



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
AUGUST 27, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Terry Lurtz

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist

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. 07-23-2020 Regular Meeting Minutes

B. 08-12-2020 Work Session Minutes

Mr. Schroeder moved to approve the minutes of the August 12, 2020 work session. Motion carried unanimously by a vote of 6-0.

Mr. Taylor moved to approve the minutes of the July 23, 2020 regular meeting. Motion carried unanimously by a vote of 6-0.

III. Public Hearing

A. COA 2020-00098 (55 Shaw Road)

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

All Commissioners present disclosed they conducted site visits to all six sites and had no ex parte communication, with the exception of Mr. Taylor who did not visit 190 Saville Row. Senior Planner Peter Hughes and representative Andrew Wilkinson of 40 Pine Vista Drive were sworn into the meeting. An additional email exhibit was entered into the record giving Mr. Wilkinson permission to represent the applicant/property owner at the meeting.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications at 55 Shaw Road. The modifications include

the following: replacement of existing siding, removal (thinning) of multiple trees, a rear yard addition, replacement of windows with different material, and re-roof the structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212951773. The property owners are Peter and Kathleen Connelly and the applicant is Kathleen Connelly. 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. Wilkinson stated the applicants propose to remove 27 trees for the following purposes: accommodating a relocated driveway entrance, thinning for tree health and the establishment of a ground grass cover, removing trees immediately overhanging the residence, and trees impeding the proposed rear addition. He stated eleven or twelve of those trees are mature.

Mr. Wilkinson stated the applicants are considering either metal roofing or asphalt shingle roofing. He confirmed the red color of the asphalt shingles will match the color of the existing roof material. He stated the applicants are leaning toward using asphalt shingles. Mr. Wilkinson stated the green color of the proposed metal roof will match the approved color palette. He stated they will not install gutters and intend to find older brick to match the existing chimney. Mr. Wilkinson confirmed the applicants intend to use the aluminum clad windows, not wood windows, and they will be green in color. He confirmed they are installing a double door as shown on the rear elevation.

The Board discussed needing further detail of the materials being used. Mr. Hughes stated the applicants would like both proposed roof materials and colors approved.

Mr. Herring 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.

1. Applicants must match the red of the existing red asphalt shingles; the metal roof must match the approved color of green within the Historic District Color Palette
2. The details and dimension of the new windows must match the existing dimension and details of the existing windows. The muntin design as proposed in the submitted elevation may remain.

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

The Commission adopted a Finding of Fact and approved a Certificate of Appropriateness for 55 Shaw Road.

B. COA 2020-00099 (41 Shaw Road)

Applicant Jennifer Stoddard 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 modification to a previously approved Certificate of Appropriateness at 41 Shaw Road. He stated the property was formally addressed as 60 Blue Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212756729. The property owners are Jennifer Stoddard and Kevin Drum and the applicant is Jennifer

Stoddard. 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. Stoddard requested approval for an already completed project, specifically reducing the fenestration on the rear side of the cottage. Mr. Hughes confirmed that the change was consistent with the guidelines.

Mr. Taylor 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. Vincent. Motion unanimously carried by a vote of 6-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 41 Shaw Road.

C. COA 2020-00101 (310 Dundee Road)

Applicant Margit Elo was sworn into the public meeting.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for the modification to a previously approved COA for a detached garage at 310 Dundee Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856200298252. The property owners are Margit Elo and Peter Genthner, and the applicants are Margit Elo and Cribbs Construction. 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.

Ms. Elo confirmed they are requesting to add three windows and a door to the rear elevation, add a window to the front elevation, remove one window from the left elevation, modify the size of the window on the right elevation, and change the siding of the gable from shake to Dutch lap siding. She stated the rear elevation of the garage faces the house and they wanted a means of ingress and egress from the house to the garage, as well as a more visually interesting appearance.

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 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 Ms. Lucey. Motion unanimously carried by a vote of 6-0.

The Commission adopted a Finding of Fact and approved a Certificate of Appropriateness for 310 Dundee Road.

Mr. Taylor was excused from the meeting; Mr. Von Salzen confirmed a quorum was still present.

D. COA 2020-00102 (105 Azalea Road)

Applicants Carice and Corey Rice were sworn into the public meeting. Designers Mark Parson and Amanda Jacoby were sworn in the public meeting.

Mr. Hughes stated the purpose of this public hearing is to consider a request within the Pinehurst Historic District for multiple exterior modification at 105 Azalea Road. The modifications include the following: garage and breezeway addition, side entrance expansion, new pool and pavilion, demolition of an existing pool, reconfiguration of a patio, replacement of existing windows, and reconfiguration of a driveway. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212856749. The property owners are Corey and Carice Rice and the applicant is Corey Rice. 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.

Ms. Carice stated they want to bring the house back to what it should have been, and improve the appearance. Ms. Carice stated the new windows will be the same size as the existing windows. She stated you will not see the fencing from the street. Mr. Rice stated the proposed windows will be aluminum clad and will be in similar style of the Holly Inn. The muntin pattern will be two-over-two. Ms. Rice stated the color of the muntins will be black. They stated one holly tree will be removed as it is interfering with the foundation.

Ms. Lucey 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.

1. The submission of revised elevations to staff is required. The revised elevation must illustrate the desired window design of two-over-two window panes.

Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 5-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 105 Azalea Road.

E. COA-2020-00105 (105 Graham Road)

Applicant Kraig Decker was sworn into the public meeting.

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification at 105 Graham Road. The proposed modification is the addition of solar panels on the rear roof. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200883244. The property owners are Onyinyechi Agbara and Kraig Decker and the applicant is Kraig Decker. 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. Decker stated he ordered solar panels to match the black color of the shingles. He stated the trees to be planted along the rear property line will be 12-15' in height and will shield the view of the solar panels from McCaskill Road. He stated the solar panels will be matte in color and will not be raised more than 6" off the roof. Ms. Lucey asked if he needed all panels on all three sections

of the roof. Based on the expected usage of house, Mr. Decker stated he needed all of the proposed panels. Mr. Decker could not confirm the address of one of the submitted applicant photos. Mr. Decker confirmed the panels would not be reflective. Mr. Decker stated that upon installation of the trees, the boughs would be touching.

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 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.

1. The proposed landscaping along McCaskill Road shall fully screen the solar panels from view.

Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 5-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 105 Graham Road.

F. COA-2020-00106 (190 Saville Row)

Kevin Bartlett of Bartlett Construction was sworn into the public meeting.

Mr. Hughes state the purpose of this public hearing was to consider a request within the Pinehurst Historic District for the construction of a new single family home at 190 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855200363578. The property owner is Jeff Carroll and the applicant will be Bartlett Construction. 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. Bartlett stated the proposed siding is fiber cement lap siding and each panel is 7" in width. He stated the garage doors are proposed not to have windows. Mr. Bartlett stated he would categorize the style of the house as Georgian Colonial. Mr. Bartlett stated the proposed windows are clear glass with no muntins. Mr. Hughes confirmed the proposed garage is set in front of the principal façade and is not set back at least ten feet from the front elevation. The Commission discussed the congruity of the proposed project within the Historic District.

Mr. Von Salzen 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.*

Seconded by Mr. Schroeder. Motion carried by a vote of 4-1

Roll Call

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

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 190 Saville Row.

Mr. Schroeder moved to close the public hearing. Second by Mr. Vincent. Motion passed unanimously by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for July 16 to August 15, 2020

Mr. Hughes clarified the staff report by stating the minor changes to a previously issued COA was approved for 105 Graham Road, and a rear yard patio was approved for 215 Kelly Road.

V. Next Meeting Date

A. Special Meeting on September 10, 2020 on at 4:30 pm

VI. Motion to Adjourn

The Commission moved to adjourn the regular meeting. Motion carried unanimously by a vote of 5-0 at 6:40 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.