



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JUNE 25, 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
Terry Lurtz
Anne Lucey
David Herring

Members Absent:

None

Staff Present:

Peter Hughes, Senior Planner
Darryn Burich, Planning Director
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. May 28, 2020 Regular Meeting Minutes

Mr. Lurtz moved to approve to approve the minutes of the May 28, 2020 regular meeting.

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

III. Public Hearing

A. COA 2020-00064 (25 Barrett Road)

Mr. Taylor moved to recess the regular meeting and open the public meeting. Seconded by Mr. Schroeder. 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 was sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for construction of an in-ground swimming pool at 25 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212873428. The property owners are Jessica and David Neely and the applicant will be Jessica Neely. 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.

Homeowner Jessica Neely was sworn into the public meeting. Mrs. Neely confirmed Shaw Road to the rear of her house is a gravel road. She stated the proposed concrete will match the existing stamped concrete. Mrs. Neely stated she did not know the diameter of the tree to be removed.

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

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 25 Barrett Road.

B. COA 2020-00067 (15 Medlin Road)

Applicant Lynn Cribbs of Cribbs Construction was sworn into the public meeting. She stated she was unsure if the homeowners wanted to keep the existing shed. Homeowner Leslie Bailey was sworn into the public meeting. She testified they intend to take down the old shed due to deterioration.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the construction of a new accessory structure and removal of an existing accessory structure at 15 Medlin Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205180599. The property owners are Phillip and Leslie Bailey the applicant will be 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.

Mr. Taylor moved to approve removal of the old shed. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0.

The Commission approved a Certificate of Appropriateness for removal of the old shed located at 15 Medlin Road. COA 2020-00026.

Ms. Bailey confirmed the height of the proposed shed is lower than the primary structure, but did not know the exact height. Mr. Von Salzen noted vinyl windows are not appropriate per the Historic District Guidelines. Ms. Cribbs explained vinyl windows require less maintenance and are more cost effective. She stated the proposed vinyl windows are consistent with the Historic District.

Mr. Taylor 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 due to proposed vinyl windows, nevertheless the applicant has satisfied the burden of persuasion and the project subject to the condition of submission of vertical elevations and survey of the property, is deemed congruous with the Pinehurst Historic District.

Motion carried unanimously by a vote of 7-0.

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 15 Medlin Road.

C. COA 2020-00068 (35 Orange Road)

Mr. Hughes stated the purpose of this public hearing was to consider a request within the Pinehurst Historic District for a modification to front elevation roof line at 35 Orange Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856209061956. The property owners are Thomas and Maureen O'Connor and the applicant will be Thomas O'Connor. 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.

Applicant and homeowner Thomas O'Connor was sworn into the public meeting. Mr. O'Connor explained the existing jagged roofline affects the gutters and water runoff in the yard. Mr. O'Connor testified the eventual plan is re-roof the entire roof.

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 applicant has satisfied the burden of persuasion and the project as proposed subject to the removal of the three trees closest to the house and the tree in the front, those 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 the proposed Finding of Fact and issued a Certificate of Appropriateness for 35 Orange Road.

D. COA 2020-00069 (120 Saville Row)

Mr. Hughes stated the public hearing was to consider to consider a request within the Pinehurst Historic District for construction of a new single family residence at 120 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855200369009. The property owners are Sean and Janet Suggs and the applicant will be Bartlett Construction. He stated the staff report incorrectly referenced the site as 120 Linden Road; it should be 120 Saville Row. 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.

Applicant Kevin Bartlett of Bartlett Construction was sworn into the public meeting. He stated they are asking for vinyl shutters because of long-term maintenance. The shutters would appear to look like wood. Mr. Lurtz noted the number of trees to be removed due to the location of the driveway. Mr. Bartlett explained the placement of the driveway was due to the fact the homeowners wanted to see the house first when pulling up on the property, not the garage. He stated it is a cluster of trees and did not specify size. Mr. Bartlett explained the proposed composite trim material is a commonly used substitute. He stated it looks just like wood and the proposed color is crisp linen. Mr. Bartlett stated they are proposed vinyl windows and shutters due to lack of maintenance. He explained the choice of the proposed roofline, stating the structure has ten foot ceiling heights throughout, the roofline matched up to the floor plan and the subjective design choice of the homeowners.

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 with the use of vinyl windows, nevertheless the applicant has satisfied the burden of persuasion and the project subject any conditions imposed by the Commission, is deemed **congruous** with the Pinehurst Historic District.

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

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 120 Saville Row.

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 from 5/16/2020 to 6/16/2020

No comments from the Commission.

V. New Business

The Commission discussed roofline changes, board training, and submitting proposed changes to Historic District Guidelines to Mr. Hughes by July 10th.

VI. Next Meeting Date

A. Regular Meeting on Thursday, July 23, 2020 at 4:00 pm

VII. Motion to Adjourn

Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0 at 5:29 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.