



**HISTORIC PRESERVATION COMMISSION  
NOVEMBER 15, 2018  
ASSEMBLY HALL  
395 MAGNOLIA RD.  
PINEHURST, NORTH CAROLINA  
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
  - A. Minutes for 10/25/2018
- III. Public Hearing
  - A. COA 18-99

A request to replace all windows of the main dwelling at 110 Short Road, Pinehurst, NC. The property can be identified as Moore County LRK# 21823. The applicant is Simmons Window Company and the owner is Caribou Partners.
  - B. COA 18-100

A request to construct a covered and screened porch on the side of the main dwelling at 45 Ferguson Road, Pinehurst, NC. The property can be identified as Moore County LRK# 17757. The applicant is Alan Walters Construction and the owner is Dokim Elphick.
- IV. Review of Normal Maintenance and Minor Work items
  - A. Review of Normal Maintenance and Minor Works
- V. Next Meeting Date
  - A. December 13, 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.*



**MINUTES FOR 10/25/2018**  
**ADDITIONAL AGENDA DETAILS:**

**ATTACHMENTS:**

Description

- 📎 October 25, 2018 Meeting Minutes



**HISTORIC PRESERVATION COMMISSION  
OCTOBER 25, 2018  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**COMMISSION MEMBERS IN ATTENDANCE:**

Molly Gwinn, Chair  
Christine Dandeneau, Vice-Chair  
Jim McChesney, HPC Member  
Mark Parson, HPC Member  
Tom Schroeder, HPC Member  
John Taylor, HPC Member

**COMMISSION MEMBER ABSENT:**

Bob Farren, HPC Member

**STAFF IN ATTENDANCE:**

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

**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 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**

### **A. September 27, 2018 Minutes**

*Jim McChesney made a motion to approve the September 27, 2018 Minutes; John Taylor seconded the motion, which was unanimously approved.*

### **B. October 10, 2018 Minutes**

*Jim McChesney made a motion to approve the October 10, 2018 Minutes; John Taylor seconded the motion, which was unanimously approved.*

## **III. Sworn In:**

*The following were sworn in: Stephanie Goodrich, Senior Planner; Susan Bailey, Property Owner; David Bell, Property Owner; Pete Bogle, Architect; John Webster, Property Owner; Brent Covington, Moore County School; Bart Boudreaux, Property Owner.*

## **IV. Public Hearing**

### **A. COA 18-88**

A request to demolish a rear open carport at 70 Fields Road, Pinehurst, NC. The property can be identified as Moore County LRK# 20050738. The applicant and property owner is Dr. Thomas Bailey.

*Stephanie Goodrich 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.*

*Susan Bailey, Property owner was present to answer any questions or address any concerns of the Commission.*

*After discussion, Mark Parson made a motion to issue a Certificate of Appropriateness to demolish a rear open carport at 70 Fields Road and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.*

### **B. COA 18-89**

A request to demolish the single family home as well as any structures at 15 Fields Road, Pinehurst, NC. The property can be identified as Moore County LRK# 29479. The applicant is Huntley Design Build, LLC, and property owners are David and Janet Bell.



*Stephanie Goodrich 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.*

*David Bell, Property Owner was present to answer any questions or address any concerns of the Commission.*

*After discussion, Christine Dandeneau made a motion to issue a Certificate of Appropriateness to demolish the single family home as well as any structures at 15 Fields Road and to adopt the Findings of Fact; John Taylor seconded the motion, which was unanimously approved.*

### **C. COA 18-90**

A request to add a brick Porte-Cochere/covered drive entry into the existing office wing; repair the existing sanctuary entrance, including stairs; and site work associated with parking, sidewalks, landscaping, and storm water at 125 Everette Road, Pinehurst, NC, also known as Community Presbyterian Church. The property can be identified as Moore County LRK# 24664. The applicant is Pete Bogle, AIA, and the property owner is Community Presbyterian Church.

