



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING (ELECTRONIC)
APRIL 23, 2020
ZOOM MEETING PLATFORM &
ASSEMBLY HALL
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

Members Absent:

Jim McChesney
Terry Lurtz

Staff Present:

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

I. Call to Order

Chair Gwinn called the meeting to order at 4:00 pm and confirmed a quorum was present via remote participation.

II. Approval of Minutes

- A. February 27, 2020 Regular Meeting Minutes**
- B. March 26, 2020 Regular Meeting Minutes**

Schroeder moved to approve the February 27, 2020 regular meeting minutes. Seconded by Von Salzen. Motion carried unanimously by a vote of 5-0.

Von Salzen moved to approve the March 26, 2020 regular meeting minutes. Seconded by Schroeder. Motion carried unanimously by a vote of 5-0.

III. Public Hearing

A. COA 2020-00029

Vincent moved to recess the regular meeting and open the public meeting. Seconded by Taylor. Motion carried unanimously by a vote of 5-0.

Chair Gwinn swore Senior Planner Peter Hughes and Russ Cribbs of Cribbs Construction into the public meeting.

Commissioners Schroeder, Taylor, Von Salzen, Vincent, and Gwinn disclosed they conducted a site visit to 85 Community Road.

Hughes stated the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications to include: renovation of an existing garage with the addition of a new roof, siding, paint, windows and garage doors at 85 Community Road. He stated the property can be identified in the Moore County Tax Registry by Moore County PIN Number #856209073413. He stated the property owners are Paul and Lorelei Milan and the applicant is Cribbs Construction.

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.

Cribbs stated the shingles on the shed will match the shingles on house. He stated they would be using weather wood shingles, which are brown-gray in color.

Cribbs explained that during construction they may find that the condition of the structure will make it impossible to use a brick and block foundation as described in the application. He asked the Commission to approve a monolithic slab concrete foundation as an alternative.

Cribbs stated they are proposing vinyl windows with simulated divided light. Cribbs testified that the fake simulated cedar shake is the existing material on the house, and the proposed material for the shed would be real shake.

Vincent asked about the tree next to the shed. Cribbs stated that they are planning on keeping the tree.

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 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.

With the condition that a monolithic pour may be used in the event that the structural and foundation integrity of the shed cannot be maintained for a brick and block foundation.

Taylor seconded. Motion carried unanimously by a vote of 5-0.

The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00029.

Schroeder moved to adjourn the public hearing and to re-enter the public meeting. Seconded by Vincent. Motion carried unanimously by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Works Approved by Staff from 3/16/2020 to 4/16/2020

There were no minor works approved during this period.

V. General Business
A. Discuss Demolition Guidelines

The Commission discussed updating the demolition section of Historic District Guidelines. Hughes recommended updating the guidelines to allow the demolition of accessory structures with no dimensions greater than 12 feet as a minor work item. He also recommended developing a process for applicants to make an amendment to an approved Major COA, as opposed to going before the Commission for another hearing. Hughes suggested the Commission send a packet to Council with multiple updates and changes. Vincent and Schroeder discussed addressing changes as they come up, versus waiting. Commissioners suggested updating the guidelines on the website, the table of contents, and fixing typos.

B. Discuss Upcoming HPC Chair Vacancy

Gwinn stated her and McChesney's terms expire at the end of May. The Village has received many applications for the vacancies. The Commission will need to recommend a new Chair to be approved by Council. Taylor stated he would not like to run for Chair.

VI. Next Meeting Date

A. Regular Meeting on Thursday, May 28, 2020 at 4:00 pm

VII. Motion to Adjourn

Von Salzen moved to adjourn the regular meeting. Seconded by Schroeder. Motion carried unanimously by a vote of 5-0 at 4:45 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.