



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
AUGUST 22, 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, August 22, 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
John Taylor, Commissioner
Eric Von Salzen, Commissioner
Richard Vincent, Commissioner

HPC Members Not in Attendance:

Terry Lurtz, Commissioner

Staff in Attendance:

Darryn Burich, Planning and Inspections Director
Peter Hughes, Senior Planner
Kathy Liles, Senior Planner
Kelly Brown, Planning Administrative Assistant

In addition, there were approximately eight attendees.

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 July 25, 2019

Upon a motion by Mr. Schroeder, seconded by Mr. Von Salzen, the Commission unanimously approved the July 25, 2019 regular meeting minutes by a vote of 6-0.

III. Public Hearing

Chair Molly Gwinn stated that the Commission would be hearing cases in a different order than the provided agenda.

C. COA 19-077

Senior Planner Kathy Liles and Architect Mark Parson were sworn into the public meeting by Ms. Gwinn.

The purpose of this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include an addition of a roof over the entry at 115 Chinquapin Rd. Ms. Liles explained the background of the property and provided detail of the proposed project.

Mr. Parson explained the owner and applicant Ms. Whitfield proposed to match the existing façade to include the same color and textures with the brick columns.

Upon question by Mr. Schroeder, Ms. Liles stated the slab removal will be reviewed at staff level. Upon question by Mr. Von Salzen, Mr. Parson stated the proposal was only for the covered side entrance and will not include relocating the existing wall as depicted on the site plan.

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

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. Taylor, seconded by Mr. Von Salzen, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for an addition of a roof over the entry at 115 Chinquapin Road by a vote of 6-0.

B. COA 19-076

Owners and applicants Debbie and William Webb were sworn into the public meeting by Ms. Gwinn.

The purpose of this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include an addition of a roof over entry porch and new landing and steps at 160 Palmetto Road Unit 3. Ms. Liles explained the background of the property and provided detail of the proposed project.

The applicants provided additional supporting material during testimony, including a brick sample, roof sample, and sample of hardie plank to be used in the project.

Upon question by Mr. Taylor, Mr. Webb stated they had the permission of the homeowners' association to modify the exterior of the building. Mr. Taylor recommended the condition that the applicants provide proof of the approval by the homeowners' association.

Ms. Gwinn asked for public comment from those with legal standing. John Burns, a neighbor at the Palmetto House, was sworn into the public meeting by Ms. Gwinn. Mr. Burns stated his support for the proposed project and thanked the Commission for what they do.

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. Taylor, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to replace the existing entry porch and steps and add a roof over the entry and three windows at 160 Palmetto Road Unit 3 with the condition that the applicant will provide the letter of approval by the homeowners' association by a vote of 6-0.

A. COA 19-057

Owner and applicant Lee Manzo was sworn into the public meeting by Ms. Gwinn.

The purpose of this public hearing was to consider a request within the Pinehurst Historic District to renovate the front building façade at 20 Medlin Road.

Ms. Liles explained that this was request was a continuation from the last meeting and additional materials had been received, including a materials list and elevation drawings.

Ms. Manzo stated she had been working with Tyler Cook of Latitude Builders.

The Board commented that the elevation drawings were still incorrectly labeled as "existing: instead of "modified." The Board noted that the proposed elevation drawings depicted four-over-one windows, which were inconsistent with the proposed materials list.

Upon question by Mr. Schroeder, Ms. Manzo stated she had not picked out a specific door.

Commissioner Richard Vincent asked that the applicant provide clarity on the color of the front squared columns, as they were depicted as cedar in the drawing and white on the materials list.

The Board recommended that Ms. Manzo review her proposal with staff and have the builder or architect testify in front of the Commission.

Upon a motion by Mr. Von Salzen, seconded by Mr. Schroeder, the HPC unanimously agreed to continue the case at the next regular HPC meeting on September 26, 2019 by a vote of 6-0.

D. COA 19-078

Owner and applicant Moriah Brown and builder Wayne Haddock of Pinehurst Homes were sworn into public meeting by Ms. Gwinn.

The purpose of the public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include a porch addition, removal of an old deck with installation of a brick patio, a rear addition, a side entry addition and a garage addition at 65 Cherokee Road. Ms. Liles explained the background of the property and provided detail of the proposed project.

Mr. Haddock stated that the Board of Adjustment approved a variance in order to rebuild the front porch. Mr. Haddock provided an overview of the project and stated the applicant's intention to have the house look as it did when it was originally built in 1895.

Mr. Schroeder questioned Mr. Haddock's request to add to the proposal a white picket fence; Ms. Liles stated that the fence can be approved as a minor work as long as it follows historic guidelines, and would not need to be included in this proposal.

Mr. Haddock testified that two windows were being removed from the rear elevation of the house.

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

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.

Upon a motion by Mr. Taylor, seconded by Mr. Schroeder, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to include a porch addition, removal of an old deck with installation of a brick patio, a rear addition, a side entry addition and a garage addition at 65 Cherokee Road by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Report for 7/16/2019 to 8/15/2019

There were no comments from the Commission.

V. Next Meeting Date

A. Regular Meeting on Thursday, September 26, 2019

VI. Motion to Adjourn

Upon a motion by Mr. Von Salzen, seconded by Mr. Taylor, the Commission unanimously approved the motion to adjourn the regular meeting by a vote of 6-0 at 5:07 pm.

Respectfully Submitted,

A handwritten signature in black ink, reading "Kelly Brown". The signature is fluid and cursive, with the first name "Kelly" and last name "Brown" clearly distinguishable.

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.