



**HISTORIC PRESERVATION COMMISSION
SEPTEMBER 27, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Commission Members in Attendance

Molly Gwinn, Chair
Bob Farren, HPC Member
Jim McChesney, HPC Member
Mark Parson, HPC Member

Commission Members Absent:

Christine Dandeneau, Vice Chair
Tom Schroeder, HPC Member
John Taylor, HPC Member

Staff in Attendance:

Will Deaton, Planning Director
Stephanie Goodrich, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chair Molly Gwinn introduced the Commission members, staff and welcomed members of the audience. Chair Gwinn 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

A. August 23, 2018

Bob Farren made a motion to approve the August 23, 2018 Minutes; Jim McChesney seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work items

A. Staff Approvals from 8/9/2018 to 8/22/2018

The Commission did not have any comments.

IV. Sworn in:

The following were sworn in: Stephanie Goodrich, Senior Planner; Braden Riley, Riley Walker Homes; William Huffstetler, Property Owner.

V. Public Hearing

A. COA 18-84

A request to construct a new single family home at 600 Linden Road, Pinehurst, NC. The property can be identified as Moore County LRK# 16367. The applicant is Riley and Walker Homes, LLC and the property owner is Riley and Walker Homes, LLC.

Stephanie Goodrich, Senior Planner read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

Braden Riley, Riley Walker Homes; 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 to construct a new single family home at 600 Linden Road and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was unanimously approved.

B. COA 18-85

A request to construct a pool in the side yard at 25 Medlin Road, Pinehurst, NC. The property can be identified as Moore County LRK# 30125. The applicant is Pristine Pools and the property owner is William and Nelda Huffstetler.

Village of Pinehurst
Historic Preservation Commission
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Minutes

Stephanie Goodrich, Senior Planner read portions of the staff report into the record and confirmed that adjacent property owners were notified and that the property had been properly posted.

William Huffstetler, Property Owner was present to answer any questions or address any concerns of the Commission.

Davis Frye, Pinehurst Resident; stated his concerns that things being built should not be complex and a pool is complex. It leaks, breaks down, problems occur. Our neighborhood is becoming too complex. Concerned with neighbor who is not present that the proposed fence will obstruct his view as well as other neighbors.

After discussion, Mark Parson made a motion to issue a Certificate of Appropriateness to construct a pool at 25 Medlin Road and to adopt the Findings of Fact; Bob Farren seconded the motion, which was unanimously approved.

The Preservation Historic Preservation Commission was unable to act on the following two cases due to not having a quorum. Bob Farren would need to recuse himself due to his affiliation with Pinehurst Resorts, Inc. and Mark Parson would need to recuse himself due to being the designer of the proposed project at 60 Blue Road.

Molly Gwinn, Chair made a motion to postpone the hearings for the Manor Inn and 60 Blue Road projects until October 10, 2018 at 4:00 pm; Mark Parson seconded the motion, which was unanimously approved.

C. COA 18-83

A request to demolish two later additions to the building, reconfigure the front entrance and an accessibility ramp in the front, replace windows, and modify some exterior finishes at 5 Community Road (The Manor Inn), Pinehurst, NC. The property can be identified as Moore County LRK# 24847. The applicant is LKC Engineering and the property owner is Resorts of Pinehurst, Inc.

No action was taken by the Commission.

D. COA 18-86

A request to demolish the garage, construct a new garage, new guest cottage - attached to main dwelling with a breezeway, construct a pool, reconfigure the driveway and expand the side entrance at 60 Blue Road, Pinehurst, NC. The property can be identified as Moore County LRK# 18891. The applicant and property owners are Kevin Drum and Jennifer Stoddard.

No action was taken by the Commission.

VI. Update on the Design Guideline Draft

Stephanie Goodrich, Senior Planner, went over the status of the Design Guideline Draft. The sub-committee has been meeting the last few months, trying to update some of the language to remove a lot of "must" leaving more room for "should" or "not recommended." Staff approvals have also been increased. The next meeting will be October 10, 2018 at 2:00 pm.

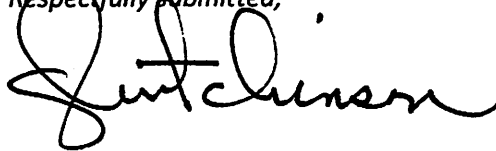
VII. Next Meeting Date

A. October 25, 2018

VIII. Motion to Adjourn

With no further discussion, Bob Farren made a motion to adjourn; Jim McChesney seconded the motion, which was unanimously approved. The meeting was adjourned at 4:45 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Gutchen', with a large, stylized initial 'G'.

Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.