**HISTORIC PRESERVATION COMMISSION**
**REGULAR MEETING**
**JULY 25, 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, July 25, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commissioners were in attendance:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Terry Lurtz, Commissioner
Jim McChesney, Commissioner
John Taylor, Commissioner
Eric Von Salzen, Commissioner

**HPC Commissioners Not in Attendance:**
All Commissioners were in attendance

**Staff In Attendance:**
Darryn Burich, Planning and Inspections Director
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk
Kelly Brown, Planning Administrative Assistant

In addition, there were approximately nine 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 June 27, 2019

Upon a motion by Vice-Chair Tom Schroeder, seconded by Commissioner Terry Lurtz, the Commission unanimously approved the June 27, 2019 regular meeting minutes by a vote of 5-0.

## III. Public Hearing

### A. COA 19-057

Senior Planner Alex Cameron was sworn into the public meeting by Ms. Gwinn. He read the following portion of the staff report:

The purpose of this public hearing is to consider a request within the Pinehurst Historic District to renovate the front building facade at 20 Medlin Road. The property can be identified by Moore County Parcel Number 00028752. The owner and applicant is Lee Manzo.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, existing photo, elevations, color rendering, area map, and draft findings of fact. He stated there was a discrepancy in the application in whether the existing and proposed materials were correct.

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

Mr. Lurtz, along with Mr. Schroeder and Ms. Gwinn, expressed concern that the set of drawings were mislabeled and incorrectly depicted the existing and proposed structures. Mr. Schroeder stated that an accurate set of drawings and plans is required for the written record. Additionally, Mr. Schroeder questioned a statement in the application by the architect which allowed the homeowner to change out any materials in the proposal.

Ms. Gwinn stated the Commission needs corrected drawings and more information about the metal roof. Commissioner John Taylor stated that specified materials were needed.

Mr. Cameron advised that the applicant should submit a clear application depicting the existing and proposed material and the location of the new materials, correctly labeled set of drawings, and a sample of the proposed metal roof.

Upon a motion by Mr. Schroeder, seconded by Mr. Taylor, the HPC unanimously agreed to continue the case at the next regular meeting on Thursday, August 22, 2019 by a vote of 5-0.

### B. COA 19-067

Mr. Cameron read the following portion of the staff report:

The purpose of this public hearing is to consider a request within the Pinehurst Historic District to remove a flat roof and install a replacement gable roof over a garage and screened porch at 25 Laurel Road. The property can be identified by Moore County Parcel Number 00024301. The owner and applicant is Ernest S. Duncan.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, site survey, elevation and floor plan, existing photo, area map, and draft findings of fact. Mr. Cameron stated an updated elevation drawing showing the proposed gable roof was distributed to the Commissioners.

Owner and applicant Ernest Duncan was sworn into the public meeting by Ms. Gwinn.

Mr. Duncan stated the purpose of the proposed gable roof was due to the existing roof leaking water. He stated the existing stairs would remain.

Upon a motion by Commissioner Eric Von Salzen, seconded by Commissioner Jim McChesney, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for removing a flat roof and railing and replacing it with a gable roof at 25 Laurel Road by a vote of 5-0.

**C. COA 19-065**

Mr. Cameron read the following portion of the staff report:

This public hearing is to consider a request within the Pinehurst Historic District to install a detached two car garage in the rear yard of the property at 310 Dundee Road with access from McFarland Road. The property can be identified by Moore County Parcel Number 20070742. The owners are Margit Elo and Peter Genthner. The applicant is Margit Elo.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, elevations and floor plan, proposed garage photo, proposed door example, site plan, area map, and draft findings of fact.

Owners and applicants Peter Genthner and Margit Elo were sworn into the public meeting by Ms. Gwinn.

Mr. Genthner and Ms. Elo both stated they would like the input of the HPC on how to proceed with the orientation of the garage. Mr. Schroeder stated the HPC evaluates proposals and does not make judgements on 'if' questions. Ms. Gwinn stated the HPC can say what the HPC Guidelines require and recommend. She stated the rear facing garage doors toward McFarland Road are in agreement with the guidelines.

Upon question by Mr. Schroeder as to whether the roof will be shingles or metal, Ms. Elo responded that the roof would be charcoal colored shingles to match the existing structure.

Upon a motion by Mr. McChesney, seconded by Mr. Schroeder, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for the installation of a detached two car garage at 310 Dundee Road with the condition that the shingle roofing material used shall match the existing primary structure shingles and that the garage doors face to the rear facing McFarland Road, by a vote of 5-0.

**D. COA 19-064**

Mr. Cameron read the following portion of the staff report:

This public hearing is to consider a request within the Pinehurst Historic District to install additional fencing at 15 Ritter Rd W. The property can be identified by Moore County Parcel Number 00024433. The property is owned by Hugh and Rebecca Foley-Tudor.

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: application, sketch plan, existing photos of site conditions, and draft findings of fact.

Owners and applicants Hugh and Rebecca Foley-Tudor were sworn into the public meeting by Ms. Gwinn.

Ms. Foley stated that of the three fence proposals they submitted with their application, they were interested in the option one.

The applicants confirmed that the double fence would only be on the sides and behind existing vegetation.

Upon a motion by Mr. Lurtz, seconded by Mr. McChesney, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to install additional fencing at 15 Ritter Road W by a vote of 5-0.

The Board agreed to take a five minute recess.

**E. COA 19-068**

Ms. Gwinn called the meeting to order after a brief recess.

Mr. Cameron read the following portion of the staff report:

This public hearing is to consider a request within the Pinehurst Historic District to install landscaping at the new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number 20110260. The property is owned by the Moore County Board of Education (Moore County Schools) and the applicant is Brent Covington, AIA (Ratio Design).

Mr. Cameron moved to enter the materials into the record that were included in the agenda packet: staking plan, signage and pavement marking plan, site details, existing conditions, demolition plan, grading plan, landscape plan and details, cupola detail, and draft findings of fact.

Applicant Brent Covington and Lisa Esterrich of Ratio Design were sworn into the public meeting by Ms. Gwinn.

Ms. Esterrich noted that the landscape design was 30% above the required plantings to provide a substantial buffer. They plantings were chosen from the Village Planting Guide.

Upon question by Mr. Schroeder, Ms. Gwinn stated there would be a four foot fence around the retention pond as it is mandated for safety reasons.

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 to install fencing and landscaping at 100 Dundee Road by a vote of 5-0.

## IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Report for 6/16 to 7/15

There were no comments on the minor work approved by staff.

## V. Next Meeting Date

A. Regular Meeting August 22, 2019

**VI. Comments from Attendees**

There were no comments from attendees.

**VII. Motion to Adjourn**

Upon a motion by Mr. Lurtz, seconded by Mr. Von Salzen, the Commission unanimously approved the motion to adjourn the regular meeting by a vote of 5-0 at 5:30 pm.

Respectfully Submitted,

Kelly Brown

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.*