



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
AUGUST 26, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

David Herring

Staff Present:

Alex Cameron, Lead Planner
Alexandria Rye, Senior Planner
Shannon Konstantinou, Clerk to the Board

Approximately 13 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 04:00 PM and explained the purpose of this meeting for the Historic Preservation Commission.

Commission member Mr. John Taylor joined the meeting at 04:02 PM.

II. Approval of Minutes

A. 07-22-2021 Regular Meeting Minutes

Mr. Schroeder moved to approve the amended minutes of the July 22nd, 2021 Regular Meeting. Seconded by Mr. Lurtz. Approved by a vote of 6-0.

III. Public Hearing

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

All Commission members stated they had visited all sites with no ex parte communication.

A. COA 2021-00122 (44 McKenzie Rd)

Mr. Mitchell Harris was sworn into the public hearing.

Senior Planner Ms. Alexandria Rye was sworn into the public hearing and testified as follows:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior renovations, including window replacement, structure addition, golf cart storage, and enclosed screened porch addition at 44 McKenzie Road. The property is identified by Moore County PID Number 855200786193. The property owner and applicant is Philip and Emily McCarty.

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

The Commission, Mr. Harris and Ms. Rye discussed the setbacks, brick color, window style and shutter style of the proposed work. Mr. Harris stated the roofing material on the porch is not metal but rather shingle and will be left as shingle. Mr. Harris and the Commission discussed the replacement of the lap siding with brick from the foundation to the roof line. Mr. Harris and the Commission looked at samples of the products to be used and discussed the colors to be used for the proposed work. The Commission and Mr. Harris discussed the functionality and size of the shutters to be used.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None requested to speak.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **55 Shaw Rd SE** **congruous** with the Pinehurst Historic District and **consistent** with 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.

B. COA 2021-00123 (55 Shaw Rd SE)

Ms. Kathleen Connelly and Mr. Peter Connelly were sworn into the public hearing.

Senior Planner Ms. Rye testified as follows:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior renovations, primarily the change of a prior design which was a fireplace plan for guest house where the existing door is located, now being proposing with the intent to replace garage door with ingress/egress doors at 55 Shaw Road. The property is identified by

Moore County PID Number 855212951773. The property owner and applicant is William and Kathleen Connelly.

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

The Commission and Staff discussed the fact that the prior proposal, which was approved, will no longer be acted upon. The Commission and Mr. Connelly discussed the replacement of the garage door with entry doors and whether or not the entry doors would fill the entire space currently occupied by the garage door or if logs would be used to fill the space. Mr. Vincent asked for clarification from Mr. Connelly on what type of material would be used as trim. Mr. Connelly stated the type of trim would be the same type of cedar that is used on the rest of the property and is very similar to the type of trim that would have been used 100 years ago.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None requested to speak.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **55 Shaw Rd SE congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 6-0.

C. COA 2021-00127 (10 Village Green Rd)

Mr. Travis Wallace was sworn into the public hearing.

Senior Planner Ms. Rye testified as follows:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to change an existing rear door to a three panel French door to the home at 10 Village Green Road. The property is identified by Moore County PID Number 00024527. The property owner is Dion Arthur and the applicant is Travis Wallace with Wallace General Contracting.

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

Mr. Wallace and the Commission intent of the proposed work and the style of the new doors and lights to be installed.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None requested to speak.

Mr. Vincent moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **10 Village Green Rd** **congruous** with the Pinehurst Historic District and **consistent** with Historic District Guidelines, based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 6-0.

D. COA 2021-00128 (1 Carolina Vista)

Mr. Calvin Burkley was sworn into the public hearing.

Senior Planner Ms. Rye testified as follows:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a roof material change from flat rubber membrane to red metal roof on the 91st Hole of the main Clubhouse at 1 Carolina Vista. The property is identified by Moore County PID Number 00025800. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

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

The Commission and Mr. Burkley discussed the extent of the roof replacement and Mr. Burkley presented a sample of the roofing material to be installed.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None requested to speak.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **1 Carolina Vista** **congruous** with the Pinehurst Historic District and **consistent** with 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. Von Salzen asked Ms. Rye whether the following two separate cases should be discussed together. Ms. Rye stated both Agenda Item E (COA 2021-00129) and

Agenda Item F (COA 2021-00131) proposed for 80 Carolina Vista would be discussed together but considerations and determinations need to be made separately and each proposal needs to be voted on separately. Mr. Burkley would be testifying before the Commission for the two cases at 80 Carolina Vista and agreed with the recommendation of the Commission and Ms. Rye to hear both cases together.

E. COA 2021-00129 (80 Carolina Vista- Veranda) and F. COA 2021-00131 (80 Carolina Vista – Plaza)

Ms. Veronica Ledford and Mr. Daniel Murrow were sworn into the public hearing.

Senior Planner Ms. Rye testified as follows:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications including expanding the porch of the Ryder Cup Lounge porch at 80 Carolina Vista. The property is identified by Moore County PID Number 00025808. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for exterior modifications including a new outdoor plaza/patio and sittingwall at 80 Carolina Vista. The property is identified by Moore County PID Number 00025808. The property owner and applicant is Calvin Burkley with Pinehurst Resort and Country Club.

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

Mr. Burkley presented additional site photos and plans for 80 Carolina Vista o Veranda to the Commission and Staff for consideration as additional evidence in support of the proposed work.

Ms. Ledford stated the intent of the proposed work is to bring the Carolina back to a more accurate historic style and to correct some of the past mistakes that were made when work was done on the property. The Commission, Mr. Murrow and Ms. Ledford discussed the proposed Veranda work for 80 Carolina Vista.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None requested to speak.

Ms. Lucey moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA 2021-00129) and find the proposed Major Work at: **80 Carolina Vista - Veranda congruous** with the Pinehurst Historic District and **consistent** with 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. Jim Compton and Mr. Josh Karrie were sworn into the public hearing.

Mr. Compton and the Commission discussed the proposed work to be done at the Plaza and Entry area to the hotel. Mr. Compton presented samples of the materials to be installed and discussed the colors of the materials. The Commission and Mr. Compton discussed further the work proposed for the Entry area of the Carolina and viewed additional exhibit slides.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None requested to speak.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA 2021-00131) and find the proposed Major Work at: **80 Carolina Vista - Plaza congruous** with the Pinehurst Historic District and **consistent** with 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.

G. COA 2021-00126 (85 McIntyre Rd)

Ms. Lori Davis was sworn into the public hearing.

Senior Planner Ms. Rye testified as follows:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of multiple trees at 85 McIntyre Road. The property is identified by Moore County PID Number 856205087736. The property owner is Lifestyle Property Partner and the applicant is Scott Lincicome.

Ms. Rye stated the second tree mentioned in the application is actually located in the Right of Way, which involves a different procedure for removal, and that the applicant has moved forward with the separate process for having the second tree removed from the Right of Way. The only tree removal the Commission is to consider is the first tree mentioned in the application.

Ms. Rye discussed the proposed work and entered into evidence the Staff Report, the Staff Presentation, Application, Applicant's Material, Photos / Site Plans, and

Findings of Fact. Mr. Von Salzen accepted the material submitted by Ms. Rye into evidence.

Ms. Davis stated the reasons for seeking removal of the first tree mentioned in the application. The Commission and Ms. Davis discussed the vegetation and landscaping currently present on the property and what the vegetation and landscaping would be post tree removal. Ms. Davis stated a landscape plan will be submitted for approval at a later time and a landscape architect is currently working on finalizing the plan for submittal. The Commission debated what constitutes a canopy according to the Historic District Guidelines and the justification for removal of the tree as proposed. Mr. Vincent and Ms. Davis discussed if the tree removal was influenced by a fence that will be submitted for approval at a later date. Ms. Davis stated the fence could be built around the tree and the fence is not the motivation for seeking approval for the tree removal.

Mr. Von Salzen asked whether any member of the public wished to present evidence whether in support of or in opposition to the Application. None requested to speak.

Mr. Schroeder moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness and find the proposed Major Work at: **85 McIntyre Rd** 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 proposed removal of one tree appears to be within the Historic District. Given the details of what has been submitted for review, the proposal appears to be compatible with other residential lots within the Historic District.* Seconded by Mr. Taylor. Approved by a vote of 6-0.

The Commission discussed the use of the term “compatible” and that going forward the justification of removing a tree based on safety should be supported by more specific evidence.

Mr. Schroeder moved to close the Public Hearing. Seconded by Mr. Vincent. Approved by a vote of 6-0.

H. Review of Normal Maintenance and Minor Work Items **Staff Approvals August 2021 Meeting**

I. Next Meeting Date **Regular Meeting September 23rd, 2021 at 4:00 pm**

J. Comments from Attendees None

The Commission and Staff discussed the need for a work session and the timeline for the presentation of the Standards changes to the Historic District Guidelines. Mr. Cameron discussed the coming meeting's agenda and stated there is a possibility of a work session meeting on September 14th, 2021 with Village Council. The Commission discussed the content and desired outcome of the joint work session with Village Council.

K. Motion to Adjourn

Mr. Von Salzen made a motion to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 5:40 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "Shannon Konstantinou". The signature is written in a cursive, flowing style.

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.