



**HISTORIC PRESERVATION COMMISSION
SEPTEMBER 22, 2022
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. 08-25-2022 Regular Meeting Minutes
- III. Public Hearing
 - A. COA-2022-00149 (75 Beulah Hill Rd N)
The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of single family residence at 75 Beulah Hill Rd. N. The property is identified as Moore County PID Number 00014389. The property owner is Golf Estates NC, LLC. and the applicant is Dean King with Pinnacle Development Design Build.
 - B. COA-2022-00158 (80 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 the replacement of two sections of the roof at the Carolina Hotel (80 Carolina Vista). The first replacement is over the main lobby and porte-cochere, which the applicant is proposing a gray TPO roof; the second replacement is over the Cardinal Ballroom lobby, which the applicant is proposing a white TPO roof. The property is identified as Moore County PID Number 00025808. The property owner is the Resorts of Pinehurst, LLC and the applicant is Pinehurst Resorts.
- IV. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's issued 8/16/2022 - 9/12/2022
- V. Next Meeting Date
 - A. 10-27-2022 Regular Meeting
- VI. Motion to Adjourn

*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.*



**08-25-2022 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alfred Cassidy; Maria Carpenter

DATE OF MEMO:

9/13/2022

MEMO DETAILS:

Attached is a draft copy of the 08-25-2022 Regular Meeting minutes for your review.

ATTACHMENTS:

Description

08-25-2022 Regular Meeting Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 25TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Cara Mathis
John Taylor
David Herring
Terry Lurtz

Members Absent:

Richard Vincent

Staff Present:

Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician

Approximately 20 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduce themselves, and Mr. Von Salzen introduced Staff. Mr. Von Salzen noted the absence of Mr. Vincent, who may arrive later in the meeting.

II. Approval of Minutes

A. 07-28-2022 Special Meeting Minutes

Mr. Lurtz moved to approve the minutes of the July 28, 2022 Special Meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0.

B. 07-28-2022 Regular Meeting Minutes

Mr. Lurtz moved to approve with revisions the minutes of the July 28, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0. Revision proposed by Mr. Von Salzen: page 10, motion to continue case COA-2022-00119 (80 Carolina Vista) to read “the deliberations and decision of the case”. Revision proposed by Mr. Lurtz: page 1, removal of the name of prior Commission member Ms. Anne Lucey from the Members Present section and replacement with current Commission member Ms. Cara Mathis.

Mr. Taylor moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

All Commission members stated they had visited all sites and did not have any ex parte communication with the exception of Mr. Taylor who did have minor contact with two of the owners for access to the site but nothing that would qualify as ex parte.

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

III. Public Hearing

A. COA-2022-00119 (80 Carolina Vista)

The purpose of this public hearing is a continuation from the July 28, 2022 meeting to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the installation of 96 paved parking spaces in the rear at 80 Carolina Vista Drive. The property is identified as Moore County PID Number 00025808. The property owner is the Resorts of Pinehurst Incorporated and the applicant is Calvin Burkley.

Mr. Von Salzen opened the Public Hearing with a continuation of the deliberation and decision portion of case COA-2022-00119 (80 Carolina Vista) heard at the prior Regular Meeting of July 28, 2022.

Mr. Von Salzen directed the Commission to disregard any new materials that had been provided by Staff or the Applicant after the close of the evidentiary portion of the case during the July 28, 2022 meeting.

Mr. Taylor questioned whether the changes suggested during the prior meeting wouldn't necessitate the submittal and review of new materials from the Applicant. Mr. Von Salzen stated, if the Applicant chose to amend their application that would necessitate the submittal of new material, however, no indication had been given that the Applicant wished to amend the application.

Mr. Herring questioned whether material that was presented by the Applicant during the prior meeting but was not part of the original submittal and is referenced in the newly submitted Staff Report labeled continuation would be able to be considered. Mr. Von Salzen stated any material presented during the prior meeting would be able to be considered.

Mr. Cameron clarified the agenda packet present to the Commission for the prior meeting and formally entered into the record along with any testimony given including the presentation given by the applicant before the close of the evidentiary portion of the hearing is solely what the Commission may review and deliberate on in order to make a decision.

Mr. Herring questioned whether Exhibit A-2.5 was presented by the Applicant during the prior meeting. Mr. Cameron stated Exhibit A-2.5 referenced by Mr. Herring is part of the updated material presented by the Applicant after the prior meeting to better illustrate the proposed tree removal and planting stock of 12" in diameter or greater, which is the only tree removal or planting stock within the purview of the Commission, but may not be considered or discussed by the Commission.

Mr. Von Salzen clarified Exhibit A-2.5 as submitted by the Applicant for the prior meeting is the only version of Exhibit A-2.5 the Commission may consider. Mr. Cameron stated Mr. Von Salzen is correct.

Mr. Schroeder clarified all material submitted as an update or titled as an update is to be disregarded by the Commission in its entirety. Mr. Von Salzen stated Mr. Schroeder is correct.

Mr. Von Salzen stated the ruling to disallow any new material being entered into evidence is a ruling by the Chair and may be overruled by a majority vote of the Commission should the Commission wish to allow new material to be entered as evidence.

Mr. Cameron stated, as a matter procedure prior to continuing the Public Hearing, the Commission should consider whether a member who was absent at the prior meeting is eligible to participate in the deliberation and decision on the continued case for COA-2022-00119 (80 Carolina Vista).

Mr. Von Salzen asked Mr. Lurtz whether Mr. Lurtz had an opportunity to review the material and video recording of the prior hearing, and whether, as a result, believed he was able to participate in the deliberation and provide a fair and just decision. Mr. Lurtz responded in the affirmative.

Mr. Lurtz asked Mr. Von Salzen for clarification on the purview of the Commission with regard to parking lots and lighting, as Mr. Lurtz's understanding is that the purview of the Commission does not include these items, and requested verification that the Commission's deliberations should be limited to landscaping and fencing or walls. Mr. Von Salzen stated the Commission may have differing opinions on what items are included in the Commission's purview and the collective decision to continue the case to today's Public Hearing was to clarify how to appropriately deal with a case that is unusual for the Commission.

Mr. Taylor stated purview for the case is particularly germane given another case to be heard by the Commission later in the meeting is for a parking structure. Mr. Lurtz clarified there is a Staff committee responsible for approving parking lots not parking structures, which are the responsibility of the Commission, and there is an important

distinction between parking lots and parking structures. Mr. Taylor accepted the clarification between parking lots and parking structures as provided by Mr. Lurtz.

Mr. Von Salzen stated Mr. Lurtz's opinion on the Commissions jurisdiction with regard the case opens the deliberation to the Commission on what is within the Commissions purview when reaching a decision.

Mr. Taylor asked Mr. Cameron for clarification on Staff's opinion of Mr. Lurtz's opinion. Mr. Cameron stated during the prior meeting he was not sworn in and without the evidentiary portion of the hearing being re-opened is uncertain of the level of advice that can be given on this matter despite Staff acting as a member of the Historic Preservation Commission with limited powers or authority. Mr. Cameron stated it is his opinion the prior meeting concluded with a similar conclusion to what Mr. Lurtz is opining, which is land use does not fall under the purview of the Commission, siting or location does per the applicable Standards, the height of the brick wall does per the applicable Standards (and the reason why this application was elevated to a Major Work), and the removal of healthy trees 12" in diameter or greater at breast height along the street side and how the tree removal affects the existing canopy. In Mr. Cameron's professional opinion, these are the three items the Commission should be reviewing based on the material and evidence submitted and the applicable Standards when deliberating and making a decision.

Mr. Taylor further asked Mr. Cameron for clarification on approval of the COA by the Commission being limited to approval of tree removal and construction of a wall, not on lighting or construction of the parking lot, which may require some other form of approval. Mr. Schroeder added the consideration of tree removal is limited to how the removal will affect the canopy. Mr. Cameron stated approval by the Commission is not the only level of approval the Applicant will need. The Technical Review Committee (made up of Moore County engineers, Village of Pinehurst engineers, Fire Marshals, and Planning Staff) have been reviewing full detailed plans for the project and it was determined part of the requirements to be met was to obtain a Major Work Certificate of Appropriateness, and there are a few items that need to be signed off on by that Committee before construction of the parking lot may begin even with the granting of a COA.

Mr. Taylor verified with Mr. Cameron the three items the Commission may consider are trees to the extent to which their removal will affect the canopy, the wall to the extent to which it exceeds the height of the published Standards, and the location of the parking lot to which the Standards state new off street parking areas should not be located within the front yard.

Mr. Schroeder verified with Mr. Cameron, should the Commission approve a COA, the Commission is not the final approval on the matter, there are additional level of

approvals, however, the Commission's approval is needed before proceeding with the additional levels of approval.

Mr. Von Salzen reminded the Commission of the limited jurisdiction to be exercised over a limited number of issues in consideration of approval of the COA.

Mr. Herring continued deliberation on tree removal and wall height, two aspects of the proposed work the Commission agreed falls under the Commission's purview, and asked to review exhibits. Mr. Cameron reminded the Commission, with the evidentiary portion of the case closed, the Commission could not engage in any deliberation or discussion that would discount or discredit the evidence submitted without allowing the Applicant an opportunity to respond.

Mr. Cameron further stated the Commission's role and responsibility is to act as a judge, not to research or propose solutions or redesign the Applicants submittal.

Mr. Von Salzen stated there are aspects of this project that the Commission may not like but, if persuade those aspects are essential or structural to the characteristics of a parking lot, the Commission would be more likely to overlook these disadvantages from the Historic District standpoint. However, if Mr. Herring's assertions are correct, the aspects of the proposed work that are found to be a disadvantage to the Historic District may be ameliorated without destroying the essential or structural characteristics of a parking lot.

Mr. Herring agreed with Mr. Von Salzen's statement and stated Mr. Herring's analysis was provided to determine if there were possible alternatives the Applicant would consider to solve two issues that may cause the Commission to vote against approval of the proposed work.

The Commission discussed the responsibility of the Applicant to persuade the Commission that aspects of the proposed work were necessary, the inability to further discuss specific aspects of the proposed work due to the evidentiary portion of the hearing being closed preventing the Applicant from providing additional materials or testimony, the responsibility of the Commission being to evaluate or judge what is presented by the Applicant not to make informal / non-binding recommendations, and the Commission needing to base their decision solely on the material presented at the prior meeting.

Mr. Cameron stated the Applicant has indicated they would like to withdraw the application and verified with Mr. Dick Higginbotham, Pinchurst Resort, the intention was to withdraw the application.

Mr. Von Salzen ruled the application is withdrawn.

Mr. Alfred Cassidy, Senior Planner and Ms. Maria Carpenter, Planner, were sworn into the public hearing and testified as follows.

Mr. Von Salzen stated the order of the agenda has been changed, with the consent of the Applicants, to move item D: COA-2022-00138 (20 Spur Rd.) to the position of item B ahead of COA-2022-00139 (225 Linden Rd.).

B. COA-2022-00138 (20 Spur Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an accessory dwelling at 20 Spur Rd. The property is identified as Moore County PID Number 00013897. The property owner and applicant is Marilyn Barrett.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Taylor asked for clarification on the application being a re-submittal of a previously approved COA. Ms. Carpenter stated Mr. Taylor is correct, the previously approved

Ms. Christine Dandeneu, project architect, was sworn into the public hearing.

Mr. Schroeder and Mr. Taylor stated Ms. Dandeneu previously served on the Commission contemporaneously with them, however, no conflict of interest was present.

Ms. Dandeneu stated the only change to the proposed work from the previously approved COA was the windows, the project was not built after prior COA approval due to COVID, while the location of the proposed work is technically in the side yard but is essentially the back yard of the property on a dead end street that no one really sees, the proposed exterior material match the existing dwelling, is separate from the existing dwelling respecting the historic nature, and will be a nice addition / space for the Owners.

The Commission did not have any questions for the Applicant.

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.

The Commission deliberated on the location of the proposed work being conspicuous or inconspicuous in relation to the existing dwelling, the compatibility of the proposed work with the historic characteristics of the existing dwelling, and the consistency / congruity of the proposed work with the Historic District.

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00138) and find the proposed Major Work at 20 Spur 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. Additional Findings: The Commission determined that the accessory dwelling is not compatible with the primary residence but is congruous with other residences in the Pinehurst Historic District. Seconded by Mr. Herring. Approved by a vote of 6-0.

Mr. Von Salzen recessed the Public Hearing for a 5 minute break at 04:57 PM.

Mr. Von Salzen reconvened the Public Hearing at 05:02 PM.

C. COA-2022-00139 (225 Linden Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for installing exterior modifications to the side of the property, and the removal and relocation of the HVAC unit at 225 Linden Rd. The property is identified as Moore County PID Number 00027871. The property owner is Vima Marania and the applicant is Ronald Davidson.

Mr. Cassidy discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Mr. Cassidy into evidence.

Mr. Herring asked for clarification on the type of door proposed for installation as Exhibit A-4.3 shows a pair of doors, the mini-split system shown in Exhibit A-4.2 being an example of the type of system proposed and exact location the existing mini-split system will be relocated to, the type of existing and proposed windows, and the proposed door being a full view door as noted on Exhibit A-2.1. Mr. Cassidy stated the type of door proposed for installation is a single door, the mini-split shown in Exhibit A-4.2 is just an example of the type of mini-split system that already exists on the property and is being relocated from behind a gate to the location depicted in the exhibit, the Applicant would be able to provide further testimony on the existing windows however the proposed work is to remove a case window and replace it with a double hung window, and the proposed door will be a full view door (steel clad with glass).

Mr. Ronald Davidson was sworn into the public hearing.

Mr. Davidson stated the mini-split system will be relocated near the proposed window and door and will be within view of the proposed window.

Mr. Herring clarified the existing windows are casement windows and asked why the proposed replacement window is not casement. Mr. Davidson stated all existing windows are casement and the proposed replacement window is not casement due to the Owner feeling a double hung window would make egress easier as this window is the only means of egress on that side of the dwelling.

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.

The Commission debated the location of the proposed new location of the mini-split system, whether the proposed new location of the mini-split is within view from the street, the need for screening around the mini-split system, and the replacement of the casement window with a double hung window meeting the Standards or not. Mr. Davidson re-iterated the Owner's reasoning for choosing a double hung window and stated additional landscaping would be used to help screen the mini-split system.

The Commission debated whether permissions or recommendations were permitted as part of the motion and concluded permissions are permitted.

The Commission discussed the style of door proposed and verified the door proposed will be a full view, single door.

Mr. Taylor moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2022-00139) and find the proposed Major Work at 225 Linden Rd. 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. Conditions: 1. The mini-split HVAC unit be screened from view from Linden Rd.; 2. The door to be installed will be a full view, single door; 3. The Owner be permitted to install a casement window in lieu of the proposed double-hung window. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

D. COA-2022-00142 (15 Beulah Hill Rd. N)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the extension of the existing rear porch at 15 Beulah Hill Road N. The property is identified as Moore

County PID Number 00015557. The property owners and applicants are Craig and Margaret Ellis.

Mr. Cassidy discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Mr. Cassidy into evidence.

Mr. Herring clarified the proposed work has already been completed. Mr. Cassidy verified the proposed work has already been completed.

Ms. MegAnn Ellis was sworn into the public hearing.

Ms. Ellis apologized for completing the work prior to HPC approval and provided an explanation for completing the work prior to approval, which was due to a field adjustment recommended by the Contractor in order to provide room for duct work and to improve storm water management / drainage.

Mr. Von Salzen clarified the proposed work is not visible from the street. Ms. Ellis verified the proposed work is not visible from the street.

Ms. Mathis clarified the proposed work does not change the overall appearance of the dwelling, simply moves this portion of the dwelling out further. Ms. Ellis verified the overall appearance of the dwelling does not change, just moves slightly.

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-2022-00142) and find the proposed Major Work at 15 Beulah Hill Rd. N 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 6-0.

E. COA-2022-00143 (1 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 the construction of a parking structure at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner is Pinehurst Resort and the applicant is Robert Koontz.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Schroeder asked to view the Existing Site Conditions slide of the PowerPoint presentation and verified the location of the parking terrace depicted is an approximation of the proposed location. Ms. Carpenter stated the location depicted is an approximation.

Mr. Richard Higginbotham, CFO of the Resort; Mr. Jay Hugo, project architect; and Mr. Robert Koontz, landscape designer were sworn into the public hearing.

Mr. Higginbotham read a prepared statement outlining the intentions behind, design elements of, and community support of the proposed work.

Mr. Hugo reviewed a PDF presentation depicting the location of the proposed work in relationship to existing structures on the Resort property, photos of existing Resort site features and characteristics incorporated in the design of the proposed work, renderings of the proposed work depicting elevations, reviewed structural features of the proposed work, outlined access points throughout the proposed work, illustrations of proposed materials in relation to existing materials used on structures located throughout the property, reviewed details of the proposed landscaping in and around the proposed work, and the location of the proposed work in relation to existing parking areas on the site.

The Commission asked for clarification on how many parking spaces would be provided by the proposed work and whether the proposed work is meant to be a final approval or if modifications were to be expected. Mr. Hugo stated the proposed work would add 123 parking spaces and is meant to be a final approval.

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

Mr. Cameron stated it was Staff's understanding the proposed work is at mostly a full detailed construction drawing or at least 90% and if there are any changes authorized as Major Work the Applicant would have to come back before the Commission for approval.

The Commission, Mr. Hugo, and Mr. Higginbotham discussed the timeline of construction for the proposed work coinciding with other construction projects in the area being an attempt to minimize construction impact and duration on the surrounding property owners.

The Commission, Mr. Hugo, Mr. Higginbotham, and Mr. Koontz discussed the removal of 25 trees 12” or greater in diameter, the installation of new Longleaf Pines on the site, and the lighting of the terrace’s lower level not being within view of Highway 5 as the lower level of the structure will be obscured from view by a retaining wall.

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 voice approval of the proposed work.

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00143) and find the proposed Major Work at 1 Carolina Vista 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. Herring. Approved by a vote of 6-0.

Mr. Von Salzen recessed the Public Hearing at 05:59 PM for a 5 minute break.

Mr. Von Salzen reconvened the Public Hearing at 06:03 PM.

F. COA-2022-00145 (200 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 the demolition of an existing and construction of a new office at 200 Beulah Hill Rd. The property is identified as Moore County PID Number 00029515. The property owner and applicant is the Village of Pinehurst.

Ms. Carpenter corrected the land use of the property in question is Public Conservation and discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant’s materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Lurtz asked whether the barn adjacent to the proposed work will be repainted. Ms. Carpenter and Mr. Cameron stated the Applicant will be able to answer Mr. Lurtz’s question.

Mr. Mark Wagner was sworn into the public hearing.

Mr. Wagner stated the barn has already been repainted with the exception of the area directly next to the proposed work. Mr. Wagner stated the structural issues / condition of the office was discovered during preparations for re-painting the barn and office, and after inspection by the Building Official it was determined the office structure needed to be demolished and rebuilt.

Mr. Schroeder verified everything will look exactly the same as the existing. Mr. Wagner stated everything will look exactly the same with the only change being the replacement windows are vinyl instead of wood and vinyl windows have been used on other structures throughout 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 clarified the need for one or two motions given the demolition proposed. The Commission verified only one motion was needed.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00145) and find the proposed Major Work at 200 Beulah Hill 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. Lurtz. Approved by a vote of 6-0.

Mr. Lurtz moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 07/15/2022 – 08/16/2022.

The Commission and Staff discussed scheduling a Work Session for further work on revisions to the Standards. It was determined to delay scheduling a Work Session to after the current Standards revisions had been presented for approval by Council.

V. Next Meeting Date
A. Regular Meeting September 22nd, 2022

VI. Motion to Adjourn
Mr. Schroeder moved to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0 at 06:17 PM.

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.

DRAFT



COA-2022-00149 (75 BEULAH HILL RD N)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of single family residence at 75 Beulah Hill Rd. N. The property is identified as Moore County PID Number 00014389. The property owner is Golf Estates NC, LLC. and the applicant is Dean King with Pinnacle Development Design Build.

FROM:

Maria Carpenter

CC:

Alex Cameron; Shannon Konstantinou

DATE OF MEMO:

9/12/2022

MEMO DETAILS:

Please, see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ☐ Exhibit S-1
- ☐ Exhibits A-1 to A-5



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
 Alfred Cassidy, Senior Planner
 Shannon Konstantinou, Administrative Specialist
Date: September 15, 2022
Subject: Major COA Request for 75 Beulah Hill Rd. N.

Applicant:	Golf Estates NC, LLC
Owners:	Dean King, Pinnacle Development Design Build
Property Location:	75 Beulah Hill Rd. N.
Land Use:	Single Family Residential
PID#	00014389
COA#:	2022-00149

Request and Background:
☐ **Contributing**
☐ **Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for construction of a new single family dwelling. The property is further identified as Moore County PID Number 00014389. The property is currently vacant and not listed as Contributing or Non-Contributing. The parcel is +/- 0.564 acres in size.

The applicant proposes to construct a single family dwelling that will consist of 2 floors and approximately 4690 square feet. The proposed construction will consist of the house with fiber board siding and asphalt shingles, front porch, patio, and concrete driveway.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:***IV. RESIDENTIAL NEW CONSTRUCTION******B. GENERAL STANDARDS***

1. SECTION IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. SECTION IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Standards herein as appropriate to specific projects.
3. SECTION IV.B.3 - Color schemes **must** comply with the Village of Pinehurst Color Palette as described in SECTION III, Chapter N, PAINT, and *should* be compatible with the architecture of the structure.
4. SECTION IV.B.4 - Detailing on new primary structures *should* be compatible with its overall architectural style.
5. SECTION IV.B.5 - On the front and street facing elevations, posts and columns *should* be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.
6. SECTION IV.B.6 - Roof forms *should* be congruous with the Pinehurst Historic District.
7. SECTION IV.B.7 - A simple roofline frequently features gable, gambrel, or hip roof forms.

C. WINDOWS AND DOORS

1. SECTION IV.C.1 – Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
2. SECTION IV.C.2 – Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.
3. SECTION IV.C.3 –Glass block windows are **not allowed** on street-facing elevations.
4. SECTION IV.C.4 – Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.
5. SECTION IV.C.5 – Sliding doors are **not allowed** on street-facing elevations in the Pinehurst Historic District.

D. SHUTTERS

1. SECTION IV.D.1 – Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
2. SECTION IV.D.2 – Shutters *should* be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
3. SECTION IV.D.3 – Each shutter **must** be equal to the height of the window opening and one half the width.
4. Section IV.D.4 – Shutters on arched windows **must** match and have an arched head as well.

E. ACCESSORY FEATURES AND STRUCTURES

1. SECTION IV.E.1 – All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, and pergolas, **must** be congruous with other accessory structures in the Pinehurst Historic District.
2. SECTION IV.E.4 – Attached garages *should* not be prominent on the street-facing elevation and *should* be set behind the front facade of the primary structure. Every effort *should* be made to position garages so that the garage doors open to the rear or side of the dwelling.
3. SECTION IV.E.7 – A garage that opens toward the front *should* be set back at least 10 feet from the front elevation of the residence.

F. BUILDING MATERIALS

1. SECTION IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.

2. SECTION IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
3. SECTION IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
 - a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
 - b. Plywood siding
 - c. Vinyl siding or aluminum siding
 - d. Plastic, sheet metal, or a similar material used as siding or panels
 - e. Any treatment of material that imparts a glossy or reflective finish to the material
 - f. Concrete, cinderblock, or glass block.
 - g. Boxed chimneys

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

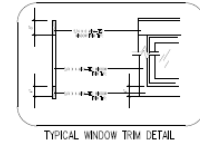
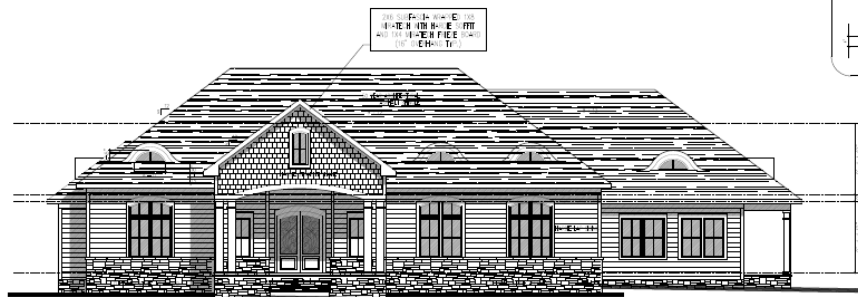
1. SECTION VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.5 – Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.3 – Existing large trees and other significant landscape elements *should* be incorporated into plans for addition and new construction.
2. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
3. SECTION VII.C.5 – Mechanical equipment such as air conditioners or heat pumps, *should* be located on non-character defining elevations of the structure whenever possible. These systems *should* be screened by the use of planted material or appropriate fencing if they are easily visible from the street.



