



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MARCH 28TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Cara Mathis, Vice Chair
Roxanne Vaitkus
David Herring

Members Absent:

Richard Vincent, Chair
Angelique Fabiani

Staff Present:

Pamela Graham, Planning Supervisor
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

Ms. Mathis called the Regular Meeting to order at 03:59 PM. Ms. Mathis explained the purpose of the meeting, each Commission member introduced themselves, and Ms. Mathis introduced Staff.

II. Approval of Minutes

A. 01-25-2024 Regular Meeting Minutes

Ms. Vaitkus moved to approve the minutes of the January 25th, 2024, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 3-0.

B. 01-25-2024 Work Session Minutes

Mr. Herring moved to approve the minutes of the January 25th, 2024, Work Session Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 3-0.

C. 02-22-2024 Work Session Minutes

Ms. Vaitkus moved to approve the minutes of the February 22nd, 2024, Work Session Meeting. Seconded by Mr. Herring. Approved by a vote of 3-0.

Mr. Herring moved to recess the Regular Meeting and open the Public Hearing. Seconded by Ms. Vaitkus. Approved by a vote of 3-0.

III. Public Hearing

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

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

Ms. Mathis addressed the Commission and applicants regarding the agenda adjustment to allow 100 Fields Rd. to present their case first at the applicant's request to which no one objected.

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

A. COA-2024-00021 (100 Fields 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 dormer at 100 Fields Rd. The property is identified as Moore County PID Number 00020116. The property owners are Dale and Mary Carey and the applicant is Cribbs Construction Company, 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.

The Commission thanked Ms. Carpenter for her presentation.

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

Mr. Cribbs had nothing further to add to the presentation.

Ms. Mathis 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.

The Commission had no deliberation.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00021) and find the proposed Major Work at 100 Fields 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. Approved by a vote of 3-0.

B. COA-2024-00018 (100 Beulah Hill Rd. S.)

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 windows at 100 Beulah Hill Rd. S. The property is identified as Moore County PID Number 00025800. The property owner is Pinehurst LLC and the applicant is Calvin Burkley.

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.

The Commission thanked Ms. Carpenter for her presentation.

Mr. Calvin Burkley, the Director of Projects for the Pinehurst Resort, was sworn into the Public Hearing.

Mr. Burkley thanked the Commission and stated the proposed windows will be needed for office spaces and a break room area due to recent renovations done to the interior space.

Ms. Mathis 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.

The Commission had no deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00018) and find the proposed Major Work at 100 Beulah Hill Rd. S. 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. Vaitkus. Approved by a vote of 3-0.

C. COA-2024-00027 (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 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. Ms. Mathis accepted the materials submitted by Ms. Carpenter into evidence.

The Commission thanked Ms. Carpenter for her presentation.

Mr. Robert Noble and Ms. Tracey Noble, the homeowners, and applicants, were sworn into the Public Hearing.

Mr. Noble stated that the home was purchased due to the location but needed some updating to reflect New England architecture and style, adding that the roof line will not be changed, and the current metal roof has been laid directly over the existing asphalt shingles which is not to code. Mr. Noble stated that they plan on keeping the existing garage door and painting it with an approved color. Mr. Noble

stated that several trees they are proposing to remove are a potential hazard to the home, there are approximately 3-4 pines and 4 hardwoods needing to be removed for the pool, and one very close to the driveway, which upon removal, will allow an existing Magnolia tree to grow larger. Mr. Noble stated there are over 128 trees on the property over 12 inches in diameter and they would like to remove only 15. Ms. Noble stated one of the palladium windows on the second floor is broken, requiring it to be replaced and feels the rectangle style windows would be more appropriate for the home and match those already existing on the first floor.

Ms. Mathis thanked the applicants for their testimony, and asked if the Commission members had any questions.

Mr. Herring and Mr. Noble discussed painting the brick, which would allow the house to stand out and be more visible from the street. Mr. Herring stated the design is more reflective of a Farmhouse style, and painting the brick will damage it over time, adding that The Historic District Standards state that painted brick is not appropriate. Mr. Herring and the applicants discussed the material of the existing back shade porch being black metal. Mr. Herring and Ms. Vaitkus stated they had no objection to the proposed tree removal considering the number of trees on the property, and the tree canopy will not be compromised. Ms. Vaitkus agreed that the proposed design does not reflect a New England style home but understands the reason for the request to paint the brick, so that it looks more appealing and consistent with the new design. Mr. Herring discussed continuing the case with the applicants, which would allow them more time to prepare and explain why the brick should be painted, to which they agreed. Ms. Mathis stated that limewashing could be an option and would not be as damaging to the brick and added that bricks made after a certain time period are less likely to suffer as much damage from painting. Mr. Herring reiterated that the Commission's duty is to make sure the applicants are adhering to the Standards. Ms. Noble stated that limewashing could be used for better preservation of the brick and did not know this was an option; they were trying to comply with the approved paint color palette in their application. The Commission discussed doing a straw poll vote to see where they stand at this time. The Commission, Applicants and Staff discussed continuing the case to present better evidence as to why the Commission should approve this design and how to preserve the existing brick. The applicants stated this is more of a cottage style design opposed to farmhouse, and that most New England style homes use shingles or clapboard siding which would be too costly. Ms. Vaitkus stated the front porch reflects a farmhouse style and is the focal point in the design. Ms. Vaitkus and Ms. Mathis gave examples of several homes in the Village they could look at to get some design and porch ideas. Ms. Noble stated the importance of the home to stand out, keeping with a cottage style design.

Mr. Herring moved to continue the case to the next Public Hearing date of April 25th, 2024. Seconded by Ms. Vaitkus. Approved by a vote of 3-0.

Ms. Vaitkus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 3-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 01/16/2024 – 03/14/2024.

The Commission and Staff members discussed scheduling a Work Session at the next meeting. Ms. Vaitkus asked if any candidates have been found to fill the vacancies. Ms. Carpenter stated there have been some interviews, but no decisions have been made yet.

V. Next Meeting Date
A. 04-25-2024 Regular Meeting

VI. Motion to Adjourn

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Vaitkus. Approved by a vote of 3-0 at 04:49 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.