HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
DECEMBER 19, 2019
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Molly Gwinn, Chair	None	Peter Hughes, Senior Planner
Tom Schroeder, Vice-Chair		Kelly Brown, Administrative Specialist
Jim McChesney		Darryn Burich, Planning Director
John Taylor		
Eric Von Salzen		
Richard Vincent		
Terry Lurtz		

In addition, there were four attendees.

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present at 4:00 p.m.

II. Approval of Minutes

A. November 21, 2019 Regular Meeting Minutes
B. October 24, 2019 Regular Meeting Minutes

Motion: Mr. Lurtz moved to approve the November 21, 2019 regular meeting minutes. Seconded by Mr. McChesney. Motion carried by a vote of 6-0.

Motion: Mr. Von Salzen moved to approve the October 24, 2019 regular meeting minutes as amended. Seconded by Mr. Lurtz. Motion carried by a vote of 6-0.

III. Public Hearing

A. COA 19-107

Ms. Gwinn swore Senior Planner Peter Hughes into the public meeting.

Motion: Mr. Schroeder moved to open the Public Hearing. Seconded by Mr. McChesney. Carried by a vote of 6-0.

Mr. Hughes stated this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification with the addition of a window to a side elevation within an existing gable at 70 Carolina Vista. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 855212868161. The property is owned by Kirk and Victoria Adkins and the applicant is Victoria and Kirk Adkins.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Applicant Kirk Adkins and builder Tyler Cook of Latitude Builders were sworn into the public meeting by Ms. Gwinn.

Mr. Cook stated he did not have the proposed materials on hand, but affirmed that the proposed materials and window would match the existing materials and windows. Upon question by Ms. Gwinn, he stated that the window would be placed where it is shown on the photo evidence, about eight inches above the lower gabling. Mr. Cook stated the proposed trim would be the same as existing trim, and Mr. Adkins stated the color would be eider white.

Motion: Mr. Taylor moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the follows:

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

The Commission adopts the proposed Findings of Fact and to issues the Certificate of Appropriateness for COA 19-107.

Mr. Von Salzen seconded the motion. Motion carried by a vote of 6-0.

B. COA 19-109

Owner and applicant Bart Boudreaux and designer Shawn Rodriguez of Seven Lakes Engineering were sworn into the public hearing by Ms. Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include: multiple roofline modifications to the single family residence at 83 Short Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #00017850. The property is owned by Bart Boudreaux and the applicant is Bart Boudreaux.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Mr. Boudreaux stated he wants to modify the roofline by changing the gables and raising the roofline. Mr. Rodriguez stated he wanted to correct the elevation and eaves height, so it looks like what the original design intended it to be.

Mr. Boudreaux stated the existing gables catch leaves from a nearby tree. He stated his intent is to change roofline to cover all the gables and make it congruous with the house. He stated that the roofline changes would not be visible from the front as it would not be higher than the existing gables.

Mr. Rodriguez stated they are removing one small gable only. He stated they are not going to raise the roofline more than two feet. Mr. Taylor asked if visually there would be two roof lines, rather than three; Mr. Rodriguez confirmed this. Upon question by Ms. Gwinn, Mr. Rodriguez stated the back roofline would be six feet lower than the front roofline.

Upon question by Mr. McChesney, Mr. Rodriguez confirmed that the finished products would be trimmed out with fascia board. He stated gutters would be implemented in the back.

The Commission discussed requiring the applicant to provide drawings with detailed measurements. Mr. Hughes stated that from a zoning and historic planning perspective, measurements would not affect his review as he goes by the Historic District Guidelines, which state that the rear elevation cannot exceed the height of the front elevation. The Commission agreed to require the applicant to submit detailed plans with measurements as a condition.

Motion: Mr. Taylor moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

The applicant has satisfied the burden of persuasion, and the project as proposed, subject to any conditions imposed by the Commission, is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

The conditions imposed by the Commission are (1) Changes to the rear roofline and rear roof elevation shall be constructed with a peak lower than the front peak, and (2) the applicant shall submit detailed plans including measurements to the staff by close of business on Monday, December 23, 2019.

The Commission adopts the proposed Findings of Fact and issues the requested Certificate of Appropriateness for COA 19-109, subject to the foregoing conditions.

Mr. Lurtz seconded the motion. Motion carried by a vote of 6-0.

C. COA 19-110

Applicant Wayne Haddock of Pinehurst Homes was sworn into the public meeting by Ms. Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: on the rear addition, which was previously approved in August 2019, the applicant is requesting to alter the approved rear addition's roof line in order to reflect an existing roofline and on the outdoor storage addition (garage) the applicant is requesting

to add a roof to the left side of the structure over the porch at 65 Cherokee Road. The property can be identified in the Moore County Tax Registry by Moore County Parcel ID Number # 00014110. The property is owned by Michael and Moriah Brown and the applicant is Pinehurst Homes.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, and finding of fact. Mr. Hughes stated he would like to modify the finding of fact by replacing the word 'congruent' with 'congruous.'

Upon question by Mr. Lurtz, Mr. Haddock explained that the justification for changing the pitch of the roof was to raise the height of the shower ceiling to accommodate the height of the homeowner. He stated the proposed change to the roofline will match and be congruent to the existing roofline. Mr. Haddock confirmed that shingles would be used.

In reference to the roof addition over the rear garage, now guest house, Mr. Haddock explained that the architect missed the ceiling height and the door would not fit based on the drawings. He stated the roof addition cannot be seen from the front yard.

Motion: Mr. Lurtz moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

The applicant has satisfied the burden of persuasion, and the project as proposed, subject to any conditions imposed by the Commission, is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

The Commission adopts the proposed Findings of Fact and issues the requested Certificate of Appropriateness for COA 19-110.

Mr. Vincent seconded the motion. Motion carried by a vote of 6-0.

Motion: Mr. Taylor moved to close the public hearing. Seconded by Mr. Schroeder. Motion carried by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Items Approved by Staff from 11/16/2019 to 12/15/2019

There were no comments from the Commission.

V. Adoption of the HPC 2020 Meeting Schedule

Motion: Mr. Schroeder moved to accept the proposed HPC meeting schedule for 2020. Mr. Lurtz seconded. Motion carried by a vote of 6-0.

VI. Consideration of the Proposed Updates to the Historic District Guidelines

Mr. Hughes presented the proposed updates to the Historic District Guidelines based on the feedback provided by the Commission at the November 21, 2019 regular meeting. He stated that the Commission could recommend approval or denial to Village Council. The proposed updates

included: changes to field of play, demolitions, clarifying language regarding the approval of minor COA for prior approvals, and the inclusion of an inspection section.

Motion: Mr. McChesney moved to recommend the Historic District Guideline changes to the Village Council. Second by Mr. Taylor. Motion carried by a vote of 6-0.

The Commission agreed to hold a work session following the January 23, 2020 regular meeting to review quasi-judicial procedure.

VII. Next Meeting Date

A. Regular Meeting on Thursday, January 23, 2020

VIII. Motion to Adjourn

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Schroeder. Motion carried by a vote of 5-0 at 5:05 pm.

Respectfully Submitted,

Kelly Brown

Kelly Brown
Administrative Specialist
Village of Pinehurst

A videotape of this meeting is available on the Village website at www.vopnc.org

Vision: 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.