



**HISTORIC PRESERVATION COMMISSION
JANUARY 24, 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, January 24, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Molly Gwinn, Chair
Bob Farren, HPC Member
Jim McChesney, HPC Member
Mark Parson, HPC Member
Tom Schroeder, HPC Member
John Taylor, HPC Member
Eric Von Salzen, HPC Member

STAFF IN ATTENDANCE:

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 the 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 the Commission. The mission of the Historic Preservation Commission 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

December 13, 2018

Upon a motion by HPC Member Bob Farren, seconded by HPC Member Jim McChesney the HPC Commission unanimously approved the December 13, 2018, Meeting Minutes, by a vote of 7-0.

III. Sworn in:

Stephanie Goodrich, Senior Planner; Robert Zalzneck, Property Owner; Thomas Bailey, Property Owner; Amanda Owens, Property Owner; Mickey DeBarnard, New Heritage Realty and Development; and Christine Dandeneau, Dandeneau Architecture, P.L.L.C.

IV. Public Hearings

A. COA 18-108

The applicant has requested postponement of this hearing until the February 28, 2019 meeting of the Historic District.

The Commission did not take any action on COA 18-108.

B. COA 19-007

This public hearing is to consider a request to add a front garage addition connected to the primary residence with a breezeway on the single family home at 20 Shaw Road NE, Pinehurst, NC. This property can be identified as Moore County LRK# 18261. The applicant is Alan Walters Construction and property owner is Robert Zalzneck.

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.

Alan Walters, Alan Walters Construction Company, was present to answer any questions of the Commission or address any of their concerns.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Jim McChesney seconded the motion, which the Commission unanimously approved by a vote of 7-0.

C. COA 19-008

This public hearing is to consider a request to demolish a rear addition, rebuild a different rear addition, re-side the house in cementitious fiberboard, replace the windows, add a side sun room and front porch and change the front door on the single family home at 70 Fields Road, Pinehurst, NC. This property can be identified as Moore County LRK# 20050738. The applicant and property owner is Thomas and Susan Bailey.

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.

Thomas Bailey, Property Owner was present to answer any questions of the Commission or address any of their concerns.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness with the following conditions:

- 1. Exterior colors must be congruous with the HPC Color Palette.*
- 2. The new structure will be taller based on the drawings, and to adopt the Findings of Fact; John Taylor seconded the motion, the HPC Commission unanimously approved by vote of 7-0.*

D. COA 19-009

This public hearing is to consider a request to add a front entry porch, change the front doors, paint the exterior, and re-roof the single family home at 240 Linden Road, Pinehurst, NC. This property can be identified as Moore County LRK# 14564. The applicant is New Heritage Realty and the property owner is Amanda Owens.

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.

Mickey DeBarnard, New Heritage Realty and Development, and Amanda Owens, Property Owner, were present to answer any questions or address any of their concerns.

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Jim McChesney seconded the motion, which the HPC Commission unanimously approved by a vote of 7-0.

E. COA 19-010

This public hearing is to consider a request to temporarily demolish the garden walls at the northwest corner of the property, rebuild without the archway over the doors, and build a pergola in that enclosed space at the single family home at 75 Shaw Road, Pinehurst, NC. This property can be identified as Moore County LRK# 21152. The applicant is Christine Dandeneau and the property owners are Stewart Mills and Helen Probst.

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.

Christine Dandeneau, Dandeneau Architecture, P.L.L.C. was present to answer any questions or address any of their concerns.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Eric Von Salzen seconded the motion, which the HPC Commission unanimously approved by a vote of 7-0.

V. Review of Normal Maintenance and Minor Work items

Staff Approvals from 11/26/2018 to 1/10/2019

The HPC Commission did not have any comments.

VI. New Business

Approval of 2019 Meeting Schedule

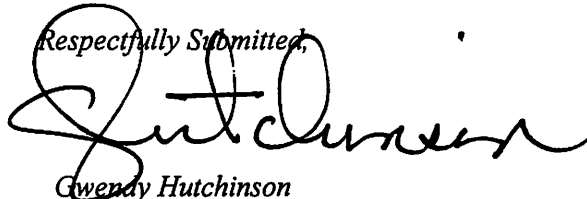
Jim McChesney made a motion to approve the 2019 Meeting Schedule; John Taylor seconded the motion, which the HPC Commission unanimously approved by a vote of 7-0.

VII. Motion to Adjourn

Upon a motion by HPC Commission Member Tom Schroeder, seconded by HPC Commission Member John Taylor, the HPC Commission unanimously approved to adjourn by a vote of 7-0.

A recording and videotape of this meeting is available on the Village website: www.vopnc.org

Respectfully Submitted,



Wendy 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.