



**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,

A handwritten signature in black ink that reads "Jeanann Dawson". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

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.