



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, APRIL 27TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Karl Ecker
Cara Mathis
David Herring
Roxanne Vaitkus

Members Absent:

Staff Present:

Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Josh Dockery, IT Technician

Approximately 8 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:02 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff.

II. Approval of Minutes

A. 03-23-2023 Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the March 23rd, 2023 Regular Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 6-0.

Mr. Herring moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Mathis. Approved by a vote of 6-0.

III. Public Hearing

With the exception of Mr. Taylor, Mr. Ecker, and Mr. Herring, all Commission members stated they had visited all sites and did not have any ex parte communication. Mr. Taylor and Mr. Ecker both had ex parte communication at one site, which was non-substantive. Mr. Herring did not visit any sites.

Mr. Taylor 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.)

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the proposed work being an addition not a detached garage.

Mr. Richard Larson was sworn into the public hearing.

Mr. Larson reiterated the proposed work is an addition; and stated the proposed addition will not be visible to most people due to the heavy vegetation along the perimeter of the property, the shake style and color was selected to "fit" with the brick of the existing structure (which is no longer available or able to be replicated), the location of the proposed addition was chosen due to easement limitations along the Midland Rd. side of the property, and the garage doors will be positioned towards the inside of the property essentially creating a "courtyard" in the rear of the property.

The Commission, Ms. Carpenter, and Mr. Larson discussed the adjacent vacant lot, Exhibit A-6.3 depicting the proposed work as it will look once completed with minor variations to the siding material and color palette, the replacement of the original 1964 garage doors, black shutters being original to the existing structure, the need to eventually repaint parts of the existing structure (which have the original 1964 paint), the majority of the existing structure being brick, the combination of brick and shake being commonly used within the Historic District, Exhibits A-4.3 and A-6.2 depicting the existing and proposed rear of the structure but no details from the existing structure being carried over to the proposed addition, the omission of any windows or doors on the back of the proposed addition being intentional due to safety concerns, the proposed garage doors being black with 6 by 6 windows, the lanterns to be installed on the proposed addition matching the lanterns on the existing structure, the proposed addition not having louvres (due to the use of roof vents) or cornices but consisting of shake with a single solid entry door and a band running just under the roofline up to the gable, the lack of replication of original details of the structure making the proposed addition incongruous with the existing structure, the need for the Applicant to present materials containing more detail on the proposed addition, the possibility of deferring the case to the next Regular Meeting to allow the Applicant more time to submit additional supporting materials, the need for greater detail on the proposed addition being important for Staff to have as a reference when doing inspections, whether the Applicant would be willing to return at a later point in the Public Hearing with a detailed drawing or sketch of what the proposed addition will look like, some Exhibits were submitted

to depict dimensions while other Exhibits were submitted to depict details, the lack of replication of original details and of architectural features on the back of the proposed addition, the intention to paint the existing structure where the proposed addition will tie in not being listed on the Application for approval, the driveway to access the proposed addition continuing from the existing driveway along the right side of the existing garage to the rear of the property, the location of the proposed driveway extension running along the setback line of the property, and the removal of trees in order to construct the proposed addition not being listed in the application nor provided in any site plans or depictions.

Mr. Taylor 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.

The Commission discussed continuing the case to the next Regular Meeting and whether or not to close the evidentiary portion of the case.

Mr. Taylor verified with Staff site visits are not required in order for a Commission member to come to a decision on a case.

The Commission deliberated whether the materials submitted were sufficient enough to come to a decision, a condition could be added to the motion clarifying what is being approved, the removal of trees needed in order to complete construction of the proposed addition would fall under a Minor COA or Major COA approval, and it would be more beneficial to the Applicant to continue the case to the next Regular Meeting than putting the case to a vote only to be denied.

The Commission provided the Applicant with information on what additional materials would be helpful to the Commission in coming to a decision on the case.

Mr. Vincent moved to continue the Public Hearing for COA-2023-00104 (275 Midland Rd.) to the next Regular Meeting of May 25, 2023. Seconded by Mr. Ecker. Approved by a vote of 6-0.

B. COA-2023-00110 (45 Ferguson Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for painting the brick façade at 45 Ferguson Rd. The property is identified as Moore County PID Number 00017757. The property owner and applicant is Dokim Elphick.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the application being for work that has already been completed.

Ms. Dokim Elphick was sworn into the public hearing.

Ms. Elphick apologized to the Commission for completing the work without prior COA approval and stated several adjacent properties are painted white as well.

The Commission, Ms. Carpenter, and Ms. Elphick discussed the decision to paint the brick white being based on several adjacent properties being painted white.

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

The Commission discussed the painting of brick being prohibited by the Standards, the need to better inform realtors and the public about exterior changes to properties within the Historic District needing COA approval before being done, what recourse the Commission has if the COA for the proposed work is denied, prior work done to the property having been approved, and the trim around the doors and windows being painted in addition to the brick.

The Commission deliberated whether approval or denial was appropriate given painting brick is prohibited by the Standards, and the chosen color appearing to match White Dove from the approved color palette.

Ms. Vaithkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00110) and find the proposed Major Work at 45 Ferguson 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.

No second was made. The Commission debated the motion and determined Ms. Vaithkus would amend her motion to take into consideration the proposed work not being consistent with the Standards.

