



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
NOVEMBER 21, 2019
ASSEMBLY HALL**

**395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Terry Lurtz

Staff Present:

Peter Hughes, Senior Planner
Kelly Brown, Administrative
Specialist
Jamie Reed, Planning & Zoning
Specialist

In addition, there was one attendee.

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. Approval of Minutes

A. Regular Meeting Minutes of October 24, 2019

The Commission had several corrections and agreed to discuss changes and then review and approve the minutes at the next meeting.

Motion: Mr. Schroeder moved to table the approval of the October 24, 2019 regular meeting minutes until the next regular HPC meeting on December 19, 2019. Seconded by Mr. Von Salzen.

Action: Motion carried by a vote of 5-0.

III. Public Hearing

A. COA 19-098

Motion: Mr. Taylor moved to enter into Public Hearing. Seconded by Mr. Von Salzen.

Action: Motion carried by a vote of 5-0.

Senior Planner Peter Hughes was sworn into the public meeting by Ms. Gwinn.

Mr. Hughes stated that this public hearing was to consider a request within the Pinehurst Historic District for an exterior modification to include: the closing in of a front gable, replacement of an existing door with a new 38" by 50" window on the front of the house, the removal of a AC unit attached to the rear wall, removing a window on the right side of the home and relocating to the rear, and replacing an existing 5' by 6' gable vent with a 25" by 37" louvered vent at 83 Short Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #00017850. The property is owned by Bart Boudreaux and the applicant is Bart Boudreaux.

Mr. Hughes provided background on the property. He submitted the following materials into the record: application package, photos of existing structure and Findings of Fact.

Owner and applicant Bart Boudreaux was sworn into the public meeting by Ms. Gwinn.

Mr. Boudreaux explained that some of the interior renovations are attached to the proposed exterior changes. He stated that the owners wanted to close in the front porch gable because it is not craftsman style like the rest of the house.

Mr. Boudreaux explained that they want to replace the existing side door and side lights with a window as the room is being renovated into a bathroom. He stated there are six-over and eight-over windows all over the house, and the proposed window will match the existing windows. He stated that the proposed window came from a closet in the house and assumed that it was old and original to the house. He stated the steps below the side door would be removed.

Mr. Boudreaux explained that the owners want to replace the large window on the right side of the house with a smaller six-over window because it is oversized. He explained that he would be removing an existing window using it as the replacement, so it would match the rest of the house's windows.

Mr. Boudreaux explained that the owners wanted to replace the 5' by 6' louvered vent as he removed the attic fan from the house. He stated the proposed smaller louvered vent would be the same size as the gable window on the right side of the house.

Mr. Boudreaux presented the proposed paint colors of dover white for the siding, extra white for trim and windows, and greenblack for the doors. He stated the foundation and chimney would remain unpainted.

Ms. Gwinn disclosed that she made a site visit prior to the meeting.

Order: Mr. McChesney stated upon due consideration of the application package submitted and the testimony given for COA 19-098, the HPC should conclude the following:

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.

Motion: Mr. McCheseny moved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for COA 19-098. Seconded by Mr. Von Salzen.

Action: Motion carried by a vote of 5-0.

IV. Other Business

A. Demolition of Unsafe Structure at 25 Community Road

Mr. Hughes explained that the existence of an unsafe structure located within the local historic district was recently brought to staff's attention by a property owner. The structure has been deemed unsafe by the Village of Pinehurst Building Code Official and is ordered to be demolished.

B. Review Potential Updates to the Historic District Guidelines

Mr. Hughes explained recommended amendments to the Historic District Guidelines, which included updates to the field of play, demolitions, clarifying language regarding the approval of minor COA for prior approvals, and the inclusion of an inspection section. The Commission discussed the recommended amendment.

Mayor-Elect John Strickland briefly spoke to the Commission thanking them for their work.

V. Review of Normal Maintenance and Minor Work Items

A. Minor Work Items Approved by Staff from 10/14/2019 to 11/15/2019

There were no comments from the Commission.

VI. Next Meeting Date

A. Thursday, December 19, 2019 Regular Meeting

VII. Motion to Adjourn

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. Schroeder.

Action: Motion carried by a vote of 5-0 at 5:02 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.