



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
March 25, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Richard Vincent
Anne Lucey
David Herring
Terry Lurtz
John Taylor

Members Absent:

Staff Present:

Peter Hughes, Senior Planner
Jill Lazusky

Approximately 13 people in attendance.

I. Call to Order

Mr. Von Salzen called the meeting to order at 4:00 pm and confirmed a quorum was present.

II. Approval of Minutes

A. 02-25-2021 Regular Meeting Minutes

Ms. Lucey wanted minutes to reflect (on page 8), that both of her No votes were based on scale. Mr. Schroeder moved to approve the minutes of the 02-25-2021 regular meeting as amended. Seconded by Mr. Vincent. Approved by a vote of 7-0.

III. Public Hearing

Mr. Herring moved to recess the regular meeting and open the public hearing. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

All Commissioners disclosed they conducted site visits to all properties on the agenda and had no ex parte communication with the following exceptions: Mr. Schroeder – received an email about one of the properties but did not read it so there is no conflict; Mr. Taylor is friends with owners of one of sites but there is no conflict.

Senior Planner Peter Hughes was sworn into the public hearing.

A. COA-2021-00031 (15 Carolina Vista)

Mr. Hughes stated 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 15 Carolina Vista Drive. The modifications include the removal of existing screen panels and installation of sliding doors to fit the existing opening. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855200950403. The property owners of record is James and Elizabeth Fisher and the applicant is Stgaard & Chao.

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.

Applicant Ms. Chao was sworn into the public hearing.

Ms. Chao explained that clients would like to enclose the space and get the nice view year round. They are very sensitive to surrounding district. Ms. Lucey clarified their desire to use sliding glass doors in the rear. There were no public comments and no additional discussion.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 15 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. Taylor. Approved by a vote of 7-0.

Roll Call

Mr. Vincent	<i>Aye</i>
Mr. Schroeder	<i>Aye</i>
Mr. Taylor	<i>Aye</i>
Ms. Lucey	<i>Aye</i>
Mr. Herring	<i>Aye</i>
Mr. Lurtz	<i>Aye</i>
Mr. Von Salzen	<i>Aye</i>

Ms. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 15 Carolina Vista.
Seconded by Mr. Taylor. Approved by a vote of 7-0.

B. COA-2021-00029 (45 McLeod Road)

Builder, Russ Cribbs was sworn into the public hearing.

Mr. Hughes stated 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 45 McLeod Road. The modifications include an addition to the structure, addition of a screened in patio, addition of a fire pit, addition of a chimney, and addition of rear yard patio. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856206287859. The property owners of record are Richard and Karla Keating 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. Schroeder asked for confirmation that the paint colors are within palette. It was confirmed they were. Ms. Lucey asked about the Hardy board and Mr. Cribbs confirmed it will be stone not a boxed chimney.

There were no public comments and no deliberations.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 45 McLeod Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Standards, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 45 McLeod Road. Seconded by Mr. Taylor. Approved by a vote of 7-0.

C. COA-2021-00036 (335 Linden Road)

Applicant Ned Johnson was sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing is to consider a request within the Pinehurst Historic District for approval of modifications to a previously approved Major Certificate of Appropriateness at 335 Linden Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210451824. The property owner of record and applicant is Onsite 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. Taylor asked to see the pictures showing other homes with box chimneys in historic district showing from street. Several examples were displayed. Mr. Von Salzen asked if other properties had been "approved" for box chimneys. Mr. Hughes didn't know. PDO made changes a while back. If it is not approved, what are the options? Ms. Lucey indicated you could see the boxed chimney from the empty lot.

Mr. Johnson said there are practices in the area with similar chimneys and hopes the commission will approve it. Mr. Von Salzen asked about original plans which did not originally have a chimney. There was an administrative error, and the chimney, though in the floor plans, was not visible in the elevation plans. They were not aware of the chimney problem until they tried to get CO for property. If plans had shown the chimney last May, it wouldn't have been approved. Mr. Johnson explained that they take full responsibility for elevation error not showing chimney and would like to know what the easiest acceptable solution will be.

Mr. Von Salzen would not like to see a box chimney in Historic District. He is suggesting something like replacing box chimney with something that is compliant for example if they remove the hardy plank board, and replace with masonry. This would not require a new permit. Mr. Vincent asked if the box chimney look is homeowner's desire or cost related. Aesthetic is what homeowners want.

Homeowners, Capt. & Mrs. Morskey were sworn in.

Homeowners have been residents for 5 years. They didn't intentionally go against the historic district and are asking for consideration to keep the chimney as is. Mr. Schroeder asked wife if she had anything additional. No.

Mr. Herring, would like to make a motion to approve because he feels that even though it is inconsistent, it is congruous and would fit in better than a stone chimney. Richard agreed. Mr. Von Salzen looks at it differently. Guidelines say no box chimneys. Ms. Lucey asked who the financial burden is on, the builder or homeowner? The homeowner said it would be their responsibility. They have a temp CO, but not a COA because of chimney. Ms. Lucey asked what the cost would be? Mr. Johnson said it would cost about a few thousand dollars, but not sure. David Herring brought up that financial considerations are not our problem. Mr. Taylor feels that it probably looks better than to change it. And since it is not visible from the road or other properties should be okay. But commission doesn't want to set a precedent for people to ask for forgiveness later. Mr. von Salzen thinks that builders should be more aware of historic guidelines. Ms. Lucey questioned if homes are built on the empty lot, do we know for sure that it won't be visible from the road?

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 335 Linden Road not consistent with the Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted, and the findings of fact.

- Applicant and staff have shown other examples within HD with similar boxed chimneys
- Have shown materials of chimney is consistent with rest of house

- Is not visible from Linden Road
Seconded by Mr. Vincent. Approved by a vote of 4-3.

Roll Call

Mr. Vincent	<i>Aye</i>
Mr. Schroeder	<i>Aye</i>
Mr. Taylor	<i>No</i>
Ms. Lucey	<i>No</i>
Mr. Herring	<i>Aye</i>
Mr. Lurtz	<i>Aye</i>
Mr. Von Salzen	<i>No</i>

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 335 Linden Road. Seconded by Mr. Lurtz. Approved by a vote of 4-3.

D. COA-2021-00037 (170 & 180 Saville Row)

David Bradford and Paul Fox, architects, were sworn into the public hearing.

Mr. Hughes stated the purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family home at 170 and 180 Saville Row. The property can be further identified in the Moore County Tax Registry by Moore County PIN Numbers 855200365615 and 855200363672. The property owner of record is Linden Clos LLC and the applicant is Gary Jones..

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.

Questions for Mr. Hughes: Mr. Herring indicated on pg. 8 , item 5 – sliding doors should be north, not south. On page 10, it was unclear as to whether large trees would be removed or not.

Mr. Fox and Mr. Bradford are representing Dr. Gary Jones who wants to build the home. Dr Jones was not present, but on the phone. Dr. Gary Jones was sworn in on the phone. A veteran, a doctor, with FirstHealth for 9 years. He thanked the commission for their consideration. Mr. Bradford showed a presentation of the proposed home. They feel the house meets all the guidelines and ordinance requirements. Feels it blends well within the historic district and their intent is to work within the guidelines. They want to keep as much as the existing landscaping as possible. The tennis court will be screened by landscaping. Lighting will be directly onto tennis court and not onto any neighbors. Applicants emphasized simple roof lines. Colors are off the color palettes and within guidelines. The rear of the house faces the pool and wooded area, away from street. Regarding congruity, they went through the Historic District to find similar houses to support style of house (25 Medlin Road – roof and windows, trim detail), (225 Linden Road - roof) (190 McCaskill Road W – similar colors and materials), (190 Saville Row – have similar window styles and doors that have been approved), (30 Barrett Rd W – roof beams, color), (125 Dundee – columns). Their intent is to make sure they look carefully at all the guidelines and make sure that they are met. Mr. Fox said that house is nestled into trees and the goal of owner is to leave as many trees as possible. It is very important to Dr. Jones to have nice landscaping and is hoping to have a water feature as well.