*Stephanie Goodrich 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.*

*Pete Bogle, Architect was present to answer any questions or address any concerns of the Commission.*

*After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness to add a brick Porte-Cochere/covered drive entry into the existing office wing; repair the existing sanctuary entrance, including stairs; and site work associated with parking, sidewalks, landscaping, and storm water at 125 Everette Road and to adopt the Findings of Fact; John Taylor seconded the motion, which unanimously approved.*

### **D. COA 18-91**

A request demolish a pool and infill turf in its place at 140 McKenzie Road West, Pinehurst, NC. The property can be identified as Moore County LRK# 18265. The applicant is Scott-Heffner Landscaping, and the property owner is John Webster.

*Stephanie Goodrich 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.*

*John Webster, Property Owner was present to answer any questions or address any concerns of the Commission.*

*After discussion, Christine Dandeneau made a motion to issue a Certificate of Appropriateness to demolish a pool and infill turf in its place at 140 McKenzie Road West and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which unanimously approved.*

#### **E. COA 18-92**

A request demolish all buildings and structures at 100 Dundee Road, Pinehurst, NC, also called Pinehurst Elementary School. The property can be identified as Moore County LRK# 24884. The applicant and Property owner is Moore County Schools.

*Stephanie Goodrich 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.*

*Brent Covington, Moore County School was present to answer any questions or address any concerns of the Commission.*

*Joel Tew, resident stated that plans for the new school should be made available to the public.*

*After discussion, Tom Schroeder made a motion to issue a Certificate of Appropriateness to demolish all buildings and structures at 100 Dundee Road and to adopt the Findings of Fact; Christine Dandeneau seconded the motion, which unanimously approved.*

#### **F. COA 18-93**

A request demolish buildings and structures at 212 Dundee Road, Pinehurst, NC The property can be identified as Moore County LRK# 17841 and a portion of 17850. The applicant is Pratt's Grading and the property owner is Bart Boudreaux.

*Stephanie Goodrich 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.*

*Bart Boudreaux, Property Owners was present to answer any questions or address any concerns of the Commission.*

*After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness to demolish buildings and structures at 212 Dundee Road and to adopt the Findings of Fact; John Taylor seconded the motion, which unanimously approved.*

## **V. Review of Normal Maintenance and Minor Work Items**

### **A. Staff Approvals from 8/23/18 until 10/11/18**

*There were no comments from the Commission.*

### **B. Design Guideline Draft Updates**

*Ms. Goodrich asked that any commission members that had any questions or proposed edits to the document get in touch with her before the next meeting on November 15<sup>th</sup>.*

### **C. Next Meeting Date**

#### **A. November 15, 2018**

### **B. Motion to Adjourn**

*With no further discussion, Tom Schroeder made a motion to adjourn. John Taylor seconded the motion, which was unanimously approved.*

*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.*



## **COA 18-99**

### **ADDITIONAL AGENDA DETAILS:**

A request to replace all windows of the main dwelling at 110 Short Road, Pinehurst, NC. The property can be identified as Moore County LRK# 21823. The applicant is Simmons Window Company and the owner is Caribou Partners.

#### **ATTACHMENTS:**

##### Description

- ☐ Staff Report
- ☐ COA Application
- ☐ Photo Sheet

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

COA: 18-99

110 Short Rd.

Parcel ID # 21823

Vinyl Replacement Windows, entire house

PIN # 856206285865

APPLICANT:

Simmons Window Company

PROPERTY OWNER(S):

Caribou Partners (Don Fuquay)

RECEIVED:

10/22/18

MEETING DATE:

11/15/18

ZONING DISTRICT:

R-10

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:

- Replace all 16 windows with Ellison Series 1300 white vinyl windows

**FACTS**

**APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES**

**Staff Analysis:** 110 Short Road was built in 1927, according to the Moore County tax records. There are no previous HPC applications on file for Major works. There are no survey records or photos of what this house would have looked like at the time of construction, but the form is a standard front gabled bungalow. The current windows appear to be original and are 6/6 wooden double hung that have been painted shut and have become inoperable over time.

**A. SECTION 1.6.4.8 MAJOR WORK** - *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves replacement windows that **are/are not** considered minor work.

**WINDOWS AND DOORS:**

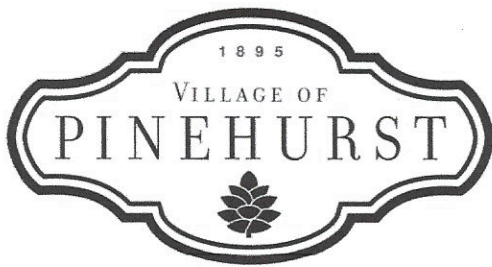
**B. Section 2.4.2 Windows and Doors Standards:** *1-Adding or changing original window and door openings shall not be permitted on the principal facade. 2-If new uses for the structure require an additional door or a window, these shall be located where they are not visible from a principal street. 3- Windows and doors of existing buildings shall retain their original size and dimension. 4- 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. 5- Window and door surrounds and trim shall match the original door or window surrounds and trim. Replacing sash windows shall not alter original trim.*

1. The proposed replacements **do/do not** change the original location or size of the existing openings.
2. The proposed replacements **will/will not** be visible from a principal street.
3. The number and size of panes, mullion, and muntin, and all window and door hardware **are/are not** similar to those of the original windows and doors.
4. Window and door surrounds and trim **do/do not** match the original door or window surrounds and trim.



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 4<sup>th</sup> 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): Caribou Partners, Inc. (Don Fuquay)

Business Name (if applicable): Caribou Partners, Inc.

Tenant Name (if applicable): \_\_\_\_\_

Physical Address: 110 Short Rd, Pinehurst, NC 28374

Mailing Address (if different): \_\_\_\_\_

Phone #: 910-975-2584 Mobile #: \_\_\_\_\_

Zoning District: \_\_\_\_\_ LRK #: \_\_\_\_\_ PIN #: 856206285865

### Applicant/Contractor Data

Name: Simmons Window Company

Contractor License #: GC #0626

Phone #: 919-770-3735

E-mail Address (optional): \_\_\_\_\_

Mailing Address: 2920 Jefferson Davis Hwy, Sanford, NC

Estimate Cost of Construction: \$ 8,000.00

\*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](http://www.villageofpinehurst.org)

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## Application for Local Historic District

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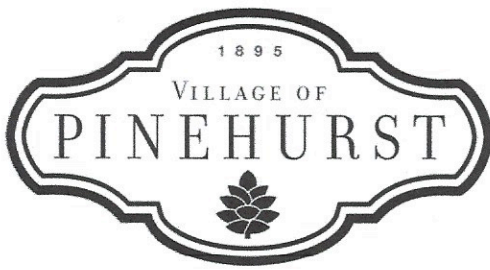
### Description of Project:

Replace all 16 remaining windows in home that remain from original construction in 1927. New windows will be vinyl white with same look as windows being replaced. See attached brochure for Series 1300 window.

### *Planning and Inspections Department*

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Page 2 of 4





**Application for  
Local Historic District**

**EXTERIOR MATERIAL COLOR FORM**

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

Signature: \_\_\_\_\_ Date: **10-19-18**

***Planning and Inspections Department***

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - [www.villageofpinehurst.org](http://www.villageofpinehurst.org)



## 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](http://www.villageofpinehurst.org)  
Page 4 of 4





PREMIUM VINYL REPLACEMENT WINDOWS & DOORS

**For Replacement**



# SERIES 1300

Series 1300 also available in 2- and 3-lite slider windows.



**COMFORT YOU CAN COUNT ON.** The Ellison Series 1300 is where affordability meets the durability of all-welded vinyl construction. These windows are built to last, providing your home with attractive, energy-saving efficiency all year round. Low-maintenance needs and custom style options make the Series 1300 a great choice for homeowners with an eye for design and value.

## STRENGTH

- Fusion-welded sashes and frame add strength, boost thermal performance.
- Constant force coil balance permits easy sash movement.
- Aluminum-reinforced, multi-cavity construction provides additional thermal performance and structural integrity.
- Integrated slim-line lift rail allows you to easily operate sash.