② REAR ELEVATION
SCALE: 3/8" = 1'-0"

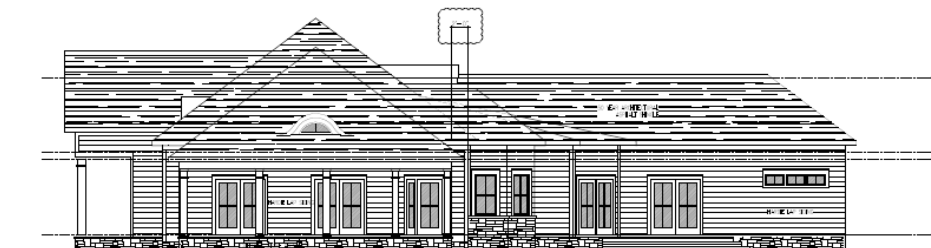


TYPICAL WINDOW TRIM DETAIL

① FRONT ELEVATION
SCALE: 3/8" = 1'-0"



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Proposed Elevations



Rendering of front of proposed dwelling



JELD-WEN

[WINDOWS](#)

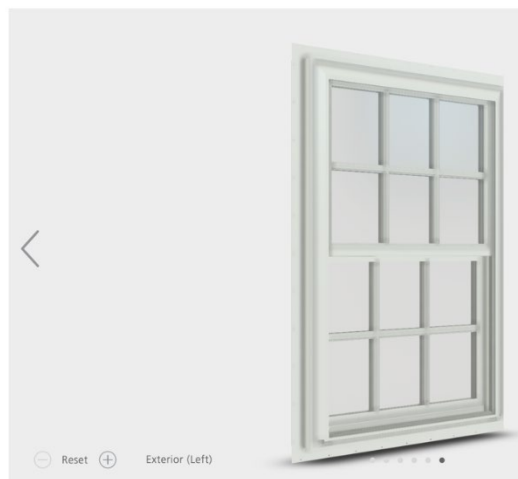
[DOORS](#)

[STYLE & DESIGN](#)

[SUPPORT](#)

[FOR PROS](#)

Premium™ Vinyl (V-4500) Window: Double-Hung

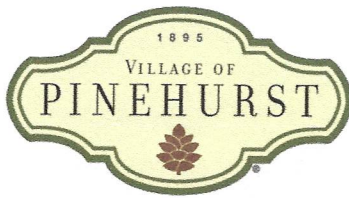




Proposed Materials

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the proposed single family dwelling is congruous with the Pinehurst Historic District, and whether it meets the Historic District Standards.



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☒ Major Work

☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at

<https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

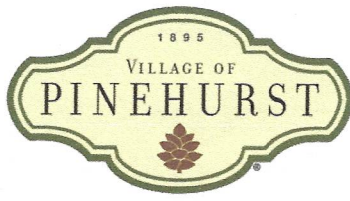
**This application must be completed in full and submitted as supporting material to the online application.*

Intake Information

Property Address	
Street Address	75 BEULAH HILL ROAD
City, State, Zip Code	PINEHURST NC
Parcel ID #	00014389

Owner Information			
Name	GREG BRYANT	Home Phone #	NA
Street Address	85 SHAW RD SW	Mobile Phone #	
City, State, Zip Code	PINEHURST NC	Business Phone #	
Email	gbryant@biltgroup.net		

DEAN KING Applicant			
Name	PINNACLES DEV	Other Phone #	910 986 1311
Email	Dean@pdcnc.com	Street Address	PO BOX 55
Mobile Phone #		City, State, Zip Code	SP NC 28388



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

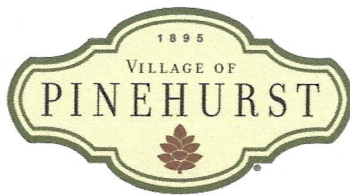
Fee: \$500 – Major

(Revised 01/2022)

Licensed Professionals (Optional)	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	56176
Name	Pinnacle Development
Street Address	PO Box 55
City, State, Zip	SP NC 28388
Phone #	910 986 1311
Email	Dean@pdnc.com

General Information

Description of Changes to the Structure	
Type of Work	☐ Addition ☐ Alteration ☒ New
Existing Use	Proposed Use
☒ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	☐ Vacant ☒ Single Family Low Density ☒ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services
Includes Demolition	☐ Yes ☒ No
Includes Tree Removal	☒ Yes ☐ No



Historic Certificate of Appropriateness (COA)

Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)	
Front Elevation Siding		HARDI SIDING		SW 6156	RAMIE
Rear Elevation Siding		" "		" "	
Right Elevation Siding		" "		" "	
Left Elevation Siding		" "		" "	
Trim		HARDI TRIM		SW 7005	pure white
Windows		VINYL		WHITE	
Chimney					
Foundation		CULTURED STONE		BROWN / GREY	
Front Door		MAHOGANY		STAIN / BROWN	
Shutters		CEDAR		MATCH FRONT DOOR	
Garage Door		ALUM.		WHITE	
Roof		50YR ARCH SHINGLE		WEATHERED WOOD	
Awning					
Fence					
Front Porch		PENNSYV. GREY STONE		GREY / TAN / BROWN	
Deck					
Patio		CONCRETE		BROOMED FINISH	
Sidewalk		CONCRETE		GREY	
Sky Lights / Solar					
Driveway		CONCRETE		GREY	
Signage					
Other: _____					
Other: _____					

Required Documents

- ☐ Site Plan/Survey or Sketch
☐ Floor Plans

- ☐ Elevation Drawings
☐ Landscaping Plan

- ☐ Photos of Existing Site

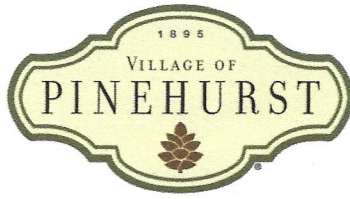
Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____

Date: _____

Planning and Inspections Department
 395 Magnolia Rd - Pinehurst, North Carolina 28374
 (910) 295-8660 - www.vopnc.org

**Historic Certificate of Appropriateness (COA)****Major and Minor**

Fee: \$100 – Minor

Fee: \$500 – Major

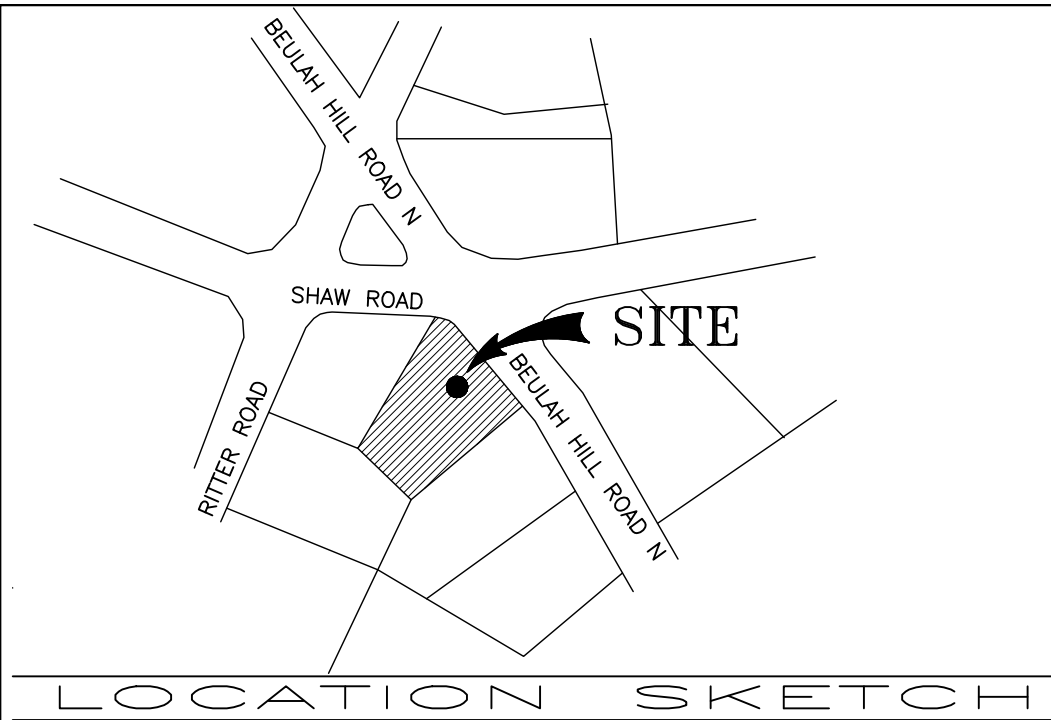
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: _____



in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 4884, PAGE 445
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365
DATE: JUNE 6, 2022

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY
S. R. SHEFFIELD, PLS NO. 1365, ON JUNE 6, 2022
THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

UNLESS OTHERWISE DENOTED,
= EXISTING IRON STAKE
= EXISTING CONCRETE MONUMENT
= SET CONCRETE MONUMENT
= SET IRON STAKE
= SQUARE FOOTAGE
= UTILITY POLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= CATCH BASIN
= SANITARY SEWER MANHOLE
= POWER SERVICE STUB
= SEWER SERVICE STUB
= TELEPHONE SERVICE STUB
= CABLE TV SERVICE STUB
= FENCE
= SILT FENCE

18P = PINE TREE W/ SIZE NOTED
OAK TREE
HARDWOOD TREE
DOGWOOD TREE
AREA LIGHT

GRID NORTH (NAD 83)
NORTH CAROLINA

SITE CALCULATIONS

TOTAL LOT SQ FT 23,120 sq. ft.
BLDG FOOT PRINT 5,505 sq. ft.
DRIVEWAY WALKWAY 1,745 sq. ft.
AND PATIO

TOTAL IMPERVIOUS 7,250 sq. ft.
(FOOTPRINT, SIDE DECK, DRIVEWAY)

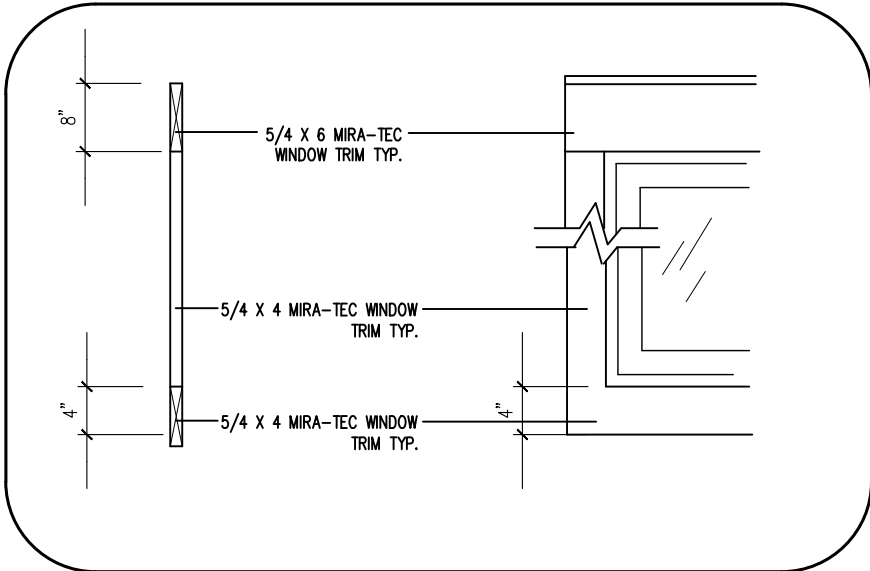
7,250 sq. ft. / 23,120 = 31%

SURVEY FOR
GOLF ESTATES NC, LLC
LOT NOS. 303 & 349, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 6, 2022 *- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

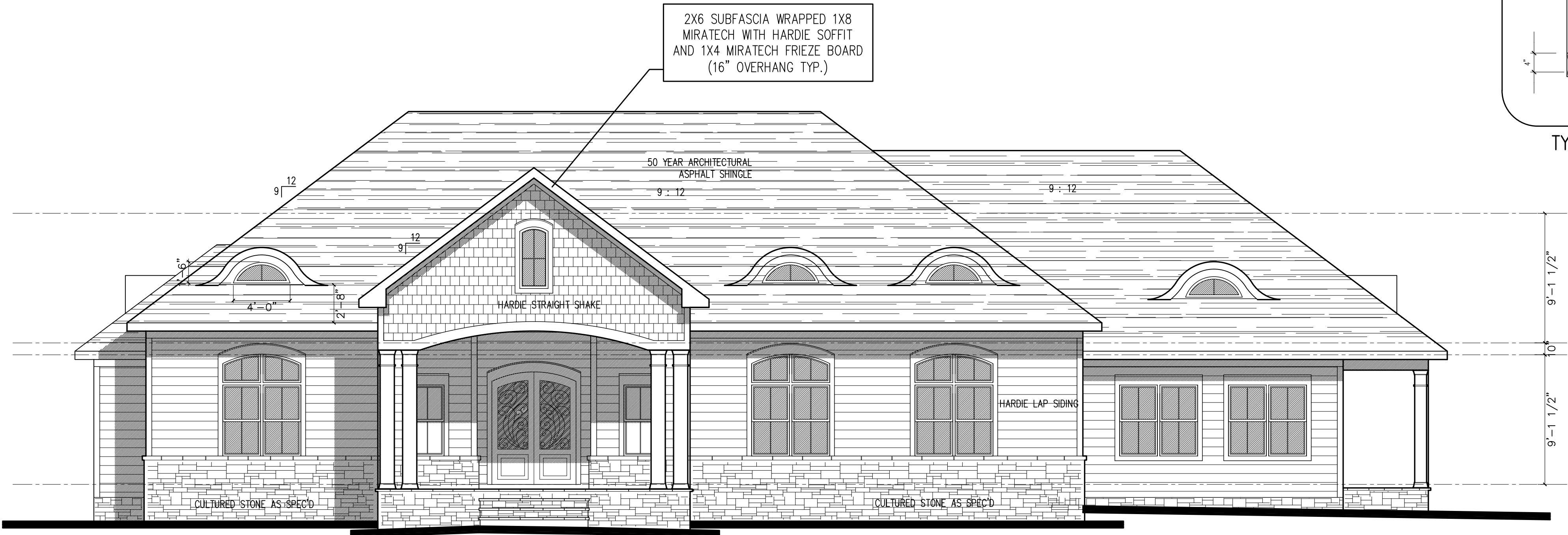
20' 10' 0' 20' 40'



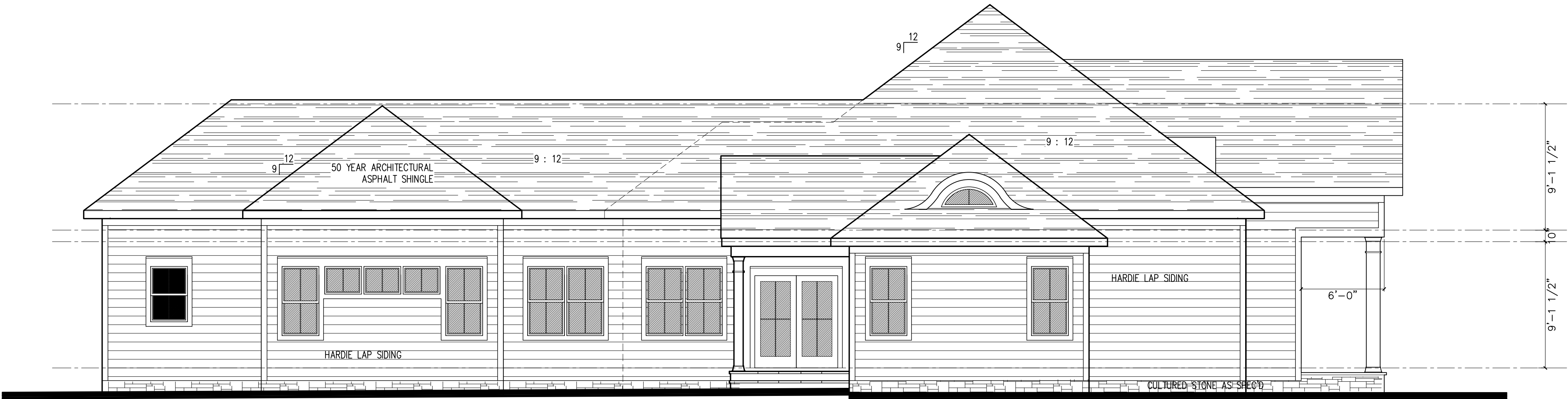
② REAR ELEVATION
SCALE: 3/16" = 1'-0"



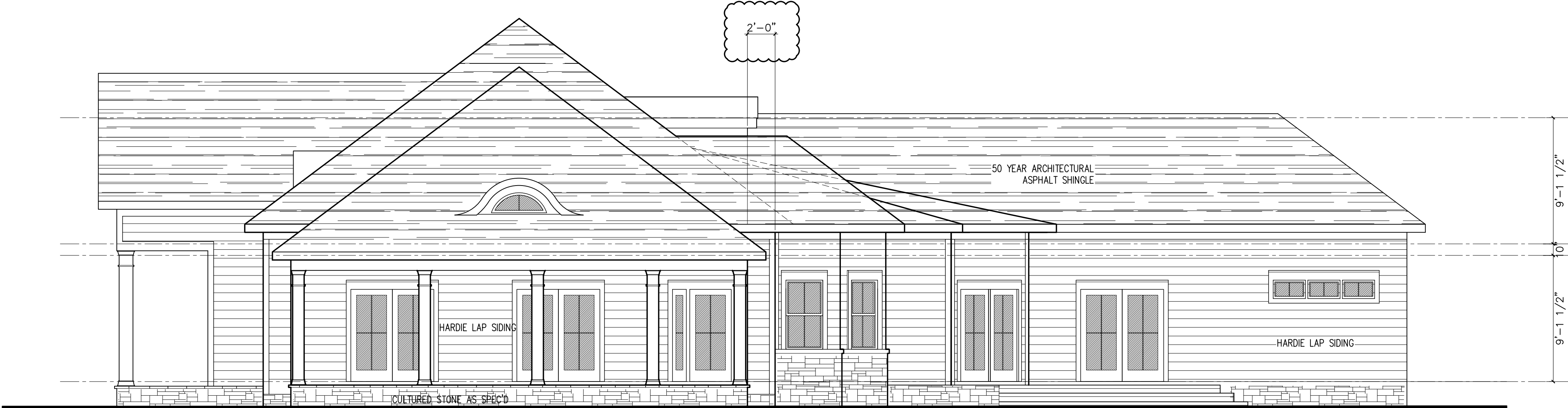
TYPICAL WINDOW TRIM DETAIL



① FRONT ELEVATION
SCALE: 3/16" = 1'-0"

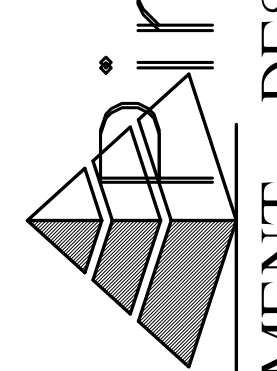


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



vision
create

DEVELOPMENT DESIGN/BUILD

271 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-725-1221

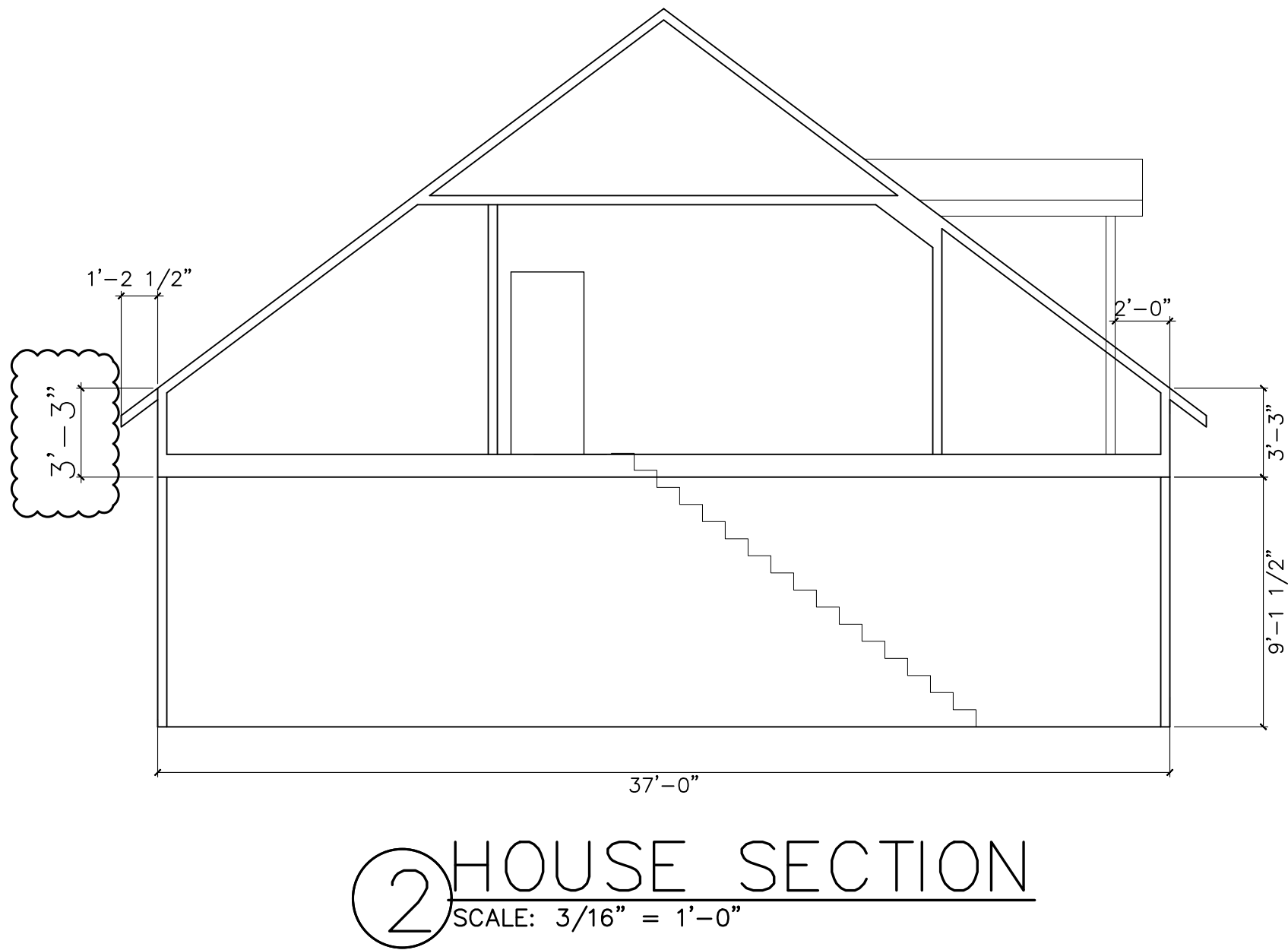
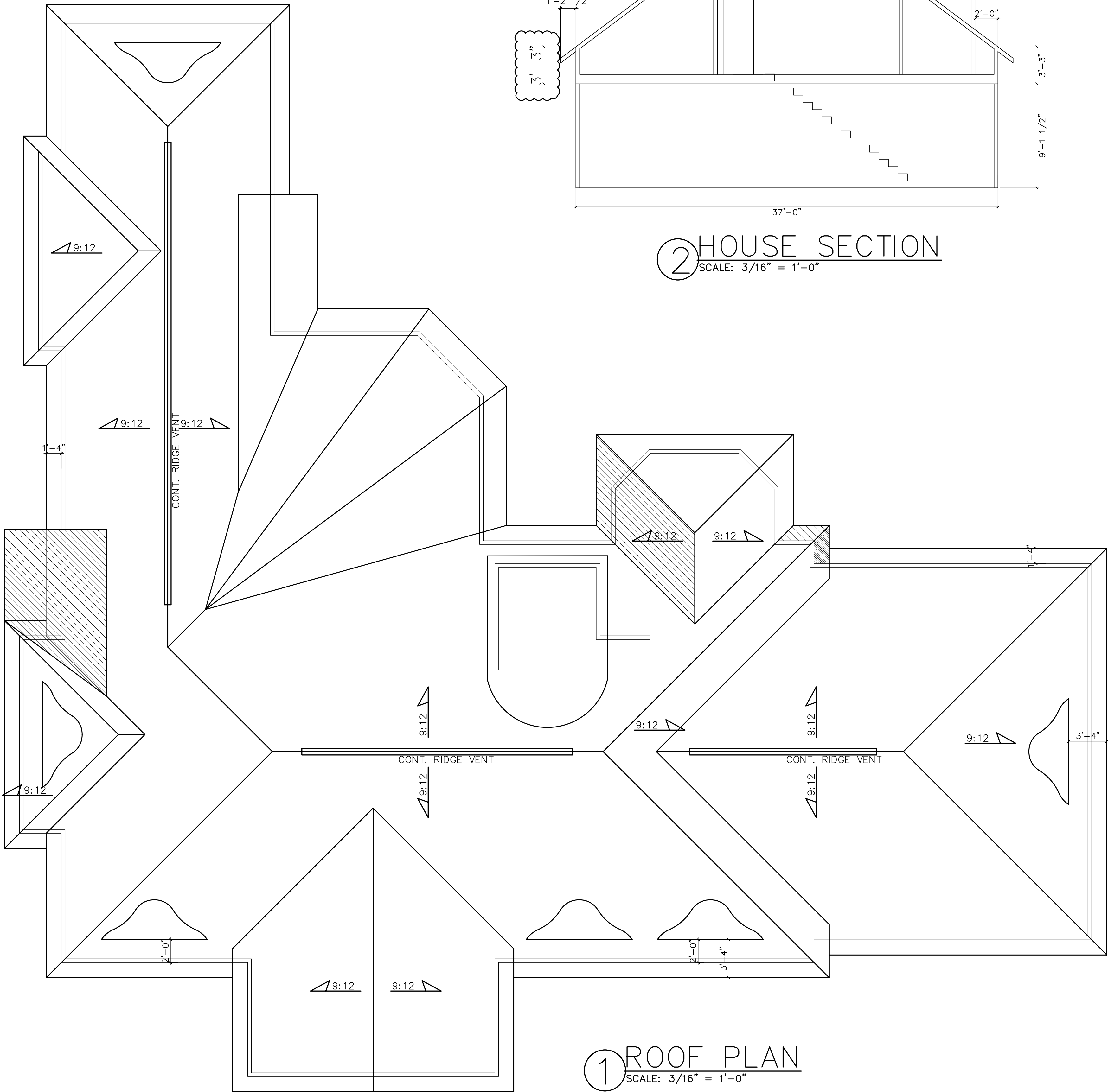
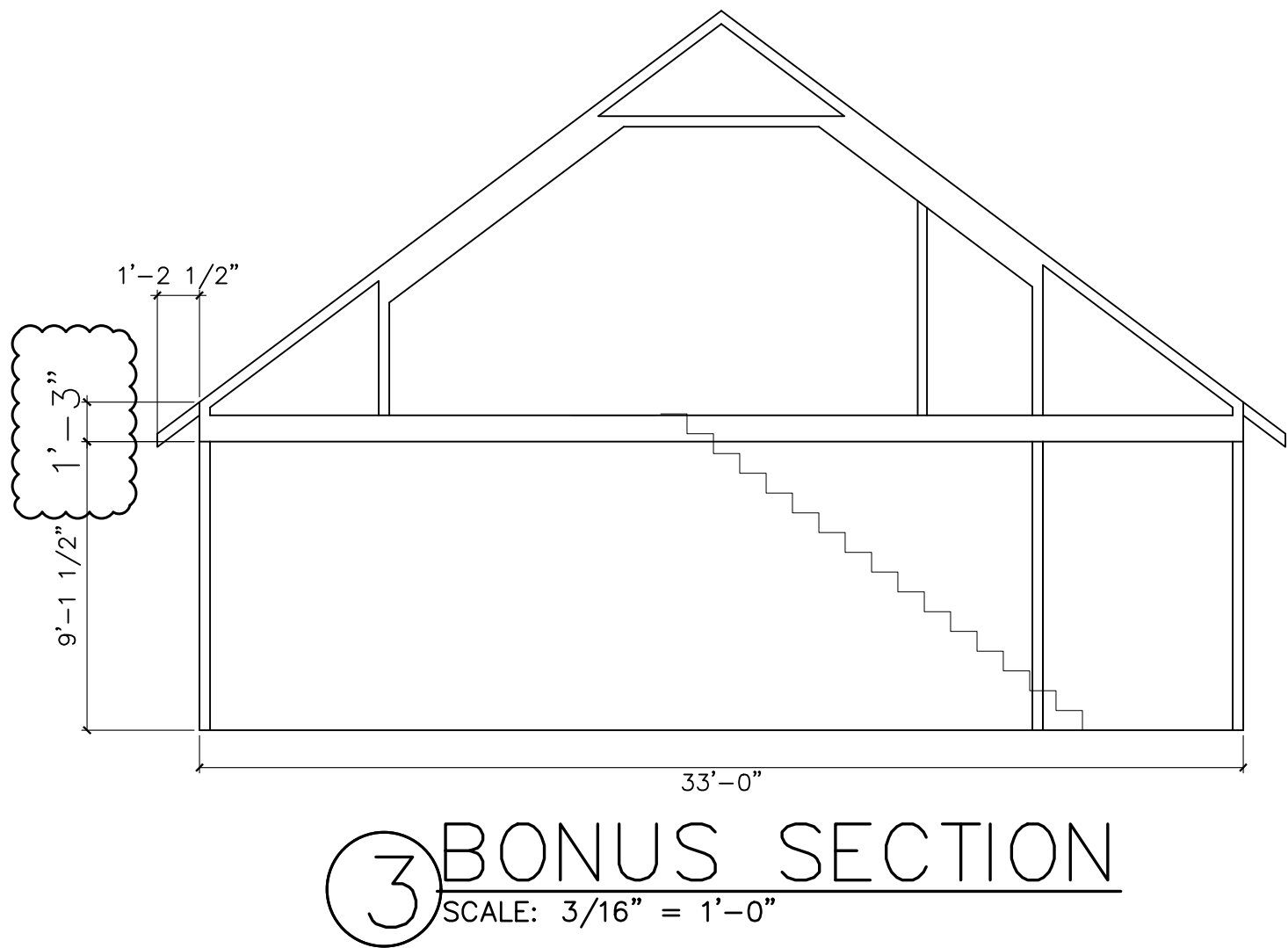
BRYANT RESIDENCE

