



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
MAY 23, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, May 23, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following Commission members were in attendance:

Molly Gwinn, HPC Chair
Tom Schroeder, Vice-Chair
Terry Lurtz, HPC Member
John Taylor, HPC Member
Eric Von Salzen, HPC Member

HPC Member Not in Attendance:

Jim McChesney, HPC Member

Staff In Attendance:

Kathy Liles, Senior Planner
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk

And approximately 14 attendees were also in attendance.

1. Call to Order

Molly Gwinn, Chair introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn stated that the overview of the Commission is to approve Certificates of Appropriateness for new construction and Major Work and to do so by conducting hearings and Findings of Fact when applications come before the Commission. The mission of the Historic Preservation Commission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

2. Approval of Minutes

April 25, 2019 Regular Meeting.

Upon a motion by HPC Member Tom Schroeder, seconded by Eric Von Salzen, the Commission unanimously approved the April 25, 2019 regular meeting minutes by a vote of 5-0.

3. Motion to Recess the Regular Meeting and Enter a Public Hearing

Upon a motion by Tom Schroder, seconded by John Taylor, the Commission unanimously approved to recess the regular meeting and enter into a public hearing by a vote of 5-0.

The following individuals were sworn into the public hearing; Kathy Liles, Village Planner, Alex Cameron, Senior Planner.

4. Public Hearing

A. COA 19-040

The following individual was sworn into the public hearing; Russ Cribbs, contractor.

This public hearing is to consider a request within the Pinehurst Historic District to construct a detached garage, add a first floor addition to the cottage rear, paint, a new covered porch, and a new roof on the main house and cottage at 275 Dundee Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 30210. The owners are Robert and Lisa Hammond and the applicant is Cribbs Construction Company.

Kathy Liles, Village Planner, read portions of the staff report into the record. Russ Cribbs, Contractor, noted that his house was originally Rassie Wicker's home so he and the homeowners understand the historical importance of the home and they are going to try to use all original material. John Taylor, HPC Member, stated when he drove in he wasn't sure where the driveway would be. Mr. Cribbs explained there will be a circle drive in the front of the home and gravel drive to the garage. Molly Gwinn, Chair, asked what the pitch of the roof would be. Mr. Cribbs stated 7 and 12 would be the pitch of the roof. Ms. Gwinn asked about the chimney, and Mr. Cribbs stated the chimney will be framed with shakes like the rest of the house, as it is a fire place insert. Mr. Taylor stated the windows need to be 4 over 4 like the windows in the rest of the house.

Upon a motion by HPC Member Tom Schroder, seconded by HPC Member John Taylor, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to construct a detached garage, add a first floor addition to the cottage rear, paint, a new covered porch, and a new roof on the main house and cottage at 275 Dundee Road with the condition that windows in the addition and the garage will be 4 over 4, consistent with the windows on the house, by a vote of 5-0.

B. COA 19-051

Kathy Liles, Village Planner, stated that this particular COA was mistakenly numbered incorrectly in the packet the COA number should be COA 19-051, not 19-041. This public hearing is to consider a request within the Pinehurst Historic District to construct a new garage, add shutters, front porch railing and columns and exterior lighting at 120 Woods Rd., Pinehurst, NC. The property can be identified by Moore County Parcel Number# 23528. The owners are Matthew and Lauren Chriscoe and applicant is Cribbs Construction Company.

Ms. Liles read portions of the staff report into the record. Ms. Liles stated that the garage will be directly behind the main house and will be the same height. Russ Cribbs, Contractor, stated the columns on the front porch will be painted white and the front door will be replaced. Molly Gwinn, Chair, stated she would like the windows in the garage to match the existing home. Mr. Cribbs stated this is something they have already changed, the windows will be 6 over 6 like the other windows in the home.

Upon a motion by HPC Member Eric Von Salzen, seconded by HPC Member John Taylor, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of

Appropriateness to construct a new garage, add shutters, front porch railing and columns and exterior lighting at 120 Woods Rd. with the condition that the windows in the garage /guest house will be 6 over 6 by a vote of 5-0.

C. COA 19-049

The following individual was sworn into the public hearing; Ann Ellis, owner.

This public hearing is to consider a request within the Pinehurst Historic District to replace the aluminum shutters and columns, remove fascia board trim, add false pillars, side rail and fence panels at 15 Beulah Hill Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 15557. The owner is Craig and Margaret Ann Ellis and the applicant is Michael's Construction Company, Inc.

Kathy Liles, Village Planner, read portions of the staff report into the record. Ms. Liles stated the doors and shutters were already approved by staff. Ann Ellis, owner, explained they are trying to make a non-historic house look more historic.

Upon a motion by HPC Member Terry Lurtz, seconded by HPC Member Tom Schroder, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to replace the aluminum shutters and columns, remove fascia board trim, add false pillars, side rail and fence panels at 15 Beulah Hill Road by a vote of 5-0.

D. COA 19-052

The following individuals were sworn into the public hearing; Brent Covington, AIA Ratio Design, John Birath, Moore County Schools Executive Officer of Operations.

Alex Cameron, Senior Planner, explained this public hearing is to consider a request within the Pinehurst Historic District to construct a new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road in Pinehurst, NC. The property can be identified by Moore County Parcel ID #24884. The property is owned by the Moore County Board of Education (Moore County Schools) and the applicant is Brent Covington, AIA (Ratio Design). Mr. Cameron read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted. Mr. Cameron explained that the applicant has previously been approved for a COA for demolition of the current school and a major site plan was approved by the planning and zoning board on May 22nd and will go before Village Council at their June 11th meeting.

