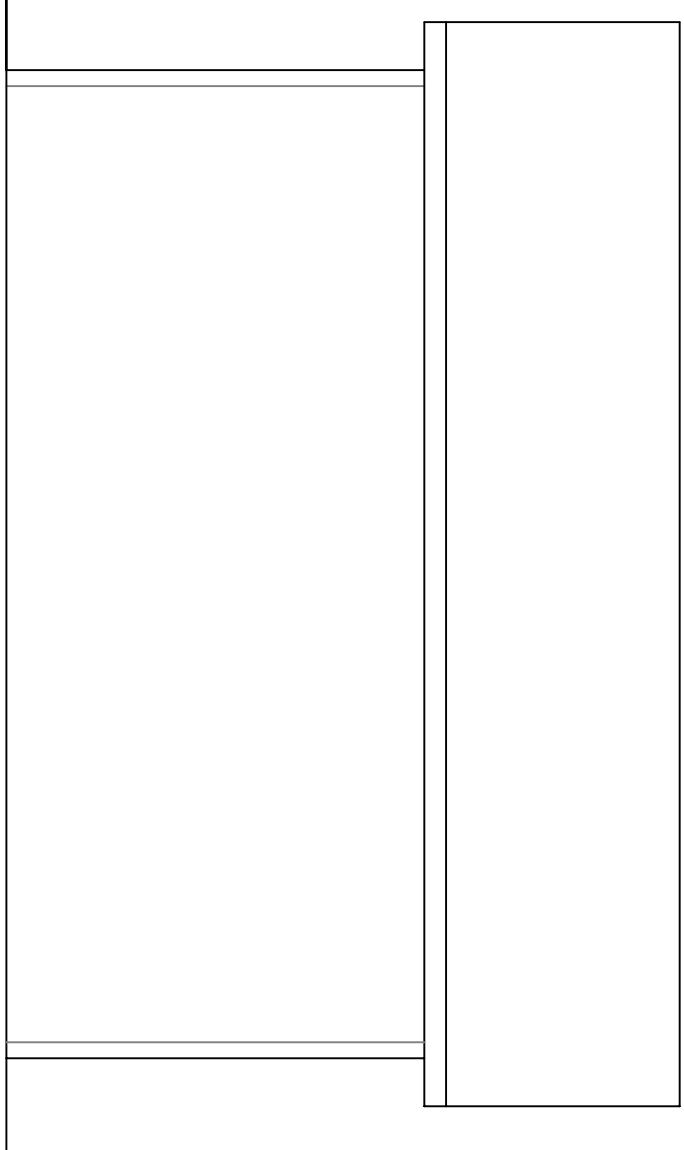
5 GARAGE: FRONT ELEVATION
A5 SCALE: 1/4" = 1'-0"



6 GARAGE: SIDE ELEVATION
A5 SCALE: 1/4" = 1'-0"



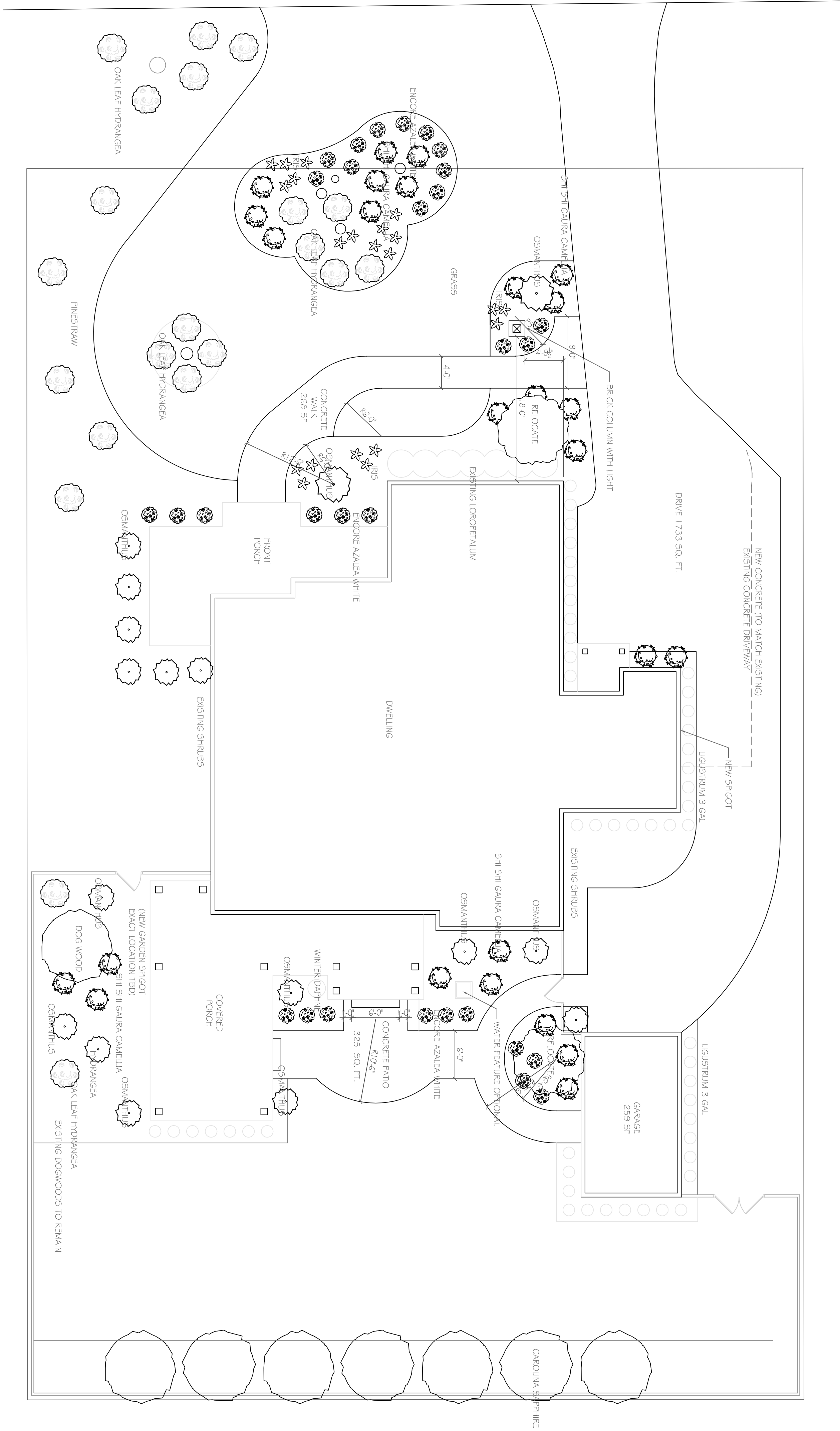
7 GARAGE: REAR ELEVATION
A5 SCALE: 1/4" = 1'-0"



