



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
DECEMBER 17, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Tom Schroeder, Vice-Chair
Richard Vincent
Anne Lucey
David Herring
Terry Lurtz
John Taylor

Members Absent:

Eric Von Salzen, Chair

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative Specialist

Approximately three people in attendance.

I. Call to Order

Mr. Schroeder called the meeting to order at 4:00 pm and confirmed a quorum was present.

II. Approval of Minutes

A. 11-19-2020 Regular Meeting Minutes

Mr. Lurtz moved to approve the minutes of the November 19, 2020 regular meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0.

III. Public Hearing

Mr. Herring moved to recess the regular meeting and open the public hearing. Seconded by Mr. Vincent. Approved by a vote of 6-0.

Senior Planner Peter Hughes was sworn into the public hearing.

Mr. Taylor, Ms. Lucey, Mr. Schroeder, Mr. Vincent, and Mr. Lurtz disclosed they conducted site visits to all properties on the agenda and had no ex parte communication.

A. COA-2020-00160 (30 Everett Road)

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District of an exterior modification at 30 Everett Road. The applicant is proposing to replace an existing window with a window that does not match the detail, size, or style of the existing. The subject property can be further identified by Moore County Pin Number #856200067704. The property owners of record are James and Nancy Yardly and the applicant is James Yardly. Mr. Hughes provided background on the property from the staff report. He entered

the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Contractor for the applicant, Wayne Haddock of Pinehurst Homes, was sworn into the public hearing. He stated the new window will be historically similar to when the house was built in the 1950's, and that the new materials will match existing materials.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 30 Everett Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Herring. Motion approved by a vote of 6-0.

Mr. Taylor moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 30 Everett Road. Seconded by Mr. Vincent. Motion approved by a vote of 6-0.

B. COA 2020-00166 (105 Fields Road)

Mr. Hughes stated the purpose of the public hearing was to consider a request within the Pinehurst Historic District for construction of a new single family home at 105 Fields Road. The subject property can be further identified by Moore County Pin Number #856205078543. The property owners of record are Karmon and Clement Monroe and the applicant is Christine Dandeneau of Dandeneau Architecture P.L.L.C.. Mr. Hughes provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Applicant Christine Dandeneau was sworn into the public hearing. She stated the roof medallions are added underneath the roof overhang for historical context. She stated the style is Dutch Colonial. Ms. Dandeneau stated the scale is similar to the other homes nearby, but square footage is a bit bigger. She stated she tried to keep the grid proportions similar on all windows despite the different sizes. She stated they are double-hung windows except on the rear elevation, where the windows are more modern.

The Commission discussed the size and scale of the proposed home.

Mr. Lurtz moved that the Historic Preservation Commission find the proposed Major Work at 105 Fields Road **congruous** with the Pinehurst Historic District and **consistent** with the Historic District Guidelines, based on the testimony given, the material submitted, and the findings of fact. Seconded by Mr. Taylor. Motion approved by a vote of 4-2.

Roll Call

Mr. Lurtz	Approve
Mr. Vincent	Approve
Mr. Schroeder	Approve
Ms. Lucey	Deny
Mr. Taylor	Approve
Mr. Herring	Deny

Mr. Lurtz moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness for the proposed Major Work at 105 Fields Road. Seconded by Mr. Vincent. Motion approved by a vote of 5-1.

Mr. Taylor moved to close the public hearing. Seconded by Mr. Herring. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Works Approved by Staff for November 10 to December 9, 2020

Commissioners questioned the re-roofing at 1 Carolina Vista; Mr. Hughes stated it was a staff level approval since they were proposing a like-for-like material.

V. Next Meeting Date

A. Regular Meeting on January 28, 2021 at 4:00 pm

VI. Motion to Adjourn

Mr. Taylor made a motion to adjourn the meeting. Seconded by Mr. Lurtz. Approved by a vote of 6-0 at 4:38 pm.

Respectfully Submitted,

A handwritten signature in purple ink that reads "Kelly Brown". The signature is written in a cursive style and is positioned above a horizontal line.

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.