



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
MAY 28, 2020
ASSEMBLY HALL & ZOOM MEETING PLATFORM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Richard Vincent
John Taylor
Eric Von Salzen
Terry Lurtz

Members Absent:

Jim McChesney

Staff Present:

Peter Hughes, Senior Planner
Darryn Burich, Planning Director
Kelly Brown, Administrative
Specialist

I. Call to Order

Chair Gwinn called the meeting to order at 4:00 pm and confirmed a quorum was present. Mr. Lurtz was physically present; Ms. Gwinn, Mr. Schroeder, Mr. Vincent, Mr. Taylor, and Mr. Von Salzen participated remotely via Zoom.

II. Approval of Minutes

A. April 23, 2020 Regular Meeting Minutes

Mr. Von Salzen moved to approve to approve the minutes of the April 23, 2020 regular meeting. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 6-0.

III. Public Hearing

A. COA 2020-00056 (100 Fields 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 6-0.

Senior Planner Peter Hughes and applicant Wayne Haddock of Pinehurst Homes were sworn into the public meeting.

Mr. Lurtz, Mr. Schroeder, Mr. Taylor, Mr. Von Salzen, Mr. Vincent, and Ms. Gwinn disclosed they conducted site visits to all six sites.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for construction of a new single family residence at 100 Fields Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778. The property owners are Dale and Mary Carey and the applicant is Pinehurst Homes. 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. Haddock testified they plan on removing trees that are ten feet or closer to the foundation, and will conserve specimen trees outside of the building envelope and driveway. He stated the color of the metal porch roof was chosen by the homeowners and was not a pure white color. He explained that vinyl was chosen for the windows because it is a superior product and more of a standard in the industry. Homeowners Dale and Mary Carey were sworn into the public meeting by Ms. Gwinn. They were unsure if the proposed window type was simulated divided light. Mr. Haddock confirmed the siding on the left elevation was reverse board and batten.

Mr. Von Salzen moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

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 Pinehurst Historic District.

Seconded by Mr. Taylor. Motion carried unanimously by a vote of 6-0.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Gwinn	Aye

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 100 Fields Road.

B. COA 2020-00058 (25 Maple Road)

Applicant Michael Hess was sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: the replacement of existing vinyl siding with hardie lap siding, the replacement of cedar shakes with hardie shingles, replacement of existing roofing shingles with architectural shingles, replace green shutters with black shutters and removal of a pergola at 25 Maple Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209075032. The applicant is Michael's Construction. Mr. Hughes corrected the record by stating the current homeowner is Megan Shaw. 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. Hess requested to amend the application to allow removal of a window from the left elevation, specifically the second window from the left on the first floor. Mr. Hess testified the existing eaves are vinyl and they are requesting to replace them with hardie board. He stated the applicants are not requesting landscape changes at this time.

Mr. Taylor moved that the application for a COA be amended to reflect the second window from the left be removed, and if it cannot be removed, it will be blacked out. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 6-0.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Gwinn	Aye

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 6-0.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Gwinn	Aye

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

C. COA 2020-00057 (165 Barrett Road)

Applicant Russ Cribbs, Cribbs Construction, and homeowners Matthew and Michelle Gerardot were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: the removal of one window, removal of multiple trees, and to paint portions of the exterior of the structure at 165 Barrett Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855212971112. The property owners are Matthew and Michelle Gerardot and the applicant is 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. Cribbs stated they are requesting to remove the bay window because the homeowners want to enlarge the kitchen. He requested to use siding that matches existing siding to fill in the area where the window was removed, if they were unable to find brick that matches the existing brick siding. He stated that exterior would then be painted white.

Mr. Lurtz, who conducted a site visit, asked why there were two banded trees in the front yard, but only one front yard tree being requested for removal Mr. Hughes stated the other tree was diseased, therefore he was able to grant a staff approval for the removal of the tree. Mr. Gerardot stated he contacted Mac's Tree Service about the removal of the trees. He stated the two marked trees closest to the house have damaged the sidewalk and have root systems that are up against the house. He stated there is so much overgrowth above that the undergrowth is being drowned out. They would like to install turf and have purposeful landscape in their backyard. Mrs. Gerardot expressed safety concerns about the trees.