Ms. Vaithkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00110) and find the proposed Major Work at 45 Ferguson Rd. is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Not Consistent: Due to painting brick is not appropriate in the Historic District Standards. Seconded by Ms. Mathis. Approved by a vote of 6-0.

C. COA-2023-00128 (30 McIntyre Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to install a glass door in the rear of the commercial property at 30 McIntyre Rd. The property is identified as Moore County PID Number 00016322. The property owner is Clark Chevrolet and the applicant is Dunagan Builders LLC.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the color depicting the proposed work in Exhibit A-2.2 being green not red due to scanning issues and the door being the only proposed work before the Commission for approval.

Mr. Dennis Dunagan was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Dunagan discussed the proposed work being for installation of a door only (the windows were approved as part of a prior COA).

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00128) and find the proposed Major Work at 30 McIntyre 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 6-0.

D. COA-2023-00131 (40 Dundee Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to install a breezeway and to make modifications to the previously approved COA-2022-00204, (changing the location of the window and door at the garage on the right-side elevation), adding a window and door to the rear elevation of the garage at 40 Dundee Road. The property is identified as Moore County PID Number 00019908. The property owner is William Wood, and the applicant is John Bortins.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission had no questions for Staff.

Mr. John Bortins was sworn into the public hearing.

Mr. Bortins stated the changes were requested by the Owners, the color selected for the trim around the windows and doors being from the approved Benjamin Moore color palette, the intention behind painting the trim is to tie in the trim with the existing black gutters and in preparation for future work on the existing structure, the addition of a door on the rear being to allow easier access to golf cart parking, and the relocation of the entry door to being due to the addition of the breezeway and to be closer to the existing structure.

The Commission, Ms. Carpenter, and Mr. Bortins discussed Exhibit A-3.2 (sheet 2.2) showing greater detail than the 3D rendering (Exhibit A-3.4) and Exhibit A-3.2 (sheet 2.2) being the ruling rendering for what the completed work will look like, the columns for the proposed breezeway being straight 6 x 6 on an 8 x 8 brick base (Monaco brick to match the brick on the existing structure), the intention being to paint all window and door trim black starting with the proposed work on the garage and ending with future work on the existing structure, the location of the garage being in the rear of the property and not very visible from the street, and potentially removing the request to paint the trim on the windows and door black and painting the windows and doors white to match the existing structure.

Ms. Vaitkus verified with Mr. Bortins that Owner authorization was given for the proposed work. Mr. Bortins stated authorization was given.

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

The Commission discussed approving proposed work that is incongruous with the existing structure even if the proposed work is not visible from the street, properties throughout the Historic District having different paint colors for accessory building windows and doors to the main structure.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00131) and find the proposed Major Work at 40 Dundee 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. Approval includes black

windows, man doors, and garage doors. Seconded by Mr. Ecker. Approved by a vote of 6-0.

Mr. Taylor recessed the Public Hearing at 05:29 PM for a 5-minute break.

Mr. Taylor reconvened the Public Hearing at 05:34 PM.

E. COA-2023-00159 (85 Short Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a single-family home at 85 Short Rd. The property is identified as Moore County PID Number 00017841. The property owners are Matthew and Tracey Pringle and applicant is Tyler Cook of Latitude Builders, LLC.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Ms. Carpenter displayed additional exhibits submitted by the Applicant showing new elevations with new siding and window selections (entered into the record as Exhibit X). Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the Commission needing to verify with the Applicant which of the existing structures depicted on the site plan will remain or be demolished.

Mr. Matthew Pringle and Mr. Tyler Cook were sworn into the public hearing.

Mr. Cook stated the only existing structure on the site is the one depicted at the rear property line, all other structures no longer exist, and the proposed work will consist of shake siding with brick foundation.

The Commission, Ms. Carpenter, Mr. Pringle, and Mr. Cook discussed the windows being simulated divided light with outside muntins, one color selected being for the siding and the other color selected being for the soffits / trim / etc., the roofing material being changed from metal to asphalt, and the driveway consisting of concrete paths for the treads of vehicles infilled with gravel and ground cover similar to the adjacent property driveway (the existing blue stone will be removed entirely).

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

The Commission deliberated the chosen colors not being part of the approved color palette (the chosen colors being close to HC169 and HC168 from the approved color palette), the darker color being used for a main color instead of a trim color, and the location of the proposed structure being far removed from the street and barely visible.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00159) and find the proposed Major Work at 85 Short 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.

No second was made. The Commission debated the motion and determined Ms. Mathis would amend her motion to take into consideration the proposed work not being consistent with the Standards.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00159) and find the proposed Major Work at 85 Short Rd. is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Not Consistent: Due to the color selected not being from the approved color palette but being close enough to an approved color to be acceptable. Seconded by Mr. Ecker. Approved by a vote of 6-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Vincent. Approved by a vote of 6-0.

The Commission discussed Historic District tax credit eligibility, potential revisions to the Standards regarding vegetation, determining the number of properties located within the Historic District, the appointment of a seventh (7th) Commissioner, Mr. Taylor not attending the May 25, 2023 meeting, and the case load for the May 25, 2023 meeting potentially being four (4) cases.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 03/16/2023 – 04/15/2023

V. Next Meeting Date

05-23-2023 Regular Meeting

VI. Motion to Adjourn

Mr. Vincent moved to adjourn the meeting. Seconded by Mr. Ecker. Approved by a vote of 6-0 at 06:03 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.