



**HISTORIC PRESERVATION COMMISSION
MINUTES FOR REGULAR MEETING OF DECEMBER 13, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Historic Preservation Commission held a Regular Meeting at 4:00 p.m., Thursday, December 13, 2018, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Molly Gwinn, Chair
Christine Dandeneau, HPC Member
Bob Farren, HPC Member
Jim McChesney, HPC Member
Mark Parson, HPC Member
Tom Schroeder, HPC Member
John Taylor, HPC Member

Staff in Attendance:

Natalie Hawkins, Assistant Village Manager
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 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 when 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.

I. Approval of Minutes

November 15, 2018

Upon a motion by HPC Member Bob Farren, seconded by HPC Member Tom Schroeder, the HPC Commission unanimously approved the November 15, 2018, Meeting Minutes by a vote of 7-0.

II. Sworn in:

Stephanie Goodrich, Senior Planner; Bart Boudreaux, Property Owner; Lee Huckabee, Applicant and Joel Tew, Property Owner; and Mark Farsen, Moon Brothers Architect.

III. Public Hearing No. 1

A. COA 18-106

This public hearing is to consider a request to move a storage shed from 83 Short Road to the rear of 85 Short Road, Pinehurst, NC. These properties can be identified as Moore County LRK's 17850 and 17841. The applicant is Pratt's Grading, and the property owner is Bart Boudreaux.

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.

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

After discussion, Mark Parson made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; r Christine Dandeneau seconded the motion, which was unanimously approved by a vote of 7-0.

B. COA 18-107

This public hearing is to consider a request to expand the side and the rear; change the windows and front door of the single family home at 215 Everette Road, Pinehurst, NC. This property can be identified as Moore County LRK# 15658. The applicant is Lee Huckabee Homes, and the property owner is Hedgehog Development Company.

Stephanie Goodrich 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.

Lee Huckabee, Applicant, and Joel Tew, Property Owner were 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; John Taylor seconded the motion, which was unanimously approved by a vote of 7-0.

C. COA 18-108

This public hearing is to consider a request to construct a new single-family home and detached garage at 74 Midland Road, Pinehurst, NC. This property can be identified as Moore County LRK# 200600034. The applicant is Moon Brothers Inc. Architects and the property owner is Michael Lazzo.

Stephanie Goodrich 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.

Mark Fosner, Moon Brothers Architects was present to answer any questions or address any concerns of the Commission.

Glenn Bunting, of 80 Midland Road, Resident stated that he agreed with the comments of the HPC Commission and their concerns. Mr. Bunting identified his concerns with the cupola's height and that the garage should be attached to the home.

After discussion, Tom Schroeder made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact. There was not a second to the motion, and the motion did not carry.

Christine Dandeneau made a motion to continue this request until the next regularly scheduled HPC meeting to be held, January 24, 2019, at 4:00 pm due to concerns with using a trim color for the exterior base color of the home, the height of the cupola and the diversity in the windows; John Taylor seconded the motion, which was approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items

Review of Normal Maintenance and Minor Work Items November 11th through November 26th, 2018.

The HPC Commission did not have any comments.

V. Presentation of the Draft Historic District Guidelines

This agenda item is to present the proposed changes to The Village of Pinehurst Historic District Guidelines prepared by the Design Guidelines Subcommittee. Staff and the Subcommittee request the board accept the attached draft guidelines in advance of the presentation and discussion that will occur at January 24, 2019, Historic Preservation Commission meeting. In addition, staff plans to post an Open Village Hall topic to accept public input on the draft guidelines prior to the January 24th meeting.

Tom Schroeder asked if the Village Attorney has looked at the Guidelines. Molly Gwinn responded that he had one correction in the glossary and that has been made.

Mark Parson expressed his concern regarding garages located in the front. He explained that in the Guidelines now, it states that every effort should be made to locate a garage in the side or rear yard. Mark Parson also is concerned about security bars, chimneys, and the compatibility with using the word structure vs. with the district.

Stephanie Goodrich discussed with the Board that the next steps for the Guidelines will be to have staff, Natalie Hawkins and Jeff Sanborn review the Guidelines prior to adding them to Open Village Hall to invite public comments. The Board will then discuss the results from Open Village Hall comments and any other comments or questions at their January 24, 2019 meeting. At that time, the Board can address any questions or comments and decide whether to place it back to the

Subcommittee.

Upon a motion by Tom Schroeder and seconded by John Taylor the Board voted 6-1 to forward the Guidelines for further review and then to Open Village Hall. Mark Parson opposed.

VI. Next Meeting Date

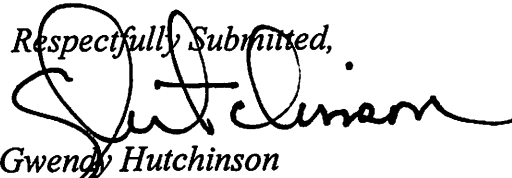
January 24, 2019

VII. Motion to Adjourn

Upon a motion by John Taylor, seconded by Tom Schroeder approved to adjourn the Regular Meeting by a vote of 7-0.

A complete recording and videotape of this meeting is available on our website at www.vopnc.org.

Respectfully Submitted,



Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst

Vision: The Village of Pinehurst is a charming, vibrant community, which reflect 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