



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 26TH, 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
Joe Iverson
Justin Bramlage

Members Absent:

Staff Present:

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

Approximately 4 members of the public were in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 08-22-2024 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the August 22nd, 2024, Regular Meeting. Seconded by Mr. Iverson. 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. Mr. Vincent, Mr. Herring, Ms. Mathis and Mr. Iverson all advised they did not have any ex parte communication. Ms. Fabiani advised she did have ex parte communication with the homeowner of 270 Midland Rd. and stated the interaction consisted of a brief introduction and escort to the site of the proposed swimming pool.

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-2024-00121 (55 Laurel 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 sunroom at 55 Laurel Rd. The property is identified as Moore County PID Number 00024002. The property owners and applicants are Dean Thompson and Martha Bell.

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

Mr. Vincent thanked Ms. Carpenter for her presentation.

Mr. Iverson asked for clarification regarding the impervious percentage of the site. Ms. Carpenter explained each zoning district has different impervious restrictions and stated staff reviews whether proposed work is within the impervious percentage limits prior to submitting the application for approval.

Mr. Bruce Westmoreland, the applicant on behalf of homeowner, was sworn into the Public Hearing.

Mr. Vincent asked Mr. Westmoreland if he add any comments to add to Ms. Carpenter's presentation. Mr. Westmoreland agreed with Ms. Carpenter's presentation and advised they will make the project be as transparent as possible and the addition will look as though it was original to the home.

Mr. Vincent if the Commission members had questions for Mr. Westmoreland.

Mr. Herring pointed out the application states 7 windows however the sketch shows 9. Mr. Westmoreland apologized and advised the sketch is correct. Mr. Herring asked for clarification regarding exhibit A-1.9. If the photo is a window or door. Mr. Westmoreland advised the photo shows an Anderson crank out window, which is what will be installed.

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 with conditions a Certificate of Appropriateness (COA-2024-00121) and find the proposed Major Work at 55 Laurel 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. Iverson.

Condition:

1.) All exterior details will match existing house.

Mr. Vincent called for a poll vote.

Mr. Iverson – Yes

Ms. Fabiani – Yes

Mr. Vincent – Yes

Ms. Mathis – Yes

Mr. Herring – Yes

Mr. Bramlage-Yes

The motion passed by a vote of 6-0.

B. COA-2024-00127 (97 McKenzie Rd W)

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 approved COA-2024-00027 at 97 McKenzie Rd. W. The property is identified as Moore County PID Number 00021446. The property owners and applicants are Robert and Tracey Noble.

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

Mr. Vincent thanked Ms. Carpenter for her presentation.

Ms. Mathis asked if there is a garage door change, Ms. Carpenter advised there will not be a change to the garage door. Mr. Vincent requested clarification regarding whether the light fixture atop the column was in the Commission's purview. Ms. Carpenter confirmed the fixture is not something that the Commission would be concerned about, only the structure.

Mr. Robert Noble, the homeowner, was sworn into the Public Hearing.

Mr. Noble confirmed Ms. Carpenter's presentation was factually correct. Mr. Noble explained the reason for the changing the window to a door was to allow access to bathroom from the outside. Mr. Noble advised the proposed change to retractable screens will allow more usage of area. The driveway post will make the driveway more visible.

Mr. Vincent asked if Commission members had questions for Mr. Noble.

Mr. Vincent wanted to confirm that the garage was not changing from the previous application. Mr. Noble confirmed there are no proposed changes to the garage. Mr. Herring asked for clarification regarding the position of the containers for the screens and suggested putting them be located on the inside of the roof overhang. Mr. Noble stated that he wasn't sure at this point and would have to see how they fit during installation. Mr. Herring asked if there would be railings on the addition to the deck since the rendering did not show any. Mr. Noble advised they will only install railing if code requires.

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.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00127) and find the proposed Major Work at 97 McKenzie Rd. W 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. Fabiani.

Mr. Vincent called for a poll vote.

***Mr. Iverson – Yes
Ms. Fabiani – Yes
Mr. Vincent – Yes
Ms. Mathis – Yes
Mr. Herring – Yes
Mr. Bramlage– Yes***

The motion passed by a vote of 6-0.

C. COA-2024-00131 (270 Midland 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 an in-ground swimming pool in the rear yard at 270 Midland Rd. The property is identified as Moore County PID Number 00020373. The property owner is P-Town, LLC and the applicant is Godfrey & Jones.

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

Mr. Vincent thanked Ms. Carpenter for her presentation.

Mr. Vincent asked if any questions for Mr. Carpenter.

Mr. Herring inquired if any work was being done on existing colonnade. Ms. Carpenter agreed no work will be done on colonnade. Mr. Vincent asked if property has been before board in previous years. Ms. Carpenter advised 2016 was the last COA. A pool was approved for previous owners. Due to differences of plans, was better to present to board for reapproval.

Mr. Christopher Jones, the applicant, was sworn into the Public Hearing.

Mr. Jones did not have anything to add to Ms. Carpenter's presentation.

The Commission did not have questions for the applicant.

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.

Ms. Iverson moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00131) and find the proposed Major Work at 270 Midland 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. Herring.

Mr. Vincent called for a poll vote.

Mr. Iverson – Yes

Ms. Fabiani – Yes

Mr. Vincent – Yes

Ms. Mathis – Yes

Mr. Herring – Yes

Mr. Bramlage– Yes

The motion passed by a vote of 6-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

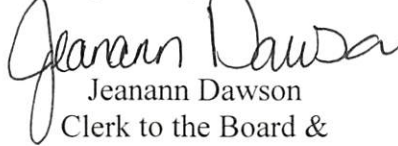
IV. Review of Normal Maintenance and Minor Work Items
A. Minor COA's Issued from 8/15/2024 – 9/14/2024

V. **Next Meeting Date**
A. **10-24-2024 Regular Meeting**

VI. **Motion to Adjourn**

Mr. Herring moved to adjourn the Regular Meeting. Seconded by Mr. Iverson.
Approved by a vote of 6-0 at 4:42 PM.

Respectfully Submitted,



Jeanann Dawson
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.