

**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
August 25, 2011  
Agenda  
4:00 pm**

---

**395 Magnolia Road Pinehurst, NC 28374**

**Call to the order of the Regular Meeting (4:00 p.m.)**

**Welcome – Introduction by Chairman**

**Overview of Commission**

**Roll call via introduction of Commission members by Chairman**

**Certification of Quorum**

**Approval of the July 28, 2011 Meeting Minutes**

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

**Public Hearing:**

**Tabled from the July 28, 2011 meeting:**

**COA 11-47**

---

A request for approval in order to construct an addition to the existing home at 290 Beulah Hill Road North. This property can be identified as Moore County LRK# 15603. The property owners are Robert & Linda McVay.

**New cases:**

**COA 11-50**

---

A request for approval in order to construct a fence in the side yard at 115 Magnolia Rd. This property can be identified as Moore County Land Record Key (LRK) # 27863. The property owners are Linda Donald and Nathan Levin.

**COA 11-51**

---

A request for approval in order to enclose the existing screened breezeway at 40 McFarland Rd. This property can be identified as Moore County Land Record Key (LRK) # 18150. The property owner is Kelly McLean Jr.

**COA 11-52**

---

A request for approval in order to convert an existing screen porch to a sunroom at 40 Village Green Road East. This property can be identified as Moore County Land Record Key (LRK) # 30068. The property owner is Robert Jr & Anne Anderson.

**COA 11-53**

---

A request for approval in order to construct a new well house on the same property as the water tower at 675 Monticello Road. This property can be identified as Moore County Land Record Key (LRK) # 20090121. The property owner is the County of Moore.

**COA 11-54**

---

A request for approval in order to make various alterations to the existing accessory structure, including changing of windows and doors, at 40 Dundee Road. This property can be identified as Moore County Land Record Key (LRK) # 19908. The property owner is Roger Worley Construction, Inc.

**COA 11-55**

---

A request for approval in order to construct an addition to the existing home at 250 Beulah Hill Road North. This property can be identified as Moore County Land Record Key (LRK) # 30346. The property owners are Gregory and Bonny Henderson.

**COA 11-56**

---

A request for approval in order to make changes to the previously approved new single family home at 175 Dundee Road. This property can be identified as part of parent tract Moore County LRK# 24685. This property is on the corner of intersecting Dundee and Craig Roads. The property owner is currently listed as Clay P Sessoms Construction in tax records, but the applicant and new owner is Sherrill Britt of Britt & Allen Construction, LLC.

**General Discussion**

Standards and Guidelines

**Adjournment**

**Historic Preservation Commission  
August 25, 2011  
Meeting Minutes  
4:00 pm**

---

**395 Magnolia Road Pinehurst, NC 28374**

**Call to the order of the Regular Meeting (4:00 p.m.)**

*Chairman Warren called the meeting to order.*

**Board members present:**

*Howard Warren  
Frank Thigpen  
Joyce Franke  
Carl Holstein  
Nancy Smith  
John Strickland*

**Board member absent:**

*Patrick Duffy (excused)*

**Certification of Quorum**

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

**Approval of the July 28, 2011 Meeting Minutes**

*Joyce Franke made a motion to approve the July 28, 2011 meeting minutes; Carl Holstein seconded the motion, which was unanimously approved.*

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

*John Strickland made a motion to approve the staff approvals for Normal Maintenance and Minor Work; Nancy Smith seconded the motion, which was unanimously approved.*

**Public Hearing:**

*Chairman Warren opened the Public Hearing.*

**The following were sworn in:**

*Molly Goodman, Senior Planner; Kevin Bartlett, Bartlett Construction; Jennifer Riley, Southern Landscape Group; Andrea Correll, Planning and Inspections Director; Lloyd McGraw, Applicant; Robert and Ann Anderson, Property Owners; Charles McGougan, Consulting Engineer; Roger Worley, Roger Worley Construction; Mark Loudermilk, AIA; Sherill Britt, Britt & Allen, LLC.*

**Tabled from the July 28, 2011 meeting:**

**COA 11-47**

---

A request for approval in order to construct an addition to the existing home at 290 Beulah Hill Road North. This property can be identified as Moore County LRK# 15603. The property owners are Robert & Linda McVay.

*Kevin Bartlett, Bartlett Construction was present to answer any questions or address any concerns of the Commission.*

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

*Sample material provided.*

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness for the amended roof color from a dark green metal roof to a dark grey metal roof; Carl Holstein seconded the motion, which was unanimously approved.*

*Frank Thigpen made a motion to adopt the Findings of Fact found on the staff report; Carl Holstein seconded the motion, which was unanimously approved.*

**New cases:**

**COA 11-50**

---

A request for approval in order to construct a fence in the side yard at 115 Magnolia Rd. This property can be identified as Moore County Land Record Key (LRK) # 27863. The property owners are Linda Donald and Nathan Levin.

*Jennifer Riley, Southern Landscape Group was present to answer any questions or address any concerns of the Commission.*

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

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness to construct a 5' wooden white picket fence in the side yard; Joyce Franke seconded the motion, which was unanimously approved.*

*Nancy Smith made a motion to adopt the Findings of Fact found on the staff report; Joyce Franke seconded the motion, which was unanimously approved.*

**COA 11-51**

---

A request for approval in order to enclose the existing screened breezeway at 40 McFarland Rd. This property can be identified as Moore County Land Record Key (LRK) # 18150. The property owner is Kelly McLean Jr.

*Lloyd McGraw, Applicant was present to answer any questions or address any concerns of the Commission.*

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

*After discussion, the Commission tabled the request to enclose the existing breezeway in order for the applicant to provide more information on the window style. This request will be heard at the September 22, 2011 meeting.*

**COA 11-52**

---

A request for approval in order to convert an existing screen porch to a sunroom at 40 Village Green Road East. This property can be identified as Moore County Land Record Key (LRK) # 30068. The property owner is Robert Jr & Anne Anderson.

*Robert and Ann Anderson, Property Owners were present to answer any questions or address any concerns of the Commission.*

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

*After discussion, Carl Holstein made a motion to issue a Certificate of Appropriateness to convert the existing screen porch to a sunroom; Joyce Franke seconded the motion, which was unanimously approved.*

*Carl Holstein made a motion to adopt the Findings of Fact found on the staff report; Joyce Franke seconded the motion, which was unanimously approved.*

**COA 11-53**

---

A request for approval in order to construct a new well house on the same property as the water tower at 675 Monticello Road. This property can be identified as Moore County Land Record Key (LRK) # 20090121. The property owner is the County of Moore.

*Charles McGougan, Consulting Engineer for Moore County Public Utilities was present to answer any questions or address any concerns of the Commission.*

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

*After discussion, Joyce Franke made a motion to issue a Certificate of Appropriateness to construct a new well house, landscaping and a new gravel driveway; Carl Holstein seconded the motion, which was unanimously approved.*

Village of Pinehurst  
Historic Preservation Commission  
August 25, 2011  
Meeting Minutes

*Joyce Franke made a motion to adopt the Findings of Fact found on the staff report; Carl Holstein seconded the motion, which was unanimously approved.*

**COA 11-54**

---

A request for approval in order to make various alterations to the existing accessory structure, including changing of windows and doors, at 40 Dundee Road. This property can be identified as Moore County Land Record Key (LRK) # 19908. The property owner is Roger Worley Construction, Inc.

*Roger Worley, Roger Worley Construction was present to answer any questions or address any concerns of the Commission.*

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

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness for the various alterations to the existing accessory structure; Nancy Smith seconded the motion, which was unanimously approved.*

*Frank Thigpen made a motion to adopt the Findings of Fact found on the staff report; Nancy Smith seconded the motion, which was unanimously.*

**COA 11-55**

---

A request for approval in order to construct an addition to the existing home at 250 Beulah Hill Road North. This property can be identified as Moore County Land Record Key (LRK) # 30346. The property owners are Gregory and Bonny Henderson.

*Mark Loudermilk, AIA was present to answer any questions or address any concerns of the Commission.*

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

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness to construct an addition; Joyce Franke seconded the motion, which was unanimously approved.*

*Nancy Smith made a motion to adopt the Findings of Fact found on the staff report; John Strickland seconded the motion, which was unanimously approved.*

**COA 11-56**

---

A request for approval in order to make changes to the previously approved new single family home at 175 Dundee Road. This property can be identified as part of parent tract Moore County LRK# 24685. This property is on the corner of intersecting Dundee and Craig Roads. The property owner is currently listed as Clay P Sessoms Construction in tax records, but the applicant and new owner is Sherrill Britt of Britt & Allen Construction, LLC.

Village of Pinehurst  
Historic Preservation Commission  
August 25, 2011  
Meeting Minutes

*Sherill Britt, Britt and Allen LLC was present to answer any questions or address any concerns of the Commission.*

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

*After discussion, John Strickland made a motion to issue a Certificate of Appropriateness to change the proposed roof covering over garage bay from asphalt to metal to match porch roof; Nancy Smith seconded the motion, which was unanimously approved.*

*John Strickland made a motion to adopt the Findings of Fact found on the staff report; Nancy Smith seconded the motion, which was unanimously approved.*

*Chairman Warren closed the Public Hearing.*

### **General Discussion**

*The Commission voted unanimously to recommend the amendments to the Local Historic District Standards and Guidelines to go before Village Council for approval. (The amendments are on file)*

*Commission members brought up concern over residential mailboxes that are going up in the Village with no standards for their design or placement. Staff reminded the Commission that they currently do not have authority of items in the right-of-way. Chairman Warren will write a memo to Village Council of their concerns.*

*The Pinehurst Civic Group is co-sponsoring the Pinehurst Expo and has invited the Historic Preservation Commission to participate. The Pinehurst Expo will be September 21, 2011 from 3:00 pm to 8:00 pm at the Fairbarn. The Commission members discussed attending and worked out their times to man their booth.*

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

Submitted by,



Gwendy Hahn Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst