



HISTORIC PRESERVATION COMMISSION
July 27, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

MINUTES

Commission Members in Attendance:

Jim Lewis, Chair
Bob Farren, Vice-Chair
Christine Dandeneau, Commission Member
Judy Davis, Commission Member
Molly Gwinn, Commission Member
Jim McChesney, Commission Member
Tom Schroeder, Commission 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:

A. June 22, 2017

Molly Gwinn made a motion to approve the June 22, 2017 Minutes as amended to reflect that Amanda Grimshaw, Property Owner did not attend the meeting; Tom Schroeder

seconded the motion, which as unanimously approved.

B. July 12, 2017

Molly Gwinn made a motion to approve the July 12, 2017 Minutes; Jim McChesney seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work Items

A. Report for 6/16/17 – 7/20/17

The Commission did not have any comments.

IV. Sworn In:

The following were sworn in; Alex Cameron, Planner; Pat Molamphy, Applicant; Pete Bogle, the Bogle Firm Architecture; Reverend Rod Stone, of the Community Presbyterian Church; Bart Boudreaux, Resident; John Hoffmann, Resident; Ann Dixon, Resident; Kaye Pierson, Resident, Ralph Bowen, Applicant and Property Owner; Will Huntley, Huntley Design; Rick Raynor, Design Tech, Inc.

V. Public Hearing

A. COA 17-57

A request for demolition of a single family home at 140 Magnolia Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028973. The applicant is Craddock, LLC and the property owner is Phillip Royston.

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

Pat Molamphy, Applicant was present to answer any questions or address any concerns of the Commission.

Judy Davis asked what the plans were once the home is demolished. Pat Molamphy responded the home will remain intact until plans have been turned in within 30-60 days and approved.

Philip Royston current property owner has no problems with the demolishing of the home.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for demolition of a single family home at 140 Magnolia Road with no time restrictions on the demolition and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

B. COA -17-54

A request for demolition of a single family home and detached garage at 105 Everette Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00029859. The applicant is The Boggle Firm Architecture and the property owner is Community Presbyterian Church.

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

Commission Member, Judy Davis recused herself

Pete Bogle, Principle Bogle Firm Architecture and Reverend Rod Stone of Community Presbyterian Church were present to answer any questions or address any concerns of the Commission.

Pete Bogle presented a Power Point presentation of the General Concept Plan approved by the Village Council of the Church, which includes the demolition of the single family home and detached garage. The plans call for open space which is needed to meet the impervious surface and stormwater management requirements. The space will be landscaped with a park like effect and will offer an additional 16 parking spaces.

Pete Bogle also explained that they have offered the home for free to be relocated. In order to have the home moved, approximately 19 trees along the right of way on Everette Road would have to be removed and the cost would be prohibitive.

Molly Gwinn, Commission Member asked Pete Bogle that "since it is a 1928 cottage and a contributing structure in the Historic District did you explore the possibility to just demolish the detached garage leaving Bird Song Cottage intact working in your parking area available where the garage is. It is problematic to me that a residential area will now be a parking lot along the side of the street."

Pete Bogle responded that there were some conversations, but the Church has no use for the home as it is constructed and the space is needed for impervious surface and storm water requirements. Plans are to have a buffering of 20'.

Chairman Lewis asked if there was a timeframe the Church is looking into. Reverend Rod Stone responded that "the Church has gone through the approval process, we will then have to go to the Church for capital funding for this project. Possible beginning construction in the spring, perhaps April of 2018." Chairman Lewis asked Reverend Stone if there will be a hardship in delaying the demolishing of the home. Chairman Lewis stated a preference for more time to get the word out that the home is available to be relocated, and that he did not want to give up on that without having additional efforts made. Chairman Lewis stated that the relocation of the home would need to be approved by the HPC. Chairman Lewis stated that he would like to see a 6 month delay but if the Church needs to begin work earlier, they can come back to the Commission to reduce the delay.

Christine Dandeneau, Commission Member asked what options were considered for the impervious surface. Pete Bogle, stated that they did look at other options but the space is needed for the storm water management, dry wells, and impervious surface to meet the requirements. Christine Dandeneau asked how many parking spaces will be gained and Peter Bogle responded that 16 parking spaces will be added. Christine Dandeneau asked if there was a possibility into making it a sand lot as opposed to paving. Pete Bogle responded that what is planned is for the parking area to be paved. Christine Dandeneau asked if a Civil Engineer has looked at this. Pete Bogle stated that is has not been reviewed by a Civil Engineer but it will be required to. Christine Dandeneau asked about phasing for this project. Pete Bogle stated that phasing of this project has not been defined.

Comments from the Public:

Kaye Pierson, Resident stated the following:

"Preservation NC is NC's only private nonprofit statewide historic preservation organization. Its mission is to protect and promote buildings, landscapes and sites important to the diverse heritage of NC. It enjoys a national reputation, having been cited by the National Park Service as "the premier statewide preservation organization of the south, if not the Nation and National Trust for Historic Preservation as "the model organization of its kind." It has saved more than 700 endangered historic properties. It is supported by a membership of more than 4000, 90+% are residents of NC."

Kaye Pierson, read the following response from Cathleen Turner, Regional Director for Preservation North Carolina "Birdsong Cottage" is a contributing structure in the National Register district and the locally designated district. It is associated with Eric Nelson, Donald Ross' long time Secretary and is an excellent example of the modest scale cottages in the district built in the 1930s that continue to provide stylish yet affordable accommodations to those living and working in the village. Surely the church can be more creative in situating their parking spaces and drainage system. If not, perhaps the cottage can even be moved a bit on the lot so it can remain on its historic location. Failing that perhaps it can be moved to a location nearby, so that it can retain its historic association with the village landscape and remain in the district (maybe even qualify for tax credits). Demolition should be avoided, especially given its provenance. The question of mold is a stale excuse used by those wishing to demolish buildings. Turning on the HVAC and cleaning the house would improve the situation."

Bart Boudreaux stated that "he is actively pursuing into looking into trying to relocate the home and has been in contact with NC Preservation who gave him the name of the company in Winston/Salem that could move the home in order to preserve the character of the Village. Bart Boudreaux stated that the home can be preserved and he has remodeled four older homes in the village for the preservation of the Historic District."

Bart Boudreaux stated that "he was quoted \$50,000 as the cost for the relocation of the home and has looked into having it relocated across the street which would reduce the number of trees that will to be removed and asked the Commission to consider delaying the demolition for 365 days in order to give him time to make arrangements to have the home relocated."

John Hoffmann asked the Commission to consider delaying the demolition of "Bird Song Cottage" for 365 days.

Linda Cox, Resident said that this reminds her of the song, "They Paved Paradise and Put Up a Parking Lot, by Joni Mitchell."

End of Public Speaking

Pete Bogle stated that they have also contacted the same company that Bart Boudreaux contacted from Winston/Salem and have made it known publically that the home is available for relocation but have not received any interest.

After discussion Christine Dandeneau made a motion to issue a Certificate of Appropriateness for the demolition of a single family home and detached garage at 105 Everett Rd with no time restrictions on the detached garage, but a time restriction of 365 days for the single family home as the home is a contributing structure; Molly Gwinn seconded the motion.

Bob Farren, Commission Member stated that the Community Presbyterian Church has tried for 5 months to have the home relocated and stated that delaying the demolition for 6 months was adequate time to delay it.

Bob Farren made an amendment to the motion to issue a Certificate of Appropriateness for the demolition of a single family home and detached garage at 105 Everett Rd with no time restrictions on the detached garage, but a time restriction of 6 months for the demolition of the home and to adopt the Findings of Fact; Tom Schroeder seconded the motion. The vote was 4-2 with Christine Dandeneau and Molly Gwinn opposing.

C. COA 17-55

A request for demolition of a single family home at 110 Everett Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00017301. The applicant is The Boggle Firm Architecture and the property owner is Community Presbyterian Church.

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

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

Pete Bogle described the home as 1956 vinyl siding house, single story and on a slab on grade. Being on a slab grade it does not lend itself to be moved. They are asking for no time restrictions on the demolition. However, demolition will not be scheduled until immediately prior to construction of parking lot A. This will be adding improvements to the current sand lot parking area. The new parking lot will be landscaped and screened per the PDO requirements and will provide parking for 43 vehicles across the street. Per the General Concept Plan, all ROW parking along Everette Road will be removed when parking lot A is completed.

With no further discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness for demolition of a single family home at 110 Everette Rd with no time restrictions and to adopt the Findings of Fact; Jim McChesney seconded the motion which was approved 6-0.

D. COA 17-56

A request for demolition of a storage building at 35 Kelly Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 98000236. The applicant is The Boggle Firm Architecture and the property owner is Community Presbyterian Church.

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

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

Pete Bogle stated that the request for demolition of the storage building is to allow for playground and parking lot H as identified on the General Concept Plan, as approved by Village Council on May 23, 2017. Community Presbyterian Church is requesting no time restrictions. However, demolition will not be scheduled until immediately prior to construction of playground and or parking lot H.

