



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, APRIL 28TH, 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
Terry Lurtz
Richard Vincent

Members Absent:

Staff Present:

Alex Cameron, Planning Supervisor
Shannon Konstantinou, Clerk to the Board

Approximately 12 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. 03-24-2022 Regular Meeting Minutes

Mr. Schroeder moved to approve with revisions the minutes of the March 24, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 7-0. Revision: page 8, paragraph 4 – mechanical wall to mechanical equipment.

Mr. Lurtz 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. Schroeder, who did not visit any sites, and did not have any ex parte communication.

Mr. Taylor disclosed ownership of an adjacent property to a property that is part of a case being heard, however, stated judgement will not be affected by Mr. Taylor's ownership of this property.

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

III. Public Hearing

Mr. Cameron, Planning Supervisor, was sworn into the public hearing and testified as follows.

A. COA-2022-00082 (80 Dalrymple 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 windows and doors to the home at 80 Dalrymple Rd. The property is identified as Moore County PID Number 00019993. The property owner is Ann-Boyd Newman Trust and the applicant is Ralph Newman, Jr.

Mr. Ralph Newman, Jr. and Mr. Bruce Cameron were sworn into the public hearing.

Mr. Alex Cameron discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's material / exhibits. Mr. Von Salzen accepted the material submitted by Mr. Alex Cameron into evidence.

Mr. Taylor questioned the replacement of the front door with a door wider than 97", significantly larger than the existing, as appears to be shown in Exhibit A-3. Mr. Alex Cameron stated the front door is not proposed to be replaced. Mr. Herring verified. Mr. Alex Cameron reviewed Exhibit A-2.3, which shows the door units proposed for replacement.

Mr. Newman thanked the Commission, gave a personal history of the property, and stated by doing several exterior and interior renovations to the property to correct issues it was determined the windows are the cause of the majority of the issues with the property and need to be replaced to correct these issues. The style and size of windows were chosen to correct issues and to comply with modern building codes.

Mr. Bruce Cameron stated the existing windows are aluminum, not energy efficient, and do not meet egress requirements. In order to make the windows energy efficient and code compliant, the material is being changed from aluminum to vinyl, and the grid pattern and size is changing slightly.

Mr. Taylor asked for clarification that the proposed door units will be the same dimensions as the existing door units. Mr. Bruce Cameron stated there will be a swing change to one of the door units but the look of the doors will not change. Mr. Taylor verified with Mr. Bruce Cameron the front door will not be replaced.

Mr. Schroeder and Mr. Taylor verified the change in window size is necessary in order to meet egress requirements. Mr. Bruce Cameron stated 5.7 square feet is the required egress size.

Mr. Herring asked for clarification that the proposed grid pattern will be 9x6 not 12x6 as stated and, therefore, it will not match the existing grid pattern as stated in the application. Mr. Newman and Mr. Bruce Cameron verified this is correct and the application statement was made in error.

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-2022-00082) and find the proposed Major Work at 80 Dalrymple 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 7-0.

B. COA-2022-00083 (100 Beulah Hill 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 removal of a door and the addition of two windows on the front elevation of the structure at 100 Beulah Hill Rd. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc. and the applicant is Calvin Burkley of Pinehurst, Inc.

Mr. Calvin Burkley 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 material / exhibits. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Mr. Burkley stated the windows will be aluminum clad and match the existing windows, and there is an existing set of double windows not depicted in the renderings, which the proposed windows will match.

Mr. Von Salzen asked for clarification on the reason for changing the existing doors to windows. Mr. Burkley stated the reason for changing the existing doors to windows is the conversion of storage space to office space. Mr. Von Salzen questioned whether there will be access to the new office space from another area

within the building. Mr. Burkley verified there is access from another area within the building.

Mr. Schroeder asked for clarification that the windows referenced for replacement are similar to OL/2 (just to the right) as seen in Exhibit A-4. Mr. Burkley verified the windows are similar.

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-2022-00083) and find the proposed Major Work at 100 Beulah Hill Rd. is consistent with Historic District Standards due to the prominence of the additions 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.

C. COA-2022-00088 (50 Everett Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of a new single family dwelling at 50 Everett Rd. The construction will consist of a 4,004 square foot, one and a half story dwelling. The property is identified as Moore County PID Number 00018777. The property owners are Timothy R. & Carol C. Wright and the applicant is Mark Wesley Parson Design.

Mr. Mark Wesley Parson 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 material / exhibits. Mr. Von Salzen accepted the material submitted by Mr. Cameron into evidence.

Ms. Lucey asked for clarification on the size, scale, and proportion of the proposed new construction to existing homes and whether there is any data. Mr. Taylor stated being familiar with the area, the proposed new construction is generally comparable to existing homes. Ms. Lucey stated based on online research the proposed new construction seems to be larger than most surrounding existing homes. Mr. Cameron stated Moore County Tax data could be used but this data is not always representative of conditioned living space. The Commission debated how size, scale, and proportion are to be assessed, whether based on specific areas of the Historic District or the whole Historic District, determining the Historic District Standards state the whole District must be used in assessment of proposed size, scale, and proportion.

Ms. Lucey asked for further clarification on whether the color palette selection being from the Historic District Standards color palette is a must. Mr. Cameron stated the color palette selection is a must, however, historically the Standard has not been applied to mean only Benjamin Moore paints may be used so long as the color selected from another manufacturer exactly matches the comparable Benjamin Moore paint color from the Historic District Standards. The Commission, Mr. Cameron, and Mr. Parson reviewed the proposed color alongside the approved, comparable Benjamin Moore paint color.