## STABILITY

- Dual push-button night latches provide easy ventilation.
- Positive-action cam lock enhances safety (2 locks standard at 27 1/4").

## SAVINGS

- Interlocking sashes keep out drafts.
- Rubber bulb seal helps block outside air.
- Dual-fin weather stripping further reduces air infiltration.
- Insulated glass panels with optimum thermal air space featuring Warm-Edge spacer system.
- Sloped sill reduces air infiltration and allows for easy water runoff.
- Transferable Limited Lifetime Warranty.

## STYLE

- Beveled exterior provides for an attractive appearance.
- Flush tilt latches.
- Extruded half-screen comes standard.\*
- Jamb depth: 3.25".

Σ

## Options

T  
C  
U  
S

- **Ultra Low-E / Argon Glass** (may be required for ENERGY STAR rating).
- **Low-E Glass with Argon Gas** for additional efficiency.
- **Low-E Glass.**
- 5/8" or 3/4" flat, 5/8" or 1" contoured or 5/8" contoured valance grids available.
- Today's 8 most popular painted exterior colors (on white interiors).
- Factory mulling of twins, triples and architectural shapes.
- Obscure and double-strength glass.
- Charcoal aluminum mesh screen.
- Window Opening Control Device (for fall prevention).
- Lifetime Glass Breakage Warranty.



Scan this QR code to watch a video about our Series 1300



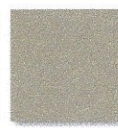
## Vinyl Color Options\*\*



White



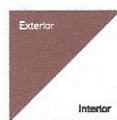
Almond



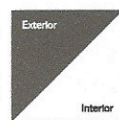
Clay

Color options available in 1300, casements, awnings, sliders, bays and bows.

## Painted Color Options\*\*



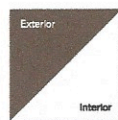
Brick Red



Bronze



Clay



Dark Chocolate



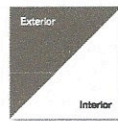
Gray



Hunter Green



Tan



Terratone

\* Screens are not meant to restrain a child from falling through an open window.

\*\* Printing process may affect color shown. Please refer to actual window sample when selecting colors.



# SERIES COMPARISON

## STANDARD FEATURES

### On All Ellison Windows

- Virtually maintenance-free premium vinyl construction.
- Aluminum-reinforced, multi-cavity construction provides additional thermal performance and structural integrity.
- Sloped sill reduces air infiltration, allows easy water run-off.
- Warm-Edge insulated glass system.
- Individually registered product number.
- Dual-fin weather stripping reduces air filtration.
- Fusion-welded sashes and frames.
- Rubber bulb seal helps block outside air.
- White is standard.
- **Transferable, Limited Lifetime Warranty.**

