



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 26TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Staff Present:

Darryn Burich, Planning Director
Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Maria Carpenter, 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 04:01 PM, explained the purpose of the meeting, each Commission member introduce themselves, and Mr. Von Salzen introduced Staff.

II. Approval of Minutes

A. 04-28-2022 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the April 28, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 7-0.

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

All Commission members stated they had visited all sites with the exception of Mr. Vincent, Mr. Schroeder, and Mr. Herring (who did not visit 25 Muster Branch Rd.) and did not have any ex parte communication.

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

III. Public Hearing

Mr. Darryn Burich, Planning Director, and Mr. Cameron, Planning Supervisor, were sworn into the public hearing and testified as follows.

A. COA-2022-00094 (25 Muster Branch Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for window replacement and the removal of three trees at 25 Muster Branch Rd. The property is identified as Moore County PID Number 00021401. The property owner is AED Management, LLC and the applicants are Reaves Landscaping and Goneau Construction.

Ms. Melissa Smith, Mr. Billy Hornbaker and Mr. Joel Kennedy were 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.

The Commission and Mr. Cameron discussed the diameter of the trees proposed for removal being listed at 15" in the Staff Report versus 17" in the application being due to the age of the topographical survey information used for the Staff Report, evidence of the trees proposed for removal being due to the trees leaning toward the structure being needed from the Applicant, the design of the proposed replacement windows being an exact match to the existing windows to be verified by the Applicant, and the understanding being the proposed replacement windows would look exactly like the existing windows in dimension, patten, and style.

Mr. Joel Kennedy stated the trees proposed for removal are leaning significantly and are part of a large stand of trees (which include a nice specimen of American Holly).

Mr. Hornbaker showed the Commission a sample of the replacement windows chosen and stated, other than the aluminum cladding, the replacement windows chosen are an exact replica of what is existing. Mr. Hornbaker further stated the existing windows have been painted over so many times the smooth surface of the aluminum cladding will match the smooth surface of the existing painted wood windows.

The Commission and Mr. Hornbaker reviewed the divided light element of the replacement window design and the aluminum cladding texture.

Mr. Kennedy provided and reviewed a photo of the trees proposed for removal as evidence of the trees leaning significantly toward the dwelling (Exhibit X). The Commission discussed what was seen during the site visit and the fact that the lot is heavily wooded.

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-2022-00094) and find the proposed Major Work at 25 Muster Branch 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 7-0.

B. COA-2022-00098 (70 Page 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 replacement of the existing asphalt shingles with a metal roof at 70 Page Rd. The property is identified as Moore County PID Number 00021628. The property owners are Paul O. Blake, Jr. and Charles E. Helbling, Jr. and the applicant is Charles E. Helbling, Jr.

Mr. Charles Helbling 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. Cameron presented the Commission with a material sample previously provided by the Applicant.

Mr. Taylor clarified the property shown in Exhibit A-3.5 as an example of precedent for black metal roofing in the Historic District is not located within the Historic District (actually located in Pinehurst #7 neighborhood). Mr. Cameron provided an additional photo submitted by the Applicant showing the property of 125 Kelly Rd., which is located within the Historic District, as an example of precedent for black metal roofing in the Historic District (Exhibit X).

Mr. Helbling stated the color of the roofing shown in the photo of the property in Exhibit X is black and there is a very minor or slight difference between the matte black and glossy black colors shown in the color sample provided (Exhibit A-3.6). The Commission debated the section of the Standard regarding adding glossy or shiny surfaces to New Construction being applicable to the proposed work and reviewed the material sample provided.

Mr. Helbling confirmed awareness of the fact that the proposed color of metal roofing is not one of the approved colors of metal roofing listed in the Standards and stated the choice of black metal roofing is based on complimenting the existing gray color of the dwelling elevations and the existing color of asphalt shingles being black. The Commission, Mr. Cameron, and Mr. Helbling discussed black being a very common color of roofing all throughout Pinehurst (both asphalt shingle and metal), black being the most common color of metal roofing used in the country, and the largest commercial building in the Historic District (the new elementary school) having a black metal roof.

