



**Pinehurst Historic Preservation Commission
Agenda
September 25, 2014
4:00 pm**

Call to order of the Regular Meeting

Welcome – Introduction by Chairman

Overview of Commission

Roll call via introduction of Commission members by Chairman

Certification of Quorum

Approval the August 28, 2014 Meeting Minutes

Staff Approvals for Normal Maintenance and Minor Work

COA 14-047

A request to construct shelter for exterior cooler at 38 Chinquapin Road. This property can be identified as Moore County Parcel ID# 30476. The property owners are Elias and Helen Dalitsouris.

COA 14-057

A request to remove a condition from a previously issued COA that required a side door. This property is located at 100 Rattlesnake Trail and can be identified as Moore County Parcel ID# 20030326. The property owner is PPT, LLC.

COA 14-058

A request to replace flat roof decking over wings on front façade; possibly includes reconstruction of railing. This property is located at 55 McCaskill Road and can be identified as Moore County Parcel ID# 26635. The property owner is The Arches, LLC.

COA 14-059

A request to replace slate roof with asphalt shingle. This property is located at 125 Everette Road and can be identified as Moore County Parcel ID# 24664. The property owner is Pinehurst Community Church.

COA 14-060

A request to construct detached garage/accessory building, construct a couple of additions and to make multiple changes to windows and doors on each façade in order to take the house back to a more historically accurate appearance. This property is located at 60 Carolina Vista and can be identified as Moore County Parcel ID# 26124. The property owner is Carty and Holly Davis.

Upcoming Events:

- **State of the Village for Volunteers: September 20**
- **Pinehurst Civic Group Presentation: October 7**
- **Walking Tour: October 21**

General Discussion**Adjournment**



**Pinehurst Historic Preservation Commission
Meeting Minutes
September 25, 2014
4:00 pm**

Call to order of the Regular Meeting

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.

Board members present:

*Jim Lewis
Molly Gwinn
Jim McChesney*

Board members absent:

*Jack Farrell
Bob Farren*

Staff present:

Chad Hall, Senior Planner and Gwendy Hutchinson, Planning and Administrative Assistant.

Approval the August 28, 2014 Meeting Minutes

*Jim McChesney made a motion to approve the August 28, 2014 Meeting Minutes;
Molly Gwinn seconded the motion, which was unanimously approved.*

Staff Approvals for Normal Maintenance and Minor Work

Jim McChesney made a motion to approve the staff approvals for Normal Maintenance and Minor Work; Molly Gwinn seconded the motion, which was unanimously approved.

Certification of Quorum

Chairman Lewis confirmed that there was a quorum present.

The following were sworn in:

Chad Hall, Senior Planner; Alan Casavant, Contractor; Dennis Dunvegan, Contractor; Robert Boone, Building and Grounds Chairman; Omar Sherman, Roofing Contractor; and Clark Campbell, Representative of the applicant; William Tunstall, Contractor; Rick Raynor, Architect and Will Huntley of Huntley Design.

Public Hearing

Chairman Jim Lewis opened the Public Hearing.

COA 14-047

A request to construct shelter for exterior cooler at 38 Chinquapin Road. This property can be identified as Moore County Parcel ID# 30476. The property owners are Elias and Helen Dalitsouris.

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

Albert M. Benshoff, Attorney for the adjoining neighbors, Mr. and Mrs. Lawson was present to give testimony regarding the concerns of Mr. and Mrs. Lawson on the construction of outside shelter.

Alan Casavant Contractor and Dennis Dunvegan, Contractor were present to answer any questions or address any concerns of the Commission.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact with the following conditions; height of exterior wall is not to exceed 10' from ground level to top of fascia; walls on three (3) sides as shown on the plans; the pitch of the roof shall not exceed 4/12; 6" gutters with two (2) 3/4" downspouts shall be installed; exhaust away from adjoining property owners; structure shall not be visible by adjoining property owners; existing holly trees on the adjoining property owner are to be protected, Jim McChesney seconded the motion, which was unanimously approved.

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

COA 14-059

A request to replace slate roof with asphalt shingle. This property is located at 125 Everette Road and can be identified as Moore County Parcel ID# 24664. The property owner is Pinehurst Community 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.

Robert Boone, Building and Grounds Chairman and Omar Sherman, Roofing 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 and to adopt the Findings of Fact in order to replace the slate roof to asphalt at 125 Everette Road; Molly Gwinn seconded the motion, which was unanimously approved.

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

COA 14-057

A request to remove a condition from a previously issued COA that required a side door. This property is located at 100 Rattlesnake Trail and can be identified as Moore County Parcel ID# 20030326. The property owner is PPT, LLC.

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

Clark Campbell, Representative of the applicant was 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 and to adopt the Findings of Fact to remove a condition from a previously issued COA that required a side door at 125 Everette Road with the condition that revised landscaping plans showing plantings of sufficient height be provided to staff for approval; Molly Gwinn seconded the motion, which was unanimously approved.

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

COA 14-058

A request to replace flat roof decking over wings on front façade; possibly includes reconstruction of railing. This property is located at 55 McCaskill Road and can be identified as Moore County Parcel ID# 26635. The property owner is The Arches, LLC.

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

William Tunstall, Tunstall Builders was 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 and to adopt the Findings of Fact to make exterior changes to the roof decking and possibly the railings at 55 McCaskill Road with the condition that if there is any damage to the existing railings they will have to be replaced in kind and raise the railings to 1 ½" maximum; Molly Gwinn seconded the motion, which was unanimously approved.

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

COA 14-060

A request to construct detached garage/accessory building, construct a couple of additions and to make multiple changes to windows and doors on each façade in order to take the house back to a more historically accurate appearance. This property is located at 60 Carolina Vista and can be identified as Moore County Parcel ID# 26124. The property owner is Carty and Holly Davis.

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

Chairman Jim Lewis stated that he was acquainted with the applicant and felt there was no need to recuse himself.

Rick Raynor, Architect and Will Huntley of Huntley Designs were present to answer any questions or address any concerns of the Commission.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact in order to make numerous changes and additions as shown on the plans to the existing home at 60 Carolina Vista; Jim McChesney seconded the motion, which was unanimously approved.

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

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

With no further discussion, Chairman Lewis closed the Public Hearing.

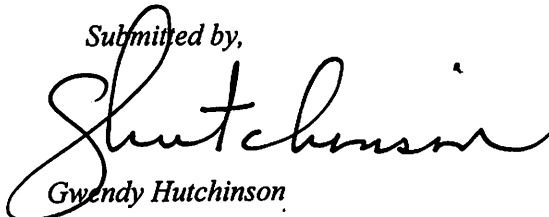
General Discussion

Chairman Lewis stated that he was going to contact each member of the Commission to set a date for Training. Staff is working with the School of Government in arranging for training.

Adjournment

With no further discussion, the meeting was adjourned.

Submitted by,

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*