With no further discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness for demolition of a storage building at 35 Kelly Rd with no time restrictions and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

E. COA 17-59

A request for a new addition to the home at 15 McLeod Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021632. The applicant and the property owner is Ralph Bowen.

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

Ralph Bowen, Applicant and Property Owner was present to answer any questions or address any concerns of the Commission. Ralph Bowen confirmed that the addition will have the same materials as the existing home and the pictures show what type of windows will be installed. The roofing shingles will also match the existing home.

With no further discussion, Judy Davis made a motion to issue a Certificate of Appropriateness for a new addition to the home at 15 McLeod Rd and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

F. COA 17-58

A request for construction of a new single family home at 105 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028199. The applicant is Huntley Design Build, Inc. and the property owner is James Satterfield.

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

Will Huntley, Huntley Design and Rick Raynor, Design Tech, Inc. were present to answer any questions or address any concerns of the Commission. Will Huntley presented a color rendering to the Commission.

Chairman Lewis stated that your presentation of the documents you presented were very comprehensive.

Will Huntley took the design wishes from the property owners and sought how to minimize the impact on the property lines. It will be one story, we have studied the massing and scale and have reviewed other elements of homes in the Historic District and have taken some pieces of concepts from different homes. The garage concept comes from Cherokee Road. The architecture is timeless and traditional and fits in the Historic District.

Chairman Lewis stated the Commission is currently updating the Historic Guidelines and have not been approved. The Commission is bound to go by the Guidelines we have now.

Tom Schroeder asked that the renderings presented are shown on both sides and asked if there was any difference in the two.

Rick Raynor responded that they were the same.

Tom Schroeder asked about the different numbers shown as the square footage. I'm trying to figure out what the actual square footage is. There are three sets of numbers showing square footage.

Rick Raynor responded that the square footage is 8,400 under roof.

Molly Gwinn stated that the reason we are concerned about the square footage is because we are concerned about the scale of the house. "I know that you have looked at the guidelines and have worked in the Historic District so you know what is important in keeping a new structure congruous in the neighborhood. Section 3 .2.2.2 Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture."

Molly Gwinn stated "that the proposed structure shall be of similar scale as existing structures in the neighborhood, that doesn't mean that it has to be a tiny cottage but should be within reason. This is a large house and there is mass there and that is what we are concerned about as we look at your application." Molly Gwinn referred to the map prepared by staff.

Alex Cameron responded that staff took the initiative as asked by the Commission Members to get some data showing scale of homes in the area and the data showing square footage or scale that was used was compiled by the Moore County Tax Records showing "living area."

Molly Gwinn stated that the map easily shows the range of square footage is in this part of the Historic District and that is what we are focusing on here. "What you are proposing is larger than the average of any home in this district and that is concerning."

Chairman Lewis stated that "our Guidelines does not offer a numerical definition of scale. Scale is up to the Commissioners to make a judgement on. We do take in account a variety of considerations, heated square footage is one. Does this proposed home fit into the neighborhood or will it be out of place in terms of size. It is a judgement call for the Commissioners on just how big is too big. The majority of the homes in this area are less than 2,500 square feet, there have been some that have been approved in the last year or so for new construction. The home opposite of Fields is 4,300 heated square feet. The home that is under construction at 170 Everett Road is less than 4,500 square feet. There are no properties in the area that exceeds 4,500 of heated square footage.

By any measure the house that you are proposing is substantially larger than anything in the area. One of our Guidelines states it that it shall be congruent with the homes in the area and that is a sticking point."

Tom Schroeder questioned back to case law which is the definition of neighborhood and wants to clarify what we are considering neighborhood in the Historic District.

Chairman Lewis responded that there is a definition of neighborhood in the Guidelines. You may be referring to some discussions that have occurred during the updating of the Guidelines.

Molly Gwinn referred to the map prepared by staff and stated that it ranges pretty wide within the Historic District. Molly Gwinn referred to the home at Cherokee as one of their models.

Chairman Lewis responded that the home at Cherokee Road is 4,300 heated square feet and has the double garages in the front which are not heated.

Rick Raynor responded that the heated square footage is 5,645. Will Huntley stated that 1,000 square feet is the garages and the storage.

Chairman Lewis asked if that was unheated and Will Huntley responded yes. Chairman Lewis stated that they were still proposing 5,645 of heated square footage. It is still larger than the homes in the area. There are no formulas to figure this out as it is a judgement call by the Commissioners on how big is too big, it is just that simple. Our Guidelines in terms of size states that it shall be congruent with the neighborhood. We have no authority to change the Guidelines, we are in the process of updating our Guidelines. We do have the authority to make exceptions, but they are very specific.