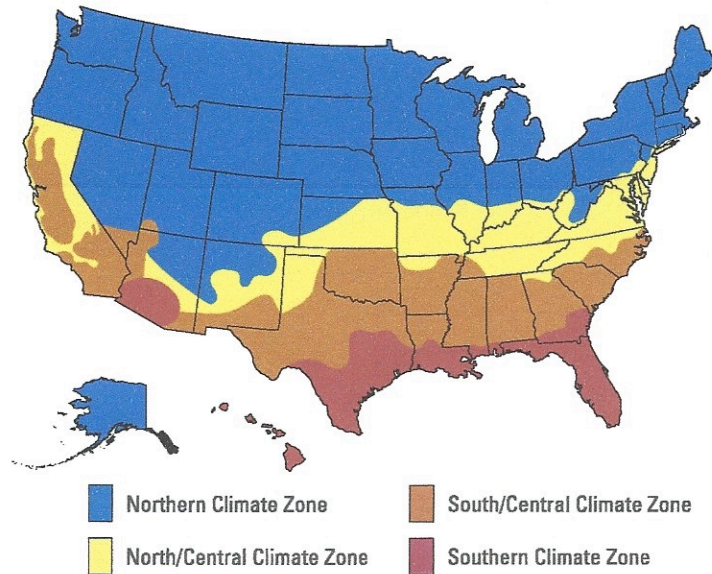
FEATURE	1050	1100	1300	1600	1800
<b>Construction</b>					
Integrated full-length slim-line lift rail	S	S	S	S	S
Block & tackle balance system	S	S			
Constant force coil balance system			S	S	S
InsulKor™ fiberglass-enriched polyurethane reinforcement					S
InsulKor multi-cavity foam-filled frame					O
Night ventilation latches			S	S	S
Window Opening Control Device (for fall prevention)	O		O	O	O
Deluxe cam lock		S	S	S	S
Half screen*	S	S	S	S	O
Full screen*			O	O	S
Locking half-screen*					O
Charcoal aluminum mesh screen*	O	O	O	O	O
Silent Guard with noise control STC 34 performance					O
<b>Aesthetics</b>					
Interior wood laminate (Light Oak, Dark Oak, or Cherry)					O
Exterior Bronze laminate (White interior only)				O	
Exterior Hunter Green, Dark Chocolate, Terratone, Clay, Bronze, Brick Red, Gray or Tan painted colors (White interior only)			O		O
5/8" or 3/4" flat grid	O	O	O	O	O
5/8" or 1" contoured grid	O	O	O	O	O
5/8" or 3/4" diamond grid	O	O	O	O	O
5/8" contoured valance	O	O	O	O	O
1 1/8" simulated divided lite (SDL) grid				O	O
Almond, Dark Chocolate, Cherry, Brass or Brushed Nickel lock					O
<b>Glass</b>					
Low-E Glass	O	O	O	O	O
Low-E Glass with Argon Gas	O	O	O	S	S
Ultra Low-E Glass with Argon Gas	O	O	O	O	O
Triple-pane, R-5 compliant glass with Super Spacer® nXt™ sealant system					O
Beveled glass patterns					O
Leaded glass with brass caming					O
Obscure glass	O	O	O	O	O
Double-strength glass	O	O	O	O	O
<b>Warranties</b>					
Lifetime Glass Breakage Warranty	O	O	O	O	S
25-year Glass Breakage Warranty				S	

S = Standard    O = Optional

\*Screens are not meant to restrain a child from falling through an open window.



## ENERGY STAR Climate Zone Map



### Criteria for Windows

Climate Zone	U-Factor	SHGC	
Northern:	$\leq 0.27$	Any	Prescriptive
	$= 0.28$	$\geq 0.32$	Equivalent Energy Performance
	$= 0.29$	$\geq 0.37$	
	$= 0.30$	$\geq 0.42$	
North/Central:	$\leq 0.30$	$\leq 0.40$	
South/Central:	$\leq 0.30$	$\leq 0.25$	
Southern:	$\leq 0.40$	$\leq 0.25$	
Air Leakage Rating:		$\leq 0.3 \text{ cfm/ft}^2$	

The ENERGY STAR program for windows divides the country into four distinct climate zones to recognize the varying heating and cooling months among the states. For patio doors, there is only one U-Factor and one Solar Heat Gain Coefficient (SHGC) requirement for ENERGY STAR compliance.

Please consult your home improvement or new construction professional for specific thermal properties that vary based on glass options and grid choices, and verify your window's actual performance to ensure ENERGY STAR rating in your specific climate zone.

### Criteria for Patio Doors

Glazing Level	U-Factor	SHGC	
≤ 1/2 Lite:	≤ 0.25	≤ 0.25	
> 1/2 Lite:	≤ 0.30	Northern:	≤ 0.40
		North/Central:	≤ 0.40
		South/Central:	≤ 0.25
		Southern:	≤ 0.25
Air Leakage Rating for Sliding Doors:			≤ 0.3 cfm/ft²



ENERGY STAR compliance available in all series. Verify product specifics before ordering.

Note: Manufacturer reserves the right to substitute components as necessary.

[www.ellisonwindows.com](http://www.ellisonwindows.com)

enjoy your view

**Ellison**  
WINDOWS & DOORS



Proudly Made in the USA

Scan this QR code to see our manufacturing facility in action.



