



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 24TH, 2022
ASSEMBLY HALL, COUNCIL CONFERENCE ROOM, AND ZOOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Staff Present:

Alex Cameron, Planning Supervisor
Shannon Konstantinou, Clerk to the Board

Approximately 15 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:03 PM.

Mr. Von Salzen briefly recessed the Regular Meeting to relocate from Assembly Hall to the Council Conference Room of Village Hall due to audio and visual equipment malfunctions in Assembly Hall, and explained the purpose of this meeting for the Historic Preservation Commission.

II. Approval of Minutes

A. 01-27-2022 Special Meeting Minutes

Mr. Taylor moved to approve the minutes of the January 27, 2022 Special Meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0.

B. 01-27-2022 Regular Meeting Minutes

Mr. Taylor moved to approve the minutes of the January 27, 2022 Regular Meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0.

Mr. Lurtz moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Vincent. Approved by a vote of 7-0.

III. Public Hearing

Mr. Von Salzen explained the procedures of a quasi-judicial public hearing.

All Commission members stated they had visited all sites and did not have any ex parte communication apart from Mr. Taylor. Mr. Taylor stated he did have non-substantive ex-parte communication with the Owner of 65 Carolina Vista in order to visit the back yard of the property.

Mr. Cameron, Planning Supervisor, was sworn into the public hearing and testified as follows.

A. COA-2022-00037 (25 DOGWOOD RD.)

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 to 25 Dogwood Rd. Modifications include the replacement of existing siding and roofing, and to replace garage door with entry door and window. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, Inc.

Mr. Wayne Haddock and Ms. Courtney Emch, both of Pinehurst Homes, Inc., were sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission, Mr. Haddock, Ms. Emch, and Mr. Cameron discussed the proposed alterations to and renovation of the garage structure, and the materials proposed to be used.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00037) and find the proposed Major Work at 25 Dogwood Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 7-0.

B. COA-2022-00038 (75 DUNDEE RD.)

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 to 75 Dundee Rd. Modifications include the removal of one entrance door, addition of a window, partial removal of a deck, removal of a cement flower bed / set of stairs / walkway, and minor landscaping. The property is identified as Moore County PID Number 00019613. The property owner and applicant is Kristina Zeidler.

Ms. Kristina Zeidler was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission, Ms. Zeidler, and Mr. Cameron discussed the proposed alterations to the exterior of the property, Ms. Zeidler's intentions behind seeking approval for the proposed alterations, the size of existing shutters versus the size of proposed new shutters (it was determined, although the size of the existing shutters does not comply with the Standards, the new shutters matching the existing shutters in size makes the new shutters consistent), the historic orientation of the property's front entrance, and the removal of the deck sections as listed in the application.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00038) and find the proposed Major Work at 75 Dundee Rd. is not consistent with Historic District Standards (due to shutter dimensions not meeting the dimensions set out in the Standards, however, are consistent with existing windows and shutters) but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

C. COA-2022-00040 (15 BEULAH HILL RD.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to COA-2021-00100 at 15 Beulah Hill Rd. Modifications include changes to the placement of a back addition, changes to the location and number of windows on the back addition, and the addition of a small garage door to the front addition. The property is identified as Moore County PID Number 855212857072. The property owners are Craig & Margaret Ellis, TTEE and applicant is MegAnn Ellis.

Ms. MegAnn Ellis was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission, Ms. Ellis, and Mr. Cameron discussed the requested modifications to the proposed work requested in COA-2021-00100, Ms. Ellis's intentions behind changing the location and number of windows (to improve the view from the windows once installed) and adding a garage door to the proposed addition, the orientation of the proposed addition garage door in relation to the street view and front of the dwelling (it was determined the orientation of the proposed addition garage door made it so the garage door would not be prominent on the front of the dwelling and the street view would be significantly screened by existing foliage), and the fact that the size of the proposed addition was not increasing only the location of the proposed addition (shifting 6 feet further south on the property).

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00040) and find the proposed Major Work at 15 Beulah Hill Rd. is not consistent (due to not meeting Standard III.I.3 relating to garage door orientation, however, the orientation of the dwelling and lot allow for significant screening of the garage door with existing foliage) with 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. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

D. COA-2022-00042 (65 CAROLINA VISTA)

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 to 65 Carolina Vista. Modifications include the addition of a screen system, guardrails, stairs, and railings to an existing porch (replacing masonry stairs and wrought iron railings); the replacement of a front door (Azalea Rd. side); the replacement of a window with a new door at the rear (Ritter Rd. side); the addition of new and removal of existing fence sections in multiple locations; the addition of outbuilding; new (in a new location) and removal of existing paving in rear yard; addition of pergolas in rear yard; removal of existing trees; and the expansion of the parking area. The property is identified as Moore County PID Number 00017274. The property owners are Joseph & Patricia Mosso and applicant is Robert Anderson.

Mr. Joseph Mosso and Mr. Robert Anderson were sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission, Mr. Mosso, Mr. Anderson, and Mr. Cameron discussed the proposed alterations to the exterior of the property, Mr. Mosso's intentions behind the proposed alterations (to make the exterior living areas and yard of the property more usable and private, and to help prevent trespassing and vandalism of the property), the request for a solid wood fence not meeting the Standards (Mr. Mosso and Mr. Anderson stated a shadow box fence would not provide the same privacy or aesthetics the solid wood fence would provide), the style of fencing to be used adjacent to either side of the proposed "dependency" building and pergola, the location of proposed work in relation to the Right-of-Way and Setback requirements, and the proposed PVC material not meeting the Standards.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. Ms. Elizabeth Fisher of 15 Carolina Vista spoke in favor of the work proposed by Mr. Mosso and Mr. Anderson.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2022-00042) and find the proposed Major Work at 65 Carolina Vista is not consistent with 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. The following Conditions apply: No construction shall cross the setback line. The new fence sections flanking each side of the dependency structure shall be batten (with the battens on the outside) and 6' tall. The remaining new fence section illustrated in Exhibit A-2.1 shall be 6' tall transitioning down to the existing 40" fence section. All fence materials shall be either wood or composite resembling wood with grain on the outside. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

E. COA-2022-00062 (15 CAROLINA VISTA)

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 to 15 Carolina Vista. Modifications include the relocation of an existing 4' pool fence and gates, the addition of a new privacy fence walk to the existing arbor, and the modification of the related brick wall from the gates to the existing driveway. The

property is identified as Moore County PID Number 00029473. The property owners are James and Elizabeth Fisher and applicant is Teresita Chao (Architect).

Mr. James Fisher, Ms. Elizabeth Fisher, and Ms. Teresita Chao were sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission, Mr. Fisher, Ms. Fisher, Ms. Chao, and Mr. Cameron discussed the proposed alterations to the exterior of the property, Mr. and Ms. Fisher's intentions behind the proposed work (to provide greater privacy and security against trespassers and vandalism of the back yard and exterior living spaces of the property), the increase in both vehicular and pedestrian traffic over the past few years, and the incorporation of historic stained glass pieces into the proposed sections of solid wood wall flanking the entrance gate to the property.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00062) and find the proposed Major Work at 15 Carolina Vista is not consistent with Historic District Standards (due to the height of the proposed wall) but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Herring. Approved by a vote of 7-0.

F. COA-2022-00039 (15 FIELDS RD.)

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 dwelling at 15 Fields Rd. The construction will consist of a single story, 3,276 square foot dwelling located at the corner of Fields and Cherokee Rds. The property is identified as Moore County PID Number 00029479. The property owner is Joseph Patrick Iverson and applicant is James Secky.

Mr. James Secky was sworn into the public hearing.

Mr. Cameron discussed the proposed work and submitted into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans,

and Findings of Fact. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

The Commission, Mr. Secky, and Mr. Cameron discussed the proposed new construction of a single family dwelling, debated the selection of Garrison Red (a color from the Standard's approved trim color palette but not main elevation color palette), and the intentions behind Mr. Secky's color palette selection and desired aesthetics for the dwelling. The Commission and Mr. Secky debated allowing Mr. Secky to paint the main elevations of the dwelling Garrison Red on the condition that once complete Mr. Secky would re-paint the dwelling with a color palette selected from the Standard's approved color palette should the Commission not find Garrison Red to be an acceptable main elevation color.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. Mr. Russell Miller spoke in opposition to the selected color palette and requested the accessory building be considered for demolition by the Owners and Applicant due to the derelict condition of the structure.

The Commission and Mr. Secky further debated the selection of Garrison Red as the main color for the proposed new dwelling. It was determined Mr. Secky would need to revise the color palette for the application to selections from the Standard's approved color palette.

The Commission and Mr. Secky determined that the Public Hearing for Case F: COA-2022-00039 (15 Fields Rd.) would be continued to the next Regular Meeting of the Historic Preservation Commission on 03-24-2022 to provide Mr. Secky time to amend the color palette proposed in the application to colors selected from the Standard's approved color palette.

Mr. Taylor moved to continue Case F: COA-2022-00039 (15 Fields Rd.) to the next Regular Meeting of the Historic Preservation Commission on 03-24-2022. Seconded by Mr. Herring. Approved by a vote of 6-1. Mr. Lurtz voted "Nay".

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 01/20/2022 – 02/17/2022

V. Next Meeting Date
A. Regular Meeting March 24th, 2022

The Commission and Mr. Cameron discussed the need for another Work Session prior to the next Regular Meeting of 03-24-22. Mr. Cameron stated he would determine the workload for the next

meeting and communicate with the Commission when another Work Session meeting seemed feasible.

VI. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 6-1 at 07:31 PM. Mr. Lurtz voted "Nay".

Respectfully Submitted,



Shannon Konstantinou
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.