John Birath explained the process of getting to where the school system is now and how they decided to stay at the current location. Mr. Birath stated the small site has been the challenge from the beginning. Brent Covington, Architect, reviewed the general concept plan and elevations with the Commission. Mr. Covington stated they have tried to respect the historic aspect of the community in the design process. They are using red brick and brick reveals, which they took from the entrance at the Carolina.

Public Comments:

- Scott Sheffield, resident, was sworn into the public hearing. Mr. Sheffield asked about the bus drop off area, the activity in that area and how many buses would be parked there.
 - Ms. Liles stated that was not in the purview of the Commission, as they are tasked with following their guidelines. That question is for the Planning and Zoning Board and will be the subject of a future meeting.

- Judy Davis, resident, was sworn into the public hearing. Ms. Davis stated she lives the corner of Kelly and Everett and she had thought the gym was the tallest part of the building but it is not, the classroom portion of the school is the tallest. She asked if the service area that borders her property would be gone. Ms. Davis stated she is glad the building is brick and is staying in the community.
 - Mr. Birath stated that was correct, the tallest portion is the classroom portion of the building.
- Mark Anderson, resident, was sworn into the public hearing. Mr. Anderson asked about the lighting around the buildings and if the building would serve as an emergency shelter.
 - John Birath, Moore County Schools, stated the school would have exterior wall packs with cut off shields to provide a safe site, but not light up the entire lot. Also, he explained that the school would not be an emergency shelter as an emergency shelter is required to have special features and meet certain codes, which this school doesn't meet.

Upon a motion by HPC Member John Taylor, seconded by Terry Lurtz, the HPC Commission unanimously voted to adopt Findings of Fact and to issue a Certificate of Appropriateness to construct a new Pinehurst Elementary School following demolition of the old school at 100 Dundee Road adjacent to the intersection with Kelly Road, subject to the condition that this approval is for the building only, by a vote of 5-0.

E. COA 19-045

The following individuals were sworn into the public hearing; David Gwinn, owner, and Ronald Davidson, applicant.

Molly Gwinn, Chair, recused herself from the public hearing and voting, as she is the owner of the property.

Ms. Liles entered the staff report into the record and reviewed a summary of the project. Kathy Liles explained the purpose of this public hearing is to consider a request within the Pinehurst Historic District to extend the east side of a garage by 6 feet, add new roof windows, garage doors, a service door and new siding at 185 Cherokee Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 24884. The property is owned by David and Molly Gwinn and the applicant is Davidson Building Services, Inc.

Mr. Gwinn shared pictures of the existing building with the commission and testified the addition would be made to look the same, no other changes would be made. No one from the public testified.

Upon a motion by HPC Member Eric Von Salzen, seconded by HPC Member, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to extend the east side of a garage by 6 feet, add new roof windows, garage doors, a service door and new siding at 185 Cherokee Road by a vote of 4-0.

F. COA 19-051B

The following individuals were sworn into the public hearing; Wayne Haddock, applicant, and Brandon Sowell, owner.

This public hearing is to consider a request within the Pinehurst Historic District to restore the original front porch, restore the garage, add rear door entry porch cover and repaint at 5 Everett Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 16447. The owner is Brandon Sowell and the applicant is Pinehurst Homes, Inc.

Kathy Liles, Village Planner, entered the staff report into the record. Mr. Sowell gave an overview of the project and provided the Commission with elevations for the garage.

Upon a motion by HPC Member Tom Schroder, seconded by HPC Member John Taylor, the HPC Commission unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness to restore the original front porch, restore the garage, add rear door entry porch cover and repaint at 5 Everett Road by a vote of 5-0.

G. COA 19-050

This public hearing is to consider a request within the Pinehurst Historic District to demolish a small accessory residence located on the rear of the property at 600 Linden Road in Pinehurst, NC. The property can be identified by Moore County Parcel Number# 16367. The owner and applicant is Riley and Walker Homes, LLC.

Kathy Liles, Village Planner, read portions of the staff report into the record. As there was no one there to testify the Commission decided to table the hearing.

Upon a motion by HPC Member Tom Schroder, seconded by HPC Member Eric Von Salzen, the HPC Commission unanimously approved to table to hearing until their June meeting to demolish a small accessory residence located on the rear of the property at 600 Linden Road, COA 19-050, by a vote of 5-0.

5. Motion to Adjourn the Public Hearing and Re-enter the Regular Meeting.

Upon a motion by HPC Member John Taylor, seconded by HPC Member Terry Lurtz, the Commission unanimously approved to adjourn the public hearing and re-enter the regular meeting by a vote of 5-0.

6. Review of Normal Maintenance and Minor Work Items

Tom Schroder stated that at the June meeting they will begin using the new guidelines, he feels there will be significant changes to the way motions are made and suggested sitting down between now and the next hearing to determine how they want to handle those changes. Kathy Liles, Village Planner, stated she already had some suggestions on how to handle the changes. Ms. Liles stated that they have also revised the application to include what materials were originally used on the home. Molly Gwinn, Chair stated that will hold a public meeting more the next regular meeting to review the changes to the motions.

7. Next Meeting Date

Chair Molly Gwinn reminded the HPC Members that the next meeting date would be June 27, 2019.

8. Comments from Attendees

There were no comments from attendees.

9. **Motion to Adjourn**

Upon a motion by HPC Commission Member John Taylor, seconded by HPC Commission Member Tom Schroder, the HPC Commission unanimously approved to adjourn the regular meeting by a vote of 5-0 at 6:32 pm.

Respectfully Submitted,



Beth Dunn
Village Clerk
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.