



**Pinehurst Historic Preservation Commission  
Meeting Minutes  
October 24, 2013**

---

**Call to the order of the Regular Meeting**

*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 special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.*

**Board member present:**

*Howard Warren  
Frank Thigpen  
Patrick Duffy  
Bob Farren  
Jim Lewis  
Nancy Smith*

**Staff present:**

*Chad Hall, Senior Planner*

**Certification of Quorum**

*Chairman Warren confirmed that there was a quorum present.*

**Approval the September 26, 2013 Meeting Minutes**

*Jim Lewis made a motion to approve the September 26, 2013; Patrick Duffy seconded the motion, which was unanimously approved.*

**Staff Approvals for Normal Maintenance and Minor Work**

*Patrick Duffy made a motion to approve the staff approvals for Normal Maintenance and Minor Work.*

**Public Hearing**

*Chairman Howard Warren opened the Public Hearing*

**The following were sworn in:**

*Chad Hall, Senior Planner; Wayne Haddock, Contractor; Sherrill Britt, Contractor; and Joanne Valdes, Property Owner.*

**COA 13-73- Tabled**

---

A request to construct a new residence named the Whitfield Guest House. The design and exterior will be similar to the Whitfield home on Lot 908 (115 Chinquapin). All materials and colors are to match the primary residence. The property is located on the 100 block of Chinquapin Road, Pinehurst, NC. This property can be identified as Lot 909 and is next door to the Whitfield home at 115 Chinquapin Road. It shares the same Moore County Parcel ID# 14102. The property owner is Rick and Lynda Whitfield.

*No action was taken for this case.*

**New Cases**

**COA 13-83**

---

A request to demolish a pool and all associated components. After pool removal, the impacted area is to be filled with sand and graded smooth. This proposed demolition is located at 110 Everette Road, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 17301. The property owner is Community Presbyterian Church.

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

*John Hoffmann, resident asked if a condition could be placed to prevent this from becoming a parking lot. Chairman Warren replied that it is not in the Commission's venue to place conditions on use of property.*

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness for the request to demolish a pool and all associated components at 110 Everette Road; Patrick Duffy seconded the motion, which was unanimously approved.*

*Frank Thigpen made a motion to adopt the Findings of Fact as read and amended from the staff report; Patrick Duffy seconded the motion, which was unanimously approved.*

*The Findings of Fact were read into the record and are available in the Planning Department.*

#### **COA 13-84**

---

A request to construct a utility room atop an existing patio area at the rear of the residence. Additional work includes the removal of a window on the rear elevation and the removal of a door on a side elevation. This proposed addition and construction is located at 70 Carolina Vista, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 16488. The property owners are Kirk and Victoria Adkins.

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

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

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness to Construct a utility room atop an existing patio area at the rear of the residence at 70 Carolina Vista; Frank Thigpen seconded the motion, which was unanimously approved.*

*Nancy Smith made a motion to adopt the Findings of Fact as read and amended from the staff report; Frank Thigpen seconded the motion, which was unanimously approved.*

*The Findings of Fact were read into the record and are available in the Planning Department.*

#### **COA 13-85**

---

A request to remove several windows and change an existing window to a door; these requests are in response to construction and improvements being made on the interior of the recently rezoned Mystic Cottage. This proposed alteration is located at 105 Magnolia Road, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 23821. The property owner is Richard Moore.

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

*Wayne Haddock, Contractor 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 remove several windows and change an existing window to a door at 105 Magnolia Road; Patrick Duffy seconded the motion, which was unanimously approved.*

*Jim Lewis made a motion to adopt the Findings of Fact as read and amended from the staff report; Frank Thigpen seconded the motion, which was unanimously approved.*

*The Findings of Fact were read into the record and are available in the Planning Department.*

**COA 13-86**

---

A request to review plans for new construction. This proposed new home construction is located at 40 Woods Road, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 24685. The property owner is David Allen.

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

*Sherrill Britt, Contractor was present to answer any questions or address any concerns of the Commission.*

*After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for new home construction at 40 Woods Road; Jim Lewis seconded the motion, which was unanimously approved.*

*Bob Farren made a motion to adopt the Findings of Fact as read and amended from the staff report; Jim Lewis seconded the motion, which was unanimously approved.*

*The Findings of Fact were read into the record and are available in the Planning Department.*

**COA 13-87**

---

A request to demolish a concrete driveway apron partially located within right-of-way. This proposed demolition is located at 60 Laurel Road, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 22729. The property owners are John and Pam McKeithen.

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

*After discussion, Patrick Duffy made a motion to issue a Certificate of Appropriateness to Demolish a concrete driveway apron partially located within the right-of-way at 60 Laurel Road; Nancy Smith seconded the motion, which was unanimously approved.*

*Patrick Duffy made a motion to adopt the Findings of Fact as read and amended from the staff report; Nancy Smith seconded the motion, which was unanimously approved.*

*The Findings of Fact were read into the record and are available in the Planning Department.*

**COA 13-88**

---

A request to construct a new garage attached to an existing detached garage; the old garage will be remodeled into a spare room. This proposed construction is located at 10 McCaskill Road, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 15336. The property owners are John and Joanne Valdes.

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

*Joanne Valdes, Property Owner was present to answer any questions or address any concerns of the Commission.*

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness to construct a new garage attached to an existing detached garage at 10 McCaskill Road; Bob Farren seconded the motion, which was unanimously approved.*

*Frank Thigpen made a motion to adopt the Findings of Fact as read and amended from the staff report; Jim Lewis seconded the motion, which was unanimously approved.*

*The Findings of Fact were read into the record and are available in the Planning Department.*

*Chairman Howard Warren closed the Public Hearing.*

*With no further discussion, the meeting was adjourned.*

*Submitted by,*

A handwritten signature in black ink, appearing to read "Hutchinson". The signature is written in a cursive, flowing style.

*Wendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst*