

**Pinehurst Historic Preservation Commission
September 24, 2015
Village Assembly Hall
4:00 p.m.**



MINUTES

Commission Members in Attendance:

Jim Lewis, Chairman
Judy Davis, Commission Member
Jack Farrell, Commission Member
Bob Farren, Commission Member
Molly Gwinn, Commission Member
Amanda Jacoby, Commission Member
Jim McChesney, Commission Member

Staff in Attendance:

Bruce Gould, Principal Planner
Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Lewis called the meeting 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: August 27, 2015

Jim McChesney made a motion to approve the August 27, 2015 Minutes that were revised to reflect why COA 15-46 at 20 Magnolia Road was continued; Jack Farrell seconded the motion; which was unanimously approved.

III. Approval of Normal Maintenance and Minor Work

Jim McChesney made a motion to approve the Normal Maintenance and Minor Work items; Bob Farron seconded the motion; which was unanimously approved.

IV. The following were sworn in:

Bruce Gould, Principal Planner; James Hamill, Resident; Robert Neff, Resident; Gary Robinson, Contractor; Will Huntley, General Contractor; Leasa Haselden, Property Owner; John Harvel, Harvel Construction Company; Frieda Powers, Resident; Bart Boudreaux, Property Owner;

Brandon Haddock, Contractor; Jeremy Strickland, Contractor and Marcel Goneau, Structures Construction, Inc.

V. Public Hearing Items:

Continuation of COA- 15-46 - A request to renovate the existing single family residential structure and add a second floor addition of 1,014 square feet at 20 Magnolia Rd., Pinehurst, NC. This property can be identified as Moore County Parcel ID# 00025931. The applicant is Gary Robinson Construction and the property owner is William and Patricia K. Rader.

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

Amanda Jacoby was recused from this case due to her association in designing the renovations.

Mark Parson, Designer and Amanda Jacoby, Designer were present to answer any questions or address any concerns of the Commission. Both Mark Parson and Amanda Jacoby went over the changes that were made with the renovations. The changes included a new wood stain to match existing, log veneer siding to remain wherever possible; the proposed trellis has been removed from the drawings; the proposed design is 1 ½ story and the roof pitch has been reduced to 9/12; the addition has been significantly reduced in width as well as depth and a shed dormer is being proposed in place of the three-part dormer, the size for the second floor additions was reduced from 1,014 square feet to 878 square feet.

James Hamill, Resident expressed his concern with the 2nd story addition, the roof line being in conflict and that the approval of this would set a precedent.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness to renovate the existing single-family home and the removal of the chain link fence at 20 Magnolia Road and to adopt the Findings of Fact; Bob Farren seconded the motion, which was unanimously approved.

The Commission elected to make an exception to the standard that states that an addition shall not be taller than the original building.

COA –15-56 A request for demolition of an existing swimming pool at 60 Carolina Vista, Pinehurst, NC. This property can be identified as Moore County Parcel ID# 00026124. The applicant is Huntley Design Build, Inc. and the property owners are Carty and Holly Davis.

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

Will Huntley, Huntley Design Build, Inc. was present to answer any questions or address any concerns of the Commission.

Robert Neff, neighbor read from a prepared statement regarding the demolition of the swimming pool and that this request has become before the Commission after the fact. The statement is signed by several neighbors.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for the demolition of the swimming pool at 60 Carolina Vista and to adopt the Findings of Fact; Jack Farrell seconded the motion, which was unanimously approved.

COA – 15-53 A request for new construction of a 3,437 (2,440 heated) square foot single-family residence and associated accessory structures at 325 Linden Rd., Pinehurst, NC. This property can be identified as Moore County Parcel ID# 00021127. The applicant is Harvel Construction Company and the property owners are Charles and Leasa Haselden.

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

John Harvel, Harvel Construction Company and Leasa Haselden were present to answer any questions or address any concerns of the Commission.

After discussion, Jack Farrell made a motion to issue a Certificate of Appropriateness for the approved plans for the new construction of a single-family residence at 325 Linden Road with the following conditions for the accessory structure;

1)The accessory structure is to have the same siding as the residence; 2) Is to have the same shingles as the residence; 3) Ornamentation at front eave like gables on home; 4) Doors to resemble the garage doors of the residence; 5) Roof pitch to match gables on front of home; 6) The fence to be stained within six (6) months of installation and adopt the Findings of Fact; Bob Farren seconded the motion, which was unanimously approved.

Chairman Jim Lewis asked that as few trees as possible be removed from this site.

COA – 15-54 A request for complete exterior renovation of the home to include new gable roof sections and new exterior colors at 30 Everette Rd., Pinehurst, NC. This property can be identified as Moore County Parcel ID# 00026653. The applicant is Pinehurst Homes Inc. and the property owners are Bart and Lynel Boudreaux.

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

Bart Boudreaux, Property Owner and Brandon Haddock, Contractor were present to answer any questions or address any concerns of the Commission.

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness for the exterior renovations at 30 Everette Road with the following conditions: 1) The porch railings to remain or be rebuilt in like kind; 2) Two (2) chimneys will remain; 3) Brick wall to remain unpainted and to adopt the Findings of Fact; Judy Davis seconded the motion, which was approved.

Chairman Jim Lewis offered an amendment to deny the removal of the tree in the front yard; Molly Gwinn seconded the amendment, which was defeated 4-3. The Certificate of Appropriateness was approved 6-1.

COA – 15-55 A request for a roof addition to be placed over the existing patio to the rear of the home and the addition of a wood burning fire place at 45 Blue Rd., Pinehurst, NC. This property can be identified as Moore County Parcel ID# 00023006. The applicant is R.G.S Builders, Inc. and the property owners are Michael and Barbara Walters.

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

Jeremy Strickland, Contractor was present to answer any questions or address any concerns of the Commission.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness roof addition and wood burning fire place at 45 Blue Road and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

COA 15-57 A request for a new gabled roof addition to replace an area of flat roof, new replacement windows to the home and exterior modifications to the detached garage at 105 Palmetto Rd., Pinehurst, NC. This property can be identified as Moore County Parcel ID# 00024358. The applicant is Structures Construction, Inc. and the property owner is Anne Lucey.

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

Marcel Goneau, Structures Construction, Inc. 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 roof addition, replacement of window and exterior modifications at 105 Palmetto Road and to adopt the Findings of Fact; Amanda Jacoby seconded the motion, which was unanimously approved.

VI. Other Business

No other business was discussed.

VII. Next Meeting Date: October 22, 2015

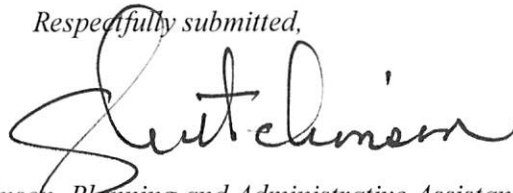
VIII. Comments from attendees

No comments from attendees.

IX. Motion to Adjourn

Molly Gwinn moved to adjourn the meeting. The motion was seconded by Amanda Jacoby and carried unanimously. The meeting adjourned at 6:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gwendy Hutchinson". The signature is written in black ink and is positioned above the printed name.

*Gwendy Hutchinson, Planning and Administrative Assistant
Village of Pinehurst*