



**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
January 24, 2013  
Meeting Minutes  
4:00 pm  
Council Conference Room**

---

395 Magnolia Road Pinehurst, NC 28374

**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 Village of Pinehurst Historic District.*

**Board Members present:**

*Howard Warren  
Patrick Duffy  
Carl Holstein  
Nancy Smith  
Jim Lewis*

**Board member absent:**

*Frank Thigpen*

**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 December 20, 2012 Meeting Minutes**

*Jim Lewis made a motion to approve the December 20, 2012 meeting minutes as amended; Carl Holstein seconded the motion, which was unanimously approved.*

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

*Nancy Smith made a motion to approve the Staff Approvals for Normal Maintenance and Minor Work; Carl Holstein seconded the motion, which was unanimously approved.*

*Chairman Warren opened the Public Hearing.*

**Public Hearing**

**The following were sworn in:**

*Molly Goodman, Senior Planner; Vincent Hubler, Contractor; Tessie Chao, Architect; Russ Cribbs, Contractor; Christine Dandeneau, Architect; Steve Moodie, Contractor; Matt Ramsey, Landscape Designer; Alan Thach, Applicant; and Katie Lin, Applicant.*

**COA 13-02**

---

A request for approval in order to install fencing at 140 McIntyre Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 15414. The applicant is Vince Hubler, property owner is Mildred Shelton.

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

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

*Photographs of the fencing were provided.*

*After discussion, Jim Lewis made a motion to issue a Certificate of Appropriateness for the fencing at 140 McIntyre Road; Carl Holstein 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; 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 13-03**

---

A request for approval in order to make additions and alterations to the existing home at 20 Shaw Rd NE, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 18261. The property owner is Robert Zalzneck, Jr.

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

*Tessie Chao, Architect was present to answer any questions or address any concerns of the Commission.*

*Building material samples were provided.*

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness to make additions and alterations to the existing home at 20 Shaw Road NE; Carl Holstein 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; Carl Holstein seconded the motion, which was unanimously approved.*

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

**COA 13-04**

---

A request for approval in order to make additions and alterations to the existing home at 85 Community Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 23041. The property owner is Kurt and Amy Herkert.

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

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

*Building material samples were provided.*

*After discussion, Carl Holstein made a motion to issue a Certificate of Appropriateness to make additions and alterations to the existing home at 85 Community Road; Nancy Smith seconded the motion, which was unanimously approved.*

*Carl Holstein made a motion to adopt the Findings of Fact as read and amended (change the vinyl fence to a wooden fence); Nancy Smith seconded motion, which was unanimously approved.*

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

**COA 13-05**

---

A request for approval in order to make additions and alterations to the existing home, as well as add a pool, fences, move a structure, and other property changes at 20 Spur Road, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 13897. The applicant is Christine Dandeneau, property owner is Marilyn Barrett, Trust.

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

*Christine Dandeneau, Architect was present to answer any questions or address any concerns of the Commission.*

*Conceptual plans and color samples were provided.*

*After discussion, Patrick Duffy made a motion to issue a Certificate of Appropriateness to make additions and alterations to the existing home at 20 Spur 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; Carl Holstein seconded the motion, which was unanimously approved.*

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

**COA 13-06**

---

A request for approval in order to install a metal roof on a portion of the existing home at 170 Palmetto Rd, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 21141. The property owner is MJ & Patrick Pizzella.

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

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

*A color sample for the roof was provided.*

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness to install a metal roof on a portion of the existing home at 170 Palmetto Road; Carl Holstein 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; Carl Holstein seconded the motion, which was unanimously approved.*

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

**COA 13-07**

---

A request for approval in order to make landscaping changes, including a new pool, fencing, arbor, driveway change, and water feature at 15 Carolina Vista, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 29473. The applicant is Matt Ramsey, property owner is James and Elizabeth Fisher.

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

*Matt Ramsey, Landscape Designer was present to answer any questions or address any concerns of the Commission.*

*Photos of the brick and marble to be used around the pool were provided.*

*After discussion Carl Holstein made a motion to issue a Certificate of Appropriateness to make landscaping changes, including a new pool, fencing, arbor, driveway change, and water feature at 15 Carolina Vista; Patrick Duffy seconded the motion, which was unanimously approved.*

*Carl Holstein 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 13-08**

---

A request for approval in order to display signage for the new business, Bella Nail Salon at 50 Market Square, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK)# 22065. The applicant is Katie Lin, property owner is Market Sq Madjc, LLC.

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

*Alan Thach and Katie Lin, applicants were present to answer any questions or address any concerns of the Commission.*

*After discussion, Patrick Duffy made a motion to issue a Certificate of Appropriateness to display signage at 50 Market Square; Carl Holstein 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; the applicant asked that the name on the sign be changed to Bella Spa and Nails; Carl Holstein seconded the motion, which was unanimously approved.*

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

**General Discussion**

*Molly Goodman went over the reasons for making changes to the Rules of Procedures. Chairman Warren said that this would be discussed at the next meeting.*

Village of Pinehurst  
Pinehurst Historic Preservation Commission  
January 24, 2013  
Meeting Minutes

*Commission member, Patrick Duffy resigned from the Commission. He later stated that he would stay on until a replacement is found.*

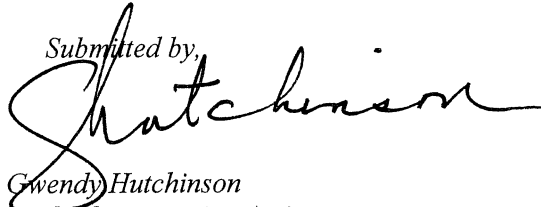
*Chairman Warren asked staff to respond to Tower Engineering about the wireless installation on the water tanks behind the Resorts, as the Commission would like to be involved throughout the process.*

*Molly Goodman discussed with the Commission what the Village Council was discussing regarding the Historic Commission and what may lie ahead. Chairman Warren agreed that the Commission and Village Council should meet. Manager Andy Wilkison invited them to Council work session on February 12, 2013.*

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

*This meeting was recorded and the tape is available in the Planning Department.*

Submitted by,

A handwritten signature in black ink that reads "Gwendy Hutchinson". The signature is written in a cursive style with a large initial "G".

Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst