



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
OCTOBER 22, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Richard Vincent
Anne Lucey
David Herring
Terry Lurtz
John Taylor

Members Absent:

None

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative Specialist

Approximately eight people were in attendance.

I. Call to Order

Chair Von Salzen called the meeting to order at 4:00 pm and confirmed a quorum was present.

II. Approval of Minutes

A. 09-24-2020 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the September 24, 2020 regular meeting.
Seconded by Mr. Lurtz. Motion approved by a vote of 7-0.

III. Public Hearing

Commissioners disclosed they conducted site visits to all properties on the agenda, with the exception of Mr. Vincent who did not visit 75 Cherokee Road or 245 Magnolia Road. Mr. Taylor disclosed he personally knows the homeowners of 75 Cherokee Road, but had no conflict of interest. Ms. Lucey disclosed she knew the applicant of 160 Palmetto Road Unit #9, but had no conflict of interest.

A. COA 2020-00123 (30 Caddell Road)

Mr. Taylor moved to recess the regular meeting and open the public meeting. Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

Senior Planner Peter Hughes and applicant and property owner Amy Nicholas were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications to a primary structure within the Historic District at 30 Caddell Road. The exterior modifications include replacement of multiple windows, replacement of siding material, removal and replacement of existing decking, and painting of the exterior of the structure. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #855212972275. The property owner and applicant is Amy Nicholas. Mr. Hughes provided background on the property from the staff report, including this is a continued hearing from the September 24, 2020 regular meeting. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Based on the Commission's discussion on dutch lap siding versus horizontal lap siding at the last meeting, Ms. Nicholas stated it would cost an additional \$20,000 to change the proposed horizontal lap siding to dutch lap siding to match the existing dutch lap siding. Ms. Nicholas stated the windows would not have snap-in muntins. Mr. Von Salzen noted the standard the Commission uses is whether the proposal is congruous with the Historic District, not whether it is economical.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 30 Caddell Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Vincent. Motion failed by a vote of 3-4.

The Commission discussed the congruity and compatibility of the two types of lap siding within the Historic District

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 30 Caddell Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given:

- *The proposed horizontal lap siding is not compatible with the existing architecture of the structure, which features Dutch lap siding, however is congruous with the Historic District.*

Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 30 Caddell Road. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

B. COA 2020-00130 (100 Fields Road)

Applicant Wayne Haddock of Pinehurst Homes was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for modifications to a previously approved Major COA for an accessory structure at 100 Fields Road. The modifications being requested are: closing in a carport for golf cart storage and the of addition of siding, an entry door, and windows. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778. The property owners are Dale and Mary Carey and the applicant is

Pinehurst Homes. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Haddock stated they are enclosing the carport so a golf cart can be stored inside. He stated the footprint has not changed and the proposed materials are as approved previously. Mr. Hughes clarified the applicant has listed the materials for the side entry door under 'front door' on the application.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 100 Fields Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Herring. Motion approved by a vote of 7-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 100 Fields Road. Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

C. COA 2020-00142 (75 Cherokee Road)

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for demolition of an existing accessory structure and construction of a new accessory structure at 75 Cherokee Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855212955985. The property owners are Thomas and Theresa Berry and the applicant is Pinehurst Homes. Mr. Hughes provided background on the demolition from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Haddock stated the existing garage does not function well. He stated the total length of the garage is 20 feet from stud wall to garage door. He stated the average vehicle is about 18 feet, leaving about 8 inches of clearance from the garage door. Mr. Haddock stated the homeowner does not use the structure as a garage and the doors are not functional. He stated the garage has a strong smell of mold, but it has not been investigated. He stated the homeowner considered doing a second level on the garage, but it was not feasible due to homeowner's health. He stated the siding close to ground level had past termite damage.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed demolition at 75 Cherokee Road to be **compliant** with the Pinehurst Historic District Guidelines and that the Commission **does not delay** the demolition, based on the testimony given, the material submitted and the facts presented. Seconded by Mr. Herring. Motion approved by a vote of 7-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the demolition at 75 Cherokee Road. Seconded by Mr. Vincent. Motion approved by a vote of 7-0.

Mr. Hughes clarified the new accessory structure will not be built in the footprint of the existing accessory structure, but will be moved forward and on top of part of the existing gravel driveway. He stated it will still allow use of the gravel driveway and will not add to the impervious surface. Mr. Haddock stated the material being used will be compatible with the existing house. He stated they will use composite german lap siding and roofing material to match the house. He stated the

dormer will be shake siding. Mr. Haddock stated the windows will have simulated divided lights, muntins that are not snap-in, and grids to match the house. He stated the proposed accessory building will be larger than the existing garage.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 75 Cherokee Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Ms. Lucey. Motion approved by a vote of 7-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 75 Cherokee Road. Seconded by Mr. Lucey. Motion approved by a vote of 7-0.

D. COA 2020-00143 (160 Palmetto Road, Unit #9)

Applicant Kevin Steed of Kustom Konstruct was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification at 160 Palmetto Road Unit #9. The proposed exterior modification is the addition of a covered entry. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #856209161810. The property owner is Debbie Webb and the applicant is Kevin Steed of Kustom Konstruct. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Steed stated straight covered entry was the style choice of the homeowner. Mr. Steed confirmed that the existing material of the carriage house is block, and they are proposing to use hardie board.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work 160 Palmetto Road Unit #9 is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given:

- *The proposed covered entry is not compatible with existing architecture; however based on the location and the lack of visibility from the street, the proposed entry is congruous with the Historic District.*

Seconded by Ms. Lucey. Motion approved by a vote of 7-0.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 160 Palmetto Road Unit #9. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

E. COA 2020-00144 (35 Orange Road)

Applicant and property owner Thomas O'Connor was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for a multiple exterior modifications to the primary and accessory structures at 35 Orange Road. The modifications include: an addition, replacement of multiple windows, replacement of front door, removal and replacement of siding, replace rear stoop with new material, and restoration of existing accessory structure. The property can be further identified in the Moore

County Tax Registry by Moore County PIN Number # 856209061956. The property owner is Thomas O'Connor and the applicant will be Thomas O'Connor. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. O'Connor stated they are restoring the house and are trying to make the elevations look consistent, especially with the windows. He stated they are keeping the historic windows on the second floor, and replacing the windows on the first floor to have consistency in the cottage style. Mr. O'Connor stated they will be using simulated divided light windows. He stated they will be going from a wood lap siding to a cement fiber siding. Mr. Hughes stated there are one or two windows being replaced that do not match the dimensions of the existing windows.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work 35 Orange Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and the findings of fact, for the following reasons given:

- *Dimensions of the some of the proposed windows do not match the dimensions of windows being replaced.*

Seconded by Mr. Lurtz. Motion approved by a vote of 8-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 35 Orange Road. Seconded by Mr. Lurtz. Motion approved by a vote of 7-0.

F. COA 2020-00145 (1 Carolina Vista)

Applicant Calvin Burkley of Pinehurst LLC and Don Tice of Tice Kiester Architects were sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for a proposed addition to Pinehurst County Club No.2 at 1 Carolina Vista. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856213032663. The property owner is Resorts of Pinehurst Inc. and the applicant is Calvin Burkley of Pinehurst Resorts. Mr. Hughes provided background on the property from the staff report, stating the proposed addition is an extension to the Pro Shop and is being constructed over what is currently an uncovered porch. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Tice stated the top windows on the front elevation were added to allow light in without sunlight affecting the merchandise inside.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 1 Carolina Vista **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Ms. Vincent. Motion approved by a vote of 7-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 1 Carolina Vista. Seconded by Ms. Lucey. Motion approved by a vote of 7-0.

G. COA 2020-00137 (245 Magnolia Road)

Neither the applicant nor the homeowner were present at the hearing.

Mr. Schroeder moved to continue the public hearing for 245 Magnolia Road to the next regularly scheduled meeting on November 19, 2020 at 4:00 pm in Assembly Hall. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

H. COA 2020-00148 (155 Everett Road)

This case was withdrawn by a representative on behalf of the applicant.

Mr. Schroeder moved to close the public hearing. Seconded by Mr. Taylor. Motion approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for September 16 to October 15, 2020

No comments from the Commission.

V. Next Meeting Date

A. Regular Meeting on November 19, 2020 at 4:00 pm

VI. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Vincent. Motion approved by a vote of 7-0 at 6:29 pm.

Respectfully Submitted,



Kelly Brown
Administrative Specialist
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.