



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, January 23, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Cara Mathis, Vice Chair
Angelique Fabiani
Justin Bramlage
Joe Iverson
David Herring
Paul Roberts

Members Absent:

Richard Vincent, Chair

Staff Present:

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

Approximately 2 members(s) of the public were in attendance.

I. Call to Order

Ms. Mathis called the Regular Meeting to order at 4:00 PM. Ms. Mathis explained the purpose of the meeting, each Commission Member introduced themselves. Ms. Mathis confirmed a quorum, noted the absence of Chair, Richard Vincent and introduced staff.

II. Approval of Minutes

A. 12-19-2024 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the December 19th, 2024. Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 6-0.

Ms. Klein introduced the new Historic Preservation Committee member, Paul Roberts. Mr. Roberts gave a brief statement detailing his background and experience.

Mr. Bramlage moved to recess the Regular Meeting and enter the Public Hearing. Seconded by Mr. Iverson. Approved by a vote of 6-0.

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. Klein was sworn into the public hearing.

Ms. Mathis noted a change to the agenda, **COA-2024-00164 (45 Campbell Rd)** will be moved from the last case to the first case.

A. COA-2024-00164 (45 Campbell 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 modifications to the facade at 45 Campbell Rd. The property is identified as Moore County PID Number 0001732. The property owners are Martin and Veraleen Kremer and the applicant is Pinehurst Homes.

Ms. Klein stated the applicant made a request to continue the Public Hearing until the next meeting.

Mr. Herring moved to continue the public hearing to February 27th at 4:00 PM in Assembly Hall. Seconded by Mr. Bramlage. Approved by a vote of 6-0.

B. COA-2024-00160 (75 McCaskill 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 addition of a screened in porch at 75 McCaskill Rd E. The property is identified as Morre County PID number 00013907. The property owners are John and Joanne Kulka and the applicant is Jim Jones.

Ms. Klein 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. Klein into evidence.

The Commission members did not have questions for Staff.

Mr. Jones, the applicant, was sworn into the Public Hearing.

Mr. Jones stated he did not have comments to make but was prepared to answer questions from the Commission.

Mr. Herring asked for clarification on where the screening would start. Mr. Jones advised the screening will start at the top of the existing wall.

Ms. Mathis 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.

The Commission had no deliberation.

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-00160) and find the proposed Major Work at 75 McCaskill Rd E 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. Roberts. Approved by a vote of 6-0.

C. COA-2024-00167(280 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 modifications to the façade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00027982. The property owner is Kate McWherter and the applicant is Ronald Davidson.

Ms. Klein 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. Klein into evidence.

Mr. Herring asked Ms. Klein the reason for the tree removal, and stated when he did site visit more than two trees were marked for removal. Ms. Klein stated the documents submitted only showed two trees marked for removal and she would let the applicant state the reason for removal. Other members of the Commission agreed that more than two trees were marked for removal.

Mr. Davidson, the applicant, was sworn into the hearing.

Mr. Davidson explained there were about forty-three trees on the property, and the homeowner would like to remove ten of the trees. Mr. Davidson stated some of the trees were damaged, and by removing the trees this will allow more sunlight on the property.

The Commission asked Mr. Davidson if he had seen the documents that were presented showing only two trees marked for removal. Mr. Davidson confirmed he had seen the documents; however, he was under the impression Staff would go to the site to see all the trees marked. The Commission confirmed with Mr. Davidson that the homeowner's request was to remove the trees banded with blue tape.

Ms. Mathis asked Mr. Davidson if there were any other comments or clarifications he wanted to tell the Commission. Mr. Davidson stated the request is to remove the ten marked trees, paint the exterior brick, and to remove and replace the gutters and shutters.

Mr. Roberts asked Mr. Davidson if the proximity of the trees to the house was reason for the removal request. Mr. Davidson explained the property was overgrown and the homeowner wanted more sunlight.

Ms. Fabiani asked for the reason the owner wanted to paint the brick. Mr. Davidson explained the owner felt the brick was drab and wanted to brighten the home.

Ms. Mathis asked if the Commission has any further questions or if any member of the public wished to present evidence in support or in opposition to the request. There were none.

The Commission began deliberations. Mr. Herring stated the standards are clear that painting brick is not appropriate and removing the trees would compromise the existing tree canopy. Mr. Bramlage agreed standards states painting of brick is not appropriate, however it is congruous with Pinehurst. Mr. Roberts stated he felt the Commission should take safety of the home when making decision of the tree removal. Mr. Herring offered the suggestion to allow the applicant to request a continuation or he could take his chances, and they would proceed to vote and make a motion. Mr. Herring stated he personally would only vote for two or three trees to be removed. The Commission agreed to ask the applicant if he would like to continue. Mr. Davidson agreed to continue and will submit further documentation to support the removal of the ten requested trees.

Mr. Herring moved to continue the public hearing to February 27th, 2025, at 4:00 pm. Seconded by Mr. Iverson. Approved by a vote of 6-0.

Mr. Bramlage moved to close the public hearing and re enter the Regular meeting. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor COA's Approved 12/13/2024 to 1/14/2025

V. Next Meeting Date
2-27-2025 Regular Meeting

VI. Motion to Adjourn
Mr. Herring moved to adjourn the Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 6-0.0 at 4:37 p.m.

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.