8 GARAGE: SIDE ELEVATION
A5 SCALE: 1/4" = 1'-0"

DAWKINS RESIDENCE

40 WOODS ROAD
PINEHURST, NC



1 LANDSCAPE PLAN
LI SCALE: 1/8" = 1'-0"

DAWKINS RESIDENCE

40 WOODS ROAD
PINEHURST, NC

DATE: NOVEMBER 30, 2017
REVISIONS:

FOUNDATION PLAN

SHEET NUMBER

A1



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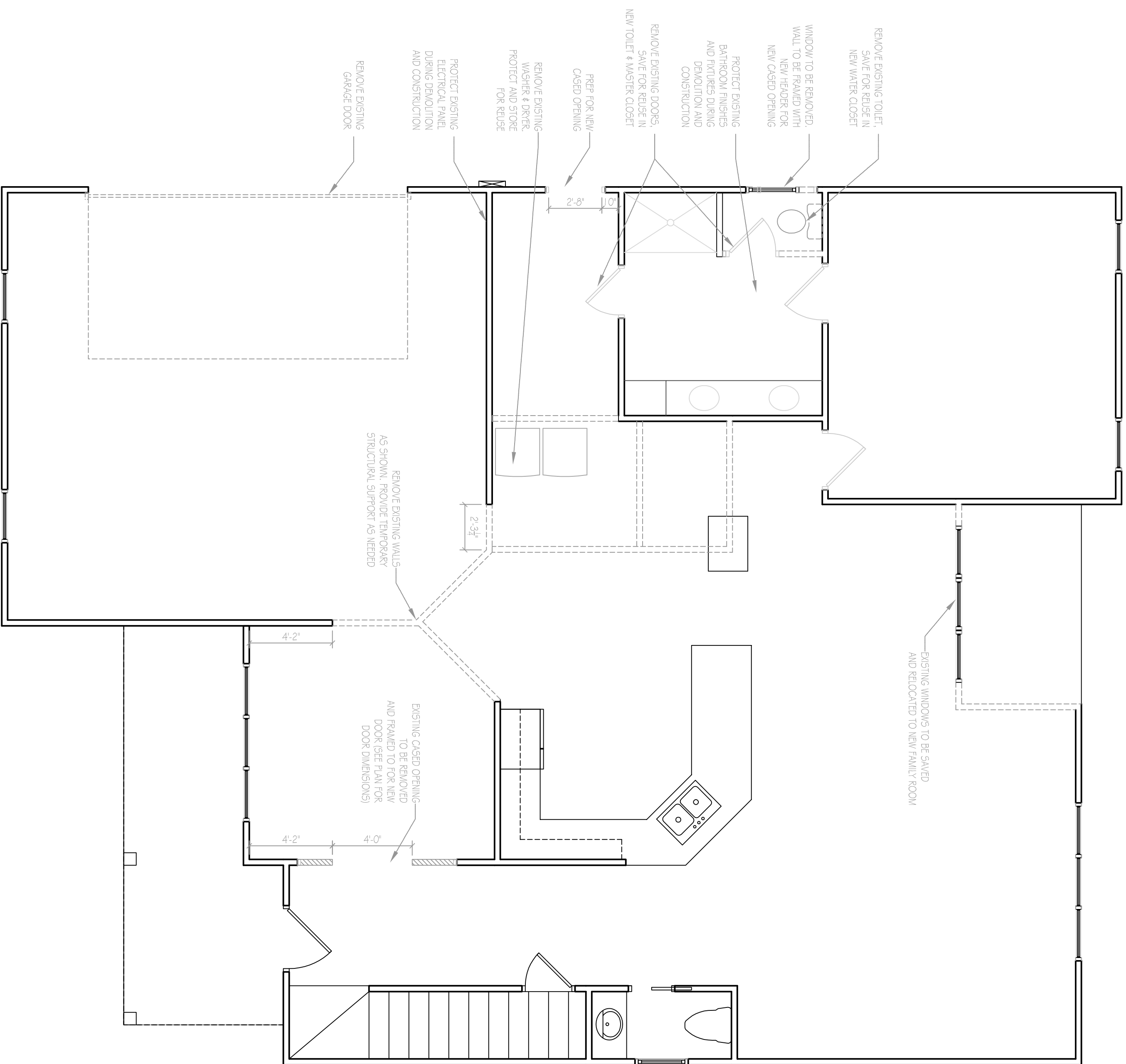
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REVISIONS:

