



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 22ND, 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
Richard Vincent

Members Absent:

Staff Present:

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

Approximately 4 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 03:59 PM, explained the purpose of the meeting, each Commission member introduce themselves, and Mr. Von Salzen introduced Staff.

II. Approval of Minutes

A. 08-25-2022 Regular Meeting Minutes

Mr. Lurtz moved to approve with revisions the minutes of the August 25th, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 7-0. Revisions: Page 7 – next to last sentence “case” to “casement”, Page 9 – Ms. MegAnn Ellis to Ms. Margaret Ellis.

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

All Commission members stated they had visited all sites and did not have any ex parte communication.

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

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.

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. Dean King and Mr. Greg Bryant were sworn into the public hearing.

The Commission and Ms. Carpenter discussed the percentage of trees being removed that are 12" in diameter or greater. It was determined the Applicant would be able to provide further information and review the submitted tree survey with the Commission.

The Commission, Mr. King, and Mr. Bryant discussed the intent behind the architectural design of the proposed new construction being to remain consistent with the Historic District and add details seen on other properties within the District; the willingness to preserve as many trees as possible (especially specimen trees and Magnolias) while still providing a buildable area with healthy / safe trees around the proposed dwelling; the divided light muntins being simulated divided light; the shutters being stained to match the front door, operable, and covering the entire window if closed only on the three windows located on the front elevation; the finish of the metal roof over the dormer windows being "Penny Copper" and looking similar to the roofing on the neighboring dwelling; the renderings of the front door being incorrect and the proposed front door being a double door as shown in the working drawing (Exhibit A-3.1); and clarified the trees proposed for removal as shown on the tree survey are marked with an X and circled, and will include the trees located within the building footprint as shown.

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. Von Salzen closed the evidentiary portion of the Public Hearing.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00149) and find the proposed Major

Work at 75 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 Ms. Mathis. Approved by a vote of 7-0.

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.

The applicant was not present to begin the presentation of the case, therefore, the Commission deliberated continuing the case to the next regularly scheduled meeting or recessing the hearing in order to provide time for the Applicant to arrive.

Mr. Herring moved to continue the case to the Public Hearing of the next Regular Meeting of October 27, 2022. Seconded by Mr. Schroeder. No further action was taken on the motion.

The Commission decided to recess the Public Hearing instead of continuing the case.

Mr. Von Salzen recessed the Public Hearing at 04:32 PM.

Mr. Von Salzen reconvened the Public Hearing at 04:37 PM.

The Applicant arrived to the meeting during the recess and the Commission decided to proceed with the case.

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. Calvin Burkley reviewed aspects of the proposed work with the Commission and outlined the reasons for replacing the gravel and tar roofing with TPO roofing.

The Commission and Mr. Burkley discussed the proposed roof replacement areas not being visible to anyone but the guests staying in the rooms above.

Mr. Von Salzen stated as there were no audience members present, the Commission may move forward with deliberation or making a motion.

Mr. Von Salzen closed the evidentiary portion of the Public Hearing.

Mr. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00158) and find the proposed Major Work at 80 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. Schroeder. Approved by a vote of 7-0.

Mr. Schroeder moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 08/16/2022 – 09/12/2022.

Mr. Von Salzen stated there was additional business before the Commission and asked the Commission to review material Mr. Herring and Mr. Von Salzen provided relating to proposed future revisions of the Historic District Standards. Mr. Von Salzen and Mr. Herring provided a brief background of the intent of the proposed revisions. Mr. Von Salzen asked the Commission to debate whether the revisions proposed were amenable to the Commission. The Commission was amenable to further discussion of the revisions proposed by Mr. Herring and Mr. Von Salzen, and was willing to consider and debate the proposed revisions at future meetings. The Commission asked for a redline version of the proposed revisions.

Mr. Lurtz left the meeting at 05:03 PM.

V. Next Meeting Date

A. Regular Meeting October 27th, 2022

VI. Motion to Adjourn

Mr. Taylor moved to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 7-0 at 05:07 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.