



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 22nd, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Richard Vincent, Chair
Cara Mathis
Joe Iverson
David Herring

Members Absent:

Justin Bramlage
Angelique Fabiani
Paul Roberts

Staff Present:

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

Approximately 2 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, Paul Roberts, and Justin Bramlage. He then introduced the Staff in attendance.

II. Approval of Minutes

A. 03-27-2025 Regular Meeting Minutes

Mr. Iverson moved to approve the minutes of the March 27th, 2025, Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 4-0.

Ms. Mathis moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 4-0.

III. Public Hearing

All Commission members stated they had visited all sites 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-2025-00049 (15 Page Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacement of the garage door, front door, and painting of the house and trim at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Michael Sorenson.

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 and Mr. Mandeville discussed the proposed work, noting that it primarily involves exterior alterations, most of which are eligible for approval at staff level. To streamline the process, a decision was made to submit a single application that combines both minor and major work items. The Commission will specifically review and make a decision on the proposed garage door and front door modifications.

No further questions were raised for Staff.

Michael Sorenson, General Contractor, was sworn into the public hearing.

Mr. Sorenson explained that the homeowner's goal is to improve the overall aesthetic and curb appeal of the home. He noted that the existing garage door is wooden and painted, and the homeowner would like to replace it with a new wooden garage door. Additionally, the homeowner is proposing a custom walnut front door.

Mr. Sorenson requested a modification to the application concerning the front door. The original door includes sidelights on both sides. The homeowner now proposes to install a larger front door with a single sidelight on the right side only.

The Commission, along with Mr. Sorenson and Mr. Mandeville, discussed whether the requested change required a formal modification to the application and whether the case should be continued until the following month. After discussion, the Commission agreed they had a clear understanding of the proposal and felt confident that the conditions could be clearly stated in the motion.

Mr. Vincent 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.

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

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00049) and find the proposed Major Work at 15 Page 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. The following conditions apply: To allow one additional modification not shown in the photographs or drawings. The front door will be replaced with a new, larger front door. The new door hinges will be all the way to the left of the brick opening. The remaining area of the brick opening will be filled with a single piece of glass sidelight to the right of the larger door. Seconded by Mr. Iverson. Approved by a vote of 4-0.

B. COA-2025-00053 (6 Village Lane)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of three (3) trees at 6 Village Lane. The property is identified as Moore County PID Number 00028647. The property owner is John and Cynthia Strickland and the applicant is John Strickland.

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 material submitted by Mr. Mandeville into evidence.

The Commission did not have any questions for Mr. Mandeville.

John Strickland, Property Owner, was sworn into the public hearing.

Mr. Strickland stated the intention of removing the trees is to increase sunlight on the property, which will promote the healthy growth of grass and shrubs. Mr. Strickland initially requested the removal of a total of three trees, 2 trees in the island and a tree adjacent to the front left corner of the house. Since submitting the application and consulting with landscapers, Mr. Strickland request to revise the application. He proposed to preserve one of the 2 trees located in the front island designated for removal and remove a tree along the right side of property line. Mr. Strickland confirmed that the total number of trees to be removed will not exceed three.

The Commission had no further questions for Mr. Strickland.

Mr. Vincent 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.

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

The Commission entered deliberation.

Ms. Mathis and Mr. Herring expressed their opinion that the removal of the proposed trees would not affect the canopy. The Commission discussed both options presented by Mr. Strickland, and all were in favor of either option, however they agreed to make a condition that makes the motion clear.

Mr. Iverson moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00053) and find the proposed Major Work at 6 Village Lane 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. The following conditions apply: To preserve one (1) of the two (2) trees located in the front island designated for removal, the applicant instead opts to remove a tree along the right-side property line. The applicant must not have more than three (3) trees removed. Seconded by Ms. Mathis. Approved by a vote of 4-0.

C. COA-2025-00057(65 Kelly 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 screen porch, deck, and sunroom at 65 Kelly Road. Additionally, the applicant is proposing to replace the roof, siding, street facing shutters, front door, and paint the garage door. The property is identified as Moore County PID Number 00025588. The property owner is David and Susan Raff and the applicant is Scot Brown.

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 whether the applicant is replacing only the existing siding or simply adding new siding to the addition. Mr. Mandeville confirmed the applicant will be replacing all existing siding and the new addition will be siding.

The Commission had no further questions for Staff.

Mr. Vincent 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.

Scot Brown, General Contractor, and David Raff, Property Owner were sworn into the Public Hearing.

Mr. Brown did not have anything to add to the presentation but stated he was available to answer any questions from the Commission.

Mr. Herring inquired about the existing siding material. Mr. Brown advised that it will be upgraded from vinyl to Hardie Plank.

The Commission began discussing the front-facing garage and the proposal to paint it black. Mr. Brown clarified that was a mistake and that the garage will be painted the same color as the siding-Feather Down.

Mr. Herring wanted to ensure that Mr. Brown was aware of the standards regarding shutter replacement. Mr. Brown clarified that the shutters will only be painted, not replaced.

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

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

Ms. Mathis moved the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00057) and find the proposed Major Work at 65 Kelly Road 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. Note: The application states the garage door will be black, however that was an error and will be Feather Down. Seconded by Mr. Herring. Approved by a vote of 4-0.

Ms. Mathis moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Iverson. Approved by a vote of 4-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 3/15/2025-5/14/2025.

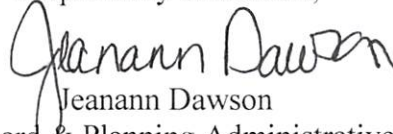
Ms. Mathis inquired why the construction of a restroom at the Harness Barn Restaurant is considered Minor Work. Ms. Klein explained it is an accessory structure located in the rear yard on the Harness Track, therefore can be approved by staff.

V. Next Meeting Date
06-26-2025 Regular Meeting

VI. Motion to Adjourn

Mr. Iverson moved to adjourn the meeting. Seconded by Ms. Mathis. Approved by a vote of 4-0 at 4:48 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.