

**Village of Pinehurst
Pinehurst Historic Preservation Commission
Meeting Minutes
September 27, 2012**

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4:00 pm
Council Conference Room**

395 Magnolia Road Pinehurst, NC 28374

Call to the order of the Regular Meeting

Welcome – Introduction by Chairman

Chairman Warren introduced the Commission members and welcomed members of the audience. Chairman Warren stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and findings of fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the Village of Pinehurst Historic District.

Board members present:

*Howard Warren
Patrick Duffy
Joyce Franke
Carl Holstein
Jim Lewis*

Board members absent:

*Frank Thigpen
Nancy Smith*

Staff present:

Molly Goodman, Senior Planner and Gwendy Hutchinson, Planning and Administrative Assistant

Certification of Quorum

Chairman Warren confirmed that there was a quorum present.

Approval of the August 23, 2012 Meeting Minutes

Jim Lewis made a motion to approve the August 23, 2012 meeting minutes; Joyce Franke seconded the motion, which was unanimously approved.

Staff Approvals for Normal Maintenance and Minor Work

Carl Holstein made a motion to approve the approvals for

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Normal Maintenance and Minor Work; Jim Lewis seconded the motion, which was unanimously approved.

Public Hearing:

Chairman Warren opened the Public Hearing.

The following were sworn in:

Molly Goodman, Senior Planner; Dennis Rash, Champion Windows and Wayne Haddock, Pinehurst Homes

COA 12-50

A request for approval in order to convert the existing screen porch to a sunroom at 169 Page Rd, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 30584. The property owner is Michael Pritchett.

Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Dennis Rash, Champion Windows was present to answer any questions or address any concerns of the Commission.

After discussion, Jim Lewis made a motion to issue a Certificate of Appropriateness to convert the existing screen porch to a sunroom at 169 Page Road; Patrick Duffy seconded the motion, which was unanimously approved.

Jim Lewis made a motion to adopt the Findings of Fact as found on the staff report with the additions listed below; Patrick Duffy seconded the motion, which, was unanimously approved.

Jim Lewis read into the record the following Findings of Fact:

Section B.

2. The proposal does not diminish the neighborhood spirit and character.

Section C.

2. The proposed changes are not visible from the public street.

Section D.

1. The proposed conversion is not incompatible in terms of material, scale, color, style, and texture of other structure on this property.

Section E.

2. The arrangement of windows and doors in the porch conversion are compatible with the historic structure around it.

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COA 12-51

A request for approval in order to construct a brick wall at 115 Chinquapin Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 14102. The property owner is Lynda Whitfield.

Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Wayne Haddock, Pinehurst Homes was present to answer any questions or address any concerns of the Commission.

After discussion, Carl Holstein made a motion to issue a Certificate of Appropriateness to construct a brick wall at 115 Chinquapin Road; Patrick Duffy seconded the motion, which was unanimously approved.

Carl Holstein made a motion to adopt the Findings of Fact as found on the staff report with the additions listed below; Patrick Duffy seconded the motion which, was unanimously approved.

Carl Holstein read into the record the following Findings of Fact:

Section A.

1. This request is considered to be a major work because it involves a new wall that is visible from the street.

Section B.

1. The proposal includes a new lattice brick fence, which meets this standard.

Section C

- 1. The proposed fence is compatible with the architecture of the home.*
- 2. The proposed fence is compatible with the architecture of the neighborhood.*

Section D.

1. The proposed fence is 22" in height and therefore, does meet this standard.

COA 12-52

A request for approval in order to construct a screen porch over the existing patio at 120 McCaskill Rd East, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 17056. The property owner is Robert and Jane Nuzum.

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Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Wayne Haddock, Pinehurst Homes was present to answer any questions or address any concerns of the Commission.

After discussion, Joyce Franke made a motion to issue a Certificate of Appropriateness to construct a screen porch over the existing patio at 120 McCaskill Road; Patrick Duffy seconded the motion, which was unanimously approved.

Joyce Franke made a motion to adopt the Findings of Fact as found on the staff report with the additions listed below; Patrick Duffy seconded the motion, which was unanimously approved.

Joyce Franke read into the record the following Findings of Fact:

Section B.

- 2. The proposed does not diminish the neighborhood spirit and character.*

Section C.

- 1. The proposed porch addition will be on the rear elevation and will not be highly visible from the street.*

Section D.

- 1. The proposed addition will match the existing structure in that the proposed materials will match the materials of the existing homes: asphalt shingles, brick, and wood to match and therefore also is in character.*
- 2. The proposed porch will be compatible in terms of size and scale as the existing home.*

Section E.

- 1. The proposed porch addition with painted brick knee wall and screens is compatible with the materials, color, and character of the historic district.*
- 2. The proposed porch addition will be compatible with the existing home.*
- 3. The proposed porch addition will be compatible with this environment and location.*

Section F.

- 1. The proposed roof will blend with the existing structure.*

Section G.

- 1. The proposed roof will not be taller than the existing structure.*

Section H.

- 1. Painted brick is a common material in the Local Historic District.*

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COA 12-53

A request for approval in order to make additions and alterations to the existing home, including a new front entry and rear yard patio at 135 Blue Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK)# 22167. The property owners are Richard and Christine Warren.

Molly Goodman, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Wayne Haddock, Pinehurst Homes was present to answer any questions or address any concerns of the Commission.

Paint samples were entered into the record.

After discussion, Patrick Duffy made a motion to issue a Certificate of Appropriateness to make additions and alterations to the existing home, including a new front entry and rear yard patio at 135 Blue Road; Joyce Franke seconded the motion, which was unanimously approved.

Patrick Duffy made a motion to adopt the Findings of Fact as found on the amended staff report with the additions listed below; Joyce Franke seconded the motion, which was unanimously approved.

Patrick Duffy read the following Findings of Fact into the record:

Section A.

- 1. This request is considered to be a major work because it involves new additions and alterations that are not considered to be minor.*

Section B.

- 2. The proposed does not diminish the neighborhood spirit and character.*

Section C.

- 1. The proposed entry addition is on the front elevation and will not be visible from the street.*
- 2. The proposed front entry is in keeping with the style of the home.*

Section D.

- 1. The proposed front entry addition will be of similar scale as the existing home.*
- 2. The proposed addition will consist of compatible materials to the existing home in that the shingles, hardi board siding and columns are compatible to the existing home.*
- 3. The proposed brick patio will match the existing brick patio.*
- 4. The proposed front entry addition will be compatible with the character of the existing home.*

Section E.

- 1. The proposed addition will be similar to the pitch of the existing house roof and will blend with the existing home.*

Section F.

- 1. The proposed addition will not be taller than the existing structure.*

Section G

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3. *The proposed white brick will change the architectural features of the home.*
4. *The proposed gray trim color is appropriate with the home.*

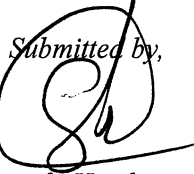
Chairman Warren closed the Public Hearing.

General Discussion

Chairman Howard Warren took Pinehurst Elementary first graders on a tour of the Holly Inn. Chairman Warren discussed the importance of preserving, protecting and making sure that the Holly Inn is always here. After the tour, the children were given a copy of a coloring book written by past local resident, Claire Bryant.

Molly Goodman discussed changing the upcoming meeting dates for November and December. After discussion, Carl Holstein made a motion to change the November meeting to November 15, 2012 instead of November 22, 2012 and the December meeting to December 20, 2012 instead of December 27, 2012; Patrick Duffy seconded the motion, which was unanimously approved.

With no further discussion, the meeting was adjourned.

Submitted by,


*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*