When opened to questions to the applicant, Ms. Lucey thanked them for the presentation. Mr. Lurtz requested clarification of where the driveway is. Applicant pointed out that garage is not viewed anywhere from street. The intent is to change texture of driveway. John Taylor commented that he doesn't see that house fits into any of approved styles. Mr. Bradford said he didn't read it as they were approved styles, but rather drawing from pieces

of it to pull in pieces that have some congruity with others. Medlin Road changes were approved in 2017. Others were approved prior to HPC guidelines. Mr. Schroeder said he feels they took a piece of everything to come up with their rendition but doesn't see it fitting close to anything in Historic District.

Mr. Von Salzen said that just because it has a piece of something similar to a piece of another home in the Historic District, doesn't mean it fits in with the Historic District. Looking at the pictures on pp 35-37 of guidelines, it is commission's job is to decide whether the style is congruous with others. Mr. Bradford said they drove down every street to get a feel for what other houses are doing. Feels that others are doing the same thing-taking pieces of what is approved and putting into a home. Mr. Vincent felt they did a great job with the presentation but feels it is a stretch to find congruity. Outside of the historic district, he feels it would be a beautiful home but not in Historic District. Mr. Bradford asked how many homes it takes to be congruent. Mr. Schroeder said there is no specific number. But this home is too contemporary to fit in. Mr. Taylor says that if they were to approve this, they would have to approve everything else. Dr. Jones asked how Medlin Road got approved, that they are closer to Village Center. Mr. Schroeder said each case is different and can't be compared. Mr. Von Salzen said the HPC has to look at district as a whole. HPC has to evaluate the same things whether it is in the middle of district or at the end of the district. Approving this design could set a dangerous precedent.

Public comments: Miles Larsen and Deborah Brenner were sworn in. Deborah Brenner is the current property owner. Mr. Larsen just purchased 220 Saville Road directly across from where Dr. Jones wanted to build. Dr. Jones was his old neighbor and will be his new neighbor. Mr. Larsen says that there is an element of subjectivity to guidelines. He said that we are a much different community than we were 100 years ago, and even 20 years ago. He is here supporting Dr. Jones. 25 Medlin is a box and they asked to renovate it and it was approved. He bought a lot at Linden Clos because all the houses are different and doesn't want to be cookie cutter, wants charm and difference. He, himself, wants to build a house similar to a French cottage.

Ms. Brenner asked if Mr. Hughes remembers when the property came into HD. She has owned the Linden Clos development since 1988-89 and it was not in the historic district at that time. After she made investment in the property, it was annexed into VOP and then it was annexed into Historic District – both are burdens to her. She indicated that she asked then if she could have a "Frank Lloyd Wright" type of home, and said she was told yes. She thinks everything should be unique and thinks Dr. Jones house fits in and hopes that since the economy has created a financial hardship for her, they should approve it because she has never asked for anything before. She wants it to be a special place for everyone living there.

Everyone complimented design but feel it is not appropriate in Historic District.

Mr. Bradford mentioned that this is a modern house but that all new houses are modern houses. He brought up an example of a Raleigh historic district case.

The discussion opened up deliberations. Peter reminded them that the applicant could provide additional renderings that are more in keeping with the district at a later time.

Mr. Von Salzen agrees that it is not congruous with historic district and congruity is in the statute. Terry said it's not modern, but "contemporary". Mr. Taylor says commission looks for a way to accommodate but for this situation, there would be too much tweaking. Mr. Vincent asked in anyone on HPC was on the commission when Medlin Rd got approved. No. The commission is not looking at a singular example of congruity but the looking at the district as a whole.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 170 and 180 Saville Row to be **incongruous** with the Pinehurst Historic District and **inconsistent** with the Historic District

Guidelines, based on the testimony given, the material submitted, and the findings of fact and reasons below. Seconded by Mr. Taylor. Approved by a vote of 7-0.

- Overall design is not congruous in style or design or architectural character with historic district as a whole

Mr. Herring moved that the Historic Preservation Commission **deny** a Certificate of Appropriateness for the proposed Major Work at 170 & 180 Saville Row for the previous reasons given. Seconded by Mr. Taylor. Approved by a vote of 7-0.

E. COA-2021-00035 (15 Chinquapin Road)

Applicants Cherly Melhorn and Andy Bluggi were sworn into the public hearing.

Mr. Hughes stated 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 15 Chinquapin Road. The modifications include the addition of dormer windows, the addition of architectural details, addition of siding material, addition of a patio, addition of a fence, addition of stairs, and addition of new roofing material. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855212968400. The property owner of record is 15 Chinquapin LLC and the applicants are Andy Bleggi and Cheryl Melhorn.

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.

The property in discussion is the former Bank of Pinehurst Bldg. Opened up discussion for questions to the applicants. Asked for clarification on the brick wall – it is to hide mechanical equipment. Ms. Lucey asked about the 18" patio wall. Mr. Herring indicate that on sheet 2 of 2 the left and right are swapped. Regarding the existing front elevation, clarified that railing that exists is going to stay.

Mr. Bluggi said the building was built in 1921 and there 3 floors. The basement occupant is retail, a chocolatier. Mr. Taylor asked to skip the reading of the history. Inside the bank, they plan to do alterations. The exterior stairway is a 3rd floor staircase to access 3rd floor, not fire stairs. It was recommended for a secondary access and egress for safety purposes.

Ms. Lucey and Mr. Herring asked how this works. The commission can condition approval based on whether the staircase is required or not. Mr. Bluggi spoke to Fire Marshall the other day. They will require a hood ventilation going to roof for the potential kitchen and restaurant going into first floor. Mr. Herring got more particulars about the railing and vent. Mr. Herring questioned whether the stairs and vent are congruous asked about possibly more screening. Safety trumps historic district guidelines so if exterior stairs are required, they will have to exist. Rooftop equipment could be an issue. They discussed possible conditions to approve or postpone with a continuation. Vent is already going to be installed as it is required. It is an interior alteration and HPC have a say in how it looks. Mr. Vincent brought up the stairs and the chimney The chimney will stay as it is; they plan to renovate but not change it. Mr. Taylor questioned tree removal; they may have to remove a tree but so the applicant will replace if needed. Mr. Bluggi said there will be a French Bakery on the 1st floor and a chocolatier in the basement. The 3rd floor will be either commercial or residential.

It was clarified that where they want to put the patio will be partially patio and part garden. Mr. Lurtz is concerned that the patio will be over the roots of tree and kill it. Mr. Lurtz thinks it's the wrong thing to do with that space. Mr. Bluggi responded that garden would intermix with patio. Mr. Schroeder confirmed that tree in front will stay as is. The landscaping plan is not part of application. Mr. Herring feels that the walkway area is

part of the Pinehurst experience and doesn't want it to change. Mr. Herring and Mr. Vincent would like to see the landscaping plan as it would help to support the approval though it is not required. Applicant will build to 90% impervious as allowed. Mr. Taylor is concerned about the commercial equipment. It will go on roof and MUST be screened (according to PDO. Applicant is totally willing to screen. Peter indicated that screening, as a stand-alone, only requires staff approval.

There was discussion about whether to approve with conditions, (i.e. stairwell, screening, railing). Mr. Herring agreed the big things are stairs and screening and the rest of the Commission mostly agrees.

No public comments.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 15 Chinquapin Road is not **consistent** with the Historic District Standards, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact. Approval conditioned on the following two things:

- *Exterior Stairwell is not built; if stairwell is required for safety reasons, applicant must come back and resubmit an application for stairwell*
- *The exact nature of the screening and railing, if necessary, come back before the HPC.*

Seconded by Mr. Herring. Approved by a vote of 7-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 15 Chinquapin Road based on the conditions set forth above. Seconded by Mr. Vincent. Approved by a vote of 7-0.

Mr. Taylor motioned to close public hearing. Seconded by Mr. Herring. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff from 1-10-2021 to 2-18-2021

The Commission had no comments. Peter suggested a work session on April. Peter will send email. He indicated there will be at least 3 submittals for April.

V. Next Meeting Date

A. Regular Meeting on April 22, 2021 at 4:00 pm

VI. Motion to Adjourn

Mr. Herring made a motion to adjourn the meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0 at 7:16 pm.

Respectfully Submitted,



Jill Lazusky for Kelly Brown
Clerk to the Board &
Planning 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.