The Commission discussed prior approval of black metal roofing within the Historic District, the difference (exceedingly minor) between “matte” black and “glossy” black as defined by the roofing manufacture, the granting of an exception to the Standards for the unapproved metal roof color selection, and the historic significance of the property (which already has a black roof) and was approved for a COA to paint the brick elevations a darker color of gray than was approved in the Standards. Mr. Vincent questioned the color of roofing used Mr. Cameron verified the roofing at 125 Kelly Rd. is black, 29 gauge metal roofing.

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-2022-00098) and find the proposed Major Work at 70 Page 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. Not Consistent due to: Proposed color of metal roof (glossy black) is not part of the approved colors listed in the Standards. Seconded by Mr. Lurtz. Approved by a vote of 7-0.

C. COA-2022-00100 (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 an approximately 1,900 square foot outdoor testing facility. The property is identified as Moore County PID Number 00025799. The property owners are Pinehurst, Inc. and Clubcorp, and the applicant is Calvin Burkley of Pinehurst Resort and Country Club.

Mr. Calvin Burkley, Mr. Bob Koontz, Ms. Brandy Thompson, Ms. Amy Bullington, and Ms. Janine Driscoll were 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.

Ms. Bullington and Ms. Bullington reviewed a presentation prepared by the Applicant outlining the details of the proposed testing facility, which is a joint venture / partnership between the Pinehurst Resort and the USGA.

Mr. Von Salzen asked for clarification on what would be tested at the facility. Ms. Bullington stated a variety of golfing equipment using mechanical and instrumented golfer techniques.

Mr. Taylor asked for clarification on whether Pinehurst Resort would be able to use the facility when the USGA is not testing equipment. Mr. Burkley stated the intent is more to use the classroom area of the facility than the actual equipment testing bays.

Mr. Lurtz asked for clarification on why a color of roof differing from all the other buildings on the property was chosen instead of choosing a color matching the other buildings. Mr. Cameron stated there is no congruity in roofing color on the property as the other buildings cited by Mr. Lurtz all have differing roof colors. Ms. Bullington stated the roof color was chosen to be compatible with the roof colors of buildings nearby and as a complement to the proposed testing facility elevations.

Mr. Lurtz asked for verification on the shape of columns to be used. Ms. Thompson stated the columns will be round to match the majority of existing columns on the other buildings located nearby.

Mr. Herring asked whether consideration had been given to using 3 over 3 windows on the south and east elevations to give a more vertical aspect ratio similar to the aspect ratios of the north and west elevations. Ms. Bullington and Ms. Thompson stated the 2 over 2 windows were chosen by the Owner for aesthetic and viewing reasons.

Mr. Taylor asked for further clarification on why the color of roof could not match the color of roof on the nearby Padgett Learning Center. Ms. Thompson stated supply chain issues have limited the color selections and a compatible roof color was chosen from what is available.

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-2022-00100) 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 7-0.

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

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 04/22/2022 – 05/17/2022.

Mr. Von Salzen announced the departure of Ms. Lucey and thanked Ms. Lucey for her service and contributions to the Commission.

V. Next Meeting Date
A. Regular Meeting June 23rd, 2022

Mr. Taylor stated he will not attend the meeting on June 23rd, 2022.

The Commission and Mr. Cameron discussed the potential case load for the next meeting and the possibility of scheduling another Work Session meeting on June 23rd, 2022 at 02:00 PM, which will be finalized closer to the time.

Mr. Cameron left the meeting at 05:09 PM.

VI. Motion to Adjourn

Mr. Taylor moved to adjourn the meeting. Seconded by Ms. Lucey. Approved by a vote of 7-0 at 05:11 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.