



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, October 24, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Richard Vincent

Staff Present:

Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Jeanann Dawson, Administrative Specialist

Approximately 2 members of the public were in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 09-26-2024 Regular Meeting Minutes

Ms. Fabiani moved to approve the minutes of the September 26, 2024, Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 5-0.

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

III. Public Hearing

The Commission members stated they had visited all sites. No ex parte communication

Ms. Mathis explained the procedures of a quasi-judicial public hearing.

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

A. COA-2024-00141(150 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 the installation of a in ground pool at 150 Linden Rd. The property is identified as Moore County

PID Number 00026265. The property owners are Lawrence and Colleen Early and applicant is Jeffrey Tucker.

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

Ms. Mathis thanked Ms. Carpenter for her presentation.

The Commission members did not have questions for Staff.

Mr. Jeff Tucker, the applicant on behalf of homeowner, was sworn into the Public Hearing.

Mr. Tucker did not have any additional comments for the Commission.

The Commission members did not have questions for Mr. Tucker.

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

Ms. Mathis closed the evidentiary portion of the Public hearing.

The Commission had no deliberation.

Mr. Iverson moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00141) and find the proposed Major Work at 150 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. Herring. The motion approved by a vote of 5-0.

B. COA-2024-00142 (1 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 modifications to the façade at 1 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owners and applicants are Pinehurst, LLC.

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

Ms. Mathis thanked Ms. Carpenter for her presentation.

The Commission members did not have questions for Staff.

Mr. Calvin Burkley, the applicant on behalf of Pinehurst LLC., was sworn into the Public Hearing.

Ms. Mathis asked Mr. Burkley if he had any changes or comments he would like to present to the Commission. Mr. Burkley stated he wanted to add the elimination of the chimney to the application. Mr. Burkley explained the rendering did not show the chimney; however, the existing structure picture shows the existing chimney. The chimney will be removed.

Ms. Mathis asked if Commission members had questions for Mr. Burkley.

Mr. Herring asked if the new overhang would be metal. Mr. Burkley stated it would be red metal to match the metal roofing on the others areas of the existing roof.

Mr. Iverson asked if the sign would be illuminated. Mr. Burkley advised the sign will be similar to the sign at The Deuce, the other restaurant on the property. Ms. Carpenter informed the Commission that signs require COA's and permits that are approved by staff.

Ms. Fabiani asked if the chimney elimination was on the original application. Ms. Carpenter stated it was not, however it can be added.

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

Ms. Mathis closed the evidentiary portion of the Public Hearing.

The Commission had no deliberation.

Ms. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00142) 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 Ms. Fabiani. The Motion passed with a Vote 5-0.

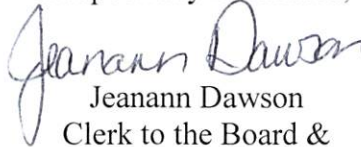
Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0.

- IV. Review of Normal Maintenance and Minor Work Items**
 - A. Minor COA's Issued from 9/15/2024 – 10/14/2024**
- V. Next Meeting Date**
 - A. 11-21-2024 Regular Meeting**

VI. Motion to Adjourn

Mr. Herring moved to adjourn the Regular Meeting. Seconded by Ms. Fabiani
Approved by a vote of 5-0 at 4:20 PM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Jeanann Dawson". The signature is fluid and cursive, with the first name "Jeanann" being more prominent than the last name "Dawson".

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.