



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JULY 25TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis, Vice Chair
David Herring
Angelique Fabiani
Justin Bramlage
Joe Iverson

Members Absent:

Staff Present:

Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Paul Conners, IT Systems Specialist
JoEllen Richter, IT Technician

Approximately 2 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:00 PM. Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff.

II. Approval of Minutes

A. 06-27-2024 Regular Meeting Minutes

Mr. Iverson moved to approve the minutes of the June 27th, 2024, Meeting. Seconded by Mr. Bramlage. Approved by a vote of 6-0.

Ms. Mathis moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 6-0.

III. Public Hearing

The Commission members stated they had visited all sites and did not have any ex parte communication.

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

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

A. COA-2024-00095 (25 Muster Branch)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to a

detached garage and removal of 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 applicant is Christine Davis.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Ms. Carpenter noted that the work had already been done and the new doors were installed before a final approval for a Minor COA had been completed. Mr. Vincent accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Vincent thanked Ms. Carpenter for her presentation.

Mr. Vincent asked for clarification on why the garage door needed approval from the Commission when it was originally being handled at a Staff level. Ms. Carpenter stated it could have been approved at a Staff level if they were being replaced with new doors that matched the existing ones, and it was elevated to the Commission for approval since work had been done without approval from Staff in addition to the proposed tree removal. Ms. Fabiani asked for clarification on how the new doors are different from the original ones. Ms. Carpenter stated the new doors have additional windows, there is a slight design change with the garage door on the other side, adding that this probably could have been approved at a Staff level, but felt more comfortable elevating it to the Commission due to the issues previously stated.

Ms. Christine Davis, the applicant and owner, was sworn into the Public Hearing.

Ms. Davis addressed the Commission stating the tree near the electrical box in Exhibit A-1.8 is dead, and the tree behind the garage in Exhibit A-1.5 poses a threat to the garage if it were to fall, with a recommendation from the insurance company to have it removed, and gave a history on the garage stating the way it was originally built, because of the roof pitch, could not support the weight of the doors. Ms. Davis stated she contacted the Village and discussed the possibility of tearing it down due to its poor condition, flood damage, and extensive termite damage, but if rebuilt the garage location would have to be moved behind the home which is not an option due to the orientation of the property. Ms. Davis stated they did the best they could to preserve the original structure, repairing the termite damage, and replacing the doors with those of a lighter material, adding that the original carriage doors could not be preserved.

Mr. Vincent asked if the Commission members had any questions for the Applicant. There were none.

Mr. Vincent asked whether there was any member of the public wishing to present evidence either in support of or opposition to the application. None came forward.

Mr. Vincent closed the evidentiary portion of the Public Hearing.

The Commission had no deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00095) and find the proposed Major Work at 25 Muster Branch 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 6-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor COA's Issued from 6/15/2024 – 7/14/2024

V. Next Meeting Date
A. 08-22-2024 Regular Meeting

VI. Motion to Adjourn
Mr. Herring moved to adjourn the Regular Meeting. Seconded by Mr. Bramlage. Approved by a vote of 6-0 at 4:22 PM.

Respectfully Submitted,



Shelby Grow

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.