



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JUNE 23RD, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
Cara Mathis
Richard Vincent
Terry Lurtz

Members Absent:

David Herring
John Taylor

Staff Present:

Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Maria Carpenter, Planner
Kelly Chance, Village Clerk

Approximately 9 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.

II. Approval of Minutes

A. 05-26-2022 Special Meeting Minutes

Mr. Lurtz moved to approve the minutes of the May 26, 2022 Special Meeting. Seconded by Mr. Schroeder. Approved by a vote of 4-0 with Ms. Mathis not casting a vote as she was not present at the previous meeting.

B. 05-26-2022 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the May 26, 2022 Regular Meeting. Seconded by Mr. Lurtz. Approved by a vote of 4-0 with Ms. Mathis not casting a vote as she was not present at the previous meeting.

Mr. Vincent moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

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

III. Public Hearing

Mr. Vincent stated he did know the applicant at 35 Laurel Road but did not feel this would impact or affect his judgement. All other committee members present stated they visited all sites and had no ex-parte communication.

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

A. COA-2022-00104 (70 Maple 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 addition of a deck, shutters, addition and removal of windows and doors, and replacement of a brick porch with a wooden porch at 70 Maple Rd. The property is identified as Moore County PID Number 00018218. The property owner is Jason Tanner and the applicant is Dan Degre of Step One Design.

Mr. Dan Degre, of *Step One Design*, was sworn into the public hearing.

Mr. Cameron 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. Cameron into evidence.

Mr. Von Salzen asks if there is a time constraint on getting approval for this COA since construction is currently underway based on this prior approved COA. Mr. Degre stated yes, they are working to complete this project for the homeowner.

Mr. Lurtz asked if Mr. Degre had color samples for what he was asking for approval, to which he stated no, he has submitted that to Staff. Alex Cameron stated staff did view the paint colors and they are within the approved color wheel.

Mr. Von Salzen asked Mr. Degre if he was asking for different paint colors because this is the paint color that was on the home. Mr. Degre stated that after demolition was started, they discovered that it had been painted the color they are asking for.

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. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00104) and find the proposed Major Work at 70 Maple 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. Vincent. Approved by a vote of 5-0.

B. COA-2022-00115 (35 Laurel 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 a new detached garage at 35 Laurel Road. The property is identified as Moore County PID Number 00030715. The property owners and applicants are Dorathy Black & Michael Black.

Mr. Michael Black and Ms. Dorathy Black 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. Von Salzen asked Ms. Carpenter if there is currently a garage on the home to which Ms. Carpenter stated there is not.

Ms. Black stated there was originally a garage that the HPC approved a prior permit to convert this garage into a bedroom.

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. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00115) and find the proposed Major Work at 35 Laurel 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 5-0.

C. COA-2022-00116 (15 Power Plant 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 the structure at 15 Power Plant Road. The property is identified as Moore County PID Number 00022338. The property owner and the applicant is Karl Martin.

Mr. Karl Martin 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. Von Salzen asked Ms. Carpenter if the applicant has supplied all necessary paperwork that is required for a demolition, to which she stated yes.

Mr. Martin stated he is eager to proceed to get rid of this building and stated the building has now been unoccupied for at least 6 months. Mr. Martin stated he wishes to sell the property to his son, who wants to put up a duplex on the property.

Ms. Mathis asked if there was any historical significance to the building to which Mr. Martin stated there is not to his knowledge.

Mr. Von Salzen asked if Mr. Martin has any issues with ensuring that all historical significance is protected to which Mr. Martin stated he does not and there are a couple of trees on the property that will be saved.

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. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00116) and find the proposed Major Work at 15 Power Plant 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. Schroeder. Approved by a vote of 5-0.

- ***Additional Findings: Owner will work with Staff to document any salvageable architectural materials, and all trees will be saved.***

D. COA-2022-00113 (110 Saville Row)

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 new single family dwelling at 110 Saville Row. The construction will consist of a two story, 2,829 square foot dwelling. The property is identified as Moore County PID Number 20190034. The property owners are Sam Osier & Jordan Gougeon and the applicant is Bartlett Construction, LLC.

Mr. Kevin Bartlett, of Bartlett Construction, 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. Lurtz asked if Mr. Cassidy could pull up exhibit 2.5 the front elevation and demonstrate where the metal roofing will be. Mr. Bartlett stated the materials of the home will be non-gloss black.

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.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00113) and find the proposed Major Work at 110 Saville Row 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. Not Consistent due to: Proposed color of metal roof (black) is not part of the approved colors listed in the Standards. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

- ***Additional Findings: the correct square footage is 2,829, no additional trees are to be removed aside from the building footprint as shown, and shutters would be false operational and would appear to cover the single windows but not the double windows.***

E. COA-2022-00117 (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 relocation of two storage buildings. The property is identified as Moore County PID Number 00025800. The property owner and the applicant is Resorts of Pinehurst, Inc.

Mr. Calvin Burkley 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. Burkley stated the move is imperative to ensure the equipment needed for the Tennis Courts is kept near the courts. He noted the building move is necessary due to the building of the USGA building and the building would be screened on both visible sides.

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. Lurtz moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00117) 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. Vincent. Approved by a vote of 5-0.

- *Additional Findings: buildings must be moved due to the construction of the USGA Golf House Pinehurst site, the buildings are necessary to house equipment to maintain the tennis courts, and the existing vegetation will help shield the structures from view.*

Mr. Vincent moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 05/18/2022 – 06/14/2022.

V. Next Meeting Date

A. Regular Meeting July 28th, 2022

B. Special Meeting – Work Session – July 28th, 2022 @ 3:00 p.m.

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 5-0 at 05:23 PM.

Respectfully Submitted,



Kelly Chance
Village Clerk
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.