



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 23RD, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Cara Mathis
David Herring
Roxanne Vaitkus

Members Absent:

Richard Vincent
Karl Ecker

Staff Present:

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

Approximately 5 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 03:59 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted the absence of Mr. Vincent and Mr. Ecker.

II. Approval of Minutes

A. 01-26-2023 Regular Meeting Minutes

Ms. Mathis moved to approve the minutes of the January 26th, 2023 Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 4-0.

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

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

A. COA-2023-00007 (160 Dundee Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 160 Dundee Rd. Modifications include removing the trex deck in the rear of the property and installing a raised patio, a walkway, an outdoor shower, and a screen porch addition to the back of the house. The property is identified as Moore County

PID Number 20060647. The property owner is Edward Loughhead and 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 and Ms. Carpenter discussed the Commission clarifying items listed in the application regarding proposed colors / materials (Exhibit A-1.3) and proposed walkway size / material with the Applicant, and Staff not having any other depictions of proposed work to share with the Commission.

Mr. John Bortins was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Bortins discussed the proposed patio material will be slate, the radius from the apex of the longest portion of the proposed walkway being approximately 8', the proposed walkway material will be slate, the proposed outdoor shower consisting of a tapered concrete pan with an approximately 5' tall 1 x 6 vertical cedar plank surround and will blend / be congruous with the main dwelling, the primary use of the proposed outdoor shower being for cleanup after golfing, the back gable end being telescoped out approximately 16' and being 22.5' wide, all proposed paint will match the existing (color match done by Sherwin-Williams), the proposed raised patio on the rear being flush with the top of the screened porch, the proposed 15" retaining / sitting wall being wrapped in a capstone which matches the proposed slate, the proposed gable roofing will match the existing with the new roofing material being woven into the existing all the way back to the two existing valleys, and the proposed foundation being a traditional concrete foundation wrapped in matching flagstone or slate (which will be decorative not structural) and abutting the existing brick foundation of the main dwelling.

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-2023-00007) and find the proposed Major Work at 160 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. Seconded by Ms. Vaitkus. Approved by a vote of 4-0.

B. COA-2023-00020 (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 for the replacement of the existing doors and installation of two windows at the commercial building 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 current use being commercial not residential (land use being outside the purview of what the Commission has jurisdiction over).

Mr. Dennis Dunagan was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Dunagan discussed the proposed work being limited to the two windows and the front door as listed in the application, the prior business located at the site being a catering business and the new business being a barber shop, removal of the exhaust pipes / fans on the roof not needing approval, and the style of proposed replacement doors matching the existing doors located on the McIntyre Road side of the building.

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.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00020) 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 Ms. Vaitkus. Approved by a vote of 4-0.

The Commission, Ms. Carpenter, and Mr. Dunagan discussed needing an additional application and approval for a door to be added to the rear of the building between the two windows approved as part of COA-2023-00020 at tonight's meeting.

C. COA-2023-00032 (80 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 replacing windows, adding doors and renovations at 40 McCaskill Rd W. The property is identified as

Moore County PID Number 00026264. The property owners are Robert and Mary Anne Heino, and the applicant is R.G.S. Builders, 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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission had no questions for Ms. Carpenter.

Mr. Calvin Burkley was sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Calvin Burkley discussed the proposed changes being due to the amount of structural augmentation the previously approved changes would require not being feasible structurally, and the proposed work being an attempt to make the façade of the structure consistent.

Mr. Herring and Ms. Vaitkus voiced support for the proposed work.

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.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00032) and find the proposed Major Work at 80 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. Herring. Approved by a vote of 4-0.

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

The Commission and Staff discussed a Work Session being scheduled for a date / time in April, the scope of the revisions to be done, and Mr. Herring sharing proposed revisions prior to Work Session meetings.

The Commission and Staff discussed the possibility of becoming a Certified Local Government (CLG) and Mr. Taylor encouraged everyone to review the Final Findings of Pinehurst National Historic Landmark Integrity and Condition Assessment report from the National Park Service.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 01/18/2023 - 02/17/2023

V. Next Meeting Date
03-23-2023 Regular Meeting

The Commission and Ms. Carpenter discussed the caseload for the 03-23-23 Regular Meeting currently standing at two cases.

VI. Motion to Adjourn

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Vaitkus. Approved by a vote of 4-0 at 04:48 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.