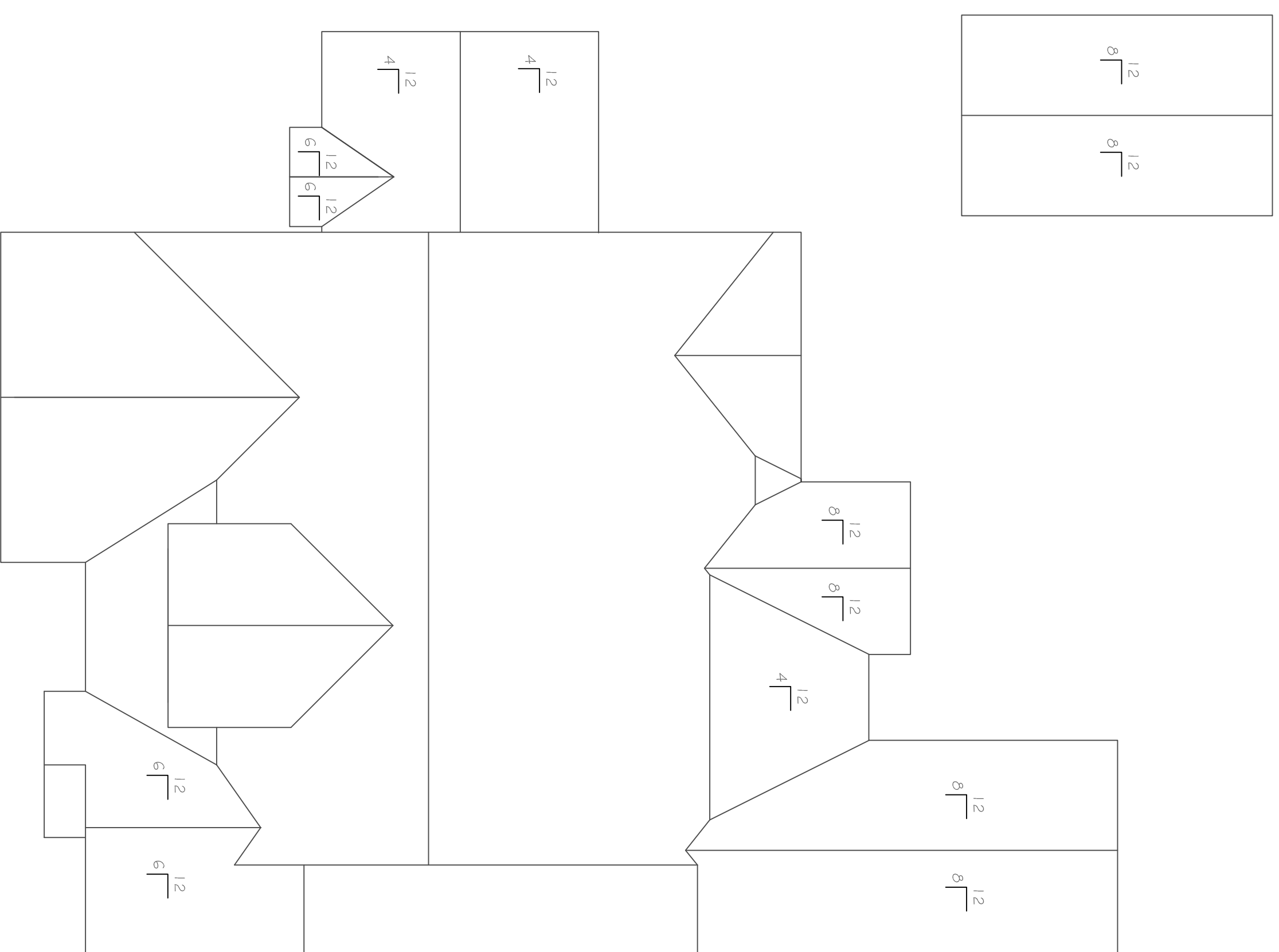
DEMOLITION PLAN
ROOF PLAN

SHEET NUMBER

