



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 25TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Vice Chair
Karl Ecker
Cara Mathis
Roxanne Vaitkus

Members Absent:

John Taylor, Chair
David Herring

Staff Present:

Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician
Paul Connors, IT Technician

Approximately 7 member(s) of the public in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff.

II. Approval of Minutes

A. 04-27-2023 Work Session Minutes

Mr. Ecker moved to approve the minutes of the April 27th, 2023 Work Session Meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0.

B. 04-27-2023 Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the April 27th, 2023 Regular Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

Mr. Ecker moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Mathis. Approved by a vote of 4-0.

III. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication.

Mr. Vincent explained the procedures of a quasi-judicial public hearing.

Ms. Carpenter was sworn into the Public Hearing and testified as follows.

A. COA-2023-00104 (275 Midland Rd.) Continuation

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a

detached four (4) car garage at 275 Midland Rd. The property is identified as Moore County PID Number 00016289. The property owner and applicant is Richard Larson.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Vincent accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the landscaping requirements for any new development within the Village's jurisdiction, the fact that these landscaping requirements were not under the purview of the Commission, and the Applicant being required to submit a landscaping plan at the time of building permit application submittal.

Mr. Richard Larson was sworn into the public hearing.

Mr. Larson reviewed the new material submitted in support of the application, which included: a site plan depicting the location of the proposed addition and proposed driveway extension (material will be stone); proposed elevations depicting new architectural features to help add character to the proposed addition (vertical trim panels) and the relocation of the existing window, door, and vent from the rear of the existing structure to the rear of the proposed addition; and two examples of other properties within the Village that have brick transitioning to shake siding.

The Commission, Ms. Carpenter, and Mr. Larson discussed the relocation of the existing louvre vent to the rear of the proposed addition, the Applicant being willing to comply with the landscaping requirements as part of the building permit application process, and the new material submitted by the Applicant being appreciated by the Commission.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Vincent closed the evidentiary portion of the Public Hearing.

The Commission discussed whether the proposed work meeting the development ordinance requirements was within the purview of the Commission and determined this topic was not within the scope of the Commission's purview.

Ms. Vaitekus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00104) and find the proposed Major Work at 275 Midland Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony

given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 4-0.

B. COA-2023-00165 (70 Carolina Vista)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to previously approved COA-2022-00063 at 70 Carolina Vista. The property is identified as Moore County PID Number 00016488. The property owners and applicants are Kirk and Victoria Adkins.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Vincent accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the changes to the windows making the proposed work a Major Work not Minor Work thus necessitating approval by the Commission.

Mr. Kirk Adkins and Mr. James Thomas were sworn into the public hearing.

Mr. Adkins thanked the Commission and Staff, provided background on the previously approved COA from March of 2022 and an update on the progress of that approved work, stated the proposal before the Commission consisted of five changes along with clarifications on the previously approved work, and reviewed a PowerPoint presentation, which consisted of: the main entrance door and sidelight grid change (removal of the 15 panel grid), removal of the pillars flanking the golf cart garage entrance (roof braces will be used instead), reduction in the size of the bathroom window on the "Master Wing Courtyard" elevation, the addition of two architectural windows on the "Carolina Vista Neighbor / Right" elevation, the removal of two windows from the kitchen / Ritter Rd. elevation, the two windows located under the two proposed architectural windows on the "Carolina Vista Neighbor / Right" elevation being two over two (not one over one as originally depicted), the golf cart garage entrance door not having windows and being painted antique bronze (an approved color palette color), the generator being obscured from view and located behind the pool house as depicted on the "Proposed Neighbor" elevation, and the proposed circular driveway with an existing entrance on Ritter Rd. along with a new entrance on Carolina Vista.

The Commission, Ms. Carpenter, and Mr. Adkins discussed the driveway material directly in front of the garage consisting of brick pavers.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Vincent closed the evidentiary portion of the Public Hearing.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00165) and find the proposed Major Work at 70 Carolina Vista is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Ecker. Approved by a vote of 4-0.

C. COA-2023-00187 (40 Campbell Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the addition of a garage, replacing windows/doors, and enclosing a courtyard at 40 Campbell Rd. The property is identified as Moore County PID Number 00028144. The property owners are William and Patricia Ebbs and the applicant is Pinehurst Homes, Inc.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Vincent accepted the materials submitted by Ms. Carpenter into evidence.

The Commission did not have any questions for Staff.

Mr. William Ebbs and Mr. Brandon Haddock were sworn into the public hearing.

Mr. Ebbs and Mr. Haddock discussed one of the door presented as a proposed new door is actually an existing door, the windows being the original 1979 windows (which are missing mechanisms and have broken pieces making them inoperable), the current courtyard located between the kitchen and primary bedroom being replaced by the proposed laundry room and pantry, the roofline change mentioned being due to the enclosure of the courtyard (will not alter the roofline height or pitch), the windows on the front elevation being changed to architectural windows due to the current laundry room being converted into a bathroom, all materials will match the existing with all colors either matching the existing or coming from the approved color palette, and the proposed work framing and enhancing the view of the large live oak tree located behind the garage.

The Commission, Ms. Carpenter, Mr. Ebbs and Mr. Haddock discussed the use of darker paint for the body and lighter paint for the trim of a structure being the opposite of what is suggested in the Standards (should be lighter body and darker trim but not must be), the brick façade at the front of the structure possibly coming before the Commission for approval to be painted should the Applicant be unable to find new brick to match the existing, and molded windows as listed on the window schedule referring to two window units that are molded together (not the windows having mullions).

Mr. Vincent asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Vincent closed the evidentiary portion of the Public Hearing.

Mr. Ecker moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00187) and find the proposed Major Work at 40 Campbell Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

Mr. Ecker moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 04/16/2023 – 05/11/2023.

Ms. Vaitkus asked for clarification on the last Minor Work COA not being presented for Major Work, which was due to the fact that the Applicant was asking for the windows and doors to remain in their existing locations instead of relocating the windows and doors to new locations on the structure as previously proposed and approved by the Commission.

**V. Next Meeting Date
06-22-2023 Regular Meeting**

VI. Motion to Adjourn

Mr. Ecker moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0 at 04:49 PM.

Respectfully Submitted,



Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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.