



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MARCH 23RD, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

None

Staff Present:

Alfred Cassidy, Senior Planner
Maria Carpenter, Planner
Kelly Chance, Village Clerk
Lori Hercules, IT Technician

Approximately 6 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:00 PM, explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted there were six commissioners present so a quorum is established.

II. Approval of Minutes

A. 02-23-2023 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the February 23rd, 2023 Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 6-0.

III. New Business

A. Discuss Filling the Vice-Chair Position

The Commission discussed appointing either Richard Vincent or David Herring as the Vice-Chair for the Commission.

Mr. Herring moved to appoint Mr. Richard Vincent as the Vice-Chair to the Commission. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

Mr. Ecker moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 6-0.

IV. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication with the exception of Mr. Taylor, who stated he met the owner of 204 Dundee Rd. and had a generic conversation regarding the Standards and fees assessed,

but no other ex parte communication, and Mr. Ecker, who stated he did not visit either location as he only took his oath of office today.

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

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

A. COA-2023-00083 (204 Dundee 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 modification to approved COA-2022-00125. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction 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. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed whether the Contractor signing the Owner Authorization section of the applications was binding. Ms. Carpenter stated the Commission would need to speak with the Owner regarding authorization for the application being signed by the Contractor.

Mr. Mark Markiewicz and Mr. Scott Haulsee were sworn into the public hearing.

The Commission, Ms. Carpenter, and Mr. Haulsee discussed Mr. Haulsee being of the opinion that the proposed work follows all requirements architecturally and noted the two windows need to be removed to help with privacy which will be caused due to a new home being built. Mr. Haulsee also noted all colors and textures were chosen to take the home back to its original intention. Mr. Markiewicz stated they followed all requirements in making changes.

Ms. Vaitkus asked about the signer of the authorization to which the Commissioners stated they would like the owner to sign also. Mr. Vincent stated that this would not need to be a condition as it is merely a signature and does not change what they are doing.

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-2023-00083) and find the proposed Major Work at 204 Dundee 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. Vaitkus. Approved by a vote of 6-0.

B. COA-2023-00050 (185 Barrett 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 an addition to the east side of the property at 185 Barrett Road E. The addition will consist of a garage on the bottom floor and a bonus room on the top floor. The property is identified as Moore County PID Number 00030738. The property owner is Christopher O'Connor and applicant is Sherrill Britt.

Mr. Cassidy 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 Mr. Cassidy into evidence.

The Commission and Mr. Cassidy discussed the Staff Report accurately reflecting the property as being non-contributing to the Historic District as outlined in Appendix C, the Staff Report incorrectly including the Standard for Accessory Structures as being an applied Standard for review of this application, and the need for materials submitted by both the Staff and Applicant to reflect accurate and consistent information, such as the Owner and Applicant names.

Mr. Taylor disclosed a close, personal relationship with the Owners of the property but stated he did not feel this relationship would influence his decision. Mr. Taylor stated he would defer to the Commission on whether or not to recuse himself. The Commission determined it would be better for Mr. Taylor to recuse himself and allow Mr. Vincent to act as Chair for this portion of the Public Hearing.

Mr. Christopher O'Connor and Mr. Sherrill Britt were sworn into the public hearing.

The Commission, Mr. Cassidy, Mr. O'Connor, and Mr. Britt discussed the proposed work being an addition not accessory structure, the ownership of the property being Mr. Christopher O'Connor and Ms. April O'Connor, and the heated area depicted on the ground floor near the garage being set aside for a future elevator installation to allow the Owners to age in place.

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

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00050) and find the proposed Major Work at 185 Barrett 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 Mr. Ecker. Approved by a vote of 5-0.

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

The Commission discussed various Standards and review processes within their purview, and the ability of adjacent property owners to voice any concerns over proposed work during Public Hearings.

V. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 01/18/2023 - 02/17/2023

VI. Discuss Scheduling Work Session Meetings

Commissioners discussed scheduling an extra hour for a work session meeting prior to the regular scheduled April 27th meeting. This would occur from 3:00 to 4:00 p.m.

VII. Next Meeting Date
04-27-2023 Regular Meeting

VIII. Motion to Adjourn

Mr. Ecker moved to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 6-0 at 05:05 PM.

Respectfully Submitted,



Kelly Chance

Village Clerk

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.