



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, JUNE 17, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM
Minutes**

Board Members Present:

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

Board Members Absent:

Staff Present:

Kathy Liles, Planner
Alex Cameron, Senior Planner
Shannon Konstantinou, Clerk of the Board

There were no members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order and explained the purpose of this working session for the Historic Preservation Commission.

II. New Business

A. Discuss Potential Revisions to the Historic District Guidelines

Mr. Von Salzen stated discussion of the potential revisions to the Historic District Guidelines would be divided into the following three categories:

1. **Standards vs Guidelines:** The statute states that what had previously been known as Guidelines would now be known as Standards.
2. **Non-substantive Changes:** Wording changes to the Standards proposed by the Commission intended to provide clarification to the public when applying for a Certificate of Appropriateness (COA) or when opposing an application for a COA.
3. **Substantive Changes:** Changes to the structure or application of Standards proposed by the Commission and intended for presentation to The Village Council for review and approval in the near future.

Mr. Von Salzen questioned Mr. Cameron as to whether the more substantive changes proposed by the statute draft or re-draft of January 2021 had been addressed in prior meetings. Mr. Cameron stated he was not aware of any documentation from prior meetings addressing these changes. Mr. Von Salzen concluded these changes would be addressed at a later time.

that is otherwise required by code. The Commission discussed possible scenarios where Standards and Codes would come into conflict focusing on safety and ADA code requirements.

Mr. Von Salzen suggested adding wording to the Standard outlined on the top of Page 14. Ms. Liles stated there is defined language to the Standard in 160D relating to quasi-judicial decision making and cautioned changing language in a way that would undermine standing. The Commission discussed and agreed.

Mr. Von Salzen moved discussion to changes that appear in the January 2021 draft that do not only involve changing Guidelines to Standards. Mr. Schroeder suggested including a Revisions page in the document outlining changes thus making it easier to determine if the most up-to-date, correct version of the draft is being viewed.

On Page 8 of the draft the definition of "The Field of Play" was discussed. Mr. Cameron stated the Commission has not seen any of the changes included in this document.

On Page 11 of the draft the Commission discussed the elimination of certain words from the Standard and what will be considered for review based on this Standard. The Commission debated the difference between Minor and Major work regulated by this Standard, and, whether the work categorized as Minor under this Standard is objective and able to be approved by Staff.

On Page 12 Mr. Von Salzen pointed out the calculation error. The remaining changes in this area of the draft were passed over. Mr. Cameron stated these changes would not be recommended for presentation to The Village Council. Mr. Von Salzen concluded a decision on what would be presented to The Village Council would need to be reached in the near future.

Mr. Herring questioned whether the change from Guidelines to Standards has any legal ramifications on the work of the Commission. Mr. Von Salzen stated, in his own personal view, it does not affect what the Commission says or does. The Commission discussed and Mr. Schroeder reinforced Mr. Von Salzen's view.

Mr. Von Salzen moved discussion to the changes proposed by Ms. Lucey. Ms. Lucey stated her proposed changes are procedural, and, focus mostly on functionality and reclassification of items. The Commission discussed Ms. Lucey's proposals, and, debated the difference between Basic, Minor and Major work. Mr. Schroeder stated the Commission is limited to determining congruous or not congruous.

Mr. Von Salzen stated Ms. Lucey's memo contains very important issues of principal as to what we should and should not require of our fellow citizens, and, proposed Mr. Cameron reviews these issues and provides the Commission with his recommendation on how the Commission should proceed with implementation of these issues. In addition, Ms. Lucey asked Mr. Cameron to provide examples of objective Standards and how Staff would apply them.

Ms. Lucey questioned the language of the Standard relating to the COA application procedure and who the applicant should be legally. The Commission discussed how to legally document who is authorized to request work and present the request for work to the Commission, and, how to verify the accuracy of the information provided on the document. Mr. Cameron stated that the end all, be all of the process is the public hearing where sworn testimony is given before the Commission and all documentation is submitted as evidence.

Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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.