



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
MARCH 26, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Jim McChesney
Molly Gwinn, Chair

Staff Present:

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

I. Call to Order

Vice-Chair Tom Schroeder called the meeting to order and confirmed a quorum was present at 4:00 pm.

All Commission members disclosed that they conducted a site visit to 160 Palmetto Road Unit #10, 50 Everette Road, and 80 Midland Road. Mr. Von Salzen disclosed that he had prior communication with the property owner of 160 Palmetto Road Unit #10 a year prior to the hearing about subjects not directly related to the case; he stated he did not feel the need to recuse himself.

Mr. Schroeder swore Senior Planner Peter Hughes into the public meeting.

II. Approval of Minutes

A. February 27, 2020 Regular Meeting Minutes

Mr. Schroeder stated that the Commission would consider approval of the February 27, 2020 minutes at the next regular meeting on April 23, 2020.

III. Public Hearing

A. COA 2020-00026

Mr. Taylor moved to open the Public Hearing. Seconded by Mr. Vincent. Motion carried unanimously by a vote of 5-0.

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification of the roofline with the addition of a covered entry, which will be framed to match the existing archway at 160 Palmetto Road, Unit 10. The property can be identified

in the Moore County Tax Registry by Moore County PIN Number# 856209161810. The property owners are Linda and Guy Salvatto and the applicant is Kevin Steed of Kustom Konstruct.

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. Schroeder swore property owner Linda Salvatto and applicant/builder Kevin Steed of Kustom Konstruct into the public meeting.

Ms. Salvatto testified she would like a covered entry for protection against the elements while entering the house and to protect the door, which the homeowner has had to replace once already due to wear from the rain and sun.

Upon question by Mr. Taylor, Ms. Salvatto stated that the existing light above the door would need to be removed, to be replaced with recessed canned lighting within the covered entry.

Mr. Taylor moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

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 special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Mr. Lurtz 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 2020-00026.

B. COA 2020-00027

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: the demolition of the primary structure at 50 Everette Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856209067777. The property owner is the Hazelwood Partnership of Tim Wright and Bart Boudreaux and the applicant is Bart Boudreaux.

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. Schroeder swore applicant and property owner Bart Boudreaux into the public meeting.

Mr. Boudreaux testified he and Tim Wright, who owns a vacant lot next to the 50 Everette Road property, approached the previous owner of 50 Everette Road and purchased the property from him. Mr. Boudreaux believed it would be better situation for the whole area to demolish the building as the structure is unkept at best and the historical features of the structure have been taken away. He stated that after demolition he and Tim Wright would split the lot, as Mr. Boudreaux owned an abutting lot located at 30 Everette Road.

Mr. Boudreaux stated a lot of the salvageable material was taken. He stated there is only one refinishing left for the heart pine flooring, as it is very thin. He stated the stair treads and dental molding would be salvaged. He stated the previous owner took the doors and hardware, claw foot

tub, porcelain sink, and will take the windows. He stated they would try to protect the trees on the property during demolition.

Mr. Boudreaux stated they have not gotten demolition bids yet. He testified that there is mold and lead paint, maybe asbestos, and they will find a licensed contractor to take care of that. He stated he would back fill the foundation, compact it, and then put down grass seed.

Mr. Boudreaux testified he is open to alternatives to demolition. He suggested the fire department could use the house for training. He stated he was open to someone moving or deconstructing the house. He testified that the co-owner of 50 Everette Road and of the abutting vacant lot, Tim Wright, is interested in building a house.

Mr. Schroeder reminded the Commission that they cannot prevent the demolition, only delay it for a period of time. Mr. Boudreaux stated he would like to start demolition as soon as possible. Mr. Hughes stated that Mr. Boudreaux has 30 days max to complete the demolition once work has started.

Upon question by Mr. Von Salzen, Mr. Boudreaux stated he has an idea of what the salvageable materials are, but does not have any potential buyers. He stated that if he cannot find anyone to buy or take the floors, he would take them. Mr. Von Salzen asked if Mr. Boudreaux would provide a statement on the dispensation of the salvageable materials for the record; Mr. Boudreaux agreed.

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

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 special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Mr. 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 2020-00027.

C. COA-2020-00028

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: the addition of a rear yard covered porch with retractable screens at 80 Midland Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number # 856200273170. The property owner is Tess Weil and the applicant is Johnathon Landwehrmann of Jland Construction.

Mr. Hughes provided background on the property. He stated the applicant and homeowner revised their submission; they are no longer going to use hardie board for the left wall, but brick to match the house. Mr. Hughes entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Hughes entered the following documents into the record:

Mr. Schroeder swore Johnathon Landwehrmann of Jland Construction into the public meeting. He stated he is the applicant and building professional.

Mr. Landwehrmann stated the patio is off the master suite, and the homeowner would like a covered porch to enjoy the space while it is raining and while using the pool. He stated there is a new construction being built next door, which is why the homeowner is requesting a brick wall on one side.

Mr. Landwehrmann stated the color of the screen could vary. He stated the applicant is considering a solar shade, which is a darker color and thicker screen material to help keep UV rays out.

Upon question by Mr. Von Salzen, Mr. Hughes stated that conventional windows screens have to match the Historic District color palette, generally being a muted color.

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

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 special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Mr. Lurtz 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 2020-00028.

Mr. Taylor moved to close the public meeting and re-enter into the regular meeting. Seconded by Mr. 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 2/26/2020 to 3/16/2020

There were no comments from the Commission.

V. Next Meeting Date
A. Regular Meeting on Thursday, April 23, 2020 at 4:00 pm

VI. Motion to Adjourn
Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 5-0 at 4:46 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.