YouTube

f

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Distributed By:

09/16 supersedes 05/16

































## **COA 18-100**

### **ADDITIONAL AGENDA DETAILS:**

A request to construct a covered and screened porch on the side of the main dwelling at 45 Ferguson Road, Pinehurst, NC. The property can be identified as Moore County LRK# 17757. The applicant is Alan Walters Construction and the owner is Dokim Elphick.

#### **ATTACHMENTS:**

##### Description

- ☐ COA Application
- ☐ Site Plan
- ☐ Plan set Image 1 Footprint
- ☐ Plan set Image - Elevation
- ☐ Staff Report



RECEIVED  
OCT 18 2018

Application for  
Local Historic District  
(revised 3/14/17)

BY: .....

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

Property Data

Property Owner(s): Dokim ELpick Physical Address: 45 Furgusson Road  
Pinehurst, NC 28384  
Business/Tenant Name (if applicable): \_\_\_\_\_  
Mailing Address (if different): SAME  
Telephone: 910-315-6229 Zoning District: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

Applicant/Contractor Data

Name: Alan Walters Construction Address: 142 Berdewater Dr. S., Pine, NC  
Contractor License #: 39383 Telephone: 910-315-6229  
E-mail Address (optional): a.walters.construction@gmail.com

Description of Project:

Screen Porch on Right side of House  
Wood/screen doors  
Wood/screen framing  
Roof to match existing



Application for  
Local Historic District  
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Brick	Red
Rear Elevation	Brick	Red
Right Elevation	Brick	Red
Left Elevation	Brick	Red
Trim	<del>Color</del> Vinyl	Grey
Windows	<del>Color</del> CH-N/A	Red
Chimney	Brick	Red
Foundation	Brick	Red
Front Door	Fiberglass	Brown stain
Shutters	None	
Garage Door	Aluminum	Grey
Roof	Match existing	slate blend asphalt
Front Porch	None	
Deck	None	
Patio	Brick	Red
Sidewalk	concrete	Natural
Sky Lights	None	
Driveway	Gravel	Grey

Signature: [Signature] Date: 10-18-18

**\*\*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: \_\_\_\_\_





I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries and survey are indicated as drawn from information shown herein; that the ratio of precision or positional accuracy is 1/10,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 120D).  
Further:  
I hereby certify that the premises shown & described herein, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:  
DEED BOOK 4782, PAGE 32  
MOORE COUNTY REGISTRY  
ACREAGE DETERMINED  
BY COORDINATE METHOD.

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

CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, FLS NO. 1355

DATE: OCTOBER 5, 2018

UNLESS OTHERWISE DENOTED,  
 ○ = EXISTING IRON STAKE  
 ■ = EXISTING CONCRETE MONUMENT  
 □ = SET CONCRETE MONUMENT  
 ○ = SET IRON STAKE  
 ~ = SQUARE FOOTAGE  
 ⚡ = UTILITY POLE

