



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, September 26, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

HPC Members in Attendance:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Jim McChesney, Commissioner
Eric Von Salzen, Commissioner
Richard Vincent, Commissioner
Terry Lurtz, Commissioner

HPC Members Not in Attendance:

John Taylor, Commissioner

Staff in Attendance:

Peter Hughes, Senior Planner
Alex Cameron, Senior Planner
Kelly Brown, Planning Administrative Assistant

In addition, there were approximately four members of the public and one staff in attendance.

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present.

II. Approval of Minutes

- Regular Meeting August 22, 2019

Upon a motion by Mr. Schroeder, seconded by Mr. McChesney, the Commission unanimously approved the August 22, 2019 regular meeting minutes by a vote of 5-0.

III. Public Hearing

Senior Planners Peter Hughes and Alex Cameron were sworn into the public meeting by Ms. Gwinn.

Upon a motion by Mr. Von Salzen, seconded by Mr. Schroeder, the Commission unanimously agreed to hear COA 19-057 by a vote of 5-0.

A. COA 19-057

Mr. Hughes stated the purpose of this public hearing is to consider a request within the Pinehurst Historic District to renovate the front building façade at 20 Medlin Road. The property can be identified by Moore County Parcel Number #00028752. The owner and applicant is Lee Manzo.

Mr. Hughes explained this request was a continuation from the August 22, 2019 regular HPC meeting.

Mr. Hughes moved to enter the materials into the record that were included in the agenda packet: application, map, survey, existing photo, site plan and elevations, updated drawings, updated material list, and the draft findings of fact.

Owner and applicant Lee Manzo and Tyler Cook of Latitude Builders were sworn into the public meeting by Ms. Gwinn.

Mr. Cook provided an overview of the proposed work. He stated the only new material was the black metal roof, which he provided a sample to the Commission.

Upon question by Mr. Schroeder, Mr. Cook stated the door color would be a lighter brown color, similar to the color of the door on the drawings.

Upon question by Ms. Gwinn, Mr. Cook explained that the square pillars on the front elevation of the house would be stained to match the color of the front door.

Mr. Vincent commented on the brick flooring of the porch in the drawing, as the materials list stated broom swept concrete. Mr. Cook explained that the front porch will have a brick foundation to match the existing foundation, but the floor of the porch will be broom swept concrete.

Upon question by Ms. Gwinn, Mr. Cook explained the whole new part of the porch would have black metal roofing. Upon question by Mr. Schroeder, Mr. Cook explained the existing roof was asphalt shingles.

Upon due consideration of the application package submitted and the testimony given, the HPC concluded the following:

That 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.

Upon a motion by Mr. McChesney, seconded by Mr. Von Salzen, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for an exterior modification of the front of the house to add a front porch and overhang with modification of the front entry way at 20 Medlin Road by a vote of 5-0 with the condition of:

- Front porch square columns will be stained to match the front door

B. COA 19-083

Upon a motion by Mr. Schroeder, seconded by Mr. McChesney, the Commission unanimously agreed to hear COA 19-083 by a vote of 5-0.

Mr. Hughes stated that the purpose of the public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include: an addition of an accessory structure with an accompanying deck to the rear yard at 20 Spur Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #856205072732. The property is owned by Marilyn Barrett.

Mr. Hughes moved to enter the materials into the record that were included in the agenda packet: the application, site plan, building elevations, drawings, and the draft findings of fact.

Applicant Christine Dandeneau was sworn into public meeting by Ms. Gwinn.

Ms. Dandeneau explained that the owners will use the shed for personal use.

Mr. Schroeder asked if the shed was within setback requirements. Mr. Hughes responded that it was not. He stated that Ms. Dandeneau would submit updated plans depicting the shed at least ten feet from the setback lines. Ms. Dandeneau stated she would like to amend her request to reflect this change.

Upon due consideration of the application package submitted and the testimony given, the HPC concluded the following:

That 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.

Upon a motion by Mr. Von Salzen, seconded by Mr. Lurtz, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for an addition of an accessory structure with an accompanying deck to the rear yard at 20 Spur Road by a vote of 5-0.

- Subject to an updated site plan that is compliant with current setback regulations

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Report for 8/16/2019 to 9/15/2019

Ms. Gwinn questioned the approved changes for the 74 Midland Road application. Mr. Hughes explained there were three changes:

1. One window increased by one foot, four inches to meet code compliance
2. One window shrunk by one foot, six inches to create privacy in a bathroom

3. Changed a double window to a casement window

V. Next Meeting Date

A. Regular Meeting on Thursday, October 24, 2019

VI. Motion to Adjourn

Upon a motion by Mr. Lurtz, seconded by Mr. Von Salzen, the Commission unanimously approved the motion to adjourn the regular meeting by a vote of 5-0 at 4:25 pm.

Respectfully Submitted,

Kelly Brown
Planning Administrative Assistant
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.



00074

Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

☒ Major Work☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Guidelines that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Guidelines. A map of the Local Historic District and the Historic District Guidelines can be accessed at www.vopnc.org/historicdistrict.

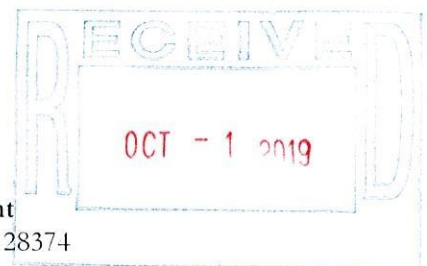
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	111 POWER PLANT ROAD
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	26002, 26001

Owner Information			
Name	MOORE COUNTY	Home Phone #	
Street Address	PO Box 905	Mobile Phone #	
City, State, Zip Code	CARTHAGE, NC 28376 28327	Business Phone #	
Email	rgould@moorecountync.gov		

Applicant			
Name	PINEHURST, LLC	Other Phone #	910-235-8123
Email	Calvin.Burkley@ pinehurst.com	Street Address	PO Box 4000
Mobile Phone #	910-986-3038	City, State, Zip Code	PINEHURST, NC 28374





Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

General Information

Description of Changes to the Structure	THE EXISTING CONCRETE BLOCK STRUCTURE IS TO BE REMOVED.		
Type of Work	☐ Addition	☒ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☒ Services		☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☒ Services	
Includes Demolition		☒ Yes ☐ No	
Includes Tree Removal		☐ Yes ☒ No	
Estimated Cost of Construction		UNKNOWN	



Historic Certificate of Appropriateness (COA) Major and Minor (Revised 04/01/19)

Exterior Materials and Colors

	Existing Material	Proposed Material	Proposed Color
Front Elevation	CMU	N/A	
Rear Elevation	CMU	N/A	
Right Elevation	CMU	N/A	
Left Elevation	CMU	N/A	
Trim	N/A	N/A	
Windows	METAL	N/A	
Chimney	N/A	N/A	
Foundation	CMU	N/A	
Front Door	METAL	N/A	
Shutters	N/A	N/A	
Garage Door	N/A	N/A	
Roof	FLAT MEMBRANE	N/A	
Roof Exhaust Vents	N/A	N/A	
Front Porch	N/A	N/A	
Deck	N/A	N/A	
Patio	N/A	N/A	
Sidewalk	N/A	N/A	
Sky Lights	N/A	N/A	
Driveway	GRAVEL	GRAVEL	GRAY
House Number	N/A	N/A	
Other:			

Required Documents

☒ Site Plan/Survey or Sketch
☐ Floor Plans

☐ Elevation Drawings
☐ Landscaping Plan

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____

Date: _____





PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Peter Hughes, Senior Planner
DATE: 10/14/2019
SUBJECT: Staff Approvals of Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
August 22, 2019 MEETING
09/16/19 TO 10/15/19

MINOR WORK – COA ISSUED

Nature of Work	COA Number	Application Date	Approval Date	Address	Property Owner
New Sign for C Cup Cupcakes	19-086	9/17/2019	10/2/2019	105 Cherokee Road	Marty McKenzie
Modification to an existing driveway and addition of a parking area	19-087	9/19/2019	9/20/2019	240 Midland Road	Kyle Simmons
Addition of an Awning, Re-facing of existing sign, and replacement of fence	19-088	9/26/2019	9/27/2019	65 Magnolia	Magnolia Inn Holdings, LLC
Minor Changes to an Approved COA	19-089	9/26/2019	9/27/2019	120 Woods Drive	David Morgan
Exterior Painting and change from existing paint color	19-090	9/26/2019	9/27/2019	185 Barrett Road	Chris O'Connor
Minor changes to an approved COA	19-092	10/9/2019	10/9/2019	85 Fields Road	Don Rectenwald
Re-facing of an existing Sign	19-093	10/11/2019	10/14/2019	90 Cherokee	Marty McKenzie
Replacement of an existing window with like for like material.	19-094	10/11/2019	10/14/2019	90 Cherokee	Marty McKenzie



NO PARKING
around building
DANGER TO
CRUSHED
PERSONS ONLY









NO BURNING
and lighting
DANGER OF
CONTAMINATION
QUALITY UNIT





FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on September 26, 2019. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

Applicant Pinehurst LLC requests a Certificate of Appropriateness for an exterior modification in the form of a demolition of an existing structure and the addition of new parking to an existing parking area at 111 Power Plant Road.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. According to the Village of Pinehurst Historic District Guidelines the relocation, removal or demolition of any structural part of a primary structure including accessory buildings or accessory structures that exceed 120 square feet is considered a major work project.

Background (of the property and the location within the district)

1. The applicant is proposing the demolition of a Moore County Utility Building located south and adjacent to Pinehurst Brewing Company.
2. The property has an existing non-conformity status, with structures located across lot lines, and is zoned Village Mixed Use (VMU)
3. The applicant is proposing the expansion of an existing gravel parking lot from 20 spaces to 28 spaces. The applicant is proposing to match the existing gravel and wheel stops. A site plan showing existing and future conditions has been submitted, but material samples have not been submitted.
4. The current parking lot is under a shared parking agreement with Pinehurst Brewing Company.

Conclusions of Law

Guideline Requirements:

Demolition

1. Prior to demolition of a primary structure, a record of the primary structure must be made that describes any distinctive architectural features of the structure, important landscape features and any archaeological significance of the site. This documentation must be provided to Village Staff before the public hearing. *This is not a primary structure and the applicant has submitted existing photos of all four sides to satisfy the documentation requirement.*
2. After demolition, all debris must be removed from the site within 30 days. *Applicant was notified by staff of this requirement.*

Guideline Recommendations:

Demolitions

1. Salvageable architectural materials and features should be identified along with potential buyers or recipients of salvaged materials. *The applicant has not submitted a plan to address salvageable material, however, this is a non-contributing, cement block building, where the potential to salvage historic architectural material may not be present.*
2. Significant site features and adjacent properties should be protected during demolition. Also trees should be protected from damage due to compaction of the soil by equipment or materials. *At the time of application the applicant did not indicate specific measures to protect adjacent properties. Based on the application and submitted material no trees are to be affected.*

Off-Street Parking

1. Existing mature trees on the property should be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time. *Based on the submitted material existing mature trees will not be affected. Based on the submitted material the introduction of new trees is not currently present, however, staff has informed the need to meet interior landscaping requirements of parking lot per the PDO.*
2. Commercial off-street parking areas should not be located in front yards or rights-of-ways. *The Existing and proposed expansion of parking is proposed to be in the front yard of the lot and remain within the existing footprint, therefor not increasing the non-conformity. The lot in question is an interior lot and does not have direct street access and the parking lot is currently under a shared parking agreement with Pinehurst Brewery.*

Order

The Historic Preservation Commissioner may at times determine that a proposed change or design which does not meet the Guidelines is, in fact, more congruous with the special character of the Pinehurst Historic District than if the property owner had followed the Guidelines. Conversely, an application meeting the Guideline could be determined to be incongruous with the character of the District. Strict adherence to the Guidelines in those cases is not required if the Historic Preservation Commission clearly states on the record the reasons why the proposed design or improvements are congruous or incongruous before issuing or denying a Certificate of Appropriateness.

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☐ That 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. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the _____ of _____, 2019.

Clerk to the Historic Preservation Commission

Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

Attachment A
Final Order
111 Power Plant Road

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 111 Power Plant Road:

The following conditions apply to approval of the Certificate of Appropriateness for 111 Power Plant Road.

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should/should not be granted for 111 Power Plant Road based on the following:
