



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, APRIL 22, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:
Eric Von Salzen, Chair
Tom Schroeder, Vice-Chair
David Herring
Terry Lurtz
John Taylor

Board Members Absent:
Richard Vincent
Anne Lucey

Staff Present:
Kathy Liles, Planner
Alex Cameron, Senior Planner
Jill Lazusky, Acting Clerk of the Board

There were approximately 17 people in attendance including 4 staff.

I. Call to Order

II. Approval of Minutes

Mr. Herring moved to approve the minutes; Mr. Taylor seconded. Approved by a vote of 5-0.

Mr. Taylor made a motion to move into the Public Hearing. Mr. Schroeder seconded. Approved 5-0.

Mr. Von Salzen indicated he had not visited any of the sites and Mr. Taylor visited all the sites except 1 Carolina Vista (which he is familiar with). The other members present had visited all of the sites. There were no ex parte communications from any of the Commission members.

III. Public Hearing

Mr. Von Salzen explained the proceedings. He swore in staff members Mr. Cameron and Ms. Liles.

Mr. Schroeder feels that in the future if we have this many cases, we should split them into different meetings. He also reviewed page 3 of guidelines, 4th and 5th paragraphs discussing a project being congruous and what is necessary for a Certificate Appropriateness. He also noted that we have many more standards for residential work versus Commercial standards. Mr. Schroeder recused himself from 87 Short Road and 70 Maple because he didn't have time to review.

Mr. Taylor mentioned that our standards don't address large commercial projects as they should. Mr. Von Salzen is planning a meeting to review the Historic District Guidelines.

A. COA 2021-00052 (1 Carolina Vista)

The purpose of this public hearing is to consider a request within the Pinehurst Historic District for the addition of multiple commercial structures at 1 Carolina Vista. The proposed project is for the new USGA facility, which will include the construction of a 2-building facility to house a welcome

center, museum, golf testing center, and administrative offices. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856213032663. The property owner is Resorts of Pinehurst Inc. and the applicants are Calvin Burkley of Pinehurst Resorts and Brandy Britt Thompson of Clearscapes.

Applicant representatives: Mr. Belledin, Mr. John May, Mr. Tebalbi, Mr. Jerris (USGA), Mr. Koontz, Ms. Driscoll, Ms. Thompson were all sworn in.

Mr. Cameron provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Von Salzen suggested holding off questions until after the USGA presentation. Mr. Schroeder suggested labeling exhibits so that it would be easier to refer to them. Mr. Taylor clarified that this is for two buildings.

John May, local attorney, spoke for USGA requesting proposed re-zoning and approval for Golf House Pinehurst. First step is the request for Certificate of Appropriateness. Mr. Jerris gave an overview of how they got here and the importance of the history that brought them to this point. They want to be here in Pinehurst because they feel they will be more connected with golfers and the game of golf. They have a commitment to sustainability and the environment. They believe that this first-ever anchor site for USGA championships will create a great partnership with the Village. They believe that the design will be consistent with the historic part of the Village and be something that the USGA will be proud of.

Brandy Thompson and Brett Belledin, architects presented a slide show from a historical perspective to today and the vision that began it all. One of the commitments to the projects is to understand the historic landscape. Explained their method of reviewing and studying historic architecture for their design. They were stimulated by the Carolina Hotel and the early Pinehurst Clubhouse and other buildings around town particularly with porches and square columns.

Mr. Herring clarified that this is not a conceptual submittal and if things change after approval, they may have to come back for more approvals. Mr. Von Salzen agreed and said that we can give you conceptual approval but they can come back with the more detailed plans and designs. The USGA agrees to come back before permitting for additional approval if required. Mr. Taylor asked if it is required to get a demolition approval of tennis courts. Mr. Von Salzen said tennis courts are not a structure.

Mr. May said that in order to request rezoning of site, they have to have a COA in hand. Mr. Schroeder asked staff if we issue a COA, can staff issue a permit? Will they get COA tonight, then go to P&Z, then come back to HPC? Mr. Cameron said that there may not be a need for a 2nd COA. If the concepts presented tonight change dramatically, then yes, they would have to be re-reviewed. Mr. Taylor wanted clarification. Commission is reviewing what is before them tonight and are only asked to approve what is before them.

Mr. Herring asked about the screening wall of utilities. Applicant said the intent is for them to be 100% screened. Screening includes decorative section. Mr. Taylor asked if there will be a significant food preparation area. The answer was no.