Mr. Von Salzen moved to grant the amendment requested by Mr. Cribbs to allow the space from which the bay window is removed be covered by siding rather than brick if it proves to be too difficult to find matching brick. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 6-0.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Gwinn	Aye

The Commission had concerns about the removal of all five trees in the backyard and discussed a compromise to allow removal of some trees.

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 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. Schroeder. Motion carried by a vote of 5-1.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	No
Mr. Vincent	Aye
Ms. Gwinn	Aye

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 165 Barrett Road.

D. COA 2020-00051 (600 Linden Road)

Applicant Braden Riley of Riley Walker Homes was sworn into the public meeting by Chair Gwinn.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for modifications made to a previously approved Major COA at 600 Linden Road. The previous COA approval was for construction of a new single family home. During construction the following modifications were made: (1) a change in roofing material from approved shingles to metal, (2) addition of a chimney and relocation of a cupola modifying the proposed roofline and architectural detail, (3) the architectural design of the front door was changed and proposed transom windows on the rear elevation were not constructed. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210354455. The property owner and applicant is Riley Walker Homes. 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. Riley stated they moved the cupola because it did not look proportional. They added the chimney to cover the gas fireplace vent.

Mr. Von Salzen 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. Schroeder. Motion carried unanimously by a vote of 6-0.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Gwinn	Aye

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 600 Linden Road.

E. COA 2020-00052 (335 Linden Road)

Angel Thornhill and Ned Johnson of Onsite Homes were sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the construction of a new single family residence at 335 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #855210451824. The current property owner is Diana Crider, on the day of the meeting the property owner and the applicant will be Onsite Homes. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Johnson confirmed that left, right and rear elevations will have horizontal lap siding, and the gables will have vertical board and batten. He stated the lap and accent siding are both grizzle gray because the intent was to show variation by texture of the material, not by color. He stated the proposed reflective white color for trim would be used for the around the windows, corner

boards, fascia, soffits, garage wrap, and garage doors. He stated the glass door was privacy rated and has a leaded glass appearance.

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

Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 6-0.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Gwinn	Aye

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 335 Linden Road.

F. COA 2020-00053 (10 Azalea Road)

Applicant Pete Bogle of Bogle Architecture Firm was sworn into the public meeting.

Mr. Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for the construction of a new accessory structure at 10 Azalea Road for the Village Chapel. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856209053600. The property owner is the Village Chapel and applicant is Pete Bogle and the Bogle Architecture Firm. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Bogle stated the proposed building materials would match existing buildings. He stated the location of the proposed building, Heritage Hall, would add symmetry to the site. He stated the children's play yard would have a wooden fence and would have no permanent play structures. He stated the purpose of the s-curved driveway was to minimize the number of trees being removed and act as a visual block from the road Village Green East. Mr. Bogle stated they are proposing to remove 47 trees, 40 of those are pine trees. He stated for prospective there are 430 trees acres across the site. Ms. Gwinn expressed concern about the landscaping and removal of trees. Mr. Bogle stated they are proposing an additional five parking spaces for a total of 18. He testified that the additional spaces are not required per the Pinehurst Development Ordinance, but functionally and to meet building code requirements, they needed handicap parking behind Heritage Hall. Mr. Bogle discussed additional buffering and landscaping along Village Green East.

Mr. Von Salzen 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. Lurtz. Motion carried by a vote of 5-1.

Roll Call

Mr. Lurtz	Aye
Mr. Schroeder	Aye
Mr. Taylor	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Gwinn	No

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for 10 Azalea Road.

Mr. Schroeder moved to leave the public meeting and enter into the regular meeting. Seconded by Mr. Taylor. Motion carried unanimously by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff from 3/16/2020 to 4/16/2020

No comments from the Commission.

V. New Business

Mr. Von Salzen was appointed as Chair to the HPC by Village Council. Anne Lucey and David Herring were appointed to the HPC by Village Council. The terms for Ms. Gwinn and Mr. McChesney expired at the end of May 2020. The Commission thanked them for their service.

VI. Next Meeting Date

A. Regular Meeting on Thursday, June 25, 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 6-0 at 6:13 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.