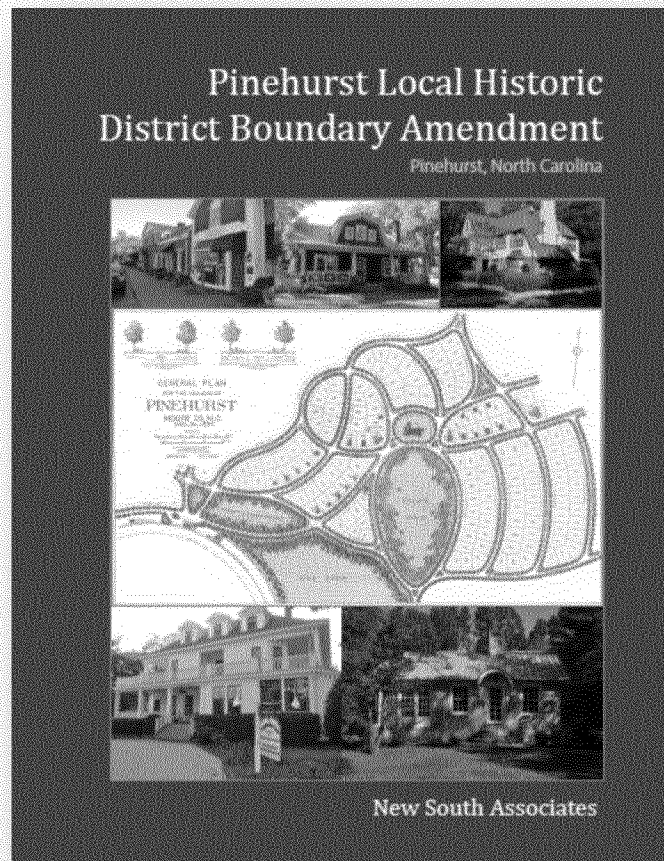
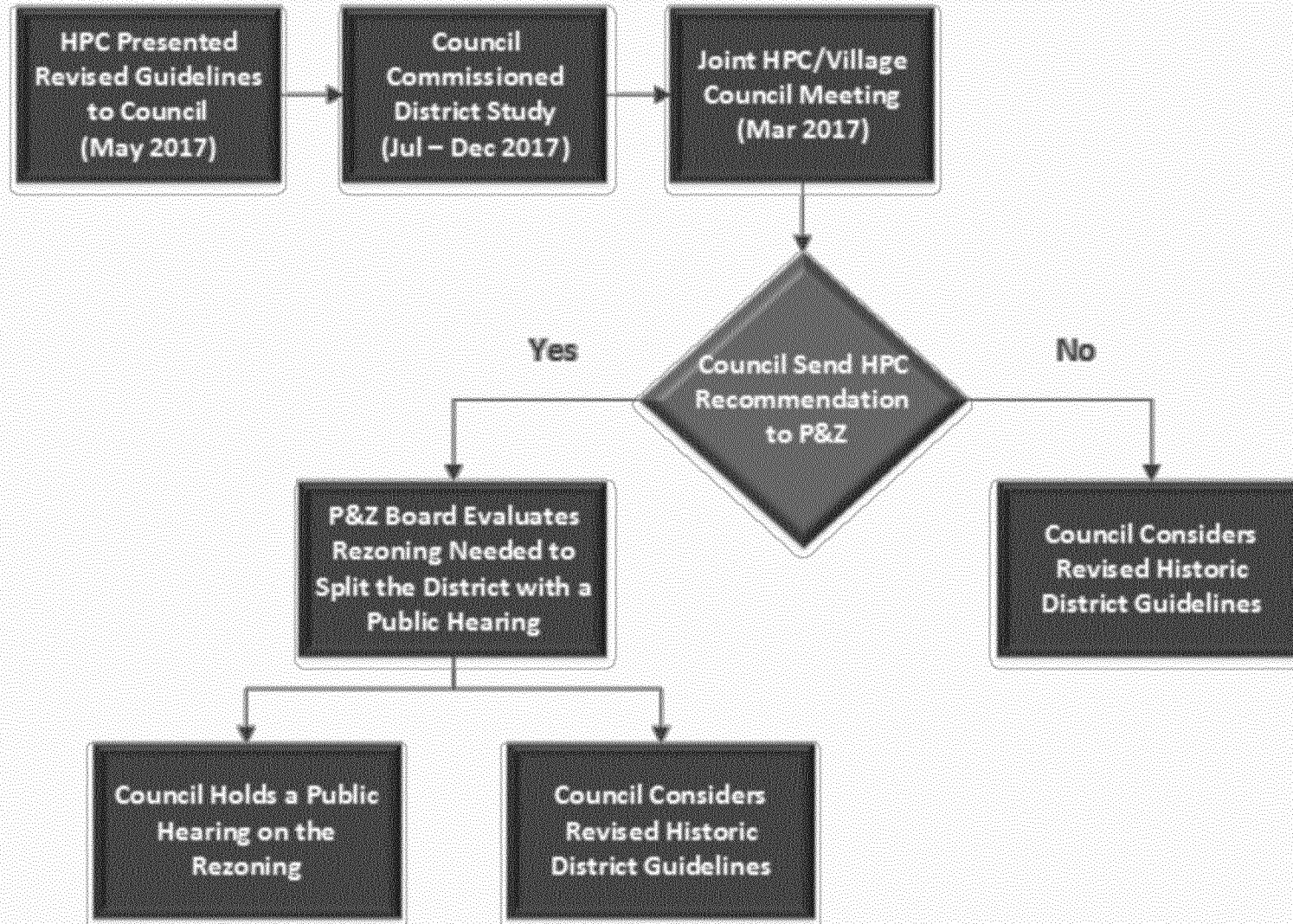




*Historic Preservation
Commission Presentation to
Village Council
on
Splitting the Local Historic
District*

March 20, 2018

Review Process



Key Changes Recommended by Update Committee:

- ☐ Addressed new construction that was not covered in the original guidelines
- ☐ Clarified intent and enforceability of “should” vs. “must” items
- ☐ Included several design related provisions that used to be addressed in the PDO but no longer can be
- ☐ Improved organization and visual examples of design elements

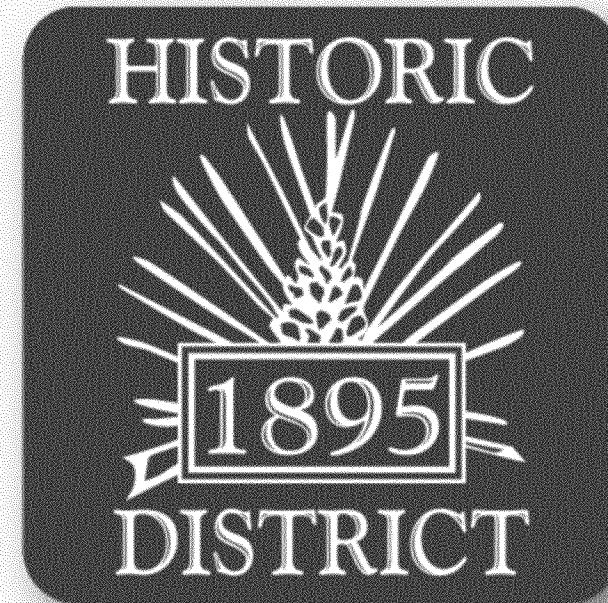
Key Changes Made to Guidelines Since June 2017:

- ☐ Replaced “neighborhood” language with “district” terminology
- ☐ Added guidelines to address small cell wireless

Background/Proposal to Split the District

Members of the Historic Preservation Commission:

- ☐ Bob Farren, Chair
- ☐ Molly Gwinn
- ☐ Jim McChesney
- ☐ Tom Schroeder
- ☐ John Taylor
- ☐ Christine Dandeneau
- ☐ Mark Parson



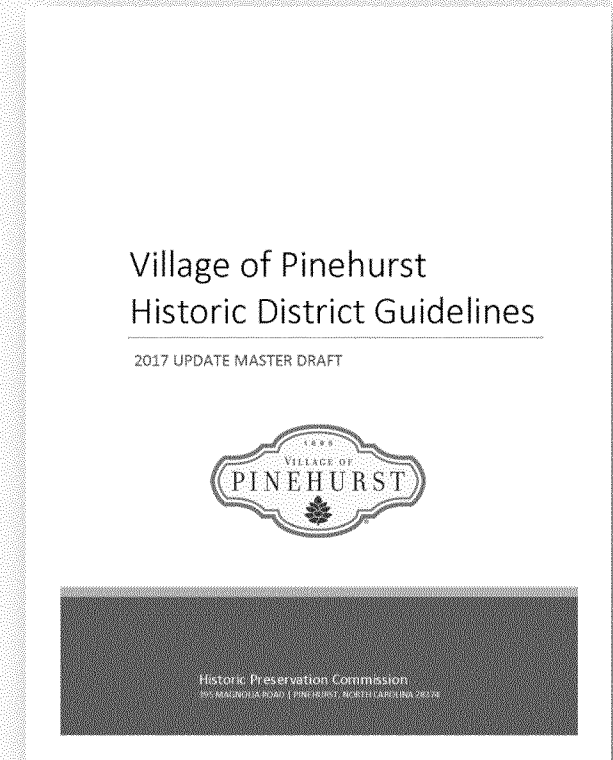
Historic District Guidelines Update Committee



Thank you to the members of the Historic District Guidelines Update Committee and Village Staff:

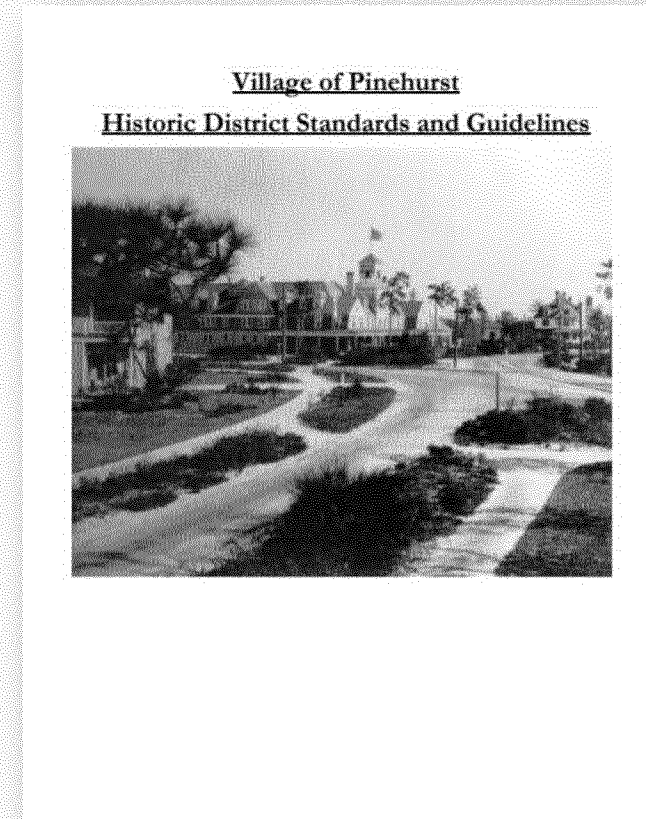
- ☐ Jim Lewis, Chair
- ☐ Judy Davis, HPC Member
- ☐ Jim McChesney, HPC Member
- ☐ Jack Farrell, HPC Member
- ☐ Amanda Jacoby, HPC Member
- ☐ Molly Gwinn, HPC Member
- ☐ Leo Santowasso, P&Z Board Member
- ☐ Wayne Haddock, Home Builder
- ☐ Christine Dandeneau, Architect
- ☐ Kevin Drum, Business Owner

Village Staff: **Alex Cameron, Planner**
 Gwendy Hutchinson, Admin Asst.