Mr. Von Salzen asked for clarification on the Public Notification map's shaded area consisting of two lots. Mr. Cameron stated the lot originally consisted of two separate lots, which have been recombined since the demolition of the prior existing structure. Mr. Cameron verified for the Commission the abolition of the lot lines depicted to create two larger lots, one at 30 Everett Rd. and one 50 Everette Rd.

The Commission and Mr. Cameron reviewed the Public Notification map further in an attempt to determine the size, scale, and proportion of the proposed new construction in relation to surrounding existing homes by examining the building footprints depicted in the map in relation to the lot sizes depicted in the map. In addition, the site plan was reviewed (Exhibit A-2.1).

Mr. Parson thanked the Commission, reviewed his personal experience with the Commission and living proximity to the property in question, discussed the history and zoning of the lot, reviewed the intentions behind and requirements met by the design of the proposed new construction (calculations come in under what is permitted for the lot size based on the PDO requirements), discussed the integrity of the design elements and materials proposed, and reviewed how the landscape plan is above and beyond what is required. Mr. Parson stated Mr. Will Huntley will be the builder.

Mr. Herring stated details described by Mr. Herring are not well presented in the renderings / material submitted. Mr. Parson stated the details in question are depicted on additional drawings and are being finalized. Mr. Herring asked for clarification on the proposed materials (specifically where lap siding is proposed to be used), the material and color of the proposed gate on the west side, the color of the proposed shakes, the material and color of the proposed brackets, whether the chimney will be topped with metal, the color of the proposed screens, whether the wood separating the windows depicted in the primary bedroom area will be painted, and whether the garage doors will be painted. Mr. Parson stated lap siding is proposed for the golf cart garage and main garage, the proposed gate will be wood painted to match, the proposed shakes will be natural on the roof and painted on the sides, the proposed brackets will wood painted to match, no metal on the chimney, the screens will be

either copper or bronze with a natural patina, the wood separating the windows will be painted, and the garage doors will be painted.

Mr. Taylor asked for clarification on how tall the plantings along the alley side of the garage are. Mr. Parson stated the proposed plantings are Oak Leaf Hydrangeas (a native plant species) of approximately 5 gallons in size and will be planted under existing trees. Mr. Taylor stated it would be appreciated if larger existing trees along the alley would be preserved. Mr. Parson stated Charleston, SC was used as a guide for landscaping and tree preservation.

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.

Mr. Jim Yardley was sworn into the public hearing. Mr. Parson stated communication had occurred with Mr. Yardley prior to the meeting. Mr. Yardley is an adjacent property owner (30 Everette Rd.) and provided a history of his property. Mr. Yardley made personal statements in opposition to style elements, removal of mature cedar trees toward the front of the property, and disturbance of site features along the property line particularly the mature trees in this area.

Mr. Parson reviewed the R-10 requirements for setbacks in relation to the setbacks of the proposed new construction single family dwelling, reviewed the landscape plan being based on the shape of the lot necessitating a formal straight line along the property line between 50 Everette Rd. and 30 Everette Rd. with the remaining landscaping being more organic in design and shape.

Mr. Cameron asked for clarification on whether the proposed brick wall along the property line between 50 Everette Rd. and 30 Everette Rd. is a retaining wall or decorative / knee wall. Mr. Parson stated the proposed brick wall is a retaining wall. Mr. Cameron stated a retaining wall needs to be 5' from the property line based on PDO requirement and will need to be adjusted to meet this requirement in order for building permits to be issued.

The Commission, Mr. Cameron and Mr. Parson discussed the depiction of the property line in the submitted renderings, the setback requirements for the lot, the issues moving the proposed new construction to another position within the lot will cause, and the large buffer area (approximately 75 feet) that exists between the existing home at 30 Everette Rd. and the proposed new construction at 50 Everette Rd.

Mr. Patrick Pizella was sworn into the public hearing. Mr. Pizella is an adjacent property owner (170 Palmetto Rd.) and provided background on his property. Mr. Pizella made personal statements in support of the additional buffer plantings

installed by Mr. Yardley, the proposed new construction design, the proposed alley improvements, encouraged the burial or partial burial of the utility lines located at the corner of the property, and the proposed landscaping design elements.

The Commission and Mr. Cameron discussed what authority the Commission has over landscaping design and whether incongruous landscaping design alone is justification for denying approval of a COA if the dwelling itself is congruous. Mr. Cameron reviewed Standards as outlined in the Staff Report (Sections VII.C.1, VII.C.3, VII.C.4, and VII.C.5) that apply to landscape design elements in relation to this case. Mr. Von Salzen asked Mr. Cameron for clarification on whether any landscape design elements listed in the application violate these Standards. Mr. Cameron stated, in his opinion, none of the landscape design elements violate the Standards, however, the retaining wall needs to be setback 5' from the property line to meet zoning requirements.

Mr. Taylor asked whether a Commission member must vote yes or no. Mr. Von Salzen verified a Commission member must vote yes or no. Mr. Taylor recused himself from voting due to ownership of an adjacent property.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00088) and find the proposed Major Work at 50 Everett 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 6-0, with 1 recusal by Mr. Taylor.

Mr. Lurtz 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 03/16/2022 – 04/21/2022.

V. Next Meeting Date
A. Regular Meeting May 26th, 2022

The Commission and Mr. Cameron discussed scheduling another Work Session meeting and agreed to meet May 26, 2022 at 02:00 PM.

VI. Motion to Adjourn
Mr. Lurtz moved to adjourn the meeting. Seconded by Mr. Vincent. Approved by a vote of 7-0 at 05:55 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.