



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

Members Present:

Richard Vincent, Chair
Cara Mathis, Vice Chair
Roxanne Vaitkus
David Herring
Angelique Fabiani

Members Absent:

Staff Present:

Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Josh Dockery, IT Systems Specialist

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

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:02 PM.

II. Approval of Minutes

A. 03-28-2024 Regular Meeting Minutes

Ms. Vaitkus moved to approve with revisions the minutes of the March 28th, 2024, Meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0.

Amendments to minutes: Remove the sentence from paragraph 3 page 4 "Mr. Herring stated he agreed replacing the roof with asphalt shingles to bring it up to code was necessary but did not feel that the design was New England style, more farmhouse."

Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff.

Ms. Fabiani arrived at the meeting at 4:06 PM.

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. Graham, Ms. Carpenter, and Mr. Mandeville were sworn into the Public Hearing.

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

III. Public Hearing

A. COA-2024-00027 (97 McKenzie Rd. W.) – continued from the March 28, 2024 meeting.

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 pool and modifications to the dwelling 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.

The Commission thanked Ms. Carpenter for her presentation.

Ms. Mathis and Ms. Carpenter discussed the fence being approved by staff if it were submitted as a COA Minor, but it is part of this application and will need to be considered in the decision. Ms. Mathis confirmed with Ms. Carpenter that the garage door will not have windows.

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

Mr. Herring asked for clarification on the fence style. Ms. Carpenter stated the applicants would address this question. Mr. Vincent and Ms. Carpenter discussed the changes made from the last application being the removal of the front porch, and the type of paint being used; the color will remain the same. Ms. Vaitkus asked for clarification on the removal of the proposed front porch from the plans in Exhibit A-2.3. Ms. Carpenter confirmed that the gable and post will be removed, but the stoop and brick will remain.

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

Mr. Noble addressed the Board regarding the Romabio brand of paint that they would like to use which allows the brick to breathe, is more permeable, and is tintable to match the Seapearl approved Historic District color. Mr. Herring addressed the applicant about painting the brick and why the Commission should allow it. Mr. Noble stated it would improve the appearance of the home aesthetically. Mr. Herring asked for clarification on the three different fence examples. Mr. Noble stated that the flush post and rail was preferred, and that is the style they are proposing to use.

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 began deliberation. Mr. Herring addressed the Commission, stating he agreed with the removal of the porch and replacement of the palladian windows, but questioned whether painting the brick facade should be allowed when the guidelines say it should not be. Ms. Vaitkus discussed allowing the brick to be painted due to the age of home, being built in 1988, and the fact that there are other painted brick homes in the Historic District. Ms. Mathis stated painting the brick would make the home more congruous with Village due to the age and current style of the home. Mr. Herring asked for clarification on the light fixtures on the front of the home. Ms. Carpenter stated that light fixture replacement is defined as basic work and routine maintenance and does not require approval. The Commission discussed the light fixtures being removed from the vote as it is outside of their purview, and they will be excluding them from the approval of the application. Ms. Vaitkus clarified that the type of paint being used is also outside of the purview of the Commission but will be matched to the approved color Seapearl.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00027) and find the proposed Major Work at 97 McKenzie Rd. W. is not consistent with Historic District Standards because the Historic District Standards prohibit the painting of brick but 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 5-0.

B. COA-2024-00032 (170 Palmetto 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 construction of an addition to the home located at 170 Palmetto Road. The property is identified as Moore County PID Number 00021141. The owners are Patrick and Mary Joy Pizzella, Trustees, and the applicant is Cribbs Construction Company, LLC.

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

The Commission thanked Ms. Graham for her presentation.

Mr. Russ Cribbs, the builder for the project, was sworn into the Public Hearing.

Mr. Cribbs had nothing further to add.

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 further deliberation.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00032) and find the proposed Major Work at 170 Palmetto 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. Fabiani. Approved by a vote of 5-0.

C. COA-2024-00033 (35 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 removal of two (2) trees greater than 12" DBH in the front of the property located at 35 Laurel Rd. The property is identified as Moore County PID Number 00030715. The property owners and applicants are Joseph and Dorathy Black.

Mr. Mandeville 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 Mr. Mandeville into evidence.

The Commission thanked Mr. Mandeville for his presentation.

Ms. Fabiani asked for clarification on the 2 trees having already been removed, and Mr. Mandeville confirmed that they were. Mr. Vincent asked if there had been a requirement to replace the trees, Mr. Mandeville confirmed there has not been and it is not part of the application.

Mr. Michael & Dottie Black, the homeowners and applicants, were sworn into the Public Hearing.

Mr. Black addressed the board regarding the remodel of the home and the removal of trees, which they thought were already approved in the original plans. Mr. Black stated that one tree was leaning toward the neighbor's home and dropping sap on the cars. Ms. Fabiani asked for clarification on whether there was approval to remove the trees in the former plans from two and a half years ago. Ms. Carpenter confirmed that the removal of the trees was not in the previous plans. Ms. Black stated the original plans for the exterior remodel were quite extensive, but the landscaping plans were hand drawn and informal, and she apologized for assuming the tree removal was part of those plans. Ms. Vaitkus asked for clarification regarding the parking pad in the front of the home and whether there is available

parking behind the house. Mr. Black replied that there is no available parking in the alleyway, and the garage is used for storage and a golf cart, not large enough for a car to fit in. Mr. Black stated he intends on planting new trees that would be better suited to the area but has not drawn up plans with the landscaper yet.

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 hearing.

The Commission began deliberation. Mr. Herring stated most of the large trees have already been removed from the property and the removal of these two trees would not have been approved by him. Ms. Graham stated that a condition could be made as a remediation to bring back the canopy by replacing the removed pine trees with a species better suited to the location. Mr. Herring and Ms. Graham discussed whether new landscape plans could be submitted, and then a decision could be made by the Commission after review. Mr. Vincent stated he believed this to be an honest mistake with no mal-intent but agreed that 50-year-old trees cannot be replaced, adding that a new landscape plan feels a little heavy as a requirement due to the massive improvements already made over the last two and half years to the landscape and the home, and a new landscape plan is not going to solve the problem of replacing the canopy that was diminished and should not be required. Ms. Mathis asked whether they could be replaced with new pine trees that would create a canopy in 50-100 years. Mr. Herring stated it is common practice in construction to replace trees that have been removed, and something should be planted to remediate the damage that has been done to the canopy. Mr. Vincent stated that adding certain plantings will block the view of the home that has been recently renovated. The Commission and Staff discussed planting two new pines at a different location on the property where sap will not impact the vehicles. Ms. Graham added that Staff could look at this proposal for remediation on account of the public hearing having been closed. The Commission discussed a non-punitive remediation by replacing the pines with two semi-mature trees of a different species to uphold the vision of Pinehurst and the Olmstead plans to protect street facing trees which would benefit future citizens of Pinehurst. Mr. Herring and Ms. Graham discussed re-opening the evidentiary portion of the hearing so the Commission could speak with the applicants directly.

Mr. Herring moved to re-open the evidentiary portion of the hearing. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

Mr. Black stated that they have put a lot of effort into the renovation of the home and landscape with no ill intent regarding the tree removal and agreed to discuss this with his landscaper to determine which species would be best suited for replacement, and confirmed with the Commission that two trees would be replanted in good faith. The Commission discussed not being able to enforce this

condition, but afraid it will set a precedent for future residents that would like to remove trees on their property.

Mr. Vincent closed the evidentiary portion of the hearing.

Mr. Vincent discussed this issue being a code enforcement matter, not something the Commission is tasked with, and a decision made on one application does not set a precedent for other cases, adding that the previous renovations done to the property should be considered when deciding on this matter. Mr. Herring stated that Section VII-C (Landscaping & Vegetation) in the Historic District Standards will need to be updated.

Mr. Herring moved that the Historic Preservation Commission approve with conditions the Certificate of Appropriateness (COA-2024-00033) and find the proposed Major Work at 35 Laurel Rd. is inconsistent with Historic District Standards because the trees were removed without receiving prior approval and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact with a condition for the applicant to work with Staff to develop a landscape plan in remediation for this condition. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

D. COA-2024-00044 (100 Ritter Rd. E.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a covered outdoor kitchen at 100 Ritter Road E. The property is identified as Moore County PID Number 00025850. The property owners are Robert and Nancy Gooding and the applicant is Cribbs Construction Company, LLC.

Mr. Mandeville 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 Mr. Mandeville into evidence.

The Commission thanked Mr. Mandeville for his presentation.

Mr. Russ Cribbs gave a history on the home and discussed the design elements including open rafters on the new structure, and a small amount of siding on the gable end.

Mr. Herring and Mr. Cribbs discussed the siding on the "L" shaped knee wall in Exhibit A-2.3, and it was confirmed that it will match the lap siding on the rest of the structure. Mr. Cribbs added that there is a six-foot fence screening the view from the neighboring property, The Magnolia Inn. Mr. Herring asked for clarification on notes in the plans which read "painted MR board or per builder". Mr. Cribbs confirmed that matching siding would be used on the interior and exterior of the structure.

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 hearing.

The Commission and Mr. Cribbs discussed the history of the home.

The Commission had no further deliberation.

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00044) and find the proposed Major Work at 100 Ritter Rd. E. 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.

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

The Commission and Staff discussed Minor Work items for this month being added to the next meeting's agenda, as they were accidentally excluded from this meeting's presentation.

IV. Next Meeting Date

A. 05-23-2024 Regular Meeting

The Commission and Staff discussed scheduling a Work Session for the next Public Meeting and confirmed it will be held on 5-23-2024 at 3:00 PM.

V. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting. Seconded by Ms. Vaitkus. Approved by a vote of 5-0 at 05:26 PM.

Respectfully Submitted,



Shelby Grow
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.