



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 24, 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

Members Absent:

John Taylor

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist
Alex Cameron, Senior Planner

I. Call to Order

Chair Von Salzen called the meeting to order at 4:07 pm and confirmed a quorum was present.

II. Approval of Minutes

A. 09-10-2020 Special Meeting Minutes

B. 08-27-2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the September 10, 2020 special meeting. Seconded by Mr. Schroeder Motion carried unanimously by a vote of 6-0.

Mr. Schroeder moved to approve the minutes of the August 27, 2020 regular meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 6-0.

III. Public Hearing

A. COA 2020-00123 (30 Caddell Road)

Mr. Lurtz moved to recess the regular meeting and open the public meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 6-0.

Commissioners disclosed they conducted site visits both sites and had no ex parte communication; Mr. Herring visited only 30 Caddell Road. 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. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, findings of fact, and addendum to the staff report.

Ms. Nicholas amended her application to change the front covered porch flooring material from wood to concrete. She stated she may paint it a gray color. Ms. Nicholas stated she would remove the lattice from the front elevation and run a brick skirt underneath the front porch. She stated it would provide a consistent look to the home and correct the sloped porch.

Ms. Nicholas proposed to use composite boards for the rear deck flooring and wood boards for the front deck flooring as they matched existing material, but would like the option to use composite flooring for the front deck.

Ms. Nicholas amended her application to use Jeldwen windows with simulated divided light. Mr. Herring questioned the material being used for replacement of the Dutch lap siding; Ms. Nicholas stated matching the exact design of existing Dutch lap siding is out of budget and would like to use regular lap siding.

The Commission discussed the multiple amendments to the application and decided to continue the meeting so that the applicant could provide the Commission with an updated submission.

Mr. Schroeder moved to continue the hearing on COA 2020-00123 to the regular HPC meeting on October 22, 2020 at 4:00 pm in Assembly Hall. Seconded by Mr. Von Salzen. Motion carried by a vote of 4-2.

Roll Call

Mr. Vincent	No
Mr. Schroeder	Yes
Mr. Lurtz	No
Ms. Lucey	Yes
Mr. Herring	Yes
Mr. Von Salzen	Yes

B. COA 2020-00126 (125 Kelly Road)

Applicant and property owner Robert Wiltshire 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 the demolition of a primary structure within the Historic District at 125 Kelly Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856205089506. The property owner and applicant is Robert Wiltshire. 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, findings of fact, and addendum to the staff report.

Mr. Wiltshire stated the Commission previously approved a COA for multiple exterior modifications for the primary residence at 125 Kelly Road in February 2020. He stated as the project got underway, he found it was going to be nearly impossible to bring the structure up to building code. Mr. Wiltshire stated they addressed footing and foundation issues, but could not bring insulation up to code. He stated to bring the second story floor joists up to code would reduce the ceiling head height; a solution was to modify the roofline, but it was found the walls

would not support the weight of a modified roof. Mr. Wiltshire stated he contacted multiple contractors about these issues. He stated he may remove the building and sell the lot.

Mr. Lurtz moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

*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 Pinehurst Historic District and **consistent** with Historic District Guidelines.*

Seconded by Mr. Herring. Motion unanimously carried by a vote of 6-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for demolition for 125 Kelly Road.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for August 15 to September 18, 2020

No comments from the Commission.

V. General Business

A. Discussion on Historic District Guideline Updates

The Commission discussed and provided feedback on a revised version of the Historic District Guidelines. The proposed changes were based staff and Commission recommendations from the August 12, 2020 Historic Preservation work session. The revisions included:

- Changes to the Basic, Minor, and Major Work sections to include fences, siding, roofing, shutters, and painted brick.
- Updates to be compliant with state statutes;
- Minor content changes throughout the document;
- Changing the name of the document to Historic District Standards.

VI. Next Meeting Date

A. Regular Meeting on October 22, 2020 at 4:00 pm

VII. Motion to Adjourn

Mr. Schroeder made a motion to adjourn the meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 6-0 at 5:55 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.