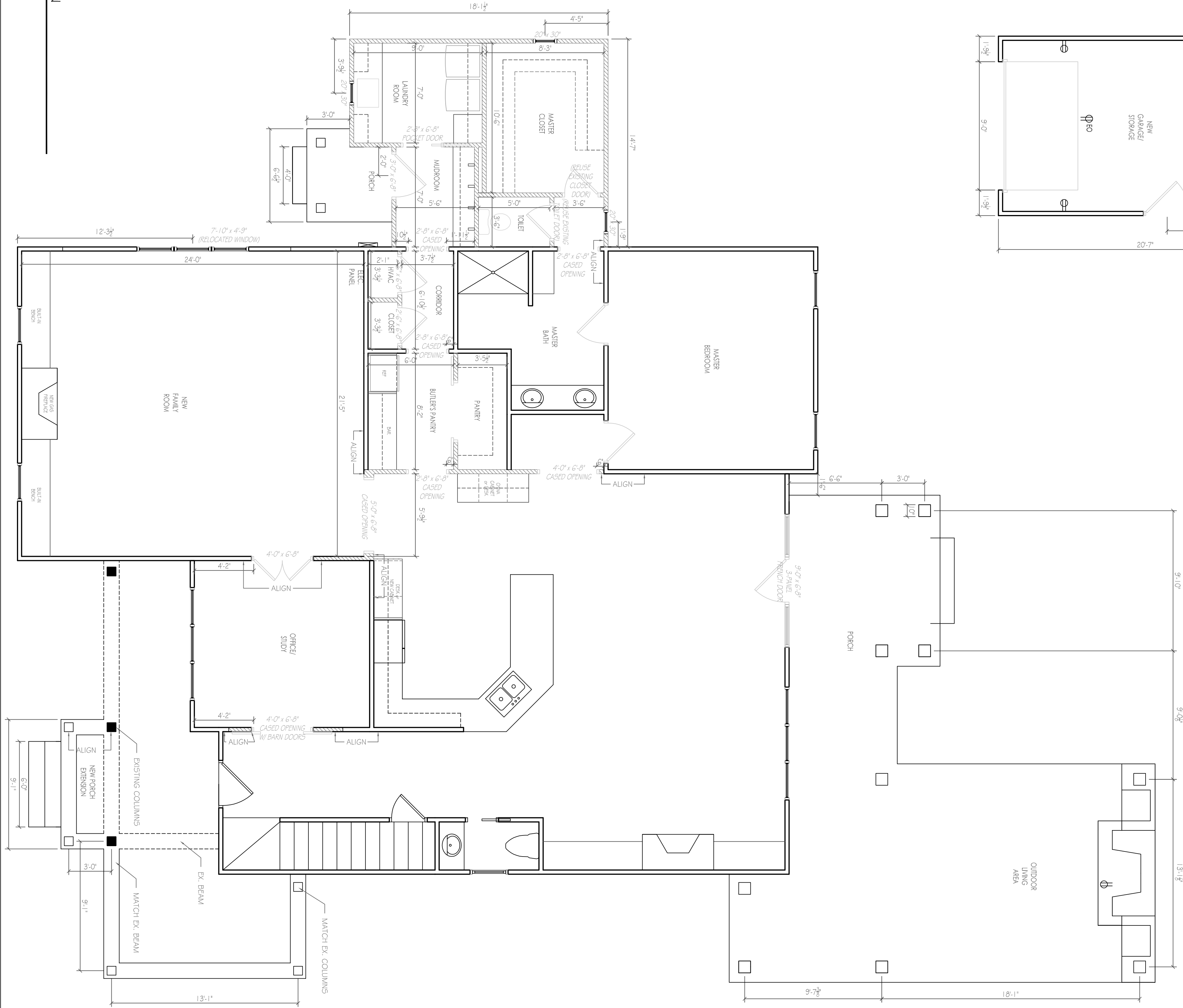
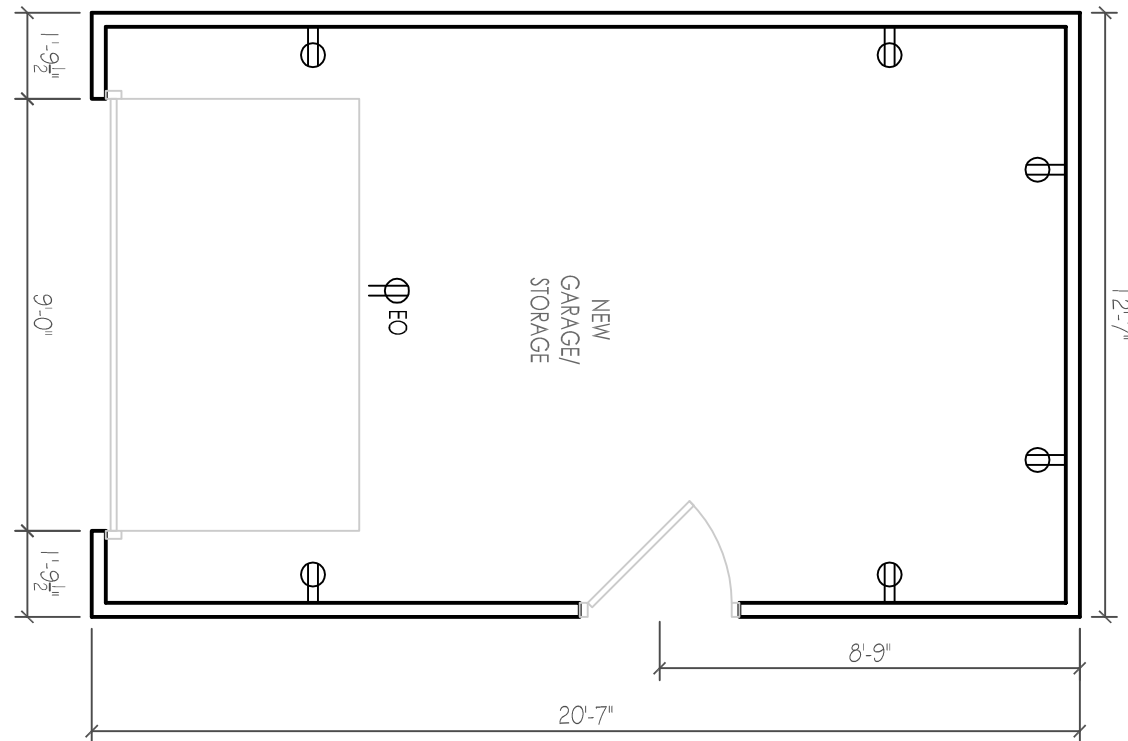
A2