① = WATER METER

⊗ = WATER VALVE

☼- FIRE HYDRANT

CB = CATCH BASIN

22

O = SANITARY SEWER MAIN

▲= POWER SERVICE STUD


Q = SEWER SERVICE STOP

⊙ = TELEPHONE SERVICE

Ⓢ = CABLE TV SERVICE STOP

FENCE  
 ROAD  
 RAILROAD

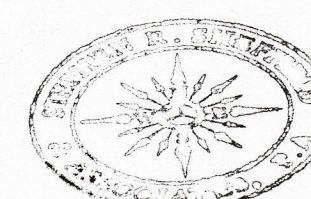
Q 18B - PINE TREE W/ SIZE NOTED

 OAK TREE

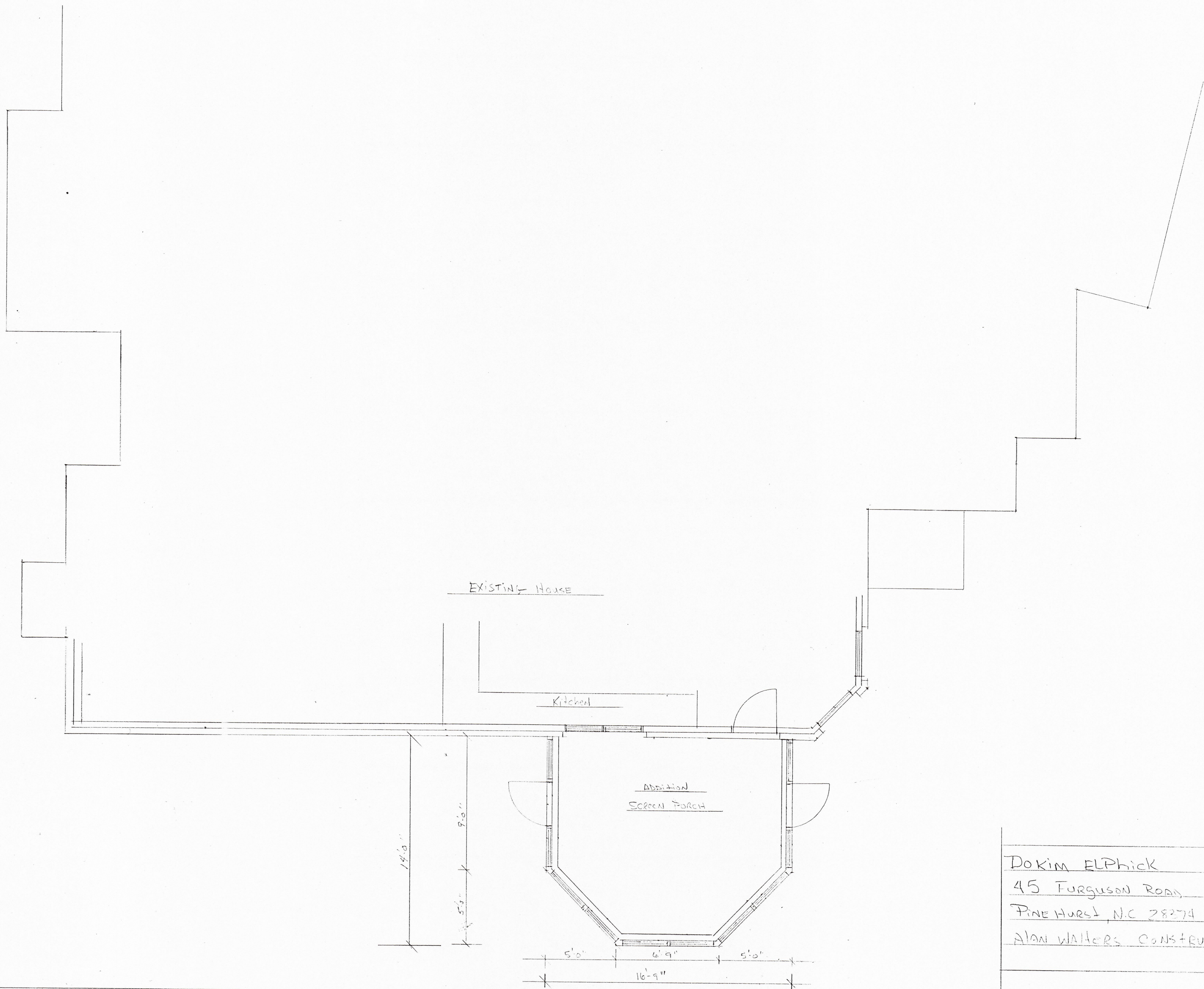
 HW = HARDWOOD TREE

G - G - G - G - G = GAS LINE

SURVEY FOR  
DOKIM ELPHICK  
A PORTION OF LOT NO. 307, OLD TOWN SECTION  
PINEHURST  
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,  
PINEHURST, NORTH CAROLINA  
OCTOBER 5, 2018 -- SCALE 1"=20'  
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.  
1680 NC HWY. 5, SUITE NO. 170  
ABERDEEN, NORTH CAROLINA