Mr. Schroeder asked about the walkway between two buildings and would like to know where they see a historical connection. There is no specific reference for that but has a trellis which is consistent. Windows seals will be black, not white which is an approved color. The windows are reminiscent of the windows of the Holly. Mr. Von Salzen gave as an example that if something like the windows were to

change, they would have to come back to HPC. They understand and fully plan to come back with final design choices if needed.

No more questions or public comments. Deliberations began. Mr. Herring discussed the screen wall and feels that it should screen everything. Mr. Cameron indicated that the residential zoning requirement is max 6' but because it is commercial, it has to be tall enough to screen everything. The screening area is not considered part of the building structure. Mr. Taylor feels that all of the items that have been presented meet guidelines for approval. Mr. Von Salzen wants to make sure the applicants understand that if anything changes, they will have to come back. To provide clarity on materials, applicant explained that materials are pretty much determined except perhaps the color of the roof. Applicant did clarify that the roof will be copper metallic for the purposes of this application. If it changes, they will come back. They also clarified that is a wood composite siding. Mr. Cameron indicated that a change in roof color could be a staff approval. Mr. Herring brought up the gate of the trash/utility service area. Applicant promises to design a gate that will close.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 1 Carolina Vista is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

Roll Call

Mr. Schroeder *Aye*
Mr. Taylor *Aye*
Mr. Herring *Aye*
Mr. Lurtz *Aye*
Mr. Von Salzen *Aye*

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 1 Carolina Vista. Seconded by Mr. Schroeder. Approved by a vote of 5-0.

B. COA-2021-00055 – (335 Linden Road) POSTPONED BY REQUEST OF APPLICANT

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 at 335 Linden Road. The modifications include the addition of an in-ground pool located in the rear yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210451824. The property owners of record are Eric and Meredith Morski and the applicant is Meredith Morski.

Mr. Schroeder move to continue this case to 5/27/21 and it was seconded by Mr. Taylor. Approved by a vote of 5-0.

C. COA-2021-00054 (600 Linden Road)

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 at 600 Linden Road. The modifications include the addition of an in-ground pool located in the rear yard and the associated fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855210354455. The property owners of record are Thomas and Karen Meade and the applicant is Thomas Meade.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact

Mr. Kinser was sworn in.

Mr. Taylor wanted clarification that the pool looks like it might possibly be visible from the street based on the location of the pool in the drawings.

Mr. Kinser designed where the pool can go based on the accessory structure and the septic field. There is also screened landscaping to prevent visibility from street. The sidewalk along Linden Road is on the opposite side of the street.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 600 Linden Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Taylor. Approved by a vote of 5-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 600 Linden Road. Seconded by Mr. Lurtz. Approved by a vote of 5-0.

D. COA-2021-00048 (4 Village Lane)

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 at 4 Village Lane. The modifications include the replacement of existing doors and windows with new doors and windows that do not match the existing material. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855208876822. The property owners of record are Lori and Michael Vaden and the applicant is Michael Vaden.

Michael Vaden was sworn in.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Applicant wants to replace windows because they are all damaged. All of them were wooden framed and have collected a gas between windows. The composite wood material that Anderson offers will aesthetically look like wood.

Mr. Taylor asked about slider window. It looks like original windows, but slides. Mr. Herring asked about layers of glass. It appears that the windows flanking the door are the same height of door. Applicant said the transom makes door higher than 71" and replacing with higher door and the windows next to door are similar in height but others are smaller. Mr. Herring does not think what he is doing matches what he submitted. Applicant is putting windows into existing space.

Mr. Herring is concerned about the simulated divided light vs the snap in grids. Guidelines say they can't be snap on. He doesn't think the proposal meets the intent. Mr. Von Salzen feels it does simulate the divided light. Mr. Herring wanted clarification on the sliding windows.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 4 Village lane is **not consistent** with the Historic District Standards, but is **congruous** within the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact.

Seconded by Mr. Schroeder. Approved by a vote of 5-0.

Application is amended by applicant to withdraw Exhibit E from application. Approved 5-0 by Commission.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 4 Village Lane.

Seconded by Mr. Schroeder. Approved by a vote of 5-0.

