



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 15TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Tom Schroeder, Vice-Chair
Cara Mathis
Terry Lurtz
David Herring

Members Absent:

Richard Vincent

Staff Present:

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

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

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:00 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.

II. Approval of Minutes

A. 11-17-2022 Regular Meeting Minutes and 11-09-2022 Special Meeting Minutes

Mr. Lurtz moved to approve the minutes of the November 17th, 2022 Regular Meeting and the minutes of the November 09th, 2022 Special Meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

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.

Mr. Schroeder clarified a majority of the seated Commission members is needed to pass a motion. Mr. Taylor verified 4 votes would be needed to pass a motion due to only 6 of the 7 Commission seats being filled.

Mr. Cassidy and Ms. Carpenter were sworn into the Public Hearing and testified as follows.

A. COA-2022-00211 (90 Linden 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 cupola, removal of a tree, and changes to previously approved COA-2022-00002 at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Wenmark Properties, 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 Commission needing to verify with the Applicant the height of the existing structure and the details of the proposed staircase.

Mr. Schroeder clarified with Ms. Carpenter that the mention of the Pinehurst Development Ordinance (PDO) during her presentation was a mistake and Ms. Carpenter intended to mention the Pinehurst Historic District instead. Ms. Carpenter verified the intention was to mention the Pinehurst Historic District.

Mr. William Huckabee and Ms. Katharine Pate were sworn into the public hearing.

The Commission, Ms. Carpenter, Mr. Huckabee, and Ms. Pate discussed the proposed overall height increase to the garage of 22", relocation of the proposed interior staircase to the exterior, the relocation of the proposed staircase not having an impact on setbacks, no changes being proposed to the pool house, the removal of 1 additional tree, the current height of the garage being 23' 6" with a primary dwelling height of 35' and the current height difference between the two being approximately 12', and the colors of the proposed new design elements matching the color palette from the previously approved COA's.

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 impact of the proposed tree removal to the existing canopy and determined the removal would not materially impact the canopy.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00211) and find the proposed Major Work at 90 Linden 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. Schroeder. Approved by a vote of 5-0.

Mr. Huckabee thanked the Commission for continuing to consider the proposals of the Applicant and Owner.

B. COA-2022-00212 (45 Woods Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for renovations and changing the doors (front, side, and rear) at 45 Woods Road. The property is identified as Moore County PID Number 00019728. The property owner is Peter Kavanagh and applicant is Angela Gorman of Druther Home Investment.

Mr. Cassidy 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 Mr. Cassidy into evidence.

The Commission and Mr. Cassidy discussed the proposal to cut a larger opening in the dwelling where two windows are to install French doors, the locations of the proposed door installations, the Commission needing to approve a proposed pergola, the Commission not having jurisdiction over porch swings, and the Applicant needing to discuss the lattice work as shown in the photographs but missing in the proposal of work.

Mr. Peter Kavanagh and Mr. Joseph Druther were sworn into the public hearing.

The Commission, Mr. Cassidy, Mr. Kavanagh, and Mr. Druther discussed the photographs submitted being 2 years old and the lattice work having been removed prior to Mr. Kavanagh purchasing the property (Mr. Kavanagh does not intend to re-install the lattice work), Mr. Kavanagh and Mr. Druther submitted into evidence Exhibit A-4.1 (which is a floor plan of the proposed changes to the dwelling) and discussed the locations and styles / colors of the proposed door installations, Mr. Kavanagh and Mr. Druther submitted into evidence Exhibit A-4.2 (which is an example of the proposed pergola) and discussed the proposed color palette for the pergola not being part of the approved color palette for the Historic District (Mr. Kavanagh agreed to select a similar color to what is proposed from the approved color palette) and the proposed pergola location being on the left side of the dwelling and in the rear yard, discussed the HVAC system being relocated to the side of the dwelling but still within the existing fence line, discussed the design elements and dimensions of the pergola (design will match Exhibit A-4.2 and will be approximately 15-20' in size), and discussed the current step at the rear door as shown in the photographs being under the proposed pergola.

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-2022-00212) and find the proposed Major Work at 45 Woods 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. Schroeder. Approved by a vote of 5-0.

C. COA-2022-00204 (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 demo the existing detached garage, remove a tree in the rear, and build a new detached garage at 40 Dundee Road. The property is identified as Moore County PID Number 00019908. The property owners are Roger and Nicole Worley and applicant is John Bortins.

Mr. Cassidy 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 Mr. Cassidy into evidence.

The Commission and Mr. Cassidy discussed the Commission verifying the details of the proposed garage and driveway with the Applicant, and the tree removal not being part of the proposal before the Commission due to the tree being diseased and removal being subject to Staff approval.

Mr. John Bortins and Mr. Hunter Worley were sworn into the public hearing.

The Commission, Mr. Cassidy, Mr. Bortins, and Mr. Worley discussed ownership of the property as listed being incorrect (the correct ownership is Mr. William [Bill] Wood), the location of the proposed driveway, the proposed materials and length of the driveway, the size of the proposed lean-to on the side of the garage being approximately 6' x 10' with a 16" overhang (for storage of a golf cart), everything proposed matching the existing structure in terms of colors / design style / materials / etc., the proposed accessory structure size staying under the 35% of the main dwelling size requirement (intention is to keep the proposed accessory structure to approximately 708 square feet in size), the removal of the existing accessory structure / lean-to on the property during demolition of the existing garage, the tree proposed for removal being dead and the removal allowing for cleanup of surrounding vegetation, the existing windows on the dwelling being 1/1 and custom windows being installed that will match what is existing, all proposed details / materials to match the existing with the exception of the support for the lean-to, the

existing fence will either be relocated to abut the proposed new garage or stepped back from the proposed new garage, clarified the ownership of the property being Mr. William (Bill) Wood, the only items proposed for approval by the Commission being the demolition of the existing garage and the construction of a new garage and driveway, the location of the proposed driveway essentially being where the existing garage is located and the location of the proposed new garage being to the right of the proposed new driveway / existing garage, and the setback as shown in Exhibit A-3.1 being 20’.

Mr. Taylor noted there were no audience members present to provide testimony either in favor of or opposition to the proposed Major Work.

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

The Commission discussed making separate motions for the demolition of the existing garage and for the proposed Major Work and debated delaying demolition of the existing garage for up to one year to allow for retrieval of any historic elements. It was determined the Commission would make two separate motions and no delay of demolition was needed as the garage proposed for demolition is unlikely to contain historic elements.

Mr. Schroeder moved that the Historic Preservation Commission approve the proposed Demolition at 40 Dundee Rd. and find it 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. Lurtz. Approved by a vote of 5-0.

Mr. Schroeder moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00204) 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. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

Mr. Schroeder moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA’s Issued 11/10/2022 – 12/08/2022

V. Next Meeting Date
01-26-2023 Regular Meeting

The Commission and Staff discussed the possibility of a Work Session prior to the next Regular meeting to discuss further revisions to the Standards. It was decided Staff would research scheduling a Work Session for January 26, 2023 at 03:00 PM (prior to

the start of the Regular meeting) and would notify the Commission whether it would be possible to hold a Work Session at that time.

Mr. Taylor noted Mr. Lurtz and Mr. Schroeder would be departing the Commission at the end of January as both of their terms are set to expire. Mr. Taylor thanked both Mr. Lurtz and Mr. Schroeder for their service and time on the Commission.

VI. Motion to Adjourn

Mr. Lurtz moved to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-0 at 05:13 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.