



**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
FEBRUARY 13, 2020
COUNCIL CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Jim McChesney
Eric Von Salzen
John Taylor

Members Absent:

Terry Lurtz
Richard Vincent

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present at 4:00 p.m.

II. Public Hearing

A. COA 2020-00016

Motion: Mr. Von Salzen moved to open the Public Hearing. Seconded by Mr. Schroeder. Carried by a vote of 4-0.

The following were sworn into the public meeting by Ms. Gwinn: Senior Planner Peter Hughes, applicant Lee Manzo, and builder Tyler Cook of Latitude Builders.

All Commission members present disclosed that they made a site visit.

Mr. Hughes stated this public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: the residing of the primary structure with hardie board lap siding and addition of new gutters to match the existing at 20 Medlin Road. The property can be further identified by Moore County Parcel Number 00028752. The owner and applicant is Lee Manzo.

Mr. Hughes provided an addendum to the staff report that clarified the color of the gutters as white and re-labeled the rear elevation from “existing” to “modified” on the submitted elevations. This addendum can be located within the docket file for this meeting.

Mr. Hughes provided background on the property from the staff report. He submitted the following materials into the official record: presentation, application, applicant's materials, photos/site plans, staff report and finding of fact.

Mr. Cook stated the hardie board will be on all sides of the house and grey in color. Mr. Cook stated the gutters would be white in color.

Motion: Mr. McChesney moved that, upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes as follows:

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.

The Commission adopts the proposed Finding of Fact and issues a Certificate of Appropriateness for COA 2020-00016.

Mr. Taylor seconded. Motion carried by a vote of 4-0.

Motion: Mr. Schroeder moved to close the public hearing. Seconded by Mr. Taylor. Carried by a vote of 4-0.

III. Next Meeting Date

A. Regular Meeting on Thursday, February 27, 2020

IV. Motion to Adjourn

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. McChesney. Carried by a vote of 4-0 at 4:10 pm.

Respectfully Submitted,



Kelly Brown
Administrative Specialist
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.