



**HISTORIC PRESERVATION COMMISSION
AUGUST 24, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Commission Member in Attendance:

Jim Lewis, Chairman
Bob Farren, Vice-Chair
Christine Dandeneau, HPC Member
Judy Davis, HPC Member
Molly Gwinn, HPC Member
Jim McChesney, HPC Member
Tom Schroeder, HPC Member

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call 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

A. July 27, 2017

Tom Schroeder made a motion to approve the July 27, 2017 Minutes; Bob Farren seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work items

A. Report for 7/21/17 - 8/18/17

There were no comments from the Commission

IV. Sworn In:

Alex Cameron, Planner; Will Huffstetler, Applicant and Property Owner; Ann Ehrhardt Dixon, Property Owner; and Alex Bowness, Contractor;

V. Public Hearing

A. COA 17-065

This is a request for an addition to the home located at 25 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00030125. The applicant and the property owners are William and Nelda Huffstetler.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

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

Chairman Lewis stated that the proposed addition is taller than the existing home and that is a violation of our guidelines.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness for an addition to the home at 25 Medlin Road with the condition that the garage is screened from the street; Judy Davis seconded the motion.

Christine Dandeneau made an amendment to the motion for an exception to the guidelines due to the low sloping roof renderings and to show a less obtrusive façade with screening and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was approved by a vote of 6-1.

B. COA 17-066

This is a request for the addition of a carport to the home located at 55 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00017843. The property owner is Ann Ehrhardt Dixon and the contractor is DH Whitesell.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Ann Ehrhardt Dixon, Property Owner was present to answer any questions or address any concerns of the Commission. Ms. Dixon explained to the Commission that her current garage was too small to park her vehicle.

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness for a carport to the home at 55 Fields Road and to adopt the Findings of Fact; Bob Farren seconded the motion, which was unanimously approved.

C. COA 17-067

This is a request for the demolition of an accessory building, new accessory building and an addition to a garage located at 50 Village Green Rd. E., Pinehurst, NC. This property can be identified as Moore County LRK# 00020098. The applicant is Bowness Custom Homes and the owners are Alison and Stuart Paul.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Alex Bowness, Bowness Custom 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 for the demolition of an accessory building, construction of new accessory building and an addition to a garage at 50 Village Green Road E. and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was unanimously approved.

D. Continuation of COA 17-058

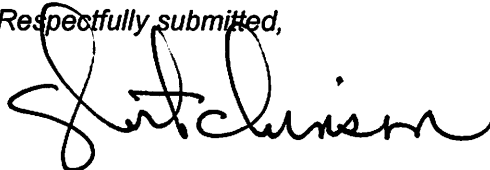
A request for construction of a new single family home at 105 Fields Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00028199. The applicant is Huntley Design Build, Inc. and the property owner is James Satterfield.

This project was withdrawn from this meeting.

VI. Motion to Adjourn

With no further discussion, Judy Davis made a motion to adjourn. Bob Farren seconded the motion, which was unanimously approved. The meeting was adjourned at 5:00 pm.

Respectfully submitted,



Wendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst