



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JULY 28TH, 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
Richard Vincent

Members Absent:

Terry Lurtz

Staff Present:

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

Approximately 16 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. Mr. Von Salzen noted the absence of Commission member Mr. Lurtz.

II. Approval of Minutes

A. 06-23-2022 Special Meeting Minutes

Mr. Schroeder moved to approve the minutes of the June 23, 2022 Special Meeting.
Seconded by Mr. Taylor. Approved by a vote of 6-0.

B. 06-23-2022 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the June 23, 2022 Regular Meeting.
Seconded by Mr. Taylor. Approved by a vote of 6-0.

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

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.

Ms. Carpenter noted a change in the agenda, which moved item E: COA-2022-00132 for 15 Beulah Hill Rd. N to the position of item D ahead of COA-2022-00119 for 80 Carolina Vista.

III. Public Hearing

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

A. COA-2022-00118 (25 Dogwood Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a change to the front elevation of a detached garage on a previously approved COA (COA-2022-00037) at 25 Dogwood Rd. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, Inc.

Mr. Brandon Haddock was sworn into the public hearing.

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. Herring verified the proposed replacement windows on the garage are 4 over 4 while the existing windows on the main dwelling are 2 over 2. Ms. Carpenter stated that is correct.

Mr. Haddock stated the intentions behind the proposed changes are an attempt to make the garage more similar in style to the main dwelling and to give the garage a more balanced look.

Mr. Von Salzen asked Ms. Carpenter to display Exhibit S-1.3. Mr. Von Salzen asked Mr. Haddock to clarify whether the proposed changes include the addition of a sconce on each side of the entry door. Mr. Haddock stated the proposed changes do include the addition of a sconce on each side of the entry door. Mr. Von Salzen noted what appear to be differences in the depiction of the siding from the previously approved elevation to the proposed elevation and asked Mr. Haddock to clarify. Mr. Haddock stated there is no change in siding from the previously approved COA and the difference in depictions of elevations is due to issues with the way the software is displaying the elevations, and the materials will be white composite lap siding with a dark green trim as previously approved.

Mr. Von Salzen asked Mr. Haddock for verification that the application is to be amended to include the addition of the sconces. Mr. Haddock agreed the application

is to be amended and stated the sconces will be a metal, exterior light fixture with a possible color of black but the exact style and color are to be determined by the homeowner.

Mr. Herring asked Mr. Haddock to consider changing the windows to 2 over 2, matching the existing windows on the main dwelling. Mr. Haddock stated he would ask the homeowners to consider this change.

Ms. Mathis asked for clarification on the existing windows. Mr. Haddock stated there are no existing windows on the front elevation of the garage, only a garage door.

Mr. Vincent asked for clarification on the change from 6 over 6 windows to 4 over 4 windows as proposed. Mr. Haddock stated the windows will be 4 over 4. The Commission discussed the difference in the proposed windows to the existing windows on the main 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 discussed the approval of light fixtures being outside of the Commission's authority as light fixtures are listed as a Basic Work and Routine Maintenance item in the Standards not a Major Work item. It was determined the application must be approved as originally submitted without the addition of the sconces.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00118) and find the proposed Major Work at 25 Dogwood 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. Taylor. Approved by a vote of 6-0.

B. COA-2022-00125 (204 Dundee 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 addition and screened in porch at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.

Mr. Mark Markiewicz and Mr. Scott Haulsee were sworn into the public hearing.

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 for verification that the photos provided by Staff during the meeting are part of the official record and marked as exhibits. Ms. Carpenter verified the photos are part of the official record and marked as exhibits.

Mr. Markiewicz thanked the Commission, stated the intention behind the proposed addition is to accommodate family, and the design intent is to maintain the historic character of the property.

Mr. Haulsee thanked the Commission, stated the size of the current dwelling is much smaller compared to surrounding dwellings and the increase in size will actually make the dwelling more similar to surrounding dwellings, and the intention is to maintain the Standards of the Historic District and to make any work done on the property look as though it has always been there.

Mr. Haulsee and Mr. Markiewicz provided material samples for the Commission to demonstrate the color and texture of the proposed materials.

Ms. Mathis verified the red color shown is the color of trim proposed for the windows. Mr. Markiewicz stated the red color shown is the proposed window trim color, which will match the existing window trim color.

The Commission reviewed Exhibit A-3.2 and noted the absence of a right elevation rendering. The Commission, Staff, Mr. Haulsee, and Mr. Markiewicz discussed the effect the proposed work would have on the appearance of the right elevation, design and construction elements of the proposed work, and the necessity of having a right elevation rendering to review, especially when Staff inspects the property after work begins.

Mr. Haulsee and Mr. Markiewicz asked to continue the case to later in the meeting in order to provide Mr. Haulsee time to produce a rendering of the right elevation.

Mr. Taylor moved to approve a continuance of the case to later in the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

C. COA-2022-00137 (5 McLeod Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for change of materials on a roof overhang on a previously approved COA (COA-2021-00182) and the addition of

shutters. The property is identified as Moore County PID Number 00026593. The property owner and applicant is Jarrod Gouty.

Mr. Jacob Kirby was sworn into the public hearing.

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. Herring asked to view the previously approved elevation exhibits from the November 2021 Public Hearing for comparison to what was constructed and what is currently being proposed.

The Commission verified the metal roof proposed has already been installed and the shutter installation proposed is for only one window as the shutters depicted in photos are existing. Ms. Carpenter and Mr. Kirby stated the metal roof has already been installed and the shutter installation is only for the one window depicted in photos without shutters, all other shutters shown are existing. Mr. Kirby added the shutter installation was requested by the new owners as part of the purchase contract for the property.

Mr. Herring stated the existing shutter size does not meet the requirements of the previous COA approval due to the shutters not appearing to completely cover the window if closed. Mr. Kirby stated adding another 1 x 6 piece of matching material to the side of each shutter would correct the size discrepancy. Mr. Herring asked Mr. Kirby whether he would be willing to amend the application to include the correction of the existing shutters. Mr. Kirby stated he would be willing to amend the application to state such.

Mr. Vincent verified the installation of the shutters was requested by the new owners at time of purchase. Mr. Kirby stated the shutter installation was requested by the new owners and not part of the original renovation of 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 moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2022-00137) and find the proposed Major Work at 5 McLeod 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.

Existing shutters installed under previously approved application shall be corrected to be the same width as the adjacent windows and 2. New shutters shall match the corrected existing shutters. Seconded by Mr. Taylor. Approved by a vote of 6-0.

D. COA-2022-00132 (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 change to a previous approved rear window to the east side of the property for the installation of a French door that will be located where the previously approved window would have been installed at 15 Beulah Hill Road N. The property is identified as Moore County PID Number 00015557. The property owner and applicant are Craig and Margaret Ellis.

Ms. MegAnn Ellis was sworn into the public hearing.

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 verified the proposed new French door will match the existing doors on the property. Mr. Cassidy stated the proposed new French door will match the existing doors.

Mr. Taylor verified the proposed new French door will replace a window that was previously approved. Mr. Cassidy stated the proposed new French door will replace the previously approved window.

Ms. Ellis asked for a modification to the application to include work on the rear porch, stated the intentions behind replacing the approved window with a French door, reviewed details of proposed replacement lighting sconces, and reviewed details of previously approved work in relation to the proposed work.

The Commission and Ms. Ellis debated whether the Commission would be able to review and approve an additional request as a modification to the current application. It was determined the Commission would not be able to review and approve Ms. Ellis' additional request. Ms. Ellis decided to move forward with approval of the application as submitted and to submit a new application for the additional proposed work. Therefore, discussion and consideration would be limited to the proposed replacement of an approved window with a French door. The Commission reviewed Exhibit A-2.

The Commission and Ms. Ellis discussed the addition of a lighting sconce not being within the jurisdiction of the Commission.

Mr. Herring verified the brick mold around the proposed French door will match the existing brick mold. Ms. Ellis stated the brick mold around the proposed French door will match the existing brick mold.

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. Taylor verified with the Commission that the proposed work is consistent with the Standards. Mr. Herring stated the proposed work is consistent.

Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00132), as further clarified by Exhibit a-2.1 of the application, 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. For clarification: the approval is specific only to the French door. Seconded by Ms. Mathis. Approved by a vote of 6-0.

Ms. Ellis asked for clarification on whether the extension of the porch roof is a Major or Minor work. Mr. Von Salzen stated Ms. Ellis will need to confer with Staff.

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

The applicant requests a Certificate of Appropriateness to construct 96 parking spaces, construct a retaining wall, demolish and install trees, and create a subsurface storm water retention system at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The subject property is the location of the Carolina Hotel & Spa. The existing structure (hotel) was built between 1899 – 1900. The Spa was constructed in 2002. The calculated acreage of the Carolina Hotel & Spa parcel is 22.76.

Mr. Calvin Burkley, Mr. Adam Cochran, and Mr. Harry Harrison were sworn into the public hearing.

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. Von Salzen reviewed the Standards to apply when considering the proposal, which are based on congruity.

Mr. Taylor asked for clarification of the proposed wall height. Mr. Cassidy verified with Mr. Burkley the proposed wall height is 8.9'.

Mr. Herring asked for clarification on the locations and sizes of trees proposed for removal. Mr. Cassidy stated the applicant would be able to review the landscape plan with Mr. Herring.

Mr. Burkley stated the intention behind the proposed parking area at Barrett Rd. is to fulfill parking requirements the Resort agreed to as part of the approval for the Lodge development.

Mr. Herring asked for clarification on whether there was a mulch bed in the center of the proposed parking area. Mr. Cochran verified there is a mulch bed in the center.

Mr. Cochran reviewed a PowerPoint presentation outlining details of the proposed work.

Mr. Von Salzen entered the PowerPoint presentation into the record as Exhibit X for consideration by the Commission.

Mr. Taylor asked for clarification on whether the solid part of the proposed wall will block headlights, on who the proposed parking lot is intended for in terms of frequent users, and on the height of the proposed lamps. Mr. Harrison stated the solid part of the proposed wall will block the majority of headlights, even as measured against an F250, and the parking lot itself is elevated changing the angle by which headlights will be seen. Mr. Burkley stated, depending on the time of year, primarily Resort Staff will be the intended users of the parking lot, but, guests and Village residents will use the parking lot, too. Mr. Harrison stated the proposed lamps are 12' in height with the lights inside the cap of the fixture (light shining down) and are dark sky lights, and the lamps will be located in the center of the parking lot illuminating out from the middle and will be zero foot candles at the property line per code.

Ms. Mathis asked for clarification on why the proposed retaining wall was not continued on the north side given the proposed retaining wall is functional, on whether headlights will not be an issue on the north side, and on whether the proposed removal of trees in this area will not result in greater visibility of cars and headlights from the street. Mr. Cochran stated a Duke Energy power line prohibits continuation of the proposed retaining wall to the north side, the north side is able to be graded and landscaped in a way that provides screening of the proposed parking lot as there is a larger planting area between the proposed parking lot and street, and the area of proposed tree removal is currently the thinnest area within the easement and where visibility into the current parking area already exists but Duke Energy has

worked with the Applicant to provide planting options for the area, such as evergreen shrubs that will mature.

Mr. Herring asked to view Exhibits X-1.5 to X-1.7. The Commission, Mr. Burkley, Mr. Cochran, and Mr. Harrison discussed whether the relocation of the parking lot 10-15' to the west (in the general direction of the Convention Center) of the proposed location was possible, the potential to reduce the number of trees proposed for removal by relocating the proposed parking lot to the west, and how many parking spaces would be lost should the proposed parking lot be relocated to the west. Mr. Burkley, Mr. Cochran, and Mr. Harrison stated a definitive answer as to whether the relocation of the proposed parking lot is possible could not be given without further consideration and approximately 6 parking spots would be lost should the proposed parking lot be relocated. The Commission, also, reviewed Exhibit S-2 depicting the approximate location of the proposed parking lot.

Mr. Vincent asked to view Exhibit A-3.1 and asked for clarification on whether grading could be used in place of the proposed retaining and pierce brick walls to soften the edge along the property line. Mr. Harrison stated the grade falls away from the proposed parking lot towards Barrett Rd. and grading instead of a retaining wall would result in the removal of more of the existing vegetation in order to stabilize the top of the slope.

The Commission discussed the fact that the Commission must stay within the jurisdiction of the Standards, and what Standards apply to the proposed work.

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. Four members of the audience came forward.