1	DEMOLITION PLAN
A2	SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



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

FLOOR PLAN NOTES
1. INSULATE ALL INTERIOR WALLS
2. NEW WINDOWS AND DOORS TO MATCH EXISTING IN STYLE AND COLOR
FLOOR PLAN KEY
===== NEW WALL

DAWKINS RESIDENCE

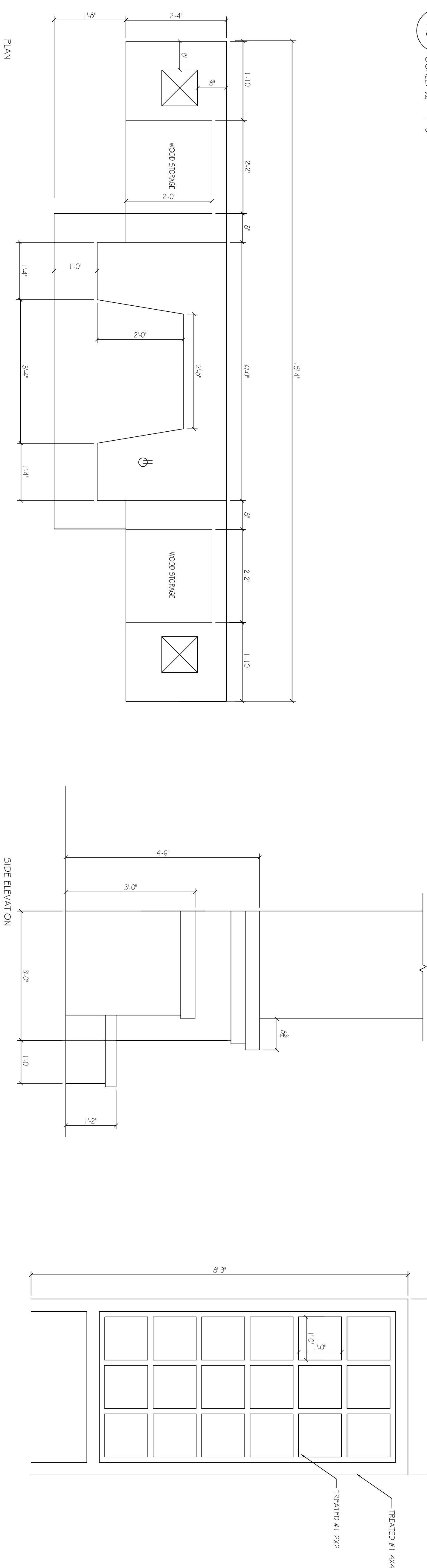
