

Village of Pinehurst  
Pinehurst Historic Preservation Commission  
May 25, 2017  
Minutes

**Pinehurst Historic Preservation Commission**  
**May 25, 2017**  
**Council Conference Room**  
**4:00 p.m.**



**MINUTES**

**Commission Members in Attendance:**

Jim Lewis, Chairman  
Bob Farren, Vice-Chairman  
Christine Danadeau, Commission Member  
Judy Davis, Commission Member  
Molly Gwinn, Commission Member  
Jim McChesney, Commission Member  
Tom Schroeder, Commission Member

**Staff in Attendance:**

Kevin Reed, Planning and Inspections Director  
Bruce Gould, Principal Planner  
Gwendy Hutchinson, Planning and Administrative Assistant

**I. Call to Order**

*Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis 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.*

**II. Approval of Minutes: April 27, 2017**

*Molly Gwinn made a motion to approve the April 27, 2017 Minutes; Jim McChesney seconded the motion, which was unanimously approved.*

**III. Review of Normal Maintenance and Minor Work items**

*The Commissioners did not have any comments for Normal Maintenance and Minor Work items.*

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**IV. Sworn in:**

*Bruce Gould, Principal Planner; Mark Fosner, Architect; Brandon Goodman, Builder*

**V. Public Hearing Items:**

**COA: 16-030** A request for new construction of a single-family residence at 74 Midland Rd, Pinehurst, NC. This property can be identified as Moore County LRK# 20060034. The applicant is Mark Fosner and the property owner is Mike Lazzo.

*Bruce Gould, Principal Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Mark Fosner, Architect was present to answer any questions or address any concerns of the Board.*

*Mark Fosner remarked that after hearing concerns from the neighbors, he and the property owner reviewed the plans and wanting to be good neighbors brought the house back 15 and changed the overall design of the home. He also stated that they were hoping to save the live oaks but he couldn't guarantee it.*

*After a lengthy discussion by the Commissioners, Judy Davis made a motion to issue a Certificate of Appropriateness, there was not a second.*

*Molly Gwinn made a motion to issue a Certificate of Appropriateness for new construction of single-family home at 74 Midland Road and to adopt the Findings of Fact with the conditions 1) Pine trees in rear yard to be preserved; 2 that the gothic windows on rear elevation be changed to match other sash windows. Judy Davis seconded the motion, which was approved by a vote of 5-2. Jim Lewis and Christine Dandeneau did not approve.*

*Mark Fosner agreed to the conditions to make changes to the gothic windows and to preserve the pine trees in rear yard.*

**COA: 17-031** - A request for an addition to the home at 220 McKenzie Rd. W., Pinehurst, NC. This property can be identified as Moore County LRK# 00013979. The applicant is Red/Brand Inc. and the property owners are Stephen and Katie Wilson.

*Bruce Gould, Principal Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Brandon Goodman, Builder was present to answer any questions or address any concerns of the Commission.*

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*Bob Farren, Commission Member; recused himself from hearing and voting on this request.*

*After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness for an addition at 220 McKenzie Road West and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was approved by a vote of 6-0.*

**COA: 17-032** A request for the demolition of the existing accessory structure/garage at 215 Everette Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015658. The applicant is Lee Huckabee Homes, Inc. and the property owner is Hedgehog Development Company, Inc.

*Bruce Gould, Principal Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*Joel Tew, Property Owner 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 the demolition of a garage at 215 Everette Road and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.*

**VI. New Business**

**VII. Next Meeting Date: June 22, 2017**

**VIII. Motion to Adjourn**

*Molly Gwinn made a motion to adorn the meeting. The motion was seconded by Judy Davis and carried unanimously. The meeting adjourned at 5:00 pm.*

*Respectfully submitted,*



*Wendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst*