



**Historic Preservation Commission
Agenda for Regular Meeting of August 28, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 07-24-2025 HPC Regular Meeting Minutes

3. Public Hearing

- A. COA-2025-00090 (10 McCaskill Rd E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition at 10 McCaskill Rd. E. The property is identified as Moore County PID Number 00015336. The property owner and applicant is Joanne Valdes

- B. COA-2025-00101 (90 Linden Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees and driveway resurfacing at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Southern Landscape Group.

4. Review of Normal Maintenance and Minor Work items

- A. Minor COA's Issued 7/15/2025 - 8/14/2025

5. Next Meeting Date

- A. 09-25-2025 HPC Regular Meeting

6. Motion to Adjourn

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.



**Approval of 07-24-2025 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 08/21/2025

MEMO DETAILS

ATTACHMENTS

1. 07-24-2025 HPC Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, July 24th , 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

David Herring
Joe Iverson
Paul Roberts
Angelique Fabiani

Members Absent:

Richard Vincent
Justin Bramlage

Staff Present:

Michael Mandeville, Senior Planner
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist

Approximately 6 members of the public were in attendance.

I. Call to Order

The meeting of the Historic Preservation Commission was called to order at 4:00 PM by Ms. Dawson, acting in the absence of a Chair and Vice Chair.

Mr. Herring nominated Mr. Iverson to serve as Chair Pro Tempore of the Historic Preservation Commission for the meeting. The nomination was seconded by Ms. Fabiani.

Mr. Herring moved to elect Mr. Iverson as Chair Pro Tempore for the July 24th, 2025 Historic Preservation Commission Regular Meeting. Seconded by Ms. Fabiani. The motion carried unanimously.

Mr. Iverson nominated Mr. Herring to serve as Vice Chair of the Historic Preservation Commission, the nomination was seconded by Mr. Roberts.

Ms. Fabiani moved to elect Mr. Herring as Vice Chair of the Historic Preservation Commission. Seconded by Mr. Roberts. Motion carried unanimously.

Mr. Iverson explained the purpose of the meeting, confirmed a quorum was present, and noted the absences of Richard Vincent and Justin Bramlage. Each commissioner introduced themselves, and Mr. Iverson introduced staff.

II. Approval of Minutes

A. 06-26-2025 Regular Meeting Minutes

Mr. Herring moved to approve the minutes of the June 26th, 2025, Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 4-0.

Ms. Fabiani moved to recess the Regular Meeting and enter the Public Hearing. Seconded by Mr. Roberts. Approved by a vote of 4-0.

III. Public Hearing

Commission members stated they had visited all sites and had no ex parte communication to disclose. Mr. Roberts and Ms. Fabiani noted they had viewed the video regarding the continued case at 50 Orange Road and confirmed their understanding of the matter.

Mr. Iverson explained the procedures of a quasi-judicial public hearing.

Mr. Mandeville and Ms. Klein were sworn into the Public Hearing.

A. COA-2025-00037(50 Orange Road)-Continued

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition of a pool, addition of a rear yard fence, and removal of street side trees at 50 Orange Rd. The property is identified as Moore County PID #00030102. The property owner is Orange Road Trust and the applicant is SCKA Properties

Mr. Mandeville discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Iverson accepted the materials submitted by Mr. Mandeville into evidence.

Ms. Fabiani asked if the applicant had provided any additional documentation since the previous meeting. Mr. Mandeville advised that the applicant submitted a landscape plan indicating approximately 16 Carolina Cherry Laurel shrubs would be planted 6-8 feet apart. The trees will be installed at a height of six feet and can grow up to 25 feet tall. Over time, they are expected to grow together and form a hedge to screen the pool from Community Road.

Mr. Iverson, Mr. Mandeville, and Mr. Roberts began discussing the number of trees the applicant was requesting, noting some confusion due to the number of markings shown on site. Mr. Mandeville clarified that the applicant is requesting the removal of eight trees.

Cheri Sundaram, property owner, was sworn into the Public Hearing.

Ms. Sundaram began her statement by explaining details of her landscape plan, noting that the selected shrubs are on the Village's approved species list. She stated that, according to her landscaper, the shrubs are expected to reach full growth within approximately two years. She was unable to obtain documentation regarding the health of the existing trees but noted that, while they appear to be theoretically healthy, they are leaning over the house. Additionally, the pool installer expressed concern that the root structure of the trees adjacent to the proposed pool could cause damage and advised that those trees be removed. Ms. Fabiani asked which trees the pool contractor recommended for removal. Referring to the tree removal site plan, Ms. Sundaram stated that the pool contractor recommended removing trees marked as 1 and 2; however, the leaning trees marked as 3,4,5 should be a priority. She also expressed a desire to remove the trees in the back corner of the lot that are obstructing the driveway. Ms. Sundaram emphasized that her intention is not to remove more trees than necessary but to ensure the property appears healthy and is safe for her home. Mr. Roberts inquired whether the existing shed would remain and what type of material would be used around the edge of the pool. Ms. Sundaram responded that the shed is a garden shed and will remain in place, noting that the pool will be located approximately ten feet from the edge of the shed and the pool will feature a stone apron around its perimeter.

Mr. Iverson asked whether there was any member of the audience wishing to present testimony in favor of or opposition of the proposed Major Work. No one came forward.

Mr. Iverson closed the evidentiary portion of the Public Hearing.

The Commission entered deliberation.

The Commissioners shared their positions and concerns regarding the proposed tree removal and pool installation. They continued discussing various options with Ms. Sundaram. After reviewing the alternatives, the Commissioners agreed to approve the proposed changes with the condition that only two trees-those leaning over the property-may be removed. Additionally, the applicant is to ensure adequate screening of the pool.

Mr. Roberts moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00037) and find the proposed Major Work at 50 Orange Rd is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions: Removal of the trees is limited to two trees leaning over the property and applicant will ensure sufficient screening from the road to the

pool is established and maintained. Seconded by Mr. Herring. Approved by a vote 4-0.

B. COA-2025-00083 (60 Village Green Rd E)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the additions at 60 Village Green E. The property is identified as Moore County PID #00022544. The property owner is Fownes Cottage, LP and the applicant is Dandeneau Architecture PLLC.

Ms. Klein discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Iverson accepted the materials submitted by Ms. Klein into evidence.

There were no questions for Staff.

The applicant Christine Dandeneau of Dandeneau Architecture PLLC, was sworn into the public hearing.

Ms. Dandeneau provided a brief history of the Fownes Cottage and presented the intent of the proposed addition, stating it would complement the architectural character of the main house while offering more modern functionality.

Mr. Herring commended the quality of the presentation and overall design but had concerns with the breezeway roof design appearing slender but understood the challenges. Ms. Dandeneau explained the design intention was to maintain a visual distinction between the historic home and the new addition, she acknowledged the roof pitch was constrained by differing elevations and the desire to retain ceiling height. Questions were raised about the alignment of the front pediment compared to the original house. Ms. Dandeneau stated the placement was intentional to create a slightly lower scale and accommodate different ceiling heights. Mr. Iverson asked why the addition was not set back further from the front of the property. Ms. Dandeneau explained that site constraints, including property lines, easements and impervious surface limits, prevented a greater setback. Mr. Herring inquired about the proposed tree removal. Ms. Dandeneau confirmed only trees within the footprint addition and the magnolia tree in the center will need to be removed. The large pine tree in front of the house and other significant perimeter trees would remain.

Mr. Iverson asked whether there was any member of the audience wishing to present testimony in favor of or opposition of the proposed Major Work. None came forward.

Mr. Iverson closed the evidentiary portion of the Public Hearing.

Mr. Herring moved that the Historic Preservation Commission **approve a Certificate of Appropriateness (COA-2025-00083) and find the proposed Major Work at 60 Village Green E is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Roberts. Approved by a vote of 4-0.**

C. COA-2025-00065 (80 Medlin Road)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to an approved Major COA at 80 Medlin Rd. The property is identified as Moore County PID #00021345. The property owner is Richard and Karissa Sweat and the applicant is Keystone Builders, LLC.

Mr. Mandeville discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Iverson accepted the materials submitted by Mr. Mandeville into evidence.

There were no questions for Staff.

Richard Sweat, property owner, was sworn into the Public Hearing.

Mr. Sweat explained the reason for the removal of the middle window during construction was to provide additional wall space in the living room to accommodate a television or entertainment center. He noted that without this change, only one wall would have been usable for such purposes.

Mr. Herring asked why the change had not been approved prior to the work being done. Mr. Sweat responded that he was unaware of the required approval process and did not realize the modification needed formal review.

Mr. Mandeville stated that the change was discovered during the final inspection of the home. He confirmed that the house was built according to the approved plans, apart from the removed window.

Ms. Fabiani inquired about the removal of the tree on the property. Mr. Sweat explained that the tree was removed early in the process and noted that he has since planted three new trees as replacements.

There were no further questions from the Commission.

Mr. Iverson asked whether there was any member of the audience wishing to present testimony in favor of or opposition to the proposed Major Work. None came forward.

Mr. Iverson closed the evidentiary portion of the Public Hearing.

No deliberation was needed.

Mr. Roberts moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00093) and find the proposed Major Work at 80 Medlin Road is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Fabiani. Approved by a vote of 4-0.

Mr. Herring moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 4-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 6-15-2025 - 7-14-2025

V. Next Meeting Date

A. 08-28-2025 HPC Regular Meeting

VI. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting. Seconded by Mr. Roberts. Approved by a vote of 4-0 at 5:15 PM.

Respectfully Submitted,

Jeanann Dawson
Clerk to the Board & Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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.

DRAFT



COA-2025-00090 (10 McCaskill Rd E)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition at 10 McCaskill Rd. E. The property is identified as Moore County PID Number 00015336. The property owner and applicant is Joanne Valdes

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 08/19/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: August 20, 2025
Subject: Major COA Request 10 McCaskill Rd. E

Applicant:	Joanne Valdes
Owners:	Joanne Valdes
Property Location:	10 McCaskill Rd. E
Land Use:	Single Family Residential
PID#	00015336
COA#:	2025-00090

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for an addition in the side yard at 10 McCaskill Rd. E. The property is further identified as Moore County PID Number 00015336. The primary structure was built in 1910 and the property is +/- 1.034 acres in size.

The applicant is proposing to construct an addition to the south side of the principal dwelling, in the side yard. All materials including the siding, brick, roofing, windows, and colors will match what is on the existing structure.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the

burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. SECTION III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. SECTION III.I.10 - An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the addition is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

August 13, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, August 28th, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition at 10 McCaskill Rd. E. The property is identified as Moore County PID Number 00015336. The property owner and applicant is Joanne Valdes

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

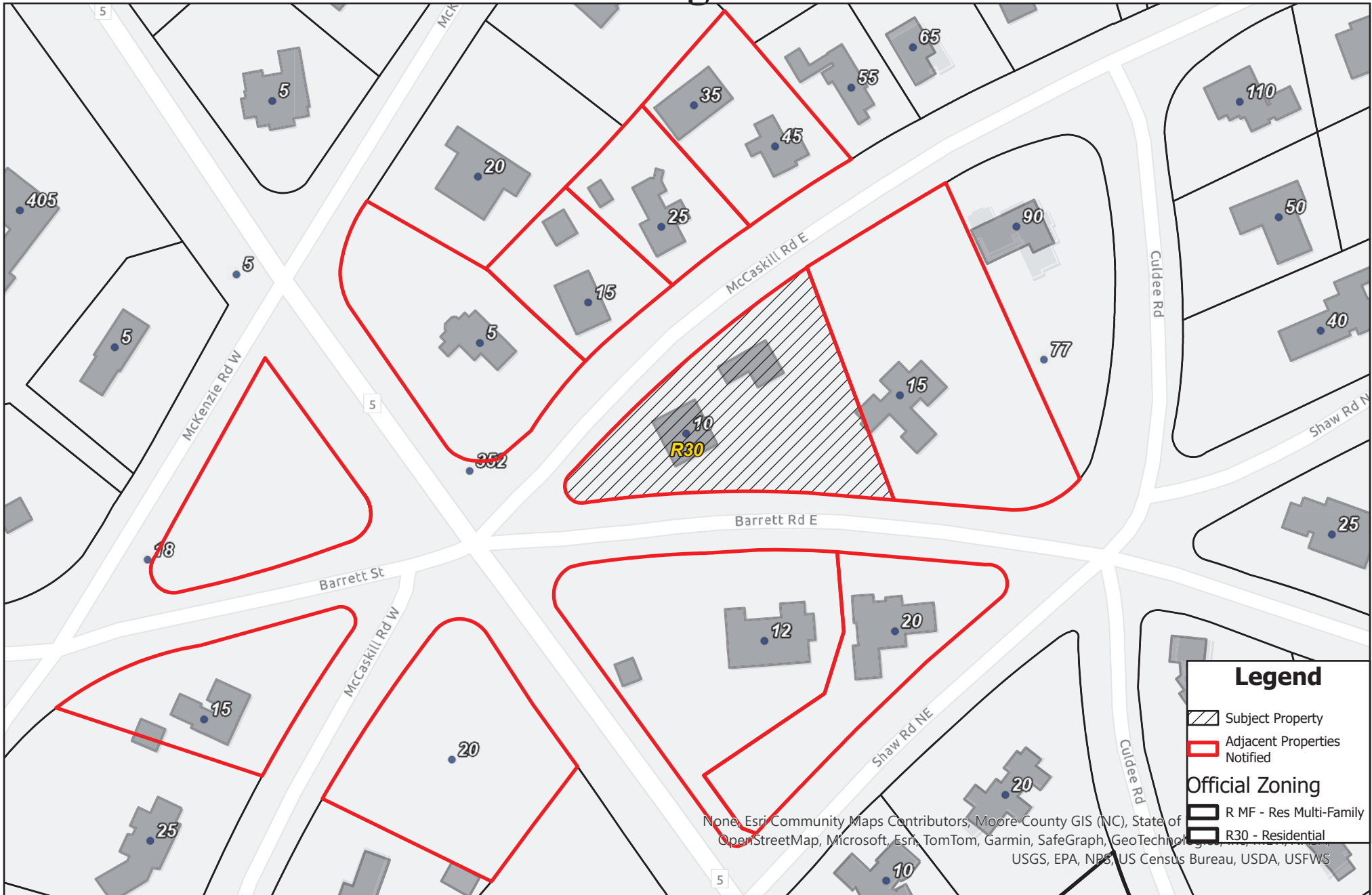
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification

EXHIBIT S-1.4



0 200 400 Feet
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

August 28, 2025
Historic Preservation Commission
10 McCaskill Rd. E Major COA Request



TYNER, JEFFREY
5 MCCASKILL ROAD
PINEHURST,NC,28374

WALKER, JAMES BENNING
20 BARRETT RD EAST
PINEHURST,NC,28374

ZALZNECK, ROBERT JOHN & SARA L
324 PIEDMONT AVE
ROCKY MOUNT,NC,27803

MAGEE, ERIN
15 MCCASKILL RD E
PINEHURST,NC,28374

VALDES, JOANNE S
10 MCCASKILL ROAD EAST
PINEHURST,NC,28374

THISTLE DHU NC, LLC
PO BOX 3732
PINEHURST,NC,28374

KUSHAY, CHRISTIAN CO/TRUSTEE
15 BARRETT ROAD EAST
PINEHURST,NC,28374

KNOWLTON, JANET M
PO BOX 4693
PINEHURST,NC,28370

SCHOO, JOHN L
PO BOX 4201
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

JAMISON, THOMAS R
20 MCCASKILL RD W
PINEHURST,NC,28374-9025

COA-2025-00090 - First Floor Master Bath and Laundry

Menu Help

File Date: [07/07/2025](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [This is a request to add a first-floor master bath, closet, and laundry addition to an existing first floor bedroom. Ivy Point Cottage was built by Leonard Tufts circa 1919. Th 2nd floor and the laundry room is in the basement. I am requesting approval to add a first-floor living area in order to age in place. From an historical standpoint, the existi original to the house. This addition will serve another purpose i.e., to rectify a 2:12 roof pitch of a room that was added later in the history of the house. This shallow 2:12 cause of recurring roof leaks over the past 22 years that I have owned the house.](#)

Application Name: [First Floor Master Bath and Laundry](#)

Address: [10 E mccaskill Rd, Pinehurst, NC 28374](#)

Owner Name: [Joanne Valdes](#)

Owner Address: [10 McCaskill Road East, Pinehurst, NC 28374](#)

Parcel No: [326](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Joanne Valdes	residential	Applicant		Active
	joanne valdes		Applicant	Home, 10 McCaskill Rd...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Add a master bath and laundry room to an existing first floor bedro	Addition	Single Family Low Density
om.		
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No
COA Number	Conditions of COA (If Any)	
-	-	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Pine Shiplap	Chippendale Rose	Same: Pine Shiplap	Same: Chippendale Rose

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Pine shiplap	Chippendale Rose	Same: Pine shiplap	Same: Chippendale Rose

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Pine Shiplap	Chippendale Rose	Same: Pine Shiplap	Same: Chippendale Rose

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Pine Shiplap	Chippendale Rose	Same: Pine Shiplap	Same: Chippendale Rose

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood Trim	White	Wood Trim	White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
Wood Clad	White	Wood Clad	White

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
Brick	Red	Brick	Red
FRONT DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
SHUTTERS			
Existing Material	Existing Color	Proposed Material	Proposed Color
Wood	Black	Wood	Black
GARAGE DOOR			
Existing Material	Existing Color	Proposed Material	Proposed Color
ROOF			
Existing Material	Existing Color	Proposed Material	Proposed Color
Asphalt	Black	Asphalt	Black
ROOF EXHAUST VENTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
Metal	Black	Metal	Black
FRONT PORCH			
Existing Material	Existing Color	Proposed Material	Proposed Color
DECK			
Existing Material	Existing Color	Proposed Material	Proposed Color
PATIO			
Existing Material	Existing Color	Proposed Material	Proposed Color
SIDEWALK			
Existing Material	Existing Color	Proposed Material	Proposed Color
SKY LIGHTS			
Existing Material	Existing Color	Proposed Material	Proposed Color
DRIVEWAY			
Existing Material	Existing Color	Proposed Material	Proposed Color
HOUSE NUMBER			
Existing Material	Existing Color	Proposed Material	Proposed Color
OTHER			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	07/21/2025	Maria Klein
	Review for Completeness		In Progress	07/22/2025	Maria Klein
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docurr
	10 McCaskill 7.7.25 20...	PLN_HIST	Plan	Architect plan for ...	application/pdf	Uploac
	10 McCaskill Survey La...	PLN_HIST	Site Plan	Site plan and surve...	application/pdf	Uploac
	Archives photo of orig...	PLN_HIST	Photo	Archives photo of o...	image/jpeg	Uploac
	Front and rear elevati...	PLN_HIST	Building Elevat...	Front and rear elev...	image/jpeg	Uploac
	Pella Windows and Door...	PLN_HIST	Other	Proposed Pella wind...	image/jpeg	Uploac
	Rear elevation with ro...	PLN_HIST	Building Elevat...	Rear elevation show...	image/jpeg	Uploac

Record Details

File Name	Document Group	Category	Description	Type	Docur
Side elevations Ivy po...	PLN_HIST	Building Elevat...	Side elevations	image/jpeg	Uploac
Siding color and trim.jpg	PLN_HIST	Photo	Siding Color and tr...	image/jpeg	Uploac

[Show all](#)

Application Comments:

View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

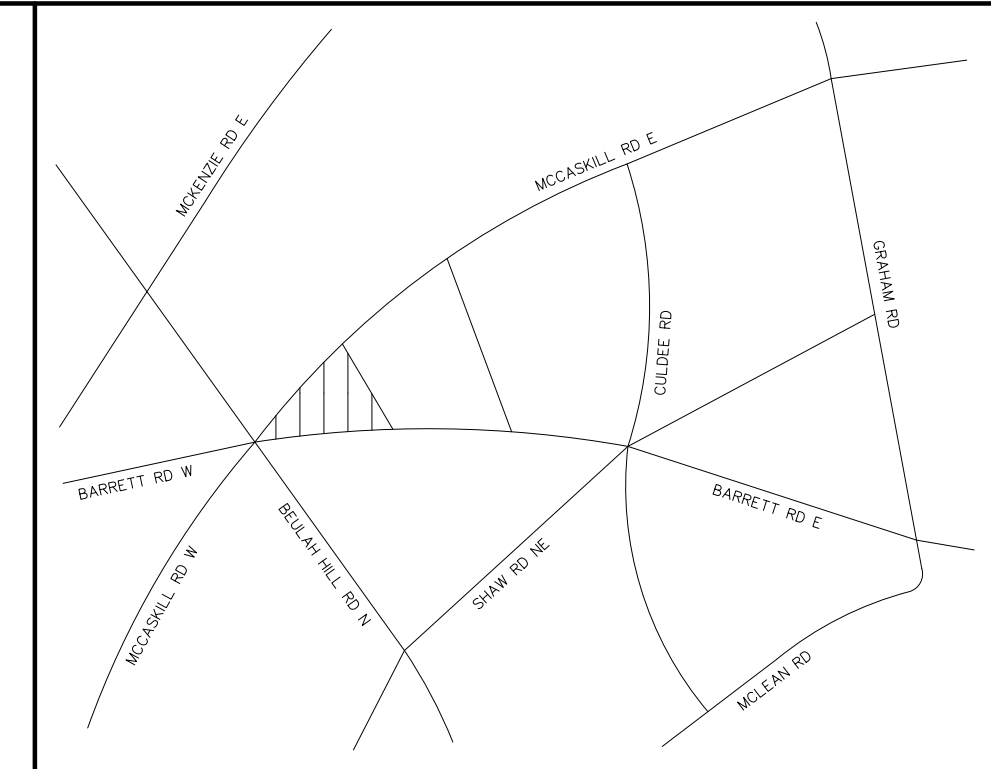
Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:

MAP REDRAWN FROM SURVEY BY BENNY L. BROWN, PLS DATED 9-09-13
 ADDITIONAL IMPROVEMENTS/CHANGES LOCATED 6-24-25

DEVELOPMENT DATA:

EXISTING IMPERVIOUS SURFACE: 10,397 SQ. FT. = 26.38%
 INCLUDES EXISTING BOCCÉ BALL COURT(835 SQ. FT.) TO BE REMOVED
 PROPOSED ADDITION IMPERVIOUS SURFACE: 442 SQ. FT.
 PROPOSED TOTAL IMPERVIOUS: 10,004 SQ. FT. = 25.98%



VICINITY MAP NTS

NORTH BY MAP BOOK 1, PAGE 64

NOTE:
 LOT 326 CONTAINS 39,417 SQ. FT.
 AREA BY COORDINATE METHOD
 PROPERTY IS NOT IN A SPECIAL FLOOD
 HAZARD AREA ACCORDING TO MAP NUMBER
 3710854200J OF THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY. EFFECTIVE DATE:
 OCTOBER 17, 2006
 PIN 855208777621, PARID 00015336
 ZONED R-30
 PROPERTY IS IN THE WS-IIIP WATERSHED

DISCLAIMER: SURVEYOR WAS NOT ENGAGED TO COMPLETE, NOR WERE THEY
 PROVIDED WITH, A CURRENT FULL SEARCH OF TITLE. THEREFORE, THE
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, OR
 RESTRICTIONS OF RECORD WITH THE COUNTY REGISTRY, WHETHER SHOWN
 HEREON, OR NOT.

CERTIFICATE OF SURVEY AND ACCURACY
 I, J. AARON BROWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
 SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED
 DESCRIPTION RECORDED AS SHOWN ON MAP, THAT THE BOUNDARIES NOT
 SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND
 IN BOOKS REFERENCED: THAT THE RATIO OF PRECISION AS CALCULATED
 IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE
 STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA
 (21 NCAC 56. 1600). THIS 2nd DAY OF JULY, 2025

J. Aaron Brown
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER L-5455



BOUNDARY SURVEY OF: LOT 326, OLDE TOWNE PINEHURST, INC.

MINERAL SPRINGS TWP., MOORE COUNTY, N.C.

OWNER: JOANNE VALDES

DEED REFERENCE: DEED BOOK 2016E, PAGE 89

DEED REFERENCE: DEED BOOK 4302, PAGE 182

MAP REFERENCE: MAP BOOK 1, PAGE 64

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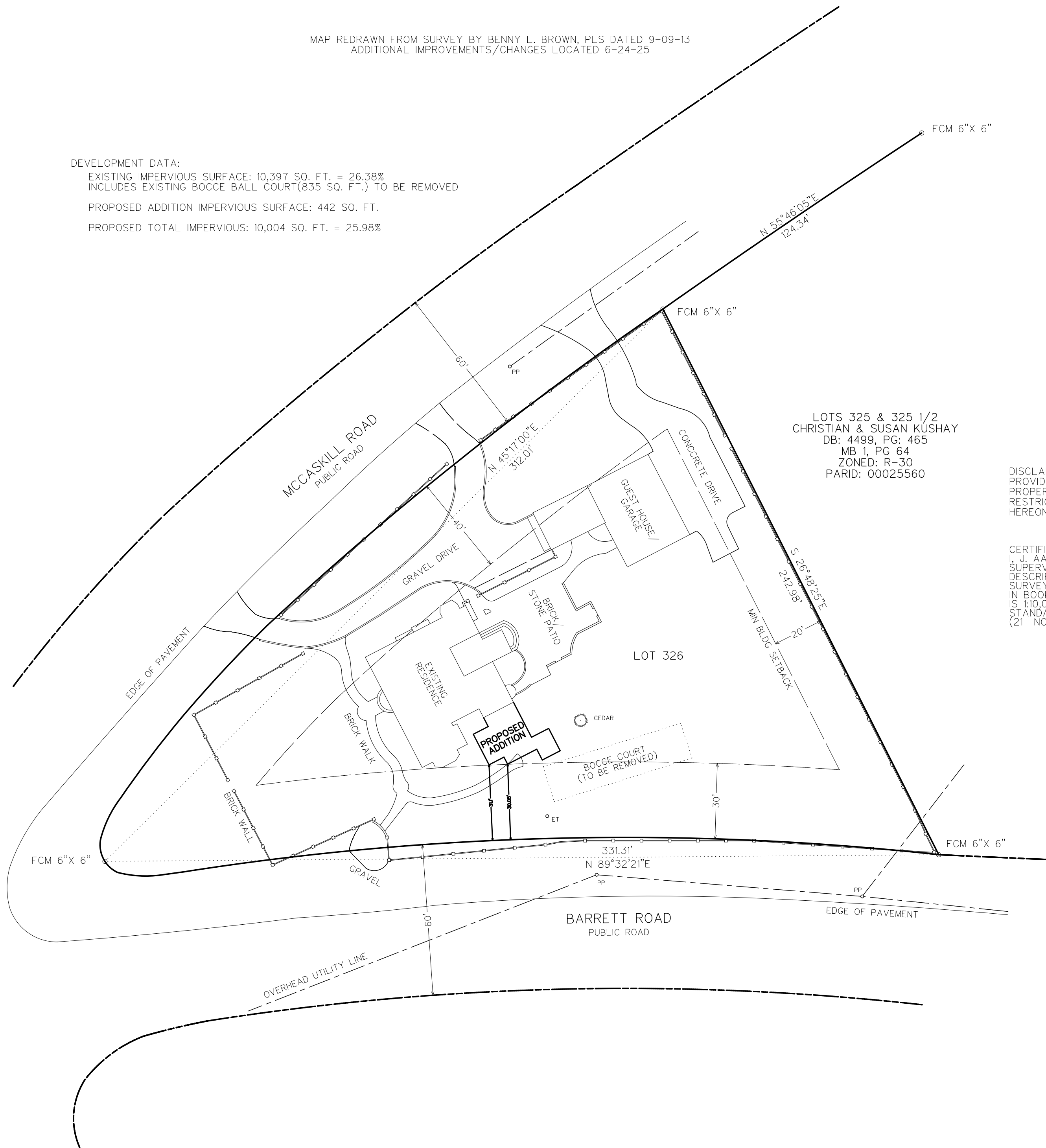
LEGEND

- FIP FOUND IRON PIPE
- SIP SET IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- SCMS SET COTTON MILL SPINDLE
- FMN FOUND MAG NAIL
- SMN SET MAG NAIL
- SCN SET CONCRETE NAIL
- CP COMPUTED POINT
- CBL CABLEVISION EQUIPMENT
- TP TELEPHONE PEDESTAL
- ET ELECTRICAL TRANSFORMER
- PP POWER POLE
- WM WATER METER
- SCO SEWER CLEANOUT

SURVEY FOR:
 JOANNE VALDES
 10 MCCASKILL ROAD
 PINEHURST, NC 28374

DATE
 6/25/25
 FILE NO.
 3603
 SCALE
 1" = 30'

BROWN SURVEYORS, PLLC
 P.O. BOX 307
 WEST END, N.C. 27376
 (910) 673-1446
 aaron@brownsurveyorspllc.com
 FIRM LICENSE: P-2552





FRONT



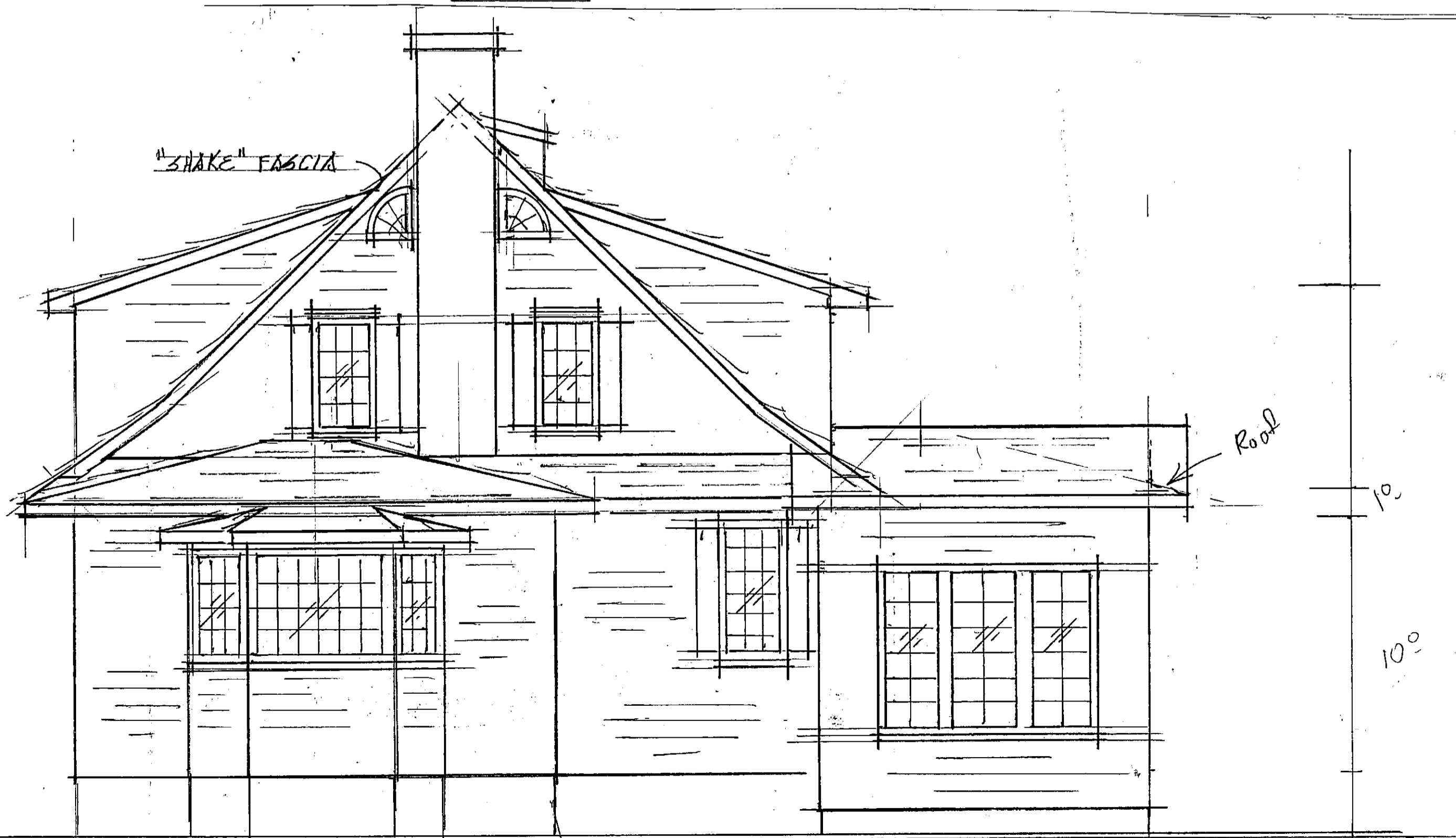
BRICK

EXISTING
SCALE: 1/4" = 1'-0"
10 Mc CASKILL RD (YALDES)
DATE: 5/28/25
DRAW BY: DLR

1 EXISTING



REAR



"SHAKE" FASCIA

Roof

10°

10°

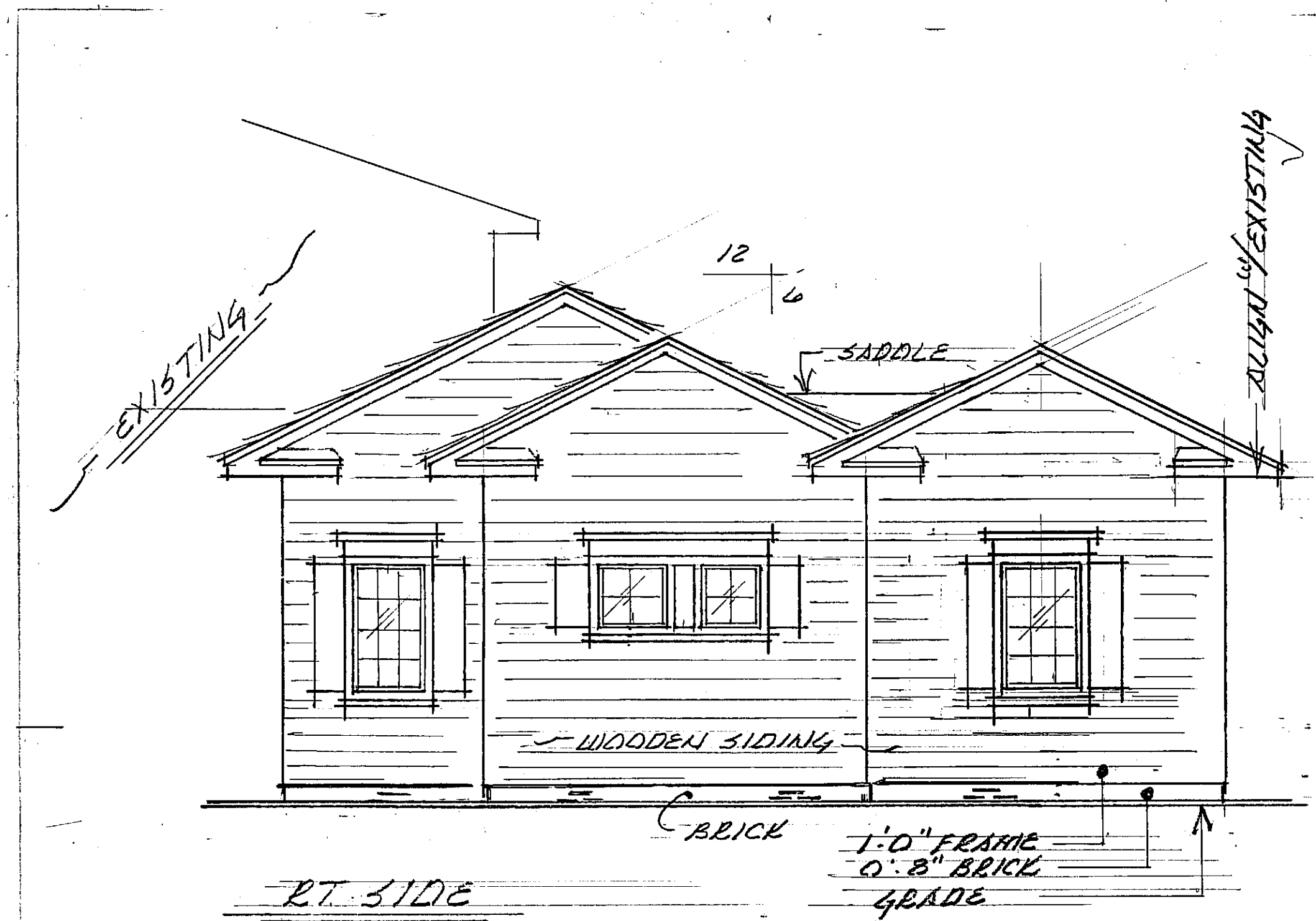
RT. SIDE

#2 EXISTING

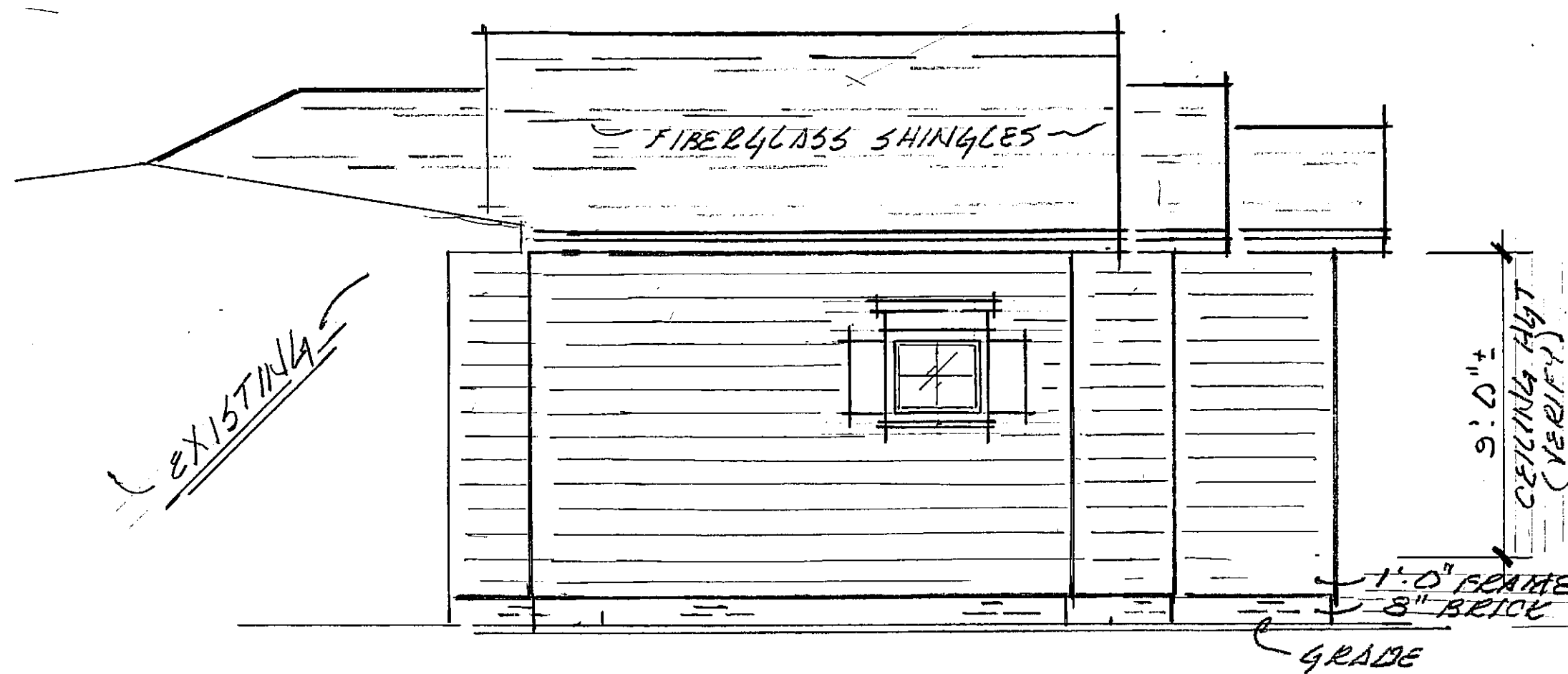




REAR



RT. SIDE



FRONT

NOTE:

ADDITION CONSTRUCTION TO MATCH EXISTING CONSTRUCTION & MATERIALS AS CLOSELY AS POSSIBLE. ALIGN FLOORS, SOFFITS, ETC.

ELEVS

SCALE: 1/4" = 1'-0"

#10 E. MC CASKILL RD - J VALDES

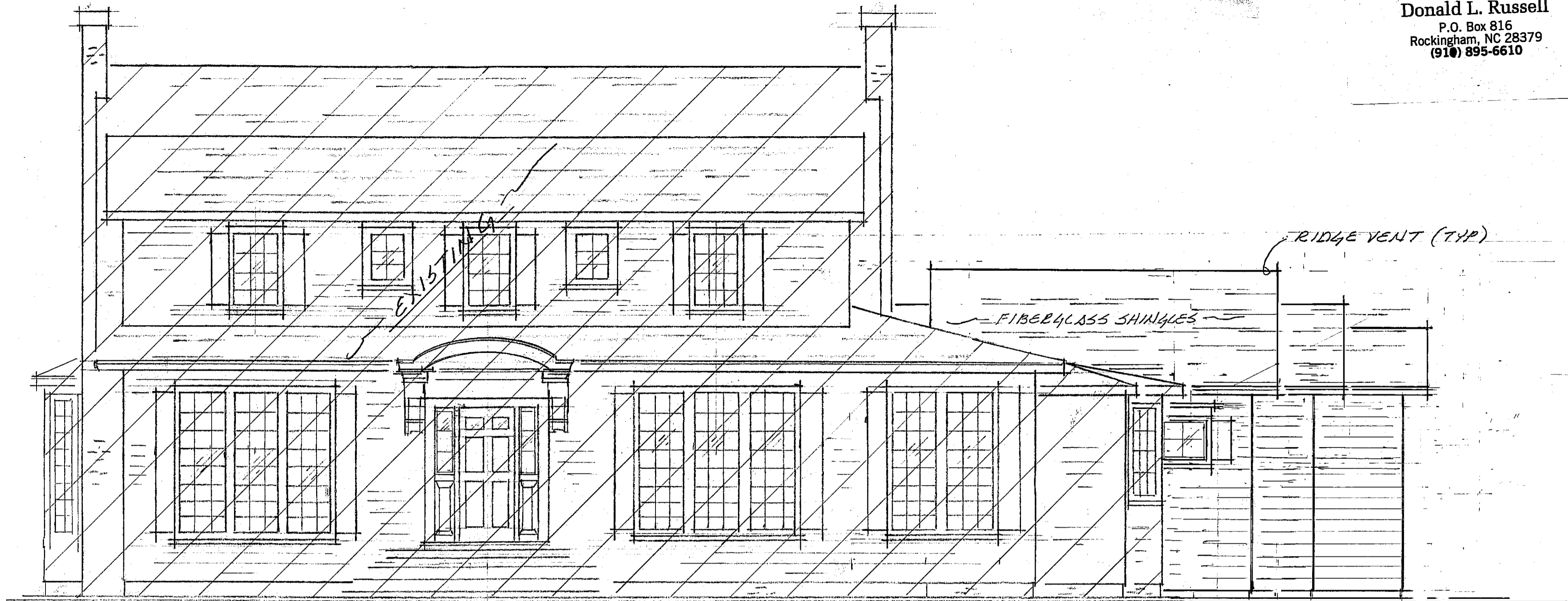
DATE: 7/3/25

DRAWN BY: DLR

REV: 7/4/25
7/29/25

#2 ★

Donald L. Russell
P.O. Box 816
Rockingham, NC 28379
(910) 895-6610



> FRONT

NOTE:

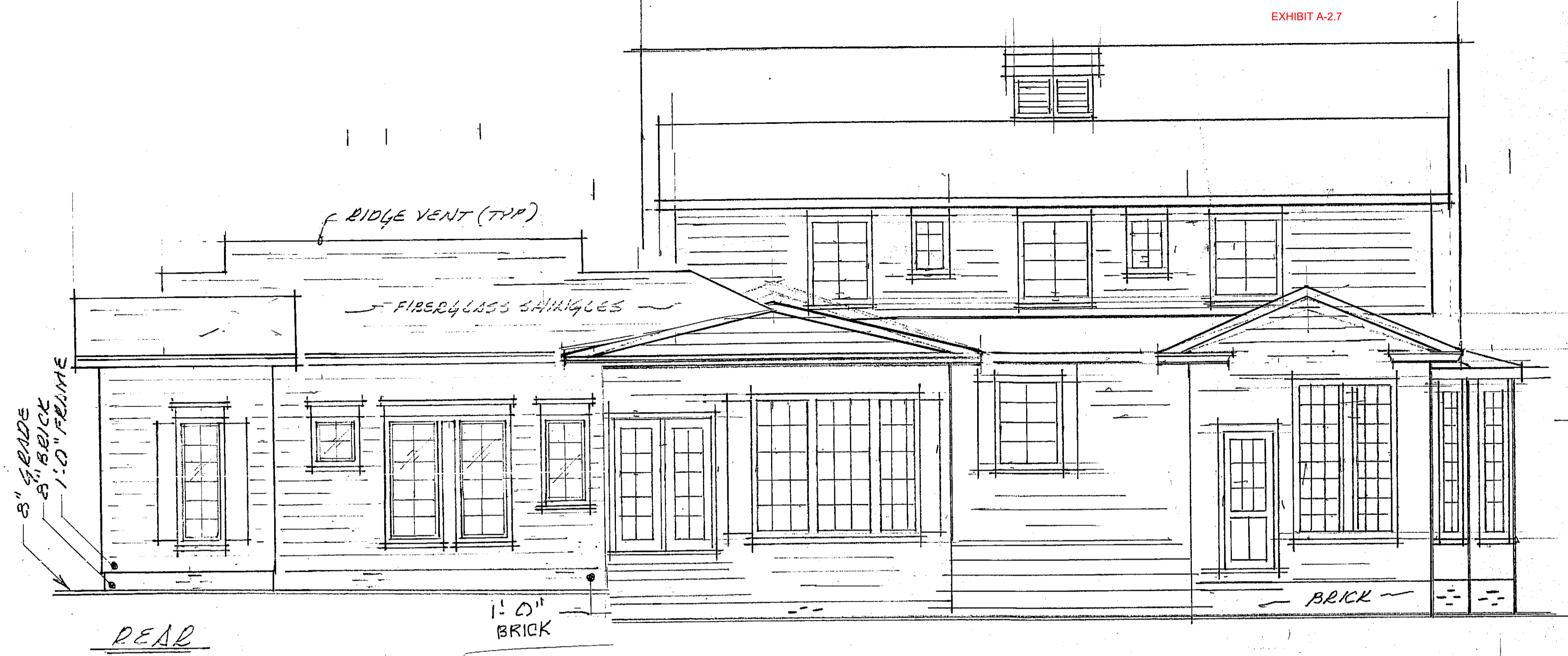
- ADDITION TO MATCH EXISTING CONSTRUCTION
- MATERIALS AS CLOSELY AS POSSIBLE



LEFT SIDE

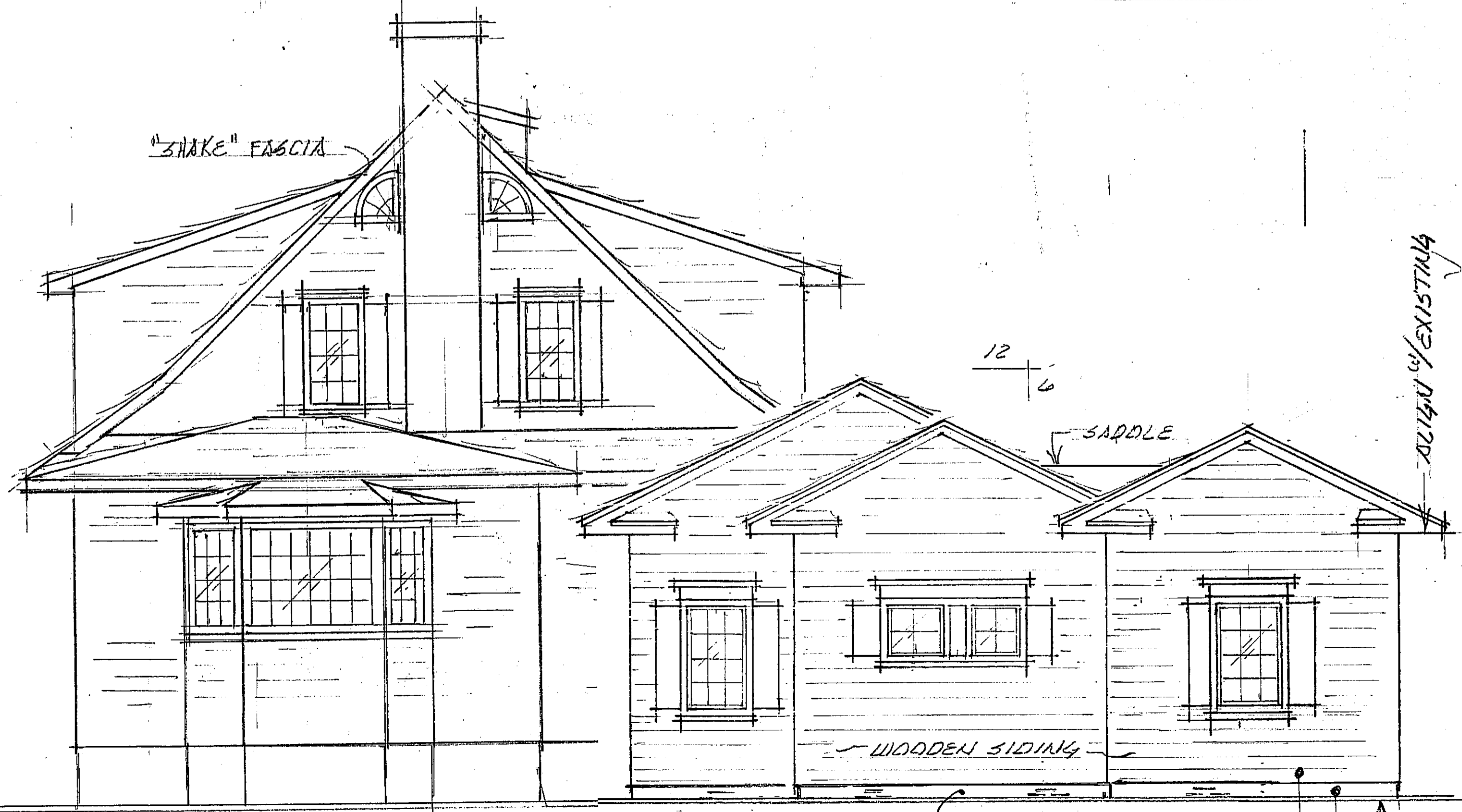
EXISTING & ADDITION
 #10 Mc CABELL RD (VALDES)
 SCALE: 1/4" = 1'-0" DATE: 5/28/25 DWG BY: DL R
 7/4/25

1
E A *



REAR

REAR



RT. SIDE

BRICK

1:0" FRAME
0:8" BRICK
GRADE

#2 EXISTING

EXISTING
 SCALE: 1/4" = 1'-0"
 #10 Mc CASSELL RD (VALDES)
 DATE: 5/28/25
 DWG: AS MWD DWG: DLR



COA-2025-00101 (90 Linden Rd)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees and driveway resurfacing at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Southern Landscape Group.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 08/19/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: August 20, 2025
Subject: Major COA Request 90 Linden Rd.

Applicant:	Southern Landscape Group
Owners:	Katharine Pate
Property Location:	90 Linden Rd.
Land Use:	Single Family Residential
PID#	00014733
COA#:	2025-00101

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the removal of four (4) trees in the front yard of the home and resurfacing of the driveway at 90 Linden Rd. The property is further identified as Moore County PID Number 00014733. The primary structure was built in 1928, and the property is +/- 0.984 acres in size.

The applicant proposes to remove four (4) trees greater than 12” DBH along the front of the residence. The applicant will also be replacing the current asphalt driveway with new asphalt.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a property that are not located within the right-of-way is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

VII. SITE FEATURES

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.1 - The historic configuration and materials of existing driveways and alleys *should* be retained and preserved whenever possible.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must** not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The driveway replacement, as well as one (1) of the trees meet the standards and could be approved by Staff. The Commission will need to determine if the removal of the trees is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

August 13, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, August 28th, 2025
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of trees driveway resurfacing at 90 Linden Rd. The property is identified as Moore County PID Number 00014733. The property owner is Katharine Pate and the applicant is Southern Landscape Group.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

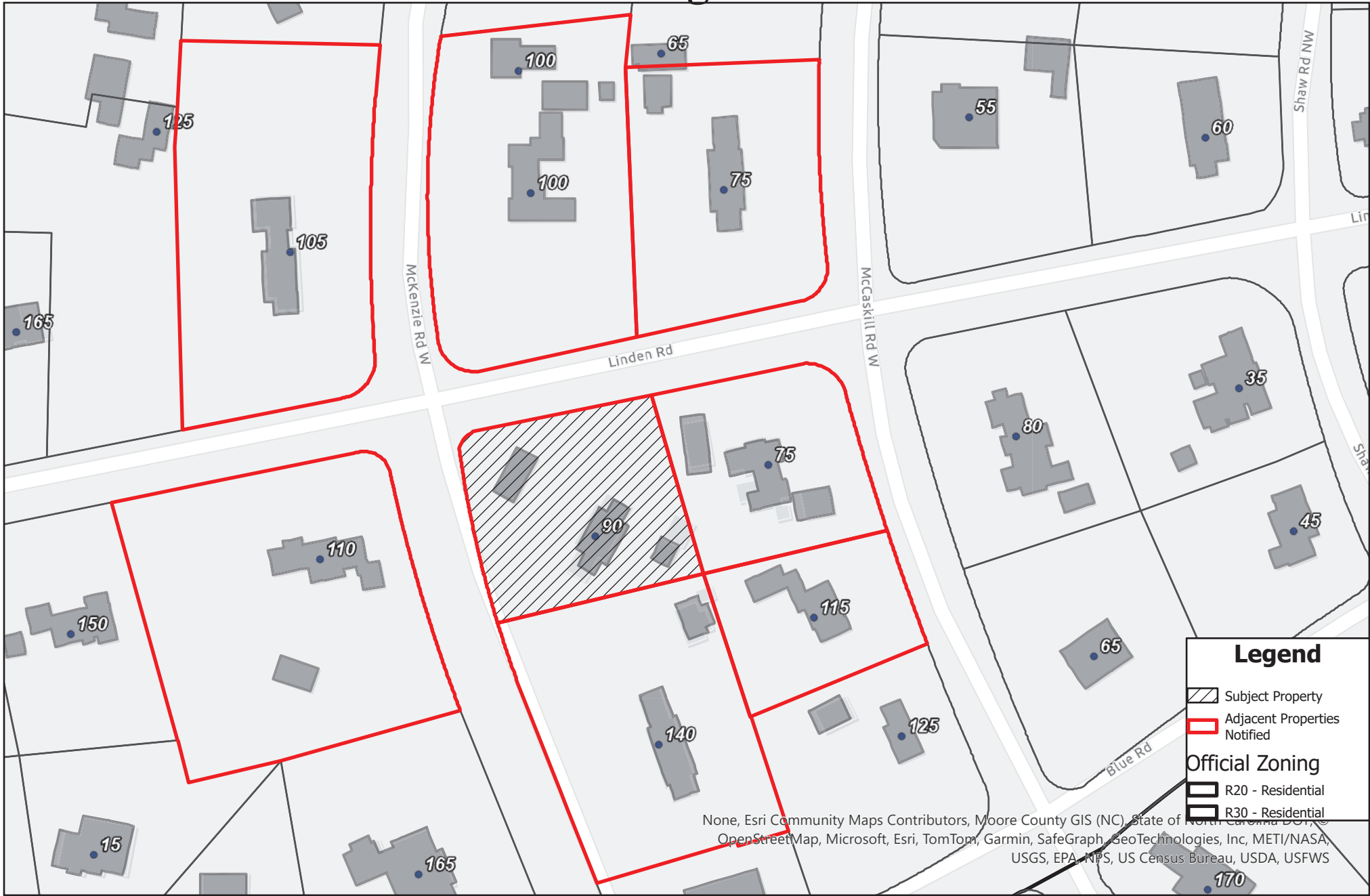
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org

Public Hearing Notification

EXHIBIT S-1.4



None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0 200 400 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

8/11/2025

August 28, 2025 Historic Preservation Commission 90 Linden Rd. Major COA Request



DENARDO, SHIRLEY C
105 MCKENZIE RD W
PINEHURST,NC,28374

PATE, KATHARINE F
90 LINDEN ROAD
PINEHURST,NC,28374

NCNY SOUTHERN YANKEE LLC
140 MCKENZIE RD W
PINEHURST,NC,28374-9011

POTYNSKY, JOHN DAVID
100 W MCKENZIE RD
PINEHURST,NC,28374

MCKENZIE, COLIN S TRUSTEE
405 PINECREST ST
CARTHAGE,NC,28327

FULTON, WILLIAM
7111 FAIRWAY DR
PALM BEACH GARDENS,FL,33418

JOHAN HOLDINGS, LLC
75 LINDEN ROAD
PINEHURST,NC,28374

CHANG, SHANNON THOMSON TRUSTEE
PO BOX 107
POINT CLEAR,AL,36564

COA-2025-00101

Menu Help

File Date: [07/17/2025](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work:

Application Name:

Address: [90 LINDEN, PH, 28374](#)

Owner Name: [PATE, KATHARINE F](#)

Owner Address: [90 LINDEN ROAD, PINEHURST, NC 28374](#)

Parcel No: [00014733](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	The Southern Landscape...	The Southern La...	Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	910-944-2361	Contractor	Kevin Hardt	The Southern La...	

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$500.00](#)

Total Fee Invoiced: [\\$500.00](#)

Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
The existing driveway requires renovation. Roots from trees have made any repair impossible due to root heaving and breakage of the existing asphalt. Subsequently, four (4) interior lot trees that technically 'face' the street need to be removed. Either the roots are a problem with driveway damage, or the trees are in dangerous positions for there to be safe vehicle egress through the driveway, or both. Currently, any large vehicle (pickup / SUV) or delivery truck cannot make it around the drive loop. I met with Maria Klein on the property on June 12th to review the scope of the proposed work. The current asphalt driveway will be replaced in same with new asphalt.	Alteration	Single Family Low Density
Proposed Use Single Family Low Density	Includes Demolition? No	Includes Tree Removal? Yes
COA Number -	Conditions of COA (If Any) -	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

TRIM

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	07/22/2025	Maria Klein
	Review for Completeness		In Progress	07/22/2025	Maria Klein
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:	File Name	Document Group	Category	Description	Type	Docur
	Site Plan	PLN_HIST	Site Plan		application/pdf	Upload
	Show all					

Application Comments:	View ID	Comment	Date
	MBREWER	Payment from Minor COA -2025-00100 applied.	07/17/2025
	MBREWER	Driveway Renovation - This will not involve any...	07/17/2025

Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:



**Minor COA's Issued 7/15/2025 - 8/14/2025
ADDITIONAL AGENDA DETAILS:**

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 08/19/2025

MEMO DETAILS

ATTACHMENTS

1. Minor COA's Issued 7/15/2025 - 8/14/2025



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: August 20, 2025
SUBJECT: Minor Work COA's Issued

**REPORT OF STAFF APPROVALS
 AUGUST 28, 2025 MEETING
 7/15/25 – 8/14/25**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2025-00091	Replace pavers, refinish front door	7/7/2025	7/16/2025	30 McFarland Rd	Michael Etowski
COA-2025-00095	Construction of carport	7/10/2025	7/28/2025	240 Everette Rd	Sarah Clarke
COA-2025-00097	Replace stairs & handrail	7/15/2025	7/15/2025	90 Magnolia Rd	JWS Property Holdings, LLC
COA-2025-00104	Paint trim & wood exterior	7/25/2025	7/30/2025	10 McFarland Rd	Charles Davis
COA-2025-00108	Replace porch floorboards	8/5/2025	8/15/2025	310 Dundee Rd	Peter Genthner