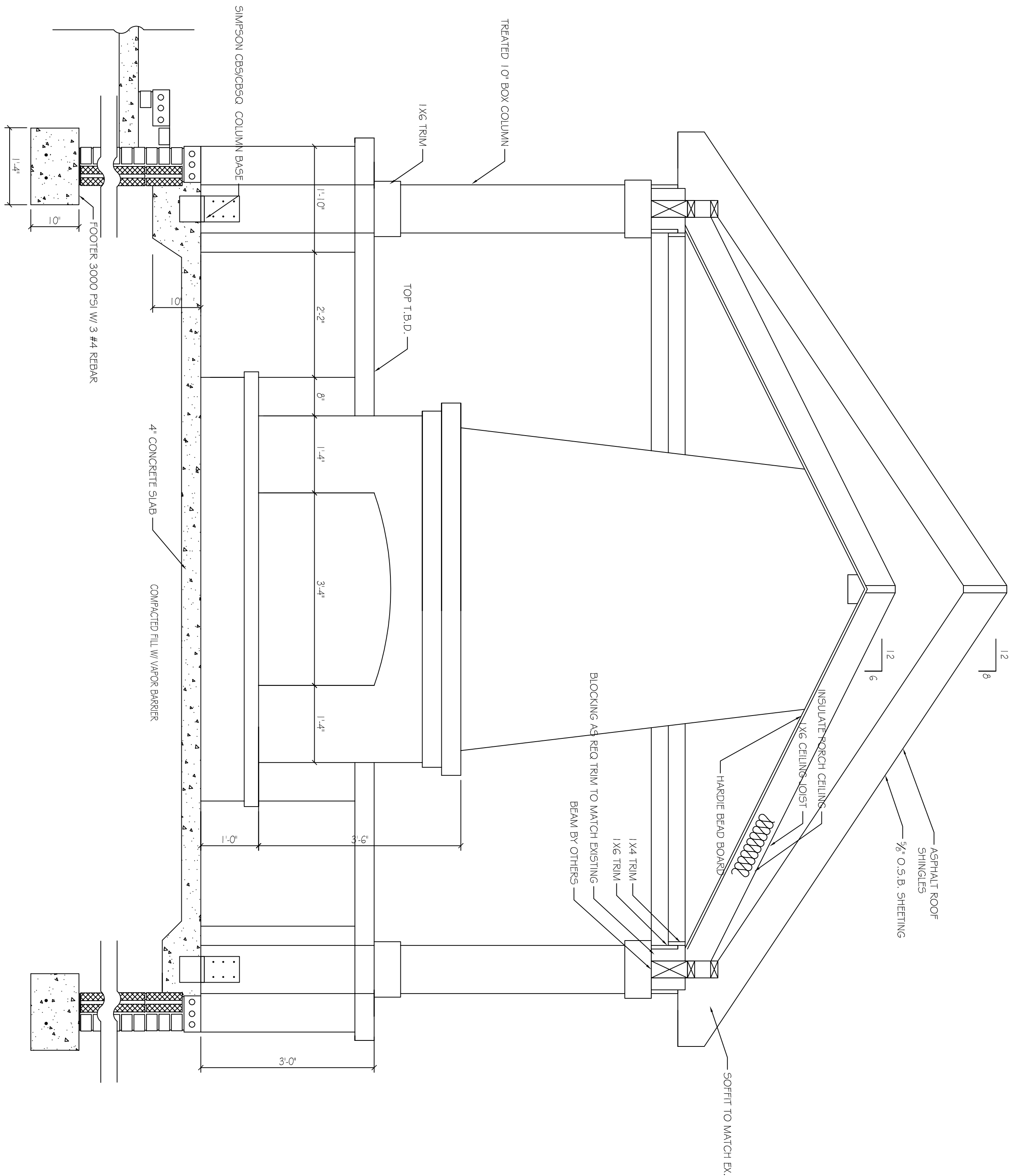
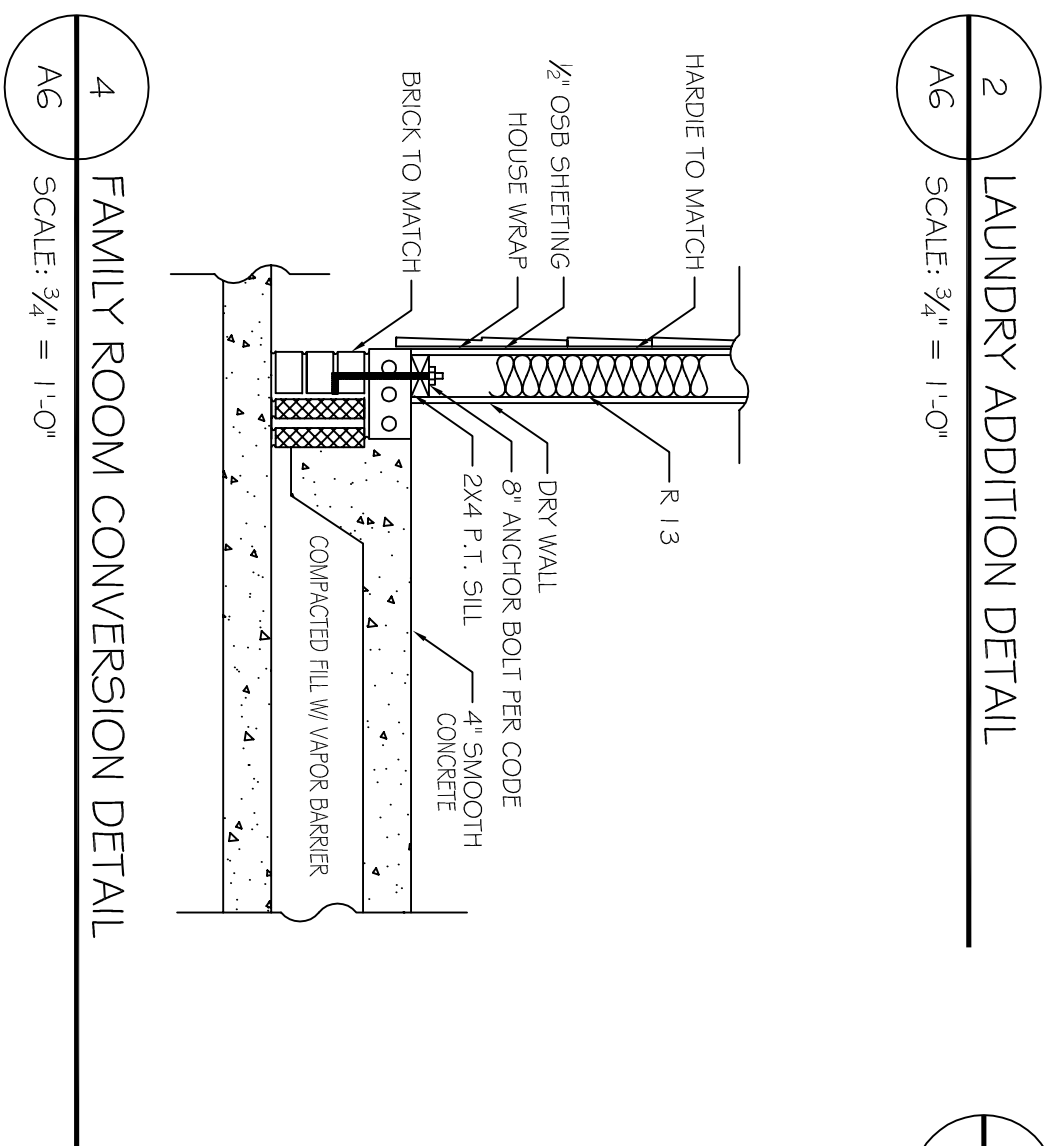
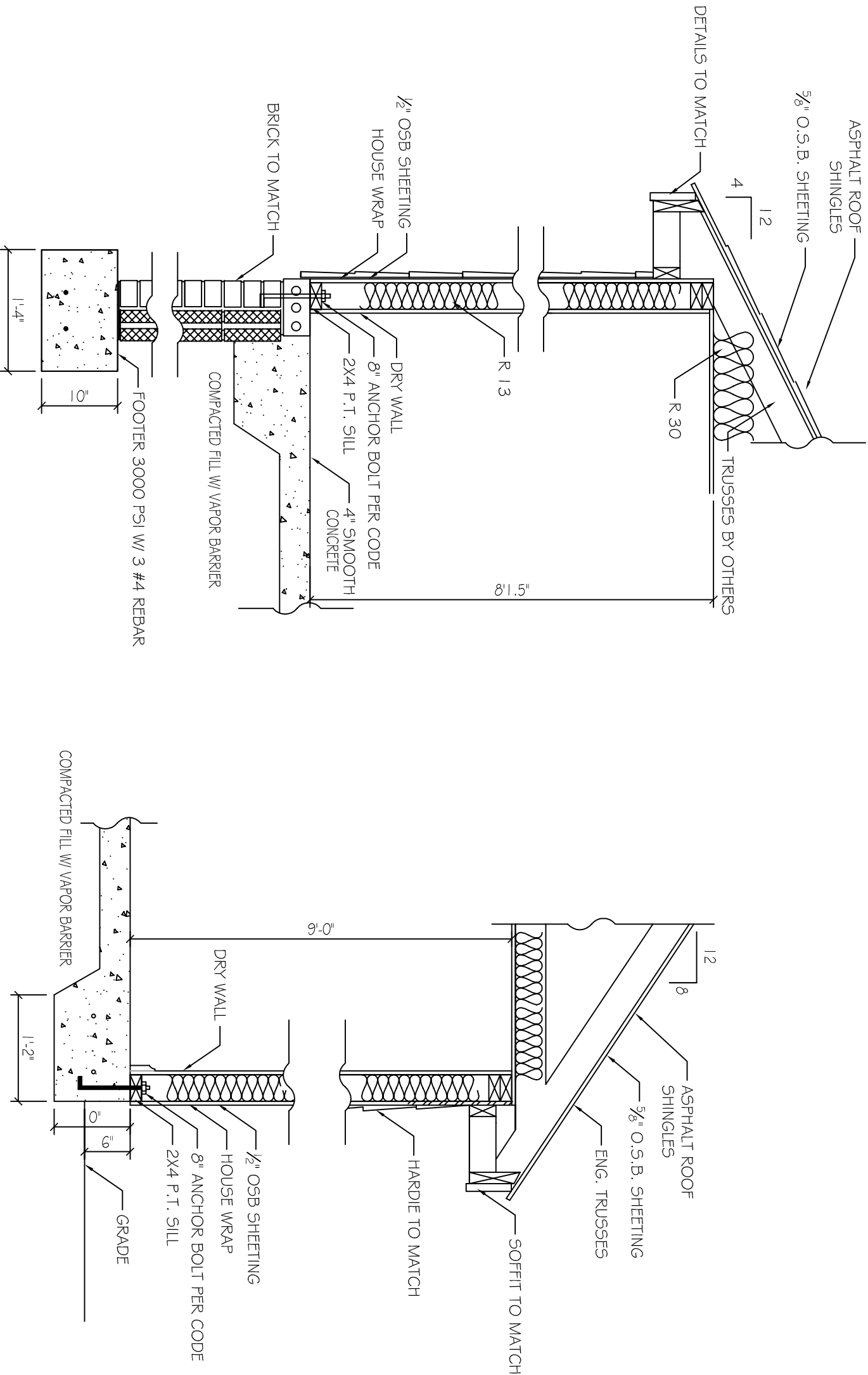
40 WOODS ROAD
PINEHURST, NC