75 BEULAH HILL ROAD N
PINEHURST NC, 28374

DATE:	5/11/22
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

SHEET:

A4



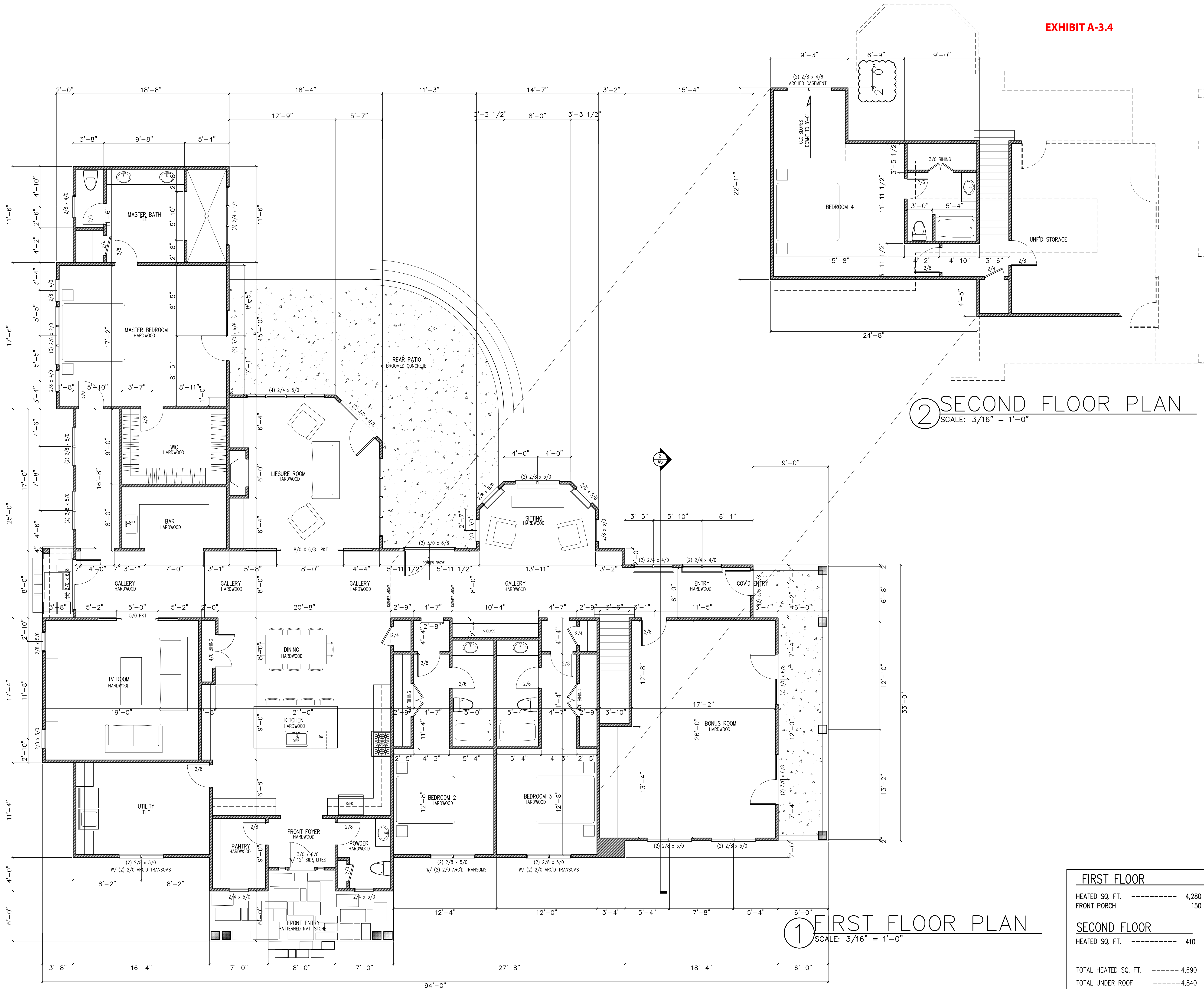


EXHIBIT A-3.4

vision create
pinnacle
DEVELOPMENT DESIGN/BUILD
271 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-725-1221

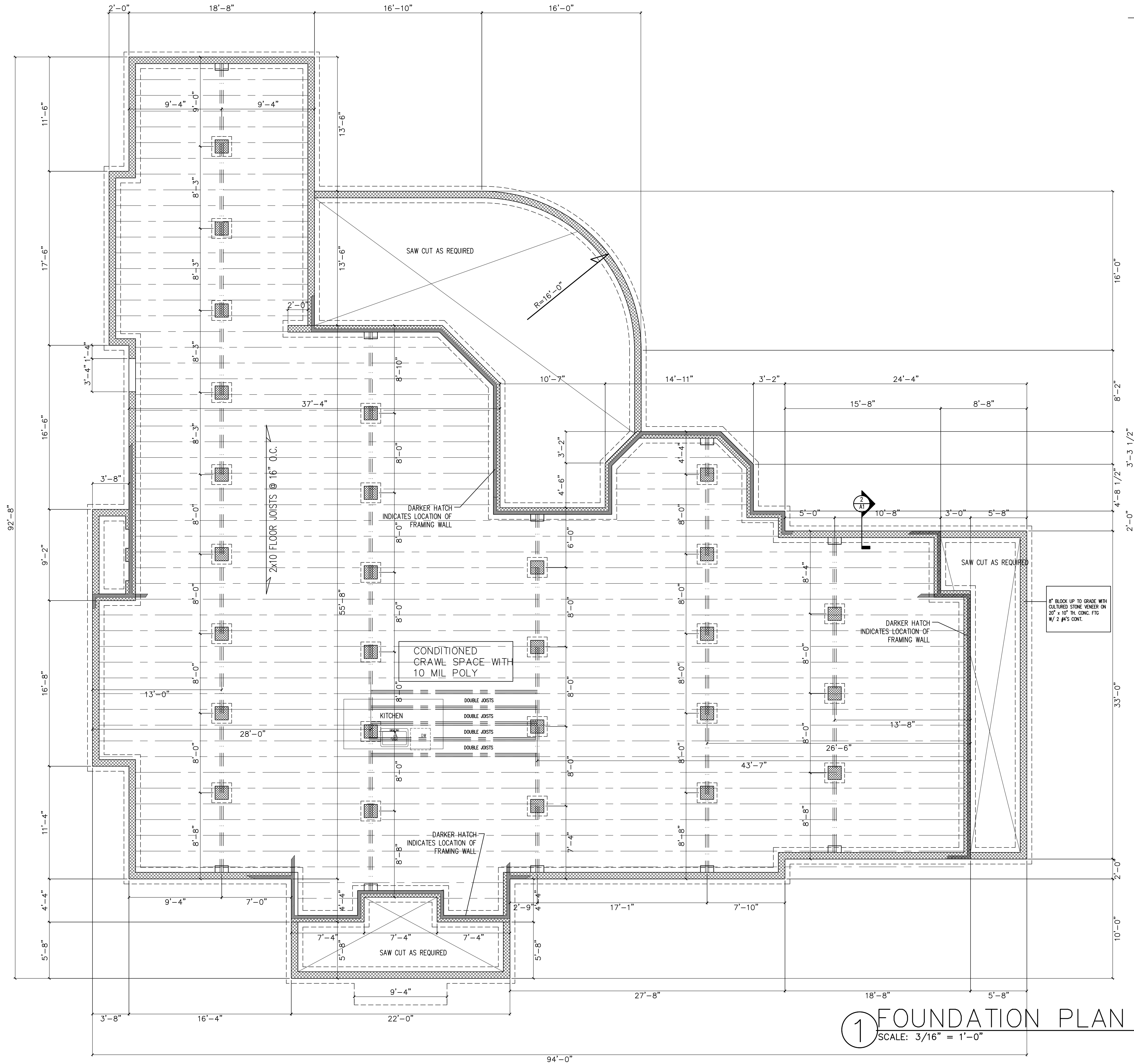
BRYANT RESIDENCE
75 BEULAH HILL ROAD N
PINEHURST NC, 28374

DATE:	5/11/22
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

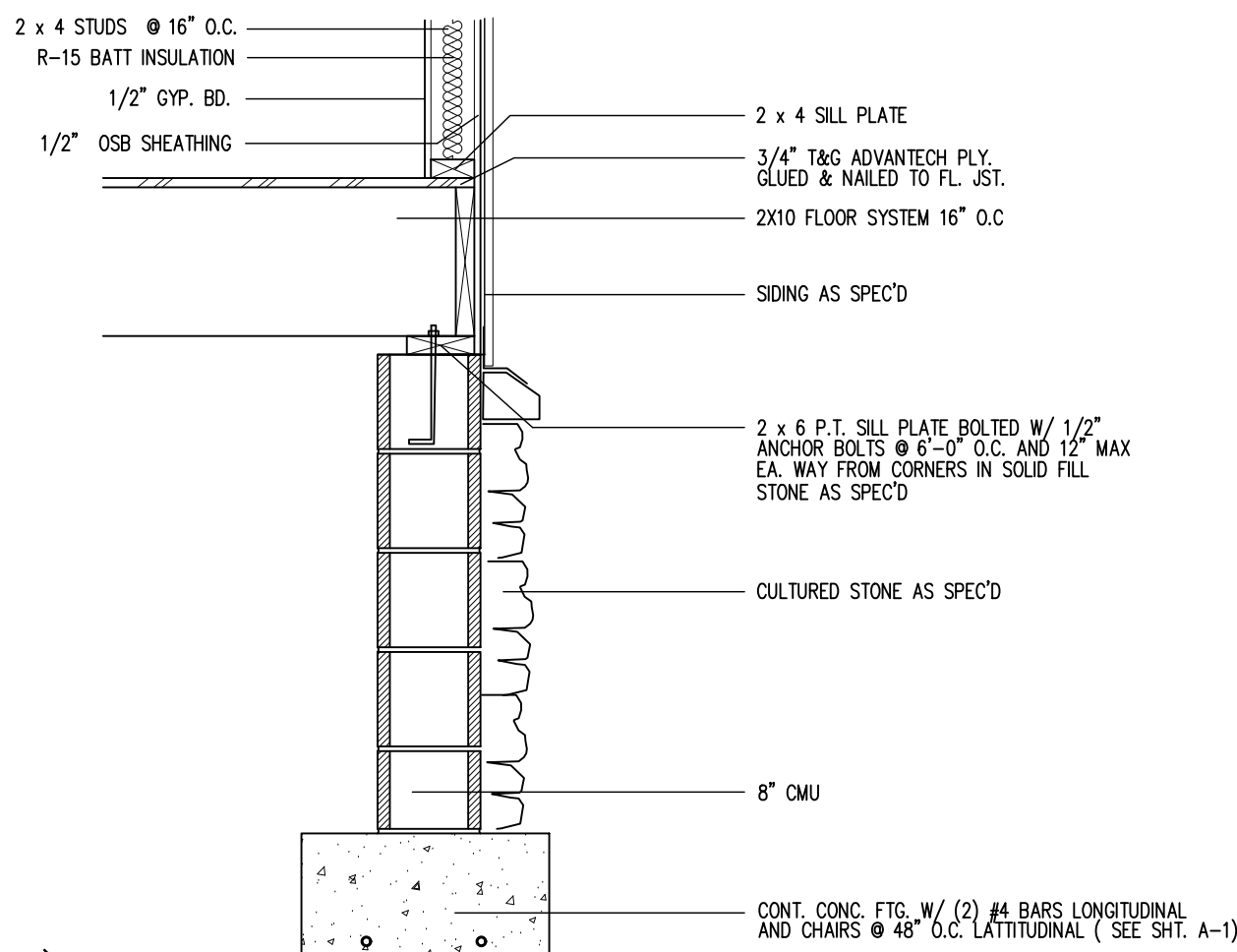
SHEET:
A2

FIRST FLOOR	
HEATED SQ. FT.	4,280
FRONT PORCH	150
SECOND FLOOR	
HEATED SQ. FT.	410
TOTAL HEATED SQ. FT.	4,690
TOTAL UNDER ROOF	4,840

EXHIBIT A-3.5



① FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



② DETAIL
SCALE: 3/4" = 1'-0"

NOTES FOR TAKEOFF:

WHITE VINYL WINDOWS

2X10 FLOOR JOISTS W/ GOLD SHEATHING

TRUSSED ROOF W/ STORAGE TURSSSES OVER BONUS ROOM

NICHIHA SIDING

METAL ROOF ON ARCHED DORMERS

ARCH'L SHINGLES

GENERAL FOUNDATION/SLAB NOTES:

1. EXTERIOR DIMS ARE FROM FACE OF MASONRY.
2. MASONRY WIDTHS SHOWN ARE NOMINAL. DIMS AT SHEATHING/EXTERIOR FACE OF MASONRY CONTROLS UNLESS OTHERWISE NOTED.
3. ALL MASONRY BELOW GRADE TO BE FILLED SOLID W/ 3000 PSI PEA GRAVEL CONCRETE, AT EXTERIOR WALL IF RECEIVING REBAR.
4. VERIFY LOCATIONS OF PLUMBING AND FLOOR RECEPTACLES FOR ROUGH-IN PRIOR TO SLAB POUR.
5. VERIFY LOCATIONS OF ALL FLOOR TILE FLOORING FOR POSSIBLE ADJUSTMENTS IN LOCATION OF CONTROL JOINTS.
6. SEE DETAIL SHEET FOR FOUNDATION DETAILS AND REINFORCING REQUIREMENTS.
7. FACE OF SHEATHING AT STUD WALLS IS ALIGNED WITH FACE OF CMU.
8. VERIFY TOP OF FOOTINGS WITH FINISHED GRADE ON SHEET LP1.
9. COORDINATE THRU WALL SLEEVES FOR PLUMBING AND ELECTRICAL REOMTS.
10. ALL UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL CONSTRUCTION MATERIALS SHALL BE REMOVED PRIOR TO CONTRACTOR INSTALLING FLOOR ABOVE CRAWL SPACE. CRAWLSPACE TO BE CLEANED PRIOR TO BUILDING BEING OCCUPIED.

vision create
pinnacle
DEVELOPMENT DESIGN/BUILD
271 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-725-1221

BRYANT RESIDENCE
75 BEULAH HILL ROAD N
PINEHURST NC, 28374

DATE: 5/11/22
DESIGN BY: DKA
CHECKED BY: DK
REVISED DATE: X
SCALE:

SHEET:
A1

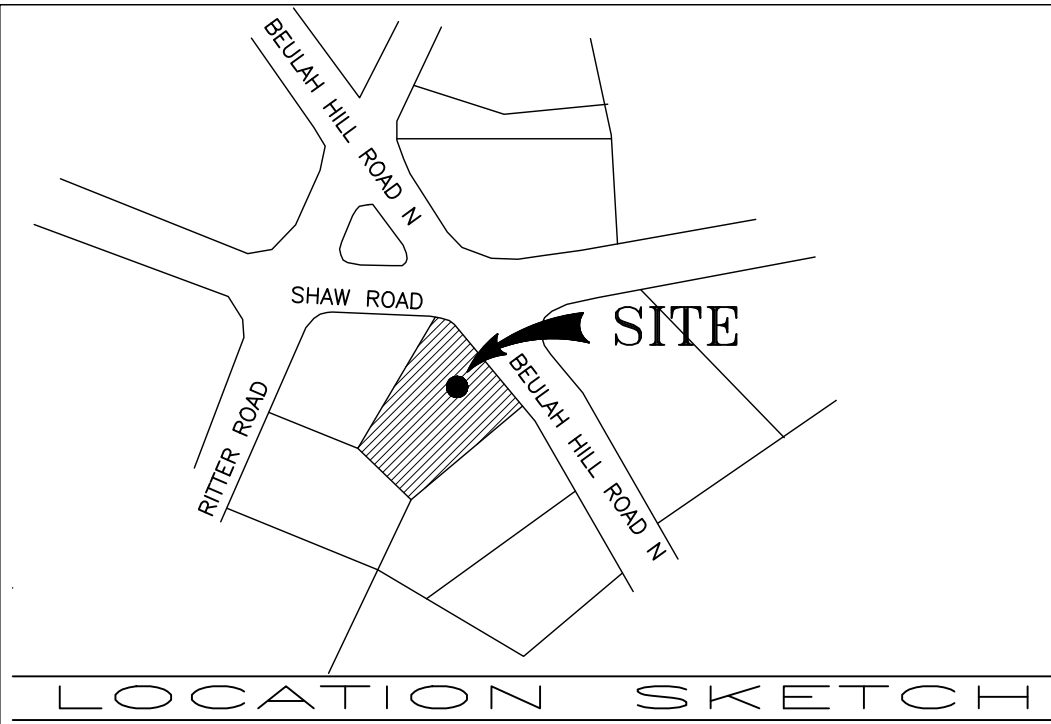


EXHIBIT A-4

in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 4884, PAGE 445
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

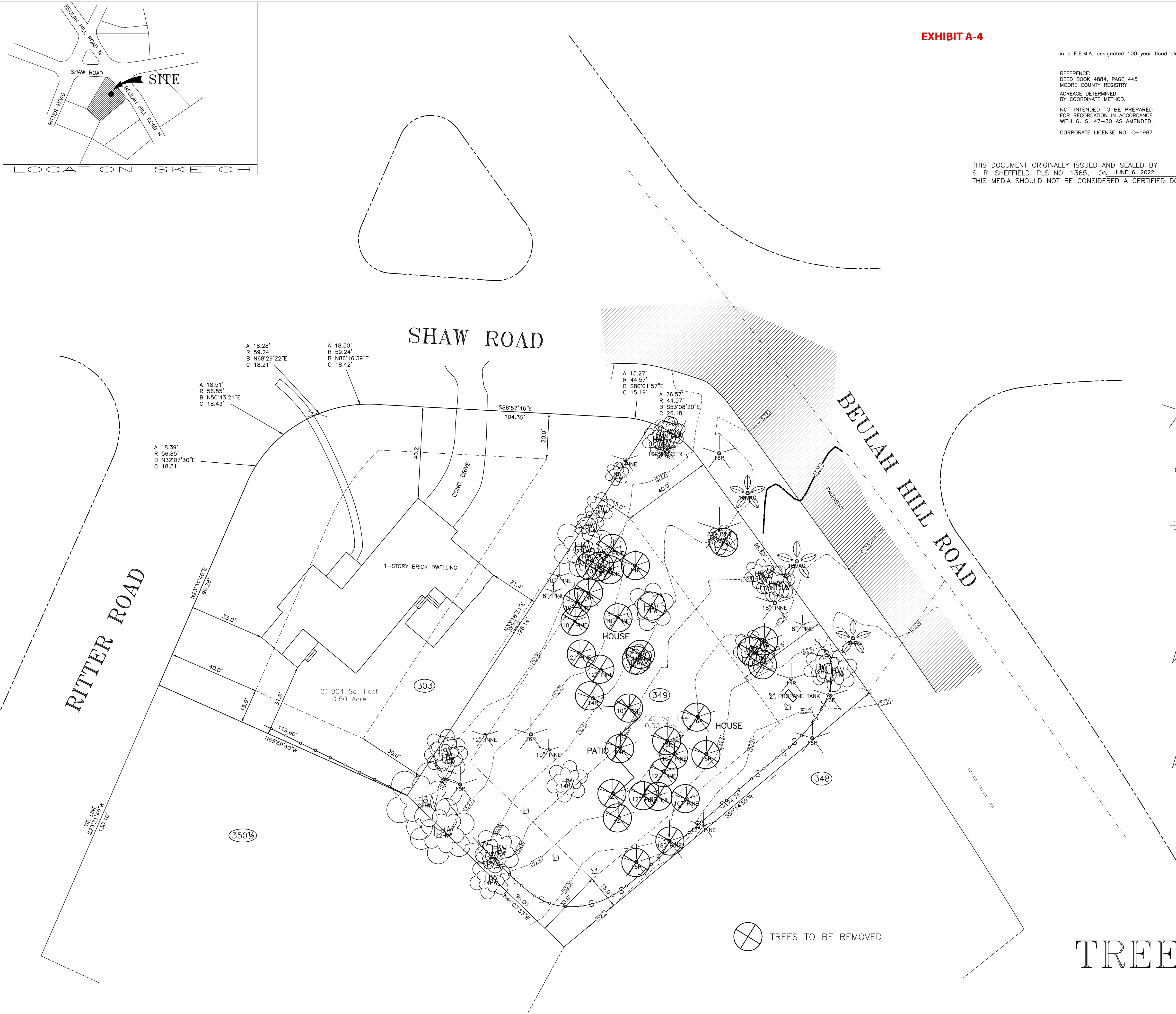
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.
CORPORATE LICENSE NO. C-1987

S. R. SHEFFIELD, PLS NO. 1365
DATE: JUNE 6, 2022

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 - = EXISTING CONCRETE MONUMENT
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 - = SQUARE FOOTAGE
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 - = WATER VALVE
 - = FIRE HYDRANT
 - = CATCH BASIN
 - = SANITARY SEWER MANHOLE
 - = POWER SERVICE STUB
 - = SEWER SERVICE STUB
 - = TELEPHONE SERVICE STUB
 - = CABLE TV SERVICE STUB
 - = FENCE
 - = SILT FENCE

- 18P = PINE TREE W/ SIZE NOTED
- = OAK TREE
- = HARDWOOD TREE
- = DOGWOOD TREE
- = AREA LIGHT



TREE SURVEY

vision create
pinnacle
DEVELOPMENT DESIGN/BUILD
271 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-725-1221

BRYANT RESIDENCE
75 BEULAH HILL ROAD N
PINEHURST NC, 28374

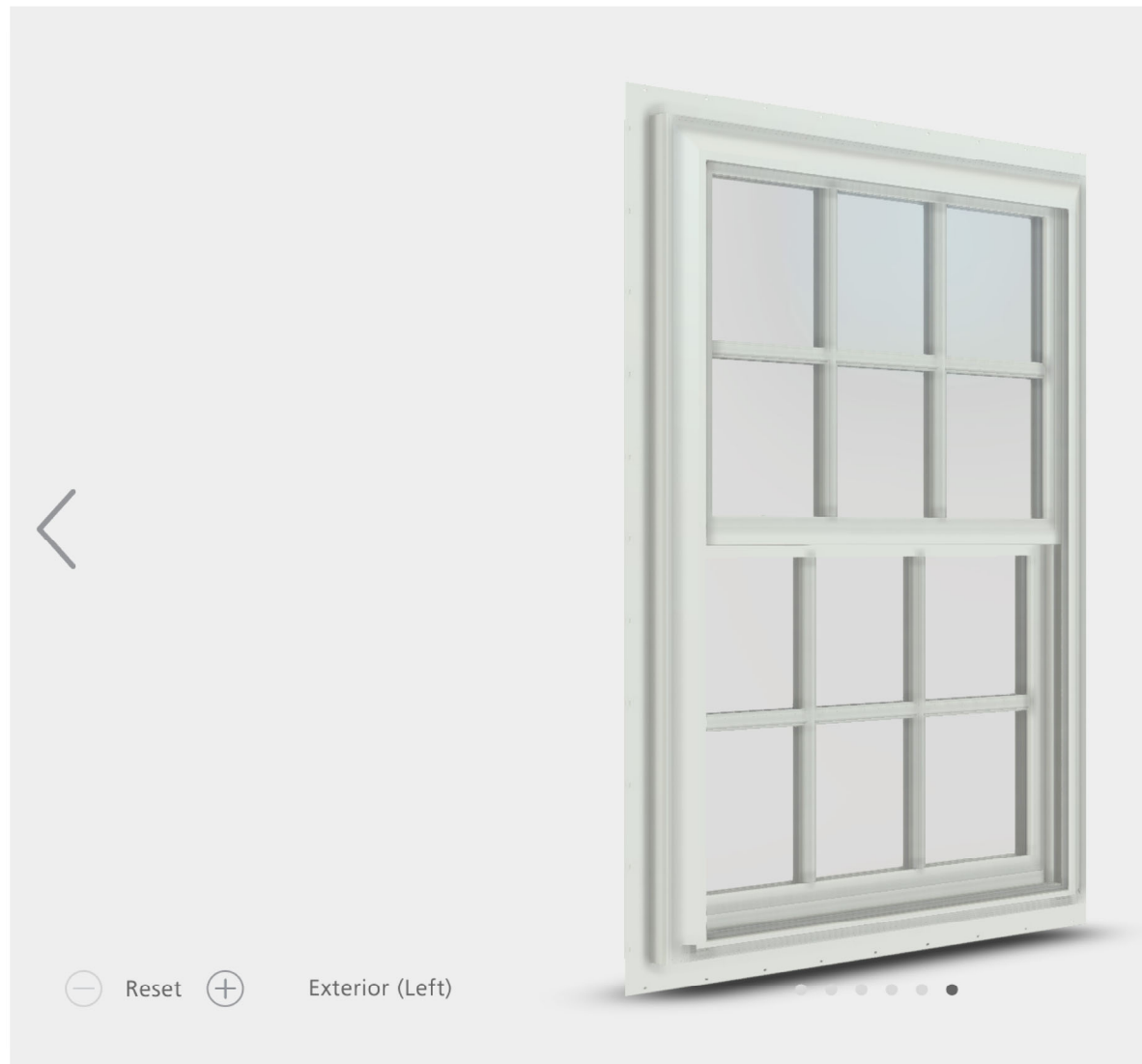
DATE: 6/17/22
DESIGN BY: SS
CHECKED BY: SS
REVISED DATE: X
SCALE:

SHEET:

SITE



Premium™ Vinyl (V-4500) Window: Double-Hung













COA-2022-00158 (80 CAROLINA VISTA)
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of two sections of the roof at the Carolina Hotel (80 Carolina Vista). The first replacement is over the main lobby and porte-cochere, which the applicant is proposing a gray TPO roof; the second replacement is over the Cardinal Ballroom lobby, which the applicant is proposing a white TPO roof. The property is identified as Moore County PID Number 00025808. The property owner is the Resorts of Pinehurst, LLC and the applicant is Pinehurst Resorts.

FROM:

Alfred Cassidy

CC:

Maria Carpenter, Shannon Konstantinou

DATE OF MEMO:

9/12/2022

MEMO DETAILS:

Please see attached materials relating to this public hearing.

ATTACHMENTS:

Description

- ☐ Exhibits S-1 to S-1.8
- ☐ Applicant Exhibits A-1 to A-3



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
 Shannon Konstantinou, Administrative Specialist,
 Maria Carpenter, Planner
Date: September 12, 2022
Subject: Major COA Request for 80 Carolina Vista

Applicant:	Pinehurst Resorts
Owners:	Resorts of Pinehurst LLC
Property Location:	80 Carolina Vista.
Land Use:	Resort Hotel (Commercial)
PID#	00025808
COA#:	2022-00158

Request and Background:
 ☒ **Contributing**
 ☒ **Non-Contributing**

The applicant requests a Certificate of Appropriateness to replace two sections of the roof at the Carolina Hotel located at 80 Carolina Vista. The first section of the roof the applicant is proposing to replace is the flat rubber roof located over the main lobby and porte-cochere as illustrated on page 2. The roof material the applicant is proposing to use is a Thermoplastic Polyolefin (TPO) roof, a single-ply roofing membrane. The Thermoplastic Polyolefin roofing material is a single layer product made of synthetics and reinforcing scrim that cover flat roofs. The proposed color at the main lobby and porte-cochere will be gray. The applicant is also proposing to replace the existing tar and gravel roof located over the Cardinal Ballroom lobby as illustrated on page 2. The applicant is proposing to use a Thermoplastic Polyolefin (TPO) roof as well. The proposed color the at the Cardinal Ballroom lobby will be white. The property is further identified as Moore County PID Number 00025808. The existing structure (hotel) was built between 1899 – 1900.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, replacement roofing with a different material or style from that being replaced is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

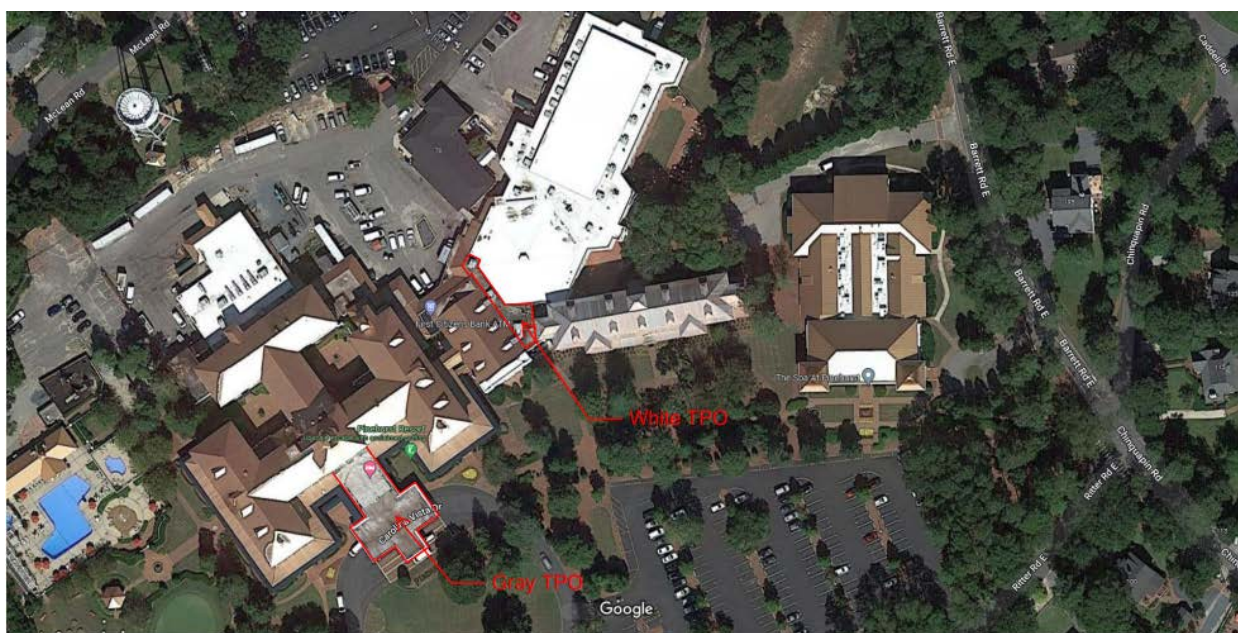
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards :

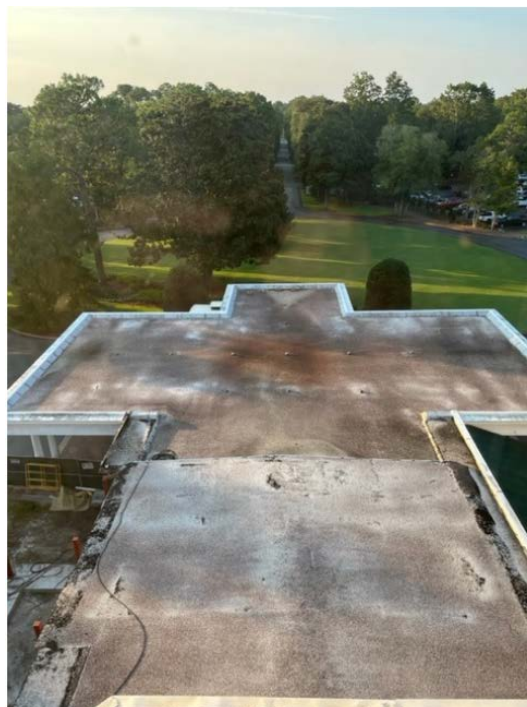
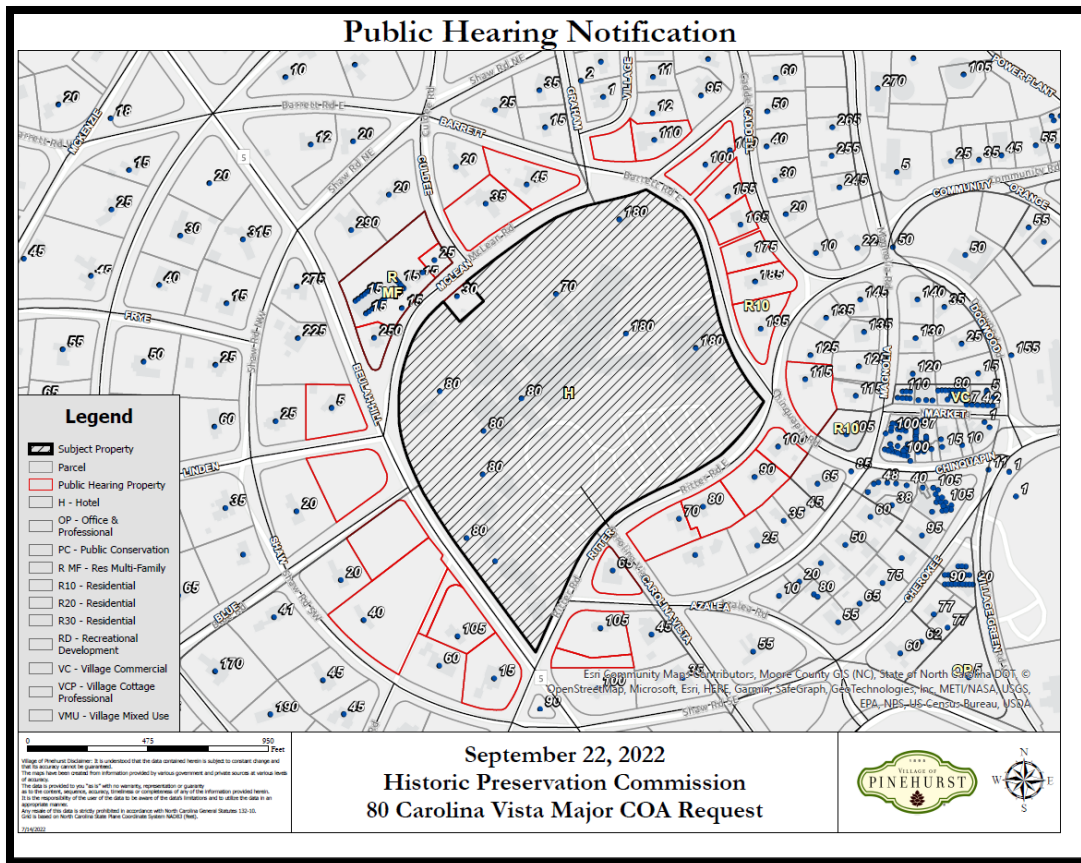
V. CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

1. SECTION V.A.1 – Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION V.A.4 – Paint colors **must** be in the Village of Pinehurst Color Palette.



Aerial view of the proposed hotel roof replacements:



The flat rubber roof at the Carolina main entry lobby and porte-cochere location:



Pictures of the gravel tar roof at the Cardinal Ballroom:

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The applicant stated that the (TPO) roofing material provides less maintenance, and has a cleaner look, as well as matches the balance of the flat sections around the structure.” The applicant has also stated that the proposed TPO roofing material is being proposed because both locations have water leakage. The Commission would need to determine if this request is compatible with the architectural character of the structure and congruous with the district.

