



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
JANUARY 28, 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

Members Absent:

John Taylor

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Clerk to the Board

Approximately eight 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. 12-17-2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the December 17, 2020 regular meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

III. Public Hearing

Mr. Schroeder moved to recess the regular meeting and open the public hearing. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

All Commissioners disclosed they conducted site visits to all properties on the agenda and had no ex parte communication.

Senior Planner Peter Hughes was sworn into the public hearing.

A. COA-2020-00178 (11 Village Lane)

Property owner Jim Hyler was sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 11 Village Lane. The applicant is proposing to replace a portion of existing asphalt shingle roofing with metal roofing. The subject property can be further identified by Moore County Pin Number #855208878559. The property owners of record are Nancy and Jim Hyler and the applicant is Chris Cleaveland of Sandhills

Building Systems. 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. Hughes learned the work was being performed without a certificate of appropriateness after an anonymous complaint. Mr. Hyler stated after purchasing the house, it was discovered part of the wood along above the door was rotting. He stated they were unable to match the existing asphalt shingles and chose to replace them with metal roofing. Mr. Hyler stated the contractor had advised him that he did not need Village approval for the changes. He stated the proposed front door with glass panels would let light into the house. He stated that all the other houses in the cul-de-sac have glass panels in or around their front doors.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 11 Village Lane **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Vincent. Failed by a vote of 2-4.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 11 Village Lane is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- *Based on the black matte color of the proposed roof*

Seconded by Ms. Lucey. Approved by a vote of 5-1.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 11 Village Lane. Seconded by Mr. Vincent. Approved by a vote of 6-0.

B. COA 2020-00184 (190 Midland Road)

Applicant John English and Kelly Bennett of Statewide Roofing were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 190 Midland Road. The applicant is proposing to replace the existing cedar roof with a different roofing material. The subject property can be further identified by Moore County Pin Number #856210372437. The property owner of record are Zack Taylor and the applicant is John English of Statewide Roofing. 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.

Ms. Bennett showed the Commission an example the proposed shingles from Exhibit D. Mr. English stated the proposed shingles were in his opinion the best wood shingle lookalike product on the market.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 190 Midland Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- New roofing material should match existing material
Seconded by Ms. Lucey. Approved by a vote of 6-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 190 Midland Road. Seconded by Ms. Lucey. Approved by a vote of 6-0.

C. COA 2021-00006 (1 Carolina Vista)

Applicant Calvin Burkley of Pinehurst Resorts and Don Tice of Tice-Kiester Architects were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for exterior modifications at 1 Carolina Vista. The proposed exterior modifications include the alteration of an entryway, addition of signage, and replacement of windows and doors with in kind material. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856213032663. The property owner is Resorts of Pinehurst Inc. and the applicant is Calvin Burkley of Pinehurst Resorts. 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. Hughes stated there is no Historic District standard for the proposed illuminated menu. Mr. Tice stated the proposed columns, raised panels, and slightly darker siding color were to make the entrance to the 91st Hole bar and restaurant a little easier to find.

Mr. Schroeder moved that the Historic Preservation Commission find the proposed Major Work at 1 Carolina Vista **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 1 Carolina Vista. Seconded by Mr. Herring. Approved by a vote of 6-0.

D. COA 2020-00180 (60 Shaw Road)

Applicant Jim Secky and property owner Christopher Grimm were sworn into the public hearing.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 60 Shaw Road Southwest. The applicant is proposing to make a 15' x 33' addition to the front and side of the structure. The subject property can be further identified by Moore County Pin Number #855200851638. The property owner of record are Christopher Grimm and Debralee Nelson and the applicant is Jim Secky. 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. Secky corrected the record and stated there were no trees being removed. He stated the intent was to add an addition that looked like it had always been there. Mr. Grimm stated the addition was to expand the existing bedrooms.

Mr. Vincent moved that the Historic Preservation Commission find the proposed Major Work at 60 Shaw Road is **not consistent** with the Historic District Guidelines, nevertheless is deemed **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact, for the following reasons given:

- *Proposed front door is different style and color than existing front door*

Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Mr. Vincent moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 60 Shaw Road. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

E. COA-2021-00003 (87 Short Road)

Project professional Christine Dandeneau and property owner and applicant Judy Davis were sworn into the public hearing. Mr. Schroeder disclosed he knows Ms. Dandeneau and Ms. Davis, but had no conflict of interest.

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for multiple exterior modifications at 87 Short Road. The modification include: a 500 square foot addition, modification of an existing garage into an accessory dwelling, addition of a rear yard patio, addition of rear yard fencing, replacement of windows, replacement of shutters, removal of multiple trees, replacement of the existing roof and reconfiguration of a driveway. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number #856205284641. The property owner and applicant Judy Davis and the project professional is Christine Dandeneau of Dandeneau Architecture P.L.L.C. 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.

Ms. Dandeneau stated the trees with the ribbons, as shown in the staff presentation, will be removed and will allow Ms. Davis more landscaping opportunities. Ms. Davis stated she wants to remove a minimum of three trees, and maybe four or five more. Ms. Dandeneau showed the Commission a photo of trees to be removed (photo is located in the meeting file). Ms. Dandeneau stated all structures on the property would have the same architectural asphalt shingles. Ms. Davis stated the metal fence would be painted black.

Mr. Lucey moved that the Historic Preservation Commission find the proposed Major Work at 87 Short Road is not consistent with the Historic District Guidelines, nevertheless is deemed congruous with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 11 Village Lane. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Schroeder moved to close the public hearing. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for December 10, 2020 to January 9, 2021

The Commission had no comments.

V. Next Meeting Date

A. Regular Meeting on February 25, 2021 at 4:00 pm

The Commission discussed holding a work session in early March to discuss the Guidelines/Standards updates.

VI. Motion to Adjourn

Mr. Herring made a motion to adjourn the meeting. Seconded by Mr Schroeder. Approved by a vote of 6-0 at 5:26 pm.

Respectfully Submitted,



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.