



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 24, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Cara Mathis
Roxanne Vaitkus
David Herring
Angelique Fabiani
Karl Ecker

Members Absent:

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Paul Conners, IT Technician

Approximately 10 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:01 PM. Mr. Taylor explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff.

II. Approval of Minutes

A. 07-27-2023 Work Session and Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the July 27th, 2023 Work Session and Regular Meetings. Seconded by Ms. Mathis. Approved by a vote of 7-0.

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

III. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication with the exception of Ms. Mathis who did have non-substantive communication at 75 Linden Rd.

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

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

Mr. Taylor announced Staff received a request to continue the second case of the Public Hearing for 125 Graham Rd. Ms. Carpenter stated the continuation would be discussed when the Commission reaches this point of the agenda.

A. COA-2023-00269 (225 Linden Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a patio in the side yard at 225 Linden Rd. The property is identified as Moore County PID Number 00027871. The property owners are Joseph Ruby and Vilma Marania and the applicant is The Southern Landscape Group.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission did not have any questions for Ms. Carpenter.

Ms. Jennifer Riley was sworn into the public hearing.

Ms. Riley stated the interior of the dwelling near the exterior door was renovated and is now a separate living / sleeping area, the exterior door functions as a separate entrance, and the generator will be screened with vegetation.

The Commission did not have any questions for Ms. Riley.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

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

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00269) and find the proposed Major Work at 225 Linden 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. Ecker. Approved by a vote of 7-0.

B. COA-2023-00274 (125 Graham Rd.) – Continued to September 28, 2023 Regular Meeting

Ms. Carpenter stated the Owner(s) / Applicant(s) for Case B. COA-2023-00274 (125 Graham Rd.) have requested the case be moved to the September 28, 2023 Regular Meeting. Mr. Taylor verified a motion was needed to continue the case and asked for a motion on the continuation.

Mr. Ecker moved to continue the Public Hearing for COA-2023-00274 (125 Graham Rd.) to the next Regular Meeting of September 28, 2023. Seconded by Mr. Herring. Approved by a vote of 7-0.

C. COA-2023-00283 (115 Blue Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for removing and adding windows and replacing doors at 115 Blue Rd. The property is identified as Moore County PID Number 00017401. The property owners are Sarah Phillips and William Macadam and the applicant is Todd Wilson.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the Commission needing to verify with the Applicant whether the proposed door will match the existing doors in color and style.

Mr. Todd Wilson, Contractor, was sworn into the public hearing.

Mr. Wilson stated the proposed door will have four lites, match the existing in size and color, be simulated divided lite, and have a white exterior and black interior.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00283) and find the proposed Major Work at 115 Blue 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. Ecker. Approved by a vote of 7-0.

D. COA-2023-00284 (75 Linden Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition to a detached garage at 75 Linden Rd. The property is identified as Moore County PID Number 00028286. The property owner is Johan Holdings, LLC and the applicant is Transform NC.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission did not have any questions for Ms. Carpenter

Mr. Nathan Spearing, Contractor, was sworn into the public hearing.

Mr. Spearing stated the proposed door depicted in Exhibit A-2.9 is incorrectly shown on the front of the proposed addition and will actually be installed on the rear of the proposed addition (three windows on the front, two windows and a door on the rear), and he has a vested interest in maintaining the character of the Historic District given he lives nearby at 175 Linden Rd.

The Commission, Ms. Carpenter, and Mr. Spearing discussed the correct elevation depictions being three windows on the front with two windows and a door on the back, several different types of windows existing on the dwelling with only one original window remaining on the front / Linden Rd. side of the property, the intention being to install windows on the proposed addition which match the one original window as closely as possible, the proposed shutters on the front facing elevation matching the existing (including original design details such as the cut in), and the intention being to make it nearly impossible to tell an addition was constructed by including as many matching original details as possible.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

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

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00284) and find the proposed Major Work at 75 Linden 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. Ecker. Approved by a vote of 7-0.

E. COA-2023-00259 (1 Carolina Vista - Veranda)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for enclosing a section of veranda above the member entrance at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc.

Ms. Graham discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Graham into evidence.

The Commission did not have any questions for Ms. Graham.

Mr. Burkley, Resorts of Pinehurst Representative, was sworn into the public hearing. It was noted Mr. Burkley would be representing the last four cases to be heard during the Public Hearing as all the properties are owned by Resorts of Pinehurst.

Mr. Burkley stated the intention behind the proposed work is to improve the look and user experience of this area of the structure and property.

The Commission, Ms. Graham, and Mr. Burkley discussed the height / stories of the structure remaining the same and the primary use of this area of the structure remaining storage.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

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

Mr. Ecker moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00259) 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. Herring. Approved by a vote of 7-0.

F. COA-2023-00271 (700 Morganton 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 and door alterations to the western elevation of the existing structure located at 700 Morganton Road, to include: the removal and infilling of two windows, the removal and replacement of two windows, and the installation of a new door. The property is identified as Moore County PID Number 00025807. The property owner is Resorts of Pinehurst, Inc.

Ms. Graham discussed the proposed work, noted the scope of work had been reduced to only include installation of a new door, and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Graham into evidence.

The Commission did not have any questions for Ms. Graham.

Mr. Burkley stated the intention behind the proposed work is to enhance the employee break area by renovating the existing facilities and creating a space for both a dedicated women's restroom and staff lockers, and bring the area up to code by adding the proposed door as a means of emergency ingress and egress.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00271) and find the proposed Major Work at 700 Morganton 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. Ecker. Approved by a vote of 7-0.

G. COA-2023-00272 (1 Carolina Vista - Windows)

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 and resizing of a window on the eastern-facing side of the building at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner is Resorts of Pinehurst, Inc.

Ms. Graham discussed the proposed work, noted an exterior wall and door on the north elevation would be removed and replaced with a storefront in addition to the proposed window work, and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Graham into evidence.

Mr. Burkley stated the intention behind the proposed work is to create an interior area focused on the history of the Resort and making modifications to the structure in this area will allow for a better display space.

The Commission and Mr. Burkley discussed the existing display window being reduced in size by about half.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

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

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00272) 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. Ecker. Approved by a vote of 7-0.

H. COA-2023-00275 (300 Magnolia 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 demolition of parts of the greenhouse section of the smokehouse, the rebuilding and expansion of same section with the addition of upper windows, siding, roofing, and brickwork to match existing building, the addition of a gable roof over a new service window, and a new entry door at 300 Magnolia Road. The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst, Inc.

Ms. Graham discussed the proposed work, noted the build date stated in the Staff Report was for the primary structure with the greenhouse and smoker being newer structures that were proposed as part of an approval for major changes done in 2017, and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Graham into evidence.

Mr. Burkley stated the intention behind the proposed work is to rework the existing greenhouse area into a space that would be able to provide service and additional food offerings for the beer garden area of the restaurant.

The Commission and Mr. Burkley discussed the proposed new kitchen area only being used for quick, ventless food preparation.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

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

Mr. Vincent moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00275) and find the proposed Major Work at 300 Magnolia 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. Ecker. Approved by a vote of 7-0.

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

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 07/15/2023 – 08/14/2023.

V. Next Meeting Date

09-28-2023 Regular Meeting

The Commission and Staff agreed to schedule a Work Session meeting for Thursday, September 28th, 2023 at 03:00 PM immediately preceding the Regular Meeting scheduled for that day.

VI. Motion to Adjourn

Mr. Ecker moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 7-0 at 04:59 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.