



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, June 26th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis
Joe Iverson
David Herring
Justin Bramlage

Members Absent:

Angelique Fabiani
Paul Roberts

Staff Present:

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

Approximately 11 members of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:01 PM, explained the purpose of the meeting, and each Commission member introduced themselves. Mr. Vincent confirmed a quorum and noted the absences of Angelique Fabiani, and Paul Roberts. Mr. Vincent then introduced the staff in attendance. He announced that tonight would be his last meeting serving as HPC Chairman, having served on the committee for six years.

II. Approval of Minutes

A. 05-22-2025 Regular Meeting Minutes

Mr. Iverson moved to approve the minutes of the May 22nd, 2025, Regular Meeting. Seconded by Ms. Mathis. Approved by a vote of 5-0.

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

III. Public Hearing

Commission members stated they had visited all sites and had no ex parte communication to disclose. Mr. Vincent noted a brief phone conversation with the owner of 35 Short Road, but stated it was not substantial and would not influence his decision.

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

Mr. Mandeville and Ms. Klein were sworn into the Public Hearing.

A. COA-2025-00022 (120 Saville Row)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition to the rear façade at 120 Saville Row. The property is identified as Moore County PID #2019033. The property owners are Sean and Janet Suggs and the applicant is Bartlett Construction, LLC.

Ms. Klein 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. Klein into evidence.

There were no questions for Staff.

Kevin Bartlett, General Contractor, was sworn into the Public Hearing.

Mr. Bartlett advised he built the original home four years ago. The homeowner is now retired and wants to make this his final home. Mr. Bartlett offered to answer any questions from the Commission.

There were no questions from the Commission.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. None came forward.

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

There was no deliberation.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00022) and find the proposed Major Work at 120 Saville Row is consistent with the 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. Approved by a vote of 5-0.

B. COA-2025-00037 (50 Orange Road)

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 pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Road. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust, and the applicant is SCKA Properties.

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. Herring asked if any of the trees in question were located within the right-of-way. Mr. Mandeville responded that to his knowledge, none of them were.

Ms. Mathis asked if any of the trees proposed for removal were required to accommodate the pool installation. Mr. Mandeville advised he would defer to the applicant to answer that question.

Cheri Sundaram, property owner, was sworn into the Public Hearing.

Ms. Sundaram noted the wrong survey had been used during the presentation. Ms. Mathis confirmed the correct survey was included in the packet provided to the Commission. Mr. Mandeville apologized for the error in using the incorrect survey during the presentation.

Regarding the proposed tree removal, Ms. Sundaram explained that although she did not have a formal letter from an arborist, or tree professional, she has owned the property for about eight years and has identified three trees that are hanging over the home pose a safety concern. She expressed a desire to address these trees prior to the pool installation for both safety and aesthetic reasons. Additionally, she referenced three trees in the back corner near the shared driveway that she would like removed to improve access and enhance the appearance of that area. She further noted two additional trees that she was advised to remove due to the potential for future problems.

Ms. Sundaram stated she has consulted with a landscape architect who has been responsible for the landscaping of the property since she purchased it. The professional will assist in designing the replacement planting, focusing on appropriate foliage approved by the Village. She emphasized that the landscaping plan aims to create a cohesive and attractive appearance consistent with the community standards, including planting shrubbery that

will provide privacy for the pool area while being low-maintenance and visually appealing. Ms. Sundaram invited questions from the Commission.

Mr. Herring inquired whether Ms. Sundaram had a landscape site plan from her landscaper detailing the shrubbery and plants she intends to use. Ms. Sundaram stated that she has the Village's approved plant list but has not yet had the opportunity to meet with her landscaper to develop a detailed planting plan.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work.

Karen Wagoner, adjacent property owner, was sworn into the Public Hearing.

Ms. Wagoner expressed her dissatisfaction with the request to install a swimming pool. She stated that pools should not be permitted in the neighborhood due to the historic status and character of the community. She also raised concerns about potential noise and disruption to the area.

Don Wagoner, adjacent property owner, was sworn into the Public hearing.

Prior to swearing in Mr. Wagoner, Mr. Vincent reiterated that the hearing was quasi-judicial and the Commission was only interested in factual information regarding the pool installation.

Mr. Wagoner stated that he believed the mission was to sustain the history of the Village and that a pool would not be congruous with preserving its historical foundation.

Mr. Vincent thanked both members of the public for their comments.

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

The Commission entered deliberation. All members were supportive of the pool installation; however, there were concerns regarding the proposed tree removal and the landscaping to replace the removed trees. The options discussed included either approving the pool while denying the tree removal or offering the applicant the opportunity to continue the case until next month.

Ms. Sundaram asked for the case to be continued.

Mr. Herring moved to continue the case of COA-2025-00065 to July 24th, 2025, at 4:00 PM. Seconded by Mr. Bramlage. Approved by a vote of 5-0.

C. COA-2025-00065 (160 Cherokee Rd)

The purpose of this public hearing is to consider Certificate of Appropriateness within the Pinehurst Historic District addition in the rear yard at 160 Cherokee Road. The property is in Moore County PID #00024565. The property owner is Jean Rae Hinton and the applicant is James Secky.



