



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 17TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Eric Von Salzen, Chair
Cara Mathis
John Taylor
Terry Lurtz
Richard Vincent

Members Absent:

David Herring
Tom Schroeder, Vice-Chair

Staff Present:

Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician

Approximately 10 member(s) 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 introduced themselves, and Mr. Von Salzen introduced Staff. Mr. Von Salzen noted the presence of Mayor John Strickland.

Mayor Strickland thanked Mr. Von Salzen for his service to the Historic Preservation Commission and announced Mr. Von Salzen's resignation from the Commission due to an upcoming relocation outside the Village of Pinehurst.

Mr. Von Salzen thanked Mayor Strickland for his kind words and iterated the fact that he has enjoyed his time on the Commission serving the community.

Mayor Strickland asked the community to consider applying not only for the upcoming vacancy on the Historic Preservation Commission but, also, the upcoming vacancy on the Planning & Zoning Board.

Mr. Von Salzen noted a change to the order of the agenda as published to include an approval of minutes prior to entering the Public Hearing.

II. Approval of Minutes

A. 10-27-2022 Regular Meeting Minutes

Mr. Taylor moved to approve the minutes as amended of the October 27th, 2022 Regular Meeting. Amendments: page 1 of 7, 6th line from the bottom – change with to from; page 3 of 7 – add a line to the first paragraph stating Mr. Taylor was chosen to act as chair during the hearing for COA-2022-00178 (38 Chinquapin Rd.) due to Mr. Von Salzen's recusal. Seconded by Mr. Vincent. Approved by a vote of 5-0.

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

III. Public Hearing

All Commission members stated they had visited all sites with the exception of Mr. Vincent, who did not visit the site of 155 Cherokee Rd., and did not have any ex parte communication. Ms. Mathis stated she is familiar with one of the Applicants but the familiarity would not affect her ability to remain impartial in making a decision on the case.

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

Ms. Carpenter was sworn into the Public Hearing and testified as follows.

A. COA-2022-00184 (95 Woods 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 dormer to the right side of the dwelling. The property is further identified as Moore County PID Number 00014565. The property owner and applicant is James Crawford.

Mr. James Crawford 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.

The Commission, Ms. Carpenter, and Mr. Crawford discussed the proposed new dormer window being an extension of an existing dormer window (as noted in Exhibit A-1.2), the color will match the existing color (which is thought to be Benjamin Moore HC-191), and the decision to extend the dormer window on one side of the dwelling only is due to time constraints.

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. Von Salzen closed the evidentiary portion of the Public Hearing.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00184) and find the proposed Major Work at 95 Woods 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.

B. COA-2022-00196 (80 Ritter 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 renovations to exterior and addition of a screened porch and deck at 80 Ritter Rd. The property is identified as Moore County PID Number 00015371. The property owner is Gestion Magb, Inc. and the 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.

The Commission, Ms. Carpenter, and Mr. Haddock discussed consideration being given to the design of the project to ensure the work will be in keeping with the character of the Historic District, correcting the existing chimney material to be stucco instead of brick, a portion of the existing circular driveway being removed / graded / covered over with straw, the two door colors as referenced in Exhibit A-3.1 being for the front entry storm door (black) and front entry main door (white), the parking pad located at the front of the property being the only parking area allowing access to the front of the dwelling, and the fact that the proposed stucco will be matched to the existing stucco.

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. Von Salzen closed the evidentiary portion of the Public Hearing.

The Commission debated the use of stucco and determined the use of stucco was allowed due to the stucco being chosen to match an existing material on the dwelling, being an exterior treatment, and not being a material used for stabilization.

Mr. Taylor that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00196) and find the proposed Major Work at 80 Ritter 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 Ms. Mathis. Approved by a vote of 5-0.

C. COA-2022-00197 (80 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 replacement of

windows and relocation of a door at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The property owner is Resorts of Pinehurst Inc. and applicant is Pinehurst No. VII, LLC.

Mr. Calvin Burkley, Mr. Daniel Burrow, and Mr. Randy Holmes 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.

The Commission, Ms. Carpenter, Mr. Burkley, Mr. Burrow, and Mr. Holmes discussed the rendering of the awning not being an accurate representation of the proposed awning (which will match the existing) and the intention behind the proposed work being to remove windows that were installed in the 1980's and are not compatible with the historic / original windows so historically accurate windows that match the original windows may be installed while maintaining all the existing trim, millwork, etc.

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. Von Salzen closed the evidentiary portion of the Public Hearing.

Mr. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00197) and find the proposed Major Work at 80 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. Lurtz. Approved by a vote of 5-0.

D. COA-2022-00189 (155 Cherokee 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 roofing at 155 Cherokee Rd. The property is further identified as Moore County PID Number 00014105. The property owner is Resorts of Pinehurst Inc. and applicant is CentiMark Corp.

Mr. Calvin Burkley was previously sworn in and is, also, representing the property at 155 Cherokee Rd.

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.

The Commission, Ms. Carpenter, and Mr. Burkley discussed the area in question being a roof that has started to experience leaks, the proposed material has proven to be highly effective and long lasting, and the proposed material will be white replacing white in an area not visible from the street level.

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. Von Salzen closed the evidentiary portion of the Public Hearing.

Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00189) and find the proposed Major Work at 155 Cherokee 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.

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

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 10/14/22-11/10/22

The Commission discussed the recent revisions to the Standards and the need to review the page numbers as listed in the Table of Contents for accuracy.

V. 2023 HPC Meeting Calendar

Mr. Taylor moved to approve the 2023 HPC Meeting Calendar. Seconded by Ms. Mathis. Approved by a vote of 5-0.

VI. Board Organizational Items

VII. Next Meeting Date
12-15-2022 Regular Meeting

VIII. Motion to Adjourn

Mr. Lurtz moved to adjourn the meeting. Seconded by Mr. Taylor. Approved by a vote of 5-0 at 04:53 PM.

Respectfully Submitted,



Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
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.