Chairman Lewis asked about the architecture, all of the brick is painted, the chart that was presented earlier doesn't match what we have here. Have the colors changed? Rick Raynor responded that the colors have not changed.

Christine Dandeneau stated that as she was driving around she noticed that there were no homes with garages in front with the exception of the Cherokee House. This particular lot has the ability to put the garages in the back of the home and have it set back to give it a more even scale with Fields Road. The garages in front do not blend with what is on Fields Road. It is just a lot of garage and the home is very modern and not historic.

Rick Raynor responded that they discussed that with the client and they are proposing to put in a swimming pool in the back for privacy.

Christine Dandeneau responded that there is room in the back for a detached garage if you were to move the home forward. Having the garages in the back would be in much more in keeping of the Historic District.

Molly Gwinn stated that there is an opening on Spur Road and it is a perfect access point for a garage. Rick Raynor responded that was his first impression to them when they hired me. I explained that I felt that is what we should do, but I am bound by what the client asks me to do. I explained to them that I didn't like the character of the home but we will give it a try.

Christine Dandeneau stated that the home has a much wider scale center piece and the garage dominates more. It is a lot of garage.

Chairman Lewis stated that when you look at this house you ask is it overwhelmingly large or does it fit in. I don't want to tell Mr. Satterfield that if you move the garages to the back everything will be fine, but it would be better.

Christine Dandeneau stated that it would be more in keeping of the historic character.

Judy Davis specified that from a streetscape it is all garage. The homes on McKenzie and Cherokee have a much wider span. The depth is 24' from the garage to the house. It makes it feel as if it is all garage.

Chairman Lewis indicated that this is a very deep lot and would have access to both garages from the back.

Molly Gwinn said that we are appealing to you to think about the garages.

Chairman Lewis responded that we are still dealing with a house that is proposed to be 5,645 square feet, which is 25% -30% larger than anything else. From a visual standpoint it would make a difference.

Christine Dandeneau stated that moving the garages to the back would help with the façade.

Chairman Lewis replied that the garages and storage area are larger than most homes in the neighborhood.

Christine Dandeneau remarked on the wonderful renderings with such beautiful drawings that were presented and there are historic elements that you have included.

Christine Dandeneau and Judy Davis remarked that it would be more in keeping with historic if the garages were in the back.

Chairman Lewis discussed options. We could vote on this case or we can continue it and bring it back to us at a later date with no assurance that it would be approved. If we vote on it today and it may get approved or it may not. If we vote on it and we don't approve it you can't bring this back to us again. Your only option is to bring us another case or appeal our decision. I'm prepared to continue this case.

Rick Raynor responded that they would like to continue the case.

Public Comments:

Ann Dixon, Resident 55 Fields Road, stated that her concerns were for the beautiful oak trees that surround this lot. The square footage of my house is 1,300 square feet and was built in 1929 by my grandfather. Rick Raynor responded that they have plans to save the trees around the perimeter.

Christine Dandeneau said that there is a buffer to protect the trees. Ann Dixon said that it was great but she is concerned with the size of the home. As my grandfather from South Carolina used to say it is gia-hugical!!

John Hoffmann, Resident stated that this house is larger than the Haas House. The Haas house was not approved by this Historic Commission. It was 8,000 total square feet. Total mass is 8,500 square feet for this proposed home, which is huge. It is completely inappropriate.

End of Public Comments

Chairman Lewis responded by saying that the Haas house was in fact in excess of 8,000 square feet. The heated square footage was 7,500. Moving the garages would not be a guarantee for approval. As Chairman of the Commission I say that we continue this case. It is up to you as to when you come back and we are here if you need any consulting. Rick Raynor stated that they would like to have sixty days. Chairman Lewis said that would be our meeting in September. At your request we can modify that date. This case is continued.

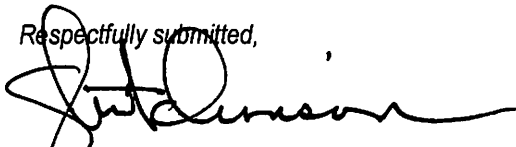
Alex Cameron stated that they would need to go through him with any changes to bring before the Commission. Public Notices have been sent out as required and with this case being continued there isn't a need to send out any new notices. The Commission decided that they would need at least a week to review the new plans before the next meeting and you will need to work with Alex. Alex Cameron stated that the concerns are the location of the garages as well as the scale. Chairman Lewis agreed and stated that the location of the garages impacts on how opposing the structure is to the eye.

Christine Dandeneau stated "that it is the visual from the streetscape is what we should be concerned about."

With no further discussion, the meeting is continued.

VI. Next Meeting Date

A. August 24, 2017

Respectfully submitted,

Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst