



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission (HPC) held a regular meeting at 4:00 p.m., Thursday, September 26, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

HPC Members in Attendance:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Jim McChesney, Commissioner
Eric Von Salzen, Commissioner
Richard Vincent, Commissioner
Terry Lurtz, Commissioner

HPC Members Not in Attendance:

John Taylor, Commissioner

Staff in Attendance:

Peter Hughes, Senior Planner
Alex Cameron, Senior Planner
Kelly Brown, Planning Administrative Assistant

In addition, there were approximately four members of the public and one staff in attendance.

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present.

II. Approval of Minutes

- Regular Meeting August 22, 2019

Upon a motion by Mr. Schroeder, seconded by Mr. McChesney, the Commission unanimously approved the August 22, 2019 regular meeting minutes by a vote of 5-0.

III. Public Hearing

Senior Planners Peter Hughes and Alex Cameron were sworn into the public meeting by Ms. Gwinn.

Upon a motion by Mr. Von Salzen, seconded by Mr. Schroeder, the Commission unanimously agreed to hear COA 19-057 by a vote of 5-0.

A. COA 19-057

Mr. Hughes stated the purpose of this public hearing is to consider a request within the Pinehurst Historic District to renovate the front building façade at 20 Medlin Road. The property can be identified by Moore County Parcel Number #00028752. The owner and applicant is Lee Manzo.

Mr. Hughes explained this request was a continuation from the August 22, 2019 regular HPC meeting.

Mr. Hughes moved to enter the materials into the record that were included in the agenda packet: application, map, survey, existing photo, site plan and elevations, updated drawings, updated material list, and the draft findings of fact.

Owner and applicant Lee Manzo and Tyler Cook of Latitude Builders were sworn into the public meeting by Ms. Gwinn.

Mr. Cook provided an overview of the proposed work. He stated the only new material was the black metal roof, which he provided a sample to the Commission.

Upon question by Mr. Schroeder, Mr. Cook stated the door color would be a lighter brown color, similar to the color of the door on the drawings.

Upon question by Ms. Gwinn, Mr. Cook explained that the square pillars on the front elevation of the house would be stained to match the color of the front door.

Mr. Vincent commented on the brick flooring of the porch in the drawing, as the materials list stated broom swept concrete. Mr. Cook explained that the front porch will have a brick foundation to match the existing foundation, but the floor of the porch will be broom swept concrete.

Upon question by Ms. Gwinn, Mr. Cook explained the whole new part of the porch would have black metal roofing. Upon question by Mr. Schroeder, Mr. Cook explained the existing roof was asphalt shingles.

Upon due consideration of the application package submitted and the testimony given, the HPC concluded the following:

That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Upon a motion by Mr. McChesney, seconded by Mr. Von Salzen, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for an exterior modification of the front of the house to add a front porch and overhang with modification of the front entry way at 20 Medlin Road by a vote of 5-0 with the condition of:

- Front porch square columns will be stained to match the front door

B. COA 19-083

Upon a motion by Mr. Schroeder, seconded by Mr. McChesney, the Commission unanimously agreed to hear COA 19-083 by a vote of 5-0.

Mr. Hughes stated that the purpose of the public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include: an addition of an accessory structure with an accompanying deck to the rear yard at 20 Spur Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #856205072732. The property is owned by Marilyn Barrett.

Mr. Hughes moved to enter the materials into the record that were included in the agenda packet: the application, site plan, building elevations, drawings, and the draft findings of fact.

Applicant Christine Dandeneau was sworn into public meeting by Ms. Gwinn.

Ms. Dandeneau explained that the owners will use the shed for personal use.

Mr. Schroeder asked if the shed was within setback requirements. Mr. Hughes responded that it was not. He stated that Ms. Dandeneau would submit updated plans depicting the shed at least ten feet from the setback lines. Ms. Dandeneau stated she would like to amend her request to reflect this change.

Upon due consideration of the application package submitted and the testimony given, the HPC concluded the following:

That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines.

Upon a motion by Mr. Von Salzen, seconded by Mr. Lurtz, the HPC unanimously approved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for an addition of an accessory structure with an accompanying deck to the rear yard at 20 Spur Road by a vote of 5-0.

- Subject to an updated site plan that is compliant with current setback regulations

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Report for 8/16/2019 to 9/15/2019

Ms. Gwinn questioned the approved changes for the 74 Midland Road application. Mr. Hughes explained there were three changes:

1. One window increased by one foot, four inches to meet code compliance
2. One window shrunk by one foot, six inches to create privacy in a bathroom

3. Changed a double window to a casement window

V. Next Meeting Date

A. Regular Meeting on Thursday, October 24, 2019

VI. Motion to Adjourn

Upon a motion by Mr. Lurtz, seconded by Mr. Von Salzen, the Commission unanimously approved the motion to adjourn the regular meeting by a vote of 5-0 at 4:25 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kelly Brown". The signature is fluid and cursive, with the first name "Kelly" written in a larger, more prominent script than the last name "Brown".

Kelly Brown
Planning Administrative Assistant
Village of Pinehurst

A videotape of this meeting is available on the Village website at www.vopnc.org

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.