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

September 8, 2022

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, September 22nd, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the replacement of two sections of the roof at the Carolina Hotel (80 Carolina Vista). The first replacement is over the main lobby and porte-cochere, which the applicant is proposing a gray TPO roof; the second replacement is over the Cardinal Ballroom lobby, which the applicant is proposing a white TPO roof. The property is identified as Moore County PID Number 00025808. The property owner is the Resorts of Pinehurst, LLC and the applicant is Pinehurst Resorts.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at:

<https://pinehurst.novusagenda.com/agendapublic/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

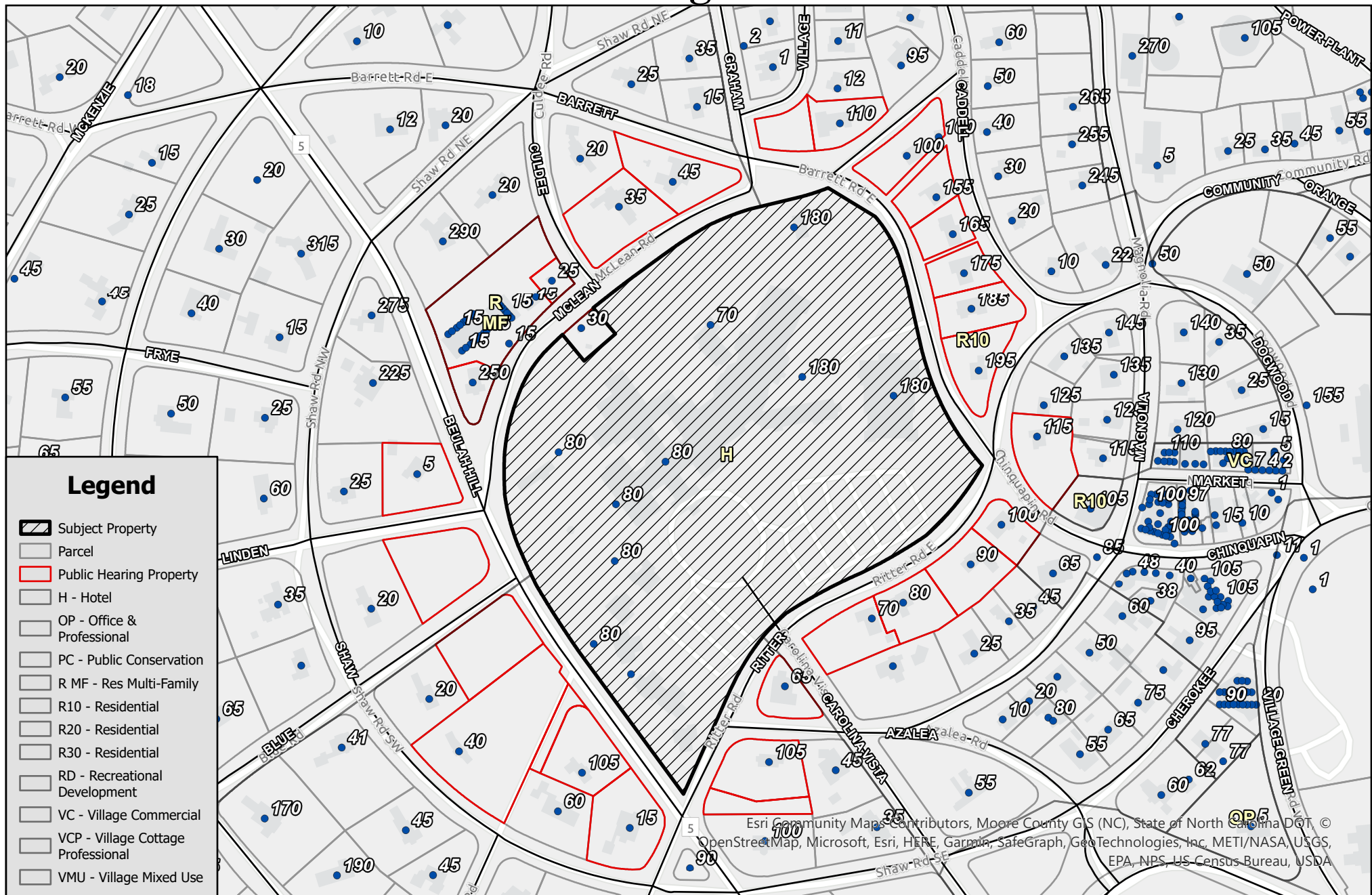
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification

EXHIBIT S-1.6



September 22, 2022
Historic Preservation Commission
80 Carolina Vista Major COA Request



WHITFIELD, LYNDA H
2802 SE DUNE DR., APT 1407
STUART,FL,34996

CLOUGH, CHRISTIAN
1506 PLEASANT VIEW RD
COOPERSBURG,PA,18036

GOODING, ROBERT H & NANCY W
3417 HORSESHOE BEND
RALEIGH,NC,27613

GESTION MAGB INC
2170 RENE LEVESQUE W ST202
,,

BUNDER, JEFFREY
20 SHAW RD SW
PINEHURST,NC,28374

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

BUCHELE, BARRY K
C/O SOVEREIGN AEROSPACE
CARTHAGE,NC,28327

MCARTHUR, DANIEL L
PO BOX 190
PINEHURST,NC,28370

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

ADKINS, KIRK S
70 E CAROLINA VISTA
PINEHURST,NC,28374

GERARDOT, MATTHEW & MICHELLE
165 E BARRETT ROAD
PINEHURST,NC,28374

RICE, COREY JAMES
PO BOX 3347
PINEHURST,NC,28374

CORDELL, CHARLES L
PO BOX 10
PINEHURST,NC,28374-0010

KASPER, FREDERICK TRUSTEE
8942 PERKINS DRIVE
MENTOR,OH,44060

MOORE, SUSAN S
180 EDGEWATER PL
PINEHURST,NC,28374

MOSSO, JOSEPH A JR &
P O BOX 1593
PINEHURST,NC,28370-1593

FOLEY, HUGH W &
15 W RITTER ROAD
PINEHURST,NC,28374

DEWEY, PAUL H & MICHELE K
110 MCLEAN ROAD
PINEHURST,NC,28374

BLOCK, MATTHEW
1601 B MEDICAL DR
LAURINBURG,NC,28352

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

HENDERSON, GREGORY B & BONNY B
PO BOX 934
PINEHURST,NC,28370

WELCH, KEEFER D & PATRICIA A
45 MCLEAN RD
PINEHURST,NC,28374

ROBERTS PROFESSIONAL SERVICES, LLC
40 DALRYMPLE RD
PINEHURST,NC,28374

ADVANTAGE PG, INC
6312 KINARD RD
DURHAM,NC,27703

DEWEY, PAUL H & MICHELE K
110 MCLEAN ROAD
PINEHURST,NC,28374

HALL, BERTRAM B
155 BARRETT ROAD
PINEHURST,NC,28374

THOMPSON, JAMES W & THOMPSON, LYNNE C
211 FOALING ROUND LANE
CARTHAGE,NC,28327

THIGPEN, FRANK C & LYNNE S
PO BOX 1034
PINEHURST,NC,28374-1034

RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

O'CONNOR, CHRISTOPHER K
185 BARRETT ROAD E
PINEHURST,NC,28374

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

KEANE, DANIEL O
592 IROQUOIS ST
ORADELL,NJ,07649



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

☐ Major Work☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at <https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000>.

***This application must be completed in full and submitted as supporting material to the online application.**

Intake Information

Property Address	
Street Address	
City, State, Zip Code	
Parcel ID #	

Owner Information			
Name		Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

Applicant			
Name		Other Phone #	
Email		Street Address	
Mobile Phone #		City, State, Zip Code	



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	
Type of Work	☐ Addition ☐ Alteration ☐ New
Existing Use	Proposed Use
☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	☐ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services
Includes Demolition	☐ Yes ☐ No
Includes Tree Removal	☐ Yes ☐ No



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

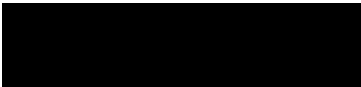
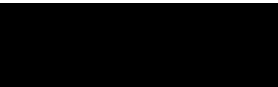
Fee: \$500 – Major

(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

		☐ Photos of Existing Site
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Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: _____

Date: _____



Historic Certificate of Appropriateness (COA) Major and Minor

Fee: \$100 – Minor

Fee: \$500 – Major

(Revised 01/2022)

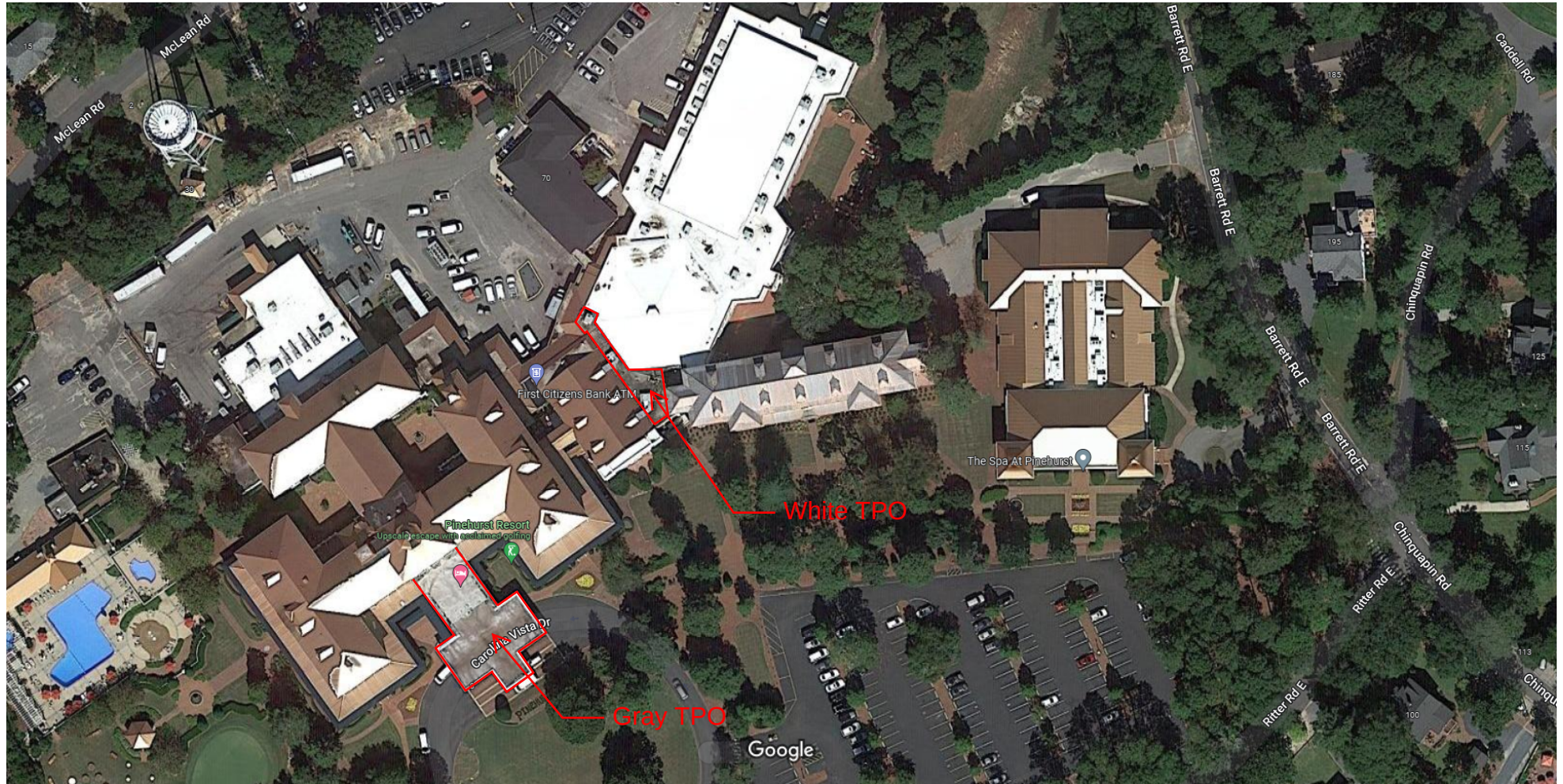
Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____

Date: _____

Google Maps



Imagery ©2022 Maxar Technologies, Map data ©2022 50 ft



EXHIBIT A-3.2





PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: September 12, 2022
SUBJECT: Minor Work COA's Issued 8/16/2022 – 9/12/2022

**REPORT OF STAFF APPROVALS
SEPTEMBER 22, 2022 MEETING
08/16/2022 – 09/12/2022**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00153	New driveway	8/22/2022	9/2/2022	79 McCaskill Rd	Louise Parks
COA-2022-00154	Add screening for exhaust equipment on roof	8/24/2022	8/31/2022	35 Dundee Rd	Clark Chevrolet