

**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
October 25, 2012  
Agenda  
4:00 pm  
Council Conference Room**

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395 Magnolia Road Pinehurst, NC 28374

**Call to the order of the Regular Meeting**

**Welcome – Introduction by Chairman**

**Overview of Commission**

**Roll call via introduction of Commission members by Chairman**

**Certification of Quorum**

**Approval of the September 27, 2012 Meeting Minutes**

**Staff Approvals for Normal Maintenance and Minor Work**

**Public Hearing**

**COA 12-61**

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A request for approval in order to install an awning at 50 McLean Road, Pinehurst, NC. The proposed awning is to be installed above the door on the existing detached accessory dwelling on this property. The property can be identified as Moore County Land Record Key (LRK) # 23003. The property owners are Frederick and Sally Kasper.

**COA 12-62**

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A request for approval in order to construct a covered brick porch on the rear of the existing home at 175 Midland Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) #20024. The property owners are John Jr. and Kimberly Sinsley.

**COA 12-63**

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A request for approval in order to construct a stoop and replace the existing steps on the side elevation of the existing home at 260 Cherokee Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 23557. The property owner is Gilbert Morland.

**COA 12-64**

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A request for approval in order to demolish the existing home and accessory structure at 60 Everette Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK)# 17847. The property owners are David and Janet Bell.

**COA 12-65**

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A request for approval in order to construct an accessory dwelling at 185 Everette Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 22104. The property owners are Raymond and Nancy Fiorillo.

**COA 12-66**

A request for approval in order to make additions and alterations to the existing Clubhouse at 1 Carolina Vista, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK)# 25800. The property owner is Resorts of Pinehurst, Inc.

**General Discussion**

2013 Meeting dates

Discussion on Appeal

**Adjournment**



**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
October 25, 2012  
Meeting Minutes  
4:00 pm  
Council Conference Room**

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**395 Magnolia Road Pinehurst, NC 28374**

**Call to the order of the Regular Meeting**

*Chairman Warren called the regular meeting to order.*

**Welcome – Introduction by Chairman**

*Chairman Warren introduced the Commission members and welcomed members of the audience. Chairman Warren stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and findings of fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the Village of Pinehurst Historic District.*

**Board members present:**

*Howard Warren  
Frank Thigpen  
Patrick Duffy  
Joyce Franke  
Carl Holstein  
Nancy Smith  
Jim Lewis*

**Staff present:**

*Molly Goodman, Senior Planner; Gwendy Hutchinson, Planning and Administrative Assistant*

**Certification of Quorum**

*Chairman Warren confirmed that there was a quorum present.*

### **Approval of the September 27, 2012 Meeting Minutes**

*Joyce Franke made a motion to approve the September 27, 2012 meeting minutes; Patrick Duffy seconded the motion, which was unanimously approved.*

### **Staff Approvals for Normal Maintenance and Minor Work**

*Nancy Smith made a motion to approve the approvals for Normal Maintenance and Minor Work; Joyce Franke seconded the motion, which was unanimously approved.*

### **Public Hearing**

*Chairman Warren opened the Public Hearing.*

### **The following were sworn in:**

*Molly Goodman, Senior Planner; Beverly Martin, Applicant; Randy Swetta, Contractor; Kimberly Sinsley, Property Owner; Russell Thomas, Contractor; Wayne Haddock, Contractor; Ray Fiorillo, Applicant and Property Owner; John Root, Citizen; Alan Stagaard, Architect; Tessie Chao, Architect and Carl Holstein, Pinehurst Resorts.*

### **COA 12-61**

A request for approval in order to install an awning at 50 McLean Road, Pinehurst, NC. The proposed awning is to be installed above the door on the existing detached accessory dwelling on this property. The property can be identified as Moore County Land Record Key (LRK) # 23003. The property owners are Frederick and Sally Kasper.

*Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Beverly Martin, Applicant was present to answer any questions or address any concerns of the Commission.*

*After discussion Patrick Duffy made a motion to issue a Certificate of Appropriateness for the request to install an awning at 50 McLean Road; Carl Holstein seconded the motion, which was unanimously approved.*

*Patrick Duffy made a motion to adopt the Findings of Fact found on the staff report; Carl Holstein seconded the motion, which was unanimously approved.*

*Patrick Duffy read into the record the following Findings of Fact:*

#### *Section A*

*1. This request is considered a major work because it involves the installation of a new awning that it is not known to be original to the structure.*

*Section B*

- 1. The proposed awning is proposed above an entrance to the structure.*
- 2. The proposed awning is appropriate to the house style in that*

*Section C*

- 1. The proposed awning will be black canvas fabric.*

*Section D*

- 1. The proposed awning is black.*
- 2. The proposed black awning is compatible with the building colors in that*
- 3. The proposed awning will be black which meets the color palette and is muted.*

**COA 12-62**

A request for approval in order to construct a covered brick porch on the rear of the existing home at 175 Midland Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) #20024. The property owners are John Jr. and Kimberly Sinsley.

*Commission member, Frank Thigpen recused himself for this request and did not visit the site, as he knows the property owners.*

*Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Randy Swetta, Contractor and Kimberly Sinsley, Property Owner were present to answer any questions or address any concerns of the Commission.*

*Samples were provided and entered into the record.*

*After discussion, Joyce Franke made a motion to issue a Certificate of Appropriateness to construct a covered brick porch on the rear of the existing home at 175 Midland Road; Patrick Duffy seconded the motion, which was approved.*

*Joyce Franke made a motion to adopt the Findings of Fact found on the staff report; Nancy Smith seconded the motion, which was approved.*

*Joyce Franke read into the record the following Findings of Fact:*

*Section A.*

- 1. This request is considered to be a major work because it involves new additions and alterations that are not considered to be minor.*

*Section B.*

*The proposed porch addition will be on the rear elevation and will not be highly visible from the street.*

*Section C.*

- 1. The proposed addition will match the existing structure in that the proposed materials will match the materials of the existing home: brick and wood to match the home and is therefore in character.*
- 2. The proposed porch will be compatible in terms of size and scale as the existing home.*
- 3. The proposed white, round, tapered columns are compatible to the existing home and district.*
- 4. The proposed brick fireplace is compatible to the existing home and district.*

*Section D.*

- 1. The proposed porch addition is compatible with the materials, color, and character of the historic district.*
- 2. The proposed porch addition will be compatible with the existing home.*
- 3. The proposed porch addition will be compatible with this environment and location.*

*Section E.*

- 1. The proposed porch roof will have an only a slight pitch and the appearance will be like a pergola and will blend with the existing home.*

*Section F.*

- 1. The proposed addition will not be taller than the existing structure.*

*Section G.*

- 1. The proposed porch base and chimney are brick to match the existing brick patio.*
- 2. Brick is a common material in the Local Historic District.*

**COA 12-63**

A request for approval in order to construct a stoop and replace the existing steps on the side elevation of the existing home at 260 Cherokee Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 23557. The property owner is Gilbert Morland.

*Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Russell Thomas, Contractor was present to answer any questions or address any concerns of the Commission.*

*Some Commission members recommended picket-style railing instead of the cross railing as shown. Russell Thomas will pass this along to the property owner, the application was not amended.*

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness to construct a stoop and replace the existing steps on the side elevation of the existing home at 260 Cherokee Road; Nancy Smith seconded the motion, which was unanimously approved.*

*Frank Thigpen made a motion to adopt the amended Findings of Fact found on the staff report; Nancy Smith seconded the motion, which was unanimously approved.*

*Frank Thigpen read into the record the following Findings of Fact:*

*Section A.*

*1. This request is considered to be a major work because it involves new additions and alterations that are not considered to be minor.*

*Section B.*

- 1. The proposed entry addition is on the front elevation and will be visible from the street.*
- 2. The proposed front entry is in keeping with the style of the home.*

*Section C.*

- 1. The proposed stoop addition will be of similar scale as the existing home.*
- 2. The proposed stoop alteration and addition will consist of compatible materials to the existing home in that the roof shingles, handrail, and trim are compatible to the existing home.*
- 3. The proposed stoop addition will be compatible with the character of the existing home.*

*Section D.*

*1. The proposed entry roof will be similar to the pitch of the existing house roof and will blend with the existing home.*

**COA 12-64**

A request for approval in order to demolish the existing home and accessory structure at 60 Everette Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 17847. The property owners are David and Janet Bell.

*Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Wayne Haddock, Contractor was present to answer any questions or address any concerns of the Commission.*

*The Commission questioned who declared the home to be unsafe. Wayne Haddock stated that it was Professional Home Inspector, Marty Gabryszak (was not present).*

*After discussion, Carl Holstein made a motion to issue a Certificate of Appropriateness to demolish the existing home and accessory structure at 60 Everette Road; Nancy Smith seconded the motion, which was unanimously approved.*

*Carl Holstein made a motion to adopt the Findings of Fact found on the staff report; Frank Thigpen seconded the motion, which was unanimously approved.*

*Carl Holstein read into the record the following Findings of Fact:*

*Section A*

- 1. This request is considered to be a major work because it involves the demolition of existing structures.*

*Section B*

- 1. The home does contribute to the historic character of the Village of Pinehurst.*
- 2. The accessory structure does not contribute to the historic character of the Village of Pinehurst.*
- 3. The existing home has been identified as unsafe by a professional, home inspector.*

**COA 12-65**

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A request for approval in order to construct an accessory dwelling at 185 Everette Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 22104. The property owners are Raymond and Nancy Fiorillo.

*Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Ray Fiorillo, Applicant and Property Owner was present to answer any questions or address any concerns of the Commission.*

*John Root, citizen asked how this blends in with existing homes?  
Ray Fiorillo replied that it is similar to his home.*

*After discussion, Jim Lewis made a motion to issue a Certificate of Appropriateness to construct an accessory dwelling at 185 Everette Road; Joyce Franke seconded the motion, which was unanimously approved.*



*Jim Lewis made a motion to adopt the Findings of Fact found on the amended staff report; Frank Thigpen seconded the motion, which was unanimously approved.*

*Jim Lewis read into the record the following Findings of Fact:*

*Section A*

*1. This request is considered to be a major work because it involves the construction of an accessory dwelling.*

*Section B*

- 1. This property is considered to be non-contributing to the Local Historic District.*
- 2. The proposed accessory structure will not diminish the neighborhood spirit and character.*

*Section C*

*1. The proposed structure will be in the rear yard and not highly visible from the street.*

*Section D*

*1. The proposed ~~storage shed~~ structure will be 16' x 20' and will be a smaller than the main house.*

*Section E*

- 1. The proposed structure roof will be gabled on both ends which is a traditional roof form.*
- 2. All elevations of the garage will be "smart side" and is compatible to the existing home and/or historic buildings in the district.*
- 3. The proposed windows are 1:1 style and are compatible to the main house and historic buildings in the district.*

*Section F*

- 1. The proposed accessory dwelling will be located to the rear of the house;*
- 2. The proposed structure will be smaller than the house; and*
- 3. The proposed structure will complement the style and colors of the existing house, but not replicate*

**COA 12-66**

A request for approval in order to make additions and alterations to the existing Clubhouse at 1 Carolina Vista, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 25800. The property owner is Resorts of Pinehurst, Inc.

*Commission member, Carl Holstein recused himself as he is an employee of the Resorts of Pinehurst.*

*Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Alan Stagaard, Architect and Tessie Chao, Architect were present to answer any questions or address any concerns of the Commission. Alan and Tessie stated that picture windows will be replaced with multipane windows.*

*Samples were provided and entered into the record.*

*John Root, citizen stated that Carl Holstein should be sworn in. Carl was sworn in.*

#### *Section A*

*1. This request is considered to be a major work because it involves new additions and alterations that are not considered to be minor*

#### *Section B*

*1. The proposed alterations will maintain consistent architecture on all four sides of the building.*

#### *Section C*

*1. The proposed cupola addition will not be of similar scale and character as the existing clubhouse.*

*2. The proposed exterior porch alterations will consist of compatible materials to the existing structure in that the roof materials, railings, columns, steps, and trim are compatible to the existing structure.*

#### *Section D*

*1. The proposed metal roof replacement material is dark bronze, which is earth tone in hue.*

#### *Section E*

*1. The proposal includes the replacement of some features, including columns, railing and steps. These replacements are compatible with the building and/or the historic district.*

#### *Section F*

*1. The proposed ramp and accessible features preserve the historic building.*

### **General Discussion**

*2013 Meeting dates were approved.*

*The regular scheduled meetings for November 28, 2013, was moved to November 21, 2013;  
and December 26, 2013 was moved to December 19, 2013.*

Discussion on Appeal

*The appeal was not discussed as the Commission had not received the official Order from the  
Board of Adjustment.*

**Adjournment**

*With no further discussion, the meeting was adjourned.*

*This meeting was recorded and the tape may be made available.*

Submitted by,

A handwritten signature in black ink, appearing to read "Gwendy Hutchinson". The signature is written in a cursive, flowing style.

Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst