



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, March 27, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Paul Roberts

Staff Present:

Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Administrative Specialist
Alex Cameron, Planning & Inspections
Director

Approximately 13 members of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 4:02 PM. Mr. Vincent explained the purpose of the meeting, each Commission Member introduced themselves. Mr. Vincent confirmed a quorum, noted the absence of Paul Roberts and introduced Staff.

Approval of Minutes

A. 02-27-2025 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of the February 27, 2025, Regular Meeting, Seconded by Mr. Herring. Approved by a vote of 6-0.

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

II. Public Hearing

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

Commission members, Mr. Vincent, Mr. Bramlage, Mr. Iverson, Mr. Herring, and Ms. Fabiani stated they had visited all sites and did not have any ex parte communication. Ms. Mathis visited all sites and acknowledged having communication with the owner of 14 Village Ln but affirmed that it would not influence her decision. Mr. Vincent announced he would be recusing himself from consideration of Case E (52 McIntyre

(COA-2025-00026) due to a conflict of interest and stated Ms. Mathis, vice Chairman would preside over the discussion.

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

Ms. Klein was sworn into the public hearing and testified as follows.

A. 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 the modifications to the facade and tree removal at 280 Linden Rd. The property is identified as Moore County PID Number 00017327. The property owner is Lisa Purrington and the applicant is Ronald Davidson.

Ms. Klein continued the hearing by giving a summarization of the last meeting and submitted into evidence the Staff Report with attachments / exhibits, Presentation, Application and Applicant's material / exhibits. Mr. Vincent accepted the material submitted by Ms. Klein into evidence.

The Commission had no questions for Ms. Klein.

Ms. Mathis moved to reopen the evidentiary hearing for COA-2024-00167 280 Linden Rd to allow for the submission of additional evidence and testimony. Seconded by Ms. Fabiani. Approved by vote of 6-0.

The Commission went into deliberations. Mr. Herring gave a recap of the deliberations and vote count from the last meeting that resulted in a tie. All members agreed to allow the removal of trees but disagreed with the painting of the brick. Mr. Vincent shared his perspective that the standards function as guidelines rather than rules. A discussion ensued, during which members expressed their opinions and justified their votes.

The homeowner, Ms. Purrington, was sworn into the public hearing.

Ms. Purrington advised she would like to modify the application by removing the request to paint the brick.

Mr. Vincent asked if any member of the public would like to offer evidence in support or opposing the request to come forward. None came forward.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2024-01167) and find the proposed Major Work at 280 Linden Rd 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. Fabiani. Approved by a vote of 6-0.

B. COA-2025-00004 (240 Everett 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 screen porch addition in the rear yard at 240 Everett Rd. The property is identified as Moore County PID Number 00025331. The property owner and applicant is Sarah Clarke.

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.

The Commission had no questions for Ms. Klein.

The homeowner, Sarah Clark, was sworn into the public hearing.

Ms. Clark advised there was nothing further to add to the presentation but was available to answer questions.

Mr. Herring asked how the applicant would access the cellar. Ms. Clark stated a trap door would be used to access the cellar.

The Commission had no deliberation.

Mr. Vincent asked if any member of the public would like to offer evidence in support or opposing the request to come forward. None came forward.

Mr. Bramlage moved that the Historic Preservation approve a Certificate of Appropriateness (COA-2025-00004) and find the proposed Major Work at 240 Everett Rd 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 6-0.

C. COA-2025-00020 (35 Magnolia 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 façade at 35 Magnolia Rd. The property is identified as Moore County PID 00023877. The property owners and applicants are David and Anne Townsend.

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 material submitted by Ms. Klein into evidence.

The Commission had no questions for Ms. Klein.

The homeowner, David Townsend, was sworn into the public hearing.

Mr. Townsend explained the purpose of the modifications is to increase the home's usable living space and enhance the home's historical appearance.

Mr. Herring inquired about the details of the metal roof, Mr. Townsend explained that it features a standing, squared seam. Mr. Herring then asked about the windows, Mr. Townsend confirmed that they will remain unchanged as they are original. Ms. Fabiani asked if there is currently a chimney on the house. Mr. Townsend replied that there is. Ms. Fabiani clarified that they are adding a chimney to the rear. Mr. Townsend confirmed that they are adding a chimney in the rear of the house.

Mr. Vincent asked if any member of the public would like to offer evidence in support of or opposing the request to come forward. None came forward.

The Commission had no deliberation.

Ms. Mathis moved that the Historic Preservation approve a Certificate of Appropriateness (COA-2025-00020) and find the proposed Major Work at 35 Magnolia Rd. 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. Bramlage. Approved by a vote of 6-0.

D. COA-2025-00025 (14 Village Ln)

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 a new single-family dwelling at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development 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.

The Commission had no questions for Ms. Klein

The Builder/Architect, Dean King, was sworn into public hearing.

Mr. King stated there was nothing further to add to the presentation but was available to answer questions.

Mr. Herring asked for clarification regarding the grids on the windows. Mr. King stated he will be using simulated divided lights.

Mr. Vincent asked if any member of the public would like to offer evidence in support of or opposing the request to come forward.

Patricia Welch, 45 McLean Rd, stated she lives across the street and expressed her approval of the home's design.

The Commission had no deliberation.

Mr. Iverson moved that the Historic Preservation approve a Certificate of Appropriateness (COA-2025-00025) and find the proposed Major Work at 14 Village Ln. 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. Fabiani. Approved by a vote of 6-0.

Mr. Vincent announced his recusal from the upcoming case due to personal conflict. Ms. Mathis assumed leadership for the proceedings.

E. COA-2025-00026 (52 McIntyre 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 construction of a new mixed-use building at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Precision Aesthetics, PLLC and the applicant is Bogle Firm Architecture.

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 material submitted by Ms. Klein into evidence.

The Commission had no questions for Ms. Klein.

The applicant, Pete Bogle, Bogle Firm Architecture and Richard Vincent, representative for Bloom Precision Aesthetics, PLLC were sworn into the public hearing.

Mr. Bogle gave a brief presentation highlighting the historical elements of the proposed building that align with the standards of the Historic District. The applicant stated that the brick color had been changed from what was originally submitted in the application. Ms. Klein stated she would update the application using the pictures from the presentation.

Ms. Mathis asked whether there was any quoining on the side of the building. Mr. Vincent confirmed that there is none.

Mr. Herring requested clarification on the tree report and how many trees would be removed. Mr. Vincent stated that four trees would be removed.

Ms. Mathis reiterated that the discussion would be limited to facts relevant to determining whether the proposed work is congruous with the special character of Pinehurst. She also

noted that as the Chair of the Board, she has the authority to exclude testimony that is not relevant.

Ms. Mathis asked if any member of the public would like to offer evidence in support of or opposing the request to come forward.

Kelly Nelson, adjacent property owner, was sworn into the public hearing.

Ms. Nelson expressed concerns about the landscaping and stated she would like to have a pleasant view from her porch. Mr. Herring informed her this was not within their purview.

Tom Bailey, adjacent property owner, was sworn into the public hearing.

Mr. Bailey inquired about the request presented to the Planning and Zoning Board and had unanswered questions. Ms. Mathis clarified that was not within their purview and referred him to the Planning & Inspections director, Alex Cameron.

The Commission entered into deliberation, offering comments on the design and how it will integrate what will ultimately become Village Place.

Ms. Fabiani moved that the Historic Preservation Commissions approve a Certificate of Appropriateness (COA-2025-00026) and find the proposed Major Work at 52 McIntyre Rd 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 6-0.

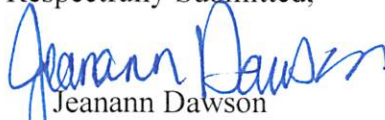
Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 6-0.

III. Review of Normal Maintenance and Minor Work Items
A. Minor COA's Approved 02/15/2025 to 3/14/2025

IV. Next Meeting Date
04-24-2025 Regular Meeting

V. Motion to Adjourn
Ms. Fabiani moved to adjourn the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 6-0 at 5:13 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.