



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
NOVEMBER 19, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Richard Vincent

Staff Present:

Peter Hughes, Senior Planner*
Alex Cameron, Senior Planner
Kelly Brown, Administrative Specialist

And approximately five people in attendance.

I. Call to Order

Chair Von Salzen called the meeting to order at 4:00 pm and confirmed a quorum was present.
*Senior Planner Peter Hughes participated remotely via Zoom meeting platform.

II. Approval of Minutes

A. 10-22-2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the October 22, 2020 regular meeting as amended.
Seconded by Mr. Taylor. Approved by a vote of 6-0.

III. Public Hearing

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

Commissioners disclosed the following: Mr. Schroeder and Mr. Lurtz visited 245 Magnolia Road and had no ex-parte communication; Mr. Von Salzen visited all sites on the agenda and disclosed he met the homeowners of 85 Community Road while conducting other business, but did not discuss the case; Mr. Taylor, Ms. Lucey, Mr. Lurtz, and Mr. Herring visited all sites on the agenda and had no ex-parte communication.

A. COA 2020-00137 (245 Magnolia Road)

Senior Planner Peter Hughes and applicant Hope Maness of East Coast Development 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 construction of a new accessory structure, which is greater than 144 square feet, at 245 Magnolia Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855212974240. The property owners are Dawn Snead and Jeffery Clark and the applicant is Hope Maness. Mr. Hughes provided background on the request 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. Maness stated the homeowners are adding a garage for storage. She stated the roof is not standing seam. She stated the light fixtures have not been selected yet. Mr. Taylor noted the foundation of the garage will not be aligned with the foundation of the principal structure due to topography of the lot. Ms. Maness confirmed the roof pitch of the proposed garage is steeper than the roof pitch of the principal structure due to homeowner preference.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 245 Magnolia 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 the findings of fact, for the following reasons given:

- *The pitch of the roof was steeper than the primary structure, the foundation of the garage was not in alignment with the primary structure due to elevation changes in the land, and windows on the front elevation did not match windows on the primary structure.*

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

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 245 Magnolia Road. Seconded by Ms. Lucey. Approved by a vote of 6-0.

B. COA-2020-00155 (80 McCaskill Road)

Applicant Travis Wallace 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 for exterior modification of the primary structure at 80 McCaskill Road. The proposed exterior modification is replacement of rear doors which do not match the style, material, or dimension of existing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 855211762114. The property owner is Watson Place LLC and the applicant is Travis Wallace. 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 clarified that the applicant did not request a full demolition, but rather construction demo of old materials to allow for the requested modifications. He stated the patio in Exhibit E was approved by staff as a minor work. He stated he could not approve the change in doors as a minor work because the dimensions did not match the existing doors.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 80 McCaskill 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 the findings of fact, for the following reasons given:

- *The French doors being proposed do not match the existing sliding doors*

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

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 80 McCaskill Road. Seconded by Mr. Herring. Approved by a vote of 6-0.

C. COA-2020-00156 (85 Community Road)

Property owner Paul Milan 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 for a modification to a previously approved Major COA that is not considered Minor Work at 85 Community Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number# 856209073413. The property owners are Paul and Lorelei Milan 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. Hughes confirmed that the applicant is requesting to remove a previously approved door from the left elevation. He stated upon field inspection the doorway was not constructed, and in its place was continuation of the previously approved shake siding. He confirmed the change in window was a staff level approval.

Mr. Milan stated the door change occurred during the construction process and was not aware it would be an issue.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 85 Community Road **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. Lurtz. 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 85 Community Road. Seconded by Ms. Lucey. Approved by a vote of 6-0.

D. COA-2020-00159 (1 Carolina Vista)

IV. Applicant Calvin Burkley of Pinehurst Resort LLC and architect Jim Compton 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 construction of an accessory structure at 1 Carolina Vista. 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 the proposed windows are sliding/drop-down windows similar to a garage door, which are not specifically addressed in the Guidelines. Mr. Burkley stated they are proposing two fire pits and one fireplace. Mr. Compton stated they are only proposing one garage door with built-in muntins, which is similar to The Deuce at the Pinehurst Resort. He stated it is not one solid piece and is broken into pieces in order to fold. Mr. Compton stated the windows in the door would have clear glass.

Ms. Lucey 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. 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 1 Carolina Vista. Seconded by Mr. Taylor. Approved by a vote of 6-0.

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

V. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for October 16 to November 9, 2020

No comments from the Commission.

VI. New Business

A. 2021 Meeting Schedule

The Commission reviewed the 2021 regular meeting schedule and had no comments or changes.

B. Agenda Packets

The Commission and Village staff discussed the timeline for receiving printed agenda packets. Mr. Schroeder requested the Commission receive printed packets the Thursday before the meeting date. Staff stated it would be difficult to have printed packets available by Thursday, and the goal would be Friday.

VII. Next Meeting Date

A. Regular Meeting on December 17, 2020 at 4:00 pm

VIII. Motion to Adjourn

Mr. Lurtz made a motion to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0 at 5:37 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.