



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, November 21st, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis, Vice Chair
Angelique Fabiani
Joe Iverson
Justin Bramlage

Members Absent:

David Herring

Staff Present:

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

Approximately 1 member 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. 10-24-2024 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the October 24th, 2024, Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 5-0.

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

III. Public Hearing

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

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

Mr. Mandeville was sworn into the Public Hearing and testified as follows.

A. COA-2024-00150 (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 replacement of roofing with a different material and style, replace three (3) windows, replace eave fascia with the new hardie fascia, and the replacement of the gutter system at 105 Beulah Hill Rd N. The property is identified as Moore County PID Number 00024434. The property owner and applicant is Breen Condon

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.

Mr. Vincent thanked Mr. Mandeville for his presentation.

The Commission members did not have questions for Staff.

Mr. Condon, the homeowner, and Mr. Donnee the contractor, were sworn into the Public Hearing.

Mr. Donnee made the clarification the windows that will be replaced are constructed of steel clad not wood.

Ms. Fabiani asked the applicant why he was requesting to use architectural asphalt shingles instead of replacing with the original material, slate. Mr. Condon explained that due to the amount of damage, the roof is not repairable and must be replaced. The decision for asphalt shingles to be used is due to the cost of slate. Mr. Donnee asked to show a picture of the slate beside the sample of shingles. Mr. Mandeville entered the additional picture into the record.

Ms. Mathis asked if synthetic slate was an option. Mr. Donnee explained he provided Mr. Condon several options, however the synthetic slate is just as costly as real slate.

Mr. Vincent asked for a sample of the proposed shingle. Mr. Vincent asked Mr. Donnee, in his professional opinion, if the proposed shingle is the the closest color match to the original slate. Mr. Donnee confirmed it was the best match. Mr. Donnee expressed he had been with the company for 15 years and advised with the amount of extensive damage and the cost to replace slate, the asphalt shingle is the better decision for Mr. Condon.

Ms. Fabiani asked Mr. Donnee if he had ever replaced a slate roof. Mr. Donnee confirmed he had replaced slate roofs. Ms. Fabiani asked Mr. Donnee if he

recommends replacing slate roofs with architecture shingles. Mr. Donnee explained it depends on the individual's budget.

Mr. Vincent asked if the Commission had further questions for the applicant or Mr. Donnee.

Mr. Vincent asked if anyone present in the audience would like to make comments.

The Commission began deliberation. Mr. Bramlage expressed his opinion of wanting to keep the integrity of the slate however feels the asphalt shingles would not be incongruous with the historic district. Ms. Mathis advised there is always the possibility at some point in the future someone could go back to slate, but understands due to the damage the roof needs to be replaced immediately. Ms. Fabiani expressed her understanding of the reason to use the asphalt shingles and does not think the change will be incongruous. Mr. Vincent reiterated the mission statement of the Historic Preservation Committee.

Mr. Bramlage moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00150) and find the proposed Major Work at 105 Beulah Hill Rd N. 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. The motion approved by a vote of 5-0.

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

IV. Regular Business

A. Approval of the 2025 HPC Meeting Schedule

Mr. Iverson moved to approve the 2025 HPC Meeting Schedule. Seconded by Ms. Mathis. Approved by a vote of 5-0.

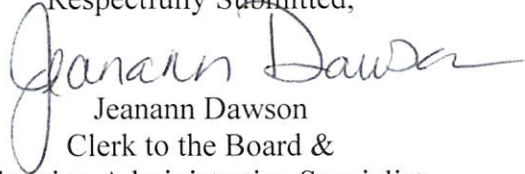
V. Next Meeting Date

A. 12-19-2024 Regular Meeting

VI. Motion to Adjourn

Ms. Fabiani moved to adjourn the Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 5-0 at 4:31 PM.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Jeanann Dawson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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.