Ms. Klein 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. Klein into evidence.

There were no questions for Staff.

James Secky, General Contractor, was sworn into the Public Hearing.

Mr. Herring asked whether the panels under the roof on the side of the addition were stile and rail panels or clerestories. Mr. Secky explained that in the original concept plant, he had planned to include clerestories but ultimately decided to use panels instead. Mr. Vincent noted the addition of the horizontal awning. Mr. Secky explained that it was intended to break up the massing of the backside of the home and would align with the roofline of the addition.

The Commission had no further questions for Mr. Secky.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. None came forward.

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

No deliberation was needed.

Mr. Iverson moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00065) and find the proposed Major Work at 160 Cherokee Road is consistent with the 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. Conditions: The side elevation of applicant's exhibit A-2.4 the

material above the glass is siding. Seconded by Ms. Mathis. Approved by a vote of 5-0.

D. COA-2025-00070 (35 Short Road)

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 the façade at 35 Short Road. The property is identified as Moore County PID #00021315. The property owner and applicant is Timothy Wright.

Ms. Klein 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. Klein into evidence.

Mr. Herring thanked Ms. Klein for paying attention to the standard colors but noted that the Benjamin Moore Edgecomb Gray is not included in the standards, whereas Sherwin-Williams Grecian Ivory is. He asked if it would be possible to remove the color that is not a standard. Ms. Klein deferred the question to the applicant. Mr. Vincent advised the Commission could place a condition on the approval if necessary. Ms. Mathis confirmed that Ms. Klein had presented the colors as being similar enough, and the applicant wished to have both approved to provide flexibility.

Tim Wright, property owner and Mark Parsons, Architect, were sworn in the Public Hearing.

Mr. Wright provided a brief background, explaining that he and his wife built a home several years ago in the historic neighborhood that respected and valued the character of the Village. He stated that their intention with the proposed modifications to this home is to reflect those same values and to restore its authentic character.

Mr. Wright began by explaining that the reason for the request to paint the brick is due to mortar joint deterioration that was not properly repaired. He also noted some portions of the brickwork do not match the existing brick. And he feels that painting will give the house a more cohesive appearance. Mr. Wright also presented an aerial image showing several surrounding homes that currently have painted brick, to demonstrate compatibility with the neighborhood context.

Mr. Parsons began discussing the proposed changes, which include removing all vinyl siding and continuing the brick veneer with a German smear treatment

to create a consistent appearance. He also proposed restoring the porch area by removing the existing window and properly rebuilding the porch walls to add depth and detail. Additional proposed modifications include replacing the vinyl siding on the dormers with cedar shake, replacing the attic vents, resizing the shutters and adding crown molding details, cedar shake and columns to the pediment. Mr. Wright further proposed removing a window in the garage, applying matching brick with a German smear finish, and replacing the garage door.

Mr. Vincent thanked Mr. Wright and Mr. Parsons for the detailed presentation. However, he noted that the presentation included additional elements that were not part of the review packet the Commission had received prior to the meeting. The packet only addressed the replacement of asphalt shingles, painting of the brick, and painting of the shutters. Mr. Vincent elaborated that, based on the applicant's explanation, the project appeared to be a positive improvement for the house and Village of Pinehurst overall, and their intent was good; however, intent alone was not sufficient for the Commission to base a decision on. Mr. Vincent suggested that the applicants consider continuing the case and resubmitting a complete packet with all proposed elements. Ms. Mathis asked the other members and staff whether it would be possible to hear the other cases on the agenda first and then return to work through all of the proposed changes, so the applicant would not have to continue the case until the following month. All agreed, including the applicant, that this approach would be acceptable.

E. COA-2025-00072 (15 Muster Branch Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst District for the construction of a detached garage at 15 Muster Branch Road. The property is identified as Moore County #00017750. The property owners are David and Janet Bell and the applicant is Huntley Design Build.

Ms. Klein 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. Klein into evidence.

No further questions were raised for Staff.

David Bell, property owner, was sworn into the Public Hearing.

Mr. Bell did not have anything further to add but stated he would be available to answer questions. He also reviewed the reasons for the proposed placement of the garage, explaining that the alternative locations would require removal of trees and could disrupt the appearance of the home. Mr. Bell noted that there is one tree that may be affected, but they will not know for certain until construction of the foundation begins. He emphasized that their intent is to avoid removing any trees if possible.

Staff had no questions for Mr. Bell.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. None came forward.

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

No deliberation was needed.

Mr. Bramlage. Moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00072) and find the proposed Major Work at 15 Muster Branch Road is consistent with the 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. Approved by a vote of 5-0.

F. COA-2025-00066 (785 Morganton Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for changes to an accessory building at 785 Morganton Road. The property is identified as Moore County PID #00025799. The property owner and applicant is Pinehurst, LLC.

Ms. Klein 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. Klein into evidence.

No further questions were raised for Staff.

Calvin Burkley, Representative for Pinehurst LLC, was sworn into the Public Hearing.

Mr. Burkley explained that the reason for the proposed changes was to update the building, which serves as the halfway house for Course No. 2. The improvements would include trim work, replacement of the shingles and painting of the brick.

Mr. Vincent inquired about the age of the building, and Mr. Burkley responded that it dated to the 1970's. Mr. Iverson noted that the building, in its current brick form, was more inconspicuous, and painting it would make it stand out more. Mr. Burkley explained that the building serves as a starting point for golfers, and it needs to be easily located. He added that the proposed color palette matches that of the halfway house for Course No. 4. Mr. Bramlage inquired whether the halfway house on Course No. 4 was brick, and Mr. Burkley responded that it was not. Mr. Herring pointed out that the standards for painting brick are different for commercial buildings than for existing houses.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. None came forward.

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

Deliberation was not needed.

Ms. Mathis moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00066) and find the proposed Major Work at 785 Morganton Road is consistent with the 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 5-0.

G. COA-2025-00073 (1 Carolina Vista)

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 approved COA-2024-00142 at 1 Carolina Vista. The property

is identified as Moore County PID #00025800. The property owner and applicant is Pinehurst, LLC.

Ms. Klein 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. Klein into evidence.

Mr. Herring advised that the labeling of the exhibits should be clarified. While he understood their meaning, he felt they should be labeled more clearly for future reference. Mr. Vincent stated that he would ask the applicant to clarify the labeling for the record.

Mr. Burkley, the applicant who had been sworn in during the previous case, came forward. Mr. Don Tise, General Contractor, was sworn into the public hearing.

Mr. Burkley clarified for the record, that during the presentation the slide labeled "New Floor Plan 2025" reflects the updated plan compared to what was approved under COA-2024-00142.

Mr. Tise provided a summary of the proposed changes. In the initial application, they planned to create a new entrance on what is perceived as the front, west side of the building; however, the owner has now decided to have the restaurant accessed through the internal corridor. Mr. Tise then explained in detail each of the proposed structural and landscaping changes.

Ms. Mathis asked if there would be any changes to the sign on the brick. Mr. Burkley confirmed there would not be a sign on that brick.

Mr. Vincent thanked the applicant for the detailed renderings and asked if the Commission has any further questions. There were no questions.

Mr. Vincent asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. None came forward.

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

Deliberation was not needed.

Mr. Herring. Moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00073) and find the proposed Major Work at 1 Carolina Vista is consistent with the 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. Vincent asked Mr. Wright and Mr. Parsons to come forward to continue the case. **COA-2025-00070 (35 Short Road)**

Mr. Vincent began by stating that the Commission was comfortable making a decision on the submitted materials they had reviewed prior to the meeting, however, the new elements introduced some confusion. He noted that the Commission was willing to work through those additional elements in order to reach a decision.

Ms. Klein request to enter the applicant's presentation as Exhibit X and will refer to the slide labeled SD1 as X- SD1. Mr. Vincent accepted the materials.

Mr. Vincent asked Mr. Wright to confirm that the roof replacement, painting of the shutters and painting of the brick were the items requested in the application. Mr. Wright agreed.

Mr. Parsons began discussing the proposed changes to the front of the home including the addition of two columns at the front porch entryway. He explained that the current columns are too narrow and that the additional columns would help balance the appearance. Other proposed changes to the front include adding crown molding detail and cedar shake to the pediment, removing the vinyl from the dormers and replacing it with the cedar shake and wood trim at the tops of the windows, installing appropriately sized shutters, and replacing the attic vent with one that has a more decorative appearance. He noted there will not be any vinyl on the house; instead, all materials will be Hardie, cedar, or brick. All brickwork will be finished with a German smear for cohesiveness. Mr. Parsons then described the proposed work on the enclosed porch area, which would include removing the windows, rebuilding the half wall, and wrapping the columns with battens to add depth and detail. For the garage, Mr. Parsons proposed removing the window, replacing it with brick and a German smear finish, and installing a new garage door with a simulated carriage style to match the trim of the home.

The Committee discussed and confirmed all the proposed changes with the applicant, after which Mr. Vincent closed the evidentiary portion of the public hearing.

The Committee entered deliberations, offering suggestions on how to best word the motion.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00070) and find the proposed Major Work at 35 Short Road is not consistent with the Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions: Approving everything submitted in exhibit X-SD1 in addition to replacing the bottle window in the back and removing the louvered panels on the garage. Reasons for not consistent: Standards dictate that painting brick is not appropriate. Seconded by Mr. Iverson. Approved by a vote of 4-0.

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

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 5-15-2025-6-14-2025

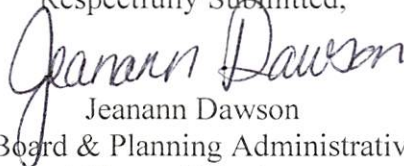
V. Next Meeting Date
A. 07-24-2025 HPC Regular Meeting

Ms. Klein and other members thanked Mr. Vincent for his years of service on the Historic Preservation Commission.

VI. Motion to Adjourn

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 5-0 at 6:27 PM.

Respectfully Submitted,



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.