DOKIM ELPHICK  
45 FERGUSON ROAD  
PINE HURST, N.C. 28374  
ALAN WALLERS CONSTRUCTION





EXISTING HOUSE

ADDITION

DOKIM ELPHICK  
45 FERGUSON ROAD  
DURHAM, NC 28874  
DIAN WALTERS CONSTRUCTION



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

**STAFF REPORT**

COA: 18-100

45 Ferguson Rd.

Parcel ID # 17757

Addition of Screened porch on side

PIN # 855212758553

APPLICANT:

Alan Walters Construction

PROPERTY OWNER(S):

Dokim Elphick

RECEIVED:

10/18/18

MEETING DATE:

11/15/18

ZONING DISTRICT:

R-20

LHD STATUS:

Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

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

NATURE OF PROJECT:

- Screened in porch addition to the right elevation.

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**FACTS**

**APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES**

**Staff Analysis:** 45 Ferguson is a 2 story brick house built in 1994 and is not contributing to the Historic District.

**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 a new addition that **is/is not** considered minor work.

**PORCHES, ENTRANCES AND BALCONIES:**

**B. Section 2.6 PORCHES, ENTRANCES AND BALCONIES:** *A new design that is compatible with the historic building in height, proportion, roof shape, material, texture, scale, detail, and color is appropriate.*

1. The proposed addition **is/is not** compatible with the existing structure in height, proportion, roof shape, material, texture, scale color and detail and **will/will not** be on the rear elevation.

**ADDITION:**

**C. 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.

**D. 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.

E. **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.

G. **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.

H. **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.



LOCATION



## **REVIEW OF NORMAL MAINTENANCE AND MINOR WORKS ADDITIONAL AGENDA DETAILS:**

### **ATTACHMENTS:**

Description

- 📄 October 12th through November 11th



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PLANNING AND INSPECTIONS DEPARTMENT

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**TO:** Pinehurst Historic Preservation Commission  
**FROM:** Stephanie Goodrich, Senior Planner  
**DATE:** 11/2/2018  
**SUBJECT:** Staff Approvals of Normal Maintenance and Minor Work

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**STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT**  
**November 15, 2018 MEETING**  
**10/12/2018 to 11/2/2018**

**NORMAL MAINTENANCE**

Application Date: 10/9/18

Approval Date: 10/9/18

Prop Owner: Lynda Whitfield

Address: 115 Chinquapin Rd

LRK# 14102

Applicant: Same

Request: remove dead tree in rear yard

Standards and Guidelines: 1.6.2.9

**MINOR WORK – COA ISSUED**

**COA: 18-94**

Application Date: 10/15/18

Approval Date: 10/16/18

Prop Owner: Village Chapel

Address: 55 Community Road

LRK# 29673

Applicant: Carter Construction

Request: Add Rear Shed Awning and replace asphalt in rear with concrete

Standards and Guidelines: 1.6.3.8

**COA: 18-95**

Application Date: 10/19/18

Approval Date: 10/22/18

Prop Owner: Jim & Laurie Walker

Address: 20 Barrett Road

LRK# 207110

Applicant: Martin Masonry

Request: fencing and wall

Standards and Guidelines: 1.6.3.7

**COA: 18-96**

Application Date: 10/19/18

Approval Date: 10/22/18

Prop Owner: Sam and Janice Lambert

Address: 260 Everette Road

LRK# 20398

Applicant: Dunagan Builders

Request: Enclose rear patio  
Standards and Guidelines: 1.6.3.15

**COA: 18-97**

Application Date: 10/24/18  
Approval Date: 10/24/18  
Prop Owner: Robert & Mary Kaudrauch      Address: 115 Palmetto Road      LRK# 19202  
Applicant: McKenzie Building Services  
Request: fencing – rear  
Standards and Guidelines: 1.6.3.7

**COA: 18-98**

Application Date: 10/25/18  
Approval Date: 10/25/18  
Prop Owner: Jane Clair Dawkins      Address: 40 Woods Road      LRK# 24685  
Applicant: Same  
Request: Remove tree in front yard that punctured water line  
Standards and Guidelines: 1.6.3.10