



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
SEPTEMBER 10, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

Members Present:

Tom Schroeder, Vice-Chair
Richard Vincent
Anne Lucey
David Herring
Terry Lurtz

Members Absent:

Eric Von Salzen, Chair
John Taylor

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist

I. Call to Order

Vice-Chair Tom Schroeder called the meeting to order at 4:30 pm and confirmed a quorum was present. Chair Eric Von Salzen recused himself from the meeting due to a conflict of interest.

All Commissioners present stated they conducted a site visit to 190 Linden Road and had no ex parte communication with the applicants.

II. Public Hearing

A. COA 2020-00113 (190 Linden Road)

Mr. Herring moved to recess the regular meeting and open the public meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 5-0.

Senior Planner Peter Hughes and applicants Cassandra and Brett Dunson 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 at 190 Linden Road. The modifications include the following: replacement of siding, replacement of windows, replacement of roofing shingles, new garage doors, an addition of a chimney, and a front addition to the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855211557878. The property owners are James Williford and Michelle Maurer and the applicants are Brett and Cassandra Dunson. 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.

Upon question by Ms. Lucey, Ms. Dunson clarified that they are not doing demolition of the structure, but exterior modifications. Ms. Dunson stated due to the L-shape of the home and how it was placed on the lot, there was no choice but to bring the addition toward the front in order to be

compliant with setbacks. She stated the existing windows are 3-over-3 and they are proposing 1-over-1 windows with no dividers. Ms. Dunson stated they are proposing to change the existing roofing material from a flat shingle to a dimensional shingle. They proposed to paint the main body of the house, including the brick and hardie board, Sherwin Williams Drift of Mist. Ms. Dunson presented pictures of seven homes located in the Historic District with similar L-shaped configurations. This additional exhibit is located in the docket file for this hearing.

Mr. Dunson stated they are proposing to remove a total of nine trees; five trees in the front to accommodate the proposed addition and four that are too close to the main structure and/or are diseased. An additional exhibit showing the location of the trees is located in the docket file for this meeting. Ms. Dunson confirmed the existing chimney will be torn down and they proposed either a new painted brick chimney or boxed hardie board chimney. Ms. Dunson stated the proposed window material will either be wood or aluminum clad, and will be painted black. They are not putting shutters back on. Mr. Dunson stated it will be a three car garage and it will have paneled rolling doors made of material congruous with the front door. Mr. Herring and applicants discussed the alignment of the windows.

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 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 Pinehurst Historic District.

Motion died due to lack of second.

The Commission discussed congruity of the proposed modifications and potential conditions.

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

*That the project as proposed is **not in conformity** with the guidelines, insofar as the proposed addition protrudes into the front of the property toward Linden Road and the applicant has proposed painting existing brick, as well as new brick, 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 Pinehurst Historic District.*

Motion seconded by Mr. Lurtz. Mr. Herring moved to amend the motion to add the following conditions:

- Transom windows will be set such as they can be built with a header
- Top of all windows, with the exception of the transom window, will align horizontally
- Roof slope of the front gable will match the rest of the roofline, and may be raised so as to
- Garage doors are sectional
- Bathroom windows are not double-hung

Amendment was seconded by Mr. Lurtz. Roll call vote was taken and the amendment failed by a vote of 4-1. Mr. Vincent withdrew his original motion.

Roll Call

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

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

That the project as proposed is **not in conformity** with the guidelines, insofar as the new addition protrudes toward the front of the house toward Linden Road and the existing and new brick will be painted, as well as the boxing in the of the chimney with hardie siding, 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 Pinehurst Historic District.

Seconded by Ms. Lucey. Mr. Herring moved to amend the motion by adding a condition: the applicants shall submit updated elevations to represent their testimony. Mr. Vincent seconded the amendment. Both motions passed by a vote of 4-0 with one abstention.

Roll Call

Mr. Lurtz	Abstain
Ms. Lucey	Yes
Mr. Herring	Yes
Mr. Vincent	Yes
Mr. Schroeder	Yes

The Commission adopted a Finding of Facts and approved a Certificate of Appropriateness for 190 Linden Road.

III. Next Meeting Date

A. Regular Meeting on September 24, 2020 at 4:00 pm

IV. Motion to Adjourn

Mr. Herring moved to adjourn the regular meeting. Seconded by Ms. Lucey. Motion carried unanimously by a vote of 5-0 at 5:48 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.*