HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JULY 23, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	None	Peter Hughes, Senior Planner
Tom Schroeder, Vice-Chair		Kelly Brown, Administrative Specialist
Richard Vincent		
John Taylor		
Terry Lurtz		
Anne Lucey		
David Herring		

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. June 25, 2020 Regular Meeting Minutes

Mr. Schroeder moved to approve to approve the minutes of the June 25, 2020 regular meeting as amended. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0.

III. Public Hearing

A. COA 2020-00079 (605 Linden Road)

Mr. Taylor moved to recess the regular meeting and open the public meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0.

All Commissioners disclosed they conducted site visits to all four sites and had no ex parte communication. Senior Planner Peter Hughes and applicant/licensed professional Jim Secky were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the addition of a six foot fence in the side yard at 605 Linden Road. Typically fences are a minor COA; however, in the Historic District, side yard fences are limited to four feet, and as such a request for a six foot fence must be reviewed by the Historic Preservation Commission. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855210354890. The property owners are Boyd and Melody Simpson and the applicant is James Secky. 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. Hughes stated that the fence material is painted aluminum made to look like wrought iron, which is compliant. Mr. Secky stated the homeowners want to construct a six-foot fence in the side yard to deter deer.

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 is deemed **congruous** with the Pinehurst Historic District.*

Seconded by Mr. Taylor. Motion carried unanimously by a vote of 7-0.

For the record, the Commission provided the following reasons for their decision:
1. The fence cannot be seen from the road.
2. The proposed location of the fence in right side yard backs up to the rear yard of an adjacent property; six foot fences are allowed in rear yards.
3. The peculiar location of the main structure on the lot makes it possible for the homeowner to accomplish a reasonable objective (six foot fence) while conforming to the guidelines.

The Commission adopted a Finding of Fact and approved a Certificate of Appropriateness for 605 Linden Road.

B. COA 2020-00086 (55 Cherokee Road)
Applicant Sean Butler of Butler Construction was sworn into the public hearing.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications at 55 Cherokee Road. The modifications include: replacement of existing siding, roof, trim and windows. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212954812. The property owners are Judy and David Fedder and the applicant is Butler 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. Butler stated the proposed changes would make the house more historically accurate. He stated he did not specify a proposed white color, but it will be within the approved color palate. He stated they are not replacing the porch or doors.

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 the any conditions imposed by the Commission **is congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines.*

Seconded by Mr. Lurtz. Motion unanimously carried by a vote of 7-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 55 Cherokee Road.

C. COA 2020-00087 (60 Cherokee Road)
Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the addition of a greenhouse to an existing accessory dwelling at 60 Cherokee Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212956743. The property owners are Anna and Wesley Smith and the applicant is Butler 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. Hughes stated the tree that the applicant would like to remove is located directly adjacent to the accessory dwelling. Applicant Sean Butler recommended vinyl windows due to the high humidity of the greenhouse; he stated they will be high quality and match the vinyl windows in the main house. He stated the siding will be cedar shake, not hardie board, to match the house. Mr. Butler stated they are proposing to use fixed muntins.

Mr. Vincent moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes 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 Pinehurst Historic District and* ***consistent*** *with Historic District Guidelines.*

Seconded by Mr. Lurtz. Motion failed due to lack of vote.

The Commission discussed vinyl windows and conformity to the guidelines.

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

That the project as proposed is ***not in conformity*** *with the guidelines in so far as the use of vinyl windows; however the applicant sufficiently and to the satisfaction of the Commission explained the use is due to humidity of the greenhouse, the applicant has satisfied the burden of persuasion, and subject to any conditions,* ***is deemed congruous*** *with the Pinehurst Historic District.*

Seconded by Mr. Herring. Motion carried unanimously by a vote of 7-0.

The Commission adopted a Finding of Fact and approved a Certificate of Appropriateness for 60 Cherokee Road.

D. COA 2020-00085 (90 McCaskill Road East)
Applicants Amanda and Michael McCabe were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for demolition of an existing single family residence and the construction of a new single family residence at 90 McCaskill Road East. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855208870756. Moore County GIS lists the property owner as William Grady, however the applicants and new property owners are Amanda and Michael McCabe. 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. Hughes explained that the Village Public Services Department would address the driveway connections, as only two driveways connections are allowed per street front and three are shown on the site plan along McCaskill Road. Mr. Hughes stated that a majority of trees proposed to be removed are within the building footprint and foundation area, and in the Village maintained right-of-way. He stated three trees not in those areas were observed to be diseased and would need to be removed.

Mrs. McCabe stated they would like maintain most of the trees on the property; they want remove trees for sidewalk and driveway use, to open up the front lawn, and for the guest cottage footprint. She stated they are willing to shift the location of the guest cottage within the building footprint to save a significant tree. Mrs. McCabe they want to use high quality vinyl windows for ease and purpose of cleaning.

Mr. Schroeder moved that, upon due consideration of the application package submitted for demolition and the testimony given, the Historic Preservation Commission concludes as follows: *The demolition has been approved and no time delay attached.* Seconded by Mr. Taylor. Motion carried unanimously by a vote of 7-0.

Mr. Hughes stated he would add the Commissions reasoning for the approval to the signed Findings of Fact, which is located within the case file for this meeting.

Mr. Schroeder 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 with the use of high quality vinyl windows, 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. Lurtz. Motion carried unanimously by a vote of 7-0.

The Commission adopted a Finding of Fact and issued a Certificate of Appropriateness for 90 McCaskill Road East.

Mr. Taylor moved to close the public hearing. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

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

No comments from the Commission.

V. Next Meeting Date

A. Regular Meeting on August 27, 2020 at 4:00 pm

VI. Motion to Adjourn

Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 7-0 at 5:40 pm.

Respectfully Submitted,

Kelly Brown

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.