Key Responsibilities:

- ☐ Review exterior changes to properties located in the Local Historic District for congruity
- ☐ Preserve the “special character” of the district



Pinehurst Local Historic District:

- ❑ One of the largest single districts in the state
- ❑ Often, towns establish multiple, smaller districts



Challenges of Having a Large Local Historic District



Key Challenge:

- ❑ Applying the congruency standard across a large and very diverse Local Historic District can result in structures that may not seem to fit in the “**neighborhood**”



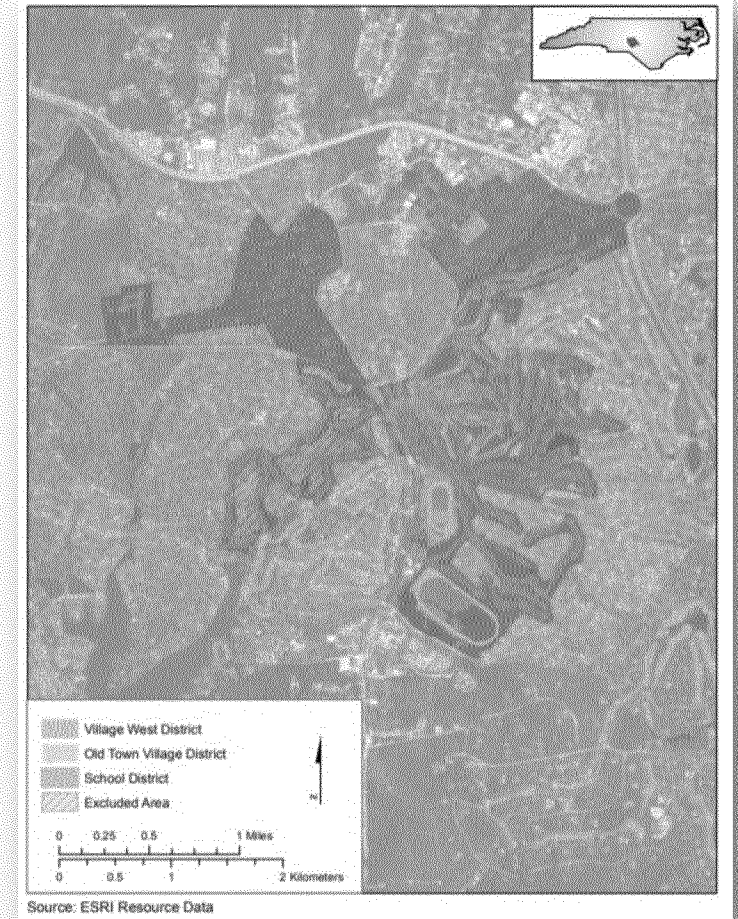
Recommendation to Split the Local Historic District



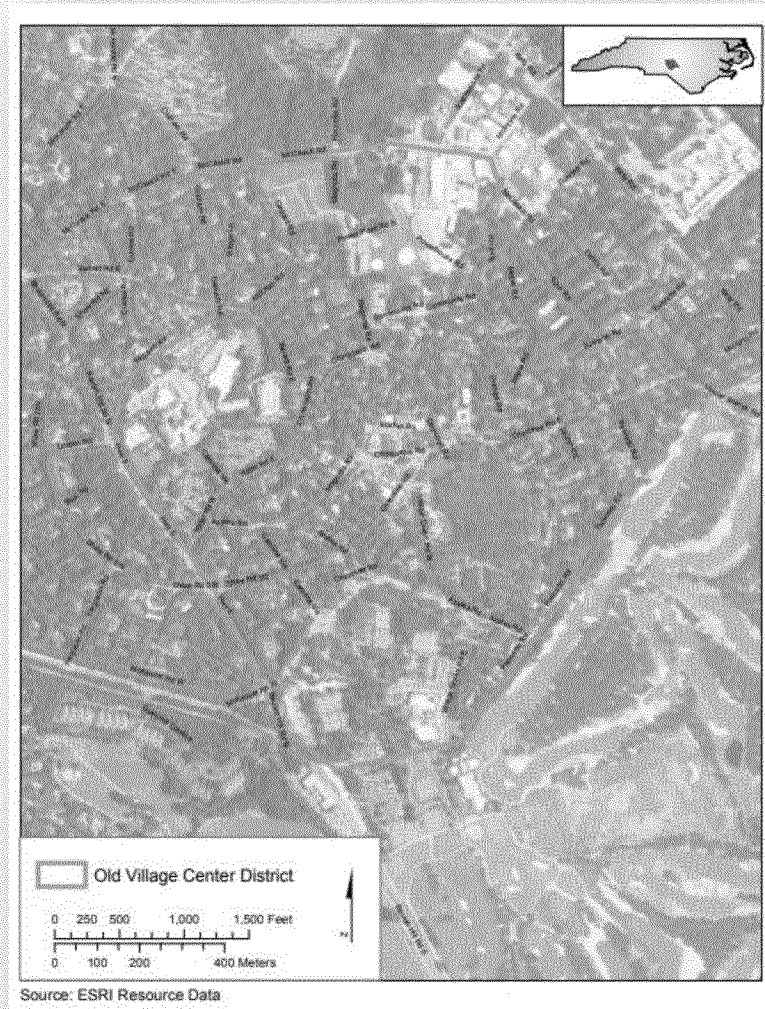
New South Associates' recommendation is to split the current Local Historic District into 3 separate, smaller districts:

1. Old Village Center
2. Village West
3. School District

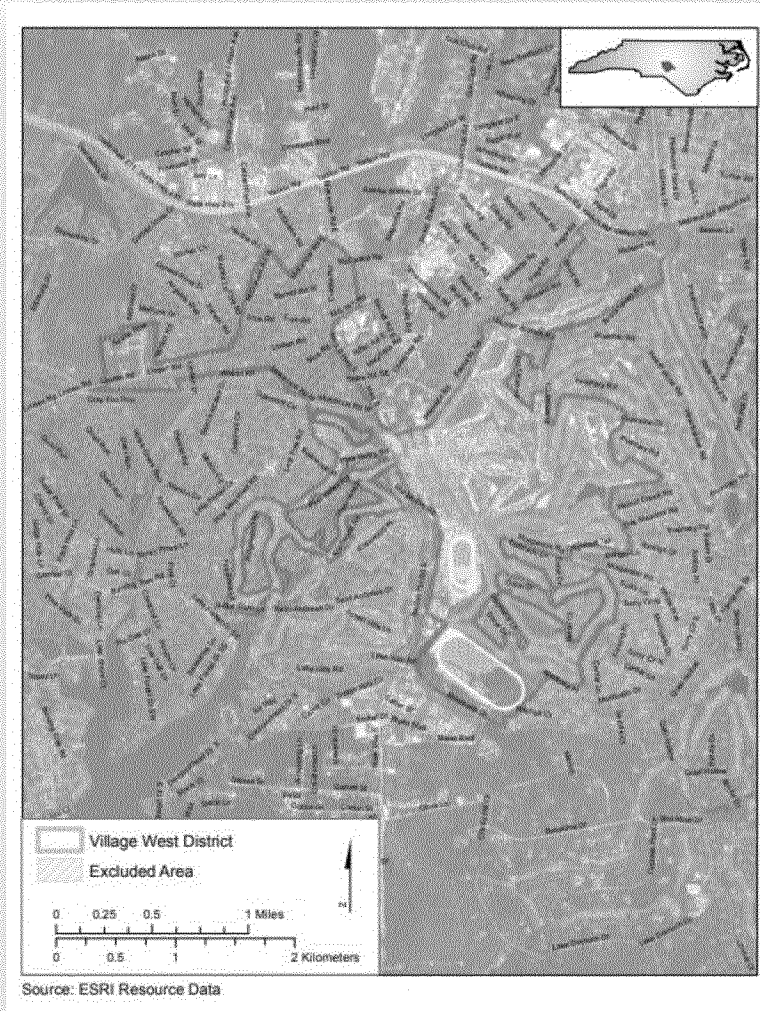
All properties located in the current district would remain in one of the 3 districts and no new properties would be added



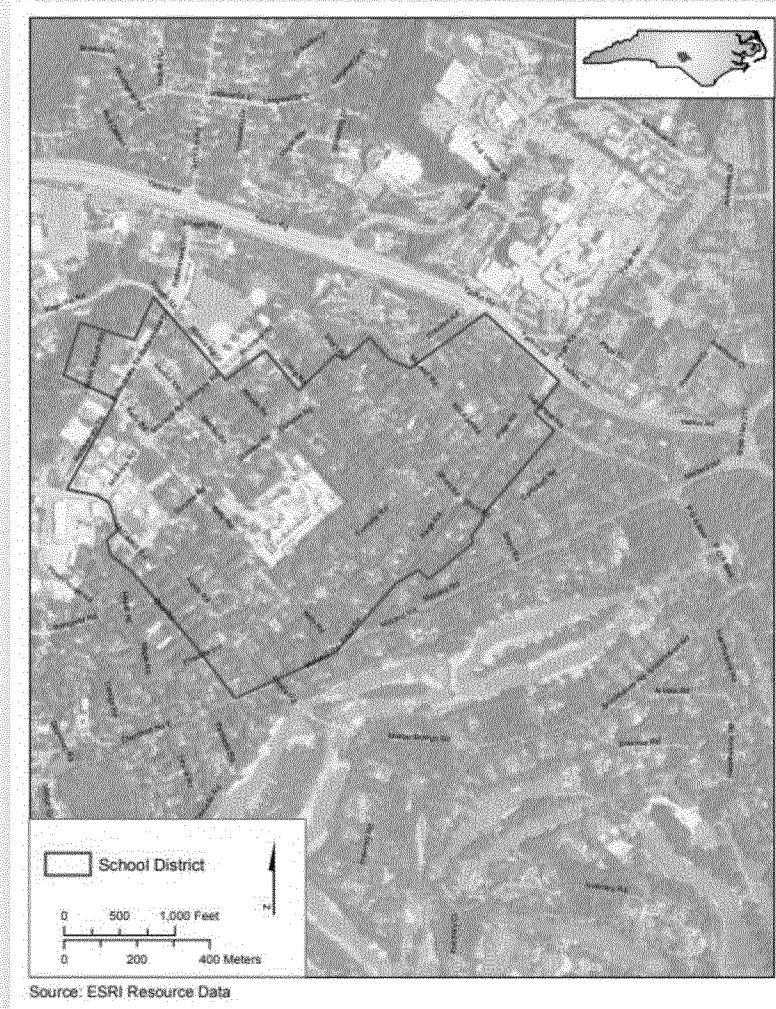
Old Village Center Local Historic District



Village West Local Historic District

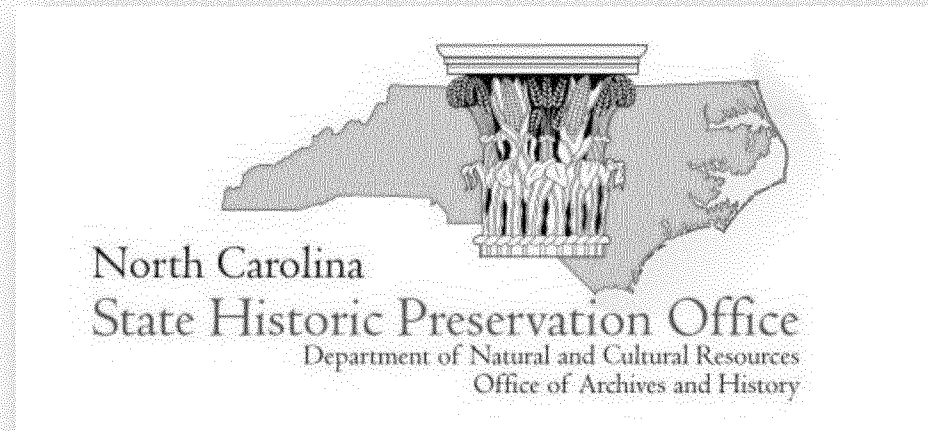


School District Local Historic District



The State Historic Preservation Office reviewed the proposal and their feedback suggests that each of the 3 smaller districts are appropriate.