Mr. Christopher O'Connor and Ms. April O'Connor, 125 Barrett Rd. E, thanked the Commission, and made personal statements of concern regarding pedestrian safety, additional traffic in the area, additional noise / disturbance of quiet, increased storm water runoff from additional impervious surface, additional light pollution from parking lot lighting and headlights, and the removal of such a large number of trees.

The Commission discussed possible solutions to the concerns expressed by Mr. and Mrs. O'Connor, including the relocation of the ingress / egress point to the proposed parking lot.

Mr. Kiefer Welch, 45 McLean Rd., made personal statements of concern regarding the effect on current employee ingress / egress on McLean, additional light pollution, and the traffic in and out of the Barrett Rd. parking lot. Mr. Welch asked questions of

the Commission and Mr. Schroeder stated the Commission is to hear testimony only, not answer questions, only the Applicant may respond to Mr. Welch's questions.

Ms. Debbie Lalor, 80 Azalea Rd., made personal statements of concern regarding the impact of the construction process on the surrounding neighborhood, light pollution from large vehicles, misrepresentation of foliage along Barrett Rd., lack of discussion over who will use the parking lot, where the parking lot will be accessed and whether the parking lot should be considered as part of a larger plan by the Resort, the additional storm water runoff created by more impervious surfaces, and the quantity of parking lots the Resort will own in relation to major access points to the Village.

Mr. Von Salzen asked the Applicants if they would like to respond to any of the audience members' questions. Mr. Burkley, Mr. Cochran, and Mr. Harrison provided responses to the light pollution concerns by reviewing the lighting plan submitted and outlining how the lighting plan meets Code requirements regarding light spill pollution, responses to the light pollution from large vehicles by reviewing the perimeter wall dimensions, and reviewed Exhibit A-2.2 showing the location of the pierced brick aspect of the proposed wall.

Mr. Von Salzen recessed the Public Hearing at 06:41 PM for a five minute break.

Mr. Von Salzen reconvened the Public Hearing at 06:44 PM.

The Commission debated moving to continue the case to a later meeting, and discussed what elements of the proposed work fall under the jurisdiction of the Commission, what Standards apply, and whether seeking legal counsel from the Village attorney would be needed.

Mr. Schroeder moved to continue deliberation and decision of the case to the Regular Meeting of August 25, 2022. Seconded by Mr. Taylor. Approved by a vote of 6-0.

F. COA-2022-00125 (204 Dundee Rd.) CONTINUATION

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 addition and screened in porch at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC

Mr. Von Salzen reconvened the case for COA-2022-00125 (204 Dundee Rd.).

Mr. Haulsee submitted into evidence a rendering of the proposed right elevation as Exhibit X. Mr. Von Salzen entered the rendering into the record as Exhibit X for consideration by the Commission.

The Commission and Mr. Haulsee reviewed Exhibit X and discussed the details of the rendering relating to roof construction and proposed materials.

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. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00125) and find the proposed Major Work at 204 Dundee Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted, including Exhibit X, and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

The Commission and Staff discussed aspects of the continuation of COA-2022-00119 (80 Carolina Vista) consisting of: additional questions of jurisdiction, consideration of Public Comments as a quasi-judicial board, parking lots generally being considered Minor Work, the Standards being a tool for the Commission to use to exercise discretion on congruity, the height of the proposed brick wall being the only element that does not meet the Standards, the Standards as outlined in the Staff report being the Standards that are applicable, removal of trees along the street side is an applicable Standard, consideration of the proposed brick wall and the relocation of the proposed parking lot further to the west (could be hindered by utilities, emergency vehicle turning radius, etc.), all other issues not being within the Commission's jurisdiction, and that denial of the application could be appealed but must have standing to appeal.

Mr. Taylor 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 06/15/2022 – 07/19/2022.

Mr. Schroeder moved to recommend the 2021-2022 Historic District Standards revisions as outlined during the July 28th, 2022 Work Session to Village Council for adoption. Seconded by Mr. Taylor. Approved by a vote of 6-0.

V. Next Meeting Date

A. Regular Meeting August 25th, 2022

The Commission and Staff discussed the timeline for scheduling another Work Session for further work on the Standards and decided to postpone further Work Sessions to after Village Council's adoption of the 2021-2022 Historic District Standards revisions.

VI. Motion to Adjourn

Mr. Taylor moved to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 07:20 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.