



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, MAY 23RD, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Staff Present:

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

Approximately 14 member(s) of the public were in attendance.

I. Call to Order

Mr. Vincent called the Regular Meeting to order at 04:02 PM. Mr. Vincent explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Vincent introduced Staff. New Commission members, Justin Bramlage and Joe Iverson introduced themselves, and gave a brief description of why they chose to volunteer.

II. Approval of Minutes

A. 04-25-2024 Regular Meeting Minutes

Mr. Herring moved to approve with revisions the minutes of the April 25th, 2024, Meeting. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

Amendments to Minutes: Page 5 paragraph 4 reads "Mr. Herring stated most of the large trees have been removed from the property and the removal of these trees would not have been approved by the Commission." This should be changed to reflect that it was Mr. Herring's opinion only, not the entire Commission.

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

III. Public Hearing

The 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 and Ms. Graham were sworn into the Public Hearing and testified as follows.

A. COA-2024-00057 (80-90 Medlin 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 demolition of two structures and the construction of a new single-family dwelling at 80 and 90 Medlin Rd. The property is identified as Moore County PID Numbers 00021345 and 20000551. The property owners are Kirk and Dorothy Koenig and the applicant is Keystone Builders, LLC.

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.

The Commission thanked Mr. Mandeville for his presentation.

Mr. Herring asked for clarification on the fence location. Mr. Mandeville stated that the fence will be located at the rear and side of the property as shown on Exhibit A-2.1. Mr. Vincent confirmed with Mr. Mandeville that two separate parcels, 80 and 90 Medlin Rd., are being recombined and demolitions are occurring on both properties. Mr. Herring confirmed with Mr. Mandeville that the front of the home faces Medlin Rd. Ms. Mathis asked for clarification on whether the fence was part of the application to which Mr. Vincent confirmed. Mr. Herring asked for clarification on the orientation of the home and the placement of the double doors along McIntyre Rd., and if they were designed this way due to setbacks constraints. Ms. Graham advised that it would be better for the applicants to answer this question.

Billy Hornbaker, the applicant on behalf of Keystone Builders, was sworn into the Public Hearing.

Mr. Hornbaker addressed the Commission offering to answer any questions they may have regarding the case. Mr. Herring and Mr. Hornbaker discussed the setback constraints of the property being 30 feet in the front and rear, which would not allow the McIntyre Rd. side to be the front of the home. Mr. Herring asked for clarification on the trim texture, to which Mr. Hornbaker confirmed the smooth side of the material will be used, adding that the metal roof will have a standing seam. Mr. Vincent asked whether anything could be salvaged from the demolition of the current buildings and used in the new home. Mr. Hornbaker stated there is nothing of significance relevant to the Historic District in either building worth being saved. Mr. Herring asked if any of the trees on the property could be saved, particularly where the proposed sidewalk is meant to be constructed, and whether the sidewalk and driveway could be reconfigured to save the trees in front of the home. Mr. Hornbaker stated this could be discussed with the homeowner, and that trees will

be replanted on the road frontages to replace those that are being removed. Mr. Herring confirmed with Mr. Hornbaker that the double-hung windows will have one vertical muntin running between the glass panels. Ms. Mathis asked for clarification on the fence height being 6 feet at the front and side of the property. Mr. Hornbaker stated that the fence design meets the 10-foot setback requirement, to which Ms. Graham confirmed, residential side yard fences taller than 4 feet in height must be setback at least 10 feet from the front corner of the façade and screened with landscaping. Mr. Vincent stated that front facing garages are typically not preferred and asked what the finish will be for the black paint color, adding that this color choice may draw too much attention to the door. Mr. Hornbaker stated that a semi-gloss finish is typically used for the garage doors, most of the garages on this street are front facing, and this would be an improvement to the street. Ms. Mathis agreed with the placement of the proposed garage. Mr. Herring stated that the public perception for the front of the home will be along McIntyre Rd. but agrees that painting it black may be overpowering. Mr. Hornbaker reiterated that this will be a great improvement to the street and will flow well with the existing homes there. Mr. Vincent stated most of the homes on this street were built prior to these standards being in place, and while he agrees that the proposed design is an improvement, the Commission is tasked with congruency within the Historic District as a whole, while also making sure the house is compatible with the surrounding area. Mr. Mandeville addressed the Commission regarding the door color to be discussed, Blue Dragon, accidentally being omitted from the application as it is not an approved color. The Commission, Mr. Hornbaker and Staff discussed the three front door colors being changed to adhere more closely with the approved color palette. Mr. Hornbaker stated that a new similar color will be chosen, consistent with the Historic District's color palette, and submitted to Staff for approval.

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. Vincent closed the evidentiary portion of the Public Hearing.

The Commission began deliberation. Ms. Fabiani discussed the size of the existing structures both being around 1200 square feet, and whether the size of the new home at 4000 square feet would feel congruent with the neighborhood. Mr. Vincent stated that the home doesn't seem quite so large due to the design elements, using different roof pitches and the architectural features. Mr. Herring agreed that the design elements help to visually reduce the scale and size of the home, and per the Standards it is congruent with the range of existing structures within the entire Pinehurst District. Mr. Vincent stated that both lots combined total almost half an acre, which is larger than average for the Historic area.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2024-00057) and find the proposed Major Work at 80 & 90 Medlin 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, and the following conditions that the blue color for all three doors shall be amended to match a similar blue in the approved color palette. Seconded by Mr. Bramlage. Approved by a vote of 6-0.

B. COA-2024-00062 (20 Muster Branch Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District to amend certain approvals that were incorporated into COA application 2023-00179, heard by the HPC on June 22, 2023, for 20 Muster Branch Road. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Kevin Reed.

Ms. Graham 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. Graham into evidence.

The Commission thanked Ms. Graham for her presentation.

The Commission and Staff discussed Exhibit A-3.10 and the changes that are being made to the proposed roofline which will be part of the approval process.

Kevin Reed, manager of KBR Consultants, was sworn into the Public Hearing.

Mr. Reed thanked the Commission, and discussed the revised roofline being more congruent with the current design of the home. Mr. Reed stated as they began construction, they found that window replacement at the front of the home would be needed as they are in poor condition and are mismatched, adding that the owners would like to replace them with something more consistent in appearance and design. Mr. Vincent confirmed with Mr. Reed that this will be a like-for-like size replacement of windows with no extra trim or detail involved. Mr. Herring asked for clarification on the current window material, to which Mr. Reed confirmed they will be clad aluminum.

Michael Hess, the builder for this project, was sworn into the Public Hearing.

Mr. Hess confirmed with Mr. Herring that the muntins will be on the outside of the glass panes, there will be an interior muntin between the lites of glass, and the brand of proposed windows will be Pella Lifestyle.

Mr. Reed stated that they would like to replace the windows at the rear of the home to provide consistency with the front of the home. Mr. Reed noted that Exhibit A.3.10 is incorrect and should reflect the two over three window and door style, and there will be two windows added on the side of the home by the garage, over

what is now the sauna room. Mr. Herring confirmed with Mr. Reed that the window to the right of the chimney will be consistent in design with the rest of the home as it was accidentally left out of the rendering. Mr. Reed addressed additional minor changes to the patio and sidewalk pavers color, which will be onyx black instead of chestnut brown, and the proposed railings along the second story platform deck will be clear panel glass Trek Signature Series instead of a cable system for easier maintenance, all of which will meet building code requirements. Mr. Herring asked for clarification on the proposed railings that were removed from the drawing around the pool area in Exhibit A-3.2, and if the railings are intended to follow the brick pylons. Mr. Reed stated they did not want to use the house itself as part of the pool barrier, the elevated side to the far right will not need a railing due to the height of the patio creating a barrier, and they will be working with the existing elevations to keep the area as open as possible. Mr. Herring asked for clarification on the two groups of three brick pylons near the pool area, and if they would be supporting the railing. Mr. Hess addressed the Commission regarding the proposed location and orientation of the brick wall, railings and gates surrounding the pool. The Commission, the Applicants and Ms. Graham discussed a new site plan being submitted to show the proposed fence and location. Mr. Reed discussed the need for siding replacement due to carpenter bee damage; shake siding will be used matching the garage door color, which has not been decided yet, but will be consistent with the Historic District Standards color palette and will be submitted to Staff for approval. Mr. Reed added that the new proposed gutters will be bronze in color instead of white. Mr. Reed apologized to the Commission stating the nature of the build necessitated these changes. Mr. Vincent confirmed the list of changes being made to the application and verified that Staff could approve the paint color for the siding once that has been decided.

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. Vincent closed the evidentiary portion of the Public Hearing.

The Commission began deliberation. The Commission discussed the approval of the siding color being handled by Staff, and if Staff does not feel comfortable deciding it will be elevated to the Commission for approval.

Ms. Mathis moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2024-00062) and find the proposed Major Work at 20 Muster Branch 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 with a condition to provide the revised site plan to Staff. Seconded by Ms. Fabiani. 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.

The Commission had no questions regarding the Minor work items dated 3/15/24 – 4/19/24 and 4/20/24 – 5/17/24. Ms. Graham stated that no applications have been submitted yet for the next meeting, with the deadline being May 30th, 2024.

Mr. Vincent discussed circling back at the next meeting to schedule a Work Session.

IV. Next Meeting Date

A. 06-27-2024 Regular Meeting

V. Motion to Adjourn

Mr. Iverson moved to adjourn the meeting. Seconded by Mr. Bramlage. Approved by a vote of 6-0 at 05:24 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.