They had no negative comments about the recommendation



Public Comments

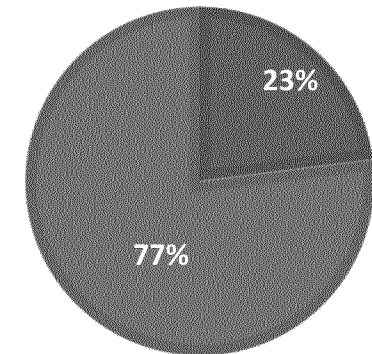
Open Village Hall Feedback:

- ☐ 90 responses
- ☐ 29% live in the district/71% live outside the district
- ☐ 23% support splitting the district/77% do not

Common Points/Themes in Comments:

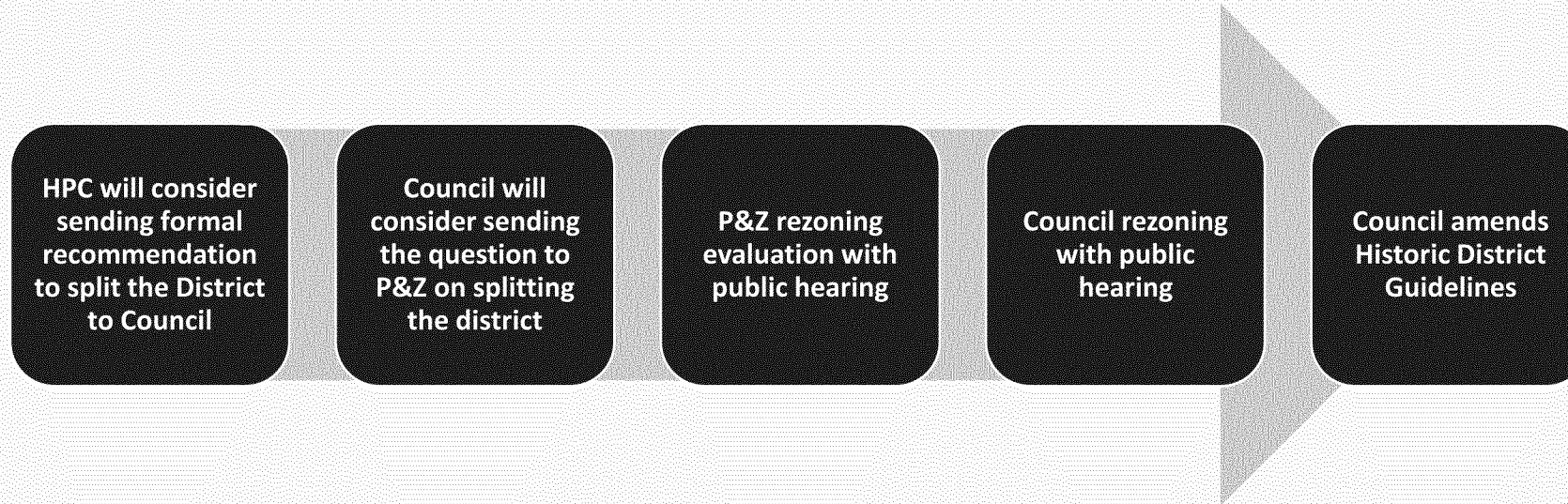
- ☐ Unclear why splitting the district is important: what problem it solves or how it will benefit the Village
- ☐ Perception that splitting the district will lead to more development

**% Who Support
Splitting the District**



■ Support Splitting the District
■ Do NOT Support Splitting the District

Next Steps



If Council believes HPC recommendation has merit:

- Council forwards HPC recommendation to Planning & Zoning (P&Z) Board to evaluate a rezoning and P&Z holds a public hearing

If P&Z believes HPC recommendation has merit:

- P&Z returns to Council with a rezoning recommendation for Council consideration and Council holds a public hearing

Council will also decide if it supports amending the Historic District Guidelines