



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 27, 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

Board Members Absent:
John Taylor

Staff Present:
Kathy Liles, Planner
Alex Cameron, Senior Planner
Jill Lazusky, Acting Clerk of the Board

There were approximately 10 people in attendance including 4 staff.

I. Call to Order

Mr. Von Salzen explained the purpose of the Historic Preservation Commission.

II. Approval of Minutes

Page 2 – Herring said clarify this is NOT a conceptual submittal. Minutes will be amended.

Section 3 – Mr. Schroeder did recuse himself.

Mr. Shroeder moved to approve the minutes based on the changes noted; Mr. Vincent seconded. Approved by a vote of 6-0.

Mr. Vincent made a motion to move into the Public Hearing. Mr. Schroeder seconded. Approved 6-0.

The members present visited all of the sites except Mr. Lurtz who visited all but the Maple Road.. There were no ex parte communications from any of the Commission members.

III. Public Hearing

Mr. Von Salzen explained the proceedings. He swore in staff members Mr. Cameron and Ms. Liles.

A. COA-2021-00055

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 335 Linden Road. The modifications include the addition of an in-ground pool located in the rear

yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210451824. The property owners of record are Eric and Meredith Morski and the applicant is Meredith Morski.

Applicant representative(s): Eric & Meredith Morski and Jeff Tucker were all sworn in.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Ms. Lucey asked staff what the PDO said about fences around pools. Mr. Cameron explained that there is a NC State building code regarding fences which have to be adhered to. Ms. Lucey asked about height. Mr. Cameron explained that it is a minimum of 4 ft. This fence will be 6 feet. Ms. Lucey asked if the fence will show from the road. The applicants said yes it would show from road but they were planning to do landscaping in front of fence. The fence will come off the back corners of the home. Ms. Lucey asked if it would be considered a rear yard fence. Mr. Cameron responded that yes it was.

Ms. Lucey wanted clarification from staff about the shadowbox fence being compliant. Ms. Liles indicated it was.

No public comments.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 335 Linden Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Roll Call

Mr. Schroeder	Aye
Mr. Herring	Aye
Mr. Lurtz	Aye
Mr. Von Salzen	Aye
Mr. Vincent	Aye
Ms. Lucey	Aye

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 335 Linden Road. Seconded by Mr. Vincent. Approved by a vote of 6-0.

B. COA 2021-00074

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 25 Maple Road. Modifications include the installation of an outdoor spa, 6' tall privacy fence and pavilion. The property is identified in the Moore County Tax Registry by Moore County PIN Number 856209075032. The property owners of record are Charles and Mary (Meg) Shaw and the applicant is Meg Shaw.

Applicant representative(s): Meg Shaw was sworn in.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Von Salzen asked staff if the 6 ft privacy fence from neighboring owner was approved by commission. Mr. Cameron responded that there was a time prior to 2015 that the HPC allowed them and they were done with staff permission. Mr. Von Salzen was concerned about setting a precedent since there already was one. Mr. Cameron reminded the Commission that they have to take each case on its own merits. Ms. Lucey questioned why it was not being qualified as a pool. Mr. Cameron responded verbatim from the PDO. He reminded the commission that it is not their job to interpret the PDO. Staff interpreted this swim spa to not being a pool. Ms. Lucey is concerned about consistency with the interpretation. Mr. Cameron has said that their interpretation is consistent in Village but not sure if others have been approved in historic district.

Ms. Shaw said that Peter Shaw had told her that swim spas had been approved in historic district. She chose the fence that she did because of her neighbor's fence. Mr. Von Salzen asked more about the neighbor's fence. Ms. Shaw indicated that it just recently went up. Mr. Von Salzen is not aware that the HPC has approved that fence recently. Ms. Lucey asked about the location of the fence. Ms. Shaw indicated that it is a rear fence (meaning behind the house). Mr. Von Salzen asked for clarification of the site drawing. Ms. Shaw explained that the right angle yellow line shows a short existing fence that will attach to new fence. Mr. Cameron injected that he looked in our system and found that there have been other swim spas in historic district approved.

Mr. Herring asked if she would be willing to revise the application to include a shadowbox fence instead of a privacy fence. Ms. Shaw responded in the affirmative and it was noted that the application would be amended. Mr. Vincent asked the site plan and the carport. Ms. Shaw indicated that the carport is a "future carport". Ms. Lucey had some concern about whether or not someone comes to ask approval for an "above ground" pool. Mr. Cameron mentioned they can discuss more in depth at the next meeting when they review the guidelines.

Mr. Von Salzen said he has no objection to this application now that fence style has been changed to shadowbox.

No public comments.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 25 Maple Road is **congruous** with the Pinehurst Historic District based on applicant's amendment to change the style of fence to shadowbox, and is **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 5-1 voting. Dissenting was Ms. Lucey because she feels it is too much like an above ground pool which the Historic Guidelines don't allow.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 25 Maple Road. Seconded by Mr. Lurtz.

Approved by a vote of 5-1 voting. Dissenting was Ms. Lucey because she feels it is too much like an above ground pool which the Historic Guidelines don't allow.

C. COA 2021-00075

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 5 Carolina Vista. Modifications include the installation of an outdoor pavilion. The property is identified in the Moore County Tax Registry by Moore County PIN Number 85521950261. The property owners of record are Christine and Gilbert Pritchard and the applicant is Homewright Construction LLC.

Applicant representative(s): Mr. Scott Haulsee was sworn in.

Ms Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Haulsee clarified the roof style and color during Ms. Liles' presentation.

Mr. Haulsee explained the structure more in depth to the Commission. He explained that the finish would make it look like it has been there a long time and therefore fit in with the district.

Mr. Herring said that because it is going to be virtually invisible, it is not really an issue, but he and Mr. Schroeder both agreed that they would like to see a picture of the structure (which was omitted from original submittal). Mr. Haulsee passed around a picture of it to the commission and the picture was added into record.

No public comments.

Mr. Vincent moved that the Historic Preservation Commission find the proposed Major Work at 5 Carolina Vista is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Mr. Vincent moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 5 Carolina Vista. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

D. COA 2021-00077

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 220 Cherokee Road. Modifications include the installation of a new roof, paint, enclosed porch, rear deck, and repaint and new garage roof. The property is identified in the Moore County Tax Registry by Moore County PIN Number 856209160591. The property owners of record are Daniel Bennett and Sally Cummings and the applicant is Pinehurst Homes Inc.

Applicant representative(s): Daniel Bennett and Wayne Haddock of Pinehurst Homes were all sworn in.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact. There will also be a basement door replaced.

Mr. Haddock is excited to do a restoration on this home which was the fifth one in Pinehurst. Mr. Bennett was very cognitive of the Historic Plaque on the home and he and his wife want to keep the historic character of the house. Mr. Herring asked about the color of the front door and indicated the color was not on palette of approved colors. Applicant agreed to have their application revised to change the color of front door to AC182 Classic Burgundy which is an approved color and similar to what was originally presented.

Mr. Von Salzen indicated that he felt this application really supports the historic character of the Village. Mr. Schroeder asked about former garage door. Mr. Haddock indicated that it was an old wood door. They plan to select a regular roll up door that is of carriage style.

No public comments.

Ms. Lucey moved that the Historic Preservation Commission find the proposed Major Work at 220 Cherokee Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards noting the color change on the application, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 220 Cherokee Road. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

E. COA 2021-00081

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District. The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications at 10 Dundee Road. Modifications include replacement of existing doors and alteration of roof pitch. The property is identified in the Moore County Tax Registry by Moore County PIN Number 856205076636. The property owners of record are Jacob and Carrie Kirby and the applicant is Jacob Kirby.

Applicant representative(s): Angel Gulley, representing the applicant, works for Carrie Kirby, was sworn in.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Ms. Gulley stated that the new door will look more like a front door than the current French doors. Mr. Herring asked about the trim and whether it would match. Ms. Gulley asked to call Mr. Kirby to make sure her answer was correct. Mr. Herring also asked if the rafter tail would be enclosed. After reaching the owner by phone, Ms. Gulley said that the rafter tails would not be

enclosed but the door would be exactly like the picture presented with the application. Mr. Schroeder asked if the new door would take up the exact same space as the existing door. Ms. Gulley said that it is the same space and the Kirby's will not be modifying any space. Mr. Shroeder asked about the door in the rear and asked if it was a modification. MS. Gulley said that they are not planning on making any changes to the door or windows in the back.

