

Village of Pinehurst
Historic Guidelines Update Committee
February 2, 2016
MINUTES

**Historic Guidelines Update Committee
February 2, 2016
Village Council Conference Room
4:00 p.m.**



MINUTES

Committee Members in Attendance:

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

Committee Member Absent:

Clark Campbell, Village Council

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Jim Lewis welcomed Committee Members and Staff.

II. Approval of Minutes: January 19, 2016

There was not a vote to approve the January 19, 2016 Minutes

III. Public Hearing:

1) Windows and Doors (time permitting, Roofs)

It is important to remember why our Guidelines need to be updated. While we certainly need to improve the organization and the overall presentation of our existing Guidelines, our

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primary need is to eliminate existing gaps, ambiguity, and contradictions. We must determine what "rules" are appropriate as well as, which are suggestions and which are firm requirements.

Our Guidelines must meet the needs of a variety of "customers" including the HPC, Staff, property owners, architects, builders and landscapers.

The document must serve as a legal document and should include enough specificity to allow for decisions that will withstand legal scrutiny and appeals. At the same time the tone needs to be non-threatening and helpful for the applicants.

Jim also suggested that many of the topics that we need to address don't need to be discussed at length by the entire committee. We can be more productive if smaller subcommittees can do preliminary work and then present their findings to the full committee for final tweaking and approval. A case in point is the matter of organization and format. It is clear that there are a variety of possibilities that seem to work in other Districts, so we should be able settle on one that will work best for us. Jack Farrell, Christine Dandeneau, and Judy Davis have all done extensive research, so Jim asked them to form a committee and bring a joint recommendation to the full committee.

Jim went on to suggest and appoint the following sub-committees:

Organization/Format (Jack, Christine, and Judy)

Property Inventory (Jim, Alex, Jack, Christine)

"Wordsmithing/editing (Alex, Molly?)

Artwork/Graphics (TBD, need volunteers and suggestions)

PDO Interface (Alex, Leo, and Bruce)

Maps (Alex and Gwendy)

Public Awareness (Jim?)

Village Website (TBD)

Funding (Kevin Reed and Jim)

I am sure there will be others, and we will need more volunteers.

Jim reintroduced the proposal that we adopt 1895-1948 as the period of significance for the Historic District in order to coincide with the National Historic Landmark District. He further suggested that we apply stricter guidelines to the "contributing" pre-1948 properties (approximately 250) and more liberal guidelines to the "non-contributing" post-1948 properties. This proposal led to a very lively discussion about how those guidelines might differ. The specific case in point that was discussed dealt with replacement of windows in older houses versus newer ones. The Secretary of Interior Guidelines for Rehabilitation, which are used in most NC Historic Districts, would require that historic wooden windows must be replaced in kind. The essential question that was discussed was whether we in Pinehurst are willing to require such a "purist" approach. Wayne Haddock and Amanda Jacoby, among others, suggested that such a requirement is unrealistic and overlooks modern windows that can accomplish the same intent less expensively. That led to the question of why we even need different guidelines for contributing vs. non-contributing properties. The fundamental question boiled down to our desire to protect the integrity that remains on our historically significant properties while still allowing considerable flexibility on more recent properties and new construction. Questions were also raised about how we would articulate different standards. The only example we have found of a District that does, is the West End District of Winston Salem which applies stricter guidelines to properties built before 1930.

After a lengthy and lively discussion on the matter with everyone commenting, we reached no decision, and Jim's proposal to establish 1948 as date for designating contributing and non-contributing accompanied by differing level of guidelines was never put to a vote.

Jim led a brief discussion about the legal implications of the use of the terms "District" and "Neighborhood" in our guidelines. The issue relates to whether we should judge changes, additions, and new construction on their compatibility with the entire district or with their neighborhood. Bruce and Jim agreed to seek legal counsel on this question and report back at a later meeting.

There was also a brief discussion on the possibility of splitting our Historic District into multiple districts. Jim explained the complexity and the expense associated with the process of splitting the district, and suggested that the benefit does not justify the cost and delay.

Jack Farrell presented via power point the results of research he has done on format and organization in several Historic Districts. They vary considerably in length, but he identified several characteristics that they have in common. He used the Raleigh guidelines as a basis for showing a good example of how we might structure and organize ours.

We never resolved questions about guidelines for Windows and Doors, but we did identify issues and questions that will apply to virtually every section as we go forward. Once we finalize Windows and Doors (hopefully at the next meeting), we should have a model that will expedite developing the other sections.

A fundamental question in every section will be which guidelines will be offered as suggestions or recommendations and which will be firm. Hopefully by leading with some tutorial followed by suggestions we can encourage applicants to "do the right thing" voluntarily. However, there will be some guidelines that we will insist on and which could be the basis for a COA denial. In addition to determining which are suggestions and which are firm, we also need to decide on the language to use to articulate the difference. This is probably the meat of the job that our committee must do. There is plenty room for disagreement, and we will need these discussions to be held in full committee meetings.

2) Assignments for next and future meetings

Jim will prepare homework assignments which he will distribute under separate cover.

IV. New Business

V. Next Meeting Date: February 16, 2016 – Police Department Training Room

VI. Comments from attendees

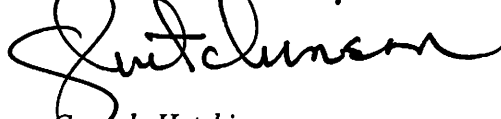
John Hoffmann stated the scale played an important role on Everette Road.

VII. Motion to Adjourn

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Molly Gwinn moved to adjourn the meeting. The motion was seconded by Jim McChesney and carried unanimously. The meeting adjourned at 5:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Wendy Hutchinson". The signature is fluid and cursive, with a large initial "W" and a long, sweeping tail.

*Wendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*