



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

Members Present:

Richard Vincent, Chair
Roxanne Vaitkus
David Herring
Angelique Fabiani

Members Absent:

Cara Mathis, Vice Chair

Staff Present:

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

Approximately 12 member(s) of the public were in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 12-21-2023 Regular Meeting Minutes

Ms. Vaitkus moved to approve the minutes of the December 21st, 2023, Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0.

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

III. Public Hearing

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

The Commission members stated they had visited all sites and did not have any ex parte communication. Mr. Herring stated he did not visit the sites and had no ex parte communication.

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

A. COA-2023-00492 (230 Midland Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for painting the exterior, and removing/replacing windows and doors at 230 Midland Rd. The

property is identified as Moore County PID Number 00016936. The property owner is William Thomas and the applicant is Daniel Farrell.

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

The Commission thanked Ms. Carpenter for her presentation.

Sarah Farrell, on behalf of Dan Farrell, the original applicant, and homeowner William Thomas were sworn into the Public Hearing.

Ms. Farrell stated the door they are proposing to remove, also referred to as the potting room door, will be replaced with brick and painted to look seamless. Ms. Farrell added that the sliding glass doors on the back of the house that are being converted to fixed windows will match the appearance externally and internally of the windows that flank the left and right sides as depicted in the images. Ms. Farrell shared a rendering of the potting room door being removed along with the sliding glass doors being converted to windows which were submitted into evidence as Exhibit X. Ms. Vaitkus thanked the applicant for submitting the additional renderings.

The Commission had no deliberation.

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. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00492) and find the proposed Major Work at 230 Midland 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 5-0.

B. COA-2023-00493 (50 Everette Rd)

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 previously approved COA-2022-00088 at 50 Everette Rd. The property is identified as Moore County PID Number 00018777. The property owners are Timothy and Carol Wright and the applicant is Mark Wesley Parson Design.

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

The Commission thanked Ms. Carpenter for her presentation.

Mr. Vincent verified with Ms. Carpenter that the dormer connecting to the bunk room was needed for egress.

Mark Parson and Amanda Jacoby, representing Mark Wesley Parson Design as the applicant, introduced themselves and were sworn into the Public Hearing.

Mr. Parson and Ms. Jacoby clarified the need for the egress window, stating that it is needed for any habitable space per building code, and the proposed dormer will match the existing egress window on the front of the house.

Mr. Parson discussed the need for re-shingling the entire the roof, replacing the cedar shake roof with asphalt shingles as a more affordable option. Mr. Vincent verified with the applicants that this request was not in the original application, but the applicants would like approval for this change today. The Commission and Ms. Carpenter discussed cedar shakes no longer being proposed for the roofing material, due to cost factors, and asphalt shingles being used instead.

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.

The Commission had no further deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00493) and find the proposed Major Work at 50 Everett 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. This motion includes substituting asphalt shingles as presented in the meeting in lieu of cedar shakes for the entire roof including the dormers. Seconded by Ms. Fabiani. Approved by a vote of 5-0.

Ms. Fabiani 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 Work COA's Issued 12/11/2023 – 01/15/2024.

The Commission had no comments on Minor Work items.

The Commission and Ms. Carpenter discussed continuing the Work Session until the next scheduled meeting date of 02/22/2024.

V. Next Meeting Date

A. 02-22-2024 Regular Meeting

VI. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting. Seconded by Mr. Herring. Approved by a vote of 5-0 at 04:27 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.