DATE: NOVEMBER 30, 2017
REVISIONS:

SECTIONS & DETAILS

SHEET NUMBER

A6





**REPORT FOR 11/10/17 - 12/15/17
ADDITIONAL AGENDA DETAILS:**

ATTACHMENTS:

Description

📎 Report for 11/10/17 - 12/15/17



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planner
DATE: 12/15/17
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
DECEMBER 21, 2017 MEETING
11/10/17– 12/15/17

NORMAL MAINTENANCE

None to report.

MINOR WORK – COA ISSUED

COA: 17-089

Application Date: 11/16/17

Approval Date: 11/17/17

Prop Owner: Abidin Investments LLC Address: 115 Short Rd.

LRK# 16223

Applicant: Butler Constructs Design & Builds LLC

Request: Change front porch roof material to dark gray metal.

Standards and Guidelines: 1.6.3.1 & 19

COA: 17-090

Application Date: 11/15/17

Approval Date: 11/20/17

Prop Owner: Bart & Lynel Boudreaux Address: 204 Dundee Rd.

LRK# 17853

Applicant: Bart Boudreaux

Request: New siding, roof, door, paint & enclose rear porch.

Standards and Guidelines: 1.6.3.15, 20 & 21

COA: 17-091

Application Date: 11/16/17

Approval Date: 11/22/17

Prop Owner: Robert Clark Address: 65 Community Rd.

LRK# 29010

Applicant: Sandhills Signs/Convention & Visitors Bureau

Request: New ground and door signage for the Convention & Visitors Bureau.

Standards and Guidelines: 1.6.3.14

COA: 17-092

Application Date: 11/22/17

Approval Date: 11/28/17

Prop Owner: DGH Management, LLC

Address: 105 Medlin Rd.

LRK# 15753

Applicant: Quality Built Advantage

Request: Fence in the side & rear yard.

Standards and Guidelines: 1.6.3.7

COA: 17-093

Application Date: 12/4/17

Approval Date: 12/8/17

Prop Owner: 100 Magnolia, LLC

Address: 100 Magnolia Rd.

LRK# 25684

Applicant: Sandhills Signs/Village Yoga

Request: New wall, suspended & portable signage for "Village Yoga"

Standards and Guidelines: 1.6.3.14

COA: 17-096

Application Date: 12/8/17

Approval Date: 12/13/17

Prop Owner: Franklin Flats, LLC

Address: 105 Cherokee Rd. Suite 1G LRK# 18375

Applicant: Sandhills Signs/Purple Thistle Kitchen & Co

Request: New wall & hanging signage for "Purple Thistle Kitchen & Co"

Standards and Guidelines: 1.6.3.14