E. COA-2021-00046 (245 Magnolia Road)

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 at 245 Magnolia Road. The modifications include the enclosure and screening in of an existing rear porch and addition of six foot side and rear yard fencing. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 855212974240. The property owners of record are Dawn Snead and Jeff Clark and the applicant is Jeff Clark.

Jeffrey Clark was sworn in.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Taylor asked if the sizes of materials could be noted on the application. Yes. Mr. Herring had questions about the roof. The applicant clarified that it is a corrugated metal roof. Mr. Herring was asking if the new roof is matching the existing roof and it should not be referred to as standing seam roof. From the street you won't see the shed roof but the shingles will be changed. The roof line won't change. Regarding the fence, it will continue from the porch back to the road. Property slopes down from the road.

No public comments. Mr. Herring doesn't think we should deviate from our standards. Mr. Taylor agrees except for the slope of the lot in this case alters the perspective and doesn't believe the 6 ft fence will appear to be more than 4 ft because of the slope. Applicant indicated that they are shielding from The Manor Inn which is right across the street.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 245 Magnolia Road is not consistent with the Historic District Standards but is **congruous** with the Pinehurst Historic District, based on the testimony given, the material submitted and findings of fact and because it is not easily visible from road and because of the topography of the lot.
Seconded by Mr. Taylor. Approved by a vote of 5-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 245 Magnolia Road.

Seconded by Mr. Taylor. Approved by a vote of 5-0.

F. COA 2021-00051 (30 Medlin Road)

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 at 30 Medlin Road. The modifications include the demolition of an existing single family home and the construction of a new single family home. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205181846. The property owners of record are Nelda and William Huffstetler and the applicant is William Huffstetler.

Mr. William Huffstetler was sworn in.

Ms. Liles provided background on the property from the staff report. She entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Herring wanted clarification that the metal roof is black; yes, it is charcoal and an approved Historic District color. Regarding Exhibit E, showing the fence. Applicant indicated that a 4 ft fence would not give their neighbors any privacy but 6 ft would. From his property line to their window is 5 ft. They aren't interested in having any fence in the front.

Regarding demolition request, there is no issue to delay it.

Mr. Taylor moves to approve the demolition of the existing structure at 30 Medlin Road. Seconded. Approved 5-0.

For the new structure, the applicant says the siding is a composite but with straight line shakes in the dormers. Mr. Herring is looking at windows. Applicant plans to do simulated divided lights on windows. Garage door will be a wood like composite. They are trying to keep with the Village look with a white building. Mr. Taylor thinks that the neighbors will be happy with what they are planning to do.

Regarding tree clearance, yes, applicant will clean it up but maybe only have to get rid of one of the good pines. No other questions for applicant.

No public comments. Mr. Herring is not convinced about 6 foot fence. Mr. Taylor says 4 foot fence wouldn't accomplish goal but the standards are not meant to satisfy that. Mr. Lurtz thinks it would be okay. If not approved, applicant said he would heavily berm area and put fencing up. Mr. Cameron said that it goes against guidelines to berm up a fence. Mr. Von Salzen feels that we should approve the application but not a 6 foot side fence.

Mr. Herring moved that the Historic Preservation Commission find the proposed Major Work at 30 Medlin Road is **congruous** with the Pinehurst Historic District, but not **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact with the exception of the 6 ft side yard fence. Seconded by Mr. Taylor. Approved by a vote of 5-0.

Mr. Herring moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 30 Medlin Road. Seconded by Mr. Taylor. Approved by a vote of 5-0.

G. COA 2021-00053 (87 Short Road)

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 at 87 Short Road. The modifications include a 300 square foot addition to the east elevation, small porch on north elevation facing Short Road will be enclosed, repair/point up mortar as needed, replace chimney cap with a matching barrel design, replace all existing double-hung windows to match windows in addition, remove fabric awning over home entrance, replace existing garage door with automated door opener. Repair shingles as needed and repaint earthy brown, remove two (2) trees adjacent to garage, repaint existing grey shed same earthy brown color as garage, re-roof entire existing home, addition and garage with architectural shingle, replace much of gravel driveway adjacent to entry and add a brick apron at Short Road, remove marked trees to facilitate garage entry and guest parking, add an open porch on south elevation off kitchen with adjacent brick patio, and enclose portion of back yard (south elevation) with black aluminum fencing for dog and future pool. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205284641. The property owner of record is Judy Davis and the applicant is Christine Dandeneau of Dandeneau Architecture.

Judy Davis and Christine Dandeneau were sworn in.

Mr. Cameron provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact including an update tree survey provided by applicant and to the board. Exhibit B has been asked to be withdrawn from application.

Per the applicant, Exhibit B was withdrawn because of gables. Ms. Davis intends to occupy the home. The change from the application in January is because she was able to reevaluate what she needs for space. Ms. Dandeneau explained a little more about the enclosed porch. The addition respects the existing house more. They have changed to a shake shingle and hardy plank to give it more of a cottage feel.

Mr. Schroeder had recused himself from this case.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 87 Short Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact. Seconded by Mr. Lurtz. Approved by a vote of 4-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 87 Short Road. Seconded by Mr. Lurtz. Approved by a vote of 4-0.

H. COA 2021-00049 (125 Kelly Road)

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 home at 125 Kelly Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856205089506. The property owner of record is Charles Mucciolo and the applicant is Dan Degre of Step One Designs.

Dan Degre was sworn in.

Mr. Cameron provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact with correction that there is no chimney.

Mr. Degre indicated that the owner is a landscape architect and has designed the plan with only removing two trees (one in the footprint of house, and one in driveway). He showed samples of materials. They will be using a Pella product but client has not picked which one yet. If he improves the quality of window, then it can be a staff approval or the commission could approve both types right now. Mr. Taylor wanted clarification on front door. Applicant does not want to do a wood door because of weather related issues. It would be a fiberglass door. Is it allowed? The guidelines do not indicate that it is not allowed. Roof is not a standing seam. The seam is about an inch in height. The stacked stone fence is on the landscape plan but for the future. The courtyard fence is only 3 ft high.

No public comments. Mr. Herring said that list of roof colors do not include black, only dark gray. Mr. Cameron read District Guidelines. Mr. Degre would have to discuss the color with his client. Will guess that his client probably would be a dark charcoal gray. Mr. Cameron said that black roof would work; roof colors were in a different section.

Mr. Taylor moved that the Historic Preservation Commission find the proposed Major Work at 125 Kelly Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact noting that the windows are vinyl as proposed and does not have snap in mutins.
Seconded by Mr. Schroeder. Approved by a vote of 5-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 125 Kelly Road.
Seconded by Mr. Lurtz. Approved by a vote of 5-0.

I. COA 2021-00050 (70 Maple Road)

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 at 70 Maple Road. The modifications include the addition of a covered porch, addition and removal of multiple doors to both the primary and accessory structures, replacement of lap siding with cedar shake siding on both the primary and accessory structures, and modification to the existing roofline of the primary structure. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number 856209075493. The property owner of record is Jason Tanner and the applicant is Dan Degre of Step One Designs.

Jason Tanner was sworn in.

Mr. Cameron provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Mr. Taylor asked about the patio which crosses the setback. It is non-conforming and it would not be allowed to increase. There is no sliding door in the plans; it is a swinging door. The accessory structure that faces the street does not have a sliding door, per applicant.

Mr. Schroeder had recused himself from this case.
There were no public comments.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 70 Maple Road is **congruous** with the Pinehurst Historic District, and **consistent** with the Historic District Standards, based on the testimony given, the material submitted and findings of fact.

Seconded by Mr. Taylor. Approved by a vote of 4-0.

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 15 Carolina Vista.

Seconded by Mr. Taylor. Approved by a vote of 4-0.

Mr. Taylor moved to go out of public hearing and back to regular meeting. Seconded by Mr. Schroeder. Approved 5-0.

IV. Review of Normal Maintenance and Minor Work items

Mr. Von Salzan indicated that the commission needs to schedule a work session to review standards and asked Mr. Cameron to schedule it. Suggesting either early May or early June. The commission would like a Word Document of the Historic District Guidelines so they can redline it.

Want the copies they get of drawings and specifications to be bigger. Maybe we make submission requirements different so we can get the copies from the applicants. Also to get more specifics about materials. Mr. Herring says don't use "guideline" any more but refer to it as "standards". As of July 1st, statutes say they are "standards" and no longer guidelines.

V. Next Meeting Date

A. 05-27-2021 Regular Meeting

VII. Motion to Adjourn

Mr. Lurtz made motion to adjourn. Mr. Schroeder seconded. Approved 5-0.

Respectfully Submitted,



Jill Lazusky
Acting Clerk to the Board
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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.