



**Pinehurst Historic Preservation Commission
Special Meeting
January 30, 2014
Meeting Minutes
4:00 pm**

Call to order of the Special Meeting

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 special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

Board Members present:

*Howard Warren
Frank Thigpen
Patrick Duffy
Jack Farrell
Bob Farren
Nancy Smith*

Board Members absent:

Jim Lewis (recused)

Staff present:

*Chad Hall, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant
Andrea Correll, Planning and Inspections Director*

Certification of Quorum

Chairman Howard Warren confirmed that there was a quorum present.

Approval the December 19, 2013 Meeting Minutes, January 9, 2014 Meeting Minutes

Nancy Smith made a motion to approve the December 19, 2013 Meeting Minutes; Bob Farren seconded the motion, which was unanimously approved.

Patrick Duffy made a motion to approve the January 9, 2014 Meeting Minutes; Jack Farrell seconded the motion, which was unanimously approved.

Staff Approvals for Normal Maintenance and Minor Work

Frank Thigpen made a motion to approve the Staff Approvals for Normal Maintenance and Minor Work; Patrick Duffy seconded the motion, which was unanimously approved.

Chairman Warren stated that this was not a Public Hearing and the Commission was here to vote on what is before them.

Chairman Warren also stated that Commission member Frank Thigpen attended the December 19, 2013 meeting but was absent from the January 9, 2014 meeting. He asked Frank if he was prepared to vote on COA 13-102. Frank Thigpen stated that he was and read the following into the record:

Rules and Procedures:

III Rules of Conduct for Commission Members

D - No Commission member shall vote on any matter that decides an application or appeal unless the member has attended the hearing on that application or appeal or has made themselves familiar with the evidence presented during the course of the hearing. In addition, voting by proxy shall not be permitted.

Chairman Warren asked Commission member, Bob Farren if he was ok to vote. Bob Farren replied that he was ready.

Chairman Warren made the following statements:

The Commission asked the Staff to research the area around 170 Everette Road to determine the general size of the houses. The Staff provided this information for a 400 foot radius. This does not mean that this “neighborhood,” or any other “neighborhood” in the Village, consists of only the 400 feet surrounding the property at issue. This Staff research was for context and background information in this particular case based on the issues raised. The decision will be based on all evidence in the Record. The term “neighborhood” applied by the HPC is that which is found in the Standards and Guidelines. It is not an objective 400 foot standard and that was never intended.

The HPC’s charge is to determine the congruity of the proposed project before it, specifically the HPC may allow only those projects which are not incongruous with the special character of the District. See N.C. Gen. Stat. § 160A-400.9.

As one of the Applicant’s witnesses noted, the Pinehurst Historic Overlay District is large. As a result, and as recognized by the Standards and Guidelines, there are different neighborhoods within the District which have different characteristics. In other words, even though there is a single district, neighborhoods or sub-districts may have their own unique characteristics.

Our charge is to maintain the integrity of the entire District, but this does not mean that anything properly located in one part of the District is necessarily congruous or appropriate in another part of the District. Preserving the “special character: of the District under N.C. Gen. Stat. § 160A-400.9, includes preserving the District’s component parts and assuring a proposed project is appropriate in the location proposed. This does not mean that a COA must be approved just because the Applicant can find something somewhere else in the District that is similar. Context is important and even though something similar may exist in a different neighborhood in a different area of the Historic District with a different context and different defining features, that does not require approval of a COA at a different place. Also, remember that contributing structures within the relevant period of significance are what new structures must be compared to – not structures built after the 1970’s and/or before the Historic District went into effect. Therefore, any comparable buildings must be ones which are appropriate for comparison.

In this case, this mean that photos of other homes in other locations and neighborhoods cannot establish congruity without more information. This includes, but is not limited to: their location; the characteristics of the neighborhood where they are located; the date of construction; and whether they retain their contributing status.

COA 13-102

A request to construct a new residence at 170 Everette Road, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 19490 & 23548. The property owner is Michael and Carrie Haas.

After discussion, Nancy Smith made a motion to deny the request at 170 Everette Road, COA 13-102 for new construction because evidence before the HPC has established that the requested COA for New Construction is incongruous with the special character of the Historic District. This motion is based on the following:

The HPC refers to the Historic District Standards and Guidelines in making COA decisions. The Guidelines are intended to provide guidance to this Commission and describe and define Guidelines in making determinations as to a project's congruity.

This is a request for New Construction. There are several relevant Guidelines. These include the following:

1.2.4 Neighborhood

The term "neighborhood: throughout this document shall mean an area of a community with characteristics that distinguish it from other areas and that may include distinct aesthetic, architectural, landscape or historic characteristics.

3.2.2 New Construction Standards for new residences, accessory structures and buildings:

New Construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.

Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style, and texture.

Scale is very important in designing a structure that will blend into the streetscape. The new building shall be similar in size to the existing structures within the neighborhood.

Consideration is often given to using or simplifying the details from neighborhood buildings. This technique is used to “blend” the new structure with its neighbors. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.

3.2.3 Project Planning and Site Design

Single family housing: New infill housing is very appropriate and very desirable in the Village of Pinehurst area. The designs shall follow basic Design Standards and Guidelines and shall also repeat the same relationships of house to street and house to lot as their historic neighbors.

Under the Guidelines, a contributing structure in the Historic District is one which was built during the period of significance, which is 1895 through 1970, and which has not undergone substantial alterations which have caused it to lose its original character.

The request before the Commission is a new house to be located at 170 Everette Road. The proposed new construction will have a total building square footage of 8,014. The building foot print will be 5,325 square feet. There are numerous windows and two garages.

170 Everette Road is located in a neighborhood which is characterized by houses which are cottage type homes that are moderate in scale and were built in or around the 1950's. Most of the homes in the area do not exceed 3,000 square feet. There are no homes that are nearly as large as that proposed, on Everette Road or anywhere in the immediate vicinity.

Specifically, most homes on Everette, Kelly, Short, Fields, Dundee, McLeod or Page Roads do not exceed 3,000 square feet. The average square footage of the homes within a 400 foot radius of 170 Everette Road is 2,099.75 square feet. These homes are smaller than the proposed new construction and are of a type which is characteristic of the Everette Road neighborhood and the relevant era. There are no contributing houses from the relevant period of significance in the neighborhood or anywhere in the surrounding area that are of a comparable size or scale with the current proposal.

The plans show a large number of windows which are also not characteristic or common in the surrounding area or neighborhood.

There are neighborhoods in Pinehurst which have homes that are in a comparable size range with the proposed project. These homes are, however, located in other neighborhoods for example, the neighborhood across Highway 5, in the area which has been described as Millionaire Hill. The neighborhood in question, Everette Road, does not have homes of the size and scale proposed and approving the COA would violate the Standards and Guidelines.

Allowing new construction which is so significantly larger than the other homes in the area or neighborhood, would also open the way for tear downs and additions, which could destroy the tenor of the neighborhoods with the smaller houses, such as that at issue in this case which in turn could deteriorate or destroy the special character of the Historic District.

In sum, the proposed project is not similar in size or scale with existing structures in the neighborhood, does not blend with its neighbors, is inconsistent with the Standards and Guidelines and is incongruous with the special character of our Historic District; *Patrick Duffy seconded the motion, which was approved by the Commission.*

Chairman Warren polled the Commission members as to their vote:

*Nancy Smith – voted to deny the request
Frank Thigpen – voted to deny the request
Jack Farrell – voted to approve the request
Bob Farren – voted to deny the request
Patrick Duffy – voted to deny the request
Howard Warren – voted to deny the request*

The Commission voted 5-1 to deny a Certificate of Appropriateness for COA – 13-102 at 170 Everette Road.

The written Findings of Fact and Conclusions of Law are attached hereto as Exhibit A and are incorporated herein by reference.

With no further discussion, the meeting was adjourned.

Village of Pinehurst
Historic Commission
January 30, 2014
Meeting Minutes

Submitted by,

*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*