No public comments

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 10 Dundee Road **not consistent** with the Historic District Standards given that the front door is not being replaced exactly as the original but is **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0. This approval is for front door and roof pitch only.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 10 Dundee Road. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Recessed for 10 minutes before next case.

F. COA 2021-00089

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single family residence at 20 McCaskill Rd. W. The property is identified in the Moore County Tax Registry by Moore County PIN Number 855211773276. The property owners of record are Thomas (Rick) and Hope Jamison.

Applicant representative(s): Rick and Hope Jamison and Mark Parsons and Amanda Jacoby were sworn in.

Mr. Cameron 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. Parsons said that their job is to make this new home look like it's always been there. Mr. Jamison thinks Mr. Parsons and Ms. Jacoby have done a great job.

Mr. Herring asked if there was a sample of the lime wash brick. Ms. Jacoby explained that the purpose of lime wash brick is to make it look like its aged. Ms. Lucey asked if the color was for the cedar shake roof but that was only for the brick.

Mr. Cameron said the wall would be considered a side yard wall and 6 feet is applied for but the guidelines say 4 ft. Mr. Herring asked if it could be reconsidered as rear yard. Mr. Cameron pointed out on site map what would be considered side and rear yards. Mr. Herring wanted clarification as to how high that piece of wall in the side yard would be. Mr. Parsons indicated it was in the envelope. Mr. Cameron clarified that guidelines said that regardless the height in the side yard is not congruous with the guidelines and it is up to the commission whether to allow the exception. Mr. Parsons indicated they wanted it all to be 6 ft because of the traffic on Hwy 5 and also for aesthetics. He said that it is about 35 feet in total length. Mr.

Lurtz asked about the height of gates. Mr. Parsons said 6 ft. Mr. Cameron pulled up the elevation documents. The area near the garage is the area in question. Mr. Von Salzen asked about first section of wall nearest the garage; according to guidelines it should be no higher than 4 ft but after that can be 6 ft per the guidelines. But will it improve the historic ambience of the house to have a difference in wall height? Mr. Schroeder felt it would be more consistent to stay the same height. Mr. Herring & Mr. Schroeder thought it would look better for such a short run to remain at 6 ft. Mr. Von Salzen says the Commission can depart from the guidelines if it feels it is better aesthetically and for practical reasons it make more sense.

Ms. Lucey, regarding scale, noted that it is BIG but feels it really fits for the lot. Other members of the commission agreed. Mr. Lurtz asked about drainage. Mr. Parsons said their contractor will be painfully attentive to that issue.

No public Comments

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 20 McCaskill Road West is not consistent with the Pinehurst Historic District guidelines because of the side yard fence adjacent to the motor court will be 6 feet but is deemed congruous with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 20 McCaskill Road. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Mr. Schroeder move to close the public hearing. Mr. Lurtz seconded the motion. All were in favor.

IV. Review of Normal Maintenance and Minor Work items

- A. Minor Work COA's Issued from 4/16/2021 to 5/20/2021

V. Next Meeting Date

- A. June 17, 2021 Work Session – Mr. Cameron said that he has coordinated with the clerk to put out appropriate public notices. It will begin at 4:00 pm

Mr. Von Salzen asked about prework that Mr. Cameron and Mr. Hughes have done about the guidelines. Mr. Cameron indicated that he could circulate a red line document and they can also discuss other items. He will send the digital red-line copy to everyone.

Mr. Von Salzen had some procedural and legal changes to suggest that he will circulate before the meeting and asked other members to do the same if they have things they would like to discuss.

Mr. Lurtz asked if it was a joint session with Council. It hasn't been scheduled as such. Mr. Cameron said the commission should work together first. And Mr. Von Salzen agreed to proceed first with a Commission only meeting first.

Ms. Lucey asked if the meeting could begin earlier. Richard might have an issue but he will email the group. Alex thought we could get it set up to start at 3:00 pm. Mr. Vincent will let Alex know.

B. June 24, 2021 Regular Meeting

VI. Comments from Attendees

None

VII. Motion to Adjourn

Mr. Vincent made motion to adjourn. Mr. Schroeder seconded. Approved 6-0.

Respectfully Submitted,



Jill Lazusky
Acting Clerk to the Board
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.