HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
FEBRUARY 27, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Molly Gwinn, Chair	None	Peter Hughes, Senior Planner
Tom Schroeder, Vice-Chair		Kelly Brown, Administrative Specialist
Jim McChesney		Darryn Burich, Planning Director
Terry Lurtz		
Eric Von Salzen		
Richard Vincent		
John Taylor		

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present at 4:00 p.m.

II. Approval of Minutes

A. December 19, 2019 Regular Meeting Minutes
B. January 23, 2020 Regular Meeting Minutes
C. February 13, 2020 Regular Meeting Minutes

Mr. Von Salzen moved to approve the December 19, 2019 regular meeting minutes. Seconded by Mr. McChesney. Motion carried unanimously by a vote of 7-0.

Mr. Taylor moved to approve the January 23, 2020 regular meeting minutes. Seconded by Mr. Von Salzen. Motion carried unanimously by a vote of 7-0.

Mr. Schroeder moved to approve the February 13, 2020 special meeting minutes. Seconded by Mr. McChesney. Motion carried unanimously by a vote of 7-0.

III. Public Hearing

A. COA 2020-00021

Mr. Lurtz moved to open the Public Hearing. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 7-0.

The following Commission members disclosed that they made a site visit to 30 Orange Road and 125 Kelly Road: Mr. Taylor, Mr. Schroeder, Mr. McChesney, Ms. Gwinn, Mr. Von Salzen, and Mr. Vincent.

Ms. Gwinn swore the following into the public meeting: Senior Planner Peter Hughes and applicant/property owner Robert Wiltshire.

Mr. Hughes stated the public hearing is to consider a request within the Pinehurst Historic District for an exterior modification to include: construction of two residential additions to the structure, removal of a front porch, and the resurfacing of the stucco siding on the structure at 125 Kelly Road. The applicant is proposing one rear addition and one front yard addition for a combined total of approximately 600 square feet. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856205089506. The property owner and applicant is Robert Wiltshire.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos, staff report and finding of fact.

Mr. Wiltshire corrected the label on Exhibit G; he stated the bottom left elevation rendering should be labeled as "modified right side elevation." Mr. Wiltshire stated he wanted to change the siding from vinyl to board and batten to match the look of other houses in the neighborhood. He stated he would be using divided, black vinyl windows with muttons. He testified that only the windows on the front elevation would be replaced with two-over-one windows, except for one window which would be screened by shrubbery.

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

That the project as proposed is not in conformity with the guidelines because the addition extends into the front yard and front yard additions are not allowed, 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.

Mr. Lurtz seconded. Motion carried unanimously by a vote of 7-0. The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00021.

B. COA 2020-00018

Ms. Gwinn swore builder and applicant Dennis Dunagan into the meeting.

Mr. Hughes stated that this public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: Construction of a 900 square foot addition to the right side of the home and the removal of fake stucco to be replaced by hardie plank lap siding at 30 Orange Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856209073072. The property is owned by Robert and Pamela O'Hara and the applicant and builder is Dunagan Builders.

Mr. Hughes stated that an updated survey was submitted showing that the impervious surface and the side setback complies with zoning standards. He provided the Commission with an addendum to change the wording of the 30 Orange Road staff report to reflect that the proposed addition was located in the front yard, not the side yard. These additional exhibits are located in the docket file for the meeting.

Mr. Hughes provided background on the property from the staff report. submitted the following materials into the official record: presentation, application, applicant's materials, photos, staff report and finding of fact.

Upon questions by Mr. Von Salzen, Mr. Hughes stated that the applicant is requesting to change from one like material approved by the guidelines, fake stucco, to another like material, hardie board. Mr. Dunagan stated that he thought the hardie board kept in character with the rest of the neighborhood. He testified that someone put the synthetic stucco on the house sometime after it was built.

Mr. Dungan stated that the front addition was extended to accommodate the interior kitchen. He stated his intent was match the proposed windows to the existing windows of any windows that are changed out. He stated the front door would not be modified. He stated that the proposed hardie board would be a similar gray color to the existing stucco.

Mr. Lurtz 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 due to the addition on the left side of the house which affects the front face, 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.

Mr. Taylor seconded. Motion carried unanimously by a vote of 7-0. The Commission adopted the proposed Finding of Fact and issued a Certificate of Appropriateness for COA 2020-00018.

Mr. Taylor moved to adopt changes to the wording of the 30 Orange Road staff report. Seconded by Mr. Schroeder. Motion carried unanimously by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Staff Approvals of Minor COA

There were no comments from the Commission.

V. Next Meeting Date

A. Regular Meeting on Thursday, March 26, 2020

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the regular meeting. Seconded by Mr. Lurtz. Motion carried unanimously by a vote of 7-0 at 4:38.

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.